



AGENDA

REGULAR MEETING OF PLANNING COMMISSION

THURSDAY, SEPTEMBER 4, 2025 - 4:00 PM

Greenville City Hall, Council Chambers, 206 S. Main Street

1. **Call to Order**

2. **Welcome and Opening Remarks from the Chair**

3. **Roll Call**

4. **Approval of Minutes**

A. Approval of Minutes for meeting on August 7, 2025.

5. **Call for Public Notice Affidavit from Applicants**

6. **Acceptance of Agenda**

7. **Conflict of Interest Statement**

8. **PUBLIC HEARING ITEMS (Public Hearing Required)**

A. **AX-28-2025**

Application by Ray Kandoll for **ANNEXATION** and **REZONE** of approximately 0.4 acre located at **3119 N. PLEASANTBURG DRIVE** from C-2, Commercial district, in Greenville County to BG, Business General District, in the City of Greenville. (TM# 0174010103100)

B. **AX-29-2025**

Application by Greenville Transit Authority for **ANNEXATION** and **REZONE** of approximately 26.58 acres located at **205 ARCADIA DRIVE** from R-7.5, Single-family residential district, in Greenville County to CV, Civic District, in the City of Greenville. (TM# 0176000100201)

C. **AX-30-2025**

Application by Anthony F. Gallo, III for **ANNEXATION** and **REZONE** of approximately 0.9 acre located at **14 DEERING STREET** from R-7.5, Single-family residential district, in Greenville County to RC-2, Community 2 District, in the City of Greenville. (TM# 0106000900800)

D. **AX-31-2025**

Application by David Stone, Jr. for **ANNEXATION** and **REZONE** of approximately 0.28 acre located at **JENKINS STREET, SHORT MINUS STREET, AND MINUS CHAPEL LANE** from R-7.5, Single-family residential district, in Greenville County to RN-A, Neighborhood A District, in the City of Greenville. (TM# 0112000100200, 0112000100300, 0112000100400, and 0112000100500)

9. **PUBLIC MEETING ITEMS (No Public Hearing)**

10. OTHER BUSINESS

11. Executive Session, if required

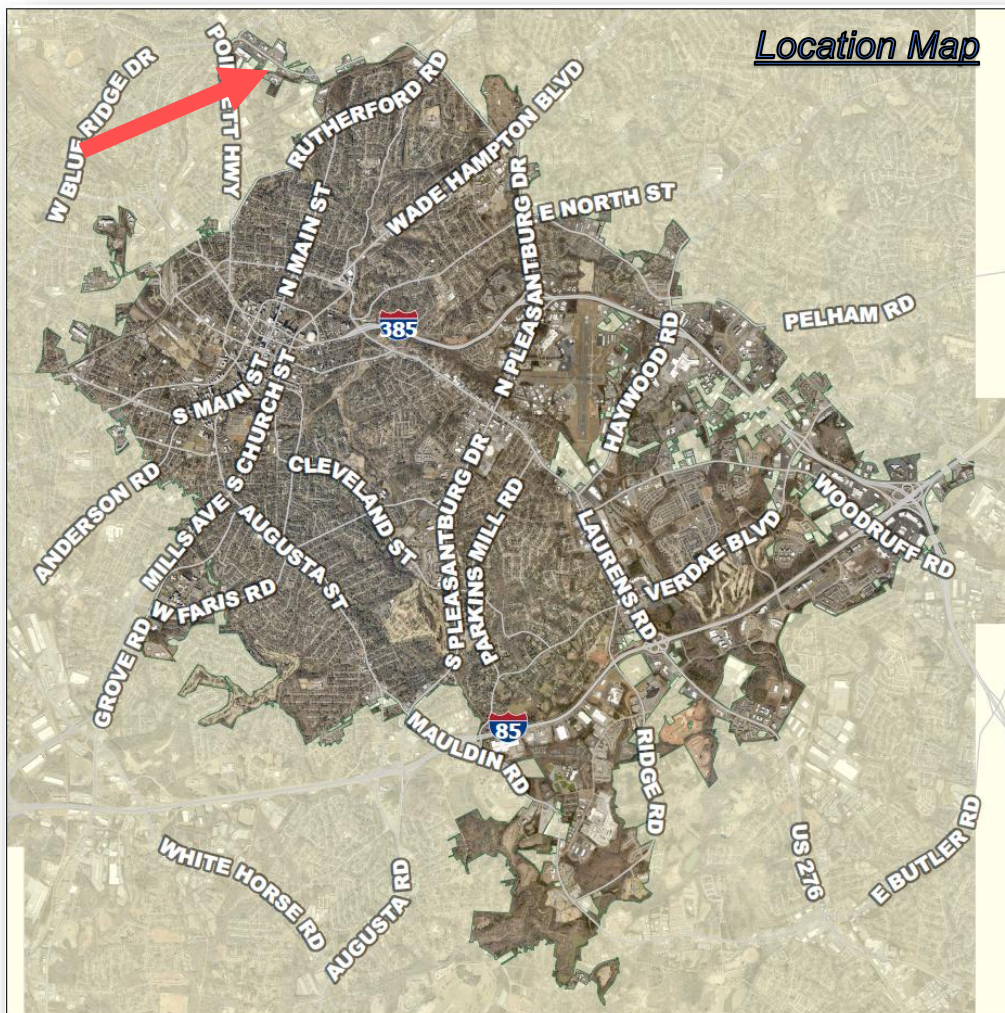
12. Adjournment



PUBLIC HEARING REQUIRED

Applications involving rezoning require a public hearing.

Docket Number: AX-28-2025
Applicant(s): Ray Kandoll
Property Owner(s): Limerock Construction, LLC
Property Location: 3119 N. Pleasantburg Drive
Tax Map Number(s): 0174010103100
Property Area: 0.44 acre
Rezone Request: BG, Business General District
Recommendation: Approval



Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 2-372 *Function, Powers, and Duties of the Planning Commission*

Sec 19-1.1.3 *Purpose and Intent*

Sec.19-1.3 *Official Zoning Map*

Sec.19-2 *Zoning Districts*

Sec.19-6.1.3 *Planning Commission*

Sec.19-6.2.2 *Legislative Review*

Project Overview:

The applicant has petitioned the City of Greenville to annex approximately 0.44 acre of lot area into the Greenville city limits and to zone it BG, Business General District, under the Greenville Development Code. The subject property was recently improved with a two-bay commercial strip development, similar to other developments in the Cherrydale area.

Land Use Review

The proposed zoning district for the annexation is the BG, Business General District. The BG District allows for high-density multifamily residential and most auto-centric commercial uses. The district allows three stories by-right, with two further stories allowed with the Development Bonus. The Future Land Use Map (FLUM) does not provide a recommendation for the property.

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning	Current Use
Subject Property	C-2, Commercial district (County)	Commercial strip center
North	BG, Business General District	Commercial strip center
East	BH, Business General District	Commercial strip center
South	I-1, Industrial district (County)	Manufacturing
West	C-2, Commercial district (County)	Automotive service and repair



Procedural Requirements:

Pre-Application and Development Meetings

The City and the applicant held a pre-application meeting on July 17, 2025.

Other Site Information:

The property is not located in a Greenville County Special Emphasis Neighborhood nor in a County Overlay District. The site was recently improved with a new commercial strip center. No known waterways are contained upon the property.

Definitions:

Please see the attachments for the **BG District**.

Staff Analysis:

Staff offers the following responses to the standards to rezone found in Section 6.2.2(D)(2):

(a) Consistent with Comprehensive Plan.	N/A
--	------------

Comments: The Future Land Use Map (FLUM) does not provide a recommendation for the property. A recommendation will be reviewed in a future Comprehensive Plan update.

(b) Consistent with Applicable Plans and Studies.	N/A
--	------------

Comments: The city has not conducted a plan or study that includes the subject property.

(c) Compatible with Surrounding Uses.	YES
--	------------

Comments: The property is adjacent to other properties zoned BG with similar commercial strip center uses such as retail, personal service, and restaurants.

(d) Provide logical and orderly Development Pattern.	YES
---	------------

Comment: The rezoning provides a consistent zoning district to that of the subject property's intended use and the uses of surrounding properties in the City and in the County.

STAFF RECOMMENDATION:

APPROVE rezone to BG, Business General District.

Staff Comments

Planning Comments

Recommend: Approve

Fire Department Comments

Recommend: Approve w/ Comments

Comments:

GCFD will be responding to the annexed areas. With the continued annexation of property, GCFD will continue to evaluate response data to ensure adequate fire coverage and code enforcement is provided.

Addressing Comments

Recommend: Approve w/ Comments

Comments:

ANNEXATION REVIEW:

*1. NEW PARCEL

*2. ASSIGNED Address: (3100-Block) North Pleasantburg Drive

*3. PIN#: 0174010103100



APPLICATION FOR ANNEXATION

Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	Ray Kandoll	Limerock Construction, LLC
*Title:	Member	
*Address:	Po box 1486	PO Box 1486
*City, State:	Greer SC	Greer, SC 29652
*Zip:	29652	
*Phone:		
*Email:		

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 0174010103100

*TOTAL ACREAGE 0.4

*CURRENT ZONING DESIGNATION (County) C-2, Commercial District

*PROPOSED ZONING DESIGNATION (City) BG, Business General District

TYPE OF ANNEXATION

*Please select one (1) type: ☒ 100% ☐ 75% ☐ 25%

For 100% and 75% Annexations, please Include the corresponding **Annexation Petition** with the application submittal.

INSTRUCTIONS

1. The applicant is strongly encouraged to schedule a preapplication conference with the Planning Development prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review two (2) weeks prior to the scheduled submission deadline to allow staff review of the application. Call (864) 467-4476 to schedule an appointment.
2. Staff will review the application for "completeness" pursuant to **Section 19-6.2.1.B.3. Completeness Determination**. If the application is deemed incomplete, staff will notify the applicant and request that the application be revised and resubmitted to address incompleteness. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.
3. Please refer to **Sections 19-6.1.3. Planning Commission** for additional information.
4. **Public Notice Requirements.** Annexation applications require a planning commission public hearing. Staff shall post signs regarding the same on the subject property(s) at least 15 days (but no more than 18 days) prior to the scheduled planning commission hearing date. Upon planning commission recommendation, the application item will be scheduled for a city council meeting.
5. **Please verify that all required information is reflected on the application and submit to staff with a complete annexation petition.**
6. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning Commission will be presented to the City Council.

7/17/2025

*APPLICANT SIGNATURE
DATE

7. *Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

Initial: RLK

*Signatures	
Applicant	<u>RLK</u>
Date	7/17/2025
Property Owner/Authorized Agent	Ray Kandoll
Date	7/17/2025



CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

100 Percent
PETITION FOR ANNEXATION

The person(s) whose signatures appear below are freeholders owning real estate in an area which is contiguous to the City of Greenville and which is proposed to be annexed into the City. In general, the area can be described as 3119 N. Pleasantburg Dr (address) and consisting of approximately 0.4 acres located on see below (tax map parcel). That area is identified more particularly by the tax map parcel number(s) provided below and the Annexation Plat which is being provided to the City of Greenville Planning Commission in conjunction with this petition. Any and all plats are incorporated by reference as a description of the area. By their signatures, the freeholder(s) petition(s) the City Council of the City of Greenville to annex the entire area shown as being annexed on the plats, and such additional acreage within the outer boundaries of the area as the owners through their agent may designate.

This petition is submitted under the provisions of S.C. Code ' 5-3-150, authorizing the City Council to annex an area when presented with a petition signed by all persons owning real property in the area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. All zoning processes will be in accordance with state statutes and city ordinance otherwise existing.

Property Owner(s)	Address/ Tax Map Number	Signature	Date
Limerock Construction, LLC	3119 N. Pleasantburg Drive/		7/17/2025



CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

CERTIFICATION OF PETITION SIGNATURE

I, Ray Kandoll, have this 17th day of July,
2025, certified my signature previously given and dated for the
annexation into the City of Greenville of one (1) or more parcels in which I have ownership interest
by initialing a copy of the signature as previously given and dated. The parcel tax map number(s)
is(are) as follows:

0174010103100

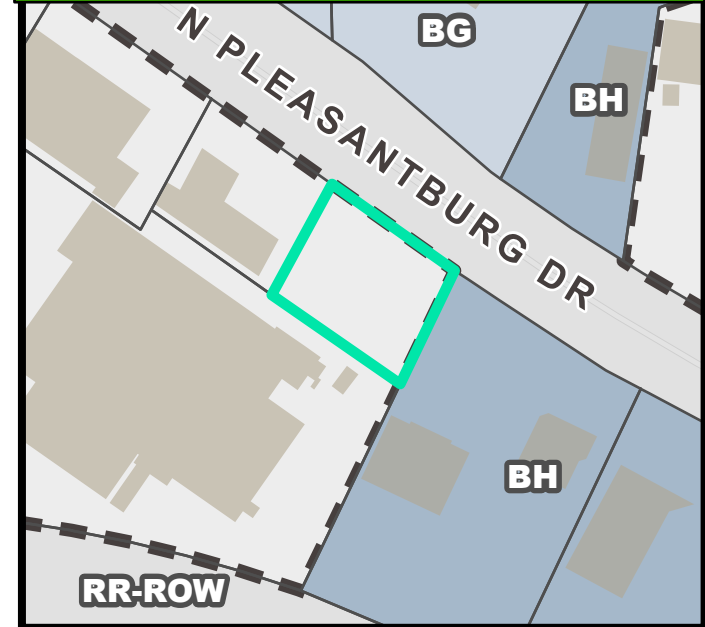


Signature

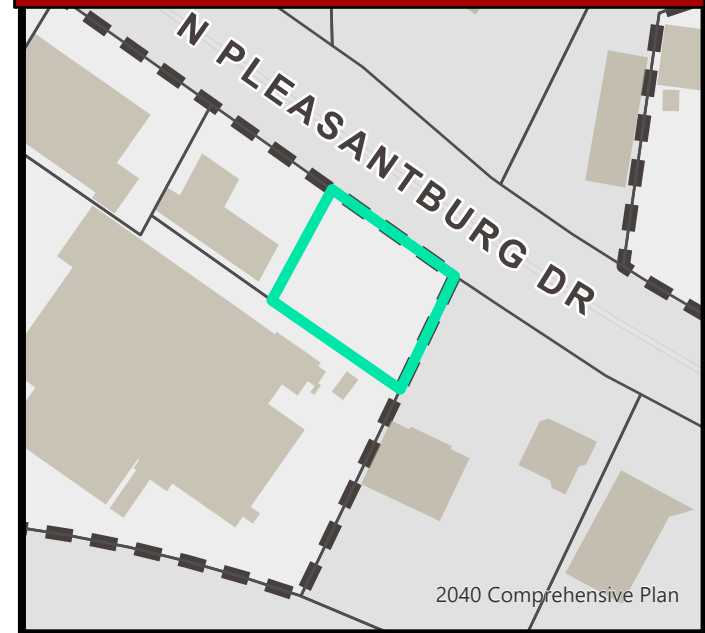
AERIAL VIEW



CURRENT ZONING



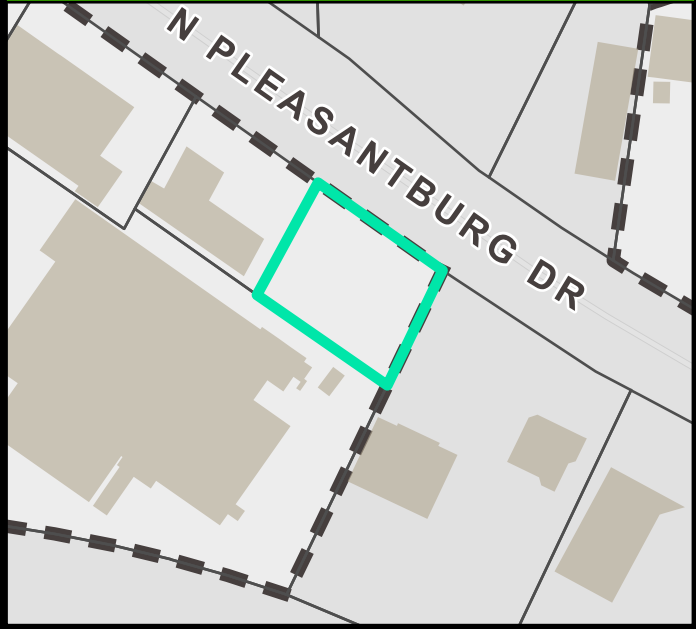
FUTURE LAND USE



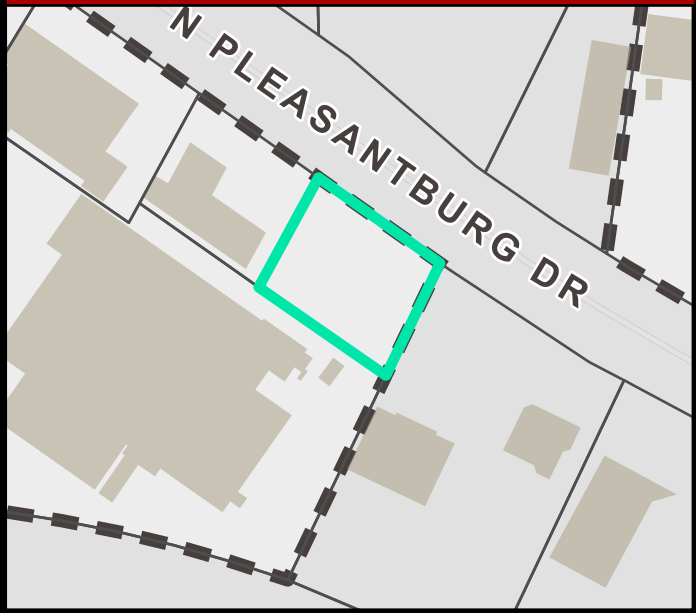
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



