

Zoning Docket from May 18, 2026 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-024	William Cunningham for Edward Cunningham 3316 Wade Hampton Blvd., Taylors, SC 29687 A portion of T002000200900 C-2, Commercial District to S-1, Services District	20	Approval	Denial 5/27/26	Held 6/1/26 Approval 7/13/26	
Public Comments	Some of the general comments made by Speakers at the Public Hearing on May 18, 2026 were: <u>Speakers For:</u> - Applicant - Long term owner of the subject property - Recently obtained variances from the BZA on setbacks for the existing structures on the subject property and adjacent parcel - Current businesses at the back of the subject property are more in line with permitted uses in the S-1 District - Will also allow open air markets within the existing C-2 portion of the property - Subject property is located adjacent to a CXS rail line at the rear - Geographic features of the property protect neighbors for any negative impact <u>Speakers Against:</u> None List of meetings with staff: N/A					Petition/Letter <u>For:</u> <u>Against:</u>
Staff Report	Below are the facts pertaining to this docket: - The subject property consists of approximately 1.7 acres. - The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Mixed-Use Corridor</i>. The subject property is not part of any current area or community plans. - Wade Hampton Blvd is a 6-lane, Federally-maintained Arterial road. The parcels have approximately 30 feet of frontage along it. The property is approximately 3.8 miles north-east of the intersection of N Pleasantburg Drive and Wade Hampton Blvd. The property is along a bus route 508 Wade Hampton Inbound bus stop is 0.01 miles away at Wade Hampton Boulevard & W Main St. 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. Two schools are located within one mile of the site: Brook Glenn Elementary and Greenville Presbyterian Theological Seminary. - The applicant is requesting to rezone the property to S-1, Services District. The applicant is proposing a Special Event Facility with Food Truck Park. CONCLUSION and RECOMMENDATION: The subject property, C-2, Commercial District, is located along Wade Hampton Blvd, a six-lane Federally-maintained Arterial road. Staff is of the opinion that a successful rezoning to the S-1, Services District would be consistent with similar zoning in the area and would not have an adverse impact on the surrounding properties.					

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	Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services District.
PC	At the May Planning Commission meeting, the Commission voted to deny the rezoning request to S-1, Services District without additional discussion.
P&D	At the June Planning and Development meeting, the Committee voted to hold the rezoning request to S-1, Services District following discussion regarding previous property records, current permitted uses for the parcel and the Planning commission recommendation. At its July 13th meeting, the Planning & Development Committee voted to approve the rezoning request to the S-1 (Services) District after considering the property records provided by staff, including the Certificate of Occupancy, and noting that the Planning Commission recommended denial (despite staff's recommendation for approval) without stating a reason for its recommendation.