

Zoning Docket from July 20th, 2026 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-032	Benjamin Wofford III of Keel Concepts, Inc., for April Allen of Ansley Daniel Properties #1, LLC. 15 Renfrew Ave., Travelers Rest, SC 29690 Portion of 0506010109007 C-1, Commercial District to I-1, Industrial District	17	Approval	Approval 7/22/26	Approval 8/3/26	
Public Comments	Some of the general comments made by Speakers at the Public Hearing on July 20, 2026 were: <u>Speakers For:</u> - Applicant - Would like to rezone the portion of the parcel to I-1 to allow for more industrial type of uses that are not permitted in the current zoning district - Properties surrounding the subject parcel are also I-1 <u>Speakers Against:</u> None List of meetings with staff: N/A					Petition/Letter For: <u>Against:</u>
Staff Report	Below are the facts pertaining to this docket: - The subject property consists of approximately 0.85 acres. - The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Rural Corridor</i>. The subject property is not part of any area or community plans. - Renfrew Avenue is a two-lane County-maintained local road and the property has approximately 317 feet of frontage along it. The property is approximately 1.3 miles northwest of the intersection of Highway 276 and McElhaney Road. The property is not along a bus route. 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 is one school located within a mile of the site: Travelers Rest High. - The applicant is requesting to rezone the property to I-1, Industrial District. The applicant is proposing warehousing and distribution. CONCLUSION and RECOMMENDATION: The subject property, zoned C-1, Commercial District, is located along Renfrew Avenue, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to the I-1, Industrial District would be consistent with similar zoning in the area, and would not have an adverse impact on the surrounding properties. Based on these reasons, staff recommends approval of the requested rezoning to the I-1, Industrial District.					