Zoning Docket from October 19th, 2026 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-051	Kevin Dobbs of Legacy Property Management, Inc for Mark Ells of AJC-101 Holdings, LLC 500 Hwy 418, Simpsonville, SC 29680 A portion of 0568030100117 C-3, Commercial District to S-1, Services District	26	Approval	Approval 10/28/26	Approval 11/2/26	

Public Comments	**Some of the general comments made by Speakers at the Public Hearing on October 19, 2026 were:** <u>Speakers For:</u> 1. Engineer • The owner of the property is requesting to rezone a portion of the parcel to S-1 for warehousing and flex space • The property will have frontage along Hwy. 418 • The proposed development will meet all required stream and property line buffers • This area is expanding and has a larger need for warehouse opportunities 2. Applicant • Would like to turn the subject portion of the property into service type industries <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 3.79 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as *Suburban Neighborhood.* The subject property is not part of any active area or community plans. • Highway 418 is a two to three-lane State-maintained arterial road and the property has approximately 66 feet of frontage along it. The property is approximately 0.1 miles East of the intersection of Highway 418 and Fairview 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 are no schools located within a mile of the site. • The applicant is requesting to rezone the property to S-1, Services District. The applicant is proposing office and warehousing. **CONCLUSION and RECOMMENDATION:** The subject property, zoned C-3, Commercial District is located along Highway 418, a two to three-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to the S-1, Services District would continue a trend of commercial development near a major intersection where such development is better-suited. Staff feels that the remainder of C-3 zoning kept on the parcel	

	along the road frontage will help buffer from the potentially more intense S-1 uses. The request would be consistent with some similar zoning in the area. Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services District.