

Zoning Docket from September 15, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-061	Matthew Christian for Leonardo Fernandez of Lefebe Contracting Corp. 7 White Horse Rd. Ext., Greenville, SC 29605 0398000201900 C-2, Commercial District to S-1, Services District	25	Denial	Denial 9/24/25	Denial 10/6/25	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 15, 2025 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Only has one neighbor that is a church that provided a letter that they have no issue with the proposed rezoning The property is located in the Suburban Neighborhood FLU designation, but is adjacent to the Transitional Corridor FLU Would like to use the property for a Boat and RV Storage facility <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For: Letter - 1</p> <p>Against:</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 2.92 acres. The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i> with a small portion as <i>Transitional Corridor</i>. The subject property is part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Commercial</i>. Donaldson Road is a two-lane State maintained Major Collector road. White Horse Road Extension is a two-lane State maintained Major Collector road. The parcel has approximately 292 feet of frontage along Donaldson Road and 311 feet of frontage along White Horse Road Extension. The parcel is located at the intersection of Donaldson Road and White Horse Road Extension. The property is not along a bus route but the Route 507 Augusta Inbound bus stop is 0.14mi away at Augusta Rd & White Horse Rd Ext. There are sidewalks along the property. There is no floodplain present on site. There are no known historic or cultural resources on the site. There is one school located within one mile of the site, Donaldson Vocational School. The applicant is requesting to rezone the property to S-1, Services District. The applicant is proposing Boat and RV Storage. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcel zoned C-2, Commercial District is located along Donaldson Road, a two-lane State maintained Major Collector road and White Horse Road Extension, a two-lane State maintained Major Collector road. Staff is of the opinion that a successful rezoning to S-1, Services District would not be consistent with the <u>South Greenville Area Plan</u> future land use designation of <i>Commercial</i>, which calls for uses typically associated with the C-2, Commercial District. Staff also feels the S-1 zoning district could allow for uses incompatible with the residential areas to the northeast and south</p>					

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	<p>of the subject property.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to S-1, Services District.</p>
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