

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		
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 Comprehensive Plan</u>, 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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	<i>Suburban Edge.</i> Based on these reasons, staff recommends denial of the requested rezoning to C-3, Commercial.
GCPC	At the June 24, 2020 Planning Commission meeting, the Commission members voted to recommend denial of the requested rezoning to C-3, Commercial.



Greenville County Planning and Zoning Division
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton

RE: CZ-2020-43

APPLICANT: William R. Williams IV of Saluda Construction, LLC for Lake Rutledge, LLC

PROPERTY LOCATION: 125 Rutledge Lake Road

PIN/TMS#(s): 0510030100500

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: C-3, Commercial

PROPOSED LAND USE: Business Office

ACREAGE: 0.79

COUNCIL DISTRICT: 19 – Meadows



ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in June of 1973 as part of Area 4B. There are no previous rezoning cases for this parcel.

EXISTING LAND USE: Business Office

AREA CHARACTERISTICS:

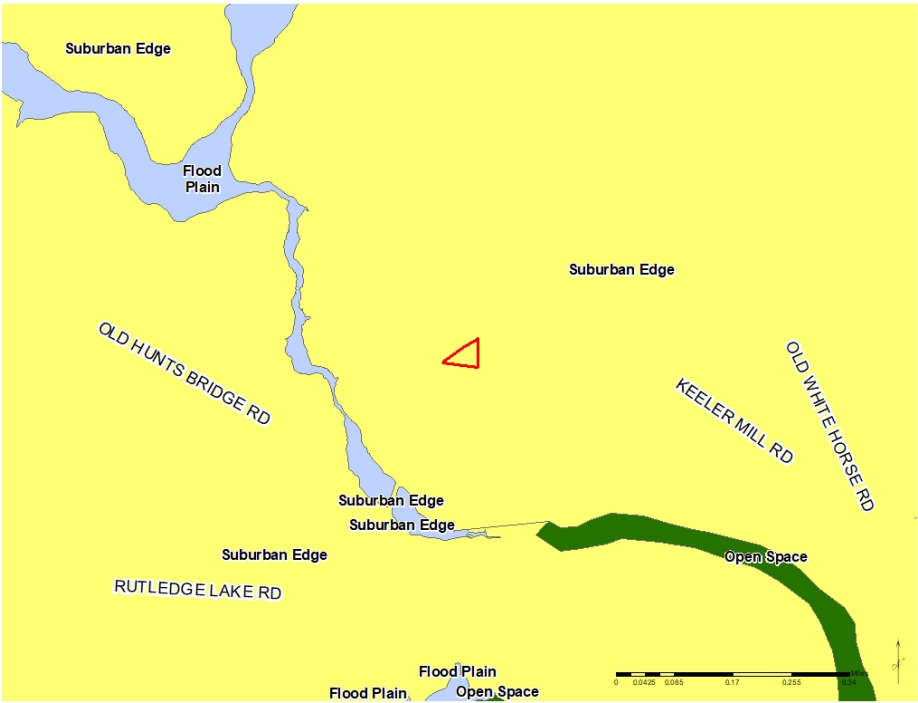
Direction	Zoning	Land Use
North	R-S	single-family residential
East	I-1	construction business
South	R-S	vacant land and outdoor storage
West	R-S	single-family residential

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*.



Plan Greenville County, Future Land Use Map



SE SUBURBAN EDGE

Place Type Characteristics

Suburban Edges are 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	Single-family attached and detached residential
Secondary Uses	Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship), neighborhood parks, small-scale commercial
Gross Density	0 to 1 dwellings per acre
Transportation	Automobile oriented, regional trail connections, curvilinear streets adapted to natural features
Parking	Private driveways and garages
Open Space	Large lots create private open space; conservation development to conserve open spaces; trail connections

Plan Greenville County, Character Area Type Card

AREA AND COMMUNITY

PLANS: This parcel is not included in any adopted community or area plans.

DENSITY WORKSHEET: The following scenario provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	<i>R-S</i>	<i>1.7 units/acre</i>	<i>0.79</i>	<i>1 unit</i>
Requested	C-3	16 units/acre		12 units

A successful rezoning would add 11 dwelling units.

