

Zoning Docket from May 17, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD 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		
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</u> Comprehensive Plan, 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>					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Brook Denny
Planner

RE: CZ-2021-45

APPLICANT: Marion Scott Lister of Lister Properties, LLC for Lister
Properties, LLC

PROPERTY LOCATION: 208 E. Belvue Road

PIN/TMS#(s): P003000300201 (Portion)

EXISTING ZONING: I-1, Industrial District

REQUESTED ZONING: R-12, Single-Family Residential District

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 0.403

COUNCIL DISTRICT: 20 – Shaw

ZONING HISTORY: This parcel was originally zoned I-1, Industrial in April 1972 as part of Area 3. There have been no other rezoning requests.

EXISTING LAND USE: Single-Family Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-10	Church
East	S-1	Vacant Land
South	I-1	Warehousing/Flex Space
West	R-10	Warehousing/Flex Space

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro, Not Available

PLAN GREENVILLE COUNTY

CONFORMANCE: The portion of the subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Industrial*. **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	I-1	0 units/acre	0.403	0 units
Requested	R-12	3.6 units/acre		1 units

A successful rezoning would allow for 1 more dwelling unit than is allowed under the current zoning.

ROADS AND TRAFFIC:

E. Belvue Road is a two-lane, State-maintained collector road. The parcel has approximately 476 feet of frontage along E. Belvue Road. The parcel is approximately 0.31 miles north-west of the intersection of E. Belvue Road and Rutherford Road. The property is not along a bus route. There are also no sidewalks in the area.

There are no traffic counts in the immediate vicinity of the area.

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:

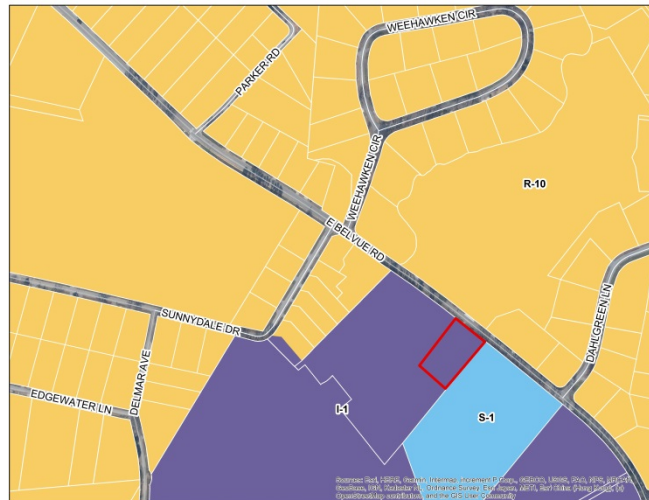
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STAFF**RECOMMENDATION:**

Based on these reasons, staff recommends approval of the requested rezoning to R-12, Single-Family Residential.



Aerial Photography, 2020



Zoning Map

