

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 11-16-22	Approval 12-5-22	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 14, 2022 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Would like to rezone to AG, Agricultural Preservation to allow for the proposed equine therapy • Would like to broaden client base by involving horses • There will be no horseback riding associated with the use • The office will be located in the barn • Plan to see no more than 10 clients per week 2) Citizen <ul style="list-style-type: none"> • Is a patient of the Applicant and would like the ability to partake in the equine therapy • The proposed use will not be a negative impact on the surrounding area <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For: Petition – 25</p> <p>Against: None</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject parcels equal 36.7 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i> • 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. • Floodplain is not present on the overall site. There are no schools located within one mile of the site. • The applicant states that the proposed land use is an Equestrian Therapy and Riding Academy. <p>CONCLUSION and RECOMMENDATION: 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 District.
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