

### Zoning Docket from August 19<sup>th</sup>, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
<b>CZ-2024-051</b>	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		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 19 2024 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>Applicant <ul style="list-style-type: none"> <li>This site represents one of the last remaining areas on interstate frontage for an economic driven type uses</li> <li>Believe that these parcels can accommodate class-A office and industrial park like atmosphere</li> <li>The majority of the roads would remain in place, except the frontage might be privatized</li> </ul> </li> </ol> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> N/A</p>					<p><b>Petition/Letter For:</b></p> <p><u>Against:</u></p>
<b>Staff Report</b>	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>The subject property consists of approximately 196.5 acres.</li> <li>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 &amp; Light Manufacturing Park</i>.</li> <li>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.</li> <li>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.</li> <li>The applicant is requesting to rezone the property to I-1, Industrial District. The applicant is</li> </ul>					

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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.



Greenville County Planning Division  
Department of Zoning Administration  
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Greenville, SC 29601  
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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Todd Baxley, Planner II

**RE:** CZ-2024-051

**APPLICANT:** Blake Navarro of The Furman Co. for Park West 85  
Investors, LLC

**PROPERTY LOCATION:** 1430 Lakeside Grove Ln., Lakeside Rd., Stables Rd. and  
Interstate 185-S, Greenville, SC 29611

**PIN/TMS#(s):** WG10050100100 and Portion of WG10060100100

**EXISTING ZONING:** S-1, Services District, R-S, Residential Suburban  
District, C-2, Commercial District, and R-MA,  
Multifamily Residential District

**REQUESTED ZONING:** I-1, Industrial District

**PROPOSED LAND USE:** Commerce Park

**ACREAGE:** 196.5

**COUNCIL DISTRICT:** 25 – Fant

**ZONING HISTORY:** This property was originally zoned S-1, Services District, R-S, Residential Suburban District, C-2, Commercial District, and R-MA, Multifamily Residential District in May, 1971 as part of Area 2. There have been no prior rezoning requests for the property.

**EXISTING LAND USE:** Vacant Land

**AREA  
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1, C-2, R-S, R-MA	Warehousing, Single-family-Residential, Multifamily Residential, Vacant Land, Interstate 85
East	S-1, C-2, R-S, R-MA, I-1	Vacant Land, Single-Family Residential, Industrial, Interstate 185
South	R-S, R-MA	Vacant Land, Single-Family Residential, Saluda River, Anderson County Line
West	S-1, R-S	Warehousing, Single-Family Residential, Interstate 85

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro District – on WG10050100100 sewer is accessible; on WG10060100100 sewer is not accessible

**PLAN GREENVILLE  
COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Mixed Employment Center and Open Space*. \*\*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 *Business & Light Manufacturing Park*. \*\*Please refer to the Future Land Use Map at the end of the document.\*\*

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

	Zoning	Zoning Density	Acres	Total Units
Current	S-1	0 units/acre	~70.5	0 units
	R-S	1.7 units/acre	~56.5	96 units
	C-2	16 units/acre*	~13.5(10.8*)	172 units
	R-MA	20 units per acre	~56	1,120 units
Requested	I-1	0 units/acre	196.5	0 units

\*In commercial zoning districts, only 80% of the acreage may be allocated to residential development as part of a mixed-use

development.

A successful rezoning would allow for 1,388 less dwelling units than are allowed under the current zoning.

**ROADS AND TRAFFIC:**

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.

