

Zoning Docket from August 18th, 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	18	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 18, 2025 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Intended use of this property is industrial gas and industrial supplies <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter <u>For:</u> Petition - 25</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 3.32 acres. The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, 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>. 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. 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. The applicant is requesting to rezone the property to S-1, Services District. The proposed use of the property is Distribution. <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 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</u> Comprehensive Plan 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>					



Greenville County Planning Division
Department of Zoning Administration
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Greenville, SC 29601
Office: 864.467.7425

TO: County Council
Planning and Development Committee
Planning Commission

FROM: EJ Sherer, Planner I

RE: CZ-2024-058

APPLICANT: Justin M. Beasley for Roberts SC Land Greenville LLC

PROPERTY LOCATION: 1451 Donaldson Rd. & Augusta Rd., Greenville, SC
29605

PIN/TMS#(s): 0400010101600

EXISTING ZONING: C-2, Commercial District

REQUESTED ZONING: S-1, Services District

PROPOSED LAND USE: Distribution

ACREAGE: 3.32

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: This property was originally zoned C-2, Commercial District in May, 1971 as part of Area 2. There have been no previous rezoning requests for the property.

EXISTING LAND USE: Warehouse

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-2	Warehousing & Distribution
East	I-1	Industrial
South	I-1	Vacant
West	C-2	Vacant

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District – Sewer is not readily available. Potential for service with multiple easements.

**PLAN GREENVILLE
COUNTY**

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Industrial*. **Please refer to the Future Land Use Map at the end of the document. **

**AREA AND COMMUNITY
PLANS:**

The subject property is part of the South Greenville Area Plan, where it is designated as *Commercial*. **Please refer to the Future Land Use Map at the end of the document. **

DENSITY WORKSHEET: The following scenario provided the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	C-2	16 units/acre	3.32*	42 units
Requested	S-1	0 units/acre		0 units

*Only up to 80% of the acreage may be utilized for residential use in the C-2 zoning district.

A successful rezoning would allow for 42 less dwelling units than is allowed under the current zoning if submitted as a Mixed-Use Development as defined by Greenville County Zoning Ordinance.

ROADS AND TRAFFIC: 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.

Location of Traffic Count	Distance to Site	N/A	2023	2024
Interstate 185	1100 N	N/A	25,700	25,400 -1.17%

**CULTURAL AND
ENVIRONMENTAL:**

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.

CONCLUSION:

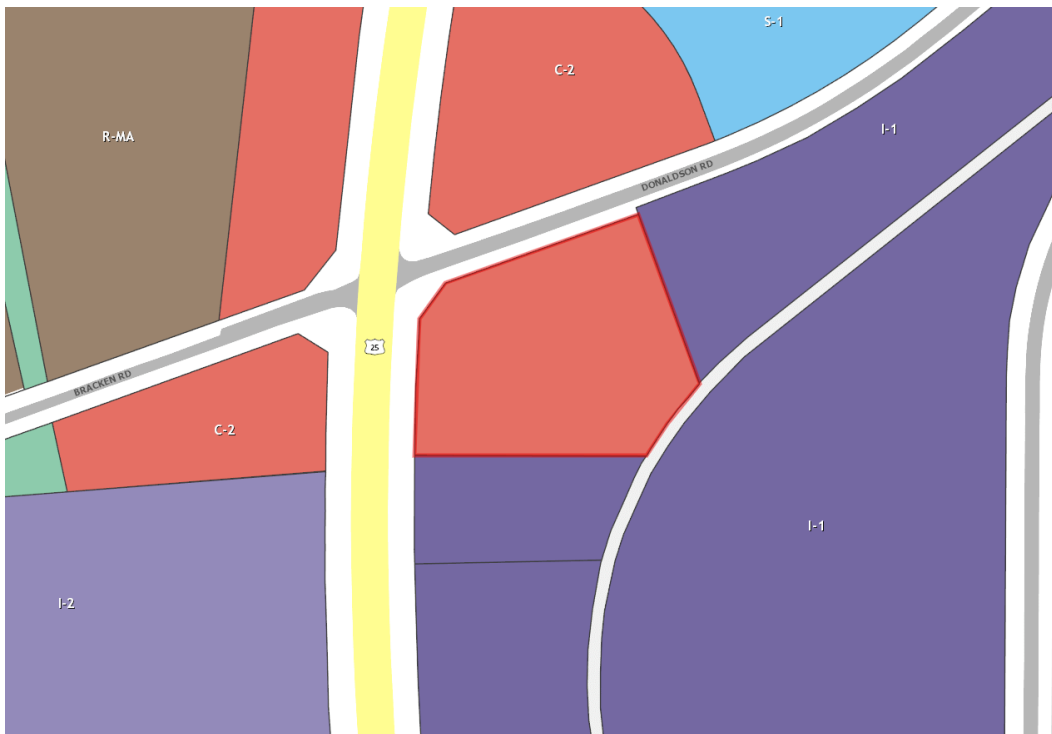
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**STAFF
RECOMMENDATION:**

