

**Zoning Docket from June 15, 2020 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC 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		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on June 15, 2020 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Is seeking rezoning to come into compliance.</li> <li>• Currently, this property stores trucks, tractors, and other common construction equipment.</li> <li>• Current R-S part of the parcel only stores items temporarily</li> <li>• Has tried to maintain the evergreen screening around the perimeter of the property</li> <li>• 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</li> </ul> <p><u>Speakers Against:</u></p> <p>2) Resident</p> <ul style="list-style-type: none"> <li>• The applicants construction trucks and 18 wheelers utilize the residential parcel, as their main ingress and egress point</li> <li>• The road cannot handle the capacity of those vehicles</li> </ul> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> 79 Petitions</p> <p><b>Against:</b> 1 Letter</p>
<b>Staff Report</b>	<p><b>ANALYSIS</b></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><b>SUMMARY</b></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><b>CONCLUSION</b></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>
<b>GCPC</b>	At the June 24, 2020 Planning Commission meeting, the Commission members voted to recommend denial of the requested rezoning to S-1, Services.



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

**FROM:** Meagan Staton

**RE:** CZ-2020-44

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

**PROPERTY LOCATION:** Rutledge Lake Road

**PIN/TMS#(s):** 0509020100101 and 0509020100701

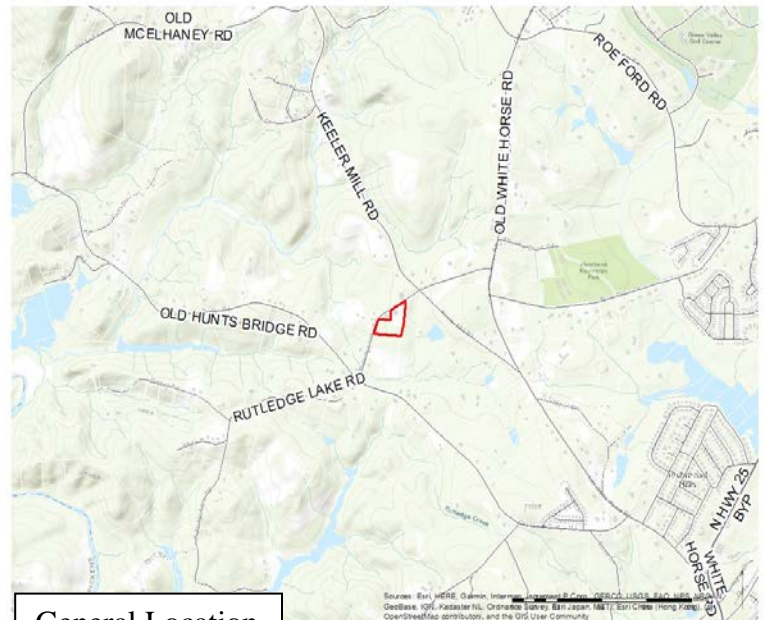
**EXISTING ZONING:** R-S, Residential Suburban and I-1, Industrial

**REQUESTED ZONING:** S-1, Services

**PROPOSED LAND USE:** Construction Business and Outdoor Storage

**ACREAGE:** 7.92

**COUNCIL DISTRICT:** 19 – Meadows



General Location

**ZONING HISTORY:** Parcel 0509020100701 was originally zoned R-S, Single-family Residential in June of 1973 as part of Area 4B, and parcel 0509020100101 was originally zoned I-1, Industrial in June of 1973 as part of Area 4B. There is one previous rezoning case for parcel 0509020100701 that was denied, CZ-1991-04, from R-S, Residential Suburban to I-1, Industrial.

