

**Zoning Docket from May 14, 2018 Public Hearing**

| Docket Number          | Applicant   | CC DIST. | STAFF REC. | GPC REC.            | P&D REC. | COUNCIL ACTION  |
|------------------------|---|----------|------------|---------------------|----------|---|
| CZ-2018-37             | Chris M. Hill for Pacolet Milliken Enterprises I<br>10 <sup>th</sup> Street and Hawkins Street<br>0111001000200<br>R-7.5, Single-Family Residential to R-6, Single-Family Residential   | 23       | Approval   | Approval<br>5-23-18 |          |   |
| <b>Public Comments</b> | <p><b>Some of the general comments made by Speakers at the Public Hearing on May 14, 2018 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Affordable housing opportunity</li> <li>• Create 2 lots</li> <li>• 2 lots originally there</li> <li>• Same size lots as adjacent lots</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>   |          |            |                     |          | <p><b>Petition/Letter</b></p> <p><u>For:</u><br/>None</p> <p><u>Against:</u><br/>None</p> |
| <b>Staff Report</b>    | <p>The subject parcel zoned R-7.5, Single-Family Residential, is 0.28 acres of property located on 10<sup>th</sup> Street approximately 0.9 miles northeast of the intersection of Anderson Road and South Washington Avenue. The parcel has approximately 95 feet of frontage along Hawkins Street and 150 feet of frontage along 10<sup>th</sup> Street. The applicant is requesting to rezone the property to R-6, Single-Family Residential.</p> <p>The applicant states the proposed land use is for residential, single family.</p> <p>The Judson Community existed prior to zoning in 1973, with an average lot size ranging from 6,000 square feet to 8,000 square feet. The applicant is requesting to rezone to R-6, Single-Family Residential. Staff believes rezoning this parcel to R-6, Single-Family Residential would be appropriate based on the surrounding lot sizes located in the Judson area. It is also consistent with the Judson Community Plan, identifying this parcel as an area for Potential Housing Infill.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-6, Single-Family Residential.</p> |          |            |                     |          |   |

**DOCKET NUMBER:** CZ-2018-37

**APPLICANT:** Chris M. Hill for Pacolet Milliken Enterprises I

**PROPERTY LOCATION:** 10<sup>th</sup> Street and Hawkins Street

**PIN/TMS#(s):** 0111001000200

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

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

**ACREAGE:** 0.28

**COUNCIL DISTRICT:** 23 – Norris

**ZONING HISTORY:** The parcel was originally zoned R-10, Single-Family Residential in June 1973, as part of Area 4A.

**EXISTING LAND USE:** vacant land

**AREA CHARACTERISTICS:**

| Direction | Zoning | Land Use                  |
|-----------|--------|---------------------------|
| North     | R-20A  | vacant land               |
| East      | R-7.5  | single-family residential |
| South     | R-7.5  | single-family residential |
| West      | R-7.5  | school (Hollis Academy)   |

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

**FUTURE LAND USE:** The subject property is part of the Judson Community Plan, designated as *Potential Infill Housing*.

**DENSITY WORKSHEET:** The following scenario provides 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 | 0.28  | 1 unit      |
| Requested | R-6    | 7.3 units/acre |       | 2 units     |

A successful rezoning may add up to 1 dwelling unit.

**ROADS:** 10<sup>th</sup> Street: two-lane State-maintained local  
Hawkins Street: two-lane State-maintained local

**TRAFFIC:**

| Location of Traffic Count | Distance to Site | 2011  | 2014           | 2017            |
|---------------------------|------------------|-------|----------------|-----------------|
| Anderson Road             | 2,790' E         | 8,200 | 8,600<br>+4.9% | 7,600<br>-11.6% |

**SUMMARY:** The subject parcel zoned R-7.5, Single-Family Residential, is 0.28 acres of property located on 10<sup>th</sup> Street approximately 0.9 miles northeast of the intersection of Anderson

