

Zoning Docket from May 14, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-34	Stephen Lamar Swafford and Lea Dana Greiser 535 Scuffletown Road 0548020102301 (portion) R-S, Residential Suburban to S-1, Services	27	Denial	Denial 5-23-18		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 14, 2018 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Owner of Arbor Master Tree Care for over 10 years • Purchased property recently • Currently has 6 employees and hopes to expand business • Would not bring down property values • Support from surrounding neighbors • Other business within a mile or two of this area <p>2) Resident</p> <ul style="list-style-type: none"> • Small business owner • The applicant is parking 4 to 6 trucks on the lot • The applicant used to park and lease property to the north of current site <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: Applicant 3/29/18</p>					<p>Petition/Letter</p> <p><u>For:</u> 71 petitions</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject parcel zoned R-S, Residential Suburban, is 1.65 acres of property located on Scuffletown Road approximately 0.65 miles north of the intersection of Scuffletown Road and Jonesville Road. The parcel has approximately 300 feet of frontage along Scuffletown Road.</p> <p>The applicant is requesting to rezone the property to S-1, Services. Floodplain Administration received a complaint regarding vehicles accessing the parcel to the south of the subject site, 0548020102003. The applicant was issued a notice of violation on March 16, 2018 for floodplain encroachment without a permit. This notice of violation has since been corrected. The previously mentioned violation triggered an active notice of violation from codes enforcement on March 20, 2018 for the use of a tree service business on parcels 0548020102301 and 0548020102003. Both parcels are zoned R-S, Residential Suburban which does not permit the use of a tree service business. The applicant was parking their tree service vehicles on both the requested rezoning parcel (0548020102301), and the parcel to the south (0548020102003). The applicant met with staff regarding the violation, which prompted the applicant to request an amendment to the official Greenville County zoning map.</p> <p>The applicant states the proposed land use is for a small tree service.</p> <p>The subject site is currently surrounded by single-family residences and vacant wooded land. Staff is of the opinion the current zoning of R-S, Residential Suburban is appropriate and consistent with the surrounding zoning and land uses. Staff is concerned that rezoning this parcel to S-1, Services, could cause the expansion of commercial and service type use in an area that is predominantly single-family residential. The requested rezoning is also not consistent with the Imagine Greenville County</p>					

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	<p>Comprehensive Plan.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to S-1, Service.</p>
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DOCKET NUMBER: CZ-2018-34

APPLICANT: Stephen Lamar Swafford and Lea Dana Greiser

PROPERTY LOCATION: 535 Scuffletown Road

PIN/TMS#(s): 0548020102301 (portion)

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: S-1, Services

ACREAGE: 1.65

COUNCIL DISTRICT: 27 – Kirven

ZONING HISTORY: The parcel was originally zoned R-S, Residential-Suburban in June 1991, as part of Area 7.

EXISTING LAND USE: shed and vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	single-family residential
East	R-S	single-family residential and vacant wooded land
South	R-S	vacant wooded land
West	R-20	vacant wooded land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre. The site is outside the Scuffletown Area Plan.

ROADS: Scuffletown Road: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Scuffletown Road	380' S	8,500	8,200 -3.5%	9,600 +17.1%

SUMMARY: The subject parcel zoned R-S, Residential Suburban, is 1.65 acres of property located on Scuffletown Road approximately 0.65 miles north of the intersection

of Scuffletown Road and Jonesville Road. The parcel has approximately 300 feet of frontage along Scuffletown Road.

The applicant is requesting to rezone the property to S-1, Services. Floodplain Administration received a complaint regarding vehicles accessing the parcel to the south of the subject site, 0548020102003. The applicant was issued a notice of violation on March 16, 2018 for floodplain encroachment without a permit. This notice of violation has since been corrected. The previously mentioned violation triggered an active notice of violation from codes enforcement on March 20, 2018 for the use of a tree service business on parcels 0548020102301 and 0548020102003. Both parcels are zoned R-S, Residential Suburban which does not permit the use of a tree service business. The applicant was parking their tree service vehicles on both the requested rezoning parcel (0548020102301), and the parcel to the south (0548020102003). The applicant met with staff regarding the violation, which prompted the applicant to request an amendment to the official Greenville County zoning map.

