

**Zoning Docket from April 20th, 2026 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-018	Tori Babcock of Hartness Development for Poinsett Development Partners 25 Goldsmith St., Poinsett Hwy, & Hammet St. Ext., Greenville, SC 29609 0152002000101 & 0152001900100 C-2, Commercial District & I-1, Industrial District to S-1, Services District	23	Approval	Approval 4/22/26		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on April 20, 2026 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>Applicant <ul style="list-style-type: none"> <li>After discussion with Staff, it was realized that the current tenant and future tenants would like to offer special events and are unable to do so under the current zoning districts.</li> </ul> </li> </ol> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> N/A</p>					<p><b>Petition/Letter For:</b></p> <p><b>Against:</b></p>
Staff Report	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>The subject property consists of approximately 6.54 acres.</li> <li>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.</li> <li>Poinsett Highway (Hwy 276) is a five-lane, State-maintained arterial road and the property has approximately 600 feet of frontage along it. Goldsmith Street is a two-lane, County-maintained local road and the property has approximately 750 feet of frontage along it. Hammett Street Extension is a two-lane, County-maintained local road and the property has approximately 380 feet of frontage along it. The property is approximately 0.5 miles north of the intersection of Poinsett Highway (Hwy 276) and Rutherford Road. The property is along the 505 bus route, with a bus stop near the intersection of Poinsett Highway and Hammett Street Extension. There are existing sidewalks along both sides of Poinsett Highway.</li> <li>Floodplain is not present on the site. The property is on the National Register of Historic Places and is receiving the Bailey Bill Special Tax Rate. There are two schools located within one mile of the site: Cherrydale Elementary and Stone Academy.</li> <li>The applicant is requesting to rezone the property to S-1, Services District. The applicant is proposing office space with special event facilities.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION:</b> The subject property, zoned C-2, Commercial District and I-1, Industrial District is located along Poinsett Highway (Hwy 276), a five-lane, State-maintained arterial road, Goldsmith Street, a two-lane, County-maintained local road, and Hammett Street Extension, a two-lane, County-maintained local</p>					

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road. Staff is of the opinion that a successful rezoning to the S-1, Services District would be consistent with the Plan Greenville County Comprehensive Plan future land use designation of *Mixed-Use Corridor* which calls for mixed use development along multi-modal corridors and would not have an adverse impact on the surrounding area.

Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services District.



Greenville County Planning Division  
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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Todd Baxley, Deputy Zoning Administrator

**RE:** CZ-2026-018

**APPLICANT:** Tori Babcock of Hartness Development for Poinsett  
Development Partners

**PROPERTY LOCATION:** 25 Goldsmith St., Poinsett Hwy, & Hammet St. Ext.,  
Greenville, SC 29609

**PIN/TMS#(s):** 0152002000101 & 0152001900100

**EXISTING ZONING:** C-2, Commercial District & I-1, Industrial District

**REQUESTED ZONING:** S-1, Services District

**PROPOSED LAND USE:** Office Space and Special Event Facilities

**ACREAGE:** 6.54

**COUNCIL DISTRICT:** 23 - Mitchell

**ZONING HISTORY:** This property was originally zoned I-1, Industrial District in April, 1972 as part of Area 3. A portion of parcel 0152002000101 was rezoned from I-1 to C-2, Commercial District as part of docket CZ-1974-100. There have been no other rezoning requests for this property.

**EXISTING LAND USE:** Business Incubator Center

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1, C-2	Warehousing, Automobile Wash
East	C-2, R-M20	Automobile Service, Vacant Commercial, Restaurant
South	C-2, S-1	Automobile Service, Distribution, Industrial
West	I-1, FRD, R-7.5	Warehousing, Single-Family Residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro District – Sewer is available

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Mixed-Use Corridor*. \*\*Please refer to the Future Land Use Map at the end of the document.\*\*

**AREA AND COMMUNITY PLANS:**

The subject property is not part of any current area or community plans.

**DENSITY WORKSHEET:**

The following scenario provided the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	C-2	16 units/acre	0.24*	3 units
	I-1	0 units/acre	6.30	0 units
Requested	S-1	0 units/acre	6.54	0 units

\*Only up to 80% of commercial acreage may be used for residential as part of a mixed-use development.

A successful rezoning would allow for 3 less dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

Poinsett Highway (Hwy 276) is a five-lane, State-maintained arterial road and the property has approximately 600 feet of frontage along it. Goldsmith Street is a two-lane, County-maintained local road and the property has approximately 750 feet of frontage along it. Hammett Street Extension is a two-lane, County-maintained local road and the property has approximately 380 feet of frontage along it. The property

is approximately 0.5 miles north of the intersection of Poinsett Highway (Hwy 276) and Rutherford Road. The property is along the 505 bus route, with a bus stop near the intersection of Poinsett Highway and Hammett Street Extension. There are existing sidewalks along both sides of Poinsett Highway.

Location of Traffic Count	Distance to Site	2022	2023	2024
Poinsett Highway	5,650' N	39,300	41,300 +5.1%	38,700 -6.3%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. The property is on the National Register of Historic Places and is receiving the Bailey Bill Special Tax Rate. There are two schools located within one mile of the site: Cherrydale Elementary and Stone Academy.