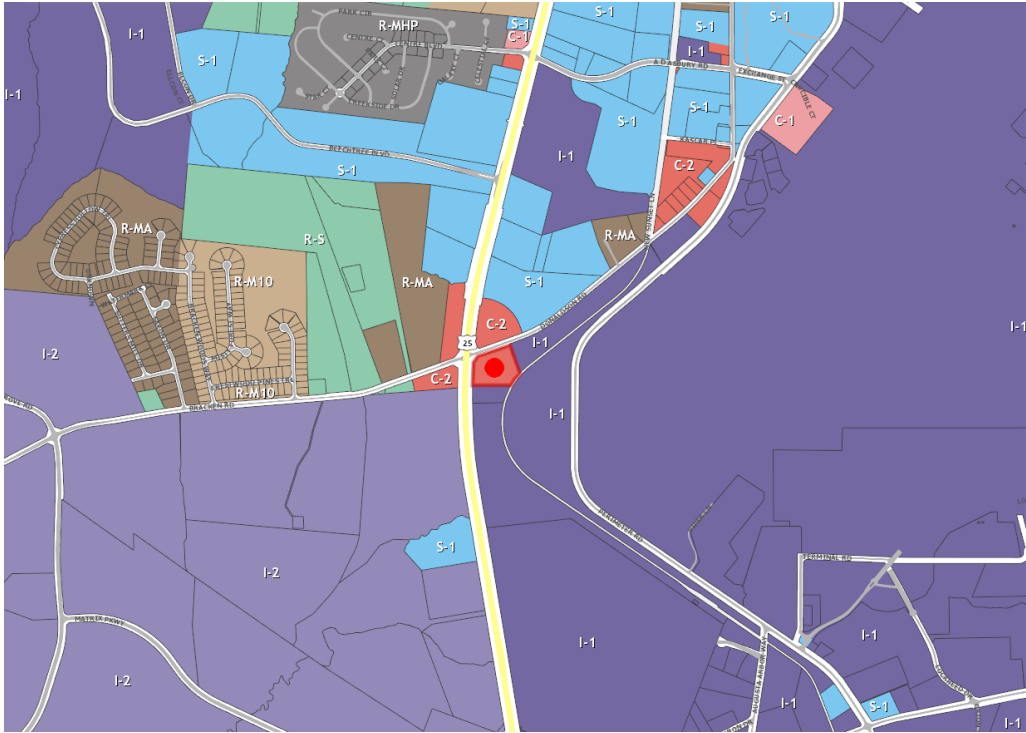
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Aerial Photography, 2025



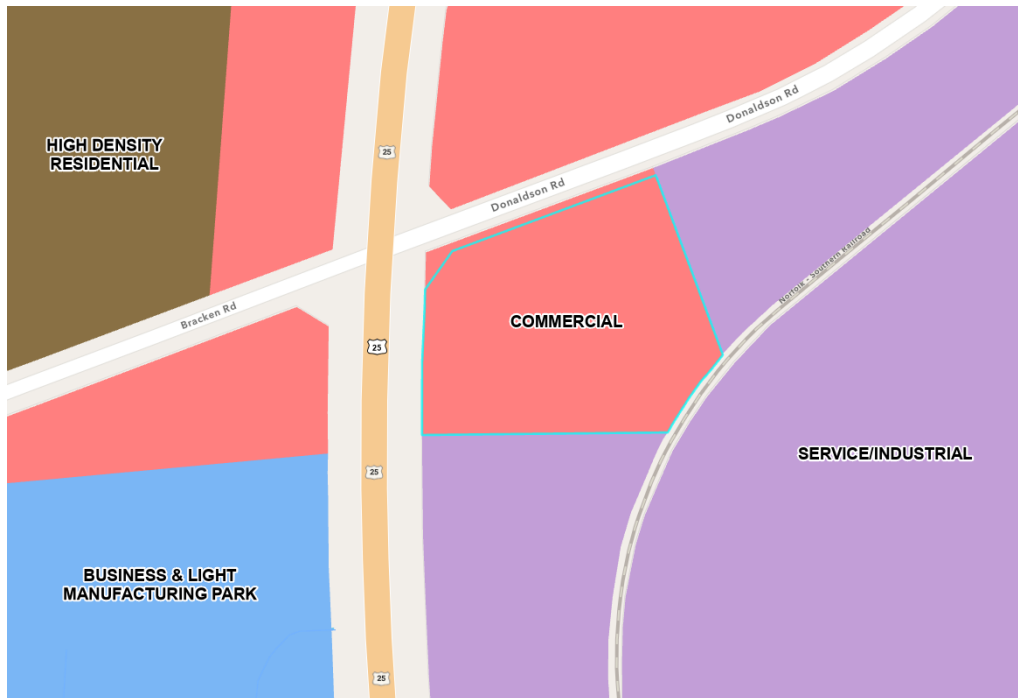
Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map