



AGENDA

REGULAR MEETING OF PLANNING COMMISSION
TUESDAY, JANUARY 6, 2026 - 4:00 PM

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

1. Call to Order
2. Welcome and Opening Remarks from the Chair
3. Roll Call
4. Approval of Minutes
 - A. Approval of Minutes for meeting on December 4, 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-1-2026**
Application for **ANNEXATION** and **REZONE** of approximately 0.22 acre located on **W PINE LAKE CIRCLE** from R-MA, Multifamily residential district, in Greenville County to PK, Park District, in the City of Greenville. (TM# 0421000107200)
 - B. **AX-2-2026**
Application for **ANNEXATION** and **REZONE** of approximately 1.42 acres located on **CHURCHILL CIRCLE** from R-12, Single-family residential district, in Greenville County to PK, Park District, in the City of Greenville. (TM#s 0392000101501 and portion of 0393000200900)
 - C. **AX-3-2026**
Application for **ANNEXATION** and **REZONE** of approximately 0.97 acre located on **CONESTEE LAKE ROAD** from R-MA, Multifamily residential district, in Greenville County to PK, Park District, in the City of Greenville. (portion of TM# 0423000101000)
 - D. **AX-4-2026**
Application for **ANNEXATION** and **REZONE** of approximately 0.15 acre located at **1008 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# 0112000100100)
 - E. **AX-5-2026**
Application for **ANNEXATION** and **REZONE** of approximately 0.21 acre located at 805 and **805A GREEN STREET** from FRD, Flexible review district, in Greenville

County to RH-D, House D District, in the City of Greenville. (TM#s 0107000401300
and 0107000401200)

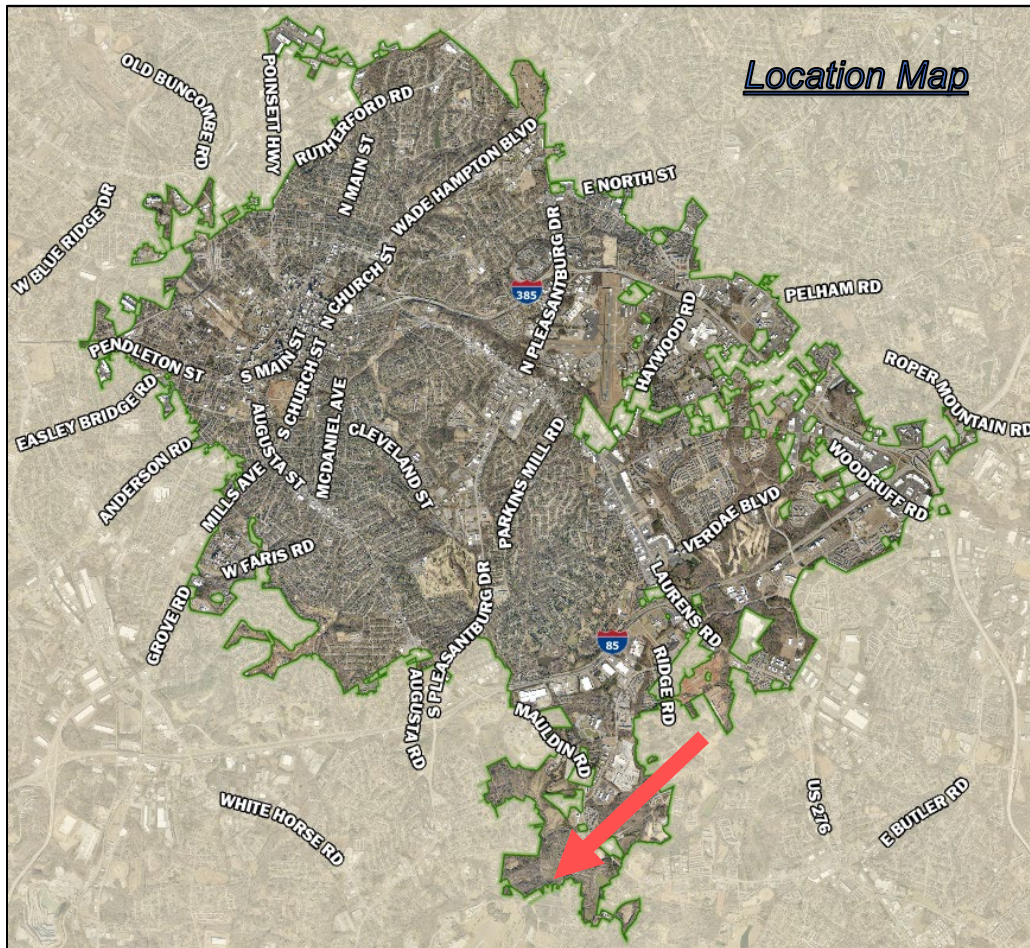
- 9. PUBLIC MEETING ITEMS (No Public Hearing)**
- 10. OTHER BUSINESS**
- 11. Executive Session, if required**
- 12. Adjournment**



PUBLIC HEARING REQUIRED

Applications involving rezoning require a public hearing.

Docket Number: AX-1-2026
Property Location: W. Pine Lake Circle
Tax Map Number(s): 0421000107200
Property Area: 0.22 acre
Rezone Request: PK, Park 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

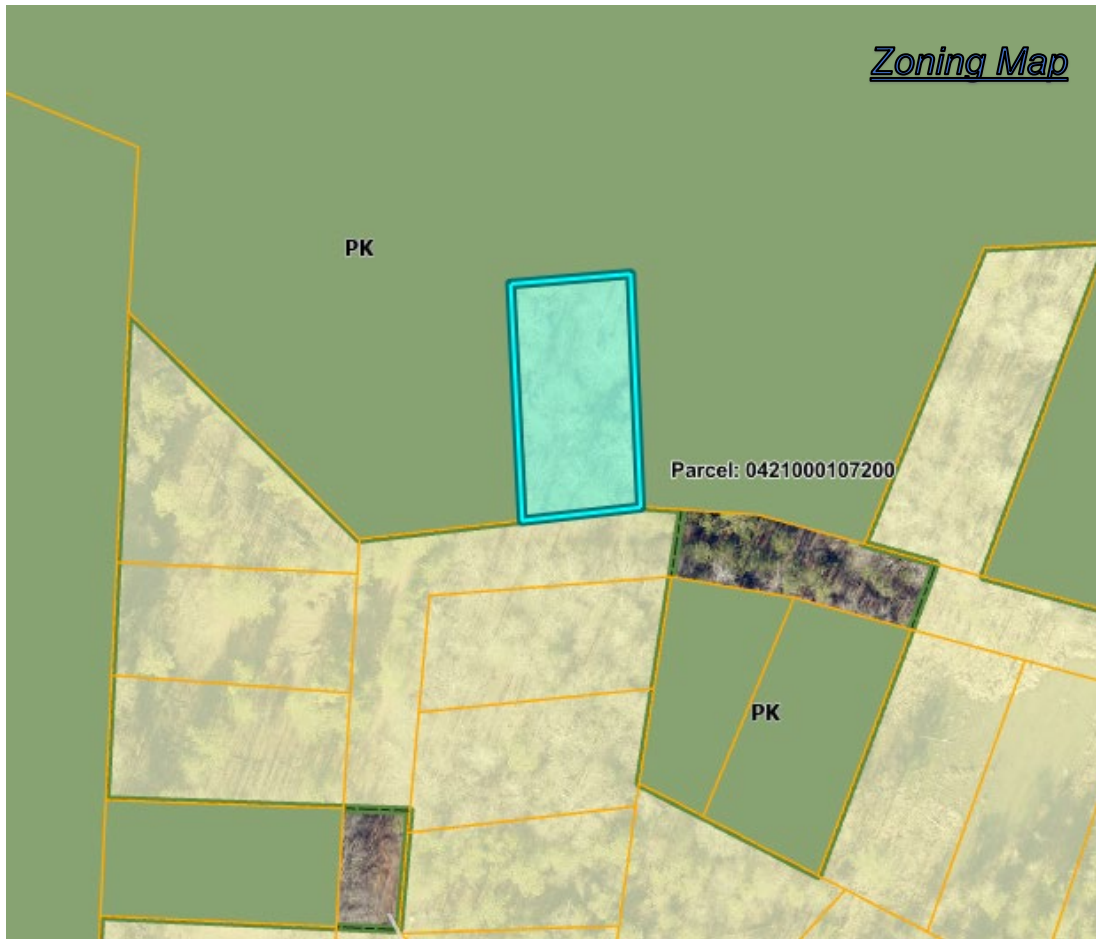
Project Overview:

The applicant has petitioned the City of Greenville to annex approximately 0.22 acre of lot area into the Greenville city limits and to zone it PK, Park District, under the Greenville Development Code. The property was recently purchased by the Conestee Nature Preserve, which wishes to incorporate the property into the City along with the rest of the preserve.

Land Use Review

The proposed zoning district for the annexation is PK, Park District. The PK District allows for parks and open space. Residential and commercial uses are not permitted.

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning	Current Use
Subject Property	R-MA, Multifamily residential district (County)	Park and Open Space
North	PK, Park District	Park and Open Space
East	PK, Park District	Park and Open Space
South	R-MA, Multifamily residential district (County)	Vacant
West	PK, Park District	Park and Open Space



Procedural Requirements:

Pre-Application and Development Meetings

The City and the applicant held a pre-application meeting on August 13, 2025.

Other Site Information:

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

The site was recently purchased by the Conestee Nature Preserve and is intended to be a part of the preserve in perpetuity. The Preserve's other properties in the City are likewise zoned as PK. There are no water features on the property.

Definitions:

Please see the attachments for the **PK 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.	YES
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AX-1-2026: W. Pine Lake Circle

Comments: The Future Land Use Map (FLUM) provides the Parks-Open Space land use recommendation for the property. The zoning request is in compliance with the request.

(b) Consistent with the Applicable Plans and Studies	N/A
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Comment: The City has not conducted any applicable plans or studies where the property lies.

(c) Compatible with surrounding uses.	YES
--	------------

Comments: The proposed zoning map amendment allows for uses that are compatible with existing surrounding properties and uses. The surrounding properties owned by the Preserve are likewise zoned as PK. If further properties are purchased by the Preserve in the future, it is anticipated that these would likewise be zoned PK.

(d) Provide logical and orderly development pattern.	YES
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Comments: The PK District is appropriate given the intent of the subject and surrounding properties are to be preserved as a park and open space.

STAFF RECOMMENDATION:

APPROVE rezone to PK, Park District.

Staff Comments

Planning Comments

Recommend: Approve

Addressing Comments

Recommend: Approve w/ Comments

Comments:

- *1. NEW PARCEL
- *2. PIN: 0421000107200
- *3. Addressing assignment attributed to parks use.

Civil Engineer Comments

Recommend: Approve w/ Comments

Comments:

W Pine Lake Circle will be a Neighborhood Low-Density street.

Fire Department Comments

Recommend: Approve w/ Comments

Comments:

If applicable and the property is developed, it shall adhere to all current city of Greenville building codes and ordinances. As developed GCFD will respond to this location for emergencies and conduct inspections.



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:	[REDACTED]	[REDACTED]
*Title:		[REDACTED]
*Address:	[REDACTED]	[REDACTED]
*City, State:	[REDACTED]	[REDACTED]
*Zip:	[REDACTED]	[REDACTED]
*Phone:		[REDACTED]
*Email:		[REDACTED]

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 0421000107200

*TOTAL ACREAGE 0.2

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

*PROPOSED ZONING DESIGNATION (City) PK, Park 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.

Eric Knight *APPLICANT SIGNATURE
10/8/25 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.

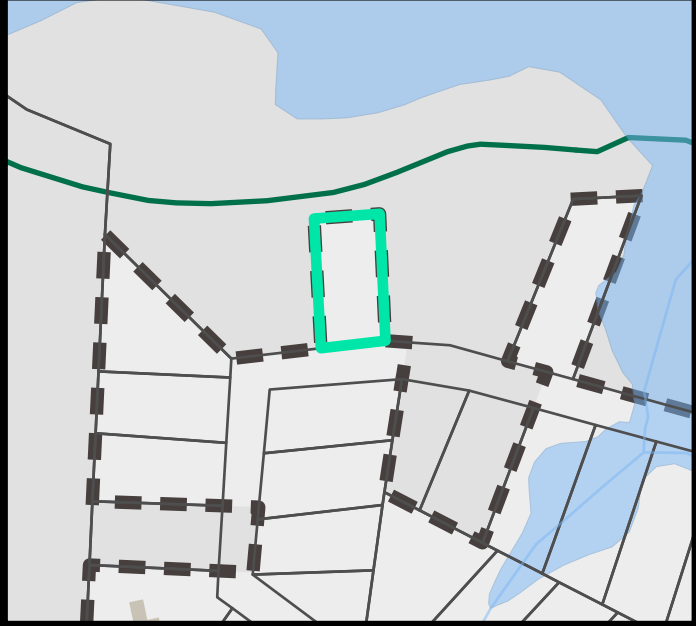
Initial: EK

*Signatures	
Applicant	Eric Knight, Executive Director
Date	10/8/25
Property Owner/Authorized Agent	Eric Knight
Date	10/8/25

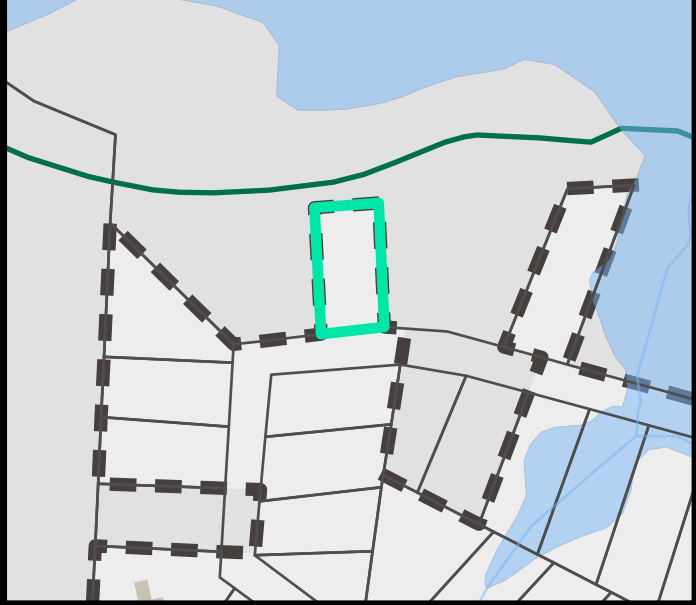
NATURAL / ENVIRONMENTAL FEATURES

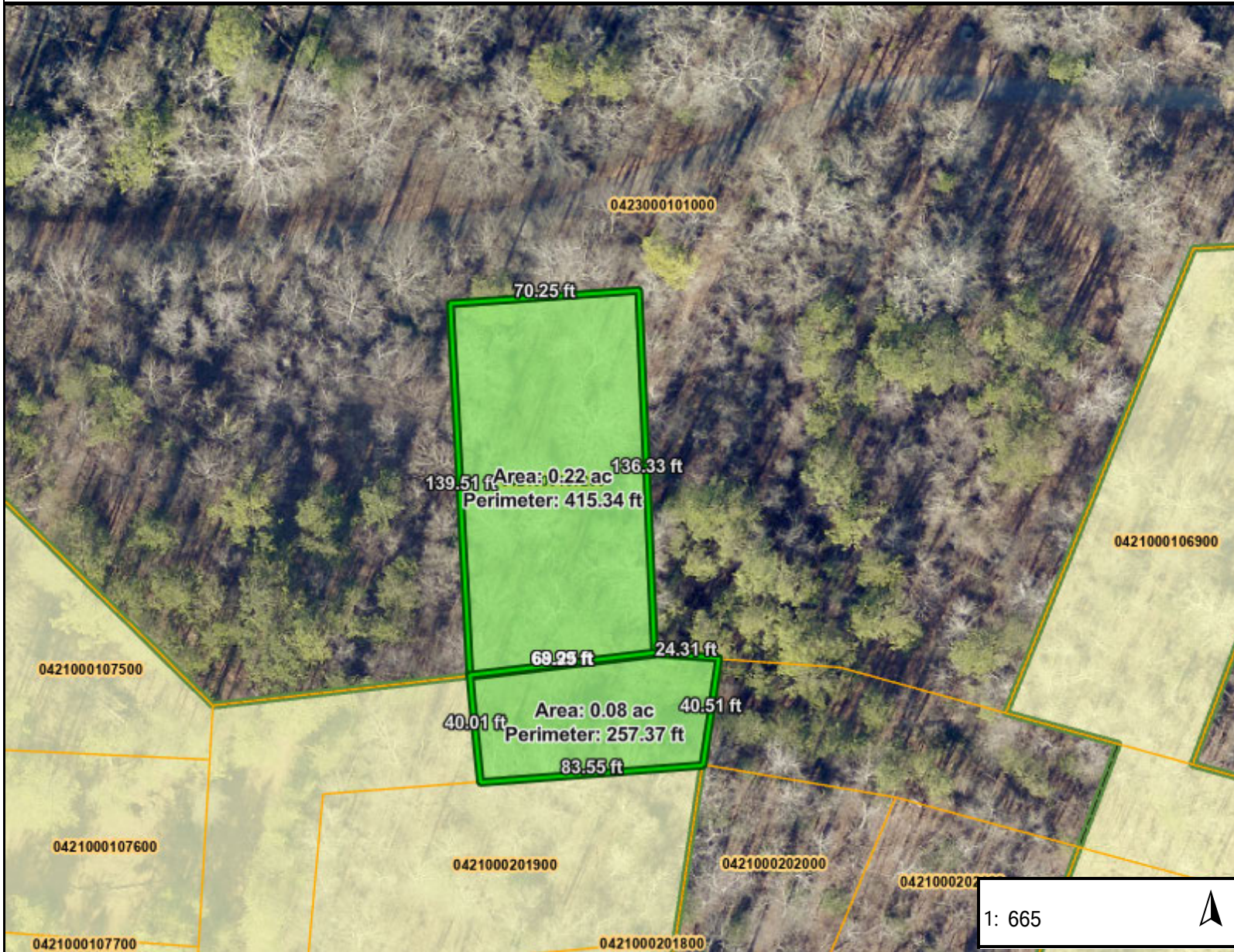
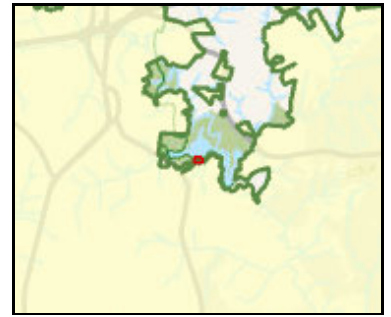


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





Legend

Property

Parcels with Ownership

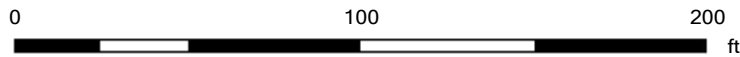


Boundaries

City of Greenville Limit



County Background



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.

