

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		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on February 15, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Old Union Bleachery Site that has been vacant and had fires • Site is on EPA priority list, working with EPA and DHEC to clean up the site • Met with GCRA and the San Souci neighborhood association • A close node to Greenville City center • Project will include 10 miles of multi-use trails • Will include a Safe Route to School for kids who attend Lakeview Middle • Will add connectivity for existing residents • Will include affordable and workforce housing • No single-family detached homes will be included on site • Will be part of a Brownfield program <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: 12-9-20, 12-14-20 and 2-8-21</p>					<p>Petition/Letter For: 1-Letter</p> <p>Against: 2 – Letter</p>
Staff Report	<p>PROJECT INFORMATION:</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>PROPOSED LAND USES:</p> <p>The proposed uses, as detailed in the Statement of Intent for this development, will be a mix of uses</p>					

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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

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- 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,

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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.



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

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton – Deputy Zoning
Administrator/Principal Planner

RE: CZ-2021-20

APPLICANT: 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

PROPERTY LOCATION: W. Blue Ridge Drive, Brooks Avenue, Old Buncombe
Road, School Road, N. Franklin Road, Lester Street
Alley, Lester Avenue, Bishop Street and Alston Street

PIN/TMS#(s): 0157000200200, 0160000100100, 0160000100101,
0160000100102, 0160000100106, 0160000100109 and
0160000100201

EXISTING ZONING: I-1, Industrial District, R-10, Single-Family Residential
District and R-MA, Multifamily Residential District

REQUESTED ZONING: PD, Planned Development District

PROPOSED LAND USE: Mixed Use Development

ACREAGE: 238.85

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: This parcel was originally zoned R-10, Single-family Residential, I-1, Industrial, and R-MA, Multifamily Residential in April 1972 as part of Area 3. There have been no other rezoning requests.

EXISTING LAND USE: Vacant industrial, auto service facility, and vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S, R-7.5, R-10, C-3, & I-1	single-family residences, churches, middle school, utility substations, barber shop, manufacturing, auto service facility, and electrician
East	R-7.5, R-10, R-12, C-1, C-2, & C-3	single-family residences, daycare, vacant land, convenience store, vacant industrial, and trailer supply store
South	R-M20, R-MA, C-2, & S-1	vacant wooded land, manufactured home park, Swamp Rabbit Trail, gas station with convenience store, liquor store, and vacant industrial
West	R-10, R-MA, I-1	single-family residences, vacant wooded land, and manufactured home park

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker and Berea Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Open Space, Traditional Neighborhood, and Floodplain*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The subject property is part of the Sans Souci Community Plan, where it is designated as *Recreation/Open Space, Service, and Commercial*. **Please refer to the Future Land Use Map at the end of the document.**

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-10 and R-MA	4.4 units/acre and 20 units/acre	238.85*	853 units
Requested	PD	N/A		2000 units

A successful rezoning would allow for 1,147 more dwelling units than is

allowed under the current zoning.

** R-10 acreage for this site is 147.16 and R-MA acreage for this site is 10.3.
Current Zoning includes 160.16 acres in which residential is permitted.*

ROADS AND TRAFFIC:

N. Franklin Road is a four-lane State-maintained minor arterial road. School Road is a two-lane County-maintained residential road. Old Buncombe Road is a two-lane State-maintained minor arterial road. W. Blue Ridge Drive is a four-lane State-maintained minor arterial road. Brooks Avenue is a two-lane County-maintained residential road. Bishop Street is a two-lane County-maintained residential road. Lester Street is a two-lane County-maintained residential road. Lester Street Alley is a one-lane County-maintained residential road. Alston Street is a two-lane County-maintained residential road. The parcel has approximately 300 feet of frontage along N. Franklin Road, approximately 3509 feet of frontage along School Road, approximately 2183 feet of frontage along Old Buncombe Road, approximately 3321 feet of frontage along W. Blue Ridge Drive, approximately 2267 feet of frontage along Brooks Avenue, approximately 321 feet of frontage along Bishop Street, approximately 516 feet of frontage along Lester Street, approximately 1,351 feet of frontage along Lester Street Alley, and approximately 1,212 feet of frontage along Alston Street. The parcel is approximately 0 miles from the intersection of W. Blue Ridge Drive and Old Buncombe Road. The property is not along a bus route. Sidewalks are present in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Old Buncombe Road	0' N	6,300	6,400 +1.6%	7,100 +10.9%
W. Blue Ridge Drive	0' E	12,200	12,600 +3.3%	14,000 +11.1%
Sulphur Springs Road	4,927' NW	10,400	10,000 -3.8%	10,800 +8.0%

