

Zoning Docket from April 18, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-038	Stephanie Gates, P.E. of Site Design, Inc. for Big Draper SC, LLC Draper Street, Greenville, SC 29611 0121001300500, 0121001300400, 0121001200200, & 0121001200300 R-7.5, Single-Family Residential District and O-D, Office District to FRD, Flexible Review District	23	Approval with Conditions			
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 18, 2022 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Proposing a 22 unit multifamily development constructed to appear as a townhome development without being subdivided • Will have walkways and pedestrian connectivity throughout the subdivision • Proposing any possible future connection to the Swamp Rabbit Trail <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For:</p> <p>None</p> <p>Against:</p> <p>None</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Traditional Neighborhood</i>. The subject property is part of the <u>Brandon Community Plan</u>, where it is designated as <i>Live/Work</i>. • Draper St. is a two-lane State-maintained local road. Abney St. is a two-lane State-maintained local road. Hwy 124 is a two-lane State-maintained arterial road. The parcel has approximately 392 feet of frontage along Draper St, approximately 150 feet of frontage along Abney St, and approximately 152 feet of frontage along Hwy 124. The parcel is approximately 0.83 miles east of the intersection of Hwy 124 and White Horse Rd. (Hwy 25). There are no bus routes at the site, however Route 506 is approximately 0.17 miles east at the intersection of Pendleton St & Lois Ave. 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. Two schools are located within one mile of the site: Legacy Charter School and Hollis Academy. • The subject property is zoned R-7.5, Single-Family Residential District & O-D, Office District and is 1.10 acres of land located on Draper St, Abney St, and Hwy 124. The applicant is requesting to rezone the property to FRD, Flexible Review District. • The applicant states that the proposed land use is for a multifamily development. 					

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PROJECT DETAILS

The applicant is proposing a multifamily development. The site consists of four parcels consisting of 1.10 acres that will feature 22 total apartments in four townhome-style buildings. The site will also allow for a 10 foot-wide spur of the Swamp Rabbit Trail on-site as well.

Proposed Land Uses:

The FRD is only intended to allow for multifamily development use at a density of 20 units per acre.

ARCHITECTURAL DESIGN:

The applicant states that the multifamily development will have the appearance of townhomes, but permitted as a multifamily development. The site will consist of four buildings: one will be oriented to face Highway 124 (or Pendleton St.), one will be oriented to face Abney St, and the two in the center of the site will be placed perpendicular to Draper Street, facing a common open space in the center of the site. The apartments will be situated in a way that mimics the streetscape of single-family homes across Draper St.

The applicant also states that the style of the apartments will be contemporary while using traditional materials and forms found in the Brandon Mill community. Offset pitch gabled roofs, lap siding, and front porches are stated to be used to reflect the mill village, while brick masonry and large window openings will be utilized to reflect the adjacent Historic Brandon Mill.

Access and Parking:

The site will be accessed off of two separate ingress/egress points along Draper St. Parking requirements outlined in Table 12.1 will be met utilizing on-site parking with 90-degree stalls. These spaces will be 9 feet by 20 feet. 6 ADA spaces will also be provided.

Landscaping and Buffering:

The applicant states that the requirements of Section 13.6 of the Greenville County Land Development Regulations, as well as Section 12 of the Greenville County Zoning Ordinance will be met. The applicant also states that a 6 foot wall, fence, berm or evergreen plant material will be used to provide appropriate screening along the west side of the site adjacent to the single-family residential uses. Existing trees are to be preserved to the fullest extent possible.

Signage and Lighting:

The applicant states that lighting will meet Section 10.1.1 of the Zoning Ordinance, and that lighting fixtures will be IESNA full-cutoff and will not be mounted in excess of 16 feet above finished grade. Lighting will also comply with Section 10.2.3 of the Greenville County Land Development Regulations. Signage will be placed on the corner of Hwy 124 (Pendleton St.) and Draper St. The applicant states that any signage will comply with the Greenville County Sign Ordinance, particular Section 8.5B.

CONCLUSION and RECOMMENDATION

The subject parcels, zoned R-7.5, Single-Family Residential, and O-D, Office District, are located along Draper St, a two-lane State-maintained local road, Abney St, a two lane State-maintained local road, and Hwy 124, a two-lane State-maintained arterial road. Staff is of the opinion that the request is appropriate for this area and adds infill housing to the area while also aligning with both the [Plan Greenville County Comprehensive Plan](#) and the [Brandon Community Plan](#) for the site. Additionally, the proposed development will complement the Brandon Mill Community.

