

Zoning Docket from April 20, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-21	John Darrohn, Darrohn Engineering, LLC and Fred Rosen, Rose Water Investments, LLC for RFJ, LLC, Bell Industrial Park, LLC, Rose Water Investments, LLC and Jack Foster 111 Henry Street 0152001000200, 0152001100300, 0152001100400, 0152001100500, & 0152000901100 I-1, Industrial to FRD, Flexible Review District	23	Approval with conditions	Approval with conditions		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 20, 2020 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Had community meeting with all positive comments; will beautify area, provide jobs, and be a point of pride • Landmark destination on Swamp Rabbit Trail; community anchor encouraging further investment • Naked Pasta will be moving into site and is greatly looking forward to it <p><u>Speakers Against:</u></p> <p>1) none</p> <p>List of meetings with staff: Applicant – 1/21/2020 and 3/4/2020</p>				<p>Petition/Letter For: None</p> <p>Against: None</p>	
Staff Report	<p>ANALYSIS:</p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u> and is designated as <i>Mixed-Use Corridor</i>, which calls for primary uses as mixed-use residential and commercial and multi-family residential and has a gross density of 12-40 dwellings units per acre. The parcel is approximately 1 mile south of the intersection of Poinsett Hwy. (Hwy. 276) and E. Blue Ridge Drive (Hwy. 253). It is located approximately 0.12 miles west from the nearest bus stop at the intersection of Poinsett Hwy. and Henry Street; however there are not sidewalks in the immediate area. Below is the traffic count for the area.</p> <p>REVIEW DISTRICT DETAILS:</p> <p>Project Information:</p> <p>The applicant is proposing to renovate the existing 65,950 sq. ft. former Piedmont Shirt Factory that was constructed in the early 1900's and located on parcel 0152001000200 (referred to as the main parcel) for a mixed-use development. They will be removing a 1,200 sq. ft. 1-story vinyl sided addition at the right rear side of structure leaving a total building square footage of 64,750 sq. ft. The applicant has stated that the proposed mixed-use development will allow for uses that are permitted under the C-2 zoning classification with the addition of warehouse flex space, cabinet/carpentry/carpenter shop, data center, and</p>					

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laboratories. The other four parcels will be utilized for overflow parking and outdoor storage and potentially future parking expansion if needed. There is an existing dock on parcel 0152000901100 that is used for the building at 801-D Poinsett Hwy. located on the adjacent parcel that will remain on the parcel and can only be used for manufacturing, industrial service, light industrial, and loading dock type uses for the adjacent parcel. It will not be accessed from the proposed overflow parking lot and instead will continue to only be accessed through the adjacent parcel.

Architectural Design:

The restoration of the existing building will involve specific interior and exterior enhancements to accommodate the proposed uses as well as site and landscape enhancements to promote outdoor activity and provide a pedestrian and bicycle friendly atmosphere. The architectural style of the renovated building will be in keeping with the existing brick warehouse and include modern, durable materials and details. It will include keeping the exposed brick and will also incorporate siding such as stained wood, composite siding, pre-finished metal siding, or a combination thereof.

Many of the brick openings that have been filled in over time will be reopened for bringing in additional natural light and access points into the building. New openings in existing brick walls will be selectively created at key points for the same purpose. Primary windows and doors will be energy efficient aluminum storefront styles with clear glazing; while the secondary entry doors will be insulated, painted metal, composite, wood, or a combination thereof.

Existing dock canopies on Henry Street will be replaced with new metal canopies; and covered entries along Henry Street will be provided for improved building access. Additional new awnings and canopies will be installed and will consist of metal, wood, or a combination thereof. There will be outdoor areas located at the right rear of the building, as well as an outdoor seating area on the north side of the building covered by a proposed pergola. All of the proposed renovations will not exceed the maximum height of 75'.

Access and Parking:

The main parcel of the proposed mixed-use development will be accessed by McKoy Street and Goldsmith Street. There will be an overflow parking lot on one parcel on Henry Street that will have direct access from Henry Street; and two parcels on McKoy Street that will also have access into their parking lots. The third parcel on McKoy Street (Tract D) is being planned for outdoor storage, but in the event that it becomes a future parking lot, it will also take its access from McKoy Street. The applicant is proposing a total of 151 parking spaces (73 of which are on the main parcel and 78 on the other three parcels). According to the Greenville County Zoning Ordinance, 205 parking spaces would be required for the proposed uses. There will be 24' wide access throughout the parking lots. Gravel will be allowed for parking lot surfacing on both permanent and temporary parking lots. Wheelstops will be used where gravel is used for parking in order to delineate spots. The applicant is also proposing bicycle parking along the building on Henry Street.

Please refer to the comments sheet from Greenville County Roads and Bridges which is attached.

Landscaping and Buffering:

The applicant states that they intend to develop this site using the principles of Crime

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Prevention through Environmental Design (CPTED). This design will incorporate proposed hedges that border the property and will be 2' in height, and pocket landscaping design will be provided in key areas. Pocket landscaping will be used as a vegetative edge around the open green space to help define the space and keep people away from the wall edge of the ramp that leads up to the building to the entry area. The canopy trees will be limbed up to a minimum of 8' where bordering a street. This is to provide a safer view into the site from the streets while still blocking the headlights from cars in the parking lots.

There will be roadside buffers for the parking area on the main parcel and on Tracts B, C and D with an average width of 8' and a minimum width of 5'. Interior landscape islands will be covered with grass and mulch and will have one tree per every 15 parking spaces and one shrub per every 5 parking spaces. A 10' landscape buffer will be installed at the rear of the parcels that make up Tracts C & D with landscape to prevent headlights from shining into the neighboring residential properties. This will be accomplished by a mix of evergreen species at 6' in height at planting with a mature height of 10'-15'.

