

**Zoning Docket from October 18, 2021 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-95	Amanda Felton of Studio 511 fir Draper Creative, LLC Bryant Street and Draper Street 0121000300400 0121000300500, 0121000300600, 0121000300700 FRD, Flexible Review District and R-7.5, Single-family Residential to FRD-MC, Flexible Review District, Major Change	23	Approval with Condition			
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on October 18, 2021 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Previously approved Major Change was approved and due to traffic safety concerns, the revised layout was proposed with the addition of another parcel</li> <li>• Previous entrance will only be a fire lane access</li> <li>• Property has several utility easements</li> <li>• Providing additional green space with plaza and water feature as well as a destination playground</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff: 8/25/21</b></p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>ANALYSIS</b></p> <p>The subject property The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as <i>Traditional Neighborhood</i>. The subject property is part of the Brandon Community Plan and is designated as <i>Live and Play</i>. Floodplain is not present on the site. There are no known historic or cultural resources on the site. The site is adjacent to Railroad Right-of-Way. There are four schools located within one mile of the site: Alexander Elementary, Bethel Christian Academy, Hollis Academy, and Legacy Charter School. There are no bus stops in the area, nor are there any sidewalks along this property.</p> <p><b>SUMMARY</b></p> <p>The subject property is zoned FRD, Flexible Review District and R-7.5, Single-family Residential and is 1.03 acres of land located on Bryant Street, and is approximately 0.05 miles north of the intersection of Bryant Street and Pendleton Street (Highway 124). The subject parcel has approximately 183 feet of frontage along Bryant Street. The applicant is requesting to rezone the property to FRD-MC, Flexible Review District, Major Change.</p> <p>The applicant states that the proposed land use is for a mixed use development.</p> <p><b>PROJECT INFORMATION</b></p> <p>The applicant is proposing a mixed-use development along Bryant Street on a 1.03 acre site. The site will now consist of one building, as opposed to the two that were originally approved with the most recent Major Change application. This new building is proposed to be a maximum of 30,500 square feet and may include the applicant’s office and home, a restaurant, commercial space, 6 apartments,</p>					

## Zoning Docket from October 18, 2021 Public Hearing

and 5 mixed size condominiums. The proposed building will be a maximum of 68 feet in height. The applicant is proposing 47 parking spaces on site to meet a requested 25% reduction in parking.

The site will also include a leashed dog park, that will be hedged, and a plaza connecting the front and rear outdoor dining areas, which will have seating and a water feature. This Major Change includes a destination playground, as well.

### **Proposed Land Uses:**

The mix of uses on site is stated by the applicant to include the following: apartments, condominiums, a restaurant, commercial retail space, office space, a dog park as an amenity for the site's residents, and a destination playground.

### **Architectural Design:**

The building on site is proposed to be a contemporary style using the following materials: brick, concrete, metal or composite panels, or painted cement board. The main body of the building will be grey, while the inside of the apartment balconies will be engineered siding, composite panels, or painted cement board. Windows and glass garage doors will be clear anodized aluminum.

### **Access and Parking:**

The development will have both its ingress and egress on Bryant Street. Draper Street has been abandoned, and has now become interior to the development. The applicant is proposing 47 parking spaces on site, as well as requesting a 25% reduction in parking spaces. The applicant states that the reduction in parking is necessary due to a Duke Energy transmission line easement and a sewer main line easement on site, and that factors like close proximity to a public parking lot, a Greenville trolley stop, and bus stop, as well as overlap between usage of spaces will keep parking problems on site from occurring. Additionally, the applicant is proposing bike parking on site. The parking area will either be asphalt, concrete, gravel, or crushed stone. Residential parking will be provided by a mixture of garage parking within the building and parking in the parking lot. A covered structure is being proposed over a portion of the parking, and may have solar panels mounted to it to provide some portion of the project's electrical needs.

### **Landscaping and Buffering:**

The applicant states that landscaping will be provided to create a soft, neutral look, using native and low maintenance plants. Two large trees exist on site, and while the applicant is working with an arborist and landscape architect on the site, only one of these trees will be able to be retained at this time. The applicant is also proposing a 5 to 8 foot-wide buffer along Bryant Street, which will contain a new multi-stem tree, ornamental grasses that will be a minimum of 30 feet tall, and the site's signage. A minimum six-foot tall fence will be provided along the property line, and a variable-height fence that partially sits atop a retaining wall will run along the property line behind the building. Both fences will be made of either wood slats or corrugated steel.

