

Zoning Docket from July 20th, 2026 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-036	Rick Cauthen of International Properties, LLC. Grove Reserve Pkwy. & Interstate 185, Piedmont, SC 29673 A portion of 0409000100104 C-3, Commercial District to I-1, Industrial District	25	Approval	Approval 7/22/26	Approval 8/3/26	
Public Comments	Some of the general comments made by Speakers at the Public Hearing on July 20, 2026 were: <u>Speakers For:</u> - Applicant - Client has entered into a land swap agreement - Would like to move property lines and rezone the portions of the parcels to accommodate future development - The Future Land Use of the Comprehensive Plan calls for this area to be Industrial - Requesting C-2 due to the adjacent parcel that is also zoned C-2 <u>Speakers Against:</u> None List of meetings with staff: N/A					Petition/Letter For: <u>Against:</u>
Staff Report	Below are the facts pertaining to this docket: - The subject property consists of approximately 0.95 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>. - Interstate 185 is a four-lane State-maintained road. The parcel has approximately 80 feet of frontage along the N I-185 Exit 7 Ramp. The property is 0.2 miles west of the intersection of Grove Reserve Parkway and Augusta Road (Hwy 25). The property is not along a bus route. There are no sidewalks in the immediate area. - Floodplain is not present on the site. 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 proposing a speculative industrial building. CONCLUSION and RECOMMENDATION: The subject parcel zoned C-3, Commercial District is located along Interstate 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 <u>Plan Greenville County</u> Comprehensive Plan future land use designation of <i>Industrial</i>. The requested district would also be consistent with similar zoning in the area. Based on these reasons, staff recommends approval of the requested rezoning to I-1, Industrial District.					