Location of Traffic Count	Distance to Site	2019	2021	2022
Lakeside Road	1,050' N	N/A	1,550 +0%	1,500 -3.2%
I-185	1,745' S	3,900	3,700 -5.1%	2,100 -43.2%

**CULTURAL AND  
ENVIRONMENTAL:**

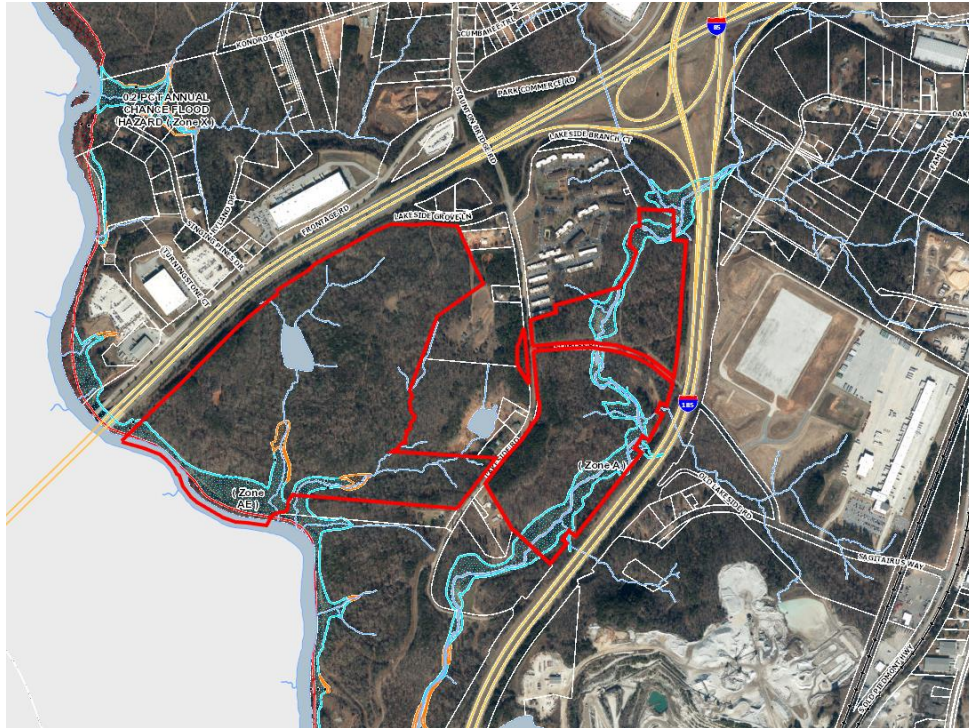
Floodplain is present on the site; any development must follow the County's Floodplain Ordinance. There are no known historic or cultural resources on the site. There are no schools located within a mile of the site.

**CONCLUSION:**

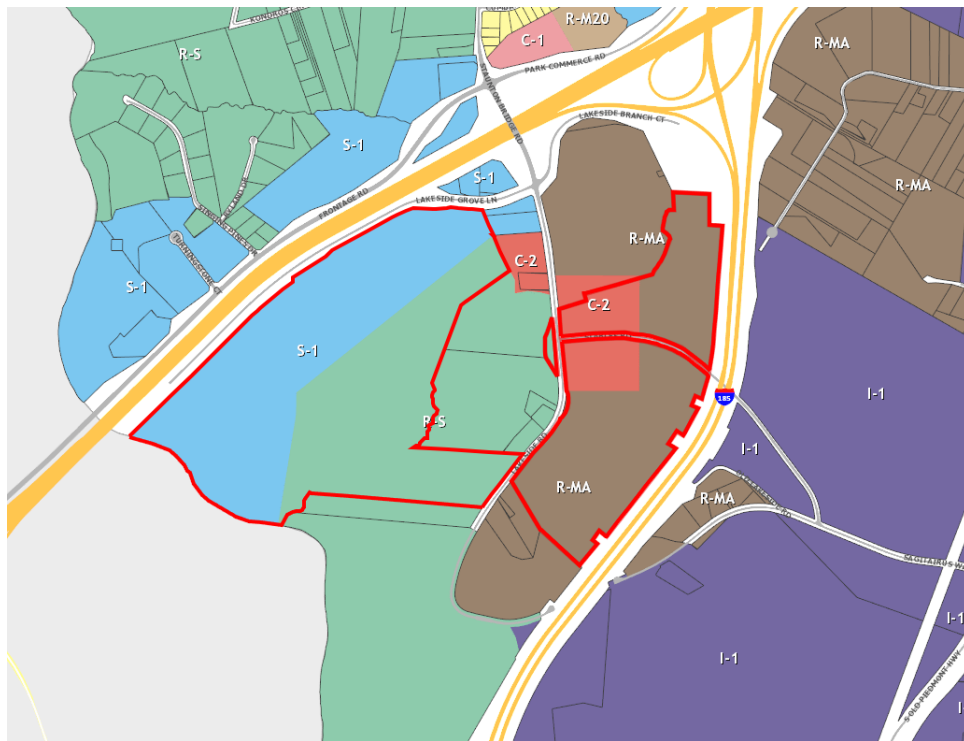
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**STAFF  
RECOMMENDATION:**

