

Zoning Docket from July 14th, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-048	Jessica O Gates & Michael A Gates 145 Chapman Grove Rd., Pelzer, 29669 0588020100207 R-R3, Rural Residential District to AG, Agricultural Preservation District	26	Approval	Approval 7/23/25	Approval 8/18/25	
Public Comments	Some of the general comments made by Speakers at the Public Hearing on July 14, 2025 were: <u>Speakers For:</u> - Applicant - Have been running a flower farm at this location for the past 6 years - Recently received funding from the state for running an agritourism business - Believes that it fits with the character of the community with having family farms and farmstands - Would like to grow their family farm with having a farmstand and have people come to their farm <u>Speakers Against:</u> None List of meetings with staff: N/A					Petition/Letter <u>For:</u> <u>Against:</u>
Staff Report	Below are the facts pertaining to this docket: - The subject property consists of approximately 10.68 acres. - The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Rural</i>. The subject property is not part of any area or community plans. - Chapman Grove Road is a two-lane, County-maintained local road and the property has approximately 675 feet of frontage along it. The property is approximately 0.8 miles southwest of the intersection of Dunklin Bridge Road and McKelvey Road. The property is not along a bus route. 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 not 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 agritourism and a farmstand. CONCLUSION and RECOMMENDATION: The subject parcel, zoned R-R3, Rural Residential District, is located along Chapman Grove 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>Plan Greenville County</u> Comprehensive Plan designation of <i>Rural</i> which lists greenhouses, nurseries, and agriculture as primary uses. Staff also feels that this would not have an adverse impact on the surrounding area. Based on these reasons, Staff recommends approval of the requested rezoning to AG, Agricultural Preservation District.					