

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			
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>					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Lisa Mann, Planner II

RE: CZ-2022-078

APPLICANT: Amanda Morris Felton of Draper Creative, LLC for
Robert Jones, Jr.

PROPERTY LOCATION: 20 Draper St., Greenville, SC 29611

PIN/TMS#(s): 0121002100300

EXISTING ZONING: O-D, Office District

REQUESTED ZONING: NC, Neighborhood Commercial District

PROPOSED LAND USE: Mixed Use

ACREAGE: .46

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The subject property was originally zoned O-D, Office District in June 1973 as part of Area 4A. There have been no other rezoning requests.

EXISTING LAND USE: Vacant office

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5	Single-Family Residential
East	O-D	Parking Lot
South	O-D	Single-Family Residential
West	PD	Brandon Mill, Mixed Use

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 *Arts District*.

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	O-D	N/a	.46	0 units
Requested	NC	10 units/acre		4 units

A successful rezoning would not allow for 4 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

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.

There are no traffic counts for the immediate area.

CULTURAL AND ENVIRONMENTAL:

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.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing a mixed use building with an architecture firm, interior design firm, and coffee shop on the first floor as well as an owner's residence on the second floor.

Proposed Land Uses:

The intended uses for the site are office, retail, restaurant, and residential.

ARCHITECTURAL DESIGN:

The building has existing brick and block, which will be painted. The second floor addition will be metal clad or hardiboard and windows and doors will be anodized aluminum.

ACCESS AND PARKING:

The site will be accessed from Draper Street with egress on Abney Street.

LANDSCAPE AND BUFFERING:

A side yard buffer will be provided to the south adjacent to an existing decorative fence. The buffer will consist of ornamental grasses (such as sea oats). A 6 foot opaque fence will be provided to the south where buffering is not provided.

SIGNAGE AND LIGHTING:

An existing power pole with site lighting will be provided.

CONCLUSION:

The subject parcel, zoned O-D, Office District, is located along Draper Street, a two-lane County-maintained residential collector road and Abney Street, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to NC, Neighborhood Commercial which would allow for office, as well as retail, restaurant, and residential uses is consistent with the Plan Greenville County Comprehensive Plan, which designates the area as Traditional Neighborhood.

The development would have to meet the following condition:

1. Submit a Final Development Plan for review and approval prior to the issuance of any land development or building permits.

