

**Zoning Docket from November 6, 2017 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-67	Amanda Morris Felton for Dorothy L. Butler-Austin Draper Street 0121000300600 and 0121000300700 R-7.5, Single-Family Residential to FRD, Flexible Review District	23	Approval with condition	Approval without condition 11/15/17	Approval without condition 11/20/17	
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on November 6, 2017 were:</b></p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> <li>• Currently have an architect firm that they would like to locate here</li> <li>• Property has been neglected for some time and wants to clean it up</li> <li>• Would like to save two huge oak trees on site</li> <li>• Will improve and maintain the site</li> <li>• Looking to build a total of 8 units in two buildings</li> <li>• Would match the artistic style of West Greenville</li> </ul> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> Applicant 9/11/17 and 9/20/17</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
<b>Staff Report</b>	<p>The subject parcel zoned R-7.5, Single-Family Residential, is 0.33 acres of property located on Draper Street approximately 0.75 miles east of the intersection of Old Easley Highway and White Horse Road. The parcel has approximately 300 feet of frontage along Draper Street.</p> <p>The proposed development consists of two buildings with a total of approximately 5,900 square feet. The applicant's proposed uses are flex space for offices, Art Studios and/or one bedroom apartments. The applicant states that both buildings will have a maximum height of 30 feet in the front and 20 feet in the rear. The proposed buildings will have Urban Industrial Design with a good portion of the front of the building being glass.</p> <p>The applicant is proposing a landscape buffer and an 8 foot privacy fence along the rear of the property. There are two Oak Specimen trees located on the site that the applicant is going to save on the site. Additional landscaping will be placed on the north, west and south sides of the site. Full cutoff light fixtures will be used for the site lighting.</p> <p>Draper Street currently in not drivable due to deteriorating pavement. The applicant is working with the County to improve the road and make it a one way circulation for the site. Draper Street only serves the two parcels being used for this project.</p> <p>The intent of the FRD, Flexible Review District, is to provide a way for inventive design to accomplish and permit development that cannot be achieved through conventional zoning districts. It is staff's opinion rezoning these parcels to FRD, Flexible Review District, is a compatible use for this area, an area of mixed uses such as residential and services zoning districts. Staff has a concern about the access point of Draper Street and Highway 124. It is staff's opinion the access for this development should be via the north end of Bryant Street to avoid the potential dangerous access point of Bryant Street, Draper Street, and Highway 124 intersection.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to FRD, Flexible</p>					

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	<p>Review District with the following condition:</p> <ul style="list-style-type: none"><li>• Change the access point of the development to the north end of Bryant Street and close off the access point at intersection of Bryant, Draper, and Highway 124.</li></ul>
<b>GCPC</b>	<p>At the November 15, 2017 Commission meeting, the Commissioners voted approval without the recommended condition since there could be several options the applicant could take in addressing the access point during the permitting process.</p>