

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		
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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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Mulherin, Planner II

RE: CZ-2024-054

APPLICANT: Pete Bauer for Loom Property, LLC

PROPERTY LOCATION: Talley St., Goldsmith St., Loom St., & Hammett St.,
Ext., Greenville, SC 29609

PIN/TMS#(s): Portion of 0152001400100 & 0152001400403

EXISTING ZONING: R-M15, Multifamily Residential District

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

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 1.364

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-M15 & R-7.5	Industrial & Single-Family Residential
East	C-2 & R-7.5	Vacant Land & Single-Family Residential
South	R-7.5	Single-Family Residential
West	R-7.5	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	1.364	20 units
Requested	R-7.5	5.8 units/acre		7 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 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.

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:

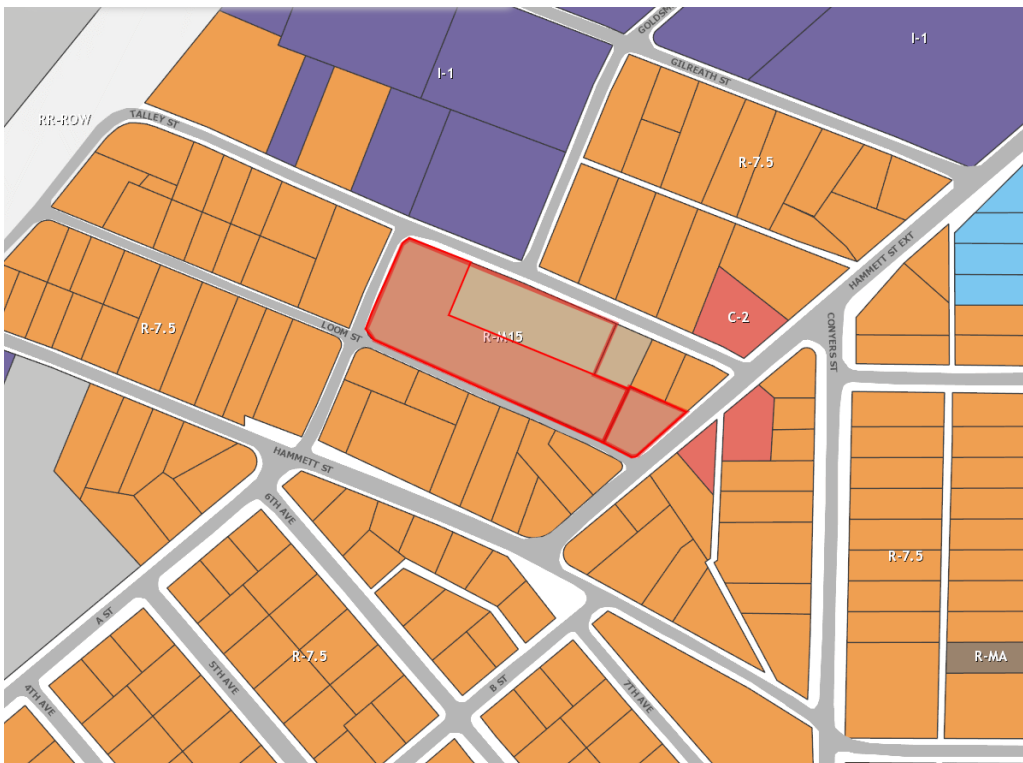
The subject parcels zoned R-M15, Multifamily Residential District is located along Talley Street, a two-lane County-maintained local road, Goldsmith Street, a two-lane County-maintained local, Loom Street, a two-lane County-maintained, & Hammett Street Extension, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to R-7.5, Single-Family Residential District would be consistent with the Plan Greenville County Comprehensive Plan which designates the parcels as *Traditional Neighborhood* and recommends a density of 6 to 20 dwellings per acre. Additionally, the requested Zoning District is consistent with Zoning in the surrounding area.

**STAFF
RECOMMENDATION:**

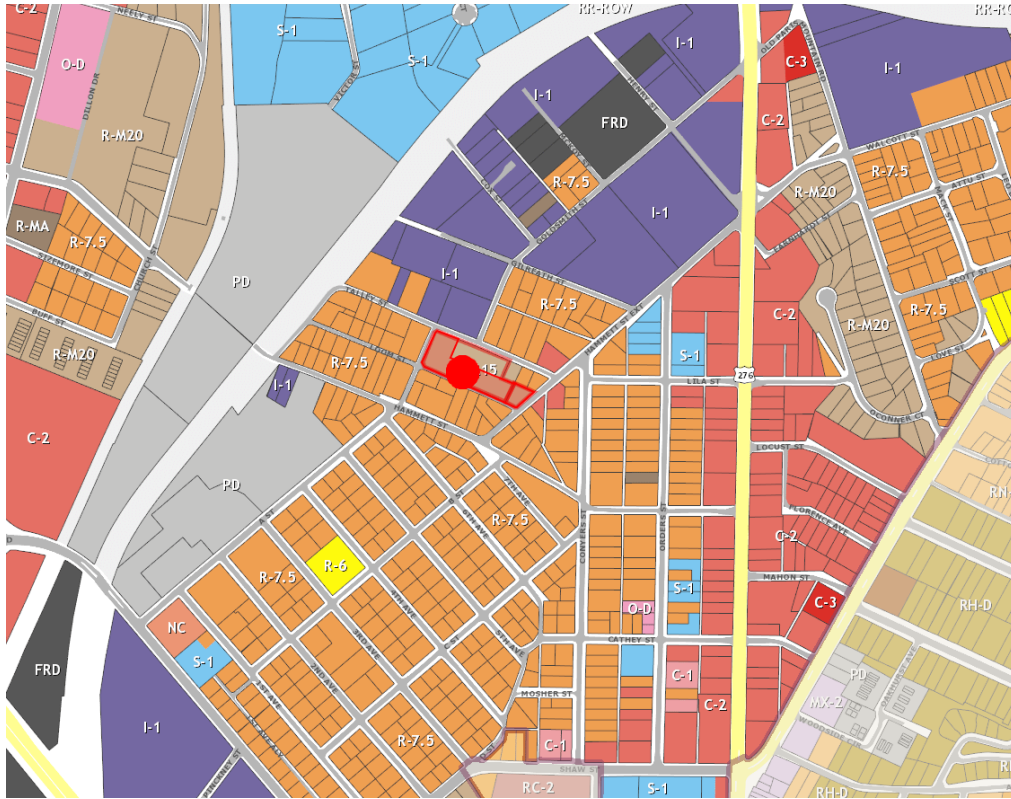
Based on these reasons, staff recommends approval of the requested rezoning to R-7.5, Single-Family Residential District.



Aerial Photography, 2024



Zoning Map, Zoomed In



Zoning Map, Zoomed Out

Plan Greenville County, Future Land Use Map