

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		
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.					



Greenville County Planning Division
Department of Zoning Administration
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Greenville, SC 29601
Office: 864.467.7425

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Todd Baxley, Deputy Zoning Administrator

RE: CZ-2026-046

APPLICANT: Yenny Guerrero of Alvarez Enterprises for Juan Celis & Gloria Peña

PROPERTY LOCATION: 6340 White Horse Rd., Greenville, SC 29611

PIN/TMS#(s): B013030100603

EXISTING ZONING: C-1, Commercial District

REQUESTED ZONING: S-1, Services District

PROPOSED LAND USE: Non-retail Bakery

ACREAGE: 0.95

COUNCIL DISTRICT: 19 - Blount

ZONING HISTORY: The subject property was originally zoned C-1, Commercial District in April 1972 as part of Area 3. There was a previous rezoning docket, CZ-2008-048, to correct the County's digital zoning map which incorrectly labeled the parcel as R-12, Single-Family Residential District. There have been no other rezoning requests for the property.

EXISTING LAND USE: Vacant Commercial

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-12, C-3	Single-Family Residential, Auto Sales
East	R-12	Single-Family Residential
South	C-1	Commercial
West	C-2, S-1	Single-Family Residential, Auto Sales

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro's 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 *Transitional 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 provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	C-1	12 units/acre	0.95*	9 units
Requested	S-1	0 units/acre		0 units

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

A successful rezoning would allow for 9 less dwelling units than are allowed under the current zoning.

ROADS AND TRAFFIC: 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.

Location of Traffic Count	Distance to Site	2023	2024	2025
White Horse Road	100' NW	31,300	29,300 -6.4%	30,600 +4.4%

**CULTURAL AND
ENVIRONMENTAL:**

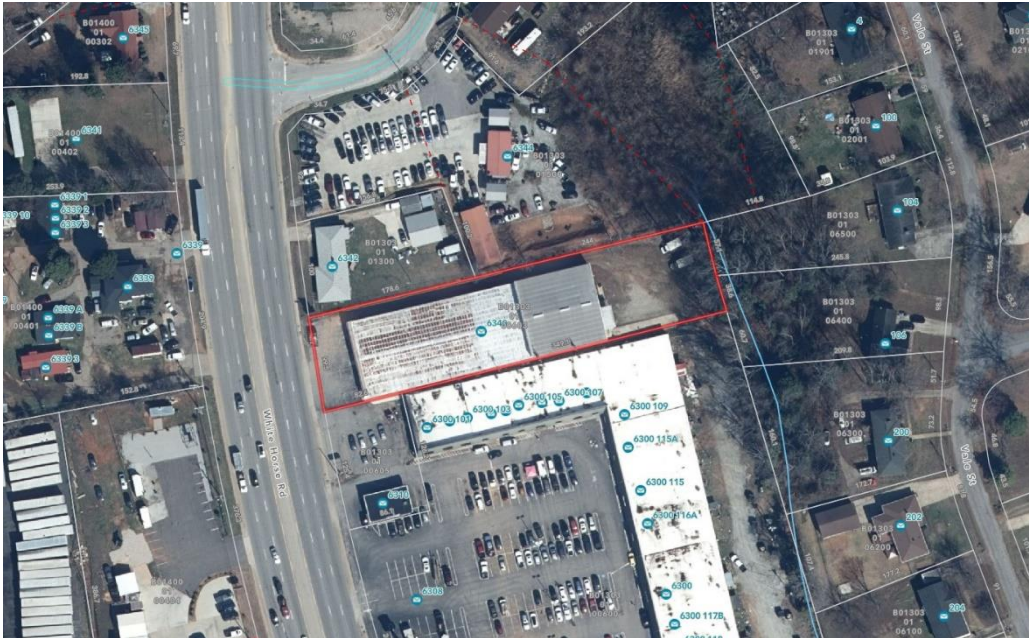
Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are two schools located within a mile of the site: Westcliffe Elementary and Berea High.

CONCLUSION:

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 Plan Greenville County Comprehensive Plan future land use designation of *Transitional Corridor* nor would it be consistent with the Berea Community Plan future land use designation of *Commercial / Office*.

