

Zoning Docket from January 13, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-03	Natasha Sexton 1505 Buncombe Rd. 0150000200101 & 0150000200300 I-1 Industrial District to PD, Planned Development District	23	Approval with condition	Approval with condition 1/22/20		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 13, 2020 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Property is located in an Opportunity Zone • Wants good investment for the neighborhood • Wants to be a resource to build momentum for the neighborhood <p>2) Engineer</p> <ul style="list-style-type: none"> • Pleased and looking forward to positive uses <p>3) Resident</p> <ul style="list-style-type: none"> • Excited about the development and possible partnership opportunities <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: Applicant – 9/20/19</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>ANALYSIS:</p> <p>The subject property is part of the <u>Imagine Greenville County</u> Comprehensive Plan, designated as <i>Residential Land Use 3</i>. The subject property is also located along a Neighborhood Corridor (Buncombe Road). The subject property is along a bus route, and sidewalks are present in this area. Floodplain is not present on the parcel.</p> <p>REVIEW DISTRICT DETAILS:</p> <p>Project Information:</p> <p>The applicant is proposing to upfit the existing 35,658 sq. ft. warehouse building on parcel 0150000200101 (minus the 1,700 sq. ft. outbuilding addition and the commercial building on parcel 0150000200300) for a mixed-use commercial development. An outdoor patio area is proposed to be added along the Alexander Street façade wrapping around the corner of the building. The entire space will be used for the development of a restaurant/brewery space, office space, rooftop venue/bar, and event space. The proposed development will also include a new parking lot, pedestrian connections to existing sidewalks, and internal connections to all uses. The proposed event space is intended to be utilized as both a traditional event space and a community hub. The office space will allow current surrounding residents and small business owners the opportunity to grow their companies and provide employment opportunities for the area. The restaurant space will allow for the possibility of a restaurant, coffee shop, and/or brewery space which may also provide an opportunity for an additional bar and/or event venue rooftop type atmosphere.</p> <p>Architectural Design:</p> <p>The existing building will be renovated to coordinate and enhance the surrounding neighborhood by providing visually interesting architecture on both street frontages. The existing building is between 20-25 ft. in height measured from finished floor elevation to the top of existing HVAC systems. If the proposed rooftop bar/event venue space is added, the final height of the building (after the proposed development) including the HVAC equipment, signage, and potential rooftop bar/event</p>					

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venue space will not exceed 35 ft. in height. The development will also incorporate elements such as “living wall” (vegetation grown vertically on a building) systems, steel accents, and modern windows.

Access and Parking:

There will be direct access to the parking lot from Alexander Street with pedestrian connectivity to both Alexander Street and Buncombe Road. The proposed development will consist of 138 parking spaces with 18 of the spaces available for compact cars only and measure 8’ x 16’. The parking lot will consist of 24 foot access drives. The proposed development is providing for both bike racks and bike parking and there is a bus stop at the development site that is intended to be used in lieu of driving.

According to the Greenville County Zoning Ordinance, 150 parking spaces would be required for the proposed uses. The applicant has stated that the proposed event venue and office space will be in operation during opposite times of the day allowing shared parking for each use.

Landscaping and Buffering:

The applicant states that there will be additional landscaping planted along Buncombe Road and Alexander Street behind the required 8’ buffer. This landscape will consist of canopy trees, evergreen hedge(s), and ornamental trees to soften the building from the public rights-of-way. There will also be proposed parking lot trees to provide adequate shade for the parking lot.

Staff recommended to the applicant that the normally-required 4 ft. tall landscape buffer be reduced to a maximum of 3 ft. in order to better meet CPTED (Crime Prevention through Environmental Design) criteria by allowing views into the property while still screening car bumpers.

Signage and Lighting:

The applicant states that a monument sign will be installed at the corner of Buncombe Road and Alexander Street with an additional smaller sign at the driveway entrance to the development. All signage will be designed to complement the architecture of the development as shown in the accompanying graphics. Monument signs will be constructed of permanent materials including brick, stone, or other comparable materials and be in scale with the overall development. They will be double faced and a maximum height of 15 feet. The building signage will consist of both individual tenant signs and an illuminated roof top sign for the entire development, which will also meet Greenville County Sign Regulations. This rooftop sign will not have flashing lights or scrolling messaging. Painted murals may be installed on the building to provide both signage opportunities and local art opportunities.

All site lighting will be Dark Sky compliant, and the parking lot lights will be a maximum of 16’ in height. There will be pedestrian scale lighting provided around the site, which will also be full cut-off fixtures. There are two style lights being proposed and will consist of either a shoebox LED style light and/or an enterprise LED style light which is a typical pedestrian pole light fixture both styles provided by Duke Energy.

