

Zoning Docket from July 20th, 2026 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-033	Carmen Vlad, of Harnic Properties, LLC. 907 Hwy. 14, Simpsonville, SC 29681 0542020103105 R-15, Single-Family Residential District to C-1, Commercial District	28	Denial	Denial 7/22/26	Denial 8/3/26	
Public Comments	Some of the general comments made by Speakers at the Public Hearing on July 20, 2026 were: <u>Speakers For:</u> - Applicant - Would like to rezone the subject parcel to C-1 to be able to use the existing structure as a professional office use - Currently running the office at another location and this would allow the ability to invest in the community - Has spoken with neighbors and one of the biggest types of feedback was that this could be the precedent of additional commercial rezoning requests - There are some non-residential uses along Hwy. 14 - Will keep the residential feel of the property - Would have to add 3-4 parking spaces and signage - Would pursue the O-D, Office District, but would need variances due to the setback of the existing structure <u>Speakers Against:</u> - Citizen - Thanked the applicant of the notification and for reaching out with the proposed rezoning request - Parents previously owned the property in question - There is a hazardous area at Hwy. 14 and Adams Mill Rd. with regards to traffic - Owns the property that backs up the subject parcel - Concerned with other uses that the proposed C-1 District could allow - Citizen - Lives in the adjacent Holly Trace subdivision - Concerned with the change to a commercial district and the possible uses that are permitted - The property is buffered on all sides by residences on this side of the road and the concern is how this would set the precedent for other rezoning requests - Rezoning should be done in consideration with surrounding area - Citizen - Pastor of the church across the street					Petition/Letter For: Signatures - 33 Against: Signatures - 149

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	• Concerned with future uses of this property under the C-1 zoning district • Seen this area grow from farm land to subdivisions and would not like to see commercial uses List of meetings with staff: N/A **There were approximately 20 people in attendance that were in opposition**	
Staff Report	Below are the facts pertaining to this docket: • The subject property consists of approximately 0.57 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. The subject property is not part of any area or community plans. • Highway 14 is a three-lane State-maintained arterial road and the property has approximately 120 feet of frontage along it. The property is approximately 0.02 miles northwest of the intersection of Highway 14 and Adams Mill Road. The property is not along a bus route. There are no sidewalks in the immediate area. • 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 C-1, Commercial District. The applicant is proposing a Business Office. CONCLUSION and RECOMMENDATION: The subject property, zoned R-15, Single-Family Residential District is located along Highway 14, a three-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to the C-1, Commercial District would not be consistent with the <u>Plan Greenville County</u> future land use designation of <i>Suburban Neighborhood</i>, nor would it be consistent with similar zoning in the area. Based on these reasons, staff recommends denial of the requested rezoning to C-1, Commercial District.	