

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		
Public Comments	Some of the general comments made by Speakers at the Public Hearing on September 15, 2025 were: <u>Speakers For:</u> - Applicant - Will have roughly 100 garden beds that will be available for lease - Proposing a private garden club - Will have a greenhouse, refreshment center, and other buildings that are associated with agricultural use - Will develop this in phases and will incorporate trails, special event area, and other amenities - Would like to have a stand where people could buy items grown on site <u>Speakers Against:</u> None List of meetings with staff: N/A					Petition/Letter <u>For:</u> Petition - 25 <u>Against:</u>
Staff Report	Below are the facts pertaining to this docket: - The subject property consists of approximately 15.06 acres. - 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>. - 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. - 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. - The applicant is requesting to rezone the property to AG, Agricultural Preservation District. The applicant is proposing Leased Garden Beds/Agritourism. CONCLUSION and RECOMMENDATION: 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>. Based on these reasons, staff recommends approval of the requested rezoning to AG, Agricultural Preservation District.					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: EJ Sherer, Planner I

RE: CZ-2025-062

APPLICANT: Edward Lollis & Sheila Lollis

PROPERTY LOCATION: Gunter Rd., Piedmont, SC 29673

PIN/TMS#(s): 0585020101024

EXISTING ZONING: R-R1, Rural Residential District

REQUESTED ZONING: AG, Agricultural Preservation District

PROPOSED LAND USE: Leased Garden Beds

ACREAGE: 15.06

COUNCIL DISTRICT: 25 - Fant

ZONING HISTORY: This parcel was originally zoned R-R1, Rural Residential District in August, 2000. There have been no prior zoning requests pertaining to this property.

EXISTING LAND USE: Single-Family Residential & Agricultural

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-R1	Vacant Land & Single-Family Residential
East	R-R1	Vacant Land & Single-Family Residential
South	R-R1	Vacant Land & Single-Family Residential
West	R-R1	Vacant Land & Single-Family Residential

WATER AVAILABILITY: Not Available

SEWER AVAILABILITY: None

**PLAN GREENVILLE
COUNTY**

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

**AREA AND COMMUNITY
PLANS:**

The subject property is a part of the South Greenville Area Plan which designates the parcels as *Rural Preservation*.

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	R-R1	1 unit/acre	15.06	15 units
Requested	AG	1 unit/5 acres		3 units

A successful rezoning would allow for 12 fewer dwelling units than are allowed under the current zoning.

ROADS AND TRAFFIC:

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.

There are no traffic counts in the immediate area.

**CULTURAL AND
ENVIRONMENTAL:**

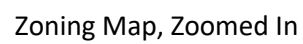
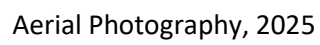
There is no floodplain present on site. There are no known historic or cultural resources on the site. There are no schools located within one mile of the parcel.

