

Zoning Docket from August 15, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPCC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-070	Robert Acie Clifford 68 Long Forest Dr. Greenville, SC, 29617 0427000100602 R-10, Single-Family Residential District to AG, Agricultural Preservation District	19	Denial	Denial 8-24-22		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 15, 2022 were:</p> <p><u>Speakers For:</u></p> <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Citizen <ul style="list-style-type: none"> • Concerns with future uses on the property • Would not like to see farm animals on this property • Does not feel this is a good fit for the surrounding properties 2) Citizen <ul style="list-style-type: none"> • Would like to preserve the integrity of the community 3) Citizen <ul style="list-style-type: none"> • Lives adjacent to the subject property • Concerned with development on this property • Concerned with additional uses that are permitted in the AG District 4) Citizen <ul style="list-style-type: none"> • Lives adjacent to the subject property • Bought a home in a single-family residential area and does not want to see agricultural uses 5) Citizen <ul style="list-style-type: none"> • Concurs with all other citizens • Has recently had damage from hogs from the subject property and would not like to see this continue • Does not want to see commercial activity in their residential area 6) Citizen <ul style="list-style-type: none"> • Lives adjacent to the subject property • Concerned with the agricultural uses that can take place if rezoned to the AG District • Does not want to live next to a farm <p>**There were approximately 8 people in attendance at the Public Hearing that was in opposition**</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> Letters – 2</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Traditional Neighborhood</i> and <i>Floodplain</i>. 					

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- Long Forest Drive is a two lane County-maintained residential road. The parcel has approximately 113 feet of frontage along Long Forest Drive. The property is not along a bus route and there are no sidewalks in the area.
- Floodplain is present on the southern and western portions of the site. There are no known historic or cultural resources on the site. There are four schools within a mile of the parcel: Enoree Career Center, Holmes Bible College, Duncan Chapel Elementary School, and Lakeview Middle School.
- The applicant is requesting to rezone the property to AG, Agricultural Preservation District. The applicant is proposing agricultural use.

CONCLUSION and RECOMMENDATION

The subject parcel, zoned R-10 Single-Family Residential District, is located along Long Forest Drive, a two lane County-maintained residential road. Staff is of the opinion that the requested rezoning does not align with the Plan Greenville County Comprehensive Plan, which designates the area as Traditional Neighborhood and Floodplain. Further, the surrounding land uses are all residential, with no agricultural type uses in the immediate area. Staff also has concerns that some of the allowed uses in the AG, Agricultural District may have an adverse impact on the surrounding areas.

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



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Lisa Mann, Planner II

RE: CZ-2022-070

APPLICANT: Robert Acie Clifford

PROPERTY LOCATION: 68 Long Forest Dr. Greenville, SC, 29617

PIN/TMS#(s): 0427000100602

EXISTING ZONING: R-10, Single-Family Residential District

REQUESTED ZONING: AG, Agricultural Preservation District

PROPOSED LAND USE: Agricultural

ACREAGE: 6

COUNCIL DISTRICT: 19 - Meadows

ZONING HISTORY: This parcel was originally zoned R-10 in April 1972 as a part of Area 3. There have been no other zoning requests pertaining to this property.

EXISTING LAND USE: Single-Family Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-10	Single-Family Residential
East	R-10	Single-Family Residential
South	R-10, S-1	Single-Family Residential, Services
West	R-10	Single-Family Residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Traditional Neighborhood and Floodplain*. **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 provided the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	R-10	4.4 units/acre	6	26 units
Requested	AG	1 unit/5 acres		1 unit

A successful rezoning would allow for 25 fewer dwelling units than are allowed under the current zoning.

ROADS AND TRAFFIC:

Long Forest Drive is a two lane County-maintained residential road. The parcel has approximately 113 feet of frontage along Long Forest Drive. The property is not along a bus route and there are no sidewalks in the area.

There are no traffic counts in the immediate area.

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the southern and western portions of the site. There are no known historic or cultural resources on the site. There are four schools within a mile of the parcel: Enoree Career Center, Holmes

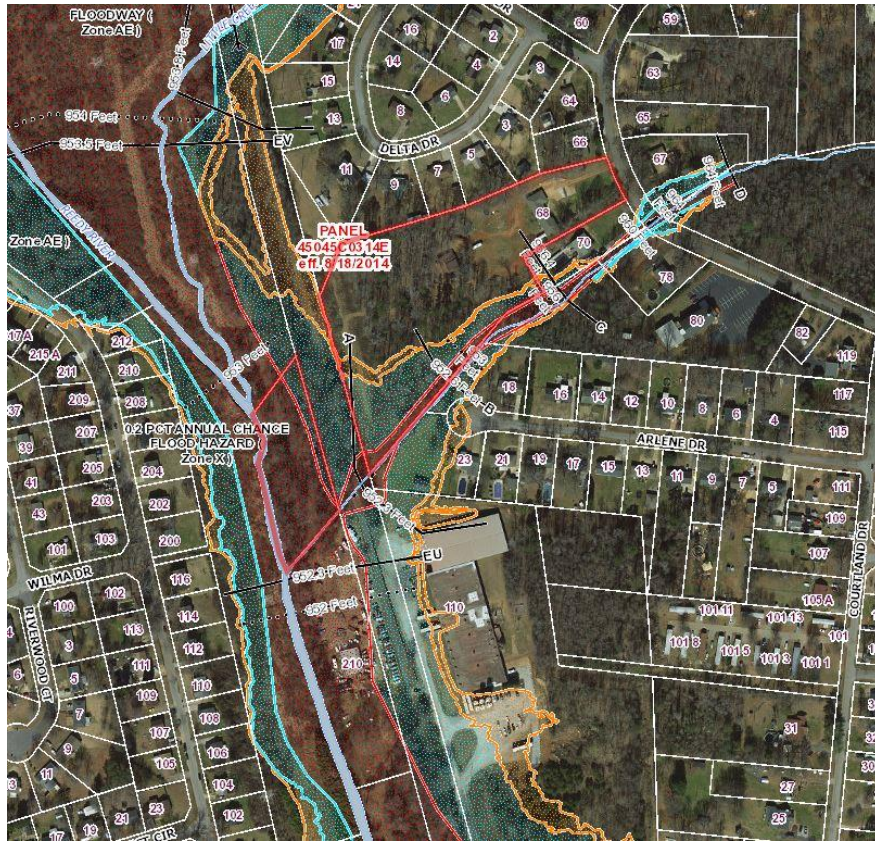
Bible College, Duncan Chapel Elementary School, and Lakeview Middle School.

