

Zoning Docket from January 11, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-09	Tom Felton of Studio 511 for Amanda Felton and Draper Creative, LLC Bryant Street and Draper Street 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 conditions	Approval with conditions	Approval with conditions	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 11, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Owner and architect • Mixed use project with a park-like setting • Will include applicant’s architecture studio and home, a restaurant, retail, and multifamily units • Would like to incorporate a live-work atmosphere • Expanding old FRD due to adding a lot, abandoning Draper Street, and changing the range of uses • Height and square footage of the buildings are expanding from previous approval • Keeping large trees on site with help of arborist • Wants to make a gateway to the Arts District with mural • Will be an active part of community <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: 3/3/20, 10/27/20, and 11/24/20</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>PROJECT INFORMATION:</p> <p>The applicant is proposing a mixed-use development along Bryant Street and Draper Street on a 0.87-acre parcel. The site will consist of two buildings: Building 1 will be a maximum of 15,000 square feet and may include a restaurant, commercial space, and four 3-bedroom apartments, while Building 2 will be a maximum of 10,500 square feet, and is stated to include the applicant’s office, the applicant’s home, commercial space, and two 2-bedroom apartments. Building 1 will be a maximum of 45 feet in height, and Building 2 will be a maximum of 55 feet in height. The applicant is proposing 32 parking spaces on site, and is requesting a 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.</p> <p>PROPOSED LAND USES:</p> <p>The proposed uses, as detailed in the Statement of Intent for this development, will be a mix of uses. The mix of uses on site is stated by the applicant to include the following: apartments, restaurant, commercial retail space, office space, and a dog park as an amenity for the site’s residents.</p> <p>ARCHITECTURAL DESIGN:</p>					

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There are two proposed buildings for this site. Building 1 will be black or grey and composed of either brick, metal, composite panels or painted cement board, with hoods that will be composed of engineered siding, composite panels, or painted cement board. The windows and glass garage doors on this building will be clear anodized aluminum in silver. Building 2 will be done in two phases. Building 2 Phase A will consist of a curtain wall or storefront made of clear anodized aluminum in silver with some black or grey components using the same material as Building 1, as well as hoods that will be similar to those on Building 1. Building 2 Phase B will be black or dark grey with materials matching the both Building 1 and Building 2 Phase A, with clear anodized silver windows.

ACCESS AND PARKING:

The development will be accessed along Bryant Street on to what is currently Draper Street. Draper Street is currently in the process of being abandoned, and will become the interior drive aisle for the development. The applicant is proposing 32 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. Two spaces will be relocated from surface parking to a garage under Building 2 Phase B, when this portion of the development is completed.

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 the applicant is working with an arborist to protect and keep these trees on site. The applicant is also proposing an 8 foot-wide buffer along Bryant Street, that 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 will run along the property line behind Building 1. 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. Lastly, the applicant is proposing a painted wall mural announcing the "Greenville Arts District" on the side of Building 2 Phase A, where it faces the Highway 124 Bridge.

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 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 parcels, zoned FRD, Flexible Review District and R-7.5, Single-family Residential are located along Bryan St., a County-maintained residential road. The applicant is requesting FRD-MC, Flexible Review District – Major Change to expand the zoning to allow for additional land uses, density and acreage from what was previously approved for this FRD. Staff is of the opinion that, since these parcels are an anchoring point for the Village of West Greenville, the expansion of the

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	<p>Flexible Review District would not adversely impact the neighborhood.</p> <p>Based on these reasons, staff recommends approval with the following conditions:</p> <ol style="list-style-type: none">1. The applicant will need to work with SCDOT and/or Greenville County Roads and Bridges to determine the safest egress for their development, Bryant Street, and Highway 124.2. Submit a site plan for review and approval before the issuance of any land development or building permits.
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