

**Zoning Docket from November 15, 2021 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-112	Rex B. Galloway 1575 Reid School Road 0525010104000 R-15, Single-Family Residential to R-S, Residential Suburban District	20	Approval	Approval		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on November 15, 2021 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>- Wants to rezone to be able to have equine therapy on the parcel</li> <li>- Will not be developing the property or changing the physical aspect of the parcel</li> <li>- Downzoning the parcel will require larger lots if ever subdivided</li> <li>- Across from R-S, Residential Suburban zoned properties</li> <li>- Parcel has power right-of-way across the parcel</li> </ul> </li> <li>2) Citizen <ul style="list-style-type: none"> <li>- Will use the small herd of horses that they currently own for their equine therapy non-profit use</li> <li>- Will work with a local therapist to help with their therapy</li> <li>- Most interaction with the horses are on the ground, but will have minimal mounted interaction</li> <li>- Will not have group events and traffic should not increase</li> </ul> </li> </ol> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> Petition - 10</p> <p><u>Against:</u> None</p>
Staff Report	<p><b>ANALYSIS</b></p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Edge</i>. Floodplain is not present on the overall site. There is one school located within one mile of the site: Taylors Elementary. The property is not along a bus route and there are sidewalks along the subject property.</p> <p><b>SUMMARY</b></p> <p>The subject parcel is zoned R-15, Single-Family Residential and is 17.32 acres of land located on Reid School Road, and is approximately 0.55 miles West of the intersection of Reid School Road and Stallings Road. The subject parcel has approximately 173 feet of frontage along Reid School Road. The applicant is requesting to rezone the property to R-S, Residential Suburban.</p> <p>The applicant states that the proposed land use is for Riding Academy.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel zoned R-15; Single-Family Residential is located along Reid School Road a two-lane state-maintained arterial road. Staff is of the opinion that while a proposed use of a riding academy will produce some commercial traffic; Rezoning to R-S, Residential Suburban will be in keeping with the rural nature of the immediate area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-S, Residential Suburban</p>					



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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Brook Denny - Planner

**RE:** CZ-2021-112

**APPLICANT:** Rex B. Galloway

**PROPERTY LOCATION:** 1575 Reid School Rd.

**PIN/TMS#(s):** 0525010104000

**EXISTING ZONING:** R-15, Single-Family Residential District

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

**PROPOSED LAND USE:** Riding Academy

**ACREAGE:** 17.32

**COUNCIL DISTRICT:** 20 – Shaw

**Zoning Docket from November 15, 2021 Public Hearing**

**ZONING HISTORY:** This parcel was originally zoned R-12, Single-Family Residential in April 1972 as part of Area 3. There has been one successful rezoning request for this property, CZ-2007-052, from R-12, Single-Family Residential to R-15, Single-Family Residential. There have been no other rezoning requests.

**EXISTING LAND USE:** Pastoral Land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	Single-Family Residential
East	R-15, PD	Single-Family Residential
South	PD, R-12	Single-Family Residential
West	R-12	Single-Family Residential

**WATER AVAILABILITY:** Well

**SEWER AVAILABILITY:** Taylors District

**PLAN GREENVILLE COUNTY**

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

**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-15	2.9 units/acre	17.32	50 units
Requested	R-S	1.7 units/acre		29 units

A successful rezoning would not allow for more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

Reid School Road is a two-lane state-maintained collector road. The parcel has approximately 173 feet of frontage along Reid School Road. The parcel is approximately 0.55 miles west of the intersection of Stallings Road and Reid School Road. The property is not along a bus route. There are also no sidewalks in the area.

**Zoning Docket from November 15, 2021 Public Hearing**

*There are no traffic counts in the immediate area.*

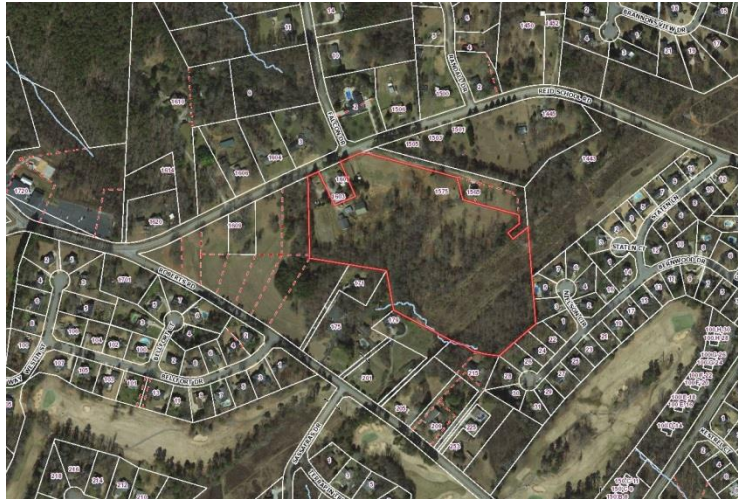
**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Taylors Elementary.

**CONCLUSION:**

*Due to the quick turnaround, Staff's Conclusion and Recommendation to be provided at a later date.*

# Zoning Docket from November 15, 2021 Public Hearing



Aerial Photography, 2021



Zoning Map



**Zoning Docket from November 15, 2021 Public Hearing**  
Plan Greenville County, Future Land Use Map