

Zoning Docket from November 6th, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-082	Lucas Teague Anthony of Transcend Custom Homes for Geer Highway Holdings, LP 1679 Geer Hwy. & Keeler Mill Rd., Travelers Rest, SC 29690 0505010100100 R-S, Residential Suburban District to R-M12, Multifamily Residential District	17	Denial	Denial		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 6, 2023 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Purchased this parcel a few years ago Being close to Hwy. 276 that affordable housing would be appropriate Would like to hear neighbor’s thoughts on their project <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Lives near the subject parcel Concerned with traffic along Hwy. 276 at this intersection Developing for residential uses would be inappropriate for the area Applicant <ul style="list-style-type: none"> Raised across the street from the parcel in question Would like to see the parcel benefit the community and the proposed housing would not be conducive for this area <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For:</p> <p>Against:</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> The subject property consists of approximately 2.65 acres. The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Edge</i>. The subject property is not part of any area or community plans. Geer Highway is a four to five-lane State-maintained arterial road. The parcel has approximately 367 feet of frontage along Geer Highway. Keeler Mill Road is a two-lane State-maintained local road. The parcel has approximately 285 feet of frontage along Keeler Mill Road. The parcel is approximately 0.15 miles west of the intersection of Geer Highway and Old White Horse Road. The property is not along a bus route. There is an existing sidewalk on the opposite side of Geer Highway. Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are two schools located within a mile of the site: Northwest Middle and Heritage Elementary. The applicant is requesting to rezone the property to R-M12, Multifamily Residential District. The applicant is proposing to a multifamily development. 					

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CONCLUSION and RECOMMENDATION:

The subject parcel, zoned R-S, Residential Suburban District is located along Geer Highway, a four to five-lane State-maintained arterial road and Keeler Road, a two-lane State-maintained local road. Staff is of the opinion that requested zoning district of R-M12, Multifamily Residential District would not be consistent with the Plan Greenville County Comprehensive Plan which designates the parcel as Suburban Edge. The requested zoning would also not be consistent with the surrounding area.

Based on these reasons, staff recommends denial of the requested rezoning to R-M12, Multifamily Residential District.



Greenville County Planning Division
Department of Zoning Administration
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Office: 864.467.7425

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Todd Baxley, Planner II

RE: CZ-2022-082

APPLICANT: Lucas Teague Anthony of Transcend Custom Homes for
Geer Highway Holdings, LP

PROPERTY LOCATION: 1679 Geer Hwy. & Keeler Mill Rd., Travelers Rest, SC
29690

PIN/TMS#(s): 0505010100100

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: R-M12, Multifamily Residential District

PROPOSED LAND USE: Multifamily Development

ACREAGE: 2.65

COUNCIL DISTRICT: 17 – Russo

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 rezoning requests for the parcel.

EXISTING LAND USE: Unpermitted Business Office

AREA CHARACTERISTICS:

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

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Sewer Not Available

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-S	1.7 units/acre	2.65	4 units
Requested	R-M12	12 units/acre		31 units

A successful rezoning would allow for 27 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Geer Highway is a four to five-lane State-maintained arterial road. The parcel has approximately 367 feet of frontage along Geer Highway. Keeler Mill Road is a two-lane State-maintained local road. The parcel has approximately 285 feet of frontage along Keeler Mill Road. The parcel is approximately 0.15 miles west of the intersection of Geer Highway and Old White Horse Road. The property is not along a bus route. There is an existing sidewalk on the opposite side of Geer Highway.

Location of Traffic Count	Distance to Site	2018	2019	2021
Geer Hwy	9,900' NW	0	0 N/A	11,500 N/A

CULTURAL AND ENVIRONMENTAL:

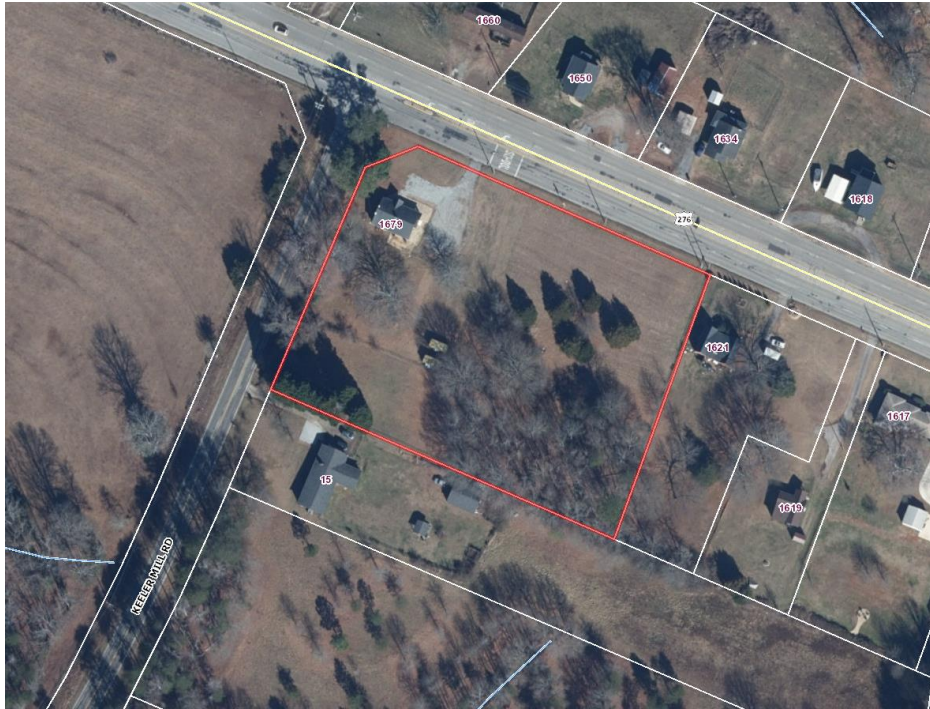
Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are two schools located within a mile of the site: Northwest Middle and Heritage Elementary.

