

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		
Public Comments	Some of the general comments made by Speakers at the Public Hearing on September 15, 2025 were: <u>Speakers For:</u> - Applicant - 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 <u>Speakers Against:</u> None List of meetings with staff: N/A					Petition/Letter For: Letter - 1 Against:
Staff Report	Below are the facts pertaining to this docket: - 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. CONCLUSION and RECOMMENDATION: 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					

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	of the subject property. Based on these reasons, staff recommends denial of the requested rezoning to S-1, Services District.
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Greenville County Planning Division
Department of Zoning Administration
301 University Ridge S-3200
Greenville, SC 29601
Office: 864.467.7425

TO: County Council
Planning and Development Committee
Planning Commission

FROM: EJ Sherer, Planner I

RE: CZ-2025-061

APPLICANT: Matthew Christian for Leonardo Fernandez of Lefebvre Contracting Corp.

PROPERTY LOCATION: 7 White Horse Rd. Ext., Greenville, SC 29605

PIN/TMS#(s): 0398000201900

EXISTING ZONING: C-2, Commercial District

REQUESTED ZONING: S-1, Services District

PROPOSED LAND USE: Boat and RV Storage

ACREAGE: 2.92

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: Commercial Vacant

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-2 & R-MA	Religious Facility, Single-Family Residential
East	C-2, R-MA	Communication Tower, Vacant Land
South	R-10	Single-Family Residential
West	C-2	Commercial

WATER AVAILABILITY: Greenville Water – Annexation Covenant required

SEWER AVAILABILITY: Metro District – Sewer is available.

**PLAN GREENVILLE
COUNTY**

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood* with a small portion as *Transitional Corridor*. **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	2.92*	37 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 as part of a mixed-use development.
A successful rezoning would allow for 37 fewer dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC: 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.

Location of Traffic Count	Distance to Site	2022	2023	2024
White Horse Rd	678 feet W	7,300	7,200 -1.36%	16,400 +124.65%

**CULTURAL AND
ENVIRONMENTAL:**

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.

CONCLUSION:

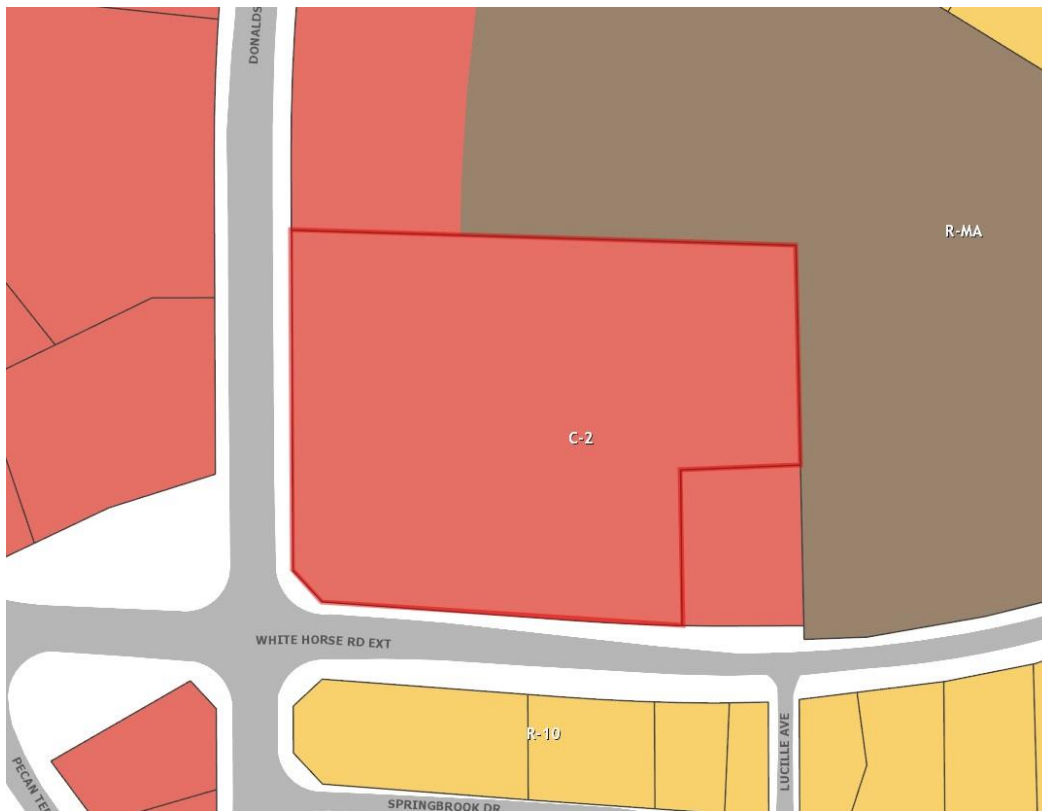
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**STAFF
RECOMMENDATION:**

