

**Zoning Docket from April 20, 2020 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-32	Ryan Young Kelly, TriBridge Residential on behalf of Tbr Greenville Lofts 201 Smythe Street 0141000300100 PD, Planned Development to PD-MC, Planned Development-Major Change	19	Approval with conditions	Approval with conditions 4-29-20		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on April 20, 2020 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Discussion of Tri-Bridge portfolio – one of largest mill renovators in the Southeast; envisions a center for creativity (arts, etc.); met with community and used the Monaghan Community Plan; will connect the project to the Swamp Rabbit Trail and Textile Heritage Park; will keep streetscape trees</li> <li>• Did TIS and working with SCDOT; asking for C-2 uses (generally speaking) that will serve the neighborhood</li> </ul> <p>2) Residents</p> <ul style="list-style-type: none"> <li>• From Simpsonville and wants to know of the types of new businesses going in; has traffic concerns</li> <li>• Believe this will be a positive impact on the neighborhood through jobs and the arts</li> <li>• Lives in Lofts and is an artist – in favor of the project</li> <li>• In favor of project and likes the Swamp Rabbit Trail connections</li> </ul> <p><u>Speakers Against:</u></p> <p>1) Residents</p> <ul style="list-style-type: none"> <li>• In favor of the public image presented; uncomfortable with the planning proposed, especially the parking situation (loss of gated parking, overflow parking across the street)</li> <li>• Security concerns with open access to the building and un-gated parking</li> </ul> <p><b>List of meetings with staff:</b> Applicant – 1/22/20 and 2/18/20</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p><b>ANALYSIS:</b></p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan and is designated as <i>Mixed-Use Corridor</i>, which calls for primary uses as mixed-use residential and commercial and multifamily residential and has a gross density of 12-40 dwellings units per acre. The parcel is also part of the <u>Monaghan Mill Community Plan</u> and is designated as <i>Multifamily Residential</i>. The parcel is approximately 754 feet south of the intersection of Smythe Road and Cedar Lane Road (Hwy. 183). It is located along the Route 506 bus stop which is located at the southern area of the parcel.</p> <p><b>REVIEW DISTRICT DETAILS:</b></p> <p><b>Project Information:</b></p> <p>This site was rezoned in 2004 to a PD for the redevelopment of the mill site into a multifamily residential apartment building. The applicant is now proposing to renovate the existing 60,524 sq. ft. worth of vacant “warehouse” area into a commercial mixed-use development with an additional 6 residential apartments plus uses that are permitted under the C-2 except for some uses outlined in</p>					

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the Allowable Use chart in the Statement of Intent. The applicant is proposing to increase the amount of parking spaces and pedestrian connectivity to the Swamp Rabbit Trail and the surrounding community.

### **Architectural Design:**

The majority of the building renovations will take place inside level one, formerly referred to as a basement. There will be some initial core shell improvements that might include new openings in existing brick walls for windows and entrances, prefinished metal/wood awnings and steps, ramps, or patios for improved site access. Any new exterior work will complement the existing character of the architectural style of the mill.

### **Access and Parking:**

The site is being proposed to continue to utilize the existing two ingress/egress points. Should SCDOT require something different, this may be adjusted but not increased. Currently there is a fence that surrounds the mill and the parking areas. A portion of the fence along Smythe Street will be removed for connectivity to the surrounding community. The gates will be pushed back to block access to the existing residential parking area. There will be 155 parking spaces in the public parking area and 296 parking spaces reserved within the gated area for the residential units. The applicant has stated that they are working with Parker Sewer to provide overflow parking on their property across Washington Street in the case that they ever need it. It will be arranged to not conflict with their hours of operation. The applicant is also asking for a 25% reduction in the parking requirements due to the possible difference in hours of operation of some of the uses. They have provided a detailed parking ratio table in the Statement of Intent.

The applicant is proposing to extend the existing sidewalk along Washington Street to provide connection to the Swamp Rabbit Trail..

### **Landscaping and Buffering:**

The applicant states that they intend to utilize as much as the existing landscape that they currently have as possible. They will be adding additional landscape screening the new parking from view from the street. They are proposing that the site will adhere to the Greenville County Development Standards for landscape and screening, as well as the Greenville County Tree Ordinance.