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

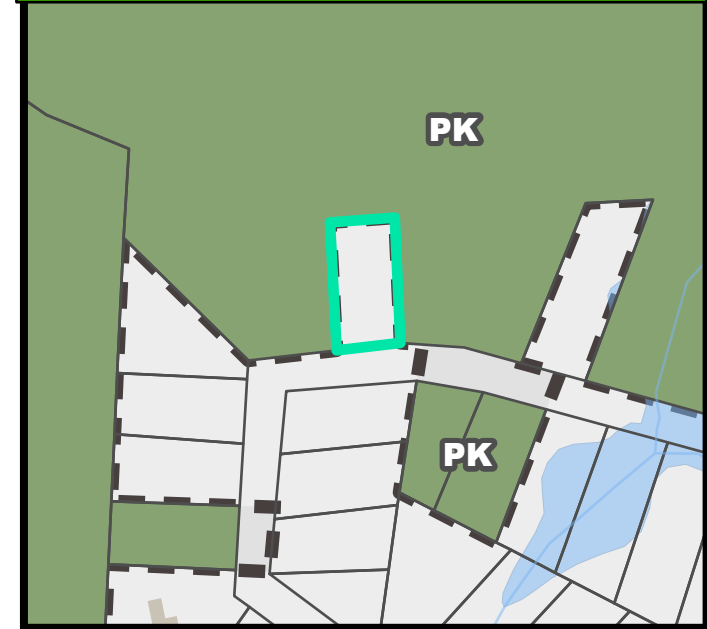
Total area to be annexed: 0.30 acre; City Council District: 2; County Zoning District: R-MA; City Zoning District: PK

AX-1-2026 • W PINE LAKE CIRCLE

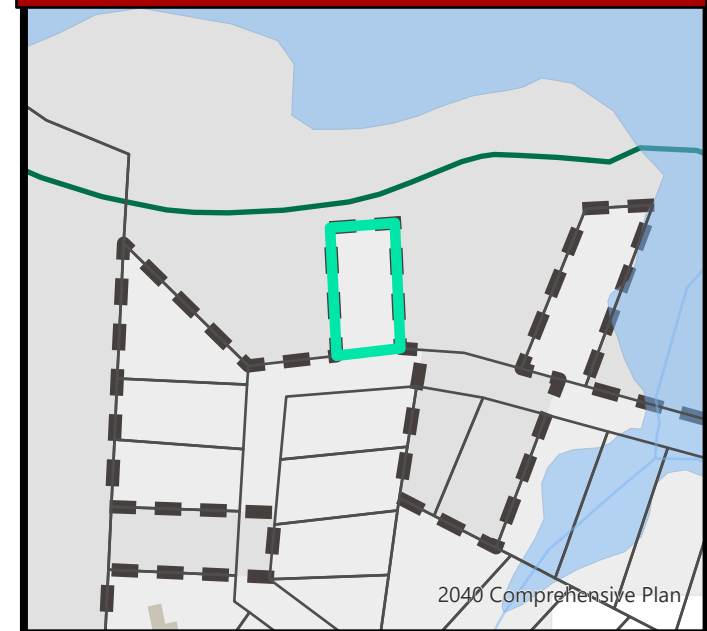
AERIAL VIEW



CURRENT ZONING

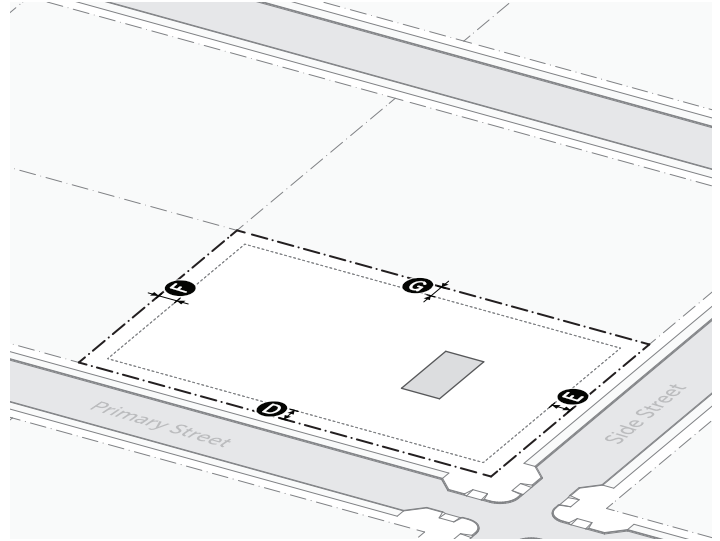
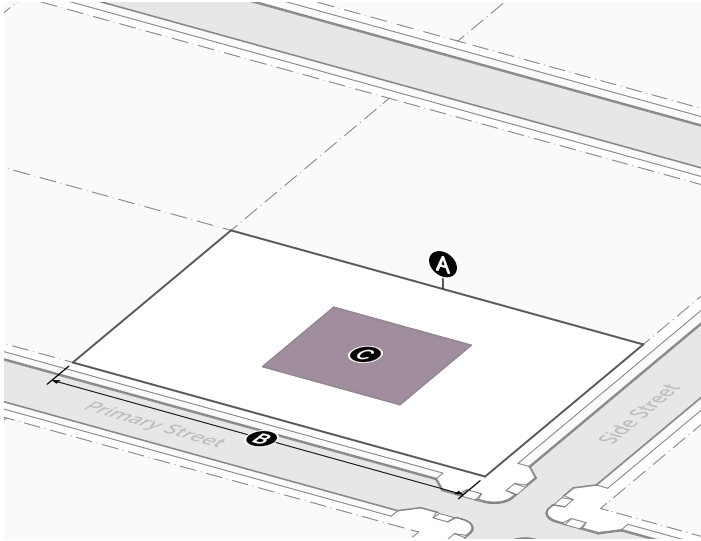


FUTURE LAND USE



19-2.9.4. PK PARK

A. SITE



1. LOT SIZE	<i>Sec. 2.11.2.</i>
A Area (min)	2,000 SF
B Width (min)	20'
2. COVERAGE	<i>Sec. 2.11.4.</i>
C Building coverage (max)	15%
Outdoor amenity space (min)	None

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

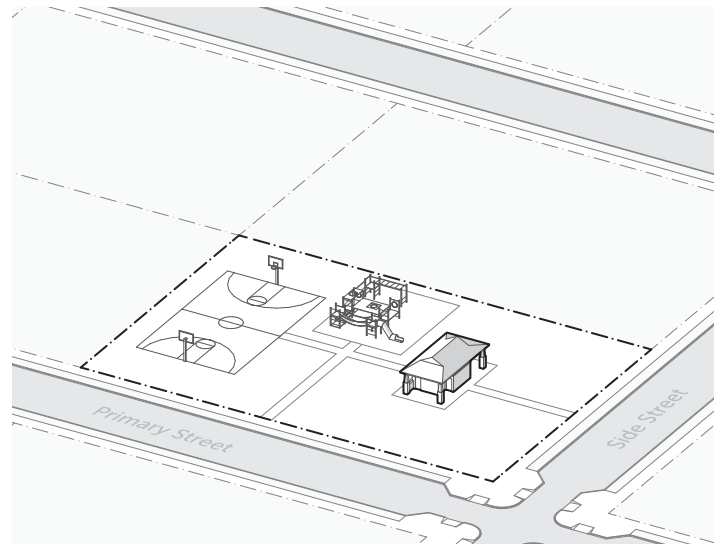
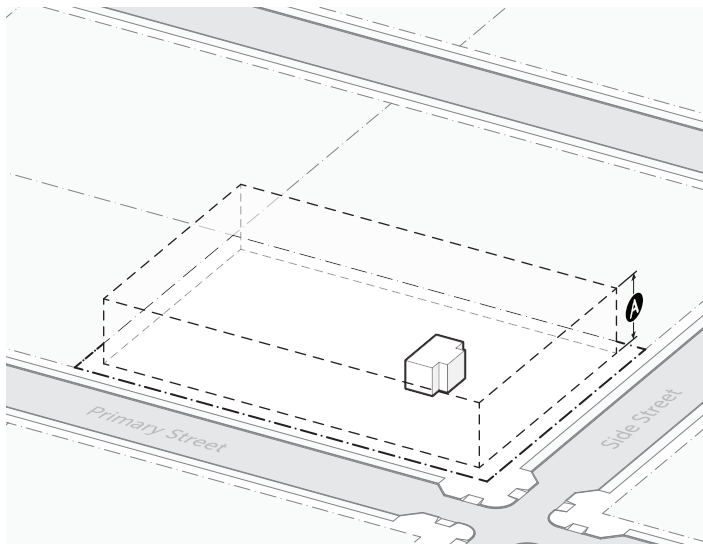
4. TRANSITIONS²	<i>Sec. 2.11.6.</i>
Transition type	--

5. PARKING SETBACKS	<i>Sec. 2.11.8.</i>
Primary street (min)	10'
Side street (min)	10'

6. FENCES AND WALLS	<i>Sec. 2.11.9.</i>
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	<i>Sec. 2.11.10.</i>
A Overall height (max)	35'
2. MASSING	<i>Sec. 2.11.11.</i>
Building width (max)	None
Active depth (min)	None
3. GROUND STORY	<i>Sec. 2.11.12.</i>
Story height (min)	None
Finish floor elevation (min/max)	None

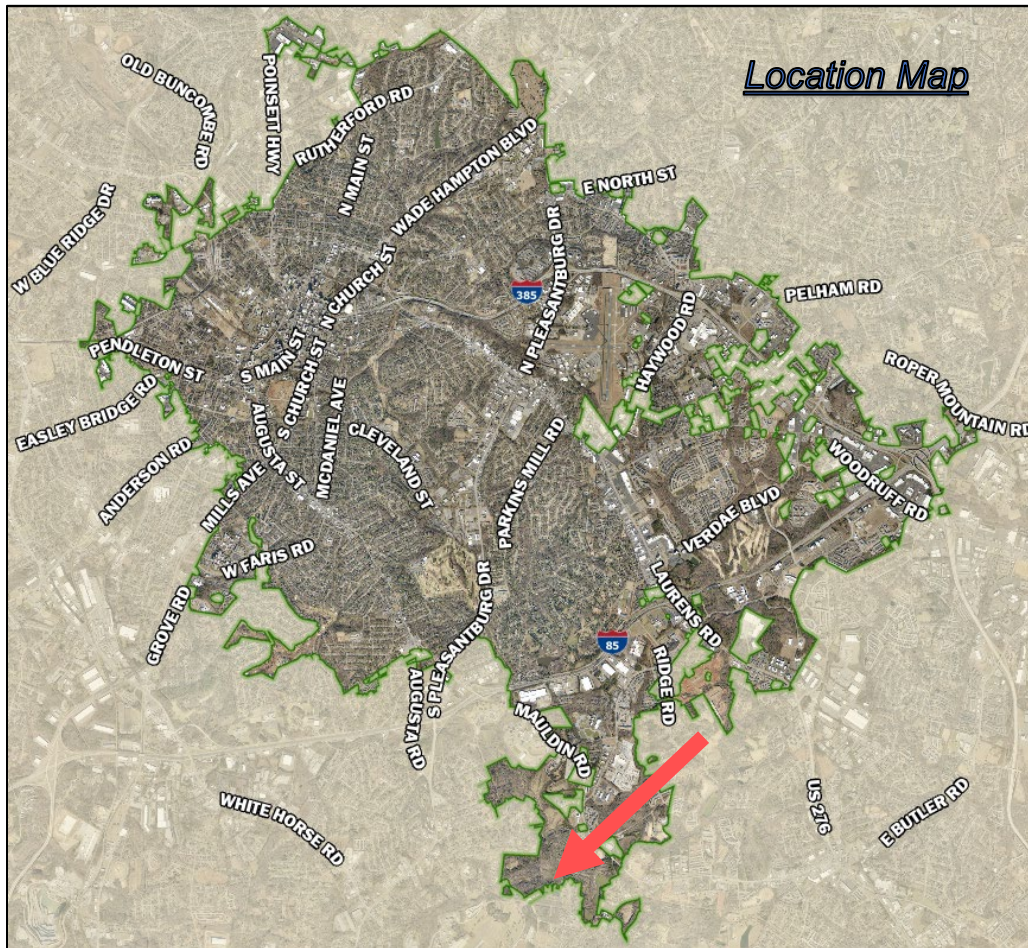
	Primary St.	Side St.
4. TRANSPARENCY	<i>Sec. 2.11.13.</i>	
Ground story (min)	None	None
Upper story (min)	None	None
Blank wall width (max)	None	None
5. ENTRY FEATURE⁴	<i>Sec. 2.11.14.</i>	
Street-facing entry spacing (avg)	None	None
Entry feature	No	No



PUBLIC HEARING REQUIRED

Applications involving rezoning require a public hearing.

