

Zoning Docket from August 17th, 2026 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-043	Gary Brock of the Berea Fire Department for the Berea public Service District White Horse Rd., Greenville, Sc 29611 Portion of B004050101508 O-D, Office District to R-12, Single-Family Residential District	19	Approval	Approval 8/26/26	Approval 9/14/26	
Public Comments	Some of the general comments made by Speakers at the Public Hearing on August 17, 2026 were: <u>Speakers For:</u> - Applicant - Would like to rezone the property to R-12 to be able to build their new fire station which the O-D district does not allow - Running out of room in existing stations and need a new one <u>Speakers Against:</u> None List of meetings with staff: N/A					Petition/Letter For: Against:
Staff Report	Below are the facts pertaining to this docket: - The subject property consists of approximately 0.85 acres. - The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Edge</i>. - White Horse Road (Hwy 25) is a 6-lane, State-maintained principle arterial road. The parcel has approximately 125 feet of road frontage along it. The property is approximately 0.77 miles south of the intersection of White Horse Road and Farris Bridge Road (Hwy 183). The property is not along a bus route but the Route 502 White Horse bus stop is 1.0 miles away at White Horse Road and Eastbourne Road and White Horse Road and Cherrylane Drive. There are existing sidewalks along 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 no schools located within a mile of the site. - The applicant is requesting to rezone the property to R-12, Single-Family Residential District. The applicant is proposing Single-Family residential. CONCLUSION and RECOMMENDATION: The subject parcel zoned O-D, Office District is located along White Horse Road, a six-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to R-12, Single-Family Residential District would be consistent with similar zoning in the area and would not have an adverse impact on the surrounding properties. Based on these reasons, staff recommends approval of the requested rezoning to R-12, Single-family Residential district.					