

**Zoning Docket from November 14, 2022 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-101	Clyatt Wendell James and Chesna Rhea James 1221 Fairview Road, Simpsonville, SC 29680 0567010101501, 0567010101503, & 0567010101504 R-S, Residential Suburban District to AG, Agricultural Preservation District	26	Approval	Approval		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on November 14, 2022 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1) Applicant <ul style="list-style-type: none"> <li>• Would like to rezone to AG, Agricultural Preservation to allow for the proposed equine therapy</li> <li>• Would like to broaden client base by involving horses</li> <li>• There will be no horseback riding associated with the use</li> <li>• The office will be located in the barn</li> <li>• Plan to see no more than 10 clients per week</li> </ul> </li> <li>2) Citizen <ul style="list-style-type: none"> <li>• Is a patient of the Applicant and would like the ability to partake in the equine therapy</li> <li>• The proposed use will not be a negative impact on the surrounding area</li> </ul> </li> </ol> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> N/A</p>					<p><b>Petition/Letter For:</b> Petition – 25</p> <p><b>Against:</b> None</p>
<b>Staff Report</b>	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>• The subject parcels equal 36.7 acres.</li> <li>• The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i></li> <li>• Fairview Road is a two-lane, State-maintained arterial road. The parcels have approximately 1,259 feet of frontage along Fairview Road. The parcels are approximately 0.37 miles northeast of the intersection at Highway 418 and Fairview Road. The property is not along a bus route. There are no sidewalks in the area.</li> <li>• Floodplain is not present on the overall site. There are no schools located within one mile of the site.</li> <li>• The applicant states that the proposed land use is an Equestrian Therapy and Riding Academy.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION:</b> The subject parcel, zoned R-S, Residential Suburban, is located along Fairview Road a two-lane, State-maintained arterial road. Staff is of the opinion that a successful rezoning to AG, Agricultural Preservation District is consistent with the existing character of the area and would not create adverse impacts.</p>					

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	Based on these reasons, Staff recommends approval of the requested rezoning to AG, Agricultural Preservation.
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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-2022-101

**APPLICANT:** Clyatt Wendell James and Chesna Rhea James

**PROPERTY LOCATION:** 1221 Fairview Road and Fairview Road, Simpsonville,  
SC 29680

**PIN/TMS#(s):** 0567010101501, 0567010101503, & 0567010101504

**EXISTING ZONING:** R-S, Residential Suburban District

**REQUESTED ZONING:** AG, Agricultural Preservation District

**PROPOSED LAND USE:** Equestrian Therapy and Riding Academy

**ACREAGE:** 36.7

**COUNCIL DISTRICT:** 26 - Ballard

**ZONING HISTORY:** This parcel was originally zoned R-S, Residential Suburban in December 1994 as part of Area 10. There have been no previous rezoning requests.

**EXISTING LAND USE:** Single-Family Residential

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	Vacant Land
East	S-1	Vacant Land
South	R-S	Single-Family Residential
West	R-S	Single-Family Residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer – Not Available

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood*.  
\*\*Please refer to the Future Land Use Map at the end of the document.  
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**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-S	1.7 units/acre	36.7	21 units
Requested	AG	1 unit/5 acres		7 units

A successful rezoning would allow for 14 fewer dwelling units than are allowed under the current zoning.

**ROADS AND TRAFFIC:**

Fairview Road is a two-lane, State-maintained arterial road. The parcels have approximately 1,259 feet of frontage along Fairview Road. The parcels are approximately 037 miles northeast of the intersection at Highway 418 and Fairview Road. The property is not along a bus route. There are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2013	2016	2019
Fairview Road	580' NW	7,100	9,800 +38.0%	10,600 +8.16%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site.

