

**Zoning Docket from November 18, 2019 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-77	Lynn A. Solesbee for Passco Navarro Greenville, LLC and International Properties, LLC Grove Reserve Parkway 0409000100106 and 0409000100104 (portion) C-3, Commercial to I-1, Industrial	26	Approval	Approval 11-20-19		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on November 18, 2019 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Would subdivide site into three lots</li> <li>• Would put a 150,000 sq. ft. industrial warehouse on the site</li> <li>• Could serve as the “front door” to Grove Reserve Industrial Park</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>ANALYSIS:</b></p> <p>The subject property is part of the <u>South Greenville Area Plan</u>, designated as both <i>Business and Light Manufacturing Park</i> and <i>Commercial</i>. The <i>Business and Light Manufacturing Park</i> future land use category is to provide a high level of design quality, site amenities, and open space for light manufacturing, research and development operations, data centers, business and professional offices, etc., within a park atmosphere. The intent of this land use category is to offer protection to neighboring land uses including single-family residential. The <i>Commercial</i> future land use aims to provide commercial/retail land uses to the customers traveling by automobile along major thoroughfares. The subject property is not along a bus route, and sidewalks are not present in this area. Floodplain is not present on this parcel.</p> <p><b>SUMMARY:</b></p> <p>The subject parcel zoned C-3, Commercial is 35.58 acres of property located on Grove Reserve Parkway approximately 0.31 miles northwest of the intersection of Augusta Road and Interstate 185. The parcel has approximately 1,540 feet of frontage along Grove Reserve Parkway. The applicant is requesting to rezone the property to I-1, Industrial.</p> <p>The applicant states the proposed land use is for future warehousing.</p> <p><b>CONCLUSION:</b></p> <p>The site is bordered to the west by industrial zoning and is surrounded by vacant wooded land. The subject site is also located in an area that is made up of mainly industrial land uses. The property is also designated as both <i>Business and Light Manufacturing Park</i> and <i>Commercial</i> in the <u>South Greenville Area Plan</u>.</p> <p>Staff is of the opinion that the requested rezoning to I-1, Industrial is appropriate based on surrounding zoning and land uses in this area, and is consistent with the <u>South Greenville Area Plan</u>.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to I-1, Industrial.</p>					

**DOCKET NUMBER:** CZ-2019-77

**APPLICANT:** Lynn A. Solesbee for Passco Navarro Greenville, LLC and International Properties, LLC

**PROPERTY LOCATION:** Grove Reserve Parkway

**PIN/TMS#(s):** 0409000100106 and 0409000100104 (portion)

**EXISTING ZONING:** C-3, Commercial

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

**ACREAGE:** 35.58

**COUNCIL DISTRICT:** 26 - Ballard

**ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2. There was a successful rezoning request in 1997, CZ-1997-71, from R-S, Residential Suburban to C-1, Commercial. There was an additional successful rezoning request in 2007, CZ-2007-03, from C-1, Commercial to C-3, Commercial.

**EXISTING LAND USE:** vacant wooded land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-1	vacant wooded land and pawn shop
East	C-2	vacant wooded land
South	R-S, R-M20 and C-3	vacant wooded land
West	I-2	vacant wooded land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**FUTURE LAND USE:** The subject property is part of the South Greenville Area Plan, designated partially as *Business and Light Manufacturing Park* and partially as *Commercial*.

**ROADS:** Grove Reserve Parkway: five-lane county-maintained major collector

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2018
Augusta Road	2,300' N	19,600	20,000 +2.0%	20,800 +4.0%
Interstate 185	9,180' W	5,900	6,300 +6.8%	8,000 +27.0%

**ANALYSIS:**

The subject property is part of the South Greenville Area Plan, designated as both *Business and Light Manufacturing Park* and *Commercial*. The *Business and Light Manufacturing Park* future land use category is to provide a high level of design quality, site amenities, and open space for light manufacturing, research and development operations, data centers, business and professional offices, etc., within a park atmosphere. The intent of this land use category is to offer protection to neighboring land uses including single-family residential. The *Commercial* future land use aims to provide commercial/retail land uses to the customers traveling by automobile along major thoroughfares. The subject property is not along a bus route, and sidewalks are not present in this area. Floodplain is not present on this parcel.