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the site. This site is the former Union Bleachery/Cone Mills Site, and has existing and historic vacant industrial buildings on site. Three schools are located within one mile of the site: Lakeview Middle School, Cherrydale Elementary School, and Monaview Elementary School.

PROJECT INFORMATION:

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.

Proposed Land Uses:

The proposed uses, as detailed in the Statement of Intent for this development, will be a mix of uses 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
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Architectural Design:

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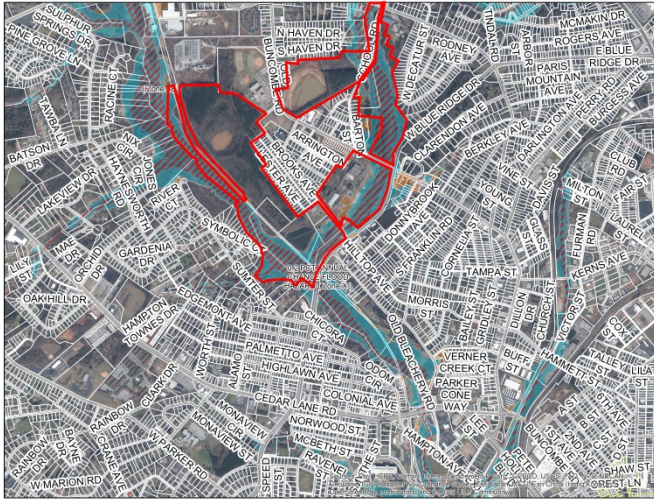
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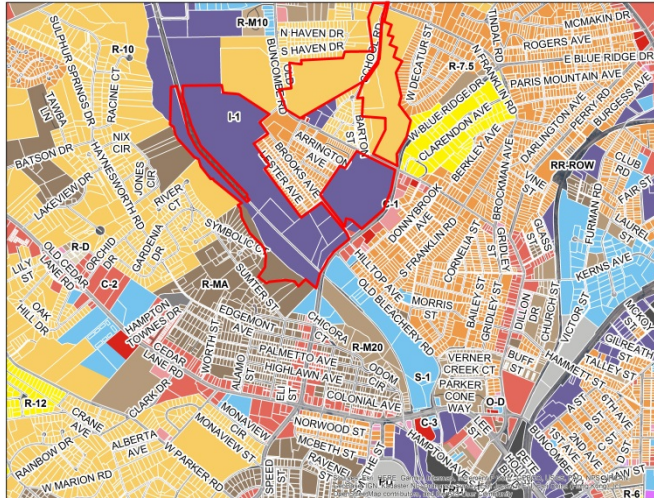
1. Submit a site plan for review and approval prior to the issuance of any land development or building permits.

**STAFF
RECOMMENDATION:**

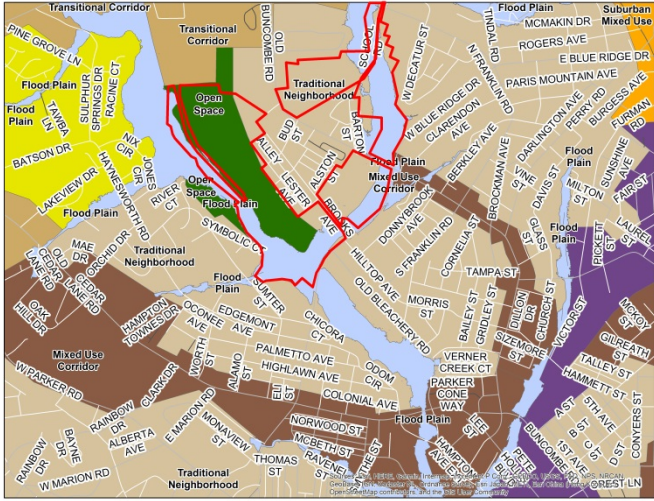
Based on these reasons, staff recommends approval of the requested rezoning to PD, Planned Development District with the aforementioned conditions.



