

**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		
Public Comments	<b>Some of the general comments made by Speakers at the Public Hearing on May 16, 2022 were:</b> <u>Speakers For:</u> 1) Applicant <ul style="list-style-type: none"> <li>• Would like to subdivide into 6 single-family residential parcels</li> </ul> <u>Speakers Against:</u> None <b>List of meetings with staff:</b> None					<b>Petition/Letter</b> <u>For:</u> None  <u>Against:</u> None
Staff Report	<b>Below are the facts pertaining to this docket:</b> <ul style="list-style-type: none"> <li>• 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>.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• The applicant states that the proposed land use is for a Single-Family Residential Development.</li> </ul> <b>CONCLUSION and RECOMMENDATION</b> 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.					



Greenville County Planning Division  
Department of Zoning Administration  
301 University Ridge Suite 4100  
Greenville, SC 29601  
Office: 864.467.7425  
Fax: 864.467.7164

**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Meagan Staton, Deputy Zoning Administrator

**RE:** CZ-2022-043

**APPLICANT:** Reid Hipp of Carolina Crafted Construction, LLC for  
Arnold L. Hill, Director of Operations of Greenville  
County Disabilities & Special Needs Board

**PROPERTY LOCATION:** 123 Hawkins St. Greenville, SC 29611

**PIN/TMS#(s):** 0111001100100

**EXISTING ZONING:** R-7.5, Single-Family Residential District

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

**PROPOSED LAND USE:** Single-Family Residential

**ACREAGE:** 0.85

**COUNCIL DISTRICT:** 23 – Norris

**ZONING HISTORY:** The parcel was originally zoned R-7.5, Single-family Residential in June 1973 as part of Area 4A. There has been two previous successful rezoning case, CZ-2015-19, from R-7.5 to R-20A, and CZ-2021-07, from R-20A to R-7.5.

**EXISTING LAND USE:** Vacant land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-7.5	Single-family residences
East	R-7.5	Single-family residences
South	R-6 and R-7.5	Single-family residences
West	R-7.5	Elementary school

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker 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 parcel is included in the Judson Community Plan, where it is designated as *Infill Housing* \*\*Please refer to the Future Land Use Map at the end of the document.\*\*

**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-7.5	5.8 units/acre	0.85	4 units
Requested	R-6	7.3 units/acre		6 units

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

**ROADS AND TRAFFIC:**

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.

Location of Traffic Count	Distance to Site	2013	2016	2019
Goodrich Street	957' SW	750	850 +13.3%	1,050 +23.5%

**CULTURAL AND ENVIRONMENTAL:**

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.

**CONCLUSION:**

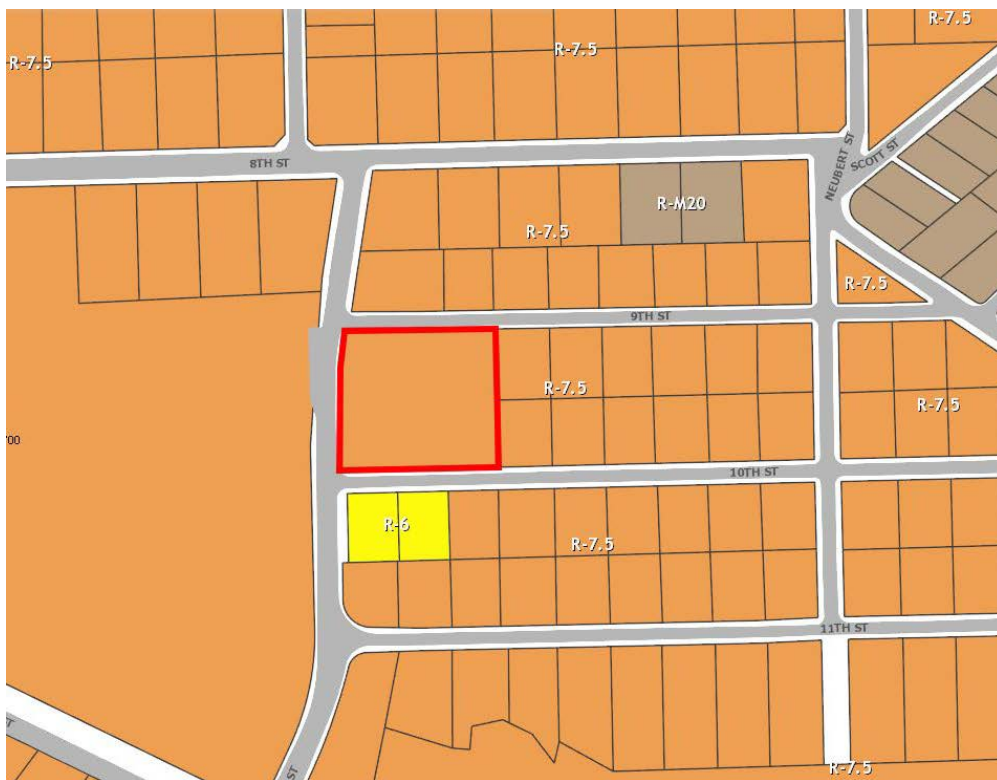
The subject parcel is located along Hawkins Street, a two-lane State-maintained Residential road, Ninth Street, a two-lane State-maintained Residential road, and Tenth Street is a two-lane State-maintained Residential road. Staff is of the opinion that the requested rezoning to R-6, Single-Family Residential 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 Judson Community Plan, which designates this area as *Infill Housing*.

