

Zoning Docket from April 20, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-28	William Johnson on behalf of Home Fur A While 2956 New Easley Hwy. 0239040100810 C-2, Commercial to FRD, Flexible Review District	23	Approval with condition	Approval with condition 4-29-20		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 20, 2020 were:</p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> Bought property in November and tried to rezone with straight zoning; already has everything installed – nothing’s left to complete but the zoning; neighbors support the request <p><u>Speakers Against:</u> 1) none</p> <p>List of meetings with staff: Applicant – 2/14/20</p>					<p><u>Petition/Letter For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>ANALYSIS: The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan and is designated as <i>Rural Corridor</i>, which calls for primary uses of greenhouses and nurseries, agriculture, warehouses, and highway commercial and has a gross density of 1 dwelling unit per 2+ acres. It is also part of the Riverdale-Tanglewood Area Plan and designated as <i>Commercial</i>. The parcel is approximately 1.46 miles west of New Easley Highway (S-123) and White Horse Road (SC-25). There are not sidewalks or bus stops in the immediate area.</p> <p>REVIEW DISTRICT DETAILS:</p> <p>Project Information: The applicant is proposing to open a dog boarding/kennel on the site. They will also be providing dog daycare with office space. They will be utilizing the existing building on site and converting a portion of the existing paved parking lot to outdoor play area for the dogs. The applicant has stated that all uses allowed under the C-2 zoning classification with the addition of Kennels/Outdoor Runs. The most recent use of the property was for a drug store.</p> <p>Architectural Design: The existing building is 4,800 sq. ft. and will be broken down into office space, indoor daycare and some boarding space. The maximum height for this structure is 19’ from the ground. It is built as a steel frame structure with painted wood exterior.</p> <p>The area of the existing parking lot located within the enclosed dog area has been changed to provide space for the dogs to have outdoor play. The existing asphalt parking lot within the enclosed dog area has been covered with “playground” type wood chips.</p> <p>Access and Parking: The applicant is proposing to use 26 of the existing parking spaces that will be accessed off of New Easley Highway via an existing shared driveway within an easement across parcel 0239040100813.</p> <p>Landscaping and Buffering: The site benefits from an abundance of existing vegetation both inside and outside the recently installed privacy fence that surrounds the majority of the site. The applicant states that no additional</p>					

Zoning Docket from April 20, 2020 Public Hearing

landscape or screening will be needed due to the surrounding uses being both C-2 and S-1 consisting of vacant land.

Signage and Lighting:

The applicant states that only the existing sign will be used for this development. The sign was existing from the past use and the applicant only changed the panels to advertise for the new business.

There will not be any new lighting installed on site. There are some existing floodlights mounted on the building for the parking lot and within the enclosed dog area and will provide full cut-off capabilities.

Conclusion:

According to the Plan Greenville County Comprehensive Plan, this area is designated as *Rural Corridor* use in the Future Land Use section. It is also designated as *Commercial* in the Riverdale-Tanglewood Area Plan. The proposed uses of dog boarding with kennels and outdoor dog runs are consistent with the Comprehensive Plan and the Area Plan because they are seen as service/commercial type uses. Both the comprehensive plan and the area plan allow for commercial uses along this road, which is in keeping with those proposed in this FRD. The proposed development will have to meet the following condition:

1. Submit and have the Final Development Plan approved before submitting for any Land Development or Building Permits.

Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District with condition.



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

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Joshua Henderson

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-28

APPLICANT: William Johnson on behalf of Home Fur A While

PROPERTY LOCATION: 2956 New Easley Hwy.

PIN/TMS#(s): 0239040100810

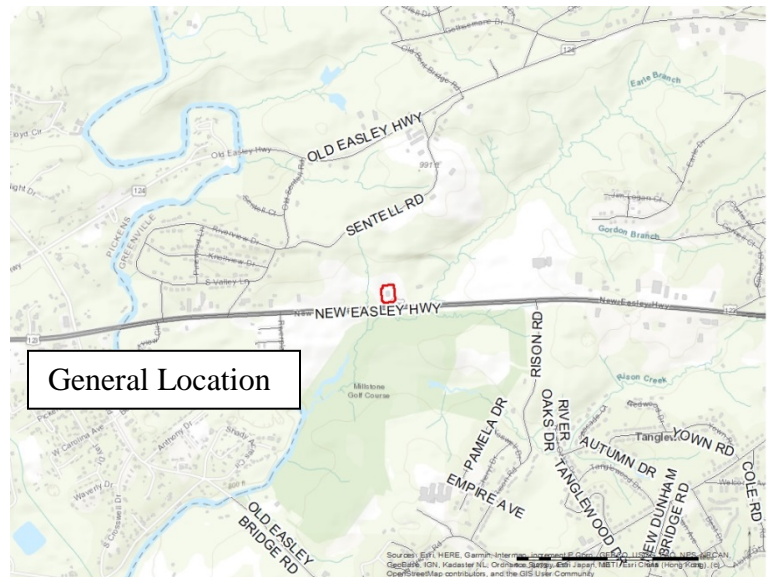
EXISTING ZONING: C-2, Commercial

REQUESTED ZONING AND LAND USE: FRD, Flexible Review District
Proposed dog daycare with kennels with outdoor runs

