



Greenville County Planning and Zoning Division
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Joshua T. Henderson, Zoning Administrator

RE: CZ-2021-91

APPLICANT: Greenville County Council

PROPERTY LOCATION: County-wide

PIN/TMS#(s): NA

REQUEST: To amend Greenville County Zoning Ordinance Article 4 *Definitions*; Article 6 *Use Regulations*, Table 6.1 *Uses Permitted, Uses by Special Exception, and Conditional Uses* and Section 6:2 *Use Conditions*; Article 7: Table 7.1 *Minimum Lot Area/Permitted Densities for Single-Family Residential* and Table 7.3 *Setback/Height Requirements*; and Article 9: Section 9:4 *Public Access to Property* and to add Article 5: Section 5:16 AG, Agricultural Preservation District. This will be to create the new zoning district for the AG, Agricultural Preservation District with all applicable regulations.

ACREAGE: N/A

COUNCIL DISTRICT: All

REQUEST HISTORY:

Staff has been working with County Stakeholders to initiate a zoning text amendment creating a new use category for an AG, Agriculture Preservation District with associated regulations and definitions. This new use category will not zone any property within Greenville County, but will give citizens an opportunity to either rezone their property or initiate zoning on their property to the AG District.

With this new use category, Staff also proposes adding new definitions, uses, and regulations for height, setbacks, minimum lot size, etc. that are associated with the proposed AG District. Please refer to the attached Ordinance to view the proposed changes and additions to the Greenville County Zoning Ordinance.

This text amendment request went before the Planning and Development Committee on August 16, 2021, a Zoning Public Hearing on September 20, 2021, and then to First Reading before County Council on September 21, 2021.

ANALYSIS:

It has been brought to Staff's attention the need for an agricultural preservation zone to help preserve and protect Greenville County's farmland and agricultural resources. The proposed changes to the Zoning Ordinance to accommodate this new zoning district and proposed uses will assist in this preservation effort.

CONCLUSION:

Staff is of the opinion that the proposed amendments will provide a new zoning option for property owners who wish to zone land characterized by agricultural activities.

Based on these reasons, Staff recommends approval of the proposed Text Amendment.