

Zoning Docket from March 14, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-025	James Frederick Pachter and Lucy Davis-Pachter 4909 State Park Rd. 0500030100200 R-S, Residential Suburban District to AG, Agricultural Preservation District	20	Approval	Approval 3-23-22	Approval 4-4-22	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 14, 2022 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Intent is to make sure the zoning is accurate with the farming on the property • Has the ability for customers to pull off the road for a farmstand to be ran by children <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> 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 site. The property is not along any bus routes. There are no sidewalks in the area. One school is located within one mile of the site: Gateway Elementary.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-S, Residential Suburban and is 5.34 acres of land located on State Park Rd. is approximately 2.28 miles east of the intersection of Highway 25 and State Park Road. The parcel has approximately 357 feet of frontage along State Park Rd. The applicant is requesting to rezone the property to AG, Agricultural Preservation District.</p> <p>The applicant states that the proposed land use is a single-family residential and agriculture.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-S, Residential Suburban, is located along State Park Road, a two-lane State-maintained collector road. Staff is of the opinion that successful rezoning to AG, Agricultural Preservation, is in keeping with the surrounding area and would not have an adverse impact on this area.</p> <p>Based on these reasons, Staff recommends approval of the requested rezoning to AG, Agricultural Preservation.</p>					