**CONCLUSION:**

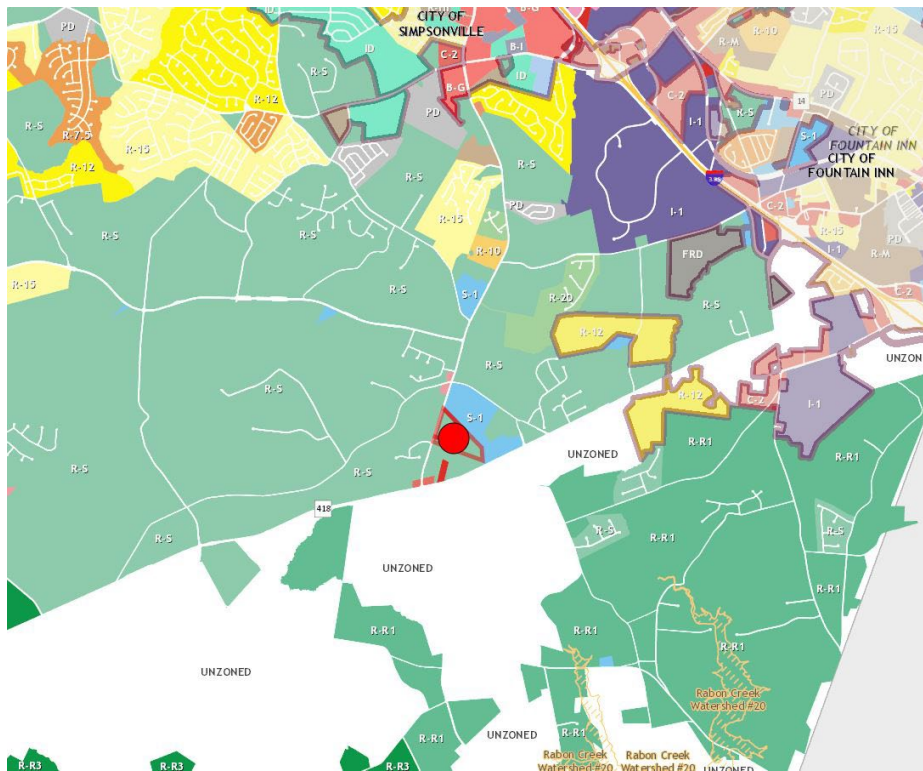
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**STAFF RECOMMENDATION:**

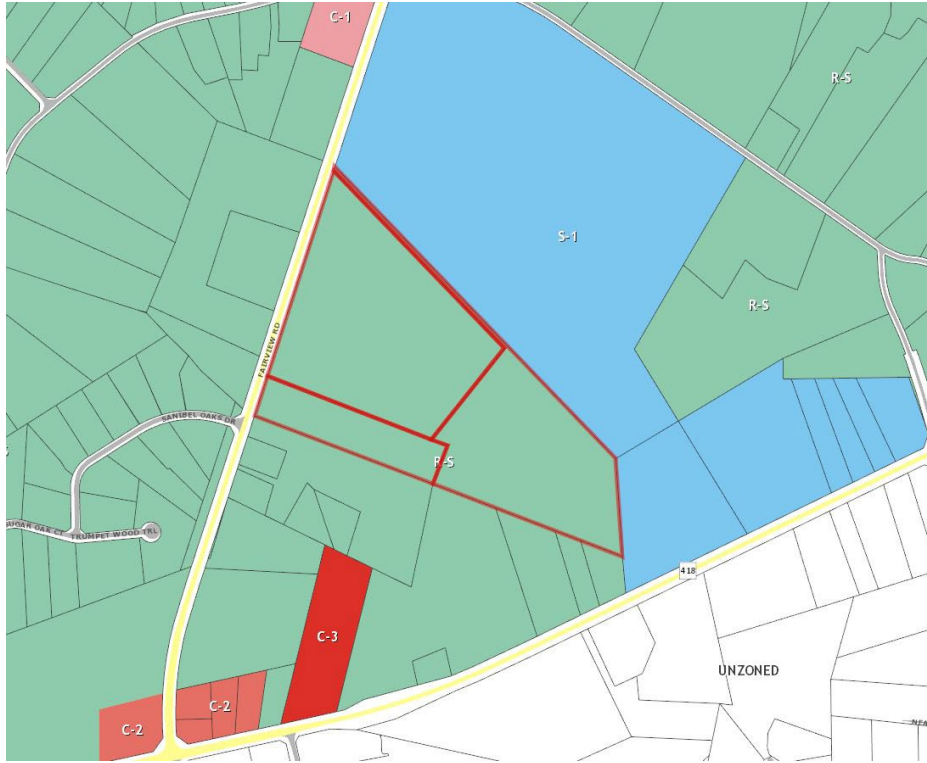
Based on these reasons, Staff recommends approval of the requested rezoning to AG, Agricultural Preservation District.



Aerial Photography, 2022



Zoning Map, Zoomed Out



Zoning Map, Zoomed In



Plan Greenville County, Future Land Use Map