### **Signage and Lighting:**

The applicant states all signage will be compatible with the requirements in the Greenville County Sign Ordinance. They are proposing painted murals on various sides of the building and monument signs at the entrances.

The applicant states that lighting shall comply with the Greenville County Zoning Ordinance and consist of full cut-off fixtures both building mounted and new pole style lights. The pole lights will match what is currently on site. There will be new pedestrian lighting along sidewalks and LED or equivalent lights.

### **Conclusion:**

According to the Plan Greenville County Comprehensive Plan, this area is designated as *Mixed-Use Corridor* in the Future Land Use section, which calls for the mixed-use element that is being proposed. The proposed development will be utilizing vacant square footage in a historic structure that will bring community vibrancy to a currently single-use project that is now secluded due to the perimeter fence. Even though the Community Plan calls for multifamily residential land use, the proposed mixed-use development will not take away from that since it will also be providing for additional housing opportunities in an area that is seeing major growth and change. The proposed development will have to meet the following condition:

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1. Meet all requirements per SCDOT and Greenville County Floodplain Administrations regarding the TIA which will also include review of the existing ingress/egress points.
2. Submit and have the Final Development Plan approved before submitting for any Land Development or Building Permits.

Based on these reasons, staff recommends approval of the requested Major Change to the PD Planned Development District with conditions.



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-2020-32

**APPLICANT:** Ryan Young Kelly, TriBridge Residential on behalf of Tbr Greenville Lofts

**PROPERTY LOCATION:** 201 Smythe Street

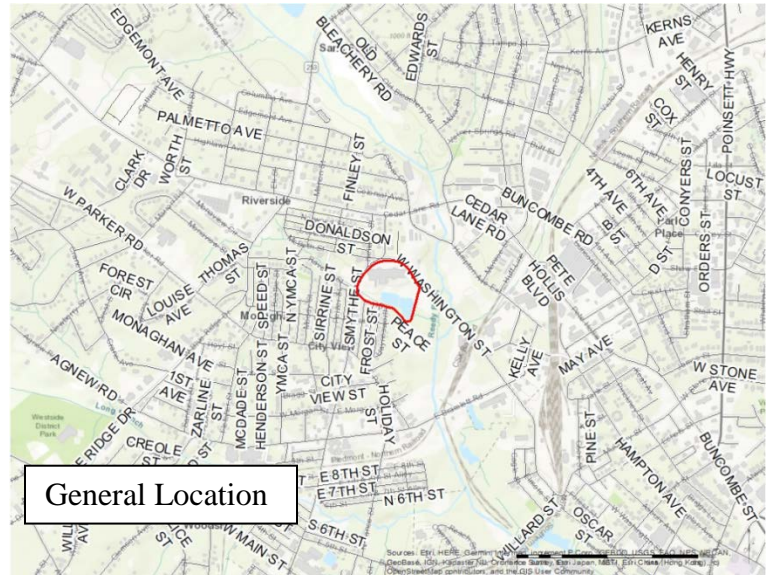
**PIN/TMS#(s):** 0141000300100

**EXISTING ZONING:** PD, Planned Development

**REQUESTED ZONING AND LAND USE:** PD-MC, Planned Development – Major Change  
Mixed-use Development

**ACREAGE:** 16.81

**COUNCIL DISTRICT:** 19 – Meadows



**ZONING HISTORY:** The parcel was originally zoned I-1, Industrial in June 1973 as part of Area 4A. There were two rezoning requests to rezone the property to PD and R-M that were withdrawn in 2003 and 2004. There was a successful rezoning to PD in 2004.