AX-28-2025: 3119 N. Pleasantburg Drive



Legend

Address Points

- Comm/Industrial
- Residential - SFD
- Residential - SFA
- Residential - Multi
- Mixed Use
- Parking Lot or Structure
- School
- City Park
- Under Construction
- Accessory Structure
- Other

- Parcels with Ownership
- City of Greenville Limits
- County Background

Notes

Total area to be annexed: 0.44 acre;
City Council District: 1; County Zoning
District: C-2; City Zoning District: BG

200 0 100 200 Feet

NAD_1983_HARN_StatePlane_South_Carolina_FIPS_3900_Feet_Intl
© City of Greenville, SC Date Created: 8/12/2025

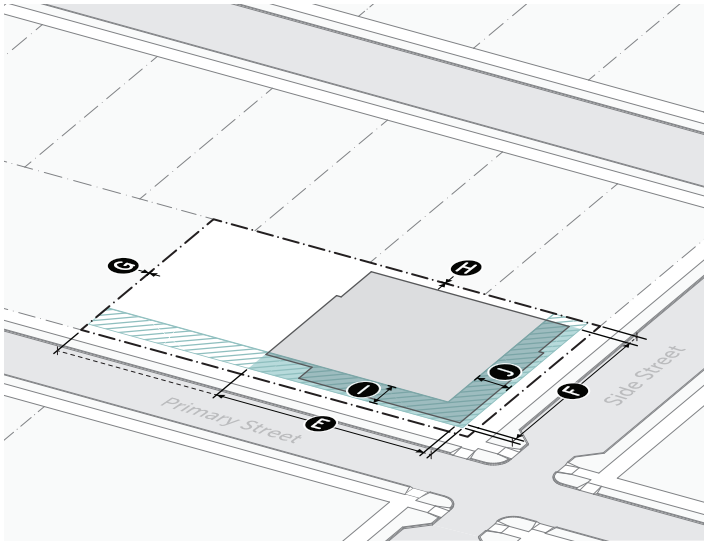
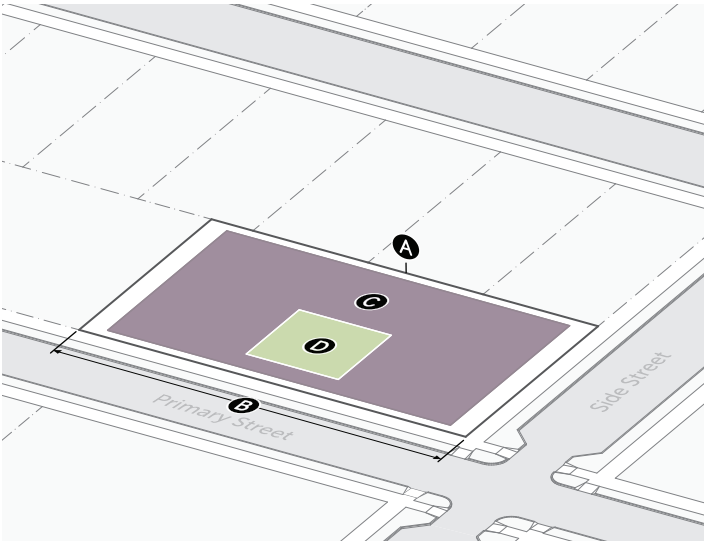
This map is user generated from the City of Greenville's MapIT 2.0 intranet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable and should be appropriately used with caution. Contact the GIS Division for all questions pertaining to the MapIT 2.0 program and data.

1: 1,200



19-2.7.2. **BG** BUSINESS GENERAL

A. SITE



1. LOT SIZE	Sec. 2.11.2.
A Area (min)	None
B Width (min)	
Front access	40'
Side/rear access	15'
2. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	80%
D Outdoor amenity space (min)	10%

3. BUILDING SETBACKS	Sec. 2.11.5.
E Primary street lot line (min/max)	5' / 20'
F Side street lot line (min/max)	5' / 20'
G Side lot line (min)	0'
H Rear lot line (min)	0'
Alley lot line (min)	5'

4. TRANSITIONS	Sec. 2.11.6.
Transition type	Type A, B

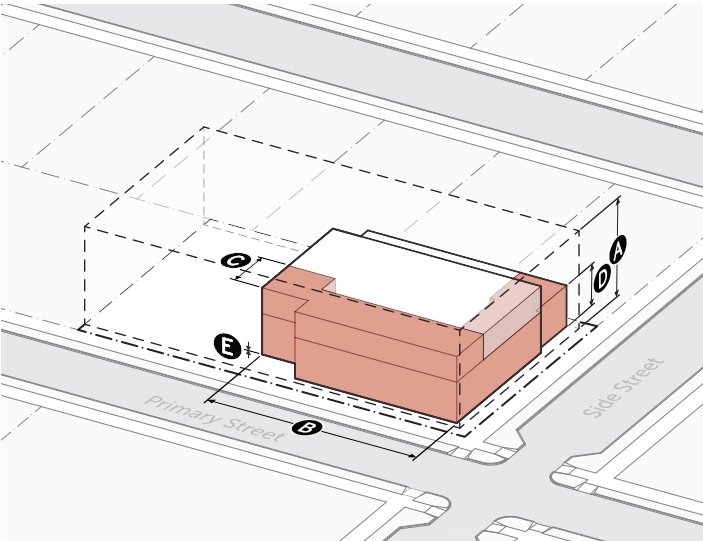
5. BUILD-TO	Sec. 2.11.7.
Build-to width (min)	
I Primary street	50%
J Side street	40%

6. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	20'
Side street (min)	5'

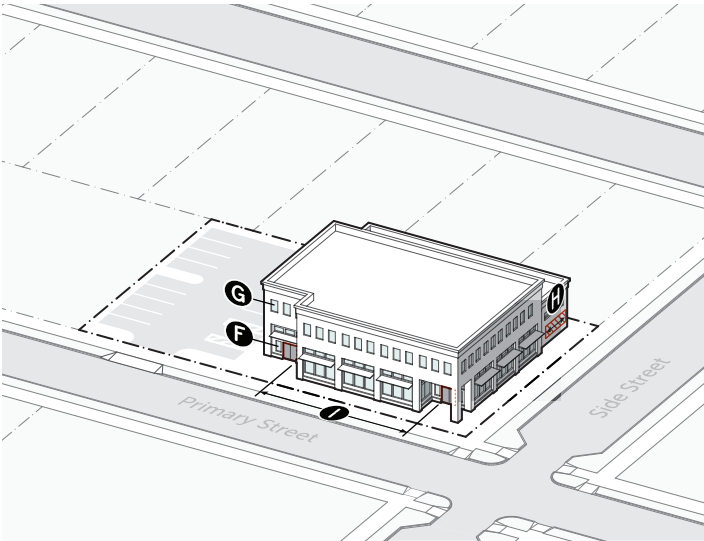
7. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type F 8'



B. BUILDING



1. HEIGHT	Sec. 2.11.10.
A Overall height (max stories/feet)	3 / 42'
2. MASSING	Sec. 2.11.11.
B Building width (max)	175'
C Active depth (min)	20'
3. GROUND STORY	Sec. 2.11.12.
D Story height (min)	
Residential	10'
Nonresidential	14'
E Finish floor elevation (min/max)	
Residential	2' / 5'
Nonresidential	-2' / 5'



	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.11.13.	
F Ground story (min)		
Residential	25%	20%
Nonresidential	40%	30%
G Upper story (min)	20%	20%
H Blank wall width (max)	15'	25'
5. ENTRANCES	Sec. 2.11.14.	
I Street-facing entry spacing (max)	60'	100'
Entry feature	Yes	Yes

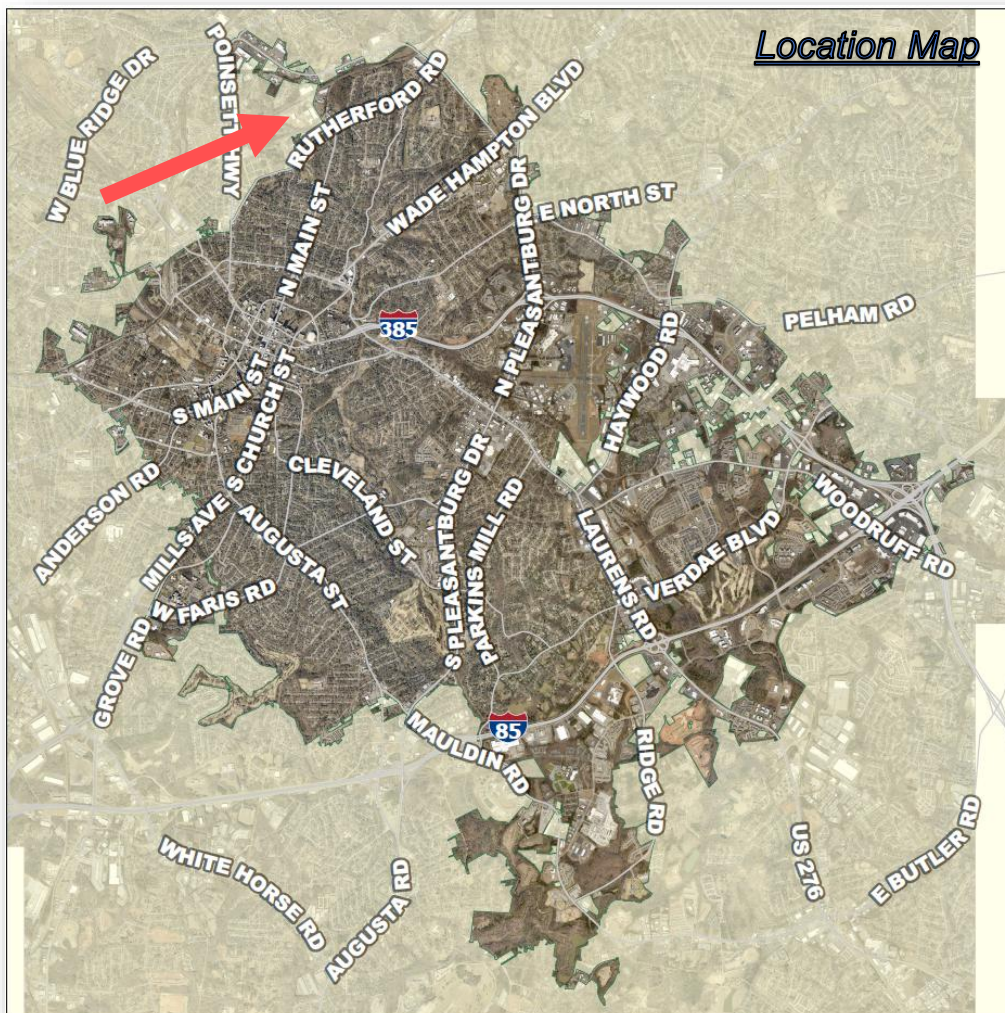


Planning Staff Report to
Greenville Planning Commission
for the September 4, 2025 Public Hearing

PUBLIC HEARING REQUIRED

Applications involving rezoning require a public hearing.

Docket Number: AX-29-2025
Applicant(s): Greenville Transit Authority
Property Owner(s): Greenville Transit Authority
Property Location: 205 Arcadia Drive
Tax Map Number(s): 0176000100201
Property Area: 26.58 acres
Rezone Request: CV, Civic District
Recommendation: Approval



Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 2-372 *Function, Powers, and Duties of the Planning Commission*

Sec 19-1.1.3 *Purpose and Intent*

Sec.19-1.3 *Official Zoning Map*

Sec.19-2 *Zoning Districts*

Sec.19-6.1.3 *Planning Commission*

Sec.19-6.2.2 *Legislative Review*

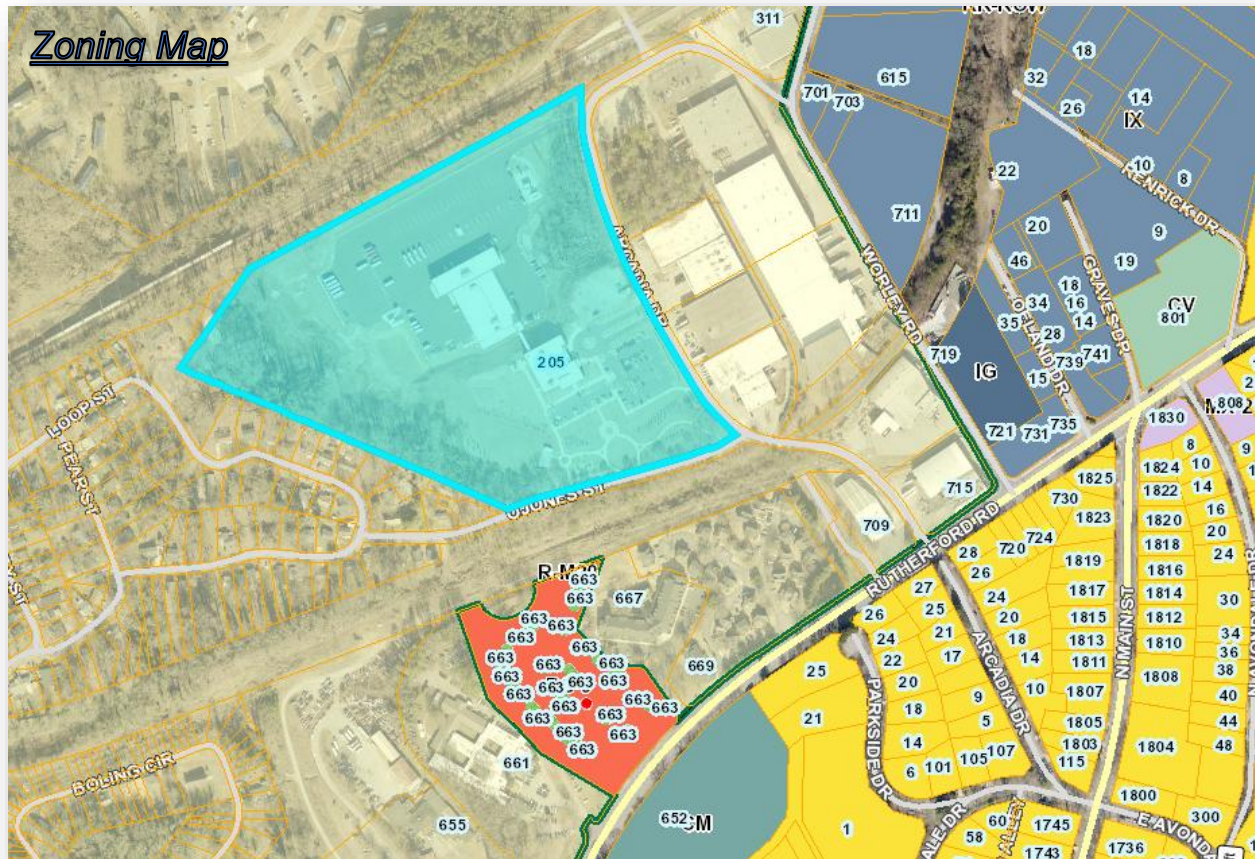
Project Overview:

The applicant has petitioned the City of Greenville to annex approximately 26.58 acres of lot area into the Greenville city limits and to zone it CV, Civic District, under the Greenville Development Code. The subject property, located in the New Washington Heights neighborhood, was recently improved with Greenlink's new Operations and Maintenance Facility and a new park.