CONCLUSION:

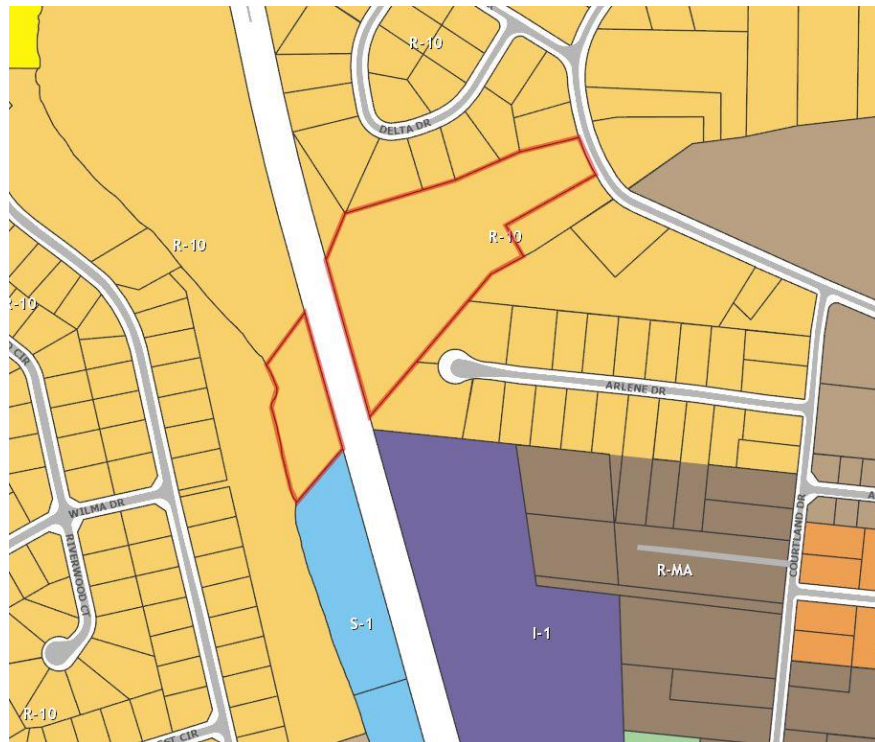
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STAFF**RECOMMENDATION:**

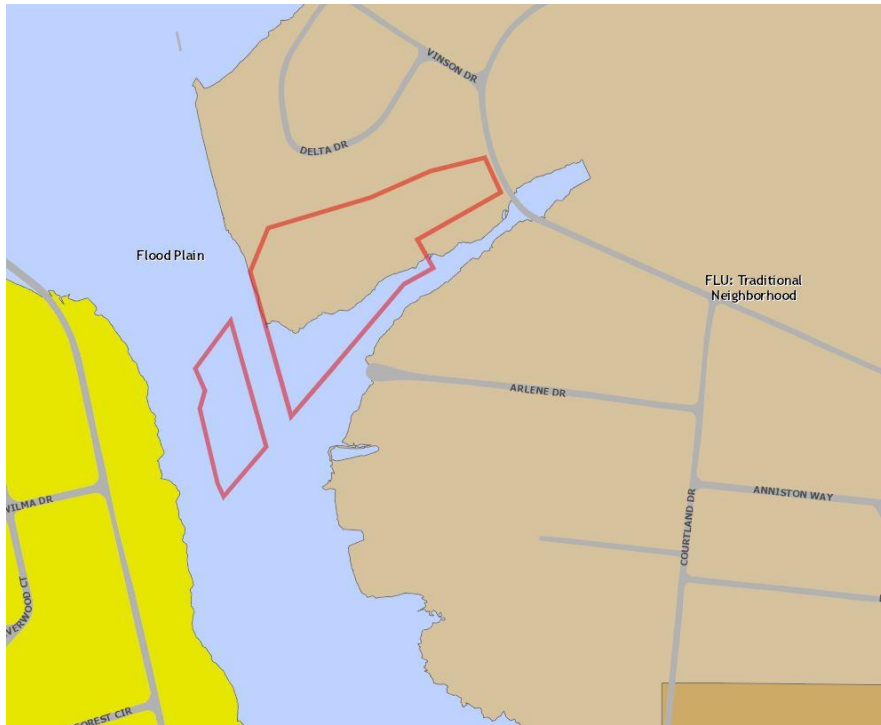
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Aerial Photography, 2022



Zoning Map



Plan Greenville County, Future Land Use Map