

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		
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>					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton, Deputy Zoning Administrator

RE: CZ-2022-026

APPLICANT: Joe Delaney of KEEL Concepts, Inc. for Pelham Davis Properties, LLC

PROPERTY LOCATION: 212 Pelham Davis Cir., Greenville, SC 29615

PIN/TMS#(s): 0530070102100

EXISTING ZONING: I-1, Industrial District/GSP Airport Environs Special Land Use Area

REQUESTED ZONING: S-1, Services District

PROPOSED LAND USE: Video Production Company

ACREAGE: 1.7

COUNCIL DISTRICT: 21 – Harrison

ZONING HISTORY: This parcel was originally zoned I-1, Industrial in May 1970 as part of Area 2. There have been no previous rezoning requests.

EXISTING LAND USE: Industrial/Office

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	Industrial/Manufacturing
East	I-1	Industrial Service
South	I-1	Industrial Service
West	I-1	Wholesale and Distribution

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY PLANS:

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

ROADS AND TRAFFIC:

Pelham Davis Cir. is a two-lane County-maintained local road. The parcel has approximately 142 feet of frontage along Pelham Davis Cir. The parcel is approximately 0.36 miles north of the interchange of Interstate Blvd. and Pelham Road. The property not along a bus route and there are no sidewalks along the subject property.

There are no traffic counts in the area of Pelham Davis Cir.

CULTURAL AND ENVIRONMENTAL:

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.

CONCLUSION:

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.

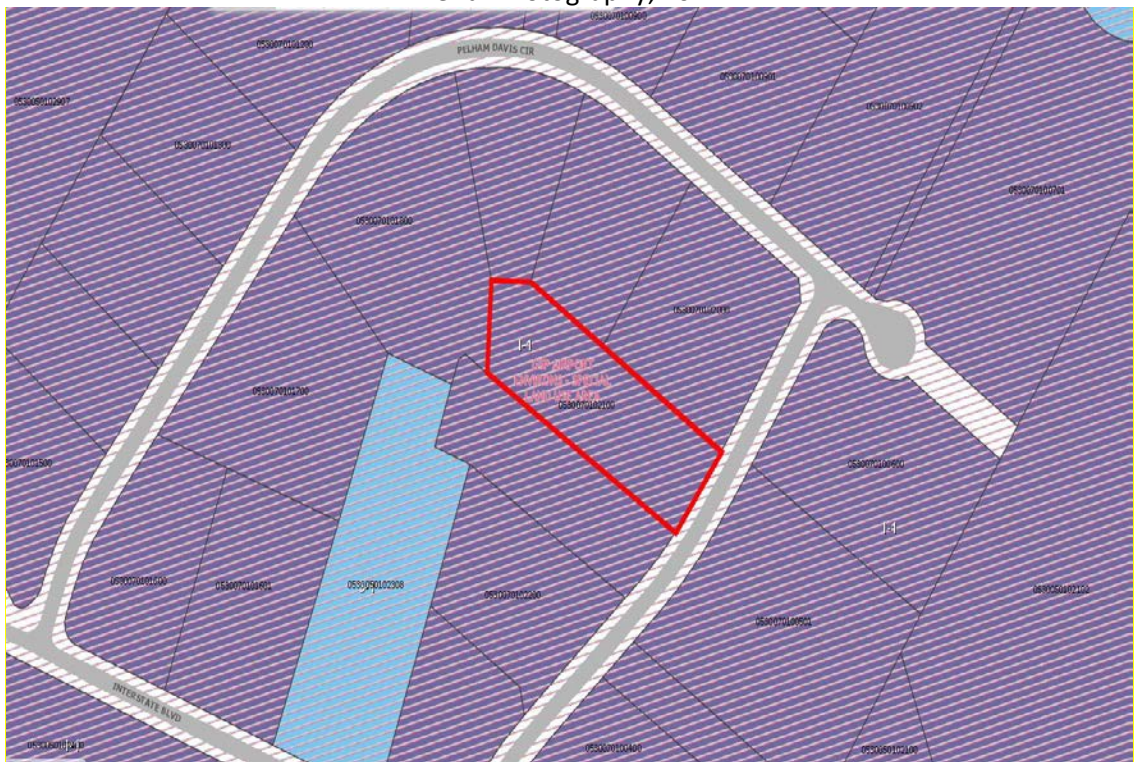
STAFF

RECOMMENDATION:

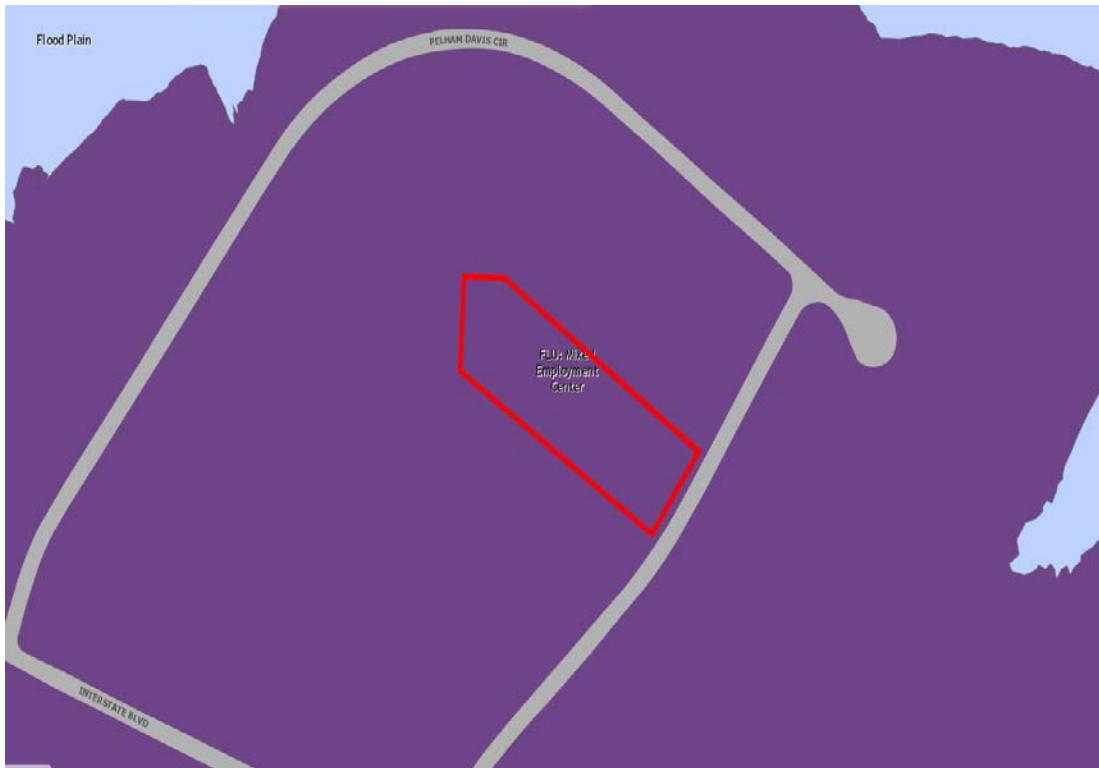
Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services.



Aerial Photography, 2021



Zoning Map



Plan Greenville County, Future Land Use Map