

Zoning Docket from September 19, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-078	Amanda Morris Felton of Draper Creative, LLC for Robert Jones, Jr. 20 Draper St., Greenville, SC 29611 0121002100300 O-D, Office District to N-C, Neighborhood Commercial	23	Approval with condition	Approval with condition 9-28-22	Approval with condition 10-3-22	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 19, 2022 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Would like to rezone to be able to have a small mixed use development for their residence, coffee shop, office, and retail in the existing building with a small second story expansion <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u></p> <p>None</p> <p><u>Against:</u></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 Comprehensive Plan</u>, 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>Arts District</i>. • Draper Street is a two-lane County-maintained residential collector road and the parcel has approximately 140 feet of frontage along Draper Street. Abney Street is a two-lane County-maintained local road and the parcel has approximately 184 feet of frontage along Abney Street. The parcel is approximately 0.08 miles south of the intersection of Draper Street and Pendleton Street, near Brandon Mill. The property is not along a bus route, but Route 506 is approximately 0.3 miles away at the intersection of Pendleton Street, Lois Avenue, and Smith Street. 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. Three schools are located within one mile of the site: Alexander Elementary, Hollis Academy, and Legacy Charter School. • The applicant is requesting to rezone the property to NC, Neighborhood Commercial. The applicant is proposing mixed uses. <p>CONCLUSION and RECOMMENDATION</p>					