Zoning Docket from October 19th, 2026 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-052	Daniel Brown for Dominic Williams of MM Playground, LLC Diversified Way., Greenville, SC 29609 P021000100200 I-1, Industrial District to R-20, Single-Family Residential District	20	Denial	Denial 10/28/26	Denial 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. Applicant • Lives three houses down from the property in question in the neighborhood for around 8 years • Would like to buy the property and build a single-family residential dwelling • Would take access from the cul-de-sac after purchasing a small portion of property from the adjacent residential property owner <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 5.54 acres.
- The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as *Industrial.* The subject property is not part of any area or community plans.
- The subject property has no road frontage. It is located near Raes Creek Drive, a two-lane County maintained local road, and Rutherford Road, a five-lane State-maintained arterial road. The property is approximately 0.77 miles northeast of the intersection of Rutherford Road and Stallings 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 R-20, Single-Family Residential District. The applicant is proposing single-family residential.

CONCLUSION and RECOMMENDATION:

The subject property, zoned I-1, Industrial District has no road frontage but is located near Raes Creek Drive, a two-lane County maintained local road, and Rutherford Road, a five-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to the R-20, Single-Family Residential District would not be consistent with the <u>Plan Greenville County</u> Comprehensive Plan future land use designation of *Industrial* and could set a trend of eroding away at an existing industrial corridor.

Based on these reasons, staff recommends denial of the requested rezoning to R-20, Single-Family Residential District.