Docket Number: AX-2-2026
Property Location: Churchill Circle
Tax Map Number(s): 0392000101501 and portion of 0393000200900
Property Area: 1.42 acres
Rezone Request: PK, Park 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
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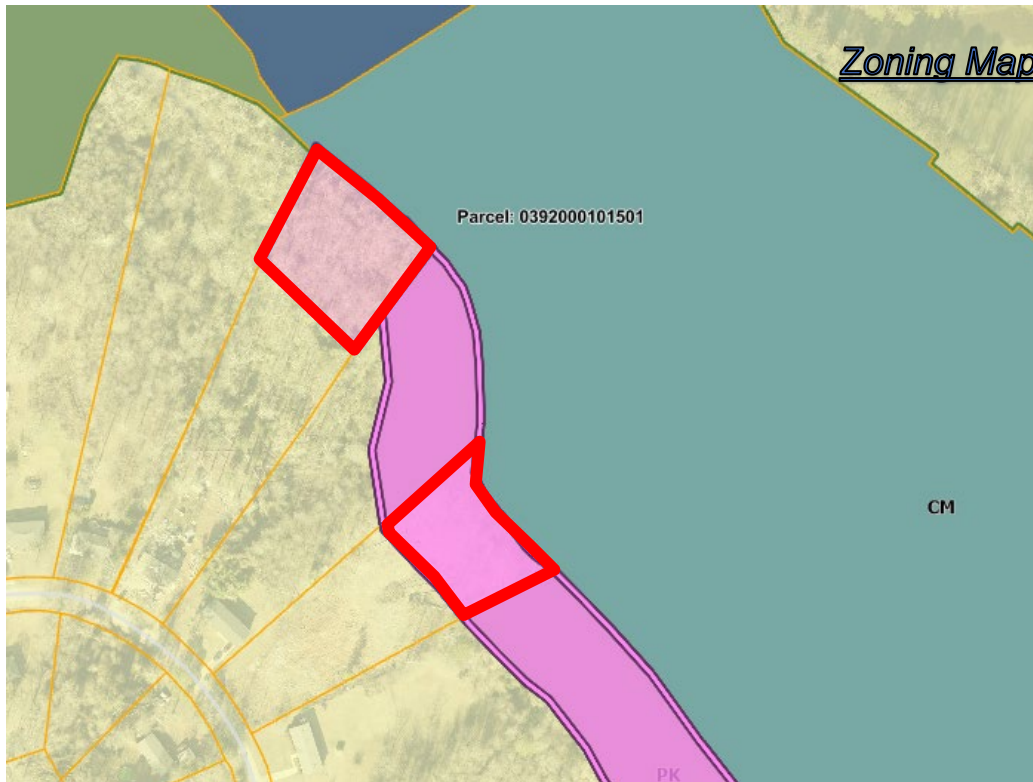
Project Overview:

The applicant has petitioned the City of Greenville to annex approximately 1.42 acres of lot area into the Greenville city limits and to zone it PK, Park District, under the Greenville Development Code. The property was recently purchased by the Conestee Nature Preserve, which wishes to incorporate the property into the City along with the rest of the preserve.

Land Use Review

The proposed zoning district for the annexation is PK, Park District. The PK District allows for parks and open space. Residential and commercial uses are not permitted.

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning	Current Use
Subject Property	R-12, Single-family residential district (County)	Park and Open Space
North	CM, Campus District	Former City landfill
East	CM, Campus District	Former City landfill
South	PK, Park District	Park and Open Space
West	R-12, Single-family residential district (County)	Single-family residential



Procedural Requirements:

Pre-Application and Development Meetings

The City and the applicant held a pre-application meeting on August 13, 2025.

Other Site Information:

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

The site was recently purchased by the Conestee Nature Preserve and is intended to be a part of the preserve in perpetuity. The Preserve's other properties in the City are likewise zoned as PK.

The Reedy River flows along the east side of the property. As the property is intended to be preserved in its natural or naturalized state, it should benefit the Reedy's water quality and flood control.

Definitions:

Please see the attachments for the **PK District** general provisions.

Staff Analysis:

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

(a) Consistent with Comprehensive Plan.	NO
Comments: The Future Land Use Map (FLUM) does not provide a land use recommendation for the property. A land use recommendation will be provided in a future update.	

(b) Consistent with the Applicable Plans and Studies	N/A
Comment: The City has not conducted any applicable plans or studies where the property lies.	

(c) Compatible with surrounding uses.	YES
Comments: The proposed zoning map amendment allows for uses that are compatible with existing surrounding properties and uses. The surrounding properties owned by the Preserve are likewise zoned as PK. If further properties are purchased by the Preserve in the future, it is anticipated that these would likewise be zoned PK in the City.	

(d) Provide logical and orderly development pattern.	YES
Comments: The PK District is appropriate given the intent of the subject and surrounding properties is to be preserved as a park and open space.	

STAFF RECOMMENDATION:

APPROVE rezone to PK, Park District.

Staff Comments

Planning Comments

Recommend: Approve

Addressing Comments

Recommend: Approve w/ Comments

Comments:

*1. NEW PARCEL

*2. PIN#: 0392000101501, portion of 0393000100900

*3. Addressing attributed to existing, principal Parks and Open Space use

Civil Engineer Comments

AX-2-2026: Churchill Circle

Recommend: Approve w/ Comments

Comments:

Churchill Circle will be a Neighborhood Low-Density street.

Fire Department Comments

Recommend: Approve w/ Comments

Comments:

If applicable and the property is developed, it shall adhere to all current city of Greenville building codes and ordinances. As developed GCFD will respond to this location for emergencies and conduct inspections.



APPLICATION FOR ANNEXATION

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

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

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 0392000101501, portion of 0393000200900

*TOTAL ACREAGE 1.41 acres

*CURRENT ZONING DESIGNATION (County) R-12, Single-family residential district

*PROPOSED ZONING DESIGNATION (City) PK, Park 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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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.

_____ *Erin Knight* _____ ***APPLICANT SIGNATURE**
 12/15/2025 _____ **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.

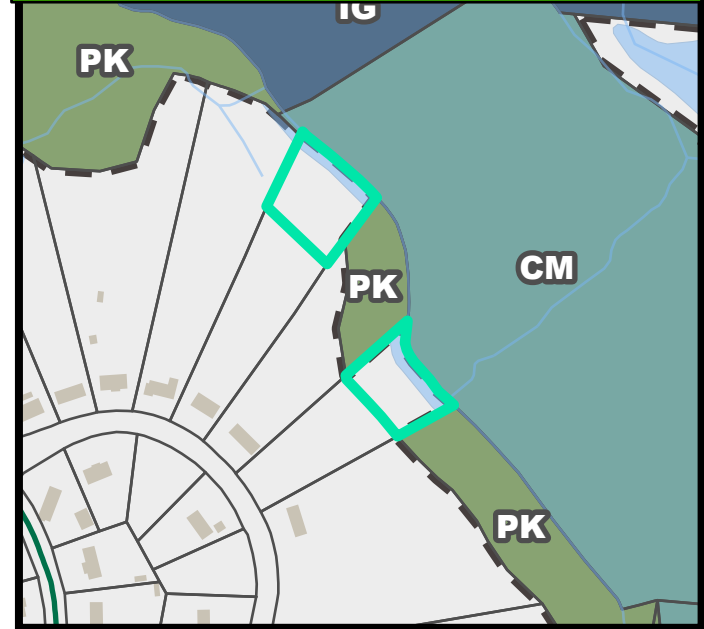
Initial: EK

*Signatures	
Applicant	Conestee Foundation, Inc.
Date	12/15/2025
Property Owner/Authorized Agent	Erin Knight
Date	12/15/2025

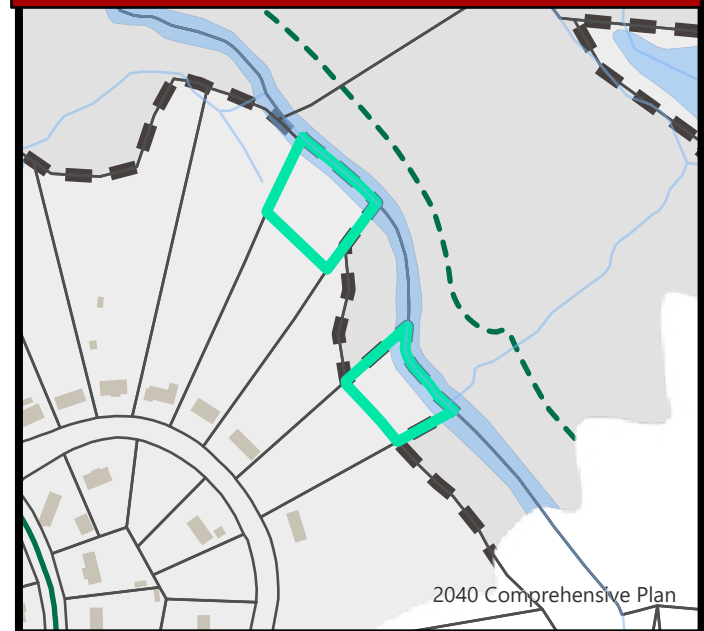
AERIAL VIEW



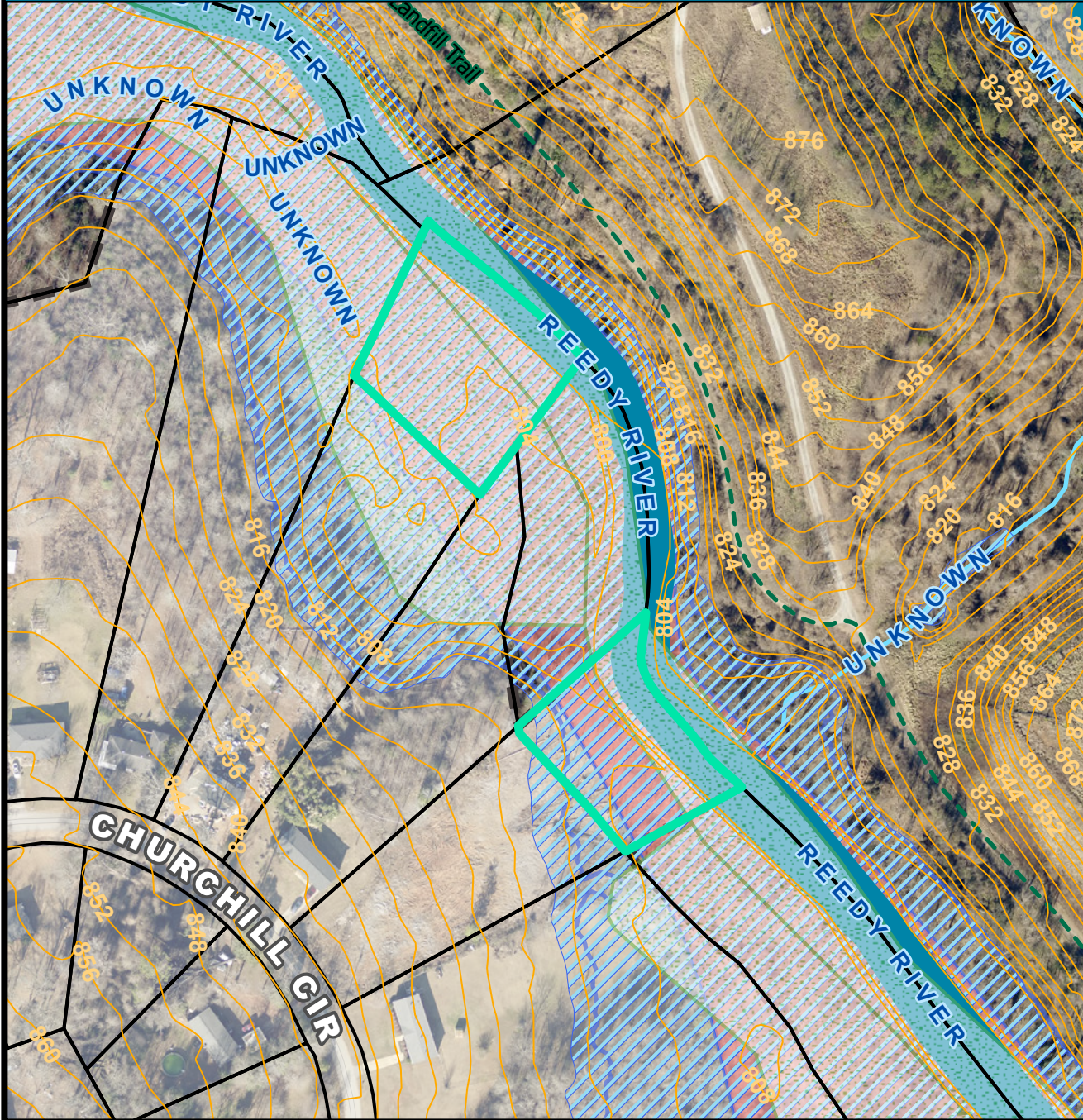
CURRENT ZONING



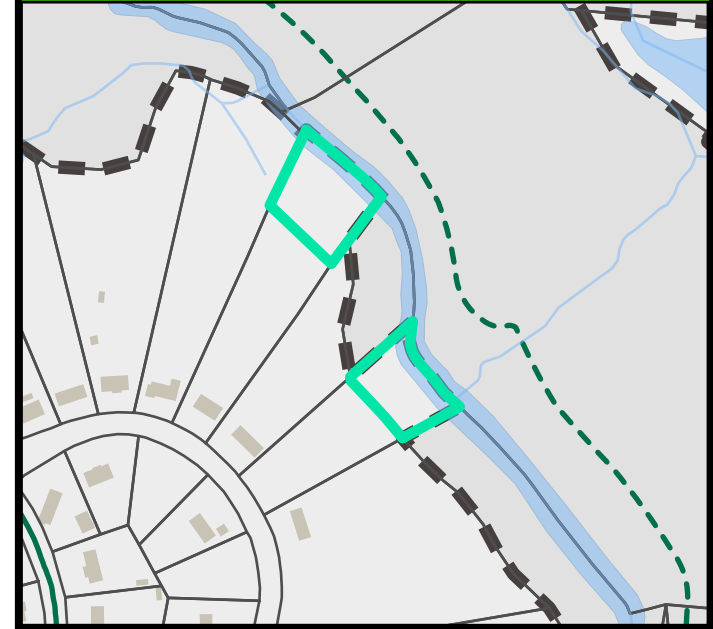
FUTURE LAND USE



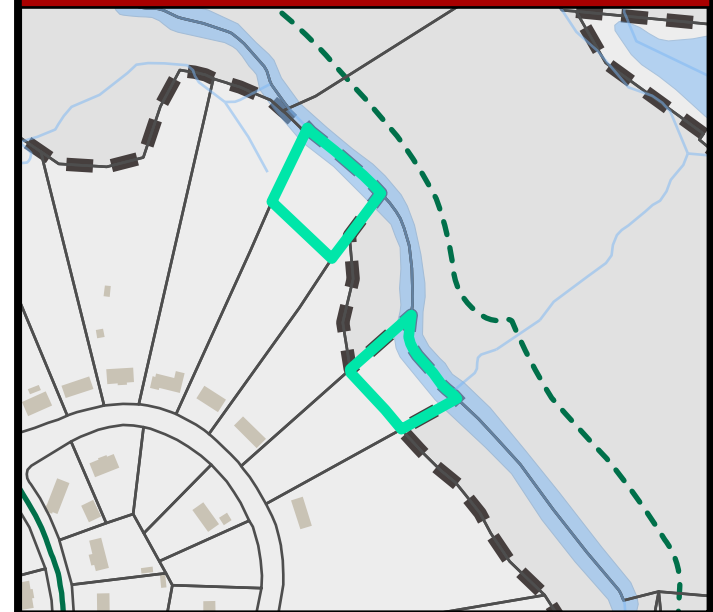
NATURAL / ENVIRONMENTAL FEATURES



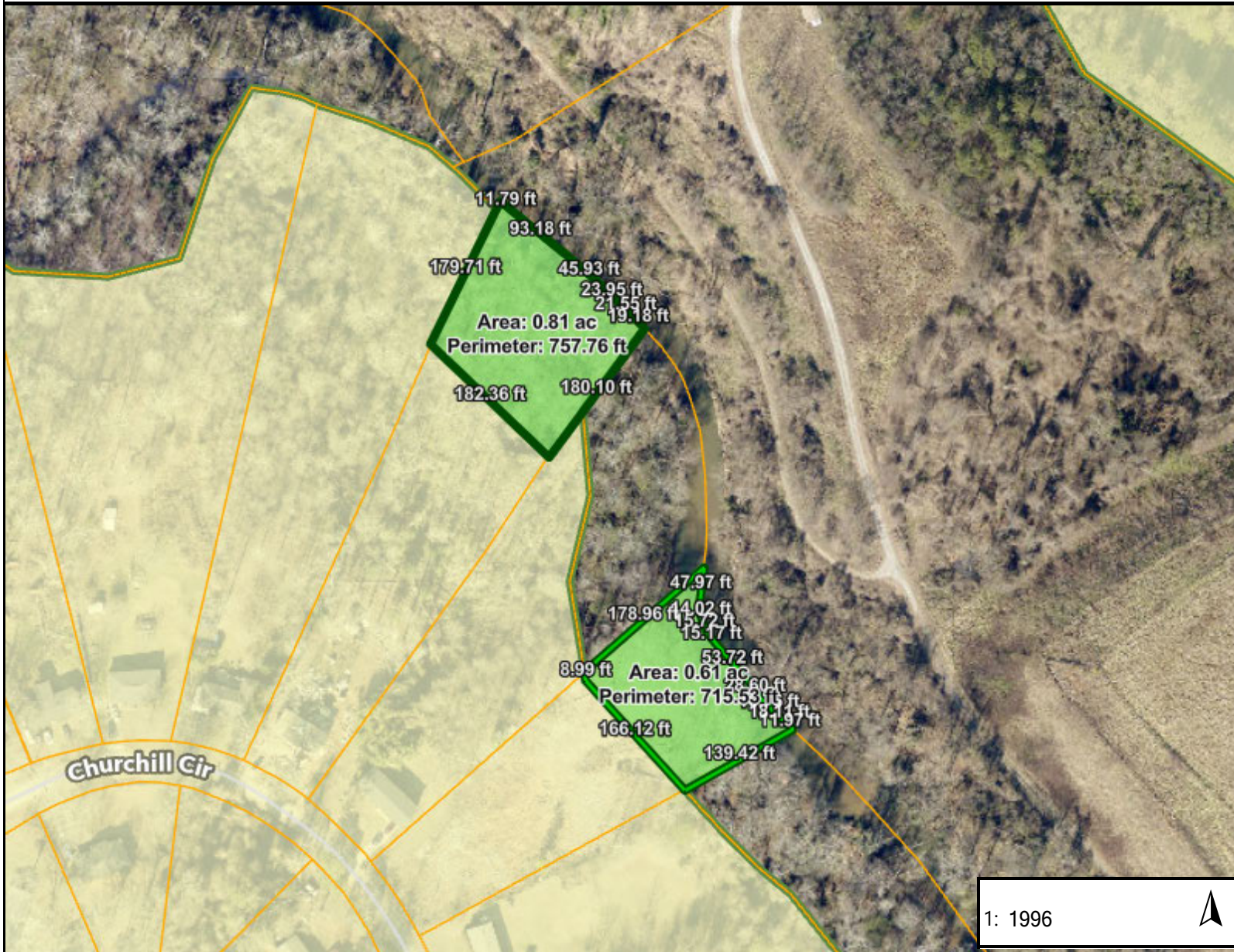
SPECIAL EMPHASIS NEIGHBORHOODS



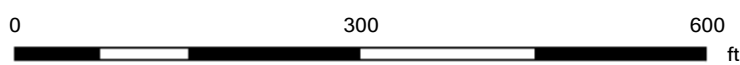
PRESERVATION OVERLAYS



AX-2-2026: Churchill Circle



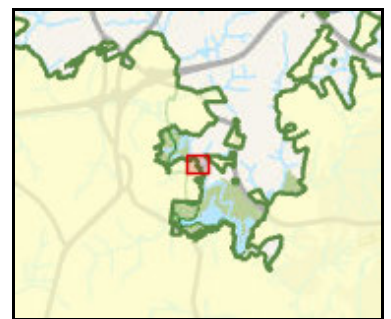
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Date created: 10/29/2025 15:57:12

