

Zoning Docket from May 18th, 2026 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-026	Austin Allen of Arbor Land Design LLC. for Mark Long 500 S Mountain View Rd. & N Hwy 101, Greer, SC 29651 T019010101900 POD, Planned Office District to C-1, Commercial District	18	Denial	Denial 5/27/26	Denial 6/1/26	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 18, 2026 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Would like to rezone to allow for a drive-thru only coffee shop • Currently in a food truck, but would like to rezone to have something more permanent. 2. Property owner <ul style="list-style-type: none"> • Requesting the rezoning to allow for a family member to open the permanent coffee shop <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1. Citizen <ul style="list-style-type: none"> • Lives in an adjacent parcel to the subject property • Does not specifically oppose the coffee shop, but does have issues with other uses that are permitted in the C-1 District • Has a petition with 56 signatures in opposition • Discussed traffic concerns along Hwy. 101 and S. Mountain View Rd. • Concerned with safety • The subject property is located in the middle of a residential area and rezoning to C-1 is not consistent with the surrounding area nor the Comprehensive Plan • The requested rezoning could set a precedent for other proposed commercial rezoning requests • Concerned with noise and lighting for a coffee shop that may begin early in the morning • There is a sewer easement located along the rear of the property <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For:</p> <p><u>Against:</u> Letter – 1 Petitions – 51</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 1.17 acres. • The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Suburban Neighborhood</i>. The subject property is not part of any area or community plans. • South Mountain View Road is a two-lane State-maintained collector road and the property has approximately 230 feet of frontage along it. Oneal Road (N Hwy 101) is a two-lane State-maintained collector road and the property has approximately 180 feet of frontage along it. 					

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	<p>The property is on the northwest corner of the intersection of South Mountain View Road and Oneal Road (Hwy 101). The property is not along a bus route. There are no sidewalks in the immediate area.</p> <ul style="list-style-type: none">• 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.• The applicant is requesting to rezone the property to C-1, Commercial District. The applicant is proposing a coffee shop with drive-thru. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject property, zoned POD, Planned Office District is located along South Mountain View Road, a two-lane State-maintained collector road, and Oneal Road (N Hwy 101), and two-lane, State-maintained collector road. Staff is of the opinion that a successful rezoning to the C-1, Commercial District would not be consistent with the <u>Plan Greenville County</u> Comprehensive Plan future land use designation of <i>Suburban Neighborhood</i>, and could have an adverse impact on the surrounding area.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to C-1, Commercial District.</p>
P&D	At the June 1 st Planning and development meeting, The Committee voted to Deny after a brief comment from Councilman Blount without additional discussion.