Land Use Review

The proposed zoning district for the annexation is the CV, Business Civic District. The CV District is intended for public or public-like institutions such parks, public works, utilities, emergency services, churches, and other essential functions of society. The Future Land Use Map (FLUM) does not provide a recommendation for the property.

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning	Current Use
Subject Property	R-7.5, Single-family residential district (County)	Transit operations and maintenance
North	R-M20, Multifamily residential district, and I-1, Industrial district (County)	Multifamily residential and undeveloped
East	FRD, Flexible review district, and I-1, Industrial district (County)	Industrial
South	R-M20, Multifamily residential district (County); RC-3, Community 3 District	Multifamily residential
West	R-7.5, Single-family residential district (County)	Single-family detached residential, undeveloped, and civic center



Procedural Requirements:

Pre-Application and Development Meetings

The City and the applicant held a pre-application meeting on July 24, 2025.

Other Site Information:

The property is not located in a Greenville County Special Emphasis Neighborhood nor in a County Overlay District. The site was approved by Greenville County's Board of Zoning Appeals with a Special Exception for the Greenlink Operations and Maintenance Facility; construction was completed in 2024. A park with walking paths, benches, playground, and landscaping is also on the property. There is an unnamed stream that cuts through the west corner of the property.

Definitions:

Please see the attachments for the **CV District**.

Staff Analysis:

Staff offers the following responses to the standards to rezone found in Section 6.2.2(D)(2):

(a) Consistent with Comprehensive Plan.	N/A
--	------------

Comments: The Future Land Use Map (FLUM) does not provide a recommendation for the property. A recommendation will be reviewed in a future Comprehensive Plan update.

(b) Consistent with Applicable Plans and Studies.	N/A
--	------------

Comments: The city has not conducted a plan or study that includes the subject property.

(c) Compatible with Surrounding Uses.	YES
--	------------

Comments: While the property is not adjacent to other CV zoned properties, the main function of the property as an operations and maintenance facility is similar to the industrial uses to the east of the site. In addition, the newly constructed park is compatible as a gateway into the New Washington Heights neighborhood.

(d) Provide logical and orderly Development Pattern.	YES
---	------------

Comment: The rezoning provides a consistent zoning district to that of the improved uses of the transit center and park. Other publicly owned property in the area, including a Head Start Center and Greenville City Fire Department's Station #7, are similarly zoned CV on Rutherford Road.

STAFF RECOMMENDATION:

APPROVE rezone to CV, Civic District.

Staff Comments

Planning Comments

Recommend: Approve

Civil Engineer Comments

Recommend: Approve w/ Comments

Comments:

Arcadia Drive and O Jones Street would be classified as High Density Neighborhood streets.

Addressing Comments

Recommend: Approve w/ Comments

Comments:

ANNEXATION REVIEW:

*1. NEW PARCEL

*2. ASSIGNED Address: 205 Arcadia Drive

*3. PIN#: 0176000100201

Fire Department Comments

Recommend: Approve w/ Comments

Comments:

GCDF will be responding to the annexed areas, as well as completing required business inspections. GCDF will update Knox boxes with business owners to ensure code compliance. With the continued annexation of property, GCDF will continue to evaluate response and code enforcement data to ensure adequate coverage is provided.



APPLICATION FOR ANNEXATION

Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT		PROPERTY OWNER
*Name:	Greenville Transit Authority	Greenville Transit Authority
*Title:		
*Address:	205 Arcadia Drive	205 Arcadia Drive
*City, State:	Greenville, SC	Greenville, SC
*Zip:	29609	29609
*Phone:		
*Email:		

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 0176000100201

*TOTAL ACREAGE 26.58

*CURRENT ZONING DESIGNATION (County) R-7.5, Single-family residential district

*PROPOSED ZONING DESIGNATION (City) CV, Civic District

TYPE OF ANNEXATION

*Please select one (1) type: ☒ 100% ☐ 75% ☐ 25%

For 100% and 75% Annexations, please Include the corresponding **Annexation Petition** with the application submittal.

INSTRUCTIONS

1. The applicant is strongly encouraged to schedule a preapplication conference with the Planning Development prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review two (2) weeks prior to the scheduled submission deadline to allow staff review of the application. Call (864) 467-4476 to schedule an appointment.
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3. Please refer to **Sections 19-6.1.3. Planning Commission** for additional information.
4. **Public Notice Requirements.** Annexation applications require a planning commission public hearing. Staff shall post signs regarding the same on the subject property(s) at least 15 days (but no more than 18 days) prior to the scheduled planning commission hearing date. Upon planning commission recommendation, the application item will be scheduled for a city council meeting.
5. **Please verify that all required information is reflected on the application and submit to staff with a complete annexation petition.**
6. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning Commission will be presented to the City Council.

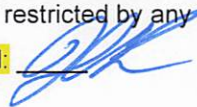


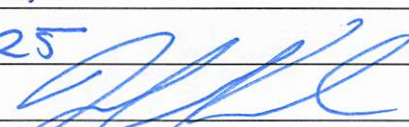
7-24-2025

***APPLICANT SIGNATURE**

DATE

7. *Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

Initial: 

*Signatures	
Applicant	Greenville Transit Authority
Date	<u>7-24-2025</u>
Property Owner/Authorized Agent	James C Keel, GTA Executive Director 
Date	<u>7-24-2025</u>

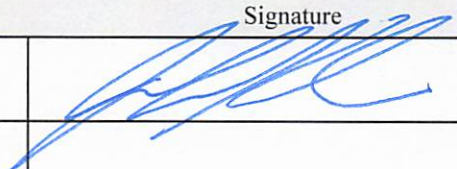


CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

100 Percent
PETITION FOR ANNEXATION

The person(s) whose signatures appear below are freeholders owning real estate in an area which is contiguous to the City of Greenville and which is proposed to be annexed into the City. In general, the area can be described as 205 Arcadia Drive (address) and consisting of approximately 26.58 acres located on see below (tax map parcel). That area is identified more particularly by the tax map parcel number(s) provided below and the Annexation Plat which is being provided to the City of Greenville Planning Commission in conjunction with this petition. Any and all plats are incorporated by reference as a description of the area. By their signatures, the freeholder(s) petition(s) the City Council of the City of Greenville to annex the entire area shown as being annexed on the plats, and such additional acreage within the outer boundaries of the area as the owners through their agent may designate.

This petition is submitted under the provisions of S.C. Code ' 5-3-150, authorizing the City Council to annex an area when presented with a petition signed by all persons owning real property in the area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. All zoning processes will be in accordance with state statutes and city ordinance otherwise existing.

Property Owner(s)	Address/ Tax Map Number	Signature	Date
Greenville Transit Authority	205 Arcadia Drive/ 0176000100201		7-24-2015



CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

CERTIFICATION OF PETITION SIGNATURE

James C Keel on behalf of the
Greenville Transit Authority

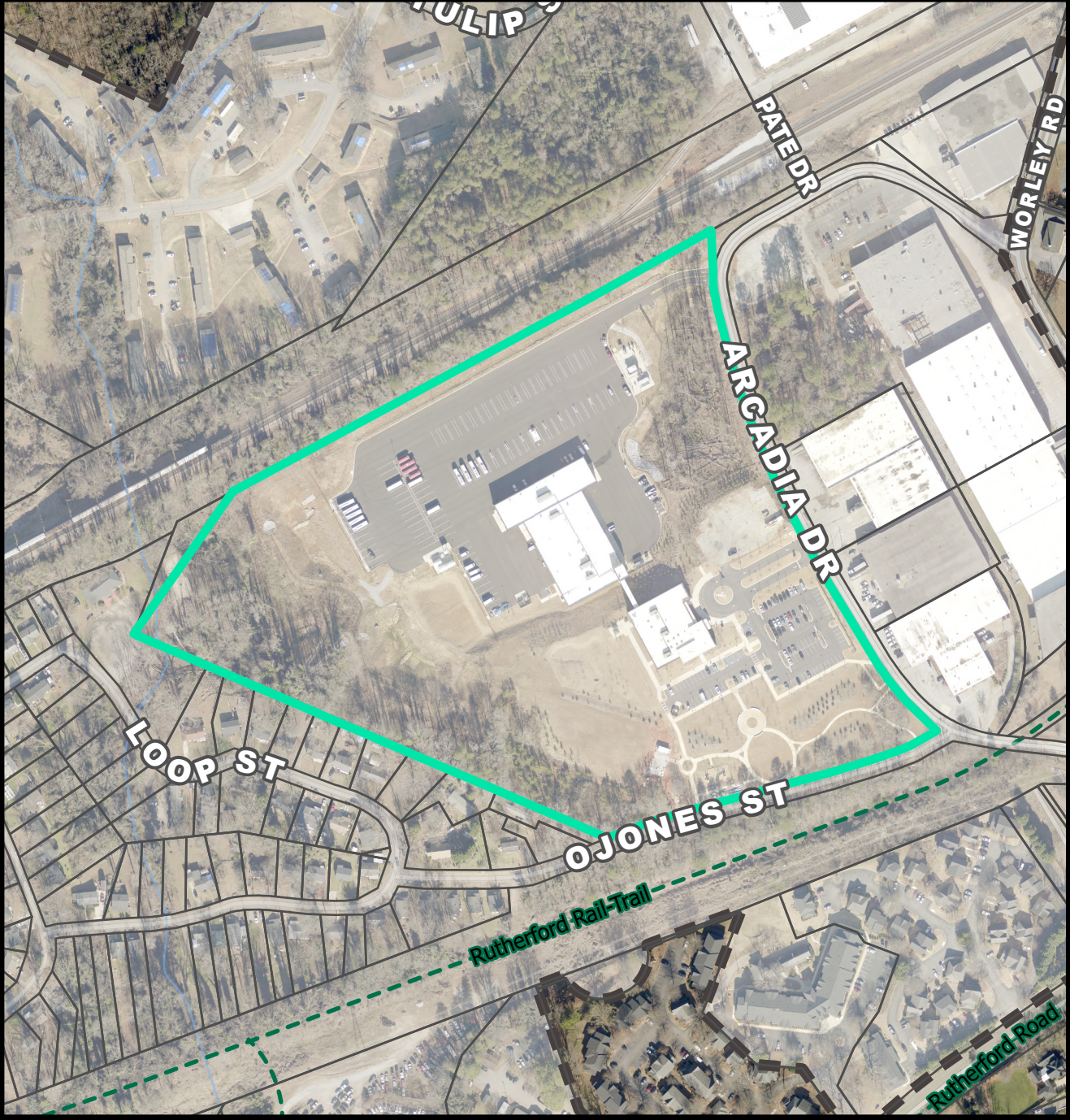
I, _____, have this 24 day of July, 2025, certified my signature previously given and dated for the annexation into the City of Greenville of one (1) or more parcels in which I have ownership interest by initialing a copy of the signature as previously given and dated. The parcel tax map number(s) is(are) as follows:

0176000100201

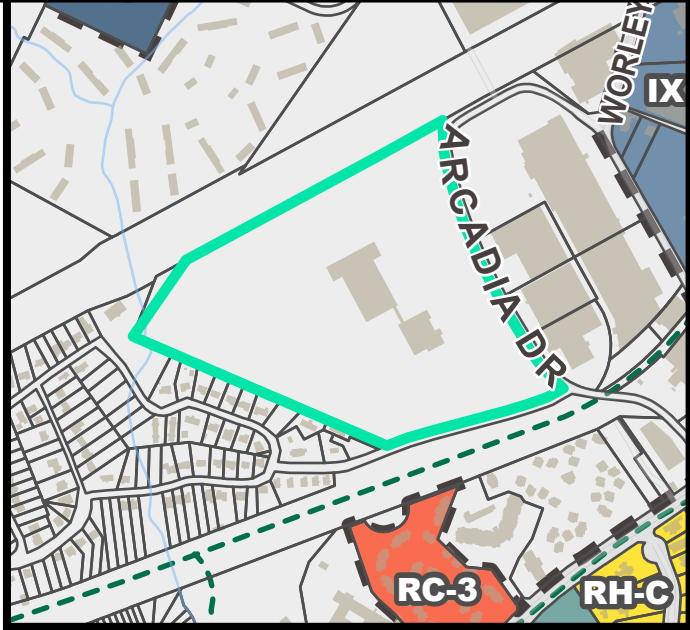
Signature

A handwritten signature in blue ink, written over a horizontal line. The signature is stylized and appears to be 'J.C. Keel'.

