

Zoning Docket from June 15, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-43	William R. Williams IV of Saluda Construction, LLC for Lake Rutledge, LLC 125 Rutledge Lake Road 0510030100500 R-S, Residential Suburban to C-3, Commercial	19	Denial	Denial 6-24-20	Denial 7-6-20	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 15, 2020 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Seeking rezoning to come into compliance. • Was not aware at the time of purchase that the property was not zoned for an office • Uses the office space for the management of his construction business. <p><u>Speakers Against:</u></p> <p>2) Resident</p> <ul style="list-style-type: none"> • Concrete laid for the construction business has created runoff issues. • Would be spot zoning and is not beneficial to the land <p>List of meetings with staff: None</p>					<p>Petition/Letter For: 79 Petitions</p> <p>Against: 1 Letter</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Edge</i>. Floodplain is not present on the site, and there are no known significant or cultural resources on this site. There are additionally no schools located within a mile of the site. The property is also not along any bus routes and there are no sidewalks located in the area.</p> <p>SUMMARY</p> <p>The subject parcel zoned R-S, Residential Suburban is 0.79 acres of property located on Rutledge Lake Road approximately 1.92 miles northwest of the intersection of Old White Horse Road and White Horse Road (Highway 25). The subject parcel has 330 feet of road frontage along Rutledge Lake Road. The applicant is requesting to rezone the property to C-3, Commercial.</p> <p>The applicant states that the proposed land use is for a commercial office.</p> <p>CONCLUSION</p> <p>The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as Suburban Edge. Properties with this future land use designation are typically low-density residential areas that offer opportunities for low-intensity development that is well-integrated with the natural landscape and agricultural uses. Residential development may occur as individual single-family structures on large lots, or clusters of homes designed to preserve large amounts of open space, which should be interconnected as part of the county's larger open space system. Primary uses include single-family attached and detached residential, while small-scale apartment buildings, civic and institutional facilities, neighborhood parks, and small-scale commercial are noted as secondary uses for this future land use designation.</p> <p>Staff is of the opinion that requested rezoning to C-3, Commercial does not align with the residential nature of Rutledge Lake Road, combined with the intent of the Future Land Use designation of</p>					

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	<p><i>Suburban Edge.</i></p> <p>Based on these reasons, staff recommends denial of the requested rezoning to C-3, Commercial.</p>
GCPC	<p>At the June 24, 2020 Planning Commission meeting, the Commission members voted to recommend denial of the requested rezoning to C-3, Commercial.</p>
P&D	<p>At the July 6, 2020 Planning and Development Committee meeting, the Committee members voted to recommend denial for the requested rezoning to C-3, Commercial.</p>