

Zoning Docket from April 17th, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-026	Bevin Ann Berube for Bevin Ann Berube & Christopher Robert Berube 4835 State Park Road 0500030100403 R-S, Residential Suburban District to AG, Agricultural Preservation District	23	Approval	Approval 4/26/23	Approval 5/1/23	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 17th, 2023 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Intent is to have a hobby farm at this location to sell at farmer’s market • Has chickens • Wants to preserve the nature of the agricultural character of this area <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property consists of approximately 13 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Open Space and Suburban Edge</i>. • State Park Road is a two lane State-maintained collector road. The parcel has approximately 398 feet of frontage along State Park Road. The parcel is opposite the intersection of State Park Road and Hindman Road. The property is not along a bus route. There are no sidewalks in the area. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools within a mile of the parcel. • The applicant is requesting to rezone the property to AG, Agricultural Preservation District. The applicant is proposing Single-Family Residential and Agriculture. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcel, zoned R-S, Residential Suburban District, is located along State Park Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to AG, Agricultural Preservation District is consistent with the existing character of the area and would not have an adverse impact.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to AG, Agricultural Preservation District.</p>					