ACREAGE: 1.49

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in June 1973 as



part of Area 4A. There was an unsuccessful I-1 rezoning request that included this parcel in 1980, CZ-1980-29. There were two successful rezoning requests for this parcel, the first in 1982, CZ-1982-58, from R-S to R-M, and the second in 1998, CZ-1998-62, from R-M to C-2.

EXISTING LAND USE: Dog boarding

AREA CHARACTERISTICS:

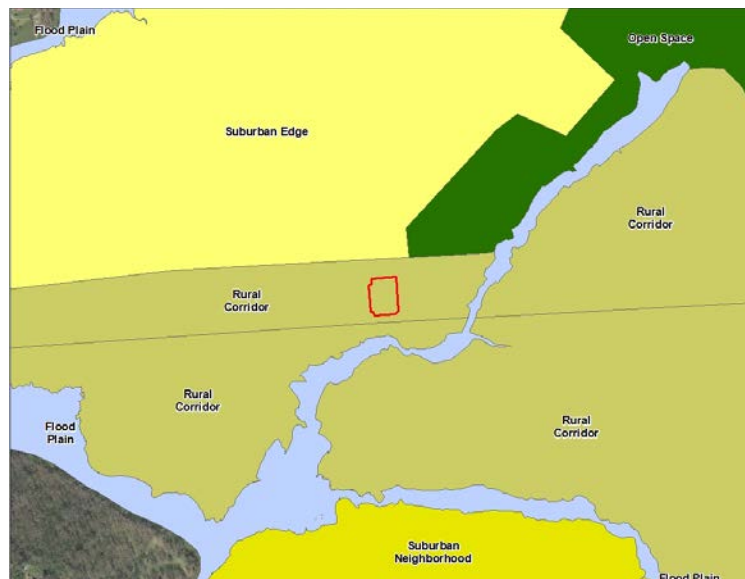
Direction	Zoning	Land Use
North	S-1	earthen material storage
East	C-2	vacant land
South	PD	vacant land
West	C-2	vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan and is designated as *Rural Corridor*, which calls for primary uses of greenhouses and nurseries, agriculture, warehouses, and highway commercial and has a gross density of 1 dwelling unit per 2+ acres.



Plan Greenville County, Future Land Use Map



RC RURAL CORRIDOR

Place Type Characteristics

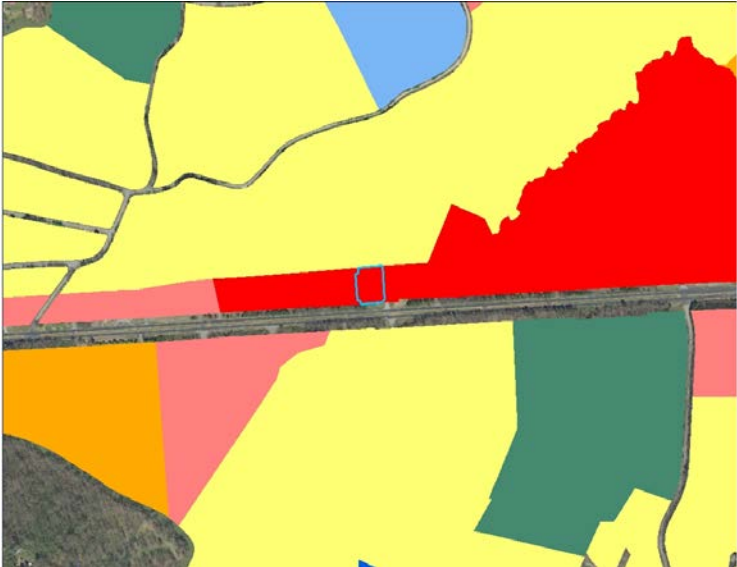
Rural Corridors contain a mix of mostly lower-density residential uses with agricultural, service, or industrial uses. Rural Corridors are typically located along arterial highways and may connect to denser suburban or urban areas.

Primary Uses	Greenhouses and nurseries, agriculture, warehouses, highway commercial
Secondary Uses	Single-family residential, parks and open space
Gross Density	1 dwelling per 2+ acres
Transportation	Automobile-oriented, multi-purpose trails, access management highways
Parking	Surface parking
Open Space	Farmland and natural areas, large passive parks

Plan Greenville County, Character Area Type Card

AREA AND COMMUNITY PLANS:

This parcel is included in the Riverdale – Tanglewood Area Plan and designated as *Commercial*.



