



Greenville County Planning Division
Department of Zoning Administration
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Greenville, SC 29601
Office: 864.467.7425

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Todd Baxley, Planner II

RE: CZ-2024-019

APPLICANT: James White of James White Enterprises, LLC for
Professional Developers, LLC

PROPERTY LOCATION: 207 Worley Rd. & Haughty Ct., Greenville, SC 29609

PIN/TMS#(s): 0174020201000

EXISTING ZONING: R-12, Single-Family Residential District

REQUESTED ZONING: S-1, Services District

PROPOSED LAND USE: Material and Trailer Storage

ACREAGE: 0.6

COUNCIL DISTRICT: 23 – Mitchell

ZONING HISTORY: This parcel was originally zoned R-12, Single-Family Residential District in May, 1970 as part of Area 1. There have been no other rezoning requests for the parcel.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12	Single-Family Residential, Commercial
East	R-12	Single-Family Residential, Multifamily Residential
South	R-12	Single-Family Residential, Vacant Land
West	R-12	Single-Family Residential, Vacant Land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District – sewer is accessible

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood*. **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 provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	R-12	3.6 units/acre	.6	2 units
Requested	S-1	0 units/acre		0 units

A successful rezoning would allow for 2 less dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

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.

Location of Traffic Count	Distance to Site	2019	2021	2022
Worley Road	30' NW	2,400	2,300 -4.17%	2,200 -4.35%

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 a mile of the site.

CONCLUSION:

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 Plan Greenville County 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.

STAFF RECOMMENDATION:

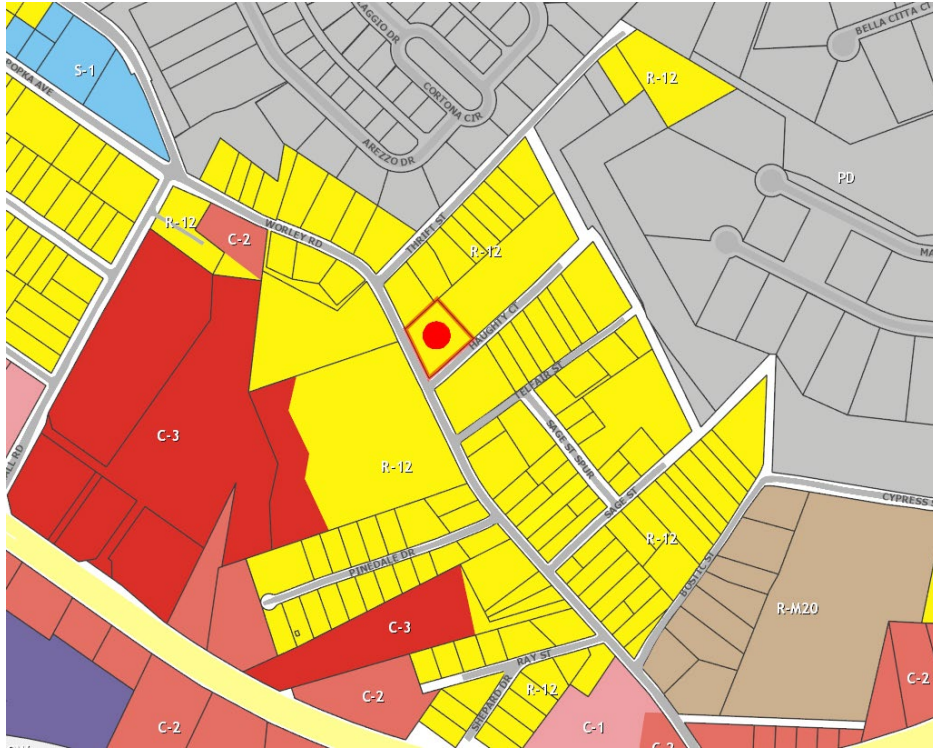
Based on these reasons, staff recommends denial of the requested rezoning to S-1, Services District.



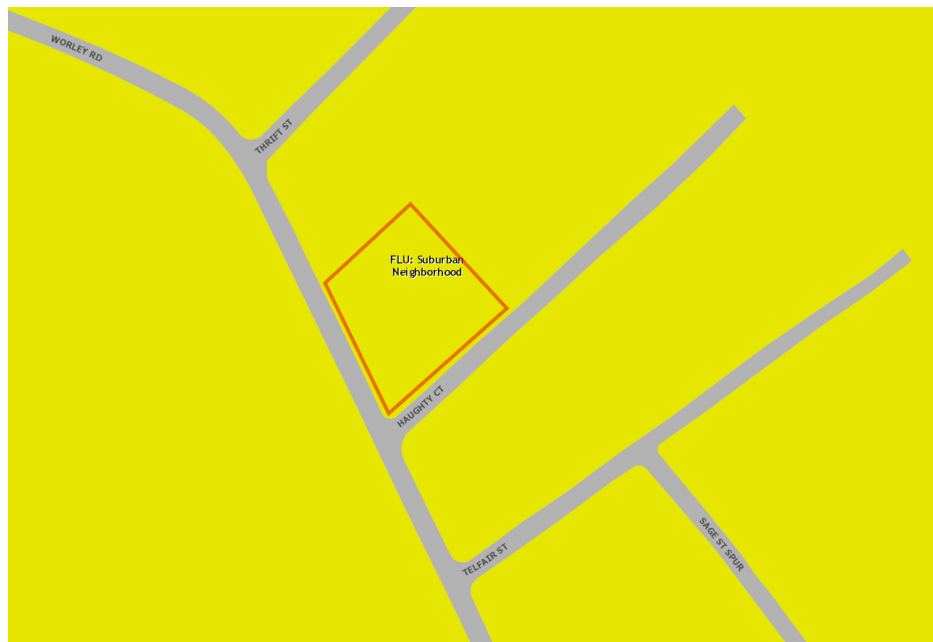
Aerial Photography, 2023



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map