Zoning Docket from April 15th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-021	Cesar E. Reyes for Nancy Guadalupe Reyes-Guigou 2222 & 2224 E. Lee Rd., Taylors, SC 29687 T033000200501 & T033000200800 R-20, Single-Family Residential District to R-10, Single-Family Residential District	20	Approval	Approval 4/24/24	Denial 5/6/24	Denial 8/20/2024
Public Comments	Some of the general comments made by Speakers at the Public Hearing on April Petition/Letter 15, 2024 were: Speakers For: 1. Applicant • Would like to rezone the parcels to be able to remove the abandoned dwellings and develop the properties for a small residential development Against: Speakers Against: 1. Citizen • Lives adjacent to the subject parcels and do not mind building new homes on the subject parcels, but does not want to increase the density Against: Stream • Has concerns with traffic on E. Lee Rd. and worries that the additional density will cause additional negative impact in this area List of meetings with staff: N/A					
Staff Report	 Below are the facts pertaining to this docket: The subject property consists of approximately 1.9 acres. The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. The subject property is not part of any area or community plans. E. Lee Road is a two-lane State-maintained collector road. The property has approximately 200 feet of frontage along E. Lee Road. The property is not along a bus route but there is a sidewalk fronting the property along E. Lee Road. Floodplain is not present on the site. There are no known historic or cultural resources on the site. Brook Glenn Elementary and Greenville Presbyterian Theological Seminary are located within a mile of the site. The applicant is requesting to rezone the property to R-10, Single-Family Residential District. The applicant is proposing a Single-Family Residential. CONCLUSION and RECOMMENDATION: The subject parcel, zoned R-20, Single-Family Residential District is located along E. Lee Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to R-10, Single-Family Residential District is located along E. Lee Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to R-10, Single-Family Residential CONCLUSION and RECOMMENDATION: 					

	Family Residential District would be consistent with the <u>Plan Greenville County</u> Comprehensive Plan which designates the property as Suburban Neighborhood and lists a density of 3-5 dwellings per acre. Staff also feels that the requested zoning would not alter the residential character of the area.
	Based on these reasons, staff recommends approval of the requested rezoning to R-10, Single-Family Residential District.
P&D	At the May 6, 2024 P&D Committee meeting, the Committee voted to deny the rezoning request to R-10, Single-Family Residential due to the proposed rezoning and density is not consistent with the surrounding area.



Greenville County Planning Division Department of Zoning Administration 301 University Ridge Suite S-3200 Greenville, SC 29601 Greenville Office: 864.467.7425

то:	County Council Planning and Development Committee Planning Commission
FROM:	Todd Baxley, Planner II
RE:	CZ-2024-021
APPLICANT:	Cesar E. Reyes for Nancy Guadalupe Reyes-Guigou
PROPERTY LOCATION:	2222 and 2224 E. Lee Rd., Taylors, SC 29687
PIN/TMS#(s):	T033000200501 and T033000200800
EXISTING ZONING:	R-20, Single-Family Residential District
REQUESTED ZONING:	R-10, Single-Family Residential District
PROPOSED LAND USE:	Single-Family Residential
ACREAGE:	1.9
COUNCIL DISTRICT:	20 – Shaw

ZONING HISTORY:	These parcels were originally zoned R-20, Single-Family Residential
	District in May, 1970 as part of Area 1. There have been no prior
	rezoning requests for the parcels.

EXISTING LAND USE:	Single-Family Residential
	Single Farmy Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-1	Business Office
East	R-20	Single-Family Residential
South	R-20	Single-Family Residential
West	R-20	Single-Family Residential

WATER AVAILABILITY:	Greenville Water
SEWER AVAILABILITY:	Metro District – Sewer is accessible
<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> . **Please refer to the Future Land Use Map at the end of the document.**
AREA AND COMMUNITY PLANS:	The subject property is not part of any area or community plans.
DENSITY WORKSHEET:	The following scenario provides the potential capacity of residential units based upon County records for acreage.

units based upon cour	ity records for acreat	ge.	

	Zoning	Zoning Density	Acres	Total Units
Current	R-20	2.2 units/acre	1.0	4 units
Requested	R-10	4.4 units/acre	1.9	8 units

A successful rezoning would allow for 4 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC: E. Lee Road is a two-lane State-maintained collector road. The property has approximately 200 feet of frontage along E. Lee Road. The property is approximately 0.44 miles west of the intersection of E. Lee Road and Taylors Road. The property is not along a bus route but there is a sidewalk fronting the property along E. Lee Road.

Location of Traffic Count	Distance to Site	2019	2021	2022
E. Lee Road	1,300'	5 <i>,</i> 600	4,200	4,800
			-25%	+14.3%

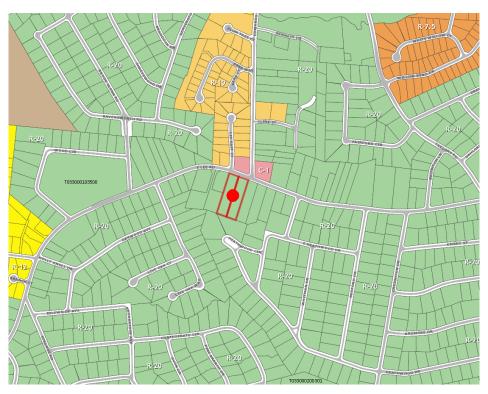
CULTURAL AND ENVIRONMENTAL:	Floodplain is not present on the site. There are no known historic or cultural resources on the site. Brook Glenn Elementary and Greenville Presbyterian Theological Seminary are located within a mile of the site.
CONCLUSION:	The subject parcel, zoned R-20, Single-Family Residential District is located along E. Lee Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to R-10, Single-Family Residential District would be consistent with the <u>Plan Greenville County</u> Comprehensive Plan which designates the property as Suburban Neighborhood and lists a density of 3-5 dwellings per acre. Staff also feels that the requested zoning would not alter the residential character of the area.
STAFF RECOMMENDATION:	Based on these reasons, staff recommends approval of the requested rezoning to R-10, Single-Family Residential District.



Aerial Photography, 2023



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map