

### Zoning Docket from August 19<sup>th</sup>, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
<b>CZ-2024-048</b>	H. G. Kirven, Jr. & Diane A. Kirven 213 League Rd., Simpsonville, SC 29681 0559010104101 & 0559010104100 R-S, Residential Suburban District to AG, Agricultural Preservation District	27	Approval	Approval 8/28/24		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 19, 2024 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>Applicant <ul style="list-style-type: none"> <li>The use of the property will not change with this proposed rezoning which is agricultural activity and residence</li> <li>Currently has cows on the property</li> <li>Been living on the property since 1978</li> <li>See the future of this land possibly being under a conservation district</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></p> <p><u>Against:</u></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 property consists of approximately 30 acres.</li> <li>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Suburban Neighborhood</i>. The subject property is a part of the <u>Scuffletown Area Plan</u> which designates the parcels as <i>Rural Residential</i>.</li> <li>League Road a two-lane County-maintained local road. The parcels have approximately 1,614 feet of frontage along League Road. The parcels are approximately .18 miles east of the intersection of League Road and Jonesville Road. The property is not along a bus route and there are no sidewalks in the area.</li> <li>Floodplain is present on the site on one parcel, any development must follow the Greenville County Floodplain Ordinance. There are no known historic or cultural resources on the site. There are no schools located within one mile of the parcels.</li> <li>The applicant is requesting to rezone the property to AG, Agricultural Preservation District. The applicant is proposing agricultural.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION:</b></p> <p>The subject parcel, zoned R-S, Residential Suburban District is located along League Road, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to AG, Agricultural Preservation District would be consistent with the <u>Scuffletown Area Plan</u> which designates the parcels as <i>Rural Residential</i>. <i>Rural Residential</i> is described as “low density, single family residential development, as well as agricultural and forestry related land uses. These areas are generally rural agricultural in character.”</p>					

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	Based on these reasons, staff recommends approval of the requested rezoning to AG, Agricultural Preservation District.
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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Kelsey Mulherin, Planner II

**RE:** CZ-2024-048

**APPLICANT:** H. G. Kirven, Jr. & Diane A. Kirven

**PROPERTY LOCATION:** 213 League Rd., Simpsonville, SC 29681

**PIN/TMS#(s):** 0559010104101 & 0559010104100

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

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

**PROPOSED LAND USE:** Agricultural

**ACREAGE:** 30

**COUNCIL DISTRICT:** 27 – Kirven

**ZONING HISTORY:** This parcel was originally zoned R-S, Residential Suburban District in March 1996 as part of Area 11. There have been no other zoning requests pertaining to these properties.

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

**AREA  
CHARACTERISTICS:**

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

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** None

**PLAN GREENVILLE  
COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood & Floodplain*. \*\* Please refer to the Future Land Use Map at the end of the document. \*\*

**AREA AND COMMUNITY  
PLANS:**

The subject property is a part of the Scuffletown Area Plan which designates the parcels as *Rural Residential*.

**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	1.2 unit/acre	30	36 units
Requested	AG	1 unit/5 acres		6 units

A successful rezoning would allow for 30 fewer dwelling units than are allowed under the current zoning.

**ROADS AND TRAFFIC:**

League Road a two-lane County-maintained local road. The parcels have approximately 1,614 feet of frontage along League Road. The parcels are approximately .18 miles east of the intersection of League Road and Jonesville Road. The property is not along a bus route and there are no sidewalks in the area.

***There are no traffic counts that past directly by the immediate area.***

**CULTURAL AND  
ENVIRONMENTAL:**

Floodplain is present on the site on one parcel, any development must follow the Greenville County Floodplain Ordinance. There are no known historic or cultural resources on the site. There are no schools located within one mile of the parcels.

