

Zoning Docket from May 19th, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-031	Philip R. Dean of PRD Properties, LLC for Douglas E. Sprayberry and Kimberly D. Sprayberry 2726 Fork Shoals Rd., Piedmont, SC 29673 0584010101300 R-S, Residential Suburban District to S-1, Services District	28	Denial	Approval 5/28/25	Approval 6/2/25	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 19, 2025 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Owns and operates the property adjacent to the subject property Would like to expand his existing business onto this parcel There is a lot of demand for self-storage of boats and RV's and other items Will use the existing ingress/egress of the adjacent parcel to access the subject parcel Current owner <ul style="list-style-type: none"> Lived on the subject parcel until two years ago Would like to sell and is in favor of the rezoning to allow for the proposed development <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> Citizen <ul style="list-style-type: none"> Lives directly next door to the subject parcel Has concerns about screening and how this will affect his property <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For:</p> <p><u>Against:</u></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 13.64 acres. The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Rural Living</i>. The subject property is part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Transitional Residential</i>. Fork Shoals Road is a two to three-lane State-maintained Collector road. The parcel has approximately 452 feet of frontage along Fork Shoals Road. The parcel is approximately 1.09 miles south of the interchange at Fork Shoals Road and Interstate 185. The property is not along a bus route and there are no sidewalks in the area. Floodplain is not present on the parcel. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site. The applicant is requesting to rezone the property to S-1, Services District. The applicant is proposing a RV, Boat & Self-Storage Facility. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcel, zoned R-S, Residential Suburban District is located along Fork Shoals Road, a two to three-lane State-maintained Collector road. Staff is of the opinion that a successful rezoning to S-1,</p>					

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	<p>Services District would not be consistent with <u>Plan Greenville County</u> Comprehensive Plan designation of <i>Rural Living</i>, nor would it be consistent with the <u>South Greenville Area Plan</u> designation of <i>Transitional Residential</i>.</p> <p>Based on these reasons, Staff recommends denial of the requested rezoning to S-1, Services District.</p>
GCPC:	<p>At the May 28th 2025 Planning Commission Meeting, the Commission made a motion to recommend approval on the rezoning request, the motion passed 9-0.</p>
GCP&D:	<p>At the June 2nd 2025 Planning & Development Committee Meeting, the Committee made a motion to recommend approval on the rezoning request, stating that they agreed with the Planning Commission, the motion passed 5-0.</p>