

Zoning Docket from June 16th, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-041	Robert Mitchell Gunter of RiverRock Engineering, LLC for Dam Moonville, LLC 20 Old Augusta Rd. Ext. & Augusta Rd., Piedmont, SC 29673 0593040102901 C-1, Commercial District & C-2, Commercial District to S-1, Services District	25	Approval	Approval 6/25/25	Approval 7/14/25	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 16, 2025 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> His client is the owner of The Clock next to the subject property Reached out to Councilman Fant to see if he had any concerns with the proposed rezoning There is just a small portion of the property that is zoned C-1 and would like to rezone the entire property to S-1, Services District to develop a Boat and RV Storage business Subject property is surrounded with S-1 on multiple sides <p><u>Speakers Against:</u> None</p> <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 2.98 acres. The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Mixed Employment Center</i>. The subject property is part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Commercial</i>. Old Augusta Road Extension is a two-lane State-maintained local road. The parcel has approximately 57 feet of frontage along Old Augusta Road Extension. Augusta Road (HWY 25) is a two to seven-lane, US Highway-maintained arterial road. The parcel has approximately 32 feet of frontage along Augusta Road. The parcel is located approximately .29 miles south of the intersection at Augusta Road (HWY 25) and 185-Interchange. The property is not along a bus route. There are no sidewalks along the property. Floodplain is not present on the site. 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 RV & Boat Storage. <p>CONCLUSION and RECOMMENDATION: The subject parcel zoned C-1, Commercial District and C-2, Commercial District is located along Old Augusta Road Extension, a two-lane, State-maintained local road and Augusta Road (HWY 25), a two to seven-lane, US Highway-maintained arterial road. Staff is of the opinion that a successful rezoning</p>					

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	<p>to S-1, Services District would be consistent the <u>Plan Greenville County</u> Comprehensive Plan, which designates the parcel as <i>Mixed Employment Center</i> and the <u>South Greenville Area Plan</u>, which designates the parcel as <i>Commercial</i>. Additionally, the requested Zoning District is consistent with Zoning Districts north and east of the parcel and Staff feels this would not create an adverse impact on surrounding parcels.</p> <p>Based on these reasons, Staff recommends approval of the requested rezoning to S-1, Services District.</p>
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