

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		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 20th, 2023 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Purchased several parcels to have a small hobby farm and is left with the existing acreage • Would like to have small livestock on the property (chickens, cows, goats, etc.) <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> Petition</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 consists of 10.0 acres. • The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Rural</i>. • 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. • 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 uses consistent with 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 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>					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Mulherin, Planner I

RE: CZ-2023-016

APPLICANT: Deborah Kimmel for Frances Bronwyn Jones

PROPERTY LOCATION: 119 Watson Road, Fountain Inn, 29644

PIN/TMS#(s): 0568020100505

EXISTING ZONING: R-R1, Rural Residential District

REQUESTED ZONING: AG, Agricultural Preservation District

PROPOSED LAND USE: Agricultural

ACREAGE: 10.0

COUNCIL DISTRICT: 26 - Bradley

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: Single-Family Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	AG	Agricultural
East	Unzoned	Vacant Land & Single-Family Residential
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	10	10 units
Requested	AG	1 unit/5 acres		2 unit

A successful rezoning would allow for 8 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 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.

There are no traffic counts in the immediate area.

CULTURAL AND ENVIRONMENTAL:

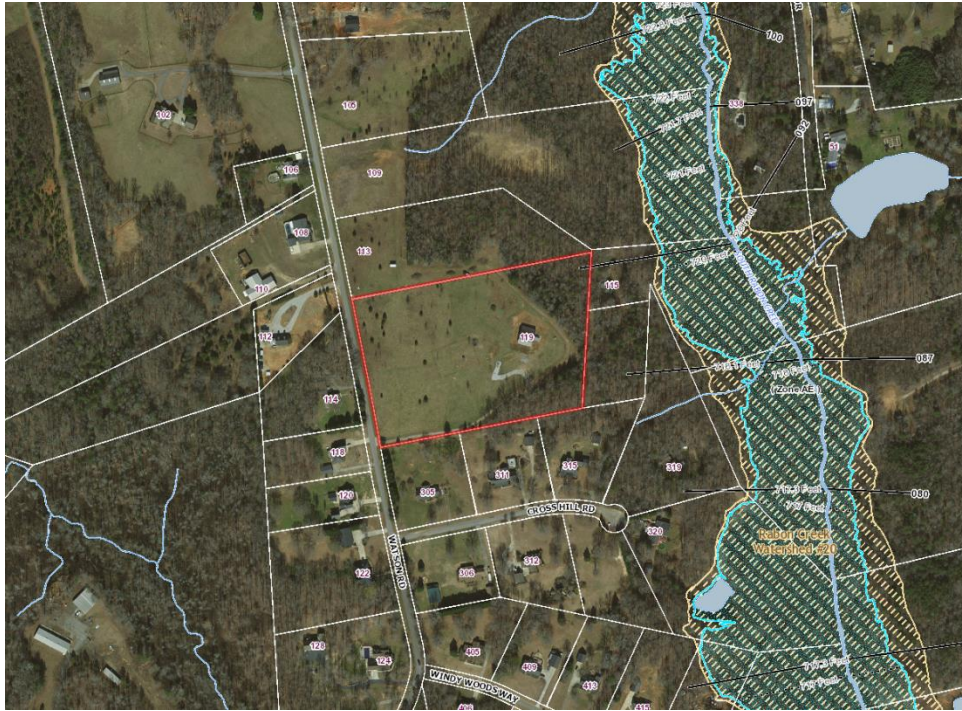
Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools within a mile of the parcel.

CONCLUSION:

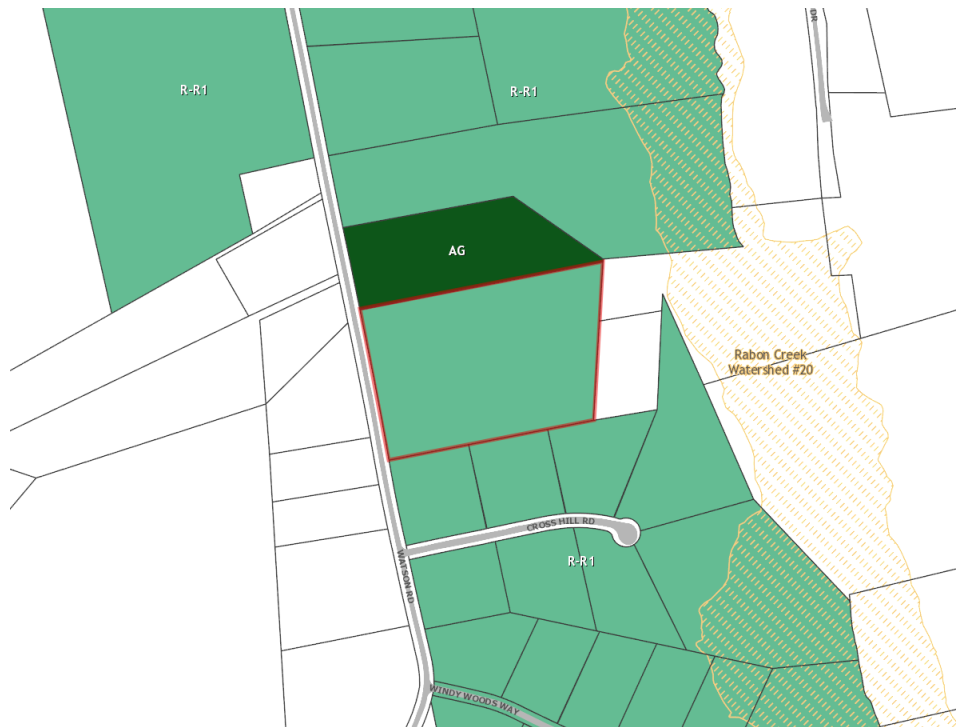
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RECOMMENDATION:

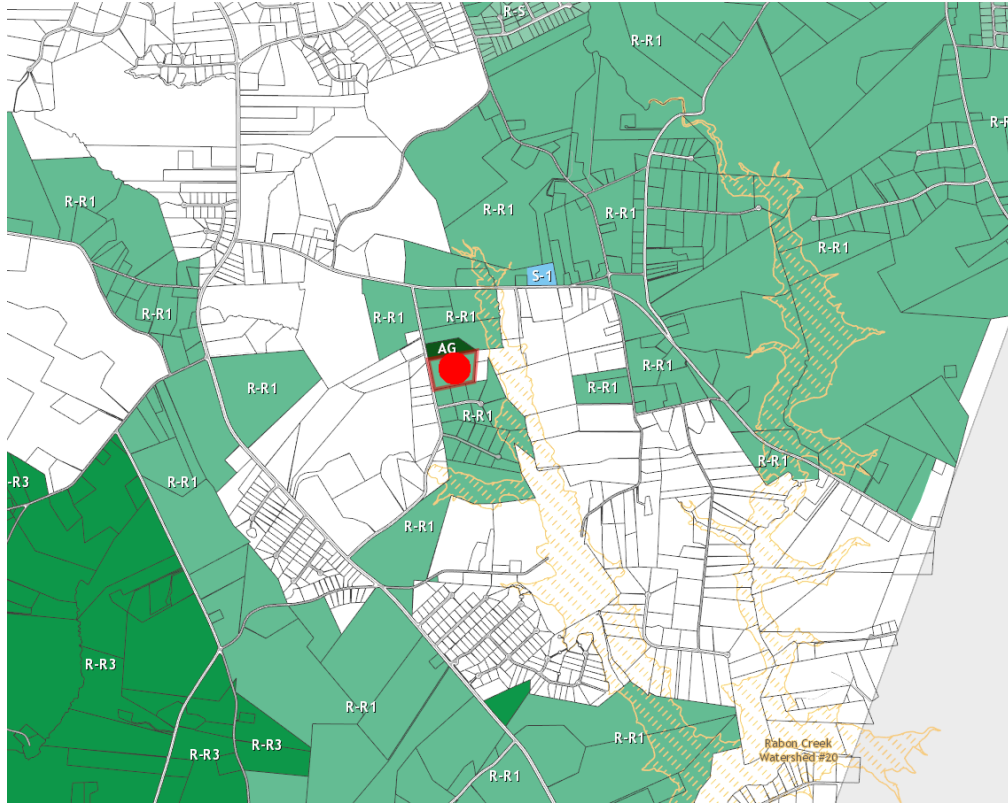
Based on these reasons, staff recommends approval of the requested rezoning to AG, Agricultural Preservation District.



Aerial Photography, 2022



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map