Signage and Lighting:

The applicant states that the signage for the proposed development will be generally in accordance with the Greenville County Sign Ordinance except that it will also allow for two roof-mounted signs (one facing Goldsmith Street and one facing Henry Street) with a maximum square footage of 432 sq. ft.

The applicant is also proposing a monument sign to be installed along Goldsmith Street with wall signs and painted murals around the building.

The signage material will consist of raw or painted metal or wood and may be internally or externally illuminated in compliance with the Sign Ordinance.

The applicant states that lighting shall comply with Section 10.2.3 of the current Greenville County Land Development Regulations and light poles will be 20' high with Lithonia MRT1-LED fixtures. Lights will be full cut off and include house-side shielding where applicable against adjacent residential properties.

Proposed Land Uses:

Staff has no issues with the proposed uses as stated in the Statement of Intent for the property given that Mixed-Use Corridors, as stated in the Plan Greenville County Comprehensive Plan, includes that they "blend residential, commercial, or civic used in one space, where those functions are, to some degree, physically and functionally integrated."

Conclusion:

According to the Plan Greenville County Comprehensive Plan, this area is designated as *Mixed-Use Corridor* use in the Future Land Use section. The proposed development will meet the specifications outlined in this future land use by providing the mixed use atmosphere and bringing redevelopment back to a building that has sat vacant for some time. The proposed development will have to meet the following conditions:

1. If the proposed rezoning is approved by County Council, then the development will automatically include the 25% parking reduction as allowed in Section 12.2 in the Greenville County Zoning Ordinance;
2. Submit a revised Statement of Intent and revised plans indicating that the two roof-mounted signs will not exceed a total square footage of 432 sq. ft.

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	<p>Submit and have the Final Development Plan approved before submitting for any Land Development or Building Permits.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District with conditions.</p>
GCPC	<p>At the April 22, 2020 Planning Commission meeting, the Commission members voted to approve the applicant's request to rezone the property from I-1, Industrial, to FRD, Flexible Review District meeting all of Staff's recommended conditions.</p>



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

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Joshua Henderson

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-21

APPLICANT: John Darrohn, Darrohn Engineering, LLC and
Fred Rosen, Rose Water Investments, LLC for RFJ, LLC,
Bell Industrial Park, LLC, Rose Water Investments, LLC and Jack Foster

PROPERTY LOCATION: Henry Street, McKoy Street, and Goldsmith Street

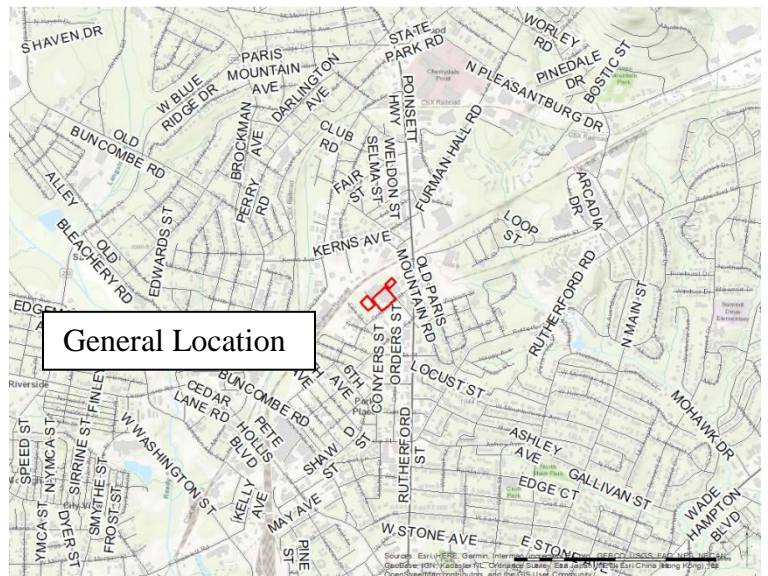
PIN/TMS#(s): 0152001000200, 0152001100300, 0152001100400, 0152001100500,
and 0152000901100

EXISTING ZONING: I-1, Industrial

**REQUESTED ZONING
AND LAND USE:** FRD, Flexible Review District
Mixed-use Development

ACREAGE: 4.46

COUNCIL DISTRICT: 23 – Norris



Mr. Joshua Henderson
Zoning Administrator
Greenville County
301 University Ridge, Suite 4100
Greenville, SC 29601

Re: 111 Henry St (CZ-2020-21) – FRD Resubmittal

Dear Josh,

Please see our responses to Staff comments dated March 6 for the above project:

Page 1

1. Under the first paragraph, please include “primarily” after “located” since there are multiple parcels included in this rezoning.
 - a. “Primarily” has been added.
 - b. Staff accepts applicant's response.
2. Under the Building and Use section, please include the total square footage of the building (specifying the 1,200 sq. ft. portion that will be removed).
 - a. 1,200 sf of the existing building will be removed and the total building area to remain is 64,750 sf. This has been added to the SOI section.
 - b. Staff accepts applicant's response.
3. In your use table, please remove reference to “Units” since there are no plans for residential (unless there is, in fact, a plan for residential units; if so, this needs to be broken down in commercial and residential uses). If there is no residential being proposed, then you can remove the Max Density column as well.
 - a. No residential use is being proposed; therefore, the references to “Units” and the Max Density column have both been removed.
 - b. Staff accepts applicant's response.
4. In your use table, please change the 130,000 sq. ft. reference to the total square footage of the building (remember to exclude the 1,200 area being demolished).
 - a. The proposed square footage of the remaining building has been included (64,750 sf), which is after the 1,200 sf has been removed.
 - b. Staff accepts applicant's response.
5. If your use table, you refer to Tract D as being “Laydown Area”, but what will this tract be after development?

