



# AGENDA

REGULAR MEETING OF PLANNING COMMISSION  
THURSDAY, DECEMBER 4, 2025 - 4:00 PM

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

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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 November 6, 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-40-2025**  
Application for **ANNEXATION** and **REZONE** of approximately 0.05 acre located at **243 WILLARD STREET** from R-M10, Multifamily residential district, in Greenville County to RH-D, House D District, in the City of Greenville. (portion of TM# 0054000404200)
  - B. **AX-41-2025**  
Application for **ANNEXATION** and **REZONE** of approximately 0.98 acre located at **1101-1109 HAMPTON AVENUE EXTENSION** from I-1, Industrial district, in Greenville County to RC-3, Community 3 District, in the City of Greenville. (TM# 0139000800300)
  - C. **AX-42-2025**  
Application for **ANNEXATION** and **REZONE** of approximately 8.01 acres located at **6040 PONDER'S COURT** from S-1, Services district, in Greenville County to IX, Industrial Flex District, in the City of Greenville. (TM# 0547020102008)
  - D. **AX-43-2025**  
Application for **ANNEXATION** and **REZONE** of approximately 0.16 acre located at **100 GUESS STREET** from R- 7.5, Single-family residential district, in Greenville County to RH-D, House D District, in the City of Greenville. (TM#s 0106001101100)
  - E. **Z-18-2025**  
Application for **REZONE** of approximately 0.33 acre located at **104 COOK STREET** from RH-D, House D District, to RN-A, Neighborhood A District (TM# 0026000800100)

F. **Z-19-2025**

Application for **REZONE** of approximately 0.34 acre located on **KING STREET** from RH-D, House D District, to RN-A, Neighborhood A District (TM# 0026000101001)

**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-40-2025  
**Property Location:** 243 Willard Street  
**Tax Map Number(s):** Portion of TM# 0054000404200  
**Property Area:** 0.05 acre  
**Rezone Request:** RH-D, House D District  
**Recommendation:** Approval with staff comments



### 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 a 0.05-acre portion of lot area into the Greenville city limits and to zone it RH-D, House D District, under the Greenville Development Code. A portion of the parcel is currently within the city limits and already zoned RH-D.

### Land Use Review

The proposed zoning for the annexed property is the RH-D, House D District. The RH-C District allows for single-family residential with an accessory dwelling unit on a minimum lot size of 3,000 sf. Commercial uses are not permitted. The property is not proposed to be located within an overlay district.

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning	Current Use
Subject Property	R-M10, Multifamily residential district (County)	Single-family residential
North	R-M10, Multifamily residential district (County)	Church
East	RH-D, House D District	Vacant
South	RH-D, House D District	Vacant
West	R-M10, Multifamily residential district (County)	Parking lot



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**Procedural Requirements:**

***Pre-Application and Development Meetings***

The City and the applicant held a pre-application meeting on October 28, 2025.

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**Other Site Information:**

The portion of the property currently within the City is located within the Southern Side Special Emphasis Neighborhood. The remaining portion to be annexed will likewise be incorporated within the designation. The property is currently split by the 1932 City limit boundary. The property has a mill-era single-family home upon it with no plans to redevelop the site.

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

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**Definitions:**

Please see the attachments for the **RH-D District** general provisions.

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**Staff Analysis:**

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

<b>(a) Consistent with Comprehensive Plan.</b>	<b>N/A</b>
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AX-40-2025: 243 Willard Street

Comments: The Future Land Use Map (FLUM) recommendation is for Urban Residential.

<b>(b) Consistent with Applicable Plans and Studies.</b>	<b>N/A</b>
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Comments: City Council has not approved any applicable plans or studies where the property lies.

<b>(c) Compatible with Surrounding Uses.</b>	<b>YES</b>
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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. If additional properties in the area annex in the future, it is anticipated they would be likewise zoned as RH-D

<b>(h) Provide logical and orderly development pattern.</b>	<b>YES</b>
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Comments: The rezoning would allow for development consistent with existing single-family development patterns.

**STAFF RECOMMENDATION:**

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**APPROVE** rezone to RH-D, House D District.

**Staff Comments**

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**Planning Comments**

**Recommend:** Approve

**Comment:** The property shall be included within the Southernside Special Emphasis Neighborhood.



# city of greenville

## APPLICATION FOR ANNEXATION

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

### APPLICANT/OWNER INFORMATION

\*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	
*Title:	
*Address:	
*City, State:	
*Zip:	
*Phone:	
*Email:	

### LEGAL REPRESENTATIVE (if applicable)

Name:		
Title:		
Address:		
Phone:		
Email:		

### PROPERTY INFORMATION

\*TAX MAP #(S) portion of 0054000404200

\*TOTAL ACREAGE 0.06

\*CURRENT ZONING DESIGNATION (County) R-M10, Multifamily residential district

\*PROPOSED ZONING DESIGNATION (City) RH-D, House D 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.

[Redacted Signature Area]

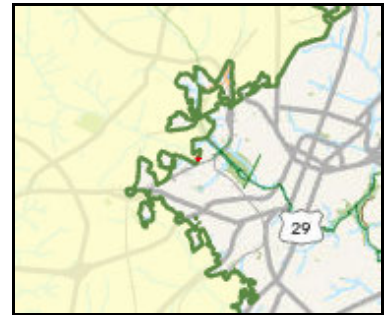
**\*APPLICANT SIGNATURE**

**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:** [Redacted]

<b>*Signatures</b>	[Redacted]
Applicant	
Date	10/28/2025
Property Owner/Authorized Agent	
Date	



### Legend

#### Property

City Addresses



Parcels with Ownership



#### Boundaries

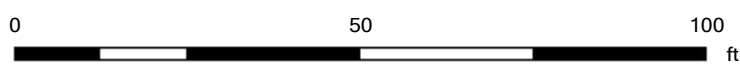
City of Greenville Limit



County Background



1: 333



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Date created: 10/29/2025 14:17:29

THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Notes

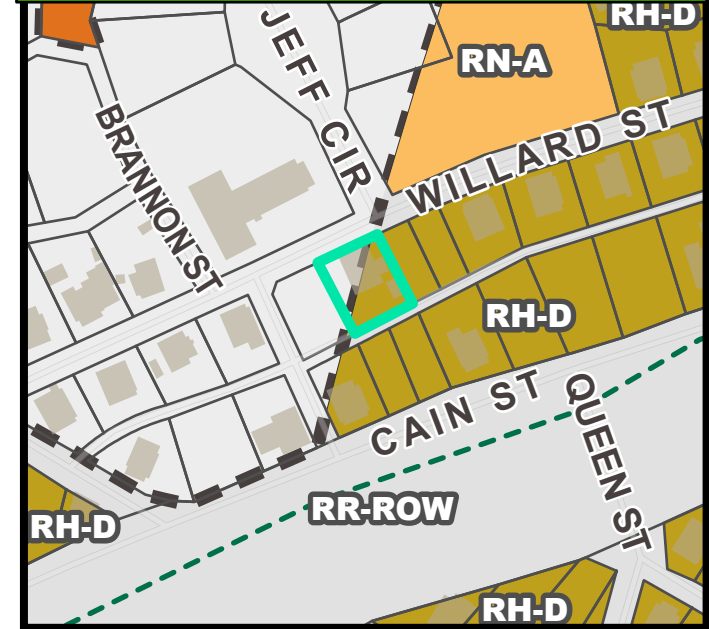
Total area to be annexed: 0.11 acre; City Council District: 2; County Zoning District: R-M10; City Zoning District: RH-D

AX-40-2025 • 243 WILLARD STREET

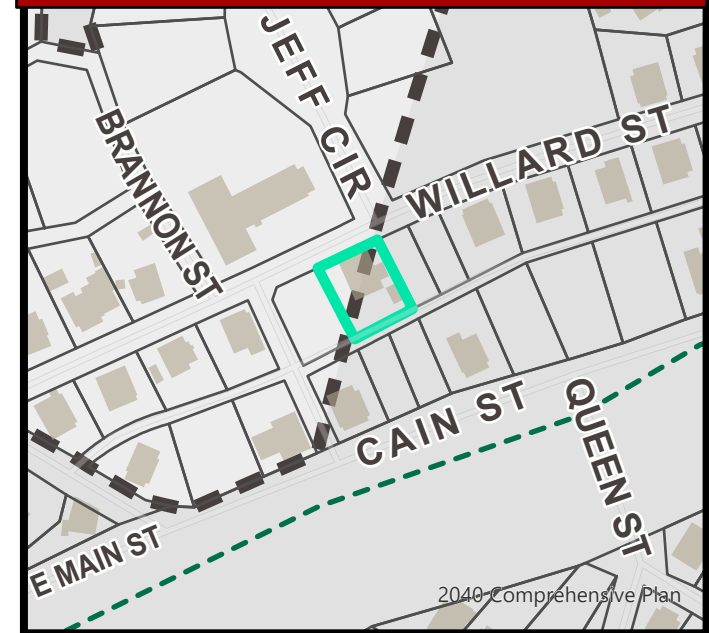
AERIAL VIEW



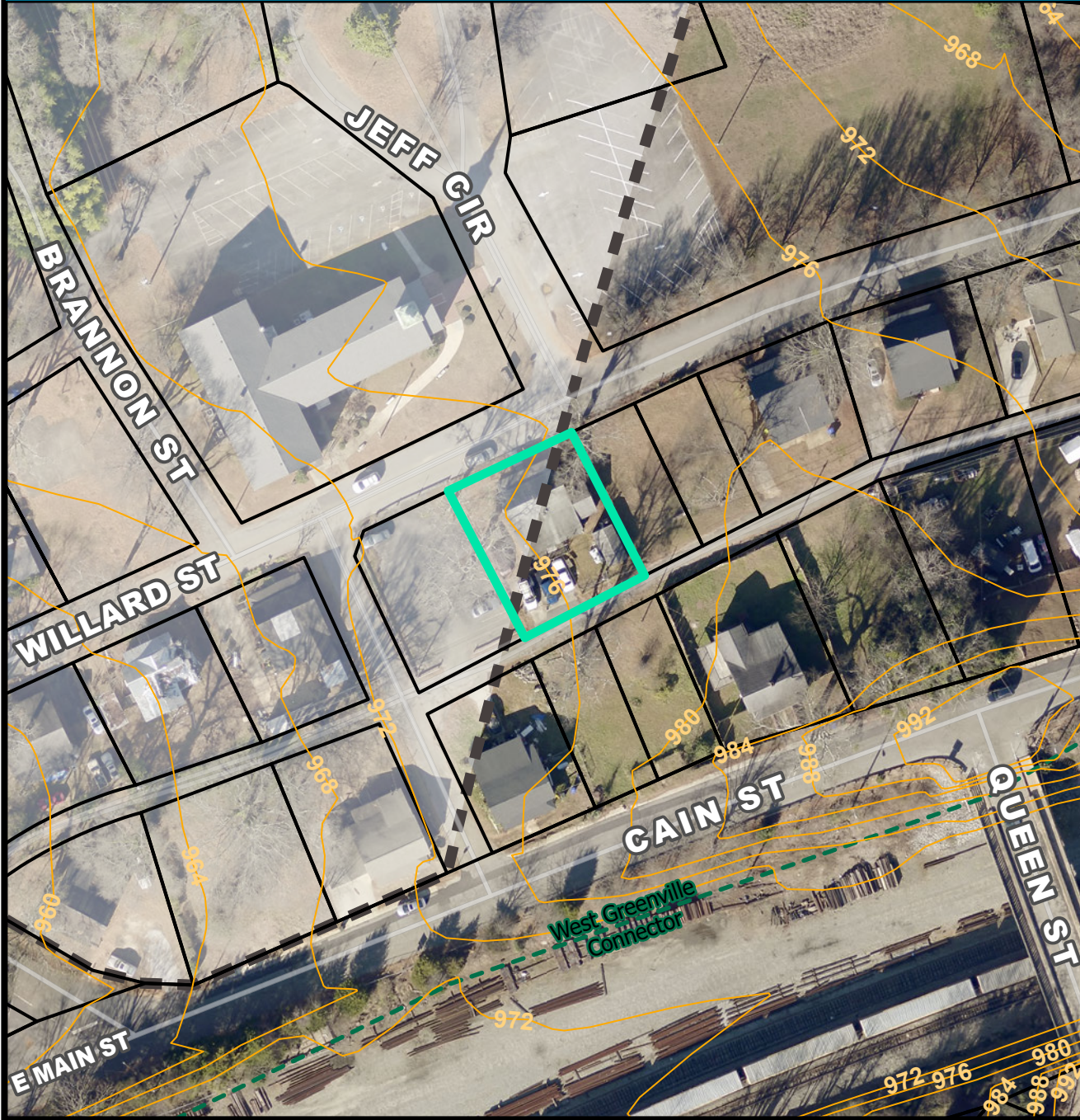
CURRENT ZONING



FUTURE LAND USE



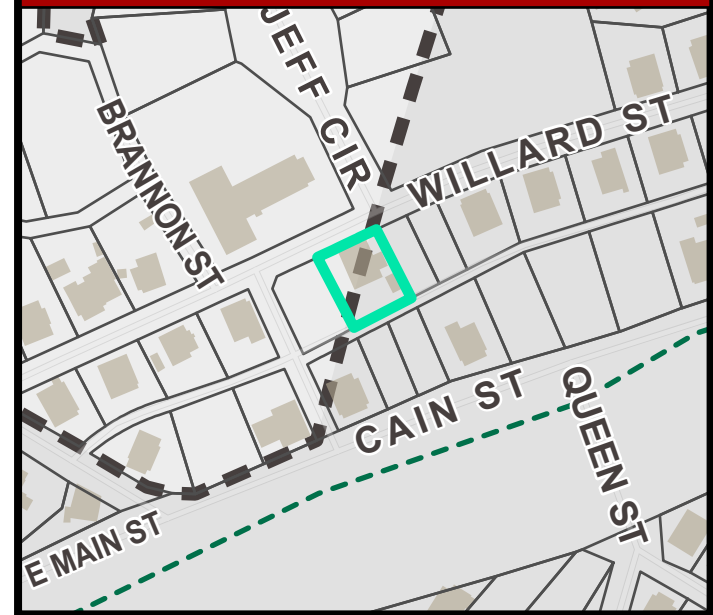
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS

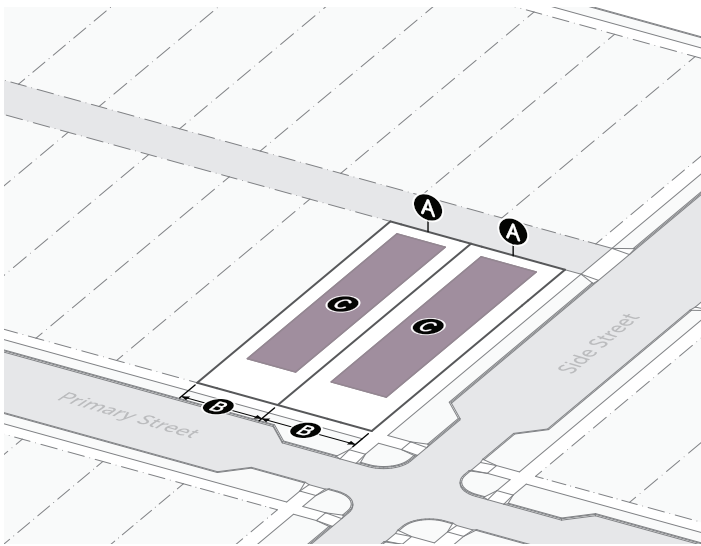


PRESERVATION OVERLAYS



19-2.2.5. RH-D HOUSE D

A. SITE

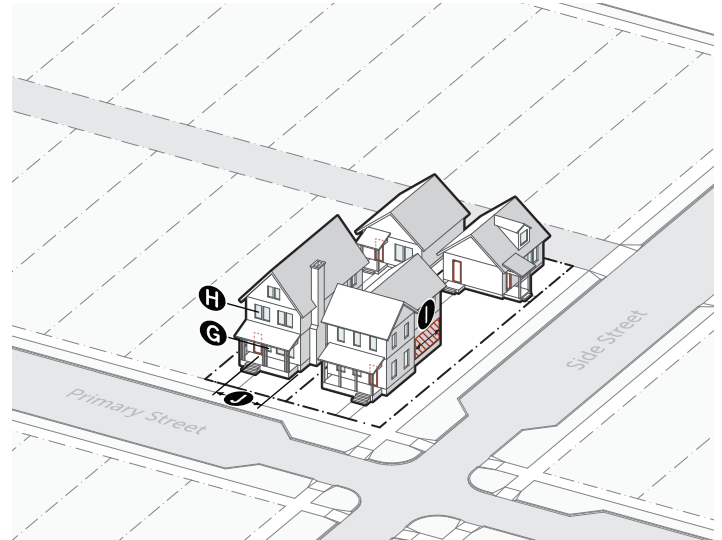
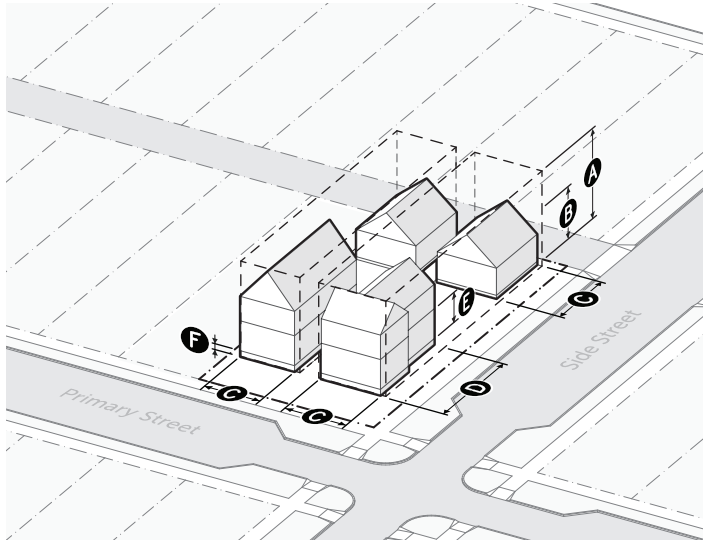


<b>1. LOT SIZE</b>	Sec. 2.11.2.
<b>A</b> Area (min)	3,000 SF
<b>B</b> Width (min)	
Front access	40'
Side/rear access	25'
<b>2. DENSITY</b>	Sec. 2.11.3.
Dwellings per lot (max)	
Primary units	1
Accessory Dwelling units	1
<b>3. COVERAGE</b>	Sec. 2.11.4.
<b>C</b> Building coverage (max)	50%

<b>4. BUILDING SETBACKS<sup>4</sup></b>	Sec. 2.11.5.
<b>D</b> Primary street lot line (min)	
Primary structure	Setback Range or 20'*
Accessory structure	50'
<b>E</b> Side street/side alley lot line (min)	
Primary structure	7'
Accessory structure	15'
<b>F</b> Side lot line (min)	5'
<b>G</b> Rear/rear alley lot line (min)	4'
<b>5. PARKING SETBACKS</b>	Sec. 2.11.8.
Primary street (min)	30'
Side street (min)	10'
<b>6. FENCES AND WALLS</b>	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'

RH-D

B. BUILDING



1. HEIGHT	Sec. 2.11.10.
<b>A</b> Overall height (max stories/feet)	
Primary structure <sup>1</sup>	2.5 / 32'
Accessory structure <sup>4</sup>	2 / 20'
<b>B</b> Side wall (max)	
Primary structure	25'
Accessory structure	16'
2. MASSING	Sec. 2.11.11.
<b>C</b> Building width (max)	35'
<b>D</b> Building depth (max)	60'
3. GROUND STORY	Sec. 2.11.12.
<b>E</b> Story height (min)	9'
<b>F</b> Finish floor elevation (min/max)	0' / 5'

4. TRANSPARENCY	Sec. 2.11.13.	
	Primary St.	Side St.
<b>G</b> Ground story (min)	25%	20%
<b>H</b> Upper story (min)	15%	15%
<b>I</b> Blank wall width (max)	10'	20'
5. ENTRANCES	Sec. 2.11.14.	
<b>J</b> Street-facing entry spacing (avg)	20'	40'
Entry feature	Yes	No

**NOTES:** <sup>4</sup>  
 \* If a Setback Range cannot be established, a 20' minimum primary street lot setback shall be used.  
 \*\* Additional standards apply to all lots within the Neighborhood Revitalization Overlay District.

