

Zoning Docket from June 20, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPCC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-055	Luke A. Burke of Bannister, Wyatt, & Stalvey, LLC for William R. Williams III of WRW Associates, LLC Rutledge Lake Rd., Greenville, SC 29617 0509020100701 R-S, Residential Suburban District to I-1, Industrial District	19	Denial	Denial 6-22-22	Approval 7-18-22	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 20, 2022 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Would like to rezone to allow the existing industrial storage of material on the property to continue • Stated that the same use has been on the adjacent parcel since zoning inception <p>2) Engineer</p> <ul style="list-style-type: none"> • Discussed traffic concerns and how it does not cause an adverse impact on adjacent residential parcels • Discussed stormwater run off • Discussed screening on the property • Stated that logs and wood had been stored on the parcel in question from the previous industrial business • There are other commercial/industrial uses within a 2 mile radius <p><u>Speakers Against:</u></p> <p>1) Attorney for surrounding resident</p> <ul style="list-style-type: none"> • Subject property is zoned R-S and has always been and is surrounded by residential zoned and uses parcels other than the I-1 adjacent parcels • The subject parcel is used for more than storage • Clients have to deal with the sound of equipment and industrial activities taking place on subject parcel • Discussed the 2020 proposed rezoning and 1991 rezoning • Stated that despite of the 2020 denial, the property owner continued to use the property as it has been used for • Clients have experienced significant flooding and did not previously deal with the amount of flooding <p>2) Citizen</p> <ul style="list-style-type: none"> • Discussed being in attendance at the 1991 rezoning request • Family has owned surrounding properties • Property is within the flood plain and has never flooded • The property owner is not just using the property for storage 					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>

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	<p>**There were 5 people in favor and 5 people in opposition at the meeting** List of meetings with staff: None</p>	
<p>Staff Report</p>	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Edge</i>. • Rutledge Lake Road is a two-lane, State-maintained residential road. The parcel has approximately 353 feet of frontage along Rutledge Lake Road. The parcel is approximately 0.21 miles south of the intersection of Keeler Mill Road and Rutledge Lake Road. The property is not along a bus route. There are no sidewalks in the area. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Berea Middle. • The applicant is requesting to rezone the property to I-1, Industrial. The applicant is proposing industrial. <p>CONCLUSION and RECOMMENDATION</p> <p>The subject property, zoned R-S, Residential Suburban District, is located on Rutledge Lake Road, a two-lane, State-maintained residential road. Staff is of the opinion that a successful rezoning to I-1, Industrial District would be too intensive for the predominately rural residential area and would not be consistent with the <u>Plan Greenville County</u> Comprehensive Plan.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to I-1, Industrial District.</p>	
<p>P&D</p>	<p>At the July 18, 2022 P&D Committee meeting, the Committee voted to approve the requested rezoning to I-1, Industrial District due to the adjacent property being Industrial zoned and to the many layers that surround this property.</p>	