- a. Tract D will be used for outdoor storage and future parking expansion if needed. The table has been revised to reflect this use.
- b. Staff accepts applicant's response.

Page 2

1. The last paragraph under the Roadways and Driveways section is a repeat of the first paragraph in this section.
 - a. The last paragraph has been removed as it is a repeat of the first paragraph in this section.
 - b. Staff accepts applicant's response.
2. There is another section on page 5 that is also called Roadways and Driveways. One of these need to be retitled so there is no confusion.
 - a. The section on Page 5 has been retitled to read "Proposed Roadways and Driveways".
 - b. Staff accepts applicant's response.
3. In the first paragraph under the Utilities section, please add fire within the parentheses after Parker Sewer and Fire Subdistrict.
 - a. "Fire" has been added in the parentheses.
 - b. Staff accepts applicant's response.

Page 3

1. Under the Proposed section, you refer to the other parcels being used for parking, but in the last sentence you state that they will be used "if necessary" for laydown yards and open space. We need a more definitive use for these parcels. Also, this is another reference to the laydown area. Will this parcel be used for open space after? Please clarify this.
 - a. Tract D will be used for outdoor storage and potentially future parking expansion if needed.
 - b. Staff accepts applicant's response.
2. In your last sentence, you state that the additional parking will "be phased in as needed". Is there a plan for the order of the phasing?
 - a. The parking on Tract A and Tract C will be constructed simultaneously in the first phase of construction as this parking is needed for the development on Tract A. The parking on Tract B will be constructed as the need arises due to tenants moving in and their needs.

- b. Staff accepts applicant's response.
3. In your use table, please remove reference to "Units" since there are no plans for residential (unless there is, in fact, a plan for residential units; if so, this needs to be broken down in commercial and residential uses). If there is no residential being proposed, then you can remove the Max Density column as well.
 - a. No residential use is being proposed; therefore, the references to "Units" and the Max Density column have both been removed.
 - b. Staff accepts applicant's response.
4. In Number 5 at the very bottom of the page, please replace "the northern parcel" with Tract B.
 - a. "The northern parcel" has been replaced with "Tract B".
 - b. Staff accepts applicant's response.

Page 4

1. Under the Dimensional Standards & Measurements section, you indicate a rear setback of 50'.
This needs to be 12.5'.
 - a. The rear setback has been revised to 12.5'.
 - b. Staff accepts applicant's response.
2. Under the Architectural Design and Elements section, please start a new paragraph with the fourth sentence beginning with "The 1-story" and add "existing" before 1-story.
 - a. A new paragraph was created and "existing" was added to the sentence.
 - b. Staff accepts applicant's response.
3. Under the third bullet point, please replace "demolished" with created.
 - a. "Demolished" was replaced with "created".
 - b. Staff accepts applicant's response.
4. Under the tenth bullet point, please revise "signage ordinance" to Greenville County Sign Ordinance and replace "will be considered" to may be proposed.
 - a. "Signage ordinance" and "will be considered" have been revised.
 - b. Staff accepts applicant's response.
5. Under the Development and Design Standards, please make reference to the proposed waste collection. You show both Sutera receptacles and a trash and recycling dumpsters. Will both of these be used? Will there be any screening and/or landscaping around them?

- a. Both Sutera receptacles and dumpsters (one for trash and one for recycling) will be used on site. There will be landscaping and screening around all trash collection devices.
- b. Staff accepts applicant's response.

Page 5

1. Under the Site Landscaping and Lighting section, please add "adjacent to residential uses" after "buffers" in the second sentence.
 - a. "Adjacent to residential uses" has been added.
 - b. Staff accepts applicant's response.
2. Please give some additional information/details on "pocket landscaping".
 - a. The following statement regards the pocket landscaping that will be used in various areas on the site: The entry area will be elevated as shown on the plans. There will be a ramp leading up to the building entrance. There will be a relatively flat open outdoor green space. This will be an open green space, that will function as flex space for the development. The space will have a vegetative edge to help define the space and keep people away from the wall edge. The plantings in this space will be a mix of native plants and ornamental grasses. Seating will be incorporated into this space as well as accent and entry plantings. The side courtyard landscaped areas will include plantings as well as hardscaping. The hardscaping will include a sidewalk for access between the buildings as well as a patio space that can be used for gatherings. Seating will be incorporated into this area. The hardscape materials are still being determined with the owner, but the design team is envisioning using an ADA compliant, decorative aggregate in the patio space.
 - b. Staff accepts applicant's response.
3. In the last sentence under the Site Landscaping and Lighting section, please correct the spelling of "limbed" and not "limped".
 - a. "Limped" has been corrected to read "limbed".
 - b. Staff accepts applicant's response.
4. In the second paragraph under the Site Landscaping and Lighting section, why will there be a roadside buffer on the main parcel and only three other parcels. What about Tract B?
 - a. There will be a roadside buffer on Tract B as well. That parcel has been added to that sentence in the SOI.

