

Zoning Docket from May 17, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-44	Marion Scott Lister of Lister Properties, LLC for Lister Properties, LLC 202 E Belvue Rd, 220, 222, 224, 226, and 228 Sunnydale Dr P003000300105 (portion), P003000300108 (portion), P003000300109 (portion), P003000300110 (portion), P003000300100 (portion), P003000300113 (portion) R-10, Single-family Residential to I-1, Industrial	20	Approval	Approval 5-26-21	Approval 6-14-21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 17, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • See notes from CZ-2021-43 Summary Report <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: none</p>					<p>Petition/Letter For: None</p> <p>Against: None</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 Neighborhood and Floodplain</i>. Floodplain is present on the site. There are three schools located within one mile of the site: Paris Elementary, Sevier Middle, and Faith Christian Academy. The property is also not along any bus routes but there are sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-10, Single-family Residential and is 1.26 acres of land located on E. Belvue Road and Sunnydale Drive, and is approximately 0.38 miles north-west of the intersection of E. Belvue Road and Rutherford Road. The subject parcel has approximately 303 feet of frontage along E. Belvue Road and approximately 528 feet of frontage along Sunnydale Drive. The applicant is requesting to rezone the property to I-1, Industrial.</p> <p>The applicant states that the proposed land use is for storage.</p> <p>CONCLUSION</p> <p>The subject parcels, zoned R-10, Single-family Residential, are located along East Belvue Road, a two-lane State-maintained collector road, and Sunnydale Drive, a two-lane County-maintained residential road. Staff is of the opinion that a successful rezoning to I-1, Industrial would bring the properties into conformance and would be consistent with the surrounding zoning classifications.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to I-1, Industrial.</p>					