

## Zoning Docket from August 19<sup>th</sup>, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
<b>CZ-2024-053</b>	Pete Bauer for Loom Property, LLC 5, 7, 9, 11, & 101 Talley St., Greenville, SC 29609 Portion of 0152001400100 & 0152001400101 R-M15, Multifamily Residential District to R-6, Single-Family Residential District	23	Approval	Approval 8/28/24		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 19, 2024 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>Applicant <ul style="list-style-type: none"> <li>Own most of the parcels on this block</li> <li>Houses have been on the property since the '40's</li> <li>Rezoned it to R-M15 with the plan of developing an apartment complex and glad he didn't</li> <li>Would like to be able to subdivide the parcel to allow the homes to be on their separate parcels for people to be able to own their property</li> </ul> </li> </ol> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> N/A</p>					<p><b>Petition/Letter</b> <u>For:</u> Signatures – 4</p> <p><u>Against:</u></p>
<b>Staff Report</b>	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>The subject property consists of approximately .733 acres.</li> <li>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.</li> <li>Talley Street is a two-lane County-maintained local road. The parcels have approximately 326 feet of frontage along Talley Street. 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 +/- .29 miles away at the corner of Poinsett Highway and Lila Street. There are no sidewalks located along the parcels.</li> <li>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.</li> <li>The applicant is requesting to rezone the property to R-6, Single-Family Residential District. The applicant is proposing Single-Family Residential.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION:</b> The subject parcels zoned R-M15, Multifamily Residential District is located along Talley Street, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to R-6, Single-Family Residential District would not create an adverse impact on surrounding properties as the single-family dwellings are already in existence. Additionally, existing lots to the east and in</p>					

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	<p>surrounding areas are consistent or smaller than the R-6, Single-Family Residential District lot size minimum of 6,000 square feet.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-6, Single-Family Residential District.</p>
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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Kelsey Mulherin, Planner II

**RE:** CZ-2024-053

**APPLICANT:** Pete Bauer for Loom Property, LLC

**PROPERTY LOCATION:** 5, 7, 9, 11, & 101 Talley St., Greenville, SC 29609

**PIN/TMS#(s):** Portion of 0152001400100 & 0152001400101

**EXISTING ZONING:** R-M15, Multifamily Residential District

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

**PROPOSED LAND USE:** Single-Family Residential

**ACREAGE:** .733

**COUNCIL DISTRICT:** 23 – Mitchell

**ZONING HISTORY:** This parcels were originally zoned R-7.5, Single-Family Residential in April 1972 as part of Area 3. Previous rezoning requests include Docket CZ-2018-067, which requested rezoning from R-7.5, Single-Family Residential District to R-M15, Multifamily Residential District, this request was approved by County Council in February of 2019. There have been no other rezoning requests.

**EXISTING LAND USE:** Single-Family Residential

**AREA  
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1 & R-7.5	Industrial & Single-Family Residential
East	R-7.5	Single-Family Residential
South	R-M15	Single-Family Residential
West	R-M15	Single-Family Residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro District – 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-M15	15 units/acre	.733	10 units
Requested	R-6	7.3 units/acre		5 units

A successful rezoning would not allow for more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

Talley Street is a two-lane County-maintained local road. The parcels have approximately 326 feet of frontage along Talley Street. 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 +/- .29 miles away at the corner of Poinsett Highway and Lila Street. There are no

sidewalks located along the parcels.

***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. There are three schools located within one mile of the site; Cherrydale Elementary, Stone Academy, and Legacy Early College – Washington Campus.