Riverdale-Tanglewood Area Plan, Future Land Use

ROADS AND TRAFFIC: New Easley Highway: four-lane State-maintained arterial road and the parcel has approximately 175 feet of road frontage.

The parcel is approximately 1.46 miles west of New Easley Highway (S-123) and White Horse Road (SC-25). There are not sidewalks or bus stops in the immediate area. Below is the traffic count for the area.

Location of Traffic Count	Distance to Site	2011	2014	2018
New Easley Highway	3,160' E	20,900	19,700 - 5.74%	21,700 +10.15%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic resources on this site, nor are there any significant environmental or cultural features.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing to open a dog boarding/kennel on the site. They will also be providing dog daycare, along with office space. They will be utilizing the existing building on site and converting a portion of the existing paved parking lot to an outdoor play area for the dogs. The applicant has stated that all uses allowed under the C-2 zoning classification with the addition of Kennels/Outdoor Runs are included in this request. The most recent use of the property was for a drug store.

Architectural Design:

The existing building is 4,800 sq. ft. and will be broken down into office space, indoor dog daycare and some dog boarding space. The maximum height for this structure is 19' from the ground. It is built as a steel frame structure with painted wood exterior.

The area of the existing parking lot located within the enclosed dog area has been changed to provide space for the dogs to have outdoor play. The existing asphalt parking lot within the enclosed dog area has been covered with "playground" type wood chips.

Access and Parking:

The applicant is proposing to use 26 of the existing parking spaces that will be accessed off of New Easley Highway via an existing shared driveway within an easement across parcel 0239040100813.

Landscaping and Buffering:

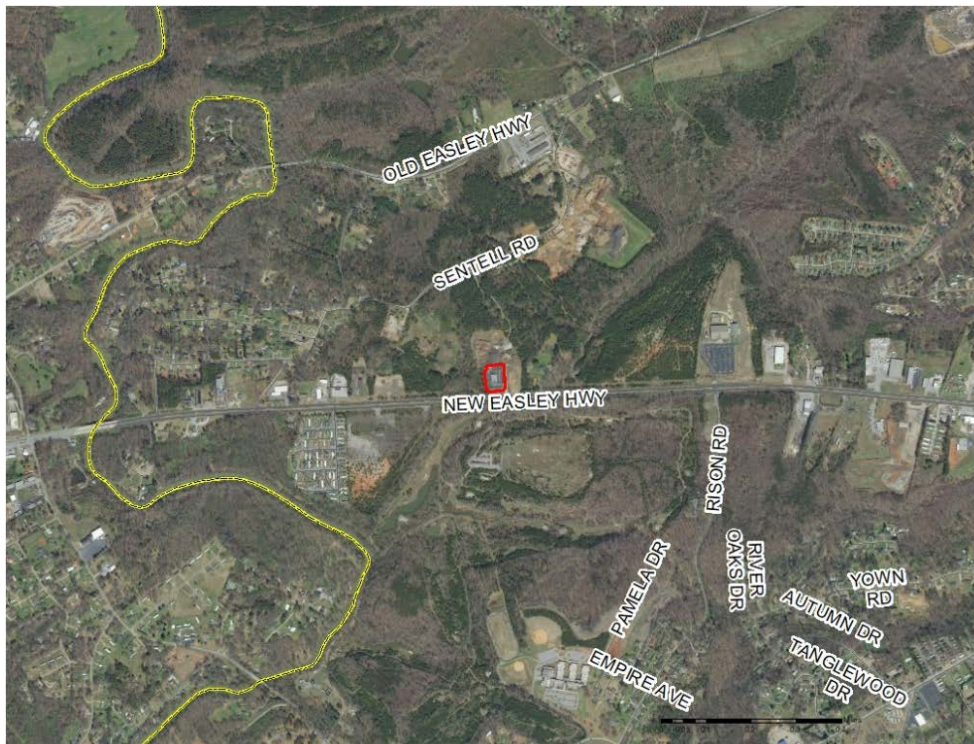
The site benefits from an abundance of existing vegetation both inside and outside the recently installed privacy fence that surrounds the majority of the site. The applicant states that no additional landscape or screening will be needed due to the surrounding uses being both C-2

and S-1 consisting of vacant land.

