

Zoning Docket from May 20th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-030	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		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 20, 2024 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Would like to rezone the property to be able to build one additional residential dwelling Property is just over 12,000 sq. ft. Properties in the immediate area are also less than 12,000 sq. ft. <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For:</p> <p>Against:</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> The subject property consists of approximately 0.28 acres. 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. 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. 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. The applicant is requesting to rezone the property to R-6, Single-Family Residential District. The applicant is proposing Single-Family Residential. <p>CONCLUSION and RECOMMENDATION:</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</p>					

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	Residential District.
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Greenville County Planning Division
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Mulherin, Planner II

RE: CZ-2024-030

APPLICANT: Daryl Renshaw

PROPERTY LOCATION: 103 Alco St., & Hallcox St., Greenville, SC 29609

PIN/TMS#(s): P012000203602

EXISTING ZONING: R-12, Single-Family Residential District

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

PROPOSED LAND USE: Single-Family Residential

ACREAGE: .28

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 has been one previous rezoning request; Docket CZ-1987-017 requesting rezoning from R-20, Single-Family Residential to R-12, Single-Family Residential District was approved by County Council in March of 1987.

EXISTING LAND USE: Single-Family Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12	Single-Family Residential
East	R-12	Single-Family Residential
South	R-20	Single-Family Residential
West	R-20	Single-Family Residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer – sewer is accessible

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-12	3.6 units/acre	.28	1 unit
Requested	R-6	7.3 units/acre		2 units

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

ROADS AND TRAFFIC:

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.

There are no traffic counts in the immediate area.

CULTURAL AND ENVIRONMENTAL:

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.

CONCLUSION:

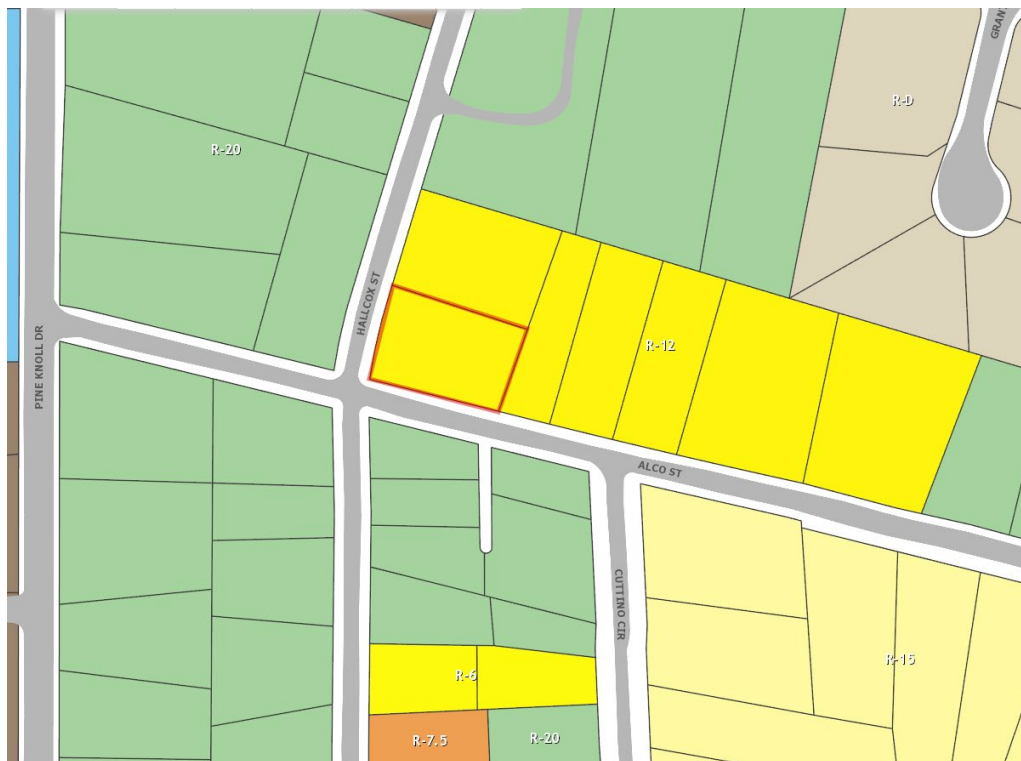
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STAFF RECOMMENDATION:

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



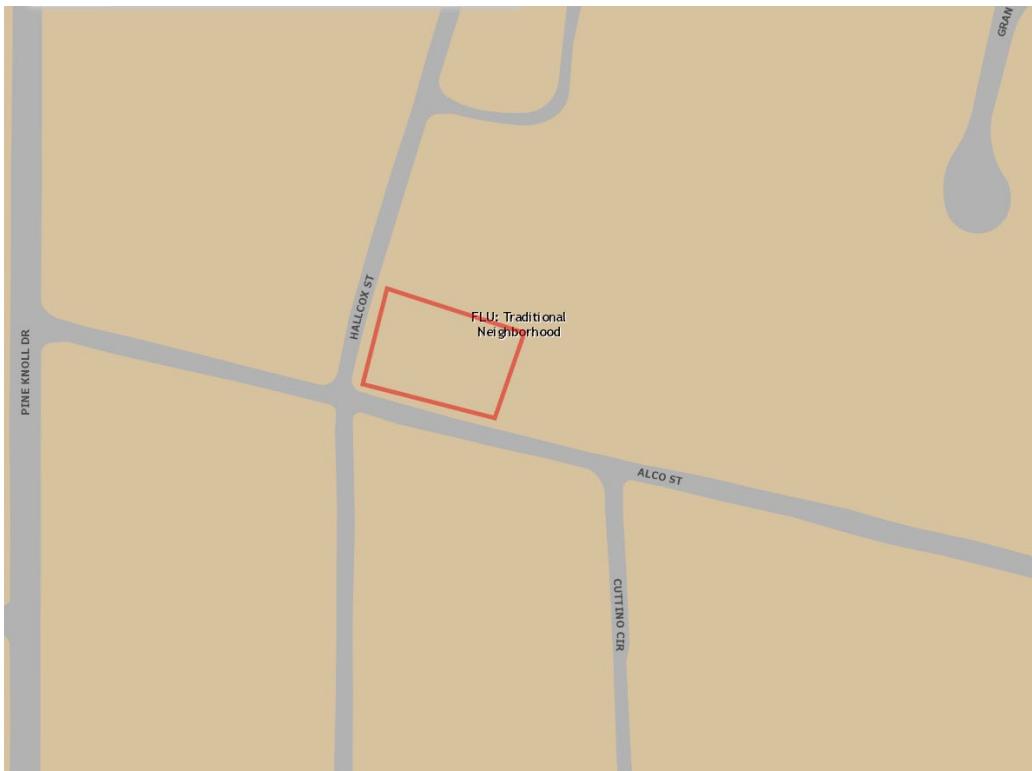
Aerial Photography, 2023



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map