

Zoning Docket from May 17, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	G CPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-45	Marion Scott Lister of Lister Properties, LLC for Lister Properties, LLC 208 E. Belvue Rd P003000300201 (portion) I-1, Industrial District to R-12, Single-Family Residential District	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"> Wants to remove house from commercial land <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>Industrial</i>. Floodplain is present on the overall 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 and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcel is zoned I-1, Industrial and is 0.403 acres of land located on E. Belvue Road, and is approximately 0.31 miles north-west of the intersection of E. Belvue Road and Rutherford Road. The subject parcel has approximately 476 feet of frontage along E. Belvue Road. The applicant is requesting to rezone the property to R-12, Single-Family Residential.</p> <p>The applicant states that the proposed land use is for a Single-Family Residence.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned I-1, Industrial, is located along E. Belvue Road, a State-maintained collector road. Staff is of the opinion that a successful rezoning to R-12, Single-family Residential would bring the property into conformance and would be consistent with the surrounding land uses.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-12, Single-Family Residential.</p>					