

Zoning Docket from June 16th, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-038	Lewis Paul Young 280 Rock Rd., Greer, SC 29651 0538080102500 R-S, Residential Suburban District & PD, Planned Development District to AG, Agricultural Preservation District	21	Denial	Denial 6/25/25	Denial 7/14/25	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 16, 2025 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Family is from South Carolina in the Upstate area Took a course through Clemson to become a Master Gardener Owned this land for over 40 years Is wishing to put this property in Agricultural under Real Property Would like to raise two edible crops (tomatoes and zucchini) and things to sell to greenhouses like camellias Would like the acreage to be used as a family farm Would like to rezone to AG, Agricultural Preservation to have the farm Will not have dairy or animals of any kind <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> Citizen <ul style="list-style-type: none"> Lives in the Pelham Falls subdivision Serves on the HOA board for Pelham Falls The property is located along the banks of the Rocky Creek in the floodplain Concerned with how this property will be developed The property has been cleared and now is causing flooding issues on adjacent parcels Very large matures trees have been removed and the grading on the property violates the Greenville County's Land Development Department's Best Management Practices (BMPs) Citizen <ul style="list-style-type: none"> Lives in the Chatsworth subdivision and serves as the HOA President Moved to the area due to the trees along the Rocky Creek Rezoning the property would be a detriment to the adjacent subdivisions Citizen <ul style="list-style-type: none"> Lives in the Pelham Falls subdivision directly adjacent to the subject property Has concerns of the actual intent of the development of the property Concerned with how development of the property might damage 					<p><u>Petition/Letter For:</u></p> <p><u>Against:</u> Email(s) – 1 Letter(s) – 1 Signatures – 254</p>

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	<p>the existing floodplain</p> <ul style="list-style-type: none">• Concerned with how the development will affect the property values of the surrounding properties <p>4. Citizen</p> <ul style="list-style-type: none">• Lives in the Chatsworth subdivision• Believes the land is not suitable for agricultural activity• Majority of the property lies within the floodplain• The property owner proposed to develop 5 homes on the property which was denied• Stated that the property owner has stated that he intends to build a house and barn on the property as well• Concerned with the property being exempt from stormwater management review if it is rezoned and assessed as agricultural <p>List of meetings with staff: N/A</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 5.241 acres.• The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood & Floodplain</i>. The subject property is not part of any area or community plans.• Rock Road is a two-lane County-maintained residential road. The parcel has approximately 64 feet of frontage along Rock Road. The parcel is approximately .61 miles southeast of the intersection of Batesville Road and Pelham Falls Drive. The property is not along a bus route and there are no sidewalks in the area.• Floodplain is present on the parcel and any development must follow the Greenville County Flood Damage Prevention Ordinance. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site.• The applicant is requesting to rezone the property to AG, Agricultural Preservation District. The applicant is proposing single-family residential & agricultural. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcel, zoned R-S, Residential Suburban District and PD, Planned Development District is located along Rock Road, a two-lane County-maintained residential road. Staff is of the opinion that a successful rezoning to AG, Agricultural Preservation District would not be consistent with the <u>Plan Greenville County</u> Comprehensive Plan designation of <i>Suburban Neighborhood</i> nor would it meet the intent of the AG, Agricultural Preservation District which was created to preserve prime farmland and forestry areas. Additionally, the proposed land use of single-family residential and agricultural crops or trees are permitted in the current R-S, Residential Suburban Zoning District.</p> <p>Based on these reasons, Staff recommends denial of the requested rezoning to AG, Agricultural Preservation District.</p>	