

Zoning Docket from May 18, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2020-35	Larry Barthelemy, ADC Engineering, Inc. on behalf of Josh and Debra Jones for City Scape Winery 589 Dunklin Bridge Rd. Pelzer, SC 29669 0588010100505 R-R1, Rural Residential to FRD, Flexible Review District	26	Approval with conditions	Approval With conditions As amended 5/27/20	Approval with conditions as amended 6/1/20	
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></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Discussed major concerns with the increased growth of their business • Wants to remedy the parking situation with the proposed plan • They want to rezone to FRD for the intentional purpose of preserving their business and any future use of the property to be limited to a winery only out of respect of their neighbors • Discussed the desire of their business being an asset and a family place and place of joy • Lastly, they discussed the ability for the event facility to remedy current noise pollution from bands that they have <p>2) Engineer</p> <ul style="list-style-type: none"> • Worked with SCDOT and the County • Believes it is a good redevelopment of the site <p>3) Resident</p> <ul style="list-style-type: none"> • City Scape is a charming atmosphere and diverse community • Frequents the establishment regularly and sees both rural and urban customers • The area is family friendly <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Parking is a problem • Can hear their business operate: live music, customers, etc. Believes this is not characteristic of a rural area • Moved from the city to the rural area to get away from businesses <p>List of meetings with staff: Applicant – 3/19/20 via Zoom</p>					<p>Petition/Letter For: Petitions</p> <p>Against: 3 Letters from Citizens</p>
Staff Report	<p>ANALYSIS:</p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan and is designated as <i>Rural</i>, which calls for primary uses as greenhouses and nurseries, agricultural, single-family residential, open space, and parks. The parcel is approximately 1.68 miles southeast of the intersection of Dunklin Bridge Road and McKelvey Road and has approximately 700 feet of road frontage on Dunklin Bridge Road. It is not located along a bus route.</p>					

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REVIEW DISTRICT DETAILS:

Project Information:

This site was rezoned in 2018 from Unzoned to R-R1 as part of the Southern Greenville County Rezoning Effort. At the time of rezoning, the existing business was already in operation. The applicant is now proposing to demolish/remove the existing structures and expand their agritourism/mixed-use business operation with a newer and larger tasting room and production building. They are also proposing a future event facility, future cottages/short term rentals, and a petting zoo. The applicant is proposing to expand the existing parking by adding new parking lots with pedestrian connectivity throughout the site.

Architectural Design:

The exterior of the proposed tasting room is to complement the surrounding area by using traditional residential and agricultural forms. It will include gable and/or hip roof elements with shingle roofing with accents of metal roofing. The exterior siding materials will consist of board/batten and lap styles with accents and wainscoting of synthetic stone veneer on the front façade. The proposed production building will be of similar design to the proposed tasting room. All future buildings will also be constructed with similar design, materials, and colors to the proposed tasting room.

Access and Parking:

The applicant is proposing to expand the parking area in front of the current manufactured home, which will be the location of the new tasting room, as well as, adding three overflow parking lots. The parking lot materials may be a combination of asphalt, concrete, pervious pavement, or gravel. Grass areas will be used for overflow parking during peak times. Wheelstops will be provided to delineate parking spaces where painted striping is not possible. The applicant is proposing a total of 147 parking spaces some of which will not be constructed at this time and will be part of a future phases of the development.

The main part of the site will be accessed by two existing ingress/egress points off of Dunklin Bridge Road that have already been approved by SCDOT. These existing points will be brought up to all required SCDOT standards. The entrances will be 16' in width with one way travel either in or out. Once onto the property, the drives will be 24' in width for two-way traffic.

Landscaping and Buffering:

The applicant states that they intend to utilize as much as the existing landscape as possible. They also state that there will be buffers and screening of the developed site from any adjacent single-family residential use meeting the Greenville County Zoning Ordinance. Some of the new screening will be installed during future phases of the proposed development.

Signage and Lighting:

The existing signage is comprised of a v-shaped road sign. The applicant states that they plan to remove one of the 32 sq. ft. sides of the sign and move it to the northern entrance for a new monument style sign. The remaining side of the existing sign will remain in place. They are also proposing a 15 sq. ft. building sign over the entrance of the new tasting room. The signs plan to be externally lit from above with full cut-off light fixtures complying with the Zoning Ordinance. All future signage will be of similar and/or complimentary appearance to what is currently being proposed. All other aspects of the sign will conform with the Greenville County Sign Ordinance.

The applicant states that lighting shall comply with the Greenville County Zoning Ordinance and consist of full cut-off fixtures not exceeding 20' in height. They state that the lights will turn on 30 minutes before sunset and will turn off before midnight. They will have shields against residential properties.

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	<p>Conclusion: According to the <u>Plan Greenville County Comprehensive Plan</u>, this area is designated as <i>Rural</i> use in the Future Land Use section. This future land use is intended for working farms actively used for agricultural activities. The existing and continued use of the property as a winery and vineyard is seen as being classified as an agritourism type use. The mixed-use atmosphere of the proposed development will meet the definition of agritourism because it will be a business based agricultural destination for the Upstate. Even though the proposed use is compatible with the Comprehensive Plan, Staff believes that due to the rural nature of the surrounding area, conditions on the development are necessary. The proposed development will have to meet the following conditions:</p> <ol style="list-style-type: none"> 1. The hours of operation, including any special event, must end no later than 9 p.m. 2. To allow business staff time to clean at the end of the day, all site lighting must be turned off no later than 9:30 p.m. 3. All special events and day-to-day operations must provide adequate parking on site and not allow any street parking along Dunklin Bridge Road. 4. All outdoor events must adhere to the noise regulations as required by the Greenville County Sheriff's Department. 5. Any revisions to the existing curb cuts must adhere to all SCDOT requirements. 6. Submit and have the Phased Final Development Plans approved before submitting for any Land Development or Building Permits. 7. Before any future phases, after the initial phase, the applicant must provide Staff with updated Fire Coverage Availability letters stating that the Dunklin Fire Rescue District can cover the uses associated in that phase. <p>Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District with conditions.</p>
<p>GCPC</p>	<p>At the May 27, 2020 Planning Commission meeting, the Commission members voted to approve the applicant's request to FRD, Flexible Review District with the following conditions as amended:</p> <ol style="list-style-type: none"> 1. All outdoor activities will end no later than 10 p.m. allowing employees time to clean and be completed by 11 p.m. 2. All special events and day-to-day operations must provide adequate parking on site and not allow any street parking along Dunklin Bridge Road. 3. All outdoor events must adhere to the noise regulations as required by the Greenville County Sheriff's Department. 4. Any revisions to the existing curb cuts must adhere to all SCDOT requirements. 5. Submit and have the Phased Final Development Plans approved before submitting for any Land Development or Building Permits. 6. Before any future phases, after the initial phase, the applicant must provide Staff with updated Fire Coverage Availability letters stating that the Dunklin Fire Rescue District can cover the uses associated in that phase.