

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		
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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Greenville County Planning and Zoning Division
(864) 467-7425
www.greenvillecounty.org

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton – Deputy Zoning Administrator/Principal Planner

RE: CZ-2021-09

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

PROPERTY LOCATION: Bryant Street and Draper Street

PIN/TMS#(s): 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: 0.87

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.

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	5.8 units/acre	0.87	5 units
Requested	FRD	N/A		7 units

A successful rezoning would allow for 2 additional dwelling units.

ROADS AND TRAFFIC: Bryant Street is a two-lane County-maintained Residential road. Draper Street is one-lane County-maintained Residential road, which is currently going through the process for abandonment. The parcel has approximately 97 feet of frontage on Bryant Street. The parcel 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
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:

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Proposed Land Uses:

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.

Architectural Design:

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 both Building 1 and Building 2 Phase A, with clear anodized silver windows.

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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.

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STAFF

RECOMMENDATION:

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

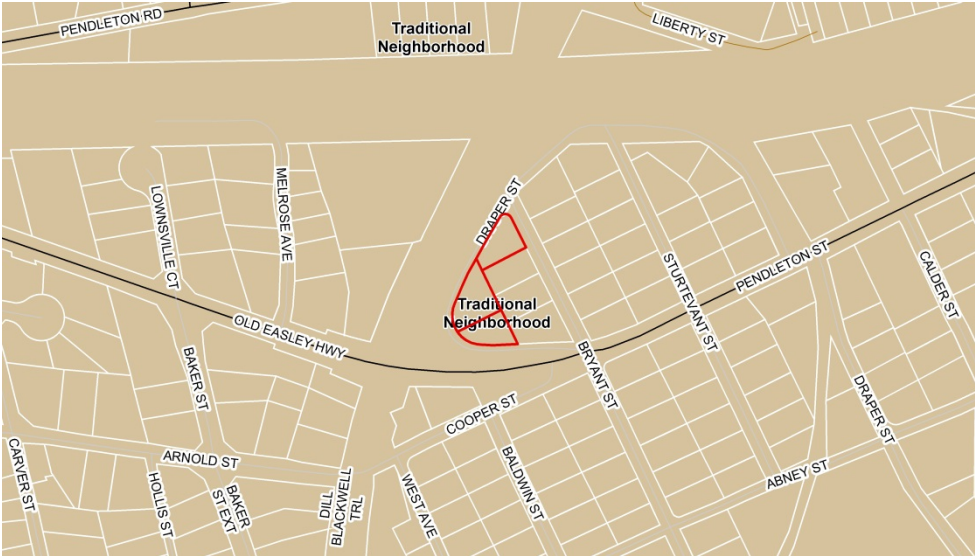
1. The applicant will need to work with SCDOT and/or Greenville County Roads and Bridges to determine the safest egress for their development, Bryant Street, and Highway 124.
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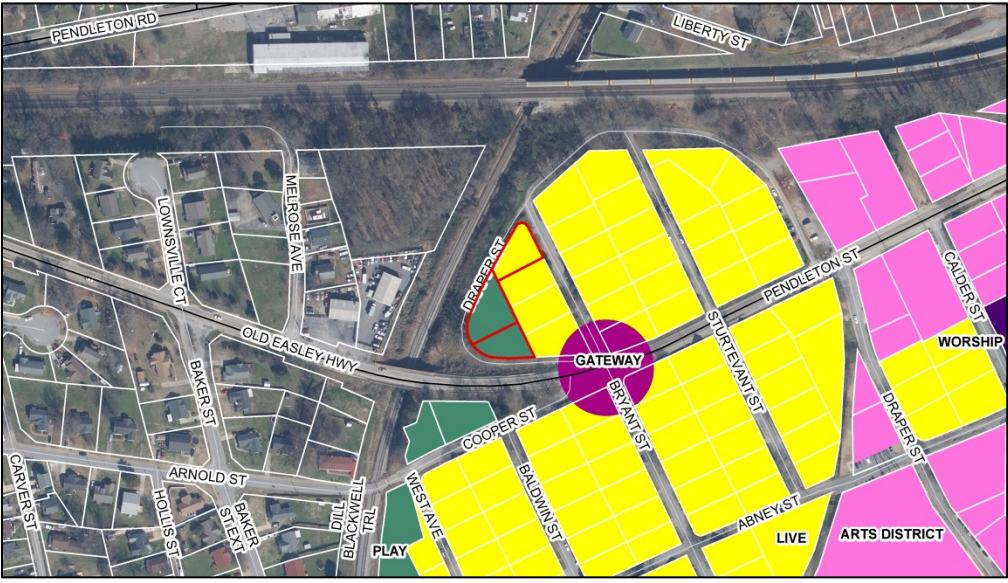
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



Brandon Community Plan



Meagan Staton
Office of the Zoning Administrator
(864) 467-7288
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January 5, 2021

Tom and Amanda Felton
7 Albain Circle
Greenville, SC 29617

RE: Bryant Street, Draper Creative Staff Comment letter; CZ-2021-09

Dear Mr. Felton and Mrs. Felton,

Below are Staff's comments regarding the FRD, Flexible Review District submittal for the above mentioned project. The comments are divided into those relating to the Statement of Intent and those relating to the submitted drawings. Comments are made in the order that they appear for your convenience and tracking. **Please refer to the bottom of these comments for information on your resubmittal.**

