



# AGENDA

REGULAR MEETING OF PLANNING COMMISSION  
THURSDAY, FEBRUARY 5, 2026 - 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 January 6, 2026
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-6-2026**  
Application for **ANNEXATION** and **REZONE** of approximately 1.01 acres located at **208, 211, AND 305 MINUS STREET AND 113, 117, AND 121 MIDDLETON STREET** from R-6, Single-family residential district, and R-7.5, Single-family residential district, in Greenville County to RN-A, Neighborhood A District, in the City of Greenville. (TM#s 0113000905300, 0112001302000, 0112001400101, 0112001400300, 0112001400200, and 0112001400100)
  - B. **AX-7-2026**  
Application for **ANNEXATION** and **REZONE** of approximately 1.15 acres located on **REDLAND WAY** from R-20, Single-family residential district, in Greenville County to RH-C, House C District, in the City of Greenville. (TM#s 0543150100100, 0543150100600, 0543150100800, 0543150101200, and 0543150102300)
  - C. **AX-8-2026**  
Application for a 75% Method **ANNEXATION**, submitted under the provisions of S.C. Code §5-3-150(1), and **REZONE** of approximately 41.71 acres located on **ANDREWS STREET, BEL AIRE DRIVE, EASLEY BRIDGE ROAD, 4TH STREET, A STREET, 3RD STREET, LYNCREST STREET, B STREET, C STREET, 2ND AVENUE, 3RD AVENUE, 6TH STREET, NEUBERT STREET, 5TH STREET, AND AN UNNAMED ALLEY** from R-7.5, Single-family residential district, FRD, Flexible review district, and PD, Planned development district, in Greenville County to RN-A, Neighborhood A District, and IX, Industrial Flex District, in the City of Greenville. (TM# 0113000701800, 0113000702100, 0113000800100, 0113000800105, 0113000800104, 0113000800103, 0113000800102, 0113000800101, 0114000501000, 0114000400900, 0114000401200, 0114000901200, 0114001000100, 0115000400300, 0115000400100, 0114001000102,

0114001000103, 0114001000104, 0114001000105, 0114001100500,  
0111000200100, 0114000900600)

D. **AX-9-2026**

Application for **ANNEXATION** and **REZONE** of approximately 5.87 acres located on **WORLEY ROAD** from R-12, Single-family residential district, and C-3, Commercialbdistrict, in Greenville County to RC-3, Community 3 District, in the City of Greenville. (TM# 0174020600500)

E. **AX-10-2026**

Application for **ANNEXATION** and **REZONE** of approximately 0.18 acre located at **113 DAVID STREET AND 115 CREST LANE** from R-M10, Multifamily residential district, in Greenville County to RN-A, Neighborhood A District, in the City of Greenville. (TM#s 0150001500200 and 0150001500300)

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

**10. OTHER BUSINESS**

- A. Election of Chair and Vice Chair
- B. Development Code 30-Month Update Discussion
- C. Upcoming Meeting Dates

**11. Executive Session, if required**

**12. Adjournment**



**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*

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**Project Overview:**

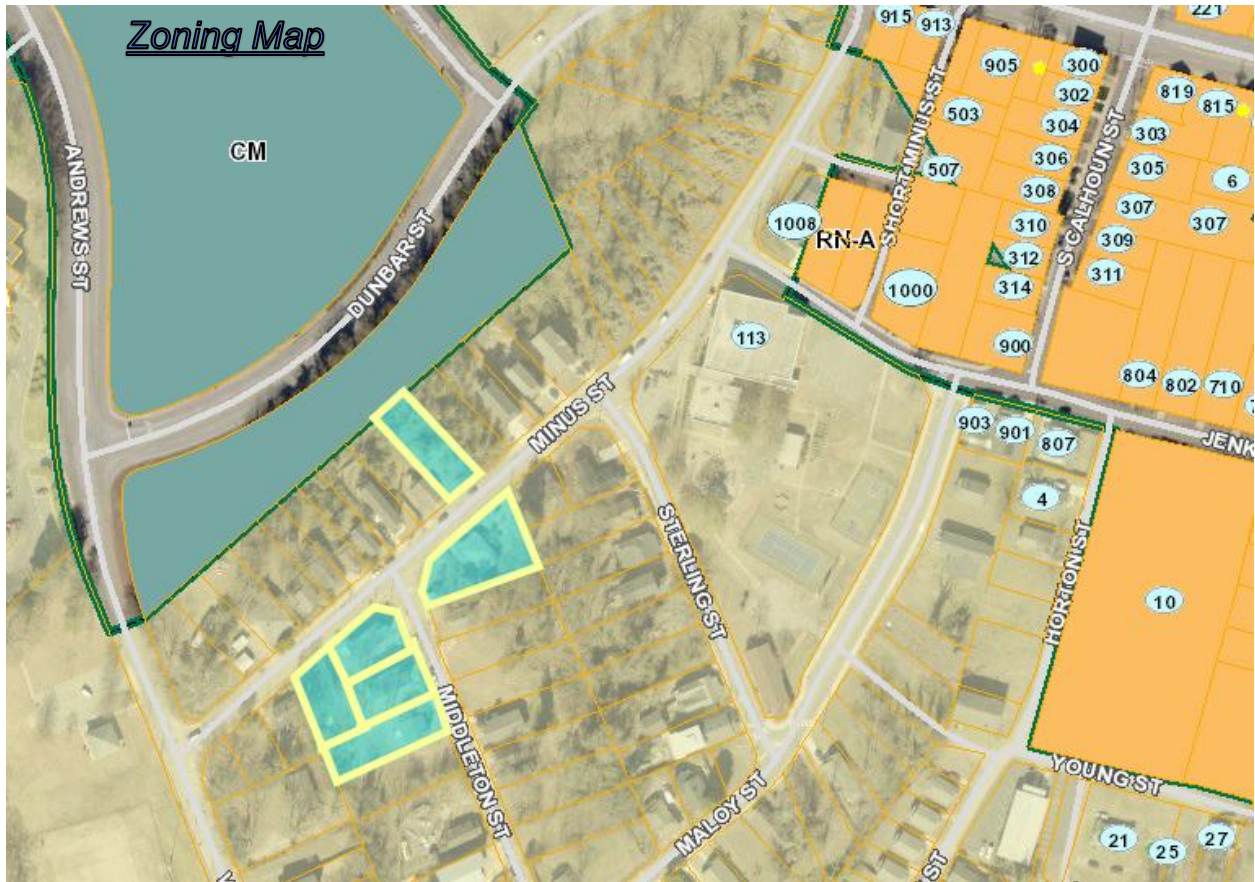
The applicants have petitioned the City of Greenville to annex 1.01 acres of property along Minus and Middleton Streets into the Greenville city limits and to zone it RN-A, Neighborhood A District, under the Greenville Development Code. Other City properties in the Sterling neighborhood are likewise zoned RN-A.

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**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; R-6, Single-family residential district (County)	Single-family detached residential; Vacant
North	R-7.5, Single-family residential district; CM, Campus District (County)	Single-family residential; Hospital
East	R-7.5, Single-family residential district (County)	Single-family detached residential; Vacant
South	R-7.5, Single-family residential district (County)	Single-family detached residential; Vacant
West	R-7.5, Single-family residential district (County)	Single-family detached residential; Vacant



**Procedural Requirements:**

**Pre-Application and Development Meetings**

The City and the applicants held a pre-application meeting on August 27, 2025.

**Other Site Information:**

The property is located within Greenville County’s Sterling Special Emphasis Neighborhood. One parcel to be annexed is vacant while the others have existing homes upon them.

There are no known natural features on the site. Any future development on the parcels 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):

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

## AX-6-2026: Minus and Middleton Streets

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

<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 Sterling community. If other residential areas of Sterling annex in the future, it is anticipated that these would be zoned RN-A as well.

<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 surrounding uses and development patterns.

### **STAFF RECOMMENDATION:**

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

#### **Staff Comments**

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##### **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 PARCELS
- \*2. ASSIGNED Address: 208 Minus Street, 211 Minus Street
- \*3. PIN#: 0113000905300, 0112001302000

##### **Civil Engineer Comments**

**Recommend:** Approve w/ Comments

##### **Comments:**

Minus and Middleton Streets will be classified as a Neighborhood low-density street.

##### **Environmental Engineer Comments**

**Recommend:** Approve w/ Comments

##### **Comments:**

- \*1. Properties are currently and will be served by Metro Sewer



**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) 0113000905300, 0112001302000

\*TOTAL ACREAGE 0.5

\*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.

*David Andres Leon*

**\*APPLICANT SIGNATURE**

11/30/2025, 02:20:46 PM EST

**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:** DAJ

<b>*Signatures</b>	
Applicant	<i>David Andres Leon</i>
Date	11/30/2025, 02:20:46 PM EST
Property Owner/Authorized Agent	<i>David Andres Leon</i>
Date	11/30/2025, 02:20:46 PM EST



# city of greenville

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### 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) 011200-14-00100

\*TOTAL ACREAGE 0.14 acres

\*CURRENT ZONING DESIGNATION (County) R-6, Single-family residential district

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

### TYPE OF ANNEXATION

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

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<u>Craig Evans</u>	<u>Lovi Evans</u>	*APPLICANT SIGNATURE
<u>1/2/2026</u>	<u>1/2/2026</u>	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: CE/E

*Signatures		
Applicant	Craig Evans	Lovi Evans
Date	1/2/26	1/2/2026
Property Owner/Authorized Agent	Craig Evan	Lovi Evans
Date	1/2/2026	1/2/2026



# city of greenville

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*Phone:	
*Email:	

### LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

### PROPERTY INFORMATION

\*TAX MAP #(S) 011200-14-00200

\*TOTAL ACREAGE 0.14

\*CURRENT ZONING DESIGNATION (County) R-6, Single-family residential district

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Chase Thompson **\*APPLICANT SIGNATURE**  
12/29/25 **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: CT

<b>*Signatures</b>	
Applicant	<i>Chase Thompson</i>
Date	12/29/25
Property Owner/Authorized Agent	<i>Chase Thompson</i>
Date	12/29/25



# city of greenville

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
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 \_\_\_\_\_ \*APPLICANT SIGNATURE  
 12-30-2025 \_\_\_\_\_ DATE

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Initial: 

*Signatures	
Applicant (Property Owner)	
Date	12-30-2025
Property Owner/Authorized Agent	
Date	



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PROPERTY OWNER

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

### LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

### PROPERTY INFORMATION

\*TAX MAP #(S) 011200-14-00101

\*TOTAL ACREAGE 0.14 acres

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\_\_\_\_\_ **\*APPLICANT SIGNATURE**  
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**Initial:** \_\_\_\_\_

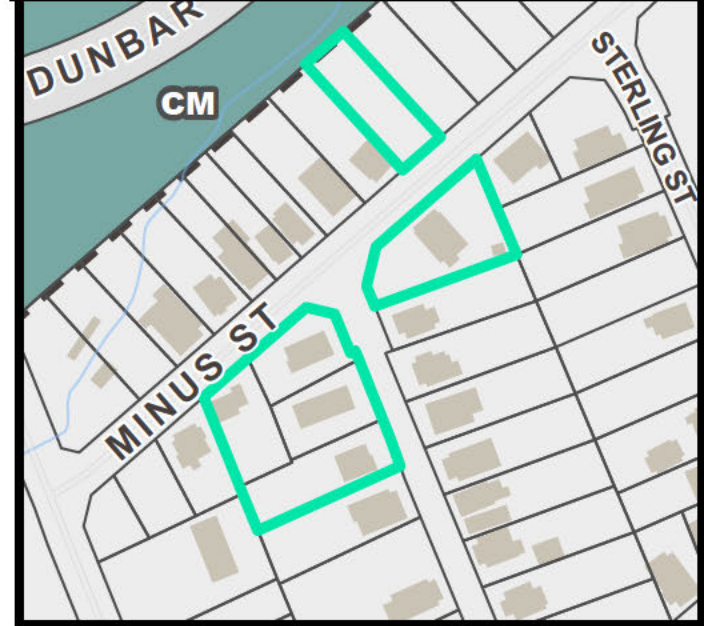
<b>*Signatures</b>	
Applicant	
Date	
Property Owner/Authorized Agent	
Date	