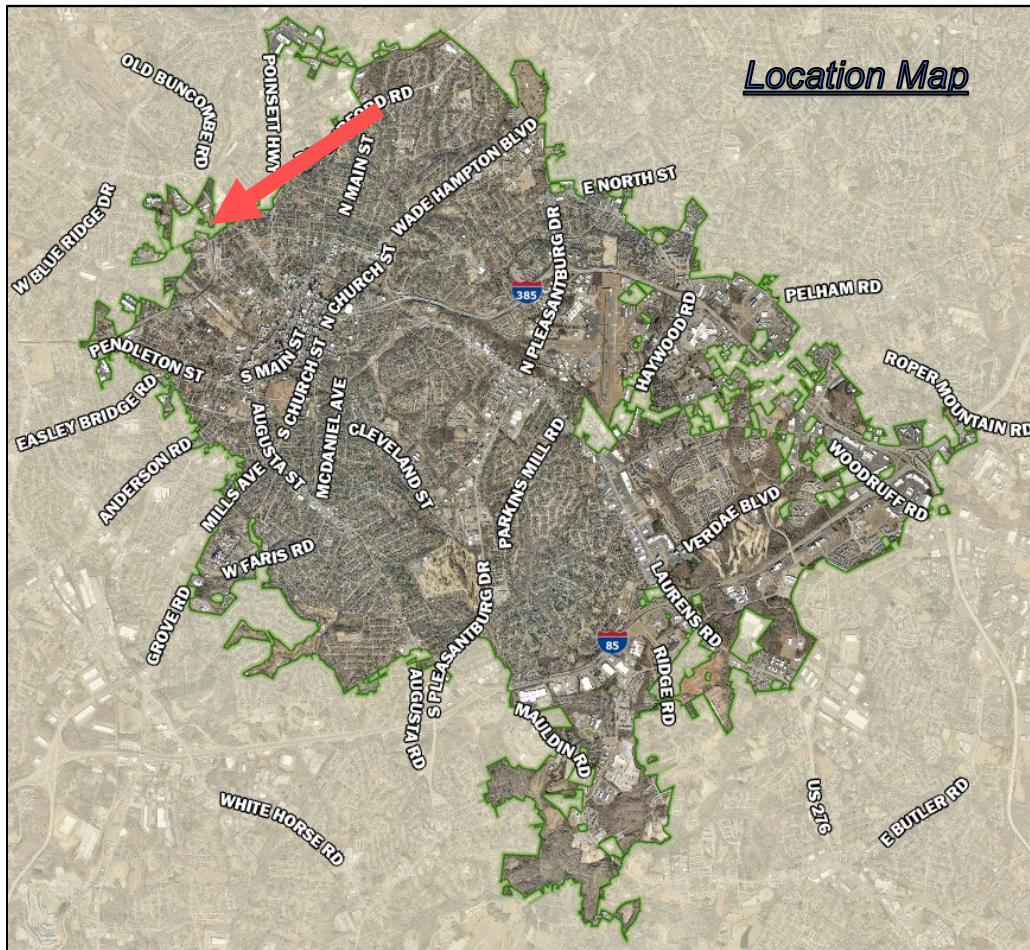
[View the Neighborhood Revitalization Overlay District Map](#)

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



**PUBLIC HEARING REQUIRED**  
*Applications involving rezoning require a public hearing.*

**Docket Number:** AX-41-2025  
**Property Location:** 1101 – 1109 Hampton Ave Ext  
**Tax Map Number(s):** 0139000800300  
**Property Area:** 0.98 acres  
**Rezone Request:** RC-3, Community 3 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

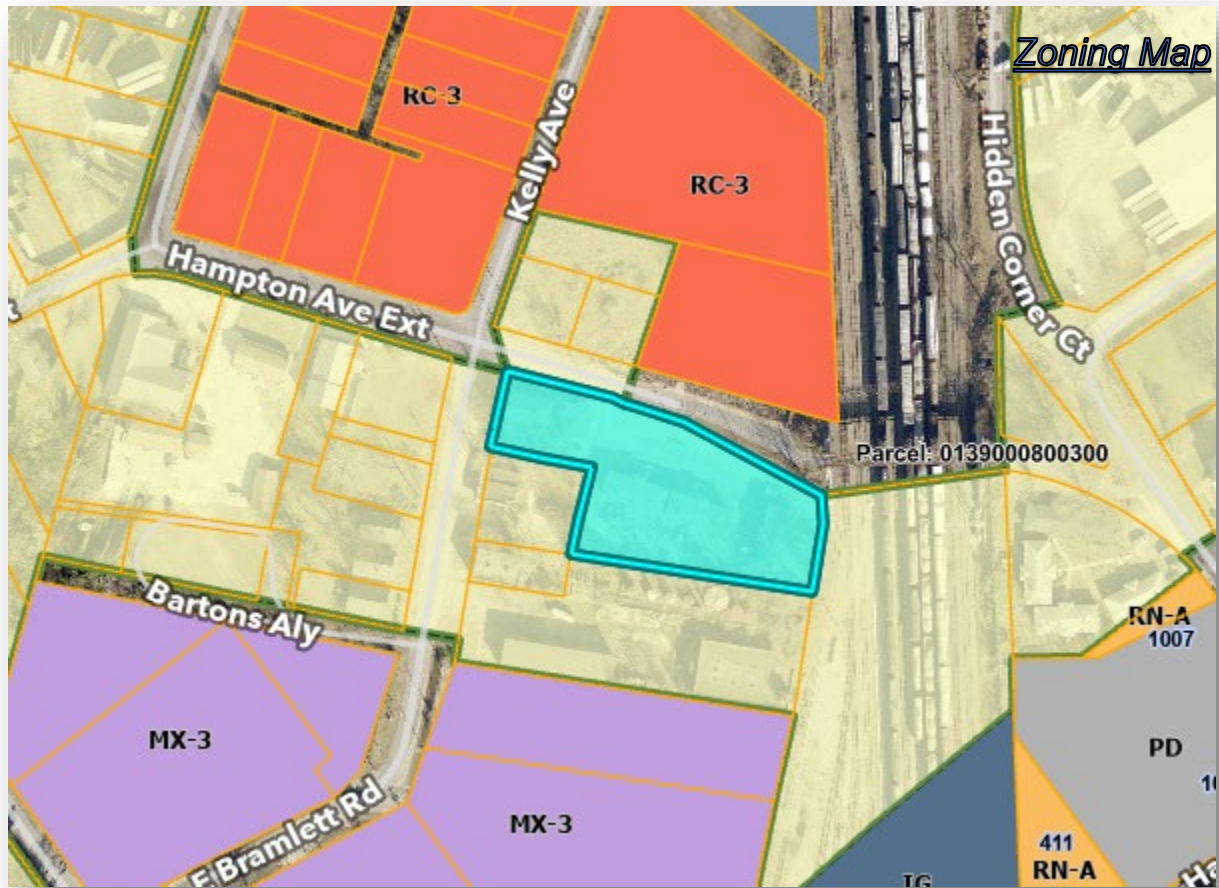
### Project Overview:

The applicant has petitioned the City of Greenville to annex approximately 0.98 acre of lot area into the Greenville city limits and to zone it RC-3, Community 3 District, under the Greenville Development Code. The property has an 18-unit multifamily complex that was recently renovated.

### Land Use Review

The proposed zoning district for the annexation is RC-3, Community 3 District. The RC-3 District allows for high-density multifamily residential with limited commercial uses. The district allows three stories by-right, with two additional 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	I-1, Industrial district (County)	Multifamily residential
North	R-7.5, Single-family residential district, and C-2, Commercial district (County); RC-3, Community 3 District	Vacant; Planned townhomes
East	S-1, Services district (County)	Rail yard
South	I-1, Industrial district (County);	Abandoned industrial
West	C-2, Commercial district (County)	Vacant



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### Procedural Requirements:

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#### ***Pre-Application and Development Meetings***

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

### Other Site Information:

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The property is not located in a Greenville County Special Emphasis Neighborhood nor a County Overlay District. The site consists of an 18-unit multifamily complex that has existed on the site for many decades. The complex was recently renovated in 2022.

### Definitions:

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Please see the attachments for the **RC-3 District**.

**Staff Analysis:**

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

<b>(a) Consistent with Comprehensive Plan.</b>	<b>N/A</b>
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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>(b) Consistent with Applicable Plans and Studies.</b>	<b>N/A</b>
--	------------

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

<b>(c) Compatible with Surrounding Uses.</b>	<b>YES</b>
--	------------

Comments: The property is adjacent and in the vicinity of other planned or constructed multi-unit living developments. The RC-3 District is also provided to property across the street.

<b>(d) Provide logical and orderly Development Pattern.</b>	<b>YES</b>
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Comment: The rezoning provides a consistent zoning district to that of the property's current use. The RC-3 District appears to provide a logical and orderly development pattern for the area.

**STAFF RECOMMENDATION:**

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**APPROVE** rezone to RC-3, Community 3 District.

**Staff Comments**

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**Planning Comments**

**Recommend:** Approve



## APPLICATION FOR ANNEXATION

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

### APPLICANT/OWNER INFORMATION

\*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:		
*Title:		
*Address:		
*City, State:		
*Zip:		
*Phone:		
*Email:		

### LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

### PROPERTY INFORMATION

\*TAX MAP #(S) 013900-08-00300

\*TOTAL ACREAGE 1.01

\*CURRENT ZONING DESIGNATION (County) I-1, Industrial District

\*PROPOSED ZONING DESIGNATION (City) RC-3, Community 3 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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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.

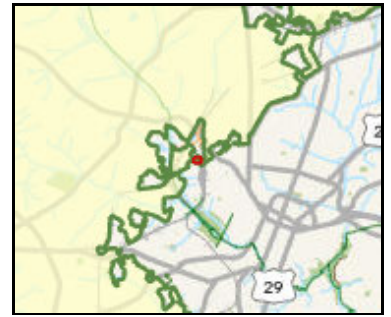
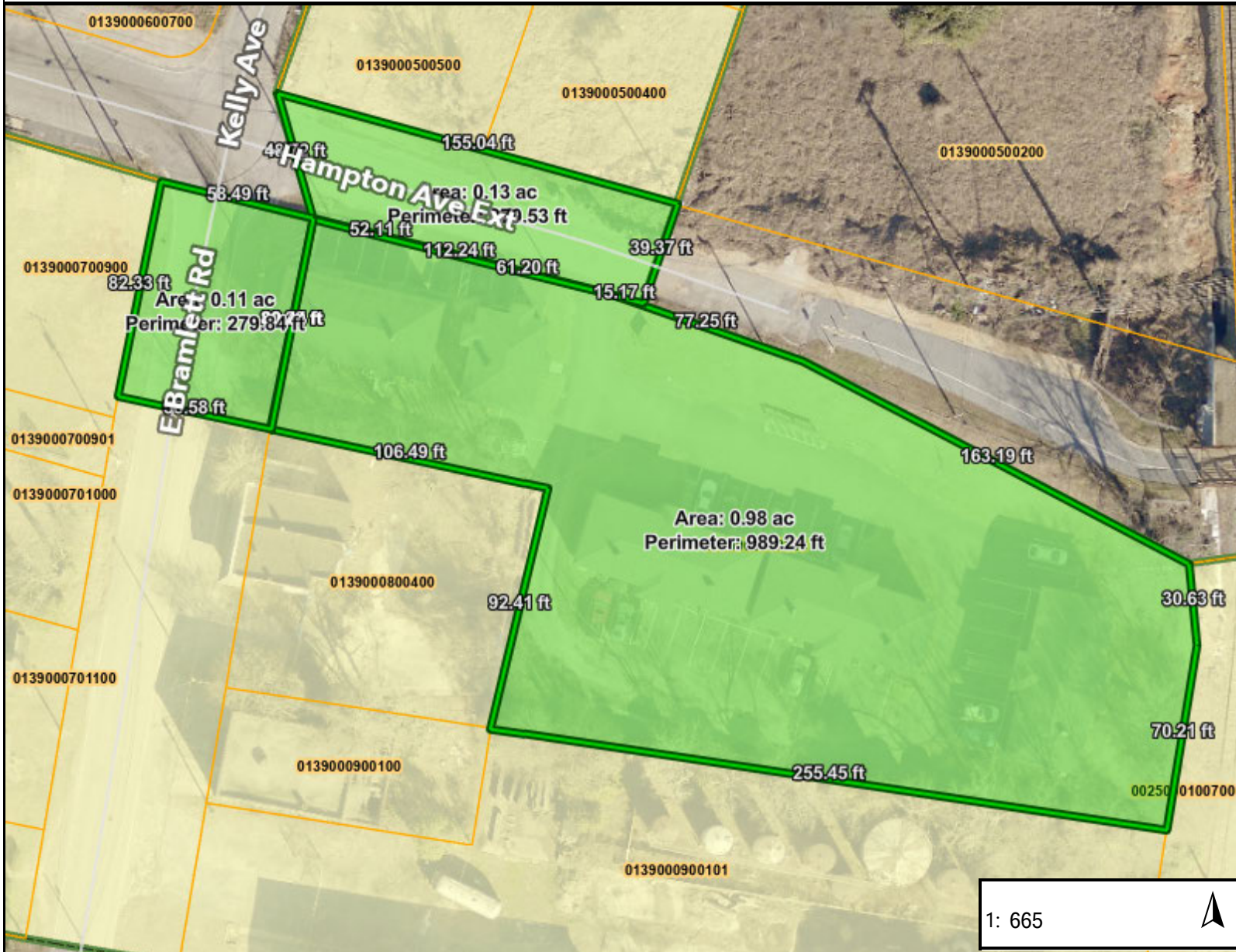
\_\_\_\_\_ **\*APPLICANT SIGNATURE**  
 \_\_\_\_\_ **DATE**

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:** \_\_\_\_\_

<b>*Signatures</b>	
Applicant	
Date	
Property Owner/Authorized Agent	
Date	

# AX-41-2025: 1101-1109 Hampton Ave Ext



## Legend

### Property

Parcels with Ownership



### Boundaries

City of Greenville Limit

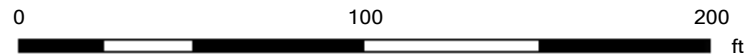


County Background



## Notes

Total area to be annexed: 1.22 acres; City Council District: 2; County Zoning District: I-1; City Zoning District: RC-3