- b. Staff accepts applicant's response.
- 5. In the third paragraph under the Site Landscaping and Lighting section, please revise the first parcel number listed in the first sentence. It needs to read 0152001000200 (there are too many zeros).
 - a. The parcel number has been corrected.
 - b. Staff accepts applicant's response.
- 6. Also in the third paragraph, why will Tract D not meet the Interior Planting requirements? This tract is called out as being a "laydown area", "open space", and "parking lot". We really need a use tied to this tract and if it is to be overflow parking, then it needs to be included with the remainder parcels with regards to development.
 - a. Tract D will be used as outdoor storage area and therefore will not need to meet Interior Planting Requirements. Should Tract D be converted into additional parking in the future, it would comply with the interior planting requirements of section 12.4.2 of the current Greenville County Zoning Ordinance.
 - b. Staff accepts applicant's response.
- 7. Also in the third paragraph, you state that the landscape at the rear of the parcels in Tracts C & D will be taller than the front landscape of these areas. How much taller? What will they be? This needs to be opaque.
 - a. A mixed evergreen screen will be added to the rear of Tracts C and D. The evergreen plantings will be approximately 6-10 ft wide, 6 ft tall at time of planting, and 10 – 15 ft tall at maturity. Our goal is to use as many varieties as possible, per the owners request. Any non-natives used will not be invasive species.
 - b. Staff accepts applicant's response.
- 8. Please start a new paragraph with the sentence beginning with "A 5' landscaping". Also, are you referring to a 5' tall or a 5' wide buffer? If you are referring to the height, this actually needs to be 6'.
 - a. The landscape buffer is actually 10' wide as shown on the plans. The narrative has been revised to reflect this.
 - b. Staff accepts applicant's response.
- 9. Under your lighting information, Staff believes that 12' poles may be too short and we suggest that the light poles be a minimum of 20'. This will help eliminate the number of poles.
 - a. Light poles have been revised to be 20' tall.

- b. Staff accepts applicant's response.
10. Under the Roadways and Driveways section (on this page), you mention "permanent and temporary parking lot". Which lots are permanent? Which are temporary? What are the plans for future use on these parking lots?
- a. Parking lots on Tracts A & C are permanent. This sentence has been revised to read "Gravel and asphalt will both be allowed for parking lot surfacing." to remove any confusion regarding temporary or permanent lots.
 - b. Staff accepts applicant's response.
11. You mention that wheelstops will be used in lieu of curbing for the gravel parking lots; however, the plans look as if there are islands between the parking spaces. Please clarify.
- a. Wheel stops will be used in lieu of curbing for the gravel lots. The curbing shown on the plans was incorrect and has been removed. The landscape islands between parking spaces will not have curbing.
 - b. Staff accepts applicant's response.

Page 6

1. In the first paragraph under the Signage section, please add the word "generally" after "development".
 - a. "Generally" has been added.
 - b. Staff accepts applicant's response.
2. You state that the signage will be in accordance with the Greenville County Sign Ordinance; however roof-mounted signs are not allowed under this ordinance. If you are proposing a roof-mounted sign, then you must state that all signage except for the roof-mounted sign will be in accordance with the Ordinance.
 - a. Language has been added noting that "All signage except the roof-mounted signage shall comply with Greenville County Sign Ordinance..."
 - b. Staff accepts applicant's response.
3. In the second bullet point under the first paragraph under the Signage section, please include size and height of the roof mounted signage.
 - a. The roof mounted signage will be 6'H x 36'L with maximum dimensions of 6'H x 94'-8' L.
 - b. Staff accepts applicant's response; however, Staff would like to limit the total square footage for the roof-mounted signage to a maximum of 432 sq. ft. which allows for each sign to be 6' x 36'.

4. In the fifth bullet point under the first paragraph under the Signage section, please state what is the primary entry.
 - a. The primary entry point is off of Goldsmith St and has been stated as such.
 - b. Staff accepts applicant's response.
5. Under item b – Wall Signs, please add that the 180 sq. ft. of total wall signage is for all tenants. Also, will this include the roof-mounted signage?
 - a. It's been added that the 180 sf of total wall signage is for all tenants. This does not include the roof mounted signage.
 - b. Staff accepts applicant's response.
6. Under the last sentence under the Signage section, please include that the illuminated signage will not cause any off-site glare
 - a. Language has been added noting "The illuminated signs will not cause any off-site glare."
 - b. Staff accepts applicant's response.
7. Under the Off-Street Parking section, please include the parking dimensions of the parking spaces. Also, what is the reason for some parking spaces being 9' x 18' and some 9' x 20'?
 - a. Parking spaces shall be 9' x 20'; except where a 2' grass or landscaped median has been provided for vehicle overhang in which case, the spaces will be 9' x 18' as allowed by code.
 - b. Staff accepts applicant's response.
8. Under the Off-Street Parking section, what is the table you refer to with 19-6.1-7? I am unfamiliar with this section.
 - a. Included by attachment to the statement of intent is a shared parking table using the ratios determined by the Institute of Transportation Engineers and adopted by the City of Greenville. This chart is meant to be used as a guide for potential future parking and revised as needed, as required parking is subject to change over time based on use.
 - b. Staff accepts applicant's response.
9. In the second paragraph under the Off-Street Parking section (last sentence), please revise the first parcel number referenced to include a 0 at the beginning of the number.
 - a. The parcel number has been corrected.
 - b. Staff accepts applicant's response.
10. Please make reference to the fact that any future redevelopment of Tracts B, C, and D will not be permitted unless adequate parking can be provided for a stand-alone use on these tracts and that the uses on the main parcel will also have adequate parking. This can also be done by means of a parking agreement for another parcel within ¼ of a mile away so long as the approval by the property owner is provided.
 - a. That language has been added to the narrative.
 - b. Staff accepts applicant's response.

Page 7

1. At the top of this page, you have different references to “street”. Please indicate them the same.
 - a. “St” has been revised to “Street”.
 - b. Staff accepts applicant’s response.
2. Please combine the second and third paragraphs at the top of this page.
 - a. The second and third paragraphs have been combined into one.
 - b. Staff accepts applicant’s response.

