



Greenville County Planning & Code Compliance

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MEMORANDUM

To: Ennis Fant, Chairman, Planning & Development Committee

cc: Tee Coker, Rashida Jeffers-Campbell, Joshua Henderson, Nicole Miglionico

From: Suzanne Terry, AICP, Planner II

Date: July 9, 2024

Subject: Initiation of zoning by petition of 188 contiguous parcels in Northern Greenville County

Staff is requesting the Planning and Development Committee to approve, and send forward to Council the initiation of zoning of 188 contiguous parcels totaling approximately 2,289.29 acres.

This zoning initiative was a community-led effort initiated by the local citizens who represent Preserve Gowensville. Their stated mission is to preserve the unique rural landscape of the Gowensville area through community collaboration by establishing zoning practices that will protect land values and maintain the countryside.

Planning staff was approached in late 2022 by Preserve Gowensville to assist in this project. After coordinating with District 17 Councilman Joey Russo, five educational community meetings were held over the spring and summer of 2023 with participation of over 400 area residents. After a potential zoning area map was approved, Preserve Gowensville began reaching out to these area residents in person. By early 2024 approval signatures on petitions had been received from 187 property owners within the new contiguous zoning area. Staff then verified signatures and proposed zoning designations. On May 8, 2024 County staff held a community open house meeting, attended by approximately 100 residents, to present the draft zoning map, attached.

Thank you for your consideration.