



AGENDA

REGULAR MEETING OF PLANNING COMMISSION

THURSDAY, OCTOBER 2, 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
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-32-2025**
Application by Zainab Allmond for **ANNEXATION** and **REZONE** of approximately 0.2 acre located at **1000 JENKINS STREET** from R-7.5, Single-family residential district, in Greenville County to RN-A, Neighborhood A District, in the City of Greenville. (TM# 0112000200400)
 - B. **AX-33-2025**
Application by Vault Greenville, LLC for **ANNEXATION** and **REZONE** of approximately 2.13 acres located on **GLADYS DRIVE** from S-1, Service district, in Greenville County to BH, Business Heavy District, in the City of Greenville. (TM# 0260000106100)
 - C. **Z-14-2025** (Applicant has deferred this application until the November 6, 2025 Planning Commission Meeting)
Application by Kevin Holland for a REZONE of approximately 0.38 acre located at 706 HAMPTON AVENUE from RH-D House D District, to RN-A, Neighborhood A District (TM# 0027000102800)
9. PUBLIC MEETING ITEMS (No Public Hearing)
10. OTHER BUSINESS
 - A. Staff Update on Planning Projects and Initiatives
 - B. Upcoming Dates:
 - A. November 6, 2025 Planning Commission Public Hearing
 - B. December 4, 2025 Planning Commission Public Hearing

11. Executive Session, if required

12. Adjournment

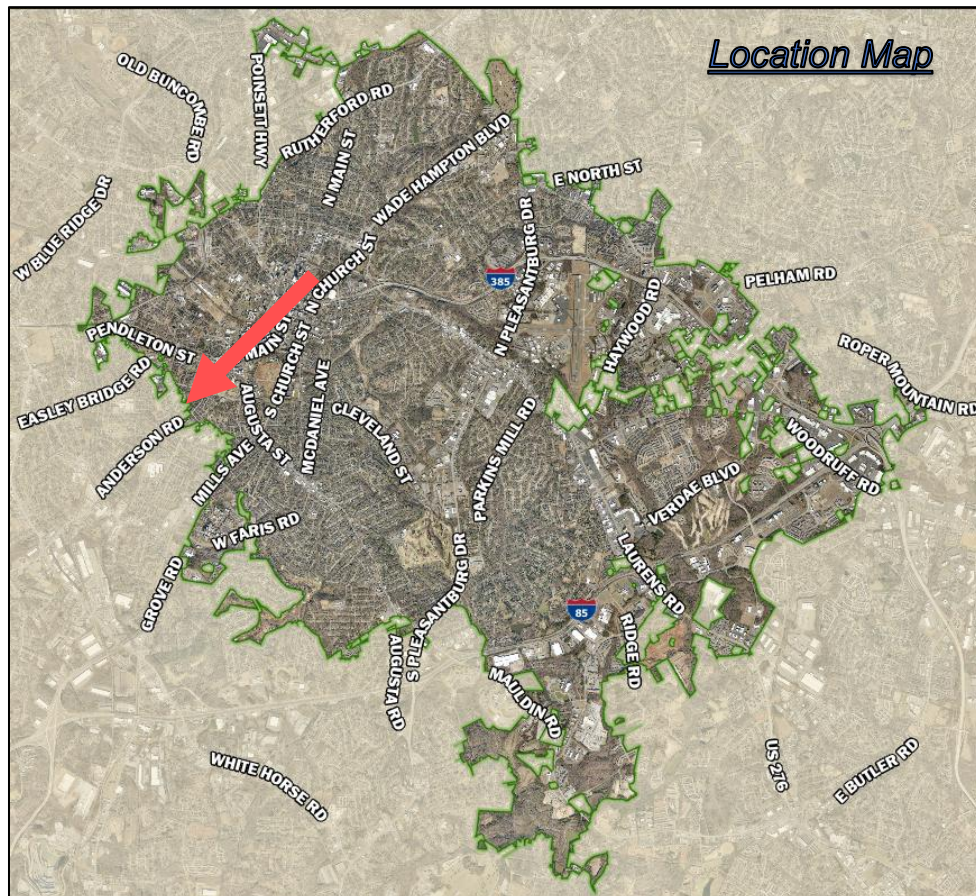


Planning Staff Report to
Greenville Planning Commission
for the October 2, 2025 Public Hearing

PUBLIC HEARING REQUIRED

Applications involving rezoning require a public hearing.