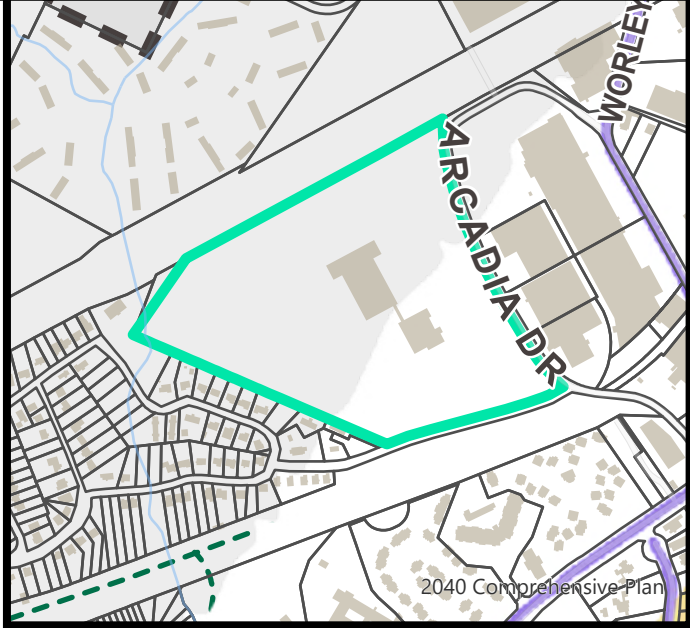
AERIAL VIEW



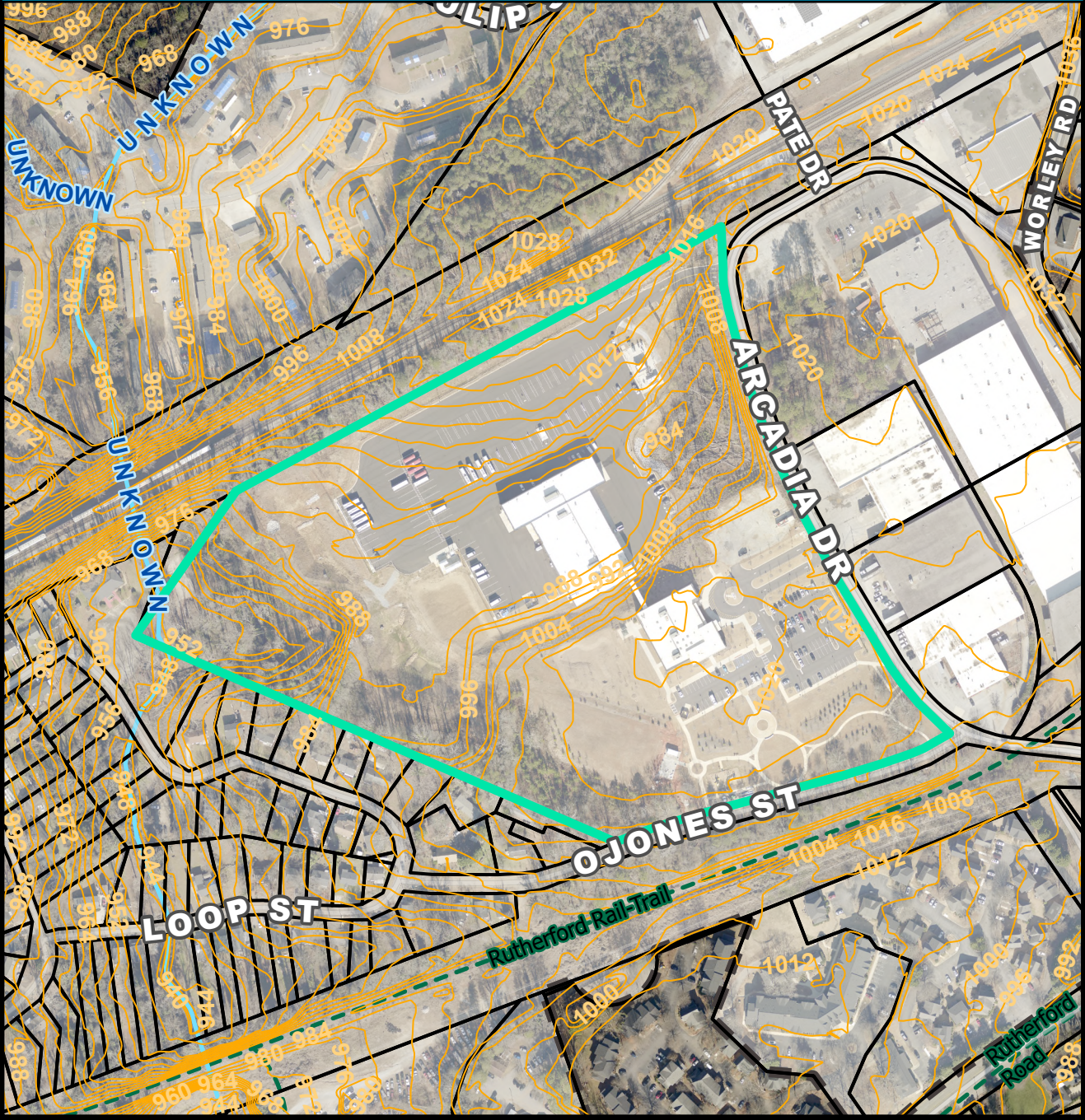
CURRENT ZONING



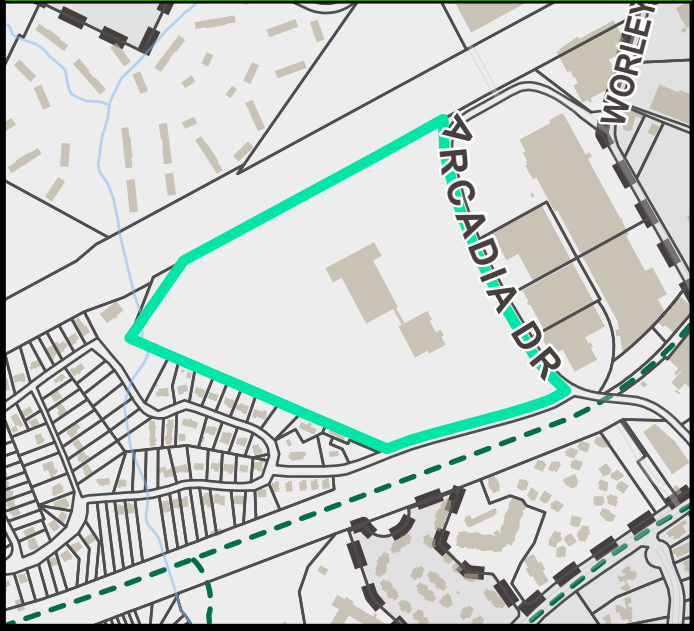
FUTURE LAND USE



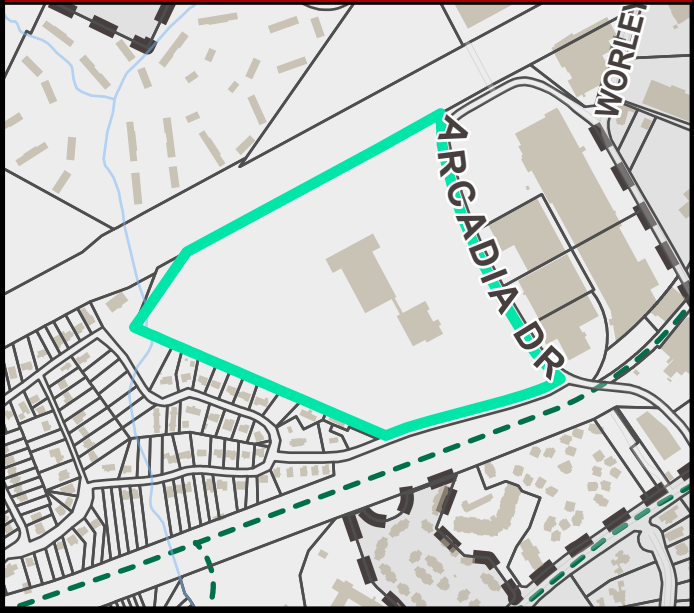
NATURAL / ENVIRONMENTAL FEATURES

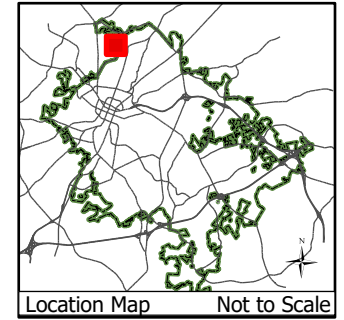


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



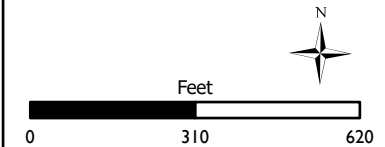


ANNEXATION MAP
for Tax Map Number(s):
0176000100201
to the City of Greenville

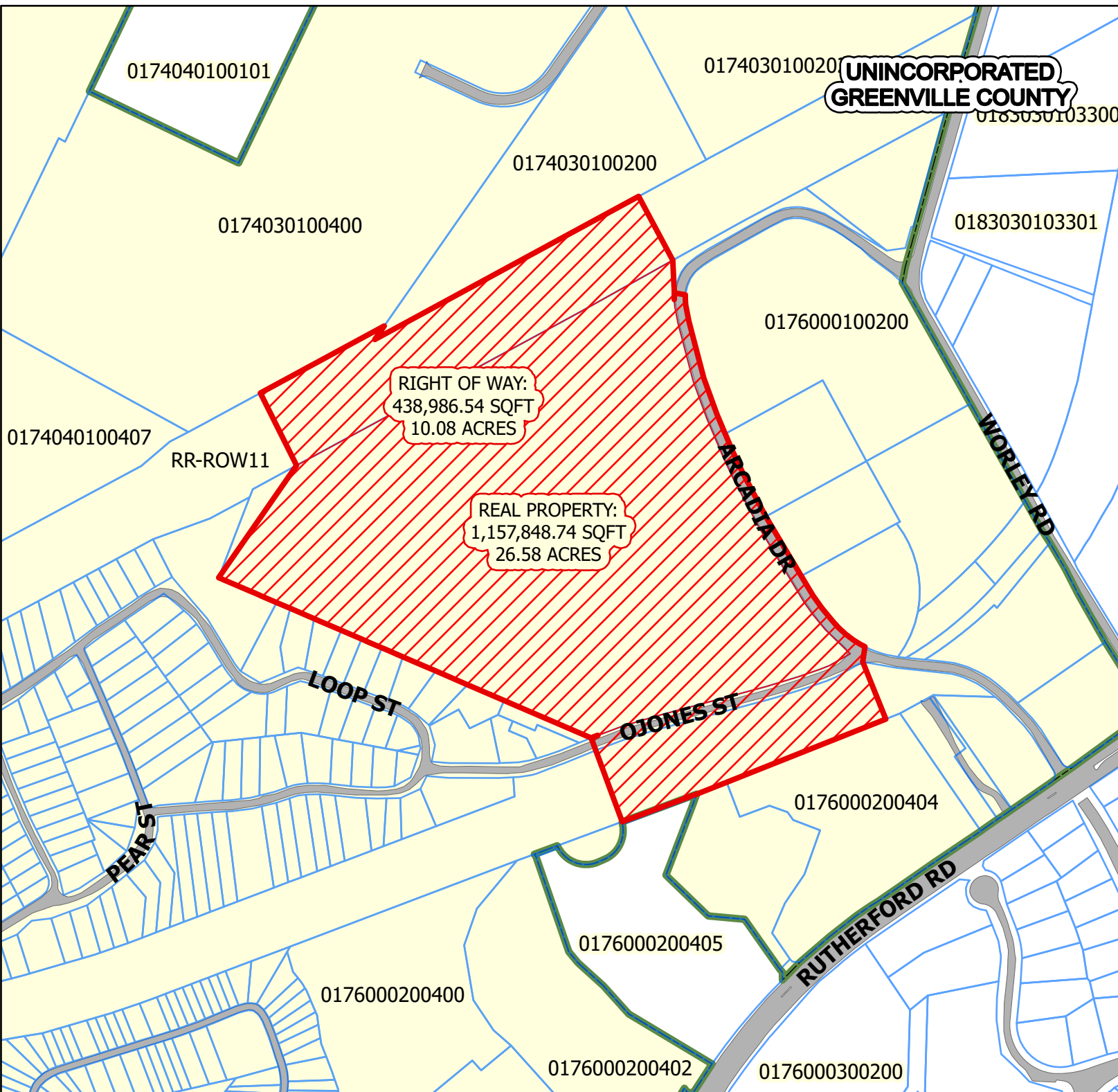
-  Total Annexation Area
-  Greenville City Limits

Total Area of Annexation:
1,596,835.21 Sq.Ft.
Total Acreage of Annexation:
36.66 Acres

Existing County Zoning: **R-7.5**
Proposed City Zoning: **CV**
City Council District: **1**
File Number: **AX-29-2025**

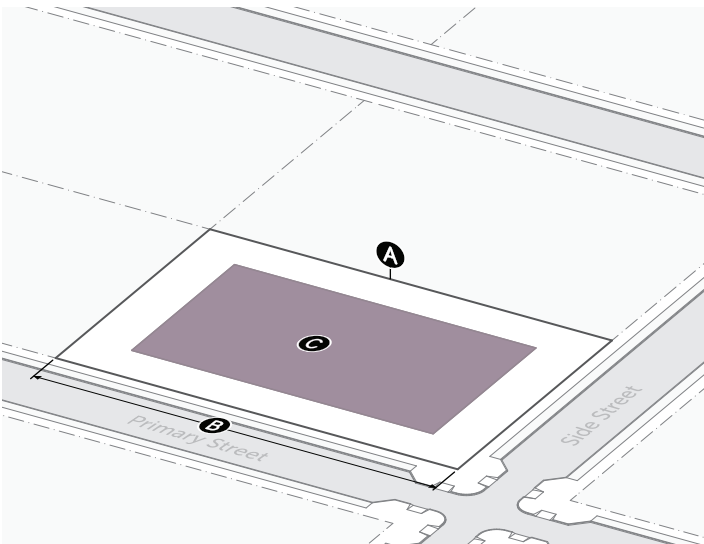


This map is a product of the City of Greenville, SC and was compiled from plats and other available information. No actual field survey was performed. Reasonable efforts have been made to ensure the accuracy of this map. The City of Greenville expressly disclaims any responsibility or liability with regard to the use of this map.
Copyright: The City of Greenville, SC

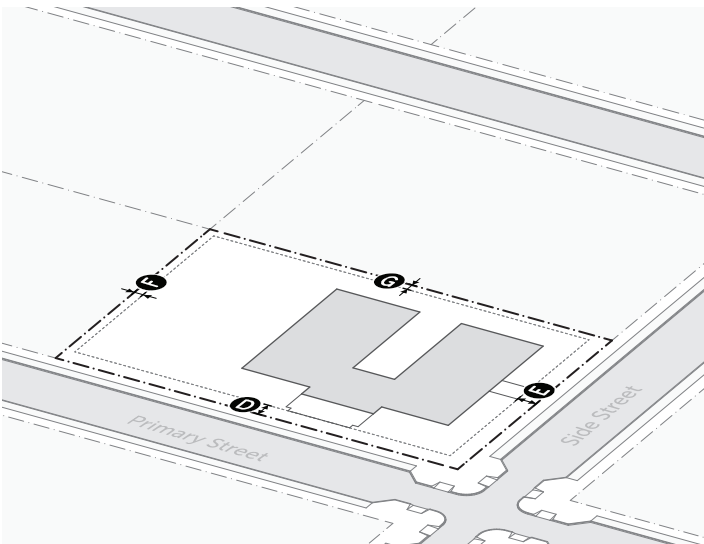


19-2.9.3. CV CIVIC

A. SITE



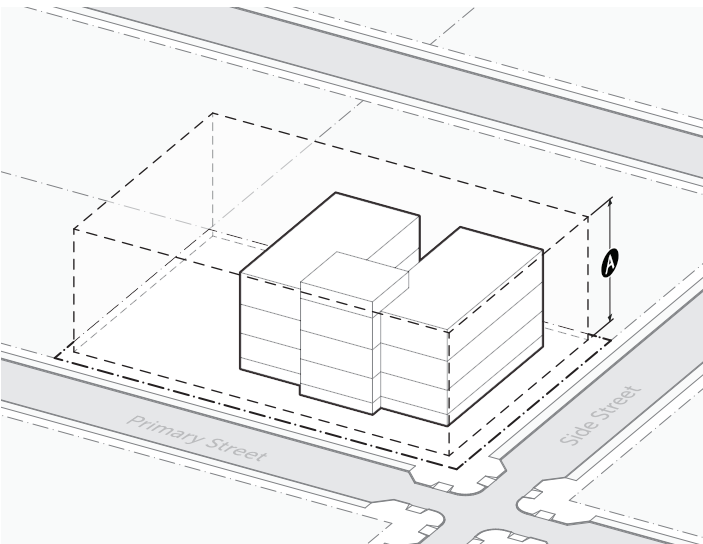
1. LOT SIZE	Sec. 2.11.2.
A Area (min)	10,000
B Width (min)	50'
2. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	50%
Outdoor amenity space (min)	None



