

**Zoning Docket from May 20<sup>th</sup>, 2024 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
<b>CZ-2024-030</b>	Daryl Renshaw 103 Alco St. & Hallcox St., Greenville, SC 29609 P012000203602 R-12, Single-Family Residential District to R-6, Single-Family Residential District	20	Approval	Approval 5/22/24	Approval 6/3/24	
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on May 20, 2024 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 rezone the property to be able to build one additional residential dwelling</li> <li>• Property is just over 12,000 sq. ft.</li> <li>• Properties in the immediate area are also less than 12,000 sq. ft.</li> </ul> </li> </ol> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> N/A</p>					<p><b>Petition/Letter For:</b></p> <p><b>Against:</b></p>
<b>Staff Report</b>	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>• The subject property consists of approximately 0.28 acres.</li> <li>• The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Traditional Neighborhood</i>. The subject property is not part of any area or community plans.</li> <li>• Alco Street is a two-lane County-maintained residential road. The parcel has approximately 130 feet of frontage along Alco Street. Hallcox Street is a two-lane County-maintained residential road. The parcel has approximately 95 feet of frontage along Hallcox Street. The parcel is approximately 0.06 miles east of the intersection of Alco Street and Pine Knoll Drive. The property is not located along a bus route but Route 505 bus stop is located ~ miles away at Rutherford Road and Pine Knoll Drive. There are no sidewalks along the subject property.</li> <li>• Floodplain is not present on the site. There are no known historic or cultural resources on the site. Four schools are located within one mile of the site; Wade Hampton High, Paris Elementary, Sevier Middle, and League Academy.</li> <li>• The applicant is requesting to rezone the property to R-6, Single-Family Residential District. The applicant is proposing Single-Family Residential.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION:</b></p> <p>The subject parcel zoned R-12, Single-Family Residential District is located along Alco Street, a two-lane County-maintained residential road and Hallcox Street, a two-lane County-maintained residential road. Staff is of the opinion that the requested rezoning to R-6, Single-Family Residential District is consistent with the <u>Plan Greenville County</u> Comprehensive Plan, which designates the parcel as <i>Traditional Neighborhood</i> and suggests a density of 6 to 20 units per acre. Staff also feels the requested zoning district would not have an adverse impact on surrounding properties.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-6, Single-Family Residential District.</p>					