



AGENDA

REGULAR MEETING OF BOARD OF ZONING APPEALS

THURSDAY, FEBRUARY 12, 2026 - 4:00 PM

Greenville City Hall, Council Chambers, 10th Floor

206 S. Main Street

Greenville, South Carolina 29601

Citizens may access the meeting at the following web address:

<https://www.greenvillesc.gov/meeting>

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 11, 2025 and January 8, 2026 Regular Meetings
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. OLD BUSINESS
 - A. **V 25-815 Application Withdrawn**
Application by Chad Tompson for a **VARIANCE** to modify the front setback in a RH-C, House C district on **206 PRINCETON AV** (TM# 028000-02-18400)
9. NEW BUSINESS
 - A. **A 25-1152**
Application by Michael Williamson to **APPEAL** the administrator's interpretation of the Haynie Sirrine Neighborhood Code related to short-term rental use classification and allowance in a PD, Planned Development district at **14 WAKEFIELD ST UNIT A** (TM# 009101-08-01100)
 - B. **S 26-008**
Application by Parks McLeod for a **SPECIAL EXCEPTION** to establish a 'general outdoor entertainment and recreation' use in a BG, Business General district near **420 MILLS AV** (TM# 010600-07-00100)
10. OTHER BUSINESS
11. Adjournment



**Planning Staff Report to
Board of Zoning Appeals
February 9, 2026**
for the February 12, 2026 Public Hearing

Docket Number:	A 25-1152
Appellant:	Michael Williamson
Property Owners:	Michael Williamson and Alexander McLeod
Property Location:	14 Wakefield Street Unit A
Tax Map Number:	009101-08-01100
Acreage:	0.2
Zoning (former):	PD, Planned Development (NG Neighborhood General zone)
Zoning (present):	RNX-C, Residential Neighborhood Flex C
Proposal:	APPEAL OF ADMINISTRATOR'S INTERPRETATION of the Haynie Serrine Neighborhood Code related to short-term rental use classification and allowance in the Neighborhood General zone.

Applicable Sections of the City of Greenville Code of Ordinances (Greenville Development Code):

Sec. 19-3.2.2. *Use Table*
Sec. 19-3.3.4. *Commercial Uses*

Applicable Sections of the Haynie Serrine Neighborhood Code:

Sec. 2.8. *Use Provisions*
Sec. 4.1. *Detached House – Type A (Street Lot)*
Sec. 12.0. *Miscellaneous Definitions*

Recommendation: **Affirm Administrator's Interpretation**

Staff Analysis:

Summary

On October 14, 2025, Alexander McLeod and Michael Williamson filed an application for a Short-Term Rental (STR) occupancy permit for the property located at 14 Wakefield Street Unit A, located within the Haynie-Serrine neighborhood.

At the time of application, the subject property was zoned PD, Planned Development. The regulating document for the Planned Development District was the Haynie-Serrine Neighborhood Code.

The subject property's zone within the Haynie-Serrine Neighborhood Code was Neighborhood General. STR uses were limited to Rental Cottages and Bed and Breakfast Inns within the Neighborhood General zone.

On October 15, 2025, the Planning Department denied the occupancy permit application after review of the proposed dwellings, the Haynie-Serrine Neighborhood Code, Greenville Development Code, and the

Land Management Ordinance. Planning staff determined that Unit A did not meet the definition of an accessory structure (and therefore did not meet the definition of Rental Cottage) nor did the proposed STR use meet the definition of a Bed and Breakfast Inn.

Over the following months, Mr. Williamson and Planning staff engaged in regular dialogue covering the reasoning for the permit denial, the property's zoning regulations, and options available in greater detail.

On December 5, 2025, a formal administrative interpretation of the Haynie-Sirriner Neighborhood Code regarding STR use within the Neighborhood General zone of the Planned Development District was sent to Mr. Williamson.

On December 16, 2025, a written notice of appeal of the administrator's interpretation was filed by Mr. Williamson. Materials were filed in a timely manner to supplement the appeal.

Background

In August 2025, building permit applications were submitted to the city for the construction of two dwelling units at 14 Wakefield Street. Building permit application 25-3693 was assigned for the building addressed as 14 Wakefield Street Unit A and building permit application 25-3862 was assigned for the building addressed as 14 Wakefield Street Unit B. Both buildings were classified as single-family detached houses.

On October 14, 2025, Alexander McLeod and Michael Williamson filed an application for a Short-Term Rental (STR) occupancy permit for the property located at 14 Wakefield Street Unit A, located within the Haynie-Sirriner neighborhood. The application was assigned permit number 25-4560 and routed for review that day.

At the time of application, the subject property was zoned PD, Planned Development.

The Planned Development zoning district is a legacy zoning district from the Land Management Ordinance and is intended to encourage innovative land planning and site design concepts that conform to community quality-of-life benchmarks and that achieve a high level of aesthetics, high-quality development, environmental sensitivity, energy efficiency, and other community goals.

Planned Development districts are floating zoning districts, and each are subject to their own unique regulating plan and statement of intent.

The regulating document for the Haynie-Sirriner Planned Development District was the Haynie-Sirriner Neighborhood Code.

The Haynie-Sirriner Neighborhood Code split properties into multiple zones. The subject property was located within the Neighborhood General (NG) zone. The Neighborhood General zone was described as "mixed in function, but principally residential in character. It is the largest area of the neighborhood."

The NG zone allowed for "Lodging" as follows (reference Section 2.8 Use Provisions):

Limited Lodging: The number of bedrooms available for lodging is limited by the requirement of one assigned parking space for each bedroom, in addition to the parking requirement for each dwelling. Food service may only be provided in the morning.

Permitted Uses: *Rental Cottages and Bed and Breakfast Inns*

A *Rental Cottage*, per the Haynie-Sirriner Neighborhood Code, is defined as follows (reference Section 12.0 Miscellaneous Definitions):

An apartment located in an accessory building, secondary in size to the principal building, sharing ownership, site and utilities.

A definition for *Bed and Breakfast Inn* was not provided in the Haynie-Sirriner Neighborhood Code however, with regard to terminology, Haynie-Sirriner Neighborhood Code Section 12.0 states:

All terms shall be as defined in the Greenville Zoning Ordinance unless otherwise noted in this section.

A definition for *Bed and Breakfast Inn* was not provided in the Greenville Development Code (GDC), but a definition was provided in the Land Management Ordinance (LMO), under which the Haynie-Sirrine Planned Development District was lastly modified. Per LMO Section 19-1.11, the definition for *Bed and breakfast inn* was:

Bed and breakfast inn means an owner-occupied dwelling having ten or fewer guest rooms where overnight accommodations and a morning meal are provided to transients for compensation. This use type is regulated under the "visitor accommodations" use category in article 19-4, use regulations.

The development at 14 Wakefield Street is proposed to consist of two dwellings (reference Site Plan). One dwelling, Unit B, is proposed to be constructed at the rear of the property and occupied by the property owner. The other dwelling, Unit A, is proposed at the front of the property to be used as an STR. Two building permits were submitted and reviewed for two distinct detached dwelling units.

Based on the definition of *Bed and Breakfast Inn*, the Administrator determined that the requested STR use could not be classified as a *Bed and Breakfast Inn* use, as the location of the guest rooms were not within the owner-occupied dwelling.

The use that would be closest to the STR request would be the *Rental Cottage*, which may occur in an accessory building.

An *Accessory Building*, per the Haynie-Sirrine Neighborhood Code, was defined as follows (reference Section 12.0 Miscellaneous Definitions):

A structure subordinate or incidental to the principal structure on a lot in square footage and primary use. Ancillary structures and uses include detached garages (with or without rental cottages), storage buildings, pool houses, and material storage areas.

Based on the *Accessory Building* definition, the Administrator determined that an accessory building would have to be subordinate or incidental to the principal structure.

The Administrator noted that Unit A is smaller than the Unit B, which would make it subordinate in size. However, Unit A is located at the front of the property, along Wakefield Street, and would not be considered subordinate or incidental in location to the Unit B (the larger building that would be considered the principal structure).

Furthermore, building permits for structures proposed on the property were reviewed under Haynie-Sirrine Neighborhood Code Section 4.1 Detached House – Type A (Street Lot). That section indicated through graphics and accessory structure setbacks (no front setback requirement is referenced) that accessory structures are to be located behind the principal structure and cannot exceed a building footprint of 650 square feet.

Since Planning staff concluded that Unit A did not meet the definition of an *Accessory Structure*, the use could not be considered a *Rental Cottage*.

Since the proposed use did not meet the definition of either *Bed and Breakfast Inn* or *Rental Cottage*, the Planning Department denied STR occupancy permit 25-4560 on October 15, 2025.

After receiving the denial comments, Mr. Williamson reached out to Planning staff on October 20, 2025, via email and on October 23, 2025, via phone to inquire about the denial.

On October 23, 2025, Planning staff responded to Mr. Williamson via email, informing him that staff had reviewed the current Haynie-Sirrine Planned Development and could not approve an STR use at the subject property.

On October 24, 2025, Mr. Williamson responded to Planning staff with his interpretation of the Haynie-Sirrine Neighborhood Code, noting the definition of *Rental Cottage* as "an apartment located in an accessory building, secondary in size to the principal building." He indicated that Unit A should be considered an accessory building as it is secondary in size to Unit B and that the definition does not specify location. Additionally, Mr. Williamson stated the property has frontage on both Wakefield and Springer Streets, which negates Planning staff's concern regarding the location of structures. Therefore Mr. Williamson indicated that Unit A meets that definition of *Rental Cottage*. Mr. Williamson also referenced previous conversations with Planning staff and stated that he and his team were proactive and upfront with Planning staff about their intent to use the dwelling as an STR but were not made aware of any conflicts with this proposed use at the time of the preliminary meetings by Planning staff.

On October 30, 2025, Planning staff responded to Mr. Williamson, further explaining staff's reasoning for denial. Based on the definition of an *Accessory Building* as "a structure subordinate and incidental to the principal structure on a lot." Staff interpreted the term "subordinate" to include both scale and siting relative to the principal structure. While the property has frontage on both Wakefield Street and Springer Street, the overall site design, building orientation, and primary street-facing elevations establish Wakefield Street as the effective front of the lot. The dwelling unit adjacent to Wakefield Street is therefore considered the principal structure on the site. Because the proposed STR use is in what staff considers a principal building, it does not qualify as a *Rental Cottage*.

Planning staff involved in the project's preliminary meetings did not recall Mr. Williamson or others specifying the property would be used as an STR, just that one of the buildings would be used as a rental.

On November 7, 2025, Mr. Williamson inquired about potential resolutions.

On November 11, 2025, Planning staff responded to Mr. Williamson explaining his options. Staff indicated that he could advocate for the rezoning of his parcel to a district that would allow STR use. Alternatively, he could request an administrative interpretation on the matter and appeal the interpretation to the Board of Zoning Appeals.

On December 5, 2025, a written interpretation was sent to the Mr. Williamson by Principal Development Planner Kris Kurjiaka. The interpretation confirmed the denial of the request for a short-term rental occupancy under occupancy permit 25-4560 for 14 Wakefield Street Unit A. The interpretation stated "this is based on the allowance of limited lodging being allowed in the NG district within the Haynie-Sirrine Planned Development District and that lodging being permitted as a Bed and Breakfast Inn or Rental Cottage. The structure requested for use as an STR cannot be permitted as a Bed and Breakfast Inn, as it would not be owner occupied. The STR cannot be permitted as a Rental Cottage as it would be in a building that does not qualify as an accessory building."

On December 8, 2025, the subject property was rezoned from PD, Planned Development to RNX-C, Residential Neighborhood Flex C. This rezoning occurred as part of the comprehensive zoning map amendment for the Haynie-Sirrine neighborhood. The change eliminated the Haynie-Sirrine Neighborhood Code and subjects these rezoned properties to the citywide regulations of the Greenville Development Code (Chapter 19 of the City Code of Ordinances).

Under the Greenville Development Code, STR uses are classified as *General Lodging*. Section 19-3.3.4 defines General Lodging as "lodging uses that provide for a variety of short-term stay facilities. Typical examples include hotel, motel, inn, bed and breakfast, hostel, short-term rental and extended stay facility."

In accordance with the Permitted Use Table found in Division 19-3.2., the RNX-C district does not permit *General Lodging* as a land use. Therefore, the subject property's change in zoning designation to RNX-C did not provide the property owners the ability to use the property for STR use either.

On December 16, 2025, a written notice of appeal of the administrator's interpretation was filed by Mr. Williamson. Materials were filed in a timely manner to supplement the appeal.

Although the property was rezoned prior to formal appeal of the Administrator's interpretation, Planning staff indicated to the Appellant that two building permits and occupancy permit were vested under the Haynie-Sirrine Neighborhood Code allowances. Should the Board of Zoning Appeals reverse the Administrator's interpretation, Planning staff would re-review the occupancy permit accordingly.

Staff Findings:

Staff offers the following findings:

- Staff finds that the subject property will be developed into two detached residential dwellings, known as 14 Wakefield Unit A and Unit B;
- Staff finds that the Appellant applied for a permit to use 14 Wakefield Unit A as a Short-Term Rental (STR), while 14 Wakefield Unit B would be used as the residence for the property owners;
- Staff finds that the property was zoned PD, Planned Development and subject to the Haynie-Sirrine Neighborhood Code at the time of STR occupancy application;
- Staff finds that Haynie-Sirrine Neighborhood Code placed the property within the Neighborhood General zone;
- Staff finds that the Neighborhood General zone only permitted *Rental Cottages* and *Bed and Breakfast Inns* as Lodging uses;
- Staff finds that *Bed and Breakfast Inns* were not defined in the Haynie-Sirrine Neighborhood Code, however the Haynie-Sirrine Neighborhood Code defers undefined terminology to the Land Management Ordinance;
- Staff finds that *Bed and Breakfast Inns* are not defined in the current Greenville Development Code, but *Bed and Breakfast Inns* were defined in the former Land Management Ordinance as an owner-occupied dwelling having ten or fewer guest rooms where overnight accommodations and a morning meal are provided to transients for compensation;
- Staff finds that the Land Management Ordinance definition of *Bed and Breakfast Inns* was the best definition to use as the Haynie-Sirrine Neighborhood Code was last modified under the Land Management Ordinance, and the Haynie-Sirrine Neighborhood Code was administered in conjunction with the Land Management Ordinance for years;
- Staff finds that Unit A cannot be classified as a *Bed and Breakfast Inn* because the STR would not be located within an owner-occupied dwelling and therefore cannot be permitted;
- Staff finds that *Rental Cottages* were defined in the Haynie-Sirrine Neighborhood Code as an apartment located in an accessory building, secondary in size to the principal building, sharing ownership, site and utilities;
- Staff finds that *Accessory Buildings* were defined in the Haynie-Sirrine Neighborhood Code as a structure subordinate or incidental to the principal structure on a lot in square footage and primary use. Ancillary structures and uses include detached garages (with or without rental cottages), storage buildings, pool houses, and material storage areas;
- Staff finds that the Haynie-Sirrine Neighborhood Code indicates through graphics and accessory structure setbacks that accessory structures are to be located behind the principal structure and cannot exceed a building footprint of 650 square feet;
- Staff finds that although Unit A is smaller in size than Unit B and has a footprint less than 650 square feet, Unit A is located at the front of the property and would not be considered subordinate

or incidental in location to the Unit B, as accessory structures are to be located behind the principal structure;

- Staff finds that during the building permit review, Unit A and Unit B were regulated as two distinct, principal structures under the Haynie-Sirriner Neighborhood Code;
- Staff finds that Unit A cannot be classified as an accessory structure and was correctly classified as one of two principal structures on the subject property;
- Staff finds that Unit A cannot be classified as a *Rental Cottage* because the STR would not be located within an accessory structure and therefore cannot be permitted;
- Staff finds that the property was later rezoned to RNX-C, Residential Flex C, which replaced the Haynie-Sirriner Neighborhood Code with the regulations of the Greenville Development Code;
- Staff finds that the Greenville Development Code does not allow STR uses (classified as General Lodging) in the RNX-C district;
- Staff finds the Administrator correctly interpreted that Unit A cannot be used as a STR use; and
- Staff finds that the Appellant has not offered sufficient evidence or documentation to support their claim that the Administrator erred in denying the application.

Based on these findings, staff recommends that the Board of Zoning Appeals affirm the administrator's interpretation of the Haynie-Sirriner Neighborhood Code related to short-term rental use classification and allowance in a PD, Planned Development district.

Applicable Sections of the Code of Ordinances (Greenville Development Code, dated August 25, 2025)

The Administrator rendered his interpretation based on the following specific code sections:

Sec. 19-3.2.2. Use Table

August 25, 2025

Greenville, South Carolina | Development Code

3-7

Use Category Specific Use	HOUSE-SCALE				NEIGHBORHOOD-SCALE				COMMUNITY-SCALE			MIXED USE				SHOPFRONT MIXED USE				BUSINESS		INDUSTRIAL			SPECIAL			Intensity	Use Standards		
	RH-A	RH-B	RH-C	RH-D	RN-A	RN-B	RNX-B	RN-C	RNX-C	RC-2	RC-3	RC-5	MX-2	MX-3	MX-5	MX-D	MXS-2	MXS-3	MXS-5	MXS-D	BG	BH	IX	IG	CV	CM	PK				
Food and Beverage																															
General food and beverage (up to 6,000 SF)	-	-	-	-	-	-	S*	-	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	H	Sec. 3.4.4.C.		
General food and beverage (6,000+ SF)	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	H	Sec. 3.4.4.C.		
Bar or nightclub	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	H	Sec. 3.4.4.C.	
Brewpub ⁵	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	H	Sec. 3.4.4.C.	
Microbrewery, small winery or microdistillery ⁵	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	H	Sec. 3.4.4.C.	
Lodging																															
General lodging (up to 10 guest rooms)	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	H	Sec. 3.4.4.D.	
General lodging (10+ guest rooms)	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	H	Sec. 3.4.4.D.	
Medical																															
General medical (up to 6,000 SF)	-	-	-	-	-	-	P*	-	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	M	Sec. 3.4.4.E.	
General medical (6,000+ SF)	-	-	-	-	-	-	-	-	P*	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	M	Sec. 3.4.4.E.	
Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	P	-	P	P	-	-	P	P	-	H			
Medical collection	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	-	-	H		
Medical laboratory	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	M		
Office																															
General office (up to 6,000 SF) ²	-	-	-	-	-	-	P	-	P	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	M	Sec. 3.4.4.F.	
General office (6,000+ SF) ³	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	P	P	P	P	P	S	P	P	P	P	P	-	M	Sec. 3.4.4.F.	
Data center	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P	P	P	-	P*	-	M	Sec. 3.4.4.F.		
Bail bond service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	P	-	-	M			

KEY: P = Use allowed S = Use requires Special Exception approval * = Use standards apply - = Use not allowed
H = High Intensity Use M = Medium Intensity Use L = Low Intensity Use

PERMITTED USE TABLE

Sec. 19-3.3.4. Commercial Uses

USE DEFINITIONS

2. **Bar or Nightclub**

A use primarily for serving beer, wine, liquor, or tobacco for on-site consumption. May include a dance floor, live or amplified music, or sell food for on-premise consumption. Typical examples include bar, nightclub, cigar bar, and hookah lounge.

3. **Brewpub**

A use that manufactures not more than 2,000 barrels of beer per calendar year for on-premise consumption. May serve beer or wine produced off-premise for on-premise consumption, or sell food for on-premise consumption.

4. **Microbrewery, Small Winery or Microdistillery**

A use that manufactures not more than 20,000 barrels of beer or cider, 50,000 gallons of wine or mead, or 125,000 cases of liquor per calendar year for on- or off-premise consumption.

C. **Lodging Use Category**

Uses with individual sleeping or living units that provide overnight accommodations to guests for short-term stays of generally less than 30 days. Lodging is consolidated into the following groups:

1. **General Lodging:**

Lodging uses that provide for a variety short-term stay facilities. Typical examples include hotel, motel, inn, bed and breakfast, hostel, short-term rental and extended stay facility.

D. **Medical Use Category**

Uses that provide medical, surgical or dental care to patients such as the diagnosis, treatment, mitigation, cure or prevention of disease. Medical is consolidated into the following groups:

1. **General Medical**

Medical uses that administer human health care in a non-hospital, outpatient setting. Typical examples include medical office or clinic, dental office or clinic, acute care facility, birthing center, optometrist, orthodontist, physical therapy office, surgical out-patient facility, urgent care, and accessory laboratory.

2. **Hospital**

A use that administers primarily in-patient, intensive, human medical or surgical care, including stand-alone emergency care services.

3. **Medical Collection**

A use that pays compensation for the collection of blood or other bodily fluids, excluding blood or plasma donation establishments and sites.

4. **Medical Laboratory**

A use that conducts medical research or testing and examining of materials derived from the human body, such as fluid, tissue or cells, for the purpose of providing information on diagnosis, treatment, mitigation, cure or prevention of disease. Includes compounding pharmacy and training of medical students.