**AX-6-2026 • MINUS ST & MIDDLETON ST**

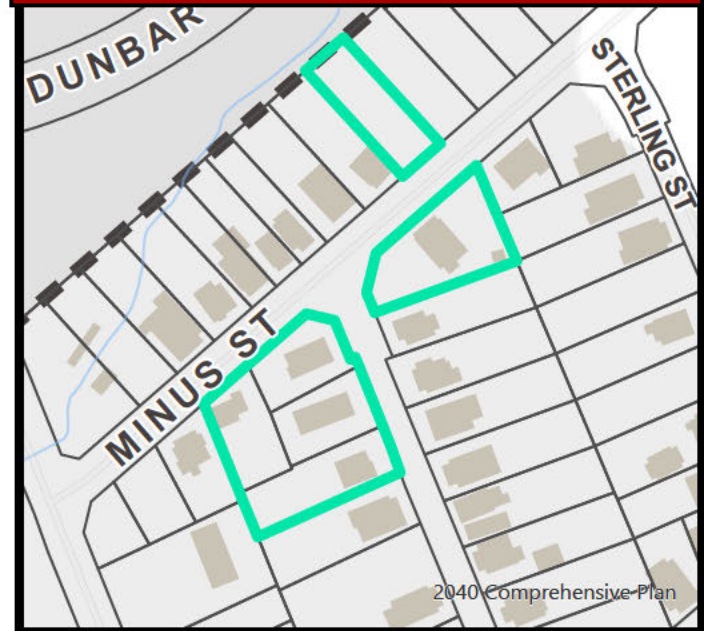
**AERIAL VIEW**



**CURRENT ZONING**

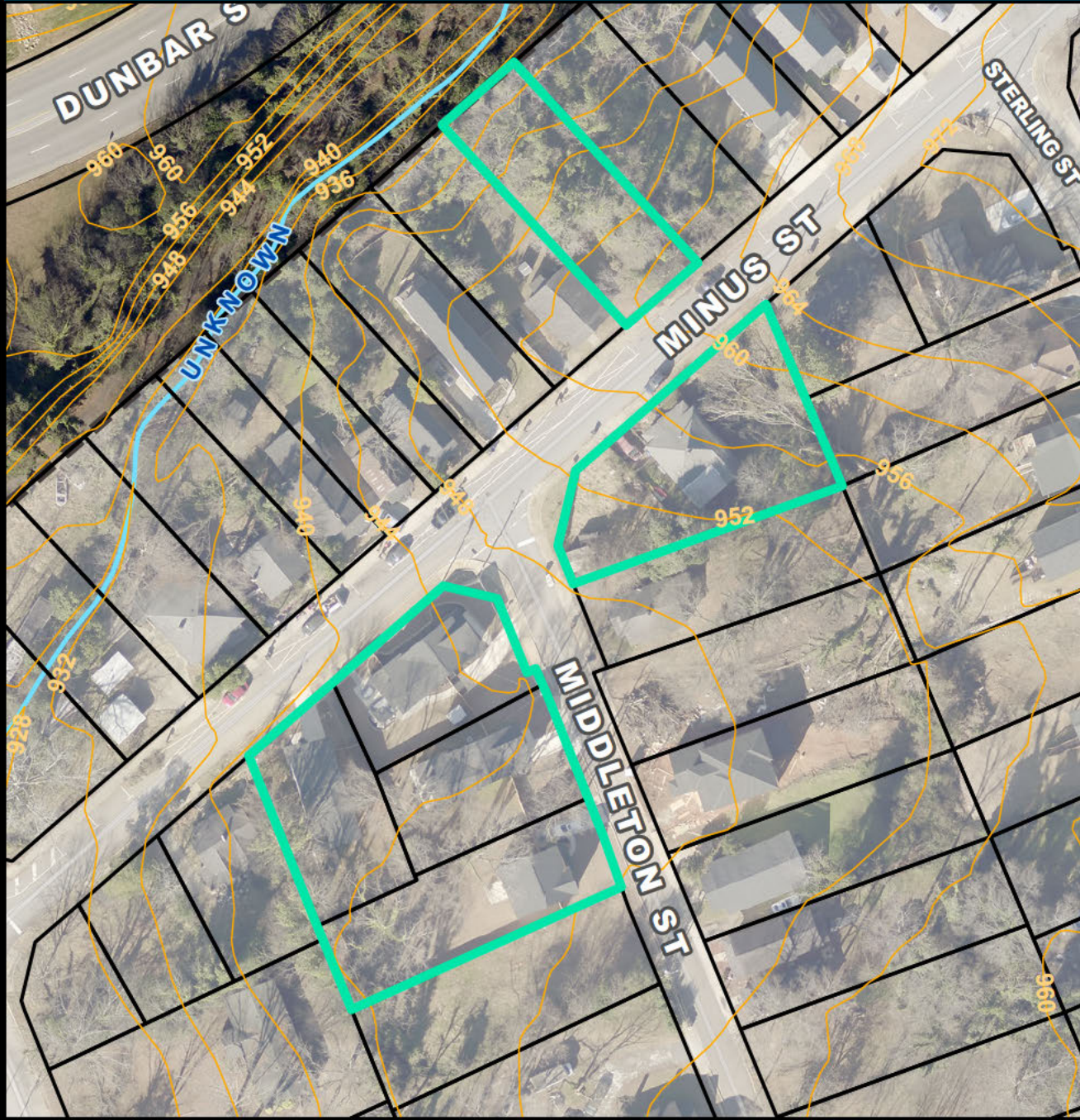


**FUTURE LAND USE**

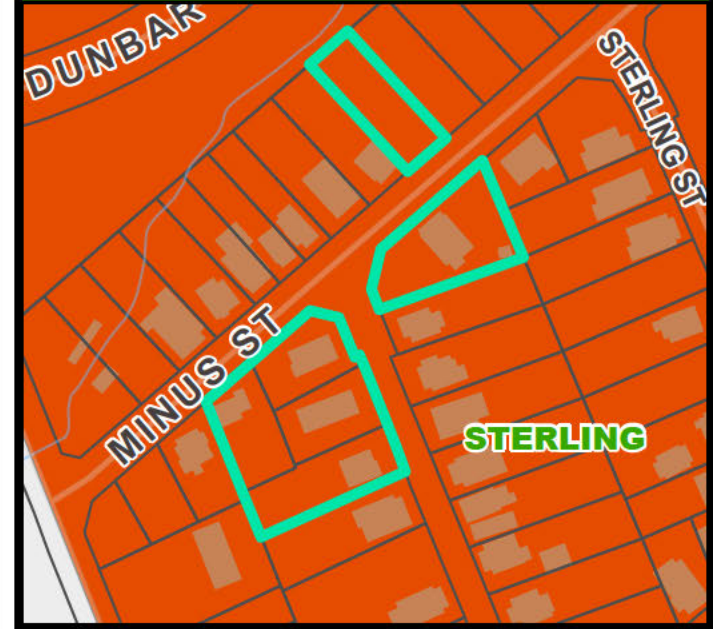


**AX-6-2026 • MINUS ST & MIDDLETON ST**

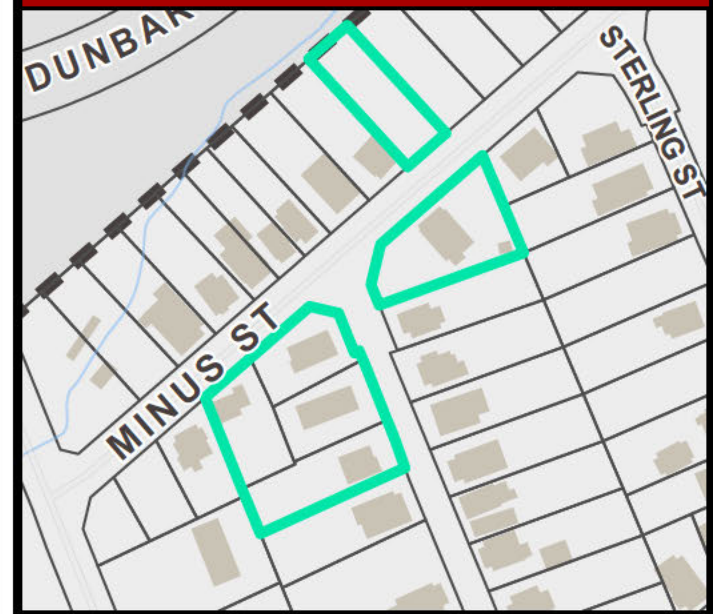
**NATURAL / ENVIRONMENTAL FEATURES**



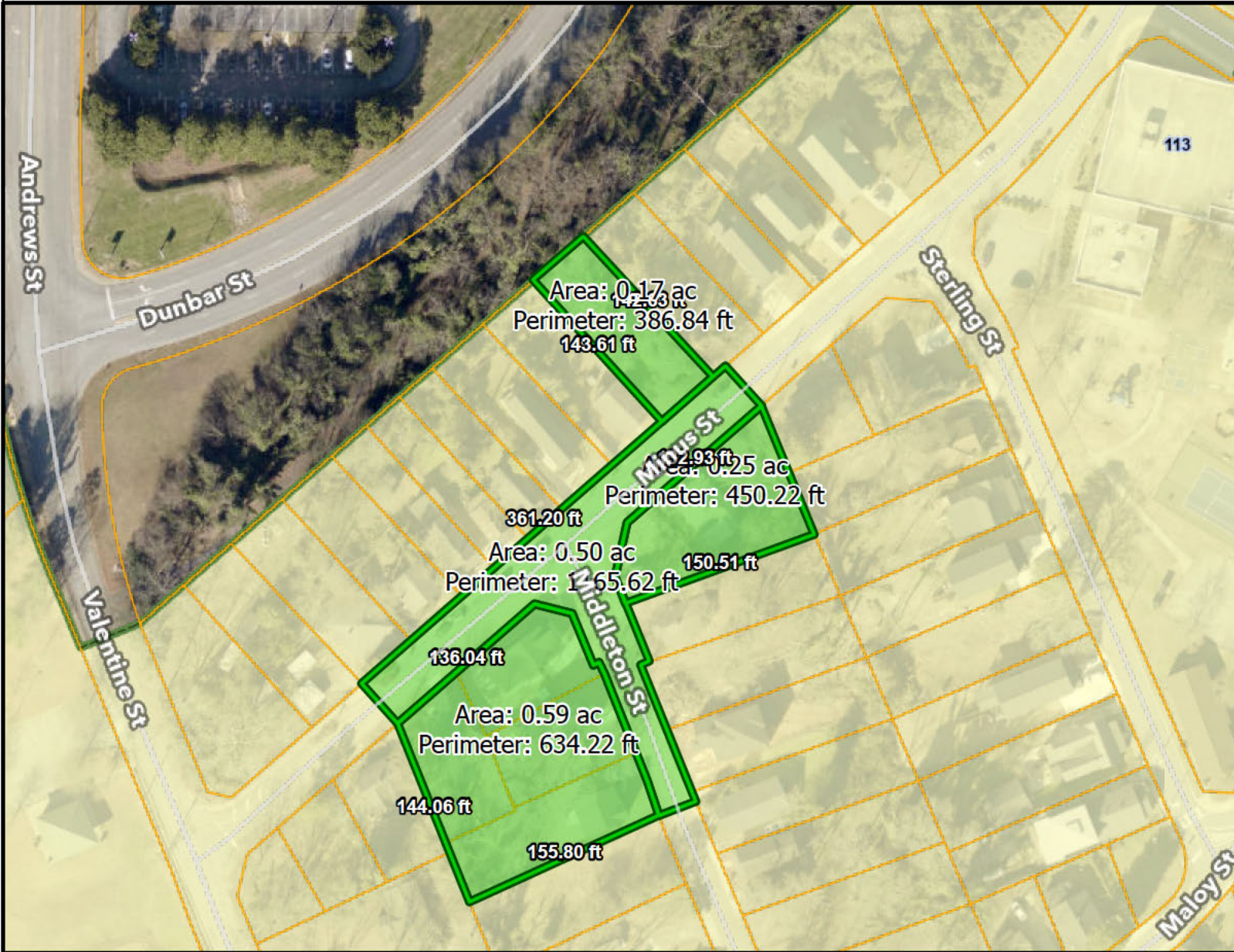
**SPECIAL EMPHASIS NEIGHBORHOODS**



**PRESERVATION OVERLAYS**



# AX-6-2026: Minus St & Middleton St



## Legend

- language-designer- RDCLASS
  -  Major Collector
  -  Local
- Property
  -  City Addresses
  -  Parcels with Ownership
- Boundaries
  -  City of Greenville Limit
  -  County Background
- language-designer- City Limit
  -  Override 1
  -  Override 2

## Notes

Total area to be annexed: 1.51 acres: City Council District: 2; County Zoning District: R-6, R-7.5; City Zoning District: RN-A



1 : 1331

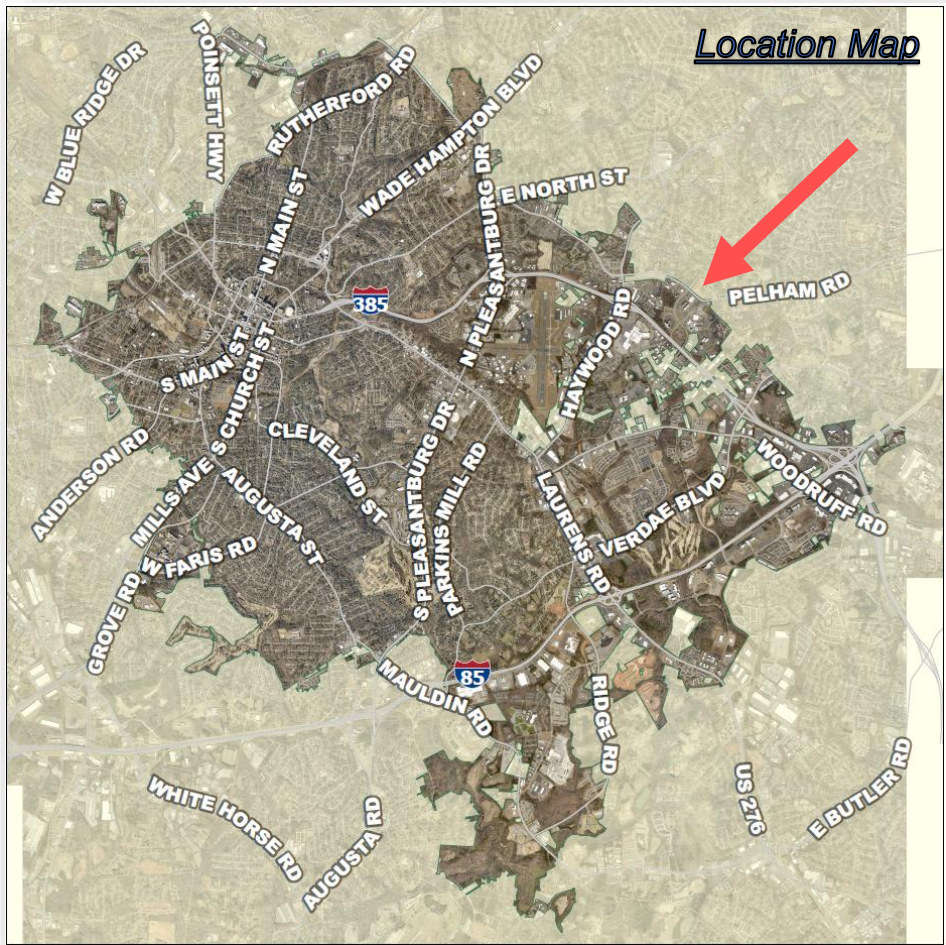


This map is user generated from the City of Greenville's MapIT 4.0 intranet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable and should be appropriately used with caution. Contact the GIS Division for all questions pertaining to the MapIT 4.0 program and data.



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

**Docket Number:** AX-7-2026  
**Property Location:** Redland Way  
**Tax Map Number(s):** 0543150100100, 0543150100600, 0543150100800, 0543150101200, and 0543150102300  
**Property Area:** 1.15 acres  
**Rezone Request:** RH-C, House C District  
**Recommendation:** Approval



Location Map

**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

## AX-7-2026: Hudson Pointe/Redland Way

Sec.19-6.1.3 *Planning Commission*

Sec.19-6.2.2 *Legislative Review*

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### Project Overview:

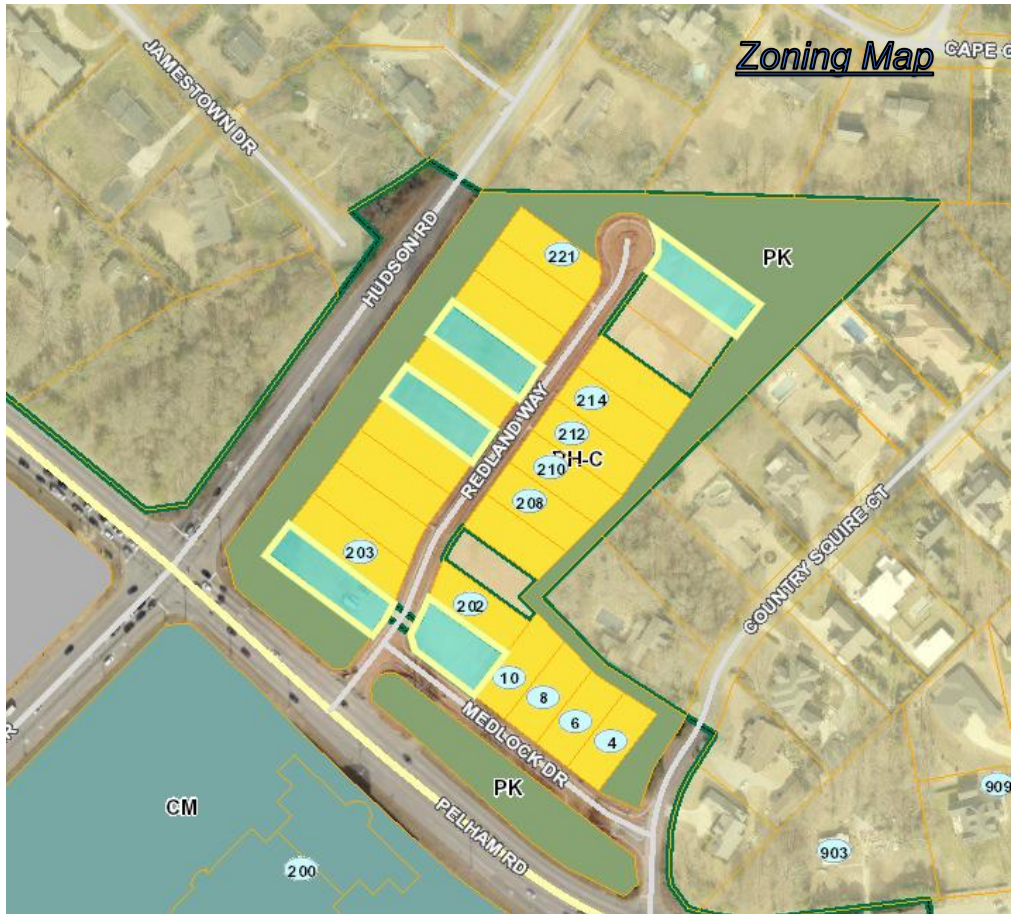
The applicant has petitioned the City of Greenville to annex approximately 1.15 acres of lot area into the Greenville city limits and to zone it RH-C, House C District, under the Greenville Development Code. The subject property is improved with a subdivision named Hudson Pointe, consisting of single-family homes that are currently under construction. In 2025, the City conducted three annexations for this development: one for the open space areas and eight single-family lots through AX-3-2025; seven lots through AX-10-2025; and four lots through AX-19-2025. There are a total of 27 lots within the subdivision that will be annexed. The last remaining 3 lots will be annexed through a subsequent petition(s).

