



**Zoning Docket from April 20<sup>th</sup> 2026 Public Hearing**

	<p>consistent with the <u>South Greenville Area Plan</u> future land use designation of <i>Business/Light Manufacturing</i>. Additionally, the requested zoning district is consistent with adjacent I-1 parcels to the North.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to I-1, Industrial District.</p>
<b>PC</b>	<p>At the Planning Commission meeting, the Commission voted to deny the rezoning request to I-2 due to proximity to the residential properties along with the potential uses allowed in the proposed district.</p>



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

**FROM:** Angel Sheldon, Planner I

**RE:** CZ-2026-022

**APPLICANT:** James Malm of NAI Earle Furman for Augusta Grove-Greenville LLC.

**PROPERTY LOCATION:** Old Grove Rd. & Bracken Rd., Greenville, SC 29673

**PIN/TMS#(s):** Portion of 0409000100103

**EXISTING ZONING:** I-2, Industrial Park District

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

**PROPOSED LAND USE:** Speculative Industrial Building

**ACREAGE:** 41.33

**COUNCIL DISTRICT:** 25 - Fant

**ZONING HISTORY:** The subject property was originally zoned R-S, Residential Suburban District, in May 1971 as part of Area 2. A portion of the property was rezoned from R-S to I-2 as a part of the rezoning docket CZ-1999-065. There have been no other rezoning requests for this property.

**EXISTING LAND USE:** Vacant Land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1, R-MA	Vacant land, Single-family Residential
East	R-MA, R-S	Single-Family Residential, Vacant Land
South	I-2	Warehouse Building
West	I-2	Office, Vacant

**WATER AVAILABILITY:** Greenville Water – Water is available

**SEWER AVAILABILITY:** Metro District - Sewer is available, and easements may be required.

**PLAN GREENVILLE COUNTY**

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

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

	Zoning	Zoning Density	Acres	Total Units
Current	I-2	N/A	41.33	N/A
Requested	I-1	N/A		N/A

**ROADS AND TRAFFIC:** Old Grove Road is a two-lane, State-maintained major collector road. The property has approximately 2,000 feet of frontage along Old Grove Road. Bracken Road is a two-lane, county-maintained major collector road. The property has approximately 900 feet along Bracken Road. The property is approximately 0.7 miles west of the intersection of Bracken Road and Augusta Road. The property is not along a bus route. There are also no sidewalks in the immediate area.

*There are also no traffic counts in the immediate area.*

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is present on the site. Any development must follow the County Flood Damage Prevention Ordinance. There are no known historic or cultural resources on the site. There is one school located within one mile of the site: Grove Elementary School.

