

Zoning Docket from April 17th, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-023	Mark Robert Jones for George Anne Jones and Mark Robert Jones 823 & 825 S Old Fairview Road 0577010101702 & 0577010101703 R-R3, Rural Residential District to AG, Agricultural Preservation District	26	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"> • Purchased the farm in 2015 • Planting different fruit trees • Conduct classes on how to live a more rural lifestyle • Would like to have more agritourism events that cannot be achieved with the current zoning designation <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 properties consist of approximately 47.75 acres. • The subject properties are part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Rural and Floodplain</i>. • S. Old Fairview Road is a two lane State-maintained residential road. The parcel has approximately 371 feet of frontage along Watson Road. The parcels are approximately .32 miles south of the intersection of McKelvey Road and S. Old Fairview Road. The property is not along a bus route and there are no sidewalks in the area. • Floodplain is present on both parcels. There are no known historic or cultural resources on the site. Fork Shoals Elementary is located within a mile of the parcels. • The applicant is requesting to rezone the property to AG, Agricultural Preservation District. The applicant is proposing Agritourism. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcel, zoned R-R3, Rural Residential District, is located along S. Old Fairview Road, a two lane State-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>					



Greenville County Planning Division
Department of Zoning Administration
301 University Ridge Suite 4100
Greenville, SC 29601
Office: 864.467.7425
Fax: 864.467.7164

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Mulherin, Planner I

RE: CZ-2023-023

APPLICANT: Mark Robert Jones for George Anne Jones and Mark Robert Jones

PROPERTY LOCATION: 823 & 825 S. Old Fairview Rd., Fountain Inn, SC 29644

PIN/TMS#(s): 0577010101702 & 0577010101703

EXISTING ZONING: R-R3, Rural Residential District

REQUESTED ZONING: AG, Agricultural Preservation District

PROPOSED LAND USE: Agritourism

ACREAGE: 47.75

COUNCIL DISTRICT: 26 - Bradley

ZONING HISTORY: This parcel was originally zoned R-R3 in March 2018 as part of Area 18. There have been no other zoning requests pertaining to this property.

EXISTING LAND USE: Agricultural

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-R3	Single-Family Residential & Vacant Land
East	R-R3	Single-Family Residential & Vacant Land
South	R-R3 & Unzoned	Single-Family Residential, Vacant Land, & Cedar Falls Park County Park
West	R-R3	Single-Family Residential & 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 *Rural and Floodplain*.
**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-R3	1 unit/3 acres	47.75	15 units
Requested	AG	1 unit/5 acres		9 units

A successful rezoning would allow for 6 fewer dwelling units than are allowed under the current zoning.

ROADS AND TRAFFIC:

S. Old Fairview Road is a two lane State-maintained residential road. The parcel has approximately 371 feet of frontage along Watson Road. The parcels are approximately .32 miles south of the intersection of McKelvey Road and S. Old Fairview 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 present on both parcels. There are no known historic or cultural resources on the site. Fork Shoals Elementary is located within a mile of the parcels.

CONCLUSION:

The subject parcel, zoned R-R3, Rural Residential District, is located along S. Old Fairview Road, a two lane State-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:**

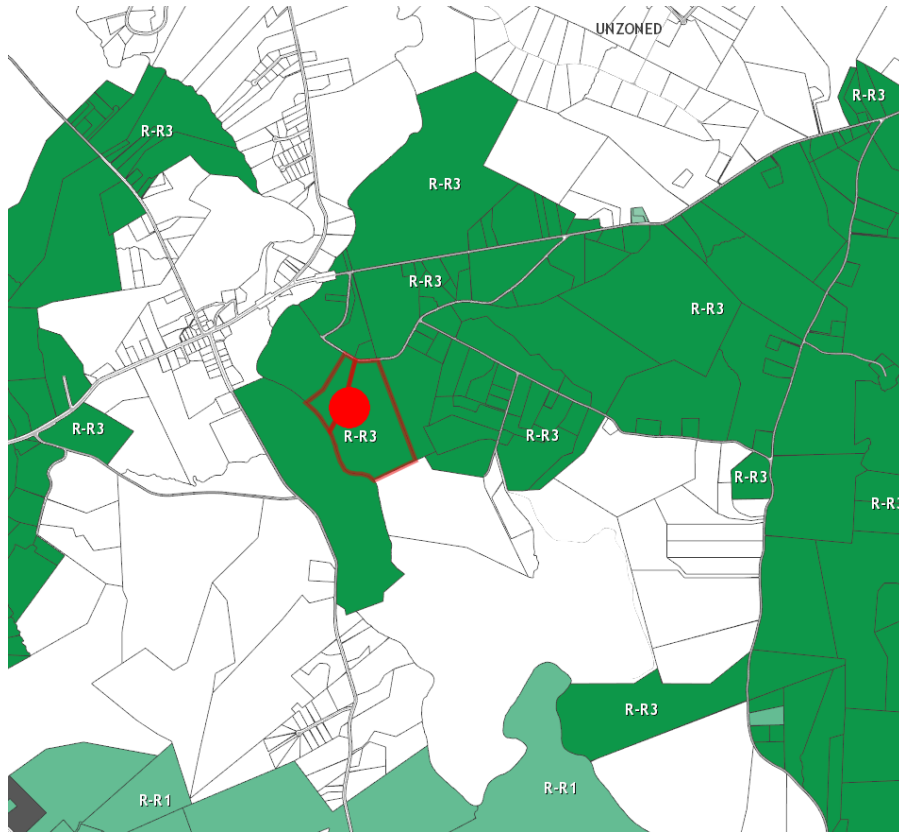
Based on these reasons, Staff recommends approval of the requested rezoning to AG, Agricultural Preservation District.



Aerial Photography, 2022



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map