

**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	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on November 17, 2025 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1. Applicant <ul style="list-style-type: none"> <li>• Would like to open a tow yard for towing on behalf of Highway Patrol</li> <li>• Lot has been empty for years</li> </ul> </li> </ol> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> N/A</p>					<p><u>Petition/Letter For:</u></p> <p><u>Against:</u></p>
Staff Report	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>• The subject property consists of approximately 0.643 acres.</li> <li>• 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>.</li> <li>• 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.</li> <li>• 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.</li> <li>• The applicant is requesting to rezone the property to S-1, Services District. The applicant is proposing a Tow Lot and Vehicle Storage Facility.</li> </ul>					
	<p><b>CONCLUSION and RECOMMENDATION:</b></p> <p>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.</p> <p>Based on these reasons, Staff recommends approval of the requested rezoning to S-1, Service District.</p>					



Greenville County Planning Division  
Department of Zoning Administration  
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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Todd Baxley, Deputy Zoning Administrator

**RE:** CZ-2025-073

**APPLICANT:** Noah P. Zahran of Bob's Inc., for Robert D. Mangum

**PROPERTY LOCATION:** 1500 Cedar Lane Rd. and Orchid Dr., Greenville, SC  
29617

**PIN/TMS#(s):** B011000109000

**EXISTING ZONING:** C-2, Commercial District

**REQUESTED ZONING:** S-1, Services District

**PROPOSED LAND USE:** Tow Yard and Vehicle Storage Facility

**ACREAGE:** 0.643

**COUNCIL DISTRICT:** 19 - Blount

**ZONING HISTORY:** This parcel was originally zoned O-D, Office District in April 1972 as part of Area 3. The property was rezoned from O-D, Office District to C-2, Commercial District as part of docket CZ-1980-079. There have been no other rezoning requests for this parcel.

**EXISTING LAND USE:** Vacant Land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-2	Vacant Land
East	C-2	Commercial
South	C-2, S-1	Auto Service
West	C-2	Auto Sales

**WATER AVAILABILITY:** Greenville Water – Annexation Covenant Required

**SEWER AVAILABILITY:** Metro Sewer

**PLAN GREENVILLE COUNTY**

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

**AREA AND COMMUNITY PLANS:**

The subject property is part of the Berea Community Plan, where it is designated as *Commercial/Office*. \*\*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	0.643*	8 units
Requested	S-1	0 units/acre		0 units

A successful rezoning would allow for 8 less dwelling units than is allowed under the current zoning.

\*Only up to 80% of the acreage may be utilized for residential use in the C-2 zoning district as part of a mixed-use development.

**ROADS AND TRAFFIC:**

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.

Location of Traffic Count	Distance to Site	2022	2023	2024
Cedar Lane Road	7,330' S	28,400	29,800 +4.9%	23,500 -21.1%

**CULTURAL AND ENVIRONMENTAL:**

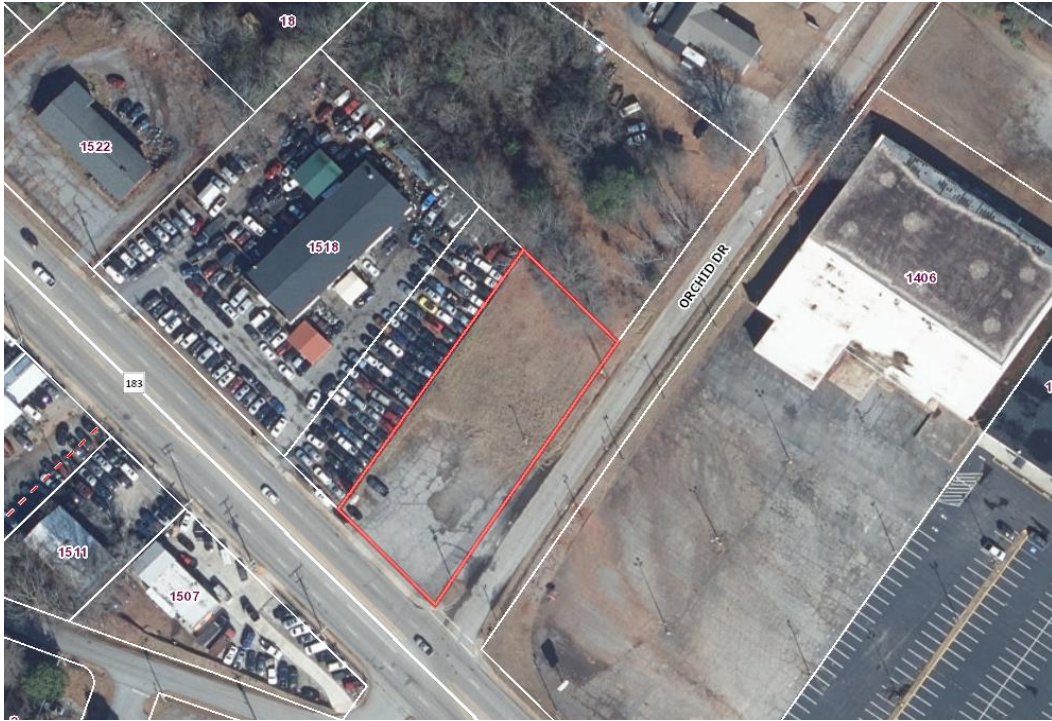
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**CONCLUSION:**

