

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			
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>					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Todd Baxley, Planner II

RE: CZ-2023-026

APPLICANT: Bevin Ann Berube for Bevin Ann Berube & Christopher Robert Berube

PROPERTY LOCATION: 4835 State Park Rd., Travelers Rest, SC 29690

PIN/TMS#(s): 0500030100403

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: AG, Agricultural Preservation District

PROPOSED LAND USE: Single-Family Residential & Agriculture

ACREAGE: 13

COUNCIL DISTRICT: 20 - Shaw

ZONING HISTORY: This parcel was originally zoned R-S in April 1972 as 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	Unzoned	Single-Family Residential
East	R-S	Single-Family Residential & Vacant Land
South	R-S	Single-Family Residential & Vacant Land
West	R-S	Vacant Land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: None

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Open Space* and *Suburban Edge*. **Please refer to the Future Land Use Map at the end of the document. **

AREA AND COMMUNITY PLANS:

The subject property is not a 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-S	1.7 units/acre	13	22.1 units
Requested	AG	1 unit/5 acres		2.6 units

A successful rezoning would allow for 19 fewer dwelling units than are allowed under the current zoning.

ROADS AND TRAFFIC:

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.

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 within a mile of the

parcel.

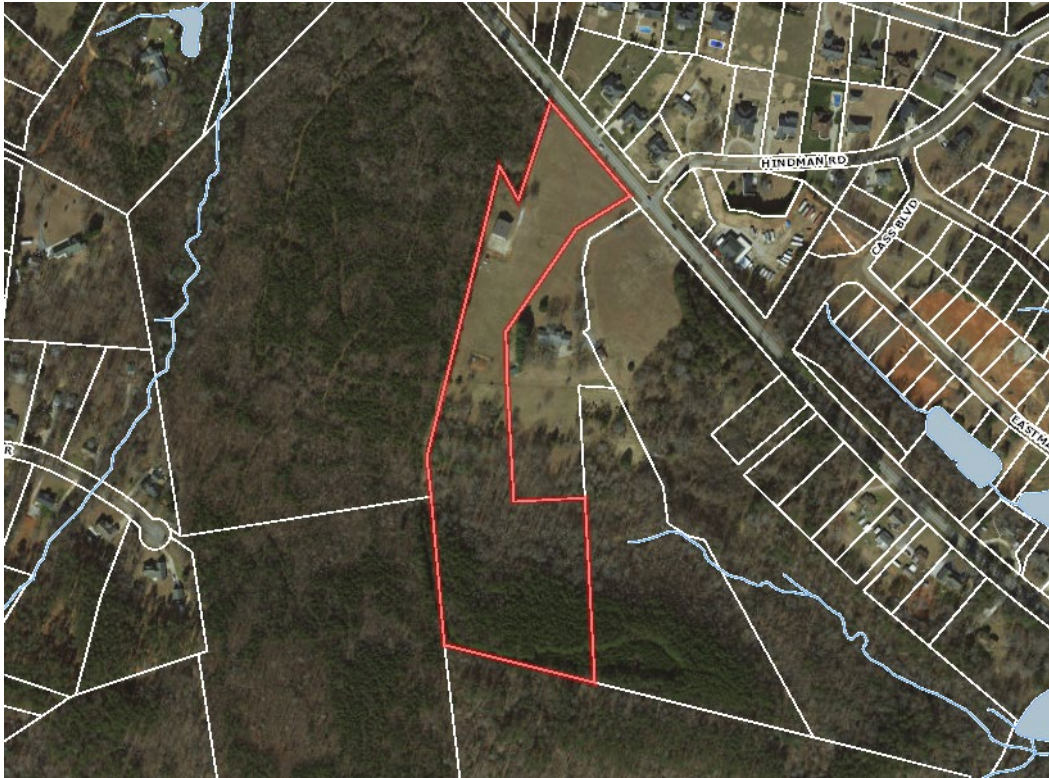
CONCLUSION:

