

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		
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> <ol style="list-style-type: none"> 1) Applicant <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 2) Engineer <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> <ol style="list-style-type: none"> 1) Attorney for surrounding resident <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 2) Citizen <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>	



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace, Principal Planner

RE: CZ-2022-055

APPLICANT: Luke A. Burke of Bannister, Wyatt, & Stalvey, LLC for
William R. Williams III of WRW Associates, LLC

PROPERTY LOCATION: Rutledge Lake Rd., Greenville, SC 29617

PIN/TMS#(s): 0509020100701

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: I-1, Industrial District

PROPOSED LAND USE: Industrial

ACREAGE: 5

COUNCIL DISTRICT: 19 - Meadows

ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in June of 1973 as part of Area 4B. There have been multiple rezoning requests for this parcel: CZ-1991-04, from R-S, Residential Suburban to I-1, Industrial, which was denied; CZ-2020-44, from R-S, Residential Suburban to S-1, Services, which was denied; CZ-2020-74, from R-S, Residential Suburban to I-1, Industrial, which was withdrawn; and CZ-2021-84, from R-S, Residential Suburban to I-1, Industrial, which was withdrawn. There have been no other rezoning requests.

EXISTING LAND USE: Outdoor storage

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	Industrial
East	R-S	Vacant agricultural
South	R-S	Vacant agricultural
West	R-S	Single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer – no sewer available

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Edge*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The subject property is not part of any area or community plans.

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-S	1.7 units/acre	5	8.5 units
Requested	I-1	N/A		0 units

A successful rezoning would not allow for more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

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.

There are no traffic counts in the immediate area.

CULTURAL AND ENVIRONMENTAL:

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.

CONCLUSION:

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 Plan Greenville County Comprehensive Plan.

STAFF RECOMMENDATION:

Based on these reasons, staff recommends denial of the requested rezoning to I-1, Industrial District.



Aerial Photography, 2022



Zoning Map



Plan Greenville County, Future Land Use Map