Docket Number: AX-32-2025
Applicant(s): Zainab Allmond
Property Owner(s): Aryanna Investment, LLC
Property Location: 1000 Jenkins Street
Tax Map Number(s): TM# 0112000200400
Property Area: 0.19 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 the 0.19-acre property at 1000 Jenkins Street into the Greenville city limits and to zone it 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)	Single-family detached residential
North	RN-A, Neighborhood A District	Vacant
East	RN-A, Neighborhood A District	Vacant
South	R-7.5, Single-family residential district (County)	Community center
West	RN-A, Neighborhood A District (in annexation process)	Vacant



Procedural Requirements:

Pre-Application and Development Meetings

The City and the applicants held a pre-application meeting on August 22, 2025.

Other Site Information:

The property is located within Greenville County's Sterling Special Emphasis Neighborhood. The property has an existing single-family home upon it. The four parcels to the west are currently proceeding through the annexation and rezone process as well under AX-31-2025. They are likewise proposed for RN-A.

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.	N/A
Comments: The Future Land Use Map (FLUM) does not provide a recommendation for the property.	
(b) Consistent with Applicable Plans and Studies.	YES
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

Comments: The property shall be included in the Sterling Special Emphasis Neighborhood within the City of Greenville.

Addressing Comments

Recommend: Approve w/ Comments

Comments:

ANNEXATION REVIEW:

- *1. NEW PARCEL
- *2. ASSIGNED Address: 1000 Jenkins Street
- *3. PIN#: 0112000200400

Civil Engineer Comments

Recommend: Approve w/ Comments

Comments:

Short Minus Street will be classified as an Alley Residential street and Jenkins Street will be classified as a Low Density Neighborhood street.

Environmental Engineer Comments

Recommend: Approve w/ Comments

Comments:

- *1. Area is currently served by Metro for Sanitary Sewer.

Fire Department Comments

Recommend: Approve w/ Comments

AX-32-2025: 1000 Jenkins Street

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.

Tree and Landscape Comments

Recommend: Approve w/ Comments

Comments:

1. The project site is currently developed and no plans for redevelopment have been provided. No significant trees appear to exist on the site. A full tree inventory per 19-5.2.2.A will be required with any future site permit submittals and mitigation for tree removals will be required. Compliance with Greenville Development Code tree and landscape standards will be required with any future redevelopment.



APPLICATION FOR ANNEXATION

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	Zainab Allmond	Aryanna Investment, LLC
*Title:	Member of Aryanna Investment LLC	
*Address:		
*City, State:		
*Zip:		
*Phone:		
*Email:		

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 0112000200400

*TOTAL ACREAGE 0.2

*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.

8/24/25

*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: ZA

*Signatures	
Applicant	Zainab Allmond
Date	08/24/25
Property Owner/Authorized Agent	Aryanna Investment LLC / Zainab Allmond Member
Date	8/24/25



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 _____ (address) and consisting of approximately _____ acres located on _____ (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
			8/24/25



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

CERTIFICATION OF PETITION SIGNATURE

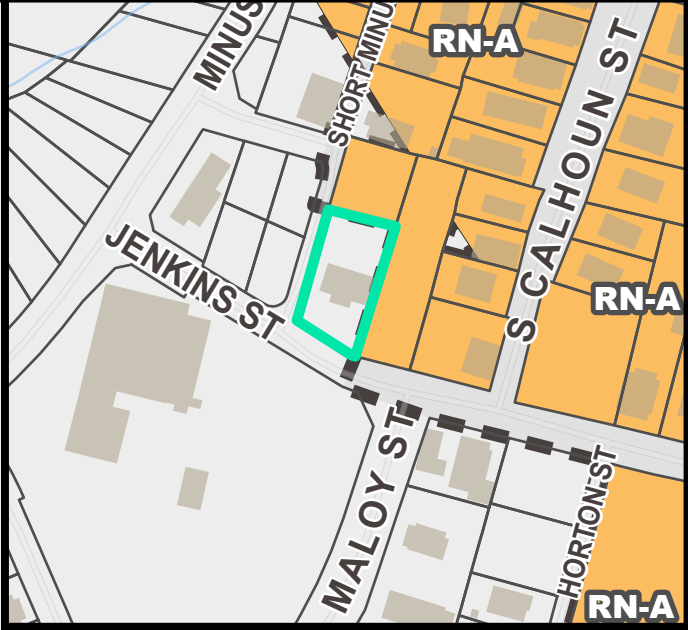
I, Zainab Allmond, have this 24th day of August, 2025, certified my signature previously given and dated for the annexation into the City of Greenville of one (1) or more parcels in which I have ownership interest by initialing a copy of the signature as previously given and dated. The parcel tax map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