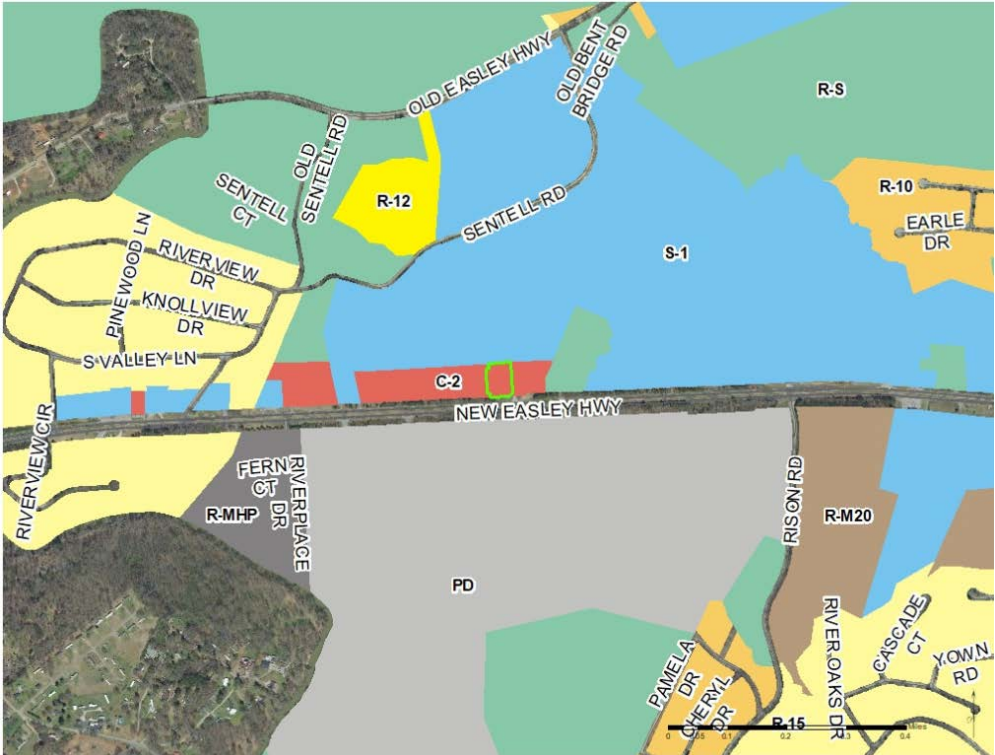
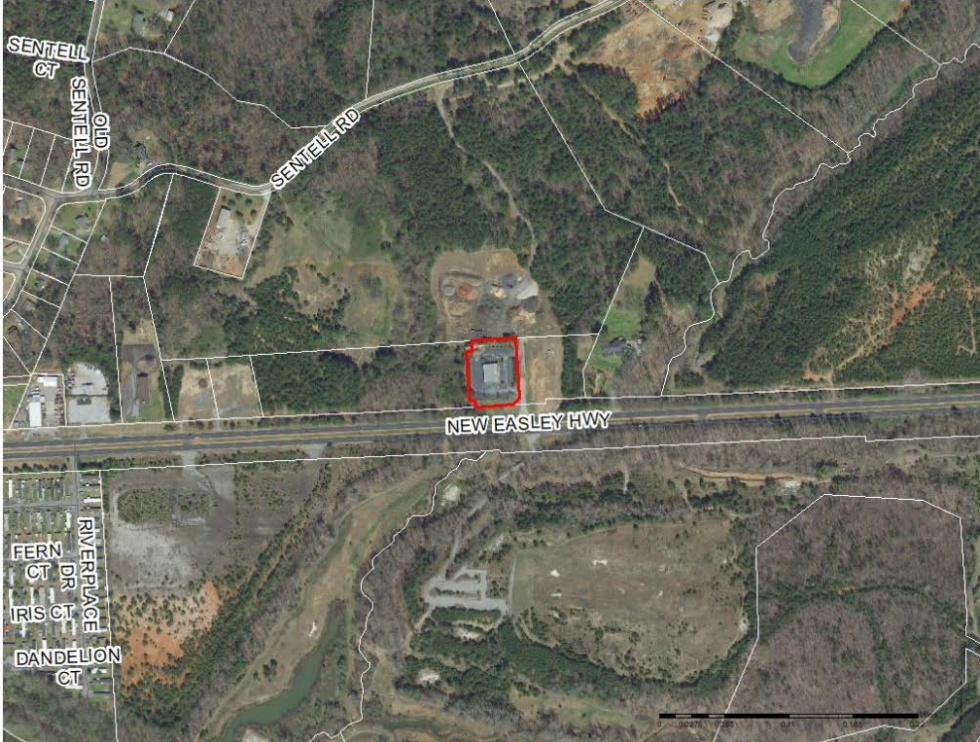
Signage and Lighting:

The applicant states that only the existing sign will be used for this development; the panels have been changed to advertise for the new business.

There will not be any new lighting installed on site. There are some existing floodlights mounted on the building for the parking lot and within the enclosed dog area and will provide full cut-off capabilities.



Aerial Photography, 2019



Zoning Map