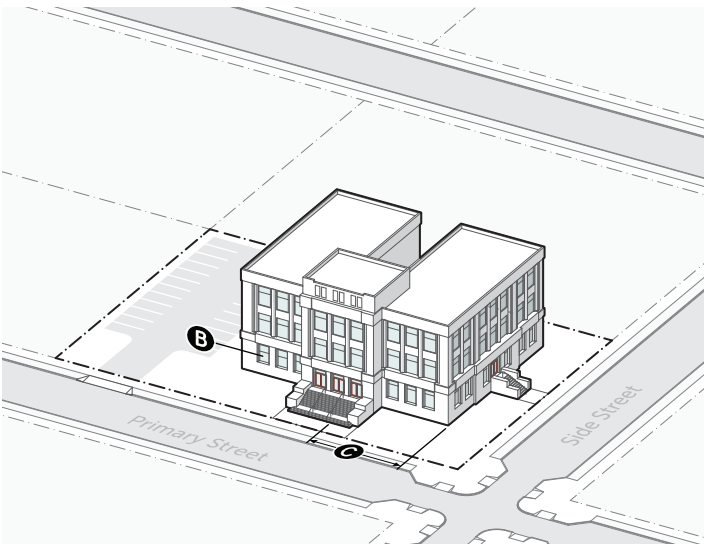
3. BUILDING SETBACKS	Sec. 2.11.5.
D Primary street lot line (min)	10'
E Side street lot line (min)	10'
F Side lot line (min)	5'
G Rear lot line (min)	5'
Alley lot line (min)	5'
4. TRANSITIONS	Sec. 2.11.6.
Transition type	Type B
5. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	10'
Side street (min)	10'
6. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type D 6'
Side street yard height (max)	Type D 6'
Side/rear yard height (max)	Type F 8'



B. BUILDING



1. HEIGHT	Sec. 2.11.10.
A Overall height (max stories/feet)	5 / 68'
2. MASSING	Sec. 2.11.11.
Building width (max)	None
Active depth (min)	None
3. GROUND STORY	Sec. 2.11.12.
Story height (min)	None
Finish floor elevation (min/max)	None



	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.11.13.	
B Ground story (min)	20%	20%
Upper story (min)	None	None
Blank wall width (max)	None	None
5. ENTRANCES	Sec. 2.11.14.	
C Street-facing entry spacing (max)	200'	250'
Entry feature	Yes	Yes

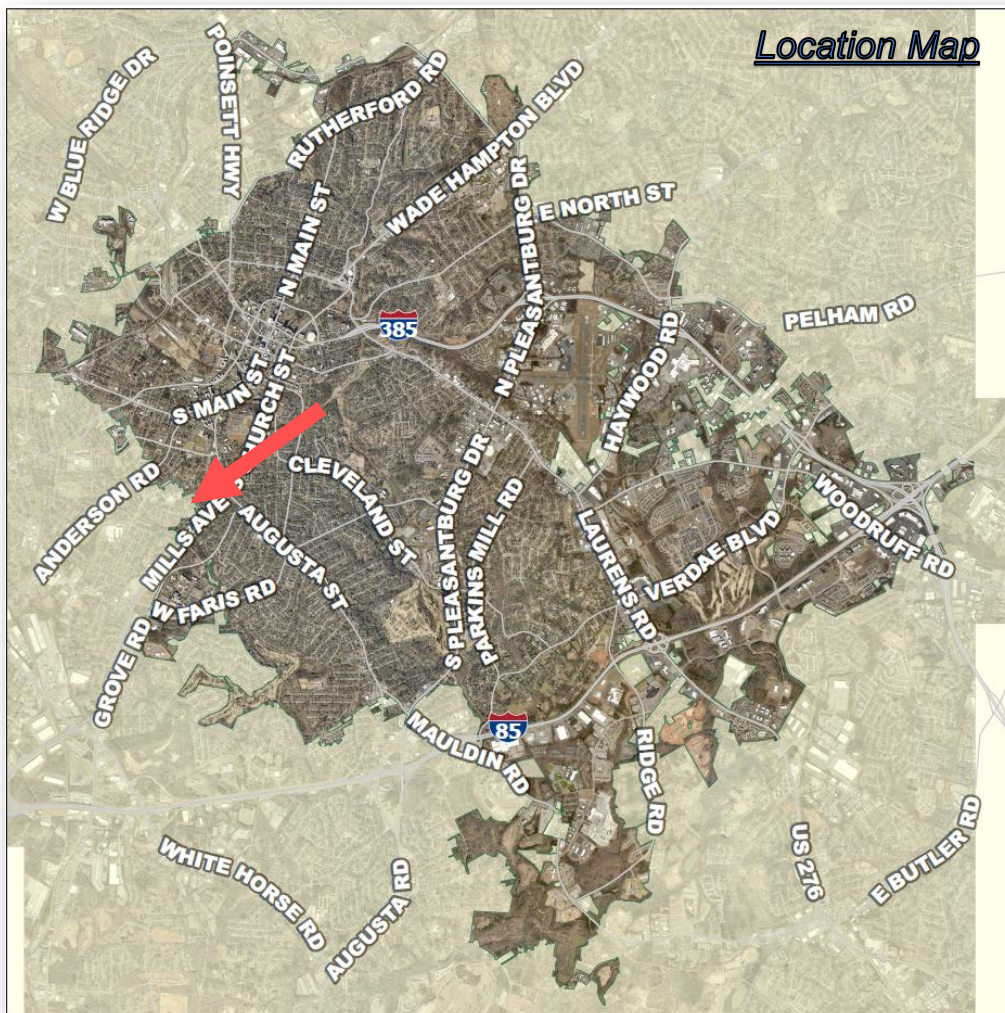


Planning Staff Report to
Greenville Planning Commission
for the September 4, 2025 Public Hearing

PUBLIC HEARING REQUIRED

Applications involving rezoning require a public hearing.

Docket Number: AX-30-2025
Applicant(s): Anthony F. Gallo, III
Property Owner(s): The Emmanuel Baptist Church
Property Location: 14 Deering Street
Tax Map Number(s): 0106000900800
Property Area: 0.89 acres
Rezone Request: RC-2, Community 2 District
Recommendation: Approval



Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 2-372 *Function, Powers, and Duties of the Planning Commission*

Sec 19-1.1.3 *Purpose and Intent*

Sec.19-1.3 *Official Zoning Map*

Sec.19-2 *Zoning Districts*

Sec.19-6.1.3 *Planning Commission*

Sec.19-6.2.2 *Legislative Review*

Project Overview:

The applicant has petitioned the City of Greenville to annex approximately 0.89 acre of lot area into the Greenville city limits and to zone it RC-2, Community 2 District, under the Greenville Development Code (GDC). The subject property contains the historic Emmanuel Baptist Church. The applicant intends to preserve the historic church and convert the three-story structure into affordable multifamily residential, which would utilize the Development Bonus provisions of the GDC.

Land Use Review

The proposed zoning district for the annexation is the RC-2, Community 2 District. The RC-2 District allows for medium-density multifamily residential with limited commercial uses. The district allows two stories by-right, with two further stories allowed with the Development Bonus. The Future Land Use Map (FLUM) does not provide a recommendation for the property.

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning	Current Use
Subject Property	R-7.5, Single-family residential district (County)	Church
North	R-7.5, Single-family residential district (County)	Multifamily residential and undeveloped
East	R-7.5, Single-family residential district (County); RH-C, House C District	Single-family detached residential
South	RH-C, House C District, and RN-A, Neighborhood A District	Single-family detached residential
West	R-7.5, Single-family residential district (County)	Single-family detached residential



Procedural Requirements:

Pre-Application and Development Meetings

The City and the applicant held a pre-application meeting on July 10, 2025.

Other Site Information:

The property is not located in a Greenville County Special Emphasis Neighborhood nor in a County Overlay District. The church on site is intended to be redeveloped into multifamily residential. The applicant intends to preserve the building through a Bailey Bill proposal before the City's Historic Review Board. As the church is 3-stories tall, the applicant intends to utilize the Development Bonus provisions, which would require either 15% of the units at 80% AMI or 10% of the units at 60% AMI to be included in the project.

There is a stream in the alley right-of-way to the west of the property. All improvements will be required to meet City stormwater and tree mitigation requirements.

Definitions:

Please see the attachments for the **RC-2 District**.

Staff Analysis:

Staff offers the following responses to the standards to rezone found in Section 6.2.2(D)(2):

(a) Consistent with Comprehensive Plan.	N/A
--	------------

Comments: The Future Land Use Map (FLUM) does not provide a recommendation for the property. A recommendation will be reviewed in a future Comprehensive Plan update.

(b) Consistent with Applicable Plans and Studies.	N/A
--	------------

Comments: The city has not conducted a plan or study that includes the subject property.

(c) Compatible with Surrounding Uses.	YES
--	------------

Comments: The former mill store located to the north is zoned single-family residential in the County, but is currently utilized as multifamily. If this property were to be annexed in the future, it may receive a multifamily zoning district.

(d) Provide logical and orderly Development Pattern.	YES
---	------------

Comment: The rezoning provides a consistent zoning district to the intended redevelopment of the existing historic church. The rezone will also help assist with the preservation of the structure as it would unlikely be able to be preserved if the property were developed as a single-family use.

STAFF RECOMMENDATION:

APPROVE rezone to RC-2, Civic District.

Staff Comments

Planning Comments

Recommend: Approve

Fire Department Comments

Recommend: Approve w/ Comments

Comments:

GCFD will be responding to the annexed areas. With the continued annexation of property, GCFD will continue to evaluate response data to ensure adequate coverage is provided.

Civil Engineer Comments

Recommend: Approve w/ Comments

Comments:

Deering Street and Guess Street shall be classified as High Density Neighborhood streets.

Addressing Comments

Recommend: Approve w/ Comments

Comments:

*1. NEW PARCEL

*2. ASSIGNED Address: 14 Deering Street

*3. PIN#: 0106000900800



APPLICATION FOR ANNEXATION

Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	Anthony F. Gallo III	The Emmanuel Baptist Church
*Title:	Principal	
*Address:	1708 Augusta St., Suite C200	14 Deering Street
*City, State:	Greenville, SC	Greenville, SC
*Zip:	29605	29605
*Phone:		
*Email:		

LEGAL REPRESENTATIVE (if applicable)

Name:	Marshall Williams
Title:	Pastor
Address:	14 Deering st Greenville, SC 29605
Phone:	864-325-7111
Email:	—

PROPERTY INFORMATION

*TAX MAP #(S) 010600-09-00800

*TOTAL ACREAGE 0.9

*CURRENT ZONING DESIGNATION (County) R-7.5, Single-family residential district

*PROPOSED ZONING DESIGNATION (City) RC-2, Community 2 District

TYPE OF ANNEXATION

*Please select one (1) type: ☒ 100% ☐ 75% ☐ 25%

For 100% and 75% Annexations, please Include the corresponding **Annexation Petition** with the application submittal.

INSTRUCTIONS

- 1. The applicant is strongly encouraged to schedule a preapplication conference with the Planning Development prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review two (2) weeks prior to the scheduled submission deadline to allow staff review of the application. Call (864) 467-4476 to schedule an appointment.
- 2. Staff will review the application for "completeness" pursuant to **Section 19-6.2.1.B.3. Completeness Determination.** If the application is deemed incomplete, staff will notify the applicant and request that the application be revised and resubmitted to address incompleteness. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.
- 3. Please refer to **Sections 19-6.1.3. Planning Commission** for additional information.
- 4. **Public Notice Requirements.** Annexation applications require a planning commission public hearing. Staff shall post signs regarding the same on the subject property(s) at least 15 days (but no more than 18 days) prior to the scheduled planning commission hearing date. Upon planning commission recommendation, the application item will be scheduled for a city council meeting.
- 5. **Please verify that all required information is reflected on the application and submit to staff with a complete annexation petition.**
- 6. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning Commission will be presented to the City Council.

Signed by:

Anthony F. Gallo III

7/25/2025 | 8:47 PM EDT

*APPLICANT SIGNATURE

DATE

- 7. *Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

Initial:

Initial

AFG

*Signatures	
Applicant	Signed by: Anthony F. Gallo III 7/25/2025 8:47 PM EDT
Date	7/25/2025 8:47 PM EDT
Property Owner/Authorized Agent	Marshall Wilton 7-31-2025
Date	



CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

100 Percent
PETITION FOR ANNEXATION

The person(s) whose signatures appear below are freeholders owning real estate in an area which is contiguous to the City of Greenville and which is proposed to be annexed into the City. In general, the area can be described as 14 Deering Street (address) and consisting of approximately 0.9 acres located on see below (tax map parcel). That area is identified more particularly by the tax map parcel number(s) provided below and the Annexation Plat which is being provided to the City of Greenville Planning Commission in conjunction with this petition. Any and all plats are incorporated by reference as a description of the area. By their signatures, the freeholder(s) petition(s) the City Council of the City of Greenville to annex the entire area shown as being annexed on the plats, and such additional acreage within the outer boundaries of the area as the owners through their agent may designate.

This petition is submitted under the provisions of S.C. Code ' 5-3-150, authorizing the City Council to annex an area when presented with a petition signed by all persons owning real property in the area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. All zoning processes will be in accordance with state statutes and city ordinance otherwise existing.