**EXISTING LAND USE:** Multifamily residential development with vacant building space

**AREA CHARACTERISTICS:**

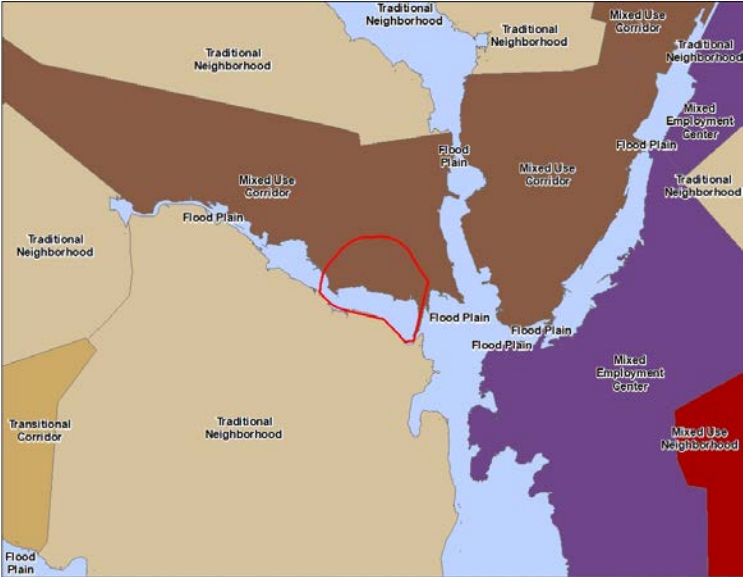
Direction	Zoning	Land Use
North	C-1 and I-1	café/Parker Sewer/Fire Substation
East	I-1	construction materials
South	R-MA and I-1	single-family residential, electrical yard, and vacant land
West	R-MA and I-1	park and church

**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.

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

Plan Greenville County, Character Area Type Card

**AREA AND COMMUNITY PLANS:**

This parcel is included in the Monaghan Mill Community Plan and designated at *Multifamily Residential*.



Monaghan Mill Community Plan, Future Land Use

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

	Zoning	Zoning Density	Acres	Total Units
Current	PD	11.54 units per acre	16.81	194 units
Requested	PD-MC	11.89 units per acre		200 units

A successful rezoning may add up to 6 additional dwelling units.

**ROADS AND TRAFFIC:** Smythe Street: two-lane State-maintained collector road and the parcel has approximately 786 feet of road frontage.

Washington Street: two-lane State-maintained collector road and the parcel has approximately 836 feet of road frontage.

Haynesworth Street: two-lane State-maintained residential road and the parcel has approximately 722 feet of road frontage.

The parcel is approximately 754 feet south of the intersection of Smythe Street and Cedar Lane Road (Hwy. 183). It is located along the Route 506 bus stop which is located at the southern area of the parcel. Below is the traffic count for the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Smythe Street	270' S	4,400	4,400	5,300 +20.45%

**CULTURAL AND**

**ENVIRONMENTAL:**

Floodplain is present on the southern portion of the parcel. Monaghan Mill is currently listed on the National Register for Historic Places. The site is within 1 mile from Parker High School.

**REVIEW DISTRICT  
DETAILS:**

**Project Information:**

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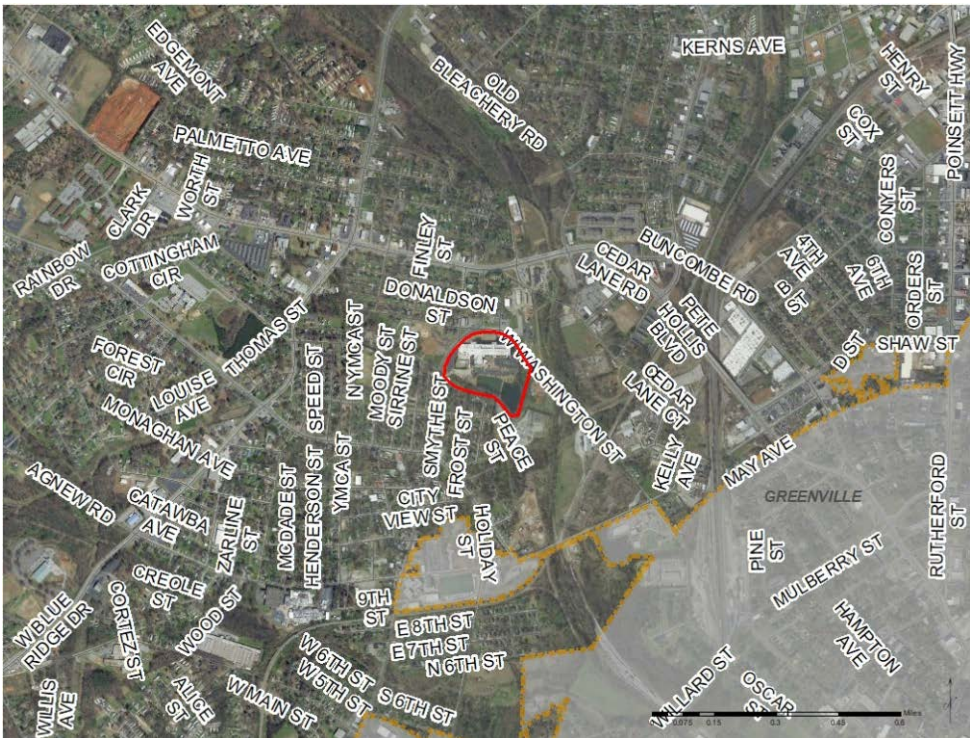


