

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			
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 <u>For:</u></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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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.

- 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.

CONCLUSION and RECOMMENDATION:

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 Plan Greenville County Comprehensive Plan future land use designation of *Suburban Neighborhood*, and could have an adverse impact on the surrounding area.

Based on these reasons, staff recommends denial of the requested rezoning to C-1, Commercial 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

RE: CZ-2026-026

APPLICANT: Austin Allen of Arbor Land Design LLC., for Mark Long

PROPERTY LOCATION: 500 S Mountain View Rd. & N Hwy 101, Greer, SC
29651

PIN/TMS#(s): T019010101900

EXISTING ZONING: POD, Planned Office District

REQUESTED ZONING: C-1, Commercial District

PROPOSED LAND USE: Coffee Shop with Drive-Thru

ACREAGE: 1.17

COUNCIL DISTRICT: 18 - Long

ZONING HISTORY: The subject property was originally zoned R-15, Single-Family Residential District in November, 2001 as part of Area 16. Previous Docket CZ-2006-048 to rezone the property from R-15 to C-1, Commercial District was denied. Previous Docket CZ-2006-069 to rezone the property from R-15 to NC, Neighborhood Commercial District was denied. The property was rezoned from R-15 to POD, Planned Office District as part of rezoning Docket CZ-2007-064. Previous Docket CZ-2024-025 to rezone the property from POD to R-15 was withdrawn by the applicant. There have been no other rezoning requests for the property.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-15	Single-Family Residential
East	Unzoned	Single-Family Residential, Vacant Land
South	R-20	Single-Family Residential
West	R-15	Single-Family Residential

WATER AVAILABILITY: Greer CPW – Water is available

SEWER AVAILABILITY: Not in Metro’s service area.

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY

PLANS: The subject property not part of any area or community plans.

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

	Zoning	Zoning Density	Acres	Total Units
Current	POD	10 units/acre	1.17*	11 units
Requested	C-1	12 units/acre		11 unit

*Only up to 80% of the acreage can be allocated to residential under a mixed-use development.

A successful rezoning would allow for the same number of dwelling units that are allowed under the current zoning.

ROADS AND TRAFFIC: 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. 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.

Location of Traffic Count	Distance to Site	2022	2023	2024
Fairview Road	3,600' SW	3,600	3,500 -2.8%	4,000 +14.3%
Oneal Road (N Hwy 101)	2,870' N	10,400	10,300 -1%	12,400 +20.4%

CULTURAL AND ENVIRONMENTAL:

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.

CONCLUSION:

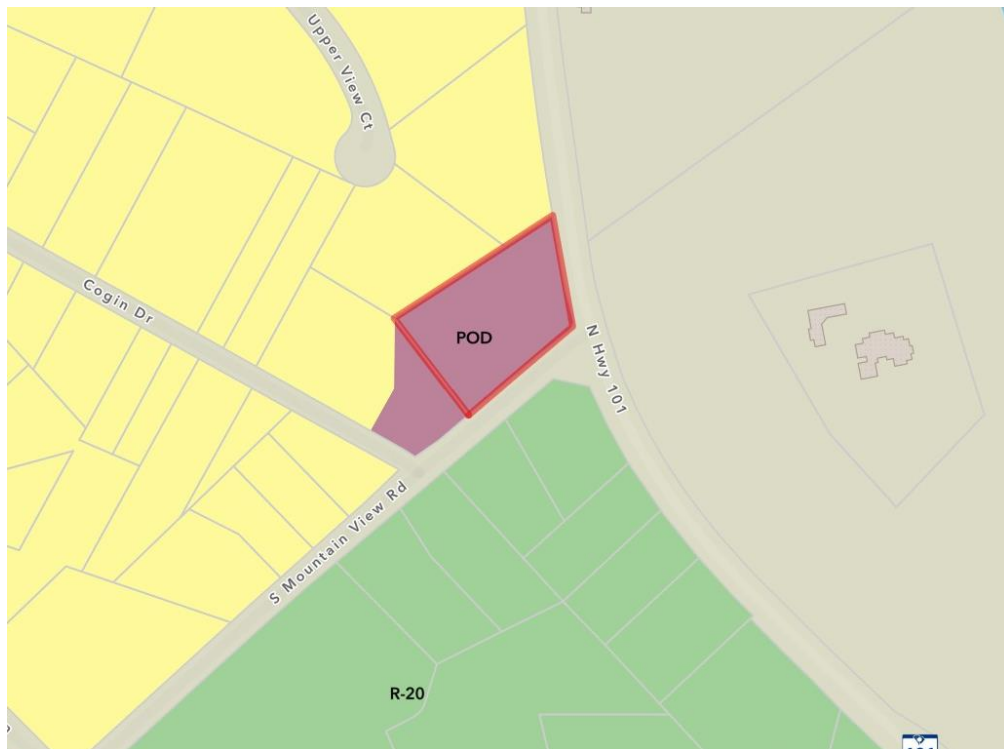
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STAFF RECOMMENDATION:

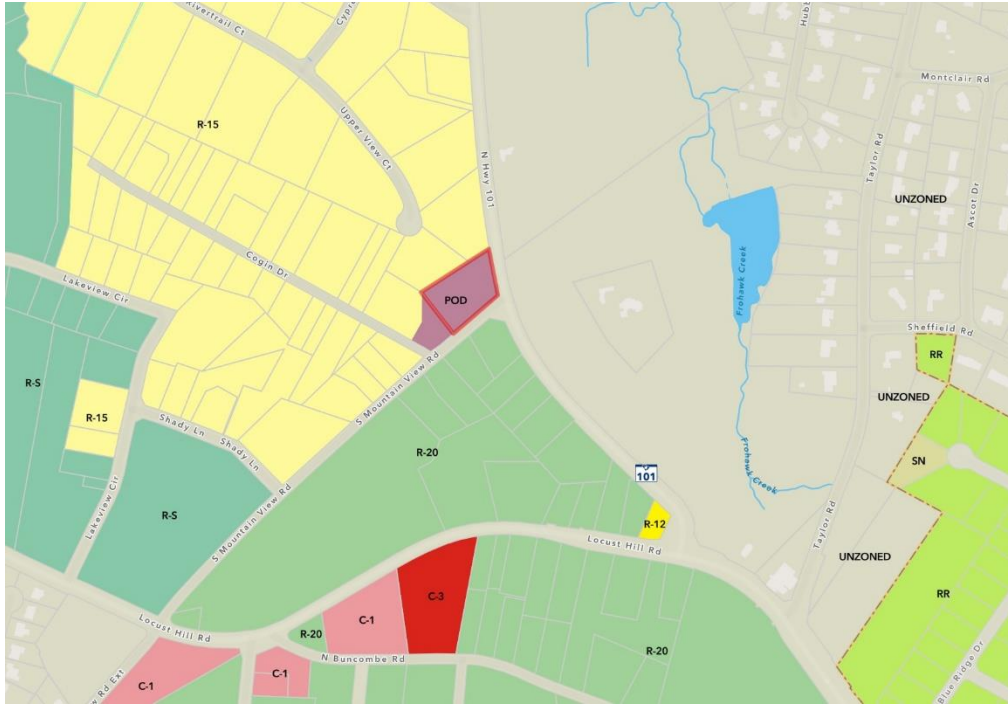
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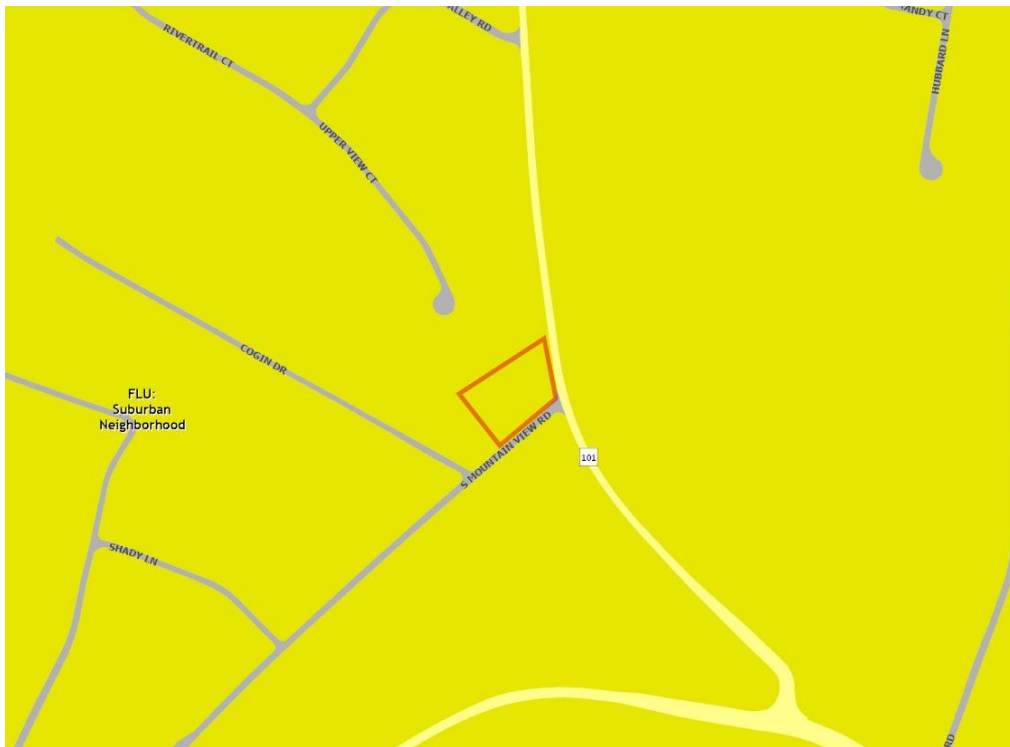
Aerial Photography, 2025



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map