

Zoning Docket from January 12th, 2026 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-004	Samuel Hamburger of Parliament Companies, LLC for 2706 White Horse, LLC 2706 White Horse Road, Greenville, SC 29611 WG11000100102 C-2, Commercial District to I-1, Industrial District	25	Approval	Approval 1/28/26	Approval 2/2/26	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 12, 2026 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Were recently granted a setback variance from the BZA to bring the existing structures into compliance • Late 90's early 00's, this area was used as part of music venues for the fairgrounds • The C-2, Commercial District restricts some possible uses for this property and would like to be able to market more industrial uses as well • The property contains approximately 89,000 sq. ft. of buildings • Will have fenced outdoor rail storage space • The property is located within an established industrial corridor <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1. Citizen <ul style="list-style-type: none"> • One of the owners of the existing flea market • Has concerns with proposed uses within the I-1, Industrial District and wondering how the could impact the flea market <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For:</p> <p><u>Against:</u> Email - 1</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property consists of approximately 11.36 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Industrial</i>. A portion of the subject property is part of the South Greenville Area Plan, where it is designated as Commercial. • White Horse Road (Hwy 25) is a seven-lane State-maintained arterial road, and the property has approximately 22 feet of frontage along it. The property is approximately 0.12 miles north of the intersection of White Horse Road (Hwy 25) and Interstate 185. The property is along a bus route, and the Route 504 Anderson Inbound bus stop is 0.01 miles away at White Horse Road. There are existing sidewalks on both sides of White Horse Road. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are two schools located within one mile of the site: Greenview Child Development Center and Carolina High School. • The applicant is requesting to rezone the property to I-1, Industrial District. The applicant is proposing warehousing and manufacturing. 					

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	<p>CONCLUSION and RECOMMENDATION:</p> <p>The subject property, zoned C-2, Commercial District, is located along White Horse Road, a seven-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to the I-1, Industrial District would be consistent with the <u>Plan Greenville County</u> Comprehensive Plan future land use designation of <i>Industrial</i> and would consistent with similar zoning in the area. The parcel has also been used for industrial and warehousing purposes previously and is situated along an active rail line servicing other industrial property.</p> <p>Based on these reasons, Staff recommends approval of the requested rezoning to I-1, Industrial District.</p>
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