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



Legend

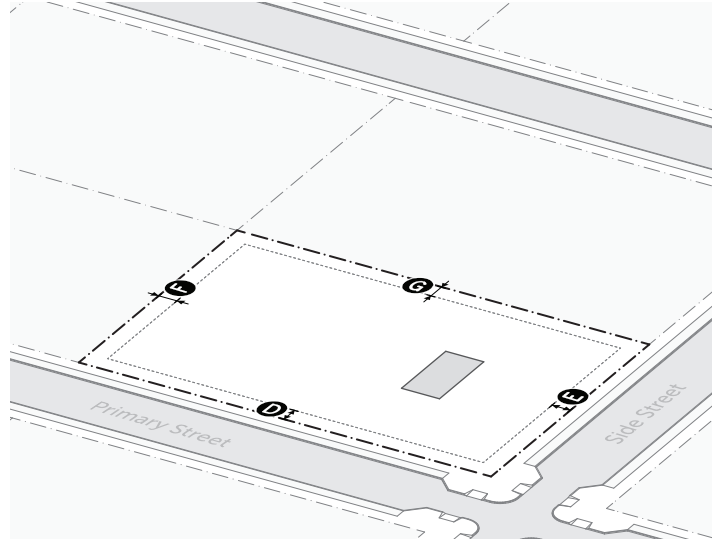
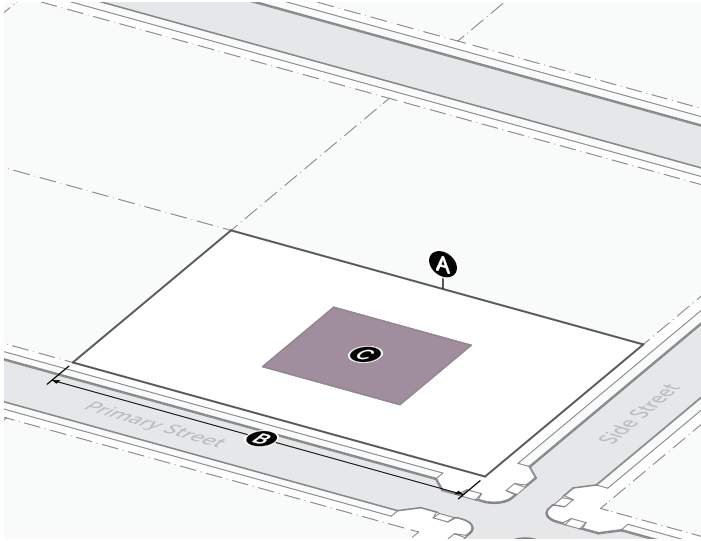
- Property**
 - Parcels with Ownership
- Boundaries**
 - City of Greenville Limit
 - County Background

Notes

Total area to be annexed: 1.42 acres; City Council District: 2; County Zoning District: R-12; City Zoning District: PK

19-2.9.4. PK PARK

A. SITE



1. LOT SIZE	<i>Sec. 2.11.2.</i>
A Area (min)	2,000 SF
B Width (min)	20'
2. COVERAGE	<i>Sec. 2.11.4.</i>
C Building coverage (max)	15%
Outdoor amenity space (min)	None

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

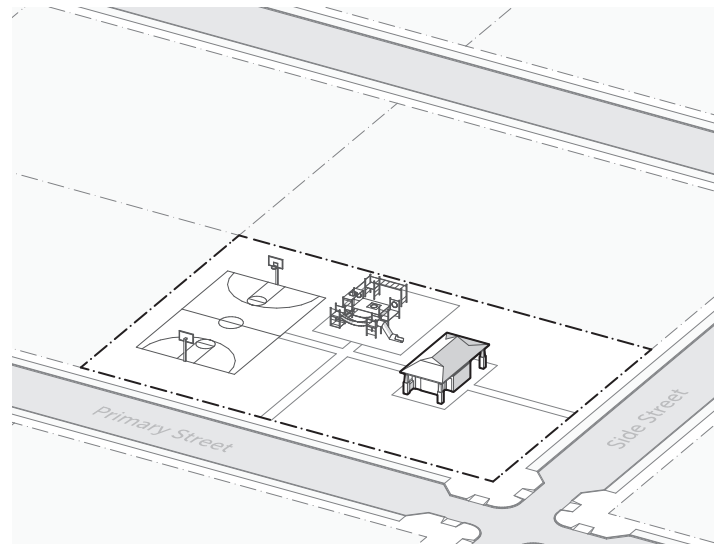
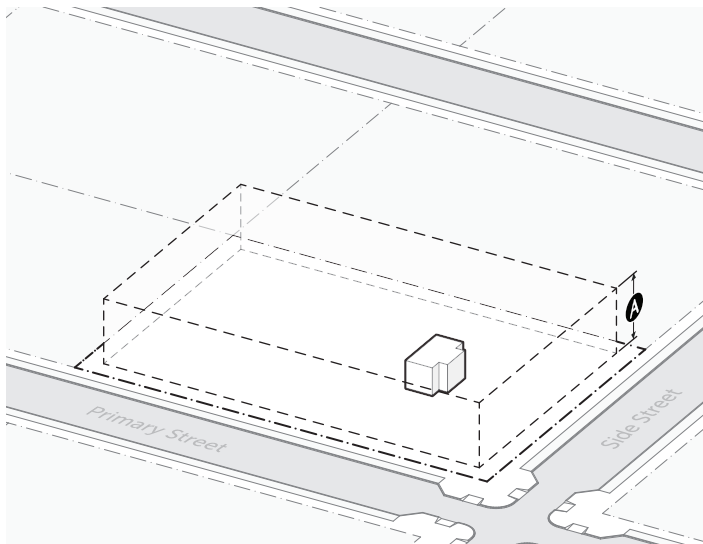
4. TRANSITIONS²	<i>Sec. 2.11.6.</i>
Transition type	--

5. PARKING SETBACKS	<i>Sec. 2.11.8.</i>
Primary street (min)	10'
Side street (min)	10'

6. FENCES AND WALLS	<i>Sec. 2.11.9.</i>
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	<i>Sec. 2.11.10.</i>
A Overall height (max)	35'
2. MASSING	<i>Sec. 2.11.11.</i>
Building width (max)	None
Active depth (min)	None
3. GROUND STORY	<i>Sec. 2.11.12.</i>
Story height (min)	None
Finish floor elevation (min/max)	None

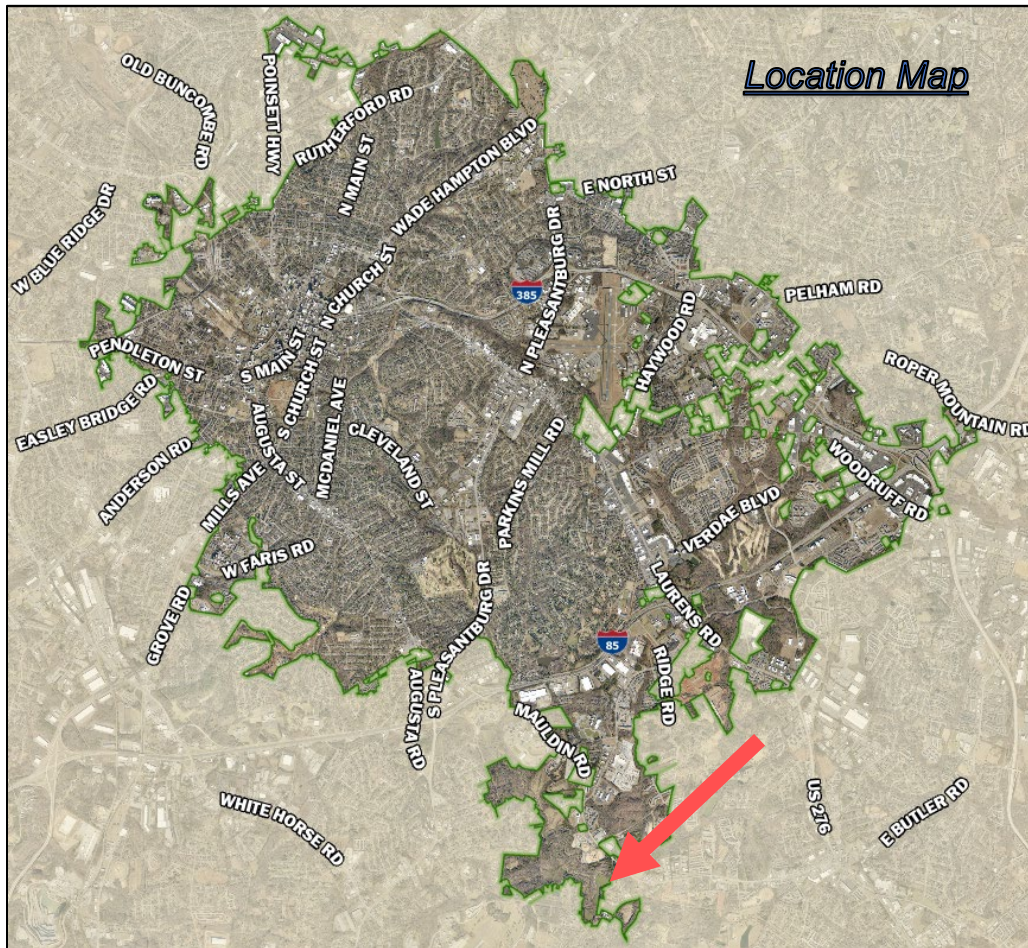
	Primary St.	Side St.
4. TRANSPARENCY	<i>Sec. 2.11.13.</i>	
Ground story (min)	None	None
Upper story (min)	None	None
Blank wall width (max)	None	None
5. ENTRY FEATURE⁴	<i>Sec. 2.11.14.</i>	
Street-facing entry spacing (avg)	None	None
Entry feature	No	No



PUBLIC HEARING REQUIRED

Applications involving rezoning require a public hearing.

Docket Number: AX-3-2026
Property Location: Conestee Lake Road
Tax Map Number(s): 0423000101000
Property Area: 0.97 acre
Rezone Request: PK, Park 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

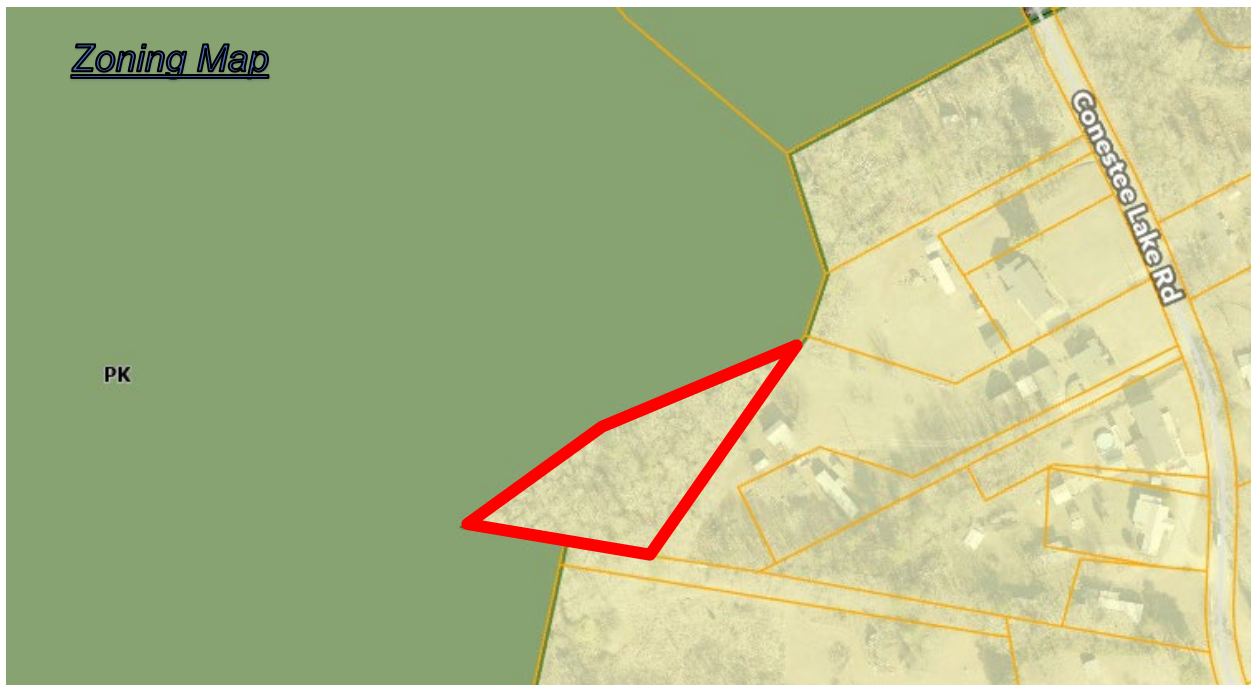
Project Overview:

The applicant has petitioned the City of Greenville to annex approximately 0.97 acre of lot area into the Greenville city limits and to zone it PK, Park District, under the Greenville Development Code. The property was recently purchased by the Conestee Nature Preserve, which wishes to incorporate the property into the City along with the rest of the preserve.

Land Use Review

The proposed zoning district for the annexation is PK, Park District. The PK District allows for parks and open space. Residential and commercial uses are not permitted.

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning	Current Use
Subject Property	R-MA, Multifamily residential district (County)	Park and Open Space
North	PK, Park District	Park and Open Space
East	R-MA, Multifamily residential district (County)	Single-family residential
South	R-MA, Multifamily residential district (County)	Single-family residential
West	PK, Park District	Park and Open Space



Procedural Requirements:

Pre-Application and Development Meetings

The City and the applicant held a pre-application meeting on August 13, 2025.

Other Site Information:

The property is not located within a Special Emphasis Neighborhood nor an overlay in Greenville County. The site was recently purchased by the Conestee Nature Preserve and is intended to be a part of the preserve in perpetuity. The Preserve's other properties in the City are likewise zoned as PK. There are no water features on the property.

Definitions:

Please see the attachments for the **PK 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.	YES
--	------------

Comments: The Future Land Use Map (FLUM) provides the Parks-Open Space land use recommendation for the property. The zoning request is in compliance with the request.