the site will adhere to the Greenville County Development Standards for landscape and screening, as well as the Greenville County Tree Ordinance.

**Signage and Lighting:**

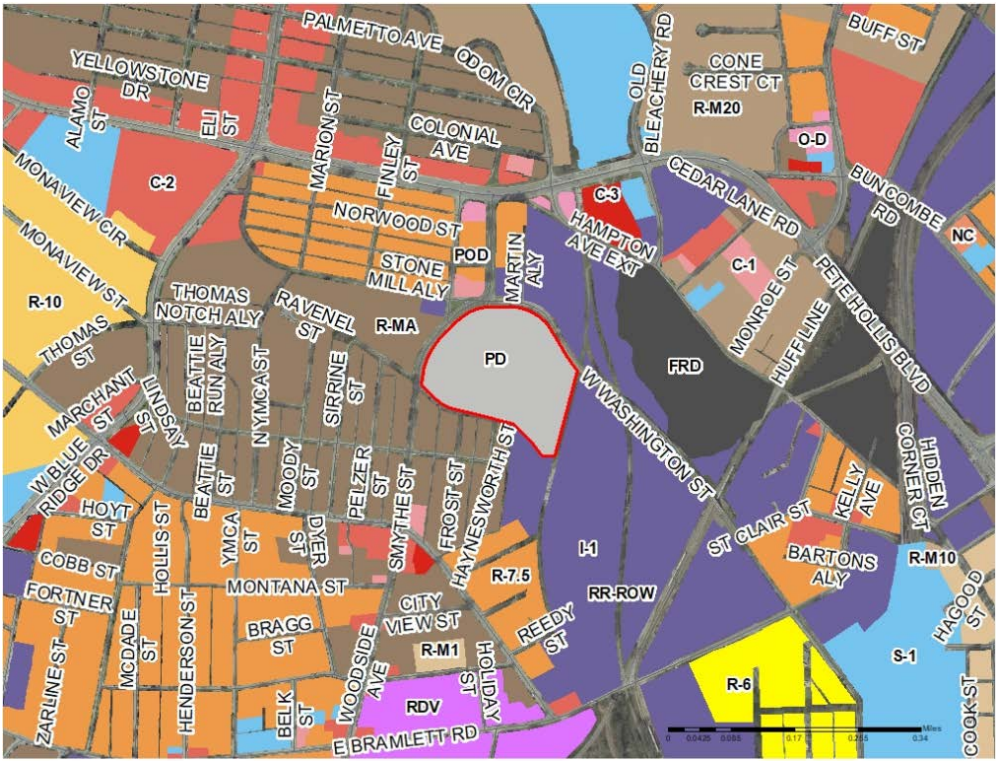
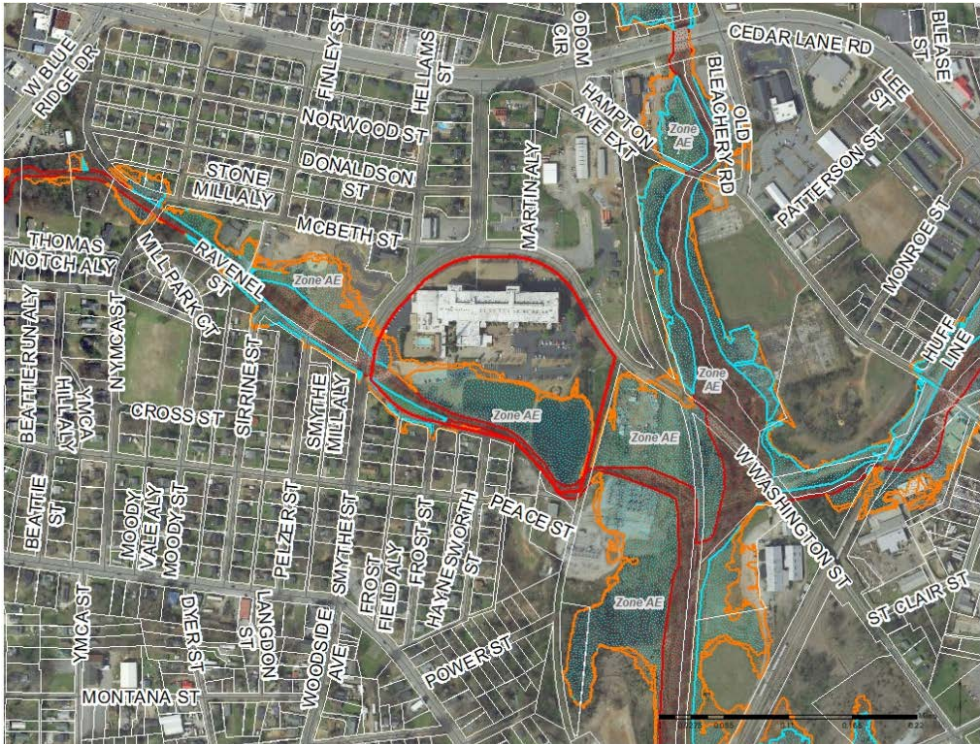
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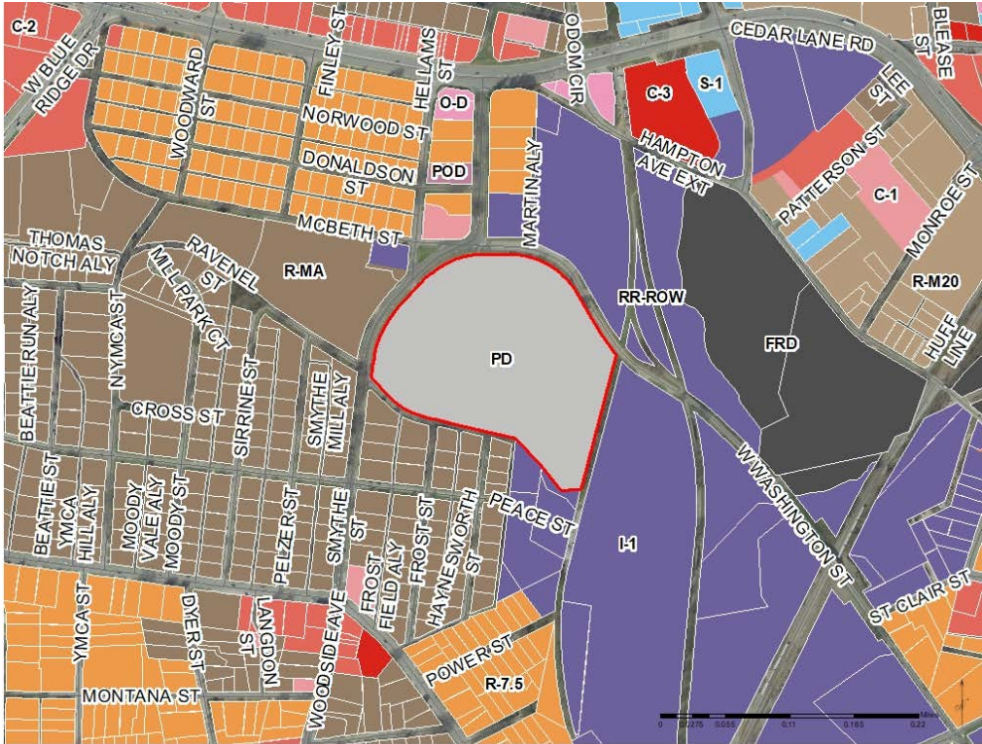


