

Zoning Docket from July 20th, 2026 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-037	James Malm of NAI Earle Furman, for Augusta Grove Passco II, LLC. Grove Reserve Pkwy. & Interstate 185, Piedmont, SC 29673 Portion of 0409000100106 I-1, Industrial District to C-2, Commercial 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> 1. Applicant This rezoning request is related to Dockets 36 and 38 <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 3.56 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>. - Grove Reserve Parkway is a five-lane county-maintained minor collector road and the property has approximately 290 feet of frontage along it. 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 C-1, Commercial District. The applicant is proposing unspecified commercial. CONCLUSION and RECOMMENDATION: The subject parcel zoned I-1, Industrial District is located along Grove Reserve Parkway, a five-lane County-maintained minor collector road. Staff is of the opinion that while the requested zoning district may not be consistent with the <u>Plan Greenville County</u> Comprehensive Plan future land use designation of <i>Industrial</i> , a successful rezoning to C-2, Commercial District would be consistent with the <u>South Greenville Area Plan</u> future land use designation of <i>Commercial</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 C-2, Commercial District.					