

**Zoning Docket from March 20, 2023 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GPCC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-016	Deborah Kimmel for Frances Bronwyn Jones 119 Watson Road 0568020100505 R-R1, Rural Residential to AG, Agricultural Preservation District	26	Approval	Approval 3/22/23	Approval 4/3/23	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on March 20<sup>th</sup>, 2023 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1. Applicant <ul style="list-style-type: none"> <li>• Purchased several parcels to have a small hobby farm and is left with the existing acreage</li> <li>• Would like to have small livestock on the property (chickens, cows, goats, etc.)</li> </ul> </li> </ol> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> Petition</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>• The subject property consists of 10.0 acres.</li> <li>• The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Rural</i>.</li> <li>• Watson Road is a two lane County-maintained residential road. The parcel has approximately 536 feet of frontage along Watson Road. The parcel is approximately .25 miles south of the intersection of Watson Road and Fairview Church Road. The property is not along a bus route and there are no sidewalks in the area.</li> <li>• 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.</li> <li>• The applicant is requesting to rezone the property to AG, Agricultural Preservation District. The applicant is proposing uses consistent with Agricultural.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION</b></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 the requested rezoning to AG, Agricultural Preservation District would be consistent with the zoning of the parcel to the north. Additionally, the requested rezoning to AG, Agricultural Preservation District aligns with the <u>Plan Greenville County Comprehensive Plan</u>, which designates this parcel as <i>Rural</i>.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to AG, Agricultural Preservation District.</p>					