Aerial Photography, 2019





Zoning Map







Joshua Henderson  
Zoning Administrator  
(864) 467-7537  
www.greenvillecounty.org

April 1, 2020    **Applicant's response 4-7-20**    Staff's 4-8-20

Ryan Kelly  
TriBridg Residential  
100 Peachtree St. NW  
Atlanta, GA 30303

RE:    Monaghan Mill Staff Comment letter; CZ-2020-32

Dear Ms. Kelly,

Below are Staff's comments regarding the FRD submittal for the above mentioned project. The comments are divided into those relating to the Statement of Intent and those relating to the submitted drawings. Comments are made in the order that they appear for your convenience and tracking. **Please refer to the bottom of these comments for information on resubmittal.**

Statement of Intent

1. Please provide page numbers on each sheet. My comments below are as the sections appear on the sheets now.
  - a. **Page Numbers have been added.**
  - b. **Staff accepts applicant's response**

Page 1

1. To help everyone understand, let's revise the Use Table to have information for the original rezoning in one row and the proposed rezoning in a second row.
  - a. The original information will need to include the docket number of CZ-2004-113 in the first block; in the Use block, change Mixed-Use to Existing; in the Max Density block, change 200 to 183 (make sure the density matches this number); in the Max SF block, include the total sq. ft. for the existing residential
  - b. In the second row, include the docketed number of CZ-2020-32 in the first block; add the proposed 6 residential units in another line in the Use block; in the Max Density block, leave NA for the Mixed-Use line and add the density information for the 6 units on the next line; in the Max SF block, provide the total square footage for the mixed-use and add the square footage for the 6 new residential units.
    - i. **Use Table has been updated to reflect original rezoning as noted in items above.**
    - ii. **Staff accepts applicant's response**
2. In your use information under the table, you state that "any and all" C-2 uses will be allowed. Staff believes that there are a number of possible uses allowed in C-2 that might not be fitting for this property. Please make sure that you provide either a list of only allowable uses, or a list of prohibited uses.
  - a. **See attached Chart of allowed C-2 uses with prohibited uses noted.**
  - b. **Staff accepts applicant's response**

3. In the original SOI, this development was approved for 183 apartments; however there was an approval granted in February 2019 that allowed for an increase of 11 additional units totaling 194. This should be explained in the SOI.
  - a. This has been noted in opening section of the revised SOI.
  - b. Staff accepts applicant's response

Page 2

1. In Item number 3, Staff believes that it would be best to have one Final Development Plan (FDP) for the entire site since there are no new buildings being proposed. As the individual tenants submit for permitting, they can include the stamped FDP with that submittal indicating where the use is going in the building. This way we can approve for the entire site and you can get going on the parking lots and other aspects without phasing that portion out.
  - a. Final Development Plan will be broken out in as few phases as possible, but parking lot additions/modifications may be phased as tenants are secured for the commercial areas. If this is the case, the FDP will be adjusted as needed per phase.
  - b. Staff accepts applicant's response
2. In Item number 4, SCDOT has commented that the submitted Traffic Impact Study cannot be accepted by SCDOT. They state that multiple items needed adjustment before comments on results or needed mitigation can accurately be determined.
  - a. Traffic Impact Study has been revised per comments received and is included in this submittal.
  - b. Staff accepts applicant's response; however, SCDOT will need to review and provide Staff with comments or approval and this will be included as a condition in our Staff Report.
3. In Item number 5, in the first sentence, please rename the Comprehensive to The Imagine Greenville County Comprehensive Plan. Also, please underline The Monaghan Community Plan.
  - a. Revisions have been made to the SOI.
  - b. Staff accepts applicant's response
4. In the last paragraph on page 2, please give more detail on the phasing of the public improvements. Will these be phased during a Final Development Plan?
  - a. Public improvements would be implemented within the first phase.
  - b. Staff accepts applicant's response