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1: 665

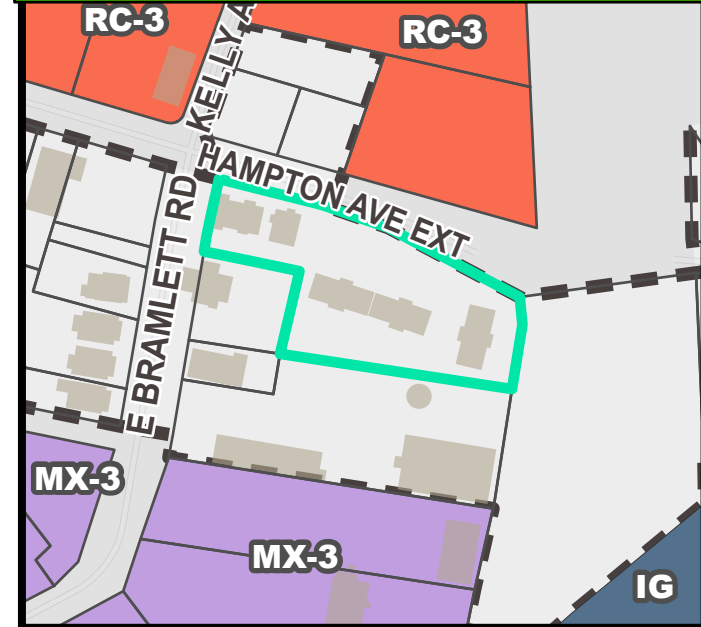


AX-41-2025 • 1101-1109 HAMPTON AVENUE EXTENSION

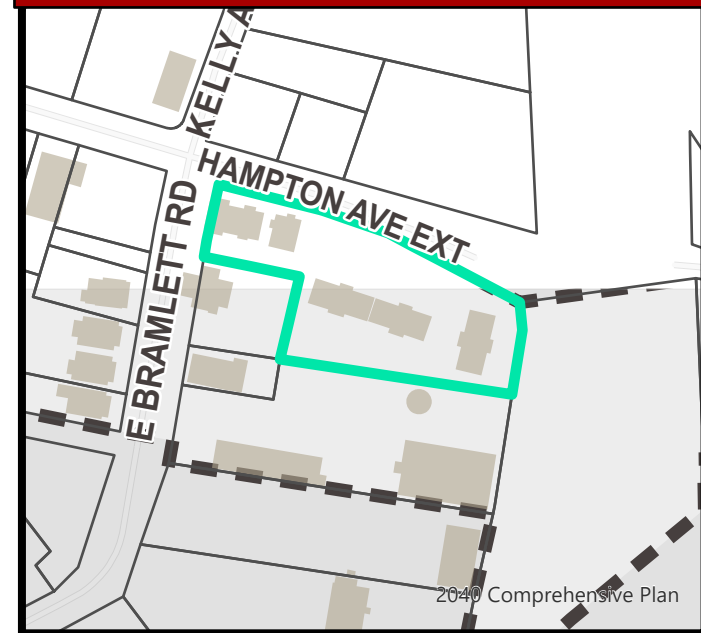
AERIAL VIEW



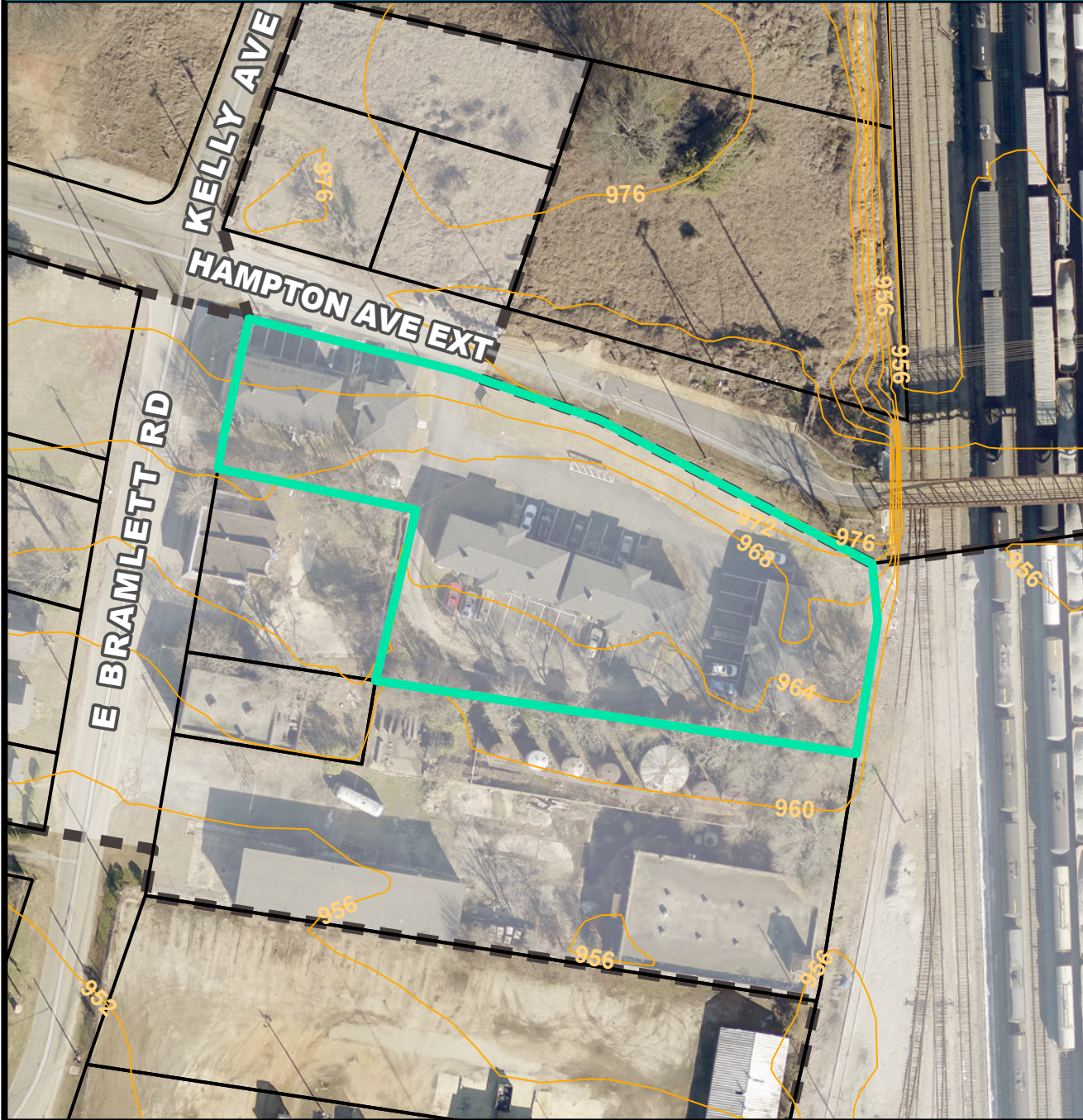
CURRENT ZONING



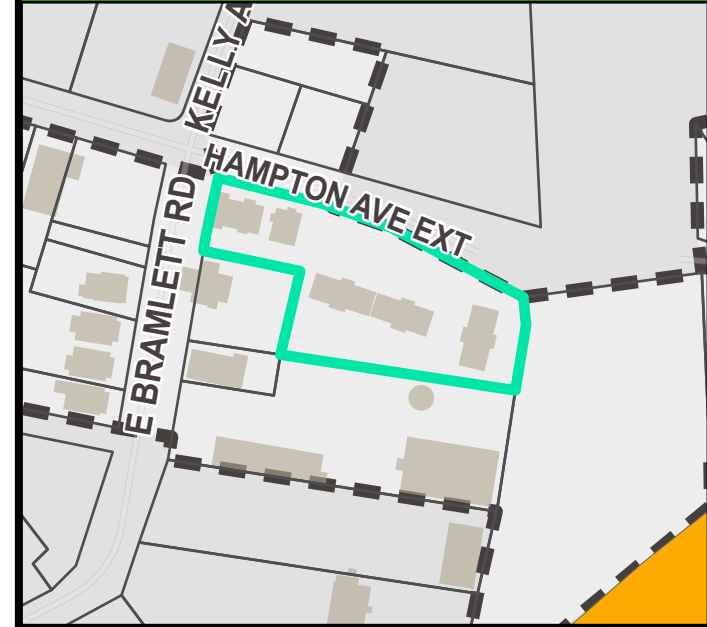
FUTURE LAND USE



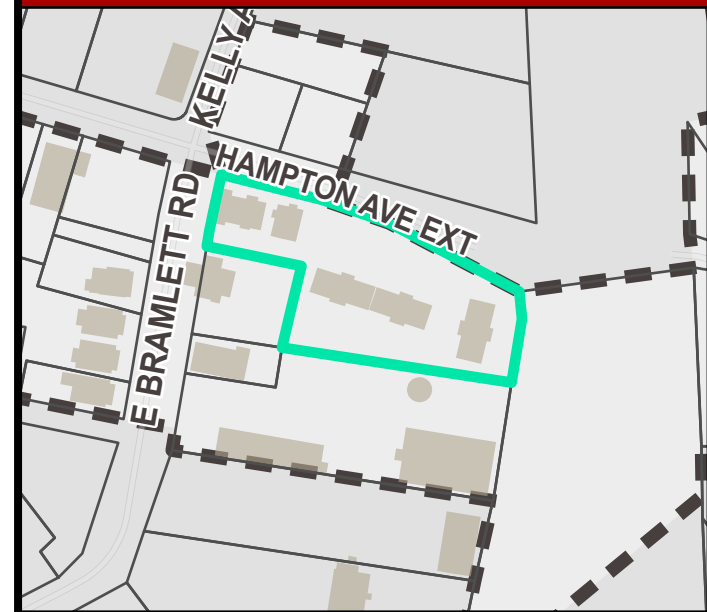
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS

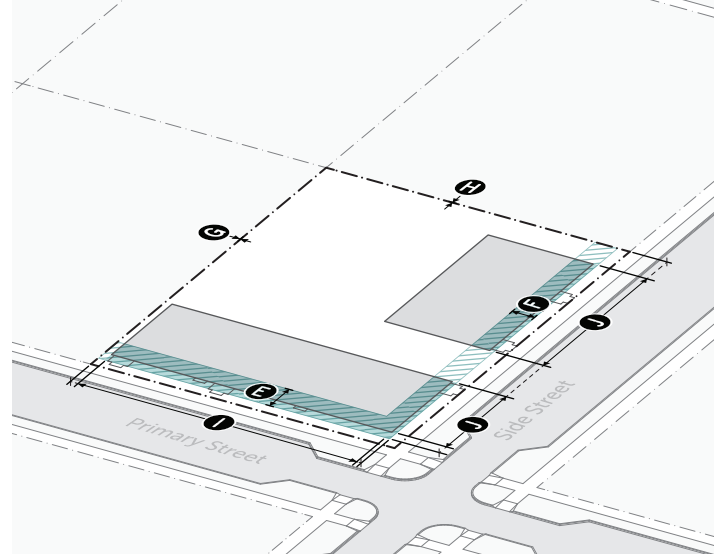
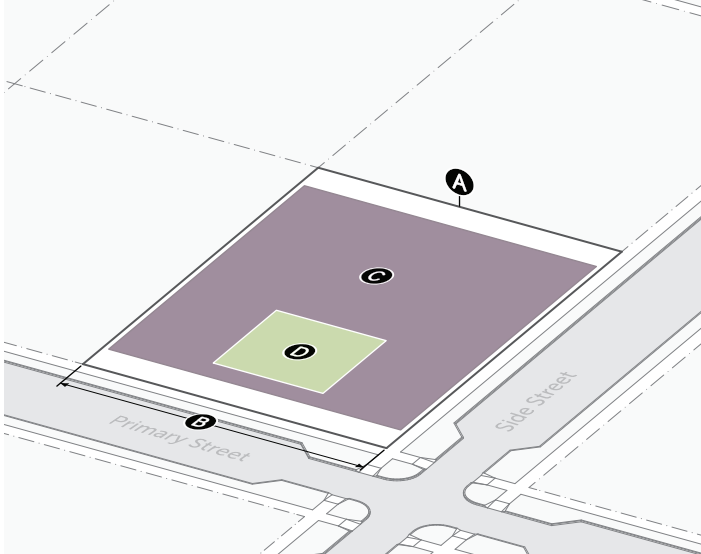


PRESERVATION OVERLAYS



19-2.4.3. RC-3 COMMUNITY 3

A. SITE



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

<b>3. BUILDING SETBACKS</b>	Sec. 2.11.5.
<b>E</b> Primary street lot line (min/max)	5' / 20'
<b>F</b> Side street lot line (min/max)	5' / 15'
<b>G</b> Side lot line (min)	0'
<b>H</b> Rear lot line (min)	0'
Alley lot line (min)	5'

<b>4. TRANSITIONS</b>	Sec. 2.11.6.
Transition type	Type A, B

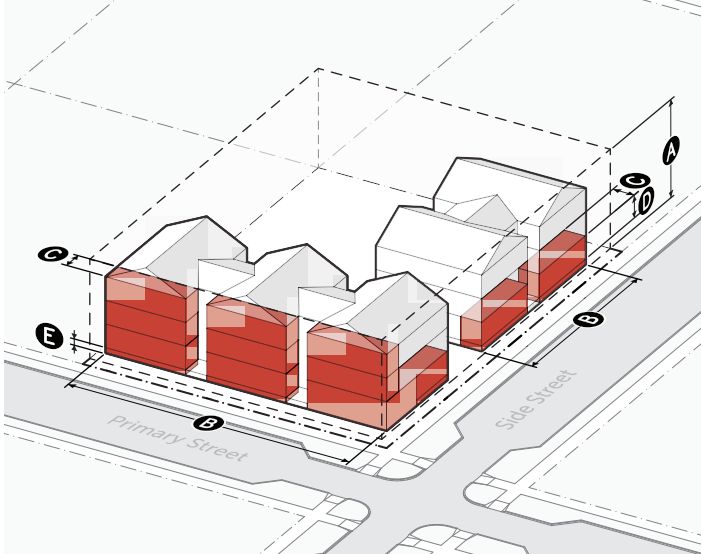
<b>5. BUILD-TO</b>	Sec. 2.11.7.
Build-to width (min)	
<b>I</b> Primary street	75%
<b>J</b> Side street	45%

<b>6. PARKING SETBACKS</b>	Sec. 2.11.8.
Primary street (min)	20'
Side street (min)	5'

<b>7. FENCES AND WALLS</b>	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'

**RC-3**

**B. BUILDING**



<b>1. HEIGHT</b>	<i>Sec. 2.11.10.</i>
<b>A</b> Overall height (max stories/feet)	
Base	3 / 42'
Bonus	5 / 68'
<b>2. MASSING</b>	<i>Sec. 2.11.11.</i>
<b>B</b> Building width (max)	175'
<b>C</b> Active depth (min)	9'
<b>3. GROUND STORY</b>	<i>Sec. 2.11.12.</i>
<b>D</b> Story height (min)	10'
<b>E</b> Finish floor elevation (min/max)	0' / 5'

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

**NOTES: <sup>4</sup>**  
\* Additional standards apply to all lots within the Neighborhood Revitalization Overlay District.

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

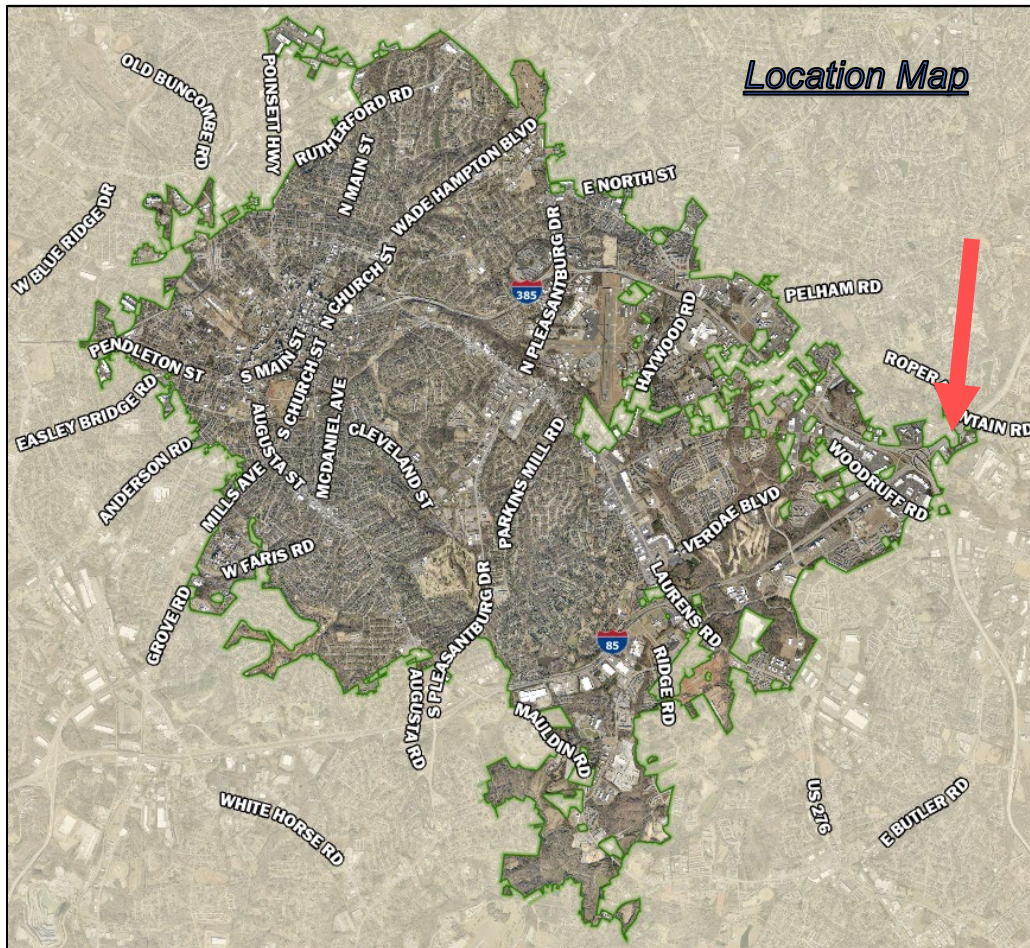
[View the Neighborhood Revitalization Overlay District Design Standards](#)



## PUBLIC HEARING REQUIRED

*Applications involving rezoning require a public hearing.*

**Docket Number:** AX-42-2025  
**Property Location:** 6040 Ponders Court  
**Tax Map Number(s):** 0547020102008  
**Property Area:** 8.01 acres  
**Rezone Request:** IX, Industrial Flex 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

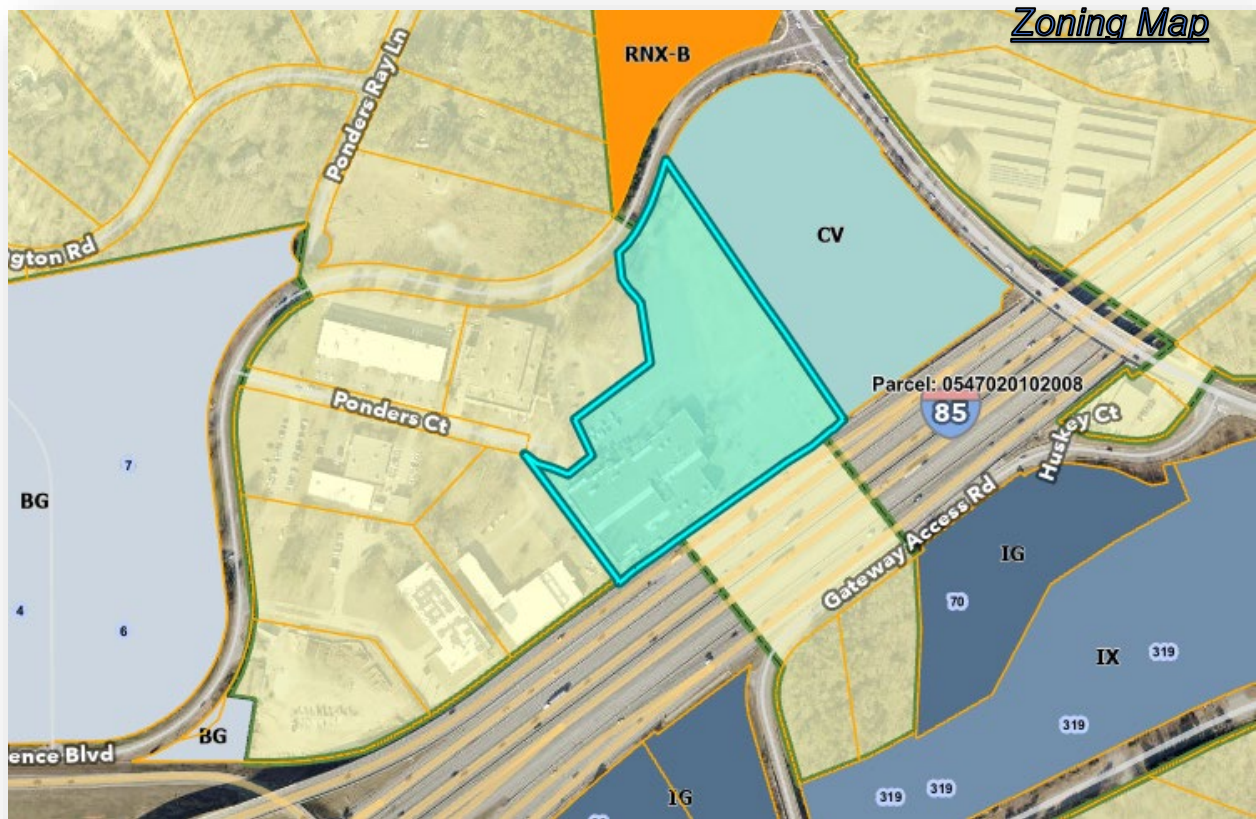
### Project Overview:

The applicant has petitioned the City of Greenville to annex approximately 8.01 acres of lot area into the Greenville city limits and to zone it IX, Industrial Flex District, under the Greenville Development Code. The subject property and general area are home to service-oriented or light industrial businesses.

### Land Use Review

The proposed zoning district for the annexation is IX, Industrial Flex District. The IX District allows for a wide range of uses from low-density residential to low-intensity industrial. Three stories are allowed by-right with an additional two stories available through the Development Bonus.

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning	Current Use
Subject Property	S-1, Services district (County)	Office and service-based businesses
North	RNX-B, Neighborhood Flex B District	Vacant
East	CV, Civic District	Planned church
South	I-1, Industrial district (County); IG, Industrial General District	Vacant and industrial
West	S-1, Services district (County)	Light industrial and service-based businesses



---

### Procedural Requirements:

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#### ***Pre-Application and Development Meetings***

The City and the applicant held a pre-application meeting on October 30, 2025.

### Other Site Information:

---

The property is not located in a Greenville County Special Emphasis Neighborhood nor a County Overlay District. The site includes a building utilized for office and service-based businesses along with a large parking lot.

### Definitions:

---

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

### Staff Analysis:

---

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

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

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.

AX-42-2025: 6040 Ponders Court

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

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

<b>(c) Compatible with Surrounding Uses.</b>	<b>YES</b>
--	------------

Comments: The property is adjacent and in the vicinity of other light industrial and service-oriented business sites. The IX District provides for compatible uses for the current uses on the site and adjacent properties. As other properties in the vicinity annex in the future, it is anticipated that they would also be zoned as IX.

<b>(d) Provide logical and orderly Development Pattern.</b>	<b>YES</b>	
---	------------	--

Comment: The rezoning provides a consistent zoning district to that of the area's historic uses. The IX District appears to provide a logical and orderly development pattern for the existing development in the area. There are other similarly zoned industrial properties in the City on the south side of I-85.

