Zoning Docket from October 19th, 2026 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-055	Steven Pearce of McGuireWoods Consulting for Robert Moser of Prime Storage Taylors, LLC. 3150 Wade Hampton Blvd., Taylors, SC 29687 T031000300801 C-2, Commercial District to S-1, Services District	20	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. Applicant • The proposed development is actually an Inference Point • Currently has self-storage facilities on site • Their portfolio is to take an existing storage asset to development proposed Inference Point • There will be no necessity for the use of water or sewer • This will be a low-latency use to assist with medical procedures • There will be over a 100 million dollars in this site for the proposed development • The power for the site would be 5 megawatts • Every part of the development will be inside the building and there will be no noise <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 4.76 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as *Mixed-Use Corridor.* The subject property is not part of any active area or community plans. • Wade Hampton Boulevard is a 7-lane State-maintained principle arterial road. The subject property has approximately 448 feet of frontage along Wade Hampton Boulevard. The property is 0.32 miles west of the intersection of Wade Hampton Boulevard and Rutherford Road. The property is along bus route 508. There are no sidewalks in the immediate area. • Floodplain is present on the site. Development must follow the Greenville county Flood Damage Prevention Ordinance. There are no known historic or cultural resources on the site. There one school located within a mile of the site: Brook Glenn Elementary. • The applicant is requesting to rezone the property to S-1, Services District. The applicant is proposing data center. **CONCLUSION and RECOMMENDATION:** The subject property zoned C-2, Commercial District is located along Wade Hampton Blvd, a seven-	

	lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to S-1, Services District would be consistent with the Plan Greenville County Comprehensive Plan future land use designation of Mixed User Corridor and would be consistent with similar zoning in the area. Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services District.