

Zoning Docket from June 15, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2020-44	William R. Williams IV of Saluda Construction, LLC for Lake Rutledge, LLC Rutledge Lake Road 0509020100101 and 0509020100701 R-S, Residential Suburban and I-1, Industrial to S-1, Services	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"> • Is seeking rezoning to come into compliance. • Currently, this property stores trucks, tractors, and other common construction equipment. • Current R-S part of the parcel only stores items temporarily • Has tried to maintain the evergreen screening around the perimeter of the property • Has kept business hours within Monday through Friday, 8-6, however, due to the nature of the business, on occasion there are emergency responses at night and on weekends <p><u>Speakers Against:</u></p> <p>2) Resident</p> <ul style="list-style-type: none"> • The applicants construction trucks and 18 wheelers utilize the residential parcel, as their main ingress and egress point • The road cannot handle the capacity of those vehicles <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 and I-1, Industrial is 7.92 acres of property located on Rutledge Lake Road approximately 1.91 miles northwest of the intersection of Old White Horse Road and White Horse Road (Highway 25). The subject parcel has 750 feet of road frontage along Rutledge Lake Road. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states that the proposed land use is for a construction business and storage.</p> <p>CONCLUSION</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>. 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</p>					

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	<p>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>While one of the subject parcels is currently zoned I-1, Industrial, the requested rezoning to S-1, Services for both parcels allows for a number of uses that the I-1, Industrial zoning district does not, such as lumber yards, kennels with outside runs, and automobile service type businesses, and further expands the footprint of non-residential type uses. Staff is of the opinion that this expansion of uses does not fit with the context of the area and does not align with the designated future land use for this parcel.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to S-1, Services.</p>
GCPC	<p>At the June 24, 2020 Planning Commission meeting, the Commission members voted to recommend denial of the requested rezoning to S-1, Services.</p>
P&D	<p>At the July 6, 2020 Planning and Development Committee meeting, the Committee members voted to recommend denial of the requested rezoning to S-1, Services.</p>