Concept Plan

1. Please change the name of Sheet RP1 to FRD Concept Plan and not Site Plan.
 - a. Sheet name has been revised to read “FRD Concept Plan”.
 - b. Staff accepts applicant’s response.
2. In your three tables on the left side of the Concept Plan, please make this information darker.
 - a. The tables have been made darker.
 - b. Staff accepts applicant’s response.
3. In your parking information in the table on the left side of the sheet, please include Tract A for the reference to 111 Henry St., Tracts B, C, and D for the additional lots, and “All Tracts” for the total line.
 - a. Table formatting has been revised therefore the parking chart has changed. References to the Tracts have been added to the Parking Table.
 - b. Staff accepts applicant’s response.
4. I am not exactly certain what your reference to the shared parking demand and the numbers that you provide (i.e. 120.91). Please elaborate.
 - a. Included by attachment to the statement of intent is a shared parking table using the ratios determined by the Institute of Transportation Engineers and adopted by the City of Greenville. This chart is meant to be used as a guide for potential future parking and revised as needed, as required parking is subject to change over time based on use. The table on the plans has been removed and this attached exhibit should be used for reference to parking counts.

- b. Staff accepts applicant's response. If County Council approves the proposed rezoning, then the development will automatically include the 25% parking reduction as allowed in Section 12.2 in the Greenville County Zoning Ordinance
5. In my comment Page 1 Number 2, I ask for the total square footage of the existing building. In the parking table, if I add up the square footage of the proposed uses I get 56,751. Please make sure that these two numbers match and also reflect the required parking amount.
 - a. The parking table on the plans has been removed and the attached exhibit to the statement of intent should be referenced for parking numbers. The square footage on this attached exhibit matches the total building square footage of 64,750 sf as listed earlier in the SOI narrative.
 - b. Staff accepts applicant's response.
6. In the site information table, please correct the parcel number for Tract A to be 0152001000200.
 - a. The parcel number has been corrected.
 - b. Staff accepts applicant's response.
7. On the Concept Plan you indicate both Sutera trash receptacles and a trash and recycling dumpster. Will both be used? Will there be any screening and/or landscaping around either of them?
 - a. Both Sutera receptacles and dumpsters (one for trash and one for recycling) will be used on site. There will be landscaping and screening around all trash collection areas.
 - b. Staff accepts applicant's response.
8. The drive aisle closest to the building on the main parcel is not 24' in width the entire length. Is this due to a portion of the building being closer than other portions? Could the parking spaces at the area that narrows down to be reduced to 18' with wheelstops to accommodate the continuous 24' wide drive aisle? Or could test spaces be classified as compact car spaces only?
 - a. The parking lot layout on Tract A was shifted 1.7' so that the drive aisle that was previously 22.3' is now 24.0'. The roadside buffer along McKoy Street was reduced to accommodate this shift; however the buffer still remains at 8' wide.
 - b. Staff accepts applicant's response.
9. You refer to a "new patio area" on the west side of the building where the variance was granted.
Isn't there going to be a structure of some kind in this area (i.e. a pergola)? If so, please indicate it on the plan(s).
 - a. This new patio area will include an overhead trellis structure. This note has been added to the plans.

- b. Staff accepts applicant's response.
10. You show what appears to be the combining of parcels to create Tract C and that Tract D will remain as a separate parcel. What will become of Tract D after the use of a laydown area? There is nothing shown on the plans inside of this tract.
- a. Tract D will be used for outdoor storage and potentially a future parking expansion if needed.
 - b. Staff accepts applicant's response.
11. . Please show the 12.5' required setbacks surrounding the parcels that make up Tracts B, C, and D.
- a. The 12.5' setbacks have been shown on Tracts B, C, and D.
 - b. Staff accepts applicant's response.
12. You provide bearings and distances on the main parcel, but not on the other parcels. If you have this information, please provide it.
- a. The additional parcels (Tracts B, C, D) have not been surveyed and therefore, we do not have the bearings & distance information.
 - b. Staff accepts applicant's response.
13. Please indicate the handicap parking spaces.
- a. The handicap spaces have been indicated.
 - b. Staff accepts applicant's response.
14. You mention that wheelstops will be used in lieu of curbing for the gravel parking lots in the SOI; however, the plans look as if there are islands between the parking spaces. Please clarify and indicate.
- a. Wheel stops will be used in lieu of curbing for the gravel lots. The curbing shown on the plans has been removed. The landscape islands between parking spaces will not have curbing.
 - b. Staff accepts applicant's response.

Lighting Plan

1. In the parking lot on Tract B, will the three lights you indicate be enough to cover the entire parking lot? It appears that the row of parking on the west side at the front might not have adequate coverage.
- a. Additional lighting has been added to Tract B to provide adequate cover of the parking lot.
 - b. Staff accepts applicant's response.

2. You refer to two existing streetlights on Henry Street, but do not include a symbol.
 - a. **The lighting symbols are now visible on the plan per the survey.**
 - b. **Staff accepts applicant's response.**
3. The three lights shown in the tree islands in Tract A are shown in the middle of the island with a canopy tree to either side. Once the trees reach maturity they will cause major issues with adequate use of the lights. It is recommended to redesign the layout of the trees and lights to eliminate future issues.
 - a. **The lights have been moved out of the landscape islands due to conflicts with the tree canopies. The light poles with bases will be mounted in between the parking spaces as shown.**
 - b. **Staff accepts applicant's response.**
4. You do not indicate any exterior lighting in the patio area on the west side of the building. There needs to be lights in this area to provide for adequate coverage.
 - a. **There is building lighting indicated at each entry (see FRD 2.0 sheet). Also, there will be landscape pathway lighting or bollards along the sidewalk adjacent to the patio.**
 - b. **Staff accepts applicant's response.**

Natural Resource Inventory

1. There needs to be a Natural Resources Inventory plan submitted including the items listed in the FRD checklist. It needs to be titled as such and contain the following items.
 - a. **A Natural Resource Inventory plan has been included with the required information.**
 - b. **Staff accepts applicant's response.**

Please let us know if you have any questions or concerns.