Property Owner(s)	Address/ Tax Map Number	Signature	Date
The Emmanuel Baptist Church	14 Deering Street/ TMS# 0106000900800	<i>Monty Lee Walker</i>	7-31-2015



CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

CERTIFICATION OF PETITION SIGNATURE

I, Marshall Williams, have this 31 day of July, 2025, certified my signature previously given and dated for the annexation into the City of Greenville of one (1) or more parcels in which I have ownership interest by initialing a copy of the signature as previously given and dated. The parcel tax map number(s) is(are) as follows:

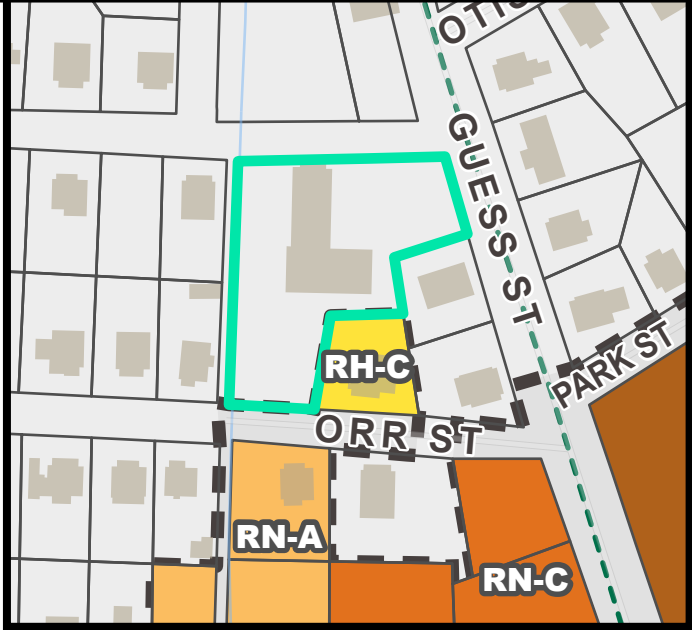
010600-09-00800

Marshall Williams
Signature

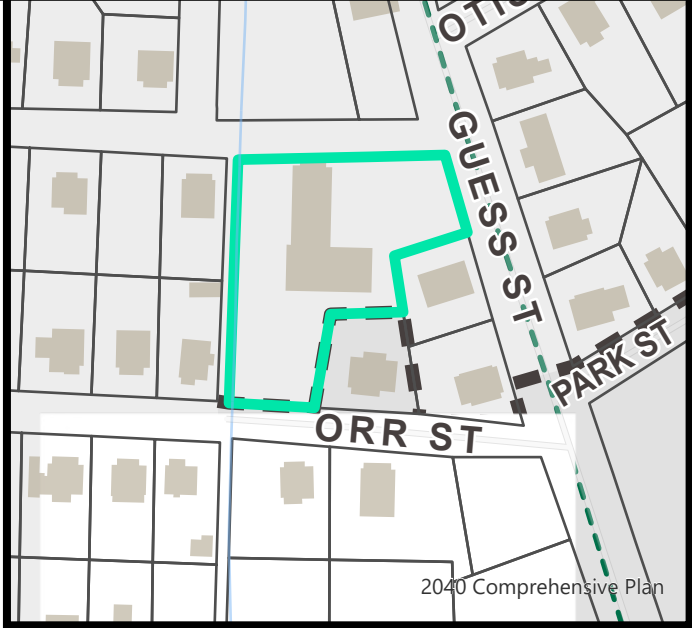
AERIAL VIEW



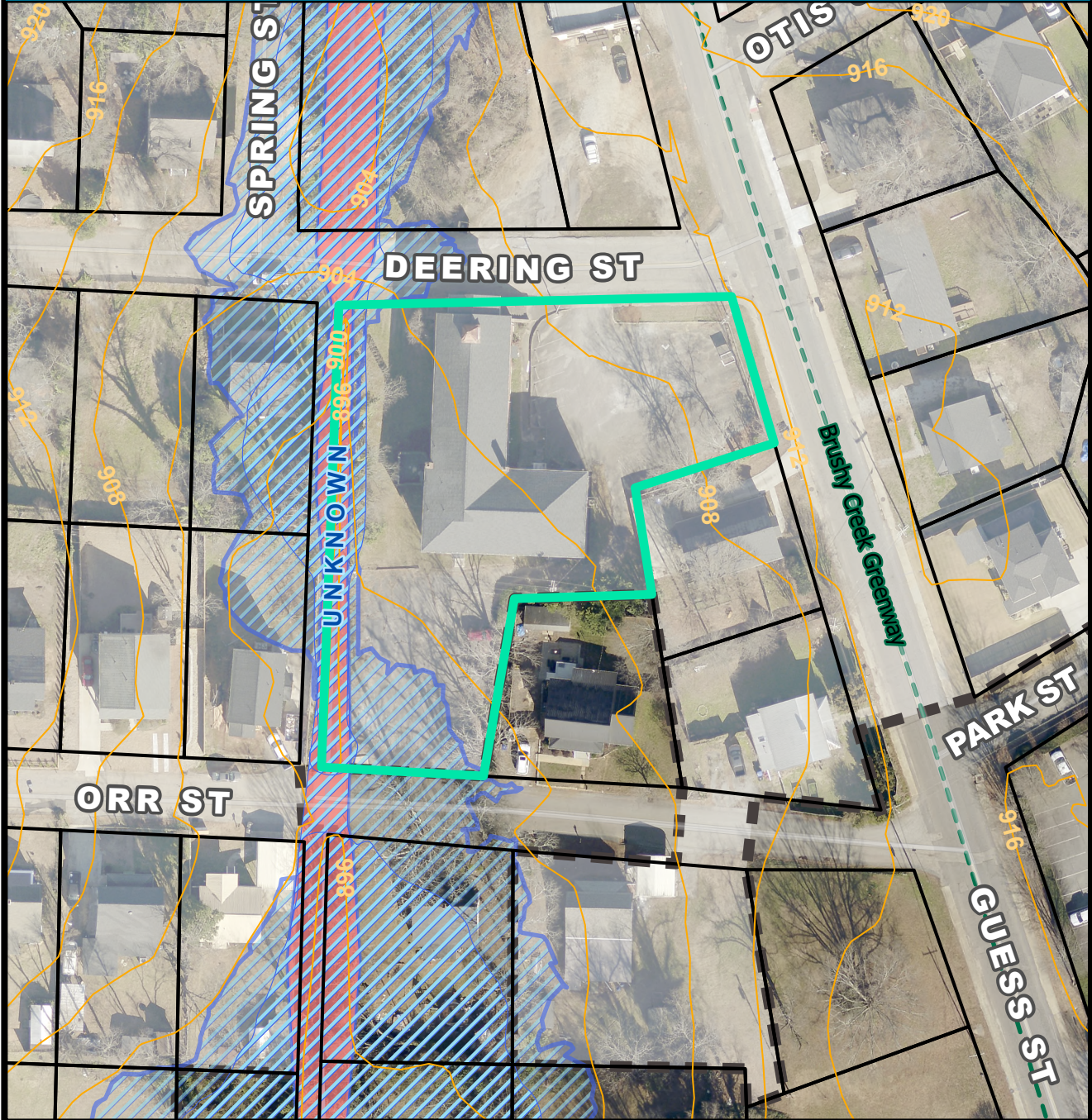
CURRENT ZONING



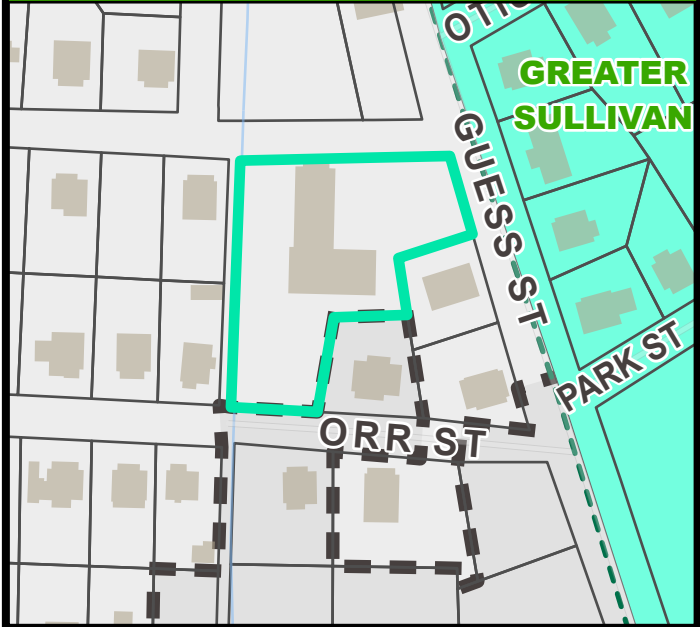
FUTURE LAND USE



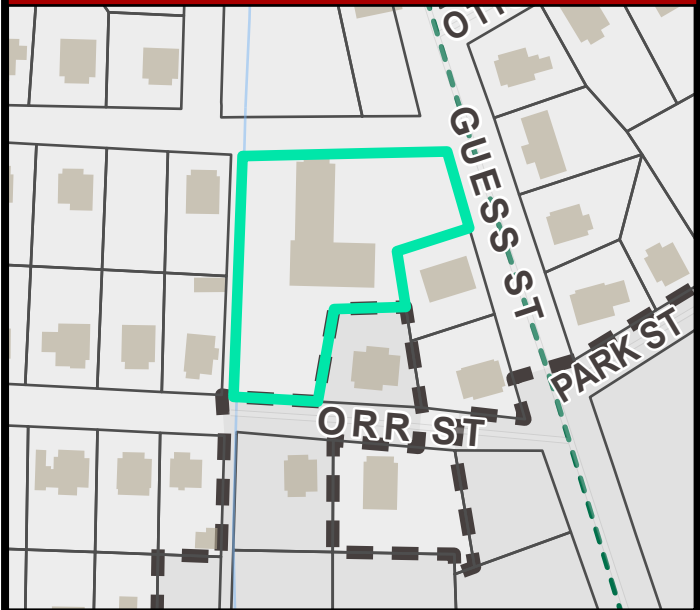
NATURAL / ENVIRONMENTAL FEATURES



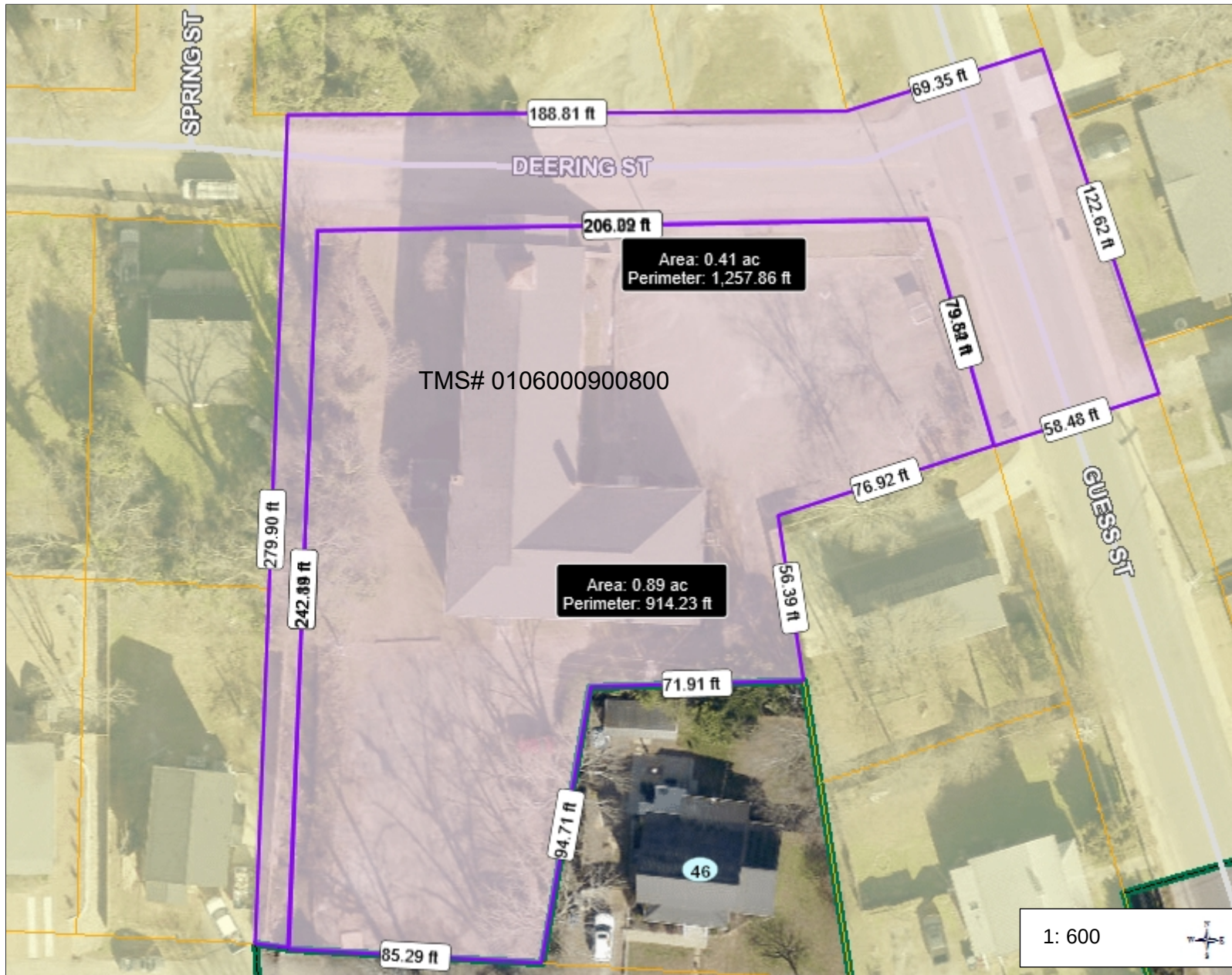
SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



AX-30-2025: 14 Deering Street



Legend

Address Points

- Comm/Industrial
- Residential - SFD
- Residential - SFA
- Residential - Multi
- Mixed Use
- Parking Lot or Structure
- School
- City Park
- Under Construction
- Accessory Structure
- Other

- Parcels with Ownership
- City of Greenville Limits
- County Background

Notes

Total area to be annexed: 1.30 acres;
City Council District: 2; County Zoning
District: R-7.5; City Zoning District:
RC-2

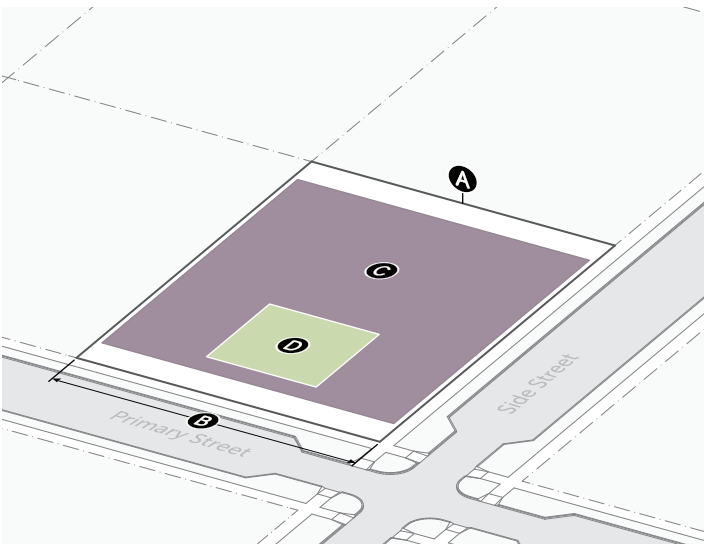
100 0 50 100 Feet

NAD_1983_HARN_StatePlane_South_Carolina_FIPS_3900_Feet_Intl
© City of Greenville, SC Date Created: 8/12/2025

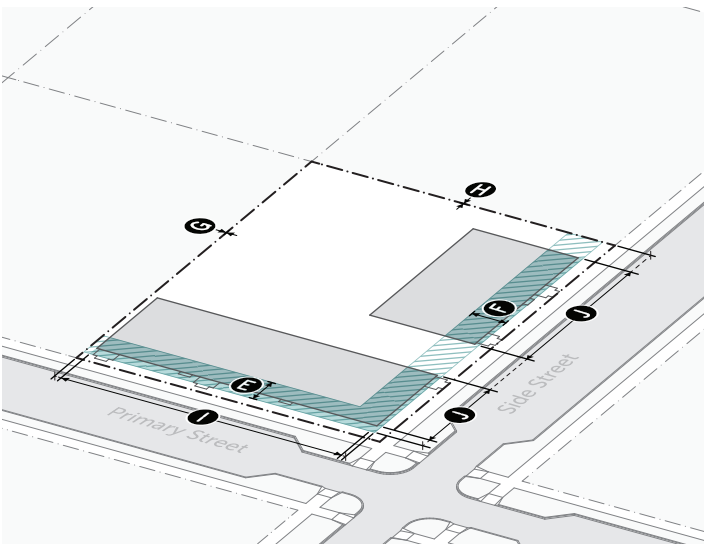
This map is user generated from the City of Greenville's MapIT 2.0 intranet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable and should be appropriately used with caution. Contact the GIS Division for all questions pertaining to the MapIT 2.0 program and data.