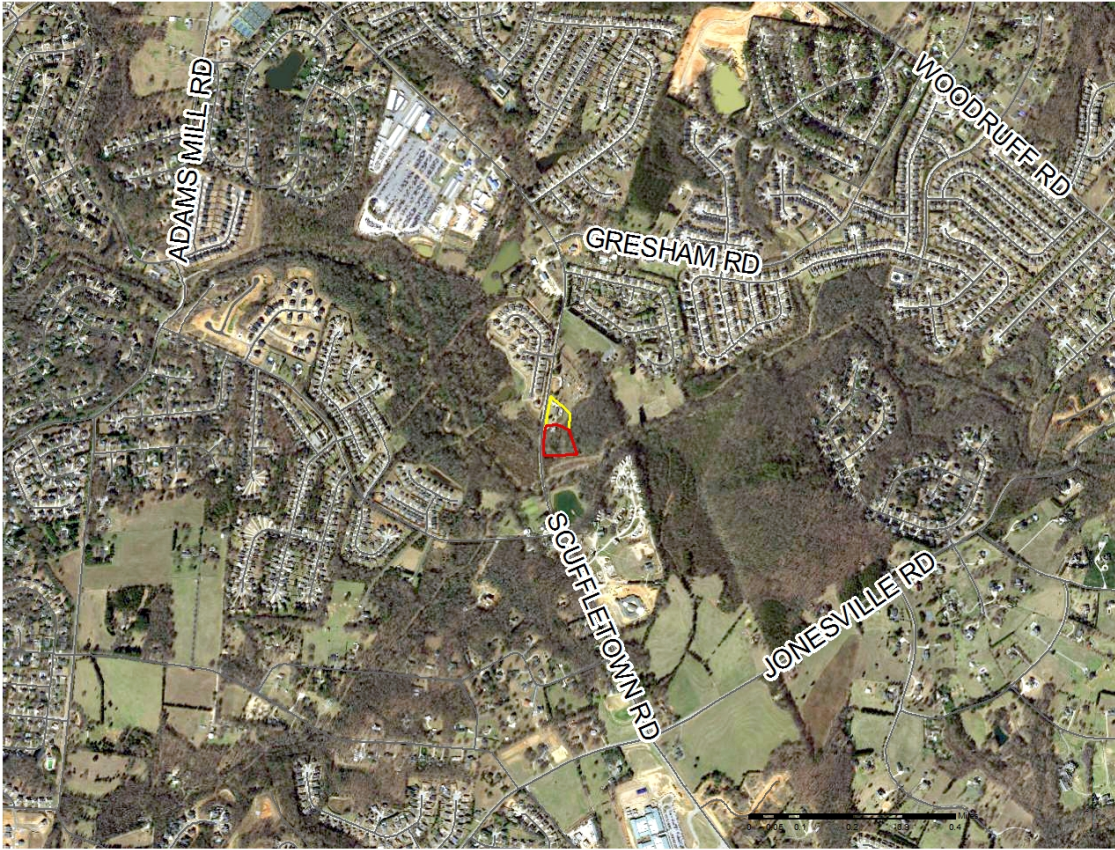
The applicant states the proposed land use is for a small tree service.

CONCLUSION:

The subject site is currently surrounded by single-family residences and vacant wooded land. Staff is of the opinion the current zoning of R-S, Residential Suburban is appropriate and consistent with the surrounding zoning and land uses. Staff is concerned that rezoning this parcel to S-1, Services, could cause the expansion of commercial and service type use in an area that is predominantly single-family residential. The requested rezoning is also not consistent with the Imagine Greenville County Comprehensive Plan.

