

Zoning Docket from April 14th, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-027	Pamela Woolson Gandhi for Sagar S. Gandhi 1421 Old Gunter Rd., Piedmont, SC 29673 0601020101300 R-S, Residential Suburban District to AG, Agricultural Preservation District	25	Approval	Approval 4/23/25	Approval 5/5/25	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 14, 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 rezone to AG, Agricultural Preservation District to be able to have agricultural uses to bring back the rural aspect of this area Would like to have a small producing farm with livestock Have spoken with surrounding neighbors and have received support on their venture Citizen <ul style="list-style-type: none"> Also owns a farm with a mile of the subject property and is in favor of any agricultural activity in this area. Citizen <ul style="list-style-type: none"> Lives in the subject area When he moved into the area, there were a few residences and farmland Would like to see farmland back in this area Citizen <ul style="list-style-type: none"> Very impressed by the fact that this family is willing to provide a use that is beneficial to everyone and not just a residential development <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For: Signatures - 12</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 15 acres. The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Suburban Mixed Use</i>. The subject property is part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Rural Residential</i>. ** Please refer to the Future Land Use Map at the end of the document. ** Old Gunter Road is a two-lane County-maintained local road and the parcel has approximately 882 feet of frontage along it. The parcel is approximately 1.23 miles southwest of the Augusta Road and I-185 overpass. 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 					

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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 agriculture.

CONCLUSION and RECOMMENDATION:

The subject parcel, zoned R-S, Residential Suburban District is located along Old Gunter 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 goals of the South Greenville Area Plan which prioritizes the preservation of agricultural land and the rural character of the area. Staff does not feel that the requested rezoning would have an adverse impact on the surrounding area.

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