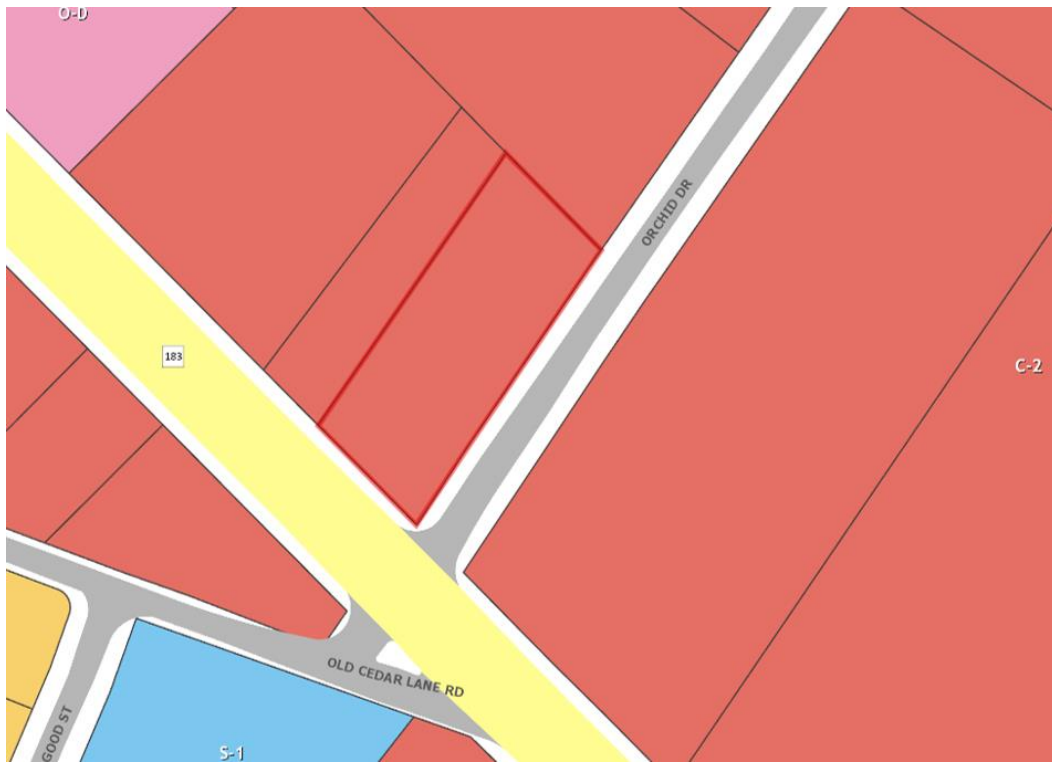
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**STAFF RECOMMENDATION:**

