



**Zoning Docket from May 18, 2026 Public Hearing**

	Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services District.
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Greenville County Planning Division  
Department of Zoning Administration  
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Greenville, SC 29601  
Office: 864.467.7425

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

**FROM:** Angel Sheldon, Planner I

**RE:** CZ-2026-024

**APPLICANT:** William Cunningham for Edward Cunningham

**PROPERTY LOCATION:** 3316 Wade Hampton Blvd., Taylors, SC 29687

**PIN/TMS#(s):** Portion of T002000200900

**EXISTING ZONING:** C-2, Commercial District

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

**PROPOSED LAND USE:** Special Event Facility with Food Truck Park

**ACREAGE:** 1.7

**COUNCIL DISTRICT:** 20 - Shaw

**ZONING HISTORY:** This property was originally zoned C-2, Commercial District, in May 1971 as part of Area 1. There have been no prior rezoning requests for this property.

**EXISTING LAND USE:** Auto Body Shop

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-2	Convenience Store
East	C-2	Shopping Center , Fire Department
South	S-1	Warehouse, CSX Railroad
West	C-2	Vacant Land

**WATER AVAILABILITY:** Greenville Water – 8” Main on Wade Hampton Blvd Available to serve the property.

**SEWER AVAILABILITY:** Metropolitan 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 Future Land Use: *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 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	1.7	27 units
Requested	S-1	0 units/acre		0 units

\*Only up to 80% of the acreage may be utilized for residential use in the C-2 zoning district as part of a mixed-use development.  
A successful rezoning would allow for 27 fewer dwelling units than are allowed under the current zoning.

**ROADS AND TRAFFIC:** Wade Hampton Blvd is a 6-lane, Federally-maintained Arterial road. The parcels have approximately 30 feet of frontage along it. The property is approximately 3.8 miles north-east of the intersection of N Pleasantburg Drive and Wade Hampton Blvd. The property is along a bus route 508 Wade Hampton Inbound bus stop is 0.01 miles away at Wade Hampton Boulevard & W Main St. There are no sidewalks in the immediate area.

Location of Traffic Count	Distance to Site	2022	2023	2024
Old Easley Bridge Road	477' E	45,000	47,300 +5.1%	42,400 -10.4%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Two schools are located within one mile of the site: Brook Glenn Elementary and Greenville Presbyterian Theological Seminary.

**CONCLUSION:**

The subject property, C-2, Commercial District, is located along Wade Hampton Blvd, a six-lane Federally-maintained Arterial road. Staff is of the opinion that a successful rezoning to the S-1, Services District would be consistent with similar zoning in the area and would not have an adverse impact on the surrounding properties.