19-2.4.2. RC-2 COMMUNITY 2

A. SITE

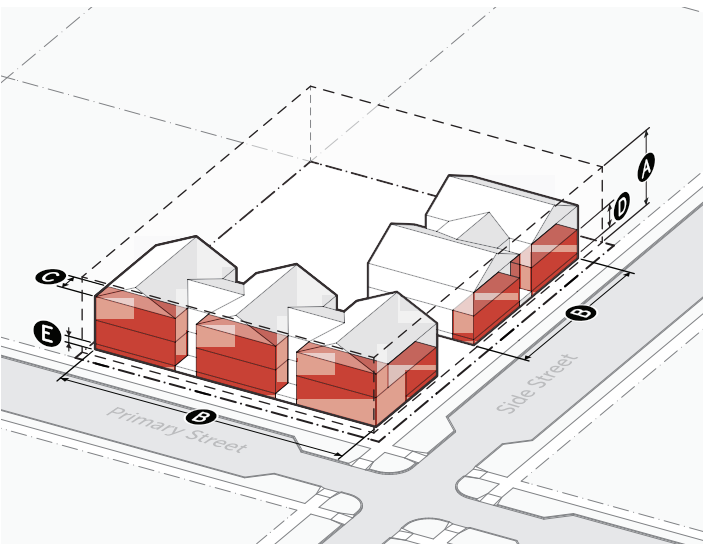


1. LOT SIZE	Sec. 2.11.2.
A Area (min)	None
B Width (min)	
Front access	40'
Side/rear access	15'
2. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	80%
D Outdoor amenity space (min)	10%



3. BUILDING SETBACKS	Sec. 2.11.5.
E Primary street lot line (min/max)	5' / 20'
F Side street lot line (min/max)	5' / 15'
G Side lot line (min)	0'
H Rear lot line (min)	0'
Alley lot line (min)	5'
4. TRANSITIONS	Sec. 2.11.6.
Transition type	Type A
5. BUILD-TO	Sec. 2.11.7.
Build-to width (min)	
I Primary street	75%
J Side street	45%
6. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	20'
Side street (min)	5'
7. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type E 6'

B. BUILDING



1. HEIGHT	Sec. 2.11.10.
A Overall height (max stories/feet)	
Base	2 / 30'
Bonus	4 / 54'
2. MASSING	Sec. 2.11.11.
B Building width (max)	175'
C Active depth (min)	9'
3. GROUND STORY	Sec. 2.11.12.
D Story height (min)	10'
E Finish floor elevation (min/max)	0' / 5'



	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.11.13.	
F Ground story (min)	35%	30%
G Upper story (min)	20%	20%
H Blank wall width (max)	15'	25'
5. ENTRANCES	Sec. 2.11.14.	
I Street-facing entry spacing (max)	40'	60'
Entry feature	Yes	Yes

NOTE: Additional standards apply for lots within the Neighborhood Revitalization Overlay District.
[View the Neighborhood Revitalization Overlay District Map](#)
[View the Neighborhood Revitalization Overlay District Design Standards](#)

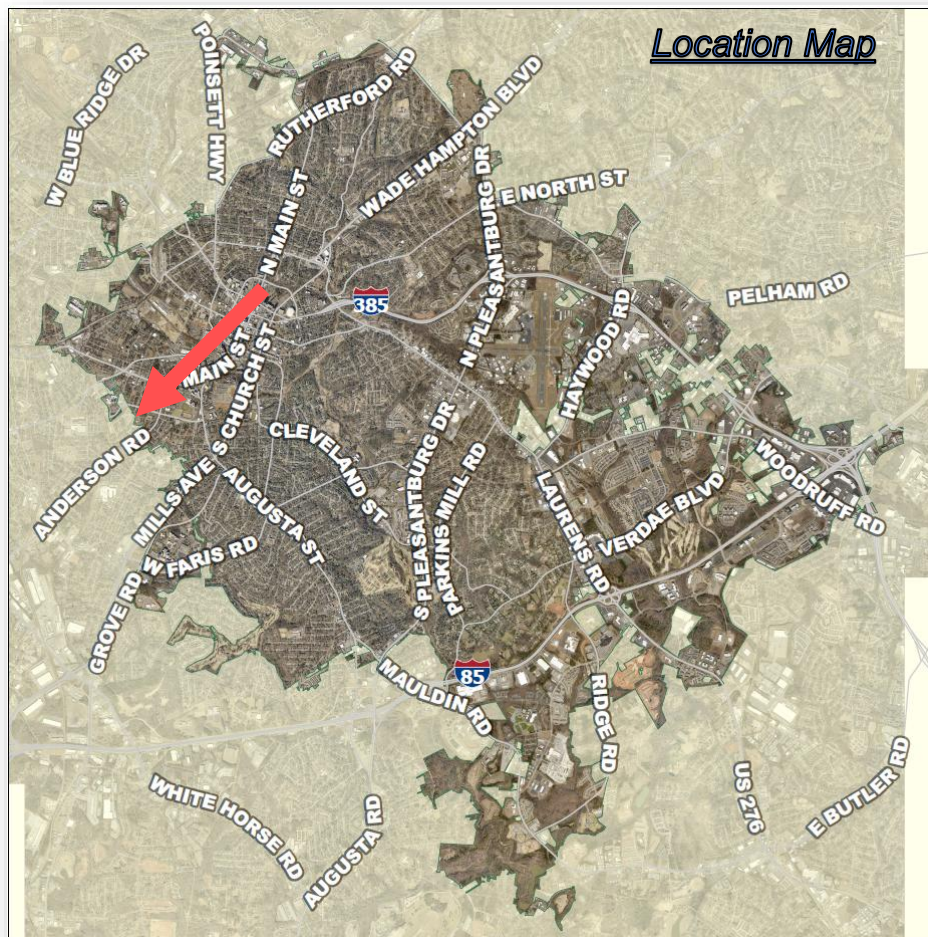


Planning Staff Report to
Greenville Planning Commission
for the September 4, 2025 Public Hearing

PUBLIC HEARING REQUIRED

Applications involving rezoning require a public hearing.

Docket Number: AX-31-2025
Applicant(s): David Stone, Jr.
Property Owner(s): WED Stone Holdings, LLC
Property Location: Jenkins Street, Short Minus Street, and Minus Chapel Lane
Tax Map Number(s): TM#s 0112000100200, 0112000100300, 0112000100400, and 0112000100500
Property Area: 0.29 acre
Rezone Request: RN-A, Neighborhood A District
Recommendation: Approval



Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 2-372 *Function, Powers, and Duties of the Planning Commission*

Sec 19-1.1.3 *Purpose and Intent*

Sec.19-1.3 *Official Zoning Map*

Sec.19-2 *Zoning Districts*

Sec.19-6.1.3 *Planning Commission*

Sec.19-6.2.2 *Legislative Review*

Project Overview:

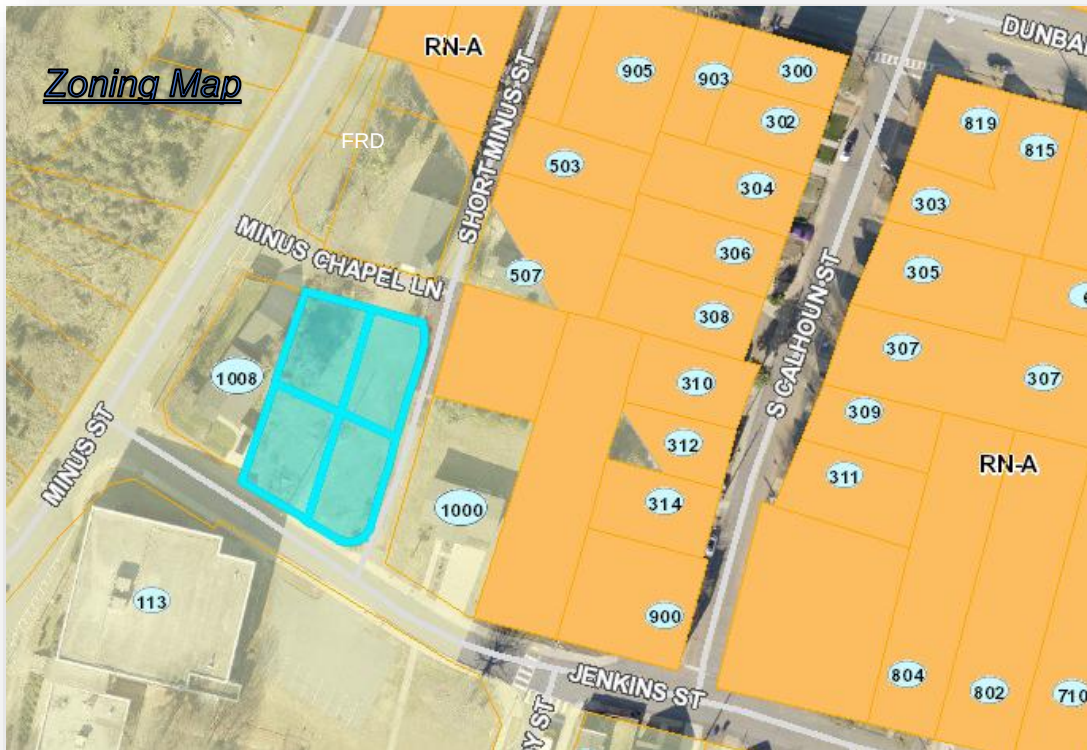
The applicant has petitioned the City of Greenville to annex four parcels containing approximately 0.29 acre of lot area into the Greenville city limits and to zone them RN-A, Neighborhood A District, under the Greenville Development Code. Adjacent properties in the City are likewise zoned RN-A.

Land Use Review

The proposed zoning district for the annexed property is RN-A, Neighborhood A District. The Future Land Use Map designation for the property is Urban Residential in accordance with the GVL2040 Comprehensive Plan. The property is not proposed to be located within an overlay district.

The RN-A District allows up to four residential units on a lot. Abutting parcels within the City of Greenville are also zoned RN-A. Commercial uses are not permitted.

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning	Current Use
Subject Property	R-7.5, Single-family residential district (County)	Vacant
North	R-M10, Multifamily residential district (County)	Church
East	R-7.5, Single-family residential district (County); RN-A, Neighborhood A District	Single-family detached residential; Vacant
South	R-7.5, Single-family residential district (County)	Community center
West	R-7.5, Single-family residential district (County)	Single-family detached residential



Procedural Requirements:

Pre-Application and Development Meetings

The City and the applicants held a pre-application meeting on July 18, 2025.

Other Site Information:

The property is located within Greenville County's Sterling Special Emphasis Neighborhood. The parcels are currently vacant with the last residential structures being removed in 2021.

There are no known natural features on the site. Any future development on the property must meet city requirements including tree mitigation.

Definitions:

Please see the attachments for the **RN-A District** general provisions.

Staff Analysis:

Staff offers the following responses to the standards to rezone found in Section 6.2.2(D)(2):

(a) Consistent with Comprehensive Plan.	NO
Comments: The Future Land Use Map (FLUM) does not provide a recommendation for the property.	
(b) Consistent with Applicable Plans and Studies.	YES

AX-31-2025: Jenkins Street, Short Minus Street, and Minus Chapel Lane

Comments: The City adopted the [Sterling Community Master Plan](#) in 2010. This plan called for the expansion of commercial uses along Jenkins Street as well as the expansion of housing options within the community..

(c) Compatible with Surrounding Uses.	YES
--	------------

Comments: The proposed amendment allows for uses that are compatible with existing surrounding properties and uses. The request does not introduce a new zoning district to the area.

(h) Provide logical and orderly development pattern.	YES
---	------------

Comments: The rezoning would allow for development consistent with existing surrounding uses and development patterns.

STAFF RECOMMENDATION:

APPROVE rezone to RN-A, Neighborhood A District.

Staff Comments

Planning Comments

Recommend: Approve

Fire Department Comments

Recommend: Approve w/ Comments

Comments:

GCDF will be responding to the annexed areas. With the continued annexation of property, GCDF will continue to evaluate response data to ensure adequate coverage is provided.

Environmental Engineer Comments

Recommend: Approve w/ Comments

Comments:

*1. Area is currently served for sanitary sewer by Metro

Addressing Comments

Recommend: Approve w/ Comments

Comments:

ANNEXATION REVIEW:

*1. NEW PARCEL

*2. ASSIGNED Address: Minus Chapel Lane (0-Block), Jenkins Street (1000-Block)

*3. PIN#: 0112000100200, 0112000100300, 0112000100400, 0112000100500

Civil Engineer Comments

Recommend: Approve w/ Comments

Comments:

Jenkins Street and Minus Chapel Lane shall be classified as Low Density Neighborhood streets and Short Minus Street shall be classified as an Alley Residential street.



APPLICATION FOR ANNEXATION

Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	DAVID STONE JR.	WED Stone Holdings LLC
*Title:	MANAGING MEMBER	
*Address:	13 N. IRVINE	13 N Irvine Street
*City, State:	" "	Greenville, SC
*Zip:	" "	29601
*Phone:		
*Email:		

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 011200-01-00200, 011200-01-00300, 011200-01-00400, 011200-01-00500

*TOTAL ACREAGE 0.28

*CURRENT ZONING DESIGNATION (County) R-7.5, Single-family residential district

*PROPOSED ZONING DESIGNATION (City) RN-A, Neighborhood A District

TYPE OF ANNEXATION

*Please select one (1) type: ☒ 100% ☐ 75% ☐ 25%

For 100% and 75% Annexations, please Include the corresponding **Annexation Petition** with the application submittal.

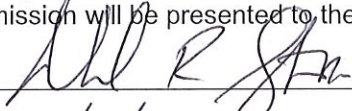
INSTRUCTIONS

1. The applicant is strongly encouraged to schedule a preapplication conference with the Planning Development prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review two (2) weeks prior to the scheduled submission deadline to allow staff review of the application. Call (864) 467-4476 to schedule an appointment.
2. Staff will review the application for "completeness" pursuant to **Section 19-6.2.1.B.3. Completeness Determination**. If the application is deemed incomplete, staff will notify the applicant and request that the application be revised and resubmitted to address incompleteness. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.
3. Please refer to **Sections 19-6.1.3. Planning Commission** for additional information.
4. **Public Notice Requirements.** Annexation applications require a planning commission public hearing. Staff shall post signs regarding the same on the subject property(s) at least 15 days (but no more than 18 days) prior to the scheduled planning commission hearing date. Upon planning commission recommendation, the application item will be scheduled for a city council meeting.
5. **Please verify that all required information is reflected on the application and submit to staff with a complete annexation petition.**
6. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning Commission will be presented to the City Council.

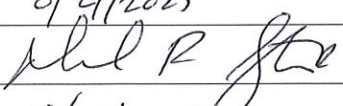

8/4/2025

*APPLICANT SIGNATURE

DATE

7. *Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

Initial: 

*Signatures	
Applicant	DAVID STONE JR.
Date	8/4/2025
Property Owner/Authorized Agent	
Date	8/4/2025



CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

100 Percent
PETITION FOR ANNEXATION

The person(s) whose signatures appear below are freeholders owning real estate in an area which is contiguous to the City of Greenville and which is proposed to be annexed into the City. In general, the area can be described as see below (address) and consisting of approximately 0.28 acres located on see below (tax map parcel). That area is identified more particularly by the tax map parcel number(s) provided below and the Annexation Plat which is being provided to the City of Greenville Planning Commission in conjunction with this petition. Any and all plats are incorporated by reference as a description of the area. By their signatures, the freeholder(s) petition(s) the City Council of the City of Greenville to annex the entire area shown as being annexed on the plats, and such additional acreage within the outer boundaries of the area as the owners through their agent may designate.

This petition is submitted under the provisions of S.C. Code ' 5-3-150, authorizing the City Council to annex an area when presented with a petition signed by all persons owning real property in the area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. All zoning processes will be in accordance with state statutes and city ordinance otherwise existing.

