ORDINANCE NUMBER 34-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY GREER MILL, LLC. LOCATED AT 300 CONNECTICUT AVENUE FROM I-1 (INDUSTRIAL DISTRICT) TO PD (PLANNED DEVELOPMENT DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Greer Mill, LLC. located at 300 Connecticut Avenue and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G008001600100 containing approximately 8.45 +/- acres marked as Exhibit A.

1. The owners desire to change the zoning classification of their property and have shown the need for such use to the Greer Planning Commission at a public hearing held on August 19, 2019.

2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to PD (Planned Development District).

3. The proposed use is in keeping with the general character of the surrounding property.

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

The zoning classification of property located at 300 Connecticut Avenue more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G008001600100 containing approximately 8.45 +/- acres attached
hereto marked as Exhibit A shall be changed from 1-1 (Industrial District) to PD (Planned Development District).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Judy Albert

First Reading: September 10, 2019

Second and Final Reading: September 24, 2019

Approved as to Form:

John B. Duggan, Esquire
City Attorney
Greer Mill Planned Development

Note: Proposed name may be different with submitted final development plans.

+/- 8.45 Acre Mixed Use Development
Design Review
Connecticut Avenue & Parker Street – Greer, South Carolina
August __, 2019

Applicant
James Bakker
701 Sugar Mill Rd
Greer, SC 29650
BH Holdings LLC
(843) 813-5557
James.bakker@att.net

Civil Engineer/Landscape Architect
SeamonWhiteside
1802 Drayton Rd, Suite 120A
Spartanburg, SC 29307
Danny Balon, P.E.
(864) 580-0492
dbalon@seamonwhiteside.com

Surveyor
Atlas Surveying, Inc.
570 Brookshire Rd, Unit D
Greer, SC 29651
John B. Black, PLS
(864) 655-5004
jblack@atlassurveying.com

A. STATEMENT OF INTENT

1.0 Community Development
The development planned for this +/− 8.45-acre tract (portion of TMS# G008001600100 and currently zoned I-1, Industrial District) located at the southeastern quadrant of the intersection of Connecticut Ave and Bobo St and at the southwestern quadrant of the intersection of Connecticut Ave and Parker St will utilize the Planned Development (PD) zoning designation. The development will consist of a mix of possible uses: multi-family apartments made up of studio, 1-bedroom, 2-bedroom and 3-bedroom units, a small boutique hotel, commercial space that could possibly include retail, office, a restaurant, a brewery, a gym or other commercial uses and a self-storage. Parking and related infrastructure will be built to City standards. Infrastructure improvements will consist of standard curb and gutter along internal roads, public sidewalks, public water mains, public sewer mains, storm drainage, and common grounds (open space and community areas) to be owned and maintained by the Owner.

A perimeter streetscape consisting of a grass verge, sidewalk, and street trees will be installed around the perimeter of the site, except where the existing topography of the site makes this unfeasible (as it does along the southeastern Haynes St frontage). Stormwater management best practices will be utilized to address stormwater runoff and water quality treatment for the development.

2.0 Phasing & Density
The proposed project intends to repurpose the existing mill facility as a mixed-use development. The proposed project may consist of up to 120 multi-family apartments, located inside the original mill building, made up of studio, 1-bedroom, 2-bedroom and 3-bedroom units. If the development proceeds as expected, build-out will be complete within 24 months.

3.0 Materials
Redevelopment of the project will follow the Secretary of Interior Standards for the Treatment of Historic Properties. All sitework and architectural design, and proposed demolition, will be subject to the review and approval by the South Carolina Historic Preservation Office and the National Park Service. Any material changes from the intended design, including demolition, will be provided for
further review. The intent of the design is to restore the existing mill building character by adding windows back in existing bricked up openings, removing unneeded additions to the historic buildings, and providing connectivity throughout the site for safe pedestrian access. New construction will be designed in context with the existing buildings and the surrounding neighborhood. Materials will include brick, glass, cementitious siding, metal siding, asphalt shingle roofing, membrane roofing, metal roofing, vinyl, fiberglass or aluminum operable windows, aluminum storefront and other compatible materials.

4.0 Amenities and Landscaping
The proposed development will include approximately 1.4 acres of common area. The central amenity feature / common area will include a pedestrian promenade with an outdoor seating. The primary entrance drive located off Parker Street will be landscaped to meet City requirements. Also, a perimeter sidewalk will connect the development's amenity areas.

The landscape will consist of street trees and foundation plantings. Parking areas will be planted to meet City requirements Canopy tree plantings shall be diverse in nature and a mixture of native/naturalized species shall be used.

5.0 Sewer/Water
There a multiple on-site sewer tie in points located on the southwest corner of the property. In addition, there are existing sewer mains located at the corner of Bobo St and Connecticut Ave and at the intersection of Parker St and Connecticut Avenue. Public water is available along Bobo St, Parker St, and a portion of Connecticut Ave. The new sewer and water mains will be built to public standards.