**CONCLUSION:**

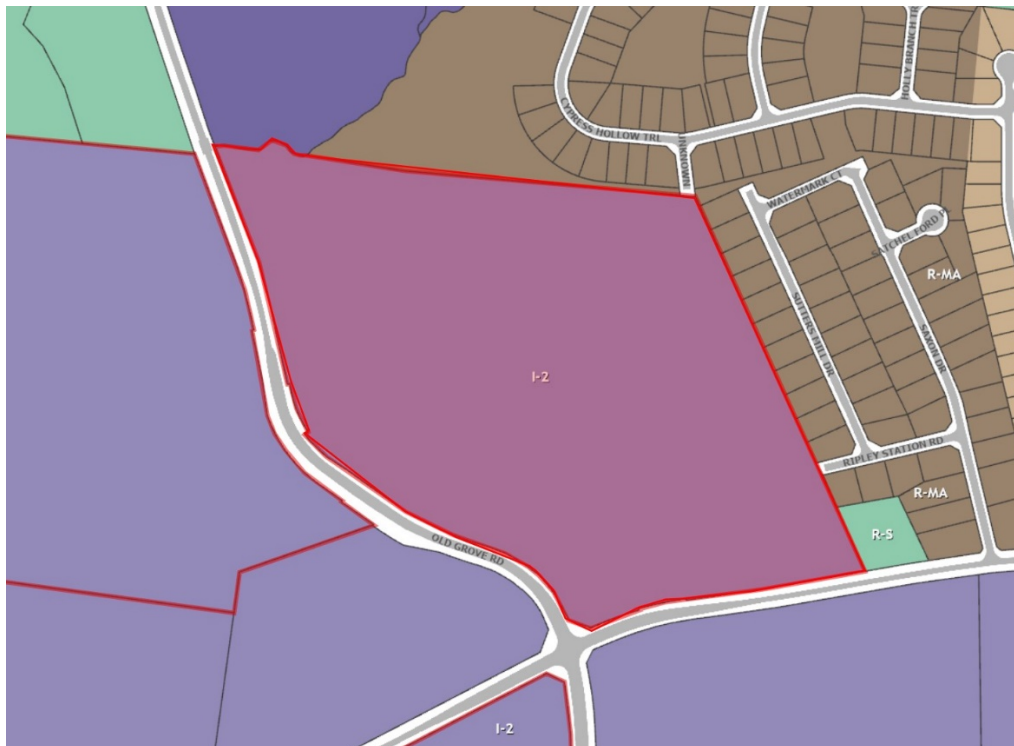
The subject property, I-2, Industrial Park District, is located along Old Grove Road, a two-lane, state-maintained major collector road, and Bracken Road, a two-lane, county-maintained major collector road. Staff is of the opinion that a successful rezoning to I-1, Industrial District, would be consistent with the Plan Greenville County Comprehensive Plan future land use designation of *Industrial*, and it also would be consistent with the South Greenville Area Plan future land use designation of *Business/Light Manufacturing*. Additionally, the requested zoning district is consistent with adjacent I-1 parcels to the North.

**STAFF RECOMMENDATION:**

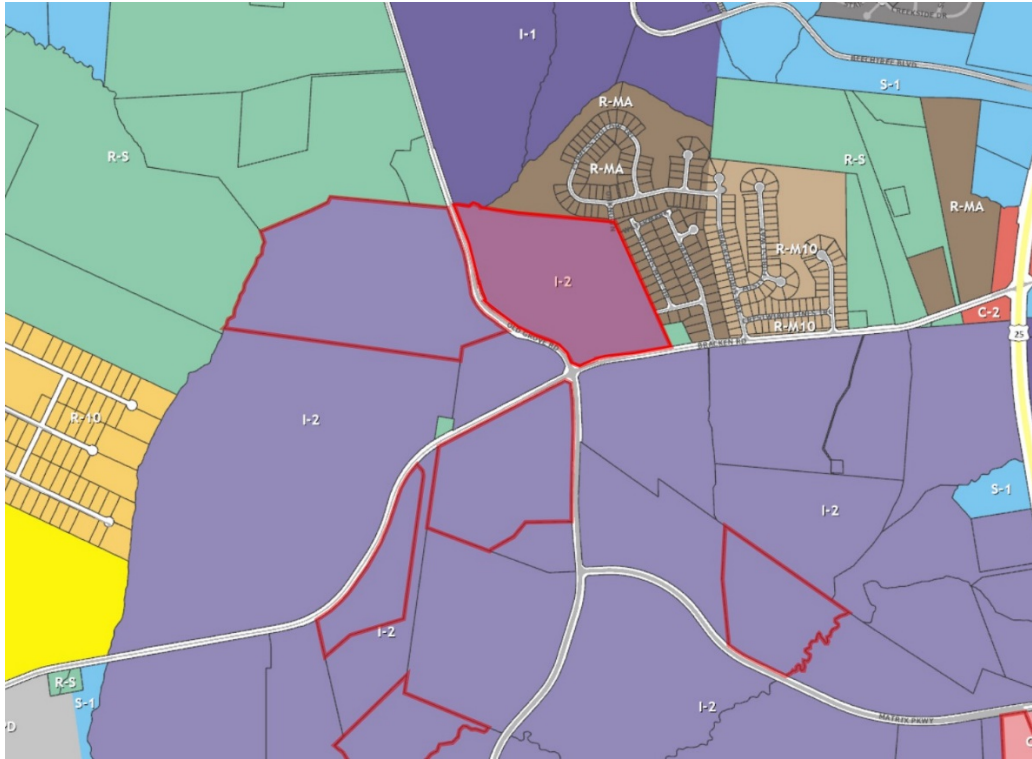
Based on these reasons, staff recommends approval of the requested rezoning to I-1, Industrial District.