CONCLUSION:

According to the Imagine Greenville Comprehensive Plan, this area is designated for residential use in the Future Land Use section. While the proposed development does not conform to this allowance, it is along a Neighborhood Corridor which specifically states can accommodate nonresidential activity. The proposed development will aid in bringing additional future redevelopment for this area by bringing life back to an existing vacant industrial building. This will also fit in, and support, the efforts of the enhancements along the Poinsett corridor. Based on these reasons staff recommends approval of the requested FRD, Flexible Review District with the following condition:

1. Meet all remaining comments from the letter dated January 3, 2020 between Natasha Sexton and Staff;
2. Submit and have the Final Development Plan approved before submitting for any Land

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	<p>Development or Building Permits.</p> <p>3. Provide 24 ft. wide vehicular connectivity to adjacent parcel 0150000200100 for emergency service access.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District.</p>
GCPC	At the January 22, 2020 Planning Commission meeting, the Commission members voted to approve the applicant's request to FRD, Flexible Review District meeting the conditions provided by Staff.



Greenville County Planning and Zoning Division
(864) 467-7425
www.greenvillecounty.org

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Joshua T. Henderson

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-03

APPLICANT: Natasha Sexton for Sexton Design and Development on behalf of
CHPL Real Estate, LLC

PROPERTY LOCATION: 1505 Buncombe Rd., Greenville, SC 29609

PIN/TMS#(s): 0150000200101 and 0150000200300

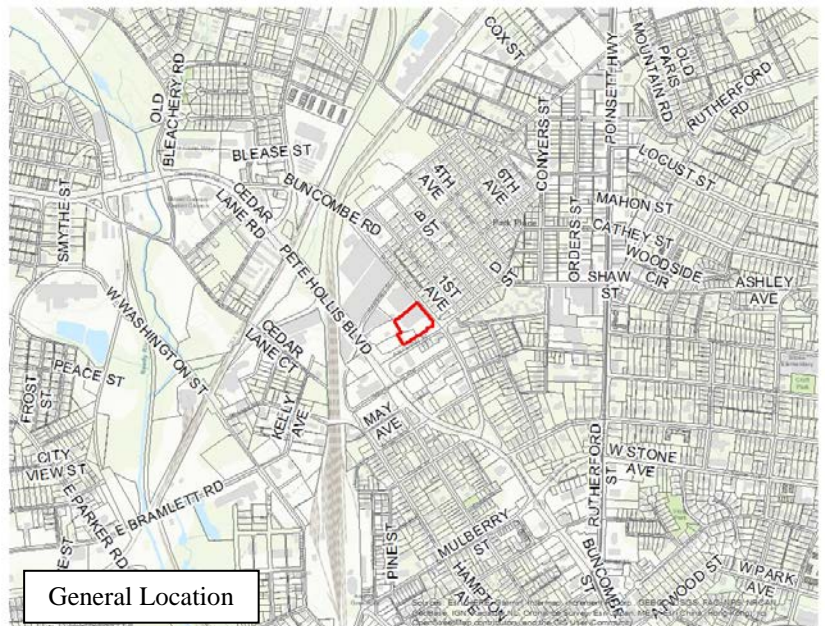
EXISTING ZONING: I-1, Industrial District

REQUESTED ZONING: FRD, Flexible Review District

PROPOSED LAND USE: Mixed-use Development

ACREAGE: 2.55

COUNCIL DISTRICT: 23 – Norris



ZONING HISTORY: The parcel was originally zoned I-1, Industrial District in April 1972, as part of Area 3. There are no previous rezoning requests for these parcels.

EXISTING LAND USE: Vacant Warehouse

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	Warehouse
East	C-1 & R7.5	Gas Station and Single-Family Residential
South	I-1	Auto Repair
West	I-1	Vacant Land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer & ReWa

IMAGINE GREENVILLE

COUNTY CONFORMANCE: The subject property is designated as *Residential Land Use 3* which allows for 6 or more units per acre. The parcels are also located along a Neighborhood Corridor (Buncombe Road) which are classified as being residential in form and function but do allow for some limited nonresidential use.



ROADS AND TRAFFIC: Buncombe Road is a two-lane State-maintained local road and Alexander Street is a four-lane State-maintained local road. The parcel has approximately 331 ft. of frontage along Buncombe Road and 310 ft. of frontage along Alexander Street. The parcel is approximately 0.63 miles northwest of the intersection of Rutherford Street and Highway 183. Below is the traffic count for the area.

Location of Traffic Count	Distance to Site	2011	2014	2018
Shaw Street	830' W	4,800	4,600 -4.16%	6,400 +39.13%