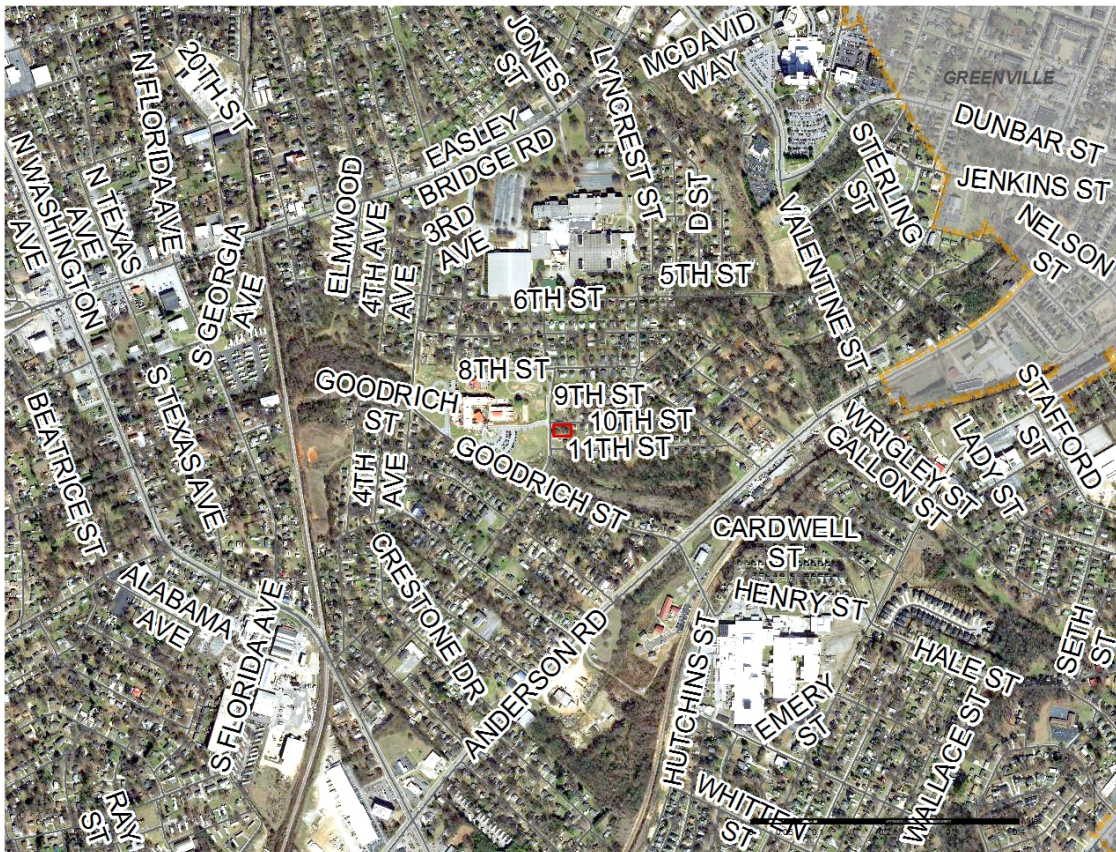
Road and South Washington Avenue. The parcel has approximately 95 feet of frontage along Hawkins Street and 150 feet of frontage along 10<sup>th</sup> Street. The applicant is requesting to rezone the property to R-6, Single-Family Residential.

The applicant states the proposed land use is for residential, single family.