Sincerely,

Darrohn Engineering, LLC



John Darrohn, PE, LEED AP BD+C, M.ASCE

cc: Fred & PJ Rosen, Rosewater Investments LLC

/KNM

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www.darrohengineering.com

111 Henry St. - Staff responses to applicant's comments

ZONING HISTORY: The parcels were originally zoned I-1, Industrial in April 1972. There have been no previously proposed rezonings for the parcels in question. The parcel 0152001000200 was granted a setback variance (CB-2019-59) to reduce the following setbacks for the existing building: Henry Street to 0'; Goldsmith Street to 3.1'; interior side setback to 0'. This variance request was granted at the December 11, 2019 Greenville County Board of Zoning Appeals meeting.

EXISTING LAND USE: Vacant warehouse and vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	industrial
East	I-1 and R-7.5	electrical supply, single-family residential, and vacant land
South	I-1	single-family residential
West	I-1	industrial

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

PLAN GREENVILLE COUNTY CONFORMANCE:

The subject property is part of the Plan Greenville County Comprehensive Plan and is designated as *Mixed-Use Corridor*, which calls for primary uses as mixed-use residential and commercial and multi-family residential and has a gross density of 12-40 dwellings units per acre.



Plan Greenville County, Future Land Use Map



MUC MIXED-USE CORRIDOR

Place Type Characteristics

Mixed-Use Corridors blend residential, commercial, or civic uses in one space, where those functions are, to some degree, physically and functionally integrated. An essential feature of this place type is the integration of multi-modal connections.

Primary Uses	Mixed-use residential and commercial, multi-family residential
Secondary Uses	Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship)
Gross Density	12 to 40 dwellings per acre
Transportation	Wide right-of-way to allow multiple modes of transportation, interconnected street grid
Parking	On-street parking, off-street surface parking in rear of buildings
Open Space	Neighborhood parks, plazas

Plan Greenville County, Character Area Type Card

AREA AND COMMUNITY

PLANS: This parcel is not included in any adopted community or area plans.

DENSITY WORKSHEET: The following scenario provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	<i>I-1</i>	<i>0 units per acre</i>	4.46	<i>0 unit</i>
Requested	FRD	20 units per acre		89.2 units

A successful rezoning may add up to 89 dwelling units.

ROADS AND TRAFFIC:

Henry Street: two-lane County-maintained residential road and the parcel has approximately 378 feet of road frontage.

McKoy Street: two-lane County-maintained residential road and the parcel has approximately 430 feet of road frontage.

Goldsmith Street: two-lane County-maintained residential road and the parcel has approximately 373 feet of road frontage.

The parcel is approximately 1 mile south of the intersection of Poinsett Hwy. (Hwy. 276) and E. Blue Ridge Drive (Hwy. 253). It is located approximately 0.12 miles west from the nearest bus stop at the intersection of Poinsett Hwy. and Henry Street; however there are not sidewalks in the immediate area. Below is the traffic count for the area.

Location of Traffic Count	Distance to Site	2011	2014	2018
Poinsett Hwy.	5898' S	24,500	23,500 -4.08%	29,800 +26.80%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known significant environmental or cultural features. The site is within 0.867 miles from Cherrydale Elementary School. The existing building is historic and has applied for Bailey Bill credits and also listed as a vacant textile mill.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing to renovate the existing 65,950 sq. ft. former Piedmont Shirt Factory that was constructed in the early 1900's and located on parcel 0152001000200 (referred to as the main parcel) for a mixed-use development. They will be removing a 1,200 sq. ft. 1-story vinyl sided addition at the right rear side of structure leaving a total building square footage of 64,750 sq. ft. The applicant has stated that the proposed mixed-use development will allow for uses that are permitted under the C-2 zoning classification with the addition of warehouse flex space, cabinet/carpentry/carpenter shop, data center, and laboratories. The other four parcels will be utilized for overflow parking and outdoor storage and potentially future parking expansion if needed. There is an existing dock on parcel 0152000901100 that is used for the building at 801-D Poinsett Hwy. located on the adjacent parcel that will remain on the parcel and can only be used for manufacturing, industrial service, light industrial, and loading dock type uses for the adjacent parcel. It will not be accessed from the proposed overflow parking lot and instead will continue to only be accessed through the adjacent parcel.

Architectural Design:

The restoration of the existing building will involve specific interior and exterior enhancements to accommodate the proposed uses as well as

site and landscape enhancements to promote outdoor activity and provide a pedestrian and bicycle friendly atmosphere. The architectural style of the renovated building will be in keeping with the existing brick warehouse and include modern, durable materials and details. It will include keeping the exposed brick and will also incorporate siding such as stained wood, composite siding, pre-finished metal siding, or a combination thereof.

Many of the brick openings that have been filled in over time will be reopened for bringing in additional natural light and access points into the building. New openings in existing brick walls will be selectively created at key points for the same purpose. Primary windows and doors will be energy efficient aluminum storefront styles with clear glazing; while the secondary entry doors will be insulated, painted metal, composite, wood, or a combination thereof.

Existing dock canopies on Henry Street will be replaced with new metal canopies; and covered entries along Henry Street will be provided for improved building access. Additional new awnings and canopies will be installed and will consist of metal, wood, or a combination thereof. There will be outdoor areas located at the right rear of the building, as well as an outdoor seating area on the north side of the building covered by a proposed pergola. All of the proposed renovations will not exceed the maximum height of 75'.