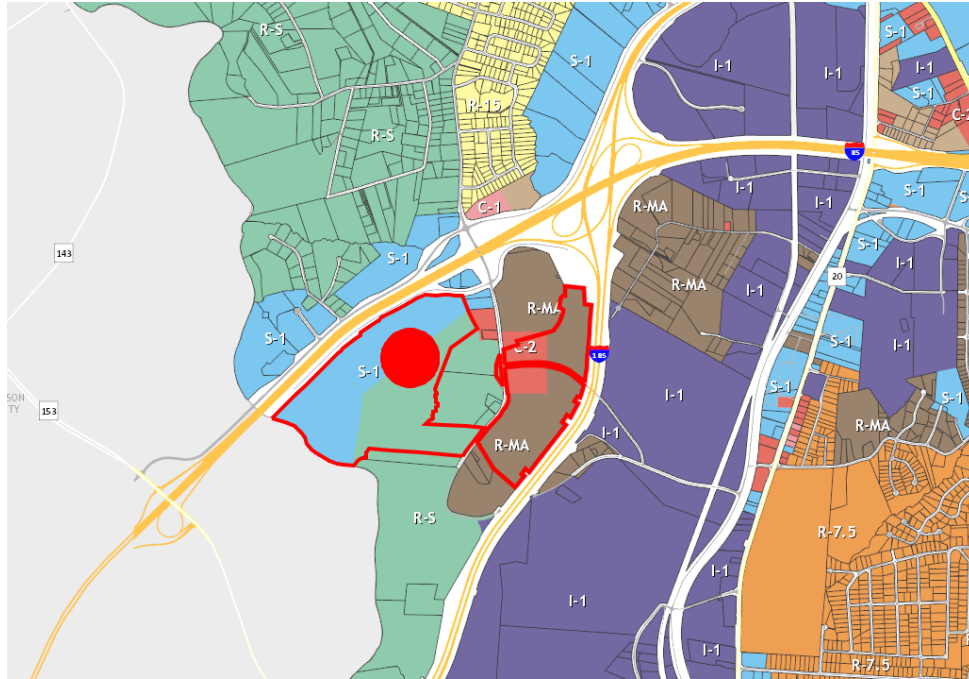
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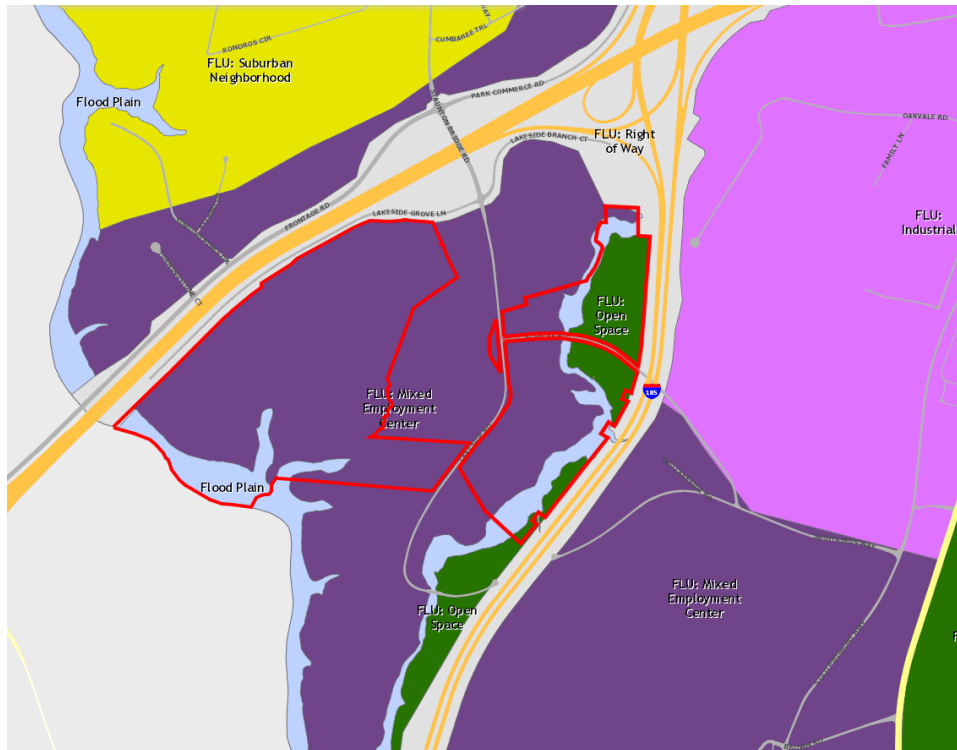
Aerial Photography, 2024