**SUMMARY:**

The subject parcel zoned C-3, Commercial is 35.58 acres of property located on Grove Reserve Parkway approximately 0.31 miles northwest of the intersection of Augusta Road and Interstate 185. The parcel has approximately 1,540 feet of frontage along Grove Reserve Parkway. The applicant is requesting to rezone the property to I-1, Industrial.

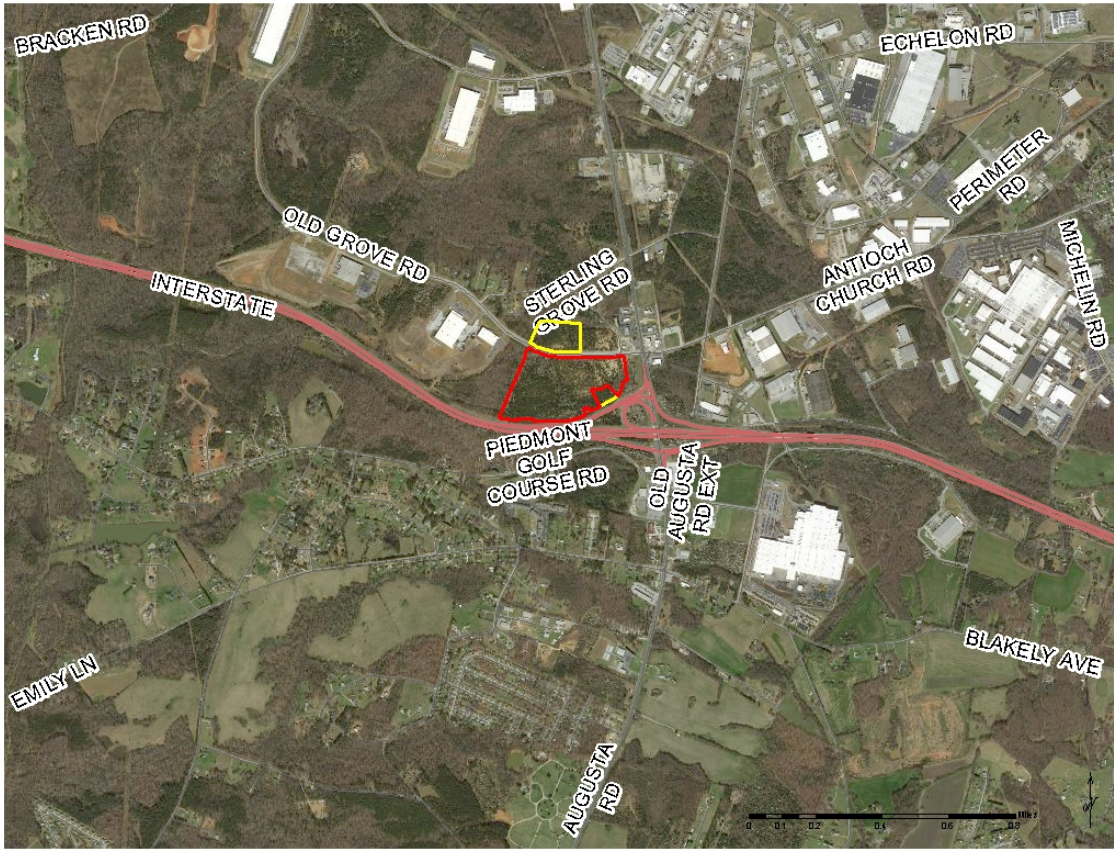
The applicant states the proposed land use is for future warehousing.

**CONCLUSION:**

The site is bordered to the west by industrial zoning and is surrounded by vacant wooded land. The subject site is also located in an area that is made up of mainly industrial land uses. The property is also designated as both *Business and Light Manufacturing Park* and *Commercial* in the South Greenville Area Plan.

