

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 11-17-21	Approval 12-6-21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 15, 2021 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> - Wants to rezone to be able to have equine therapy on the parcel - Will not be developing the property or changing the physical aspect of the parcel - Downzoning the parcel will require larger lots if ever subdivided - Across from R-S, Residential Suburban zoned properties - Parcel has power right-of-way across the parcel 2) Citizen <ul style="list-style-type: none"> - Will use the small herd of horses that they currently own for their equine therapy non-profit use - Will work with a local therapist to help with their therapy - Most interaction with the horses are on the ground, but will have minimal mounted interaction - Will not have group events and traffic should not increase <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> Petition - 10</p> <p><u>Against:</u> None</p>
Staff Report	<p>ANALYSIS</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>SUMMARY</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>CONCLUSION</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>					