Applicable Sections of the Haynie Sirrine Neighborhood Code

Sec. 2.8. Use Provisions

Haynie-Sirrine Neighborhood Code

2.8 USE PROVISIONS	NEIGHBORHOOD EDGE (NE)	NEIGHBORHOOD GENERAL (NG)	NEIGHBORHOOD CENTER (NC)	UNIVERSITY RIDGE VILLAGE CENTER (URVC)
Residential: Premises available for long-term human habitation by means of ownership and rental, but excluding short-term letting of less than a month's duration	Restricted Residential: The number of dwellings is restricted to one within a principal building and one within an accessory building, and by the requirement of 1.5 assigned parking spaces for each. Both dwellings should be under single ownership. Permitted Uses: Single Family homes and Duplexes	Limited Residential: The number of dwellings is limited by the requirement of 1.5 assigned parking spaces for each dwelling, a ratio that may be reduced according to the shared parking standard (Section 7.4). Permitted Uses: Single Family homes, Duplexes, and Multi-Family dwellings	Open Residential: The number of dwellings is limited by the requirement of 1.5 assigned parking spaces for each dwelling, a ratio that may be reduced according to the shared parking standard (Section 7.4). Permitted Uses: Single Family homes, Duplexes, and Multi-Family dwellings	Open Residential: The number of dwellings is limited by the requirement of 1.5 assigned parking spaces for each dwelling, a ratio that may be reduced according to the shared parking standard (Section 7.4). Permitted Uses: Single Family homes, Duplexes, and Multi-Family dwellings
Lodging: Premises available for short-term human habitation, including daily and weekly letting	Restricted Lodging: The number of bedrooms available for lodging is restricted to one within an accessory building, and by the requirement of one assigned parking space for each accessible bedroom in addition to the requirements of the principal dwelling. Permitted Uses: Rental Cottages (in outbuildings)	Limited Lodging: The number of bedrooms available for lodging is limited by the requirement of one assigned parking space for each bedroom, in addition to the parking requirement for each dwelling. Food service may only be provided in the morning. Permitted Uses: Rental Cottages and Bed and Breakfast Inns	Open Lodging: The number of bedrooms available for lodging is limited by the requirement of one assigned parking space for each bedroom, in addition to the parking requirement for each dwelling. Food service may be provided at all times. Permitted Uses: Hotels and Inns, Rental Cottages	Open Lodging: The number of bedrooms available for lodging is limited by the requirement of one assigned parking space for each bedroom, in addition to the parking requirement for each dwelling. Food service may be provided at all times. Permitted Uses: Hotels and Inns, Rental Cottages
Office: Premises available for the transaction of general business, but excluding retail sales and manufacturing	Restricted Office: Customary home occupation uses are permitted only provided the office use is restricted to the first floor or accessory building and by the requirement of 3 assigned parking spaces for each 1000 sq ft, in addition to the parking requirement for each dwelling. Permitted Uses: Home Occupations	Restricted Office: The area available for office use is limited by the requirement of 3 assigned parking spaces for each 1000 sq ft, a ratio that may be reduced according to the shared parking standards (Section 7.4). Permitted Uses: Office Uses, Live-Work Units	Open Office: The area available for office use is limited by the requirement of 3 assigned parking spaces for each 1000 sq ft, a ratio that may be reduced according to the shared parking standards (Section 7.4). Permitted Uses: Office Uses, Live-Work Units	Open Office: The area available for office use is limited by the requirement of 3 assigned parking spaces for each 1000 sq ft, a ratio that may be reduced according to the shared parking standards (Section 7.4). Permitted Uses: Office Uses, Live-Work Units
Retail: Premises available for the commercial sale of merchandise and prepared foods, but excluding manufacturing	Restricted Retail: Retail use is not permitted within residential buildings; with the exception of child care nurseries in residential structures. Permitted Uses: Child Care Nursery	Restricted Retail: Retail use is not permitted within residential buildings; with the exception that one neighborhood storefront (in the first story of a corner location) shall be permitted by conditional use. Permitted Uses: Neighborhood Store (on corner lots only) and Child Care Center	Open Retail: The area available for retail use is limited by the requirement of one assigned parking space for each 250 sq ft of gross retail space, a ratio that may be reduced according to the shared parking standards (Section 7.4). Permitted Uses: Retail Uses, Restaurants, Entertainment Uses, Day Care Centers, Convenience Stores Excluded Uses: Automotive, Boat, & Heavy Equipment Sales & Service, Adult Establishments and Adult Video Stores, Drive-Thru Uses	Open Retail: The area available for retail use is limited by the requirement of one assigned parking space for each 250 sq ft of gross retail space, a ratio that may be reduced according to the shared parking standards (Section 7.4). Permitted Uses: Retail Uses, Restaurants, Entertainment Uses, Day Care Centers, Convenience Stores & Drive-Through Facilities (subject to the issuance of a Conditional Use Permit) Excluded Uses: Automotive, Boat, & Heavy Equipment Sales & Service, Adult Establishments and Adult Video Stores
Manufacturing: Premises available for the creation, assemblage, and repair of items including their retail sale except when such activity creates adverse impacts	Restricted Manufacturing: Manufacturing uses are not permitted.	Restricted Manufacturing: Manufacturing uses are not permitted.	Restricted Manufacturing: Manufacturing uses are not permitted.	Limited Manufacturing: The area available for manufacturing use is limited to the building. No outdoor manufacturing activity or storage is permitted. The parking requirement shall be 25 spaces per 1000 sq ft. Permitted Uses: Light Manufacturing Uses (no outdoor storage permitted)
Civic: Premises available for not-for-profit organizations dedicated to religion, arts and culture, education, government, social service, transit, and other similar functions	Open Civic: Civic uses shall be permitted, except those that exceed 25,000 square feet shall be subject to the issuance of Final Development Plan approval by the Planning Commission.	Open Civic: Civic uses shall be permitted, except those that exceed 25,000 square feet shall be subject to the issuance of Final Development Plan approval by the Planning Commission.	Open Civic: Civic uses shall be permitted, except those that exceed 25,000 square feet shall be subject to the issuance of Final Development Plan approval by the Planning Commission.	Open Civic: Civic uses shall be permitted, except those that exceed 25,000 square feet shall be subject to the issuance of Final Development Plan approval by the Planning Commission.

4.1 DETACHED HOUSE – TYPE A (STREET LOT)

Applicability: The street lot is a medium or large sized lot that provides primary vehicular access from the street. The use permitted within the building is determined by the Zone in which it is located.

2. ARCHITECTURAL REQUIREMENTS



3. Usable porches and stoops should form a predominant motif of the building design and be located on the front and side elevations of the home. Usable porches are at least 6 feet deep and extend more than 50% of the facade.
4. Garages with front loading bays shall be recessed from the front facade of the house and visually designed to form a recessed loading volume. Attached garages with front loading bays shall be turned such that the bays are not visible from the street. At no time shall the width of an attached garage exceed 40% of the total building facade. Attached garages with front loading bays shall be recessed 6 feet in height behind the front building line. Front bays shall be no greater than 4 feet in height and walls no greater than 3 feet in height in the front yard setback.
5. Garages are not permitted on the front elevation of any detached house on a lot less than 50 feet wide.
6. All front entrances shall be raised from the finished grade (at the curb or sidewalk) a minimum of 1½ feet. Exceptions may be granted by the Planning Commission to provide accommodate accessibility for the elderly/disabled on a site by site basis.)

2. Garden walls may be of brick, stone or stucco matching the principal building. Front yard fences shall be wood picket or chain link only. Side and rear yard fences may be wrought iron, wood, wrought iron, or similar material. All side and rear yard fences over 4 ft in height shall be wood or similar material unless landscaped from view by adjacent properties using trees, hedges, ivy or similar plant material.
3. Residential roofs shall be clad in wood or asphalt shingles, clay tile, or standing seam metal (copper, zinc, or terne) or materials similar in appearance and durability.

C. Configurations

1. Main roofs on residential buildings shall be symmetrical gables or hips with a pitch between 4:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No monopitch roof shall be less than 4:12.
2. Two wall materials may be combined horizontally on one facade. The heavier material should be below.
3. Exterior chimneys visible from public streets shall be finished in brick or stucco.
4. The crawspace of buildings shall be enclosed.

B. Materials

1. Residential building walls shall be wood clapboard, wood shingle, wood drop siding, primed board, wood board and batten, brick, stone, stucco, vinyl, or similar material. Accessory buildings with a floor area greater than 150 square feet shall be clad in materials similar in appearance to the principal structure.

D. Techniques

1. Overhanging eaves may expose rafters.
2. Flush eaves shall be finished by profiled molding or gutters.
3. All rooftop equipment shall be enclosed in building material that matches the structure or is visually compatible with the structure.

Front Build-To Line: 15 ft
Sides: The total of both side setbacks shall equal 20% of the lot width at the frontage line, but shall not be less than 6 feet, except in new developments, where the entire setback may be allocated to one side)
Rear: 15 ft

Minimum Lot Width: 50 Ft
Maximum Height: 2 1/2 Stories (as measured from the fronting street)

Encroachments: Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback a maximum of 12 ft.

Building Lot Coverage (Maximum): 50%

Accessory Structures:
Side/Rear Setback: 3 ft
Maximum Footprint: 650 sq ft
Maximum Number of Structures: 1
Maximum Height: 2 Stories

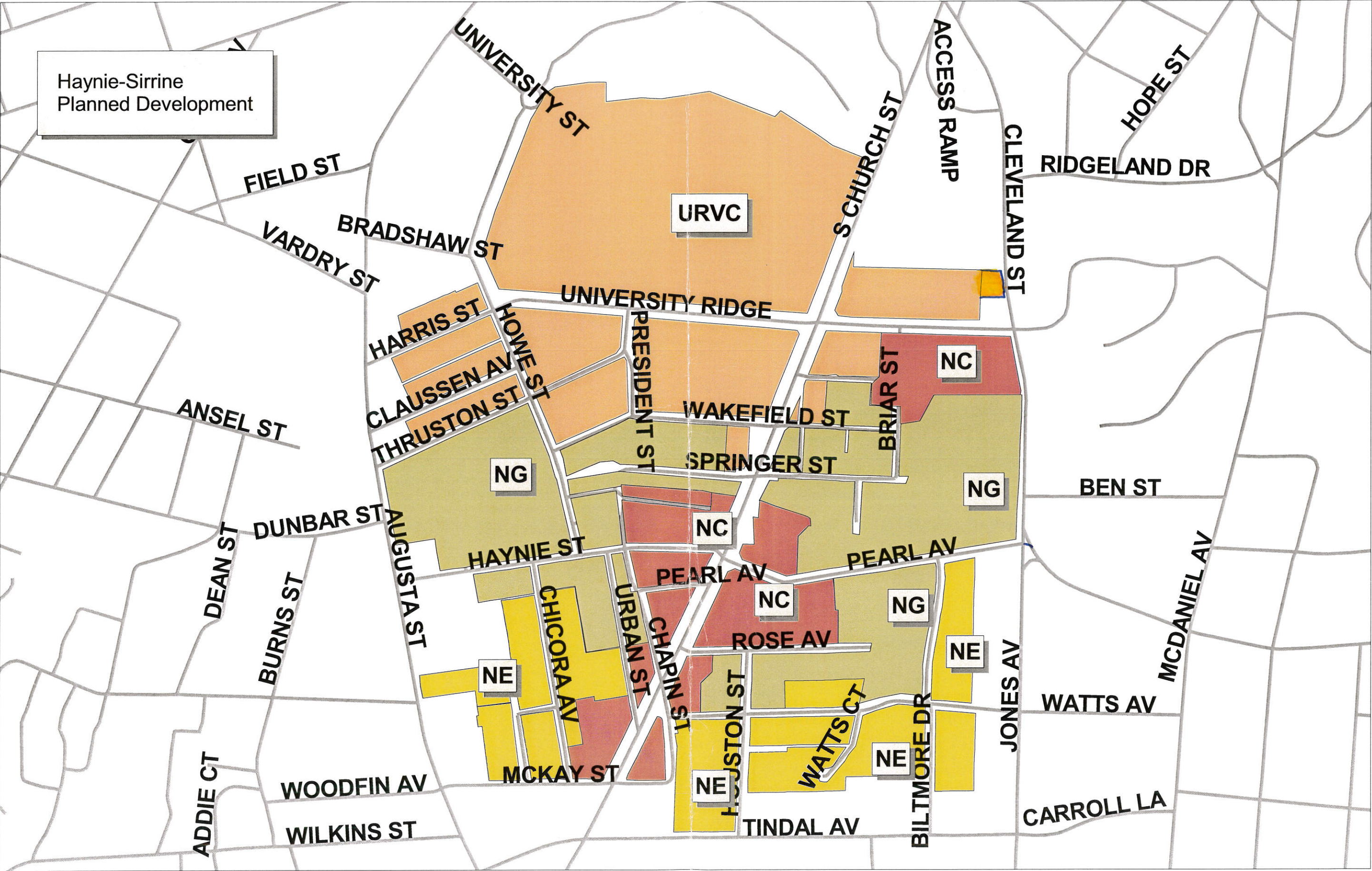


Sec. 12.0. Miscellaneous Definitions

Haynie-Sirrine Neighborhood Code

12.0 MISCELLANEOUS DEFINITIONS All terms shall be as defined in the Greenville Zoning Ordinance unless otherwise noted in this section.	<u>Accessory Building</u> A structure subordinate or incidental to the principal structure on a lot in square footage and primary use. Ancillary structures and uses include detached garages (with or without rental cottages), storage buildings, pool houses, and material storage areas. <u>Automobile/Boat/Heavy Equipment/Manufactured Home Sale and Service</u> Any building, premises, and land, in which or upon the primary use of land is a business which involves the maintenance, servicing or sale of new or used automobiles, boats, heavy equipment and/or manufactured homes generally but may include light trucks or vans, trailers, or recreation vehicles and including any vehicle leasing, rental, parking service, preparation or repair work conducted as an accessory use. This definition includes but is not limited to auto dealerships, auto body shops, auto service stations, boat repair or sales, car washes, convenience stores, gas stations, heavy equipment leasing, sales, or service, manufactured home sales or service, and oil/lube servicing. This does not include the sale of parts or related products (i.e. auto parts store). <u>Convenience Store</u> A use where certain retail goods and vehicular fuels are sold at the retail level. Such a use may permit car washes as an accessory use but shall not allow the installation of such automotive items such as lubricants, tires, batteries, or minor automobile repair and maintenance work. <u>Development</u> The carrying out of any building activity, the making of any material change in the use or appearance of any structure or land, or the subdividing of land into two or more parcels. The following activities or uses shall be considered development: 1. The reconstruction, alteration of the size, or material change in the external appearance of a structure on land or water; 2. A change in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land; 3. Commencement of drilling (except to obtain soil samples), mining, or excavation on a parcel of land; 5. Clearing of land, including clearing or removal of vegetation and including any significant disturbance of vegetation or soil manipulation; or <u>Drive-Through Facility</u> A facility designed to enable a person to transact business while remaining in a motor vehicle. Where permitted it shall be located to the rear of a principal structure only and shall not disrupt the pedestrian environment. <u>Dwelling</u> <i>See Dwelling – Two Family</i>	<u>Entertainment Use</u> Any establishment that provides active recreational opportunities such as miniature golf, batting cages, arcades, carnival games, go-cart or other motorized vehicle tracks, waterlides, or passive recreation such as movie theaters. <u>Home-Work Unit</u> Small commercial enterprises with the ground floor occupied by commercial uses and a residential unit above. Commercial space may be a home-based business or may be leased independently <u>Manufacturing/Heavy</u> The assembly, fabrication, production or processing of goods and materials using processes that ordinarily have greater than average impacts on the environment, or that ordinarily have significant impacts on the use and enjoyment of other properties in terms of noise, smoke, fumes, odors, glare, or health or safety hazards, or that otherwise do not constitute "light manufacturing," or any use where the area occupied by outdoor storage of goods and materials used in the assembly, fabrication, production or processing exceeds 25 percent of the floor area of all buildings on the lot. "Heavy manufacturing" shall include, but not be limited to, the following: enameling, lacquering, or the plating or galvanizing of metals; foundries or mills producing iron and steel products; industrial chemical manufacture; meat packing plants; mixing plants for concrete or paving materials, and manufacture of concrete products; oxygen manufacture and/or storage; pottery, porcelain, and vitreous china manufacture; poultry dressing for wholesale; pressure treating of wood; stonecutting; tire recapping and retreading; tobacco products manufacture; tobacco stemming and redrying plants. This shall include resource extraction and recycling and salvage operations. <u>Multi-Family</u> Three or more dwelling units located on a single lot of record. (Exception: Rental Cottages in accessory buildings) <u>Office Use</u> Professional, service, and governmental occupations within a building or buildings which do not generally involve the on-site sale of goods to customers. <u>Rental Cottage</u> An apartment located in an accessory building, secondary in size to the principal building, sharing ownership, site and utilities. In the NE zone, the principal building should be owner-occupied.	<u>Retail Use</u> A building, property, or activity the principal use or purpose of which is the sale of goods, products, or merchandise directly to the consumer. <u>Single Family Home</u> <i>See Dwelling- Single Family Detached</i>
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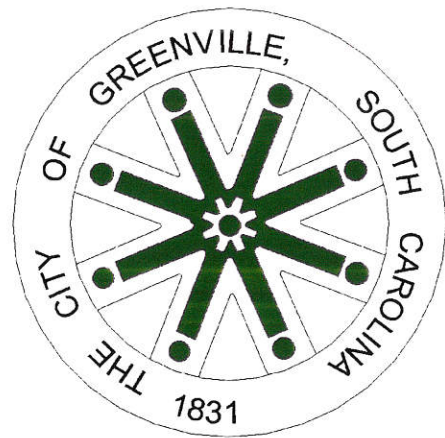
Haynie Sirrine Code (regulations and map)



Haynie-Sirrine Neighborhood Code

TABLE OF CONTENTS:

- 1. Purpose and Applicability
- 2. District Standards
- 3. Open Space Overlay District
- 4. Building Types
- 5. General Building Design Principles
- 6. Street Types and Standards
- 7. Parking Standards
- 8. Lighting Standards
- 9. Signs
- 10. Environmental Protection
- 11. Landscaping
- 12. Miscellaneous Definitions



1.0 PURPOSE:

This code was specifically designed to implement the Haynie-Sirrine Neighborhood Master Plan. To that end, the City of Greenville has found that it is necessary to enact a new Code that addresses specific urban design issues that are not present in the current development regulations.

Properties located in this Area have been assigned a new “Zone” which regulates the form and use of all existing and new development.

These regulations have been designed to permit a greater variety of uses in close proximity to one another than was previously permitted. In order to manage this flexibility a specific set of design guidelines has been established to regulate the buildings and their relationship to the public realm of the street and formal open spaces.

1.1 APPLICABILITY:

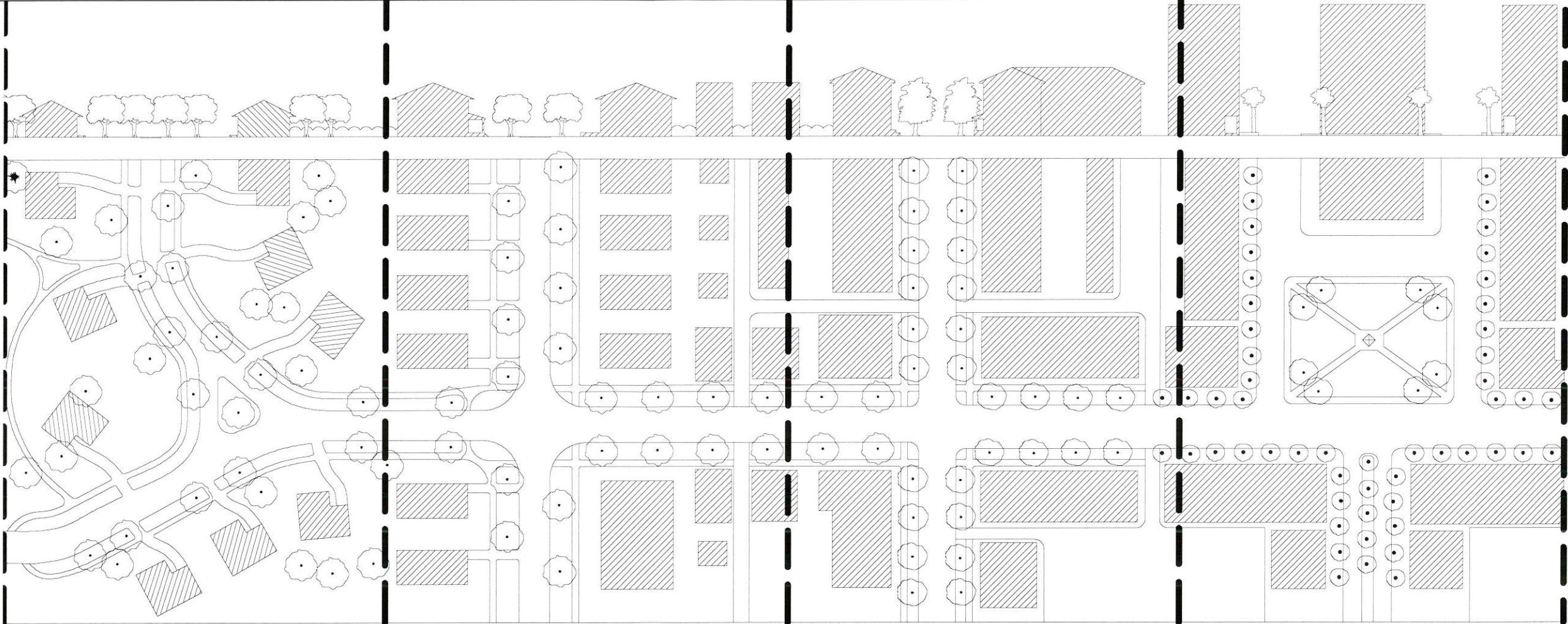
- 1. The regulations found herein shall be considered applicable to the area encompassed by the Haynie-Sirrine Neighborhood Master Plan with all appropriate zones indicated on the Plan.
- 2. Existing uses or approved plans that are non-conforming under the provisions of this Code may continue and expand subject to the design provisions found herein.
- 3. This Code shall become a new Zoning District with related sub-districts known as the Haynie-Sirrine Neighborhood (HSN) and shall replace the current zoning categories present in this area. The classification of property in this area is as follows:
 - HSN-Neighborhood Edge (NE)
 - HSN-Neighborhood General (NG)
 - HSN-Neighborhood Center (NC)
 - HSN-University Ridge Village Center (URVC)
- 4. The Zoning Administrator shall be responsible for the administration of this District and the issuance of all related zoning permits, except:
 - Where exceptions are noted in these requirements; and
 - The subdivision or re-subdivision of land which shall be processed in accordance with normal procedures outlined in the Subdivision Ordinance.