Zainab Allmond
Signature

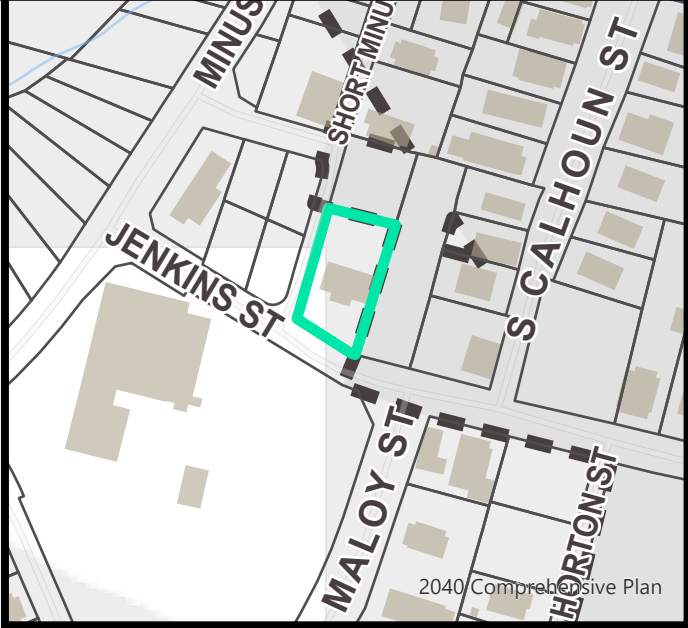
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE



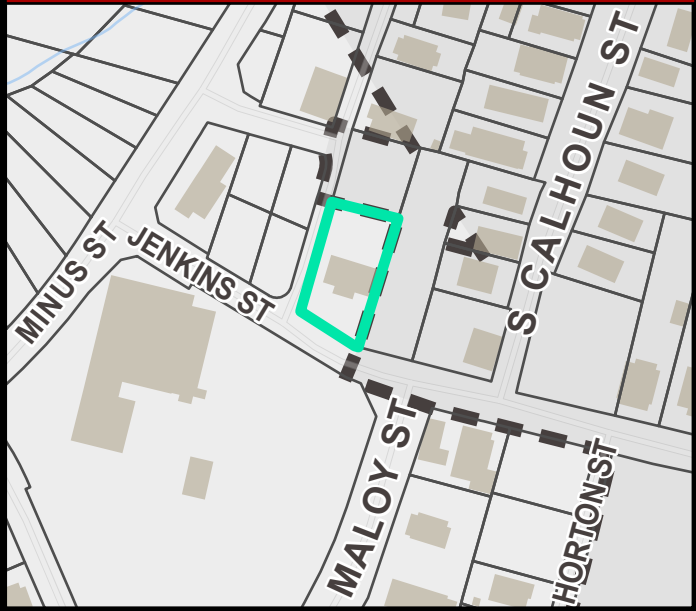
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



AX-32-2025: 1000 Jenkins 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: 0.24 acre;
City Council District: 2; County Zoning
District: R-7.5; City Zoning District:
RN-A

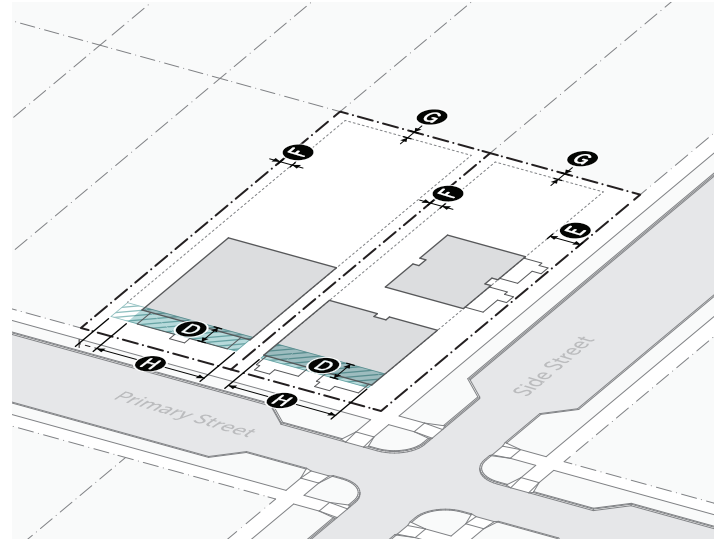
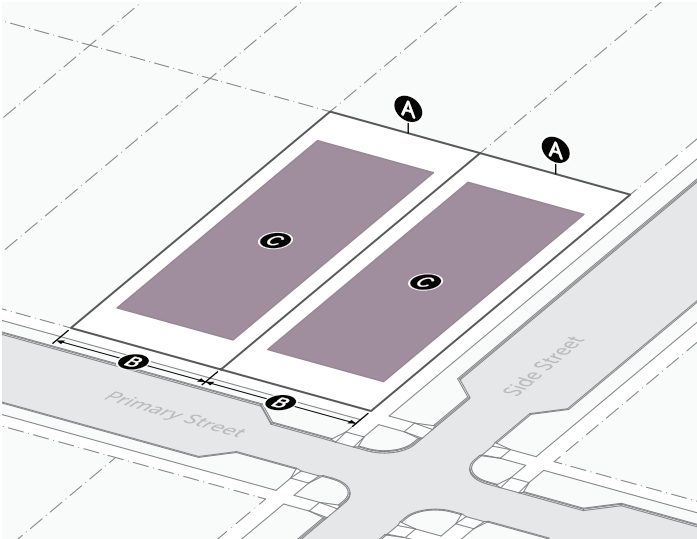
100 0 50 100 Feet