**CONCLUSION:**

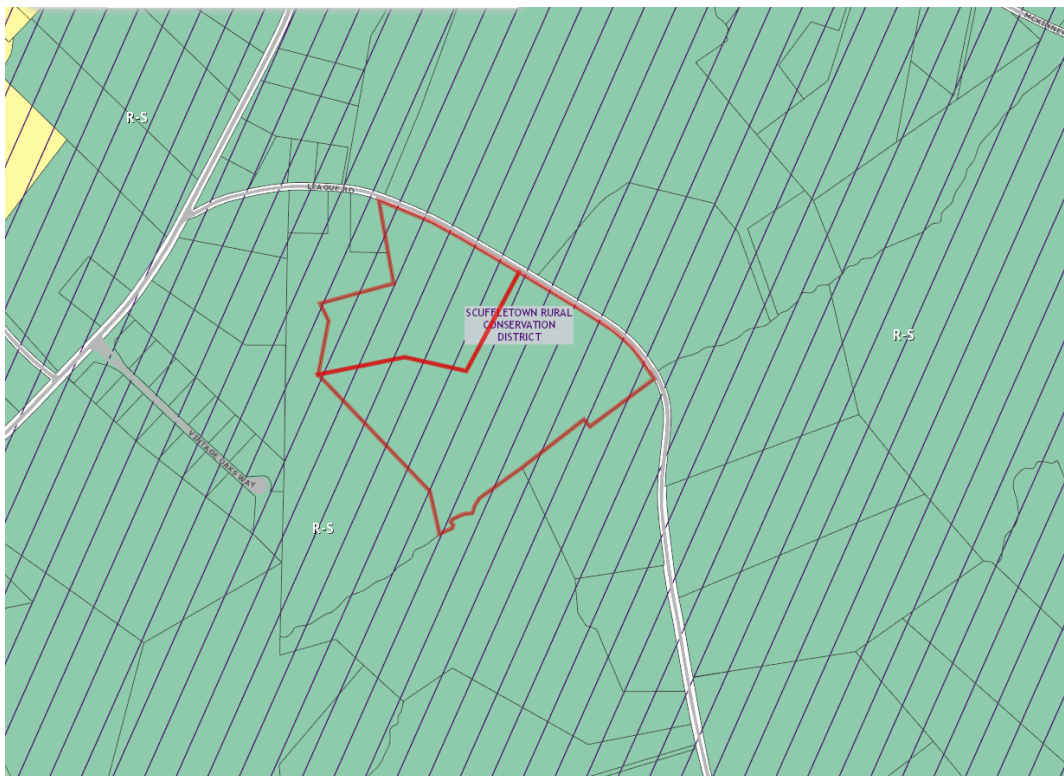
The subject parcel, zoned R-S, Residential Suburban District is located along League Road, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to AG, Agricultural Preservation District would be consistent with the Scuffletown Area Plan which designates the parcels as *Rural Residential*. *Rural Residential* is described as "low density, single family residential development, as well as agricultural and forestry related land uses. These areas are generally rural agricultural in character."

**STAFF  
RECOMMENDATION:**

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

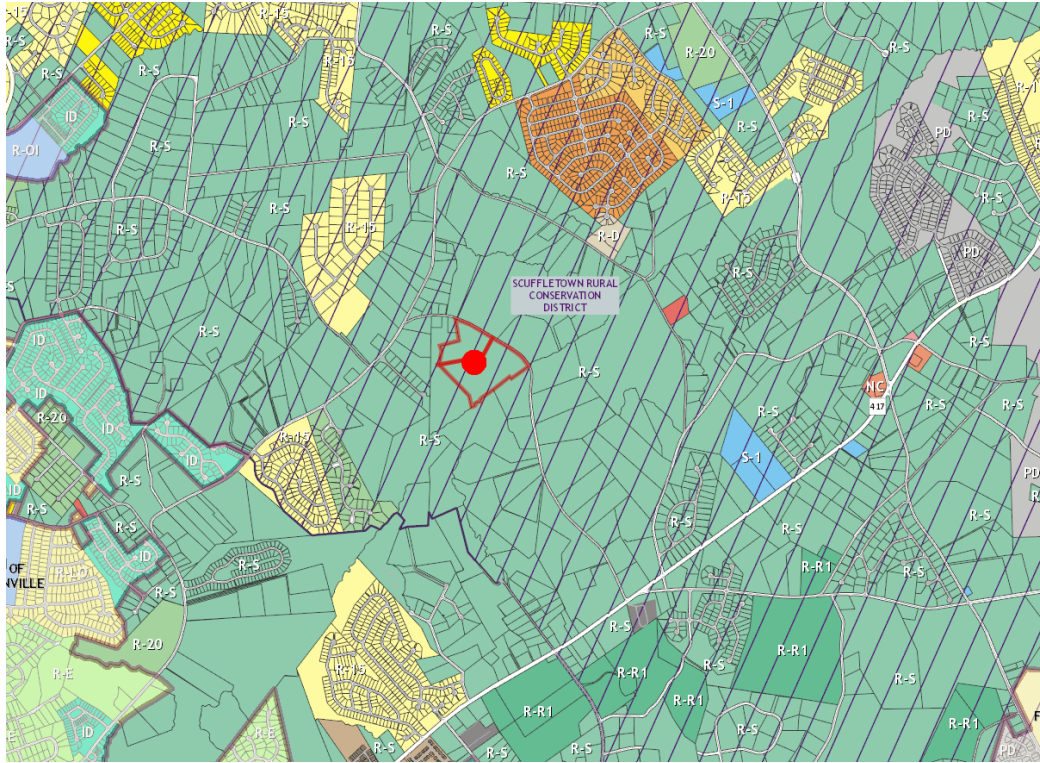


Aerial Photography, 2024



Zoning Map, Zoomed In





Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



Scuffletown Area Plan, Future Land Use Map