Property Owner(s)	Address/ Tax Map Number	Signature	Date
WED Stone Holdings, LLC	0 Minus Chapel Lane/ TMS# 011200-01-00200		8/4/2025
WED Stone Holdings, LLC	514 Short Minus Lane/ TMS# 011200-01-00300		8/4/2025
WED Stone Holdings, LLC	1004 Jenkins Street/ TMS# 011200-01-00400		8/4/2025
WED Stone Holdings, LLC	1006 Jenkins Street/TMS		8/4/2025



CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

CERTIFICATION OF PETITION SIGNATURE

I, DAVID STONE, have this 4th day of August, 2025, certified my signature previously given and dated for the annexation into the City of Greenville of one (1) or more parcels in which I have ownership interest by initialing a copy of the signature as previously given and dated. The parcel tax map number(s) is(are) as follows:

0112000100200, 0112000100300, 0112000100400

0112000100500

Signature

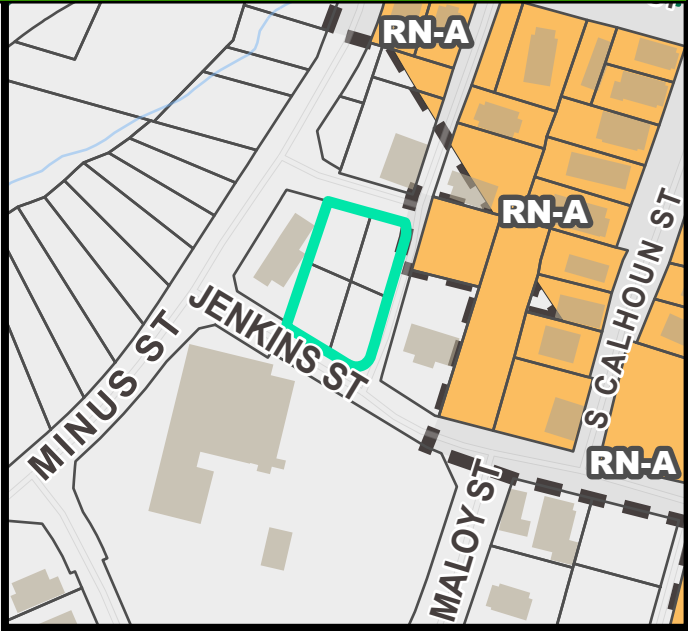
A handwritten signature in black ink, appearing to read 'David Stone', is written over a horizontal line.

AX-31-2025 • JENKINS STREET, SHORT MINUS STREET, AND MINUS CHAPEL LANE

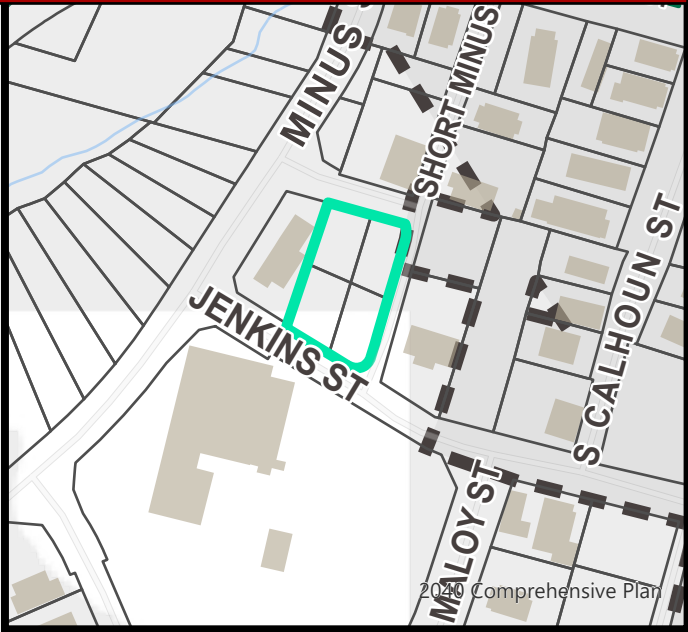
AERIAL VIEW



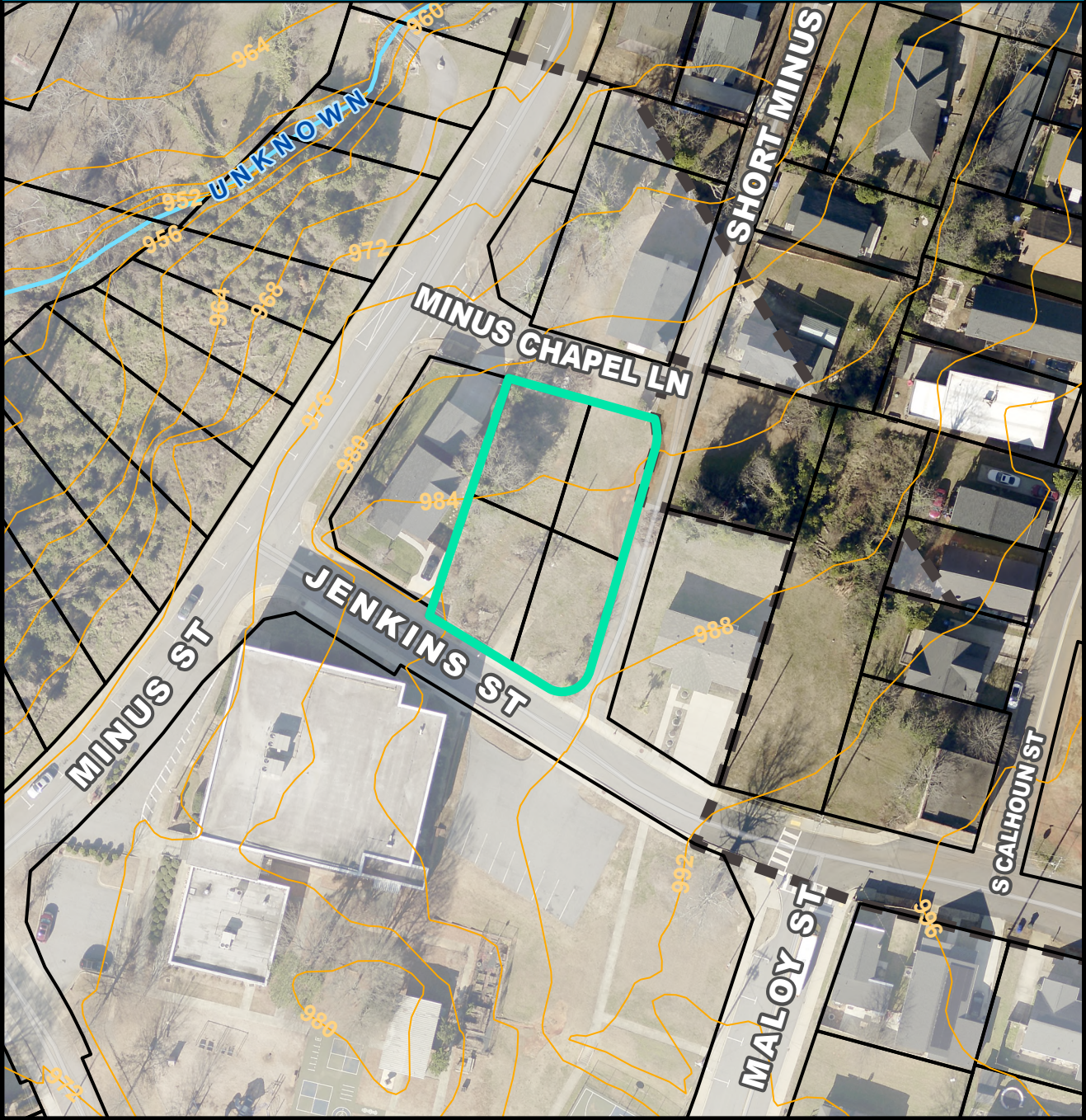
CURRENT ZONING



FUTURE LAND USE



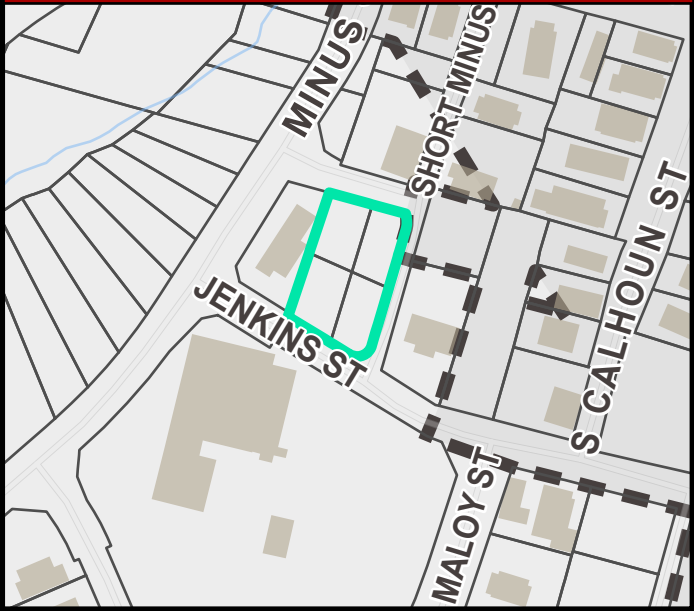
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



AX-31-2025: Jenkins St, Short Minus St, & Minus Chapel Ln



Legend

Address Points

- Comm/Industrial
- Residential - SFD
- Residential - SFA
- Residential - Multi
- Mixed Use
- Parking Lot or Structure
- School
- City Park
- Under Construction
- Accessory Structure
- Other

- Parcels with Ownership
- City of Greenville Limits
- County Background

Notes

Total area to be annexed: 0.46 acre;
City Council District: 2; County Zoning
District: R-7.5; City Zoning District:
RN-A

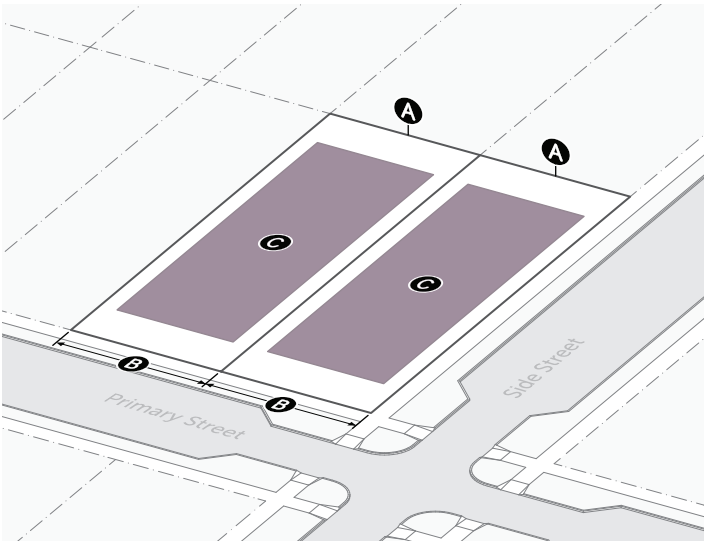
100 0 50 100 Feet

NAD_1983_HARN_StatePlane_South_Carolina_FIPS_3900_Feet_Intl
© City of Greenville, SC Date Created: 8/12/2025

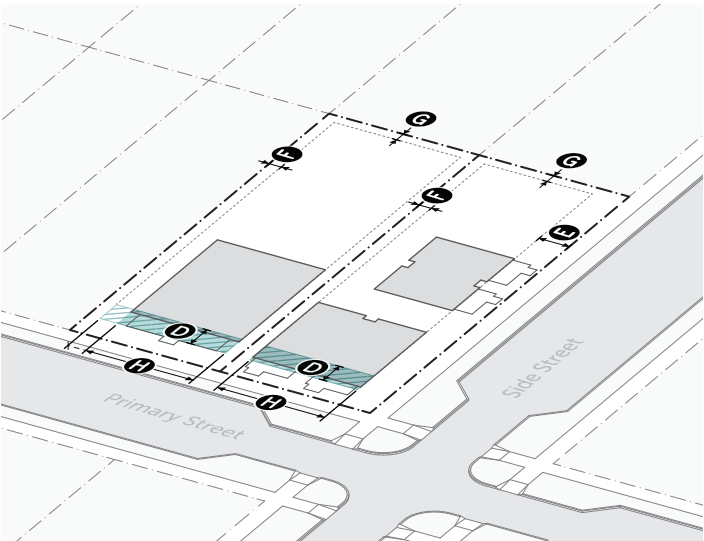
This map is user generated from the City of Greenville's MapIT 2.0 intranet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable and should be appropriately used with caution. Contact the GIS Division for all questions pertaining to the MapIT 2.0 program and data.

19-2.3.2. **RN-A** NEIGHBORHOOD A

A. **SITE**



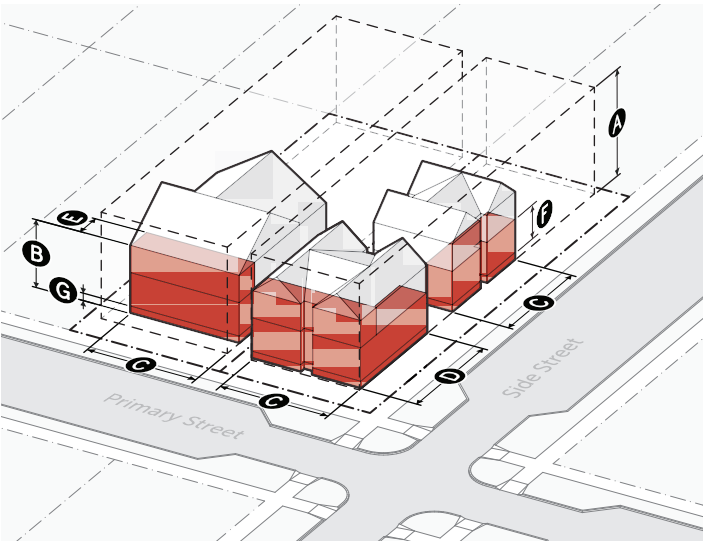
1. LOT SIZE	Sec. 2.11.2.
A Area (min)	2,000 SF
B Width (min)	
Front access	40'
Side/rear access	25'
2. DENSITY	Sec. 2.11.3.
Dwellings per lot (max)	4
3. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	60%



4. BUILDING SETBACKS	Sec. 2.11.5.
D Primary street lot line (min/max)	10' / 20' or Setback Range
E Side street lot line (min/max)	10'
F Side lot line (min)	5'
G Rear/alley lot line (min)	4'
5. BUILD-TO	Sec. 2.11.7.
Build-to width (min)	
H Primary street	50%
Side street	None
6. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	30'
Side street (min)	5'
7. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type E 6'

RN-A

B. BUILDING



1. HEIGHT	Sec. 2.11.10.
A Overall height (max stories/feet) ¹	2.5 / 32'
B Side wall (max)	25'
2. MASSING	Sec. 2.11.11.
C Building width (max)	40'
D Building depth (max)	70'
E Active depth (min)	9'
3. GROUND STORY	Sec. 2.11.12.
F Story height (min)	9'
G Finish floor elevation (min/max)	0' / 5'



	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.11.13.	
H Ground story (min)	25%	20%
I Upper story (min)	15%	15%
J Blank wall width (max)	10'	20'
5. ENTRANCES	Sec. 2.11.14.	
K Street-facing entry spacing (max)	30'	50'
Entry feature	Yes	Yes

NOTE: Additional standards apply for lots within the Neighborhood Revitalization Overlay District.
[View the Neighborhood Revitalization Overlay District Map](#)
[View the Neighborhood Revitalization Overlay District Design Standards](#)