

Zoning Docket from March 17th, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-020	Detrula Delesline for Keith Delesline 358 S. Harrison Bridge Rd. & New Harrison Bridge Rd., Simpsonville, SC, 29680 0576020100601 R-S, Residential Suburban District to AG, Agricultural Preservation District	26	Approval	Approval 3/26/25	Approval 3/31/25	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 17, 2025 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Would like to develop an agritourism development on this parcel Would like to operate a farm and vineyard Currently has a firewood stand on the property and allows a food truck on the property periodically <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> Citizen <ul style="list-style-type: none"> Wanted to inquire what type of agricultural activity would be occurring on the property. <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For: Signatures – 16</p> <p>Against:</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 13.888 acres. The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Rural Living</i>. The subject property is not part of any area or community plans. S. Harrison Bridge Road is a two-lane County-maintained local road. The parcel has approximately 542 feet of frontage along S. Harrison Bridge Road. New Harrison Bridge Road is a two-lane State-maintained local road. The parcel has approximately 713 feet of frontage along New Harrison Bridge Road. The parcel is approximately 2.1 miles west of the intersection of New Harrison Bridge Road and Fairview Road. The property is not along a bus route and there are no sidewalks in the area. Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools located within a mile of the site. The applicant is requesting to rezone the property to AG, Agricultural Preservation District. The applicant is proposing agritourism. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcel, zoned R-S, Residential Suburban District is located along S. Harrison Bridge Road, a two-lane, County-maintained local road and New Harrison Bridge Road, a two-lane, State-maintained local road. Staff is of the opinion that a successful rezoning to AG, Agricultural Preservation District to allow for agricultural uses is consistent with the <u>Plan Greenville County</u> Comprehensive Plan designation of <i>Rural Living</i> which includes agricultural as a primary use and place type characteristics state “hobby farms on large lots with residential homesteads are common land uses.”</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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