## Zoning Docket from November 6<sup>th</sup>, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC 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 11-15-23	Held 12-4-23 Held 2-5-24 Approved as Amended 3/4/24 (see below)	Action
Public Comments	Some of the general comments made by Speakers at the Public Hearing on November 6, 2023 were:  Speakers For:  1. Applicant  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  Speakers Against:  1. Applicant  Lives near the subject parcel Concerned with traffic along Hwy. 276 at this intersection Developing for residential uses would be inappropriate for the area  2. Applicant  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					Petition/Letter For:  Against:
Staff Report	<ul> <li>List of meetings with staff: N/A</li> <li>Below are the facts pertaining to this docket: <ul> <li>The subject property consists of approximately 2.65 acres.</li> <li>The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as Suburban Edge. The subject property is not part of any area or community plans.</li> <li>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.</li> <li>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.</li> <li>The applicant is requesting to rezone the property to R-M12, Multifamily Residential District.</li> </ul> </li> </ul>					

## Zoning Docket from November 6<sup>th</sup>, 2023 Public Hearing

	The applicant is proposing to a multifamily development.  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.			
P&D	At the March 4, 2024 P&D Committee meeting, the Committee voted to amend the rezoning request to O-D, Office District.			