

Zoning Docket from April 15th, 2024 Public Hearing

	<p>Family Residential District would be consistent with the <u>Plan Greenville County Comprehensive Plan</u> 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.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-10, Single-Family Residential District.</p>
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Greenville County Planning Division
Department of Zoning Administration
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Office: 864.467.7425

TO: 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

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

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood*.
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.

	Zoning	Zoning Density	Acres	Total Units
Current	R-20	2.2 units/acre	1.9	4 units
Requested	R-10	4.4 units/acre		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'	5,600	4,200 -25%	4,800 +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:

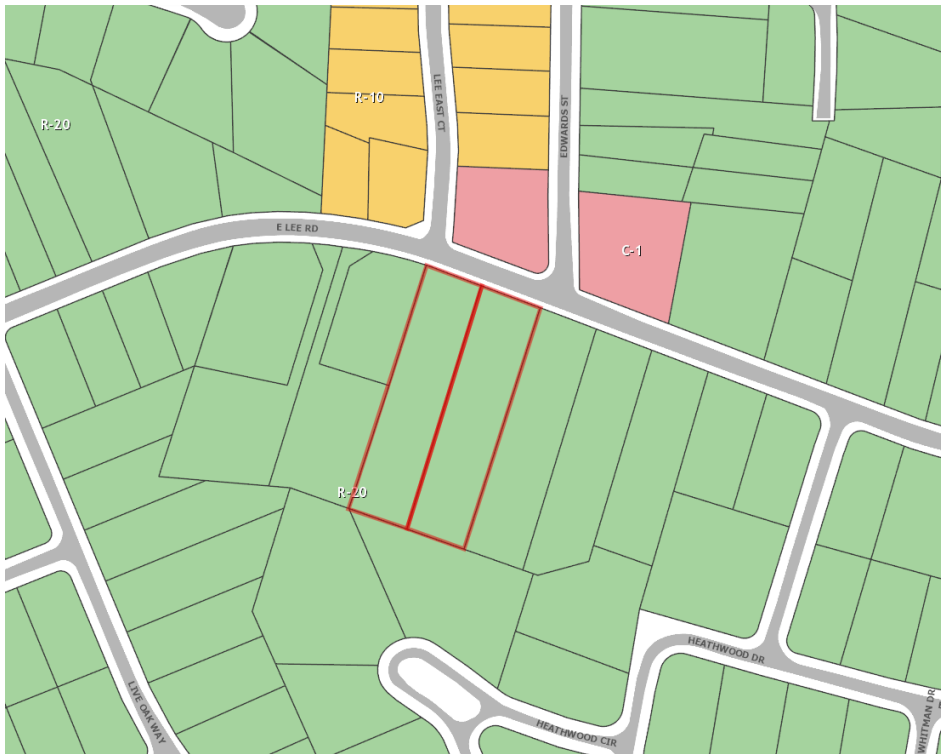
The subject parcel, zoned R-20, Single-Family Residential District is located along E. Lee Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to R-10, Single-Family Residential District would be consistent with the Plan Greenville County Comprehensive 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:

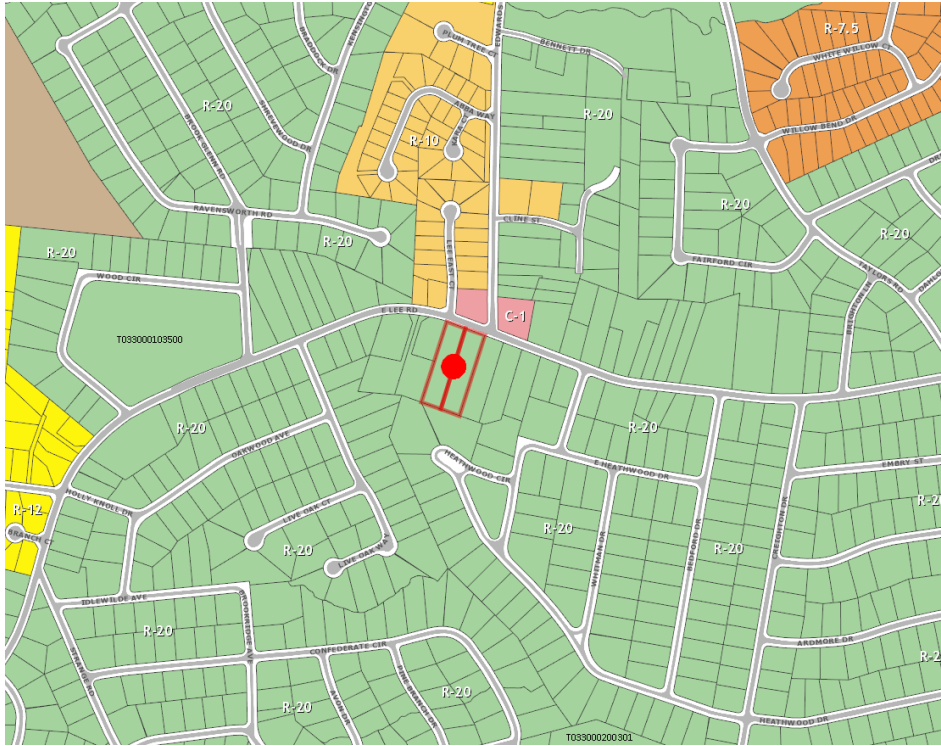
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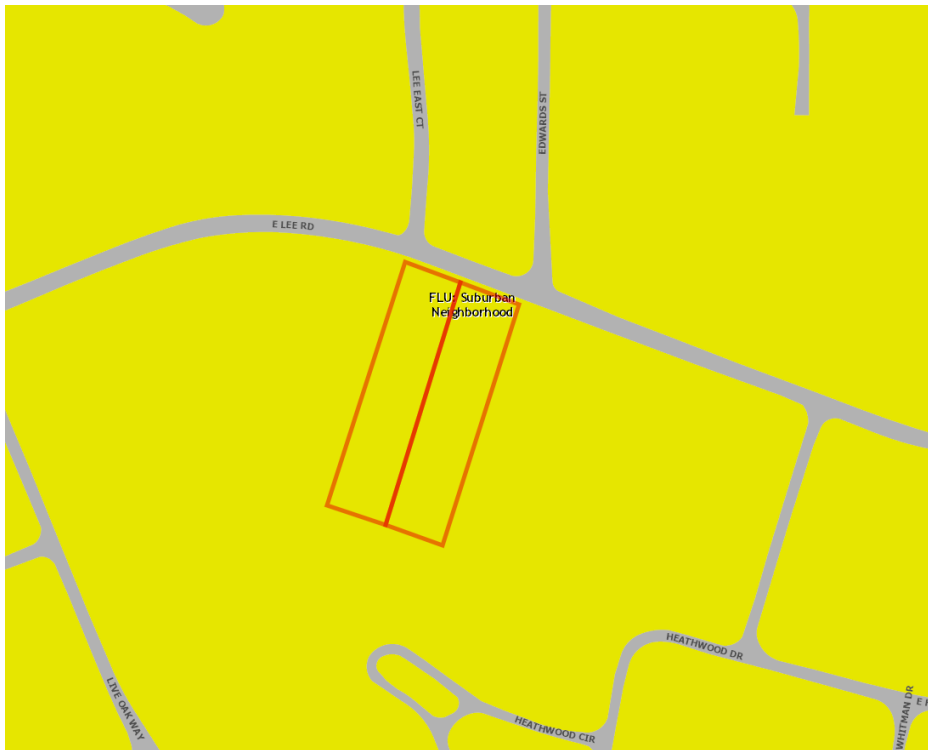
Aerial Photography, 2023



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map