

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		
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 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.					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Angel Sheldon, Planner I

RE: CZ-2026-043

APPLICANT: Gary Brock of the Berea Fire Department for the Berea Public Service District

PROPERTY LOCATION: White Horse Rd., Greenville, SC 29611

PIN/TMS#(s): Portion of B004050101508

EXISTING ZONING: O-D, Office District

REQUESTED ZONING: R-12, Single-Family Residential District

PROPOSED LAND USE: Fire Station

ACREAGE: 0.85

COUNCIL DISTRICT: 19 - Blount

ZONING HISTORY: The subject property was originally zoned R-12, Single-Family Residential district in April 1972 as part of Area 3. The subject property was rezoned from R-12 to O-D, Office district as a part of rezoning docket CZ-1991-018. There have been no other rezoning requests for the subject property.

EXISTING LAND USE: Vacant Land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-12	Single-Family Residential
East	C-3	Vacant land
South	R-12	Vacant Land
West	R-12	Church

WATER AVAILABILITY: Greenville Water – 10” and 16” on White Horse Road available to serve the property.

SEWER AVAILABILITY: MetroConnects – Sewer is available with an easement.

**PLAN GREENVILLE
COUNTY**

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Edge*. **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 *Medium Density Residential*. **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	O-D	0 units/acre	0.85	0 unit
Requested	R-12	3.6 units/acre		3 units

A successful rezoning would allow for 3 more dwellings unit than is allowed under the current zoning.

ROADS AND TRAFFIC: 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 is 0.77 miles south of the intersection of 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.

Location of Traffic Count	Distance to Site	2023	2024	2025
White Horse Road	6,560' SE	31,300	29,300 -6.4%	30,600 +4.4%

**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:

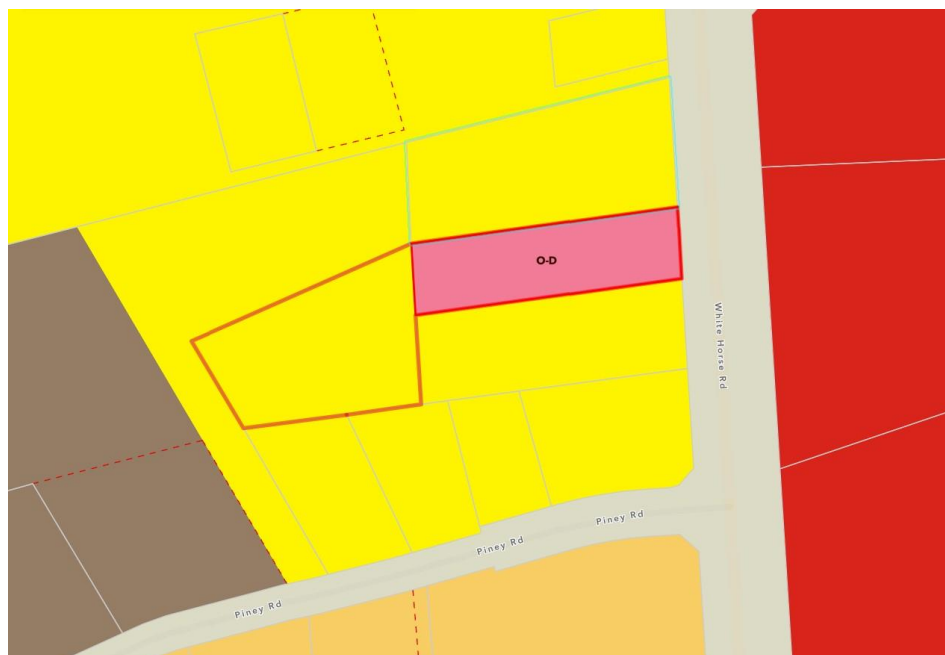
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**STAFF
RECOMMENDATION:**