### Land Use Review

The proposed zoning district for the annexation is RH-C, House C District. The RH-C District allows for single-family residential uses with a minimum lot size of 6,000 sf. The GVL2040 Comprehensive Plan provides the future land use recommendation of Areas Suitable for Missing Middle Housing for the property.

The subdivision was approved by Greenville County utilizing their cluster subdivision requirements. Per these requirements, smaller lot sizes than typically required in the R-20 District were allowed in exchange for providing open space. The lot dimensions of the approved residential parcels closely align with the RH-C District.

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning	Current Use
Subject Property	R-20, Single-family residential district (County)	Single-family detached residential (under construction)
North	RH-C, House C District, and PK, Park District	Single-family detached residential and open space
East	RH-C, House C District, and PK, Park District	Single-family detached residential and open space
South	R-20, Single-family residential district (County); RH-C, House C District, and PK, Park District	Single-family detached residential and open space
West	RH-C, House C District, and PK, Park District	Single-family detached residential and open space



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**Procedural Requirements:**

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

The City and the applicant held a pre-application meeting on December 11th, 2025.

**Other Site Information:**

The property is not located in a Greenville County Special Emphasis Neighborhood nor a County Overlay District.

The site is improved with single-family homes, which are under construction. There are no known waterways on the property; however, the neighborhood is served by a new stormwater pond.

As previously noted, the remaining single-family lots will be annexed through future petition(s).

**Definitions:**

Please see the attachments for the **RH-C 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>
--	------------

## AX-7-2026: Hudson Pointe/Redland Way

Comments: While the GVL 2040 Comprehensive Plan's Future Land Use MAP (FLUM) does provide a land use recommendation of Areas Suitable for Missing Middle Housing, the development was approved in the County. The requested zoning district reflects the county-approved subdivision development.

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

Comments: 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 RH-C District is compatible with the surrounding single-family residential in the area. If further residential is annexed in the area, it is assumed a House-Scale District would also be applied based on the prevailing lot dimensions.

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

Comment: The area north of Pelham Road in this area of Greenville County is low-density residential. The RH-C District provides a logical and orderly development pattern consistent with surrounding development patterns and will be applied to Hudson Pointe's other residential lots as they are annexed.

### **STAFF RECOMMENDATION:**

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**APPROVE rezone to RH-C, House C District, with comments.**

#### **Staff Comments**

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##### **Planning Comments**

**Recommend:** Approve

##### **Addressing Comments**

**Recommend:** Approve w/ Comments

##### **Comments:**

1. NEW PARCELS
2. ASSIGNED Address
  - o 201 Redland Way
  - o 211 Redland Way
  - o 215 Redland Way
  - o 222 Redland Way
  - o 200 Redland Way
3. PIN#
  - o 0543150100100
  - o 0543150100600
  - o 0543150100800
  - o 0543150101200
  - o 0543150102300

##### **Environmental Engineer Comments**

**Recommend:** Approve w/ Comments

##### **Comments:**

\*1. These parcels are under construction and covered under SCDES stormwater permit application SCR10ZD5E

##### **Traffic Engineer Comments**

**Recommend:** Approve w/ Conditions

AX-7-2026: Hudson Pointe/Redland Way

**Comments:**

A decorative sign agreement will need to be executed with the city prior to completion of the site work.

**Fire Department Comments**

**Recommend:** Approve

**Comments:**

Site already set. No other applicable comments.



**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) 054315-01-00100, -00600, -00800, -01200, -02300

\*TOTAL ACREAGE 1.16 acres

\*CURRENT ZONING DESIGNATION (County) R-20, Single-family residential district

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

DocuSigned by:  
Jason Simpson  
C28CBA882048449

**\*APPLICANT SIGNATURE**  
12-18-2025
**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:**  X

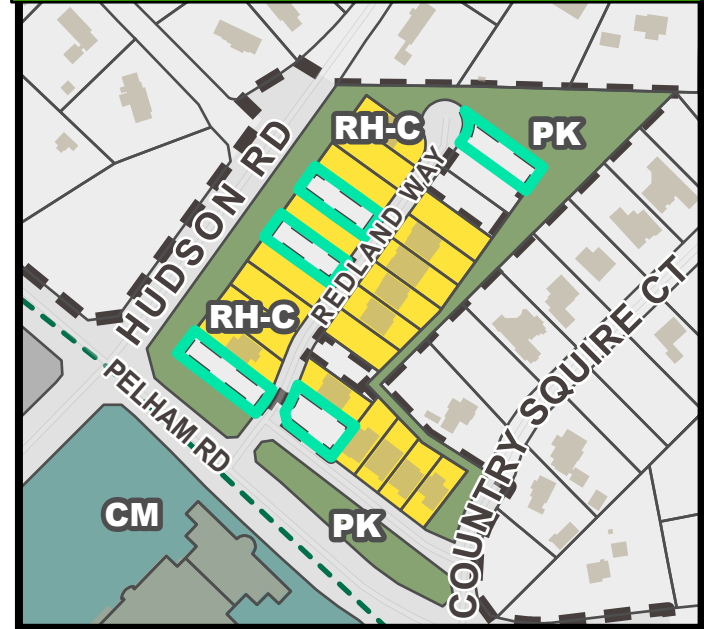
<b>*Signatures</b>	
<b>Applicant</b>	Jason Simpson <span style="float: right;"><small>DocuSigned by: Jason Simpson C28CBA882048449</small></span>
<b>Date</b>	12-18-2025
<b>Property Owner/Authorized Agent</b>	Toll Brothers
<b>Date</b>	

AX-7-2026 • REDLAND WAY

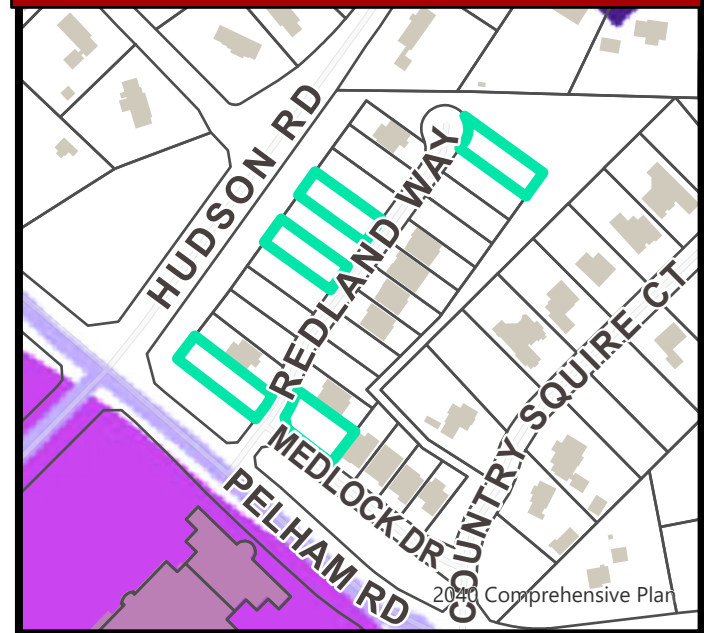
AERIAL VIEW



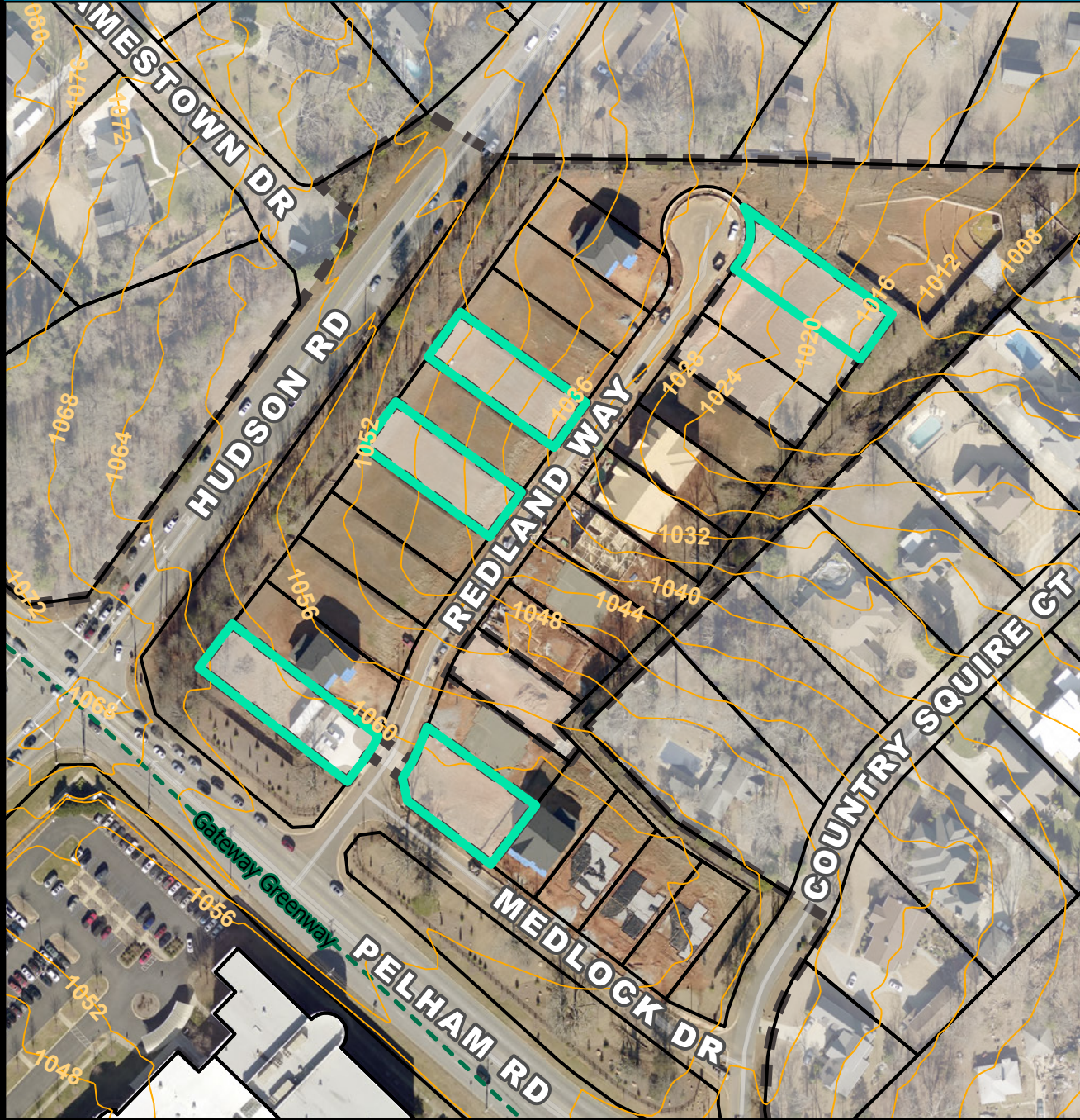
CURRENT ZONING



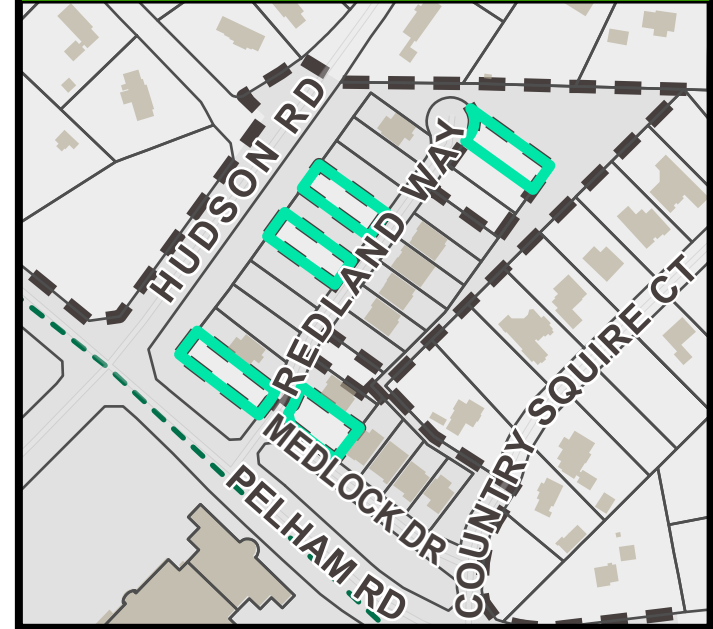
FUTURE LAND USE



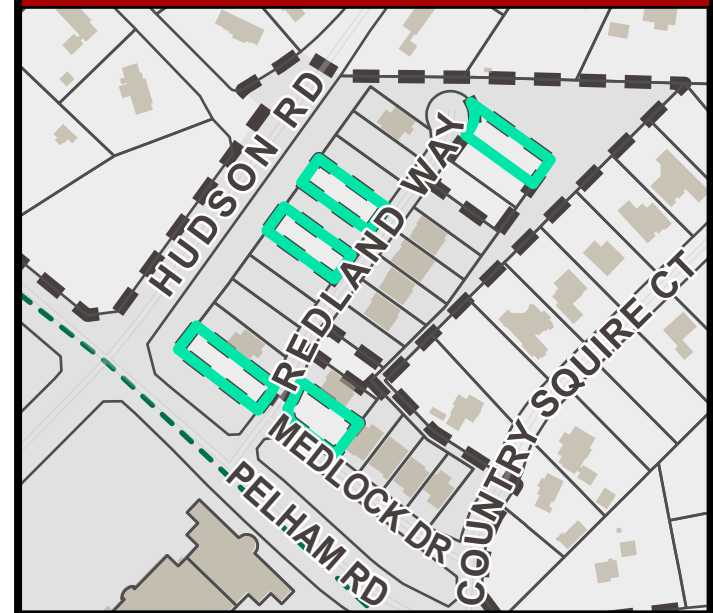
NATURAL / ENVIRONMENTAL FEATURES

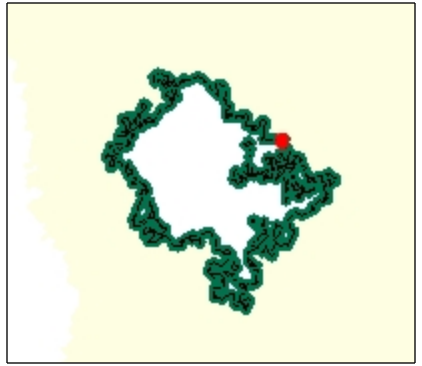


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





**Legend**

**Address Points**

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

**Parcels with Ownership**

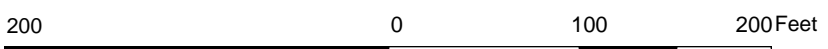
**City of Greenville Limits**

**County Background**

**Notes**

Total area to be annexed: 1.17 acres; City Council District: 3; County Zoning District: R-20; City Zoning District: RH-C

