

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		
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></p> <p>None</p> <p>List of meetings with staff: 11-17-20</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>ANALYSIS:</p> <p>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:</p> <p>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:</p> <p>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>
<p>Planning Commission</p>	<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



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

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Brook Denny - Planner

RE: CZ-2021-18

APPLICANT: Joseph Wiley Bryant of Seamon Whiteside for Patrick Collins Robert

PROPERTY LOCATION: Old White Horse Road

PIN/TMS#(s): 0507020103800 (Portion), 0507020103804 (Portion)

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: FRD. Flexible Review District

PROPOSED LAND USE: Dog Training Facility

ACREAGE: 3.46

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in June 1973 as part of Area 4B. There was one previous request CZ-2021-05 for FRD, which was withdrawn.

EXISTING LAND USE: Group Home

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Single-family residential
East	R-S	Vacant land
South	R-S	Single family residential and vacant land
West	R-S	Vacant land and single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Edge*. ****Please refer to the Future Land Use Map at the end of the document.****

AREA AND COMMUNITY PLANS:

The subject property is not a part of any area or community plans.

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-S	1.7 units/acre	1.98	3 units
Requested	FRD	0 units/acre		0 units

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

ROADS AND TRAFFIC:

Old White Horse Road is a two-lane state-maintained minor collector road. The parcel has approximately 331 feet of frontage along Old White Horse Road. The parcel is approximately 1.08 miles northwest of the interchange of Old White Horse Road and White Horse Road. The property is not along a bus route and there are no sidewalks along the subject property.

There are no available traffic counts in the vicinity of the subject site.

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the site. There are no known historic or cultural resources on the site. There is one school located within one mile of the site: Berea Middle School.

REVIEW DISTRICT DETAILS:

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.

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.

ARCHITECTURAL DESIGN:

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 up fitted 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.

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.

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.

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.

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.

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 an appropriate location for the surrounding existing single-family residential area.

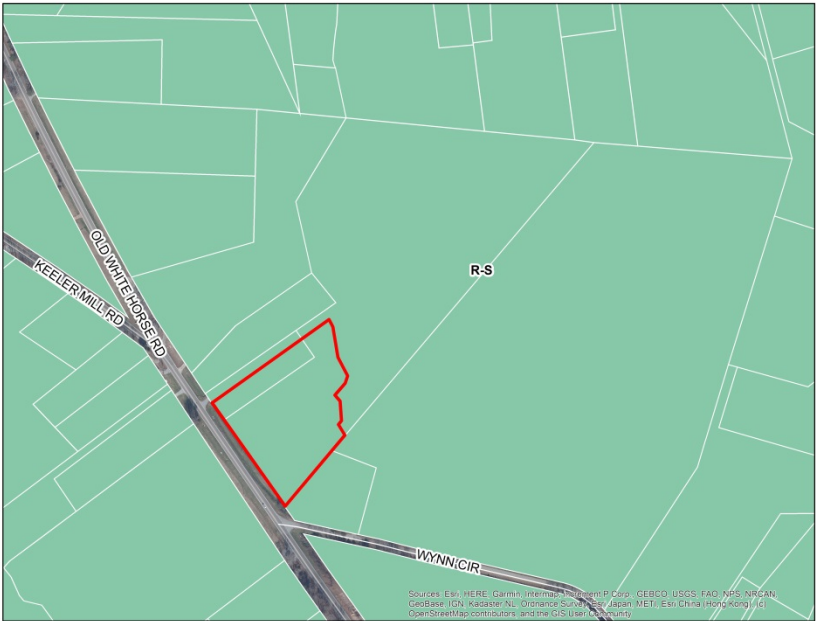
STAFF

RECOMMENDATION:

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



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



Brook Denny
Office of the Zoning Administrator
(864) 467-7295
www.greenvillecounty.org

February 4, 2021

Joseph Wiley Bryant
Seamon Whiteside
508 Rhett Street
STE 101
Greenville, SC 29601

RE: Old White Horse Road, Dog Training Facility Staff Comment letter; CZ-2021-18

Dear Mr. Bryant,

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 update the date of the Statement of Intent. **UPDATED SOI PER COMMENTS**
2. Please add "Old" in front of White Horse Road. **UPDATED SOI AND EXHIBITS**
3. Please remove TMN 0507020103802 since this parcel is not part of the rezoning. **REMOVED**
4. In Item Number 8, you give square footage and height requirements for both the Diving Dock & Pool, and the Quonset hut. Please add these areas/amenities into the land-use table. **UPDATED LAND USE TABLE TO INCLUDE Q-HUT AND POOL**
5. Please remove "(only 1 use is being proposed in this development.)".