NAD_1983_HARN_StatePlane_South_Carolina_FIPS_3900_Feet_Intl
© City of Greenville, SC Date Created: 9/3/2025

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

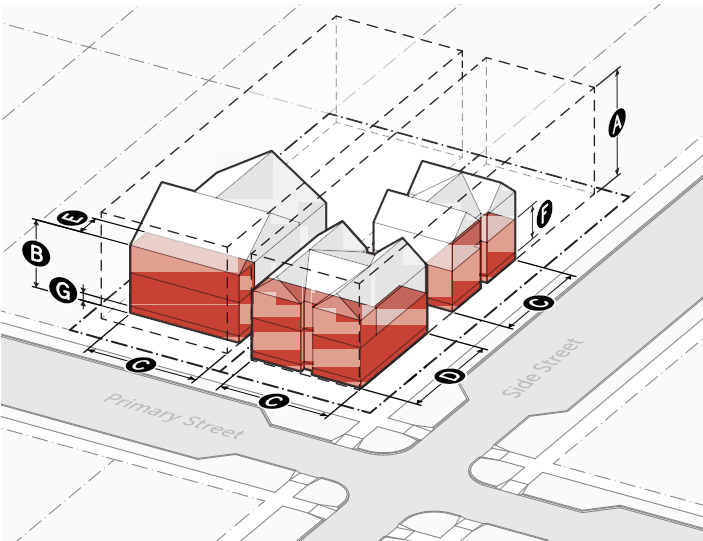


1. LOT SIZE	Sec. 2.11.2.
A Area (min)	2,000 SF
B Width (min)	
Front access	40'
Side/rear access	25'
2. DENSITY	Sec. 2.11.3.
Dwellings per lot (max)	4
3. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	60%

4. BUILDING SETBACKS⁴	Sec. 2.11.5.
D Primary street lot line (min)	Setback Range*
E Side street/side alley lot line (min)	10'
F Side lot line (min)	5'
G Rear/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 ⁴	Sec. 2.11.14.	
K Street-facing entry spacing (avg)	30'	50'
Entry feature	Yes	Yes

NOTES: ⁴

* If a Setback Range cannot be established, a 10' minimum/20' maximum primary street lot setback shall be used.

** Additional standards apply to all lots within the Neighborhood Revitalization Overlay District.

[View the Neighborhood Revitalization Overlay District Map](#)

[View the Neighborhood Revitalization Overlay District Design Standards](#)