**STAFF RECOMMENDATION:**

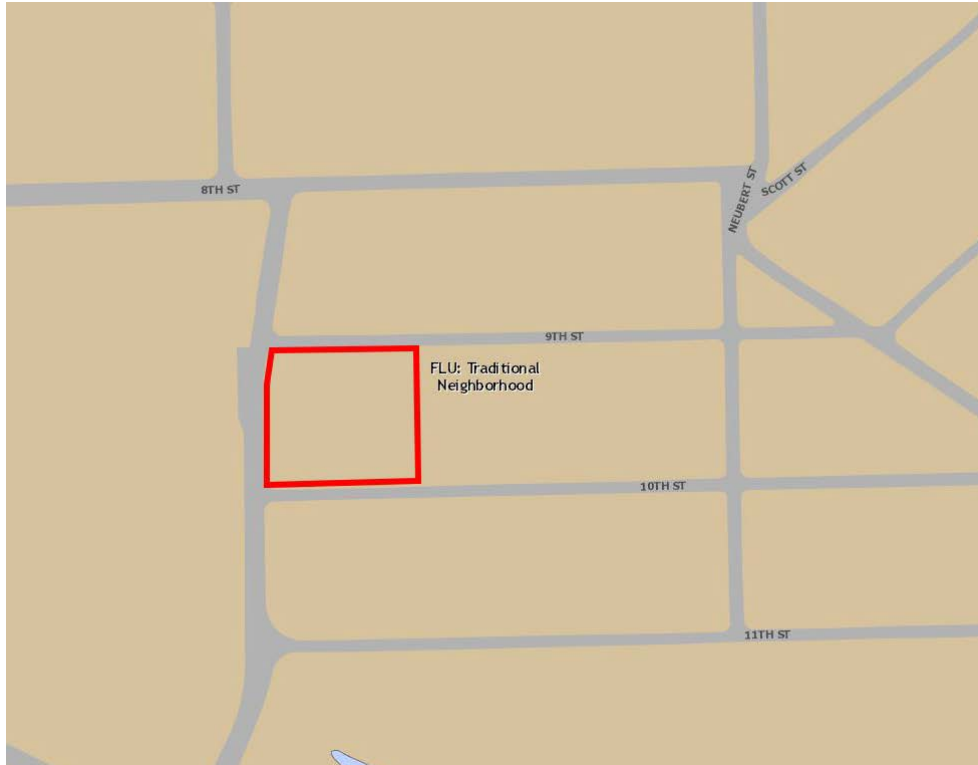
Based on these reasons, staff recommends approval of the requested rezoning to R-6, Single-Family Residential.



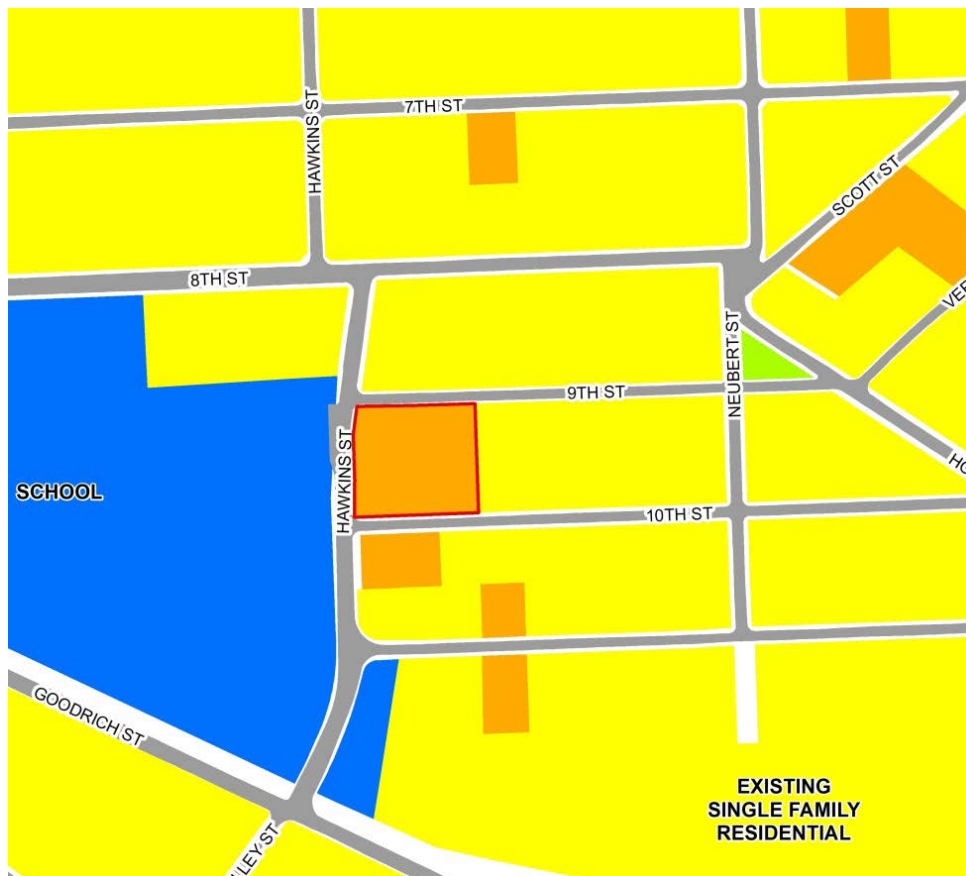
Aerial Photography, 2022



Zoning Map



Plan Greenville County, Future Land Use Map



Judson Community Plan