

Zoning Docket from August 17th, 2026 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-046	Yenny Guerrero of Alvarez Enterprises for Juan Celis & Gloria Peña 6340 White Horse Rd., Greenville, SC 29611 B013030100603 C-1, Commercial District to S-1, Services District	19	Denial	Denial 8/26/26	Held 9/14/26 Denial 10/5/26	
Public Comments	Some of the general comments made by Speakers at the Public Hearing on August 17, 2026 were: <u>Speakers For:</u> None <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 0.95 acres. - The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Transitional Corridor</i>. The subject property is part of the <u>Berea Community Plan</u>, where it is designated as <i>Commercial / Office</i>. - White Horse Road (Hwy 25) is a six to seven-lane State-maintained arterial road and the property has approximately 100 feet of frontage along it. The property is approximately 0.37 miles northwest of the intersection of White Horse Road and Saluda Dam Road. The property is along bus Route 502. There are 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 two schools located within a mile of the site: Westcliffe Elementary and Berea High. - The applicant is requesting to rezone the property to S-1, Services District. The applicant is proposing a non-retail bakery. CONCLUSION and RECOMMENDATION: The subject property, zoned C-1, Commercial District is located along White Horse Road, a six to seven-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to the S-1, Services District would not be consistent with the <u>Plan Greenville County</u> Comprehensive Plan future land use designation of <i>Transitional Corridor</i> nor would it be consistent with the <u>Berea Community Plan</u> future land use designation of <i>Commercial / Office</i> . Based on these reasons, staff recommends denial of the requested rezoning to S-1, Services District.					