Page 3

1. Please remove reference to 6-b. This is off of a previous guide?
  - a. This has been removed.
  - b. Staff accepts applicant's response
2. In Item number 6, please remove the reference to the City of Greenville.
  - a. This has been removed.
  - b. Staff accepts applicant's response

3. We will need a letter from Parker Sewer for the overflow shared parking arrangement for parcel 0141000200200.
  - a. Proposed uses have been revised to show all parking needed provided on site. The SOI also notes that should additional parking be needed due to change in uses, additional parking shall be secured by developer off site. One such example is included, which is the approved 60 spaces at the adjacent textile heritage park. See attached letter.
  - b. Staff accepts applicant's response

Page 4

1. I know that you referenced the parking table at the back, but it would be helpful to have some of the main points carried over into the parking section of the SOI. For example, how many parking spaces would be required per the GCZO? How many are being provided? You are showing that 211 would be required, but show 158 so explain the 25% requested reduction to get you down to where you need to be.
  - a. Shared use by time of day will be an acceptable means to determine minimum parking requirements. A spreadsheet has been provided based on speculative uses to establish shared use ratios and demonstrate calculation of minimum parking requirements. Language has been added to the SOI clarifying that remote parking is allowable to meet minimum parking requirements provided a shared use agreement is obtained and provided to the county for record. Shared parking agreement for an additional 60 spaces has been obtained to date and is included by exhibit to the SOI.
  - b. Staff accepts applicant's response
2. Please check the amount of parking spaces on the plan and clearly identify. You state that there are 158 in the mixed-use area, but I am only counting 154. There are what appear to be 2 spaces, but they do not meet the width requirement, so they cannot be counted. You also state that there are 297 parking spaces in the residential side, but I am only counting 293. The area that is labeled as 30 minute loading zone cannot be counted. Please make sure all numbers are correct in the SOI and on the Concept Plan and match each other.
  - a. Parking counts have been verified and adjusted. Residential parking consists of 224 regular spaces and 72 compact spaces, providing 296 total residential spaces. Commercial spaces have been verified at 155 spaces. This has been updated on the Concept Plan and SOI.
  - b. Staff accepts applicant's response

Page 5

1. Please remove the second paragraph on this page in its entirety.
  - a. This paragraph has been removed.
  - b. Staff accepts applicant's response
2. In Item number 7, you refer to the utility sheets, but there isn't one from the fire department stating that they can serve the proposed development. I will need this with the revised plans.
  - a. This is included in this submittal
  - b. Staff accepts applicant's response
3. In Item number 8, please give examples of materials and discuss the overall height of the building.
  - a. SOI has been revised to include requested information.
  - b. Staff accepts applicant's response

4. In Item number 8, please include the number bedrooms in each of the 6 additional residential units.
  - a. **SOI has been revised to include requested information.**
  - b. Staff accepts applicant's response
5. Since this site is listed on the National Register, will there be any work with the South Carolina State Historic Preservation Office for review? If so, please include reference to this here.
  - a. **SOI has been revised to include requested information.**
  - b. Staff accepts applicant's response

#### Page 6

1. In the second line of the first paragraph, please capitalize Zoning Ordinance.
  - a. **Change has been completed.**
  - b. Staff accepts applicant's response
2. In Item number 10, you start the first paragraph with "New and additional". Do you mean "new and existing"?
  - a. **Revised**
  - b. Staff accepts applicant's response
3. You state that the signage will comply with County regulations; however, is there intent for any roof-mounted signage? If so, then it would have to be stated that the signage will meet the ordinance, except for the roof-mounted sign(s).
  - a. **There shall be no roof-mounted signage, however there may be painted signage on the smokestack and/or water tower. Per signage ordinance, this may be considered a mural and not subject to the sign ordinance.**
  - b. Staff accepts applicant's response
4. Please include the total number of proposed monument signs.
  - a. **There is the possibility of three (3) monument signs. These have been noted on the concept plan.**
  - b. Staff accepts applicant's response
5. Please discuss the "Potential Ghosted Murals" that you indicate on the plans.
  - a. **Per sign ordinance, murals are not considered signs and not subject to sign code. However, 'ghosted' murals represent intentionally faded murals to mimic the historic character of the property.**
  - b. Staff accepts applicant's response
6. In Item number 11, please remove the "and" after entrances in the first line.
  - a. **Corrected.**
  - b. Staff accepts applicant's response
7. Please include the max height of 20.
  - a. **Added to the SOI.**
  - b. Staff accepts applicant's response

