

**ZONING DOCKETS FROM MARCH 27, 2013 GCPC MEETING**

	<b>Applicant</b>	<b>CC DIST.</b>	<b>STAFF REC.</b>	<b>GCPC REC.</b>	<b>P&amp;D REC.</b>	<b>COUNCIL ACTION</b>
<b>CZ-2013-8</b>	Jack Suttles 111 Hallcox Road R-20 to R-7.5 P012000300202	20	A	A		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on March 18, 2013 were:</b></p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> <li>(1) Rezone to allow the lot to be split and add another house for disabled son</li> <li>(2) Would support request based on little traffic on street and there are manufactured homes in this area</li> <li>(3) Need to have family close as a caretaker</li> </ul> <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> <li>(1) None</li> </ul>					<p>Petition/Letter</p> <p>For –</p> <p>Against –</p>
<b>Staff Report</b>	<p>The area is characterized by parcels of varying sizes. Although the area was originally zoned R-20, Single-Family Residential, several parcels have been rezoned to R-15, Single-Family Residential, and R-12, Single-Family Residential. These parcels were all rezoned at various times (see zoning map) from the original R-20, Single-Family Residential, zoning to higher density zoning districts. In addition, there are several parcels in the area, including on this street, that are even smaller than 7,500 square feet. As this area is classified as a higher density area by the Comprehensive Plan, the proposed R-7.5, Single-Family Residential, zoning would be in character with the development pattern in the area. Based on the aforementioned reasons, Staff recommends approval of the request.</p>					

**Planning Report**

**DOCKET NUMBER:** CZ-2013-8

**APPLICANT:** Jack Suttles

**PROPERTY LOCATION:** 111 Hallcox Street

**PIN/TMS#(s):** P012000300202

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

**REQUESTED ZONING:** R-7.5, Single-Family Residential

**ACREAGE:** 0.37

**COUNCIL DISTRICT:** 20 - Cates

**ZONING HISTORY:** The subject parcel was zoned R-20, Single-Family Residential, as part of Area 1 in May 1970. There have been no rezoning requests for the subject parcel. The adjacent parcels zoned R-15, Single-Family Residential, were rezoned in 2012 (CZ-2012-11). Staff, Planning Commission, Committee, and Council all recommended approval.

**EXISTING LAND USE:** Single-family residence

**AREA CHARACTERISTICS:** Single-family residential

North - R-20, Single-Family Residential, single-family residences  
West - R-20, Single-Family Residential, and R-15, Single-Family Residential, single-family residences  
South - R-20, Single-Family Residential, single-family residences  
East - R-20, Single-Family Residential, single-family residences

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Wade Hampton

**IMAGINE GREENVILLE PLAN:** Residential Land Use 3 (density of 6+ dwelling units per acre)

**ROADS:** Hallcox Street: two-lane, County maintained with no sidewalks and no improvements currently scheduled

**TRAFFIC IMPACT:** If approved, traffic generated from the site could increase by approximately 10 average daily trips due to one additional lot. The closest traffic count station is located on W. Lee Road directly north of the site. The 2011 traffic count was 2,500 average daily trips. Traffic volumes have decreased by approximately seven percent over the past five years at this location.

## **SUMMARY**

The property is zoned R-20, Single-Family Residential, which allows single-family residential uses at a maximum density of 2.2 dwelling units per acre. The proposed R-7.5, Single-Family Residential, allows single-family residential uses at a maximum density of 5.8 dwelling units per acre. The subject site has one home on site with the remainder currently undeveloped. Rezoning to R-7.5, Single-Family Residential, would allow the property to be subdivided creating one additional lot.

## **CONCLUSION**

The area is characterized by parcels of varying sizes. Although the area was originally zoned R-20, Single-Family Residential, several parcels have been rezoned to R-15, Single-Family Residential, and R-12, Single-Family Residential. These parcels were all rezoned at various times (see zoning map) from the original R-20, Single-Family Residential, zoning to higher density zoning districts. In addition, there are several parcels in the area, including on this street, that are even smaller than 7,500 square feet. As this area is classified as a higher density area by the Comprehensive Plan, the proposed R-7.5, Single-Family Residential, zoning would be in character with the development pattern in the area. Based on the aforementioned reasons, Staff recommends approval of the request.

