

**Zoning Docket from January 14, 2019 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-08	Sarah Jean Kruse 220 Rocky Creek Road 0547030102202 R-S, Residential Suburban to O-D, Office District	21	Approval	Approval 1/23/19		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on January 14, 2019 were:</b></p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> <li>• Vacant home to be renovated for an office</li> </ul> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>ANALYSIS:</b> There is only one other single family residential building right in this area based on a study of aerial photos; the vast majority of the area is functioning as a regional center as envisioned in the Greenville County Comprehensive Plan.</p> <p><b>SUMMARY:</b> The subject parcel zoned R-S, Residential Suburban, is 1.98 acres of property located on Rocky Creek Road approximately 0.3 mile west of the intersection of Woodruff Road and Highway 14. Rocky Creek Road parallels Woodruff Road. The parcel has approximately 210 feet of frontage along Rocky Creek Road. The applicant is requesting to rezone the property to O-D.</p> <p>The applicant states the proposed land use is for office rental space.</p> <p><b>CONCLUSION:</b> The subject site is surrounded by an apartment complex, a single-family residence, retail and a cemetery. The area located along Rocky Creek Road is zoned mainly commercial, service and multifamily. Staff is of the opinion the requested rezoning to O-D, Office District is appropriate based on the surrounding land uses and zoning. The requested zoning is also consistent with the Imagine Greenville County Comprehensive Plan.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to O-D, Office District.</p>					

**DOCKET NUMBER:** CZ-2019-08

**APPLICANT:** Sarah Jean Kruse

**PROPERTY LOCATION:** 220 Rocky Creek Road

**PIN/TMS#(s):** 0547030102202

**EXISTING ZONING:** R-S, Residential Suburban

**REQUESTED ZONING:** O-D, Office District

**ACREAGE:** 1.98

**COUNCIL DISTRICT:** 21 – Roberts

**ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2.

**EXISTING LAND USE:** single-family residential

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-M20	apartment complex
East	R-M20 and R-S	apartment complex, single-family residential and cemetery
South	C-1	Retail
West	R-M20	apartment complex

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville Comprehensive Plan, designated as a *Regional Center*, which contemplates serving one or more contiguous regions in the County, characterized by large-scale retail, medium- to large-scale employment, and higher density residential uses.

**ROADS:** Rocky Creek Road: two-lane County-maintained minor collector

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
Bagwell Road	2,050' NE	2,000	2,000	1,950 -2.5%
Feaster Road	3,140' NW	0	6,800	8,200 +20.6%
Woodruff Road	3,540' W	33,500	35,400 +5.7%	37,900 +7.1%

**ANALYSIS:**

There is only one other single family residential building right in this area based on a study of aerial photos; the vast majority of the area is functioning as a regional center as envisioned in the Greenville County Comprehensive Plan.

**SUMMARY:**

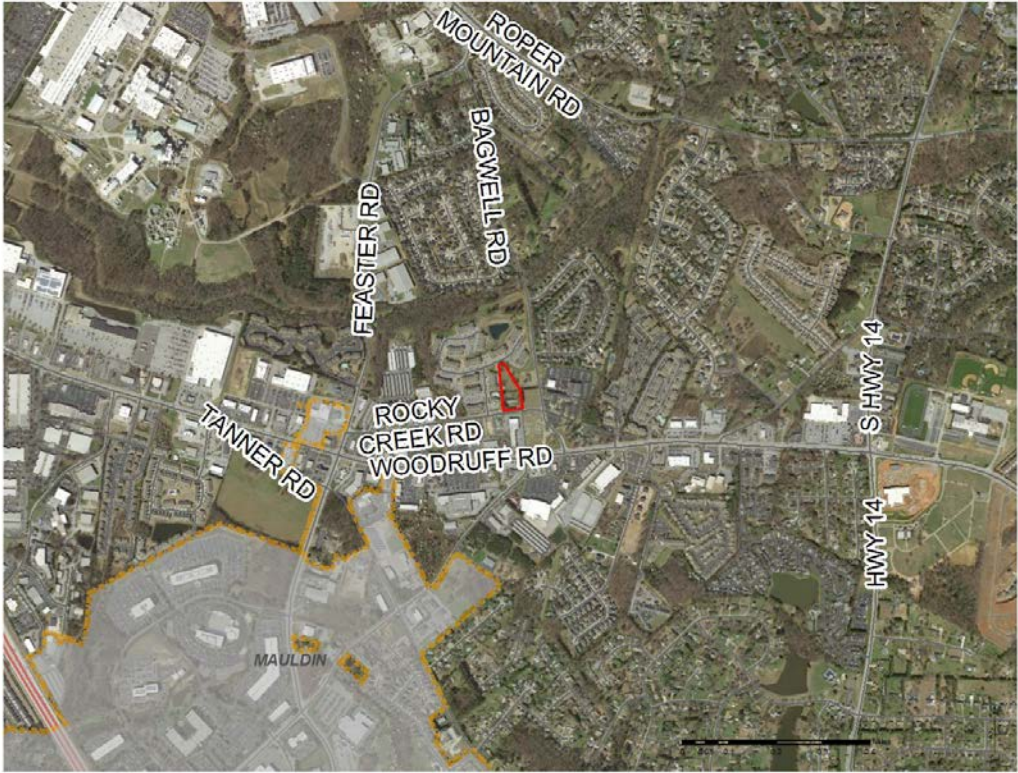
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**CONCLUSION:**

