

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		
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:</p> <p>None</p> <p>Against:</p> <p>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>					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace, Principal Planner

RE: CZ-2021-44

APPLICANT: Marion Scott Lister for Lister Properties, LLC

PROPERTY LOCATION: 202 East Belvue Road, 220, 222, 224, 226, and 228
Sunnydale Drive

PIN/TMS#(s): P003000300105 (portion), P003000300108 (portion),
P003000300109 (portion), P003000300110 (portion),
P003000300100 (portion), P003000300113 (portion)

EXISTING ZONING: R-10, Single-Family Residential District

REQUESTED ZONING: I-1, Industrial District

PROPOSED LAND USE: Storage

ACREAGE: 1.26

COUNCIL DISTRICT: 20 – Shaw

ZONING HISTORY: These parcels were originally zoned R-10, Single-Family Residential in May 1970 as part of Area X. Portions of the parcels have had two unsuccessful rezoning requests, CZ-1974-99, from R-10, Single-family Residential to R-MA, Multifamily Residential, and CZ-1982-83, from R-10, Single-family Residential to R-MA, Multifamily Residential. There have been no other rezoning requests.

EXISTING LAND USE: Single-family Residential and Warehousing

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-10	Single-Family Residential
East	R-10	Single-Family Residential
South	I-1	Vacant Land
West	I-1 & R-10	Single-Family Residential and Vacant Land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer - connection unavailable

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY PLANS:

The subject property is not a 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-10	4.4 units/acre	1.26	5.5 units
Requested	I-1	0 units/acre		0 units

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

ROADS AND TRAFFIC:

East Belvue Road is a two-lane State-maintained minor collector road. The parcel has approximately 303 feet of frontage along East Belvue Road. Sunnydale Drive is a two-lane County-maintained residential road. The parcel has approximately 528 feet of road frontage along Sunnydale Drive. The parcel is approximately 0.38 miles northwest of the intersection of Rutherford Road and East Belvue Road. The property is not along a bus route. There are sidewalks along the edge of

the property.

Location of Traffic Count	Distance to Site	2011	2014	2019
West Belvue Road	3,227' W	3,300	3,100 -6.4%	2,400 -29.1%

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the site. There are no known historic or cultural resources on the site. Three schools are located within one mile of the site: Paris Elementary, Sevier Middle, and Faith Christian Academy.

CONCLUSION:

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.

STAFF RECOMMENDATION:

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



Aerial Photography, 2020



Zoning Map

