

Zoning Docket from January 13th, 2025 Public Hearing

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCPD REC. | P&D REC. | COUNCIL ACTION |
|----------------------------|--|-------------|---------------|-----------------------|-------------|--|
| CZ-2025-002 | Rivers Stilwell of Maynard Nexsen PC for 168 Hours, LLC 2185 & 2185 A Keeler Mill Road, Greenville, SC 29617 0510020102300 R-S, Residential Suburban District to AG, Agricultural Preservation District | 19 | Approval | Approval 1/22/2025 | | |
| Public Comments | <p>Some of the general comments made by Speakers at the Public Hearing on January 13, 2024 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicants <ul style="list-style-type: none"> Owned the farm for about a year Use to visit this property growing up with their father When purchasing the property, they were under the impression that the property was already allowed to have agricultural activity Would like to bring life back to the Keller Mill Grow produce from sustainable gardening Would like to plant fruit trees and have livestock on the property Would offer educational classes, hayrides, pick-your-own pumpkins, small retail Already obtained farm recognition from the USDA <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> Citizen <ul style="list-style-type: none"> Lives across the street from the subject property Not sure how having a haunted house falls into an agricultural activity. (Applicant opened a haunted house without County approval) The property has bad access and worries that the additional traffic will cause safety issues People were turning around in his driveway when the haunted house was active. Does not support non-residential activity on this property Citizen <ul style="list-style-type: none"> Lives near the subject property The house was retrofitted for a haunted house which caused several issues with noise and traffic Would not like to see the continuance of a haunted house Citizen <ul style="list-style-type: none"> Lives near the property Worked and made lots of sacrifices to live the in the country and does not appreciate a haunted house on the property due to the noise and increased traffic Has no issue with the agricultural activity, but does not like the haunted house | | | | | <p>Petition/Letter <u>For:</u></p> <p><u>Against:</u></p> |

Zoning Docket from January 13th, 2025 Public Hearing

| | | |
|---------------------|---|--|
| | List of meetings with staff: N/A | |
| Staff Report | <p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none">• The subject property consists of approximately 22.36 acres.• The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Edge & Floodplain</i>. The subject property is not part of any area or community plans.• Keeler Mill Road is a two-lane State-maintained collector road. The parcel has approximately 642 feet of frontage along Keeler Mill Road. The parcel is approximately .35 miles south of the intersection of New McElhaney Road and Keeler Mill Road. The property is not along a bus route and there are no sidewalks in the area.• Floodplain is present on the parcel and any development must follow the Greenville County Floodplain Ordinance. Historical and cultural resources on site include; The Forrester Grist Mill SHPO Site Number 6407, c. 1926 which has been determined eligible for the National Register and The House SHPO Site Number 640.01, c. 1930 which has not been determined eligible for the National Register. These structures were both documented in the SCDOT Report "Phase I Cultural Resources Survey of Proposed Replacement of the S-23-102 Bridge over Armstrong Creek (2024)." There are no schools located within one mile of the site.• The applicant is requesting to rezone the property to AG, Agricultural Preservation District. The applicant is proposing agritourism. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcel, zoned R-S, Residential Suburban District is located along Keeler Mill Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to AG, Agricultural Preservation District to allow for agricultural uses is consistent with the <u>Plan Greenville County</u> Comprehensive Plan designation of <i>Suburban Edge</i> which is characterized by "opportunities for low-intensity development that is well-integrated with the natural landscape and agricultural uses."</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to AG, Agricultural Preservation District.</p> | |



Greenville County Planning Division
Department of Zoning Administration
301 University Ridge Suite 4100
Greenville, SC 29601
Office: 864.467.7425
Fax: 864.467.7164

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Lozko, Planner II

RE: CZ-2025-002

APPLICANT: Rivers Stilwell of Maynard Nexsen PC for 168 Hours, LLC

PROPERTY LOCATION: 2185 & 2185 A Keeler Mill Rd., Greenville, SC 29617

PIN/TMS#(s): 0510020102300

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: AG, Agricultural Preservation District

PROPOSED LAND USE: Agritourism

ACREAGE: 22.36

COUNCIL DISTRICT: 19 – Blount

ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban District in June 1973 as part of Area 4B. There have been no other zoning requests pertaining to this parcel.

EXISTING LAND USE: Vacant Dwellings

**AREA
CHARACTERISTICS:**

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

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Sewer - not currently available

**PLAN GREENVILLE
COUNTY**

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

**AREA AND COMMUNITY
PLANS:**

The subject property is not 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-S | 1.7 unit/acre | 22.36 | 38 units |
| Requested | AG | 1 unit/5 acres | | 4 units |

A successful rezoning would allow for 34 fewer dwelling units than are allowed under the current zoning.

