

Zoning Docket from September 16th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL 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 Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 16, 2024 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • 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 <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1. Citizen <ul style="list-style-type: none"> • 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 <p>List of meetings with staff: N/A</p>					<p>Petition/Letter</p> <p><u>For:</u></p> <p><u>Against:</u></p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <p>Initial meeting with Stakeholders from Preserve Gowensville: November 2022</p> <p>Survey of area property owners</p> <ul style="list-style-type: none"> • Postcard invitation to survey sent 12/2022 • Survey results posted to Planning weblog 2/2023 <p>Informational Meetings: March 2023, May 2023, June 2023, September 2023, three additional meetings held by Preserve Gowensville</p> <ul style="list-style-type: none"> • Over 400 citizens attended • Maps were made available for comments • Comment cards given out to all attendees <p>Formalization of Boundary: October 2023</p> <ul style="list-style-type: none"> • Input from prior meetings considered in forming map • Preserve Gowensville input used to formalize boundary <p>Petition drive led by Preserve Gowensville Summer-Fall 2023</p> <p>Petitions verified Winter 2023-2024</p> <p>Preparation of Zoning Map Presented to Public: March 8, 2024</p> <ul style="list-style-type: none"> • Letters sent to all petitioners inviting them to presentation of official map • Public meeting held to present map • Final Map contains 2761.1 acres <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject properties are located in a rural, northeastern portion of Greenville County. The owners</p>					

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	<p>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.</p> <p>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.</p>