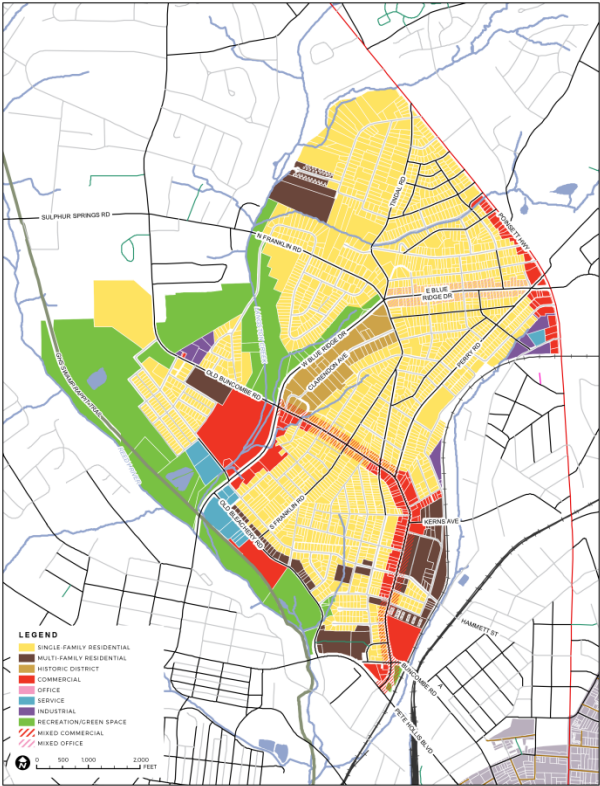
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



San Souci Community Plan, Future Land Use Map

February 10, 2021

Ms. Meagan Staton
301 University Ridge
Suite 3900
Greenville, SC 29601

**SUBJECT: ...On the Trail
 Buncombe Road
 Greenville, South Carolina
 SDI Project No. S200684.00**

Ms. Staton:

In response to the review team comments from February 5, 2021 we offer the following direct responses in *Italics*:

Statement of Intent

General

1. Please include the Land Use Chart into the SOI as it appears on the checklist.
The land use chart has been revised.
2. Please update font size to be consistent throughout the document.
The font size is consistent
3. Please provide a setting on lighting, describing the type of lighting and what type of standards to mitigate light pollution will be in place.
A statement regarding lighting has been added.
4. Please note the existing cemetery, located on parcel 0160000100101, in the Statement of Intent. Please include a statement that the cemetery will remain undisturbed and that access to descendants, families, and caretakers will remain in perpetuity. Please also update all plans to show the cemetery and note that it will remain on site.
The existing cemetery has been noted on the plans and a note has been added regarding access.

4.2

1. When will construction start, when will it be finished? Please update SOI to include this information.
As discussed, the exact scheduling of the project has not yet been determined due to the evolving needs of the community during the development time. Wordage has been added in an attempt to address this.
2. How many phases will there be? Please update SOI to include this information.

As discussed, the exact phasing has not yet been determined due to the evolving needs of the community during the development time. Wordage has been added in an attempt to address this.

3. What do the phases consist of? Please update SOI to include this information.

As discussed, the exact phasing has not yet been determined due to the evolving needs of the community during the development time. Wordage has been added in an attempt to address this.

4.1

1. Please change “Trails” to “Trail”.

Revised

2. Please revise to state that the Final Development Plan will be submitted after the Land Disturbance Permit.

Revised

4.2

1. Please delineate acreage and use in table. For example: include there are 55.8 acres for “open space”/Recreation, etc.

