

Zoning Docket from August 19th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-054	Pete Bauer for Loom Property, LLC Talley St., Goldsmith St., Loom St., Hammett St. Ext., Greenville, SC 29609 Portion of 0152001400100 & 0152001400403 R-M15, Multifamily Residential District to R-7.5, Single-Family Residential District	23	Approval	Approval 8/28/24	Approval 9/16/24	
Public Comments	Some of the general comments made by Speakers at the Public Hearing on August 19, 2024 were: <u>Speakers For:</u> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Already has a survey done and all the parcels will be over the 7500 sq. ft. size and will be subdivided to be able to sell the properties Will remove some of the homes <u>Speakers Against:</u> None List of meetings with staff: N/A					Petition/Letter For: Against:
Staff Report	Below are the facts pertaining to this docket: <ul style="list-style-type: none"> The subject property consists of approximately 1.364 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 a part of any area or community plans. Talley Street is a two-lane County-maintained local road. The parcels have approximately 106 feet of frontage along Talley Street. Goldsmith Street is a two-lane County-maintained local road. The parcels have approximately 161 feet of frontage along Goldsmith Street. Loom Street is a two-lane County-maintained local road. The parcels have approximately 458 feet of frontage along Loom Street. Hammett Street Extension is a two-lane County-maintained local road. The parcels have approximately 105 feet of frontage along Hammett Street Extension. The parcels are approximately 0.24 miles southwest of the intersection of Hammett Street Extension and Poinsett Highway. The property is not along a bus route but there is one located +/- .32 miles away at the corner of Poinsett Highway and Henry Street and another located +/- .36 miles away at the corner of Poinsett Highway and Lila Street. There are no sidewalks located along the parcels. Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are three schools located within one mile of the site; Cherrydale Elementary, Stone Academy, and Legacy Early College – Washington Campus. The applicant is requesting to rezone the property to R-7.5, Single-Family Residential District. The applicant is proposing Single-Family Residential. CONCLUSION and RECOMMENDATION: The subject parcels zoned R-M15, Multifamily Residential District is located along Talley Street, a two-lane County-maintained local road, Goldsmith Street, a two-lane County-maintained local, Loom					

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	<p>Street, a two-lane County-maintained, & Hammett Street Extension, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to R-7.5, Single-Family Residential District would be consistent with the <u>Plan Greenville County</u> Comprehensive Plan which designates the parcels as <i>Traditional Neighborhood</i> and recommends a density of 6 to 20 dwellings per acre. Additionally, the requested Zoning District is consistent with Zoning in the surrounding area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-7.5, Single-Family Residential District.</p>
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