1.2 GENERAL NEIGHBORHOOD PRINCIPLES:

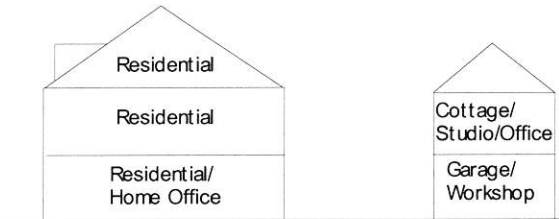
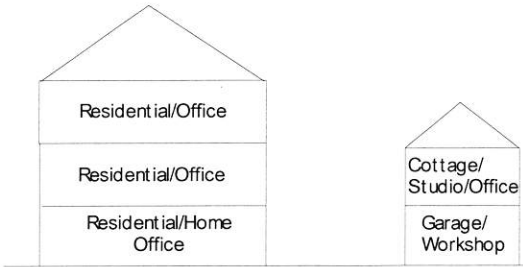
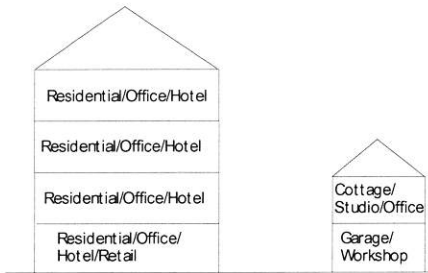
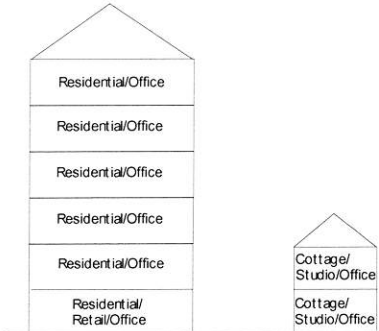
The Inner City Task Force of the Congress for the New Urbanism has developed a set of design principles that have proven effective in inner city neighborhoods. These principles have been tested in several HOPE VI projects. They are proposed as a set of working principles to be further tested and refined through use.

- **Citizen and Community Involvement:** Engage residents, neighbors, civic leaders, politicians, bureaucrats, developers, and local institutions throughout the process of designing change for neighborhoods.
- **Economic Opportunity:** The design of neighborhood development should accommodate management techniques and scales of construction that can be contracted to local and minority businesses.
- **Diversity:** Provide a broad range of housing types and price levels to bring people of diverse ages, races, and incomes into daily interaction – strengthening the personal civic bonds essential to an authentic community.
- **Neighborhoods:** Neighborhoods are compact, pedestrian-friendly, and mixed use with many activities of daily life available within walking distance. New development should help repair existing neighborhoods or create new ones and should not take the form of an isolated “project”.
- **Infill Development:** Reclaim and repair blighted and abandoned areas within existing neighborhoods by using infill development strategically to conserve economic investment and social fabric.
- **Mixed Use:** Promote the creation of mixed use neighborhoods that support the functions of daily life: employment, recreation, retail, and civic and educational institutions.
- **City-wide and Regional Connections:** Neighborhoods should be connected to regional patterns of transportation and land use, to open space, and to natural systems.
- **Streets:** The primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Neighborhoods should have an interconnected network of streets and public open space.
- **Public Open Space:** The interconnected network of streets and public open space should provide opportunities for recreation and appropriate settings for civic buildings.
- **Safety and Civic Engagement:** The relationship of buildings and streets should enable neighbors to create a safe and stable neighborhood by providing “eyes on the street” and should encourage interaction and community identity. Provide a clear definition of public and private realm through block and street design that responds to local traditions.
- **Dwelling as Mirror of Self:** Recognize the dwelling as the basic element of a neighborhood and as the key to self-esteem and community pride. This includes the clear definition of outdoor space for each dwelling.
- **Accessibility:** Buildings should be designed to be accessible and visitable while respecting the traditional urban fabric.
- **Local Architectural Character:** The image and character of new development should respond to the best traditions of residential and mixed use architecture in the area.
- **Design Codes:** The economic health and harmonious evolution of neighborhoods can be improved through graphic urban design codes that serve as predictable guides for change.

Haynie-Sirrine Neighborhood Code

2.0 DISTRICT STANDARDS	NEIGHBORHOOD EDGE (NE)	NEIGHBORHOOD GENERAL (NG)	NEIGHBORHOOD CORE (NC)	UNIVERSITY RIDGE VILLAGE CENTER (URVC)
2.1 TRANSECT DIAGRAM - HAYNIE-SIRRINE NEIGHBORHOOD				
2.2 DESCRIPTION	The Neighborhood Edge zone is the least dense, most purely residential zone of the neighborhood generally accommodating single and two-family uses.	The Neighborhood General zone is mixed in function, but principally residential in character. It is the largest area of the neighborhood.	The Neighborhood Center zone is the dense multifunctional social condenser of the neighborhood at a central location within walking distance of the surrounding, primarily residential, areas. The primary focus is at the intersection of Haynie Street/Pearl Avenue and Church Street with secondary locations along Church Street and at the intersection of University Ridge and Cleveland Street.	The University Ridge Village Center is the most dense business, service, and institutional center as it is shared by many neighborhoods in the southwest sector of the Downtown area. This specific Village Center serves as a primary employment center accommodating larger floorplate office buildings in close proximity to surrounding thoroughfares and the County Square Government Center.

Haynie-Sirrine Neighborhood Code

	NEIGHBORHOOD EDGE (NE)	NEIGHBORHOOD GENERAL (NG)	NEIGHBORHOOD CENTER (NC)	UNIVERSITY RIDGE VILLAGE CENTER (URVC)
2.3 MIXED USE PROVISIONS				
2.4 SPECIFIC BUILDING TYPES PERMITTED Except where topographic conditions prohibit, all buildings shall enfront on public streets or parks.	Detached House – Street Lot Detached House – Alley Lot Civic Building	Detached House – Street Lot Detached House – Alley Lot Townhouse Apartment Building Civic Building	Detached House – Alley Lot Townhouse Apartment Building Shopfront Building Civic Building	Detached House – Alley Lot Townhouse Apartment Building Shopfront Building Workplace Building Civic Building
2.5 PERMITTED OPEN SPACE TYPES	Greenway Meadow Park Sportsfield PlaygroundClose	Greenway Park Sportsfield/Stadium Green Square Plaza Community Garden Close Playground	Greenway Square Plaza Community Garden Close Playground	Greenway Square Plaza Community Garden Close Playground
2.6 MAX. HEIGHT	2 ½ Stories	3 Stories	4 Stories (exception-6 stories fronting on Church Street)	6 Stories
2.7 SIGNAGE	Arm Sign Only (Monument Signs for Civic Buildings only)	Arm Sign Only (Monument Signs for Civic Buildings only)	All Permitted Signage	

Haynie-Sirrine Neighborhood Code

2.8 USE PROVISIONS	NEIGHBORHOOD EDGE (NE)	NEIGHBORHOOD GENERAL (NG)	NEIGHBORHOOD CENTER (NC)	UNIVERSITY RIDGE VILLAGE CENTER (URVC)
Residential: Premises available for long-term human habitation by means of ownership and rental, but excluding short-term letting of less than a month’s duration	Restricted Residential: The number of dwellings is restricted to two within a principal building and one within an accessory building, and by the requirement of 1.5 assigned parking spaces for each. <i>Permitted Uses:</i> Single Family homes and Duplexes	Limited Residential: The number of dwellings is limited by the requirement of 1.5 assigned parking spaces for each dwelling, a ratio that may be reduced according to the shared parking standard (Section 7.4). <i>Permitted Uses:</i> Single Family homes, Duplexes, and Multi-Family dwellings	Open Residential: The number of dwellings is limited by the requirement of 1.5 assigned parking spaces for each dwelling, a ratio that may be reduced according to the shared parking standard (Section 7.4). <i>Permitted Uses:</i> Single Family homes, Duplexes, and Multi-Family dwellings	Open Residential: The number of dwellings is limited by the requirement of 1.5 assigned parking spaces for each dwelling, a ratio that may be reduced according to the shared parking standard (Section 7.4). <i>Permitted Uses:</i> Single Family homes, Duplexes, and Multi-Family dwellings
Lodging: Premises available for short-term human habitation, including daily and weekly letting	Restricted Lodging: The number of bedrooms available for lodging is restricted to one within an accessory building, and by the requirement of one assigned parking space for each leasable bedroom in addition to the requirements of the principal dwelling <i>Permitted Uses:</i> Rental Cottages (in outbuildings)	Limited Lodging: The number of bedrooms available for lodging is limited by the requirement of one assigned parking space for each bedroom, in addition to the parking requirement for each dwelling. Food service may only be provided in the morning. <i>Permitted Uses:</i> Rental Cottages and Bed and Breakfast Inns	Open Lodging: The number of bedrooms available for lodging is limited by the requirement of one assigned parking space for each bedroom, in addition to the parking requirement for each dwelling. Food service may be provided at all times. <i>Permitted Uses:</i> Hotels and Inns, Rental Cottages	Open Lodging: The number of bedrooms available for lodging is limited by the requirement of one assigned parking space for each bedroom, in addition to the parking requirement for each dwelling. Food service may be provided at all times. <i>Permitted Uses:</i> Hotels and Inns, Rental Cottages
Office: Premises available for the transaction of general business, but excluding retail sales and manufacturing	Restricted Office: Customary home occupation uses are permitted only provided the office use is restricted to the first floor or accessory building and by the requirement of 3 assigned parking spaces for each 1000 sq ft, in addition to the parking requirement for each dwelling. <i>Permitted Uses:</i> Home Occupations	Restricted Office: The area available for office use is limited by the requirement of 3 assigned parking spaces for each 1000 sq ft, a ratio that may be reduced according to the shared parking standards (Section 7.4). <i>Permitted Uses:</i> Office Uses, Live-Work Units	Open Office: The area available for office use is limited by the requirement of 3 assigned parking spaces for each 1000 sq ft, a ratio that may be reduced according to the shared parking standards (Section 7.4). <i>Permitted Uses:</i> Office Uses, Live-Work Units	Open Office: The area available for office use is limited by the requirement of 3 assigned parking spaces for each 1000 sq ft, a ratio that may be reduced according to the shared parking standards (Section 7.4). <i>Permitted Uses:</i> Office Uses, Live-Work Units
Retail: Premises available for the commercial sale of merchandise and prepared foods, but excluding manufacturing	Restricted Retail: Retail use is not permitted within residential buildings; with the exception of child care nurseries in residential structures. <i>Permitted Uses:</i> Child Care Nursery	Restricted Retail: Retail use is not permitted within residential buildings; with the exception that one neighborhood storefront (in the first story of a corner location) shall be permitted <i>Permitted Uses:</i> Neighborhood Store (on corner lots only) and Child Care Center	Open Retail: The area available for retail use is limited by the requirement of one assigned parking space for each 250 sq ft of gross retail space, a ratio that may be reduced according to the shared parking standards (Section 7.4). <i>Permitted Uses:</i> Retail Uses, Restaurants, Entertainment Uses, Day Care Centers, Convenience Stores <i>Excluded Uses:</i> Automotive, Boat, & Heavy Equipment Sales & Service, Adult Establishments and Adult Video Stores, Drive-Thru Uses, Light Auto Services	Open Retail: The area available for retail use is limited by the requirement of one assigned parking space for each 250 sq ft of gross retail space, a ratio that may be reduced according to the shared parking standards (Section 7.4). <i>Permitted Uses:</i> Retail Uses, Restaurants, Entertainment Uses, Day Care Centers, Convenience Stores & Drive-Through Facilities, Light Auto Service <i>Excluded Uses:</i> Automotive, Boat, & Heavy Equipment Sales & Service, Adult Establishments and Adult Video Stores
Manufacturing: Premises available for the creation, assemblage, and repair of items including their retail sale except when such activity creates adverse impacts	Restricted Manufacturing: Manufacturing uses are not permitted.	Restricted Manufacturing: Manufacturing uses are not permitted.	Restricted Manufacturing: Manufacturing uses are not permitted.	Limited Manufacturing: The area available for manufacturing use is limited to the building. No outdoor manufacturing activity or storage is permitted. The parking requirement shall be .25 spaces per 1000 sq ft. <i>Permitted Uses:</i> Light Manufacturing Uses (no outdoor storage permitted)
Civic: Premises available for not-for-profit organizations dedicated to religion, arts and culture, education, government, social service, transit, and other similar functions	Open Civic: Civic uses shall be permitted.	Open Civic: Civic uses shall be permitted.	Open Civic: Civic uses shall be permitted.	Open Civic: Civic uses shall be permitted.

Haynie-Sirrine Neighborhood Code

3.0 OPEN SPACE OVERLAY DISTRICT	3.1 APPLICABILITY AND IMPLEMENTATION: 1. All development shall be subject to these provisions. 2. RESERVED 3. Open Space Types may be combined (i.e. a playground in a park)	3.3 PERMITTED TYPES: Greenway: A corridor encompassing a trail for bicycles or pedestrians. The trajectory of a greenway should lead through rural as well as urban areas, connecting the countryside to urban parks. The landscaping pattern should be appropriate to the location: naturalistic within the countryside, and formal within the neighborhoods. Meadow: An area available for unstructured recreation outside of a neighborhood. A meadow is naturalistic, consisting of native plants, growing unchecked, and requiring minimal maintenance. Park: A large open area available for recreation, usually located at the neighborhood edge, and fronted by buildings. Its landscape comprises paved paths and trails, some open lawn, trees and open shelters, all naturalistically disposed and requiring limited maintenance. Sportsfield/Stadiums: An open area or facility and its related ancillary buildings specifically designed and equipped for large-scale structured recreation. Such fields should be confined to the edges of neighborhoods as their size is disruptive to the fine-grained network which is required for pedestrian travel. Green: A medium-sized public space available for unstructured recreation, circumscribed by building facades, its landscape consisting of grassy areas and trees, naturalistically disposed and requiring only limited maintenance.	Square: A public space, seldom larger than a block, at the intersection of important streets. A square is circumscribed spatially by frontages; its streetscape consists of paved walks, lawns, trees, and civic building all formally disposed and requiring substantial maintenance. Plaza: A public space at the intersection of important streets set aside for civic purposes and commercial activities, A plaza is circumscribed by frontages; its landscape consists of durable pavement for parking and trees requiring little maintenance. All parking lots on frontages should be designed as plazas with the paving not marked or detailed as parking lots. Community Gardens: A grouping of garden plots available for small-scale cultivation, generally to residents of apartments or other dwelling types without private gardens. Community gardens should accommodate individual storage sheds. Community gardens are valuable for their recreational and communal role, similar to that of a club. Close: A small green area surrounded by a drive way providing vehicular access to several buildings, performing the same function as a cul-de-sac but creating a socially useful space. The width of the close must correspond to the standard turning radius requirement. A close may be built to economical driveway standards unless it is accessed regularly by utility vehicles. Playground: A small open area specifically designed and equipped for the play of small children. A playground is usually fenced and may include an open shelter. Playgrounds should be interspersed within residential areas, a short walking distance from dwellings.
	3.2 GENERAL PROVISIONS: 1. Open space is defined as all areas not covered by building or parking lots, dry detention structures, streets, and required setbacks. The intent of these requirements is to allow for the usage of centrally located unencumbered land as neighborhood open spaces and not to permit the use of leftover or otherwise unusable land to fulfill the requirements of this Section. 2. Open space shall be planned and improved, accessible and usable by persons living nearby. Improved shall mean cleared of underbrush and debris and shall contain one or more of the following improvements: landscaping, walls, fences, walks, statues, fountains, ball fields, and/or playground equipment. 3. Significant stands of trees, streambed areas, and other valuable topographic features shall be preserved within the required open space areas where practical. Areas noted on the Master Plan as open space should be preserved and dedicated where practical and feasible and may be left unimproved in accordance with the Plan. 4. Playground equipment, statues, and fountains should be located toward the interior of squares and parks. 5. Open space should be fronted by streets and buildings to encourage their use and patrol their safety. 6. Required open space shall be separately deeded to either a homeowner’s association, a non-profit land trust or conservancy, Greenville County, the City of Greenville, or otherwise permanently protected through deed restriction.		



**Staff Report for PD - Minor Change
Application Number Z-29-2007**

10/3/2007

Applicant: The City of Greenville

Planned Development Affected by Amendment: Haynie-Sirrine

Description of Amendment: The proposed amendment will reduce the minimum lot width for "Detached House – Type A (street lot) from 50 feet to 40 feet.

Reason for the Amendment: To provide a minimum lot width consistent with similar provisions in other zoning districts.

Applicable Sections of the City of Greenville Code of Ordinances:

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

Section 19-385, Changes to Planned Development

Staff Analysis and Recommendation:

The Haynie-Sirrine Masterplan design standards establish the minimum lot width for detached houses on a street lot at 50 feet. The minimum lot width for an alley lot is 24 feet. The reason for the difference in width appears to be the need to accommodate a driveway on the street lot, instead of rear access on an alley lot.

The minimum lot width in an R-6, Single-family Residential District, is 40 feet. Lots with this width have been developed to include a driveway from the front street.

The Planning Staff believes the Haynie-Sirrine Masterplan should not be more restrictive than a standard zoning district provision on this issue. Therefore, the Planning Staff recommends approval of the minor change to reduce the minimum lot width for street lots in the Haynie-Sirrine Masterplan from 50 feet to 40 feet.

Delete Section 19-52(16) and replace with new Sections (16) and (17):

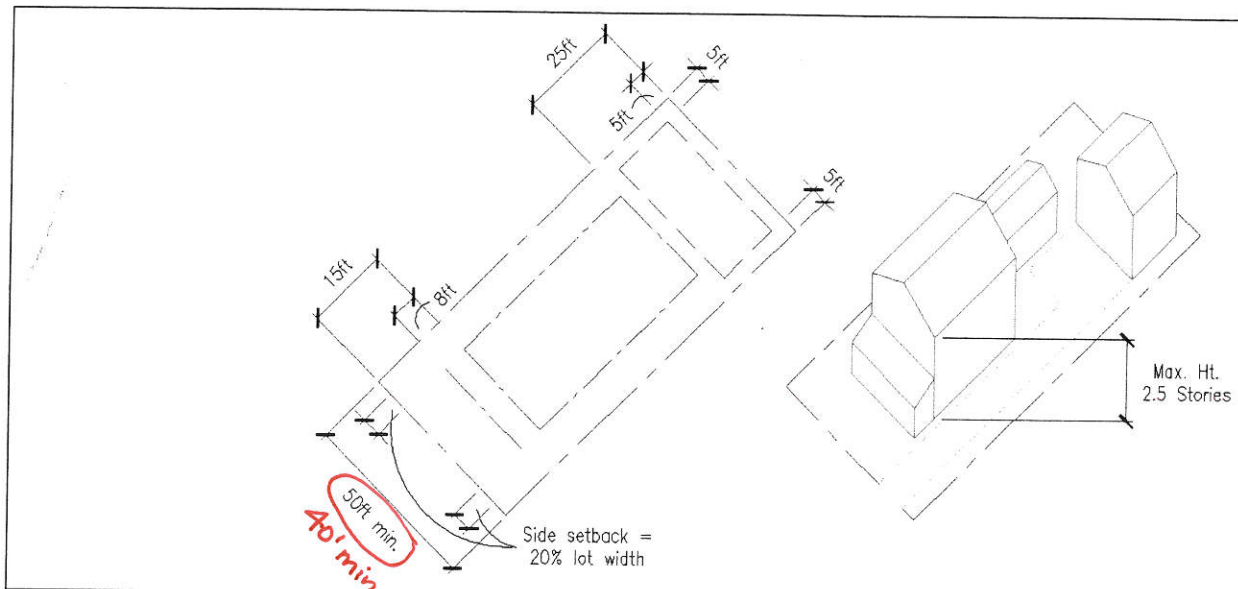
Planning Staff Recommendation: **Approval**

Planning Commission Recommendation: **Approval**

4.1 DETACHED HOUSE – TYPE A (STREET LOT)

Description: The detached house is the predominant building type in the City of Greenville. It is flexible in use (where permitted), accommodating single family multi-family uses up to four units, home occupations, professional offices, and limited retail uses. When other building types are integrated with Detached House scale of the Detached House shall control (exception: Civic Buildings).