**STAFF
RECOMMENDATION:**

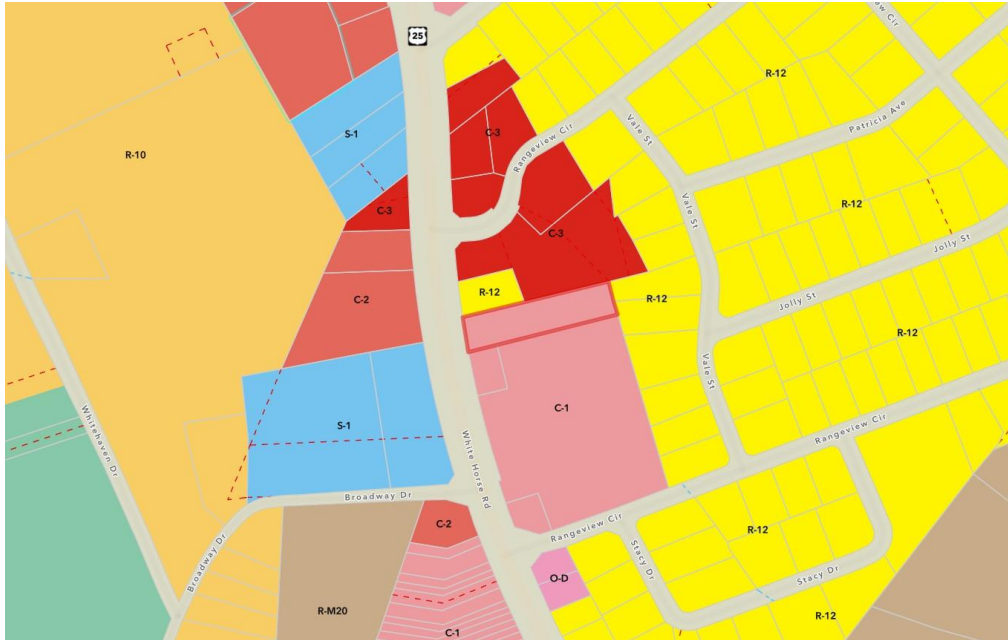
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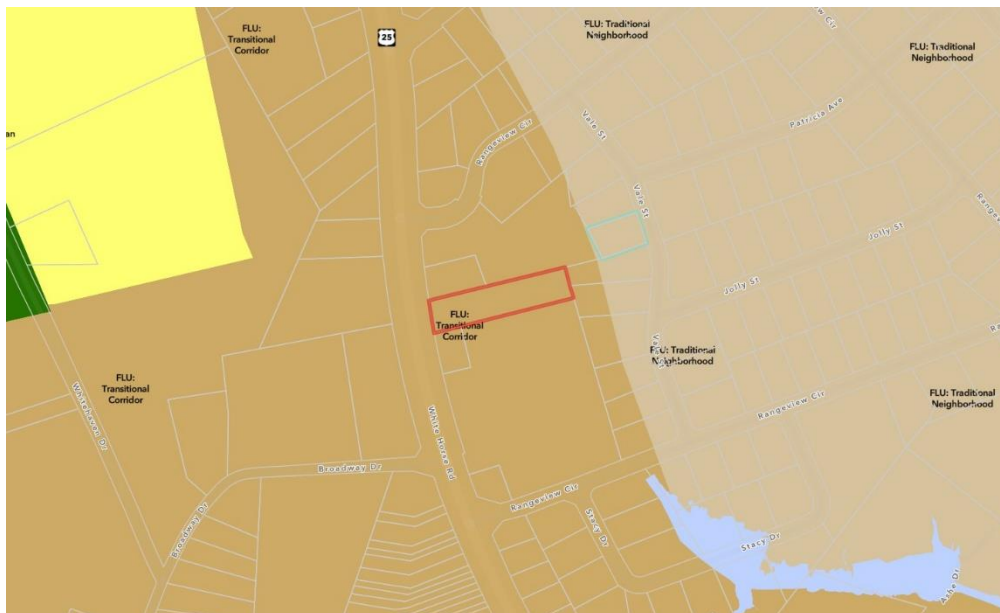
Aerial Photography, 2026

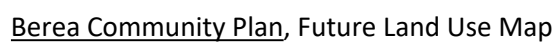


Zoning Map, Zoomed In



Zoning Map, Zoomed Out

Plan Greenville County, Future Land Use Map



Berea Community Plan, Future Land Use Map