

Zoning Docket from August 19th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-051	Blake Navarro of The Furman Co. for Park West 85 Investors, LLC 1430 Lakeside Grove Ln., Lakeside Rd., Stables Rd. and Interstate 185-S, Greenville, SC 29611 WG10050100100 and Portion of WG10060100100 S-1, Services District, R-S, Residential Suburban District, C-2, Commercial District, and R-MA, Multifamily Residential District to I-1, Industrial District	25	Approval	Approval 8/28/24	Approval 9/16/24	
Public Comments	Some of the general comments made by Speakers at the Public Hearing on August 19 2024 were: <u>Speakers For:</u> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> This site represents one of the last remaining areas on interstate frontage for an economic driven type uses Believe that these parcels can accommodate class-A office and industrial park like atmosphere The majority of the roads would remain in place, except the frontage might be privatized <u>Speakers Against:</u> None List of meetings with staff: N/A					Petition/Letter For: Against:
Staff Report	Below are the facts pertaining to this docket: <ul style="list-style-type: none"> The subject property consists of approximately 196.5 acres. The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Mixed Employment Center and Open Space</i>. The subject property is part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Business & Light Manufacturing Park</i>. Lakeside Grove Lane is a two-lane State-maintained local road and the property has approximately 3,300 feet of frontage along it. Lakeside Road is a three to two-lane State-maintained collector and local road and the property has approximately 2,000 feet of frontage along it. Stables Road is a two-lane County-maintained collector road, and the property has approximately 1,415 feet of frontage along it. I-185 is a four-lane State-maintained interstate and the property has approximately 3,750 feet of frontage along it. The property is approximately 0.33 miles south of the intersection of Staunton Bridge Road and I-85. The property is not along a bus route. There are no sidewalks in the immediate area. Floodplain is present on the site; any development must follow the County's Floodplain Ordinance. There are no known historic or cultural resources on the site. There are no schools located within a mile of the site. The applicant is requesting to rezone the property to I-1, Industrial District. The applicant is 					

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proposing a Commerce Park.

CONCLUSION and RECOMMENDATION:

The subject property, zoned S-1, Services District, R-S, Residential Suburban District, C-2, Commercial District, and R-MA, Multifamily Residential District is located along Lakeside Grove Road, a two-lane State-maintained local road, Lakeside Road, a three to two-lane State-maintained collector and local road, Stables Road, a two-lane County-maintained collector road, and I-185, a four-lane State-maintained Interstate. Staff is of the opinion that a successful rezoning to I-1, Industrial District would be consistent with the Plan Greenville County Comprehensive Plan designation of *Mixed Employment Center* which lists advanced manufacturing and offices as primary uses. Additionally, staff feels that the proximity of the property to Interstates 85 and 185 could help facilitate the movement of commercial traffic to and from the site.

Based on these reasons, staff recommends approval of the requested rezoning to I-1, Industrial District.