1: 1,200

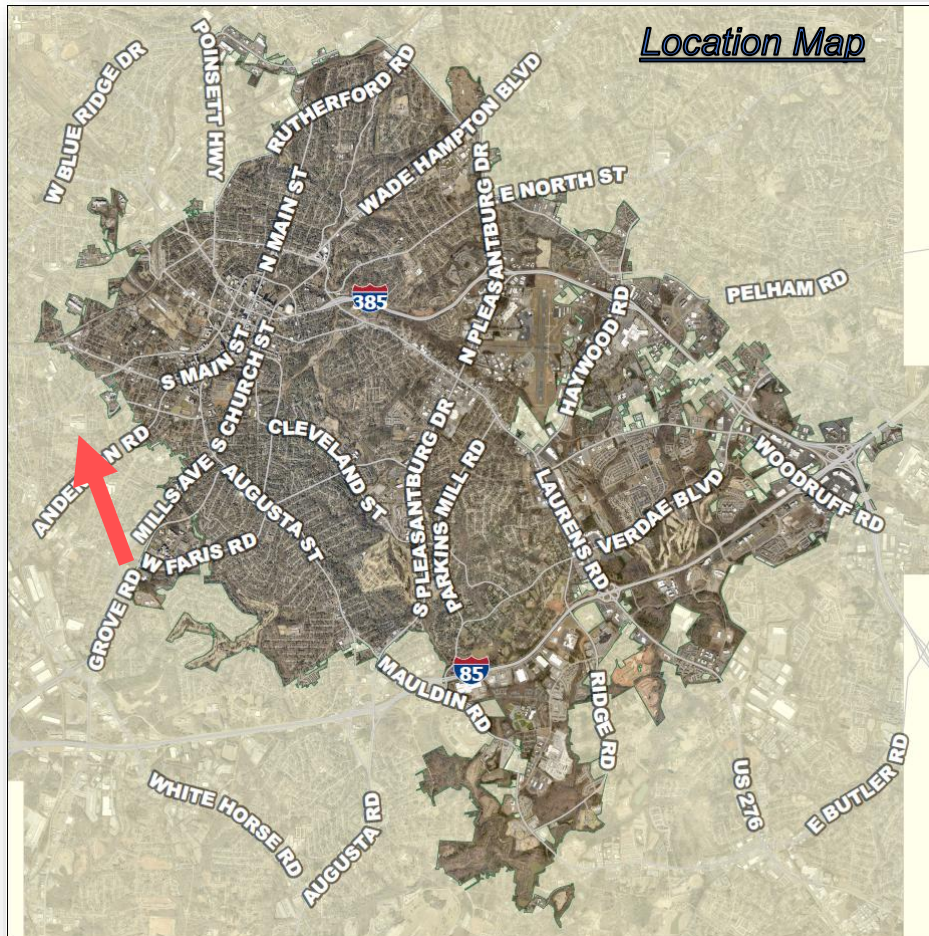




## PUBLIC HEARING REQUIRED

*Applications involving rezoning require a public hearing.*

- Docket Number:** AX-8-2026
- Property Location:** Andrews Street, Bel Aire Drive, Easley Bridge Road, 4<sup>th</sup> Street, A Street, 3<sup>rd</sup> Street, Lyncrest Street, B Street, C Street, 2<sup>nd</sup> Avenue, 3<sup>rd</sup> Avenue, 6<sup>th</sup> Street, Neubert Street, 5<sup>th</sup> Street, and an unnamed alley.
- Tax Map Number(s):** Multiple – see Exhibit A
- Property Area:** 41.71 acres
- Rezone Request:** RN-A, Neighborhood A District, and 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

## AX-8-2026: Judson 75% Method Annexation

Sec.19-2 Zoning Districts

Sec.19-6.1.3 Planning Commission

Sec.19-6.2.2 Legislative Review

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### Project Overview:

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This application is an annexation petition for multiple properties in the historic Judson and Sterling communities including Judson Mill and several residential properties. The process of annexation necessitates property to be assigned a City of Greenville zoning designation, following the procedure for a zoning map amendment in Section 19-6.2.2. of the Greenville Development Code. The City of Greenville Planning Commission must make a recommendation on the proposed zoning classification prior to final reading of the annexation ordinance by Greenville City Council. The Planning Commission does not provide a recommendation on the annexation itself. Proposed zoning classifications for the annexed area include RN-A, Neighborhood A District, and IX, Industrial Flex District, under the Greenville Development Code.

### Land Use Review

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The proposed zoning districts are RN-A, Neighborhood A District, and IX, Industrial Flex District, as shown by parcel and address in **Exhibit A**. The current Greenville County zoning districts include R-7.5, Single-family residential district, FRD, Flexible review district, and PD, Planned development district. The GVL2040 Comprehensive Plan's Future Land Use Map does not provide for a land use recommendation for the annexation territory. The proposed zoning districts have been aligned to reflect existing and historical conditions and comparative zoning classifications in the county. The annexed property is not proposed to be included within a city overlay district and is not currently within a county overlay district.

#### **RN-A, Neighborhood A District**

The RN-A, Neighborhood A District, is proposed for the traditional residential areas that will be annexed. Two existing homes in the Sterling community are proposed for the RN-A District. The RN-A District was chosen for these lots to be consistent with other residential portions of Sterling. These two lots will also be within the Sterling Special Emphasis Neighborhood.

The remaining residential lots in Judson are proposed for RN-A; the neighborhood has historically included numerous duplexes. Over the past several decades, various affordable housing developers have constructed homes within the Judson community. Lastly, the area is near employment centers, such as the St. Francis Downtown Hospital campus. These factors led to the RN-A recommendation, which will enable gentle density in a single-family-like form seen historically in the community.

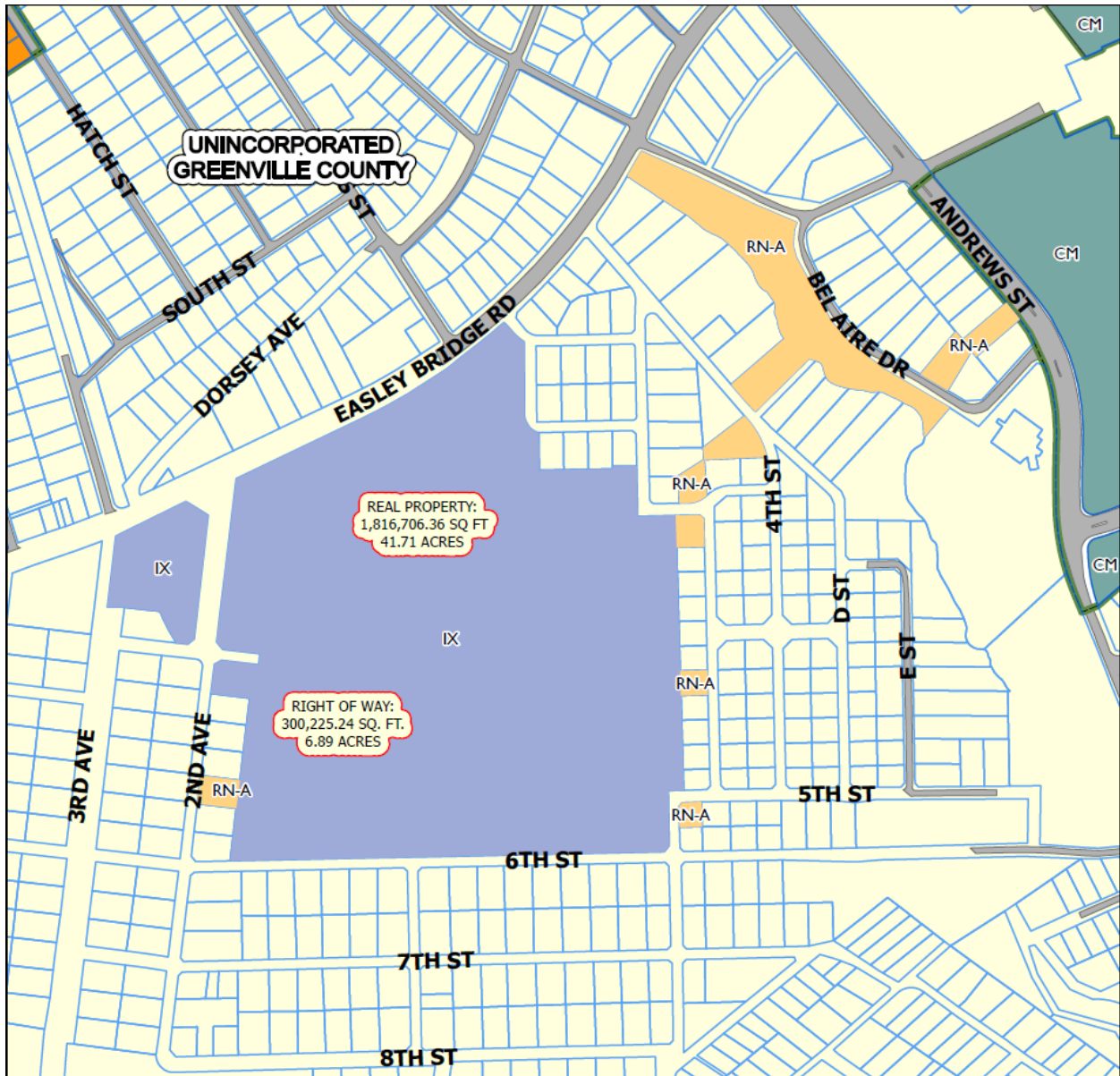
#### **IX, Industrial Flex District**

The IX, Industrial Flex District, is proposed for the Judson Mill property. The mill, with its oldest components dating back to 1912, is mixed-use and has been redeveloped to include multifamily housing, office, service, restaurants, indoor entertainment, and several other uses. It also hosts yearly outdoor events enjoyed by the Greenville community.

The property is currently zoned PD, Planned development district, in Greenville County. Since Greenville's zoning ordinance no longer includes PDs, City staff, the developer, and architect and engineering teams discussed zoning options to ensure the City zoning district would provide compatible uses and development regulations. Ultimately, the IX District was recommended for the property as it provides compatibility for existing uses and planned future uses while providing safeguards to protect the existing Judson residential areas.

## AX-8-2026: Judson 75% Method Annexation

The Judson Mill District has acted as a workforce, social, and historical node for the Judson community for over a century. Though uses within the complex have changed over the years, the proposed IX zoning designation will allow the property to continue to thrive as a node in the future.



### Definitions:

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

### Other Site Information:

The properties located within the Judson Mill complex at 701 Easley Bridge Road are on the National Register of Historic Places. As such, future exterior or site modifications will require a certificate of appropriateness from either the Historic Review Board or staff, depending on whether the modification is determined to be major or minor.

## AX-8-2026: Judson 75% Method Annexation

Two residential parcels are within the Greenville County Sterling Special Emphasis Neighborhood. Natural features within the annexation area include a portion of Brushy Creek, which lies generally on the border of the Sterling and Judson neighborhoods. Any future development will be required to meet Greenville Development Code regulations including stream buffers and the tree ordinance.

### Staff Analysis:

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The proposed annexation area contains a mix of zoning designations reflecting existing land use patterns, the built form of development, and existing or approved businesses. The zoning districts follow a thorough evaluation of the existing uses, rights vested through the County PD zoning, and potential uses allowable under the Greenville Development Code to ensure any potential nuisance is negated or minimized.

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 Future land Use Map (FLUM) does not provide a recommendation for any portion of the annexation boundary.

The annexation of multifamily complexes, such as those at Judson Mill, helps to grow the City's population.

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

Comments: The City adopted the Sterling Community Master Plan in 2010. This plan called for the expansion of housing options within the community. The City has not conducted a plan for Judson.

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

Comments: The proposed zoning districts reflect the existing and historical uses and built form of the annexation boundary and surrounding community. Compatible zoning districts will be selected for any additional future annexations in the area.

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

Comment: The rezonings would allow for development consistent with existing surrounding uses and development patterns. All future development must comply with the Greenville Development Code. The code includes transition requirements between zoning districts *and* allows the Administrator to require transitions, when appropriate, to help protect established residential areas even outside the city limits.

### STAFF RECOMMENDATION:

**APPROVE rezone to RN-A, Neighborhood A District, and IX, Industrial Flex District, as shown in the attached Exhibit A.**

#### Staff Comments

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##### Planning Comments

**Recommend:** Approve w/ Comments

Comments:

1. The properties located at the Judson Mill District, 701 Easley Bridge Road, are on the National Register of Historic Places. As such, any future exterior or site modifications will require a certificate of appropriateness from either the Historic Review Board or staff, depending on whether the modification is determined to be major or minor.
2. The properties located at 114 Andrews Street and 115 Bel Aire Drive are to be within the Sterling Special Emphasis Neighborhood.

#### Addressing Comments

## AX-8-2026: Judson 75% Method Annexation

**Recommend:** Approve w/ Comments

**Comments:**

1. If necessary, please contact Jordan P. Harris in Planning ([jpharris@greenvillesc.gov](mailto:jpharris@greenvillesc.gov)) for E-911 address verification.

**Civil Engineer Comments**

**Recommend:** Approve w/ Comments

**Comments:**

2<sup>nd</sup> Avenue, 3<sup>rd</sup> Avenue, 3<sup>rd</sup> Street, Bel Aire Drive, 4<sup>th</sup> Street, 5<sup>th</sup> Street, Lyncrest Street, Neubert Street, B Street, C Street, and 6<sup>th</sup> Street would be classified as Neighborhood Low Density streets. Easley Bridge Road would be classified as a Thoroughfare street.

**Environmental Engineer Comments**

**Recommend:** Approve w/ Comments

**Comments:**

\*1. Areas identified in this annexation are served by Metro for sanitary sewer service.