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

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

(c) Compatible with surrounding uses.	YES
--	------------

Comments: The proposed zoning map amendment allows for uses that are compatible with existing surrounding properties and uses. The surrounding properties owned by the Preserve are likewise zoned as PK. If further properties are purchased by the Preserve in the future, it is anticipated that these would likewise be zoned PK in the City.

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

Comments: The PK District is appropriate given the intent of the subject and surrounding properties are to be preserved as a park and open space.

STAFF RECOMMENDATION:

APPROVE rezone to PK, Park District.

Staff Comments

Planning Comments

Recommend: Approve

Addressing Comments

Recommend: Approve w/ Comments

Comments:

*1. NEW PARCEL

*2. PIN#: 0423000101000s

*3. Addressing attributed to existing, principal Parks and Open Space use

Civil Engineer Comments

Recommend: Approve w/ Comments

AX-3-2026: Conestee Lake Road

Comments:

Conestee Lake Road will be a Neighborhood Low-Density street.

Fire Department Comments

Recommend: Approve w/ Comments

Comments:

If applicable and the property is developed, it shall adhere to all current city of Greenville building codes and ordinances. As developed GCFD will respond to this location for emergencies and conduct inspections.



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:	[REDACTED]	[REDACTED]
*Title:	[REDACTED]	[REDACTED]
*Address:	[REDACTED]	[REDACTED]
*City, State:	[REDACTED]	[REDACTED]
*Zip:	[REDACTED]	[REDACTED]
*Phone:	[REDACTED]	[REDACTED]
*Email:	[REDACTED]	[REDACTED]

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) portion of 0423000101000

*TOTAL ACREAGE 0.96

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

*PROPOSED ZONING DESIGNATION (City) PK, Park 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.

Erin Knight *APPLICANT SIGNATURE
10/8/25 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.

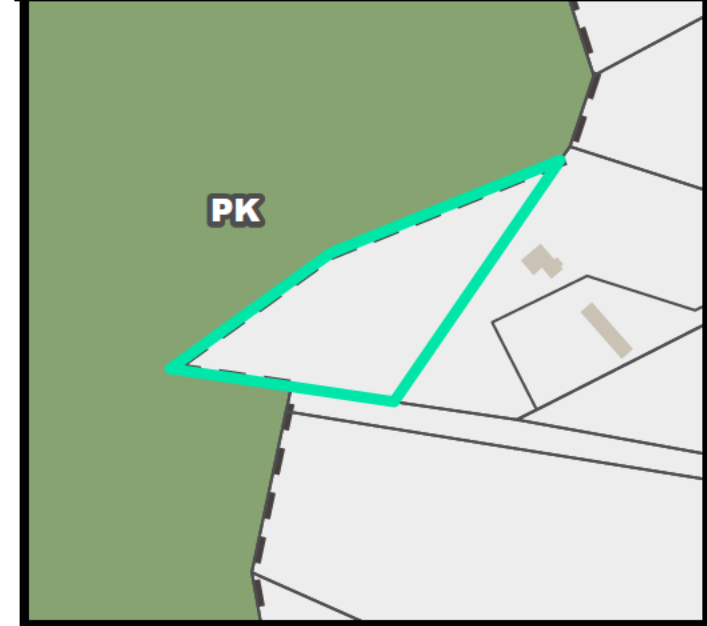
Initial: EK

*Signatures	
Applicant	<i>Erin Knight</i>
Date	10/8/25
Property Owner/Authorized Agent	<i>Erin Knight</i>
Date	10/8/25

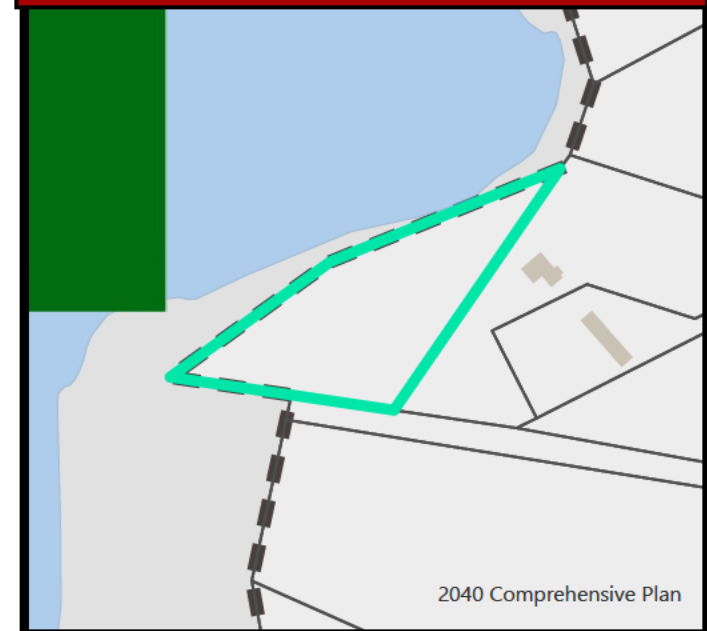
AERIAL VIEW



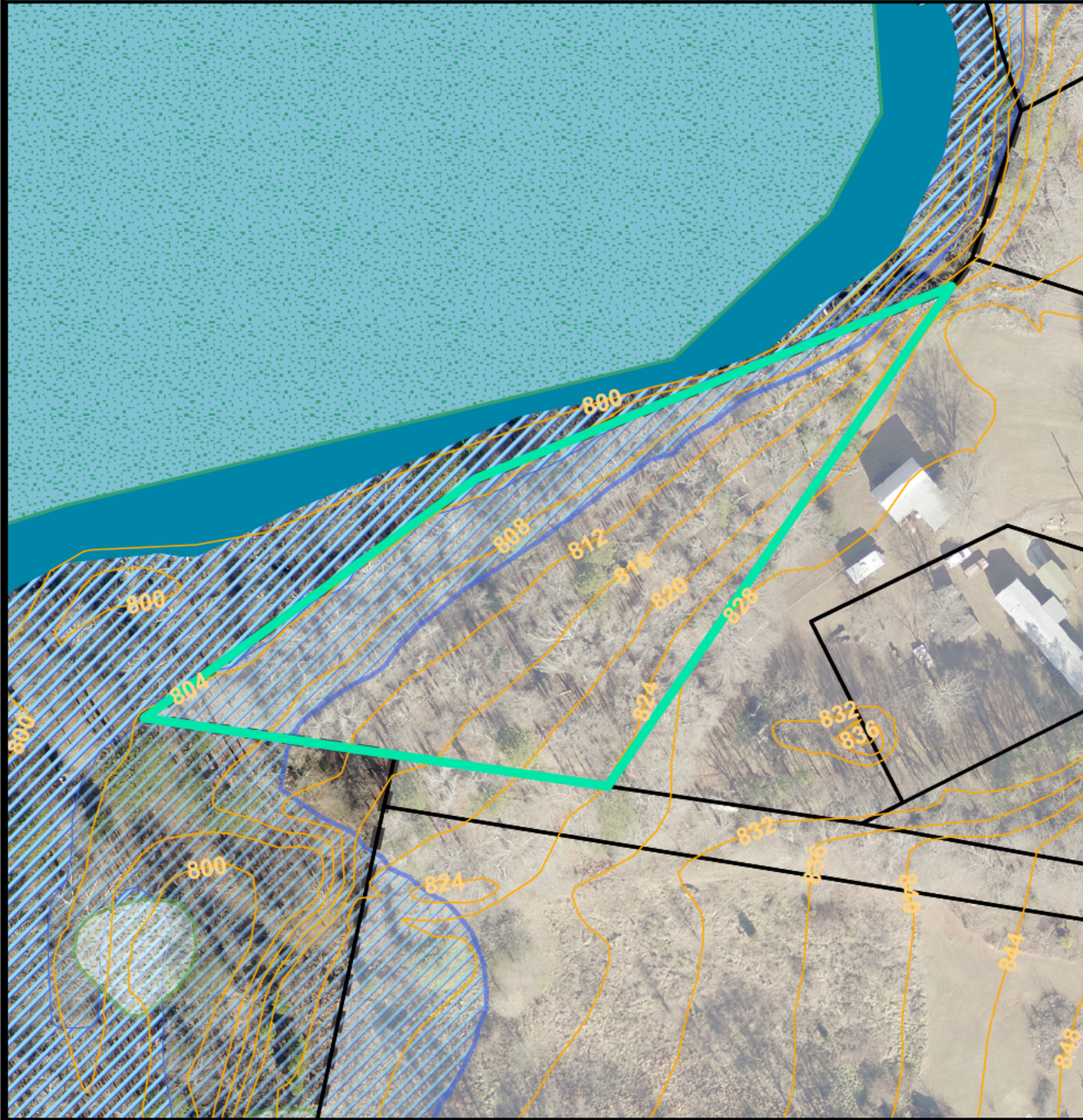
CURRENT ZONING



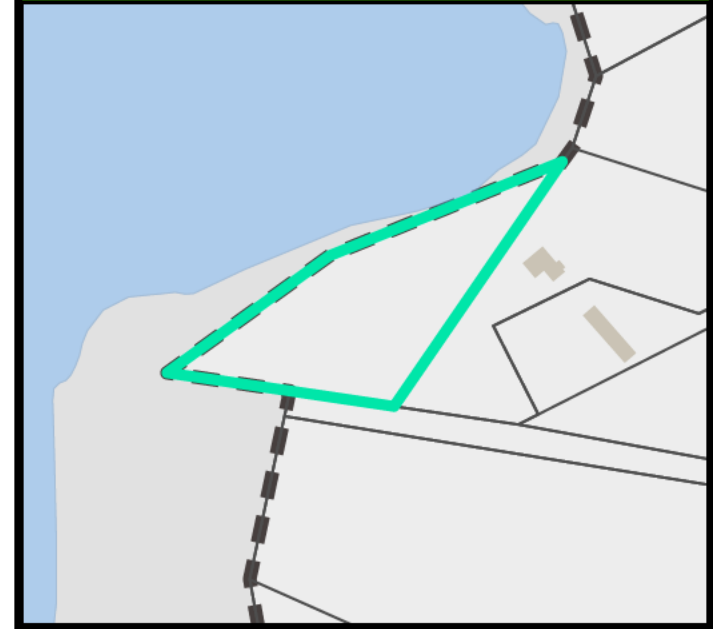
FUTURE LAND USE



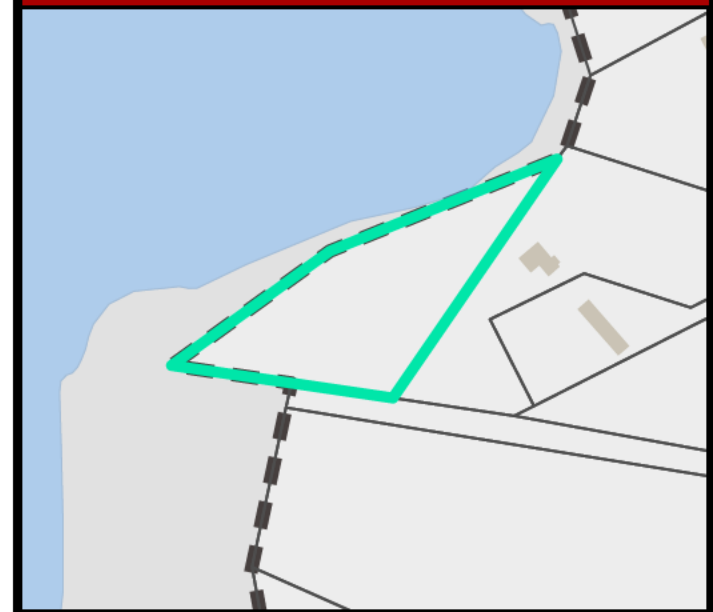
NATURAL / ENVIRONMENTAL FEATURES

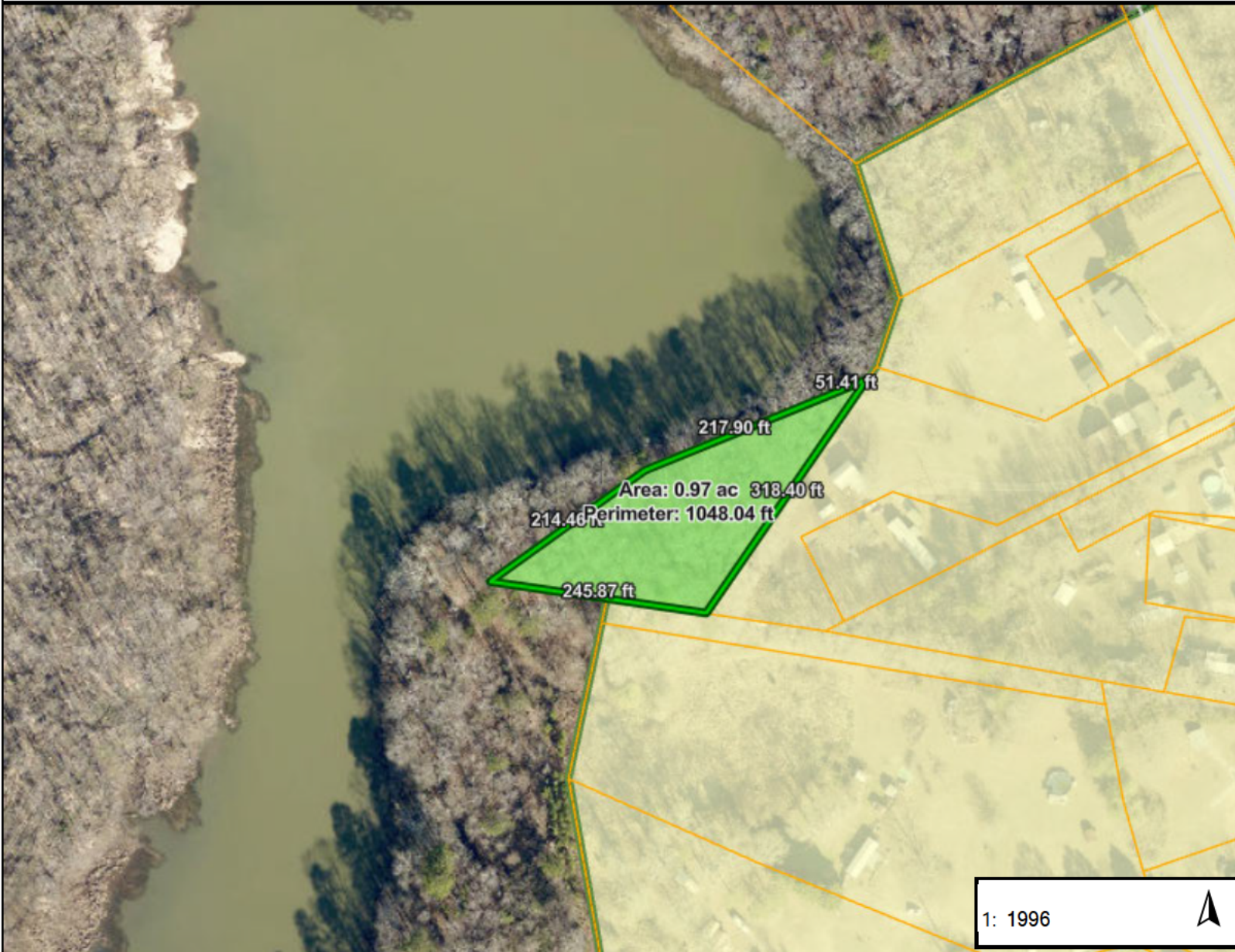
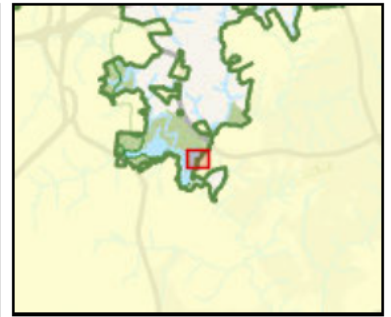