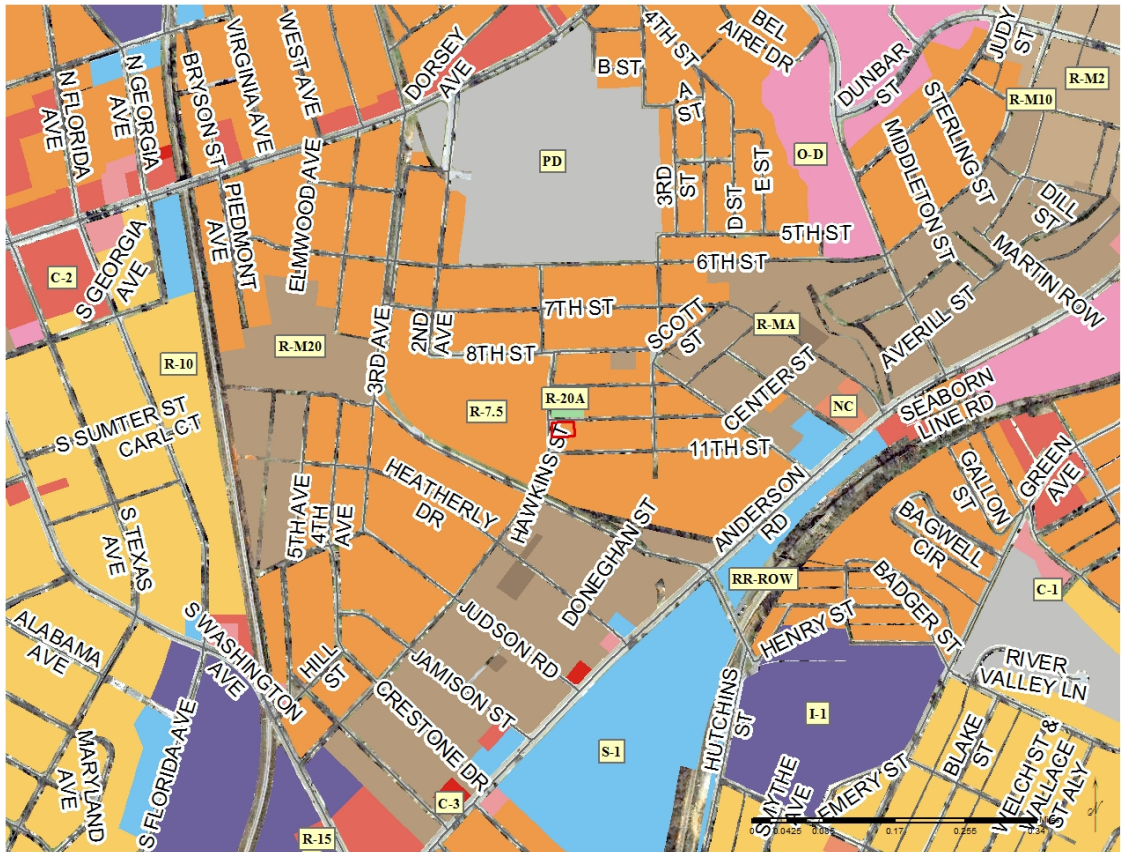
**CONCLUSION:**

The Judson Community existed prior to zoning in 1973, with an average lot size ranging from 6,000 square feet to 8,000 square feet. The applicant is requesting to rezone to R-6, Single-Family Residential. Staff believes rezoning this parcel to R-6, Single-Family Residential would be appropriate based on the surrounding lot sizes located in the Judson area. It is also consistent with the Judson Community Plan, identifying this parcel as an area for Potential Housing Infill.