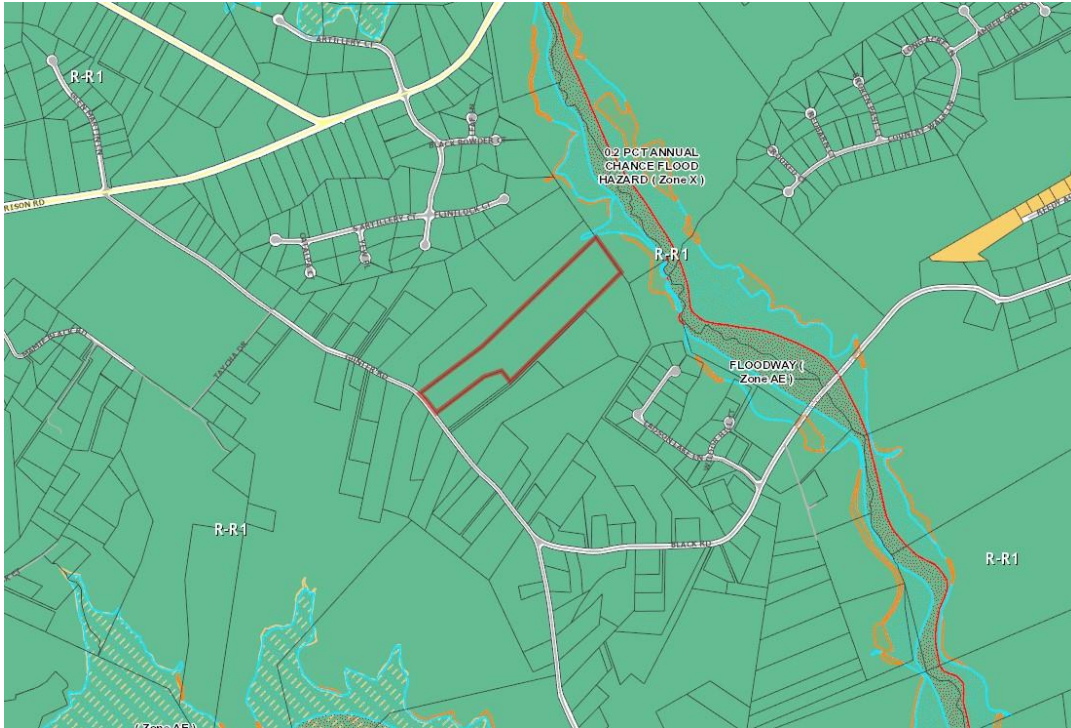
CONCLUSION:

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 Plan Greenville County Comprehensive Plan future land use designation of *Rural Living* as well as the South Greenville Area Plan future land use designation of *Rural Preservation*.