1. LOT REQUIREMENTS



Setbacks: Front yard and side yard setbacks for structures on infill lots shall generally be equal to the average setbacks for all principal structures within 300 ft or one block length (whichever is greater). Where no frontage condition currently exists, the build-to line and/or setbacks shall be as follows:

Front Build-To Line: 15 ft

Sides: The total of both side setbacks shall equal 20% of the lot width at the frontage line, but shall not be less than 6 feet, except in new developments, where the entire setback may be allocated to one side)

Rear: 15 ft

Minimum Lot Width: 50 Ft **40 Ft.**

Maximum Height: 2 ½ Stories (as measured from the fronting st

Encroachments: Balconies, stoops, stairs, chimneys, open porche bay windows, and raised doorways are permitted to encroach into t front setback a maximum of 12 ft.

Building Lot Coverage (Maximum): 50%

Accessory Structures:

Side/Rear Setback: 3 ft

Maximum Footprint: 650 sq ft

Maximum Number of Structures: 1

Maximum Height: 2 Stories



Single Family



Duplex



Haynie-Sirrine Neighborhood Code

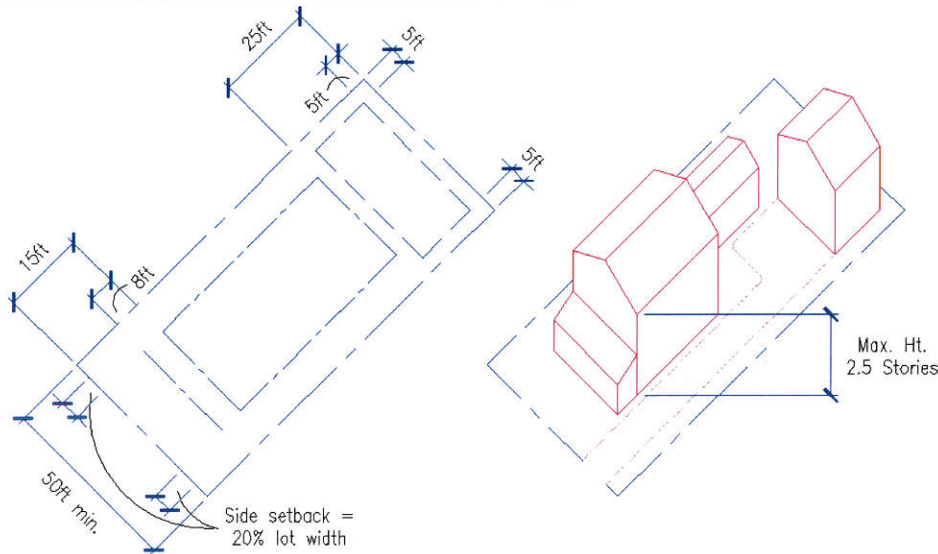
4.1 DETACHED HOUSE – TYPE A (STREET LOT)

Description: The detached house is the predominant building type in the City of Greenville. It is flexible in use (where permitted), accommodating single family uses, multi-family uses up to four units, home occupations, professional offices, and limited retail uses. When other building types are integrated with Detached Houses, the scale of the Detached House shall control (exception: Civic Buildings).

Applicability: The street lot is a medium or large sized lot that provides primary vehicular access from the street. The use permitted within the building is determined by the Zone in which it is located.

1. LOT REQUIREMENTS

2. ARCHITECTURAL REQUIREMENTS



Setbacks: Front yard and side yard setbacks for structures on infill lots shall generally be equal to the average setbacks for all principal structures within 300 ft or one block length (whichever is greater). Where no frontage condition currently exists, the build-to line and/or setbacks shall be as follows:

Front Build-To Line: 15 ft
Sides: The total of both side setbacks shall equal 20% of the lot width at the frontage line, but shall not be less than 6 feet, except in new developments, where the entire setback may be allocated to one side)
Rear: 15 ft

Minimum Lot Width: 40 Ft
Maximum Height: 2 ½ Stories (as measured from the fronting street)

Encroachments: Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback a maximum of 12 ft.

Building Lot Coverage (Maximum): 50%

Accessory Structures:
Side/Rear Setback: 3 ft
Maximum Footprint: 650 sq ft
Maximum Number of Structures: 1
Maximum Height: 2 Stories

A. General Requirements

1. Useable porches and stoops should form a predominate motif of the building design and be located on the front and/or side of the home. Useable front porches are at least 6 feet deep and extend more than 50% of the facade.
2. Garages with front loading bays shall be recessed from the front facade of the house and visually designed to form a secondary building volume. All garages with more than two bays shall be turned such that the bays are not visible from the street. At no time shall the width of an attached garage exceed 40% of the total building facade.
3. Fences or walls shall be no greater than 8 feet in height behind the front building line. Fences shall be no greater than 4 feet in height and walls no greater than 3 feet in height in the front yard setback.
4. Garage doors are not permitted on the front elevation of any detached house on a lot less than 50 feet wide.
5. All front entrances shall be raised from the finished grade (at the curb or sidewalk) a minimum of 1½ feet. (Exceptions may be granted by the Planning Commission to accommodate accessibility for the elderly/disabled on a site by site basis.)

B. Materials

1. Residential building walls shall be wood clapboard, wood shingle, wood drop siding, primed board, wood board and batten, brick, stone, stucco, vinyl, or similar material. Accessory buildings with a floor area greater than 150 square feet shall be clad in materials similar in appearance to the principal structure.

2. Garden walls may be of brick, stone or stucco matching the principal building. Front yard fences shall be wood picket or wrought iron only. Side and rear yard fences may be chain link, wood, wrought iron, or similar material. All side and rear yard fences over 4 ft in height shall be wood or similar material unless landscaped from view by adjacent properties using trees, hedges, ivy or similar plant material.
3. Residential roofs shall be clad in wood or asphalt shingles, clay tile, or standing seam metal (copper, zinc, or terne) or materials similar in appearance and durability.

C. Configurations

1. Main roofs on residential buildings shall be symmetrical gables or hips with a pitch between 4:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No monopitch roof shall be less than 4:12.
2. Two wall materials may be combined horizontally on one facade. The heavier material should be below.
3. Exterior chimneys visible from public streets shall be finished in brick or stucco.
4. The crawlspace of buildings shall be enclosed.

D. Techniques

1. Overhanging eaves may expose rafters.
2. Flush eaves shall be finished by profiled molding or gutters.
3. All rooftop equipment shall be enclosed in building material that matches the structure or is visually compatible with the structure.



Single Family



Duplex



Limited Retail



Restaurant



Quadruplex

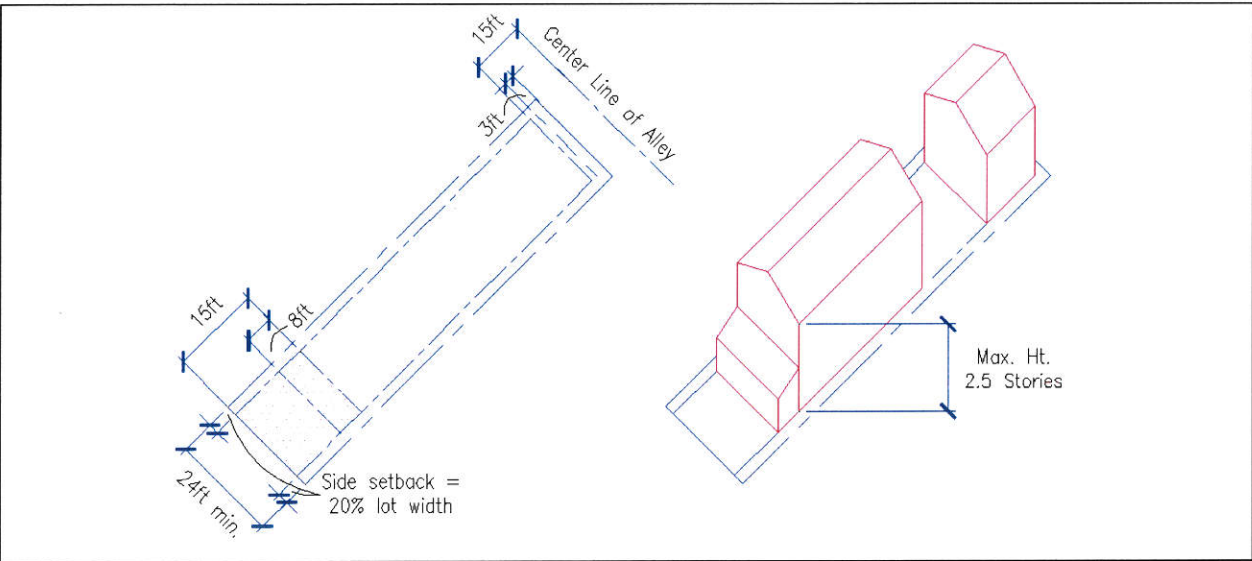
Haynie-Sirrine Neighborhood Code

4.2 DETACHED HOUSE – TYPE B (ALLEY LOT)

Description: The detached house is the predominant building type in the City of Greenville. It is flexible in use (where permitted), accommodating single family uses, multi-family uses up to four units, home occupations, professional offices, and limited retail uses. When other building types are integrated with Detached Houses, the scale of the Detached House shall control (exception: Civic Buildings).

Applicability: The alley lot is a lot with an average width not exceeding 50 feet. Primary vehicular access is provided using a rear lane or alley only. No curb cuts or driveways are permitted along the frontage except on previously platted lots or where the condition currently exists. The use permitted within the building is determined by the Zone in which it is located.

1. LOT REQUIREMENTS



Setbacks: Front yard and side yard setbacks for structures on infill lots shall generally be equal to the average setbacks for all principal structures within 300 ft or one block length (whichever is greater). Where no frontage condition currently exists, the build-to line and/or setbacks shall be as follows:

- Front Build-To-Line:** 15 ft
- Side:** 6 ft each side, however the total of both side yards may be allocated to one side in new development.
- Rear:** 15 ft from centerline of alley

Minimum Lot Width: 24 Ft
Maximum Height: 2 ½ Stories (as measured from the fronting street)
Encroachments: Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback a maximum of 12 ft.

Building Lot Coverage (Maximum): 50%
Accessory Structures:
Side/Rear Setback: 3 ft
Maximum Footprint: 650 sq ft
Maximum Number of Structures: 1
Maximum Height: 2 Stories

2. ARCHITECTURAL REQUIREMENTS

A. General Requirements

- Useable porches and stoops should form a predominate motif of the building design and be located on the front and/or side of the home. Useable front porches are at least 6 feet deep and extend more than 50% of the facade.
- Fences or walls shall be no greater than 8 feet in height behind the front building line. Fences shall be no greater than 4 feet in height and walls no greater than 3 feet in height in the front yard setback.
- All front entrances shall be raised from the finished grade (at the curb or sidewalk) a minimum of 1½ feet. (Exceptions may be granted by the Planning Commission to accommodate accessibility for the elderly/disabled on a site by site basis.)

B. Materials

- Residential building walls shall be wood clapboard, wood shingle, wood drop siding, primed board, wood board and batten, brick, stone, stucco, vinyl, or similar material. Accessory buildings with a floor area greater than 150 square feet shall be clad in materials similar in appearance to the principal structure.

- Garden walls may be of brick, stone or stucco matching the principal building. Front yard fences shall be wood picket or wrought iron only. Side and rear yard fences may be chain link, wood, wrought iron, or similar material. All side and rear yard fences over 4 ft in height shall be wood or similar material unless landscaped from view by adjacent properties using trees, hedges, ivy or similar plant material.
- Residential roofs shall be clad in wood or asphalt shingles, clay tile, or standing seam metal (copper, zinc, or terne) or materials similar in appearance and durability.

C. Configurations

- Main roofs on residential buildings shall be symmetrical gables or hips with a pitch between 4:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No monopitch roof shall be less than 4:12.
- Two wall materials may be combined horizontally on one facade. The heavier material should be below.
- Exterior chimneys visible from public streets shall be finished in brick or stucco.
- The crawlspace of buildings shall be enclosed.

D. Techniques

- Overhanging eaves may expose rafters.
- Flush eaves shall be finished by profiled molding or gutters.
- All rooftop equipment shall be enclosed in building material that matches the structure or is visually compatible with the structure.



Single-Family Homes



Triplex



Single-Family Homes



Quadruplex



Single Family Home

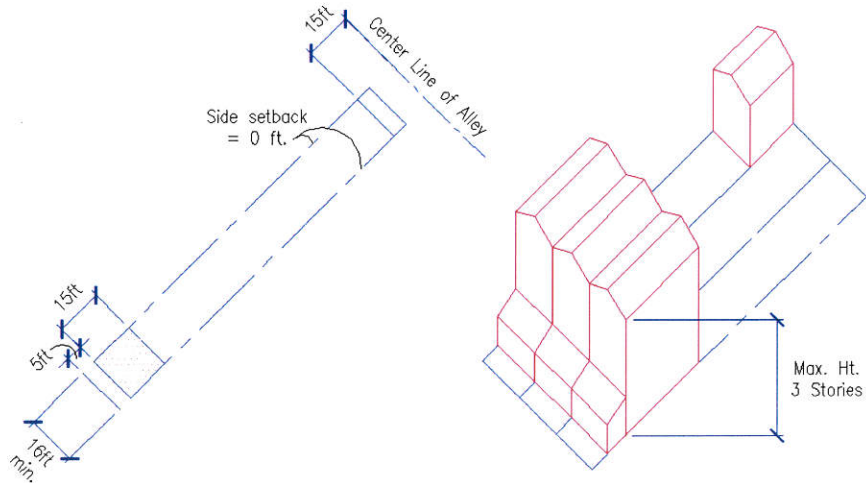
Haynie-Sirrine Neighborhood Code

4.3 TOWNHOUSE

Description: The townhouse is a building with two or more residential units that are located side-by-side. When an entrance is provided at-grade, the townhouse may be used as a live-work unit.

Applicability: The use permitted within the building is determined by the Zone in which it is located.

1. LOT REQUIREMENTS



Setbacks:
Front (Maximum): 0-15 ft
Sides: 0 ft (Corner-6 ft)
Rear: 15 ft from centerline of alley

Parking and Vehicular Access: Primary vehicular access is provided using a rear lane or alley only. Off-street parking shall be located in the rear yard only. No curb cuts or driveways are permitted along the frontage.

Building Lot Coverage (Maximum): 50%

Minimum Lot Width: 16 Ft
Maximum Height: 3 Stories

Encroachments: Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback.

Accessory Structures:
Side/Rear Setback: 0 ft
Maximum Footprint: 650 sq ft
Maximum Number of Structures: 1
Maximum Height: 2 Stories

2. ARCHITECTURAL REQUIREMENTS

A. General Requirements

- Useable porches and stoops should form a predominate motif of the building design and be located on the front and/or side of the building. Useable front porches are at least 6 feet deep and extend more than 50% of the facade.
- Garage doors are not permitted on the front elevation of any townhouse.
- Fences or walls shall be no greater than 8 feet in height behind the front building line. Fences shall be no greater than 4 feet in height and walls no greater than 3 feet in height in the front yard setback.
- All building elevations visible from the street shall provide doors, porches, balconies, and/or windows. A minimum of 60% of front elevations, and a minimum of 30% of side and rear building elevations, as applicable, shall meet this standard. "Percent of elevation" is measured as the horizontal plane (lineal feet) containing doors, porches, balconies, terraces and/or windows. This standard applies to each full and partial building story.
- All front entrances shall be raised from the finished grade (at the curb or sidewalk) a minimum of 1½ feet.
- All townhouses shall provide detailed design along all elevations. Detailed design shall be provided by using at least three (3) of the following architectural features on all elevations as appropriate for the proposed building type and style (may vary features on rear/side/front elevations):
 - Dormers
 - Gables
 - Recessed or covered porch entries
 - Cupolas or towers
 - Pillars or posts
 - Eaves (minimum 6 inch projection)
 - Off-sets in building face or roof (minimum 16 inches) Window trim (minimum 4 inches wide)
 - Bay windows
 - Balconies
 - Decorative patterns on exterior finish (e.g. scales/shingles, wainscoting, ornamentation, and similar features)
 - Decorative cornices and roof lines (for flat roofs)

B. Materials

- Residential building walls shall be wood clapboard, wood shingle, wood drop siding, primed board, wood board and batten, brick, stone, stucco, approved vinyl, or similar material. Accessory buildings with a floor area greater than 150 square feet shall be clad in materials similar in appearance to the principal structure.
- Garden walls may be of brick, stone or stucco matching the principal building. Front yard fences shall be wood picket or wrought iron only. Side and rear yard fences may be chain link, wood, wrought iron, or similar material. All side and rear yard fences over 4 ft in height shall be wood or similar material.
- Residential roofs shall be clad in wood or asphalt shingles, clay tile, or standing seam metal (copper, zinc, or terne) or materials similar in appearance and durability.

C. Configurations

- Main roofs on residential buildings shall be symmetrical gables or hips with a pitch between 4:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No monopitch roof shall be less than 4:12.
- Two wall materials may be combined horizontally on one facade. The heavier material should be below.
- Exterior chimneys visible from public streets shall be finished in brick or stucco.
- The crawlspace of buildings shall be enclosed.

D. Techniques

- Overhanging eaves may expose rafters.
- Flush eaves shall be finished by profiled molding or gutters.
- All rooftop equipment shall be enclosed in building material that matches the structure or is visually compatible with the structure.



18 ft wide Townhomes



24 ft wide Townhomes



Live-Work Units



Varied Width Townhomes



18-20 ft wide Townhomes

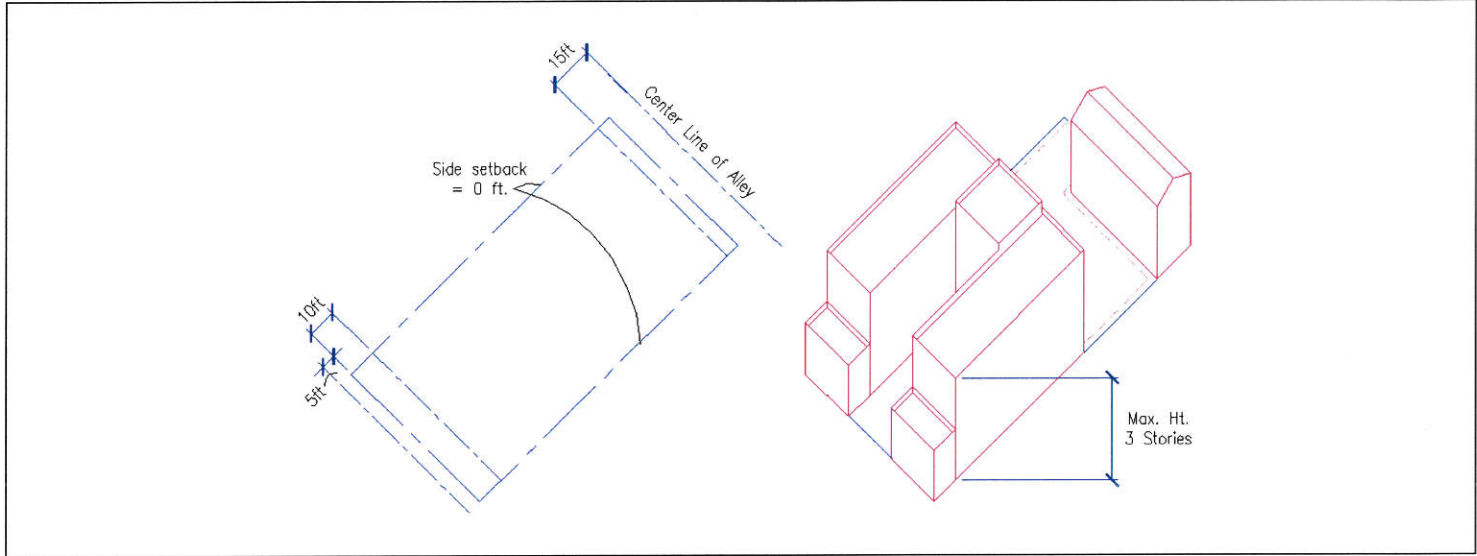
Haynie-Sirriner Neighborhood Code

4.4 APARTMENT BUILDING

Description: A multiple-unit building with apartments vertically arranged and with parking located below or behind the building. Units may be for rental or for sale in condominium ownership or may be designed as assisted living/continuing care facilities. The ground floor may be available for commercial uses.

Applicability: The use permitted within the building is determined by the Zone in which it is located.

1. LOT REQUIREMENTS



Setbacks:
Front (Maximum): 15 ft
Sides: 0 ft (Corner-4 ft)
Rear: 15 ft from centerline of alley

Parking and Vehicular Access: Primary vehicular access is provided using a rear lane or alley only. Off-street parking shall be located in the rear yard only. No curb cuts or driveways are permitted along the frontage.

Building Lot Coverage (Maximum): 50%

Maximum Height: Per Zone Requirements

Accessory Structures:
Side/Rear Setback: 0 ft
Maximum Footprint: 650 sq ft

Encroachments: Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback.