**EXISTING LAND USE:** Construction Business and Outdoor Storage

**AREA CHARACTERISTICS:**

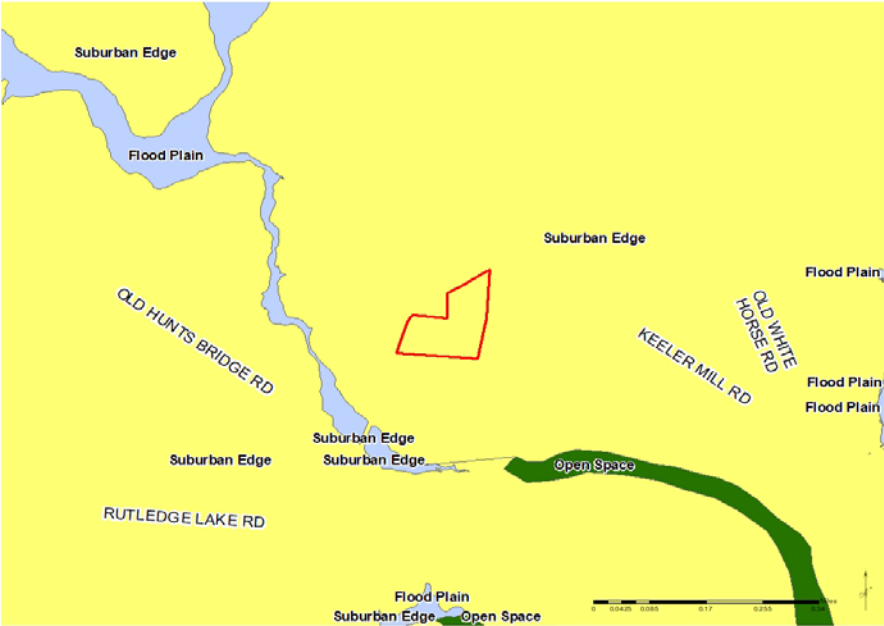
Direction	Zoning	Land Use
North	I-1	vacant industrial
East	R-S	vacant land and barn
South	R-S	vacant land
West	R-S	business office and single-family residential

**WATER AVAILABILITY:** Greenville Water

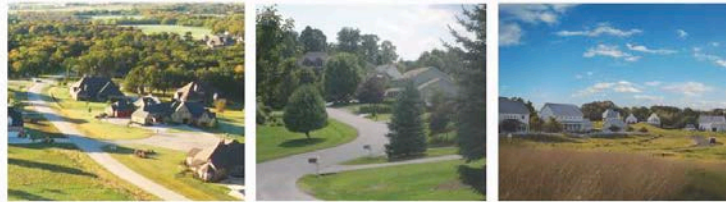
**SEWER AVAILABILITY:** 0509020100101 - Septic  
 0509020100701 - Berea Sewer district

**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.

<b>Primary Uses</b>	Single-family attached and detached residential
<b>Secondary Uses</b>	Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship), neighborhood parks, small-scale commercial
<b>Gross Density</b>	0 to 1 dwellings per acre
<b>Transportation</b>	Automobile oriented, regional trail connections, curvilinear streets adapted to natural features
<b>Parking</b>	Private driveways and garages
<b>Open Space</b>	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.

**ROADS AND TRAFFIC:**

Rutledge Lake Road: two-lane State-maintained Residential Collector. The parcel has approximately 750 feet of frontage along Rutledge Lake Road, and the parcel is approximately 1.91 miles south 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.