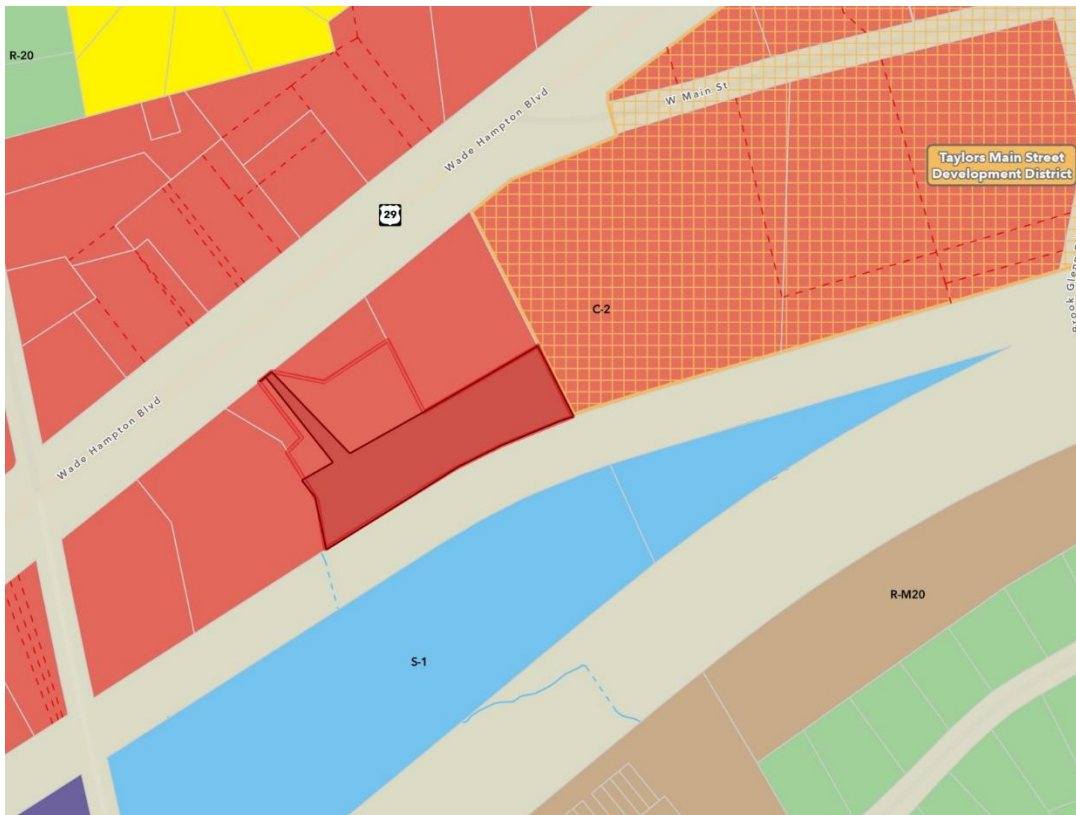
**STAFF**

**RECOMMENDATION:**

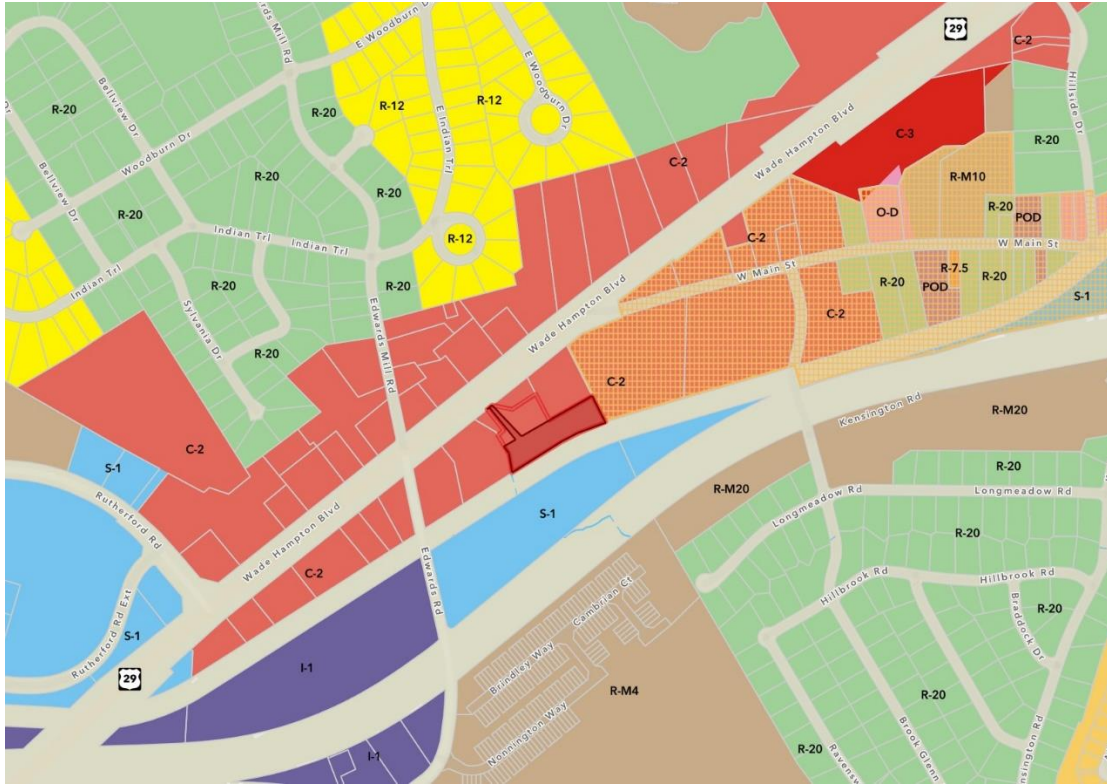
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Aerial Photography



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map, Mixed Use Corridor 12-40 DU per acre