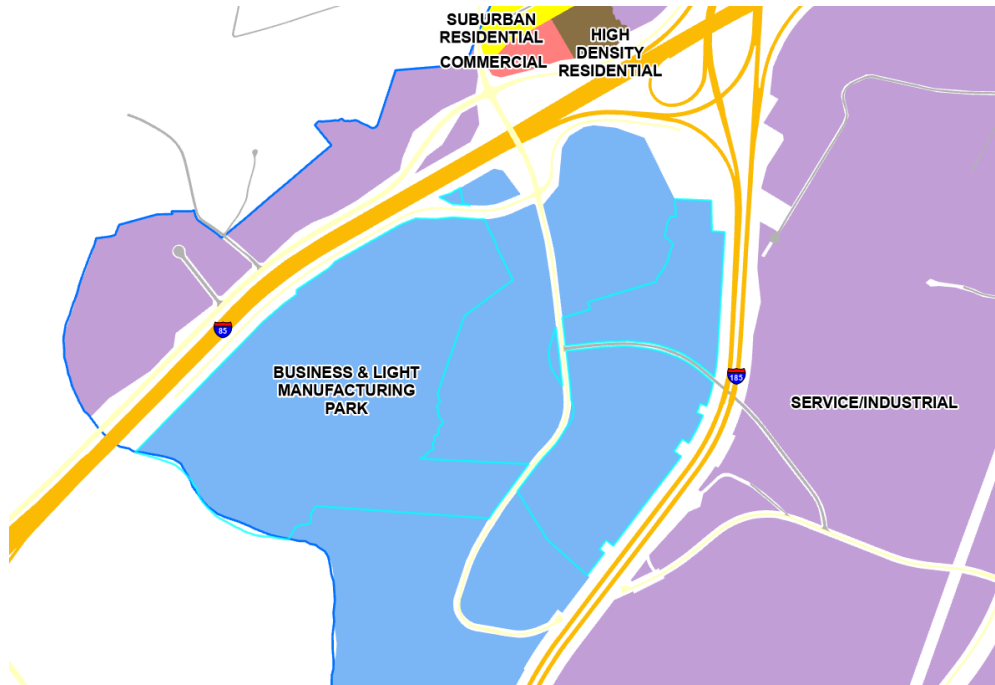
Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map