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), P003000300100 (portion), P003000300110 (portion), P003000300113 (portion) R-10, Single-family Residential to I-1, Industrial	20	Approval	Approval 5-26-21		
Public	Some of the general comments m	ade by S	peakers at th	ne Public Hea	aring on	Petition/Letter
Comments	May 17, 2021 were:					For:
	Speakers For: 1) Applicant					None
				Against:		
	Speakers Against: None					
	None					
Chaff Davaart	List of meetings with staff: none					
Staff Report	ANALYSIS The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, 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.					
	SUMMARY 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.					
	The applicant states that the proposed land use is for storage.					
	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.					
	Based on these reasons, staff recommends approval of the requested rezoning to I-1, Industrial.					



Greenville County Planning Division Department of Zoning Administration 301 University Ridge Suite 4100 Greenville, SC 29601 Office: 864.467.7425 Fax: 864.467.7164

то:	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:	

EA ARACTERISTICS:	Direction	Zoning	Land Use
ARACIERIJICJ.	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
<u>PLAN GREENVILLE</u> <u>COUNTY</u> CONFORMANCE:	The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i> <i>and Floodplain.</i> **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	1.20	5.5 units
Requested	I-1	0 units/acre	1.26	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	2,400
			-6.4%	-29.1%

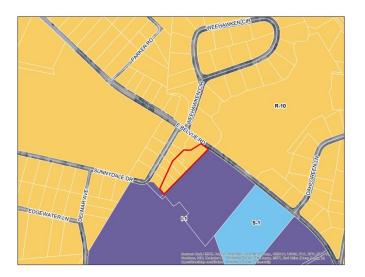
CULTURAL AND ENVIRONMENTAL:	Floodplain is present on the site. There are no known historic or cultural resources on the site. Three schools are located within one mile of the site: Paris Elementary, Sevier Middle, and Faith Christian Academy.
CONCLUSION:	The subject parcels, zoned R-10, Single-family Residential, are located along East Belyue Road, a two-lane State-maintained collector road, and

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



Plan Greenville County, Future Land Use Map