

Zoning Docket from January 12th, 2026 Public Hearing

CONCLUSION and RECOMMENDATION:

The subject property, zoned C-2, Commercial District, is located along White Horse Road, a seven-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to the I-1, Industrial District would be consistent with the Plan Greenville County Comprehensive Plan future land use designation of *Industrial* and would consistent with similar zoning in the area. The parcel has also been used for industrial and warehousing purposes previously and is situated along an active rail line servicing other industrial property.

Based on these reasons, Staff recommends approval of the requested rezoning to I-1, Industrial District.



Greenville County Planning Division
Department of Zoning Administration
301 University Ridge Suite S-3200
Greenville, SC 29601
Office: 864.467.7425

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Todd Baxley, Deputy Zoning Administrator
Angel Sheldon, Planner 1

RE: CZ-2026-004

APPLICANT: Samuel Hamburger of Parliament Companies, LLC for
2706 White Horse, LLC

PROPERTY LOCATION: 2706 White Horse Road, Greenville, SC 29611

PIN/TMS#(s): WG11000100102

EXISTING ZONING: C-2, Commercial District

REQUESTED ZONING: I-1, Industrial District

PROPOSED LAND USE: Industrial

ACREAGE: 11.36

COUNCIL DISTRICT: 25 - Fant

ZONING HISTORY: The property was originally zoned C-2, Commercial District in June 1973 as part of Area 4A. There have been no prior rezoning requests for this property.

EXISTING LAND USE: Warehouse - Distribution

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2, R-MA	Farmers Market, Railway, School
East	R-MA	Railway, School
South	C-2	Auto Sales, Church
West	C-2, I-1	Retail, Gas Station

WATER AVAILABILITY: Greenville Water – Annexation covenant required

SEWER AVAILABILITY: Metro District – Sewer is available

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Industrial*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

A portion of the subject property is part of the South Greenville Area Plan, where it is designated as *Commercial*. **Please refer to the Future Land Use Map at the end of the document.**

DENSITY WORKSHEET: The following scenario provided the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	C-2	16 units/acre	11.36*	145 units
Requested	I-1	0 units/acre		0 units

*Only up to 80% of the acreage may be used for residential under a mixed-use development.

A successful rezoning would allow for 145 less dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

White Horse Road (Hwy 25) is a seven-lane State-maintained arterial road, and the property has approximately 22 feet of frontage along it. The property is approximately 0.12 miles north of the intersection of White Horse Road (Hwy 25) and Interstate 185. The property is along a bus route, and the Route 504 Anderson Inbound bus stop is 0.01 miles away at White Horse Road. There are existing sidewalks on both sides of White Horse Road.

Location of Traffic Count	Distance to Site	2022	2023	2024
White Horse Road	400' NW	35,300	37,100 +5.1%	38,400 +3.5%

CULTURAL AND ENVIRONMENTAL:

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: Greenview Child Development Center and Carolina High School.

CONCLUSION:

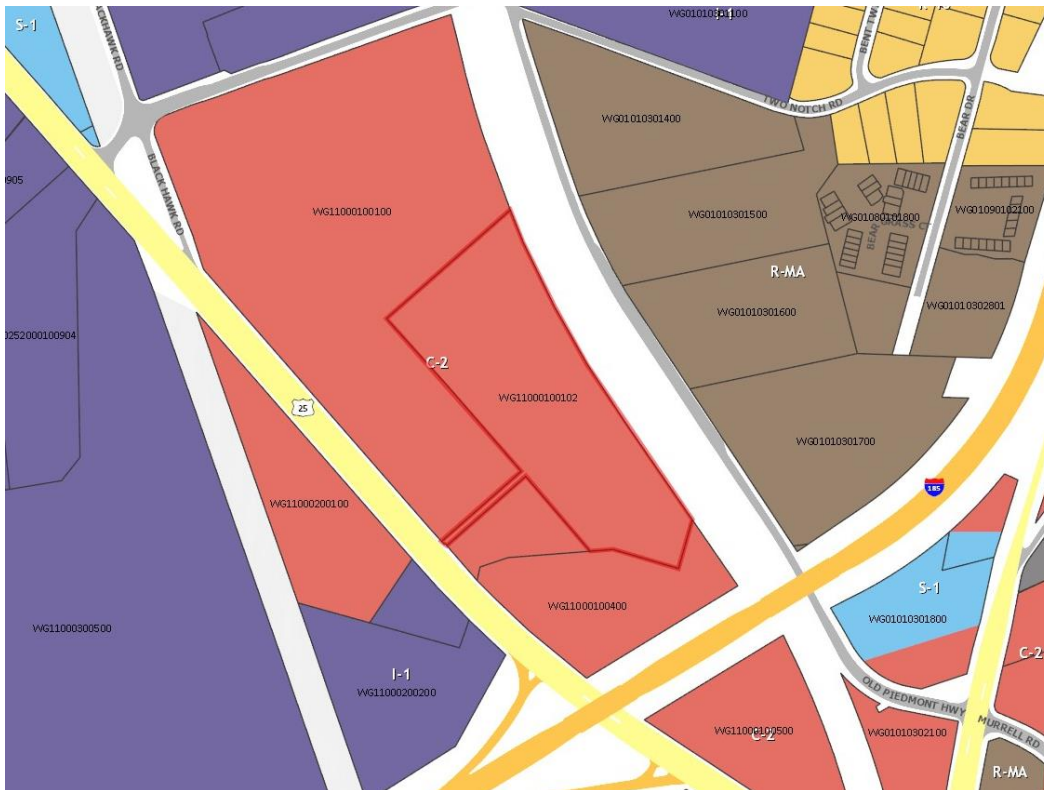
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STAFF RECOMMENDATION:

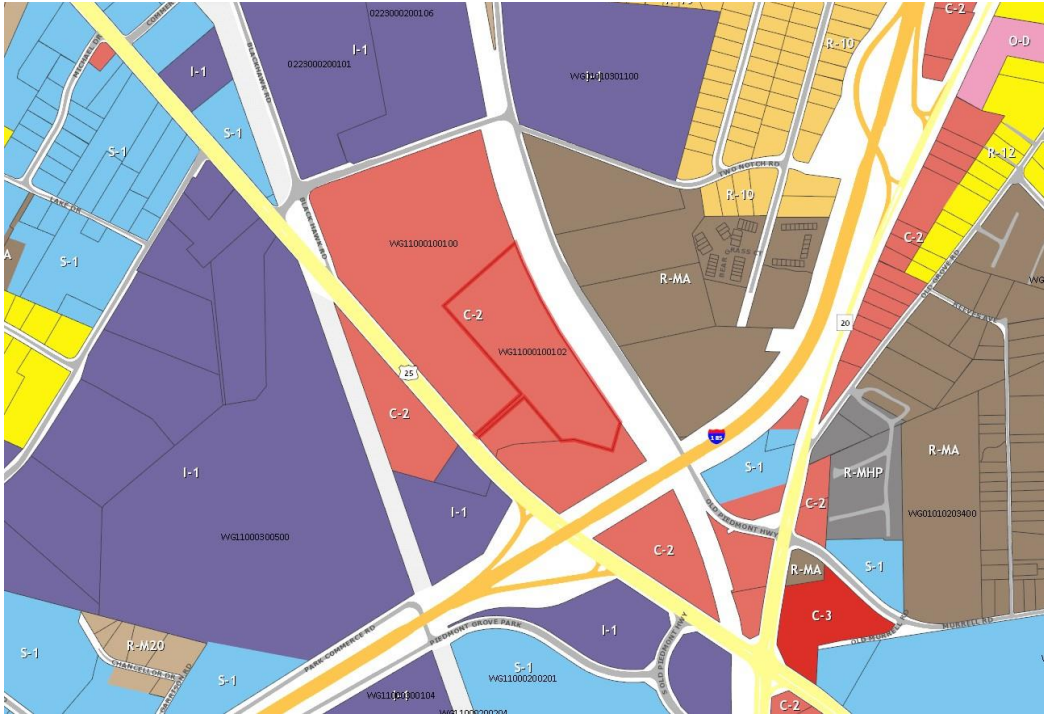
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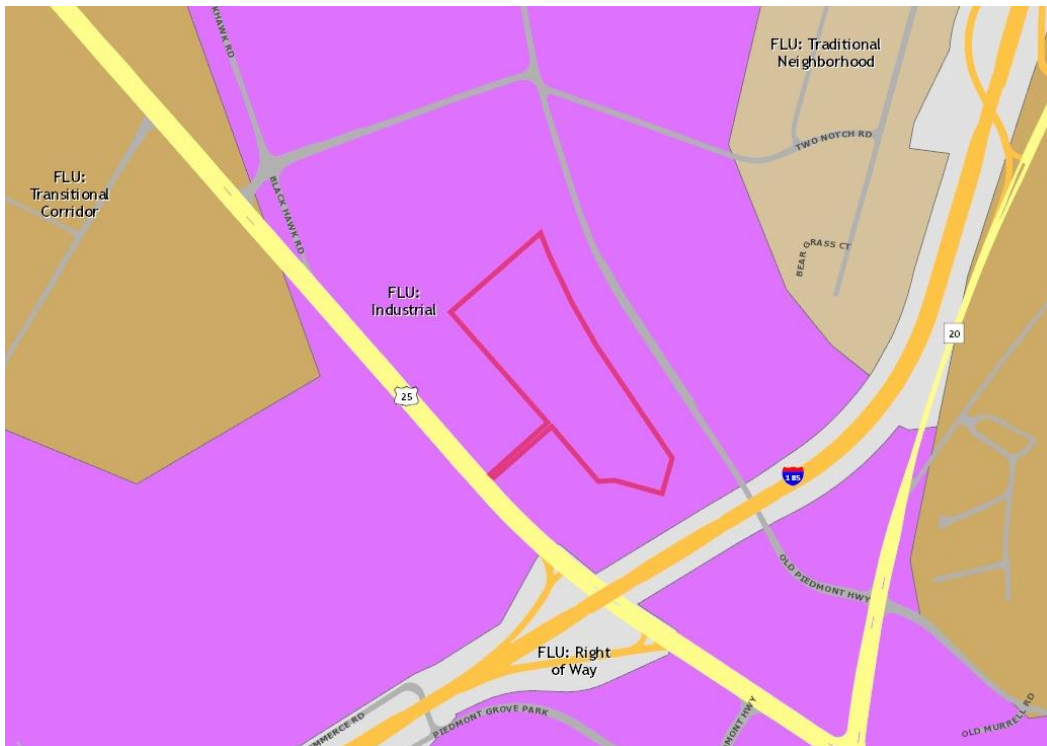
Aerial Photography, 2025



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map