ROADS AND TRAFFIC:

Keeler Mill Road is a two-lane State-maintained collector road. The parcel has approximately 642 feet of frontage along Keeler Mill Road. The parcel is approximately .35 miles south of the intersection of New McElhaney Road and Keeler Mill Road. The property is not along a bus route and there are no sidewalks in the area.

| Location of Traffic Count | Distance to Site | 2019 | 2021 | 2022 |
|---------------------------|------------------|-------|----------------|----------------|
| Keeler Mill Road | 1,364' SE | 1,300 | 1,200 -8.3% | 1,300 +8.3% |

**CULTURAL AND
ENVIRONMENTAL:**

Floodplain is present on the parcel and any development must follow the Greenville County Floodplain Ordinance. Historical and cultural resources on site include; The Forrester Grist Mill SHPO Site Number 6407, c. 1926 which has been determined eligible for the National Register and The House SHPO Site Number 640.01, c. 1930 which has not been determined eligible for the National Register. These structures were both documented in the SCDOT Report "Phase I Cultural Resources Survey of Proposed Replacement of the S-23-102 Bridge over Armstrong Creek (2024)." There are no schools located within one mile of the site.

CONCLUSION:

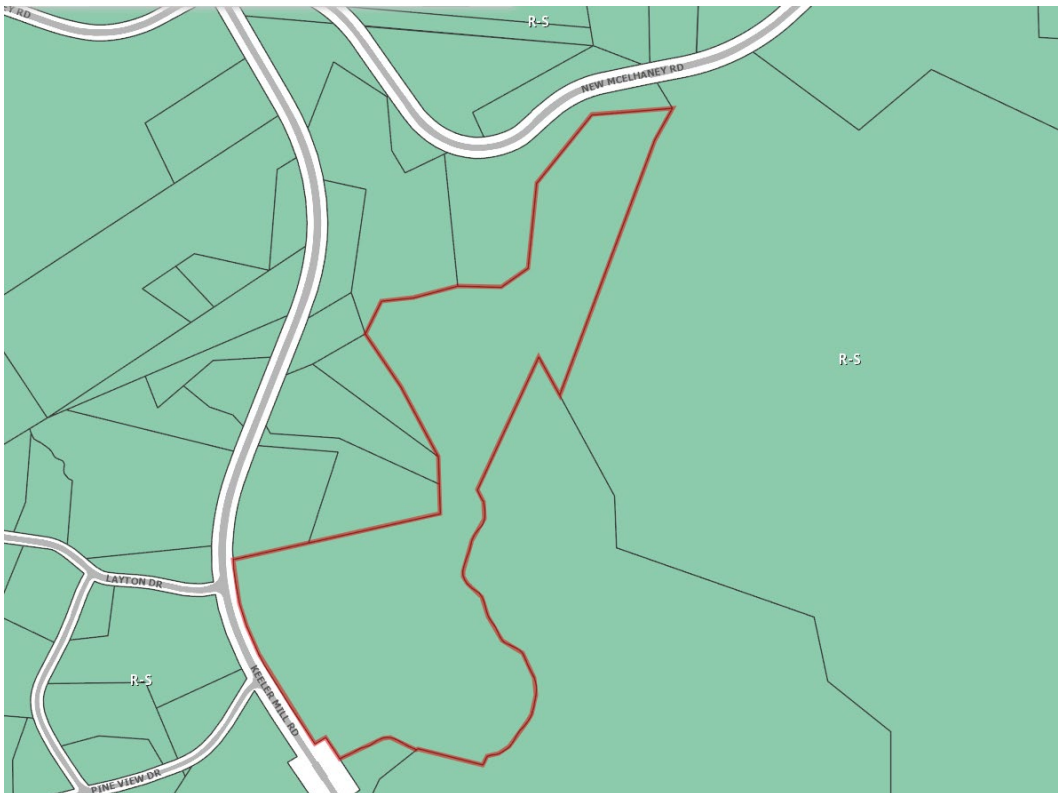
The subject parcel, zoned R-S, Residential Suburban District is located along Keeler Mill Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to AG, Agricultural Preservation District to allow for agricultural uses is consistent with the Plan Greenville County Comprehensive Plan designation of *Suburban Edge* which is characterized by "opportunities for low-intensity development that is well-integrated with the natural landscape and agricultural uses."