2. ARCHITECTURAL REQUIREMENTS

A. General Requirements

- Useable porches and stoops should form a predominate motif of the building design and be located on the front and/or side of the building. Useable front porches are at least 6 feet deep and extend more than 50% of the facade.
- Garage doors are not permitted on the front elevation of any apartment building.
- Fences or walls shall be no greater than 8 feet in height behind the front building line. Fences shall be no greater than 4 feet in height and walls no greater than 3 feet in height in the front yard setback.
- All building elevations visible from the street shall provide doors, porches, balconies, and/or windows. A minimum of 60% of front elevations, and a minimum of 30% of side and rear building elevations, as applicable, shall meet this standard. "Percent of elevation" is measured as the horizontal plane (lineal feet) containing doors, porches, balconies, terraces and/or windows. This standard applies to each full and partial building story.
- All front entrances shall be raised from the finished grade (at the curb or sidewalk) a minimum of 1½ feet.
- All multi-family and infill buildings shall provide detailed design along all elevations. Detailed design shall be provided by using at least three (3) of the following architectural features on all elevations as appropriate for the proposed building type and style (may vary features on rear/side/front elevations):
 - Dormers
 - Gables
 - Recessed or covered porch entries
 - Cupolas or towers
 - Pillars or posts
 - Eaves (minimum 6 inch projection)
 - Off-sets in building face or roof (minimum 16 inches)
 - Window trim (minimum 4 inches wide)
 - Bay windows
 - Balconies
 - Decorative patterns on exterior finish (e.g. scales/shingles, wainscoting, ornamentation, and similar features)
 - Decorative cornices and roof lines (for flat roofs)

B. Materials

- Residential building walls shall be wood clapboard, wood shingle, wood drop siding, primed board, wood board and batten, brick, stone, stucco, approved vinyl, or similar material. Accessory buildings with a floor area greater than 150 square feet shall be clad in materials similar in appearance to the principal structure.
- Garden walls may be of brick, stone or stucco matching the principal building. Front yard fences shall be wood picket or wrought iron only. Side and rear yard fences may be chain link, wood, wrought iron, or similar material. All side and rear yard fences over 4 ft in height shall be wood or similar material.
- Residential roofs shall be clad in wood or asphalt shingles, clay tile, or standing seam metal (copper, zinc, or terne) or materials similar in appearance and durability.

C. Configurations

- Main roofs on residential buildings shall be symmetrical gables or hips with a pitch between 4:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No monopitch roof shall be less than 4:12.
- Two wall materials may be combined horizontally on one facade. The heavier material should be below.
- Exterior chimneys shall be finished in brick or other material approved by the Planning Department.
- The crawlspace of buildings shall be enclosed.

D. Techniques

- Overhanging eaves may expose rafters.
- Flush eaves shall be finished by profiled molding or gutters.
- All rooftop equipment shall be enclosed in building material that matches the structure or is visually compatible with the structure.



Multi-Family Building



Eightplex



Multi-Family Building



Multi-Family Building



Assisted Living Residence

Haynie-Sirrine Neighborhood Code

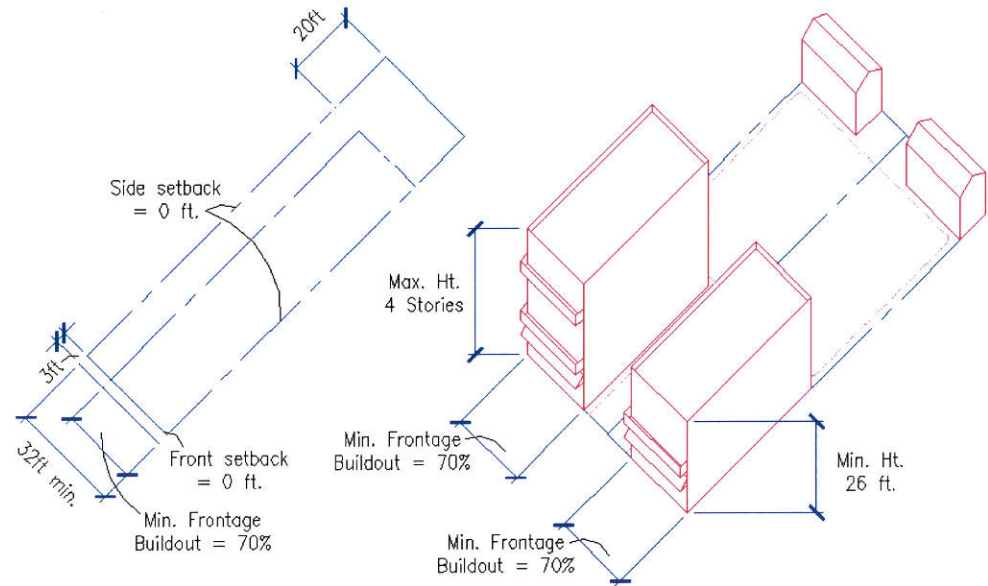
4.5 SHOPFRONT BUILDING

Description : A small scale structure which can accommodate a variety of uses. A group of shopfront buildings can be combined to form a mixed-use neighborhood center. Individual shopfront buildings can be used to provide some commercial service, such a neighborhood store, in close proximity to homes. Office buildings, hotels and inns can be placed in shopfront buildings.

Applicability: The use permitted within the building is determined by the Zone in which it is located.

1. LOT REQUIREMENTS

2. ARCHITECTURAL REQUIREMENTS



Minimum Height: 26 ft
Maximum Height: Per Zone Requirements

Setbacks:
Front (Maximum): 0 ft
Sides: 0 ft
Rear: 20 ft

Frontage Buildout (Min.): 70%

Parking and Vehicular Access: Primary vehicular access is provided using a rear lane or alley only. Off-street parking shall be located in the rear yard only. No curb cuts or driveways are permitted along the frontage.

Accessory Structures:
Side/Rear Setback: 0 ft

A. General Requirements

- At least 70% of the width of street level frontages shall be in windows or doorways. Street level windows shall be visually permeable. Mirrorized glass is not permitted in any location. Faux or display casements are not permitted in lieu of exterior window treatments for the frontage elevation.
- No frontage wall shall remain unpierced by a window or functional general access doorway for more than 16 feet.
- The principal, functional doorway for public or direct-entry access into a building shall be form the fronting street. Corner entrances shall be provided on corner lot buildings.
- Decorative cornices shall be provided for buildings with a flat roof. Alternatively, eaves shall be provided with a pitched roof.
- A building canopy, awning, or similar weather protection may be provided and should project 3-5 feet from the façade. Encroachments into the right-of-way shall be permitted by the City.

B. Materials

- Commercial building walls shall be brick, stucco, stone, marble, or other materials similar in appearance and durability. Regular or decorative concrete block may be used on building walls not visible from a public street or as an accent material only. All accessory buildings shall be clad in materials similar in appearance to the principal structure.
- Pitched roofs shall be clad in wood or asphalt shingles, clay tile, or standing seam metal (copper, zinc, or terne) or materials similar in appearance and durability.
- Signs on the inside of glazed openings may be neon.

C. Configurations

- All visibly exposed facades shall have a recognizable base course, which shall align with the sill level of the first story consisting of, but not limited to: thicker walls, ledges or sills; integrally textured materials such as stone or other masonry; integrally colored and patterned materials such as smooth finished stone or tile; lighter or darker colored materials, mullions, or panels; and/or planters.
- All visibly exposed facades shall have a recognizable top consisting of, but not limited to: cornice treatments, other than just colored stripes or bands, with integrally textured materials such as stone or other masonry or differently colored materials; sloping roof with overhangs and brackets; stepped parapets; and/or a cornice which shall terminate or cap the top of a building wall.
- Two wall materials may be combined horizontally on one facade. The heavier material should be below.
- Sky-lights shall be flat (non-bubble).

D. Techniques

- Windows shall be set to the inside of the building face wall.
- All rooftop equipment shall be enclosed in building material that matches the structure or is visually compatible with the structure.



Mixed Use



Mixed Use



Mixed Use



Mixed Use



Mixed Use



Grocery Store

Haynie-Sirrine Neighborhood Code

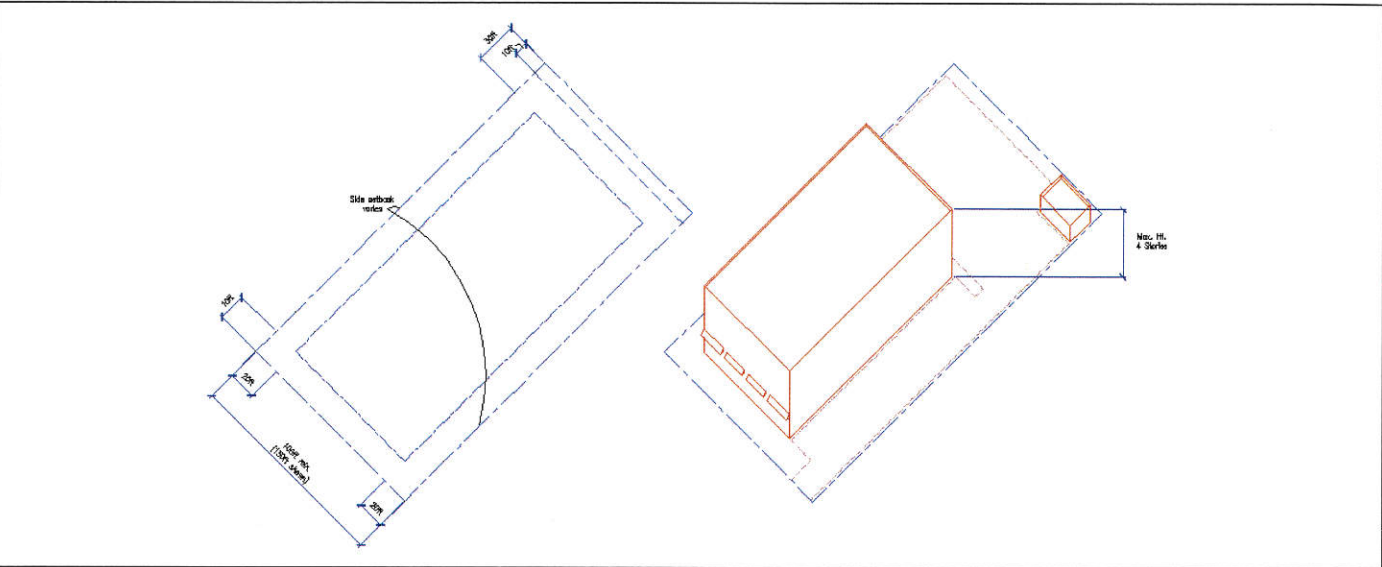
4.6 WORKPLACE BUILDING

Description: A fixed commercial building type with commercial use throughout. Office buildings are among the largest urban types as they must accommodate large floorplates.

Applicability: The use permitted within the building is determined by the Zone in which it is located.

1. LOT REQUIREMENTS

2. ARCHITECTURAL REQUIREMENTS



Setbacks: Front yard and side yard setbacks for structures on infill lots shall generally be equal to the average setbacks for all principal structures within 300 ft or one block length (whichever is greater). Where no frontage condition currently exists, the minimum setbacks shall be as follows:

- Front:** 0-25 ft
- Side:** varies
- Rear:** 30
- Accessory Structure Setback:** 10 ft
- Parking Setback:** 10 ft

Minimum Lot Width: 100 Ft
Maximum Height: 6 Stories

A. General Requirements

- At least 50% of the width of street level frontages shall be in windows or doorways. Street level windows shall be visually permeable. Mirrorized glass is not permitted in any location. Faux or display casements are not permitted in lieu of exterior window treatments for the frontage elevation.
- No frontage wall shall remain unpierced by a window or functional general access doorway for more than 16 feet.
- The principal, functional doorway for public or direct-entry access into a building shall be from the fronting street. Corner entrances shall be provided on corner lot buildings.
- Decorative cornices shall be provided for buildings with a flat roof. Alternatively, eaves shall be provided with a pitched roof.
- A building canopy, awning, or similar weather protection may be provided and should project 3-5 feet from the façade. Encroachments into the right-of-way shall be permitted by the City.

B. Materials

- Commercial building walls shall be brick, stucco, stone, marble, or other materials similar in appearance and durability. Regular or decorative concrete block may be used on building walls not visible from a public street or as an accent material only. All accessory buildings shall be clad in materials similar in appearance to the principal structure.
- Pitched roofs shall be clad in wood or asphalt shingles, clay tile, or standing seam metal (copper, zinc, or terne) or materials similar in appearance and durability.
- Signs on the inside of glazed openings may be neon.

C. Configurations

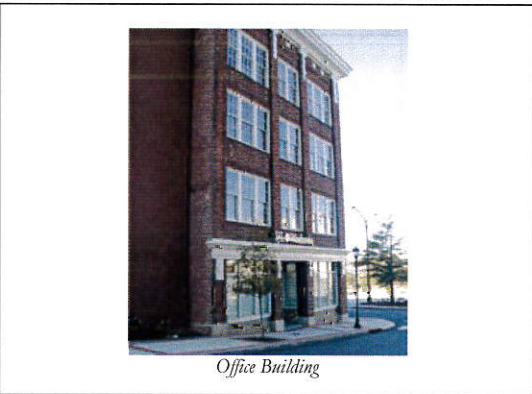
- All visibly exposed facades shall have a recognizable base course, which shall align with the sill level of the first story consisting of, but not limited to: thicker walls, ledges or sills; integrally textured materials such as stone or other masonry; integrally colored and patterned materials such as smooth finished stone or tile; lighter or darker colored materials, mullions, or panels; and/or planters.
- All visibly exposed facades shall have a recognizable top consisting of, but not limited to: cornice treatments, other than just colored stripes or bands, with integrally textured materials such as stone or other masonry or differently colored materials; sloping roof with overhangs and brackets; stepped parapets; and/or a cornice which shall terminate or cap the top of a building wall.
- Two wall materials may be combined horizontally on one facade. The heavier material should be below.
- Sky-lights shall be flat (non-bubble).

D. Techniques

- Stucco shall be float finish.
- Windows shall be set to the inside of the building face wall.
- All rooftop equipment shall be enclosed in building material that matches the structure or is visually compatible with the structure.



Office Building



Office Building



Office Building



Office Building



Office Building

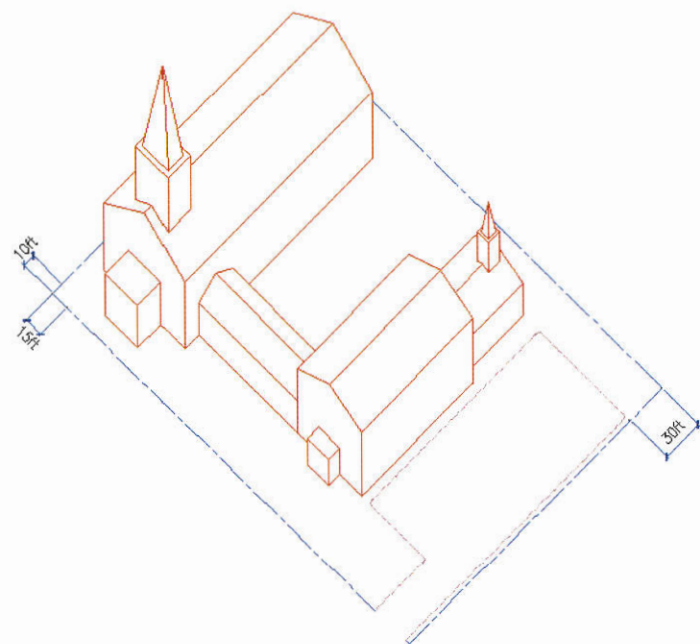
Haynie-Sirrine Neighborhood Code

4.7 CIVIC BUILDING

Description: Specialized buildings intended to serve as public gathering places. Such uses include governmental offices, churches or other places of worship, schools, hospitals, post offices, and non-profit or charitable clubs and organizations.

Applicability: The use permitted within the building is determined by the Zone in which it is located.

1. LOT REQUIREMENTS



Setbacks:
Front: 10 ft
Sides: 15
Rear: 30 ft
Accessory Structure Side/Rear Setback: 5 ft

Minimum Lot Width: 70 Ft
Maximum Height: 3 Stories (Taller buildings may be permitted in the URVC subject to the issuance of a Final Development Plan by the Planning Commission)
Encroachments: Balconies, stoops, stairs, open porches, bay windows, and raised doorways are permitted to encroach into the front setback a maximum of 10 ft.

2. ARCHITECTURAL REQUIREMENTS

A. General Requirements

- 1. Schools, churches, and government buildings should be built so that they terminate a street vista whenever possible, and shall be of sufficient design to create visual anchors for the community.
- 2. Off-street parking shall be provided in the side or rear yards only.

B. Materials

- 1. Civic building walls shall be clad in clapboard, stone, stucco, brick, or marble. Decorative cast concrete and wood or vinyl siding may be used as a minority element on facades facing public streets.
- 2. Civic roofs shall be clad in slate, sheet metal, corrugated metal, or diamond tab asphalt shingles, or other material similar in appearance and durability.
- 3. Gutters and down spouts shall be made of copper or galvanized painted metal.
- 4. The orders, if provided, shall be made of wood, marble, or cast concrete.
- 5. Stained glass or other decorative window treatments are encouraged.

C. Configurations

- 1. Two wall materials may be combined horizontally on one facade. The heavier material should be below.
- 2. Flat roofs are allowed, but principal civic buildings adjacent to residential structures are encouraged to have pitched roofs or similar architectural features to ensure compatibility.

D. Techniques

- 1. Windows shall be set to the inside of the building face wall.
- 2. All rooftop equipment shall be enclosed in building material that matches the structure or is visually compatible with the structure.



Peace Center



Church



Post Office



Church

5.0 GENERAL BUILDING DESIGN PRINCIPLES

5.1. GENERAL BUILDING DESIGN PRINCIPLES

1. All buildings shall share a frontage line with a street or square.
2. All buildings, except accessory structures, shall have their main entrance opening onto a street or public open space.
3. New buildings should strive for a contextual approach to design and should respect the architectural vernacular of the City of Greenville.
4. Adjacent buildings should be similar in scale, height, and configuration. Similar building types should face each other. Transitions to dissimilar building types (i.e. Detached House to Office Buildings) should generally occur at the rear lane/alley or rear property line.

5.2. ARCHITECTURAL STYLE

1. Design regulations are not intended to promote the replication of the existing built form of Greenville, but to allow imaginative design that is respectful of its neighborhood. The regulations are meant to help achieve good design, not a certain stylistic result. They will also establish a consistent framework for submitting and assessing proposed development.
2. Spatial elements like massing, proportions, scale, setbacks and build-to lines, spaces between buildings, and their relative positions should be used to integrate new development into existing neighborhoods.
3. Buildings that are stylized in an attempt to use the building itself as advertising shall be discouraged, particularly where the proposed architecture is the result of a “corporate” or franchise style. New construction should provide variety and diversity and express its own uniqueness of structure, location or tenant.
4. Height can lend a building dignity and grace. Conversely, it can contribute to unacceptable bulk and dominance. It is the height in combination with other features, including setbacks and the location and amount of parking that results in a positive or negative outcome. The height and scale of each building shall take into consideration its site and existing (or anticipated) neighboring buildings which includes those on properties behind a proposed building and beyond the immediately adjacent neighbors.
5. Windows, doors, columns, eaves, parapets, and other building components shall be proportional to the overall scale of the building.
6. Changes of plane should have clearly delineated material transitions.

5.3. STREET RHYTHM

1. Facades along primary streets shall be individually interesting, yet fit well into the streetscape.
2. Important street vistas should terminate in a focal point, such as a building or other architectural or natural feature.

5.4. ROOF FORM AND PITCH

1. Rooflines shall accommodate simple lines such as hip, flat, shed, gable to front, or gable to side, and avoid excessive articulation.
2. Mansard roofs shall have functional dormers which project out from the roof. Dormers shall have a symmetrical gable or hip roof.

5.5. FAÇADE ARTICULATION AND DETAILING

1. Architectural elements like openings, sill details, bulkheads, posts, and other architectural features shall be used to establish human scale at the street level.
2. Buildings shall avoid long, monotonous, uninterrupted walls or roof planes on their visible facades. Building wall offsets, including projections, recesses, and changes in floor level shall be used in order to: add architectural interest and variety; relieve the visual effect of a single, long wall; and subdivide the wall into human size proportions. Similarly, roofline offsets shall be provided to lend architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof. For larger scale developments, the building façade shall create repetitive bays, or the façades shall be divided into a balanced, yet asymmetrical, composition.
3. All sides of the building shall use materials consistent with those on the front if visible from public streets or neighboring properties, and should be carefully designed with similar detailing, and be comparable in quality and materials.
4. All visibly exposed facades should have a base, a middle, and a top with:
 - a) a recognizable base course consisting of, but not limited to:
 - thicker walls, ledges or sills;
 - integrally textured materials such as stone or other masonry;
 - integrally colored and patterned materials such as smooth finished stone or tile;
 - lighter or darker colored materials, mullions, or panels; and
 - planters.
 - b) a recognizable top consisting of, but not limited to:
 - cornice treatments, other than just colored stripes or bands, with integrally textured materials such as stone or other masonry or differently colored materials;
 - sloping roof with overhangs and brackets;
 - stepped parapets; and
 - a cornice capping the top of a building wall.
5. Taller building shall be constructed by repeating the middle elements.

5.6. WINDOW AND DOOR PROPORTIONS AND DESIGN

1. Fenestration shall be architecturally related to the style, materials, colors, and details of the building.
2. Windows shall be vertically proportioned. Exceptions include storefront windows on the ground level (which are generally square or rectangular) and certain window configurations that are stylistically accurate with recognized architectural styles (international or modern). Also, to the extent possible, upper story windows shall be vertically aligned with the location of windows and doors on the ground level, including storefront or display windows.