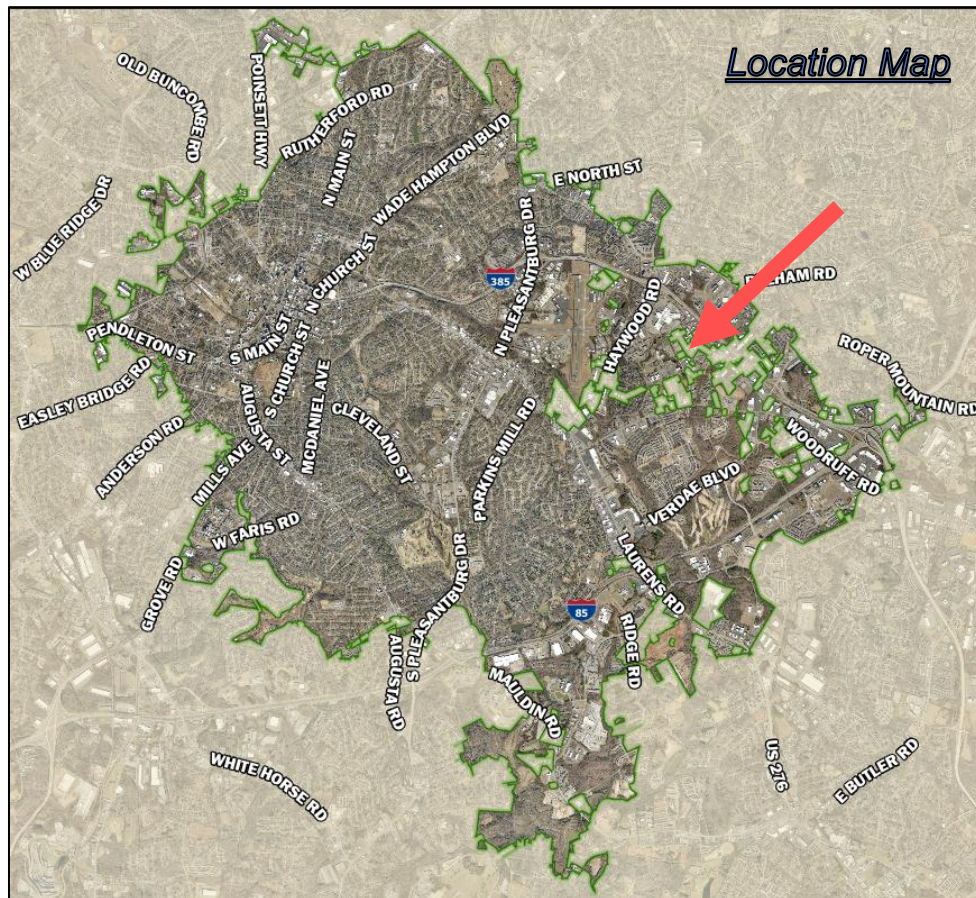


Planning Staff Report to
Greenville Planning Commission
for the October 2, 2025 Public Hearing

PUBLIC HEARING REQUIRED

Applications involving rezoning require a public hearing.

Docket Number: AX-33-2025
Applicant(s): Vault Greenville, LLC
Property Owner(s): Vault Greenville, LLC
Property Location: Gladys Drive
Tax Map Number(s): 0260000106100
Property Area: 2.12 acres
Rezone Request: BH, Business Heavy 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

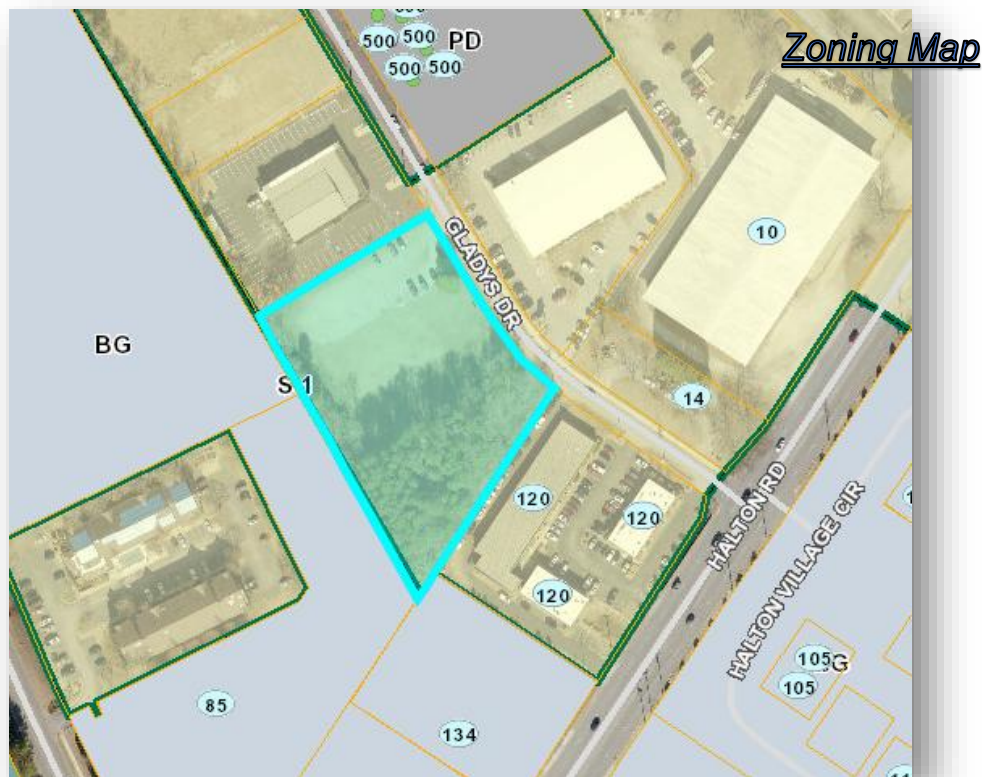
Project Overview:

The applicant has petitioned the City of Greenville to annex approximately 2.12 acres of lot area into the Greenville city limits and to zone it BH, Business Heavy District, under the Greenville Development Code. The subject property is vacant and is largely surrounded by properties existing in the City. The applicant intends to develop the property following that annexation and rezoning as an indoor vehicle storage facility.