The table has been revised.

2. Why is the table referred to for “demonstrative purposes only”? Could a more specific and applicable table be included instead?

As discussed, the table is based on the anticipated development but could change due to the evolving needs of the community. The final development plan will determine the exact design.

3. Please give the dimensions of parking spaces, sidewalks and any drive aisles.

Additional information has been provided.

4. *Additional information has been provided.* Please note how “Main entrances” and “Secondary” entrances will be delineated and how they will be different.

Additional information has been provided.

5. In the Land Use table – how many structures per use type are proposed?

Additional information has been provided.

6. In the Land Use table – for multifamily, how many units total are proposed?

Additional information has been provided.

7. In the list of permitted uses there are few uses that there were some questions or revisions needed for:

- a. “Commercial uses revitalizing the old mill” is not clear regarding what uses will be permitted. Please revise to clarify.

Reference to the old mill under this section has been removed.

- b. Please give acreage estimates for amounts of acreage towards commercial uses and amounts of acreage towards residential uses.

Additional information has been provided.

- c. Please clarify what “other outdoor uses and ancillary uses” means.

Additional information has been provided.

- d. Please clarify what uses are included in “commercial retail.”

Reference to 'commercial' has been removed.

- e. Please remove "Commercial Signage" from this list of uses. If commercial uses are present and permitted, then commercial signage meeting the requirements of the Greenville County Sign Ordinance will be permitted.

It has been removed.

- f. Please combine medical facilities and medical office.

Revised.

- g. Please remove "group non-residential development and group residential development."

Revised.

- h. Please combine educational uses together in list, where the uses "school" and "college or university" will be sufficient. Commercial and non-commercial can also be included.

Revised.

- i. Please clarify that ABC (liquor sales) is a proposed permitted use for this project, as this use often is a concern in and close to residential communities and schools.

Revised.

- j. "Shopping Center" does not need to be included, as it is the uses allowed in the shopping center that will need to have approval/be permitted.

Revised.

- k. "Mixed Use" does not need to be included, as this list of uses and noting all of these items as permitted makes the site approved for mixed-use activities.

Revised.

- l. Please add "cemetery" to this list of permitted uses.

6.0

1. What does "internal setbacks shall only restrict height" mean? Please clarify that buildings and structures are not permitted within this area.

The term 'internal setbacks' has been changed to 'internal setbacks'. The intent is to limit the size of the building at the property boundary to that of existing uses. As we move into the site, the building size will increase, starting with one-story buildings at the property boundary and increasing to the desired size at the center of the site and along the river.

8.0

1. How many signs will there be total on site?

Not including individual use signs, there will be development signs at each entrance.

Will Serve Letters:

1. No Comments.

NRI:

1. The building on parcel 4 appears to be within the setback. Is this to be demolished or to receive a variance?
This is the existing open top water tank.
2. Please label what will be done with all existing buildings on site.
The intent is to renovate the existing buildings but the final decision will be based on structural analysis and suitability for redevelopment of each building.
3. Please remove reference to TT-RO1, which is not a zoning district per the Greenville County Zoning Ordinance.
Removed.

Concept Plan:

1. Please show and note screening for any commercial buildings that abut existing residential areas.
Notes have been added.
2. Please show how the allotted "3 Main Entrances" and "3 Secondary Entrances" as different on the plan to distinguish between them.
The entrances have been added.
3. Please show dimensions for parking, drive aisles, and sidewalks on the plan.
General notes have been added. The plans are very schematic in nature at this point and may change during FDP.
4. Please include the land use table on the Concept Plan.
The table has been added.
5. Please include a parking table on the Concept Plan.
A parking matrix has been added.
6. Please show and label the cemetery on the Concept Plan.
The cemetery has been added.

If you have any questions or concerns, please contact me at 864-271-0496 or pmills@sitedesign-inc.com.

Sincerely,
Site Design, Inc.



Paul F. Mills, P.E., Senior Project Manager