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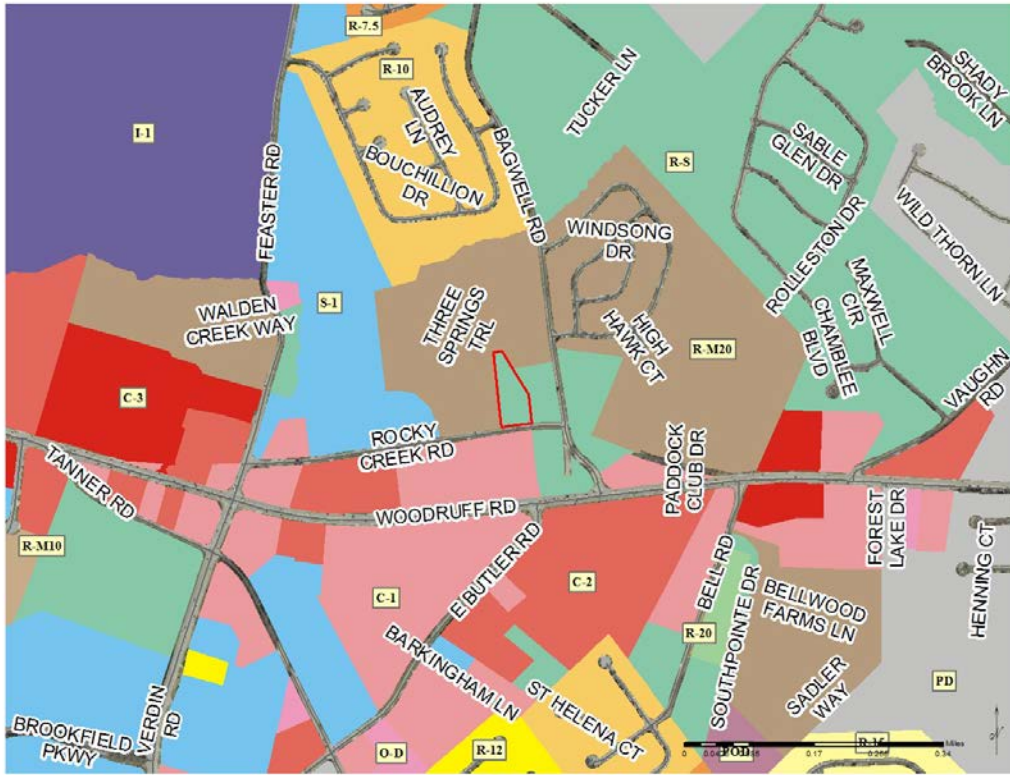
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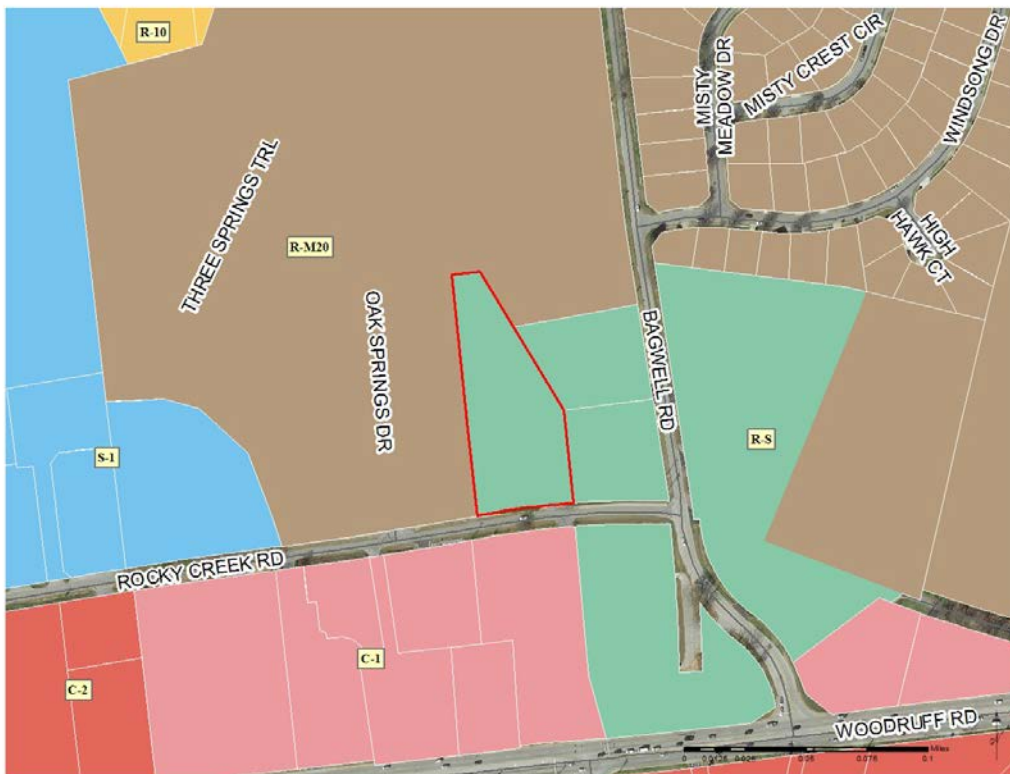
Aerial Photography, 2018

