

Zoning Docket from June 20, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-056	Debbie A. Kimmel 113 Watson Road, Fountain Inn, 29644 0568020100508 R-R1 to AG, Agricultural Preservation District	26	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 20, 2022 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Requesting to rezone to AG to allow for electrical to be ran to an existing shed for the purpose housing bees • This will be used to store frames and needs climate controlled structure • The electricity will also be for the installation of a well and a fountain which will keep the bees closer to home • Will plan to build a permanent resident in the near future <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> Petition - 11</p> <p><u>Against:</u> None</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</u> Comprehensive Plan, where it is designated as <i>Rural</i>. • Watson Road is a two lane County-maintained residential road. The parcel has approximately 292 feet of frontage along Watson Road. The property is not along a bus route and there are no sidewalks in the area. Also, there are no traffic counts 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 located within one mile of the site. • The subject parcel is zoned R-R1, Rural Residential, and includes 5 acres along Watson Road. The parcel is located approximately 0.2 miles south of the intersection of Fairview Church Road and Watson Road. The subject property has approximately 292 feet of frontage along Watson Road. The applicant is requesting to rezone the property to AG, Agricultural Preservation District. • The applicant states that the proposed land use is agricultural. <p>CONCLUSION and RECOMMENDATION</p> <p>The subject parcel, zoned R-R1 Rural Residential District, is located along Watson Road, a two lane County-maintained residential road. Staff is of the opinion that a successful rezoning to AG, Agricultural Preservation District, would keep with the character of the surrounding area and would not have an adverse impact on the area.</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: Lisa Mann, Planner

RE: CZ-2022-056

APPLICANT: Debbie A. Kimmel

PROPERTY LOCATION: 113 Watson Road, Fountain Inn, 29644

PIN/TMS#(s): 0568020100508

EXISTING ZONING: R-R1, Rural Residential District

REQUESTED ZONING: AG, Agricultural Preservation District

PROPOSED LAND USE: Agricultural

ACREAGE: 5

COUNCIL DISTRICT: 26 - Ballard

ZONING HISTORY: This parcel was originally zoned R-R1 in March 2009 as part of Area 17. There have been no other zoning requests pertaining to this property.

EXISTING LAND USE: Apiary

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-R1	Vacant Land
East	R-R1, Unzoned	Vacant Land
South	R-R1	Single-Family Residential
West	Unzoned	Single-Family Residential

WATER AVAILABILITY: Laurens County 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 *Rural*. **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-R1	1 unit/acre	5	5 units
Requested	AG	1 unit/5 acres		1 unit

A successful rezoning would allow for 4 fewer dwelling units than are allowed under the current zoning.

ROADS AND TRAFFIC:

Watson Road is a two lane County-maintained residential road. The parcel has approximately 292 feet of frontage along Watson Road. The property is not along a bus route and there are no sidewalks in the area. Also, there are no traffic counts in the 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:

The subject parcel, zoned R-R1 Rural Residential District, is located along Watson Road, a two lane County-maintained residential road. Staff is of the opinion that a successful rezoning to AG, Agricultural Preservation District, would keep with the character of the surrounding area and would not have an adverse impact on the area.

STAFF**RECOMMENDATION:**

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



Aerial Photography, 2022



Zoning Map



Plan Greenville County, Future Land Use Map