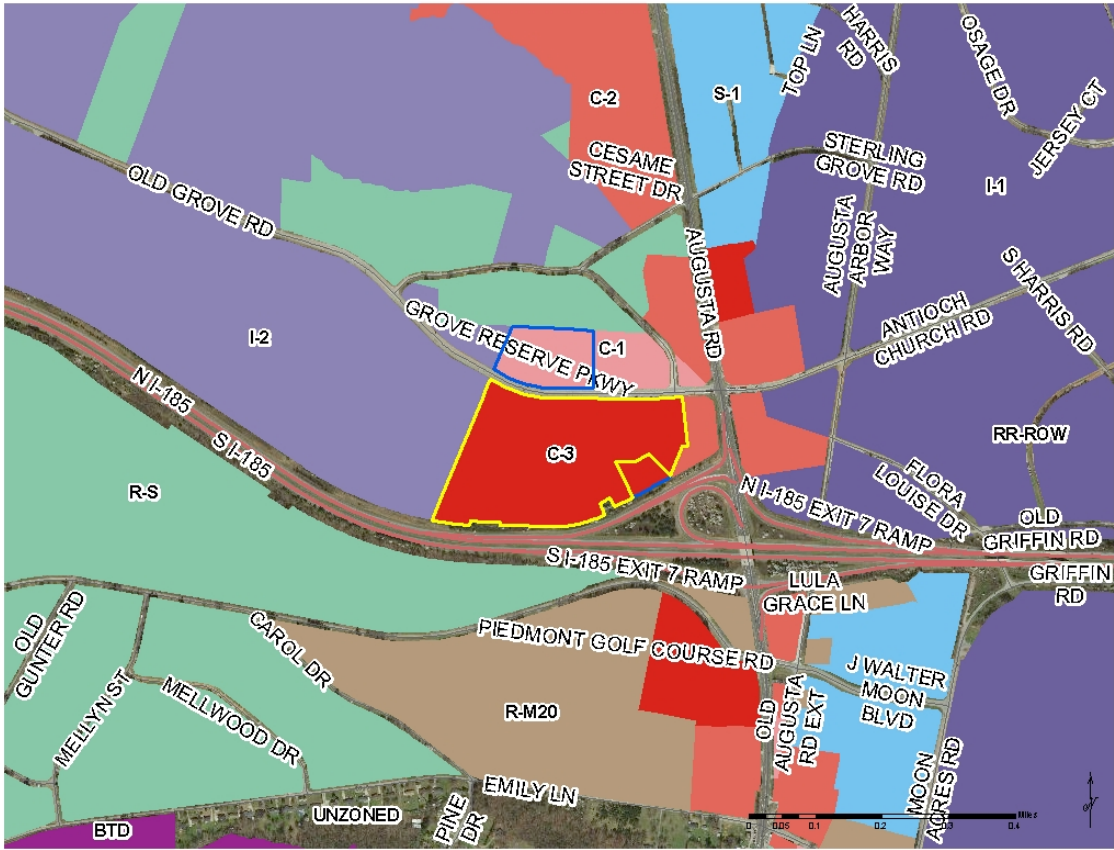
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Based on these reasons staff recommends approval of the requested rezoning to I-1, Industrial.