Land Use Review

The proposed zoning district for the annexation is BH, Business Heavy District. The BH District allows for a range of high-intensity commercial uses including large commercial shopping centers to automotive uses. 55-ft is the maximum building height for the district. The Future Land Use Map (FLUM) recommendation is Regional Mixed-Use.

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning	Current Use
Subject Property	S-1, Services district (County)	Vacant
North	S-1, Services district (County)	Church
East	S-1, Services district, and C-2, Commercial district (County);	Gym, restaurant with drive-thru, commercial strip center
South	BG, Business General District	Hotel and dance studio
West	BG, Business General District	Parking lot



Procedural Requirements:

Pre-Application and Development Meetings

The City and the applicant held a pre-application meeting on August 22, 2025.

Other Site Information:

The property is not located in a Greenville County Special Emphasis Neighborhood nor a County Overlay District. The site appears to have been vacant since at least 2007 based on historical imagery. New development on the site must meet the City's development requirements.

The current County S-1, Services district, zoning classification allows for more intensive uses than the proposed BH District including sexually oriented businesses, landfills, lumber yards, sand and gravel pits, and truck terminals. Overall, the BH District will allow for less intensive uses.

Definitions:

Please see the attachments for the **BH 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.	YES
Comments: The Future land Use Map (FLUM) recommendation is for Regional Mixed-Use. The Regional Mixed-Use recommendation is in line with the requested BH zoning district.	
(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 immediately adjacent to other properties zoned BH, it abuts properties zoned BG, Business General District. In addition, the current County zoning of S-1 allows for uses that are less compatible with the area.	
(d) Provide logical and orderly Development Pattern.	YES
Comment: The rezoning would allow for development consistent with existing surrounding uses and development patterns. The rezone to BH will allow for the city's development regulations to be enforced (transitions, screening, architecture, etc.), which will help ensure compatible development.	

STAFF RECOMMENDATION:

APPROVE rezone to BH, Business Heavy District.

Staff Comments

Planning Comments

Recommend: Approve

Addressing Comments

Recommend: Approve w/ Comments

Comments:

*1. NEW PARCEL

AX-33-2025: Gladys Drive

*2. ASSIGNED Address: (0-Block) Gladys Drive

*3. PIN#: 0260000106100

Civil Engineer Comments

Recommend: Approve w/ Comments

Comments:

Gladys Drive will be a "Neighborhood Low-Density" street.

Tree and Landscape Comments

Recommend: Approve w/ Comments

Comments:

- 1.
2. The project site is currently partially developed and would likely require tree removal for any future development. A full tree inventory per 19-5.2.2.A will be required with the site permit submittal and mitigation for tree removals must be provided.
3. Any trees intended to be saved must be protected with tree protection fencing per Sec. 19-5.2.2.F.
4. Street trees will be required along all public rights-of-way with any major site disturbance.
5. All plant selections in future plans must comply with Div. 19-4.10.



city of greenville

APPLICATION FOR ANNEXATION

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	Vault Greenville LLC	Vault Greenville LLC
*Title:	Joe Flewellyn, Chief Operating Officer	Joe Flewellyn, Chief Operating Officer
*Address:		
*City, State:		
*Zip:		
*Phone:		
*Email:		

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S)	0260000106100
*TOTAL ACREAGE	2.13
*CURRENT ZONING DESIGNATION (County)	S-1
*PROPOSED ZONING DESIGNATION (City)	BH - Business Heavy

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.

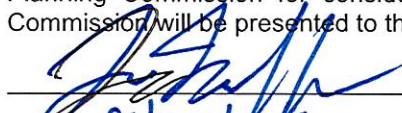
INSTRUCTIONS

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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.


8/26/25

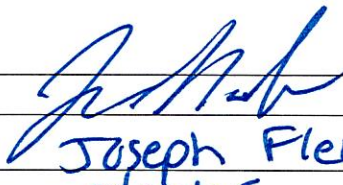
***APPLICANT SIGNATURE**

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	 Joseph Flewellyn
Date	8/26/25
Property Owner/Authorized Agent	Vault Greenville LLC
Date	8/26/25



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 0 Gladys Drive (address) and consisting of approximately 2.13 acres located on 0260000106100 (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
Vault Greenville LLC	0260000106100		8/26/25



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

CERTIFICATION OF PETITION SIGNATURE

I, Vault Greenville LLC, Joe Flewellyn, have this 26 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:

0260000106100

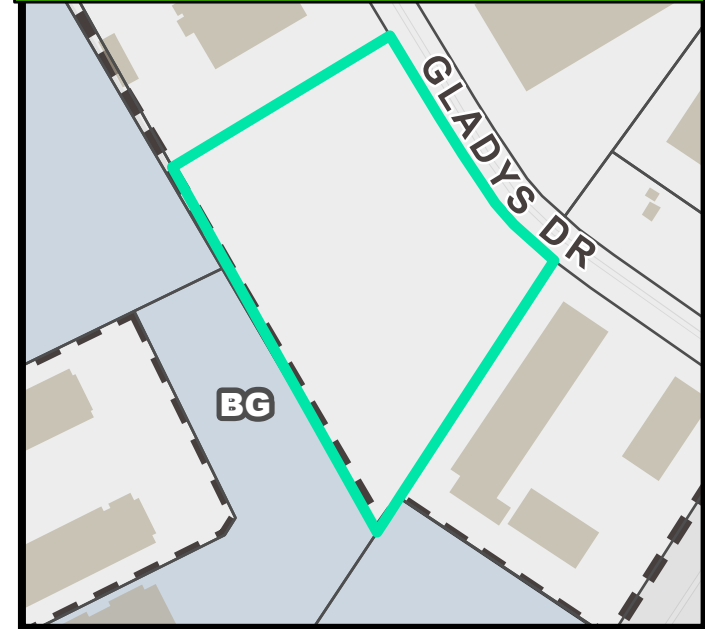

Signature

AX-33-2025 • GLADYS DRIVE

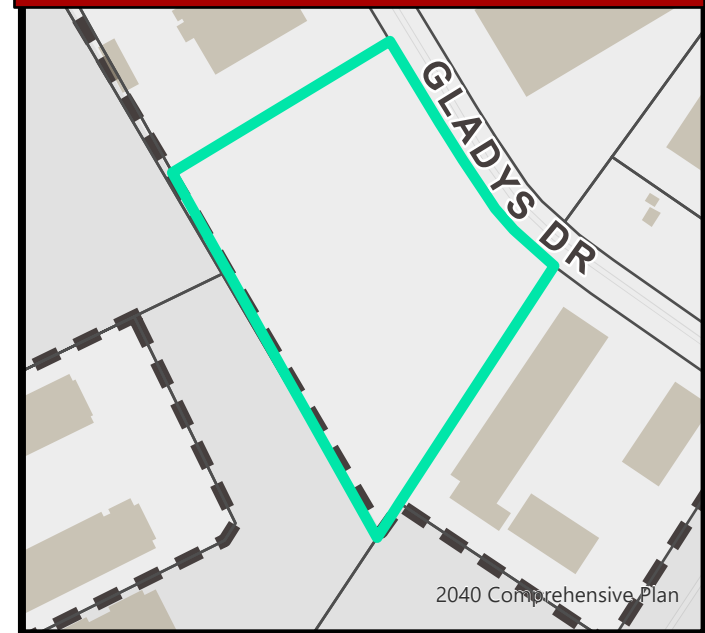
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE



NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



AX-33-2025: Gladys Drive



1: 1,200

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: 2.37 acres;
City Council District: 3; County Zoning
District: S-1; City Zoning District: BH

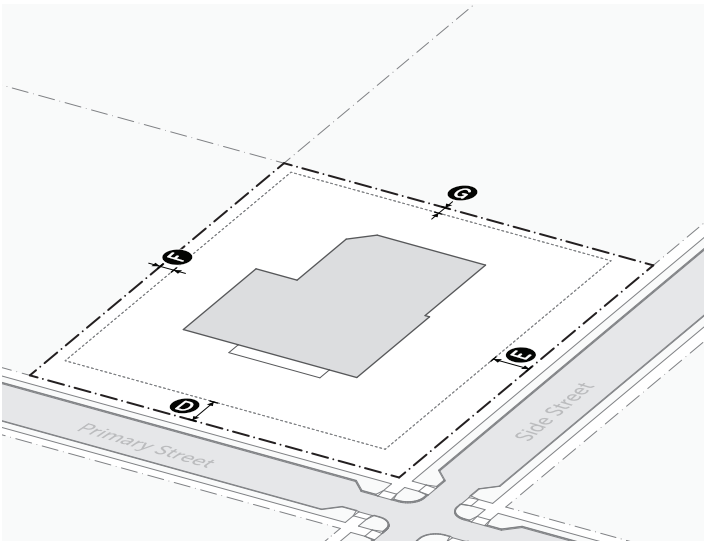
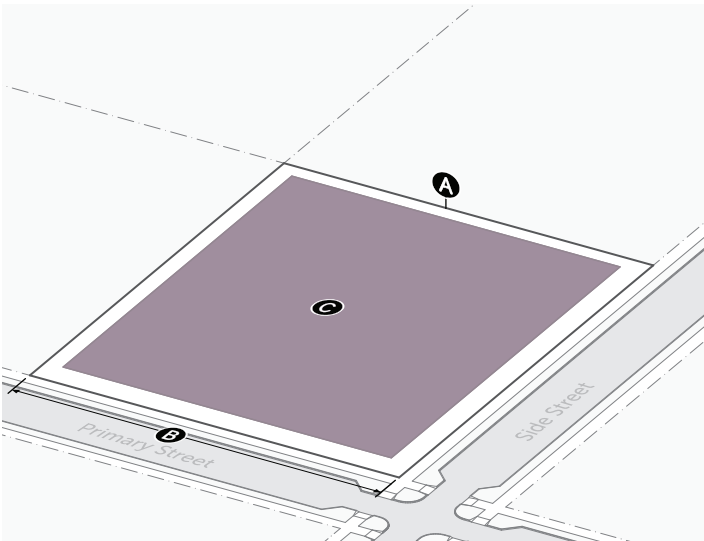
200 0 100 200 Feet

