

Zoning Docket from May 16, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-043	Reid Hipp of Carolina Crafted Construction, LLC for Arnold L. Hill, Director of Operations of Greenville County Disabilities & Special Needs Board 123 Hawkins St. Greenville, SC 29611 0111001100100 R-7.5, Single-Family Residential District to R-6, Single-Family Residential District	23	Approval	Approval 5-25-22	Approval 6-6-22	
Public Comments	Some of the general comments made by Speakers at the Public Hearing on May 16, 2022 were: <u>Speakers For:</u> 1) Applicant <ul style="list-style-type: none"> • Would like to subdivide into 6 single-family residential parcels <u>Speakers Against:</u> None List of meetings with staff: None					Petition/Letter <u>For:</u> None <u>Against:</u> None
Staff Report	Below are the facts pertaining to this docket: <ul style="list-style-type: none"> • The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as <i>Traditional Neighborhood</i>. The parcel is included in the <u>Judson Community Plan</u>, where it is designated as <i>Infill Housing</i>. • Hawkins Street is a two-lane State-maintained Residential road. Ninth Street is a two-lane State-maintained Residential road. Tenth Street is a two-lane State-maintained Residential road. The parcel has approximately 184 feet of frontage along Hawkins Street, as well as 200 feet of frontage along Ninth Street, and 208 feet of frontage along Tenth Street. The parcel is approximately 0.32 miles northwest of the intersection of Goodrich Street and Anderson Road (Highway 81). The property is not along a bus route but there are sidewalks across the street from the subject property. • Floodplain is not present on the site. There are no known historic or cultural resources on this site. There is one elementary school located within a mile of the site: Hollis Academy. • The subject property is zoned R-7.5, Single-Family Residential District and is 0.85 acres of land located on Hawkins St, Ninth St. and Tenth St. The applicant is requesting to rezone the property to R-6, Single-Family Residential District. • The applicant states that the proposed land use is for a Single-Family Residential Development. CONCLUSION and RECOMMENDATION The subject parcel is located along Hawkins Street, a two-lane State-maintained Residential road, Ninth Street, a two-lane State-maintained Residential road, and Tenth Street is a two-lane State-maintained Residential road. Staff is of the opinion that the requested rezoning to R-6, Single-Family Residential is appropriate as it allows for the property to achieve lot sizes that are consistent with many of those in the neighborhood, as well as the existing R-6 zoned parcels across the street. Additionally, this rezoning supports the goals of the <u>Judson Community Plan</u> , which designates this area as <i>Infill Housing</i> . Based on these reasons, staff recommends approval of the requested rezoning to R-6, Single-Family Residential.					