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





Legend

Property

Parcels with Ownership



Boundaries

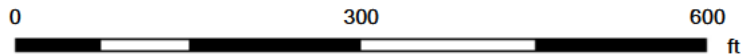
City of Greenville Limit



County Background



1: 1996



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 16:00:31

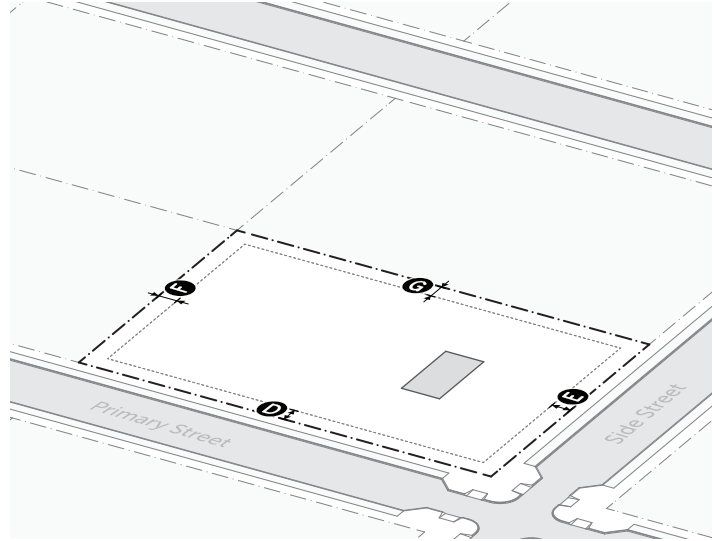
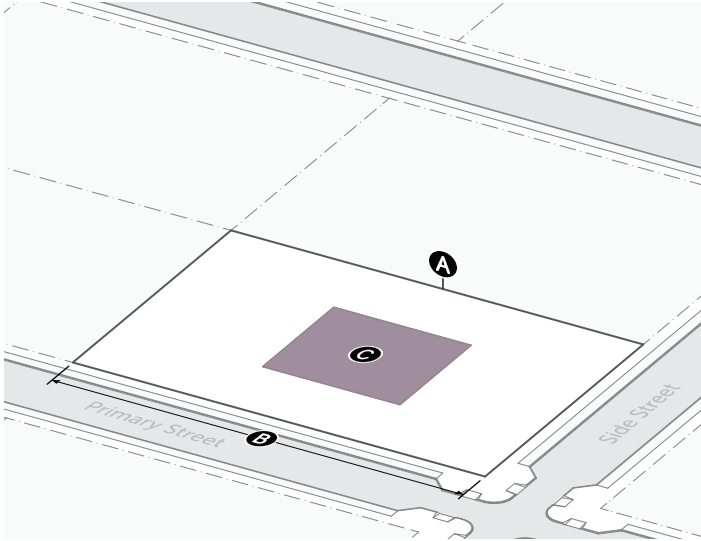
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Total area to be annexed: 0.97 acres; City Council District: 2; County Zoning District: R-MA; City Zoning District: PK

19-2.9.4. PK PARK

A. SITE



1. LOT SIZE	<i>Sec. 2.11.2.</i>
A Area (min)	2,000 SF
B Width (min)	20'
2. COVERAGE	<i>Sec. 2.11.4.</i>
C Building coverage (max)	15%
Outdoor amenity space (min)	None

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

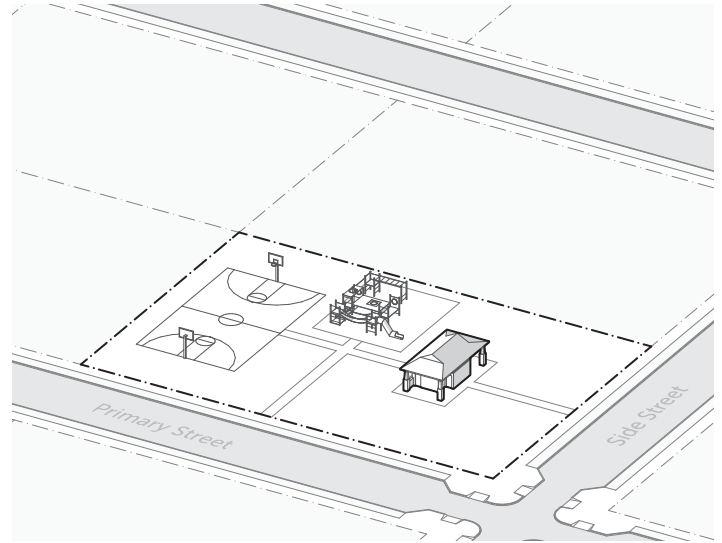
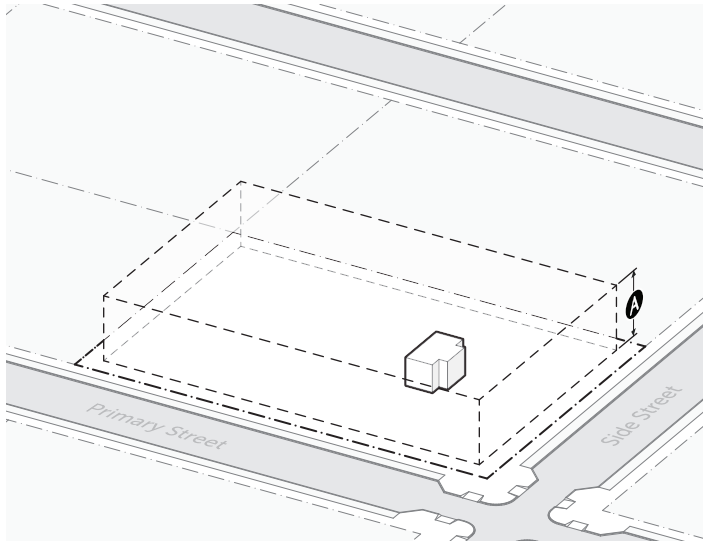
4. TRANSITIONS²	<i>Sec. 2.11.6.</i>
Transition type	--

5. PARKING SETBACKS	<i>Sec. 2.11.8.</i>
Primary street (min)	10'
Side street (min)	10'

6. FENCES AND WALLS	<i>Sec. 2.11.9.</i>
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	<i>Sec. 2.11.10.</i>
A Overall height (max)	35'
2. MASSING	<i>Sec. 2.11.11.</i>
Building width (max)	None
Active depth (min)	None
3. GROUND STORY	<i>Sec. 2.11.12.</i>
Story height (min)	None
Finish floor elevation (min/max)	None

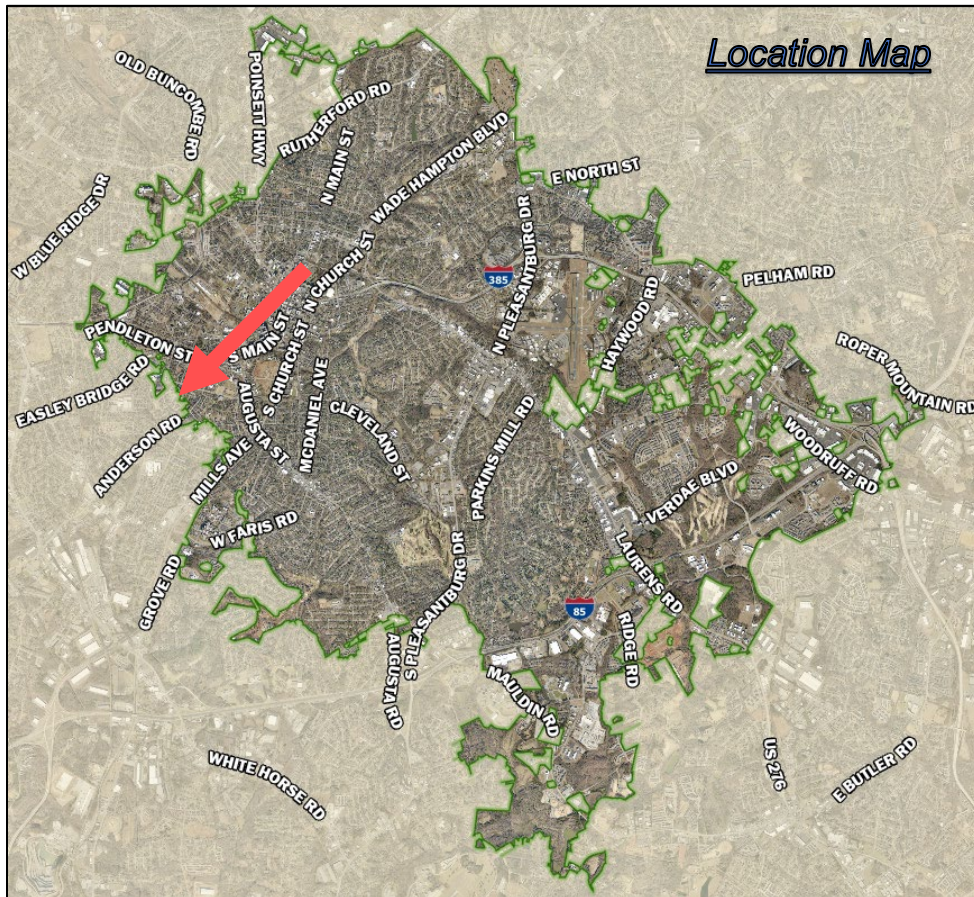
	Primary St.	Side St.
4. TRANSPARENCY	<i>Sec. 2.11.13.</i>	
Ground story (min)	None	None
Upper story (min)	None	None
Blank wall width (max)	None	None
5. ENTRY FEATURE⁴	<i>Sec. 2.11.14.</i>	
Street-facing entry spacing (avg)	None	None
Entry feature	No	No



PUBLIC HEARING REQUIRED

Applications involving rezoning require a public hearing.

Docket Number: AX-4-2026
Property Location: 1008 Jenkins Street
Tax Map Number(s): TM# 0112000100100
Property Area: 0.15 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

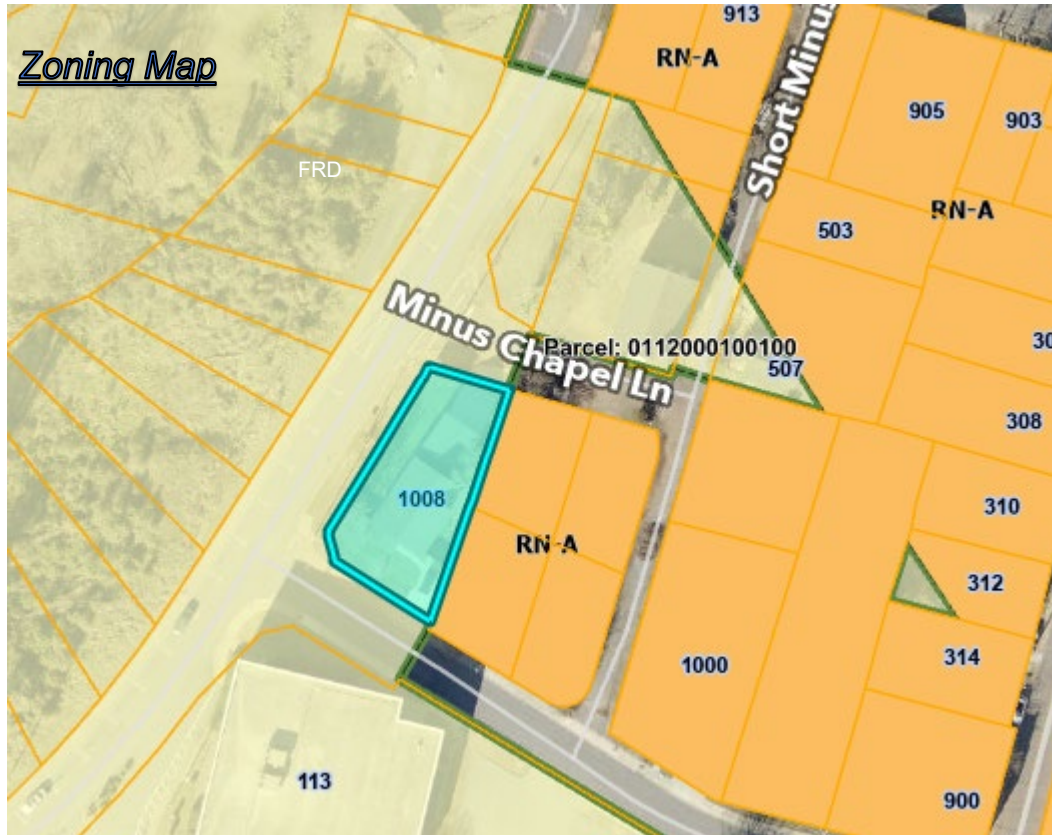
Project Overview:

The applicant has petitioned the City of Greenville to annex the 0.15-acre property at 1008 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 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	R-7.5, Single-family residential district (County)	Vacant
East	RN-A, Neighborhood A District	Vacant
South	R-7.5, Single-family residential district (County)	Community center
West	R-7.5, Single-family residential district (County)	Vacant



Procedural Requirements:

Pre-Application and Development Meetings

The City and the applicants held a pre-application meeting on November 17, 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. Other parcels to the east have been recently annexed and zoned RN-A as well.

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

AX-4-2026: 1008 Jenkins Street

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:

- *1. NEW PARCEL
- *2. ASSIGNED Address: 1008 Jenkins Street
- *3. PIN#: 0112000100100

Civil Engineer Comments

Recommend: Approve w/ Comments

Comments:

Jenkins Street, Minus Street, and Minus Chapel Lane should be classified as Neighborhood low-density streets.

Environmental Engineer Comments

Recommend: Approve

Comments:

- *1. Property is served by Metro for sanitary sewer



APPLICATION FOR ANNEXATION

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

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

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 0112000100100

*TOTAL ACREAGE 0.16

*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.

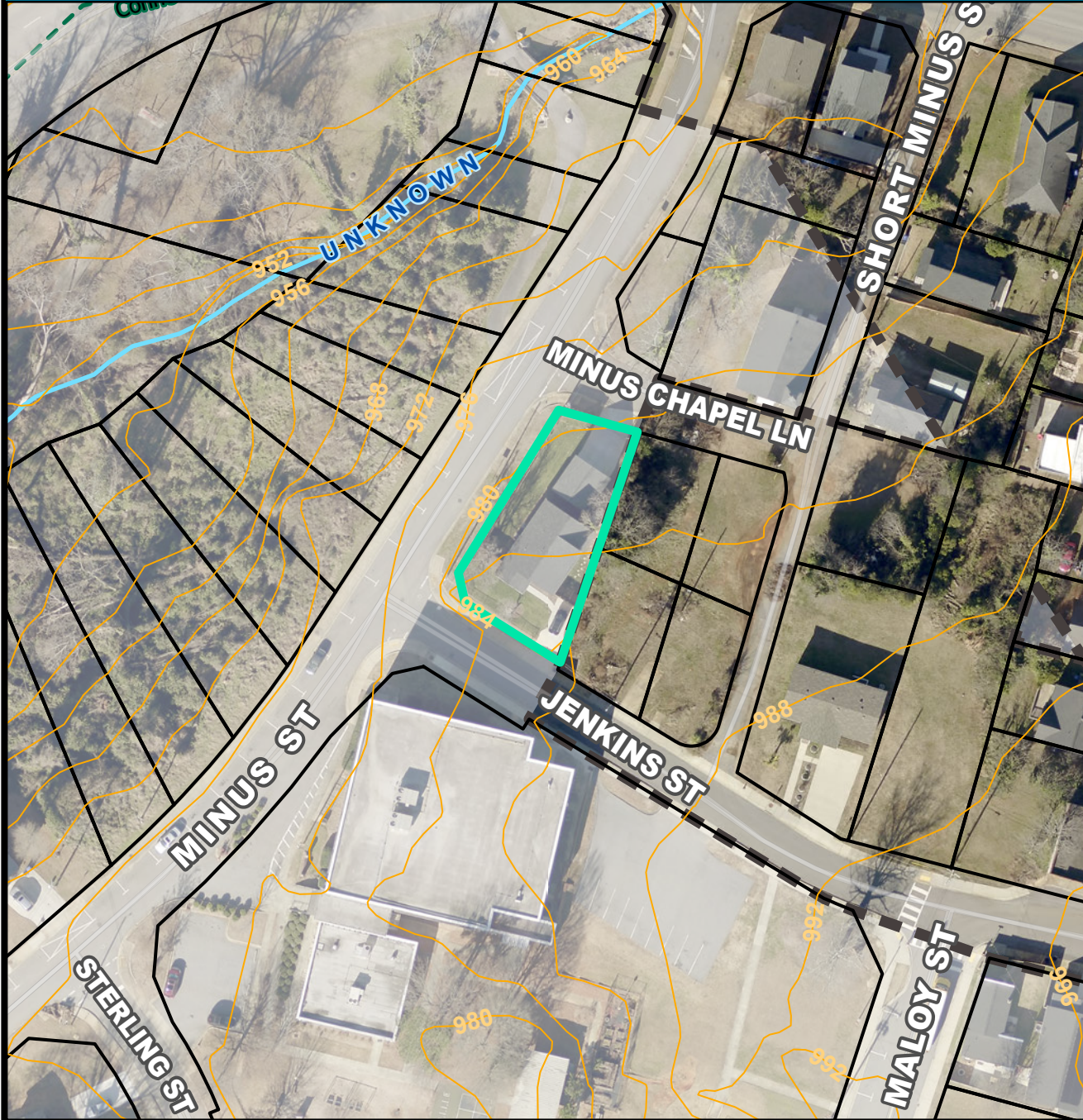
_____ *Lisafoster* ***APPLICANT SIGNATURE**
 _____ **DATE**

