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Greenville County Planning Division
Department of Zoning Administration
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Office: 864.467.7425

TO: 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

COUNCIL DISTRICT: 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 Plan Greenville County 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	10.68	3 units
Requested	AG	0.2 units/acre		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 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.

RECOMMENDATION:

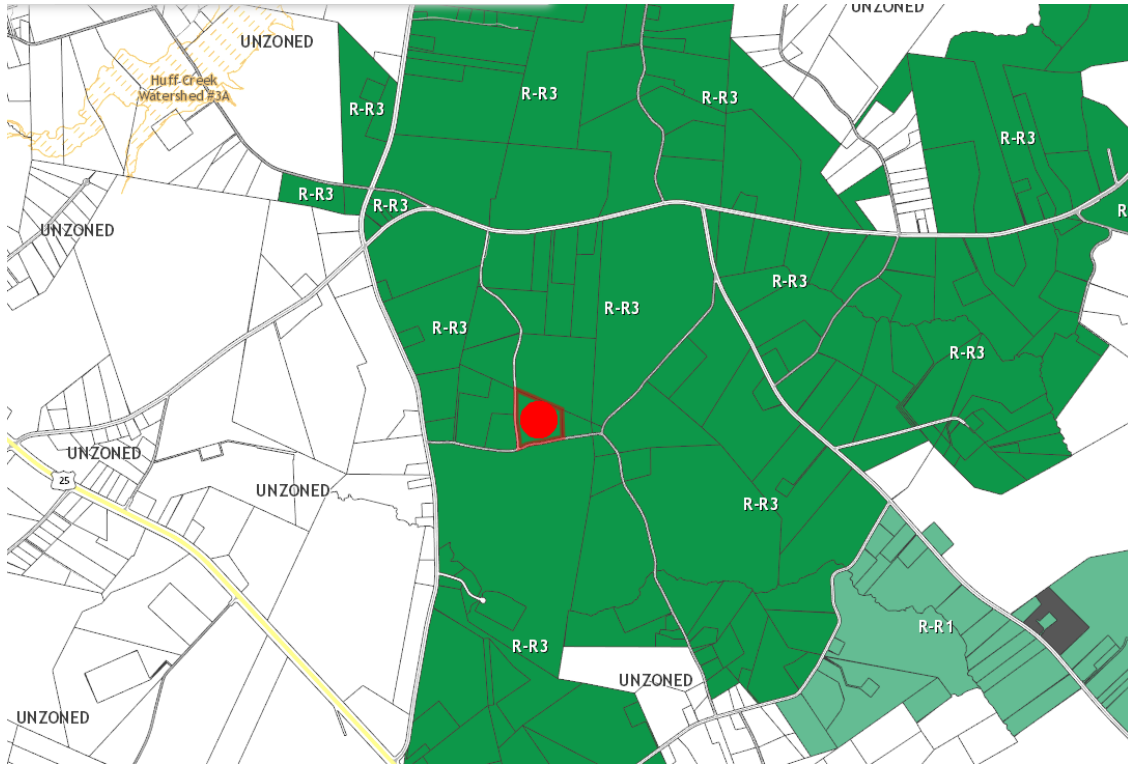
Based on these reasons, Staff recommends approval of the requested rezoning to AG, Agricultural Preservation District.



Aerial Photography, 2025



Zoning Map, Zoomed In



Zoning Map, Zoomed Out

Plan Greenville County, Future Land Use Map