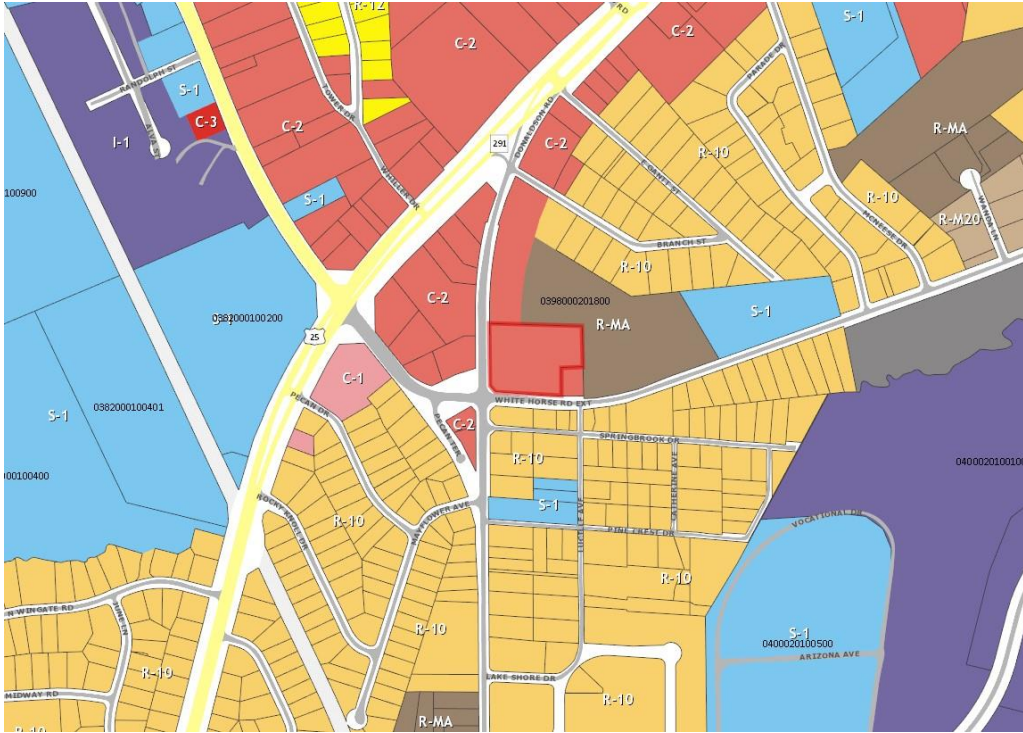
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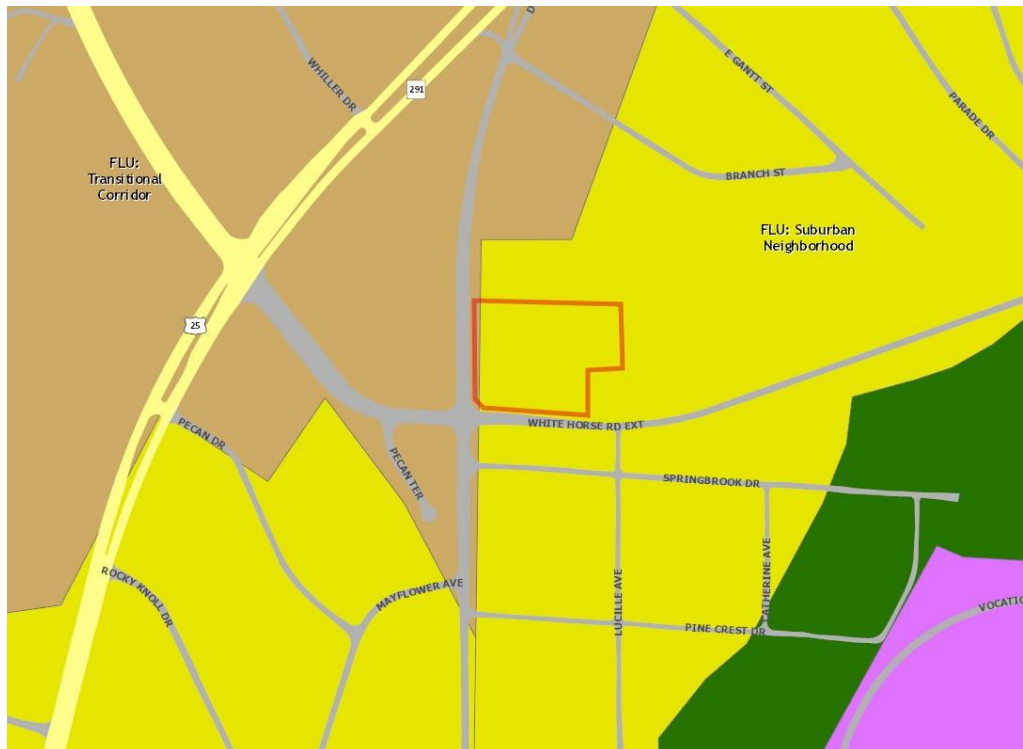
Aerial Photography, 2025



