

Zoning Docket from May 18th, 2026 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-027	Harry Reynolds of Harvest Field LLC 107 Prospect St., Greenville, SC 29611 Portion of 0224000300202 R-7.5, Single-Family Residential District to S-1, Services District	25	Approval			
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 18, 2026 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Purchased the industrial property a little over 4 years ago Purchased the portion of the subject parcel to help with access and traffic flow Would like to just rezoning the portion of the parcel to S-1 to match the remainder of the parcel Has recently built a new building on site Has a petition signed by some of the adjacent property owners <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For: Petition - 2</p> <p><u>Against:</u></p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> The subject property consists of approximately 0.29 acres. The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Industrial</i>. The subject property is not part of any area or community plans. Prospect Street is a two-lane County-maintained local road and the property has approximately 60 feet of frontage along it. The property is approximately 0.2 miles west of the intersection of South Washington Avenue and Old Piedmont Highway. The property is not along a bus route, but the Route 504 bus stop is approximately 0.4 miles away at Anderson Rd and S. Washington Ave. 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 four schools located within a mile of the site: Welcome Elementary, Carolina High, Hollis Academy, Greenview Child Development Center. The applicant is requesting to rezone the property to S-1, Services District. The applicant is proposing a parking area for a non-residential site. <p>CONCLUSION and RECOMMENDATION: The subject property, zoned R-7.5, Single-Family Residential District is located along Prospect Street, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to the S-1, Services District would be consistent with similar zoning in the area and would not have an adverse impact on the surrounding properties.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services District.</p>					



Greenville County Planning Division
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Todd Baxley, Deputy Zoning Administrator

RE: CZ-2026-027

APPLICANT: Harry Reynolds of Harvest Field LLC

PROPERTY LOCATION: 107 Prospect St., Greenville, SC 29611

PIN/TMS#(s): Portion of 0224000300202

EXISTING ZONING: R-7.5, Single-Family Residential District

REQUESTED ZONING: S-1, Services District

PROPOSED LAND USE: Parking Area for a Non-residential Site

ACREAGE: 0.29

COUNCIL DISTRICT: 25 - Fant

ZONING HISTORY: The subject property was originally zoned S-1, Services District in June, 1973 as part of Area 4A. The property was rezoned from S-1, to R-7.5, Single-Family Residential District as part of docket CZ-1980-025. There have been no other rezoning requests for the property.

EXISTING LAND USE: Parking Area

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1, R-7.5	Warehousing, Single-Family Residential
East	S-1	Warehousing, Industrial
South	R-7.5, S-1	Single-Family Residential, Industrial
West	R-7.5	Single-Family Residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro’s District – Sewer is available.

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY PLANS:

The subject property 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-7.5	5.8 units/acre	0.29	1 unit
Requested	S-1	0 units/acre		0 units

A successful rezoning would allow for 1 less dwelling unit than is allowed under the current zoning.

ROADS AND TRAFFIC:

Prospect Street is a two-lane County-maintained local road and the property has approximately 60 feet of frontage along it. The property is approximately 0.2 miles west of the intersection of South Washington Avenue and Old Piedmont Highway. The property is not along a bus route, but the Route 504 bus stop is approximately 0.4 miles away at Anderson Rd and S. Washington Ave. There are no sidewalks in the immediate area.

There are no traffic counts in the immediate area.

CULTURAL AND ENVIRONMENTAL:

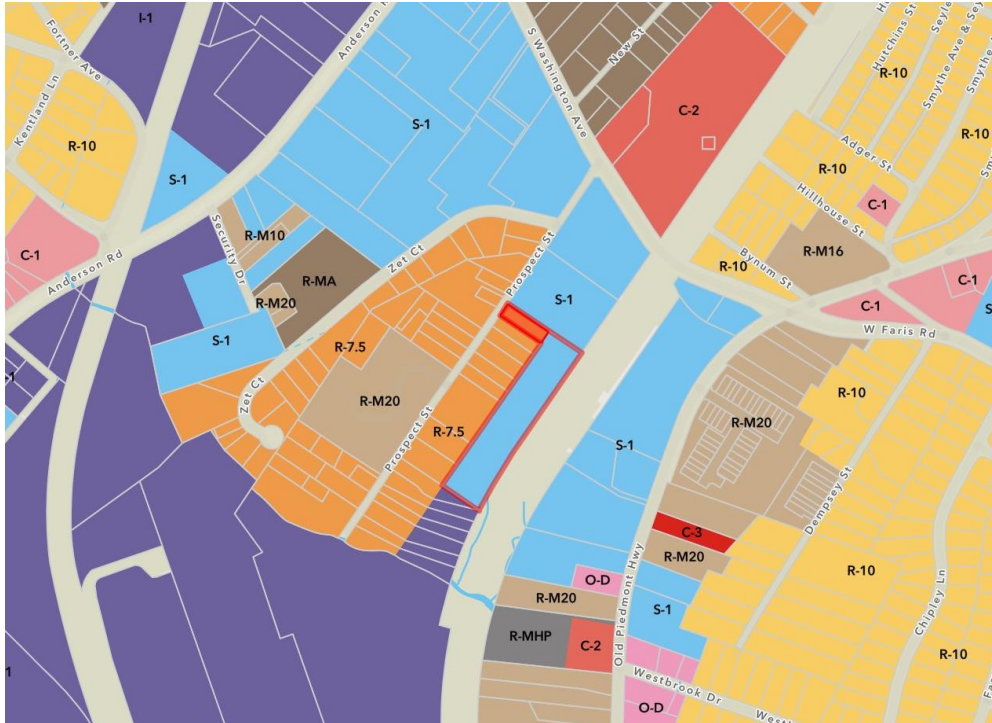
Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are four schools located within a mile of the site: Welcome Elementary, Carolina High, Hollis Academy, Greenview Child Development Center.

CONCLUSION:

The subject property, zoned R-7.5, Single-Family Residential District is located along Prospect Street, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to the S-1, Services District would be consistent with similar zoning in the area and would not have an adverse impact.

STAFF**RECOMMENDATION:**

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



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map