

Zoning Docket from September 20, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2021-79	Timothy George Campbell 211, 213, 217 and 219 Viewmont Dr. 0454000100107, 0452000101800, and 0452000101900 R-12, Single-Family Residential District to R-S, Residential Suburban District	19	Approval	Denial 9-22-21	Denial 10-4-21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 20, 2021 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Family wants to be able to keep the farm animals that they currently have on site • Spoke with neighbors who support their rezoning request • Stated that their house was one of the first built on the street • Have a temporary fence, but has not worked as well as desired; have a permanent fence now on portions of the yard • Wants to utilize land to full potential with farm animals • Surprised about not being able to have chickens and wants to be able to keep their rooster <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Citizen <ul style="list-style-type: none"> • Inherited adjacent parcel with subject parcel from parents • Surrounded on three sides by the applicant's parcels • Stated that applicants have several chickens, roosters, and ducks • Coops are near their house and the chickens are in their yard constantly • Dealing with safety and cleanliness on their property from the chickens • Woken many mornings due to the roosters • Chickens are on the other side of the street as well • Concerned that if zoned R-S, then the applicant will be able to have pigs and other farm animals • No one else on Viewmont Dr. is zoned R-S and is zoned R-12 2) Citizen <ul style="list-style-type: none"> • The existing farm animals do cause a lot of damage on surrounding parcels • Stated that this area is not and never has been farm land <p>List of meetings with staff: None</p>					<p>Petition/Letter For: 5 – Petition 1 –Letter</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Edge</i>. Floodplain is not present on the overall site. There are two schools located within one mile of the site: First Evangelical Church School and Duncan Chapel Elementary. The property is also not along any bus routes and there are no sidewalks along the subject property.</p>					

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	<p>SUMMARY</p> <p>The subject parcel is zoned R-12, Single-Family Residential District and is 5.94 acres of land located on Viewmont Drive, and is approximately 0.4 miles west of the intersection of Viewmont Drive and N Parker Road. The subject parcel has approximately 264 feet of frontage along Viewmont Drive. The applicant is requesting to rezone the property to R-S, Residential Suburban District.</p> <p>The applicant states that the proposed land use is to allow for Farm Animals.</p> <p>CONCLUSION</p> <p>The subject parcel zoned R-12, Single-Family Residential, located along Viewmont Drive is a two-lane state-maintained residential road. Staff is of the opinion that rezoning to R-S, Residential Suburban is appropriate for the area and will bring the subject parcels into compliance.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-S, Residential Suburban.</p>
GCPC	<p>At the September 22, 2021 Planning Commission Meeting, the Commission members voted unanimously to recommend denial of the requested rezoning to R-S, Residential Suburban citing concerns over the nuisance that a rooster may cause to the surrounding property owners and the potential for expansion of other farm uses on site that may also cause a nuisance.</p>