Aerial Photography, 2026



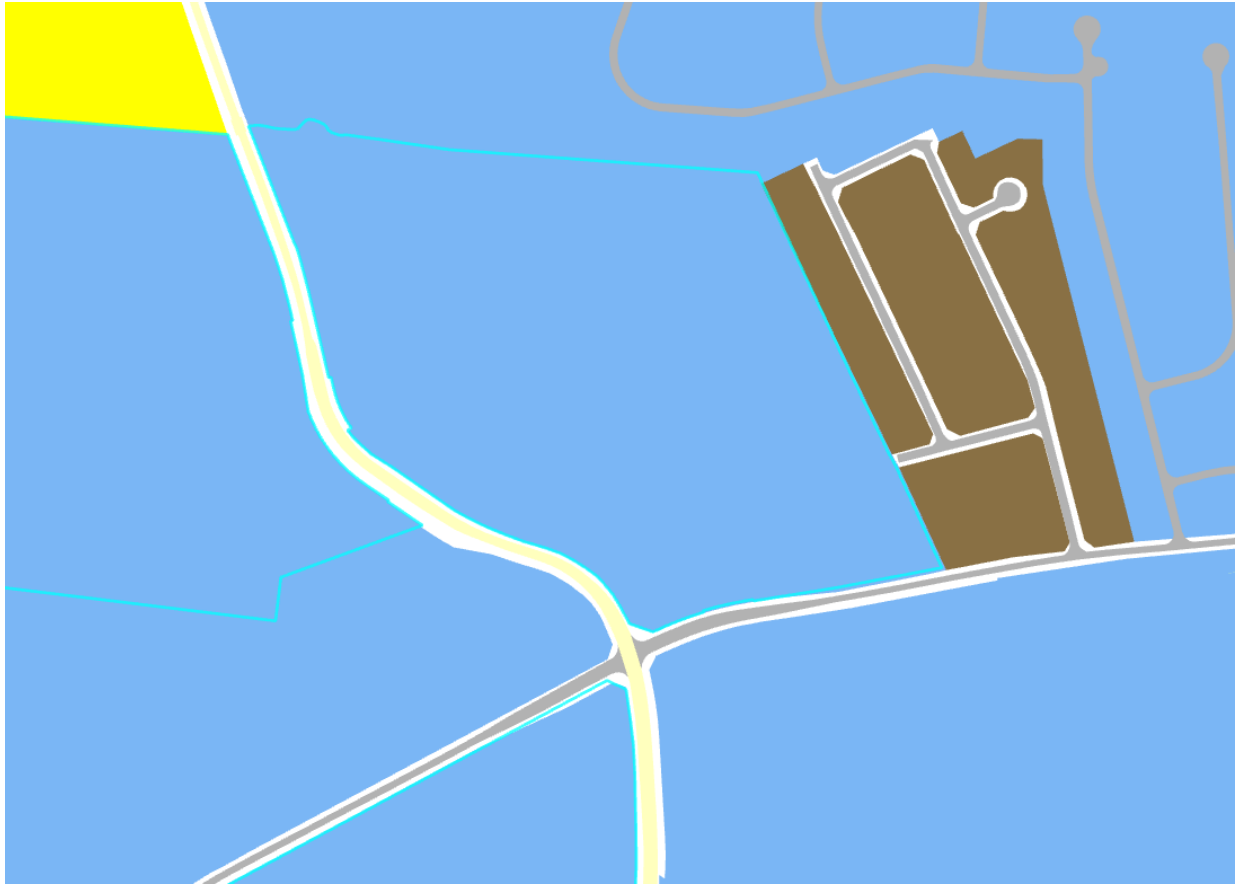
Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map