### **Signage and Lighting:**

The applicant is proposing one main site sign that will be part of the buffer for the site, placed along Bryant Street. This sign will feature the name of the development as well as the address of the site, and be metal, backlit, and mounted on a concrete or brick wall. Additionally, individual tenant signs to meet the requirements of the Greenville County Sign Ordinance are proposed for within the development. Wayfinding signage is also proposed to be added at the corner of Bryant Street and Highway 124, to direct people to the development. The applicant states that this signage will meet the requirements for off-premise signage outlined in Section 8:6 of the Greenville County Sign Ordinance.

Drive aisle and parking area lighting will meet IESNA full-cut-off standards. Any lighting within the Duke Energy Easement will also comply with Duke's requirements. Other outdoor lighting may include walkway lights, tree up-lighting, landscape lighting and decorative hanging fixtures. All

**Zoning Docket from October 18, 2021 Public Hearing**

lighting will be placed and maintained to promote the safety of those on site, and so as not to create a nuisance to neighboring properties and adjacent roadways. Fixtures will not be mounted higher than 20 feet above finished grade.

**CONCLUSION**

The subject parcel zoned FRD, Flexible Review District and R-7.5, Single-family Residential is located along Bryant Street, a two-lane County-maintained local road. The requested changes to the FRD allow for increased safety in regards to traffic circulation, while still achieving many of the applicant's goals in the previously approved Flexible Review District. Staff is also of the opinion that the proposed 25% reduction in parking will not cause an adverse impact on the surrounding area due to the availability of shared and/or remote parking and other means of transportation.

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

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

**Zoning Docket from October 18, 2021 Public Hearing**

**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Megan Staton – Deputy Zoning Administrator

**RE:** CZ-2021-95

**APPLICANT:** Amanda Felton of Studio 511 for Draper Creative, LLC

**PROPERTY LOCATION:** Bryant Street and Draper Street

**PIN/TMS#(s):** 0121000300400, 0121000300500, 0121000300600, 0121000300700

**EXISTING ZONING:** R-7.5, Single-Family Residential District and FRD, Flexible Review District

**REQUESTED ZONING:** FRD-MC, Flexible Review District – Major Change

**PROPOSED LAND USE:** Mixed Use Development

**ACREAGE:** 1.03

**COUNCIL DISTRICT:** 23 – Norris

**ZONING HISTORY:** The subject was originally zoned R-7.5, Single-family Residential in June 1973 as part of Area 4A. Parcels 0121000300600 and 0121000300700 were previously part of a successful rezoning request in 2017, CZ-2017-67, from R-7.5 to FRD. Parcels 0121000300500, 0121000300600,

**Zoning Docket from October 18, 2021 Public Hearing**

0121000300700 were part of a subsequent successful rezoning request in early 2021, CZ-2021-09, from R-7.5 and FRD to FRD-MC.

**EXISTING LAND USE:** Vacant land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	Vacant land
East	R-7.5	Single-family residences
South	R-7.5	Single-family residences and vacant land
West	S-1	Automobile service facility

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Traditional Neighborhood*.

\*\*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 Brandon Community Plan and is designated as *Live and Play*. \*\*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-7.5 and FRD	12 units/acre	0.91 (previous)	10 units
Requested	FRD	12 units/acre	1.03	12 units

successful rezoning would allow for 2 additional dwelling units.

**ROADS AND TRAFFIC:**

Bryant Street is a two-lane County-maintained Residential road. The property previously had frontage along a portion of Draper Street that has been abandoned. The property has approximately 183 feet of frontage on Bryant Street. The property is approximately 0.05 miles north of the intersection of Bryant Street and Pendleton Street (Highway 124). There are no bus stops in the area, nor are there any sidewalks along this property.

Location of Traffic Count	Distance to Site	2011	2014	2019
---------------------------	------------------	------	------	------

**Zoning Docket from October 18, 2021 Public Hearing**

Pendleton Street (Highway 124)	520' E	7,000	6,900 -1.4%	8,100 +17.4%
--------------------------------	--------	-------	----------------	-----------------

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or cultural resources on the site. The site is adjacent to Railroad Right-of-Way. There are four schools located within one mile of the site: Alexander Elementary, Bethel Christian Academy, Hollis Academy, and Legacy Charter School.