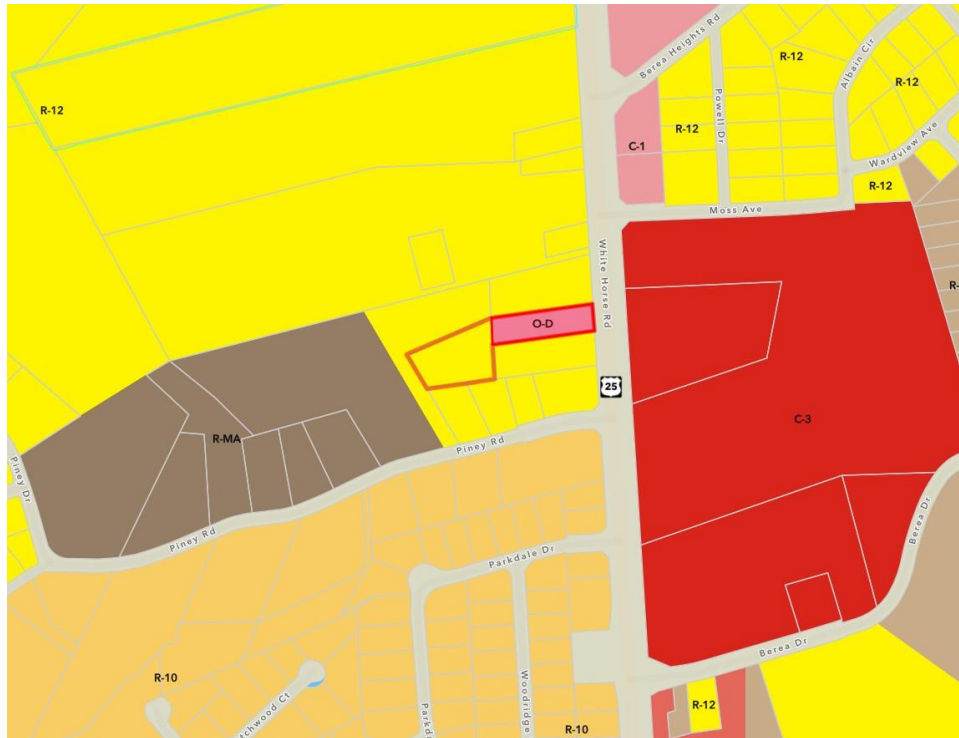
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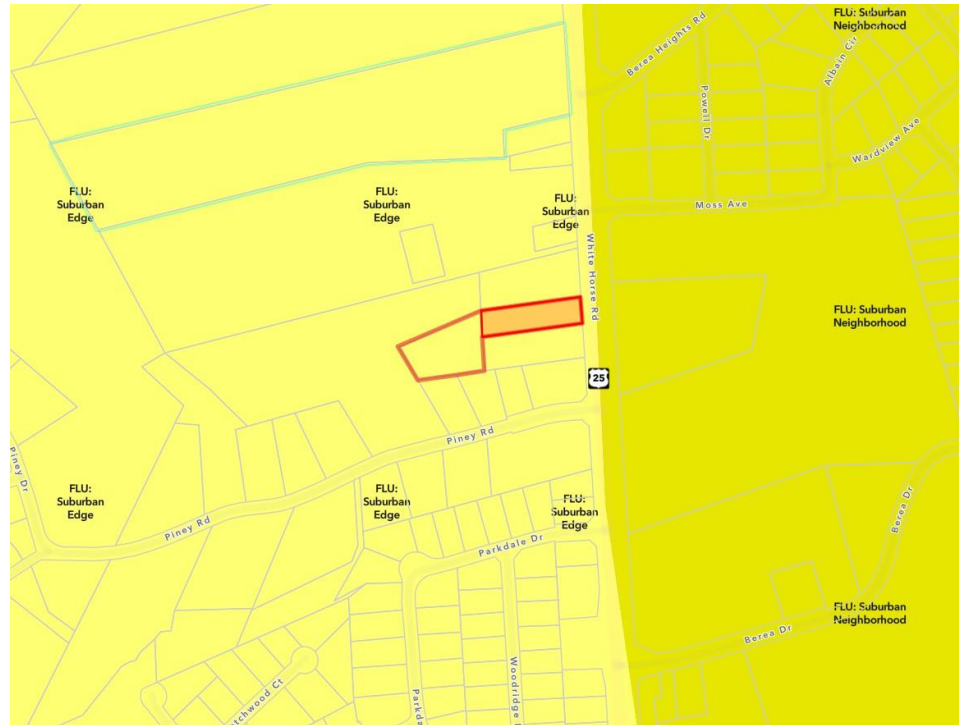
Aerial Photography, 2026

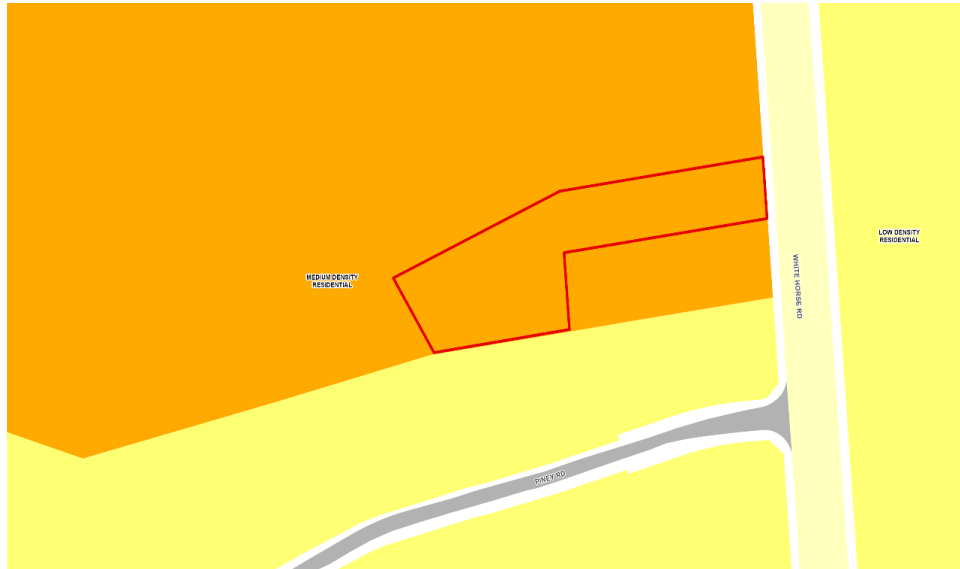


Zoning Map, Zoomed In



Zoning Map, Zoomed Out

Plan Greenville County, Future Land Use Map



Berea Community Plan, Medium Density Residential