5.7. BUILDING MATERIALS

1. The color of roof stacks, flashing, vents, power exhaust fans, and metal chimney caps shall blend with the roof colors.
2. Building materials shall be similar to the materials already being used in the neighborhood, or if dissimilar materials are being proposed, other characteristics such as scale and proportion, form, architectural detailing or color and texture, shall be used to ensure that enough similarity exists for the building to relate to the rest of the neighborhood.
3. Materials shall be selected for suitability to the type of building and design for which they are used.
4. Material or color changes at outside corners of structures, which give the impression of “thinness” and artificiality, are prohibited. Piecemeal embellishment and frequent changes in material should be avoided.
5. Metal buildings shall be prohibited.

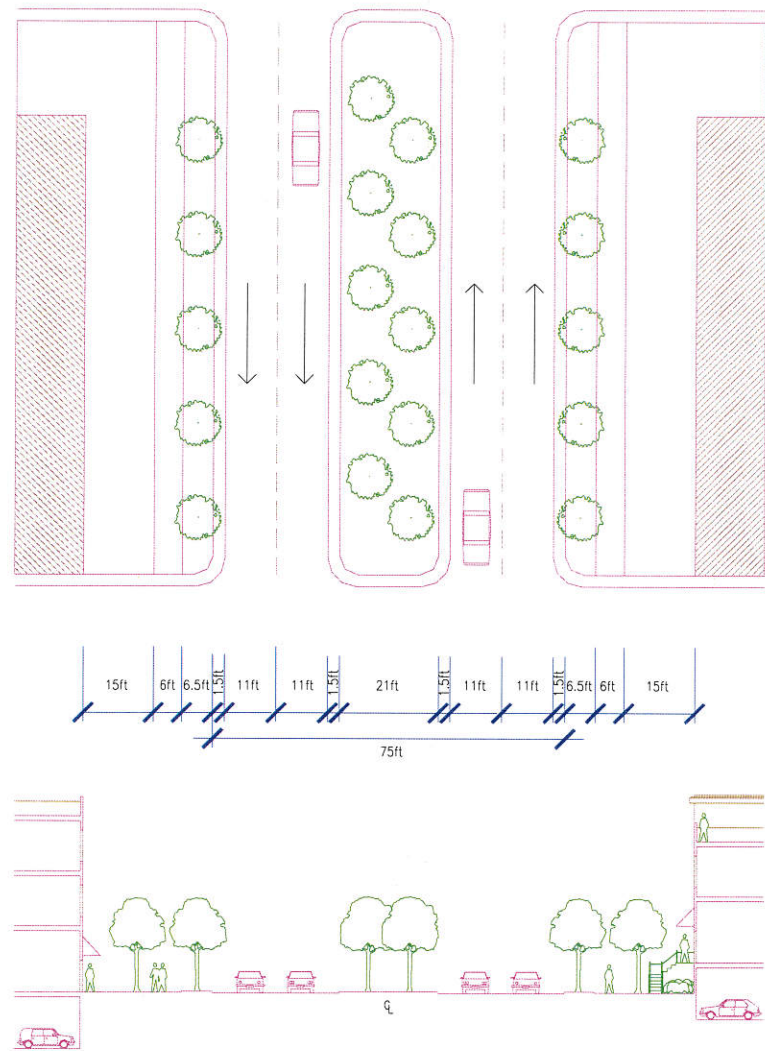
5.8. MECHANICAL SCREENING

1. Project elements like mechanical equipment, utility meters, storage areas, trash enclosures, transformers, generators and similar features or other utility hardware on roof, ground, or buildings shall be screened from public view with materials similar to the structure or they shall be so located as not to be visible from any public view or from potential buildings nearby.
2. Rooftop mechanical equipment shall not be visible from the street.
3. Unused equipment should be removed.

Haynie-Sirrine Neighborhood Code

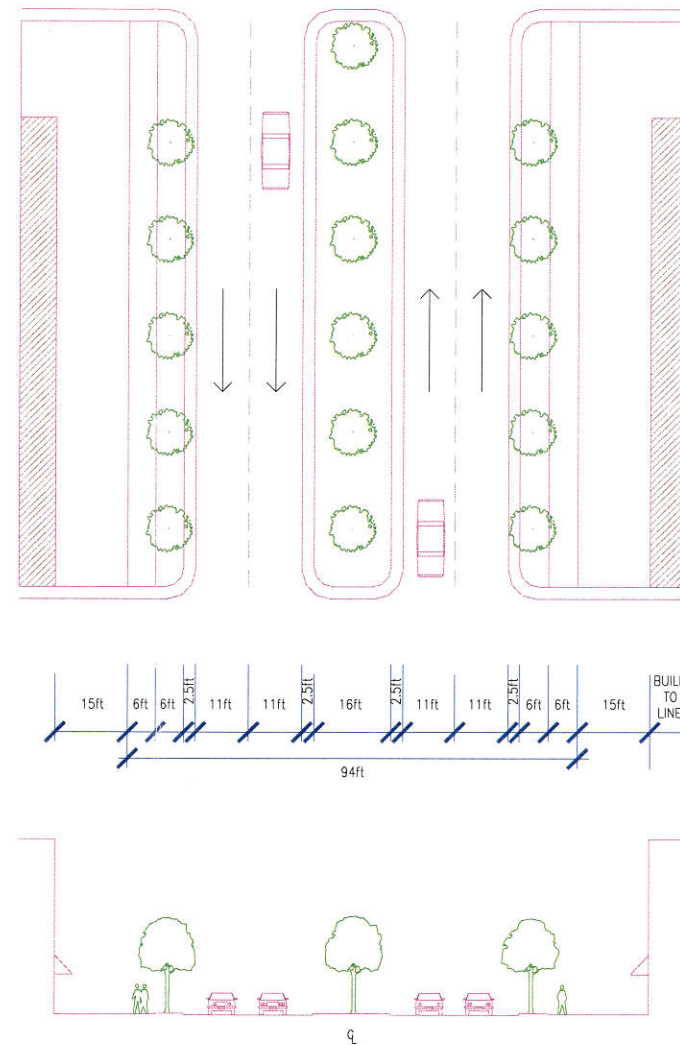
6.0 STREET TYPES AND STANDARDS

Church Street Boulevard

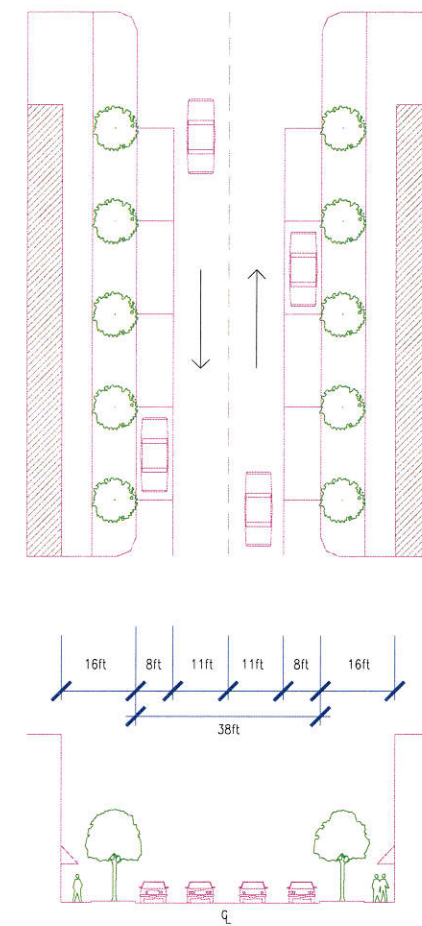


The boulevard serves as a long-distance, medium-speed vehicular corridor that traverses an urbanized area. It is usually lined by wide sidewalks or side medians planted with trees. Center medians may be continuously planted or have trees in individual planting areas. Buildings uniformly line the edges.

University Ridge Boulevard



Haynie-Pearl in NC



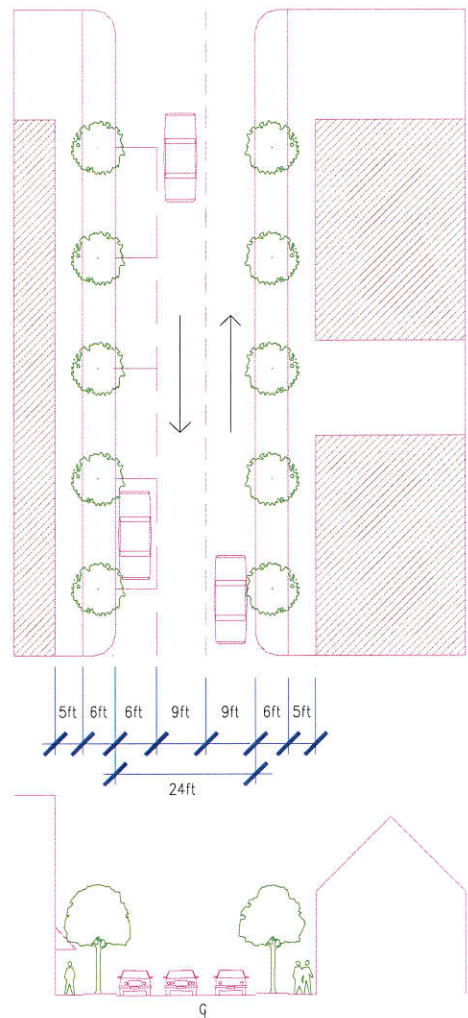
The Main Street serves as a small-scale, low-speed connector. Main Streets provide frontage for high-density buildings such as offices, shops, apartment buildings, urban mansions, and rowhouses. A Main Street is urban in character, with raised curbs, closed drainage, wide sidewalks, parallel parking, trees in individual planting areas, and buildings aligned on short setbacks.

Design Speed: 25 mph
On-Street Parking: Marked

Haynie-Sirriner Neighborhood Code

6.0 STREET
TYPES AND
STANDARDS

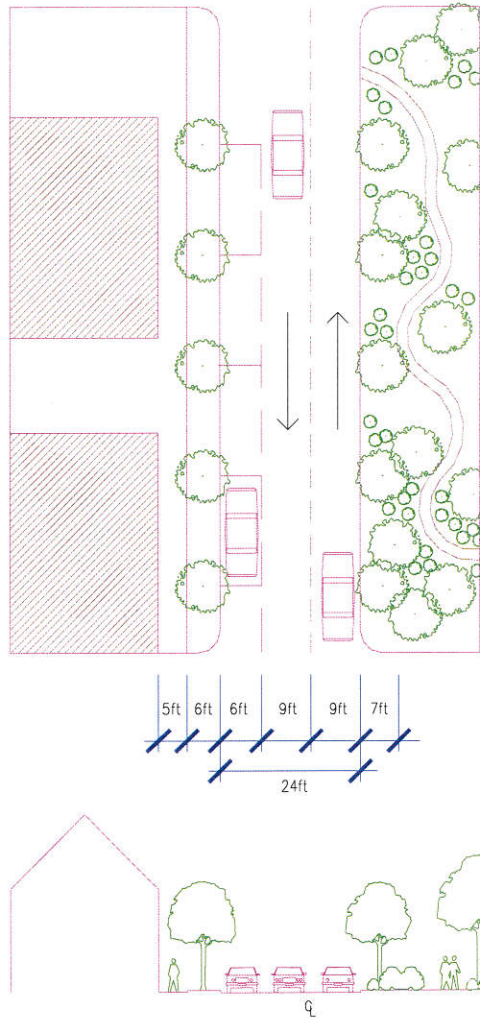
Street



The Street serves as a small-scale, low-speed connector. Local streets provide frontage for medium-to-low-density residential buildings such as detached homes and duplexes. A Street is urban in character, with raised or rolled curbs, closed drainage, sidewalks, occasional parallel parking on one side, trees in continuous planting areas, and buildings aligned on medium setbacks.

Design Speed: 15-25 mph
On-Street Parking: Occasional

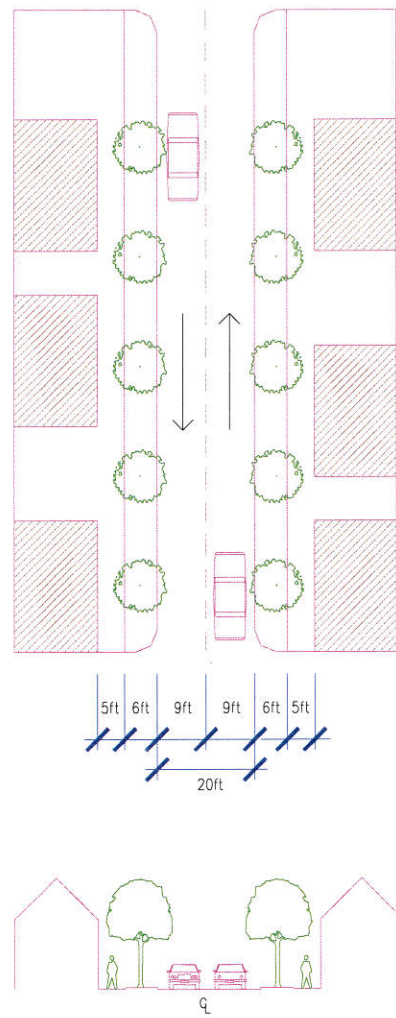
Parkside Drive



The Parkside Drive defines the natural edge between an urban and a natural condition, usually along a waterfront, a park, or a greenbelt. One side of the drive has the urban character of a main street with sidewalk, parallel parking, and buildings, while the other has the natural qualities of a rural road with naturalistic plantings and rural detailing.

Design Speed: 15-25 mph
On-Street Parking: Occasional

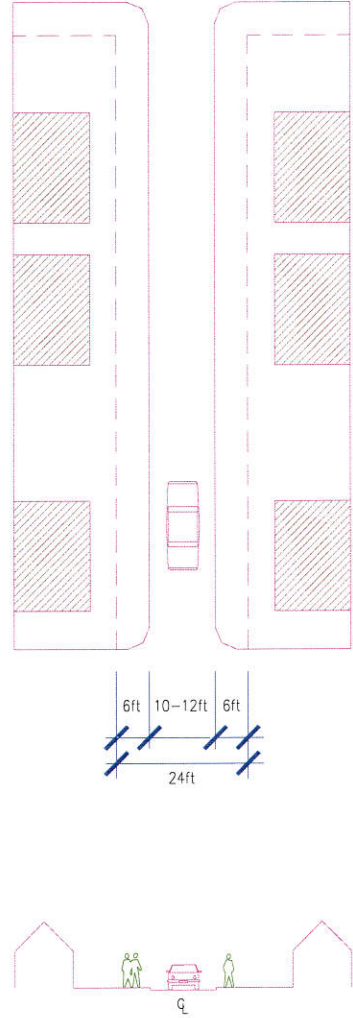
Lane



The Lane is a small-scale, low-speed connector. It serves low-density residential buildings that accommodate all parking on-site. A Lane tends to be more rural in character with rolled curbs, open or closed drainage, narrow sidewalks, continuous plantings, and buildings set way back. On-street parking is not permitted.

Design Speed: 20 mph

Rear Lane



The Rear Lane is a narrow access route behind neighborhood streets. Lanes generally have a narrow strip of paving in the center and serve as areas for underground utilities.

Haynie-Sirrine Neighborhood Code

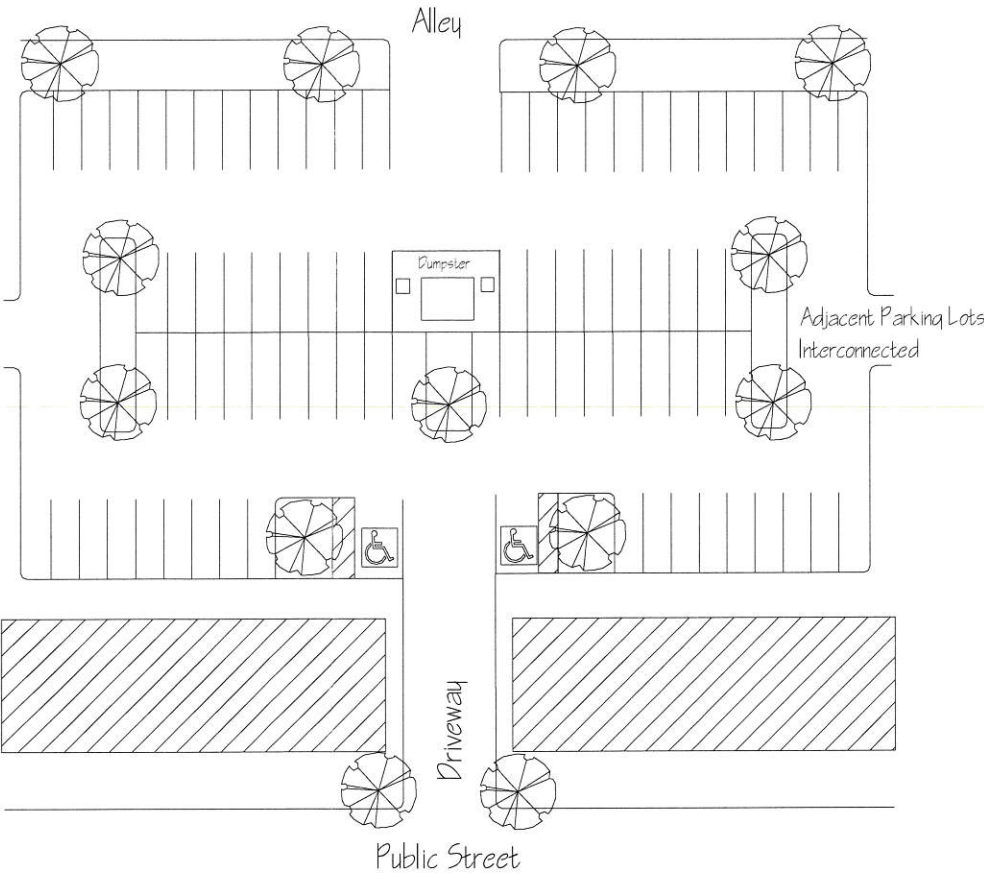
6.0 STREET TYPES AND STANDARDS	6.1 GENERAL PRINCIPLES:	6.2 DESIGN STANDARDS:	5. Utility Location							
	1. Streets shall interconnect within a development and with adjoining development every 500 feet (400 ft is preferable) where feasible. Cul-de-sacs are permitted only where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets shall be planned with due regard to the designated corridors shown on Master Plan. 2. Streets shall be designed as the main public space of the City and shall be scaled to the pedestrian. 3. Streets shall be bordered by sidewalks on both sides, though variations may be granted by the Planning Commission on streets and lanes based on existing conditions. 4. Streets shall be designed with street trees planted in a manner appropriate to their function. Commercial streets shall have trees which compliment the face of the buildings and which shade the sidewalk. Residential streets shall provide for an appropriate canopy, which shades both the street and sidewalk, and serves as a visual buffer between the street and the home. 5. Wherever possible, street locations should account for difficult topographical conditions, paralleling contours to avoid excessive cuts and fills and the destruction of significant trees and vegetation outside of street-rights-of way on adjacent lands. 6. All streets shall be constructed in accordance with the design and construction standards in this code and shall be maintained for public access whether by easement or by public dedication. Closed or gated streets are strictly prohibited. Rear Lanes and alleys shall be privately maintained. 7. All on-street parking provided shall be parallel. On-street parking should only be marked in front of townhouse, apartment, shopfront, and office building types. Curb or angle parking is permitted upon approval of the City of Greenville. 8. The use of traffic calming devices such as raised intersections, lateral shifts, and traffic circles are encouraged as alternatives to conventional traffic control measures. 9. Variations to AASHTO and SCDOT Standards are made in accordance with the ITE Traditional Neighborhood Development Street Design Guidelines manual (1997) and are herein incorporated by reference. Street designs shall permit the comfortable use of the street by cars, bicyclists, and pedestrians. Pavement widths, design speeds, and the number of vehicle lanes should be minimized without compromising safety. The specific design of any given street must consider the building types which front on the street and the relationship of the street to the City’s street network. New development with frontages on existing publicly maintained streets shall be required to upgrade all their frontages to meet the standards of this Section. The following specifications shall apply to street design: 1. Sidewalks Sidewalks shall be constructed along both sides of all streets except alleys and lanes. Cul-de-sacs and closes shall be reviewed on a site-by-site basis for this requirement. Residential sidewalks shall be a minimum of 5 ft in width. Sidewalks serving mixed use and commercial areas shall be a minimum of 8 ft in width (10-12 ft is preferable in front of shopfronts). All sidewalks shall be constructed in brick pavers, concrete, or a similar material. Concrete sidewalks shall be a minimum of 4” in depth. 2. Street Trees & Planting Strips Canopy trees shall be planted in the planting strip or in tree wells (in NC or URVC) spaced 40 ft on-center. The minimum width of all planting strips, if required, shall be 6 feet or as approved by the City Arborist. 3. Cul-De-Sacs Where practical, a close should be used in place of a cul-de-sac. Cul-de-sacs, if permitted, shall not exceed 250 ft in length from the nearest intersection with a street providing through access (not a cul-de-sac). Cul-de-sacs shall be offset from the street centerline and shall form a square. 4. Curb Return Radii Curb radii shall be designed to reduce pedestrian crossing times along all streets requiring sidewalks. In general, curb radii should not exceed 20 ft. Underground utilities (except water and sewer) should be located in alleys and lanes. If no alley or lane is provided, then a 5-foot (minimum) utility easement shall be provided behind the sidewalk located within either the right-of-way or a public utility easement. 6. Curbs And Drainage Standard curbing is required along all streets with marked on-street parking and around all required landscaping areas and parking lots. Streets with a grade exceeding 2% shall use standard curbs. Drainage shall be provided using closed curb and gutter systems along all streets except along parkways that may use open swales upon approval of the City Engineer. 7. Centerline Radius Centerline radii may be varied for low-speed streets in accordance with the following table (see also ITE TND Standards p. 26): <table><tr><th>Design Speed</th><th>Min. Centerline Radius</th></tr><tr><td>10 mph</td><td>22 feet</td></tr><tr><td>15 mph</td><td>50 feet</td></tr><tr><td>20 mph</td><td>89 feet</td></tr><tr><td>25 mph</td><td>166 feet</td></tr></table> As a general rule, lighting should be provided with lower-intensity, full-spectrum bulbs mounted on poles 8-12 feet in height.	Design Speed	Min. Centerline Radius	10 mph	22 feet	15 mph	50 feet	20 mph	89 feet	25 mph
Design Speed	Min. Centerline Radius									
10 mph	22 feet									
15 mph	50 feet									
20 mph	89 feet									
25 mph	166 feet									

Haynie-Sirrine Neighborhood Code

7.0 PARKING STANDARDS

7.1 GENERAL PRINCIPLES:

- 1. Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding neighborhoods. Lots should be located behind buildings or in the interior of a block whenever possible.
- 2. Parking areas shall not abut pedestrian-oriented street intersections or civic buildings, be adjacent to squares or parks, or occupy lots which terminate a vista.
- 3. No off-street parking area shall be located within any front yard except for single-family residential uses. All off-street parking spaces for multi-family buildings shall be in the rear yard only.
- 4. Parking lots shall not occupy more than 1/3 of the frontage of the adjacent building or no more than 75 feet, whichever is less.
- 5. All parking areas visible from the right-of-way shall be screened from view. Parking structures shall be wrapped by buildings along the primary façade.
- 6. Off-street parking areas shall be designed to facilitate adequate movement and access by sanitation, emergency, and other public service vehicles without posing a danger to pedestrians or impeding the function of the parking area.
- 7. Off-street parking areas shall be designed so that parked vehicles do not encroach upon or extend onto public rights-of-way, sidewalks or strike against or damage any wall, vegetation, utility, or other structure.
- 8. Large surface parking lots should be visually and functionally segmented into several smaller lots. Alternative parking area designs incorporating planting islands and trees shall create separate and distinct outdoor rooms for no more than 36 cars per room. The size of any single surface parking lot shall be limited to three acres, unless divided by a street or building.
- 9. All parking areas shall be curbed using a standard curb with a minimum width of 1'6". Landscape islands shall be similarly curbed.



