Zoning Docket from October 19th, 2026 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-057	Wayne Kiest of Keist Family Trust 370 Sullivan Rd., Simpsonville SC, 29680 0585010100610 R-S, Residential Suburban District & R-7.5, Single-Family Residential District to AG, Agricultural Preservation District	26	Denial	Denial 10/28/26	Denial 11/2/26	

Public Comments	**Some of the general comments made by Speakers at the Public Hearing on October 19, 2026 were:** <u>Speakers For:</u> 1. Applicant • Would like to use the property as a farm/agritourism • There is currently a flower farm and other vegetables • The farm would consist of three sections, the flower patch, cattle area, and recreation in the form of pickleball (however pickleball is not a permitted use since it is actually not related to the farm aspect of the property) • The subject property is adjacent to another working farm • Would like to have certain events throughout the year • The pickleball courts are separated by a ravine with existing vegetation <u>Speakers Against:</u> 1. Citizen • The adjacent property owners are concerned if the proposed rezoning request is to circumvent the Ordinance to allow for unpermitted pickleball courts • Also concerned with the other uses that are permitted in the AG, Agriculture Preservation District would allow for • The existing pickleball courts are a nuisance for the surrounding residential properties with regards to lights and noise. • There are no other AG zoned properties in the area 2. Citizen • Lives less than 200 feet away from the existing pickleball courts • The courts have never been permitted and has concerns with the negative impact on the adjacent residents • The residents have never been contacted by the property owner of the subject property to discuss the proposed development or the unpermitted pickleball courts 3. Citizen • Currently the HOA president of the neighboring subdivision • Concerned with why the pickleball courts are still on site while the property is in violation	**Petition/Letter** <u>For:</u> <u>Against:</u>

	There were approximately 12 citizens in opposition at the meeting **List of meetings with staff:** N/A	
Staff Report	**Below are the facts pertaining to this docket:** • The subject property consists of approximately 18.12 acres. • The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Rural Living* and *Floodplain.* • The subject property is part of the South Greenville Area Plan, where it is designated as *Suburban Residential.* • Sullivan Road is a two-lane County-maintained local road and the property has approximately 20 feet of frontage along it. The property is approximately 0.25 miles southeast of the intersection of W. Georgia Road and Sullivan Road. The property is not along a bus route. There are no sidewalks in the immediate area. • Floodplain is present on the site. Development must follow the Greenville County Flood Damage Prevention Ordinance. There are no known historic or cultural resources on the site. There are two schools located within a mile of the site: Greenville Technical College – Brashier Campus and Brashier Middle College. • The applicant is requesting to rezone the property AG, Agricultural Preservation District. The applicant is proposing Farm and Agritourism. **CONCLUSION and RECOMMENDATION:** The subject parcel zoning R-S, Residential Suburban District and R-7.5, Single-Family Residential District is located along Sullivan Road, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to the AG, Agricultural Preservation District would not be consistent with the South Greenville Area Plan future land use designation of *Suburban Residential*. Staff is also concerned about the potential impact of agricultural tourism on the established residential subdivisions which directly abut the property. Based on these reasons, staff recommends denial of the requested rezoning to AG, Agricultural Preservation District.	