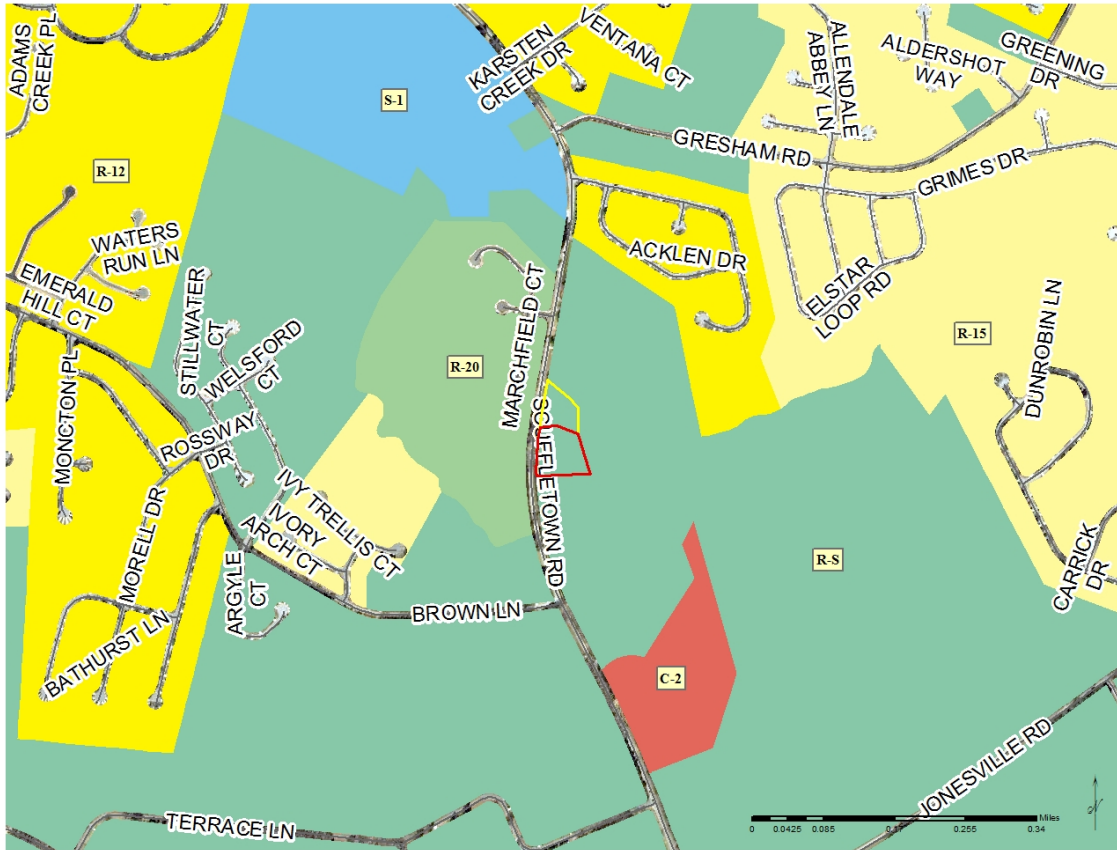
Based on these reasons staff recommends denial of the requested rezoning to S-1, Services.