7.2 PARKING SPACE DIMENSIONS

- 1. Parking space dimensions (other than those designed for the disabled) shall be a minimum of 18 feet long and 9 feet wide. Parking spaces shall be dimensioned in relation to curbs or aisles, so long as their configuration, area, and dimensions satisfy the requirements of this Section.
- 2. Parallel parking space dimensions shall be a minimum of 20 feet by 8 feet. Parallel parking spaces along higher traffic streets should be at least 22 feet long.
- 3. Aisle widths and angle space dimensions shall be in accordance with the Manual of Architectural Graphic Standards, 10th edition.

7.3 MINIMUM PARKING RATIOS

All square footage is in leasable square feet. Parking requirements may be satisfied using on-street parking in front of buildings or public lots with 300 ft of primary building entrances.

Single Family Home	See Section 2.8
Multi-family Home	1 per bedroom (up to 2 required)
Office Uses	3 per 1000 sq ft
Retail Uses	1 per 250 sq ft
Restaurants	1 per 4 seats
Light Industrial	.25 per 1000 sq ft or non-office space
Bed & Breakfast Inns & Hotels	1 per bedroom
Civic Uses	No minimum

7.4 SHARED PARKING STANDARDS

- 1. The joint use of shared off-street parking between two uses may be made by contract between two or more adjacent property owners. Adjacent lots shall be interconnected where practical.
- 2. Developments that operate at different times may jointly use or share the same parking spaces with a maximum of one-half (1/2) of the parking spaces credited to both uses if one use is a church, theater, assembly hall or other use whose peak hours of attendance will be at night or on Sundays, and the other use or uses are ones that will be closed at night or on Sundays or upon the normal hours of operation.

Haynie-Sirrine Neighborhood Code

8.0 LIGHTING STANDARDS	8.1 PURPOSE AND GENERAL PROVISIONS: The purpose of this Section is to provide direction in controlling light spillage and glare so as not to adversely affect motorists, pedestrians, and land uses of adjacent properties. Lighting intensities should be controlled to assure that excessive light spillage and glare are not directed at adjacent properties, neighboring areas, and motorists. Exterior lighting should be architecturally integrated with the architectural character of the building. Downcast or cutoff type lighting fixtures should be generally used to illuminate pedestrian or traffic circulation corridors. Bollard or decorative cutoff-type lighting fixtures are generally suited for pedestrian applications such as for pedestrian circulation or transitional areas. Determination of light fixtures and level of illumination to achieve a certain function or desired effect should also reduce or eliminate the hazardous aspects and nuisance of glare and light spill over. All exterior lighting, with the exception of street lighting, that is used in and around buildings, recreation areas, parking lots, and signs, shall be designed to protect against the spill-over of light to adjacent properties. Lighting may be characterized by the kind of fixtures to be installed (such as incandescent, fluorescent, etc.); by use or activity being served, (i.e. sports activities, utility lighting, lot lighting, or security lighting); or by desired effect, (i.e. spot lighting). Lighting design, location, and fixture selection should be planned to serve the primary lighting objective. 8.2 STREET LIGHTING STANDARDS No street light shall be more than 250 feet from another street light. In addition, lighting shall be placed at every intersection. A Lighting Plan shall be submitted with all Apartment, Shopfront, and Office Building developments. Place Decorative Lighting specifications here	8.3 OUTDOOR LIGHTING STANDARDS: All outdoor lighting shall conform to the following standards: 1. Outdoor lighting shall be designed, located and mounted at heights no greater than twelve (12) feet above grade for pedestrian lights, or thirty five (35) feet above grade for street lighting; and located at least 10 feet from property lines defining rear and side yards or required perimeter landscaped areas required by this Code. 2. All outdoor lighting shall be designed and located such that the maximum illumination measured in foot candles at the property line shall not exceed .3 for non cut-off lights and 1.5 for cut-off lights. The average intensity illumination for outdoor lighting shall not exceed 6-foot candles in intensity as measured at grade. Fixtures should be placed to provide uniform distribution of light and to avoid intense lighting that produces excessive glare. 3. Lighting fixtures in scale with pedestrian activities shall provide for uniform distribution of lighting to produce minimal shadows. 4. Because of their unique requirements for nighttime visibility and limited hours of operation, the lighting of active recreation areas, such as for ball fields and tennis courts are not considered in this Section. Lighting conditions for such uses shall be approved by the Zoning Administrator in accordance with approved standards and specifications. 5. No flickering or flashing lights shall be permitted. Light sources should not be located within any perimeter-landscaped areas except on pedestrian walkways. Lighting levels are to be measured in foot-candles with a direct-reading, portable light meter. The meter sensor shall be mounted not more than six (6) inches above ground level in a horizontal position. The Zoning Administrator takes readings only after the cell has been exposed long enough to provide a constant reading. Measurements are made after dark with the light source in question on, then with the same source off. The difference between the two readings shall be compared to the maximum permitted illumination and at the property line at ground level.
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Haynie-Sirrine Neighborhood Code

9.0 SIGNS

9.1 DEFINITIONS:

Arm Sign

A sign whose face is suspended from a support arm at a right angle from a ground-mounted pier, pillar, column, or pole.

Canopy or Awning Sign

A sign that is mounted, painted, or attached to an awning or canopy that is otherwise permitted by Ordinance.

Monument Sign

Any sign not attached to a building in which the entire bottom of the sign is in contact with or is flush or close to the ground, the vertical dimension is greater than the horizontal dimension and is independent of any other structure.

Projecting Sign

Any sign other than a wall, awning, or canopy sign, which is affixed to a building and is supported only by the wall on which the sign is mounted.

Sandwich Board Sign

A portable a-frame sign constructed with two faces that rest at an angle less than 45 degrees to each other. Neither face shall exceed 3 feet in width or 12 square feet in area.

Wall Sign

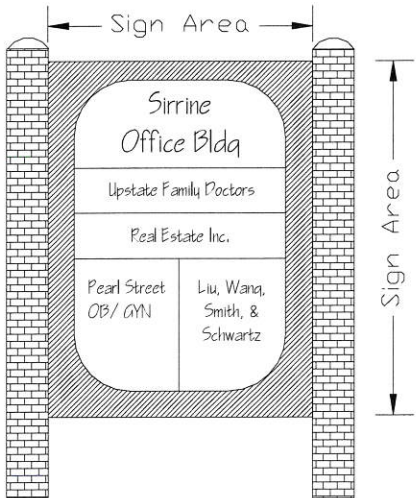
Any sign directly attached to an exterior wall of a building or dependent upon a building for its support with its exposed face parallel or approximately parallel to the plane of the building or structure on which it is placed. Signs directly painted on walls shall be considered wall signs.

9.2 GENERAL PROVISIONS:

1. Monument Signs are permitted only for Detached House, Office Buildings, and Civic Buildings.
2. Non-residential uses in the Neighborhood General District are permitted to use arm signs.
3. The scale of the signs should be appropriate for the building on which they are placed.
4. Signs should not obscure architectural features and should be integrated with the design of the building.
5. Buildings should provide signage that is pedestrian-oriented.
6. All buildings may provide wall-mounted incidental signage such as tenant directories, historical markers, or bulletin boards on any wall face provided they do not exceed 6 square feet in area.
7. Sandwich board signs may be placed on sidewalks in the Neighborhood Center and Village Center District only.
8. Projecting Signs may be used in lieu of wall signs.
9. Canopy Signs may be used in lieu of wall signs, but may be combined with a Projecting Sign.
10. Only Monument Signs may be internally illuminated.

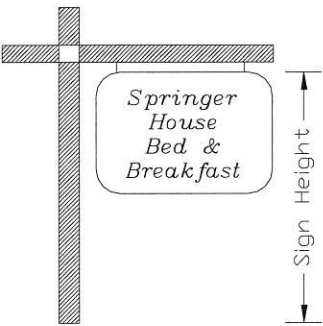
9.3 FREESTANDING SIGN STANDARDS:

Monument Sign:



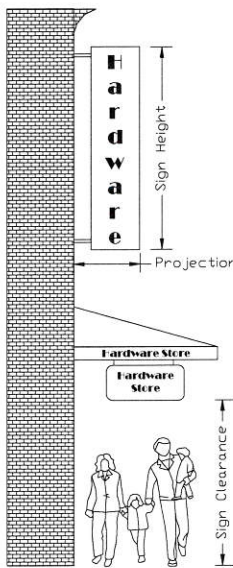
Maximum Height: 6 feet
Maximum Area: 36 square feet

Arm Sign:



Maximum Height: 6 feet
Maximum Area: 6 square feet

9.4 STOREFRONT SIGN STANDARDS:



Projecting Sign Standards:

- Maximum Height: 8 feet*
- Maximum Area: 1 square foot for each lineal foot of storefront
- Maximum Projection from Wall: 3 feet
- *Sign may not extend beyond the top of the parapet or the eaves (on a pitched roof)

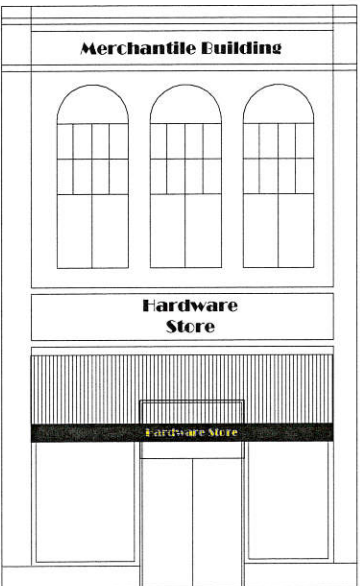
Canopy Sign Standards:

- Maximum Area: 50% of Canopy area (Drip Flap area shall be unlimited)

Under-Canopy Sign Standards:

- Maximum Dimensions:
 - Height: 16"
 - Width: 36"
- Sign Clearance: 7 1/2 feet

STOREFRONT SIGN STANDARDS:



Wall Sign Standards:

- Maximum Area: 2 square feet for each lineal foot of wall facing a public street
- Location: Between first floor window and window sill of second floor, or on sign frieze area of building if original to building (Exception: Building identification which is an integral part of the building's design and architectural character shall not be considered a sign for the purposes of this Standard.)
- Maximum Area (Walls not fronting a public street): 5% of wall area.
- Windows: Signs may be placed on or behind windows but at no such time shall exceed 20% of the window area.
- Murals or Wall Art: Murals or similar wall art located on secondary building walls (not primary frontages) are permitted, provided the total area of commercial copy does not exceed 5% of the total wall area.

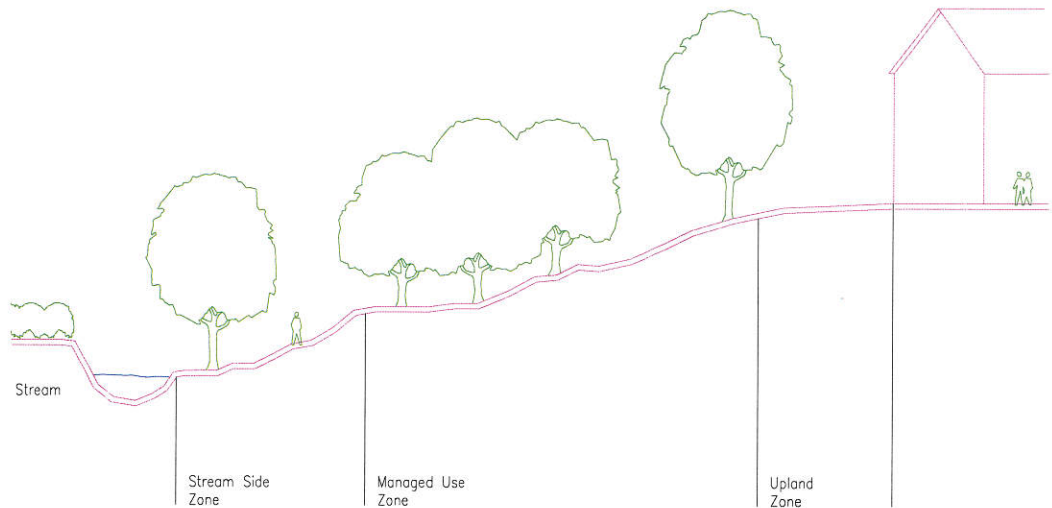
Haynie-Sirrine Neighborhood Code

10.0 ENVIRONMENTAL PROTECTION

10.1 STREAM AND WETLAND BUFFERS:

The purpose of a stream buffer network is to filter pollutants, store floodwaters, provide habitat, and contribute to the “green infrastructure” of the City of Greenville and lands within its jurisdiction. Stream systems are comprised of each stream and its respective drainage basin. Streams have the primary natural functions of conveying storm and ground water, storing floodwater, and supporting aquatic life. Vegetated lands adjacent to the stream channel in the drainage basin serve as “buffers” to protect the stream’s ability to fulfill its natural functions. Buffers have the primary natural functions of protecting water quality by filtering sediments; pollutants such as nitrogen, phosphorus, trace metals, and hydrocarbons; providing intermittent storage for floodwaters, allowing channels to meander naturally, and providing suitable habitat for wildlife. **All new development shall comply with the buffer requirements of this Section, however uses and structures previously approved and constructed in a buffer may remain.**

Three Zoned Urban Stream Buffer



10.2 BUFFER DELINEATION

The following buffer delineations are required:

- 1. Buffer boundaries including all buffer zones must be clearly delineated on all Plans for approval by the City of Greenville, on all Construction Documents, including grading and clearing plans, erosion and sediment control plans, and site plans.
- 2. Buffer boundaries including all buffer zones must be clearly delineated on-site prior to any land disturbing activities. Where existing trees are to be preserved in a buffer zone, limits of grading shall maintain a minimum 20’ separation from the base of each tree on the upland side of the buffer.
- 3. Buffer boundaries including all buffer zones as well as all buffer requirements must be specified on the record plat, on individual deeds, and in property association documents for lands held in common.

10.3 MINIMUM BUFFER REQUIREMENTS

- 1. At a minimum no land disturbing activity is permitted within the flood plain except as otherwise permitted as a Permitted Buffer Impact. The regulatory flood plain elevation is delineated per the latest revision of the Flood Insurance Rate Map, Flood Boundary Floodway Maps, and Flood Insurance Study for the City of Greenville and/or Greenville County. No such stream buffer shall be less than 50 ft.
- 2. Buffer widths for drainage basins are measured horizontally on a line perpendicular to the surface water, landward from the top of the bank on each side of the stream.
- 3. In lieu of providing an undisturbed stream buffer along the existing channel corridor, development in drainage basins less than 50 acres may choose compliance with a permitted option below.
 - a. In any zone natural channel design may be used in compliance with all applicable state regulations (i.e. vegetative lining with limited use of stone, meandering alignment and spot stabilization of erosion).
 - b. In the NC and URVC Zones traditional channel design may be used in compliance with all applicable state regulations (i.e. structural stabilization with stone or concrete lining, uniform geometry, and straightening alignment, including closed pipe systems)
- 4. When reforestation of disturbed buffers is required, tree planting shall be as specified by the City .
- 5. Diffuse Flow Requirement. Diffuse flow of runoff shall be maintained in the buffer by dispersing concentrated flow and reestablishing vegetation.
 - a. Concentrated runoff from ditches or other manmade conveyances shall be diverted to diffuse flow before the runoff enters the buffer.
 - b. Periodic corrective action to restore diffuse flow shall be taken by the property owner as necessary to impede the formation of erosion gullies.

10.4 PERMITTED BUFFER IMPACTS

The following buffer impacts are permitted, however, design and construction shall stabilize disturbed areas to minimize negative effects on the quality of surface waters.

- 1. Road crossings for connectivity or transportation links where the City of Greenville has granted site plan approval.
- 2. Parallel water and sewer utility installation as approved by the City Engineer.
- 3. Approved public or common area open space paths and trails parallel to the creek outside the Stream Side Zone and near perpendicular stream crossings. Pathways must use existing and proposed utility alignments or previously cleared areas and minimize tree cutting to the maximum extent practicable.
- 4. Incidental drainage improvements/repairs for maintenance.
- 5. Individual pedestrian paths connecting homeowners to the stream in the form of narrow, pervious footpaths with minimal tree disturbance.
- 6. Ponds which intersect the stream channel shall have the same buffers as the original stream. Buffer requirements do not apply to wet ponds used as structural BMPs.
- 7. Mitigation approved by a state or federal agency acting pursuant to Sections 401 or 404 of the Federal Clean Water Act.

