

Zoning Docket from August 19th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-048	H. G. Kirven, Jr. & Diane A. Kirven 213 League Rd., Simpsonville, SC 29681 0559010104101 & 0559010104100 R-S, Residential Suburban District to AG, Agricultural Preservation District	27	Approval	Approval 8/28/24	Approval 9/16/24	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 19, 2024 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> The use of the property will not change with this proposed rezoning which is agricultural activity and residence Currently has cows on the property Been living on the property since 1978 See the future of this land possibly being under a conservation district <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p><u>Petition/Letter For:</u></p> <p><u>Against:</u></p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> The subject property consists of approximately 30 acres. The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Suburban Neighborhood</i>. The subject property is a part of the <u>Scuffletown Area Plan</u> which designates the parcels as <i>Rural Residential</i>. League Road a two-lane County-maintained local road. The parcels have approximately 1,614 feet of frontage along League Road. The parcels are approximately .18 miles east of the intersection of League Road and Jonesville Road. The property is not along a bus route and there are no sidewalks in the area. Floodplain is present on the site on one parcel, any development must follow the Greenville County Floodplain Ordinance. There are no known historic or cultural resources on the site. There are no schools located within one mile of the parcels. The applicant is requesting to rezone the property to AG, Agricultural Preservation District. The applicant is proposing agricultural. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcel, zoned R-S, Residential Suburban District is located along League Road, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to AG, Agricultural Preservation District would be consistent with the <u>Scuffletown Area Plan</u> which designates the parcels as <i>Rural Residential</i>. <i>Rural Residential</i> is described as "low density, single family residential development, as well as agricultural and forestry related land uses. These areas are generally rural agricultural in character."</p>					

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	Based on these reasons, staff recommends approval of the requested rezoning to AG, Agricultural Preservation District.
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