

**Zoning Docket from February 15, 2021 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-20	Dean S. Warhaft of Cone Mills Acquisition Group, LLC for Alston Street, LLC, American Fast Print Limited (U.S.), LLC, Langston Creek, LLC, and Piper Properties of Greenville, LLC 0157000200200, 0160000100100, 0160000100101, 0160000100102, 0160000100106, 0160000100109 and 0160000100201 I-1, Industrial District, R-10, Single-Family Residential District and R-MA, Multifamily Residential District to PD, Planned Development District	19	Approval with condition	Approval with condition 2/24/21	Approval with condition 3/1/21	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on February 15, 2021 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Old Union Bleachery Site that has been vacant and had fires</li> <li>• Site is on EPA priority list, working with EPA and DHEC to clean up the site</li> <li>• Met with GCRA and the San Souci neighborhood association</li> <li>• A close node to Greenville City center</li> <li>• Project will include 10 miles of multi-use trails</li> <li>• Will include a Safe Route to School for kids who attend Lakeview Middle</li> <li>• Will add connectivity for existing residents</li> <li>• Will include affordable and workforce housing</li> <li>• No single-family detached homes will be included on site</li> <li>• Will be part of a Brownfield program</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> 12-9-20, 12-14-20 and 2-8-21</p>					<p><b>Petition/Letter For:</b></p> <p>1-Letter</p> <p><b>Against:</b></p> <p>2 – Letter</p>
Staff Report	<p><b>PROJECT INFORMATION:</b></p> <p>The site is the location of the former Union Bleachery/US Cone Mill, and currently contains vacant industrial buildings, vacant land, and an auto service facility. The applicant is proposing a mixed-use development with the intent of developing a high-quality development that is conveniently located, and provides housing opportunities, working and professional service space, educational space, restaurant and retail space, public space, transit and other natural elements.</p> <p><b>PROPOSED LAND USES:</b></p> <p>The proposed uses, as detailed in the Statement of Intent for this development, will be a mix of uses</p>					

**Zoning Docket from February 15, 2021 Public Hearing**

which is stated by the applicant to include 55.8 acres of parks, trails and other outdoor uses and 184.2 acres that may include any of the following uses:

- Multifamily Residential
- Live/work
- Commercial
- Parking Facility
- Retail Stores
- Office
- Hotel
- Light Industrial
- Commercial Signage
- Educational Facilities
- Stadium
- Medical Facilities
- Distillery
- Brewery
- Grocery Store
- Self-Storage Facility
- Recreation, Indoor
- Recreation, Outdoor
- Automotive Repair Facility
- Automotive Service Facility
- Care Facilities
- Communication Tower
- Communication Antenna
- Residential Condominium
- Commercial Condominium
- Corporate Headquarters
- Data Center
- Industrial/Service
- Laboratory
- Manufacturing
- Dry-Cleaning
- Dwelling
- Recording Studio
- Print Shop
- Post Office
- Museum
- Library
- Pet Grooming
- Government Facilities and Operations
- Farmer's Market
- Concert Hall
- Dance Studio
- Catering Establishment/Business Incubator Center
- Barber/Beauty Shop
- Financial Institution
- Auditorium
- Amusement
- Retail Wine and Spirits

## Zoning Docket from February 15, 2021 Public Hearing

- Office Park
- Restaurant
- Bar
- Nightclub
- Shooting Range, Indoor
- Single-family Attached
- Equipment Sales and Rental
- Flex Space
- Special Event Facility
- Mobility Hub
- Vertiport
- Civic Space
- Theater
- Tavern
- Recreation Area
- Veterinary Clinic
- Cemetery
- Veterinary Hospital
- Picnic Shelter
- Shared Restrooms
- Parking Area

### **ARCHITECTURAL DESIGN:**

According to the applicant, much of the design for the district will be based on internal setbacks. These internal setbacks shall restrict height so as to allow for a gradual massing of buildings as moving towards the center of the site. The applicant states that this will allow for a building height transition from the surrounding one-story residential buildings to multi-story residential and commercial buildings. According to the applicant buildings are allowed within the internal setbacks, but the height is restricted based on the table shown on the conceptual plan.

### **ACCESS AND PARKING:**

The applicant intends to provide on-street and off-street parking based on the use of a Shared Use Parking Analysis. The applicant states that this analysis will be conducted and included in the technical memorandum for each of the development phases for this project and that it will compare the parking needs of the individual phase against the overall master plan parking needs, along with considering what has already been previously developed.

Access will be provided by a minimum of 5 main entrances and two secondary entrances. The applicant states that the main entrances will be provided along Brooks Avenue, Old Buncombe Road, and Highway 253. Secondary entrance locations are stated to be provided at the site plan review phase. Each entrance will allow access to the entire Project as all Lots/Phases are interconnected. According to the applicant, main entrances will be designed as gateways to the project for residents and guests. Secondary access points will be designed for lower traffic roads and intended more for residential use rather than commercial use.

### **LANDSCAPING AND BUFFERING:**

According to the applicant, landscaping and buffering shall be provided within the required 25 foot setback area with the following guidelines: "Within the 25 foot setback yard no hardwood trees over four inches in caliper shall be removed unless required by infrastructure design, utility design, or placement of a path. Where there are no trees larger than four inches in caliper, privacy and screening will be provided through the use of berms, fences, or landscaping, or a combination of the above." Additionally, existing vegetation will be maintained where practical to provide an immediate blend with existing areas. All landscaping on the site, including the buffer, parking lot landscaping,

**Zoning Docket from February 15, 2021 Public Hearing**

and tree ordinance requirements, shall conform to the now current Greenville County Tree Standards Ordinance and Greenville County Zoning Ordinance at the time the Lots/Phases are developed per the proposed Site Plan for the respective Lot/Phase. However, the PD shall have the flexibility to transfer unallocated Open Space and landscaping between Lots/Phases to meet both the Greenville County Tree Ordinance and Greenville County Zoning Ordinance in effect as of the approval date of this PD for the approved Site Plan for the respective Lot/Phase.

**SIGNAGE AND LIGHTING:**

The applicant states that freestanding signage will be a monument or pylon sign. The applicant would also like to provide building identification and location signage for each lot or buildings. According to the applicant all signage will meet the requirements of the Greenville County Sign Ordinance. Face of sign will be fabricated aluminum and acrylic on a base of concrete, brick or stone; sign copy may be acrylic or vinyl graphics. Portions of sign may be internally illuminated/back lit. Each entrance may feature a site sign, up to fifteen (15) total, and each commercial building will feature a sign listing the businesses located within the building. Wayfinding signs may be utilized to better direct traffic to their desired destination. Residential developments will feature a sign at the entrance to the applicable development.

According to the applicant site lighting will be selected based on the building style and features. Pedestrian and residential area lighting shall conform to Greenville County's regulation of maximum 16-ft height with full cutoff. Parking lot and roadway lights will be sized for appropriateness of the use, generally with a maximum height of 30-ft. Sports lighting will be sized to be proportionate to the facility being constructed.

**CONCLUSION:**

The subject parcels, currently zoned I-1, Industrial, R-10, Single-Family Residential and R-MA, Multifamily Residential, with frontage along a number of minor arterial and residential roads, with the main axis road being along Old Buncombe Road near the intersection with W. Blue Ridge Drive. Due to the size of the site, the requested PD, Planned Development zoning district will allow for a mixed use site that can be developed cohesively. A successful rezoning to PD, Planned Development would allow for redevelopment and clean-up of this currently vacant industrial site.

Based on these reasons, staff recommends approval with the following conditions:

1. Submit a site plan for review and approval prior to the issuance of any land development or building permits.