

**Zoning Docket from April 6, 2015 P and D Meeting**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-19	Andrew Ratchford for The Generous Garden Project 123 Hawkins Street 0111001100100 R-7.5 to R-20A 0.85 acres	23	Approved	Approval	Approval	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on March 16, 2015 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1) Applicant               <ol style="list-style-type: none"> <li>a) Wants to add a greenhouse/hoop house for the Judson area community garden. The garden is designated for the local neighborhood for educational purposes to grow food.</li> <li>b) Garden is non commercial.</li> <li>c) Any food grown will be distributed to surrounding neighborhood.</li> <li>d) Would like to begin conservations concerning developing more neighborhood non commercial gardens throughout Greenville.</li> <li>e) Presented support letters from Hollis Elementary School and YMCA.</li> </ol> </li> </ol> <p><u>Speakers Against:</u></p> <p>None</p>	<p><b>Petition/Letter For:</b></p> <p>1</p> <p><b>Against:</b></p> <p>None</p>				
Staff Report	<p>The subject property is 0.85 acres with 187 feet of road frontage on Hawkins Street. The parcel is currently developed as a community garden but its past use was the laundry for Judson Mill. The proposed use is to maintain as a community garden with the construction of a hoop house.</p> <p>The subject parcels are currently zoned R-7.5 (Single-Family Residential); this application is requesting to rezone the parcel to R-20A (Single-Family Residential). The R-20A Residential District prescribes areas which the principal use of land is single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for this district are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet, residential nature of the area included in the district.</p> <p>The purpose of the R-20A district is to allow livestock, non-commercial nurseries and greenhouses, riding academies and stables in a residential district. All other uses permitted, exceptions, and conditional uses for the R-20A district shall conform to the uses permitted, exceptions, and conditional uses for the R-20 district. Space or shelter shall be provided where livestock is kept or fed in an R-20A district, and shall not be permitted within 100 feet of any property line, except where such property line abuts a street, railroad or watercourse at least 100 feet in width.</p> <p>The applicant stated on the application intended use is for a community garden with construction of a hoop house.</p>					