

Zoning Docket from October 20, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-069	Ryan Dwornik of Decostar Industries Inc for Exeter 1940 Old Grove, LP and Exeter 393 Grove Reserve LP 1940 Old Grove Rd., & 393 Grove Reserve Pkwy., Piedmont, SC 29673 0409000100124 & 0409000100125 I-2, Industrial Park District to I-1, Industrial District	25	Approval	Approval 10/22/25	Approval 11/3/25	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 20, 2025 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • The past few months the applicant has been working with Greenville County staff on how to accomplish their outdoor storage on the property. I-2 does not allow for outdoor storage • Their material for what they manufacture has to be stored outside • Their parcels are adjacent to other I-1 zoned parcels <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 55 acres. • 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>Business and Light Manufacturing Park</i>. • Grove Reserve Parkway is a four to six-lane State-maintained collector road. Old Grove Road is a two-lane State-maintained local road. The parcel has approximately 1075 feet of frontage along Grove Reserve Parkway and 42 feet of frontage along Old Grove Road. The parcel is approximately 0.53 miles west of the intersection of Grove Reserve Parkway and Augusta Road (Hwy 25). The property is not along a bus route. There are no sidewalks in the area. • 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 I-1, Industrial District. The applicant is proposing Industrial and Warehousing with Outdoor Storage. 					
	<p>CONCLUSION and RECOMMENDATION:</p> <p>The subject property, zoned I-2, Industrial Park District, is located along Grove Reserve Parkway, a four to six-lane State-maintained collector road, and Old Grove Road, a two-lane State-maintained local road. Staff is of the opinion that a successful rezoning to I-1, Industrial District, would be consistent with the <u>Plan Greenville County Comprehensive Plan</u> future land use designation of <i>Industrial</i> as well as the <u>South Greenville Area Plan</u> future land use designation of <i>Business and Light</i></p>					

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	<p><i>Manufacturing Park</i>. It would also be consistent with adjacent zoning.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to I-1, Industrial District.</p>
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