

Zoning Docket from September 18th, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-062	Nick Myers of Seamon Whiteside for Pinckney Street Partners, LLC 904 & 910 Pinckney St. and Pete Hollis Blvd., Greenville, SC 29609 0150000200102 & 0150000200103 I-1, Industrial District to FRD, Flexible Review District	23	Approval with condition			
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 18, 2023 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Bought the building back in 2018 • There are two garage bays at the end of the building that is being used for personal storage and would like to invest in the Poe Mill Community • Would like to create a community for artists and musicians to be able to have a space to record and also donate time to help teach music to kids in the area • Partnering with non-profits to assist with their efforts 2. Partner <ul style="list-style-type: none"> • Will be partnering with the Poe Mill Music • Supports the ability to share music with the community 3. Citizen <ul style="list-style-type: none"> • Pastor of a nearby church and agrees that a venue for kids to be able to learn music and have good influences • Community would benefit from having this space available <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For: Signatures – Letter - 1</p> <p>Against: Signatures –</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property consists of approximately 2.56 acres. • The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Mixed Employment Center</i>. The subject property is not part of any area or community plans. • Pinckney Street is a two-lane County-maintained local road. The parcel has approximately 300 feet of frontage along Pinckney Street. The parcel is approximately .08 miles north of the intersection of Pete Hollis Boulevard and Alexander Street. The property is not along a bus route. There are no sidewalks in the area. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are four schools within one mile of the site: Legacy Early College Washington, Bramlett, and Parker Campuses, as well as Stone Academy. • The applicant is requesting to rezone the property to FRD, Flexible Review District. The applicant is proposing I-1 Compatible Uses, Recording Studio, Concert Hall, Music School, and 					

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Private Club.

Project Information:

The applicant is proposing to modify the allowed uses on the property to create a music-centric facility. Building modifications are planned to facilitate this. Existing I-1 uses will also be allowed. The site consists of two parcels and is 2.56 acres.

Proposed Land Uses:

The intended use for the site is I-1 compatible uses, recording studio, concert hall (with indoor/outdoor music-based events with alcohol/food sales), music school, and private club.

Architectural Design:

The applicant states that the existing building will include storefront entries with aluminum canopies and wall sconces. An addition is planned for the recording studio which is to be constructed of painted CMU with portions incorporating a wall mural.

Access and Parking:

Parking for the site is accessed by a driveway off of Pinckney Street. Parking is to be shared between uses with different operational hours.

Landscaping and Buffering:

No new landscaping is proposed as part of this FRD.

Signage and Lighting:

The applicant states that signage will comply with the Greenville County Sign Ordinance. No new site lighting is currently proposed, be if needed will comply with Section 12:1.1 of the Greenville County Zoning Ordinance.

CONCLUSION and RECOMMENDATION:

The subject parcels, zoned I-1, Industrial District, are located along Pinckney Street, a two-lane, County-maintained local road. Staff is of the opinion that the proposed uses, as outlined in the Statement of Intent, will bring a community driven atmosphere to Poe Mill and have a positive impact on the surrounding area.

The development would have to meet the following conditions:

1. Submit a Final Development Plan for review and approval prior to the issuance of any land development or building permits.

Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District with the aforementioned condition.



Greenville County Planning Division
Department of Zoning Administration
301 University Ridge Suite S-3200
Greenville, SC 29601
Office: 864.467.7425

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Todd Baxley, Planner II

RE: CZ-2023-062

APPLICANT: Nick Myers of Seamon Whiteside for Pinkney Street Partners, LLC

PROPERTY LOCATION: 904 & 910 Pinkney St. and Pete Hollis Blvd., Greenville, SC 29609

PIN/TMS#(s): 0150000200102 & 0150000200103

EXISTING ZONING: I-1, Industrial District

REQUESTED ZONING: FRD, Flexible Review District

PROPOSED LAND USE: I-1 Compatible Uses, Recording Studio, Concert Hall, Music School, and Private Club

ACREAGE: 2.56

COUNCIL DISTRICT: 23 - Mitchell

ZONING HISTORY: This parcel was originally zoned I-1, Industrial District in April 1972 as part of Area 3. There have been no previous rezoning requests.