**Fire Department Comments**

**Recommend:** Approve w/ Comments

**Comments:**

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

AX-8-2026: Judson 75% Method Annexation

**EXHIBIT A**

Address	TMS#	Acreage	County Zoning	Proposed City Zoning
114 Andrews Street	0113000701800	0.2	R-7.5, Single-family residential district	RN-A, Neighborhood A District
115 Bel Aire Drive	0113000702100	0.3	R-7.5, Single-family residential district	RN-A, Neighborhood A District
116 Bel Aire Drive	0113000800100	0.6	FRD, Flexible review district	RN-A, Neighborhood A District
112 Bel Aire Drive	0113000800105	0.2	FRD, Flexible review district	RN-A, Neighborhood A District
108 Bel Aire Drive	0113000800104	0.3	FRD, Flexible review district	RN-A, Neighborhood A District
104 Bel Aire Drive	0113000800103	0.4	FRD, Flexible review district	RN-A, Neighborhood A District
20 Bel Aire Drive	0113000800102	0.8	FRD, Flexible review district	RN-A, Neighborhood A District
10 Bel Aire Drive	0113000800101	0.6	FRD, Flexible review district	RN-A, Neighborhood A District
38 4th St	0114000501000	0.5	R-7.5, Single-family residential district	RN-A, Neighborhood A District
29 4th St	0114000400900	0.3	R-7.5, Single-family residential district	RN-A, Neighborhood A District
109 A Street	0114000401200	0.2	R-7.5, Single-family residential district	RN-A, Neighborhood A District
21 3rd Street	0114000901200	0.2	R-7.5, Single-family residential district	RN-A, Neighborhood A District
915 2nd Ave	0114001000100	18.2	PD, Planned development district	IX, Industrial Flex District
0 2nd Ave	0115000400300	1.2	PD, Planned development district	IX, Industrial Flex District
0 3rd Ave	0115000400100	0.5	PD, Planned development district	IX, Industrial Flex District
701 Easley Bridge Rd	0114001000102	8.7	PD, Planned development district	IX, Industrial Flex District
701 Easley Bridge Rd	0114001000103	3.1	PD, Planned development district	IX, Industrial Flex District
701 Easley Bridge Rd	0114001000104	3.3	PD, Planned development district	IX, Industrial Flex District
701 Easley Bridge Rd	0114001000105	1.8	PD, Planned development district	IX, Industrial Flex District

AX-8-2026: Judson 75% Method Annexation

923 2nd Ave	0114001100500	0.2	R-7.5, Single-family residential district	RN-A, Neighborhood A District
1500 5th St	0111000200100	0.1	R-7.5, Single-family residential district	RN-A, Neighborhood A District
109 3rd St	0114000900600	0.1	R-7.5, Single-family residential district	RN-A, Neighborhood A District



# 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) Included in petition

\*TOTAL ACREAGE 41.71

\*CURRENT ZONING DESIGNATION (County) R-7.5, Single-family residential district, FRD, Flexible review district, and PD, Planned development district

\*PROPOSED ZONING DESIGNATION (City) RN-A, Neighborhood A District, and IX, Industrial Flex District

### TYPE OF ANNEXATION

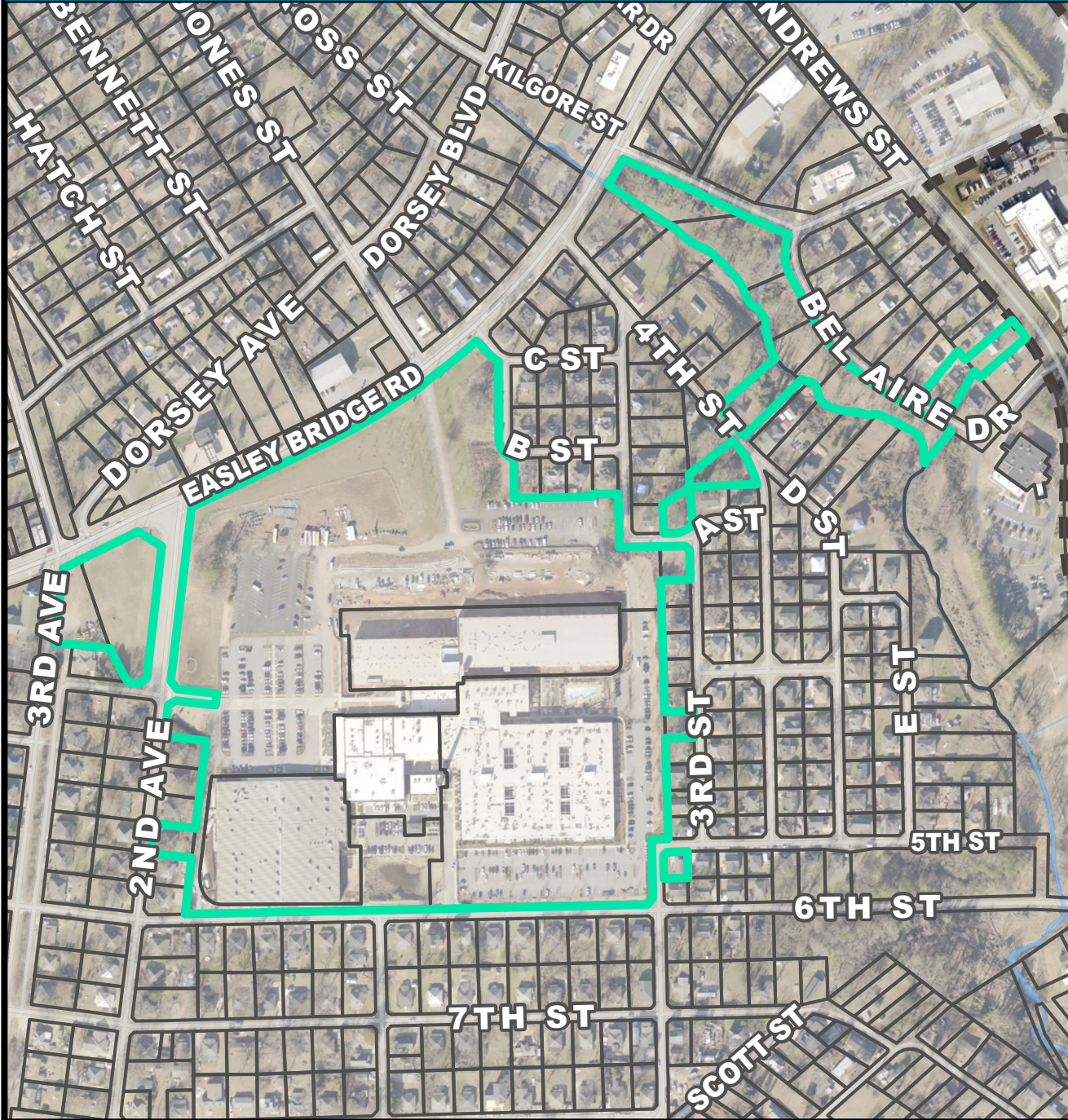
\*Please select one (1) type:  100%  75%  25%

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

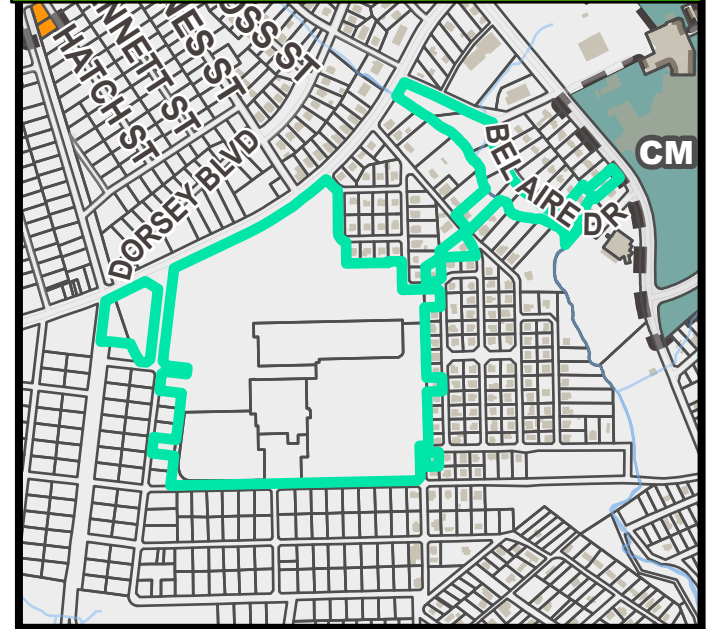


AX-8-2026 • JUDSON MILL 75% METHOD

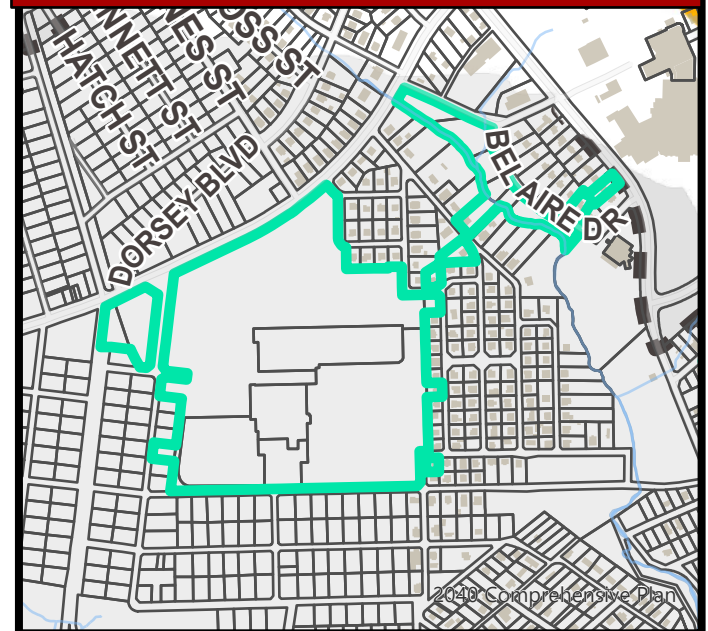
AERIAL VIEW



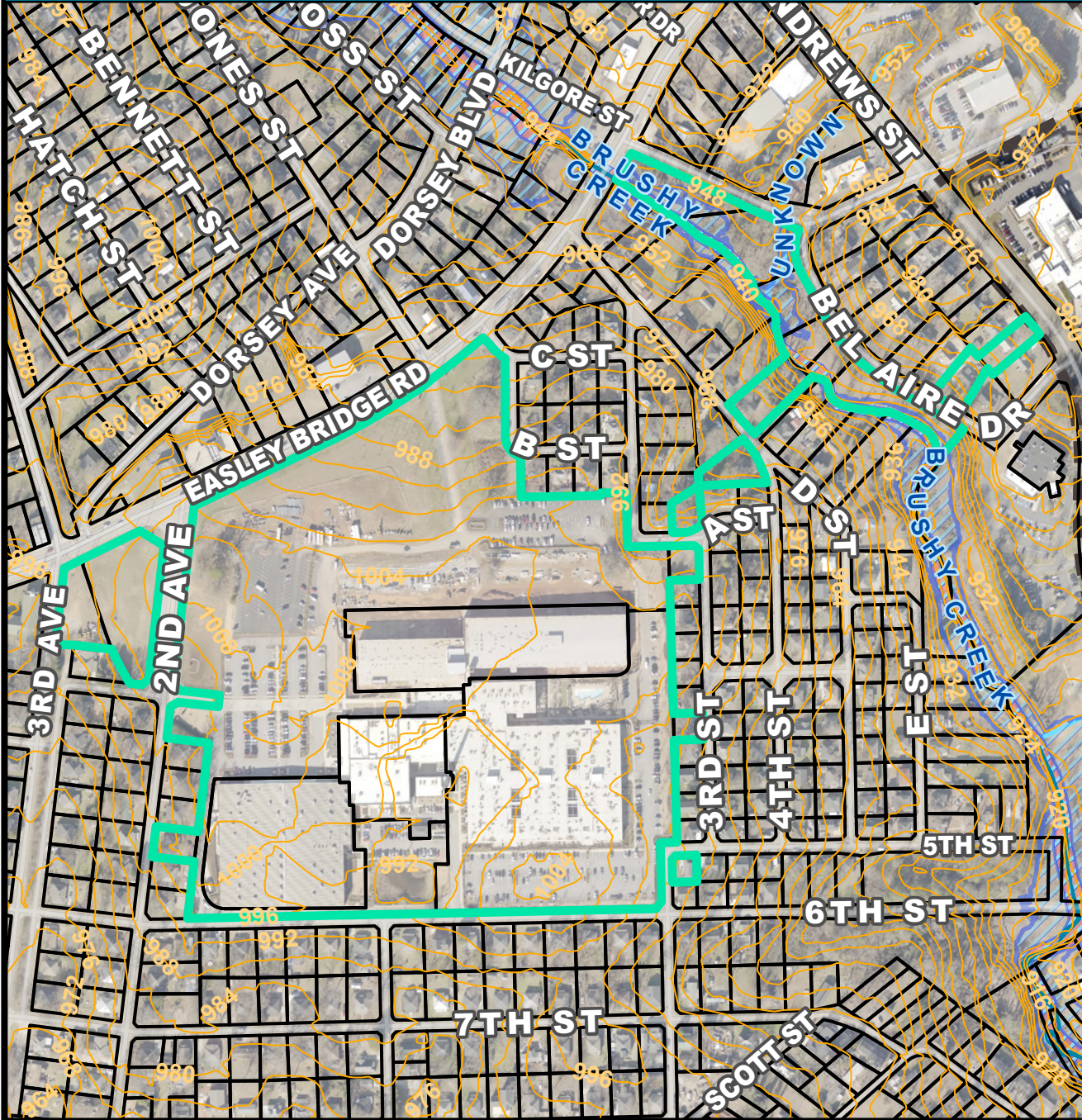
CURRENT ZONING



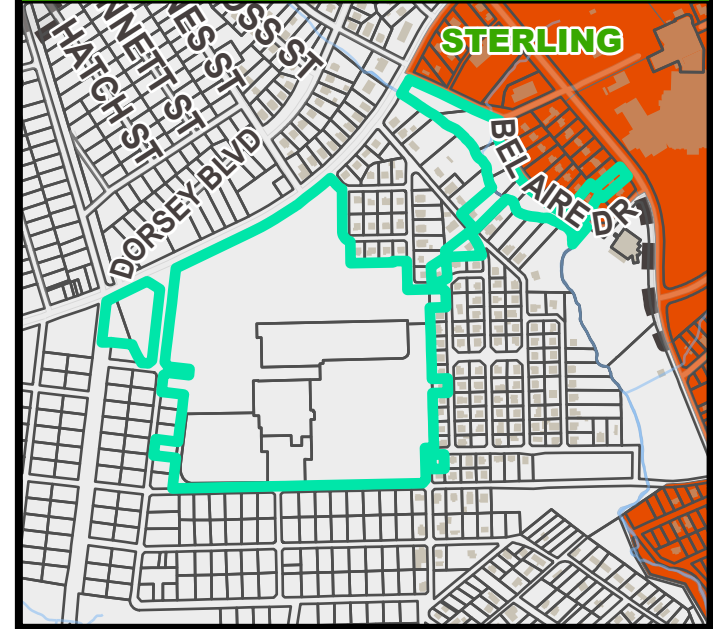
FUTURE LAND USE



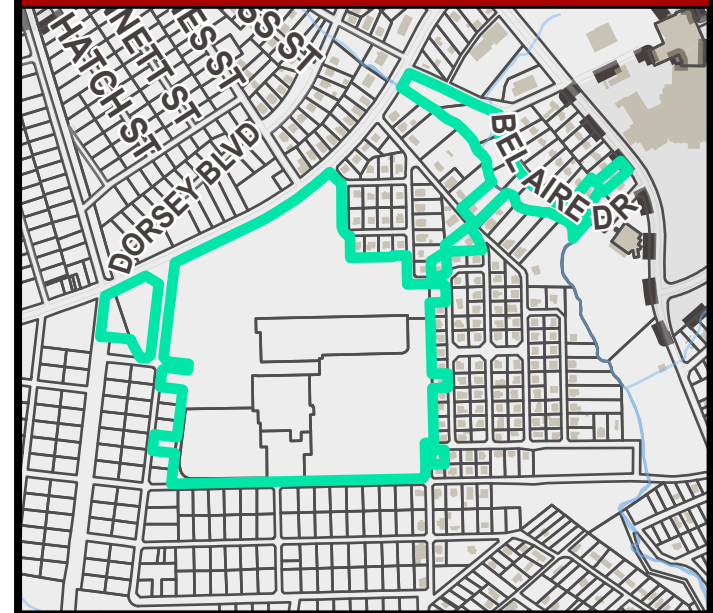
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS

