

**Zoning Docket from October 16<sup>th</sup>, 2023 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2023-068	Matthew H. Sekuras for Matthew H. Sekuras and Rachel Sekuras State Park Rd. & Wild Orchard Rd., Travelers Rest, SC 29690 0500040104101 R-S, Residential Suburban District to AG, Agricultural Preservation District	17	Approval	Approval 10/25/23		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on October 16, 2023 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>Applicant                             <ul style="list-style-type: none"> <li>Would like to rezone to AG to allow for small agricultural activity</li> <li>Would like to have a farmstand on the property</li> <li>Lives adjacent to the subject parcel</li> <li>Would like to pursue agritourism in the future</li> </ul> </li> </ol> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> N/A</p>					<p><b>Petition/Letter For:</b> Signatures – 24</p> <p><b>Against:</b> Signatures –</p>
Staff Report	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>The subject property consists of approximately 9.114 acres.</li> <li>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.</li> <li>State Park Road is a two-lane State-maintained Collector road. The parcel has approximately 250 feet of frontage along State Park Road. Wild Orchard Road is a one-lane County-maintained Residential road. The parcel has approximately 727 feet of frontage along Wild Orchard Road. The parcel is approximately 1.63 miles east of the intersection of State Park Road and Highway 25 in the City of Travelers Rest. The property is not along a bus route. There are no sidewalks in the area.</li> <li>Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools within a mile of the parcel.</li> <li>The applicant is requesting to rezone the property to AG, Agricultural Preservation District. The applicant is proposing agricultural uses.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION:</b></p> <p>The subject parcel, zoned R-S, Residential Suburban District, is located along State Park Road, a two-lane State-maintained Collector road and Wild Orchard Road, a one-lane County-maintained Residential road. Staff is of the opinion that a successful rezoning to AG, Agricultural Preservation District is consistent with the existing character of the area and would not have an adverse impact.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to AG, Agricultural Preservation District.</p>					



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

**FROM:** Kelsey Mulherin, Planner II

**RE:** CZ-2023-068

**APPLICANT:** Matthew H. Sekuras for Matthew H. Sekuras and Rachel Sekuras

**PROPERTY LOCATION:** State Park Rd. & Wild Orchard Rd., Travelers Rest, SC 29690

**PIN/TMS#(s):** 0500040104101

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

**REQUESTED ZONING:** AG, Agricultural Preservation District

**PROPOSED LAND USE:** Agriculture

**ACREAGE:** 9.114

**COUNCIL DISTRICT:** 17 – Russo

**ZONING HISTORY:** This parcel was originally zoned R-S in April 1972 as part of Area 3. There have been no other zoning requests pertaining to this property.

**EXISTING LAND USE:** Vacant Land with Barn

**AREA CHARACTERISTICS:**

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

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** None

**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 provides 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	9.114	10 units
Requested	AG	1 unit/5 acres		1 unit

A successful rezoning would allow for 9 fewer dwelling units than are allowed under the current zoning.

**ROADS AND TRAFFIC:**

State Park Road is a two-lane State-maintained Collector road. The parcel has approximately 250 feet of frontage along State Park Road. Wild Orchard Road is a one-lane County-maintained Residential road. The parcel has approximately 727 feet of frontage along Wild Orchard Road. The parcel is approximately 1.63 miles east of the intersection of State Park Road and Highway 25 in the City of Travelers Rest. The property is not along a bus route. There are no sidewalks in the area.

***There are no traffic counts that pass directly by the parcel.***

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or

cultural resources on the site. There are no schools within a mile of the parcel.