**REVIEW DISTRICT
DETAILS:**

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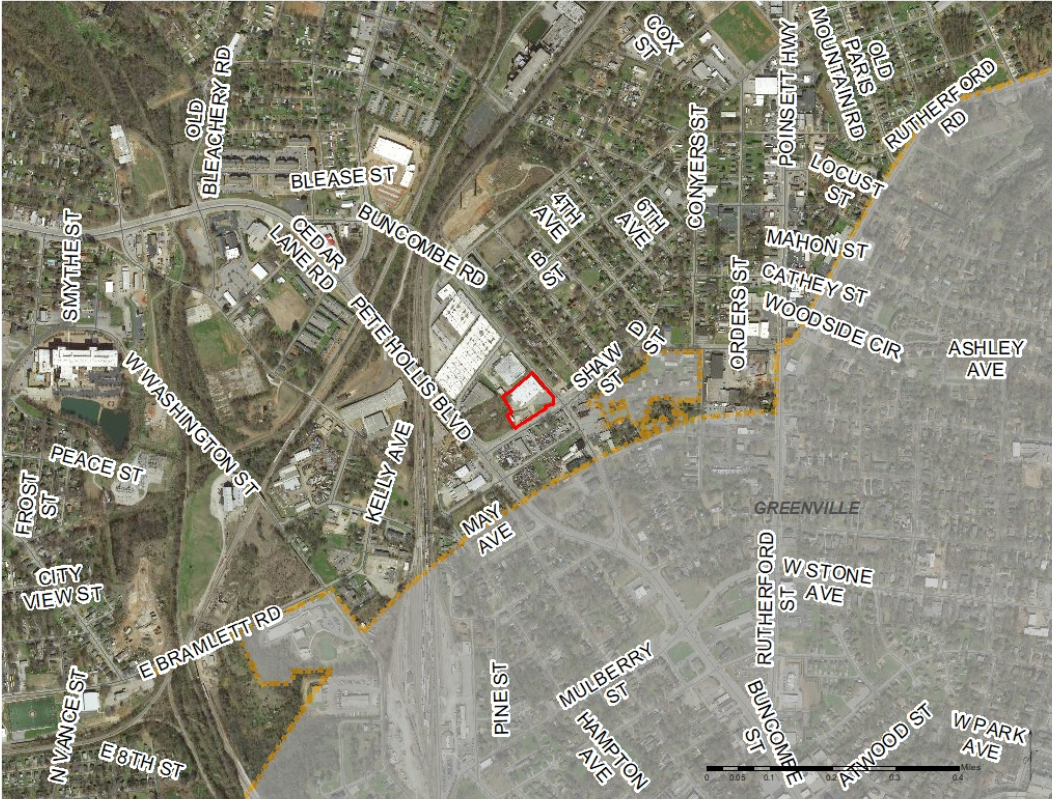
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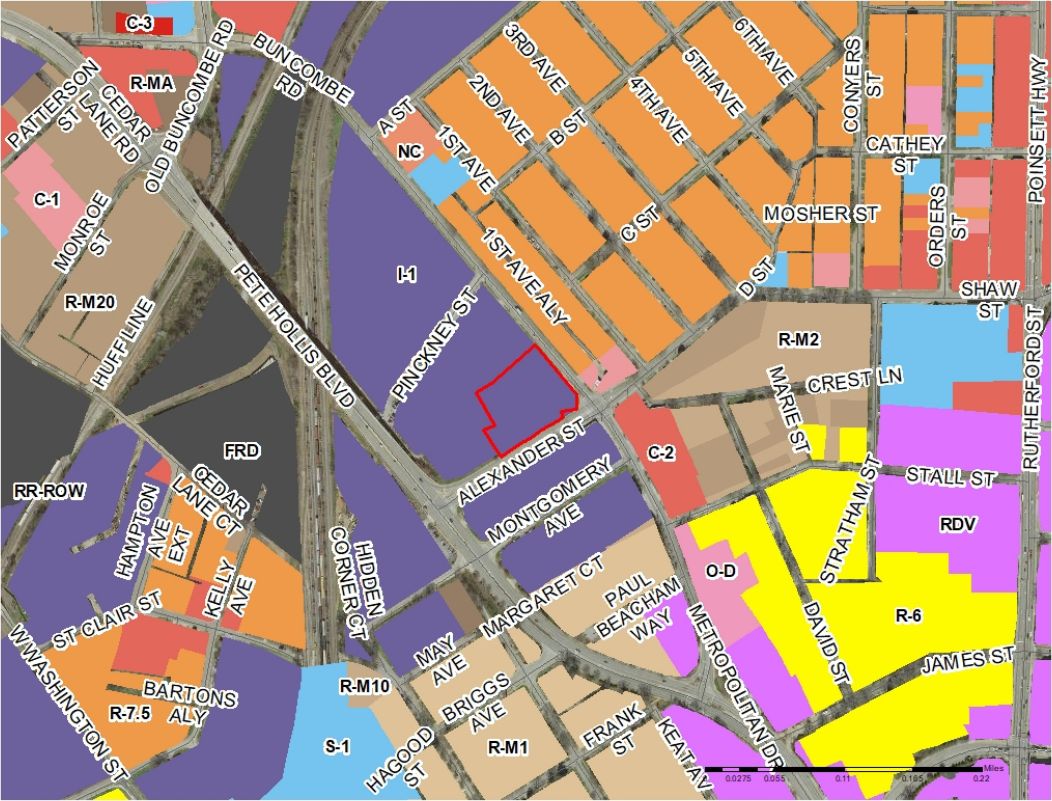
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STAFF RECOMMENDATION: Approval with the aforementioned conditions



Aerial Photography, 2019





Zoning Map