**REVIEW DISTRICT DETAILS:**

**Project Information:**

The applicant is proposing a mixed-use development along Bryant Street on a 1.03 acre site. The site will now consist of one building, as opposed to the two that were originally approved with the most recent Major Change application. This new building is proposed to be a maximum of 30,500 square feet and may include the applicant's office and home, a restaurant, commercial space, 6 apartments, and 5 mixed size condominiums. The proposed building will be a maximum of 68 feet in height. The applicant is proposing 47 parking spaces on site to meet a requested 25% reduction in parking.

The site will also include a leashed dog park, that will be hedged, and a plaza connecting the front and rear outdoor dining areas, which will have seating and a water feature. This Major Change includes a destination playground, as well.

**Proposed Land Uses:**

The mix of uses on site is stated by the applicant to include the following: apartments, condominiums, a restaurant, commercial retail space, office space, a dog park as an amenity for the site's residents, and a destination playground.

**Architectural Design:**

The building on site is proposed to be a contemporary style using the following materials: brick, concrete, metal or composite panels, or painted cement board. The main body of the building will be grey, while the inside of the apartment balconies will be engineered siding, composite panels, or painted cement board. Windows and glass garage doors will be clear anodized aluminum.

**Access and Parking:**

The development will have both its ingress and egress on Bryant Street. Draper Street has been abandoned, and has now become interior to the development. The applicant is proposing 47

### **Zoning Docket from October 18, 2021 Public Hearing**

parking spaces on site, as well as requesting a 25% reduction in parking spaces. The applicant states that the reduction in parking is necessary due to a Duke Energy transmission line easement and a sewer main line easement on site, and that factors like close proximity to a public parking lot, a Greenville trolley stop, and bus stop, as well as overlap between usage of spaces will keep parking problems on site from occurring. Additionally, the applicant is proposing bike parking on site. The parking area will either be asphalt, concrete, gravel, or crushed stone. Residential parking will be provided by a mixture of garage parking within the building and parking in the parking lot. A covered structure is being proposed over a portion of the parking, and may have solar panels mounted to it to provide some portion of the project's electrical needs.

#### **Landscaping and Buffering:**

The applicant states that landscaping will be provided to create a soft, neutral look, using native and low maintenance plants. Two large trees exist on site, and while the applicant is working with an arborist and landscape architect on the site, only one of these trees will be able to be retained at this time. The applicant is also proposing a 5 to 8 foot-wide buffer along Bryant Street, which will contain a new multi-stem tree, ornamental grasses that will be a minimum of 30 feet tall, and the site's signage. A minimum six-foot tall fence will be provided along the property line, and a variable-height fence that partially sits atop a retaining wall will run along the property line behind the building. Both fences will be made of either wood slats or corrugated steel.

#### **Signage and Lighting:**

The applicant is proposing one main site sign that will be part of the buffer for the site, placed along Bryant Street. This sign will feature the name of the development as well as the address of the site, and be metal, backlit, and mounted on a concrete or brick wall. Additionally, individual tenant signs to meet the requirements of the Greenville County Sign Ordinance are proposed for within the development. Wayfinding signage is also proposed to be added at the corner of Bryant Street and Highway 124, to direct people to the development. The applicant states that this signage will meet the requirements for off-premise signage outlined in Section 8:6 of the Greenville County Sign Ordinance.

Drive aisle and parking area lighting will meet IESNA full-cut-off standards. Any lighting within the Duke Energy Easement will also comply with Duke's requirements. Other outdoor lighting may include walkway lights, tree up-lighting, landscape lighting and

**Zoning Docket from October 18, 2021 Public Hearing**

decorative hanging fixtures. All lighting will be placed and maintained to promote the safety of those on site, and so as not to create a nuisance to neighboring properties and adjacent roadways. Fixtures will not be mounted higher than 20 feet above finished grade.

**CONCLUSION:**

The subject parcel zoned FRD, Flexible Review District and R-7.5, Single-family Residential is located along Bryant Street, a two-lane County-maintained local road. The requested changes to the FRD allow for increased safety in regards to traffic circulation, while still achieving many of the applicant's goals in the previously approved Flexible Review District. Staff is also of the opinion that the proposed 25% reduction in parking will not cause an adverse impact on the surrounding area due to the availability of shared and/or remote parking and other means of transportation.