#### Concept Plan

1. Please change the scale you provide to be 1" = 50'. Please make sure that this is done on all sheets.

- 
- a. Scale has been adjusted on all plans to 1" = 50'
    - b. Staff accepts applicant's response
  2. In the Development Summary box, please add the proposed zoning of PD-MC, Planned Development-Major Change.
    - a. Chart has been updated as noted.
    - b. Staff accepts applicant's response
  3. Please refer to the original docket of CZ-2004-113
    - a. Original Docket Number has been added to the development summary on the plans.
    - b. Staff accepts applicant's response
  4. As stated above, you indicate 158 mixed-use parking spaces and 197 residential parking spaces. I am only counting 154 for mixed-use and 193 for residential. Please recount and if you are coming up with different numbers, please indicate this in some fashion so we can make sure that we have accurate counts.
    - a. Concept plan has corrected parking space counts.
    - b. Staff accepts applicant's response
  5. Please match the Use Table per my previous comments.
    - a. This chart has been revised. See Plan
    - b. Staff accepts applicant's response
  6. I am only seeing 5 Handicap parking spaces. Please make sure that you are meeting all requirements under ANSI Standards for the correct number required for the total number of parking spaces provided.
    - a. Nine (9) ADA Spaces have been provided. Final location will be determined at site plan submittal.
    - b. Staff accepts applicant's response
  7. It might be helpful to somehow differentiate the commercial parking from the residential parking. This way there is no confusion.
    - a. Residential Parking is within the fenced area. See Concept Plan
    - b. Staff accepts applicant's response
  8. We will need either the existing and proposed landscape shown on the Concept Plan or a separate Landscape Plan indicating the parking lot trees, street screen, etc.
    - a. Notes have been added to the plan stating that at time of site plan submittal, all landscape requirements of the Greenville County Zoning and Land Development Ordinances shall be met.
    - b. Staff accepts applicant's response
  9. There are some places where the concrete walkways cross through the fence, but a gate is not provided. Please make sure to indicate that.
    - a. Pedestrian Gates will be provided wherever paths cross fencing. This will be detailed at site plan submittals.
    - b. Staff accepts applicant's response



10. Due to the reduction in the existing open space, please provide a note on the plan **and in the SOI** that the remaining open grass space will not be further developed and will remain open for the residents.
  - a. **It is the intent of the property owner/developer to maintain this space as usable open space. Note has been provided in the SOI and on the plans.**
  - b. Staff accepts applicant's response
  
11. Is the area between the row of compact cars and the row of regular cars a concrete or grass median?
  - a. **That area shown is a landscape median.**
  - b. Staff accepts applicant's response
  
12. There is a concrete path that terminates into the commercial trash enclosure. Where is this supposed to go?
  - a. **This has been revised. See concept Plan.**
  - b. Staff accepts applicant's response

These changes may be made and submitted now, but must be resubmitted no later than close of business day on April 7, 2020 in time to get the revised plans and Statement of Intent into our staff report. **If the revised plans and Statement of Intent are not resubmitted by this date it could cause the project to be pushed back until the next available meeting.** Alternatively, if you agree to all of them, this letter may be referenced as a condition of approval for your project: prior to submittal of the FDP, all changes referenced in this letter dated April 1, 2020 shall be corrected to staff's satisfaction. Please also provide written responses to these comments.

Please let us know how you would like to proceed.

Sincerely,  
/S/  
Joshua T. Henderson  
Zoning Administrator