

**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		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on March 14, 2022 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>Owns a residential and commercial painting business and would like to use this site for storage and office space</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>ANALYSIS</b></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><b>SUMMARY</b></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><b>CONCLUSION</b></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>					



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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Lisa Mann, Planner

**RE:** CZ-2022-020

**APPLICANT:** Juan Carlos Salinas for Juan Carlos Salinas and Lilian  
Yadira Aguiriano

**PROPERTY LOCATION:** 1111 S Hwy 14, Greer, SC 29650

**PIN/TMS#(s):** G004000200700

**EXISTING ZONING:** R-15, Single-Family Residential District

**REQUESTED ZONING:** C-1, Commercial District

**PROPOSED LAND USE:** Office

**ACREAGE:** 0.57

**COUNCIL DISTRICT:** 18 - Barnes

**ZONING HISTORY:** This parcel was originally zoned R-15, Single-Family Residential in May 1970 as part of Area 1. There have been no other zoning requests pertaining to this property.

**EXISTING LAND USE:** Single-Family Residential Development

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-2 (City of Greer)	Restaurant
East	R-15	Single-Family Residential
South	R-15	Single-Family Residential
West	C-2 (City of Greer)	Church and Vacant Land

**WATER AVAILABILITY:** Greer Commission of Public Works

**SEWER AVAILABILITY:** Septic

**PLAN GREENVILLE COUNTY**

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

**AREA AND COMMUNITY PLANS:**

The subject property is not a part of any area or community plans.

**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	R-15	2.9 units/acre	0.57	1 unit
Requested	C-1	12 units/acre		6 units

A successful rezoning would allow for 5 more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

Highway 14 is a four-to-six lane State-maintained Arterial road. The parcel has approximately 207 feet of frontage along Highway 14. The parcel is approximately 0.06 miles southwest of the intersection of Hwy 14, Roscoe Drive, and West Road. The property is not along a bus route and there are no sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2013	2016	2019
SC Hwy 14	4723' NE	9,600	10,800 + 12.5%	11,500 +6.5%

**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 one mile of the site.

**CONCLUSION:**

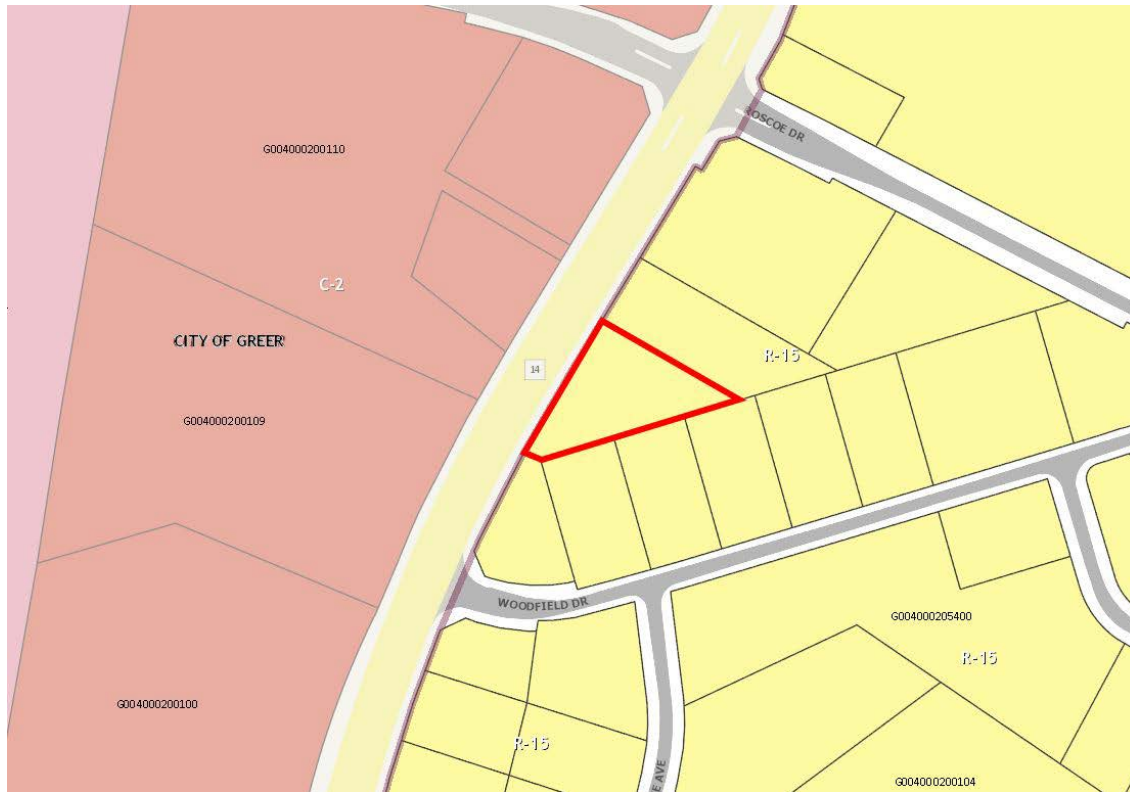
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**STAFF RECOMMENDATION:**