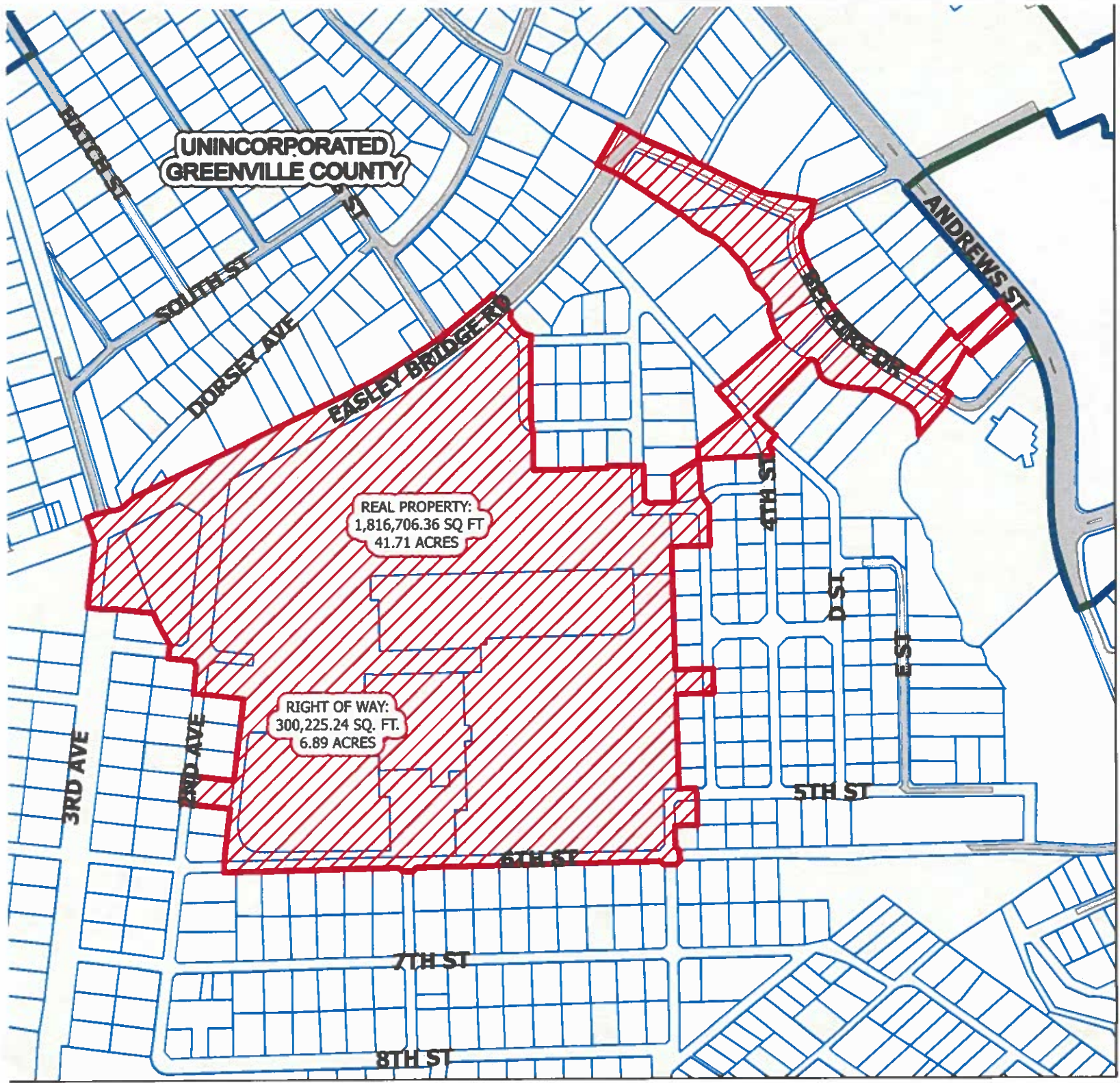




**UNINCORPORATED  
GREENVILLE COUNTY**

**REAL PROPERTY:**  
1,816,706.36 SQ FT  
41.71 ACRES



**RIGHT OF WAY:**  
300,225.24 SQ. FT.  
6.89 ACRES



**ANNEXATION MAP**

- for Tax Map Number(s):  
 0111000200100, 0113000800100,  
 0113000800101, 0113000800102,  
 0113000800103, 0113000800104  
 0113000800105, 0114000400900,  
 0114000401200  
 0114000501000, 0114000901200,  
 0114001000100  
 0114001000102, 0114001000103,  
 0114001000104  
 0114001000105, 0114001100500,  
 0115000400100, 0115000400300,  
 0114000900600, 0113000701800,  
 0113000702100

to the City of Greenville

-  Total Annexation Area
-  Greenville City Limits

Total Area of Annexation  
**2,116,931.60 sq. ft.**  
 Total Acreage of Annexation **48.60**

City Council District: 2  
 County Zoning: R-7.5, FRD, PD  
 City Zoning: RN-A, IX



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




Address	TMS#	Acreage	County Zoning	Proposed City Zoning
114 Andrews Street	0113000701800	0.2	R-7.5, Single-family residential district	RN-A, Neighborhood A District
115 Bel Aire Drive	0113000702100	0.3	R-7.5, Single-family residential district	RN-A, Neighborhood A District
116 Bel Aire Drive	0113000800100	0.6	FRD, Flexible review district	RN-A, Neighborhood A District
112 Bel Aire Drive	0113000800105	0.2	FRD, Flexible review district	RN-A, Neighborhood A District
108 Bel Aire Drive	0113000800104	0.3	FRD, Flexible review district	RN-A, Neighborhood A District
104 Bel Aire Drive	0113000800103	0.4	FRD, Flexible review district	RN-A, Neighborhood A District
20 Bel Aire Drive	0113000800102	0.8	FRD, Flexible review district	RN-A, Neighborhood A District
10 Bel Aire Drive	0113000800101	0.6	FRD, Flexible review district	RN-A, Neighborhood A District
38 4th St	0114000501000	0.5	R-7.5, Single-family residential district	RN-A, Neighborhood A District
29 4th St	0114000400900	0.3	R-7.5, Single-family residential district	RN-A, Neighborhood A District
109 A Street	0114000401200	0.2	R-7.5, Single-family residential district	RN-A, Neighborhood A District
21 3rd Street	0114000901200	0.2	R-7.5, Single-family residential district	RN-A, Neighborhood A District
915 2nd Ave	0114001000100	18.2	PD, Planned development district	IX, Industrial Flex District
0 2nd Ave	0115000400300	1.2	PD, Planned development district	IX, Industrial Flex District
0 3rd Ave	0115000400100	0.5	PD, Planned development district	IX, Industrial Flex District
701 Easley Bridge Rd	0114001000102	8.7	PD, Planned development district	IX, Industrial Flex District
701 Easley Bridge Rd	0114001000103	3.1	PD, Planned development district	IX, Industrial Flex District
701 Easley Bridge Rd	0114001000104	3.3	PD, Planned development district	IX, Industrial Flex District
701 Easley Bridge Rd	0114001000105	1.8	PD, Planned development district	IX, Industrial Flex District
923 2nd Ave	0114001100500	0.2	R-7.5, Single-family residential district	RN-A, Neighborhood A District
1500 5th St	0111000200100	0.1	R-7.5, Single-family residential district	RN-A, Neighborhood A District
109 3rd St	0114000900600	0.1	R-7.5, Single-family residential district	RN-A, Neighborhood A District



### ANNEXATION MAP

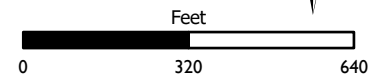
for Tax Map Number(s):  
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 0114001000104  
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 0114000900600, 0113000701800,  
 0113000702100**

to the City of Greenville

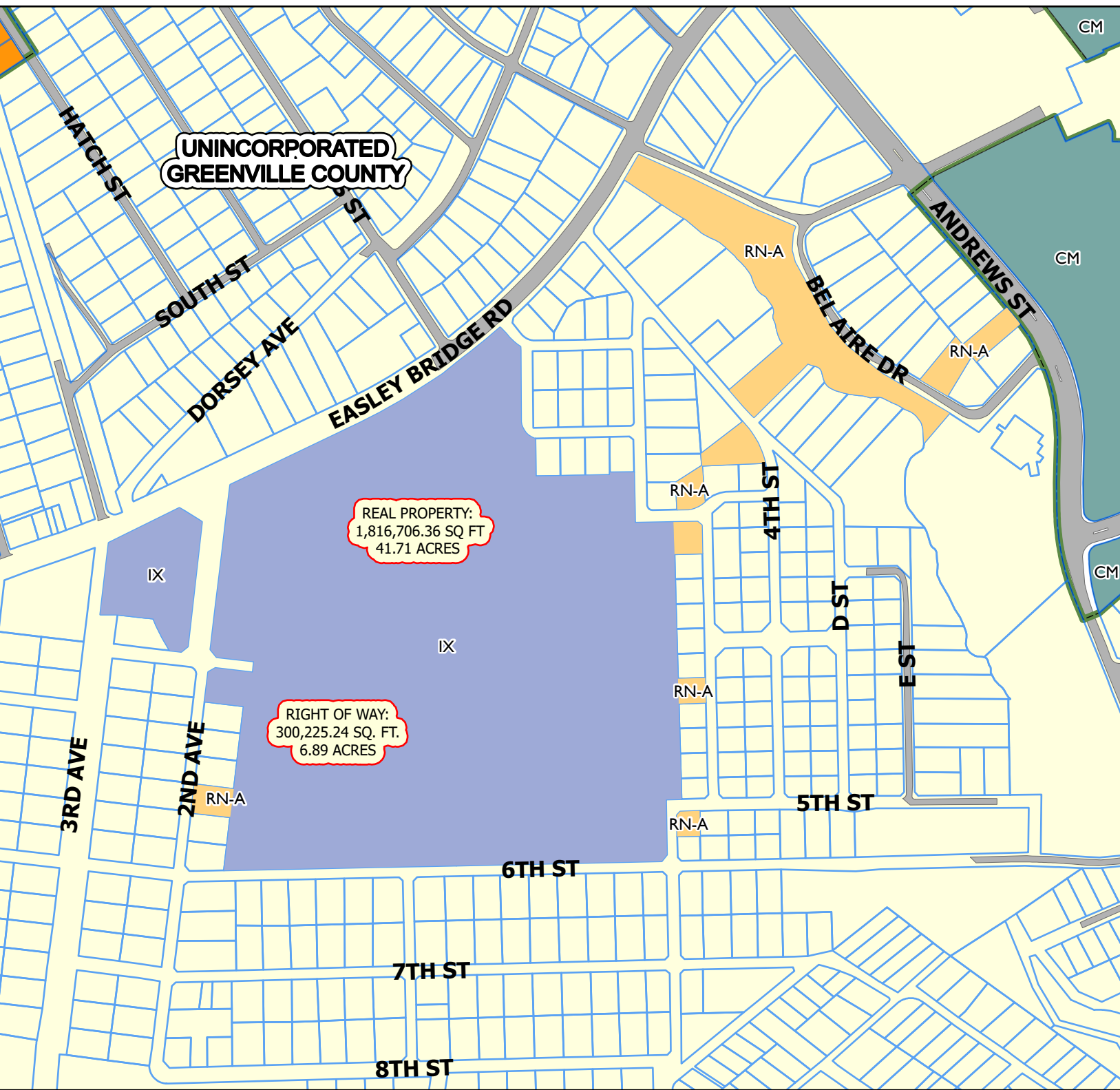
-  Greenville City Limits
-  IX
-  RN-A

Total Area of Annexation  
**2,116,931.60 sq. ft.**  
 Total Acreage of Annexation **48.60**

City Council District: 2  
 County Zoning: R-7.5, FRD, PD  
 City Zoning: RN-A, IX



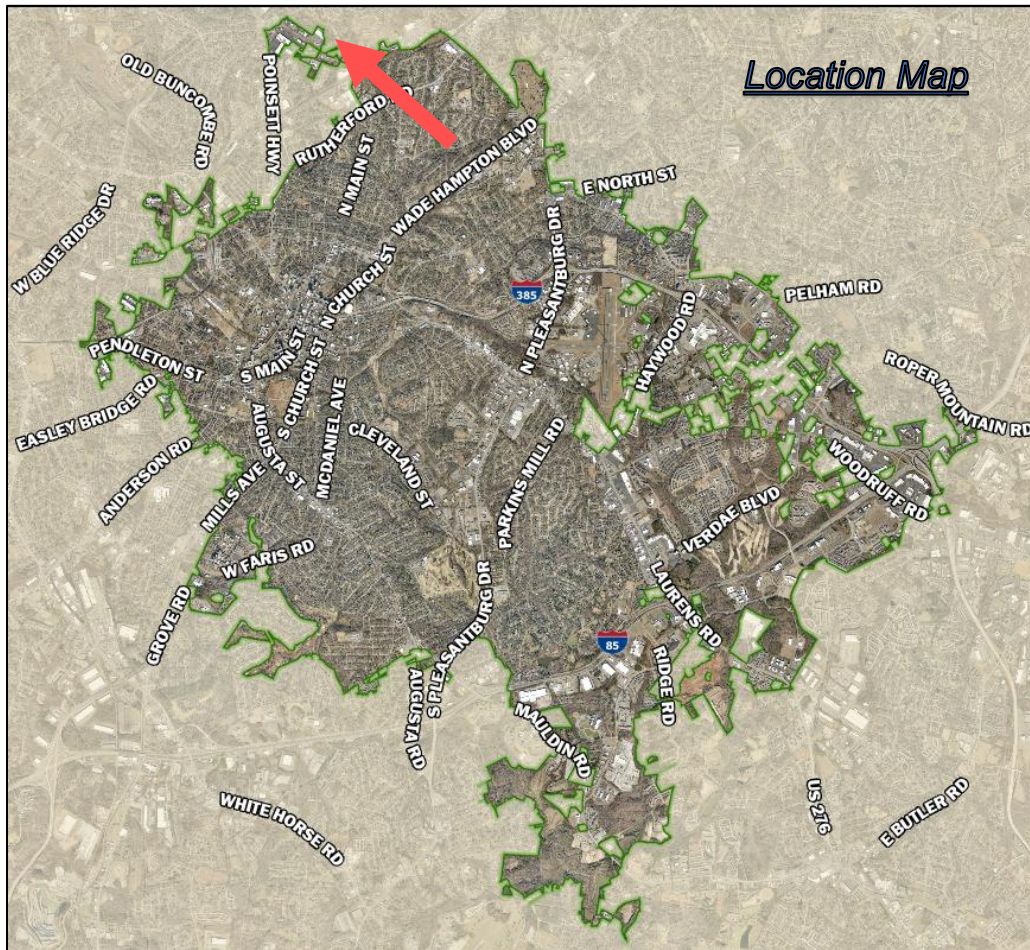
This map is a product of the City of Greenville, SC and was compiled from plats and other available information. No actual field survey was performed. Reasonable efforts have been made to ensure the accuracy of this map. The City of Greenville expressly disclaims any responsibility or liability with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





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

**Docket Number:** AX-9-2026  
**Property Location:** Worley Road  
**Tax Map Number(s):** 0174020600500  
**Property Area:** 5.87 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 5.87 acres into the Greenville city limits and to zone it RC-3, Community 3 District, under the Greenville Development Code. The property has recently been acquired by the Greenville County Redevelopment Authority, or GCRA. It intends to redevelop the site for affordable housing.

