

Zoning Docket from May 19th, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-033	Kamal Desor of Adams Recycling for R & K Equity, LLC 210 Earle Dr. & Larry Ct., Greenville, SC 29611 0237020201700 R-M20, Multifamily Residential District to AG, Agricultural Preservation District	23	Denial	Denial 5/28/25	Denial 6/2/25	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 19, 2025 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Live and work adjacent to the subject property Would like to have the ability to have farm animals and utilize it for agricultural type uses Would not like to build a multifamily type use Would like to convert it into a farm for his family Citizen <ul style="list-style-type: none"> Lives on Larry Ct. and related to the applicant Would like to say that the AG district would be beneficial for their family and the environment Citizen <ul style="list-style-type: none"> Relative to the applicant Believes it would be beneficial to the environment Citizen <ul style="list-style-type: none"> Would rather see her family spend time outdoor and not inside Citizen <ul style="list-style-type: none"> Just stated he was in favor of the proposed rezoning <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter <u>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 9 acres. The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Traditional Neighborhood</i>. The subject property is part of the <u>Riverdale-Tanglewood Community Plan</u>, where it is designated as <i>Mixed Use</i>. ** Please refer to the Future Land Use Map at the end of the document. ** Earle Drive is a two-lane, County-maintained local road. The parcel has approximately 398 feet of frontage along Earle Drive. Larry Court is a one-lane, County-maintained local road. The parcel has approximately 365 feet of frontage along Earle Drive. The parcel is approximately 0.21 miles west of the intersection of Earle Drive & White Horse Road (HWY 25). The property is not along a bus route, but is approximately .5 miles away from the Bus Route 507 bus stop. There are no sidewalks in the area. 					

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- Floodplain is not present on the site. There are no known historic or cultural resources on the site. Alexander Elementary is located within one mile of the site.
- The applicant is requesting to rezone the property to AG, Agricultural Preservation District. The applicant is proposing agritourism.

CONCLUSION and RECOMMENDATION:

The subject parcel, zoned R-M20, Multifamily Residential District, is located along Earle Drive, a two-lane County-maintained local road and Larry Court, a one-lane, County-maintained local road. Staff is of the opinion that a successful rezoning to AG, Agricultural Preservation District would not be consistent with the Riverdale-Tanglewood Community Plan designation of *Mixed-Use*, nor would it meet the intent of the AG, Agricultural Preservation District which was created to preserve prime farmland and forestry areas.

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