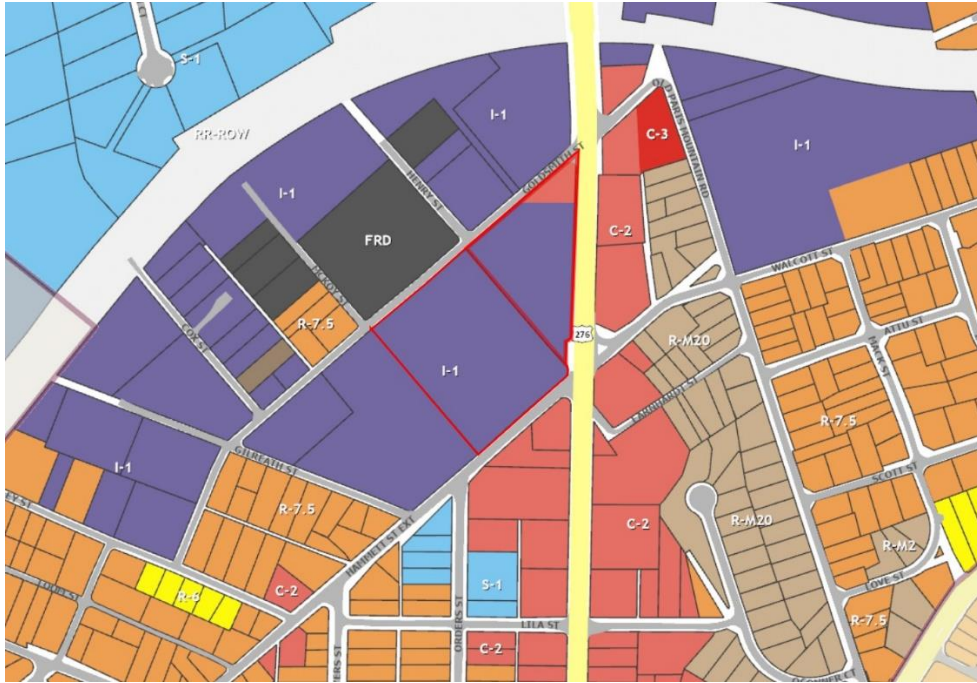
**CONCLUSION:**

The subject property, zoned C-2, Commercial District and I-1, Industrial District is located along Poinsett Highway (Hwy 276), a five-lane, State-maintained arterial road, Goldsmith Street, a two-lane, County-maintained local road, and Hammett Street Extension, a two-lane, County-maintained local road. Staff is of the opinion that a successful rezoning to the S-1, Services District would be consistent with the Plan Greenville County Comprehensive Plan future land use designation of *Mixed-Use Corridor* which calls for mixed use development along multi-modal corridors and would not have an adverse impact on the surrounding area.

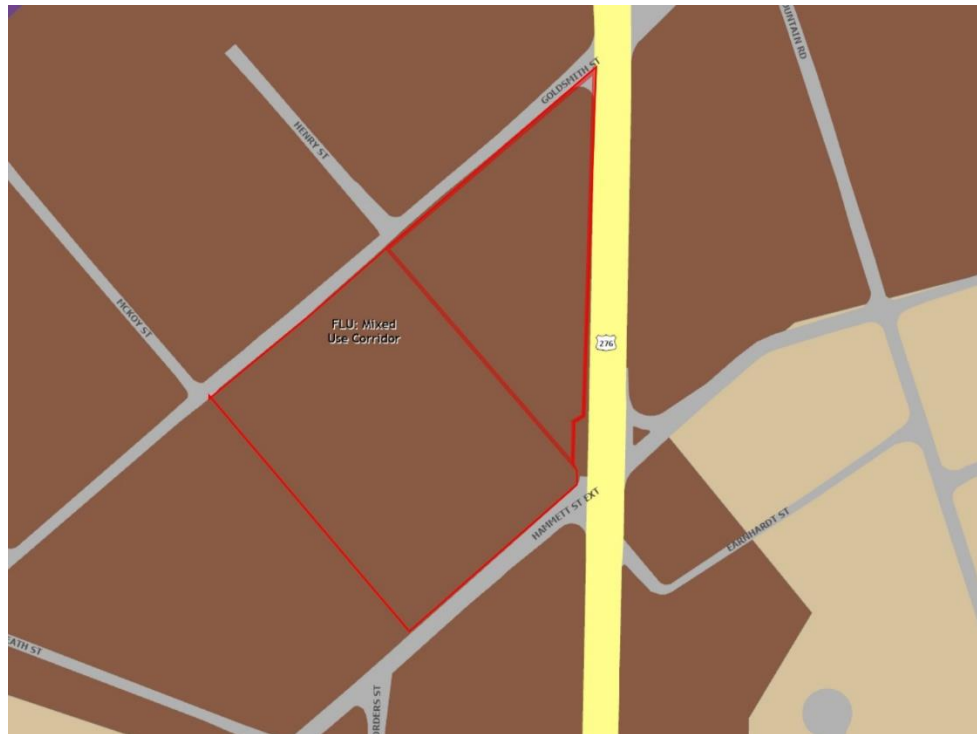
**STAFF RECOMMENDATION:**

Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services District.





Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map