

### Zoning Docket from July 14<sup>th</sup>, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
<b>CZ-2025-051</b>	Lynn Solesbee of Bluewater Civil Design, LLC. for HWY 14 Cars LLC & AGWG 3085 Holdings, LLC 3019, 3021, 3035, & 3085 HWY 14, Greer, SC 29650 0530040100500, 0530040100600, & 0530040100402 R-S, Residential Suburban District to S-1, Services District	21	Approval	Denial 7/23/25		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on July 14, 2025 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>Applicant <ul style="list-style-type: none"> <li>Would like to build a car storage/motor sports club on the subject parcels</li> <li>This will be a private recreation use for car enthusiasts</li> </ul> </li> <li>Property Owner <ul style="list-style-type: none"> <li>Will be leasing this space to store vehicles and race cars for an automotive center for citizens</li> <li>This area is a good place for auto service</li> </ul> </li> </ol> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> N/A</p>					<p><b>Petition/Letter For:</b></p> <p><u>Against:</u> Email - 3</p>
<b>Staff Report</b>	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>The subject property consists of approximately 13.675 acres.</li> <li>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Mixed Employment Center &amp; Floodplain</i>. The subject property is not part of any area or community plans.</li> <li>State Hwy 14 is a two to six-lane State-maintained Arterial road. The parcels have approximately 1175 feet of frontage along State Hwy 14. The parcel is approximately .21 miles northeast of the interchange at Batesville/Pelham Road and Hwy 14. The property is not along a bus route and there are sidewalks located adjacent to the parcels.</li> <li>Floodplain is present on the parcels. Any development must follow the County Flood Damage Prevention Ordinance. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site.</li> <li>The applicant is requesting to rezone the property to S-1, Services District. The applicant is proposing private recreation with automobile storage.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION:</b></p> <p>The subject parcels, zoned R-S, Residential Suburban District, are located along State Hwy 14, a two to six-lane State-maintained Arterial road. Staff is of the opinion that a successful rezoning to S-1, Services District would be consistent with the <u>Plan Greenville County</u> Comprehensive Plan future land use designation of <i>Mixed-Employment Center</i> and would be consistent with similar commercial</p>					

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	<p>zoning in the area.</p> <p>Based on these reasons, Staff recommends approval of the requested rezoning to S-1, Services District.</p>
<b>PC</b>	<p>At the Planning Commission meeting, the Commission had a tie vote on this docket and under their By-laws, a tie vote of 4-4 is a failed motion and therefore a denial.</p>



Greenville County Planning Division  
Department of Zoning Administration  
301 University Ridge Suite S-3200  
Greenville, SC 29601  
Office: 864.467.7425  
Fax: 864.467.7164

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

**FROM:** EJ Sherer, Planner I

**RE:** CZ-2025-051

**APPLICANT:** Larry Barthelemy of ADC Engineering, Inc. for HWY 14  
Cars LLC & AGWG 3085 Holdings, LLC

**PROPERTY LOCATION:** 3019, 3021, 3035, & 3085 HWY 14, Greer, SC 29650

**PIN/TMS#(s):** 0530040100500, 0530040100600, & 0530040100402

**EXISTING ZONING:** R-S, Residential Suburban District

**REQUESTED ZONING:** S-1, Services District

**PROPOSED LAND USE:** Private Recreation with Automotive Storage

**ACREAGE:** 13.675

**COUNCIL DISTRICT:** 21 – McGahhey

**ZONING HISTORY:** The parcels were originally zoned R-S, Residential Suburban District in June of 1991 as part of Area 7. There has been one Rezoning request pertaining to these parcels, Docket CZ-2024-060, for parcel ending in 402, which was Administratively Withdrawn.

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

**AREA  
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	Single-Family Residential
East	City of Greer	Single-Family Residential
South	I-1 & PD	Business Office & Vacant Land
West	S-1 & I-1	Fire Station, Commercial, & Warehousing

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro District – Sewer is accessible with an easement

**PLAN GREENVILLE  
COUNTY**

**CONFORMANCE:** The subject properties are part of the Plan Greenville County Comprehensive Plan, where it is designated as *Mixed Employment Center* and *Flood Plain*. \*\* Please refer to the Future Land Use Map at the end of the document. \*\*

**AREA AND COMMUNITY  
PLANS:**

The subject property is not 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-S	1.7 units/acre	13.675	23 units
Requested	S-1	0 unit/acres		0 units

A successful rezoning would allow for 23 less dwelling units than are allowed under the current zoning.

**ROADS AND TRAFFIC:**

State Hwy 14 is a two to six-lane State-maintained Arterial road. The parcels have approximately 1175 feet of frontage along State Hwy 14. The parcel is approximately .21 miles northeast of the interchange at Batesville/Pelham Road and Hwy 14. The property is not along a bus route and there are sidewalks located adjacent to the parcels.

