

**Zoning Docket from March 14, 2022 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-028	Regina Gail Jones 109 Hallcox St., Greenville, SC 29609 P012000300402 R-20, Single-Family Residential District to R-6, Single-Family Residential District	20	Approval	Approval 3-23-22	Approval 4-4-22	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on March 14, 2022 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1) Applicant <ul style="list-style-type: none"> <li>• Would like to subdivide so her son can build a home and be able to assist her</li> </ul> </li> <li>2) Son of applicant <ul style="list-style-type: none"> <li>• Looks forward to being able to live next to his mother</li> </ul> </li> </ol> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p><b>ANALYSIS</b></p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Traditional Neighborhood</i>. Floodplain is not present on the site and there are four schools located within one mile of the site: Paris Elementary, Sevier Middle, Wade Hampton High School, and Next High School. The property is not along any bus routes. There are no sidewalks in the area.</p> <p><b>SUMMARY</b></p> <p>The subject parcel is zoned R-20, Single-Family Residential District and is 0.295 acres of land located on Hallcox Rd., a two-lane County-maintained residential road and Cuttino Cir., a two-lane County-maintained residential road. The subject parcel is approximately 0.33 miles southeast of the intersection of Pine Knoll Dr. and Rutherford Rd. The parcel has approximately 70 feet of frontage along Hallcox Rd, and approximately 45 feet of frontage along Cuttino Cir. The applicant is requesting to rezone the property to R-6, Single-Family Residential District.</p> <p>The applicant states that the proposed land use is for an additional lot on site.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel zoned R-20, Single-Family Residential is located along Hallcox St. and Cuttino Cir., both two-lane County-maintained residential roads. This request would only allow for one additional lot on site. Because of this, staff is of the opinion that the requested rezoning to R-6, Single-Family Residential to subdivide this lot in half is appropriate due to similar lot configurations and lot sizes throughout this entire area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-6, Single-Family Residential.</p>					