**STAFF**

**RECOMMENDATION:**

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

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



# Zoning Docket from October 18, 2021 Public Hearing

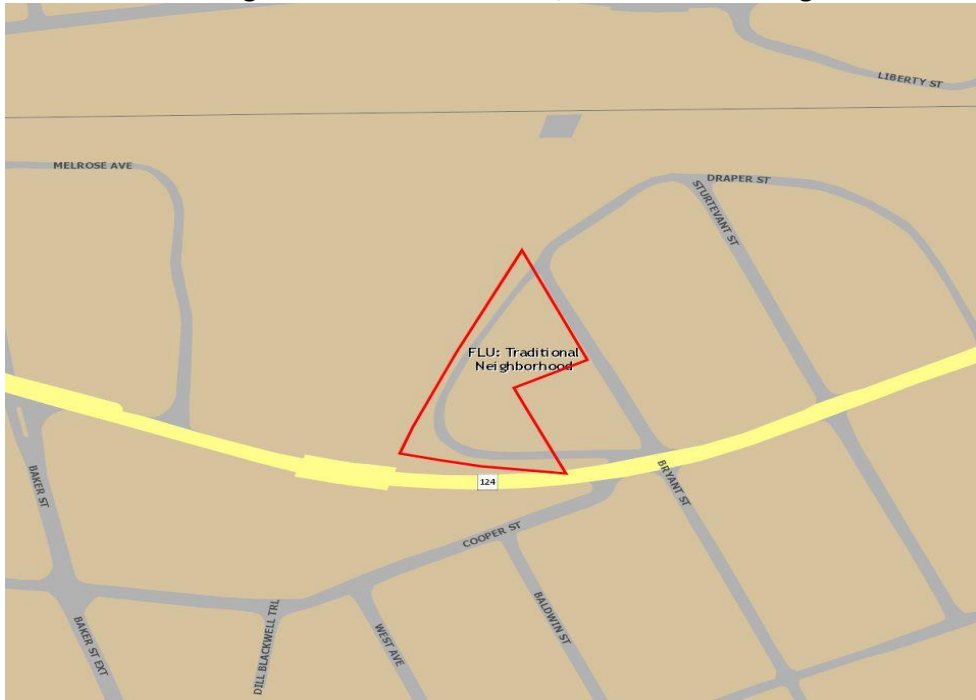


Aerial Photography, 2021

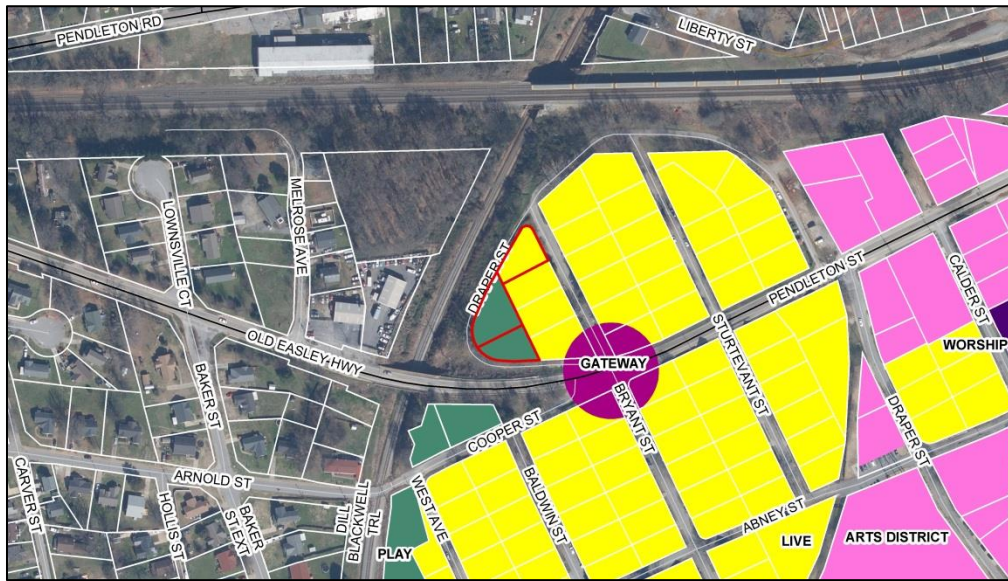


Zoning Map

**Zoning Docket from October 18, 2021 Public Hearing**



Plan Greenville County, Future Land Use Map



Brandon Community Plan