The development would have to meet the following conditions:

1. Provide a Fire Will-Serve Letter.
2. 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 conditions.

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Greenville County Planning Division
Department of Zoning Administration
301 University Ridge Suite 4100
Greenville, SC 29601
Office: 864.467.7425
Fax: 864.467.7164

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Megan Staton, Deputy Zoning Administrator

RE: CZ-2022-038

APPLICANT: Stephanie Gates, P.E. of Site Design, Inc. for Big Draper SC, LLC

PROPERTY LOCATION: Draper Street, Greenville, SC 29611

PIN/TMS#(s): 0121001300500, 0121001300400, 0121001200200, & 0121001200300

EXISTING ZONING: R-7.5, Single-Family Residential District & O-D, Office District

REQUESTED ZONING: FRD, Flexible Review District

PROPOSED LAND USE: Multifamily Development

ACREAGE: 1.10

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: Parcels 0121001300500 and 0121001300400 were originally zoned R-7.5 and parcels 0121001200300 and 0121001200200 were originally zoned O-D in June of 1973 as part of Area 4A. There have been no previous rezoning requests for these parcels.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5	Single-Family Residential
East	S-1, C-2, R-7.5	Cabinet Shop and Single-Family Residential
South	R-7.5 & PD	Single-Family Residential and Multifamily Residential
West	R-7.5	Single-Family Residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro 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, where it is designated as *Live/Work*.

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

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	<i>R-7.5</i>	<i>5.8 units/acre (0.75 acres)</i>	<i>1.10</i>	<i>6 units</i>
	<i>O-D</i>	<i>0 units/acre (0.35 acres)</i>		
<i>Requested</i>	<i>FRD</i>	<i>20 units/acre</i>		<i>22 units</i>

A successful rezoning would allow for 16 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Draper St. is a two-lane State-maintained local road. Abney St. is a two-lane State-maintained local road. Hwy 124 is a two-lane State-maintained arterial road. The parcel has approximately 392 feet of frontage along Draper St, approximately 150 feet of frontage along

Abney St, and approximately 152 feet of frontage along Hwy 124. The parcel is approximately 0.83 miles east of the intersection of Hwy 124 and White Horse Rd. (Hwy 25). There are no bus routes at the site, however Route 506 is approximately 0.17 miles east at the intersection of Pendleton St & Lois Ave. There are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2013	2016	2019
Old Easley Highway (Hwy 124)	0' N	7,200	8,100 +0.125%	8,100 +0.0%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Two schools are located within one mile of the site: Legacy Charter School and Hollis Academy.

REVIEW DISTRICT DETAILS:

Project Information:

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CONCLUSION:

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STAFF**RECOMMENDATION:**

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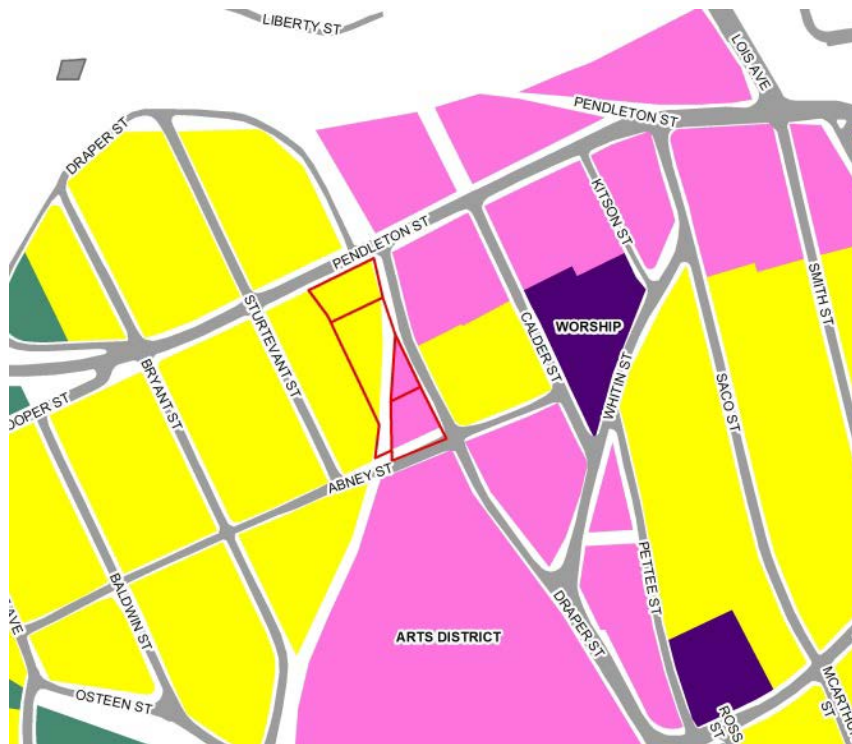
Aerial Photography, 2021



Zoning Map



Plan Greenville County, Future Land Use Map



Brandon Community Plan, Future Land Use Map