**STAFF RECOMMENDATION:**

---

**APPROVE** rezone to IX, Industrial Flex District.

**Staff Comments**

---

**Planning Comments**

**Recommend:** Approve



**APPLICATION FOR ANNEXATION**

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

**APPLICANT/OWNER INFORMATION**

**\*Indicates Required Field**

APPLICANT

PROPERTY OWNER

*Name:	
*Title:	
*Address:	
*City, State:	
*Zip:	
*Phone:	
*Email:	

**LEGAL REPRESENTATIVE (if applicable)**

Name:	
Title:	
Address:	
Phone:	
Email:	

**PROPERTY INFORMATION**

\*TAX MAP #(S) 054702-01-02008

\*TOTAL ACREAGE 8.04

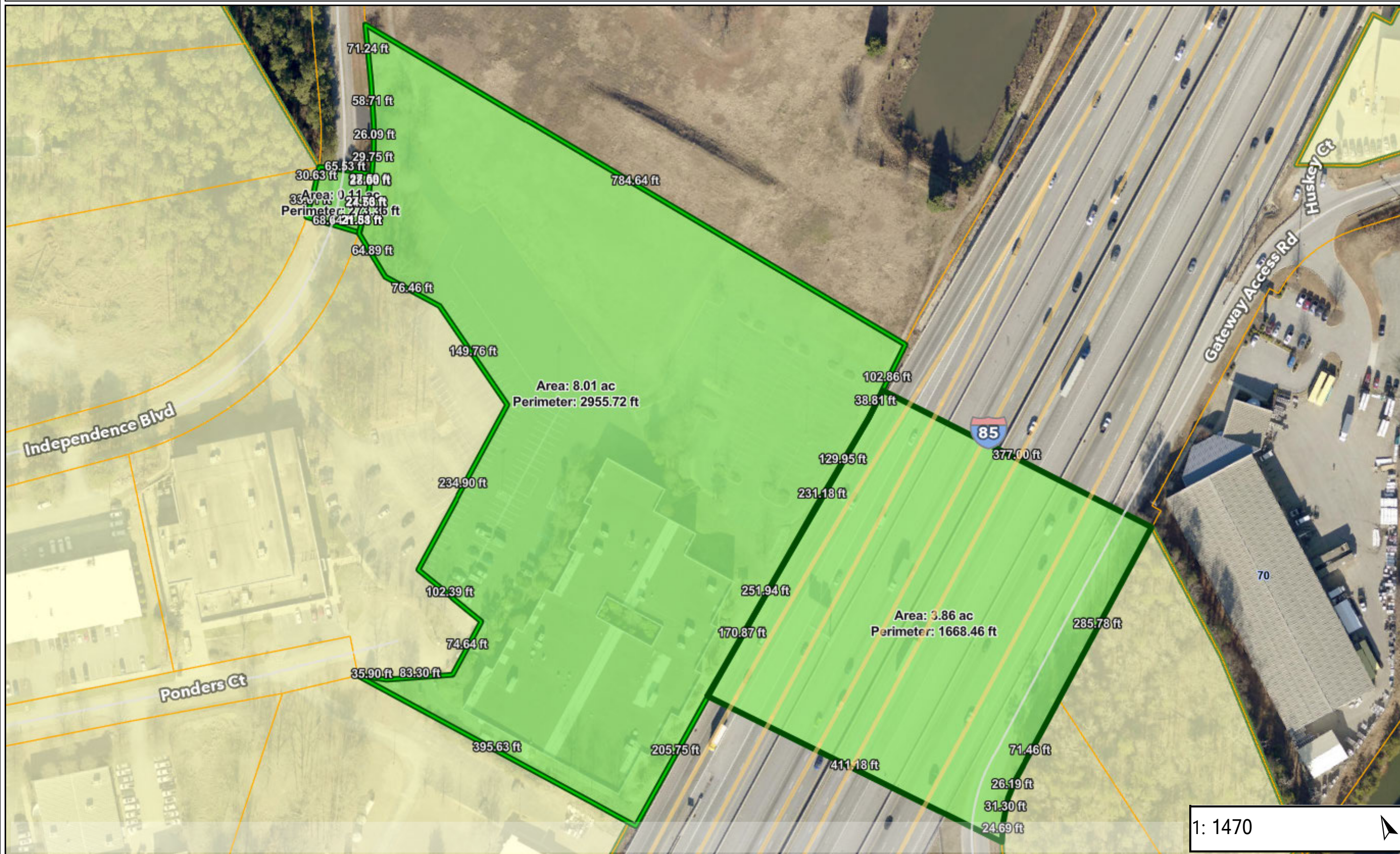
\*CURRENT ZONING DESIGNATION (County) S-1, Services District

\*PROPOSED ZONING DESIGNATION (City) IX, Industrial Flex 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.



### Legend

- Property
- City Addresses
- Parcels with Ownership
- Boundaries
- City of Greenville Limit
- County Background

### Notes

Total area to be annexed: 12.98 acres;  
 City Council District: 4; County Zoning District: S-1; City Zoning District: IX

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

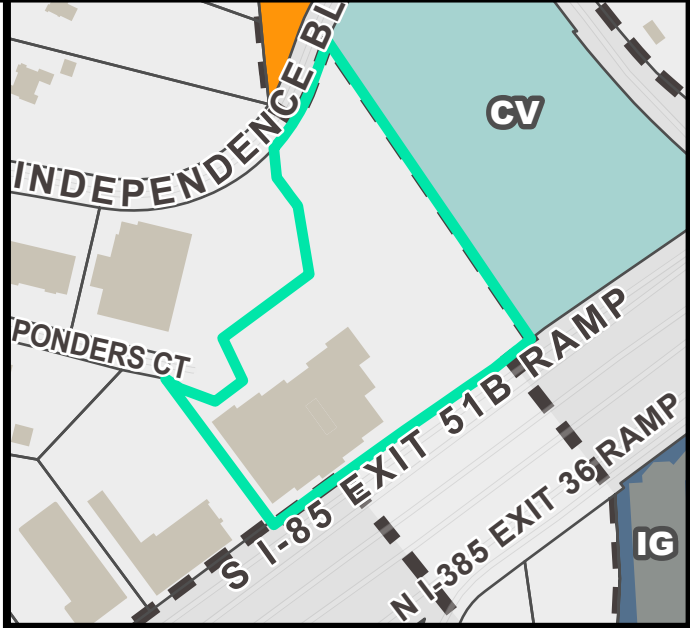
THIS MAP IS NOT TO BE USED FOR NAVIGATION

AX-42-2025 • 6040 PONDERS COURT

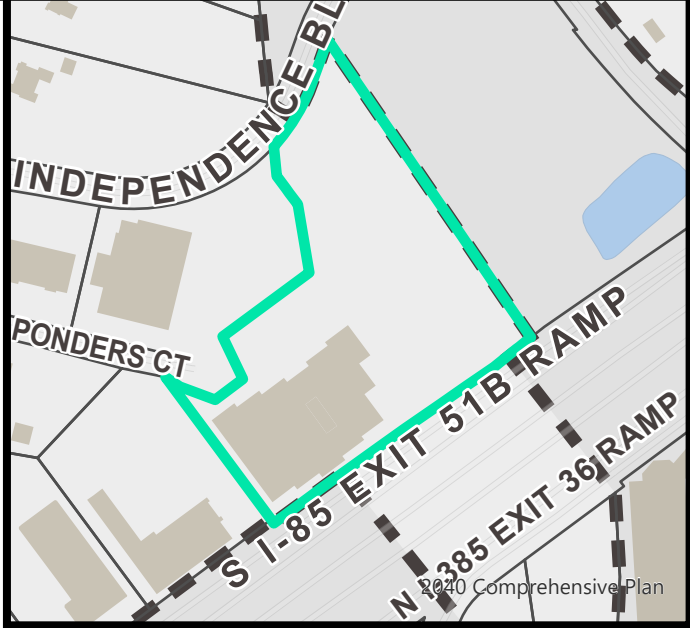
AERIAL VIEW



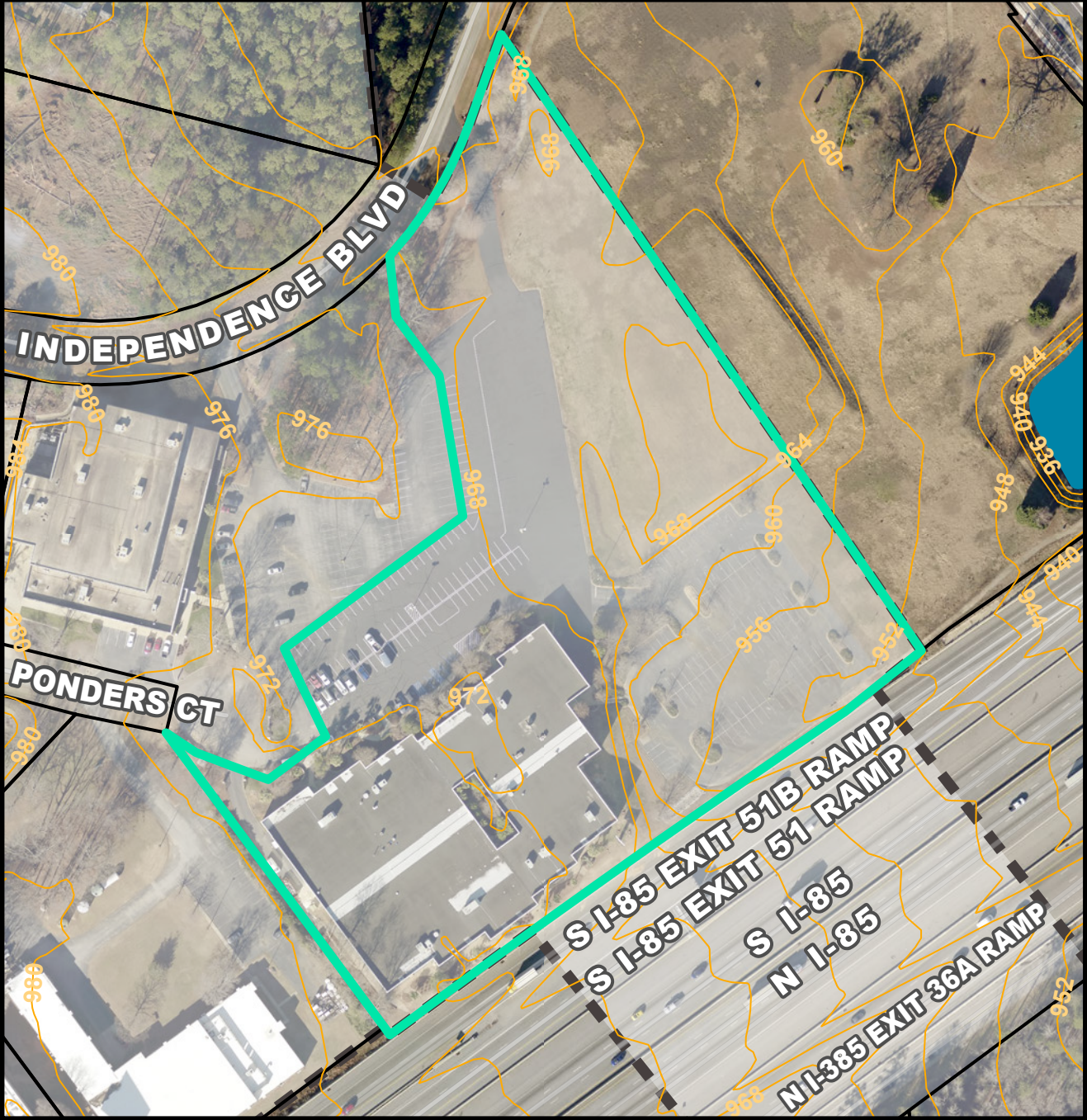
CURRENT ZONING



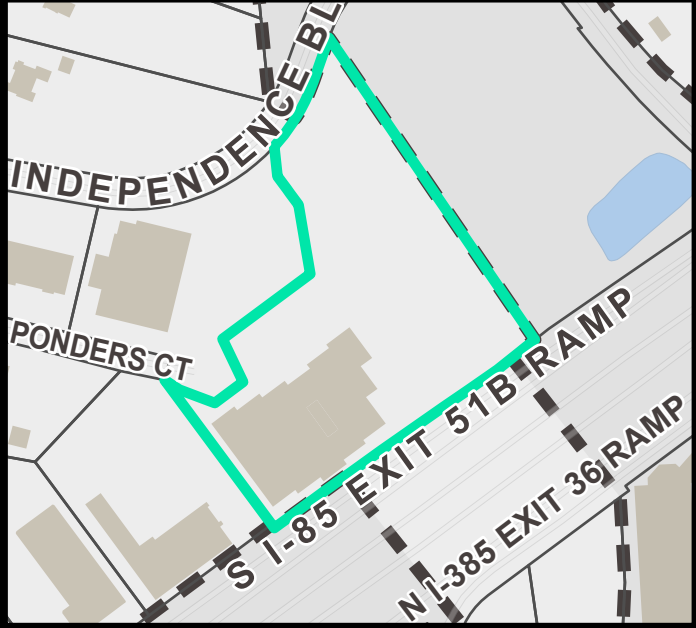
FUTURE LAND USE



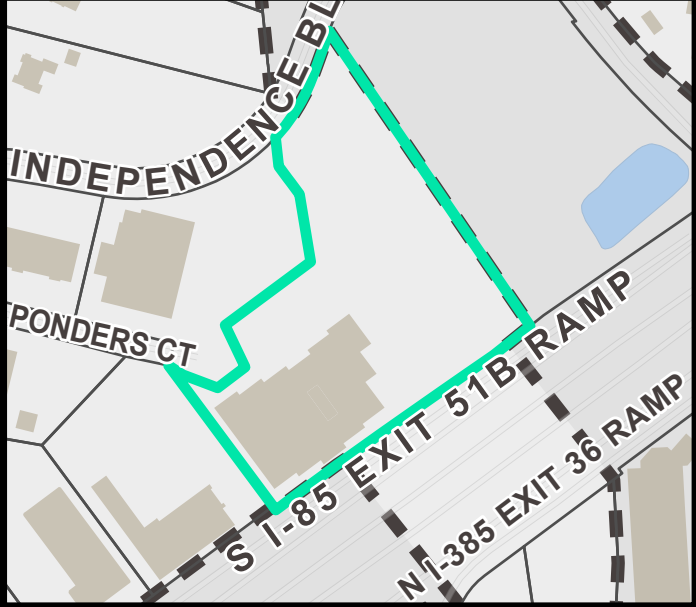
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS

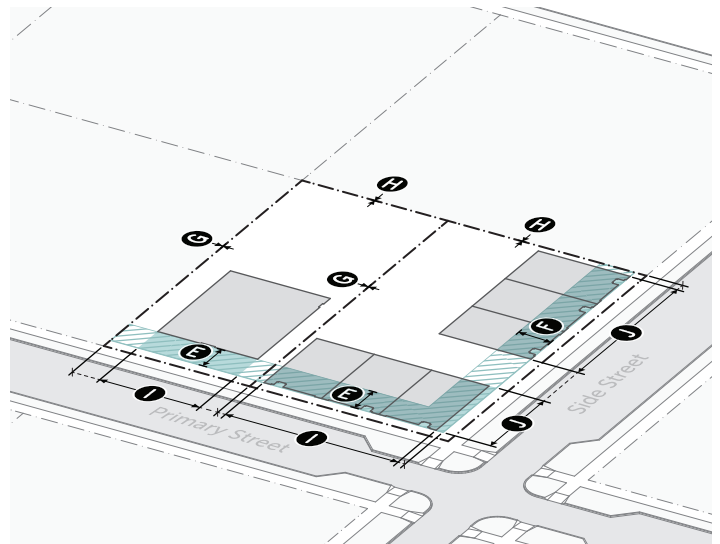
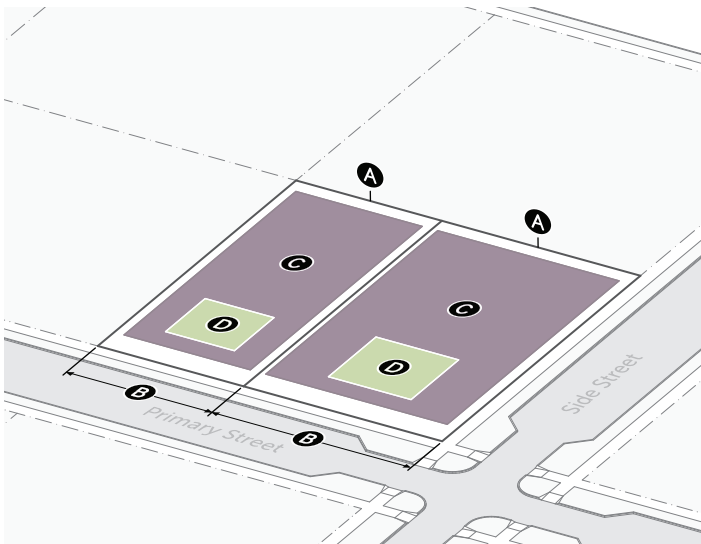


PRESERVATION OVERLAYS



19-2.8.2. IX INDUSTRIAL FLEX

A. SITE



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

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

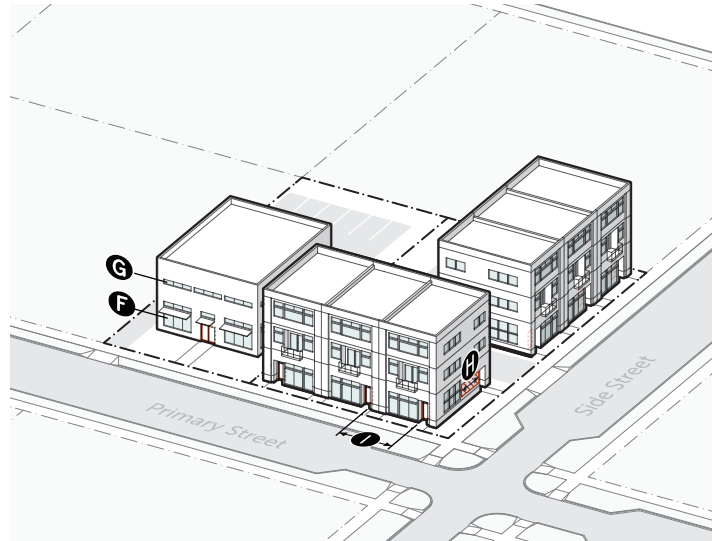
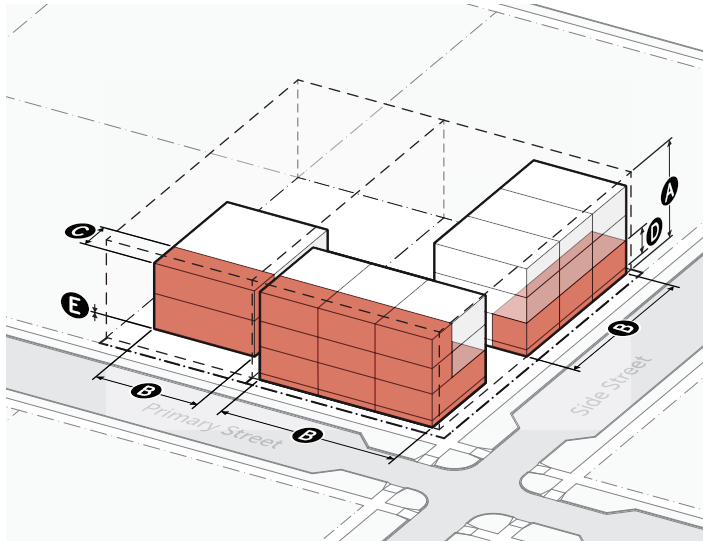
<b>4. TRANSITIONS</b>	Sec. 2.11.6.
Transition type	Type A, B

<b>5. BUILD-TO</b>	Sec. 2.11.7.
Build-to width (min)	
<b>I</b> Primary street	75%
<b>J</b> Side street	45%

<b>6. PARKING SETBACKS</b>	Sec. 2.11.8.
Primary street (min)	20'
Side street (min)	5'

<b>7. FENCES AND WALLS</b>	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



<b>1. HEIGHT<sup>4</sup></b>	<i>Sec. 2.11.10.</i>
<b>A</b> Overall height (max stories/feet)	
Base	3
Bonus	5
<b>2. MASSING</b>	<i>Sec. 2.11.11.</i>
<b>B</b> Building width (max)	275'
<b>C</b> Active depth (min)	15'
<b>3. FLOOR HEIGHTS<sup>4</sup></b>	<i>Sec. 2.11.12.</i>
<b>GROUND STORY</b>	
<b>E</b> Story height (min/max)	
Residential	10' / 18'
Nonresidential	12' / 18'
<b>F</b> Finish floor elevation (min/max)	-2 / 5'
<b>UPPER STORY</b>	
Story height (max)	15'