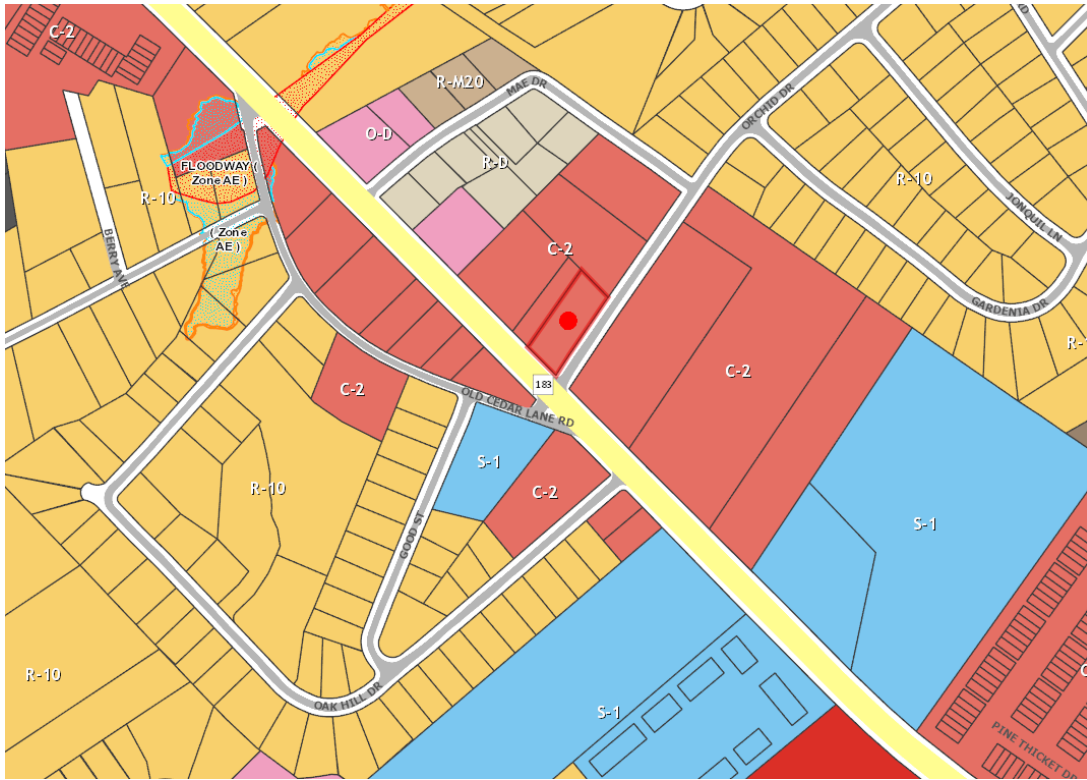
Based on these reasons, Staff recommends approval of the requested rezoning to S-1, Service District.



Aerial Photography, 2025



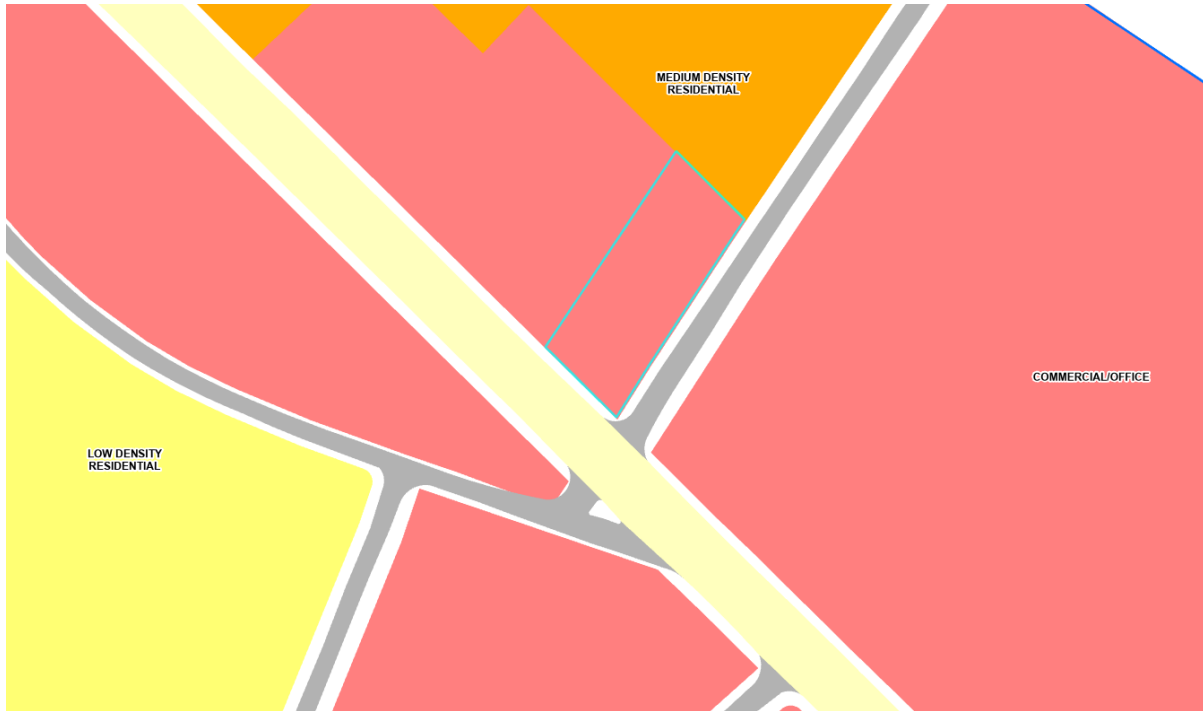
Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



Berea Community Plan, Future Land Use Map