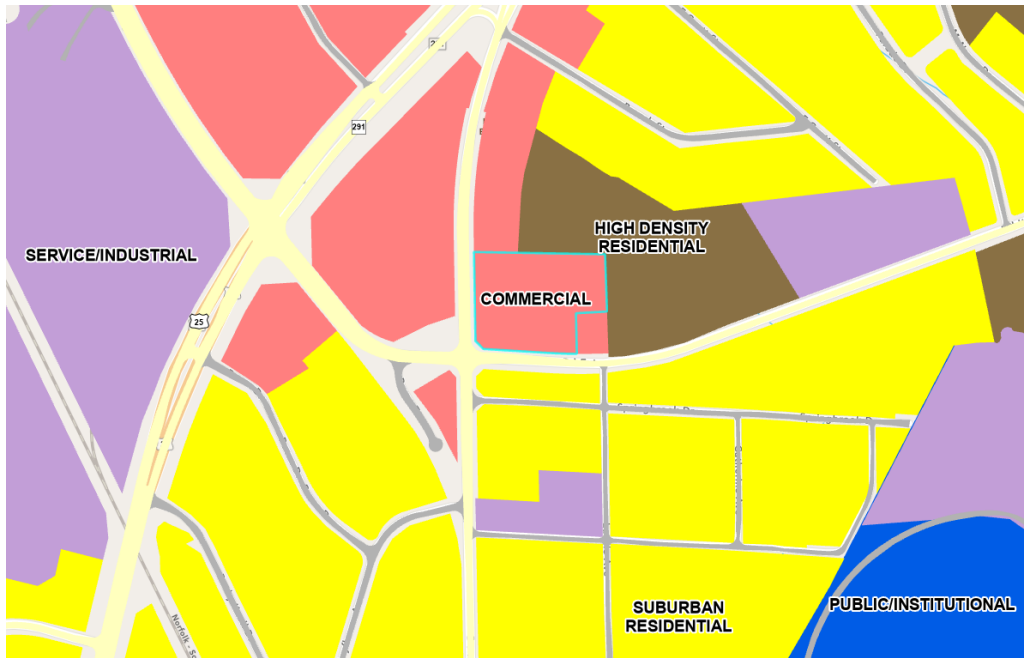
Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map