

Zoning Docket from February 15, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-18	Joseph Wiley Bryant for Patrick Collins Robert Old White Horse Road 0507020103800(Portion), 0507020103804(Portion) R-S, Residential Suburban to FRD, Flexible Review District	19	Denial	Approval 2/24/21	Denial 3/1/21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on February 15, 2021 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant – Engineer <ul style="list-style-type: none"> • Area to train dogs • 3.25 acres for facility • Will first upfit the Quonset hut and build a 2,800 square foot dog training facility • No overnight boarding • Dock diving facility 2) Applicant – Owner <ul style="list-style-type: none"> • Unique dog training place with sport training • Will feature national level competition • Not a doggy day care • Some dogs would come to stay from out-of-state to train 3) Applicant <ul style="list-style-type: none"> • Would benefit the area • Would be something new to the Upstate area <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: 11-17-20</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS: The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u> and is designated as <i>Suburban Edge</i>, which calls for low density residential as well as small-scale apartments, civic buildings, neighborhood parks, and small-scale commercial. The parcel is approximately 1.08 miles northwest of the intersection of Old White Horse Road and White Horse Road. The parcel has approximately 331 feet of frontage along Old White Horse Road. The property is not along a bus route and there are no sidewalks along the subject property.</p> <p>REVIEW DISTRICT DETAILS:</p> <p>Project Information: The applicant is proposing a 3.46- acre Dog Training Facility. The site consists of two portions of parcels totaling 3.46 acres that will feature two buildings, one fenced dog run area, and a swimming pool.</p> <p>Proposed Land Uses: The intended uses for the provided site may include: a dog training center featuring outdoor runs; daytime kennels; an outdoor dog swimming pool; and an existing Quonset hut for additional training spaces; as well as, office and retail space with grooming services.</p> <p>Architectural Design:</p>					

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	<p>The style of the new buildings is intended to blend in to the surrounding area, featuring a barn-like architectural style. All buildings will not exceed a height of 25'. Exterior finish materials will consist of vinyl siding, cement fiber board, brick, block/stucco, and or wood. The existing Quonset hut will be upfitted with a new floor, and the diving pool dock will not exceed 15' in height. The pool itself will consist of plastic, plaster, rubber, latex, vinyl, concrete, metal, or wood.</p> <p>Access and Parking: The applicant is proposing 17 parking spaces which will include 6 located at the Quonset hut, and 11 at the Main Training Facility.</p> <p>The proposed development will provide access off Old White Horse Road with entrances on the right side. The applicant is proposing 5' wide sidewalks from all parking lots to buildings.</p> <p>Landscaping and Buffering: The applicant states that the intent of the developer is to minimize the limits of disturbance and maintain existing mature canopy trees. New buffer plantings will be added to fill in any gaps. Ground-level plantings will be used around the existing Quonset hut and the dumpster locations. The rest of the site will remain as an open field for the fenced dog run.</p> <p>Signage and Lighting: The applicant states that a low pole sign is proposed at the corner of the property and Old White Horse Road. The sign will be no larger than 20 sq. feet and 8' high. No on-street lighting is proposed. Parking lot fixtures will be full-cutoff and shall not create light trespass onto adjoining properties.</p> <p>Conclusion: The subject parcel, zoned R-S, Residential Suburban, is located along Old White Horse Road, a State-maintained collector which currently contains single-family residential uses. While a request to FRD, Flexible Review District allows for developments to better blend into their surroundings. Staff is of the opinion that the proposed use, a Dog Training Facility, is a too intensive commercial use, and is not appropriate for this location due to the surrounding existing single-family residential area.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to FRD, Flexible Review District.</p>
Planning Commission	<p>Commissioners voted to approve the rezoning request, based on the following reasons:</p> <ul style="list-style-type: none"> • Noise-related issues were not a concern • Traffic and other potential negative externalities would not adversely impact the area • The project would add value to the broader community
P&D Committee	<p>At the March 1, 2021 Planning and Development Committee Meeting, the Committee members voted to recommend denial of the requested rezoning.</p>