CONCLUSION:

The subject parcel, zoned R-S, Residential Suburban District is located along Geer Highway, a four to five-lane State-maintained arterial road and Keeler Road, a two-lane State-maintained local road. Staff is of the opinion that requested zoning district of R-M12, Multifamily Residential District would not be consistent with the Plan Greenville County Comprehensive Plan which designates the parcel as Suburban Edge. The requested zoning would also not be consistent with the surrounding area.

STAFF RECOMMENDATION:

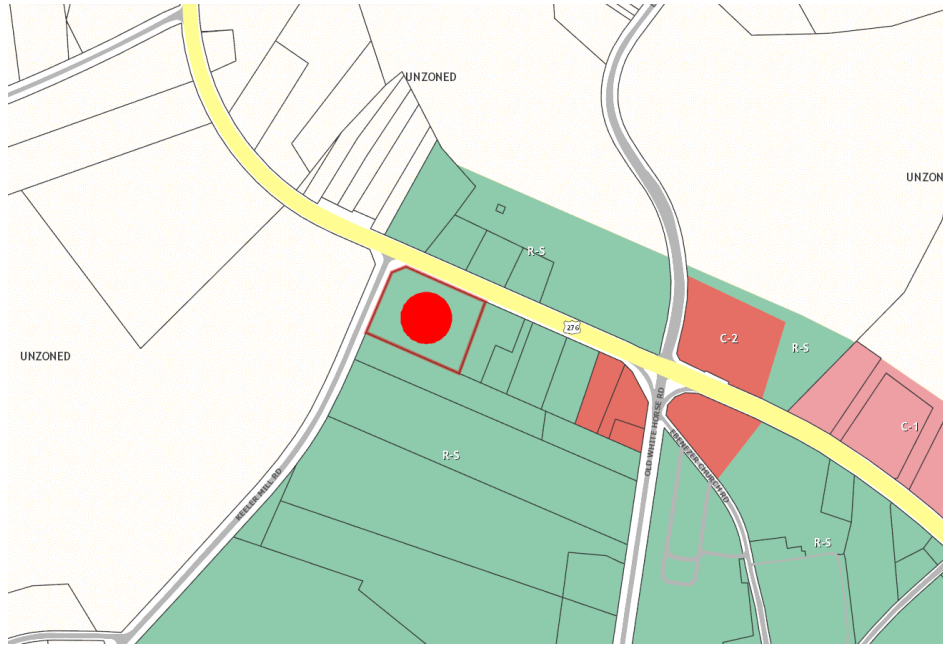
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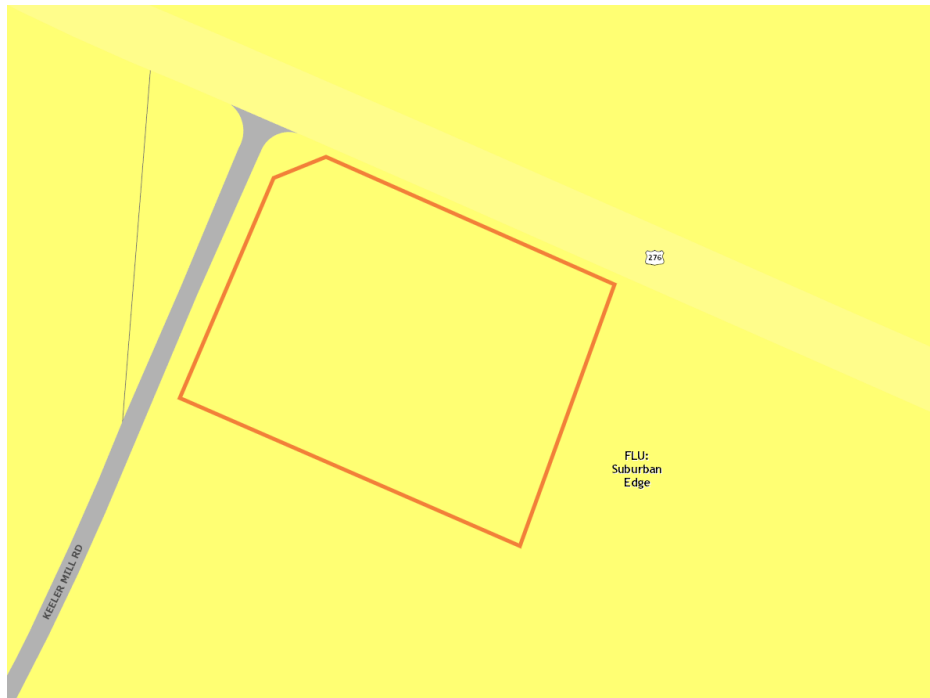
Aerial Photography, 2023



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map