EXISTING LAND USE: Business Office

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	Industrial
East	I-1, FRD	Warehousing, Proposed Mixed-use Commercial
South	I-1	Vacant Land
West	I-1	Warehousing

WATER AVAILABILITY: Greenville Water – Annexation Required

SEWER AVAILABILITY: Metro District – Sewer is available

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Mixed Employment Center*. **Please refer to the Future Land Use Map at the end of the document. **

AREA AND COMMUNITY PLANS:

The subject property is not included in any area or community 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
Current	I-1	0 units/acre	2.56	0 units
Requested	FRD	0 units/acre		0 units

A successful rezoning would not allow for more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Pinckney Street is a two-lane County-maintained local road. The parcel has approximately 300 feet of frontage along Pinckney Street. The parcel is approximately .08 miles north of the intersection of Pete Hollis Boulevard and Alexander Street. The property is not along a bus route. There are no sidewalks in the area.

There are no traffic counts in the immediate area.

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are four schools within one mile of

the site: Legacy Early College Washington, Bramlett, and Parker Campuses, as well as Stone Academy.

REVIEW DISTRICT DETAILS:

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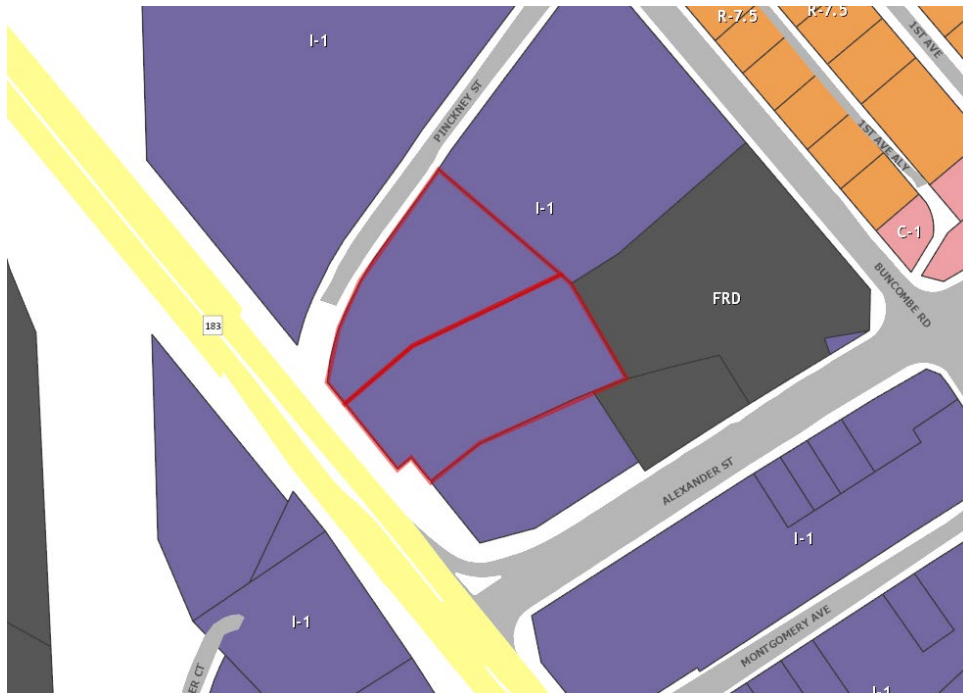
STAFF

RECOMMENDATION:

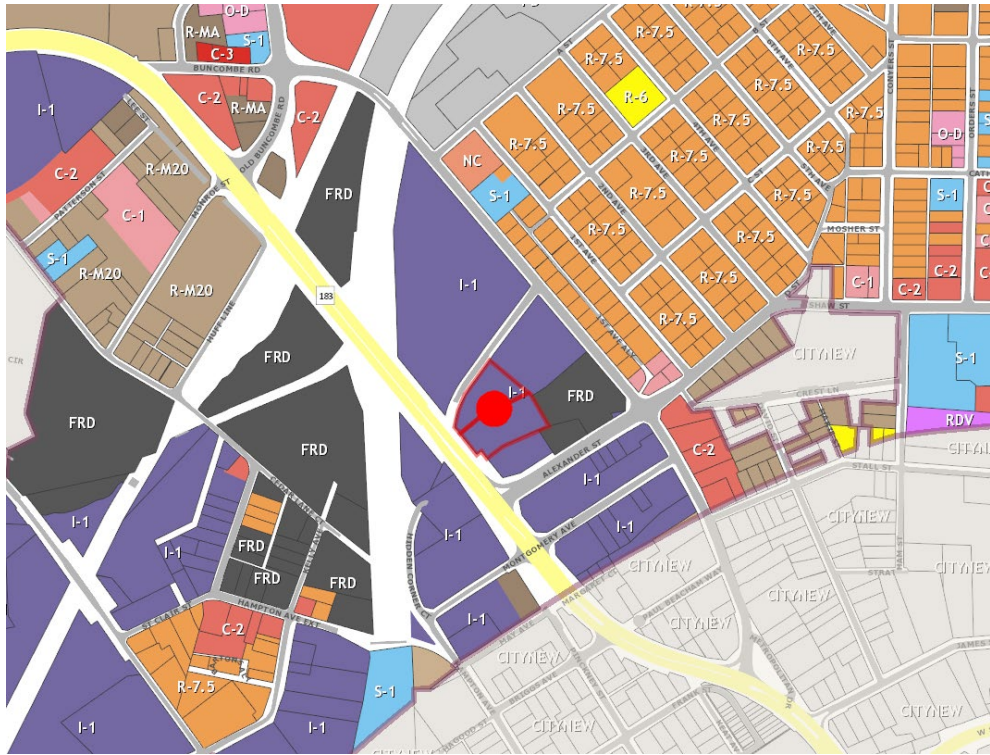
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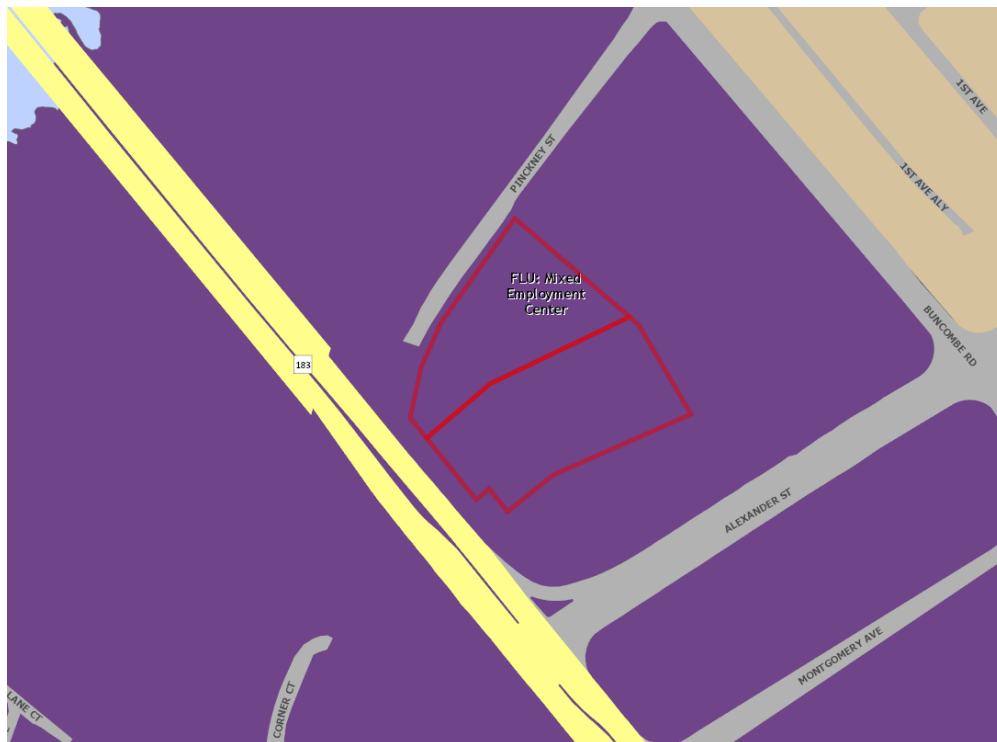
Aerial Photography, 2023



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map