ROADS AND TRAFFIC: Rutledge Lake Road: two-lane State-maintained Residential Collector. The parcel has approximately 330 feet of frontage along Rutledge Lake Road, and the parcel is approximately 1.92 miles northwest of the intersection of Old White Horse Road and White Horse Road (Highway 25). The property is not along a bus route and there are no sidewalks in the area.

No Traffic Counts in the area of Rutledge Lake Road.

CULTURAL AND ENVIRONMENTAL: Floodplain is not present on the site. There are no known historic or cultural resources on this site. There are no schools within a mile of the site.

CONCLUSION: 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.

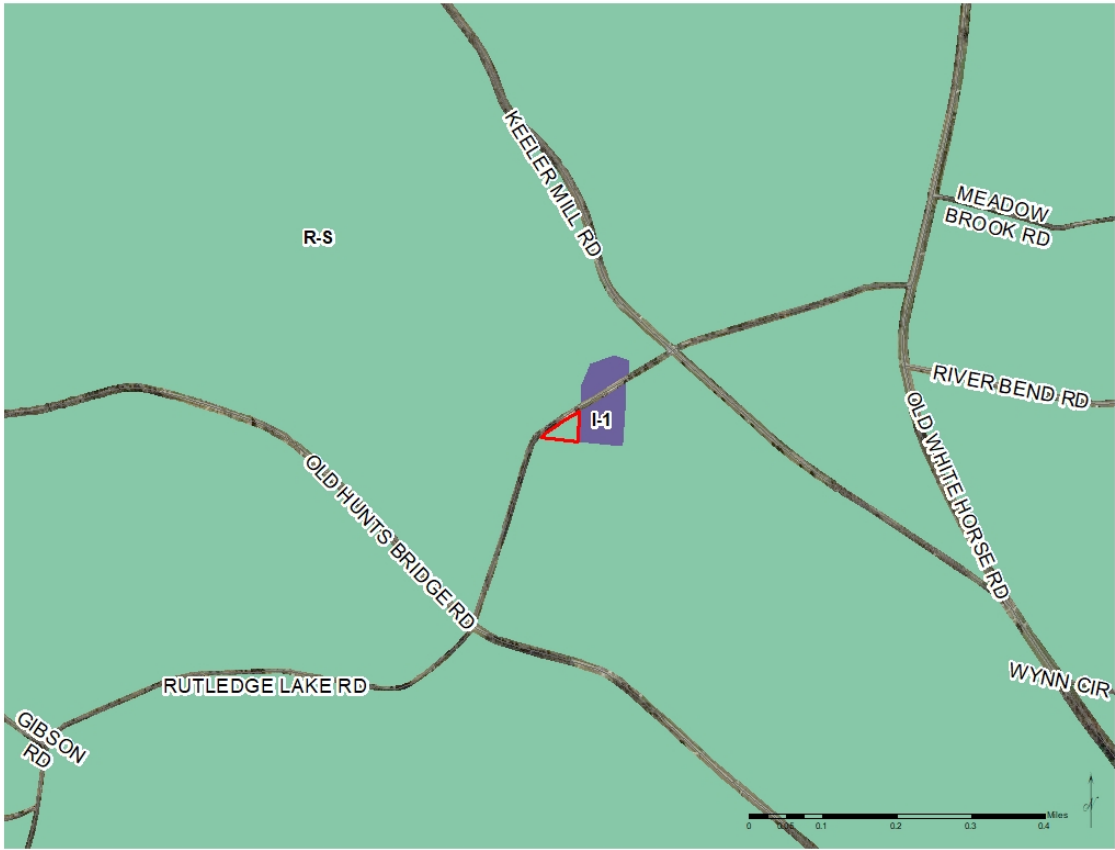
Staff is of the opinion that requested rezoning to C-3, Commercial does not align with the residential nature of Rutledge Lake Road, combined with the intent of the Future Land Use designation of *Suburban Edge*.

STAFF RECOMMENDATION: Based on these reasons, staff recommends denial of the requested rezoning to C-3, Commercial.



Aerial Photography, 2019





Zoning Map

