

Zoning Docket from March 14, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2022-026	Joe Delaney of KEEL Concepts, Inc. for Pelham Davis Properties, LLC 212 Pelham Davis Cir., Greenville, SC 29615 0530070102100 I-1, Industrial District/GSP Airport Environs Special Land Use Area to S-1, Services District	21	Approval	Approval 3-23-22	Approval 4-4-22	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 14, 2022 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Would like to use the existing building that is currently set up for a recording studio • Recently found a tenant that creates commercials and social media content • Most content is shot on site, but will have podcast studio opportunities <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as <i>Mixed Employment Center</i>. Floodplain is not present on the site and there are no schools within one mile of the site. The property is not along any bus routes. There are no sidewalks in the area.</p> <p>SUMMARY</p> <p>The subject parcel is zoned I-1, Industrial District and is 1.7 acres of land located on Pelham Davis Cir., and is approximately 0.36 miles north of the interchange of Interstate Blvd. and Pelham Road. The parcel has approximately 142 feet of frontage along Pelham Davis Cir. The applicant is requesting to rezone the property to S-1, Services District.</p> <p>The applicant states that the proposed land use is a Video Production Company.</p> <p>CONCLUSION</p> <p>The subject parcel zoned I-1, Industrial is located along Pelham Davis Cir., a two-lane County-maintained local road. Staff is of opinion that the requested rezoning to S-1, Services is appropriate for this site due to similar land uses and zoning in the surrounding area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services.</p>					