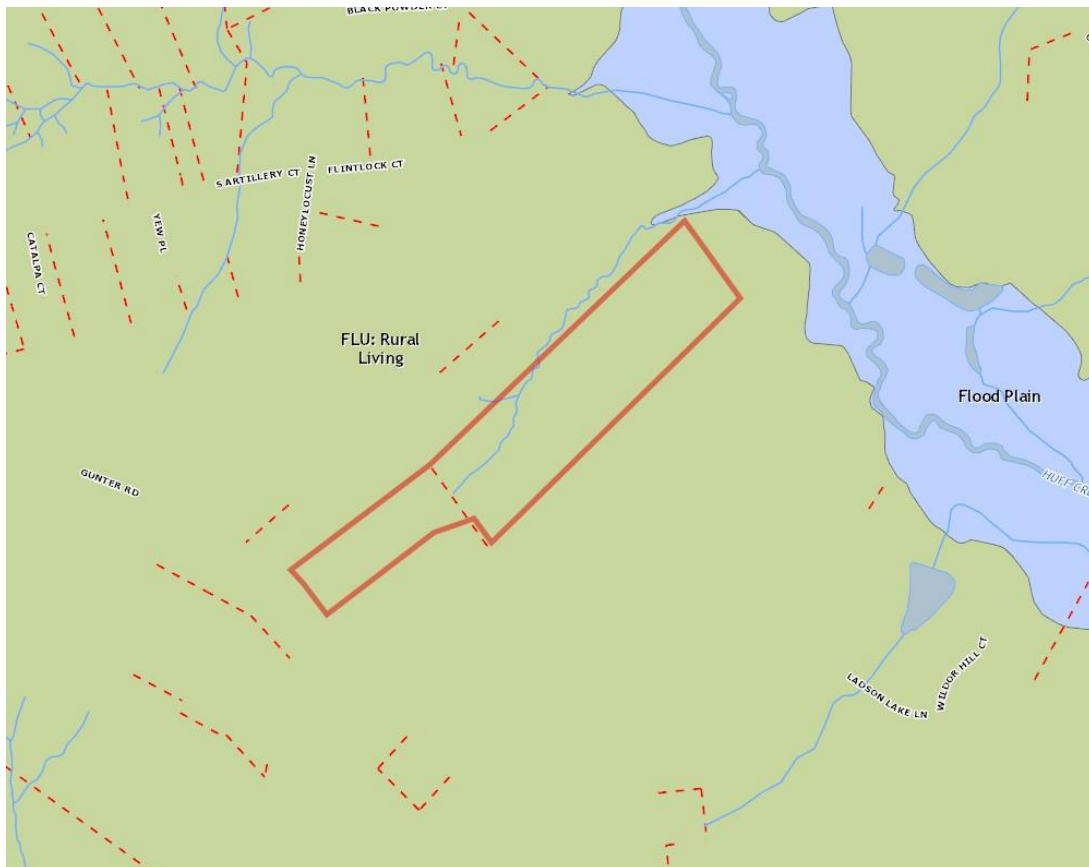
**STAFF
RECOMMENDATION:**

Based on these reasons, staff recommends approval of the requested rezoning to AG, Agricultural Preservation District.

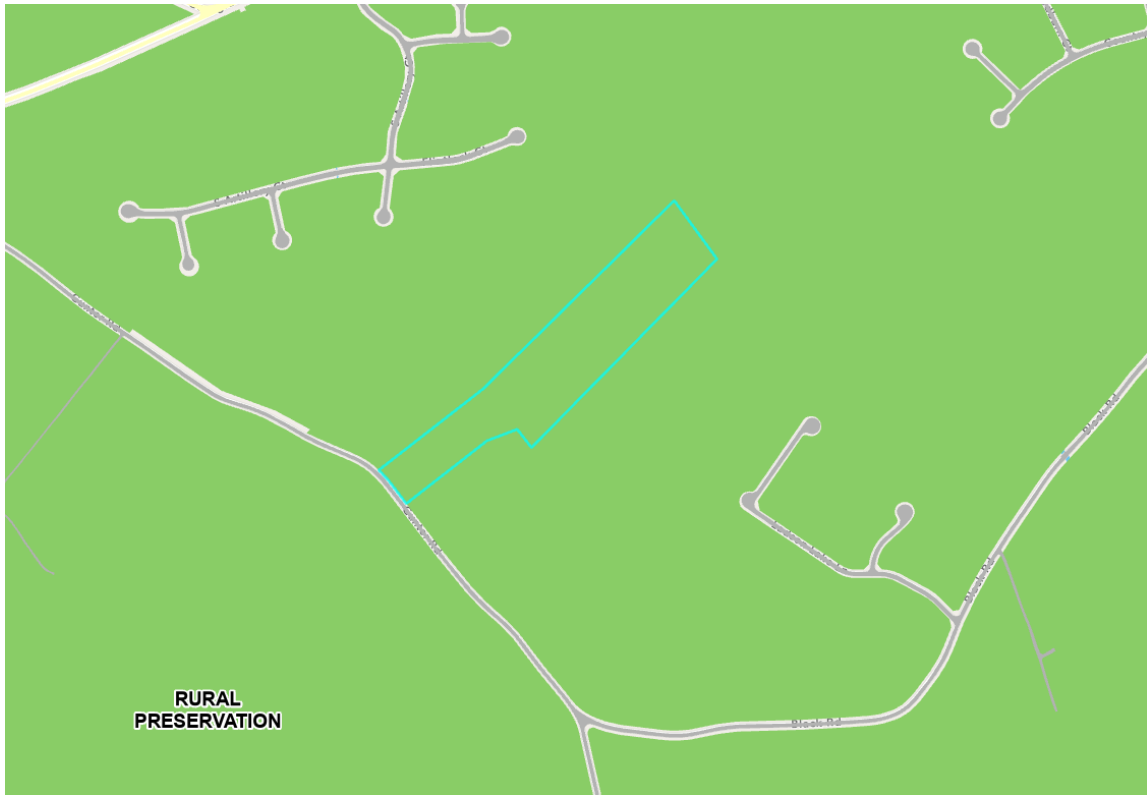




Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map