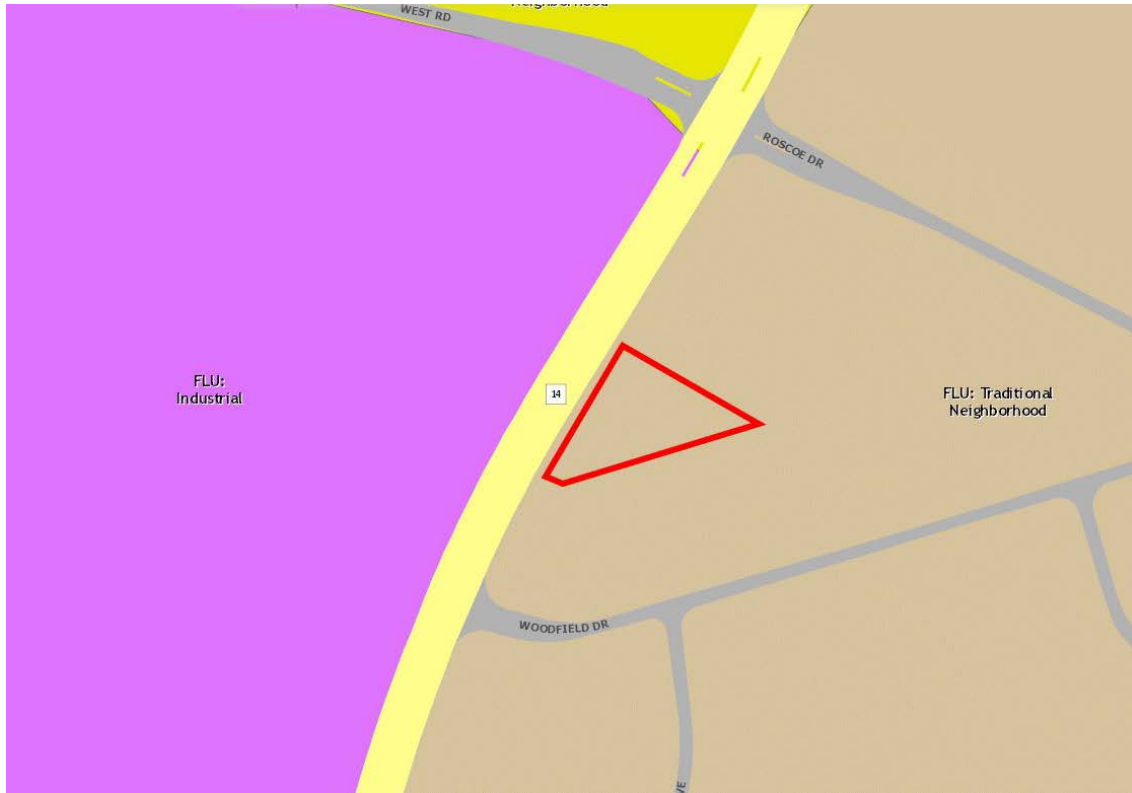
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Aerial Photography, 2021



Zoning Map



Plan Greenville County, Future Land Use Map