6.0 Setbacks/ Buffers
There will be no buffers or setbacks. The building is existing and the footprint is not changing.

7.0 Other Public Improvements and Facility Impact
All construction will be in accordance with applicable building codes, zoning ordinances, and all other state and local laws and ordinances.
ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date ________________________

(Feeds for this application are based on a sliding scale - See Fee Schedule)

Tax Map Number(s) G008001600100

Property Address(s) 300 Connecticut Avenue Greer, SC 29650

Acreage of Properties 8.451 County Greenville

Applicant Information
Name BH Holdings LLC, James Bakker
Address 701 Sugar Mill Rd
Greer, SC 29650
Contact Number (843) 813-5557
Email james.bakker@att.net

Property Owner Information
(if multiple owners, see back of sheet)
Name Greer Mill, LLC, Lawrence Black
Address 300 Connecticut Avenue
Greer, SC 29650
Contact Number (703) 593-2536
Email lawbla@southernbleachery.com

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described? Yes ____ No  ✓

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from I-1 Industrial District to PD Planned Development.

Existing Use: Industrial Proposed Use: Planned Development - Mixed Use Development

Signature(s) Lawrence Black
Managing Member

All zoning classifications, permitted uses and fees are available at www.cityofgreer.org

OFFICE USE ONLY
Date Filed ________________________ Case No. ________________________
Meeting Date ________________________

See Reverse
Complete the section below if multiple property owners

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Contact Number</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Contact Number</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Contact Number</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Contact Number</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Contact Number</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Contact Number</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Contact Number</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Contact Number</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Contact Number</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Contact Number</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Contact Number</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Contact Number</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Contact Number</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
DOCKET: RZ 2019-14
APPLICANT: James Bakker
PROPERTY LOCATION: 300 Connecticut Ave
TAX MAP NUMBER: G008001600100
EXISTING ZONING: I-1, Industrial
REQUEST: Rezone to PD, Planned Development
SIZE: 8.451 acres
COMPREHENSIVE PLAN: Employment Center surrounding by Residential Land Use 3 Community

**ANALYSIS:**

RZ 2019-14 is a rezoning request for a parcel located at 300 Connecticut Ave. The request is to rezone the parcel from I-1, industrial, to PD, Planned Development for a mixed-use development. The proposed redevelopment of the mill site will consist of up to 120 apartments, ranging from studios to 3 bedroom units, a potential small boutique hotel, commercial space and a small self storage. The site will consist of 1.4 acres of common space.

Surrounding land uses and zoning include:

North: C-2, Commercial and I-1, Industrial – Netalytics (Software Company) and Parking Lot
East: R-M1, Multi-Family Residential and C-2, Commercial – Occupied and Parking Lot (C-2, Commercial)
South: R-M1, Multi-Family Residential - Occupied
West: R-M1, Multi-Family Residential - Occupied

Annexation/Zoning/Rezoning History:

1991: Annexed and Zoned I-1, Industrial

The land use map in the Comprehensive Plan defines this property as an Employment Center surrounded by Residential Land Use 3 Community. These centers can range from retail uses to manufacturing uses. The intent of these centers is to provide employment opportunities for city residents as well as for people who may commute to these locations for work. Employment centers can also range in scale from single use buildings to large mixed use buildings to multiple-building complexes possibly containing office, commercial, service, warehousing and industrial uses. In addition to providing employment and shopping opportunities, employment centers can also include living possibilities. Supportive uses such as recreational, educational, and other public uses can be found in employment centers as well. Therefore, most of the city's zoning districts allowed land uses are permitted. Design standards may come into play when typical incompatible land uses are in close proximity to one another. The land use balance is about 10% residential and 90% non-residential. This property is surrounded by Residential Land Use 3 Community, which allows for multifamily developments, with density ranging for these areas 4.6+ units per acre.
When considering the requested PD zoning, staff should determine the following:

A. That the spirit of the zoning district shall not be violated.
B. That the proposed development will harmonize with existing developments.
C. That the proposed development will be a desirable addition to the physical pattern of the neighborhood.
D. That the design be such that additional traffic will not be a burden on existing streets.
E. That no adverse environmental impacts will be created by the proposed development.
F. That the visual appearance of the development will harmonize with the existing development.
G. That the architectural character blends with the surrounding area.

The developer of the Greer Mill project will be redeveloping this site to the Secretary of the Interior Standards for the Treatment of Historic Properties. The majority of the property will be redeveloped as residential with some commercial use, which is keeping with the character with the surrounding Greer Mill area. The redevelopment of the site will enhance the visual appearance in the surrounding community, and bring the site out of its current state of disrepair. Therefore, this is a compatible land use with the Comprehensive Plan and Zoning Ordinance. In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed zoning request. All comments from other agencies and departments in the City of Greer must also be met and a Final Development Plan must be approved before interior demolition and permits can be issued.

**STAFF RECOMMENDATION: Approval**

**ACTION:** Mr. Holland made a motion to approve RZ 2019-14. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0.