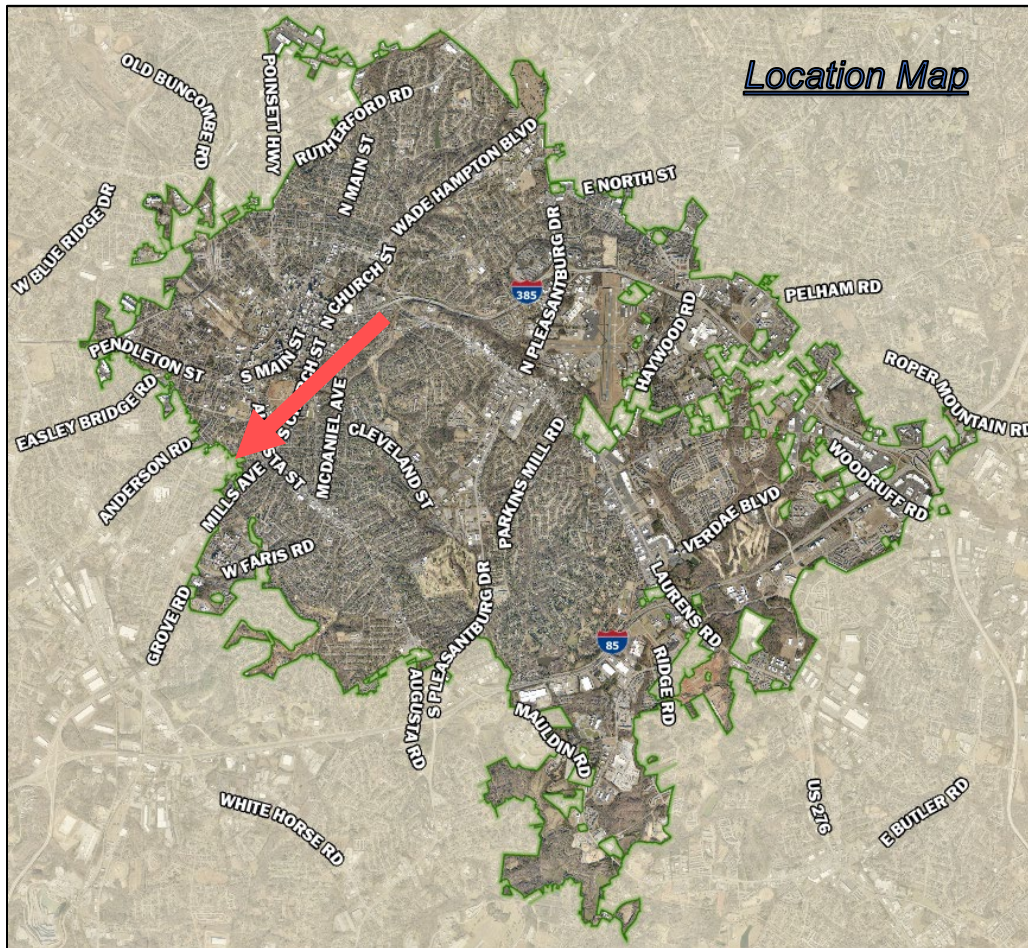
	<i>Primary St.</i>	<i>Side St.</i>
<b>4. TRANSPARENCY</b>	<i>Sec. 2.11.13.</i>	
<b>F</b> Ground story (min)	20%	20%
<b>G</b> Upper story (min)	20%	20%
<b>H</b> Blank wall width (max)	20'	40'
<b>5. ENTRANCES<sup>4</sup></b>	<i>Sec. 2.11.14.</i>	
<b>I</b> Street-facing entry spacing (avg)	50'	75'
Entry feature	Yes	Yes



## PUBLIC HEARING REQUIRED

*Applications involving rezoning require a public hearing.*

**Docket Number:** AX-43-2025  
**Property Location:** 102 Guess Street  
**Tax Map Number(s):** 0106001101100  
**Property Area:** 0.16 acre  
**Rezone Request:** RH-D, House D 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

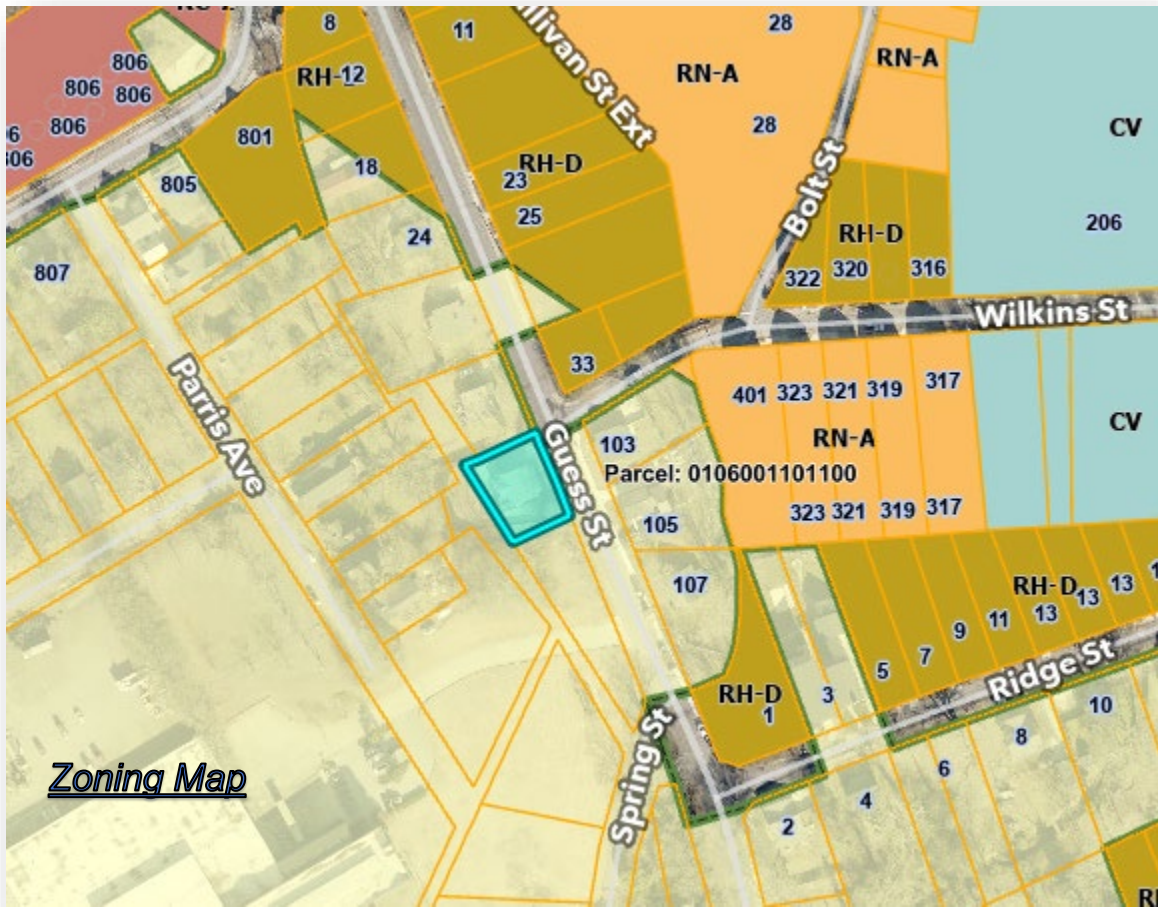
### Project Overview:

The applicant has petitioned the City of Greenville to annex approximately 0.16 acre of lot area into the Greenville city limits and to zone it RH-D, House D District, under the Greenville Development Code. The property is improved with a mill-era single-family home.

### Land Use Review

The proposed zoning district for the annexation is RH-D, House D District. The RH-D District allows for a detached single-unit dwelling plus an accessory dwelling unit on a minimum lot size of 3,000 sf.

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning	Current Use
Subject Property	R-7.5, Single-family residential district (County)	Single-family detached residential
North	R-7.5, Single-family residential district (County)	Single-family detached residential
East	R-M10, Multifamily residential district (County); RH-D, House D District	Single-family detached residential
South	R-7.5, Single-family residential district (County)	Vacant
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 October 16, 2025.

#### **Other Site Information:**

---

The property is not located within a Special Emphasis Neighborhood nor an overlay in Greenville County.

The site is home to a mill-era single-family home. Redevelopment of the site is not expected.

There are no known waterways or wetlands on the subject property. Any new development must meet the city's stormwater regulations.

#### **Definitions:**

---

Please see the attachments for the **RH-D District** general provisions.

#### **Staff Analysis:**

---

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

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

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>(b) Consistent with the Applicable Plans and Studies</b>	<b>N/A</b>
---	------------

Comment: The City has not conducted any applicable plans or studies where the property lies.

<b>(c) Compatible with surrounding uses.</b>	<b>YES</b>
--	------------

Comments: The proposed zoning map amendment allows for uses that are compatible with existing surrounding properties and uses. The single-family parcels located in the city are similarly zoned RH-D. For adjoining single-family parcels not located in the city, it is anticipated that the RH-D district would also be applied to these parcels if annexed in the future.

<b>(d) Provide logical and orderly development pattern.</b>	<b>YES</b>
---	------------

Comments: The RH-D district is appropriate given the built form and uses along Guess Street and other streets in the area.

### **STAFF RECOMMENDATION:**

---

**APPROVE** rezone to RH-D, House D District.

### **Staff Comments**

---

#### **Planning Comments**

**Recommend:** Approve



# city of greenville

## APPLICATION FOR ANNEXATION

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

### APPLICANT/OWNER INFORMATION

\*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:		
*Title:		
*Address:		
*City, State:		
*Zip:		
*Phone:		
*Email:		

### LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

### PROPERTY INFORMATION

\*TAX MAP #(S) 010600-11-01100

\*TOTAL ACREAGE 0.16

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

\*PROPOSED ZONING DESIGNATION (City) RH-D, House D 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.

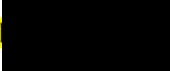
In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

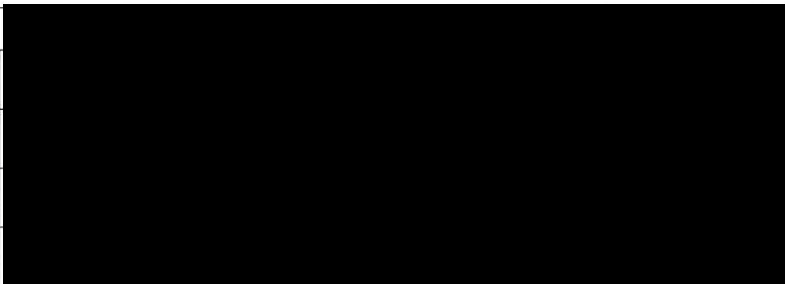
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report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

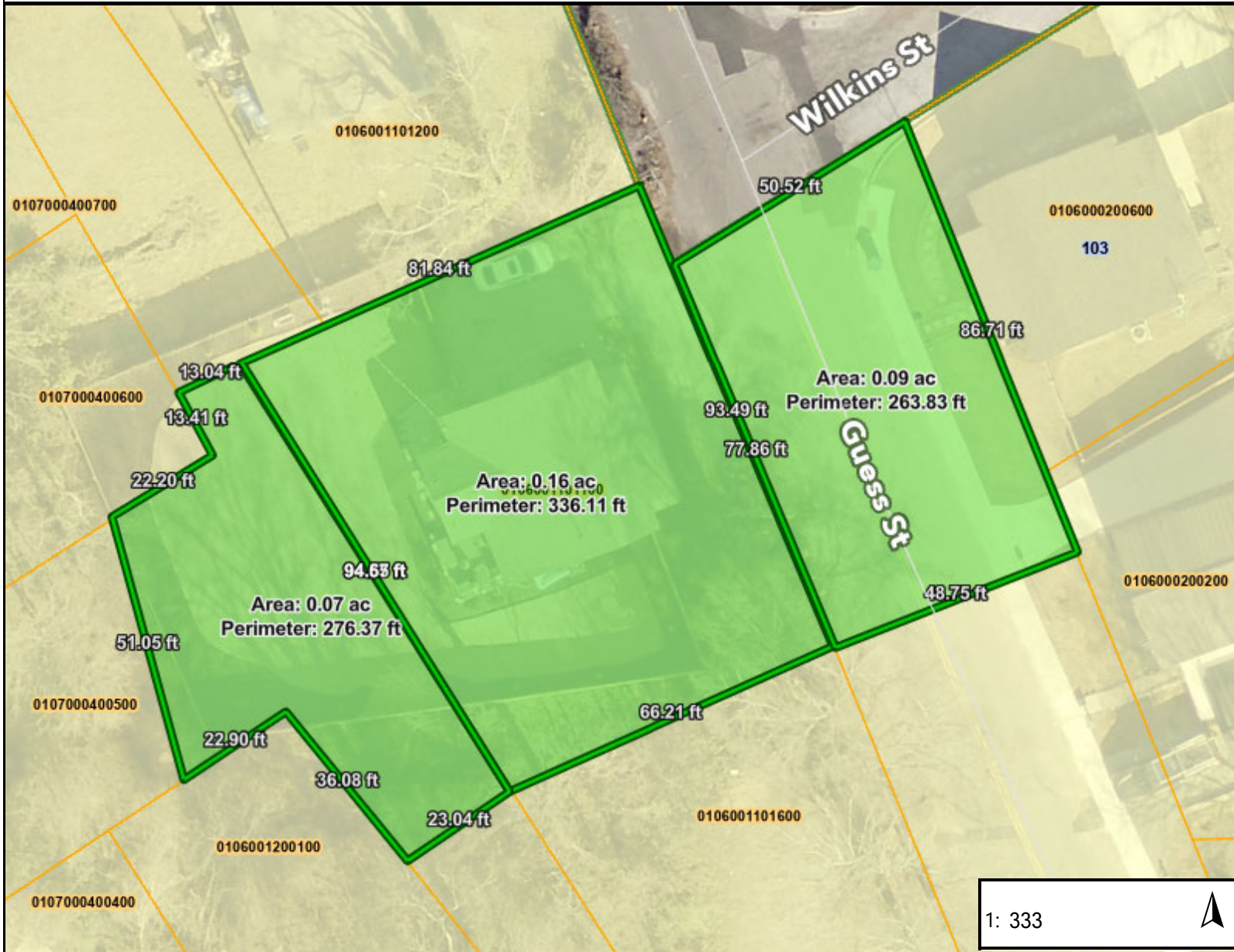
\_\_\_\_\_  \_\_\_\_\_ **\*APPLICANT SIGNATURE**  
 \_\_\_\_\_  \_\_\_\_\_ **DATE**

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** 

<b>*Signatures</b>	
Applicant	
Date	
Property Owner/Authorized Agent	
Date	

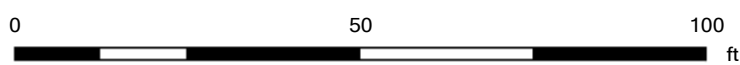
# AX-43-2025: 102 Guess Street



### Legend

- Property
  - City Addresses
  - Parcels with Ownership
- Boundaries
  - City of Greenville Limit
  - County Background

1: 333



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Date created: 11/13/2025 10:57:30

THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Notes

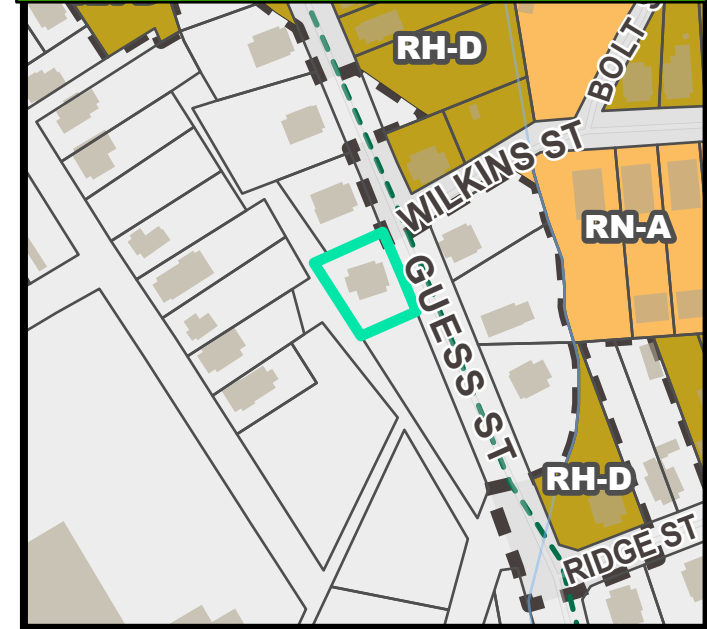
Total area to be annexed: 0.32 acre; City Council District: 2; County Zoning District: R-7.5; City Zoning District: RH-D

AX-43-2025 • 100 GUESS STREET

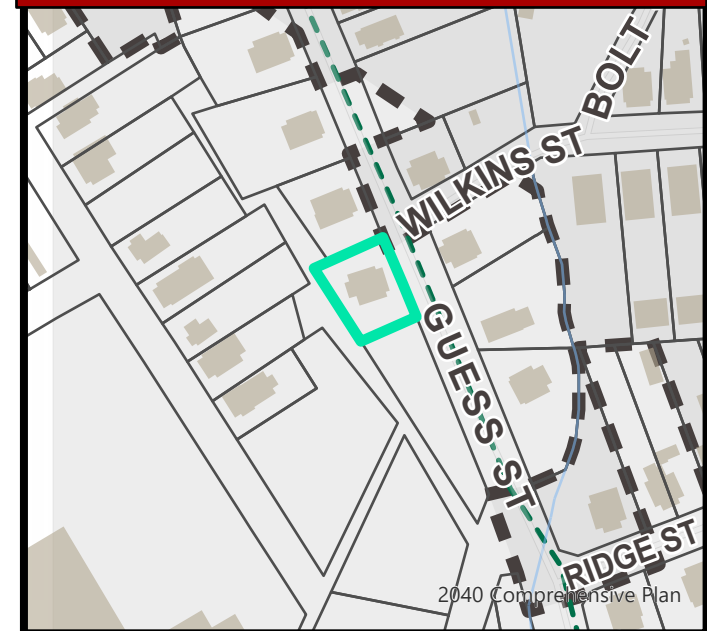
AERIAL VIEW



CURRENT ZONING



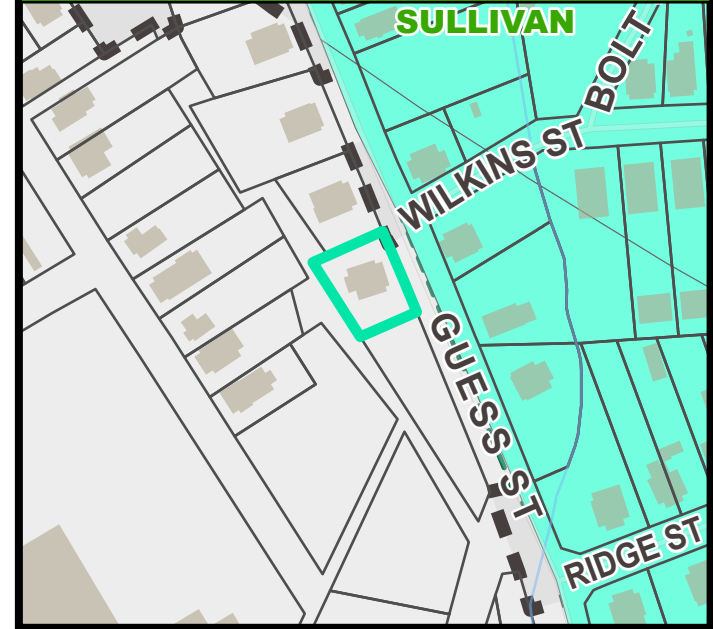
FUTURE LAND USE



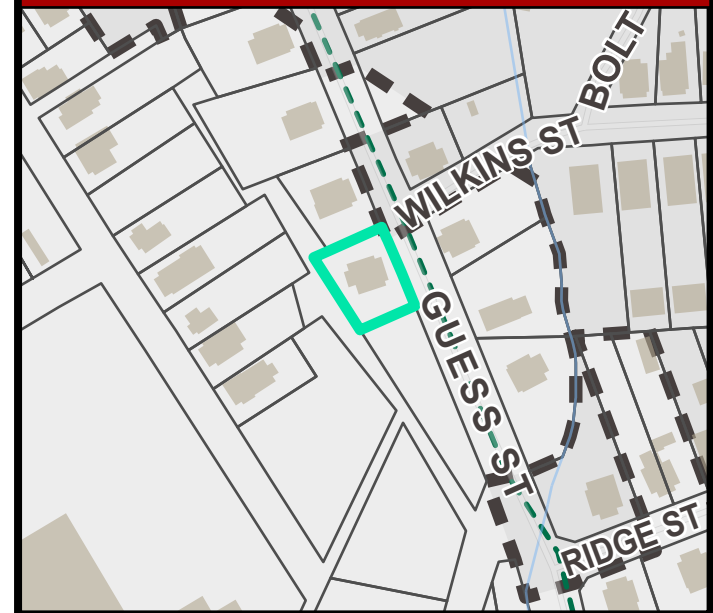
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS

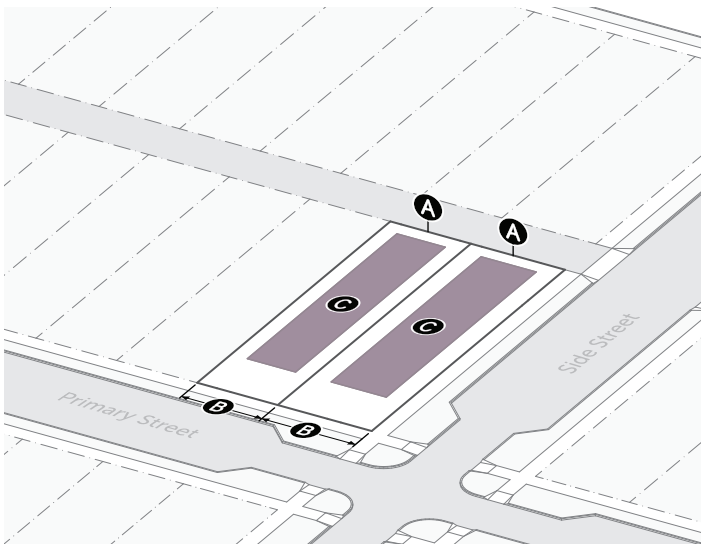


PRESERVATION OVERLAYS



19-2.2.5. RH-D HOUSE D

A. SITE

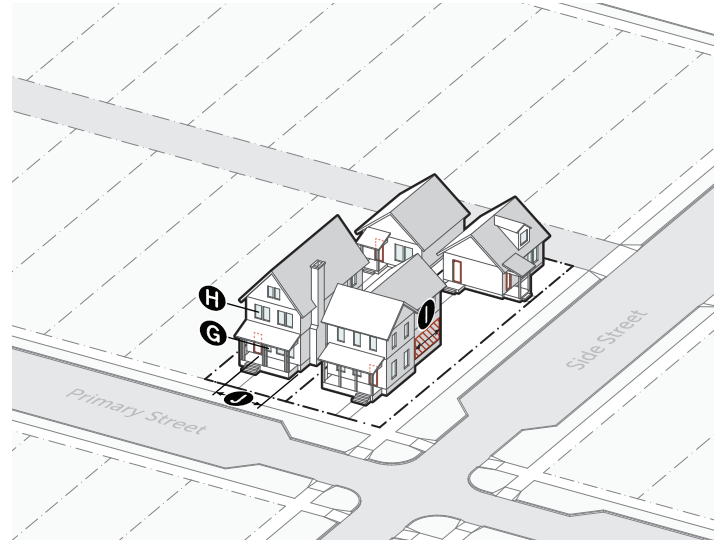
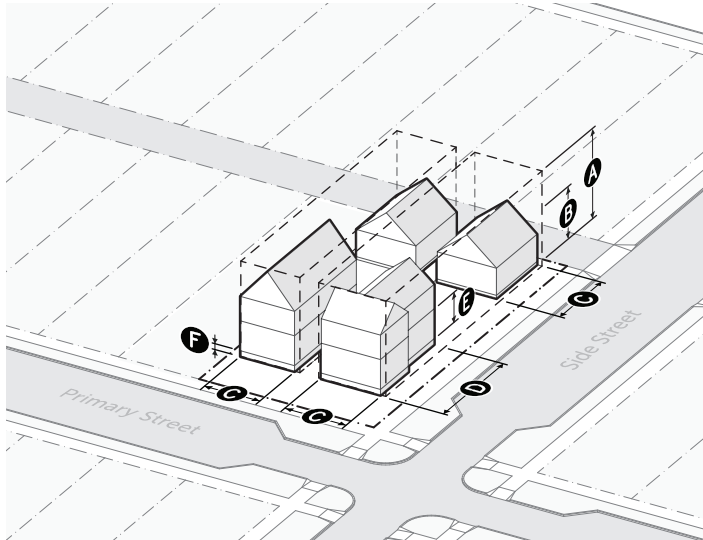


<b>1. LOT SIZE</b>	Sec. 2.11.2.
<b>A</b> Area (min)	3,000 SF
<b>B</b> Width (min)	
Front access	40'
Side/rear access	25'
<b>2. DENSITY</b>	Sec. 2.11.3.
Dwellings per lot (max)	
Primary units	1
Accessory Dwelling units	1
<b>3. COVERAGE</b>	Sec. 2.11.4.
<b>C</b> Building coverage (max)	50%

<b>4. BUILDING SETBACKS<sup>4</sup></b>	Sec. 2.11.5.
<b>D</b> Primary street lot line (min)	
Primary structure	Setback Range or 20'*
Accessory structure	50'
<b>E</b> Side street/side alley lot line (min)	
Primary structure	7'
Accessory structure	15'
<b>F</b> Side lot line (min)	5'
<b>G</b> Rear/rear alley lot line (min)	4'
<b>5. PARKING SETBACKS</b>	Sec. 2.11.8.
Primary street (min)	30'
Side street (min)	10'
<b>6. FENCES AND WALLS</b>	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'

RH-D

B. BUILDING



1. HEIGHT	Sec. 2.11.10.	
<b>A</b> Overall height (max stories/feet)		
Primary structure <sup>1</sup>	2.5	32'
Accessory structure <sup>4</sup>	2	20'
<b>B</b> Side wall (max)		
Primary structure	25'	
Accessory structure	16'	
2. MASSING	Sec. 2.11.11.	
<b>C</b> Building width (max)	35'	
<b>D</b> Building depth (max)	60'	
3. GROUND STORY	Sec. 2.11.12.	
<b>E</b> Story height (min)	9'	
<b>F</b> Finish floor elevation (min/max)	0'	5'

4. TRANSPARENCY	Sec. 2.11.13.	
<b>G</b> Ground story (min)	25%	20%
<b>H</b> Upper story (min)	15%	15%
<b>I</b> Blank wall width (max)	10'	20'
5. ENTRANCES	Sec. 2.11.14.	
<b>J</b> Street-facing entry spacing (avg)	20'	40'
Entry feature	Yes	No

**NOTES:** <sup>4</sup>  
 \* If a Setback Range cannot be established, a 20' minimum 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](#)



## PUBLIC HEARING REQUIRED

*Applications involving rezoning require a public hearing.*

**Docket Number:** Z-18-2025  
**Property Location:** 104 Cook Street  
**Tax Map Number(s):** 0026000800100  
**Property Area:** 0.33 acre  
**Request:** Rezone from RH-D to RN-A  
**Recommendation:** Approve



### 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

## Z-18-2025: Rezone at 104 Cook Street from RH-D to RN-A

### Sec.19-6.2.2 Legislative Review

#### Project Overview:

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Z-18-2025 is a request for zoning change from the RH-D, Residential House D District, to the RN-A, Neighborhood A District for approximately 0.33 acres located at 104 Cook Street. The property is currently an unoccupied single-family dwelling. The home is listed in the city's Historical Resources Inventory and was constructed in 1900. As such, any demolition of the structure will be required to post public notice at least 60 days prior to allow any interested parties to reclaim materials at the owner's discretion.

The property is located within the Southernside Special Emphasis Neighborhood which has a diverse mixture of residential zoning districts. The surrounding neighborhood is a zoning blend of lower intensity RH-D zoning with single-family detached houses, RN-A zoning on adjacent duplexes to the north, RN-C to the west along Pinckney Street, and RC-2 to the east along Mulberry Street at the Mulberry Court Apartment Complex.

The City conducted a Vision Plan for the Southernside Neighborhood in 2011 which recommended General Residential for this particular area. The General Residential District within that vision study did not recommend a specific density, but rather a form of housing with one to two stories, pitched roofs, side driveways, and a typical 15-25 foot setback.

Before the adoption of the Greenville Development Code in 2023, which assigned the RH-D single family zoning district, the property had a zoning of RM-1. The RM-1 zoning district was intended to encourage a mixture of low-density and medium-density housing types including multifamily units and townhomes. RM-1 had a density maximum of 10 units per acre.

GVL 2040 recommends a Future Land Use Designation of Urban Residential, which is a residential classification of low-density and medium-density housing types including multifamily units, townhomes, and single family attached and detached homes.

Staff finds that the RN-A zoning district will provide a more appropriate transition from the lower-intensity RH zoning without negatively affecting the surrounding area. In addition, the proposed rezoning is within the guidelines of the GVL2040 Comprehensive Plan, the Greenville Development Code, and the Southernside Vision Plan. Therefore, staff is recommending approval.

#### Land Use Review

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The proposed zoning is the **RN-A District**. The Future Land Use Map (FLUM) of the GVL2040 Comprehensive Plan recommends **Urban Residential** land use and is on the border of the areas outlined as opportunities for missing middle housing. The RN-A District allows up-to four residential units per lot to be constructed.

Z-18-2025: Rezone at 104 Cook Street from RH-D to RN-A

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning	Current Use
Subject Property	RH-D, House District	Single Family Residential
North	RH-D, House District	Undeveloped
East	RC-2 Community District	Apartment Complex
South	RNX-B. Neighborhood Flex District	Commercial
West	IG, Industrial General	Railroad Depot



**Procedural Requirements:**

*Pre-Application and Development Meetings*

## Z-18-2025: Rezone at 104 Cook Street from RH-D to RN-A

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

### Project Preview Meeting

The applicant attended the August 26th, 2025, Project Preview Meeting (PPM) at the Prisma Health Welcome Center at Unity Park. The response form is attached to the agenda packet.

### Other Site Information:

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The site is located on 104 Cook Street, bordered by King Street to the east and Mulberry Street to the south, within the Southernside Special Emphasis Neighborhood. The property is currently a single-family residence.

No known waterways or natural features exist on the property.

### Definitions:

---

Please see the attachments for the RH-D and RN-A districts for their general provisions.

### Staff Analysis:

---

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

<b>(a) Consistent with Comprehensive Plan.</b>	<b>YES</b>
--	------------

Comments: The property is situated within the Urban Residential and Areas Suitable for Missing Middle Housing designations on the Future Land Use Map. The proposed RN-A zoning district is consistent with the recommended development patterns outlined in GVL2040 for the Urban Residential and Areas Suitable for Missing Middle Housing Future Land Use designations.

<b>(b) Consistent with Applicable Plans and Studies.</b>	<b>YES</b>
--	------------

The change in zoning to RN-A is consistent with the applicable Southernside Neighborhood Vision Plan conducted by the City in 2011.

<b>(c) Compatible with Surrounding Uses.</b>	<b>YES</b>
--	------------

Comments: The RN-A District is compatible with surrounding uses. The parcel to the south is zoned RNX-B, and RN-A provides a proper transition to the RH-D parcels to the north.

<b>(d) Provide logical and orderly Development Pattern.</b>	<b>YES</b>
---	------------

The current development of the site will allow opportunity for additional Missing Middle housing within an area that is recommended for Missing Middle Housing within the GVL2040 Comprehensive Plan.

### STAFF RECOMMENDATION:

---

**APPROVE rezone to RN-A, Neighborhood A District.**

### Staff Comments

---



APPLICATION FOR **REZONE**  
Contact Planning & Development (864) 467-4476

*"Our mission is to work towards improving  
the quality of life for the citizens of Greenville."*

### APPLICANT/OWNER INFORMATION

\*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:		
*Organization		
*Title:		
*Full Address:		
*Phone:		
*Email:		

### PROPERTY INFORMATION

\*LOT(S) ADDRESS(ES) 104 Cook St Greenville Sc 29601

\*LOT(S) TAX MAP NUMBERS: 0026.00-08-001.00

\*LOT DEED BOOK/PAGE Uknwn

\*CURRENT ZONING DESIGNATION RH-D

\*PROPOSED ZONING DESIGNATION RNA

\*TOTAL LOT(S) ACREAGE .33 Acre

\*REASON FOR PROPOSED REZONE: Rezone in order to build townhomes or SFH



**PROJECT PREVIEW MEETING (PPM) RESPONSE FORM**

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

**APPLICANT/OWNER INFORMATION**

\*Indicates Required Field

APPLICANT

*Project Type:	Rezoning
*Name:	[REDACTED]
*Address:	[REDACTED]
*City/State:	[REDACTED]
*Zip:	[REDACTED]
*Phone:	[REDACTED]
*Email:	[REDACTED]

**PROPERTY INFORMATION**

\*TAX MAP #(S): 0026.00-08-001.00

\*PROPERTY ADDRESS: 104 Cook St Greenville, SC 29601

\*CURRENT ZONING DESIGNATION: RHD

\*BRIEF DESCRIPTION OF PROJECT REQUEST: Have property rezoned to RNA

*For the following items, fill out in response to the public's attendance and reaction to your presented project.*

\*DATE ATTENDED PPM: 08/26/2025 \*NUMBER OF PEOPLE WHO VISITED STATION: 3

\*NAME OF ATTENDEES WHO REPRESENTED PROJECT: 1

\*DESCRIBE MAIN QUESTIONS RECEIVED AND RESPONSES PROVIDED: none

\*PROVIDE OVERALL SUMMARY OF DISCUSSION WITH ATTENDEES REGARDING YOUR PROJECT: \_\_\_\_\_

People that visited, simply asked what we planned to do on the lot

\*DETAIL ANY SPECIFIC QUESTIONS OR AREAS OF INTEREST FROM COMMUNITY: \_\_\_\_\_

none

\*DETAIL ANY COMMENTS OR CONCERNS EXPRESSED BY ATTENDEES: \_\_\_\_\_

none

\*WERE ANY COMMENTS OR PHONE CALLS RECEIVED FROM COMMUNITY OUTSIDE OF THE PPM? IF SO, PLEASE SUMMARIZE: none

\*ARE THERE ANY ITEMS YOU WOULD TO DISCUSS WITH STAFF? none

\*DO YOU PLAN TO MODIFY OR REVISE YOUR PROPOSAL BASED ON COMMENTS OR INPUT RECEIVED AT THE PPM? IF SO, PLEASE DISCUSS: no

\*ANY ENGAGEMENT WITH NEIGHBORHOOD OR COMMUNITY OUTSIDE OF THE PPM? IF SO WHEN/WHERE? none

\*ANY SUGGESTIONS TO IMPROVE THE PPM PROCESS IN THE FUTURE? no

**OVERALL TYPE OF FEEDBACK RECEIVED**

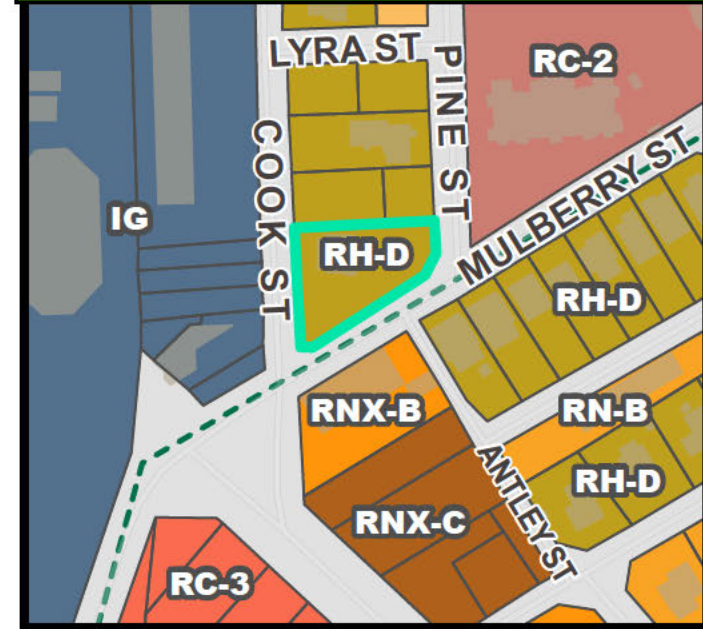
\*Select one:  Positive  Negative  Neutral

