

Zoning Docket from March 14, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD 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		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 14, 2022 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Would like to subdivide so her son can build a home and be able to assist her 2) Son of applicant <ul style="list-style-type: none"> • Looks forward to being able to live next to his mother <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> 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>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>SUMMARY</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>CONCLUSION</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>					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton, Deputy Zoning Administrator

RE: CZ-2022-028

APPLICANT: Regina Gail Jones

PROPERTY LOCATION: 109 Hallcox St., Greenville, SC 29609

PIN/TMS#(s): P012000300402

EXISTING ZONING: R-20, Single-Family Residential District

REQUESTED ZONING: R-6, Single-Family Residential District

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 0.295

COUNCIL DISTRICT: 20 – Shaw

ZONING HISTORY: This parcel was originally zoned R-20, Single-Family Residential in May 1970 as part of Area 1. There have been no previous rezoning requests for this parcel.

EXISTING LAND USE: Single-Family Residence

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	Single-Family Residential
East	R-15	Single-Family Residential
South	R-7.5 & R-20	Single-Family Residential
West	R-20	Single-Family Residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Traditional Neighborhood*. **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	R-20	2.2 units/acre	0.295	0 units
Requested	R-6	7.3 units/acre		2 units

A successful rezoning would allow for 2 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Hallcox St. is a two-lane County-maintained residential road. Cuttino Cir. is a two-lane county-maintained residential road. The parcel has approximately 70 feet of frontage along Hallcox St. and 45 feet of frontage along Cuttino Cir. The parcel is approximately 0.33 miles southeast of the interchange of Pine Knoll Dr. and Rutherford Rd. The property is not along a bus route and there are no sidewalks along the subject property.

There are no traffic counts in the area of Hallcox St.

CULTURAL AND ENVIRONMENTAL:

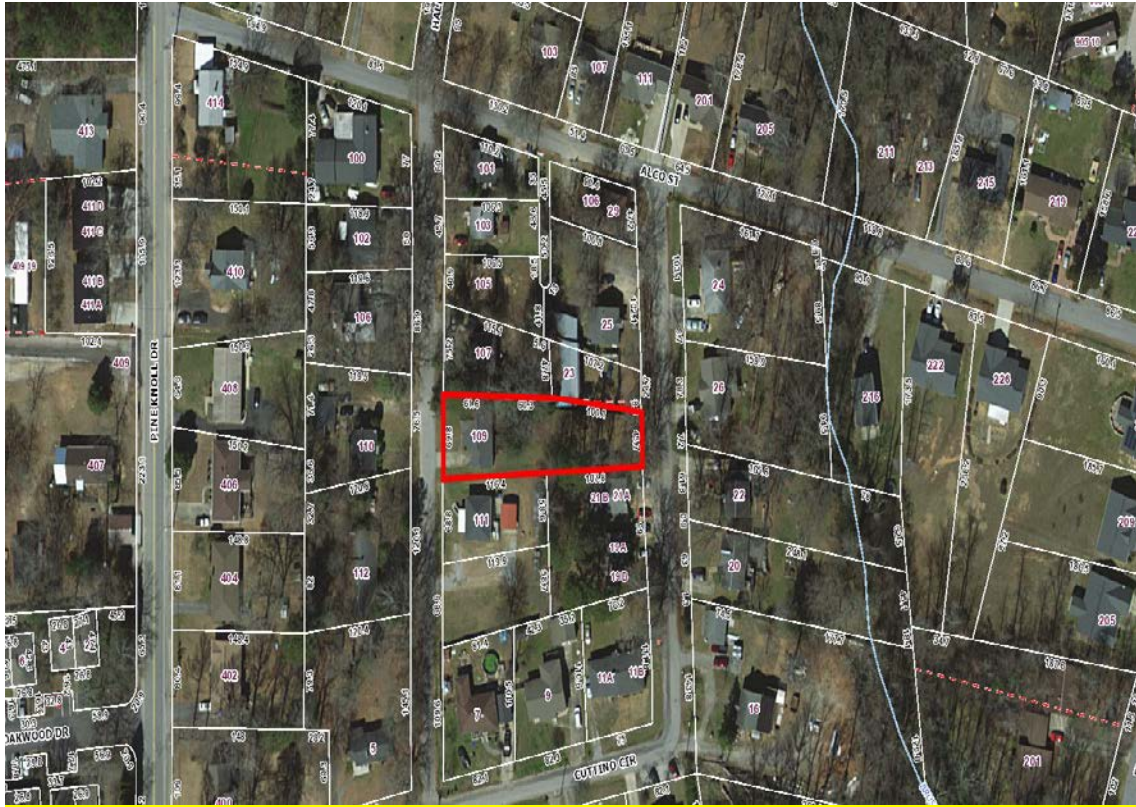
Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are four schools located within one mile of the site: Paris Elementary, Sevier Middle, Wade Hampton High School, and Next High School.

CONCLUSION:

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.

STAFF RECOMMENDATION:

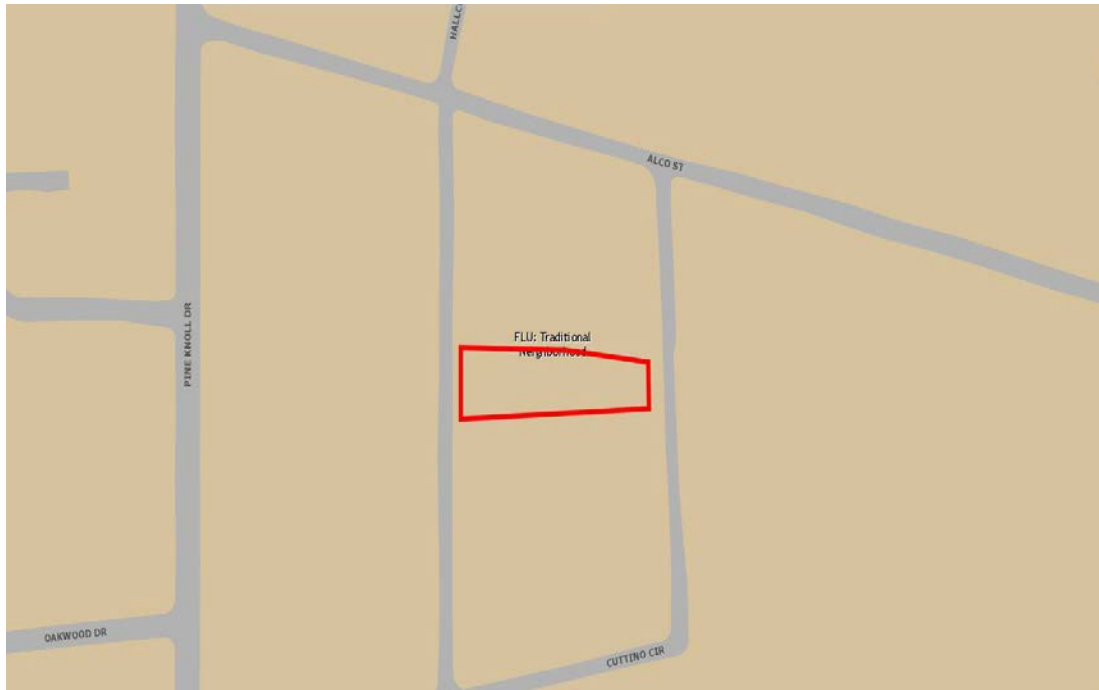
Based on these reasons, staff recommends approval of the requested rezoning to R-6, Single-Family Residential.



Aerial Photography, 2021



Zoning Map



Plan Greenville County, Future Land Use Map