Access and Parking:

The main parcel of the proposed mixed-use development will be accessed by McKoy Street and Goldsmith Street. There will be an overflow parking lot on one parcel on Henry Street that will have direct access from Henry Street; and two parcels on McKoy Street that will also have access into their parking lots. The third parcel on McKoy Street (Tract D) is being planned for outdoor storage, but in the event that it becomes a future parking lot, it will also take its access from McKoy Street. The applicant is proposing a total of 151 parking spaces (73 of which are on the main parcel and 78 on the other three parcels). According to the Greenville County Zoning Ordinance, 205 parking spaces would be required for the proposed uses. There will be 24' wide access throughout the parking lots. Gravel will be allowed for parking lot surfacing on both permanent and temporary parking lots. Wheelstops will be used where gravel is used for parking in order to delineate spots. The applicant is also proposing bicycle parking along the building on Henry Street.

Please refer to the comments sheet from Greenville County Roads and Bridges which is attached.

Landscaping and Buffering:

The applicant states that they intend to develop this site using the principles of Crime Prevention through Environmental Design (CPTED).

This design will incorporate proposed hedges that border the property and will be 2' in height, and pocket landscaping design will be provided in key areas. Pocket landscaping will be used as a vegetative edge around the open green space to help define the space and keep people away from the wall edge of the ramp that leads up to the building to the entry area. The canopy trees will be limbed up to a minimum of 8' where bordering a street. This is to provide a safer view into the site from the streets while still blocking the headlights from cars in the parking lots.

There will be roadside buffers for the parking area on the main parcel and on Tracts B, C and D with an average width of 8' and a minimum width of 5'. Interior landscape islands will be covered with grass and mulch and will have one tree per every 15 parking spaces and one shrub per every 5 parking spaces. A 10' landscape buffer will be installed at the rear of the parcels that make up Tracts C & D with landscape to prevent headlights from shining into the neighboring residential properties. This will be accomplished by a mix of evergreen species at 6' in height at planting with a mature height of 10'-15'.

Signage and Lighting:

The applicant states that the signage for the proposed development will be generally in accordance with the Greenville County Sign Ordinance except that it will also allow for two roof-mounted signs (one facing Goldsmith Street and one facing Henry Street) with a maximum square footage of 432 sq. ft.

The applicant is also proposing a monument sign to be installed along Goldsmith Street with wall signs and painted murals around the building.

The signage material will consist of raw or painted metal or wood and may be internally or externally illuminated in compliance with the Sign Ordinance.

The applicant states that lighting shall comply with Section 10.2.3 of the current Greenville County Land Development Regulations and light poles will be 20' high with Lithonia MRT1-LED fixtures. Lights will be full cut off and include house-side shielding where applicable against adjacent residential properties.

Proposed Land Uses:

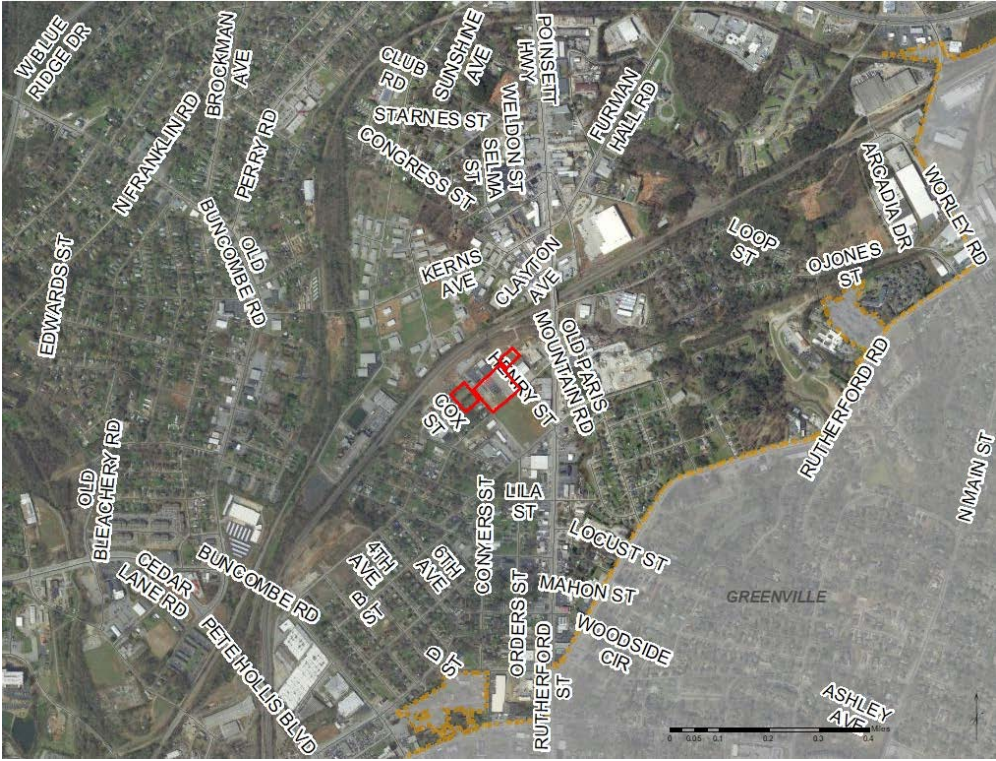
Staff has no issues with the proposed uses as stated in the Statement of Intent for the property given that Mixed-Use Corridors, as stated in the Plan Greenville County Comprehensive Plan, includes that they "blend residential, commercial, or civic used in one space, where those functions are, to some degree, physically and functionally integrated."