### 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	C-3, Commercial district, and R-12, Single-family residential district (County)	Vacant
North	R-12, Single-family residential district (County)	Vacant commercial and single-family residential
East	R-12, Single-family residential district (County)	Vacant commercial and single-family residential
South	R-12, Single-family residential district (County)	Single-family residential
West	BG, Business General District	Commercial shopping center



---

### Procedural Requirements:

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

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

### Other Site Information:

The property is not located in a Greenville County Special Emphasis Neighborhood nor a County Overlay District. The site is intended to be developed for affordable housing.

The site includes a creek. Redevelopment of the site will require conformance to the GDC provisions for waterway buffers and tree protection and mitigation.

### Definitions:

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

**Staff Analysis:**

---

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

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

The request does meet the Comprehensive Plan’s recommendations regarding affordable housing and matching housing opportunities to surrounding employment opportunities.

<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 to the Cherrydale commercial area. Providing housing opportunities adjacent to commercial areas helps to provide convenient employment opportunities to future residents.

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

Comment: The rezoning provides housing opportunities near a major commercial area. It is logical for more intensive housing options to appear adjacent to such uses due to employment and customer needs. Moreover, multifamily is an appropriate transition from intensive commercial uses towards less-intensive residential neighborhoods.

**STAFF RECOMMENDATION:**

---

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

**Staff Comments**

---

**Planning Comments**

**Recommend:** Approve

**Addressing Comments**

**Recommend:** Approve w/ Comments

- \*1. NEW PARCEL
- \*2. ASSIGNED Address: Worley Road (200-Block)
- \*3. PIN#: **0174020600500**

**Civil Engineer Comments**

**Recommend:** Approve w/ Comments

Worley Road to be classified as a Neighborhood High Density street.

**Environmental Engineer Comments**

**Recommend:** Approve w/ Comments

- \*1. Area in proposed annexed area 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:	
*Title:	
*Address:	
*City, State:	
*Zip:	
*Phone:	
*Email:	

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

\*TAX MAP #(S) 0174020600500

\*TOTAL ACREAGE 6.07

\*CURRENT ZONING DESIGNATION (County) R-12 and C-3

\*PROPOSED ZONING DESIGNATION (City) RC-3

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.

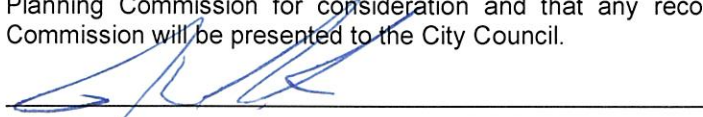
**INSTRUCTIONS**

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**  
 12/30/2025 \_\_\_\_\_ **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:** JS

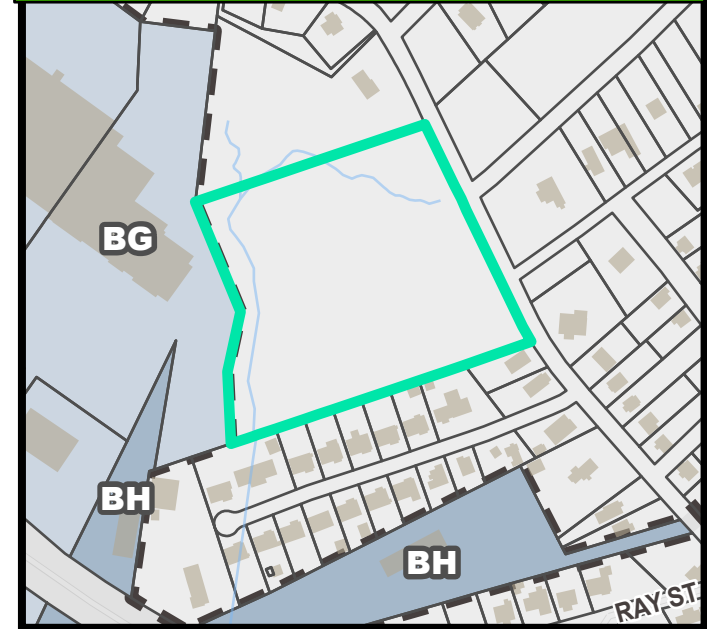
<b>*Signatures</b>	
Applicant	Greenville County Redevelopment Authority (GCRA)
Date	December 30, 2025
Property Owner/Authorized Agent	
Date	

