

Zoning Docket from January 11, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-07	Mark Thoennes of Mark Thoennes Builders for Greenville County Disabilities/Thrive Upstate 123 Hawkins Street 0111001100100 R-20A, Single-family Residential to R-7.5, Single-family Residential	23	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 11, 2021 were:</p> <p><u>Speakers For:</u> None</p> <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Traditional Neighborhood</i>. This property is also included in the Judson Community Plan, where it is designated <i>Infill Housing</i>. 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. The property is not along a bus route but there are sidewalks across the street from the subject property.</p> <p>SUMMARY</p> <p>The subject parcel zoned R-20A, Single-family Residential is 0.85 acres of property located on Hawkins Street, Ninth Street, and Tenth Street. The parcel is approximately 0.32 miles northwest of the intersection of Goodrich Street and Anderson Road (Highway 81). 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 applicant is requesting to rezone the property to R-7.5, Single-family Residential.</p> <p>The applicant states that the proposed land use is for a single-family residential development.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-20A, Single-family Residential was originally zoned R-7.5, Single-family Residential, and is located along three State-maintained residential roads. It is also located in an area where it is surrounded on three sides with R-7.5, Single-family Residential zoning. Staff is of the opinion that rezoning to R-7.5, Single-family residential maintains the character of this area and would be consistent with the surrounding area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-7.5, Single-family Residential.</p>					



Greenville County Planning and Zoning Division
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton – Deputy Zoning Administrator/Principal Planner

RE: CZ-2021-07

APPLICANT: Mark Thoennes of Mark Thoennes Builders for Greenville County Disabilities/Thrive Upstate

PROPERTY LOCATION: 123 Hawkins Street

PIN/TMS#(s): 0111001100100

EXISTING ZONING: R-20A, Single-Family Residential District

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

PROPOSED LAND USE: Single-family Residential Development

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 one previous successful rezoning case, CZ-2015-19, from R-7.5 to R-20A.

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-20A	2.2 units/acre	0.85	1 unit
Requested	R-7.5	5.8 units/acre		4 units

A successful rezoning would allow for up to 3 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	2011	2014	2019
Goodrich Street	957' SW	800	750 -6.3%	1,050 +40.0%

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:

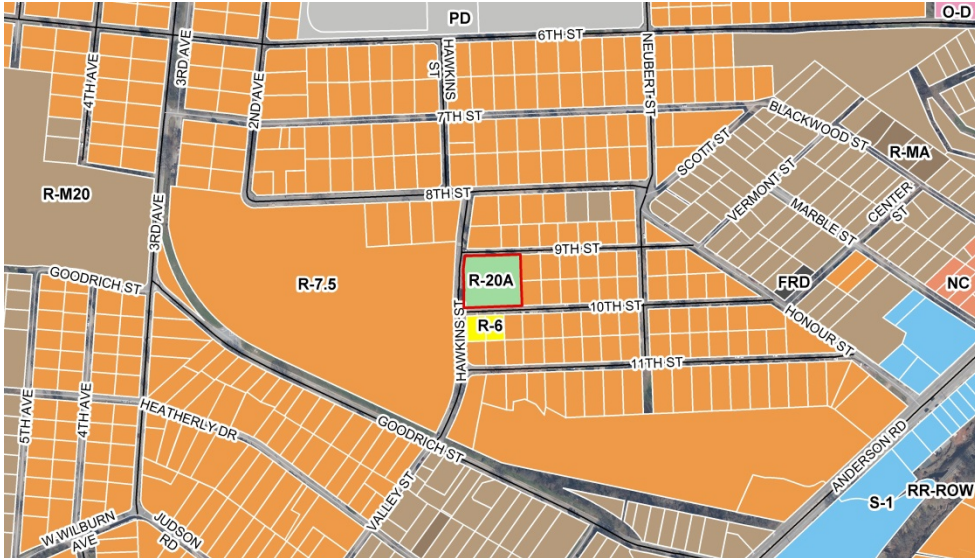
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STAFF RECOMMENDATION:

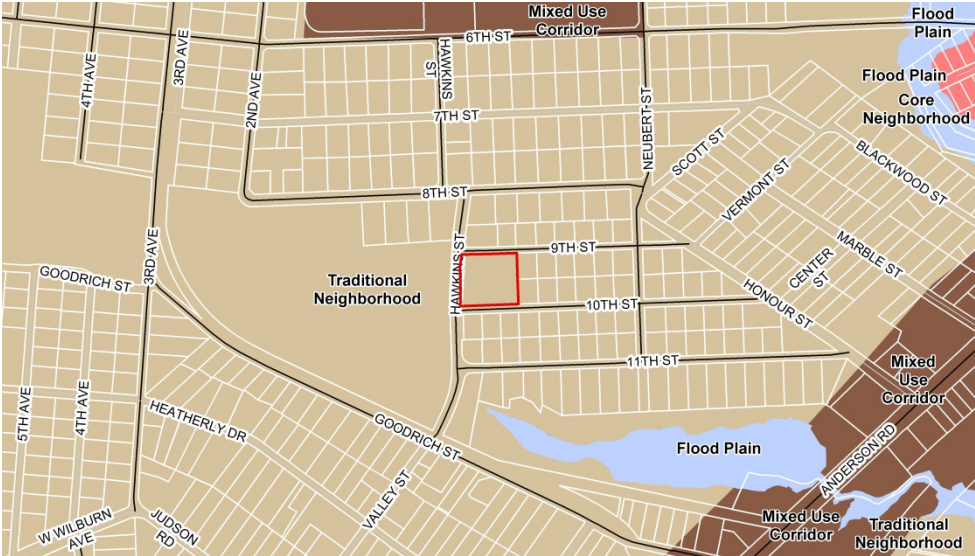
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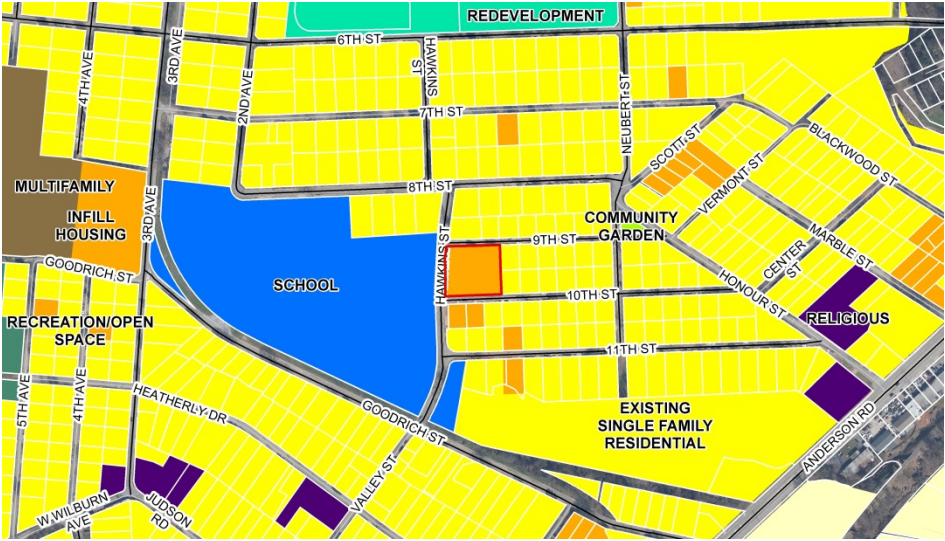
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



Judson Community Plan, Future Land Use Map