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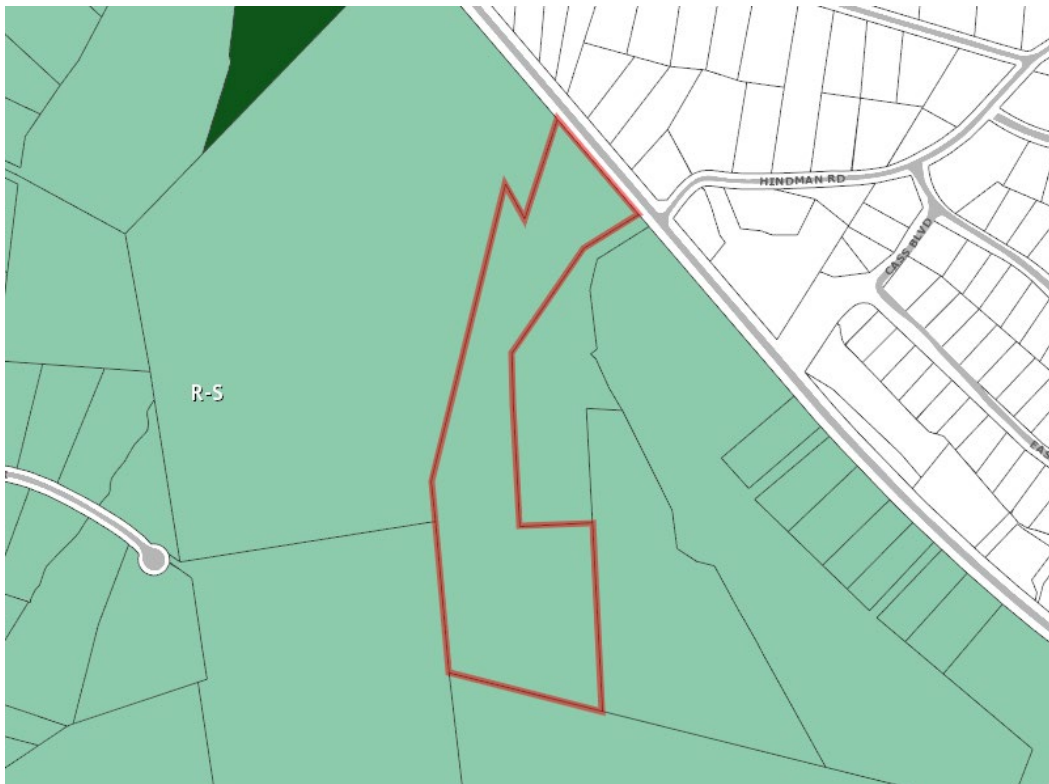
STAFF

RECOMMENDATION:

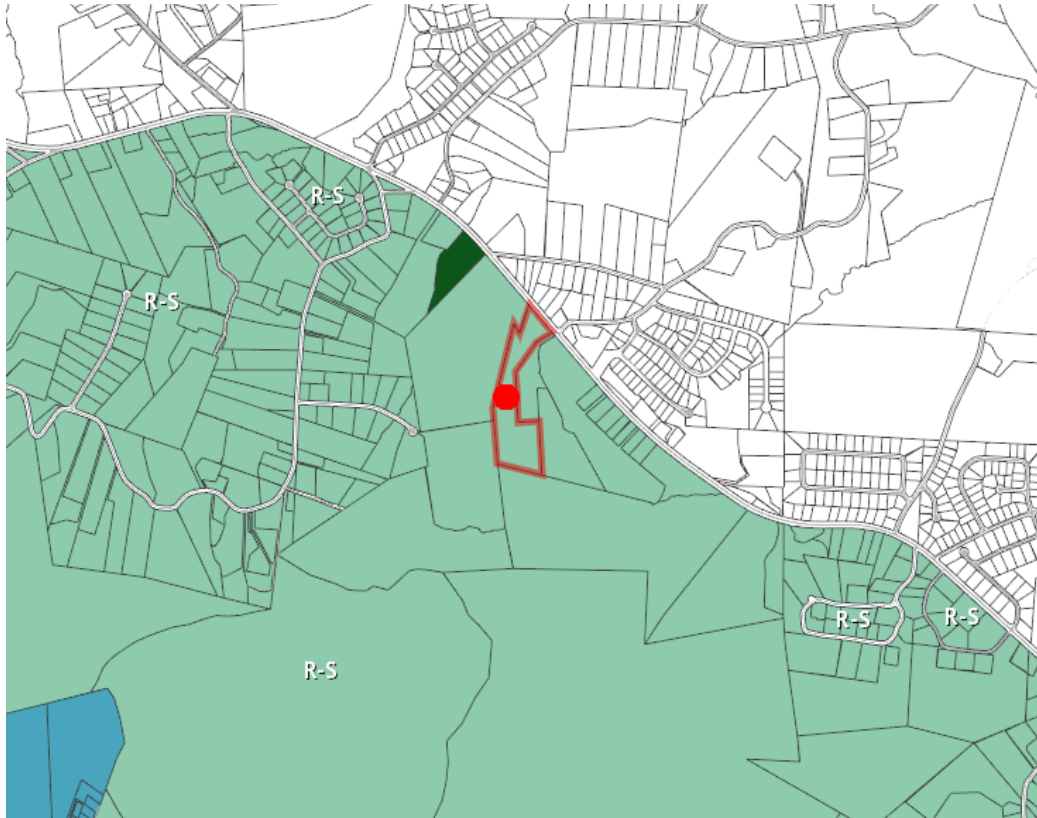
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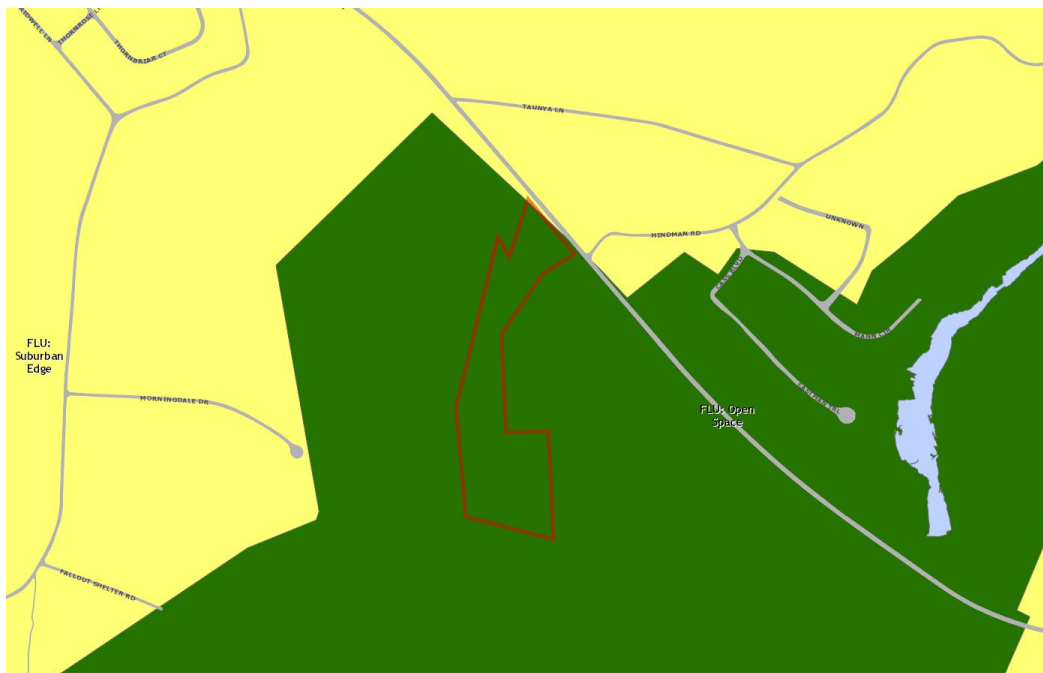
Aerial Photography, 2022



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map