**CONCLUSION:**

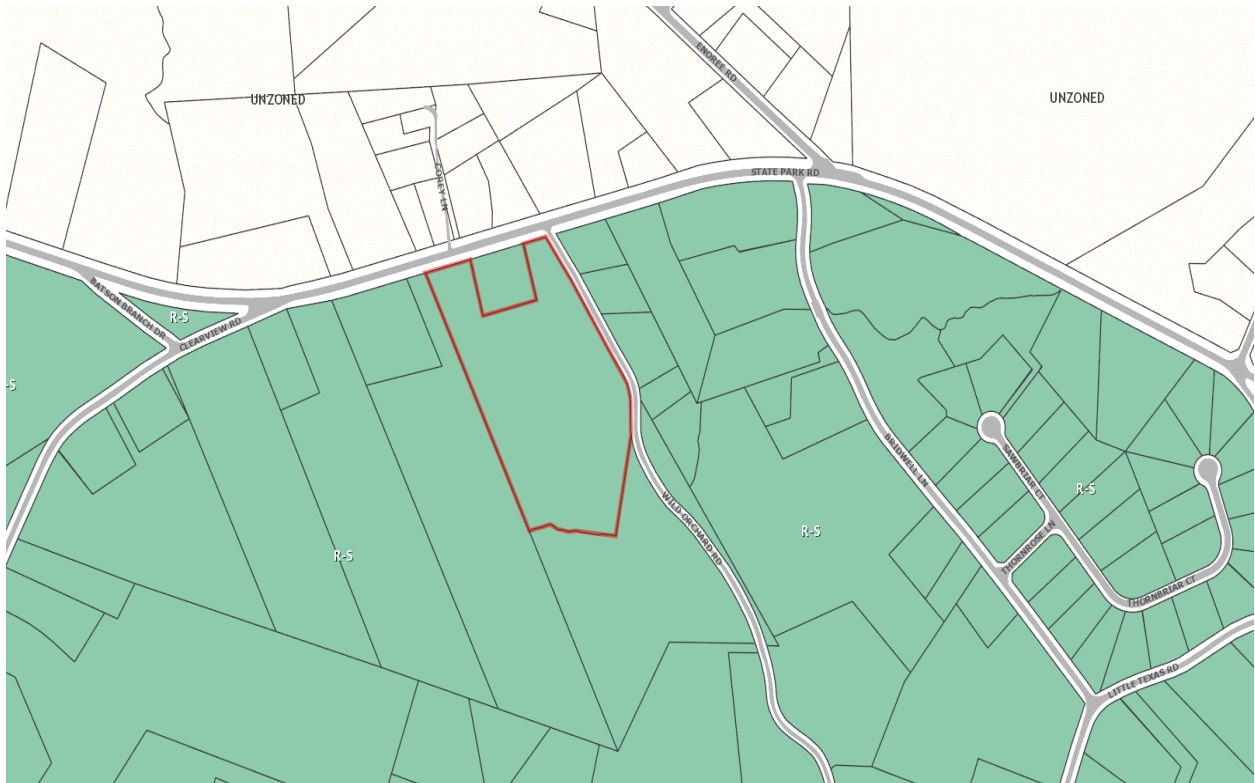
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**STAFF****RECOMMENDATION:**

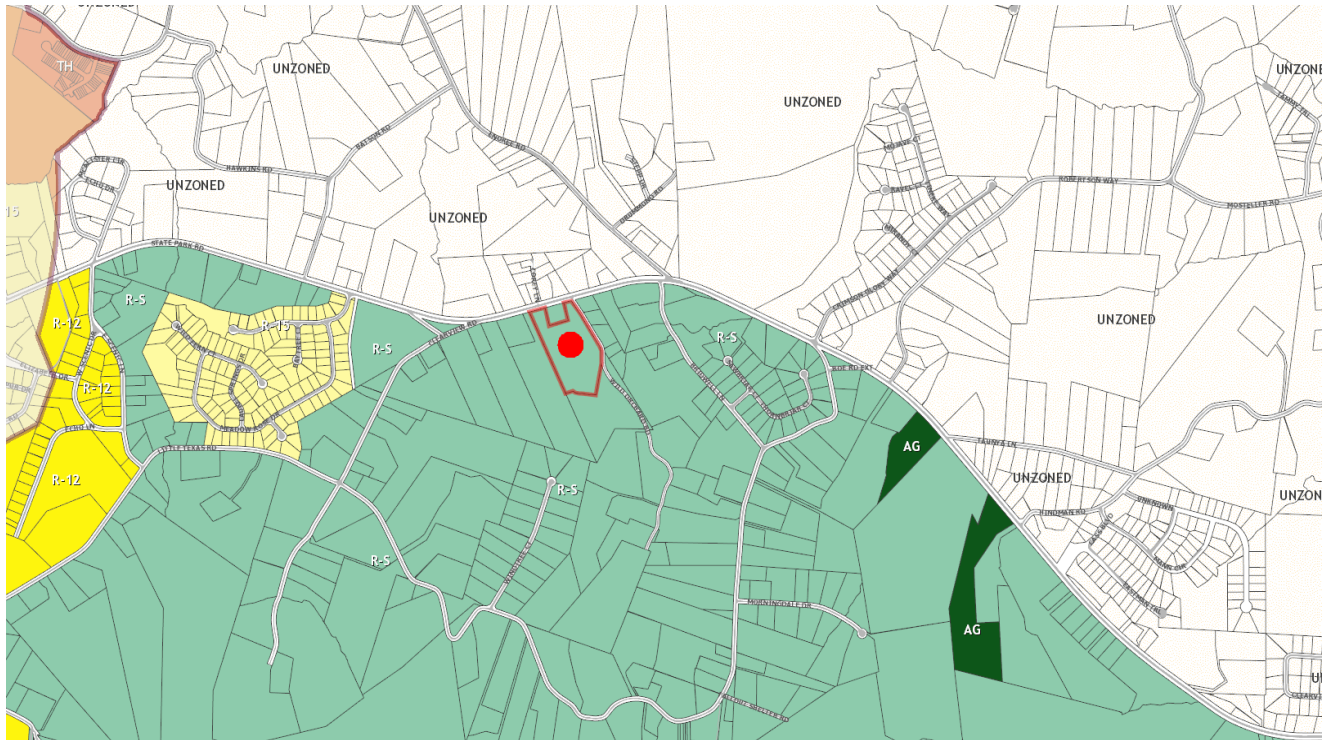
Based on these reasons, staff recommends approval of the requested rezoning to AG, Agricultural Preservation District.



Aerial Photography, 2022



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map