

Zoning Docket from November 17, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-073	Noah P. Zahran of Bob's Inc., for Robert D. Mangum 1500 Cedar Lane Rd. and Orchid Dr., Greenville, SC 29617 B011000109000 C-2, Commercial District to S-1, Services District	19	Approval	Approval 11/19/25	Held 12/1/25 Deny 2/2/26	
Public Comments	Some of the general comments made by Speakers at the Public Hearing on November 17, 2025 were: <u>Speakers For:</u> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Would like to open a tow yard for towing on behalf of Highway Patrol Lot has been empty for years <u>Speakers Against:</u> None List of meetings with staff: N/A					Petition/Letter <u>For:</u> <u>Against:</u>
Staff Report	Below are the facts pertaining to this docket: <ul style="list-style-type: none"> The subject property consists of approximately 0.643 acres. 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 part of the <u>Berea Community Plan</u>, where it is designated as <i>Commercial/Office</i>. Cedar Lane Road (Hwy 183) is a four to five-lane State-maintained arterial road and the property has approximately 88 feet of frontage along it. Orchid Road is a two-lane, County-maintained local road and the property has approximately 260 feet of frontage along it. The property is approximately 0.7 miles southeast of the intersection of White Horse Road (Hwy 25) and Cedar Lane Road (Hwy 183). The property is along a bus route and the Route 506 Woodside Inbound bus stop is 0.29 miles away at 1601 Cedar Lane Road. There are existing sidewalks on both sides of Cedar Lane Road. Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are three schools located within one mile of the site, Berea Elementary, Monaview Elementary, and Lakeview Middle. The applicant is requesting to rezone the property to S-1, Services District. The applicant is proposing a Tow Lot and Vehicle Storage Facility. 					
	CONCLUSION and RECOMMENDATION: The subject property, zoned C-2, Commercial District, is located along Cedar Lane Road, a four to five-lane State-maintained arterial road and Orchid Road, a two-lane County-maintained local road. Staff is of the opinion that a successfully rezoning to S-1, Services District would be consistent with similar zoning in the area and would not have an adverse impact. Based on these reasons, Staff recommends approval of the requested rezoning to S-1, Service District.					

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P&D	At the February 2, 2026 P&D Committee meeting, the Committee voted to deny the rezoning request to S-1, Services District due to neighbors in the area desiring more commercial uses that they could walk to instead of another auto-related use.
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