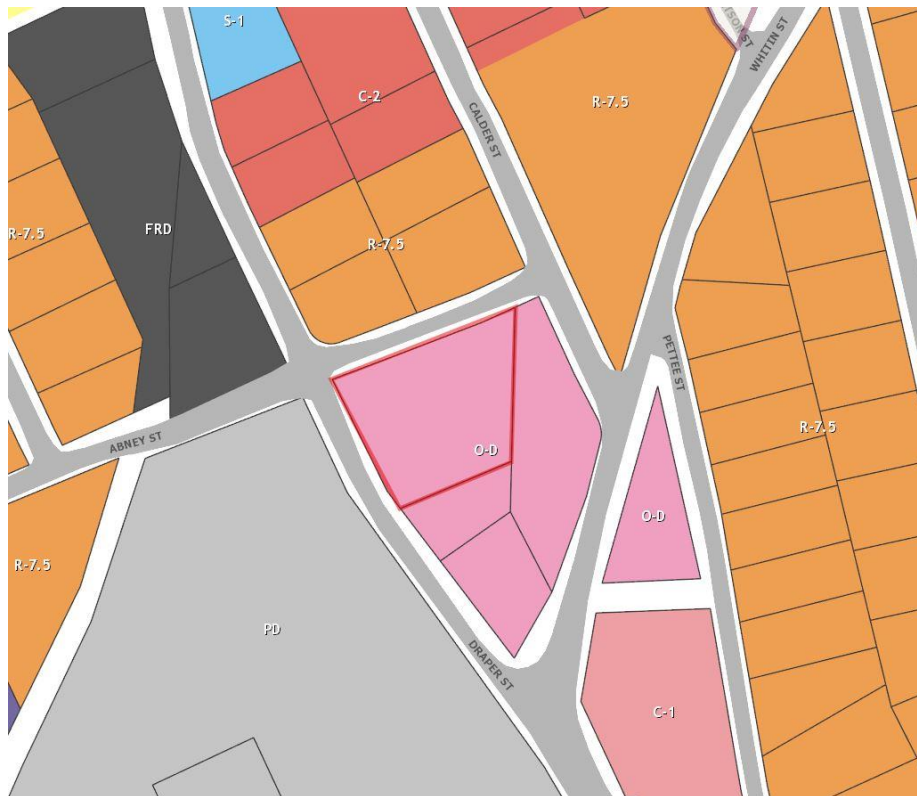
STAFF

RECOMMENDATION:

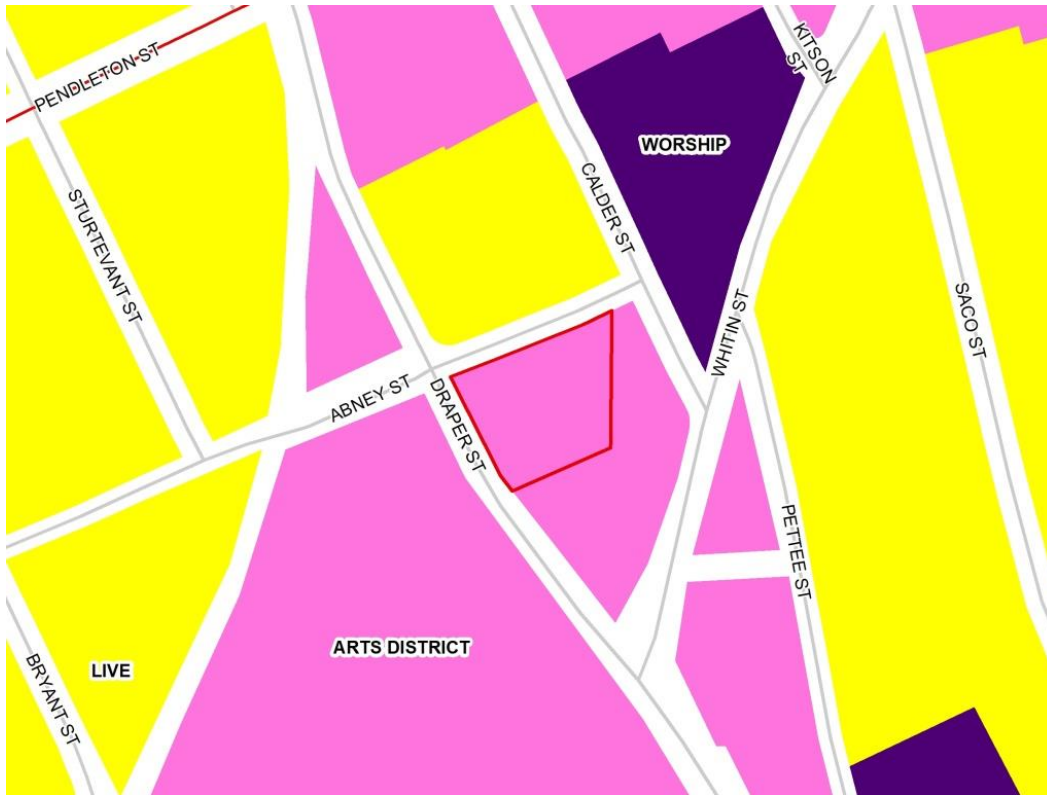
Based on these reasons, staff recommends approval of the requested rezoning to NC, Neighborhood Commercial with the aforementioned condition.



Aerial Photography, 2022



Zoning Map, Zoomed In



Brandon Community Plan, Future Land Use Map