NAD_1983_HARN_StatePlane_South_Carolina_FIPS_3900_Feet_Intl
© City of Greenville, SC Date Created: 9/3/2025

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.

19-2.7.3. **BH** BUSINESS HEAVY

A. SITE



1. LOT SIZE	Sec. 2.11.2.
A Area (min)	7,500
B Width (min)	75'
2. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	80%
Outdoor amenity space (min)	None

3. BUILDING SETBACKS	Sec. 2.11.5.
D Primary street lot line (min)	20'
E Side street lot line (min)	20'
F Side lot line (min)	10'
G Rear lot line (min)	10'
Alley lot line (min)	5'

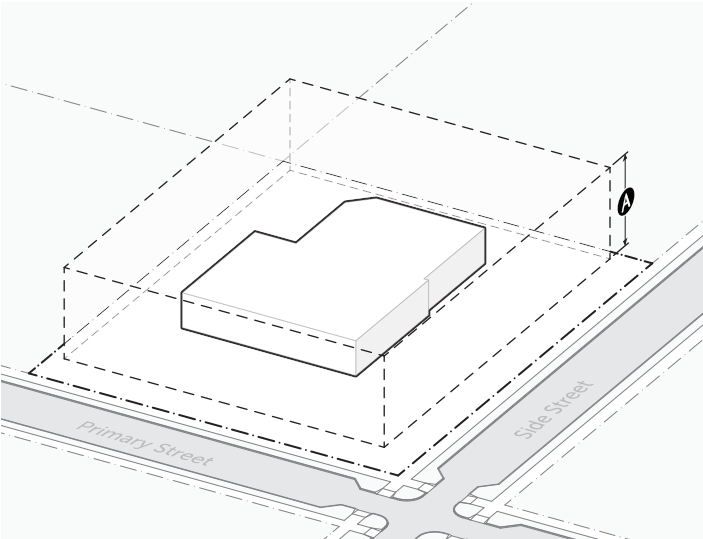
4. TRANSITIONS ²	Sec. 2.11.6.
Transition type	Type A, B, C

5. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	10'
Side street (min)	5'

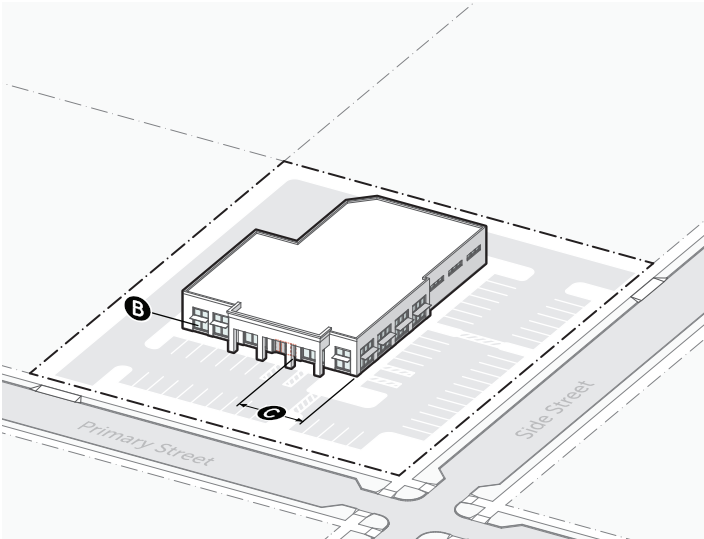
6. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type D 8'
Side street yard height (max)	Type D 8'
Side/rear yard height (max)	Type F 8'



B. BUILDING



1. HEIGHT	Sec. 2.11.10.
A Overall height (max)	55'
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)	30%	15%
Upper story (min)	None	None
Blank wall width (max)	None	None
5. ENTRANCES ⁴	Sec. 2.11.14.	
C Street-facing entry spacing (avg)	150'	None
Entry feature	Yes	No