**\*PLEASE COMPLETE AND EMAIL TO PLANNING@GREENVILLESC.GOV BY END OF WEEK FROM THE PROJECT PREVIEW MEETING.**

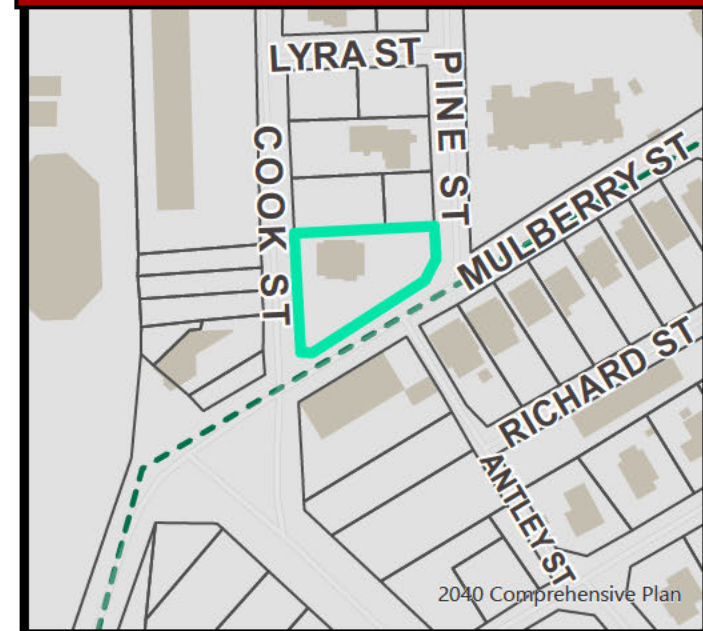
AERIAL VIEW



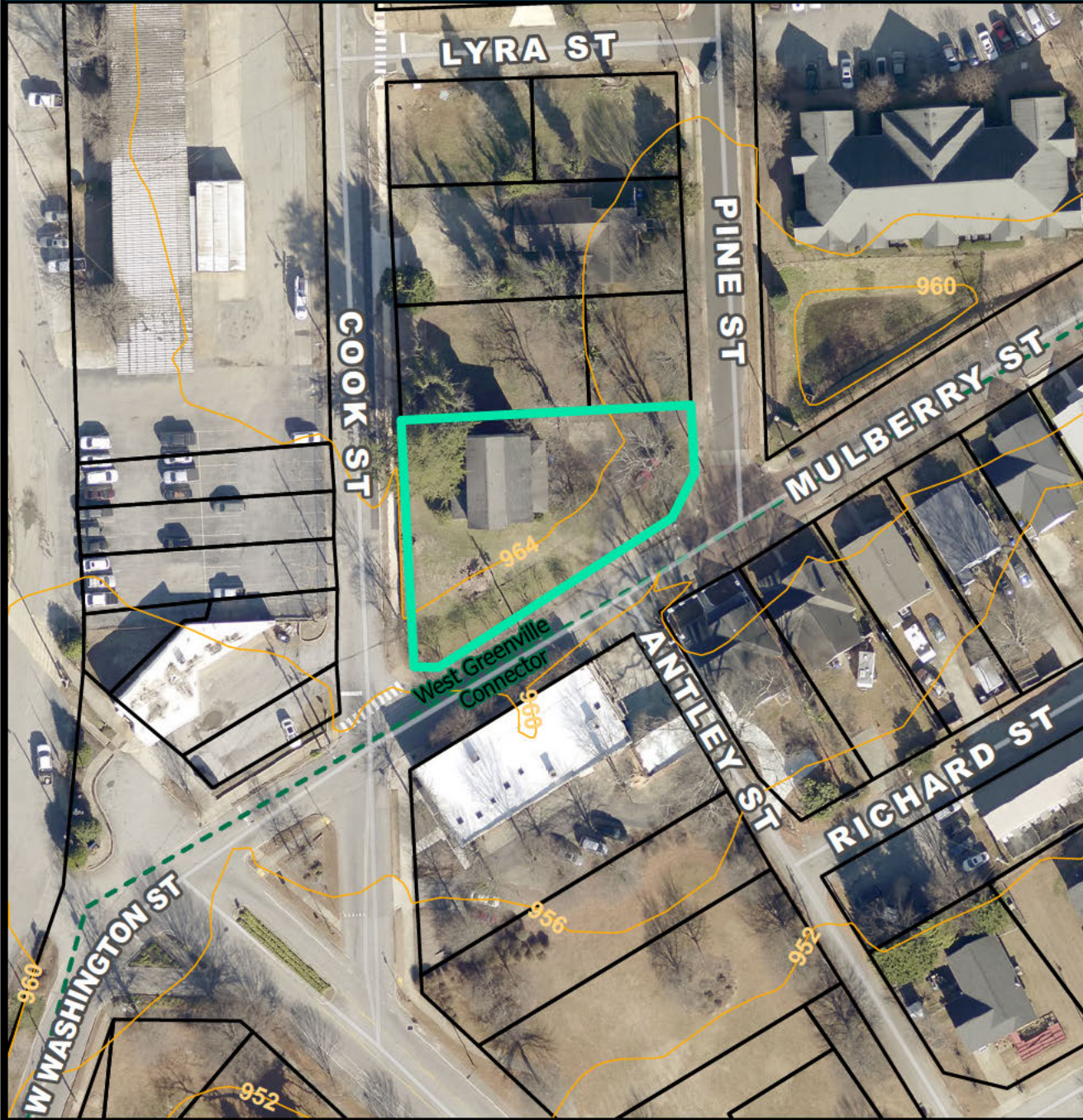
CURRENT ZONING



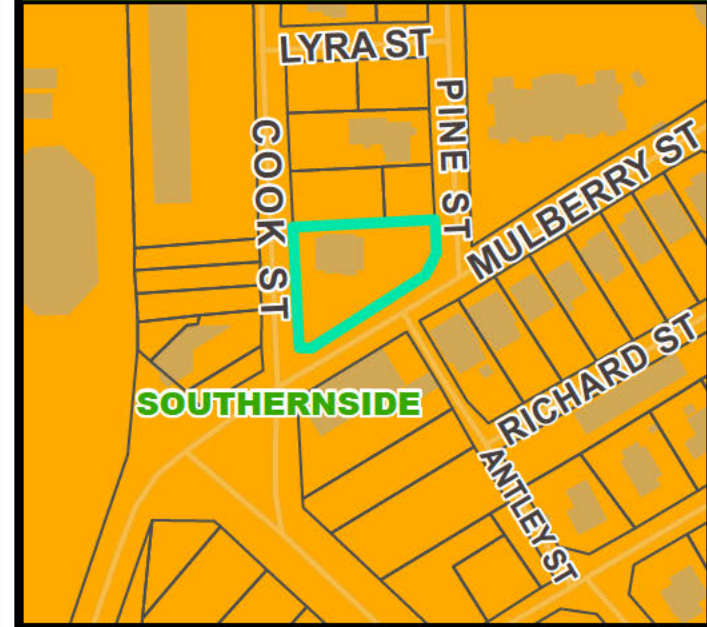
FUTURE LAND USE



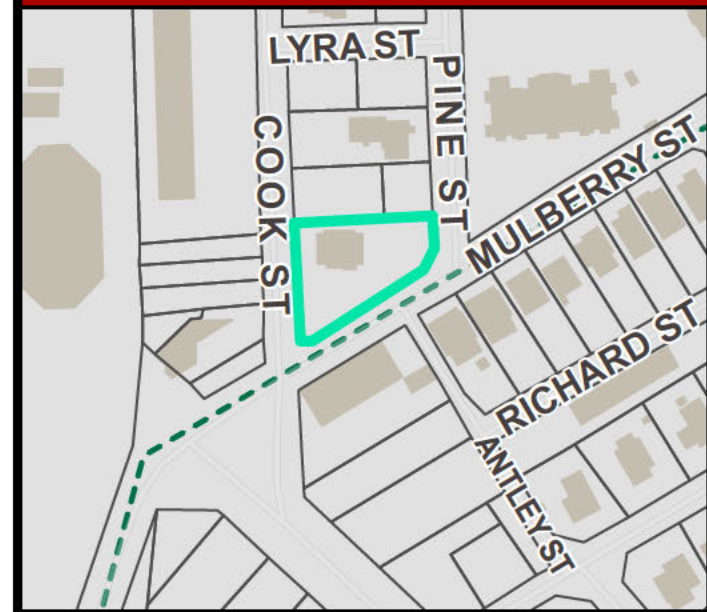
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS

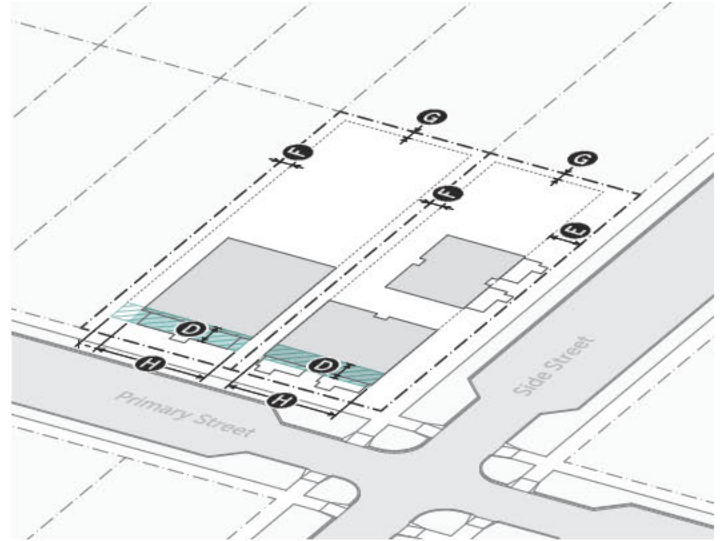
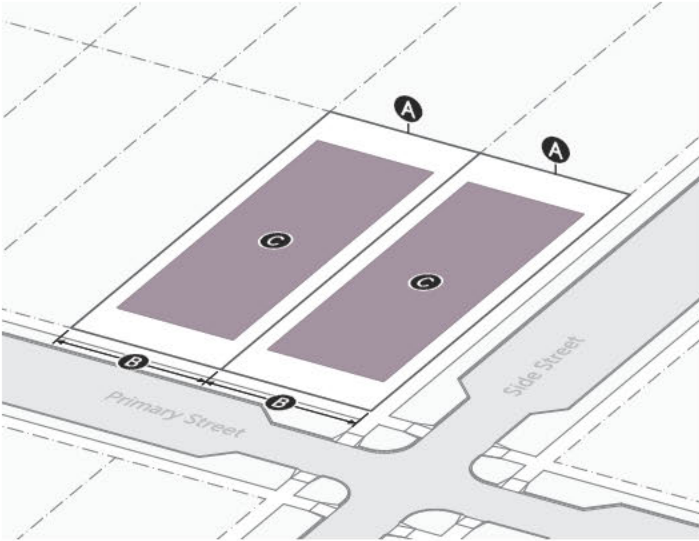


PRESERVATION OVERLAYS



19-2.3.2. RN-A NEIGHBORHOOD A

A. SITE

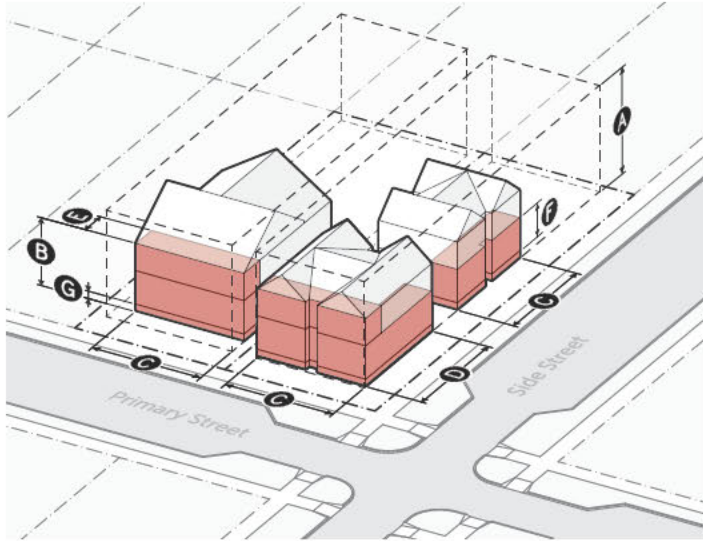


<b>1. LOT SIZE</b>	Sec. 2.11.2.
<b>A</b> Area (min)	2,000 SF
<b>B</b> Width (min)	
Front access	40'
Side/rear access	25'
<b>2. DENSITY</b>	Sec. 2.11.3.
Dwellings per lot (max)	4
<b>3. COVERAGE</b>	Sec. 2.11.4.
<b>C</b> Building coverage (max)	60%

<b>4. BUILDING SETBACKS<sup>4</sup></b>	Sec. 2.11.5.
<b>D</b> Primary street lot line (min)	Setback Range*
<b>E</b> Side street/side alley lot line (min)	10'
<b>F</b> Side lot line (min)	5'
<b>G</b> Rear/rear alley lot line (min)	4'
<b>5. BUILD-TO</b>	Sec. 2.11.7.
Build-to width (min)	
<b>H</b> Primary street	50%
Side street	None
<b>6. PARKING SETBACKS</b>	Sec. 2.11.8.
Primary street (min)	30'
Side street (min)	5'
<b>7. FENCES AND WALLS</b>	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**



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

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

**NOTES: <sup>4</sup>**  
 \* 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](#)



## PUBLIC HEARING REQUIRED

*Applications involving rezoning require a public hearing.*

**Docket Number:** Z-19-2025  
**Property Location:** King Street  
**Tax Map Number(s):** 0026000101001  
**Property Area:** 0.34 acre  
**Request:** Rezone from RH-D to RN-A  
**Recommendation:** Approve



### 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

## Z-19-2025: Rezone on King Street from RH-D to RN-A

### Sec.19-6.2.2 Legislative Review

#### Project Overview:

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Z-19-2025 is a request for a zoning change from the RH-D, Residential House D District, to the RN-A, Neighborhood A District, for approximately 0.34 acres located on King Street. The property is currently undeveloped.

The property is located within the Southernside Special Emphasis Neighborhood which has a diverse mixture of residential zoning districts. The surrounding neighborhood is a blend of lower intensity RH-D zoning with single-family detached houses, RN-A zoning with duplexes to the north and quadplexes to the east on Hampton Avenue, and RC-2 to the south along Mulberry Street at the Mulberry Court Apartment Complex.

The City conducted a Vision Plan for the Southernside Neighborhood in 2011 which recommended General Residential for this particular area. The General Residential District within that vision study did not recommend a specific density, but rather a form of housing with one-to-two stories, pitched roofs, side driveways, and a typical 15-25 foot setback.

Before the adoption of the Greenville Development Code in 2023, which assigned the RH-D single family zoning district, the property had a zoning of RM-1. The RM-1 zoning district was intended to encourage a mixture of low density and medium density housing types including multifamily units and townhomes. RM-1 had a density maximum of 10 units per acre. The proposed RN-A zoning district would allow up to 4 total units to be constructed.

GVL 2040 recommends a Future Land Use Designation of Urban Residential, which is a residential classification of low and medium density housing types including multifamily units, townhomes, and single family attached and detached homes.

Staff finds that the RN-A zoning district will provide appropriate density to encourage missing middle housing while matching the RN-A zoning of the surrounding neighborhood. In addition, the proposed rezoning is within the guidelines of the GVL2040 Comprehensive Plan, the Greenville Development Code, and the Southernside Vision Plan. Therefore, staff is recommending approval.

#### Land Use Review

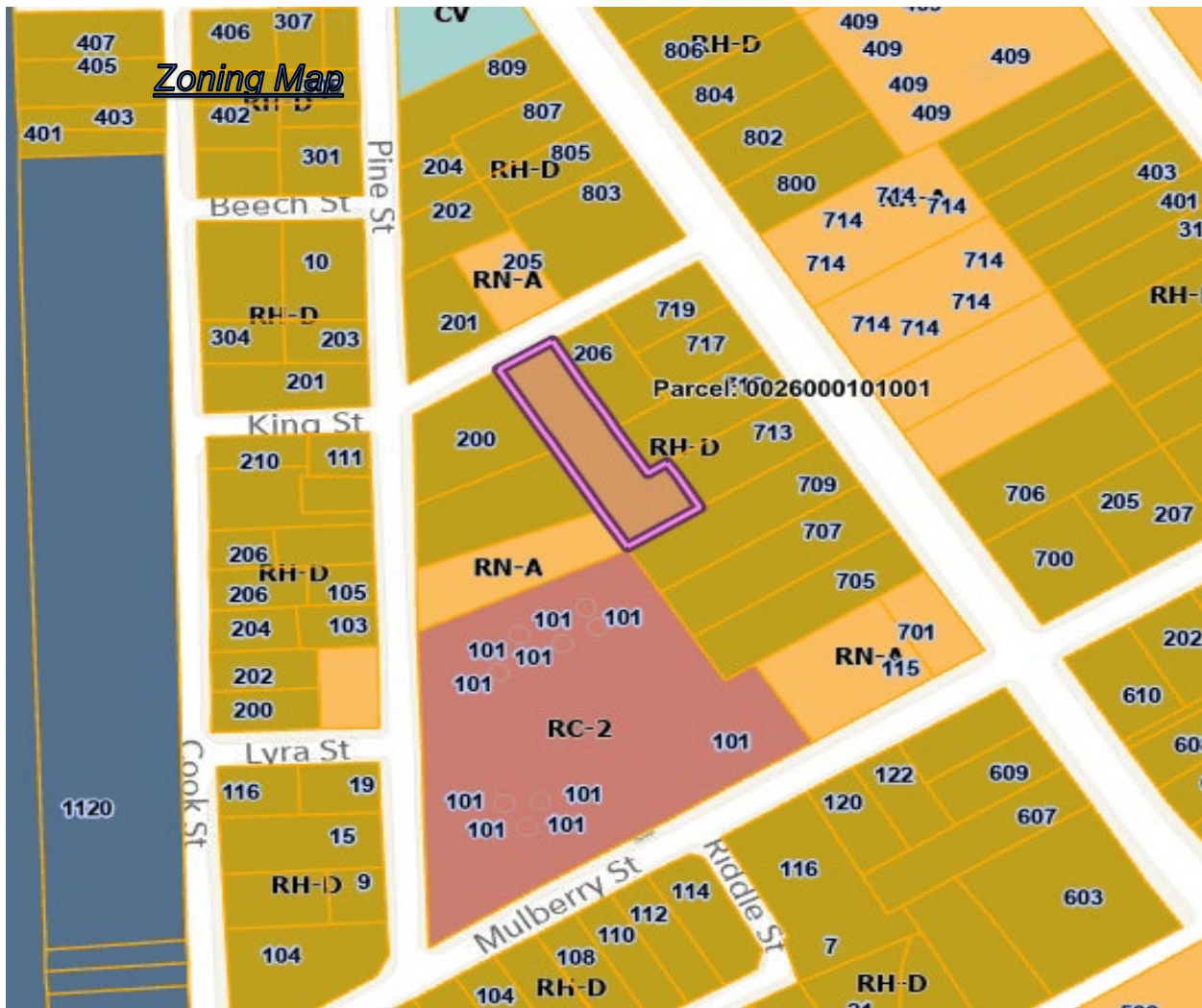
---

The proposed zoning is the **RN-A District**. The Future Land Use Map (FLUM) of the GVL2040 Comprehensive Plan recommends **Urban Residential** land use and is on the border of the areas outlined as opportunities for missing middle housing. The RN-A District allows up-to four residential units per lot to be constructed.

## LAND USE OF SURROUNDING PROPERTIES

Z-19-2025: Rezone on King Street from RH-D to RN-A

Location	Zoning	Current Use
Subject Property	RH-D, House District	Undeveloped
North	RN-A, Neighborhood District	Duplex
East	RH-D, House District	Single Family Residential
South	RN-A, Neighborhood District & RC-2 Community District	Undeveloped/ Apartment Complex
West	RN-A, Neighborhood District & RH-D House District	Undeveloped/ Single family residential



**Procedural Requirements:**

***Pre-Application and Development Meetings***

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

**Project Preview Meeting**

## Z-19-2025: Rezone on King Street from RH-D to RN-A

The applicant attended the October 28th, 2025, Project Preview Meeting (PPM) at the Prisma Health Welcome Center at Unity Park. The response form is attached to the agenda packet.

### Other Site Information:

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The site is located on King Street, between Hampton Avenue and Pine Street, within the Southernside Special Emphasis Neighborhood. The property is currently undeveloped.

No known waterways or natural features exist on the property.

### Definitions:

---

Please see the attachments for the RH-D and RN-A districts for their general provisions.

### Staff Analysis:

---

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

<b>(a) Consistent with Comprehensive Plan.</b>	<b>YES</b>
Comments: The property is situated within the Urban Residential and Areas Suitable for Missing Middle Housing designations on the Future Land Use Map. The proposed RN-A zoning district is consistent with the recommended development patterns outlined in GVL2040 for the Urban Residential and Areas Suitable for Missing Middle Housing Future Land Use designations.	
<b>(b) Consistent with Applicable Plans and Studies.</b>	<b>YES</b>
The change in zoning to RN-A is consistent with the applicable Southernside Neighborhood Vision Plan conducted by the City in 2011.	
<b>(c) Compatible with Surrounding Uses.</b>	<b>YES</b>
Comments: The RN-A District is compatible with surrounding uses. The parcels to the north and southwest share the RN-A zoning.	
<b>(d) Provide logical and orderly Development Pattern.</b>	<b>YES</b>
The current development of the site will allow opportunity for additional Missing Middle housing within a neighborhood that is recommended for Missing Middle Housing within the GVL2040 Comprehensive Plan.	

### STAFF RECOMMENDATION:

---

**APPROVE rezone to RN-A, Neighborhood A District.**

### Staff Comments

---



## APPLICATION FOR **REZONE**

Contact Planning & Development (864) 467-4476

*"Our mission is to work towards improving the quality of life for the citizens of Greenville."*

### APPLICANT/OWNER INFORMATION

\*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	
*Organization	
*Title:	
*Full Address:	
*Phone:	
*Email:	

### PROPERTY INFORMATION

\*LOT(S) ADDRESS(ES) King St

\*LOT(S) TAX MAP NUMBERS: 0026000101001

\*LOT DEED BOOK/PAGE 2453/4033

\*CURRENT ZONING DESIGNATION RH-D

\*PROPOSED ZONING DESIGNATION RN-A

\*TOTAL LOT(S) ACREAGE 0.34

\*REASON FOR PROPOSED REZONE: Listed for sale

**FEES/INSTRUCTION**

**1. ZONING MAP AMENDMENT.....\$550.00**

**A. A zoning map amendment** is a request to amend the Official Zoning Map by changing the zoning designation of property from one zoning district to another, or to change the boundaries of an existing zoning district, including overlay districts.

