

Zoning Docket from January 13th, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC 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	Approval 2/3/2025	
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"> 1. 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"> 1. 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 2. 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 3. 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 For:</p> <p>Against:</p>

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	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>	