

Zoning Docket from March 14, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-020	Juan Carlos Salinas for Juan Carlos Salinas and Lilian Yadira Aguiriano G004000200700 R-15, Single-Family Residential District to C-1, Commercial District	18	Denial	Denial 3-23-22	Denial 4-4-22	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 14, 2022 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Owns a residential and commercial painting business and would like to use this site for storage and office space <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Traditional Neighborhood</i>. Floodplain is not present on the site. There are no schools located within one mile of the site. The property is not along a bus route and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-15, Single-Family Residential and is 0.57 acres of land located at 1111 S. Hwy. 14 and is approximately 0.06 miles southwest of the intersection of Hwy. 14, Roscoe Dr. and West Rd. The parcel has approximately 207 feet of frontage along Hwy. 14. The applicant is requesting to rezone the property to C-1, Commercial District.</p> <p>The applicant states that the proposed land use is for an office.</p> <p>CONCLUSION</p> <p>The subject parcel zoned R-15, Single-Family Residential is located along Highway 14, a four-to-six lane State-maintained Arterial road. The requested rezoning does not align with the Plan Greenville County Comprehensive Plan, which designates this area for Traditional Neighborhood. Additionally, the requested rezoning does not align with the existing R-15 zoning of adjacent parcels. With that, Staff is of the opinion that a successful rezoning to C-1, Commercial would permit uses that may have an adverse impact on the existing surrounding properties.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to C-1, Commercial District.</p>					