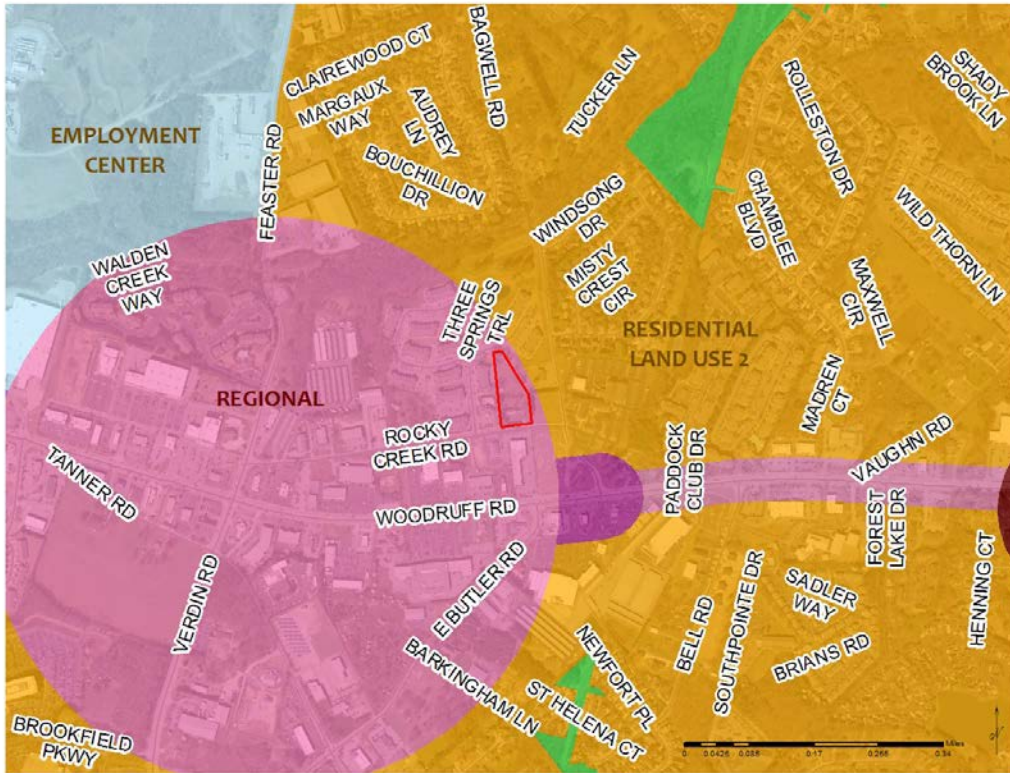






Zoning Map





Future Land Use Map