- i. The applicant is **REQUIRED** to schedule a pre-application conference with the City of Greenville Planning Department to discuss general regulations and procedures required for approval.
- ii. Following the pre-application conference, the applicant must submit a complete application form, a tabular list of parcels with current & proposed zoning, and a general aerial map of the boundaries of the subject property under the rezoning proposal. The applicant is welcomed to submit renderings of future development proposals.
  - Rezoning proposals for Preservation (-P) Overlay Districts may be required to submit additional material for administrative review. The Historic Review Board will make an independent recommendation to Planning Commission.

2. Staff will review the application for "sufficiency" pursuant to Division 19-6.2.1(B)3., Completion Determination. If the application is deemed insufficient, staff will notify the applicant and request that the application be revised and resubmitted to address insufficiency comments. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.

3. Please refer to **the Official Zoning Map** for additional information.

4. Prior to submittal, the applicant must have presented their rezoning at the City's monthly Project Preview Meeting.

5. **Public Notice Requirements.** Zoning Map Amendment applications require a planning commission public hearing. The applicant is responsible for sign posting the subject property and for mailing the Public Hearing notices to property owners and resident addresses at least 15 days (but no more than 18 days) prior to the scheduled hearing date.

Upon planning commission recommendation, the application item will be scheduled for city council hearing.

**AUTHORIZATION**

**1. Please verify that all required information is reflected on the plan(s), and submit one (1) paper copy or one (1) electronic version of the application submittal package.**

**2. 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 at their next regularly scheduled meeting to be held on the fourth Monday of the month following the Planning Commission meeting in which the matter was heard.

[Redacted Signature]

**\*APPLICANT SIGNATURE**

11/02/2025

DATE

To that end, the Applicant for this rezoning proposal hereby affirms that the tract or parcel of land subject to the attached application is \_\_\_ or is not  restricted by any recorded covenant that is contrary to, in conflicts with, or explicitly prohibits the proposed activity.

*Signatures	[Redacted]	Digitally signed by Emily Armes Date: 2025.11.02 17:59:38 -0500
Applicant	[Redacted]	
Date	[Redacted]	
Property Owner/Authorized Agent	[Redacted]	
Date	[Redacted]	

**SUPPORTING INFORMATION – STANDARDS QUESTIONS**

**Applicant response to Section 19-6.2.2(D)2. Additional Considerations for a Zoning Map Amendment (Rezoning)**  
*(Please attach separate sheet if additional space is need)*

1. Describe the manner in which the proposed zoning is consistent with the GVL2040 Comprehensive Plan and the GVL2040 Future Land Use Map.

GVL2040 emphasizes accommodating growth in a way that supports walkable, human-scaled neighborhoods, including a mix of housing types ("missing middle" housing) and transitions between lower and higher intensity zones. Rezoning from RH-D (which is a more strictly single-family house-scale zone) to RN-A, the parcel becomes capable of accommodating a broader range of housing forms while still remaining low-intensity and compatible with a residential neighborhood. This helps implement the housing-diversity goal of GVL2040 and the transition of intensity around appropriate areas.

2. Explain how the proposed zoning map amendment is consistent with applicable City Council-approved plans and studies. These may include small area plans, corridor plans, neighborhood plans, or other strategic plans or studies adopted by the City.

Surrounding and adjacent lots have already been rezoned to RN-A with TM#0026000101400 on Pine St as the most recent example. The block contains a mix of RC-2, RN-A, and RH-D.

3. Explain and demonstrate how the proposed zoning map amendment will be consistent with the purpose and intent of the zoning districts in the Greenville Development Code, will promote compatibility among surrounding uses, and will promote efficient and responsible development within the City.

The proposed rezoning is consistent with the stated intent of the Greenville Development Code because it enables a modest increase in housing diversity and neighborhood scale intensity in a location that can accommodate it, while maintaining the overall residential character and human scale envisioned.

4. Explain how the proposed zoning map amendment promotes a logical and orderly development pattern.

Allowing RN-A development encourages infill growth where infrastructure capacity already exists and aligns with GVL2040's growth management principles. RN-A zoning maintains the same block, street, and pedestrian orientation standards as RH-D, preserving the neighborhood's overall urban form.



## PROJECT PREVIEW MEETING (PPM) RESPONSE FORM

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

### APPLICANT/OWNER INFORMATION

\*Indicates Required Field

APPLICANT

*Project Type:	Rezoning
*Name:	[REDACTED]
*Address:	[REDACTED]
*City/State:	[REDACTED]
*Zip:	[REDACTED]
*Phone:	[REDACTED]
*Email:	[REDACTED]

### PROPERTY INFORMATION

\*TAX MAP #(S): 0026000101001

\*PROPERTY ADDRESS: King St

\*CURRENT ZONING DESIGNATION: RH-D

\*BRIEF DESCRIPTION OF PROJECT REQUEST: Rezone from RH-D to RN-A

*For the following items, fill out in response to the public's attendance and reaction to your presented project.*

\*DATE ATTENDED PPM: 10/28/2025 \*NUMBER OF PEOPLE WHO VISITED STATION: approx. 15

\*NAME OF ATTENDEES WHO REPRESENTED PROJECT: [REDACTED]

\*DESCRIBE MAIN QUESTIONS RECEIVED AND RESPONSES PROVIDED: General curiosity and clarification about the location. Explained that it was a vacant lot and nature of the rezoning. All were either neutral or expressed support.

\*PROVIDE OVERALL SUMMARY OF DISCUSSION WITH ATTENDEES REGARDING YOUR PROJECT: No attendees expressed any concern or opposition to the rezoning Most stated that the rezoning made sense given the size of the property or expressed general support.

\*DETAIL ANY SPECIFIC QUESTIONS OR AREAS OF INTEREST FROM COMMUNITY: \_\_\_\_\_

Most just wanted clarification on the location.

\*DETAIL ANY COMMENTS OR CONCERNS EXPRESSED BY ATTENDEES: \_\_\_\_\_

Most just wanted clarification on the location.

\*WERE ANY COMMENTS OR PHONE CALLS RECEIVED FROM COMMUNITY OUTSIDE OF THE PPM? IF SO, PLEASE SUMMARIZE: No

\*ARE THERE ANY ITEMS YOU WOULD TO DISCUSS WITH STAFF? No

\*DO YOU PLAN TO MODIFY OR REVISE YOUR PROPOSAL BASED ON COMMENTS OR INPUT RECEIVED AT THE PPM? IF SO, PLEASE DISCUSS: No

\*ANY ENGAGEMENT WITH NEIGHBORHOOD OR COMMUNITY OUTSIDE OF THE PPM? IF SO WHEN/WHERE? No

\*ANY SUGGESTIONS TO IMPROVE THE PPM PROCESS IN THE FUTURE? The nature and scope of the various projects seemed odd. If it was possible to have a separate meeting just for rezoning that would be ideal.

**OVERALL TYPE OF FEEDBACK RECEIVED**

\*Select one:  Positive       Negative       Neutral

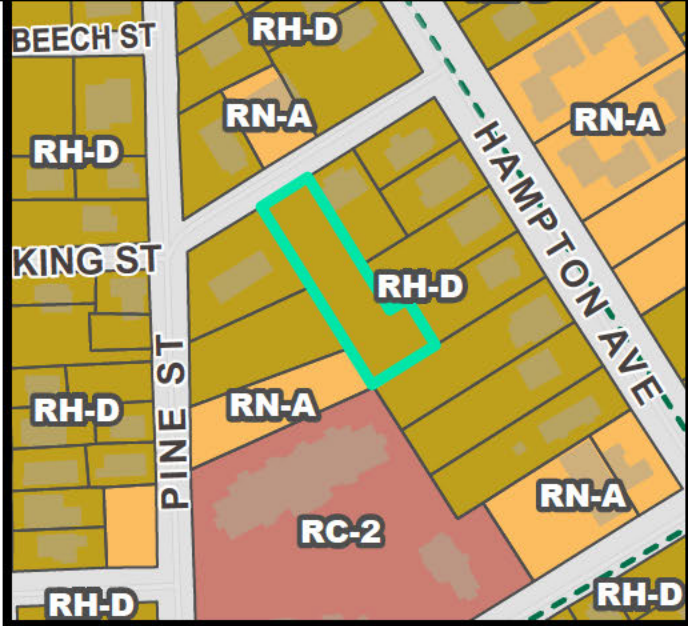
***\*PLEASE COMPLETE AND EMAIL TO PLANNING@GREENVILLESC.GOV BY END OF WEEK FROM THE PROJECT PREVIEW MEETING.***

Z-19-2025 • KING STREET

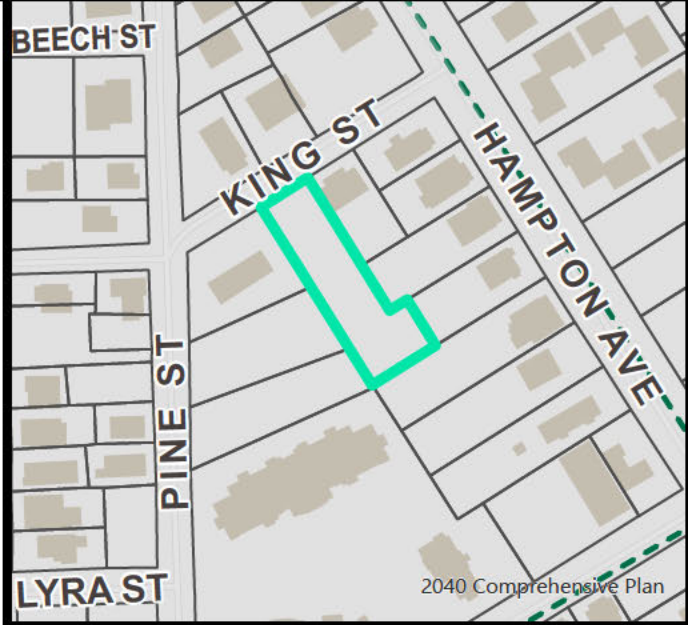
AERIAL VIEW



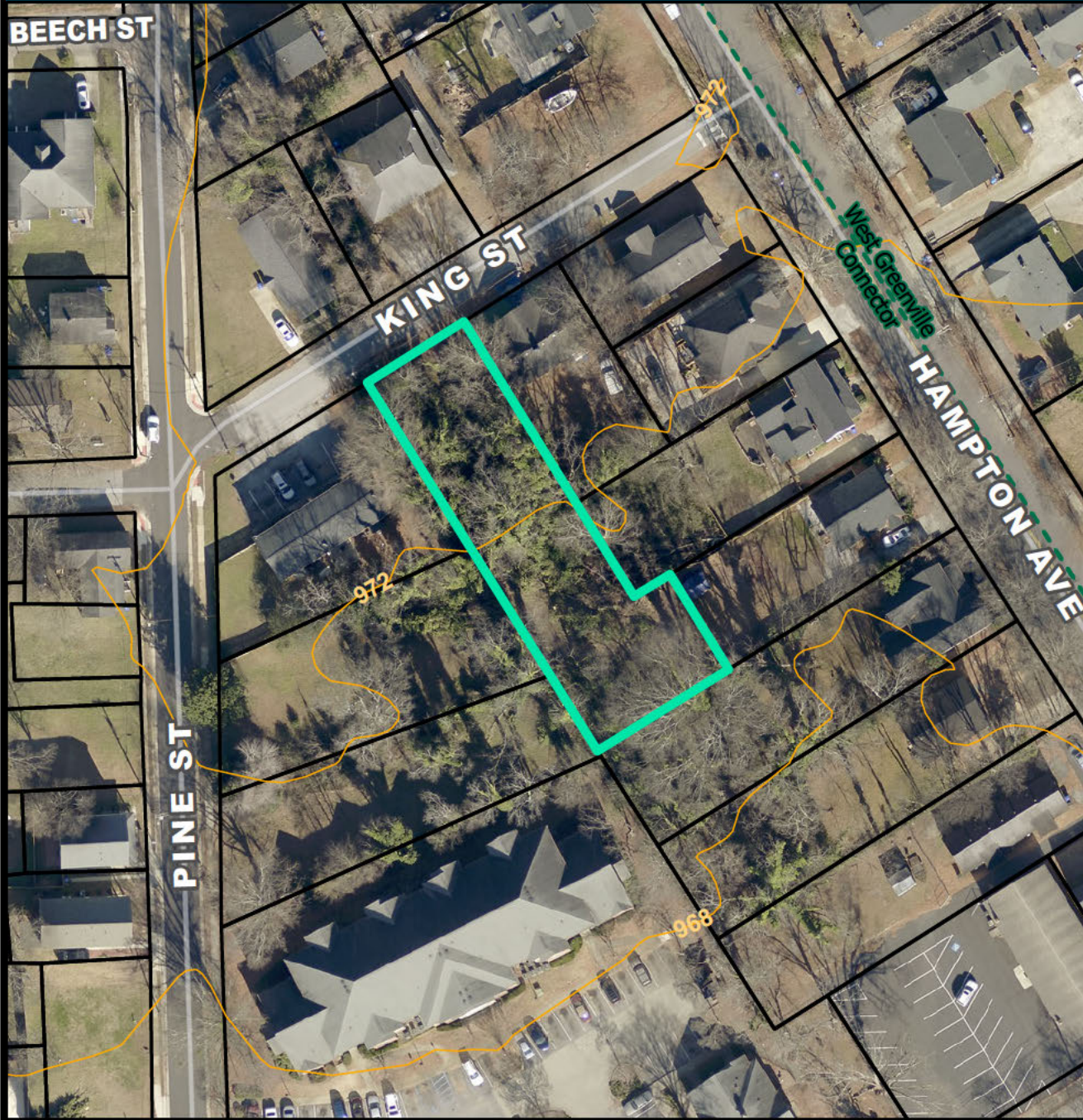
CURRENT ZONING



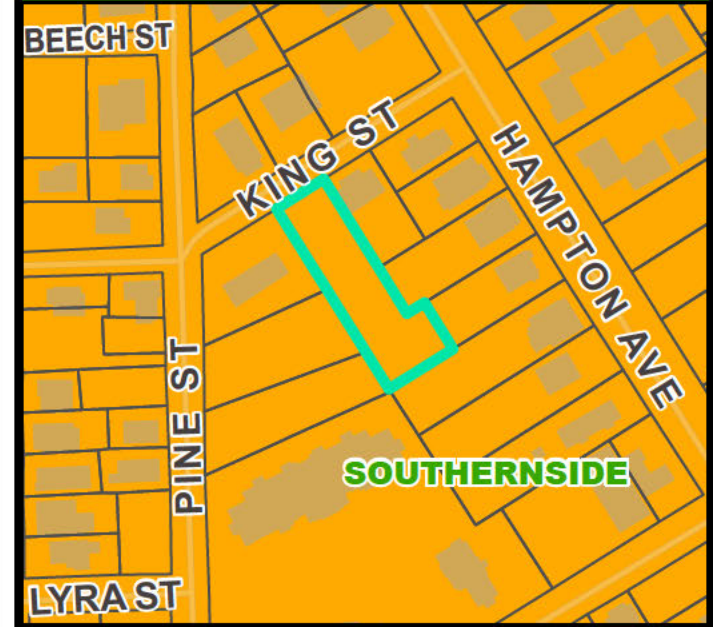
FUTURE LAND USE



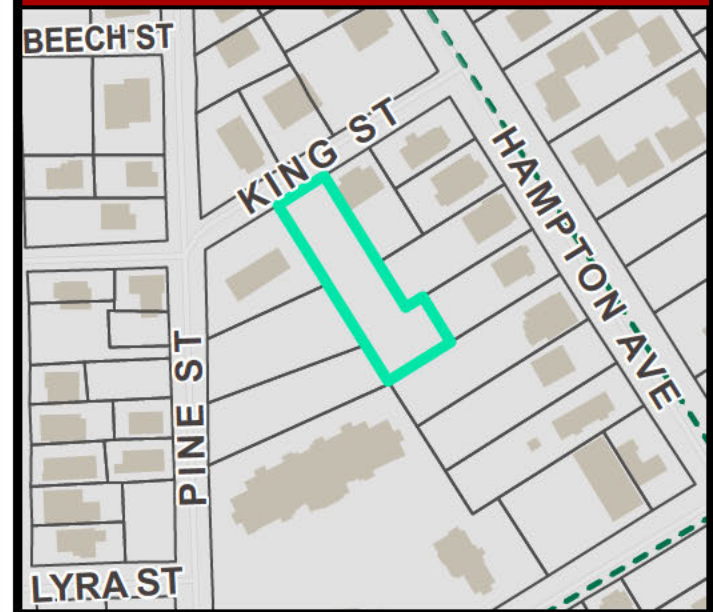
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



19-2.2.5. RH-D HOUSE D

A. SITE

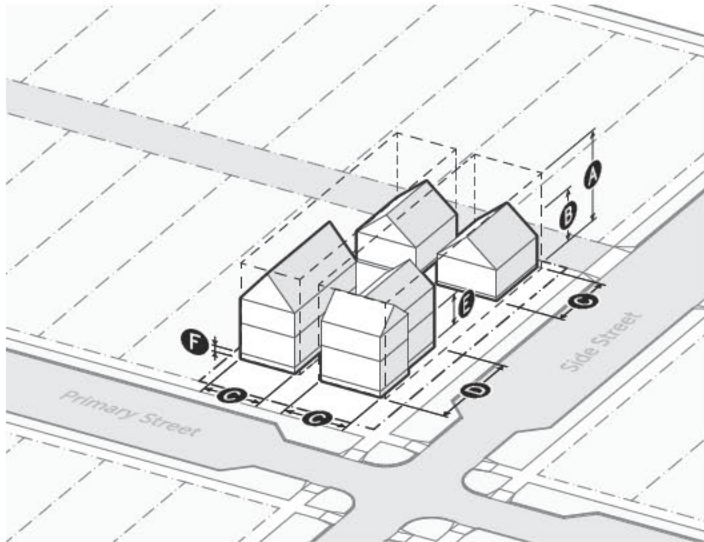


<b>1. LOT SIZE</b>	Sec. 2.11.2.
<b>A</b> Area (min)	3,000 SF
<b>B</b> Width (min)	
Front access	40'
Side/rear access	25'
<b>2. DENSITY</b>	Sec. 2.11.3.
Dwellings per lot (max)	
Primary units	1
Accessory Dwelling units	1
<b>3. COVERAGE</b>	Sec. 2.11.4.
<b>C</b> Building coverage (max)	50%

<b>4. BUILDING SETBACKS<sup>4</sup></b>	Sec. 2.11.5.
<b>D</b> Primary street lot line (min)	
Primary structure	Setback Range or 20'*
Accessory structure	50'
<b>E</b> Side street/side alley lot line (min)	
Primary structure	7'
Accessory structure	15'
<b>F</b> Side lot line (min)	5'
<b>G</b> Rear/rear alley lot line (min)	4'
<b>5. PARKING SETBACKS</b>	Sec. 2.11.8.
Primary street (min)	30'
Side street (min)	10'
<b>6. FENCES AND WALLS</b>	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'

RH-D

B. BUILDING



1. HEIGHT	Sec. 2.11.10.
<b>A</b> Overall height (max stories/feet)	
Primary structure <sup>1</sup>	2.5 / 32'
Accessory structure <sup>4</sup>	2 / 20'
<b>B</b> Side wall (max)	
Primary structure	25'
Accessory structure	16'
2. MASSING	Sec. 2.11.11.
<b>C</b> Building width (max)	35'
<b>D</b> Building depth (max)	60'
3. GROUND STORY	Sec. 2.11.12.
<b>E</b> Story height (min)	9'
<b>F</b> Finish floor elevation (min/max)	0' / 5'

4. TRANSPARENCY	Sec. 2.11.13.	
	Primary St.	Side St.
<b>G</b> Ground story (min)	25%	20%
<b>H</b> Upper story (min)	15%	15%
<b>I</b> Blank wall width (max)	10'	20'
5. ENTRANCES	Sec. 2.11.14.	
<b>J</b> Street-facing entry spacing (avg)	20'	40'
Entry feature	Yes	No

**NOTES:** <sup>4</sup>  
 \* If a Setback Range cannot be established, a 20' minimum 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](#)