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	<i>Lisafoster</i>
Date	
Property Owner/Authorized Agent	<i>[Signature]</i>
Date	

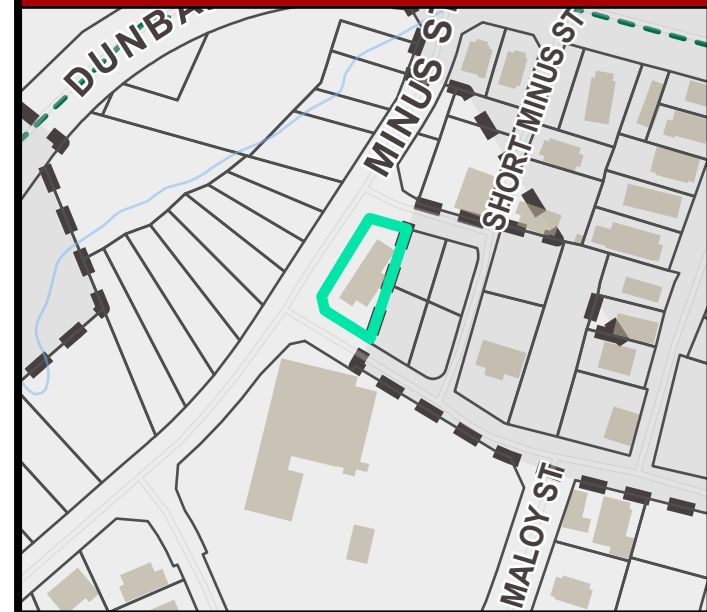
NATURAL / ENVIRONMENTAL FEATURES

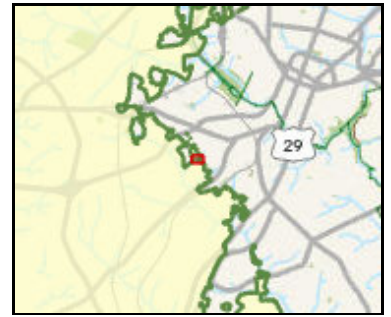
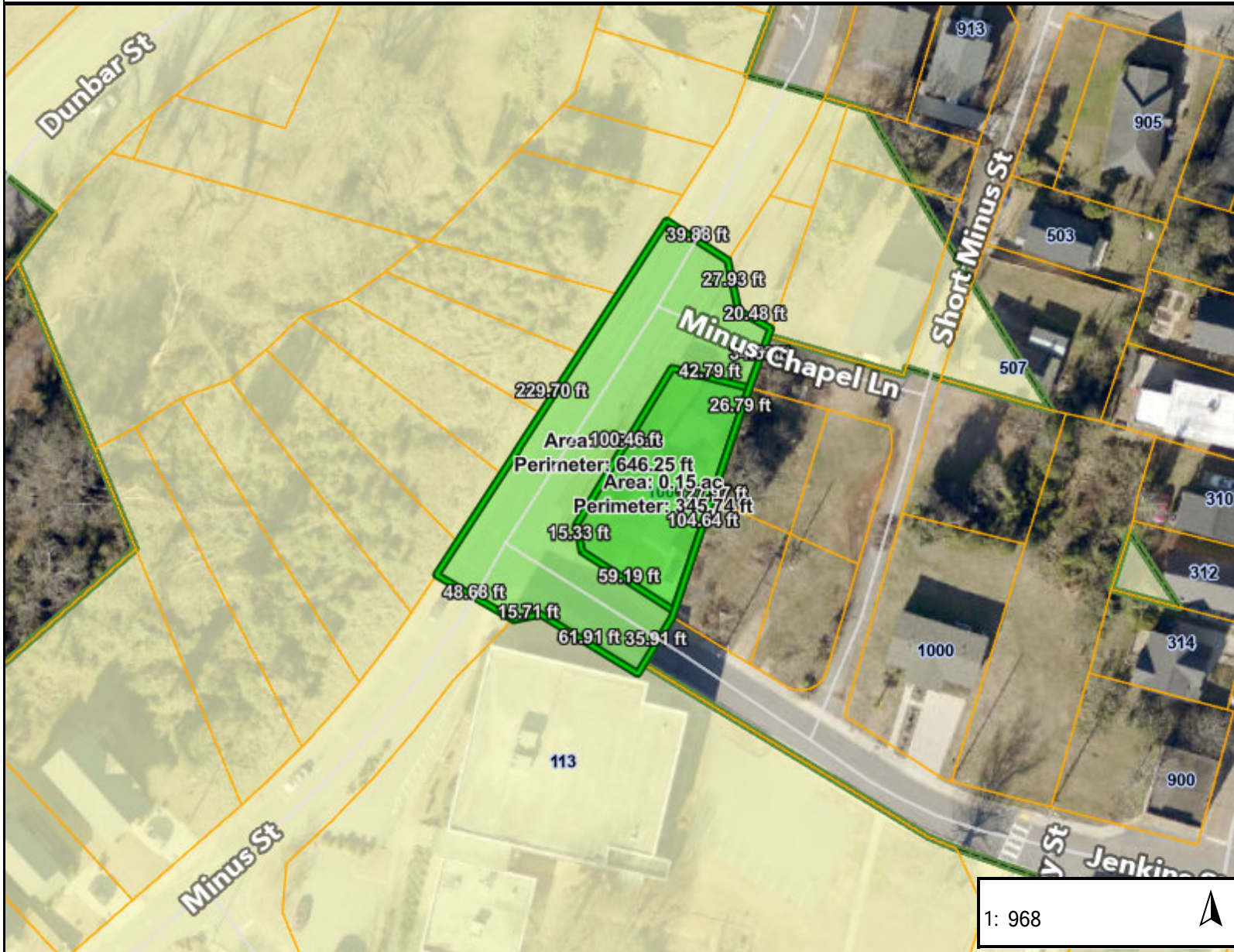


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





Legend

Property

City Addresses



Parcels with Ownership



Boundaries

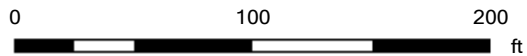
City of Greenville Limit



County Background



1: 968



Date created: 12/02/2025 19:43:02

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

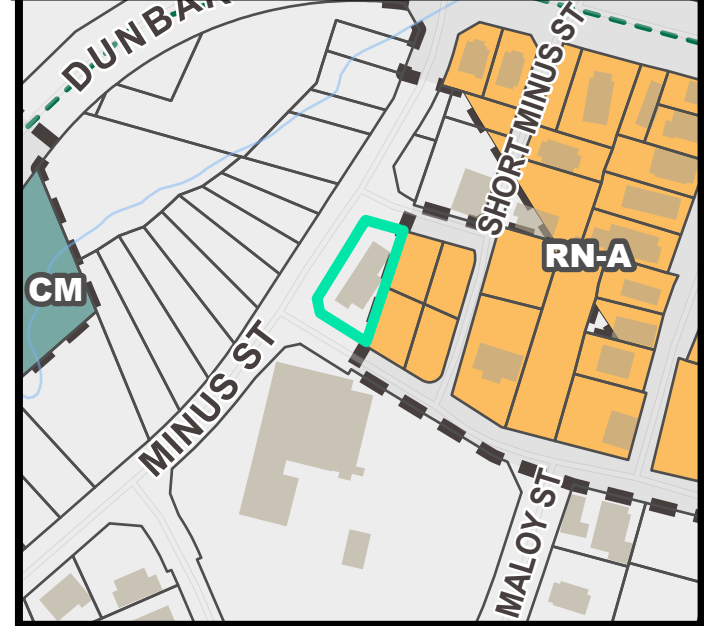
Notes

Total area to be annexed: 0.66 acre; City Council District: 2; County Zoning District: R-7.5; City Zoning District: RN-A

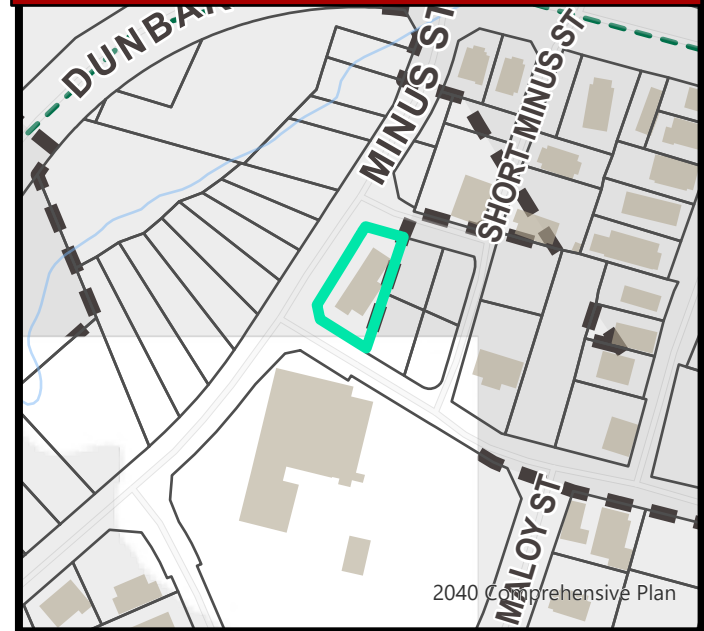
AERIAL VIEW



CURRENT ZONING

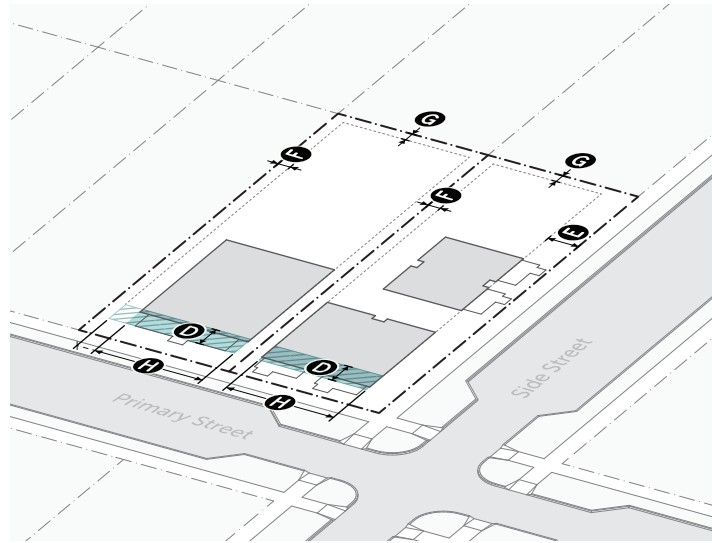
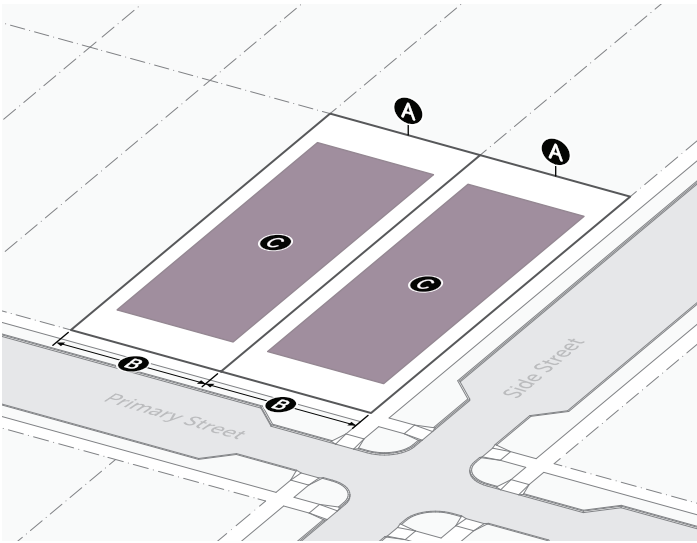


FUTURE LAND USE



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

A. SITE

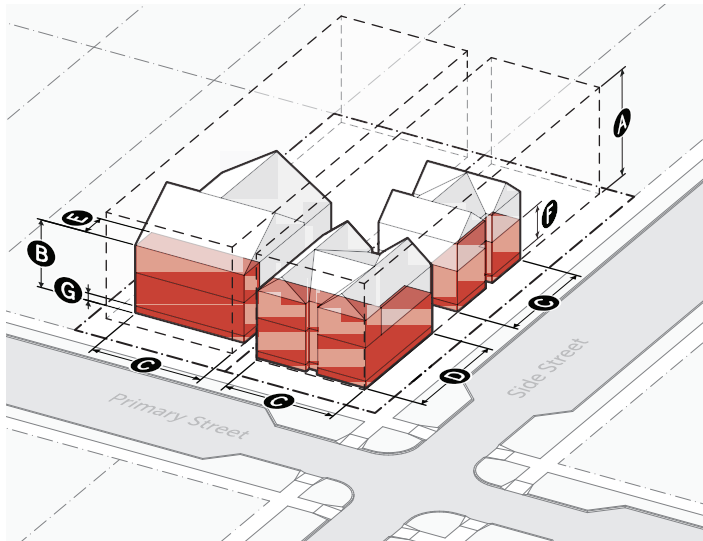


1. LOT SIZE	Sec. 2.11.2.
A Area (min)	2,000 SF
B Width (min)	
Front access	40'
Side/rear access	25'
2. DENSITY	Sec. 2.11.3.
Dwellings per lot (max)	4
3. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	60%

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

	<i>Primary St.</i>	<i>Side St.</i>
4. TRANSPARENCY	<i>Sec. 2.11.13.</i>	
H Ground story (min)	25%	20%
I Upper story (min)	15%	15%
J Blank wall width (max)	10'	20'
5. ENTRANCES⁴	<i>Sec. 2.11.14.</i>	
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.

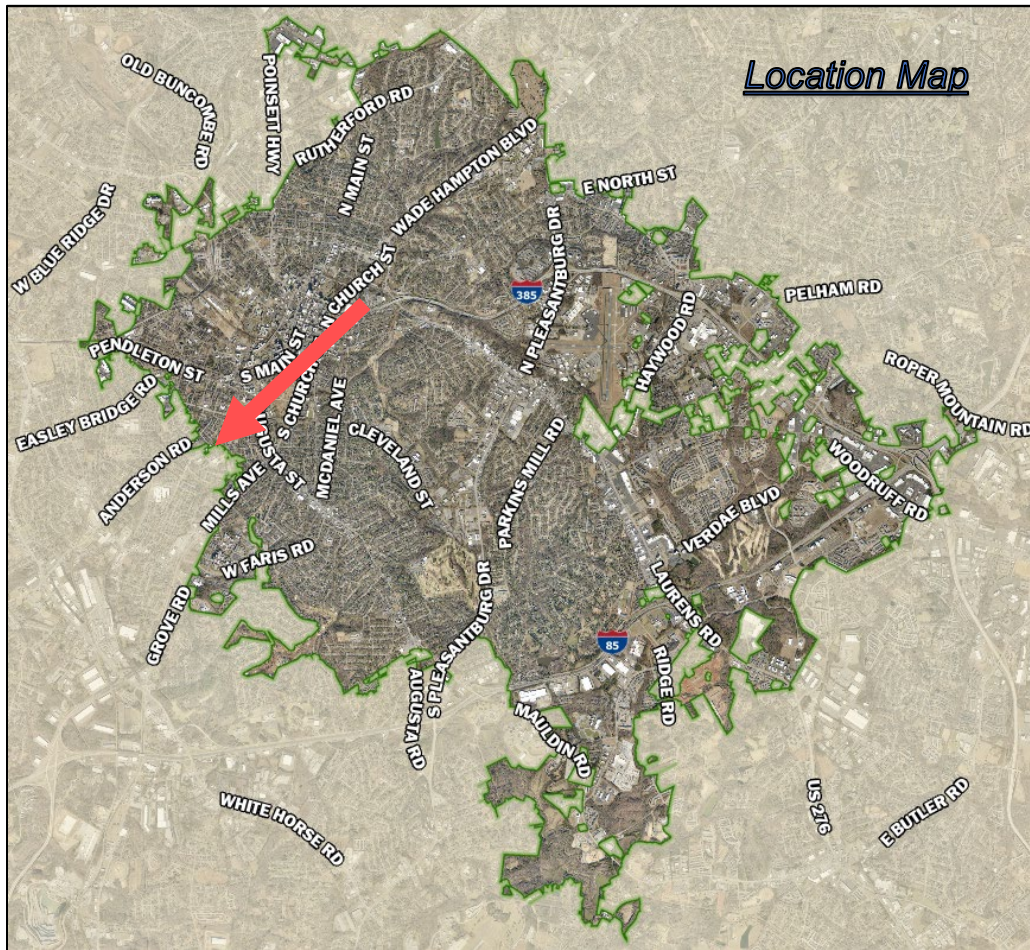
[View the Neighborhood Revitalization Overlay District Map](#)

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



PUBLIC HEARING REQUIRED
Applications involving rezoning require a public hearing.

