

Zoning Docket from March 16th, 2026 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-011	Jeff Rose of Central Realty Holdings LLC for Transit at Haywood LLC, Central Realty Holdings LLC, and WWG LLC 401 & 435 Haywood Rd. & Transit Dr., Greenville, SC 29607 0259000100106 & 0259000114000 S-1, Services District to C-2, Commercial District	23	Approval	Approval 3/25/26	Approval 4/6/26	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 16, 2026, were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Have several properties on this road that they would like to rezone to allow uses more that are permitted in the C-2 district, such as retail <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For:</p> <p>Against:</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 4.1 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Mixed Use</i>. The subject property is not part of any area or community plans. • Haywood Road is a five-lane, State-maintained arterial road and the property has approximately 680 feet of frontage along it. Transit Drive is a two-lane, City-maintained collector road, and the property has approximately 250 feet of frontage along it. The property is on the northwest corner of the intersection of Haywood Road and Transit Drive. The property is not along a bus route, but Route 602 bus stop is 0.68 miles away at the Greenville County Department of Social Services. 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 one mile of the site. • The applicant is requesting to rezone the property to C-2, Commercial District. The applicant is proposing Retail. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject property, zoned S-1 Services District, is located along Haywood Road, a five-lane State-maintained arterial road, and Transit Drive, a two-lane City-maintained collector road. Staff is of the opinion that a successful rezoning to C-2, Commercial District, would be consistent with the <u>Plan Greenville County</u> Comprehensive Plan future land use designation of <i>Suburban Mixed Use</i>, which suggests a density of 6 to 20 dwelling units per acre, and would not have an adverse impact on the surrounding area.</p>					

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	Based on these reasons, Staff recommends approval of the requested rezoning to C-2, Commercial District.
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