Zoning Docket from September 16th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION	
		DIST.	REC.	REC.	REC.	ACTION	
CZ-2024-065	Gowensville Area Property Owners South of HWY 11, East of HWY 115 & HWY 14, North of HWY 414 and West of the Greenville- Spartanburg County Boundary	17	Approval	Approval 10/2/24	Approval 10/14/24		
Public	Some of the general comments m	nade by S	peakers at th	ne Public Hea	ring on	Petition/Letter	
Comments	September 16, 2024 were: Speakers For: 1. Applicant • The members of Preserve Gowensville were told that this effort was impossible in the beginning • Would like to preserve the natural environment from development • This is a voluntary process that includes a 100% petition Speakers Against: 1. Citizen • Know of only three meetings that were had and very few people at the meetings approved of this • The property owners need to be able to decide what they want to do • Lived in the Gowensville area for 74 years • Would like to see more information provided to citizens					<u>For:</u>	
	List of meetings with staff: N/A						
Staff Report	List of meetings with staff: N/A Below are the facts pertaining to this docket: Initial meeting with Stakeholders from Preserve Gowensville: November 2022 Survey of area property owners Postcard invitation to survey sent 12/2022 Survey results posted to Planning weblog 2/2023 Informational Meetings: March 2023, May 2023, June 2023, September 2023, three additional meetings held by Preserve Gowensville Over 400 citizens attended Maps were made available for comments Comment cards given out to all attendees Formalization of Boundary: October 2023 Input from prior meetings considered in forming map Preserve Gowensville input used to formalize boundary Petition drive led by Preserve Gowensville Summer-Fall 2023 Petitions verified Winter 2023-2024 Preparation of Zoning Map Presented to Public: March 8, 2024 Letters sent to all petitioners inviting them to presentation of official map Public meeting held to present map Final Map contains 2761.1 acres						
	CONCLUSION and RECOMMENDATION: The subject properties are located in a rural, northeastern portion of Greenville County. The owners						

of the subject properties have requested to initiate zoning of their respective properties in an effort to preserve the rural character of the area. Staff is of the opinion that a successful initiation of zoning to districts typical of a rural setting would help maintain the existing character of the Gowensville community and help manage potential growth in the area.			
Based on these reasons, staff recommends approval of the requested initial zoning to AG, Agricultural Preservation, R-R3, Rural Residential and R-R1, Rural Residential, R-S, Residential Suburban.			