STAFF RECOMMENDATION: Denial

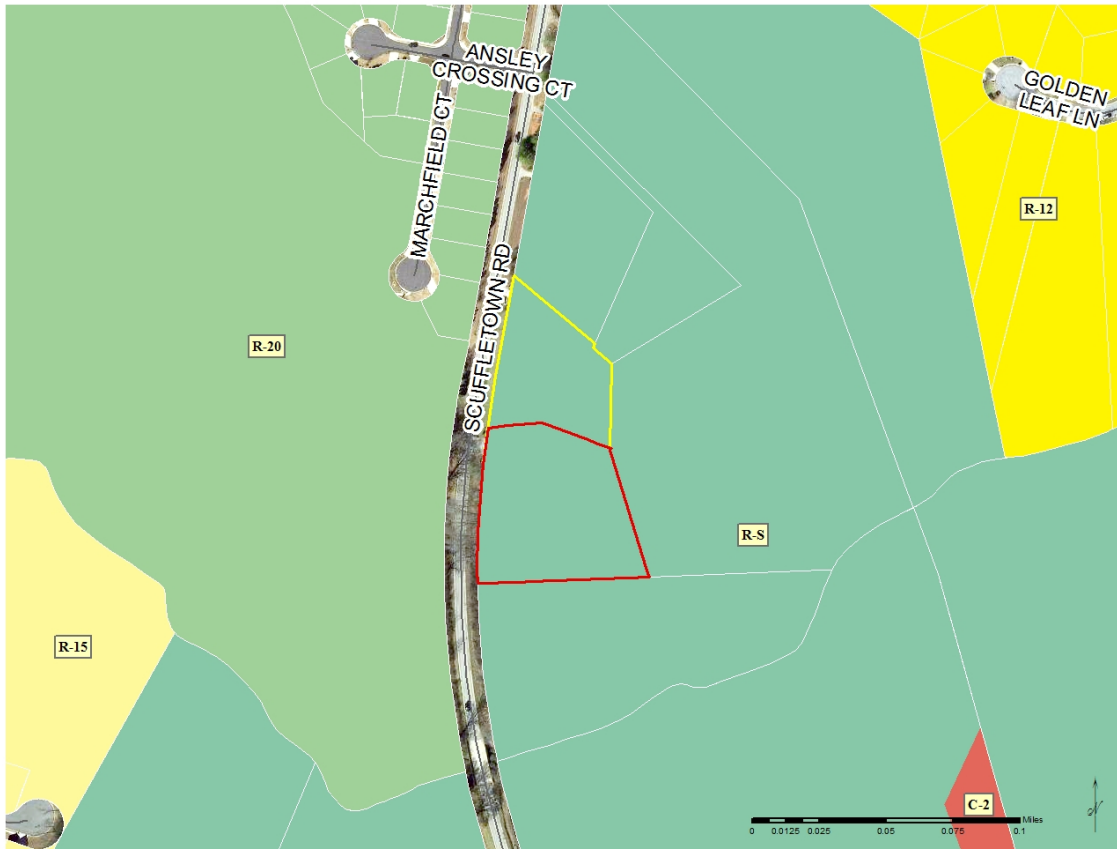


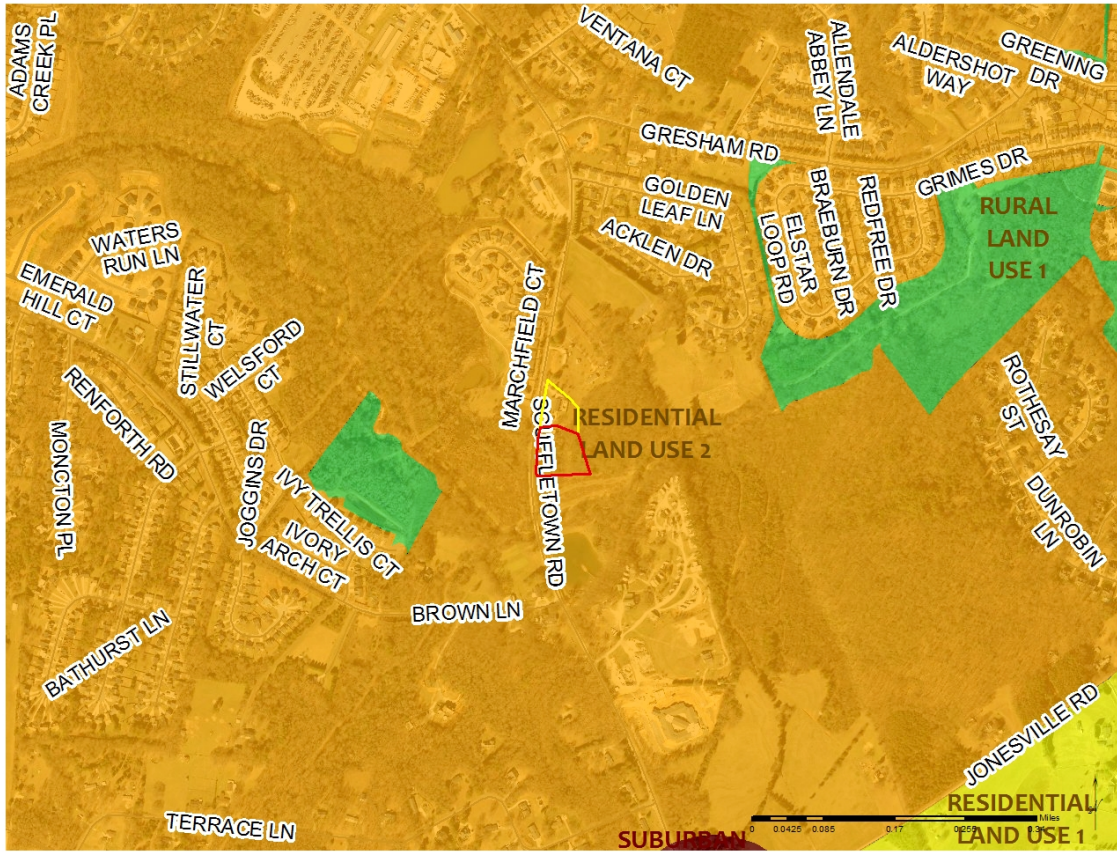
Aerial Photography, 2017





Zoning Map





Future Land Use Map