## Zoning Docket from July 14<sup>th</sup>, 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		
Public Comments	Some of the general comments made by Speakers at the Public Hearing on July  14, 2025 were:  Speakers For:  1. 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  Speakers Against:  None					Petition/Letter For: Against:
Staff Report	<ul> <li>List of meetings with staff: N/A</li> <li>Below are the facts pertaining to this docket:         <ul> <li>The subject property consists of approximately 10.68 acres.</li> <li>The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as Rural. The subject property is not part of any area or community plans.</li> <li>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.</li> <li>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.</li> <li>The applicant is requesting to rezone the property to AG, Agricultural Preservation District. The applicant is proposing agritourism and a farmstand.</li> </ul> </li> <li>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 Plan Greenville County Comprehensive Plan designation of Rural which lists greenhouses, nurseries, and agriculture as primary uses. Staff also feels that this would not have an adverse impact on the surrounding area.</li> </ul>					
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**COUNCIL DISTRICT:** 

Greenville County Planning Division Department of Zoning Administration 301 University Ridge Suite-3200 Greenville, SC 29601 Office: 864.467.7425

то:	County Council
	Planning and Development Committee
	Planning Commission
FROM:	Todd Baxley, Deputy Zoning Administrator
RE:	CZ-2025-048
APPLICANT:	Jessica O. Gates & Michael A. Gates
PROPERTY LOCATION:	145 Chapman Grove Rd., Pelzer, 29669
PIN/TMS#(s):	0588020100207
EXISTING ZONING:	R-R3, Rural Residential District
REQUESTED ZONING:	AG, Agricultural Preservation District
PROPOSED LAND USE:	Agritourism & Farmstand
ACREAGE:	10.68

26 - Bradley

**ZONING HISTORY:** This parcel was originally zoned R-R3, Rural Residential District in March

2018 as part of Area 18. There have been no prior rezoning requests for

the parcel.

**EXISTING LAND USE:** Single-Family Residence & Farm

**AREA** 

**CHARACTERISTICS:** 

Direction	Zoning	Land Use	
North	R-R3	Vacant Land	
East	R-R3	Single-Family Residential	
South	R-R3	Vacant Land	
West	R-R3	Single-Family Residential, Vacant Land	

**WATER AVAILABILITY:** Outside of service area

**SEWER AVAILABILITY:** Not in Metro's District

**PLAN GREENVILLE** 

COUNTY

**CONFORMANCE:** The subject property is part of the <u>Plan Greenville County</u>

Comprehensive Plan, where it is designated as Rural. \*\*Please refer to

the Future Land Use Map at the end of the document. \*\*

**AREA AND COMMUNITY** 

**PLANS:** The subject property is not part of any area or community plans.

**DENSITY WORKSHEET:** The following scenario provides the potential capacity of residential

units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	R-R-3	0.33 units/acre	10.60	3 units
Requested	AG	0.2 units/acre	10.68	2 units

A successful rezoning would allow for 1 less dwelling unit than is allowed under the current zoning.

**ROADS AND TRAFFIC:** 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.

There are no traffic counts in the immediate area.

CULTURAL AND

**ENVIRONMENTAL:** Floodplain is not present on the site. There are no known historic or

cultural resources on the site. There are no schools located within one

mile of the site.

**CONCLUSION:** 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 *Rural* which lists greenhouses, nurseries, and agriculture as primary uses. Staff also feels that this would not have an adverse impact on the surrounding area.

**RECOMMENDATION:** Based on these reasons, Staff recommends approval of the requested

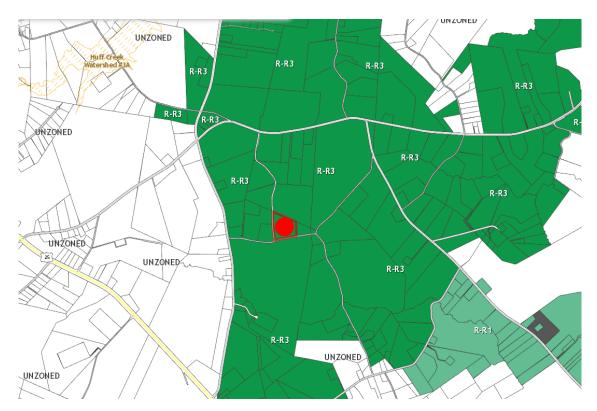
rezoning to AG, Agricultural Preservation District.



Aerial Photography, 2025



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map