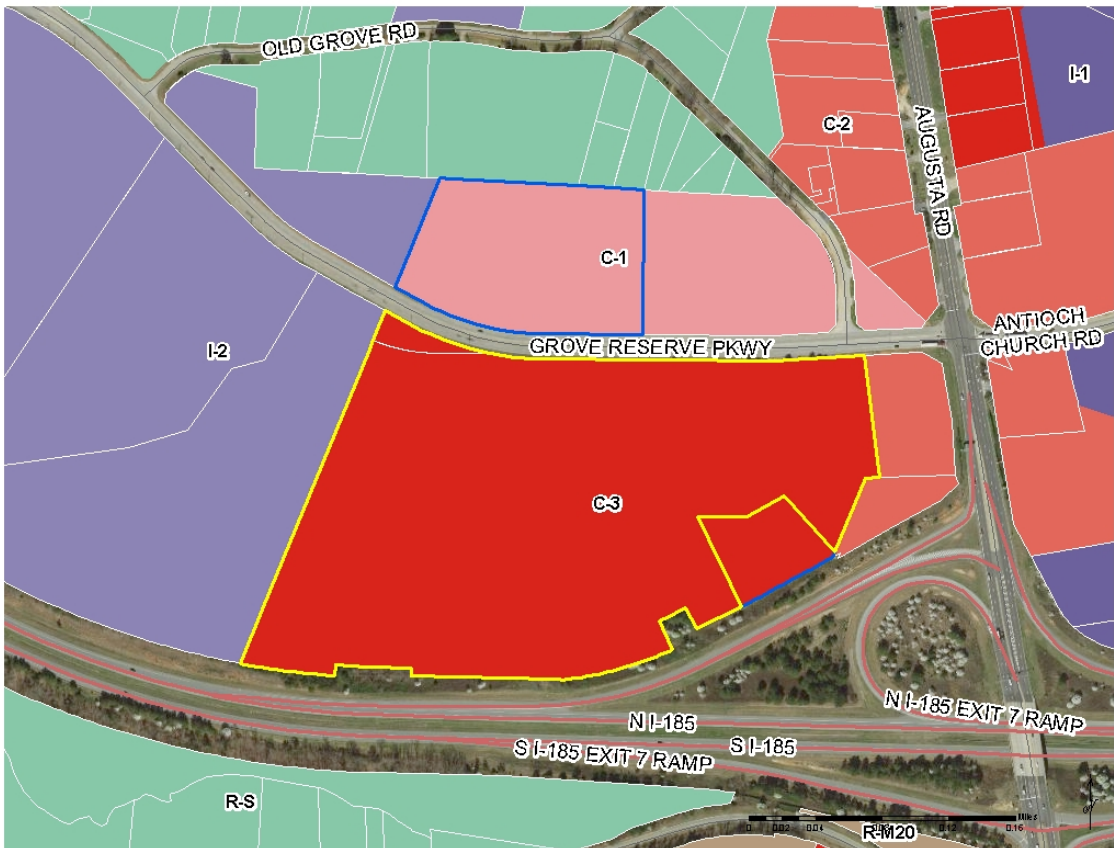


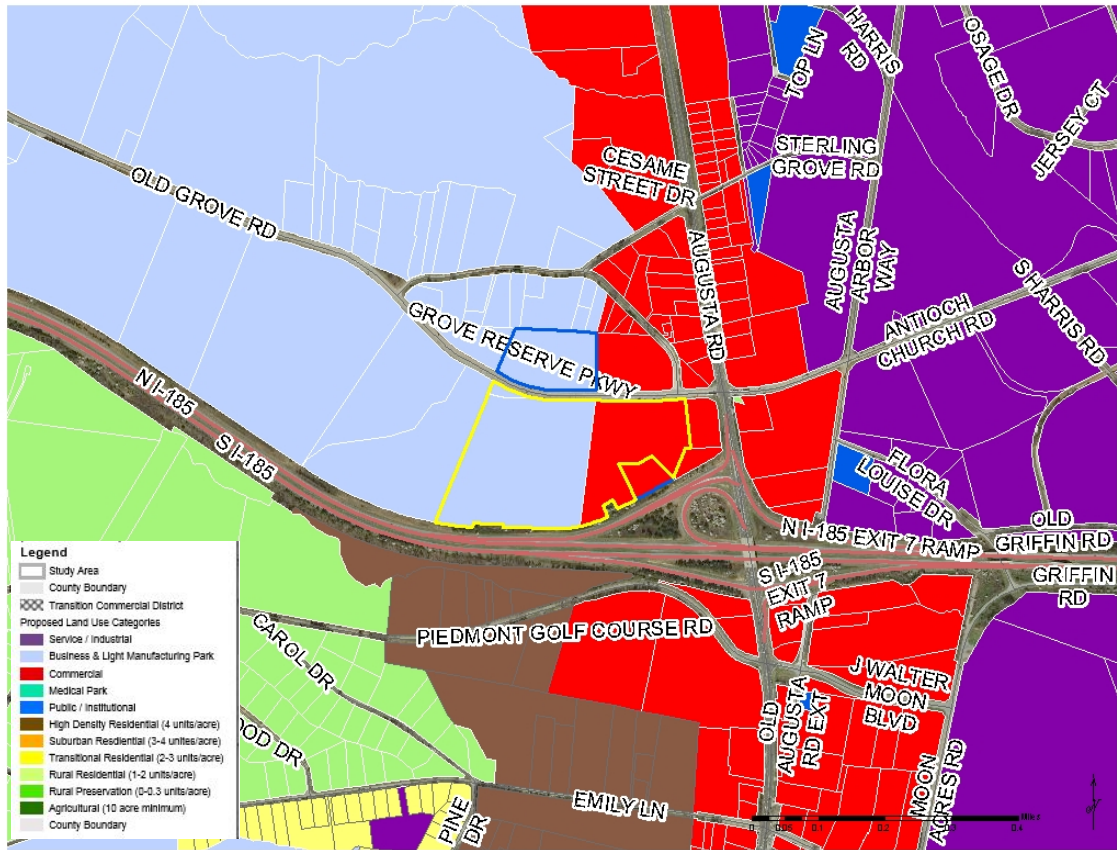
Aerial Photography, 2019





Zoning Map





South Greenville Area Plan, Future Land Use Map