Zoning Docket from March 18th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-019	James White of James White Enterprises, LLC for Professional Developers, LLC 207 Worley Rd. & Haughty Ct., Greenville, SC 29609 0174020201000 R-12, Single-Family Residential District to S-1, Services District	23	Denial	Denial 3/27/24	Denial 4/1/24	
Public Comments	**Some of the general comments made by Speakers at the Public Hearing on March 18, 2024 were:** <u>Speakers For:</u> None <u>Speakers Against:</u> None **List of meetings with staff:** N/A					**Petition/Letter** <u>For:</u> <u>Against:</u>
Staff Report	**Below are the facts pertaining to this docket:** • The subject property consists of approximately .6 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as *Suburban Neighborhood.* The subject property is not part of any area or community plans. • Worley Road is a two-lane State-maintained collector road and the parcel has approximately 167 feet of frontage along it. Haughty Court is a two-lane County-maintained local road and the parcel has approximately 182 feet of frontage along it. The parcel is approximately 0.3 miles north of the intersection of Worley Road and N. Pleasantburg Drive. The property is not along a bus route. There is a sidewalk along the opposite side of Worley Road. • 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 S-1, Services District. The applicant is proposing material and trailer storage for a construction company. **CONCLUSION and RECOMMENDATION:** The subject parcel, zoned R-12, Single-Family Residential District is located along Worley Road, a two-lane State-maintained collector road and Haughty Court, a two-lane County-maintained local road. Staff is of the opinion that the requested zoning of S-1, Services District is not consistent with the <u>Plan Greenville County</u> Comprehensive Plan which designates the property as Suburban Residential. The proposed district and use are also not consistent with the predominately residential properties along Worley Road, and could therefore have an adverse impact on the area. Based on these reasons, staff recommends denial of the requested rezoning to S-1, Services District.					