Docket Number: AX-5-2026
Property Location: 805 and 805A Green Avenue
Tax Map Number(s): 0107000401300 and 0107000401200
Property Area: 0.21 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

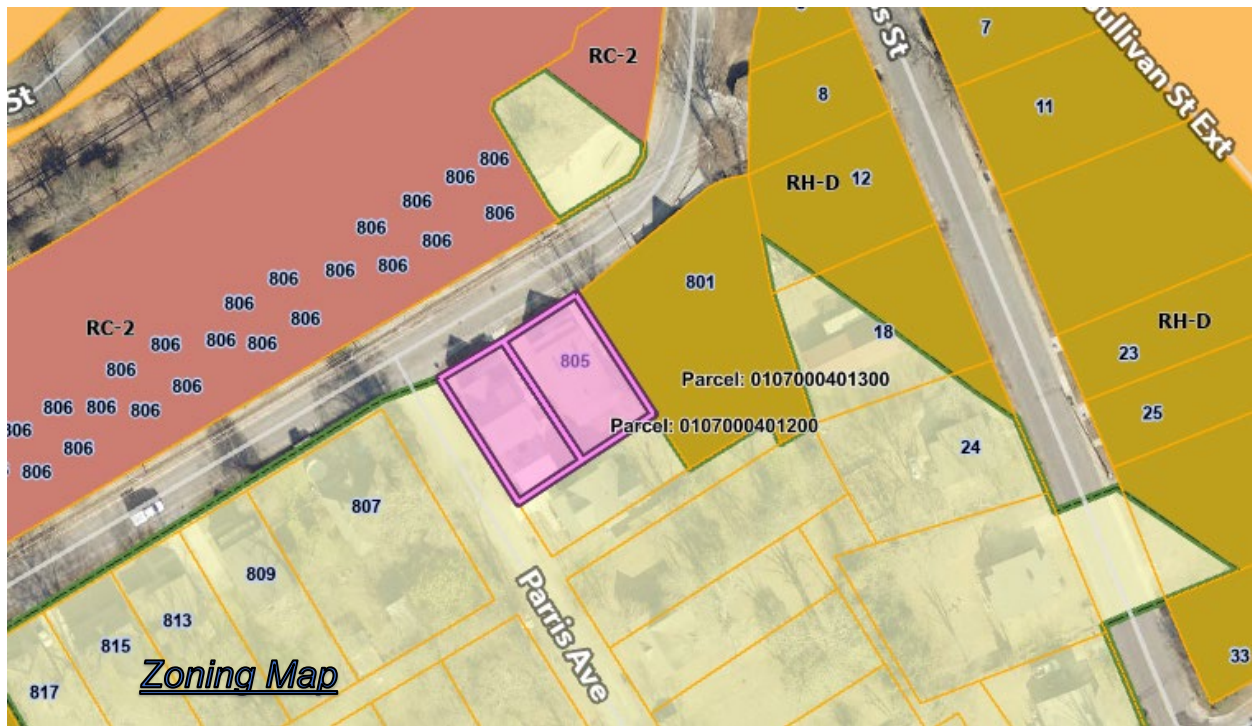
Project Overview:

The applicants have petitioned the City of Greenville to annex approximately 0.21 acre of lot area into the Greenville city limits and to zone it RH-D, House D District, under the Greenville Development Code. The properties are improved with two single-family homes.

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	Flexible review district (County)	Single-family detached residential
North	RC-2, Community 2 District	Multifamily residential
East	RH-D, House D District	Single-family detached residential
South	Flexible review district (County)	Single-family detached residential
West	R-7.5, Single-family residential district (County)	Single-family detached residential



Procedural Requirements:

Pre-Application and Development Meetings

The City and the applicant held a pre-application meeting on November 21, 2025.

Other Site Information:

The property is not located within a Special Emphasis Neighborhood nor an overlay in Greenville County. Each parcel contains a single-family home. Redevelopment of the properties 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):

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

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

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

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

(c) Compatible with surrounding uses.	YES
--	------------

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.

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

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

STAFF RECOMMENDATION:

APPROVE rezone to RH-D, House D District.

Staff Comments

Planning Comments

Recommend: Approve

Addressing Comments

Recommend: Approve w/ Comments

Comments:

*1. NEW PARCEL

*2. ASSIGNED Address: 805 Green Avenue; 805A Green Avenue (existing E-911 address not issued by City of Greenville)

*3. PIN#: 0107000401300; 0107000401200

Civil Engineer Comments

AX-5-2026: 805 and 805A Green Avenue

Recommend: Approve w/ Comments

Comments:

Parris Avenue should be classified as a Neighborhood low-density street.

Environmental Engineer Comments

Recommend: Approve w/ Comments

Comments:

*1. Properties are served and will be served by Metro for Sanitary Sewer.



APPLICATION FOR ANNEXATION

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

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

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 010700-04-01300

*TOTAL ACREAGE 0.11

*CURRENT ZONING DESIGNATION (County) FRD, Flexible Review 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.

Natasha Parker

***APPLICANT SIGNATURE**

11/25/2025

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: NP

*Signatures	
Applicant	<i>Natasha Parker</i>
Date	11/25/2005
Property Owner/Authorized Agent	Natasha Parker
Date	11/25/2025



APPLICATION FOR ANNEXATION

Contact Planning & Development (864) 467-4476 or 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) 0107000401200

*TOTAL ACREAGE 0.11

*CURRENT ZONING DESIGNATION (County) FRD, Flexible Review District

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

TYPE OF ANNEXATION

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

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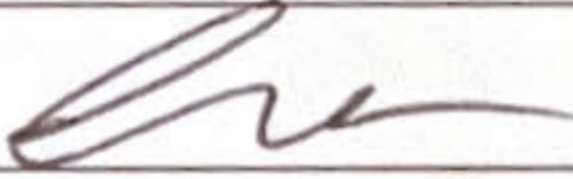
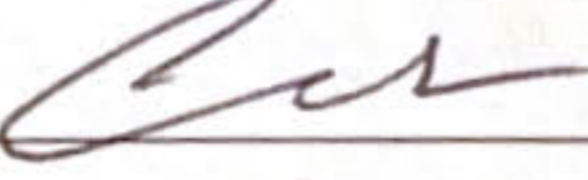
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Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning Commission will be presented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

 Jennie Berg *APPLICANT SIGNATURE
12/1/25 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: JOB gmb

*Signatures	
Applicant	 <u>gmb Jennie Berg</u>
Date	<u>12/1/25</u>
Property Owner/Authorized Agent	 <u>Jennie Berg</u>
Date	<u>12/1/25</u>

AX-5-2026: 805/805A Green Ave



Legend

Property

City Addresses



Parcels with Ownership



Boundaries

City of Greenville Limit

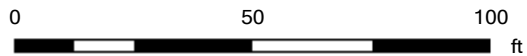


County Background



Notes

Total area to be annexed: 0.29 acre; City Council District: 2; County Zoning District: FRD; City Zoning District: RH-D



Date created: 12/02/2025 19:47:17

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.

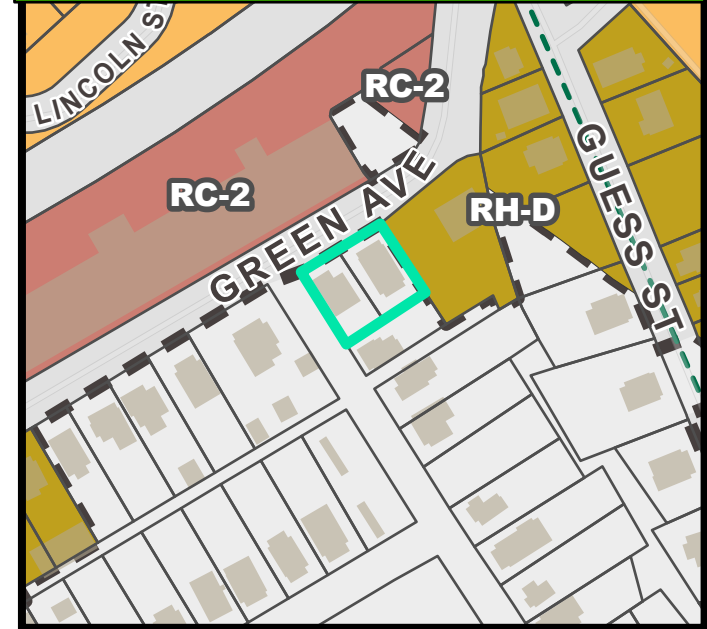
THIS MAP IS NOT TO BE USED FOR NAVIGATION

AX-5-2026 • 805 AND 805A GREEN STREET

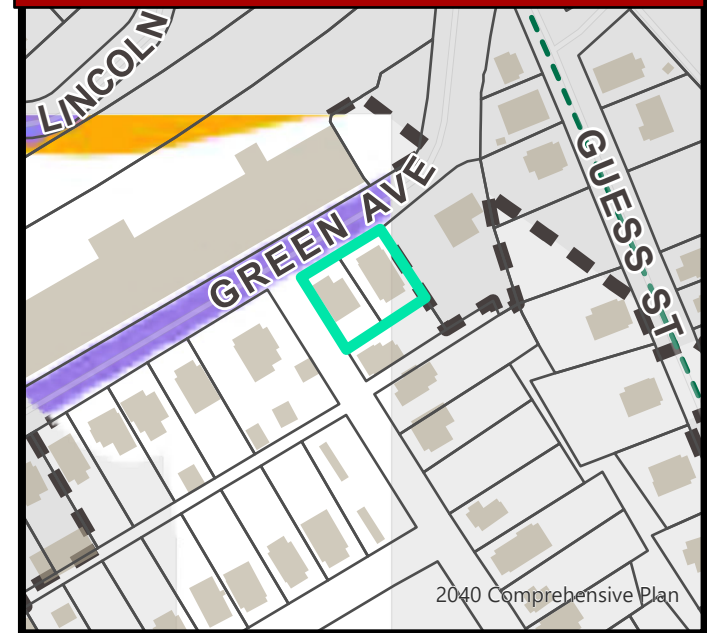
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE



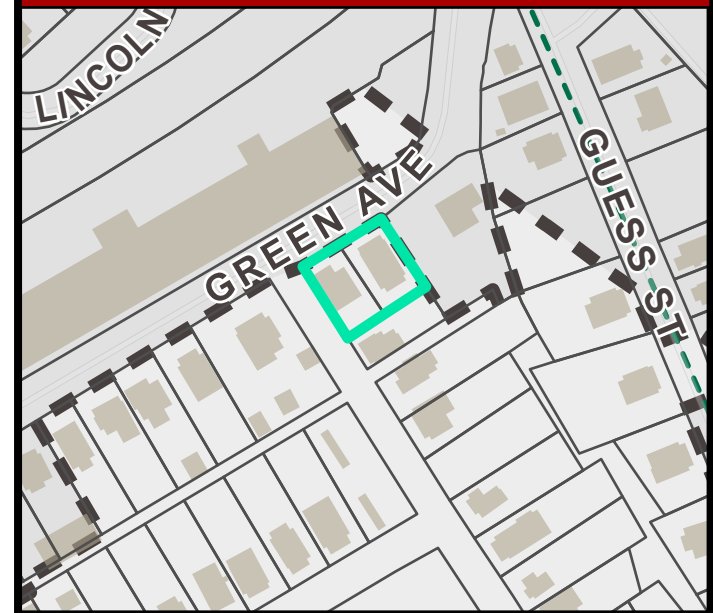
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS

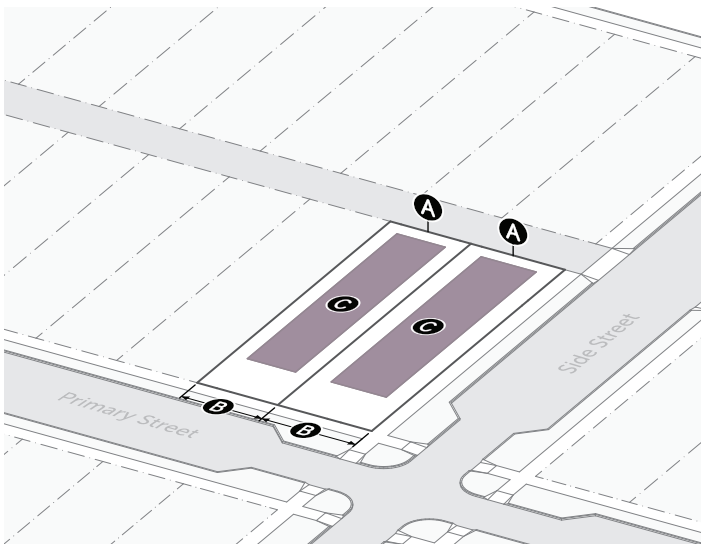


PRESERVATION OVERLAYS



19-2.2.5. RH-D HOUSE D

A. SITE

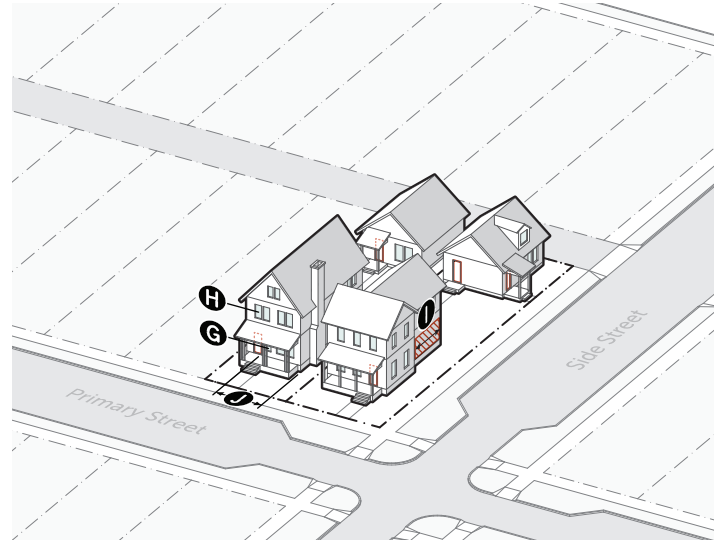
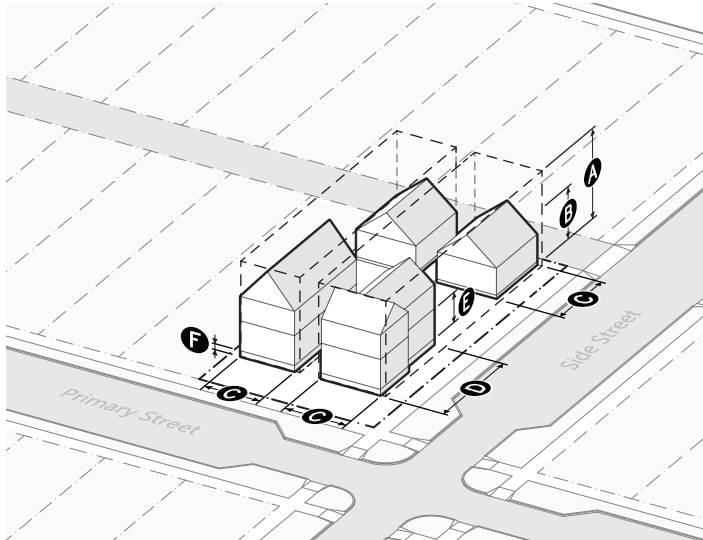


1. LOT SIZE	Sec. 2.11.2.
A Area (min)	3,000 SF
B Width (min)	
Front access	40'
Side/rear access	25'
2. DENSITY	Sec. 2.11.3.
Dwellings per lot (max)	
Primary units	1
Accessory Dwelling units	1
3. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	50%

4. BUILDING SETBACKS⁴	Sec. 2.11.5.
D Primary street lot line (min)	
Primary structure	Setback Range or 20'*
Accessory structure	50'
E Side street/side alley lot line (min)	
Primary structure	7'
Accessory structure	15'
F Side lot line (min)	5'
G Rear/rear alley lot line (min)	4'
5. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	30'
Side street (min)	10'
6. 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'

RH-D

B. BUILDING



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

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

NOTES: ⁴
 * 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](#)