

**Zoning Docket from March 14, 2022 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	G CPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-025	James Frederick Pachter and Lucy Davis-Pachter 4909 State Park Rd. 0500030100200 R-S, Residential Suburban District to AG, Agricultural Preservation District	20	Approval	Approval 3-23-22		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on March 14, 2022 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Intent is to make sure the zoning is accurate with the farming on the property</li> <li>• Has the ability for customers to pull off the road for a farmstand to be ran by children</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p><b>ANALYSIS</b></p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Edge</i>. Floodplain is not present on the site. The property is not along any bus routes. There are no sidewalks in the area. One school is located within one mile of the site: Gateway Elementary.</p> <p><b>SUMMARY</b></p> <p>The subject parcel is zoned R-S, Residential Suburban and is 5.34 acres of land located on State Park Rd. is approximately 2.28 miles east of the intersection of Highway 25 and State Park Road. The parcel has approximately 357 feet of frontage along State Park Rd. The applicant is requesting to rezone the property to AG, Agricultural Preservation District.</p> <p>The applicant states that the proposed land use is a single-family residential and agriculture.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel, zoned R-S, Residential Suburban, is located along State Park Road, a two-lane State-maintained collector road. Staff is of the opinion that successful rezoning to AG, Agricultural Preservation, is in keeping with the surrounding area and would not have an adverse impact on this area.</p> <p>Based on these reasons, Staff recommends approval of the requested rezoning to AG, Agricultural Preservation.</p>					



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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Austin Lovelace, Principal Planner

**RE:** CZ-2022-025

**APPLICANT:** James Frederick Pachter and Lucy Davis-Pachter

**PROPERTY LOCATION:** 4909 State Park Rd., Travelers Rest, SC 29690

**PIN/TMS#(s):** 0500030100200

**EXISTING ZONING:** R-S, Residential Suburban

**REQUESTED ZONING:** AG, Agricultural Preservation

**PROPOSED LAND USE:** Single-Family Residential, Agriculture

**ACREAGE:** 5.34

**COUNCIL DISTRICT:** 20 - Shaw

**ZONING HISTORY:** This parcel was originally zoned R-S, Residential Suburban in April 1972 as part of Area 3. There have been no previous rezoning requests.

**EXISTING LAND USE:** Vacant land

**AREA CHARACTERISTICS:**

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

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** 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	1.2 units/acre	5.34	6 units
Requested	AG	2 units/5 acres		2 units

A successful rezoning would not allow for more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

State Park Road is a two-lane, state-maintained collector road. The parcel has approximately 357 feet of frontage along State Park Road. The parcel is approximately 2.28 miles east of the intersection of Highway 25 and State Park Road. The property is not along a bus route. There are no sidewalks in the area.

*There are no traffic counts in the immediate area.*

**CULTURAL AND ENVIRONMENTAL:**

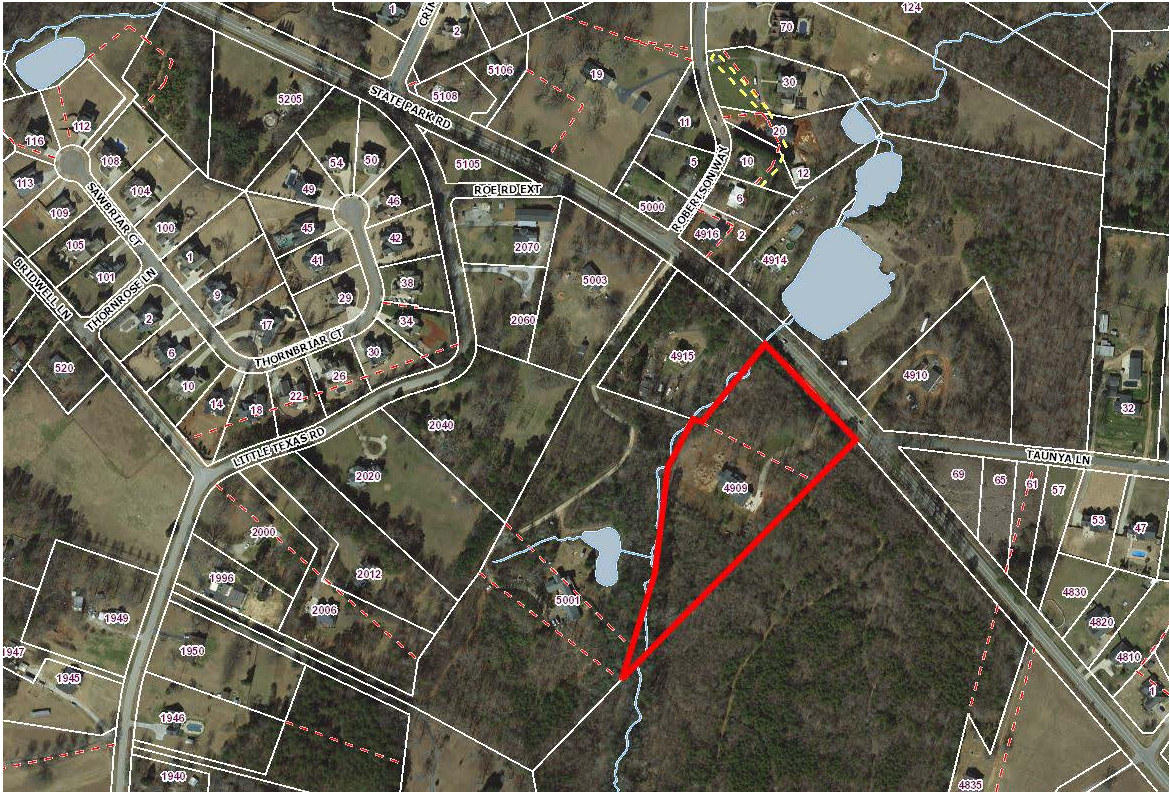
Floodplain is not present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Gateway Elementary.

**CONCLUSION:**

The subject parcel, zoned R-S, Residential Suburban, is located along State Park Road, a two-lane State-maintained collector road. Staff is of the opinion that successful rezoning to AG, Agricultural Preservation, is in keeping with the surrounding area and would not have an adverse impact on this area.

**STAFF****RECOMMENDATION:**

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



Aerial Photography, 2021



Zoning Map



Plan Greenville County, Future Land Use Map