

**Zoning Docket from August 18<sup>th</sup>, 2025 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-058	Justin M. Beasley for Roberts SC Land Greenville LLC 1451 Donaldson Rd. & Augusta Rd., Greenville, SC 29605 0400010101600 C-2, Commercial District to S-1, Services District	25	Approval	Approval 8/27/25	Approval 9/15/25	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 18, 2025 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1. Applicant <ul style="list-style-type: none"> <li>• Intended use of this property is industrial gas and industrial supplies</li> </ul> </li> </ol> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> N/A</p>					<p><b>Petition/Letter For:</b> Petition - 25</p> <p><u>Against:</u></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 3.32 acres.</li> <li>• The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Industrial</i>. The subject property is part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Commercial</i>.</li> <li>• Donaldson Road is a two-lane State maintained Major Collector road. Augusta Road (HWY 25) is a four to six lane State maintained Principal Arterial Highway. The parcel has approximately 390 feet of frontage along Donaldson Road and 270 feet of frontage along Augusta Road (HWY 25). The parcel is located at the intersection of Donaldson Road and Augusta Road (HWY 25). The property is not along a bus route. There are no sidewalks along the property.</li> <li>• There is no floodplain present on site. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site.</li> <li>• The applicant is requesting to rezone the property to S-1, Services District. The proposed use of the property is Distribution.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION:</b></p> <p>The subject parcel zoned C-2, Commercial District is located along Donaldson Road, a two-lane State maintained Major Collector road and Augusta Road (HWY 25), a four to six lane State maintained Principal Arterial Highway. Staff is of the opinion that a successful rezoning to S-1, Services District would be consistent with the <u>Plan Greenville County Comprehensive Plan</u> future land use designation of <i>Industrial</i> which lists primary uses of warehousing and light industrial, with secondary uses of highway commercial. The requested district would also be consistent with similar zoning in the area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services District.</p>					