Statement of Intent

Page 1

1. Please revise reference of "Gville" to read "Greenville." **OK.**

Page 2

1. Under "Project Details – 1. Site Size and Land Use," please include full land use table as shown in #8 below to show the square footage for each use and the size of each building on site. **OK. I moved the table from #8 to here.**

Page 3

1. Under "5. Public Improvements – Neighborhood Amenities," it is stated that there will be a hedged dog park. Please state whether this area will be an on-leash or off-leash area. If off-leash, please describe how the hedged enclosure will maintain security for dogs inside. **OK. Dogs will be leashed.**

Page 4

1. For "Off-Site Connectivity" please state whether there are any bike lanes nearby, as well as if there are any additional bike safety measures on-site. **OK. There are no nearby bike lanes.**
2. For "6. Adequate Parking," please update required parking counts to match requirements found in Table 12.1 of the Zoning Ordinance. **OK. Parking updated to match Table 12.1 of Ordinance.**
3. Due to the Temporary Parking requirement by SCDOT, please label the resident spaces, ensuring that they are outside of the Duke Easement area. **OK. Noted in parking notes section on drawing.**
4. For overflow parking areas, please ensure that these areas are within 400 feet of the site, and provide a written agreement between any property owners of these particular parking areas. **OK. No possible overflow areas are within 400', so this was removed.**
5. Please note in the adequate parking section that the parking will be stone aggregate, and that wheel stops will be provided for each space. **OK.**

Page 6

1. Please note that this development will meet the landscaping requirements found in Section 12 of the Greenville County Zoning Ordinance. **A deviation from the requirements in Section 12 is that I would like to use ornamental grasses in the buffer rather than evergreens. I specified this in SOI and gave my rationale for why I believe this change meets the intention of the requirements.**

Page 7

1. Under “Screening,” please give the maximum height for the variable-height fence. **OK.**
2. Please describe why and how the height of the fence will vary. **OK. The fence varies in height due to the slope of the land.**
3. Please give the size and material of the proposed fences. **OK.**
4. The Concept Plan shows a retaining wall behind Building 1. Please note this retaining wall in the SOI, and give information regarding its material and size. **Ok. Noted in SOI and on drawing.**

Page 8

1. The wayfinding sign mention in the second paragraph under signage, will need to meet requirements for off-premise signage in the Greenville County Sign Ordinance. Please state this in the SOI. Additionally, the plans show wayfinding signage attached to a road sign, please revise this to show the wayfinding sign separately. **OK.**
2. Please state that the off-premise sign will meet Section 8:6 of the Greenville County Sign Ordinance. **OK.**
3. Please note the total number, maximum size, location, and material of tenant signs. **The tenant signs are not yet designed. I state that, when designed, they will conform to Greenville County Sign Ordinance standards. This would seem to be sufficient.**
4. Please note and revise plan to reflect that the backlit words on the mural do count towards signage requirements for the site and will need to adhere to the Greenville County Sign Ordinance. **Removed from SOI. The letters in the mural were only intended to be painted as part of the mural. Saying they were back lit was a mistake.**
5. Please remove reference to off-premise lighting in the SOI. **OK. Also removed on concept plan.**

Will Serve Letters:

1. Water Service must be provided, along with documentation, as a condition of approval for this rezoning. **Understood. I noted this in several places in the SOI: In the “construction phasing” section, the “impact on public facilities” section, and on the Greenville Water “will serve” letter.**

Concept Plan:

1. Please include “stone” on areas labeled “aggregate parking area.” **OK.**
2. For the “Future Driveway to the Garage Under Building Two,” please state how this will impact the two parking spaces shown in that area, and include the material and width of the drive. **OK. The material is grass over a supporting grid, so the driveway disappears. The width is 9’ because it is a private drive for our residence. The two site parking spaces lost due to the construction of the driveway will be replaced by the two new spaces created under Building Two.**
3. Please provide additional screening, vegetation, vegetative wall or canopy trees between Building One and the property line. **We hope the attractive fence is sufficient because we are very tight on space for outdoor use behind that building, which we would like for the residents and restaurant. The houses on Bryant that back up to that fence have many sheds along their rear property lines.**
4. Staff has serious safety concerns with the intersection of the egress point of your development, Bryant St., and Pendleton St. Staff recommends providing an island extending from the parcel on the corner (0121000300200) out towards Pendleton St. creating a separate connection point to Pendleton St. It would be up to SCDOT as to the turn lanes and if they would allow for a right/left turn or a right turn only. **I will contact Brandon Wilson at SCDOT to see about striping this area of pavement—and to see what type of turn lane they will allow for.**

These changes may be made and submitted now, but must be resubmitted no later than noon of business day on Friday, January 8, 2021 in time to get the revised plans and Statement of Intent into our staff report. **Staff will utilize this letter as conditions of approval.** Prior to submittal of future permits, all changes referenced in this letter dated January 5, 2020 shall be corrected to staff’s satisfaction. **Please also provide written responses to these comments.**

Please let us know how you would like to proceed.

Sincerely,

/S/

Meagan Staton

Deputy Zoning Administrator/Principal Planner