# AX-9-2026 • WORLEY ROAD

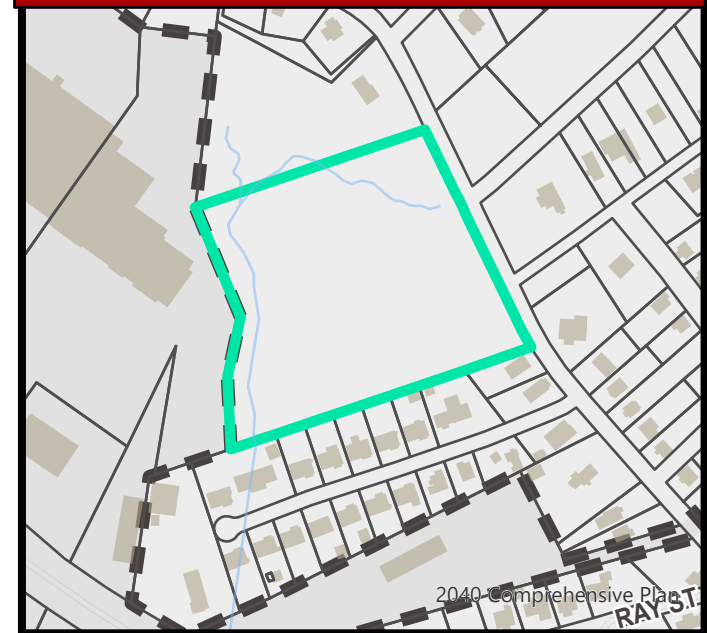
## AERIAL VIEW



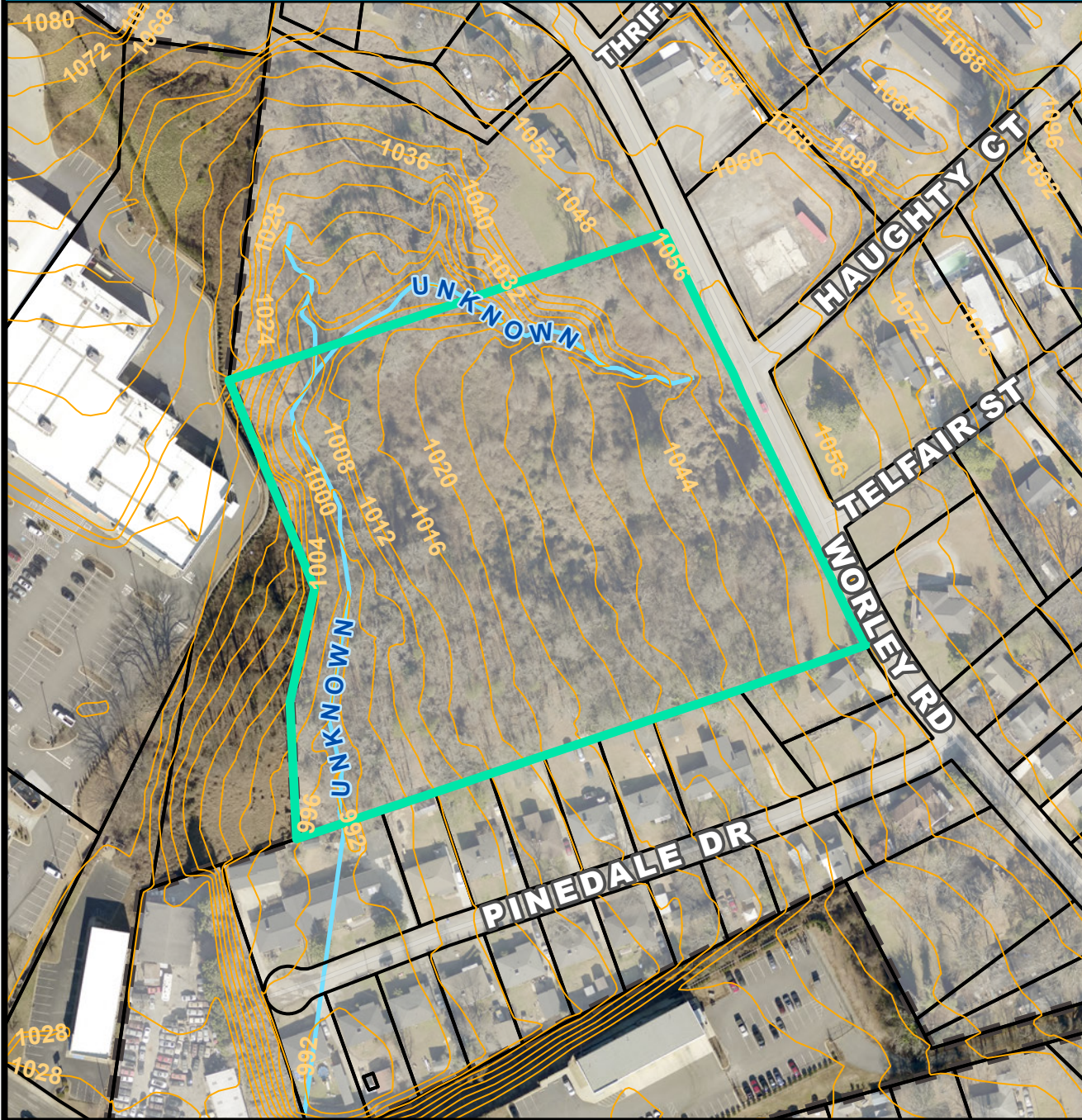
## CURRENT ZONING



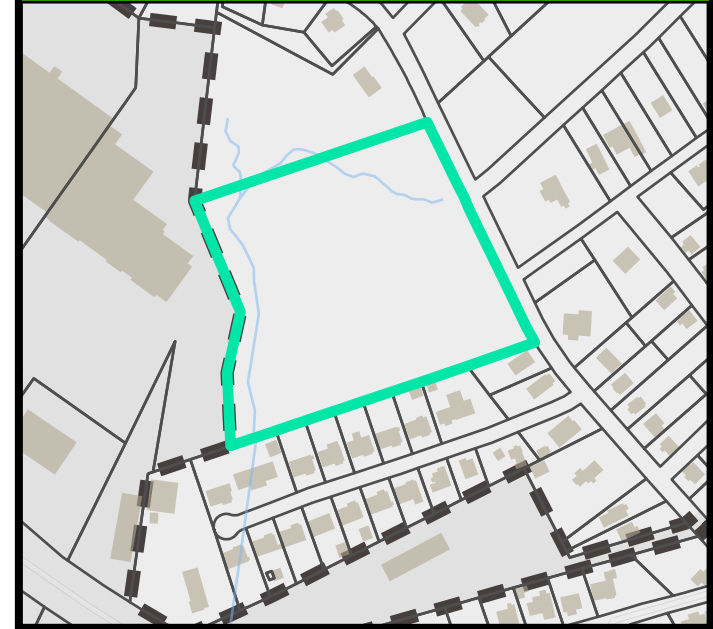
## FUTURE LAND USE



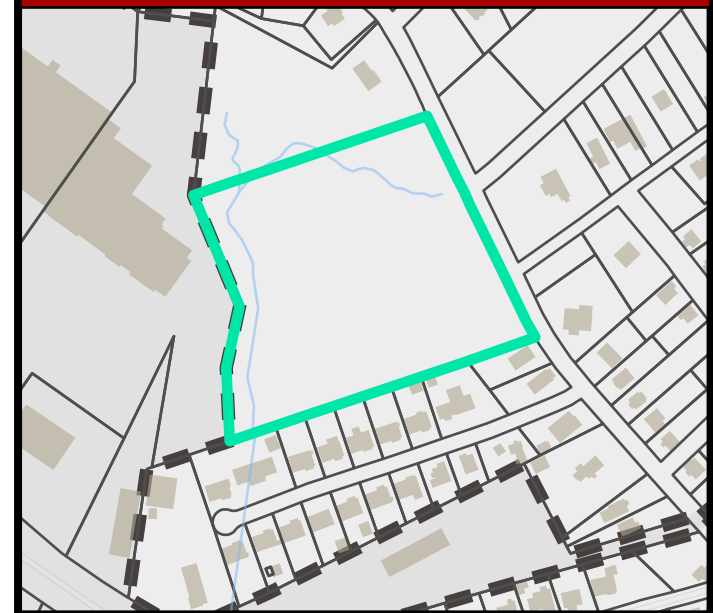
NATURAL / ENVIRONMENTAL FEATURES



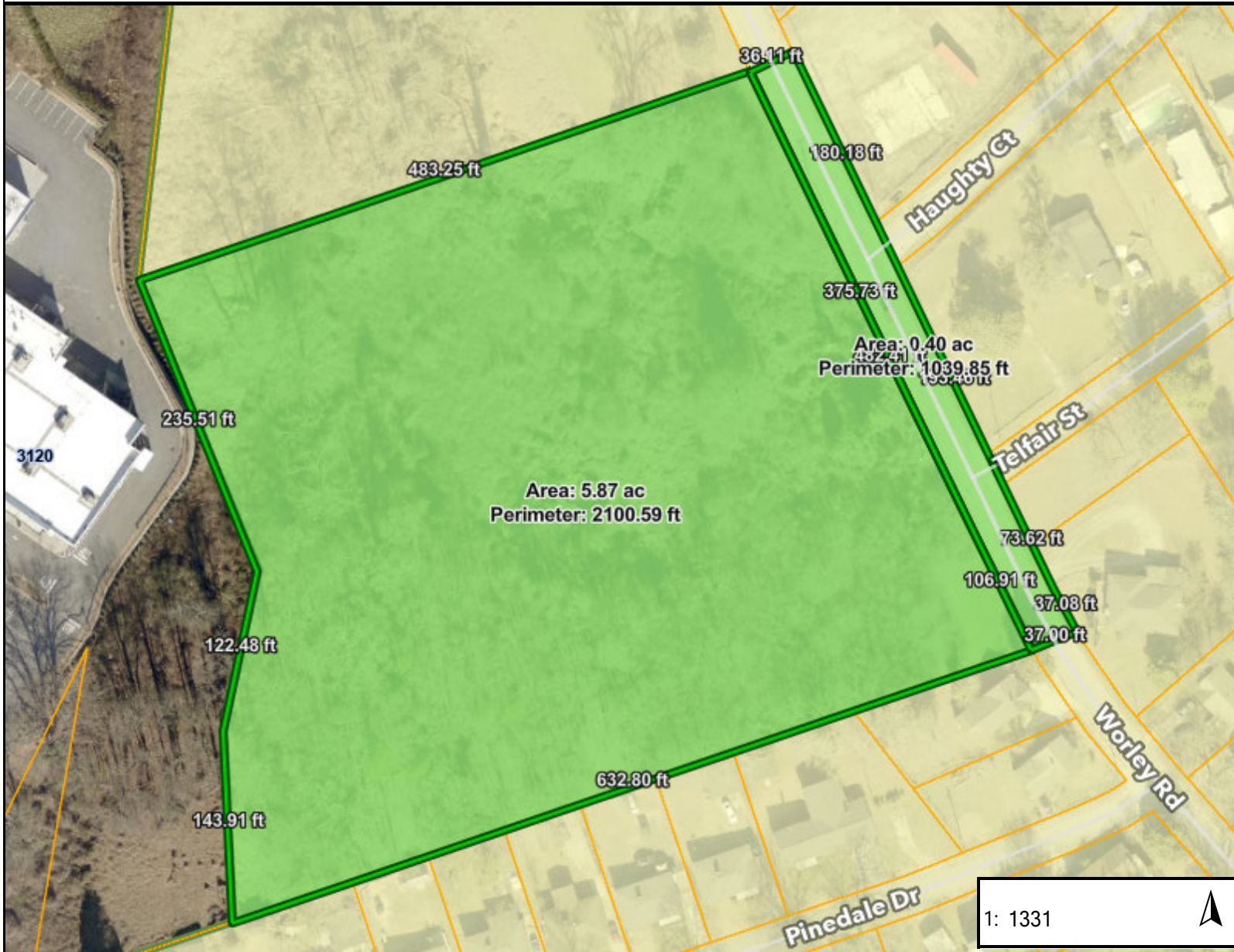
SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS

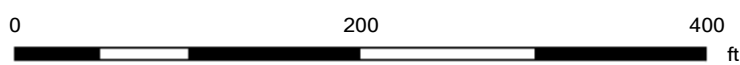


# AX-9-2026: Worley Road



### Legend

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



1: 1331

Date created: 12/31/2025 08:02:25

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

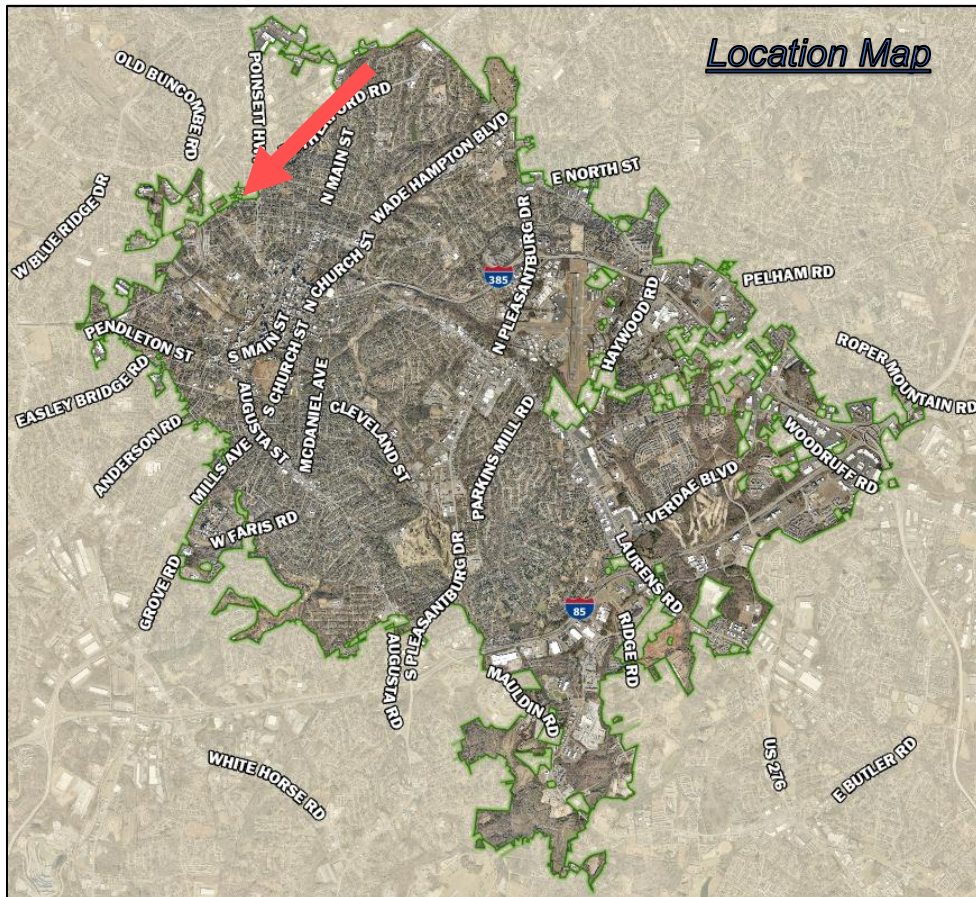
Total area to be annexed: 6.27 acres; City Council District: 1; County Zoning District: R-12 and C-3; City Zoning District: RC-3



Planning Staff Report to  
Greenville Planning Commission  
for the February 5, 2026 Public Hearing

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

**Docket Number:** AX-10-2026  
**Property Location:** 113 David Street and 115 Crest Lane  
**Tax Map Number(s):** TM#s 0150001500200 and 0150001500300  
**Property Area:** 0.18 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 0.18 acre of property at 113 David Street and 115 Crest Lane into the Greenville city limits and to zone it RN-A, Neighborhood A District, under the Greenville Development Code. Other City properties in the Poe neighborhood 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
<b>Subject Property</b>	R-M10, Multifamily residential district (County)	Single-family detached residential; Vacant
<b>North</b>	RC-2, Community 2 District	Multifamily residential
<b>East</b>	RN-A, Neighborhood A District	Vacant
<b>South</b>	RN-A, Neighborhood A District	Single-family detached residential
<b>West</b>	RN-A, Neighborhood A District	Vacant



**Procedural Requirements:**

**Pre-Application and Development Meetings**

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

**Other Site Information:**

The property is not located within a Greenville County Special Emphasis Neighborhood. One parcel is currently improved with a single-family home while the other is vacant.

There are no known natural features on the site. Any future development on the parcels 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):

<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.	

<b>(b) Consistent with Applicable Plans and Studies.</b>	<b>N/A</b>
Comments: The City has not adopted a neighborhood plan for the Poe neighborhood.	

AX-10-2026: 113 David Street and 115 Crest Lane

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

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 Poe community. If other residential areas of Poe annex in the future, it is anticipated that these would be zoned RN-A as well.

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

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**

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##### **Planning Comments**

**Recommend:** Approve

##### **Addressing Comments**

**Recommend:** Approve w/ Comments

##### **Comments:**

- \*1. NEW PARCELS
- \*2. ASSIGNED Address: Crest Lane (100-Block)
- \*3. PIN#: 0150001500200, 0150001500300

##### **Environmental Engineer Comments**

**Recommend:** Approve w/ Comments

##### **Comments:**

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



**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) 015000-15-00200 and 015000-15-00300

\*TOTAL ACREAGE 0.18 acres

\*CURRENT ZONING DESIGNATION (County) R-M10, Multifamily 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.
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3. Please refer to **Sections 19-6.1.3. Planning Commission** for additional information.
4. **Public Notice Requirements.** Annexation applications require a planning commission public hearing. Staff shall post signs regarding the same on the subject property(s) at least 15 days (but no more than 18 days) prior to the scheduled planning commission hearing date. Upon planning commission recommendation, the application item will be scheduled for a city council meeting.
5. **Please verify that all required information is reflected on the application and submit to staff with a complete annexation petition.**
6. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

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

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

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

Rob S \_\_\_\_\_ \*APPLICANT SIGNATURE  
1/5/26 \_\_\_\_\_ 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: <sup>x</sup> \_\_\_\_\_

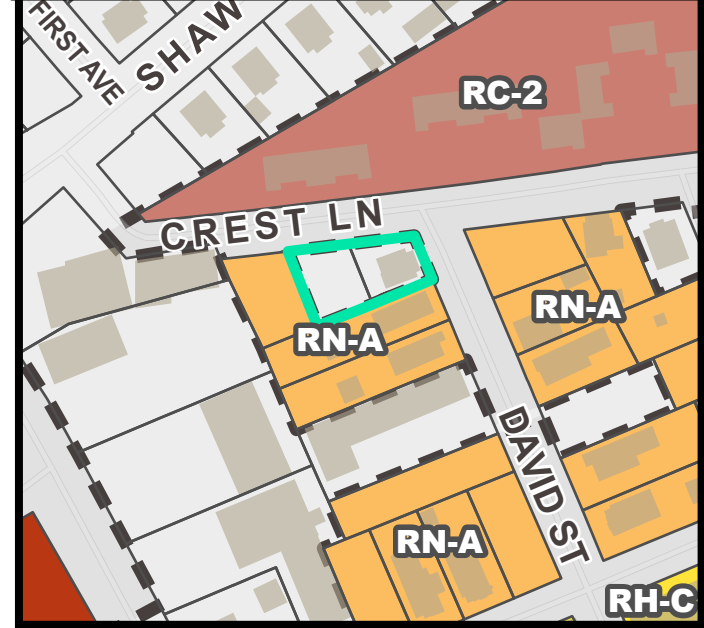
*Signatures	
Applicant	<u>Rob S</u>
Date	<u>1/5/26</u>
Property Owner/Authorized Agent	
Date	

AX-10-2026 • 113 DAVID ST & 115 CREST LN

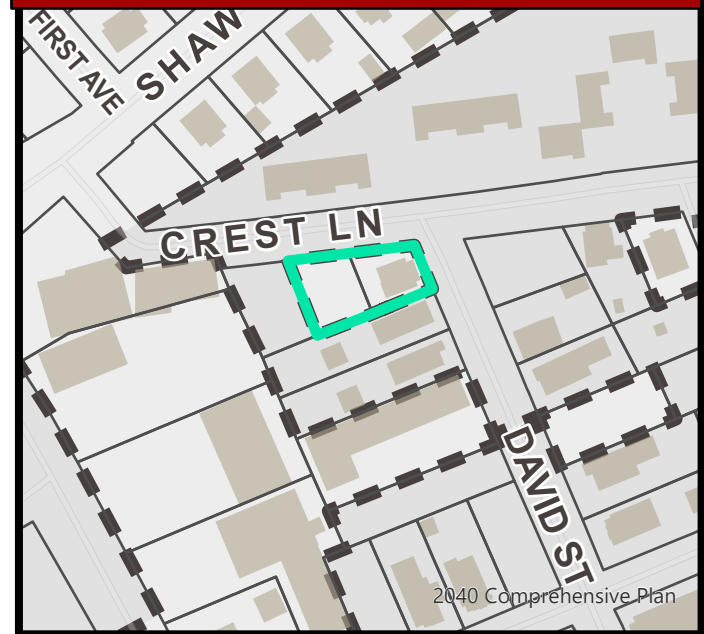
AERIAL VIEW



CURRENT ZONING



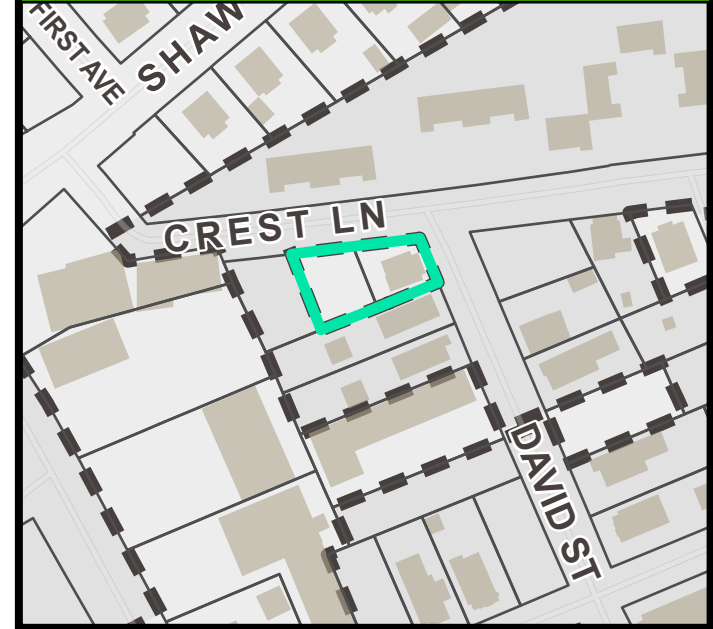
FUTURE LAND USE



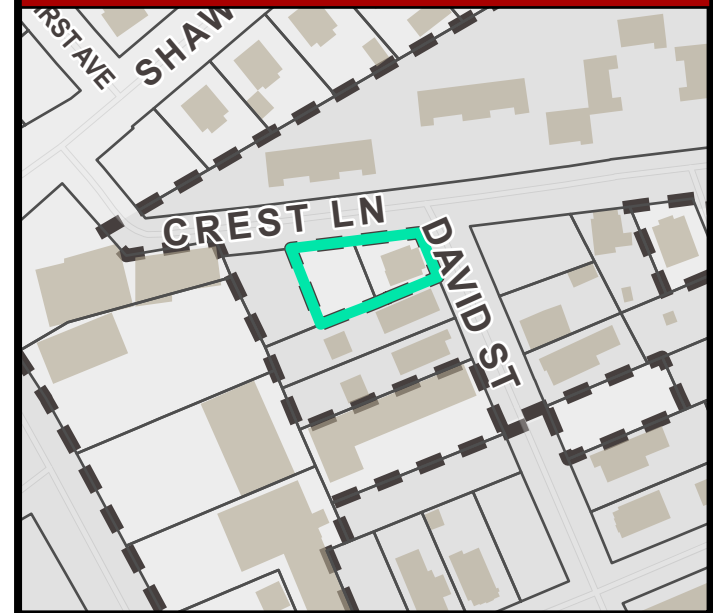
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS

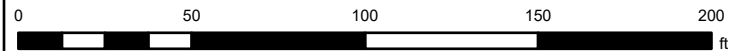


# AX-10-2026: 113 David St & 115 Crest Lane



## Legend

- language-designer- RDCLASS
- Local
- Property
- City Addresses
- Parcels with Ownership
- Boundaries
- City of Greenville Limit
- County Background
- language-designer- City Limit
- Override 1
- Override 2



1 : 665



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## Notes

Total area to be annexed: 0.18 acre; City Council District: 2; County Zoning District: R-M10; City Zoning District: RN-A