**STAFF
RECOMMENDATION:**

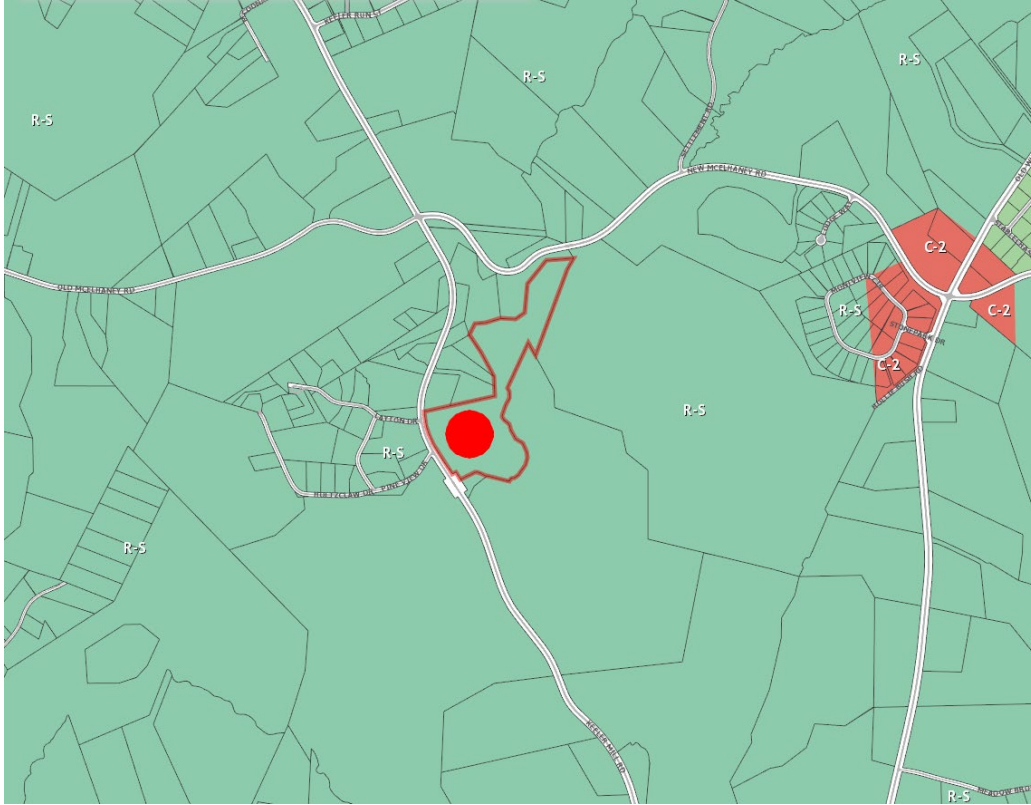
Based on these reasons, staff recommends approval of the requested rezoning to AG, Agricultural Preservation District.



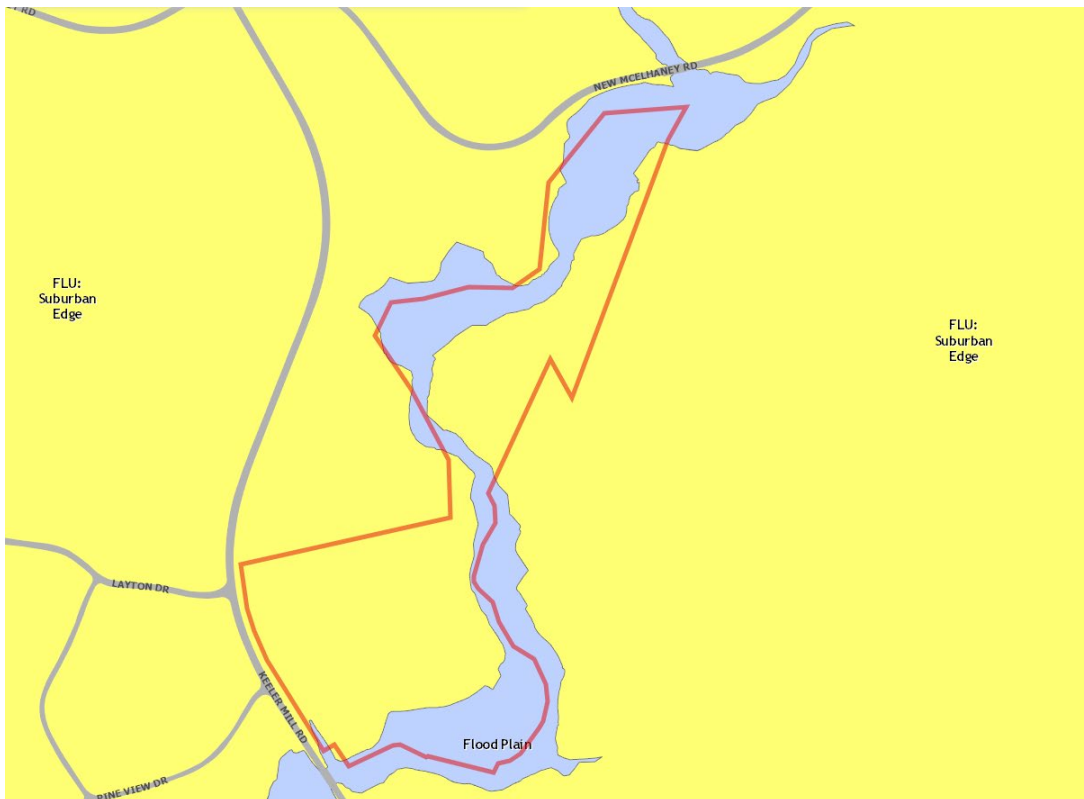
Aerial Photography, 2024



Zoning Map, Zoomed In



Zoning Map, Zoomed Out

Plan Greenville County, Future Land Use Map