Page 2 **REMOVED**

1. Please mention if whether or not there are bus stops located in the area. **UPDATED, NO BUS STOPS IN AREA**
2. Please provide some information about Old White Horse Road (Example: Collector). Additionally, please add "Old" in front of White Horse Road. **ADDED STATEMENT ABOUT OLD WHITE HORSE ROAD**
3. Please capitalize road here "White Horse road". **UPDATED**
4. You mention sidewalks within the development; please provide the material and width of these sidewalks. Will they go to the edge of the development? **UPDATED TO INCLUDE SIDEWALK WIDTH AND MATERIALS**
5. You give a minimum of 1 space per 300 square feet of building, where did you derive this metric from? What was the methodology for determining that this is adequate? **UPDATED SOI TO ADDRESS THIS COMMENT, ADDED DESCRIPTION FOR OUR CALCULATIONS**
6. Please lowercase hardiplank under item 8. **UPDATED**
7. As previously mentioned, please provide the dimensions for the pool and dock, and the existing Quonset hut found in this section into the land-use table. **UPDATED LAND USE TABLE**

Page 3

1. At the end of item 8, please include information regarding fence height, including a maximum/minimum height. **UPDATED TO SHOW MAX AND MIN FENCE HEIGHT**
2. Please mention in item 9, that the project will comply with the Greenville County Tree Ordinance. **UPDATED SOI TO REFLECT THIS PROJECT WILL COMPLY WITH GC TREE ORDINANCE**
3. Please include information regarding the size and materials of the detention pond screening. **UPDATED SOI TO INCLUDE MORE INFORMATION ON STORMWATER POND**
4. Please include the materials of the sign. Additionally, is this a monument sign? The example says monument sign but shows a pole sign, please clarify. **UPDATED EXHIBIT TO SHOW POLE SIGN VS MONUMENT SIGN.**

Page 4

1. Please include the maximum height of lighting. **UPDATED SOI TO SHOW MIN AND MAX HEIGHT OF PARKING LOT LIGHTING FIXTURES**

Will Serve Letters:

1. No Comments. **NOTED.**

Concept Plan:

1. Please change road label to Old White Horse Road. **UPDATED ALL EXHIBITS**
2. Please include the width of parking spaces, drive isles, and walkways. **ADDED PARKING LOT DIMENSIONS, DRIVE ISLE DIMENSIONS AND WALKWAY DIMENSIONS.**
3. Staff is recommending having lighting for the three spaces at the top of the traffic circle. Additionally, please include the height of these matching the revised SOI. **UPDATED PLAN TO INCLUDE AN ADDITIONAL LIGHT NEAR PARKING ALONG TURN AROUND CIRCLE.**
4. You show and mention the proposed dumpster enclosure with screening, please give type, size, and materials of these both on the plan and in the SOI. **UPDATED SOI AND EXHIBITS TO SHOW BUFFERS AND SCREENING.**
5. Staff is of the opinion that more screening along the stretch which is adjacent to the existing single-family home. If the fence is as shown in the provided examples, the split rail fence does not provide any screening. Staff is also of the opinion that additional screening is needed here both to shield from headlights when cars are utilizing the traffic circle, and screen from commercial activity. **UPDATED THE SOI AND EXHIBIT TO SHOW THE ADDITION OF SCREENING BETWEEN THE EXISTING RESIDENTIAL NEIGHBOR ON THE NW CORNER OF THE PROPERTY.**
6. Please provide the materials and size of the buffers shown on the plan. **UPDATED TO SHOW MATERIALS AND SIZE.**
7. Please give some insight on the existing trees and plantings on site. **UPDATED EXHIBIT TO SHOW EXISTING BUFFER AND TREES ON SITE. THE SITE IS CURRENTLY OPEN HORSE PASTURE WITH SEVERAL MATURE TREES IN THE FIELD, THERE IS AN ESTABLISHED BUFFER ALONG THE SOUTHERN PROPERTY LINE THAT IS TO REMAIN.**
8. What are the squares shown along the main building? Are these meant to be used for kennels/boarding? If so, please add that to the Statement of Intent. **UPDATED THE SOI, THE KENNELS SHOWN ARE ONLY FOR USE DURING NORMAL OPERATING HOURS, THEY ARE NOT INTENDED FOR OVERNIGHT USE.**

These changes may be made and submitted now, but must be resubmitted no later than noon of business day on Wednesday, February 10, 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 February 4, 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/

Brook Denny

Planner