**CONCLUSION:**

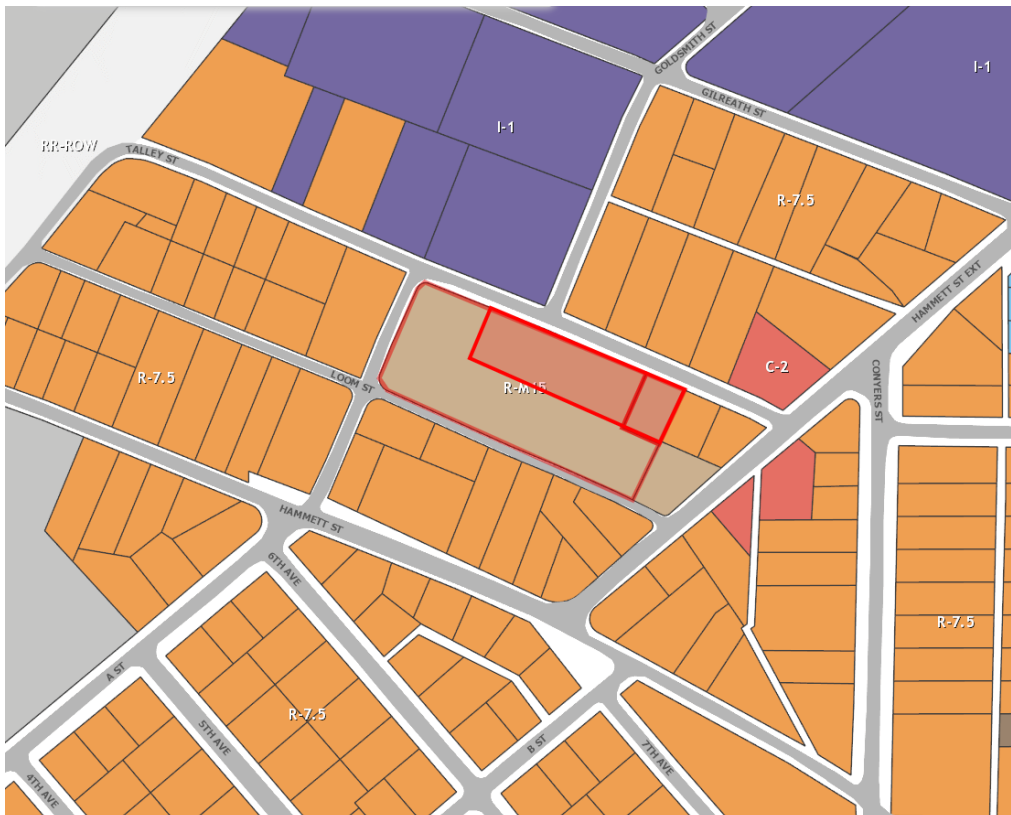
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**STAFF  
RECOMMENDATION:**

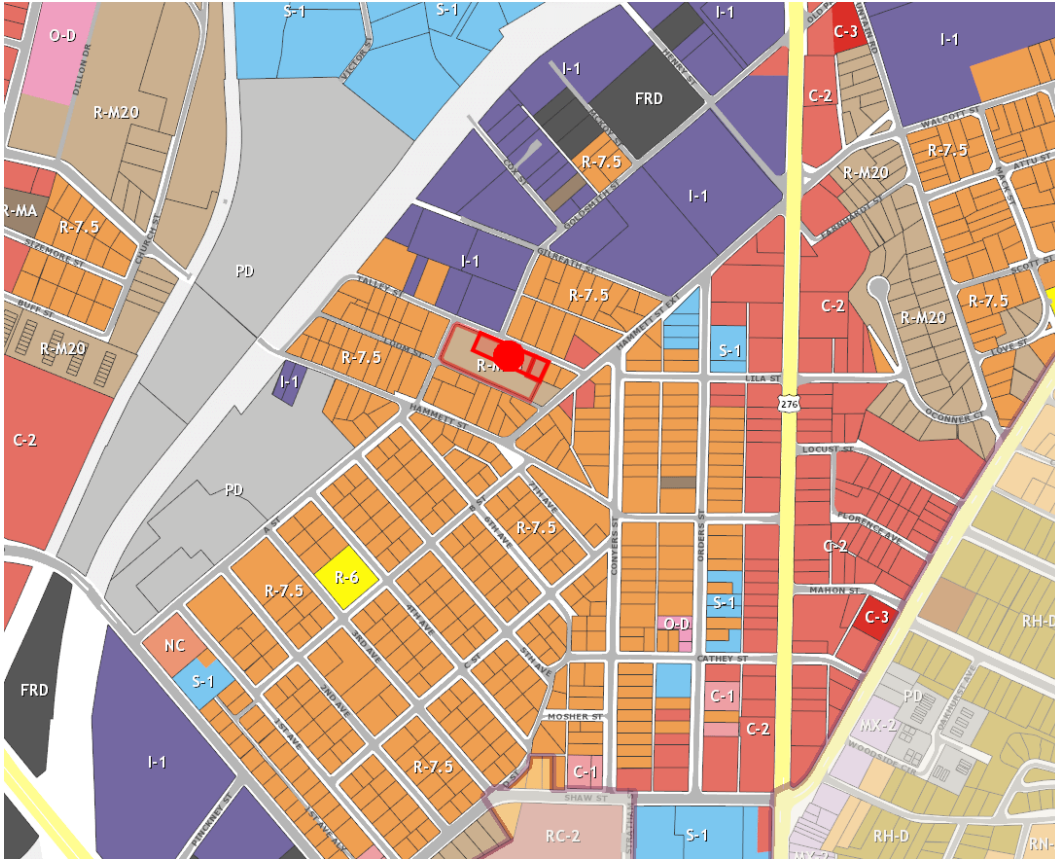
Based on these reasons, staff recommends approval of the requested rezoning to R-6, Single-Family Residential District.



Aerial Photography, 2024



Zoning Map, Zoomed In



Zoning Map, Zoomed Out

Plan Greenville County, Future Land Use Map