CONCLUSION:

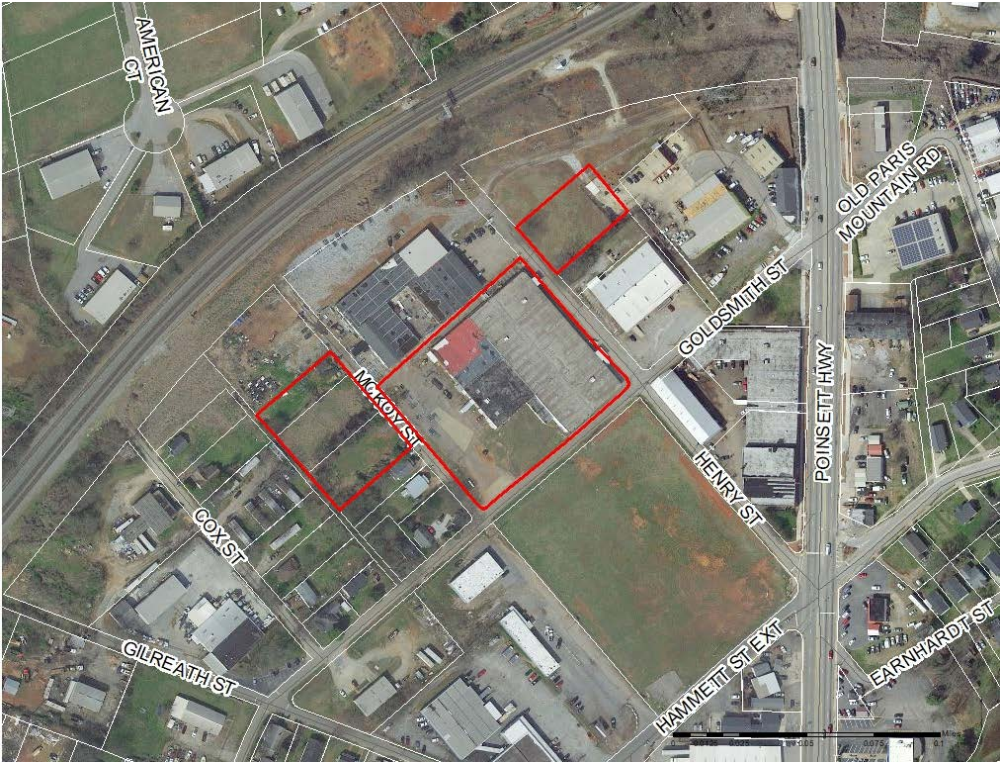
According to the Plan Greenville County Comprehensive Plan, this area is designated as *Mixed-Use Corridor* use in the Future Land Use section. The proposed development will meet the specifications outlined in this future land use by providing the mixed use atmosphere and bringing redevelopment back to a building that has sat vacant for some time. The proposed development will have to meet the following conditions:

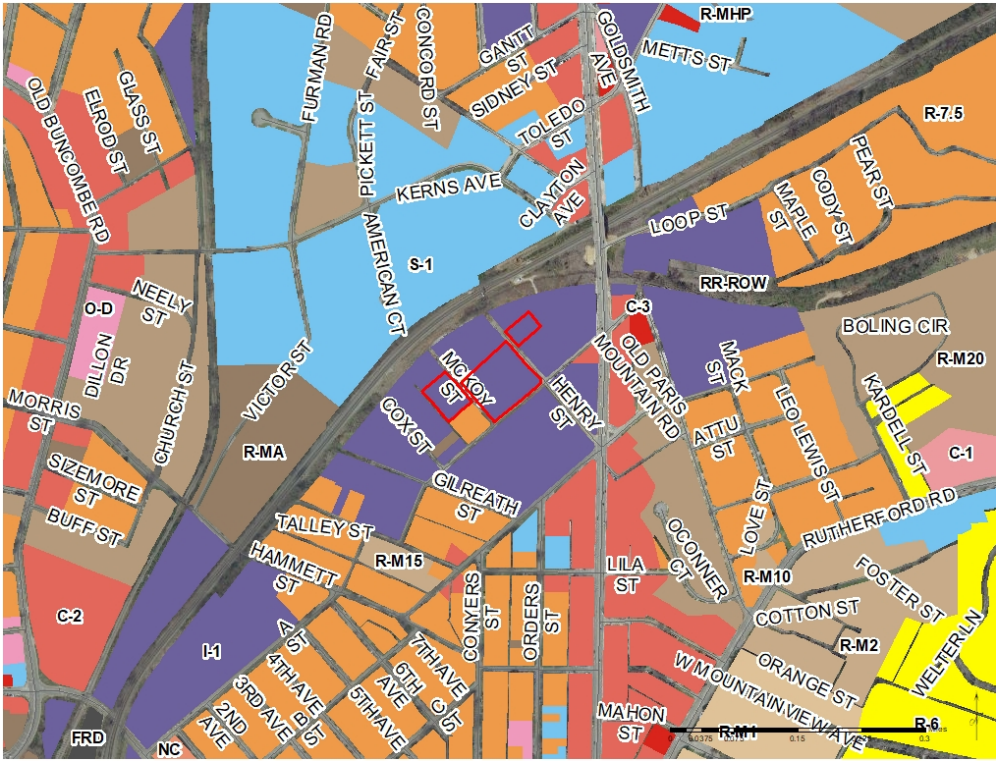
1. If the proposed rezoning is approved by County Council, then the development will automatically include the 25% parking reduction as allowed in Section 12.2 in the Greenville County Zoning Ordinance;
2. Submit a revised Statement of Intent and revised plans indicating that the two roof-mounted signs will not exceed a total square footage of 432 sq. ft.
3. Submit and have the Final Development Plan approved before submitting for any Land Development or Building Permits.

Staff recommends approval with conditions.



Aerial Photography, 2019





Zoning Map