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Location of Traffic Count	Distance to Site	2022	2023	2024
S Hwy 14/S Batesville Rd	6,967' SW	14,000	14,700 +5.00%	14,500 -1.36%

**CULTURAL AND  
ENVIRONMENTAL:**

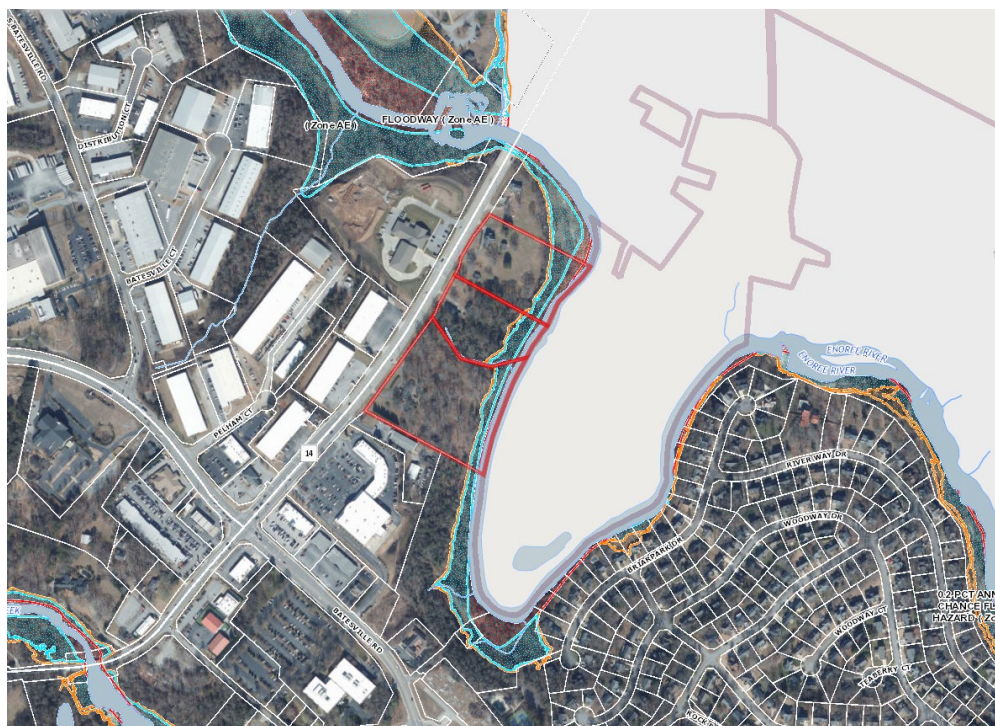
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**CONCLUSION:**

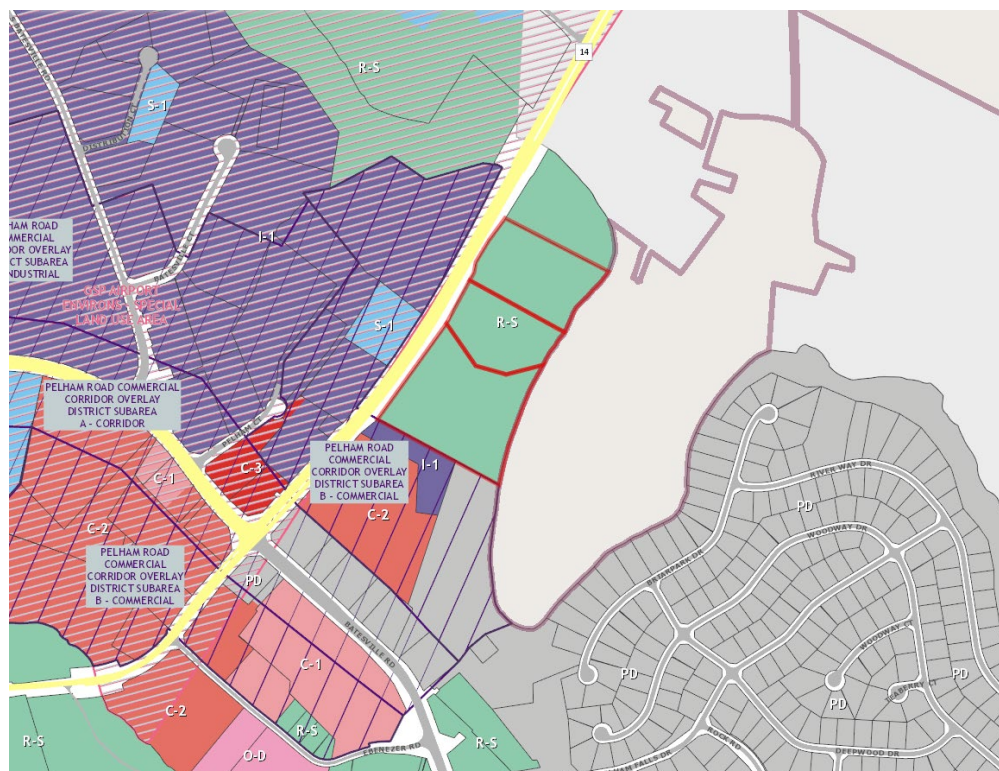
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**STAFF  
RECOMMENDATION:**

Based on these reasons, Staff recommends approval of the requested rezoning to S-1, Services District.



Aerial Photography, 2025



Zoning Map, Zoomed In