*There are 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:**

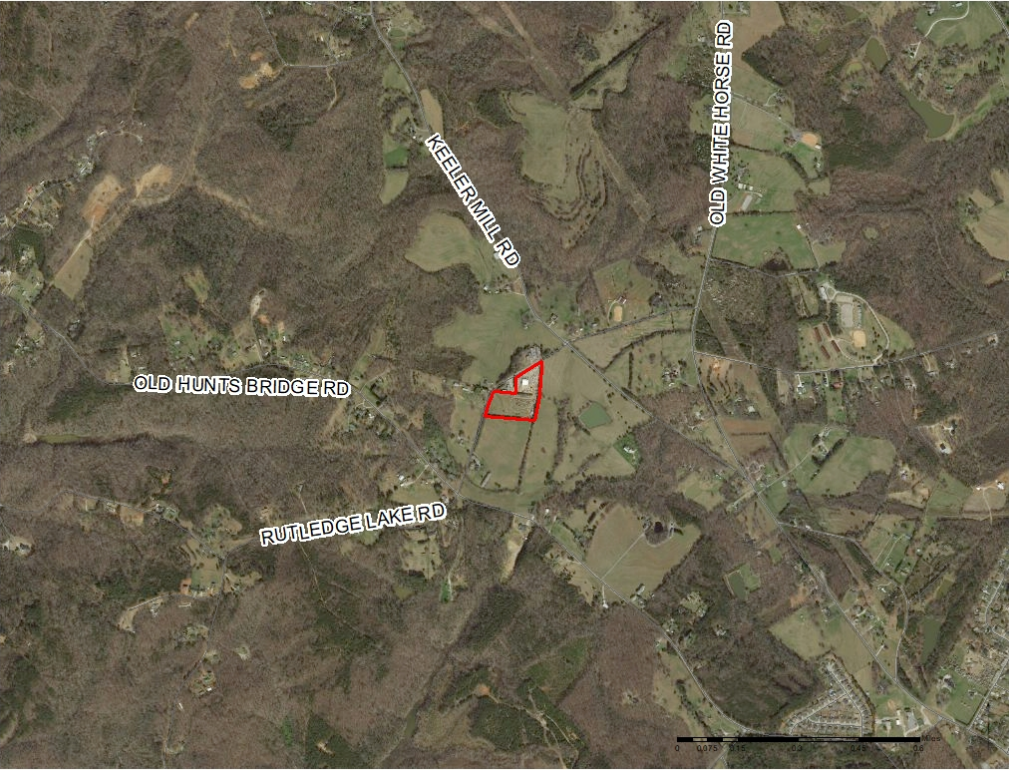
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While one of the subject parcels is currently zoned I-1, Industrial, the requested rezoning to S-1, Services for both parcels allows for a number of uses that the I-1, Industrial zoning district does not, such as lumber yards, kennels with outside 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.

**STAFF RECOMMENDATION:**

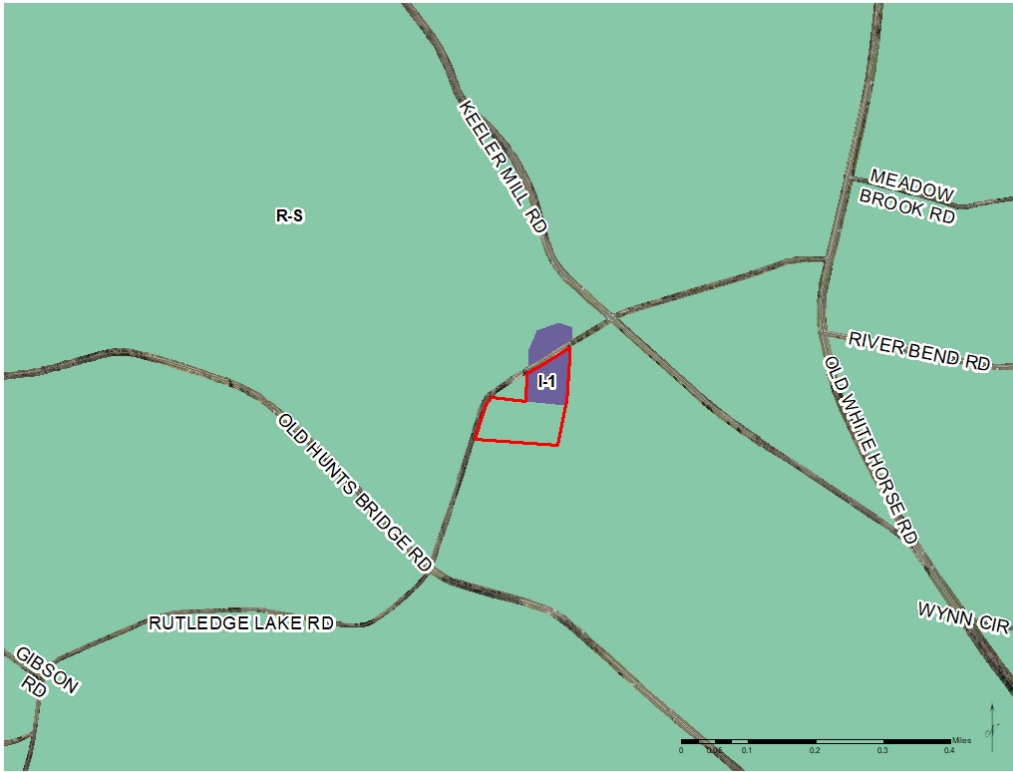
Based on these reasons, staff recommends denial of the requested rezoning to S-1, Services.





Aerial Photography, 2019





Zoning Map