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



Aerial Photography, 2017



Zoning Map

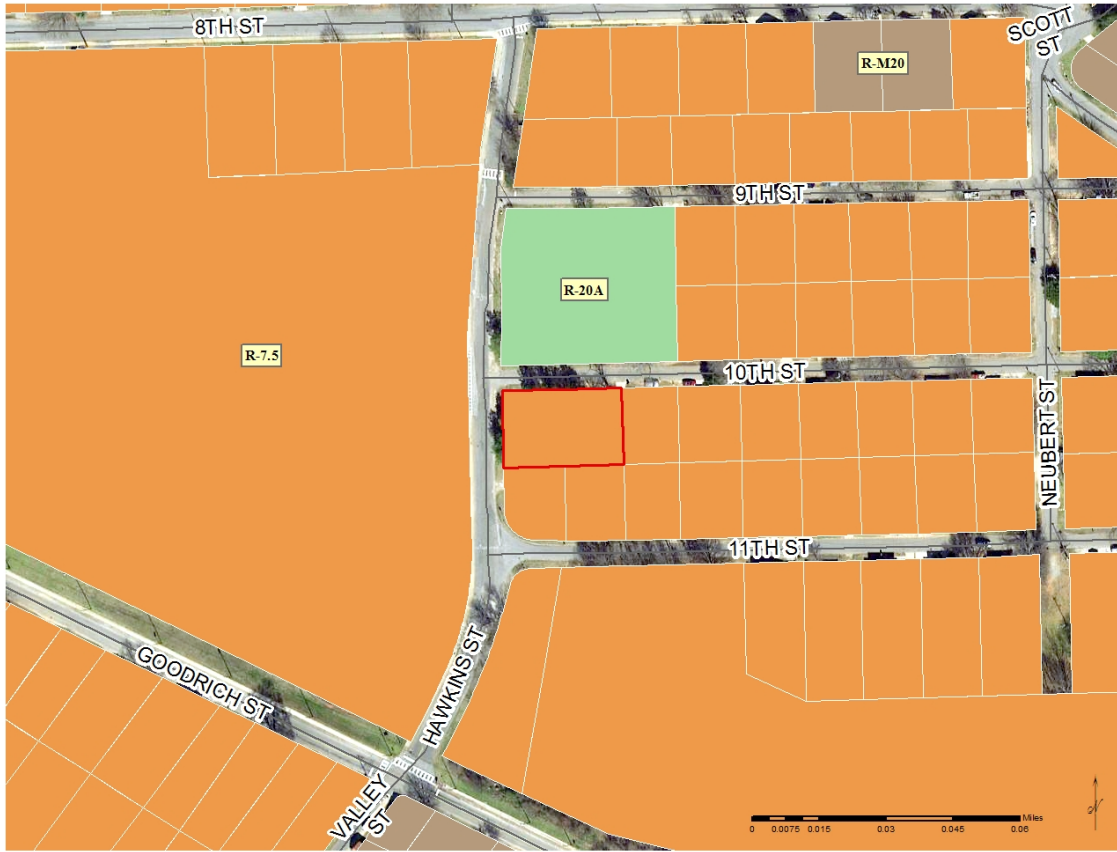
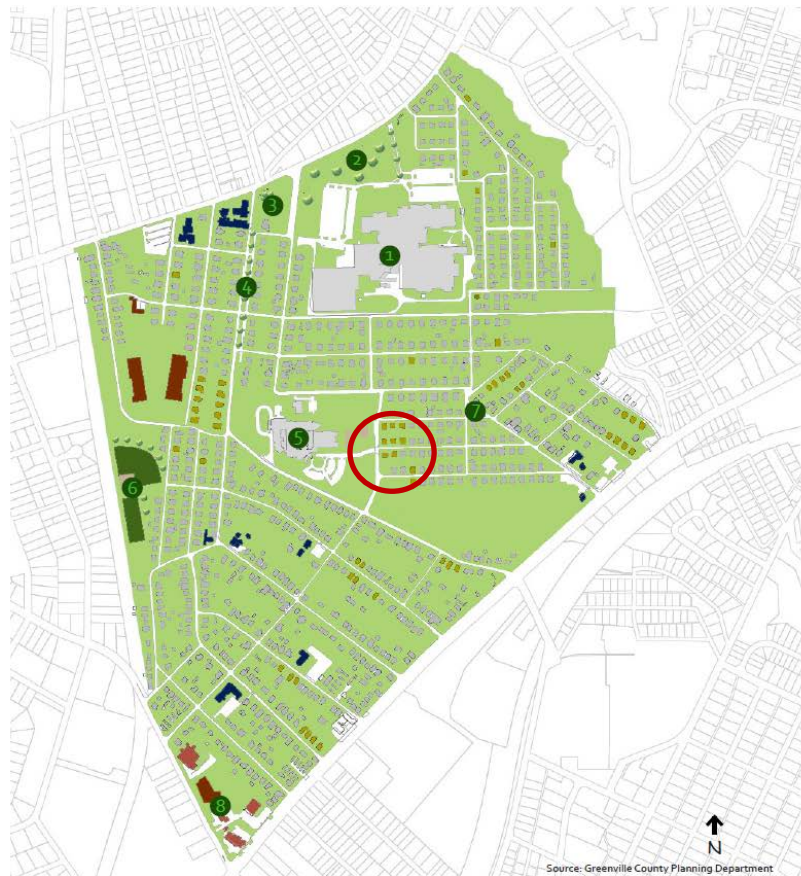


FIGURE 5.1 COMMUNITY PLAN

LEGEND

- Existing single-family residential
- Potential infill housing
- Existing and potential multi-family developments
- Religious
- Existing non-residential



Judson Community Plan, Land Use Map