

**Zoning Docket from September 15, 2025 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-062	Edward Lollis & Sheila Lollis Gunter Rd., Piedmont, SC 29673 0585020101024 R-R1, Rural Residential District to AG, Agricultural Preservation District	25	Approval	Approval 9/24/25	Approval 10/6/25	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on September 15, 2025 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>Applicant <ul style="list-style-type: none"> <li>Will have roughly 100 garden beds that will be available for lease</li> <li>Proposing a private garden club</li> <li>Will have a greenhouse, refreshment center, and other buildings that are associated with agricultural use</li> <li>Will develop this in phases and will incorporate trails, special event area, and other amenities</li> <li>Would like to have a stand where people could buy items grown on site</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</b></p> <p><u>For:</u> 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 15.06 acres.</li> <li>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>Rural Preservation</i>.</li> <li>Gunter Road is a two-lane County-maintained local road. The parcel has approximately 217 feet of frontage along Gunter Road. The parcel is located approximately .61 miles south east of the intersection of Gunter Road and Garrison Road. The property is not along a bus route and there are no sidewalks in the area.</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 parcel.</li> <li>The applicant is requesting to rezone the property to AG, Agricultural Preservation District. The applicant is proposing Leased Garden Beds/Agritourism.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION:</b></p> <p>The subject parcel, zoned R-R1, Rural Residential District is located along League Road, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to AG, Agricultural Preservation District would be consistent with the <u>Plan Greenville County</u> Comprehensive Plan future land use designation of <i>Rural Living</i> as well as the <u>South Greenville Area Plan</u> future land use designation of <i>Rural Preservation</i>.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to AG, Agricultural Preservation District.</p>					