

Zoning Docket from October 20, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-068	Austin Allen of Arbor Land Design for Jabaro, LLC 3809 White Horse Rd., Greenville, SC 29611 0242010203200 S-1, Services District to C-1, Commercial District	25	Approval	Approval 10/22/25	Approval 11/3/25	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 20, 2025 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • The property has developed two other retail centers adjacent to this parcel and is planning on continuing this same type of development • The parking lot on the adjacent parcel would be extended to provide access without providing a new curb cut <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For:</p> <p>Against:</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property consists of approximately 0.37 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where the western half is designated as <i>Suburban Neighborhood</i> and the eastern half is designated as <i>Transitional Corridor</i>. The subject property is not part of any area or community plans. • White Horse Road is a six-lane State-maintained arterial road. The parcel has approximately 80 feet of frontage along White Horse Road. The parcel is approximately 0.75 miles north of the intersection of White Horse Road (Hwy 25) and Anderson Road (Hwy 81). The property is not along a bus route but the Route 504 Anderson Inbound bus stop is 0.75 miles away at White Horse Rd & Anderson Rd. There are sidewalks on both sides of White Horse Road. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are two schools located within one mile of the site, Welcome Elementary and Carolina High. • The applicant is requesting to rezone the property to C-1, Commercial District. The applicant is proposing a Retail Strip Center. 					
	<p>CONCLUSION and RECOMMENDATION:</p> <p>The subject property, zoned S-1, Services District, is located along White Horse Road, a six-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to C-1, Commercial District, would be consistent with the <u>Plan Greenville County</u> Comprehensive Plan future land use designation of <i>Transitional Corridor</i> which lists primary uses of Commercial and Retail. Staff also feels that this request would be consistent with similar zoning in the area.</p> <p>Based on these reasons, Staff recommends approval of the requested rezoning to C-1, Commercial District.</p>					