Haynie-Sirrine Neighborhood Code

11.0 LANDSCAPING The three types of landscaping are defined as follows, and shall meet the following performance requirements. All new development, changes in principal use, and building expansions shall comply with these provisions.	10.5 TYPES OF LANDSCAPING A. TYPE A (Opaque Screen/Buffer) LOCATION & REQUIRED USAGE: - Rear and/or side transition yards between URVC and non-URVC lots (Minimum width: 30 ft) and the transition yard between NC non-residential and multi-family uses and adjacent single family uses (Minimum width 10 ft to 30 ft.) This type functions as an opaque screen from the ground to a height of at least eight (8) feet. This type excludes visual contact between uses and creates a strong impression of spatial separation. Composition of the Type A landscaping may include a wall, wood fence, landscaped earthen berm, planted vegetation, existing vegetation, or any appropriate combination of these elements. Intermittent planting of deciduous and evergreen trees shall obtain a height at maturity of no less than 20 feet and have no unobstructed openings wider than ten (10) feet between tree canopies upon maturity. Shrub plantings shall have a minimum height of three (3) feet at installation and have no unobstructed openings wider than four (4) feet. At least 50% of the required trees, and at least 75% of the required shrubs, shall be evergreen species locally adapted to the area. The use of existing vegetation to satisfy this requirement is encouraged. Supplemental planting may be required in addition to native materials. B. TYPE B (Semi-Opaque Screen) LOCATION & REQUIRED USAGE: - Perimeter Yard of all multi-family, mixed-use, and non-residential parking areas visible from the street (Minimum width: 10 ft) This type functions as a semi-opaque screen from the ground to at least a height of four (4) feet for screening of car lights and glare. Composition of the Type B landscaping may include a wall, fence, planted vegetation, existing vegetation, or any appropriate combination of the elements. Intermittent planting of deciduous and evergreen trees shall obtain a height at maturity of no less than 20 feet and have no unobstructed openings wider than 20 feet between canopies upon maturity. Shrub plantings shall have no unobstructed openings wider than four (4) feet. At least 75 % of the required shrubs shall be evergreen species locally adapted to the area. All side yard parking areas in the NC or URVC districts shall be screened from the sidewalk by low walls, fences or constructed as a continuation of the building wall a minimum of three (3) feet in height. Landscaping may be used in combination with walls or fences but shall not exceed 50% of the total required width. The use of existing vegetation to satisfy this requirement is encouraged. Supplemental plantings may be required in addition to native materials. The minimum height upon installation for effectively screening storage areas is 6 feet. This type of planting should be opaque to screen the off-site view of parking areas from neighboring properties and streets.	C. TYPE C (Interior Plantings) LOCATION & REQUIRED USAGE: Interiors of all parking areas with more than 16 parking spaces (not applicable to structured parking facilities) This type functions as a tree ceiling over a parking area providing shelter from sun and rain. Large maturing canopy trees shall be planted in a manner that provides shade for the entire parking area at maturity. To this end, no parking space shall be less than 60 ft from the base of a canopy tree. The use of differing species around the parking area is encouraged to promote diversity in the overall urban tree canopy. The use of existing vegetation to satisfy this requirement is encouraged. Supplemental plantings may be required in addition to native materials.
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Haynie-Sirrine Neighborhood Code

12.0 MISCELLANEOUS DEFINITIONS All terms shall be as defined in the Greenville Zoning Ordinance unless otherwise noted in this section.	<u>Accessory Building</u> A structure subordinate or incidental to the principal structure on a lot in square footage and primary use. Ancillary structures and uses include detached garages (with or without rental cottages), storage buildings, pool houses, and material storage areas. <u>Automobile/Boat/Heavy Equipment/Manufactured Home Sales and Service</u> Any building, premises, and land, in which or upon the primary use of land is a business which involves the maintenance, servicing or sale of new or used automobiles, boats, heavy equipment and/or manufactured homes generally but may include light trucks or vans, trailers, or recreation vehicles and including any vehicle leasing, rental, parking service, preparation or repair work conducted as an accessory use. This definition includes but is not limited to auto dealerships, auto body shops, auto service stations, boat repair or sales, car washes, convenience stores, gas stations, heavy equipment leasing, sales, or service, manufactured home sales or service, and oil/lube servicing. This does not include the sale of parts or related products (i.e. auto parts store). <u>Convenience Store</u> A use where certain retail goods and vehicular fuels are sold at the retail level. Such a use may permit car washes as an accessory use but shall not allow the installation of such automotive items such as lubricants, tires, batteries, or minor automobile repair and maintenance work. <u>Development</u> The carrying out of any building activity, the making of any material change in the use or appearance of any structure or land, or the subdividing of land into two or more parcels. The following activities or uses shall be considered development: 1. The reconstruction, alteration of the size, or material change in the external appearance of a structure on land or water; 2. A change in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land; 3. Commencement of drilling (except to obtain soil samples), mining, or excavation on a parcel of land; 5. Clearing of land, including clearing or removal of vegetation and including any significant disturbance of vegetation or soil manipulation; or <u>Drive-Through Facility</u> A facility designed to enable a person to transact business while remaining in a motor vehicle. Where permitted it shall be located to the rear of a principal structure only and shall not disrupt the pedestrian environment. <u>Duplex</u> <i>See Dwelling – Two Family</i>	<u>Entertainment Use</u> Any establishment that provides active recreational opportunities such as miniature golf, batting cages, arcades, carnival games, go-cart or other motorized vehicle tracks, waterslides, or passive recreation such as movie theaters. <u>Live-Work Unit</u> Small commercial enterprises with the ground floor occupied by commercial uses and a residential unit above. Commercial space may be a home-based business or may be leased independently <u>Manufacturing, Heavy</u> The assembly, fabrication, production or processing of goods and materials using processes that ordinarily have greater than average impacts on the environment, or that ordinarily have significant impacts on the use and enjoyment of other properties in terms of noise, smoke, fumes, odors, glare, or health or safety hazards, or that otherwise do not constitute “light manufacturing,” or any use where the area occupied by outdoor storage of goods and materials used in the assembly, fabrication, production or processing exceeds 25 percent of the floor area of all buildings on the lot. “Heavy manufacturing” shall include, but not be limited to, the following: enameling, lacquering, or the plating or galvanizing of metals; foundries or mills producing iron and steel products; industrial chemical manufacture; meat packing plants; mixing plants for concrete or paving materials, and manufacture of concrete products; oxygen manufacture and/or storage; pottery, porcelain, and vitreous china manufacture; poultry dressing for wholesale; pressure treating of wood; stonecutting; tire recapping and retreading; tobacco products manufacture; tobacco stemming and redrying plants. This shall include resource extraction and recycling and salvage operations. <u>Multi-Family</u> Three or more dwelling units located on a single lot of record. (Exception: Rental Cottages in accessory buildings) <u>Office Use</u> Professional, service, and governmental occupations within a building or buildings which do not generally involve the on-site sale of goods to customers. <u>Rental Cottage</u> An apartment located in an accessory building, secondary in size to the principal building, sharing ownership, site and utilities. In the NE zone, the principal building should be owner-occupied.	<u>Retail Use</u> A building, property, or activity the principal use or purpose of which is the sale of goods, products, or merchandise directly to the consumer. <u>Single Family Homes</u> <i>See Dwelling- Single Family Detached</i>
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LMO Sec. 19-1.11. Definitions

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Abut, abuts, or abutting means, in general, to share a common boundary, or to be contiguous, with an adjoining parcel of land, regardless of whether there is an intervening road, alley, easement, right-of-way, common area, detention pond, or utility line. However, when used in the context of development standards adjacent to a single-family detached use, *abut, abuts, or abutting* means to share a common boundary, or to be contiguous, with an adjoining parcel of land, excluding any intervening road, alley, easement, right-of-way, common area, detention pond, or utility line.

Accessory equipment means any equipment installed and owned by a third party used in connection with the delivery of a service (other than a communications service) to a wireless communications facility, such as an electric meter.

Accessory structure means a detached subordinate structure, the use of which is incidental to, and customarily associated with, the principal structure and located on the same lot as the principal structure.

Accessory use means a use of land or building (or a portion thereof) that is subordinate to, and customarily associated with, the principal use.

Adaptive reuse means the process to reconfigure or remodel an existing building and accommodate a new use or a new purpose other than original.

Addition means a new structure on a site with an existing structure, or a new component to an existing structure, which causes an extension or increase in floor area or height of a building or structure.

Adjacent. See *Abut*.

Administrator means the person or persons designated by the city manager to interpret, implement, and enforce all or portions of this chapter.

Airport means the Downtown Municipal Airport of Greenville, South Carolina, located east of the city in a quadrant formed by U.S. Highway 291 on the west, Laurens Road on the south, Haywood Road on the east, and Interstate Highway 385 on the north.

Airport elevation means the highest point of an airport's useable landing area, measured in feet from mean sea level.

Airport hazard means any structure or object of natural growth located on or in the vicinity of a public airport, or any use of land near such airport, which obstructs the airspace required for the flight of aircraft in landing or takeoff at such airport or is otherwise hazardous to such landing or takeoff of aircraft.

Base station means a structure or equipment at a fixed location that enables FCC-licensed or authorized wireless communications between user equipment and a communications network. The term does not encompass a tower as defined herein or any equipment associated with a tower. Base station includes, without limitation:

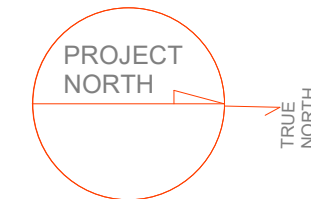
- (a) Equipment associated with wireless communications services such as private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul;
- (b) Radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration (including Distributed Antenna Systems ("DAS") and small-cell networks); provided that, wireline connections in the rights-of-way linking antennas to other elements of a small cell, DAS or similar network will not be treated as part of the wireless communications facility and instead their placement shall be subject to review consistent with applicable provisions of the Greenville City Code governing right-of-way use, and placement of utility facilities; the applicable franchise; and South Carolina law; or
- (c) Any structure other than a tower that, at the time the relevant application is filed with the city under this section, supports or houses the aforementioned equipment that has been reviewed and approved for placement of such equipment under the city's zoning process, or under another state or local regulatory review process, even if the structure was not built for the sole or primary purpose of providing that support. However, for structures other than towers that support equipment described above in this definition, including but not limited to the sides of buildings, water towers, or utility poles, the term includes only that portion of a structure specifically approved to support the wireless equipment described above, and only relates to activities necessary to permit the installation, maintenance, replacement or collocation of wireless equipment described in the preceding paragraph. The exemption of a structure from review is not an approval.

Basement means a story having not less than one-half its height below grade. A basement is counted as a story for the purpose of height regulation if subdivided and used for business or dwelling purposes.

Bed and breakfast inn means an owner-occupied dwelling having ten or fewer guest rooms where overnight accommodations and a morning meal are provided to transients for compensation. This use type is regulated under the "visitor accommodations" use category in article 19-4, use regulations.

Berm means an earthen mound formed to shield undesirable views, decrease noise, or add topographical interest.

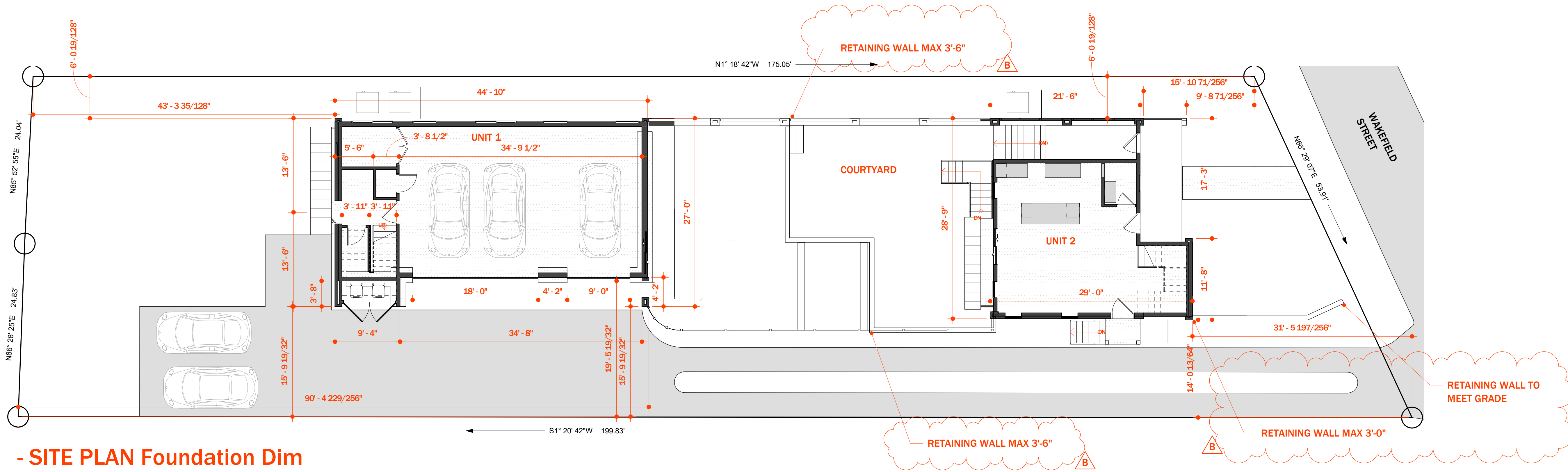
Blank masking means the portion of a sign face without copy.



Tax ID: 0091010801100
Formally: 14 Wakefield,
Greenville, SC 29601

PROJECT NAME:
Wakefield Project

Greenville, SC			
DATE:	10/12/24		
PROJECT #:	MAC/WILL		
REV	DESC	DATE	
A	IFP	8/13/25	
B	Rev IFP	9/6/25	



1

- SITE PLAN Foundation Dim

SCALE: 1/8" = 1'-0"

NOTES:

1. ALL RETAINING WALLS WILL BE LESS THAN 4'-0" AT THE MAX HEIGHT.



City of Greenville Building Division
www.greenvillesc.gov | (864) 467-4550

Plans Reviewed for Code Compliance.

"CONTRACTOR'S COPY MUST BE KEPT ON JOBSITE AT ALL TIMES"

1. Any review or acceptance by this department does not relieve the contractor from meeting code or ordinance requirements.
2. Inspections will not be made unless permit and approved drawings are on job site. Penalty will be a \$40 re-inspection fee.

Permit #: 25-3693
Date: 9/24/2025

SITE PLANS

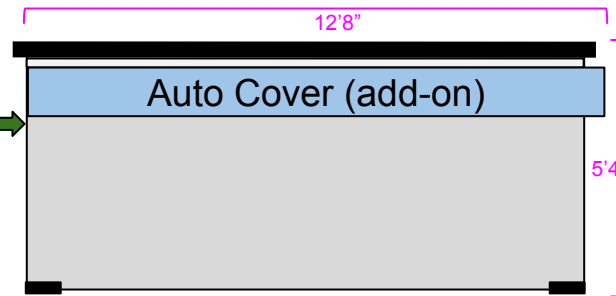
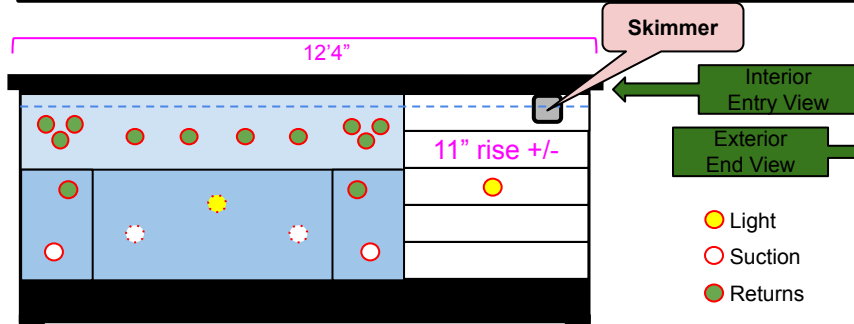
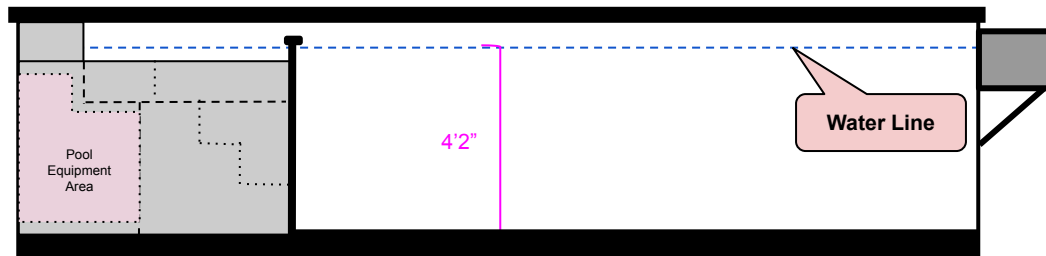
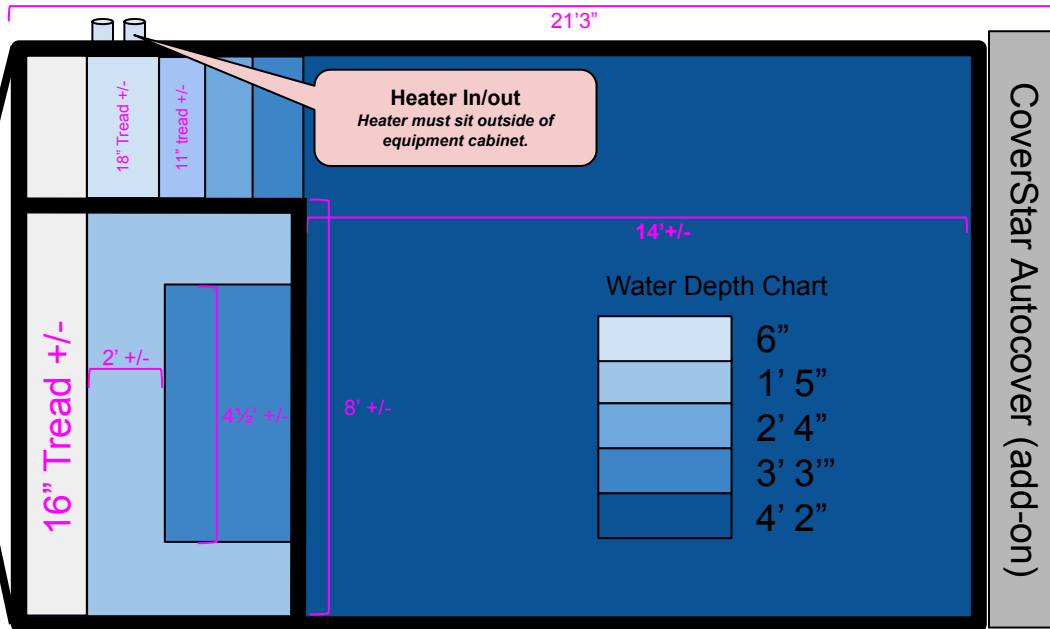
SCALE: 1/8" = 1'-0"

A1.1

DRAWN BY: Author

Trek 20XL Separate Spa

12'2" x 20' x 5'4"



Trek 20XL -

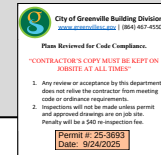
Included are the following:

- Interior Trek pool Coating System
- Exterior Marine Grade Epoxy w/ UV Coating
- Cartridge Filter
- UV Sanitizer
- Pump
- Automatic Chlorinator
- Color Changing LED system with 2 lights
- Hayward Smart Panel w/ Wireless Interface

Add-Ons Shown:

- Automatic Pool Cover
- Separate Spa w/ 10 Spa Jets
- Gas Heater (275K BTU)
- requires installation outside of equipment cabinet

Price as shown

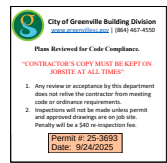


This is an example layout. Measurements and other elements may vary.

Project: Wakefield Duplex Williamson/McLeod

Site

Tax ID: 0091010801100
Formerly 14 Wakefield St.



Designer Information

[Redacted Designer Information]

DRAWING LIST

A0.1	GENERAL NOTES
A1.0	SITE PLANS
A1.1	SITE PLANS
A1.2	SITE DRAINAGE PLANS
A2.0	UNIT 1 FLOOR PLANS
A2.1	UNIT 2 FLOOR PLANS
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A3.3	ELEVATIONS & ISO VIEW
A3.4	Site Elevation
A6.0	SCHEDULES
S1.0	STRUCTURAL PLAN UNIT 1

GENERAL NOTES

- All work shall comply with State and local Building Codes, fire department regulations, utility company standards, and the best trade practices.
- The General Contractor shall arrange all inspections and tests as specified or required by the building department and shall pay all costs and fees for same. The Contractor shall secure all building permits and upon completion of the project (prior to final payment) deliver to the Owner a Certificate of Occupancy or Use from the building department.
- All plumbing and electrical work shall be performed by State licensed contractors. Contractors shall submit all required permits, certificates, and sign-offs to Owner for their records.
- The General Contractor shall verify all dimensions, be familiar with the existing conditions, and bring any discrepancies to the attention of the Owner prior to submission of construction proposal and before beginning work. The Drawings reflect conditions reasonably inferred from the existing visible conditions but cannot guaranteed by the Owner. Drawings may be scaled for estimating purposes and for general reference only. For all other dimensions or locations consult the Owner or refer to dimensions on Drawings. Verify all dimensions in the field.
- The General Contractor shall lay out all work and be responsible for all dimensions and conditions for trades such as electrical, plumbing, etc.
- The General Contractor shall provide and maintain access to the premises at all times.
- The Construction Manager shall make the premises secure from the elements and trespass on a daily basis.
- The General Contractor shall keep the construction site free and clear of all debris and keep out all unauthorized persons. Upon completion of Work, the entire construction area is to be thoroughly cleaned and prepared for occupancy by Owner. All materials and debris resulting from the Contractor's work shall be removed from the site and disposed of properly. Care shall be taken during construction that no debris or materials are deposited in any Right of Way area.
- The General Contractor shall be responsible for protecting all existing and new conditions and materials on the site. Any damage caused by or during the execution of the Work is the Contractor's responsibility and shall be repaired to the Owner's satisfaction at the Contractor's expense.
- No cutting or damage to building structural components will be allowed without written authorization from the Architect.
- All utilities shall be connected to provide gas, electric, and water to all equipment whether said equipment is in Contract or not. Equipment shall be guaranteed to function properly upon completion.
- Manufacturer's standard specifications and materials approved for project use are hereby made part of these Notes with same force and effect as if written out in full herein. All appliances, fixtures, equipment, hardware, etc. shall be installed in accordance with Manufacturer's specifications and procedures.
- Written words take precedence over drawn lines. Large-scale details and plans take precedence over smaller details and plans. Should a conflict arrive between the Specifications and Drawings, the requirements deemed most stringent shall be used.
- Minor details not usually shown or specified but necessary for proper and acceptable construction, installation, or operation of any part of the Work as determined by the Architect shall be included in the Work as if it were specified or indicated on the Drawings.
- All architectural drawings and construction notes are complimentary. What is indicated and called for by one shall be binding as though called for by all.
- No deviation from the Drawings or Specifications or intent of same shall be made without the Owner's written authorization.
- All Work shall be guaranteed for one year after final approval. The General Contractor shall sign the written guarantee as provided by the Owner. The guarantee shall cover all general and subcontractor work. All defects discovered during this period shall be repaired to the Owner's satisfaction at the Contractor's expense.
- All dimensions are to face of stud or centerline of structure unless otherwise noted (UON).
- Door and window details are indicated on the Door and Window Schedules.
- Door and window dimensions are to centerlines of units UNO.

LEGEND

	Wall Type (see wall type schedule)
	Door Type (see door schedule)
	Window Type (see window schedule)
	Building Section
	Wall Section
	Detail Number
	Building Elevation
	Interior Elevation
	Elevation Mark
	Room Name / Number
	Column Line
	Centerline
	Revision Tag
A.C.I.	AMERICAN CONCRETE INSTITUTE
BLDG.	BUILDING
CONC.	CONCRETE
C.J.	CONTROL JOINT
COL.	COLUMN
DET.	DETAIL
DIA.	DIAMETER
DN.	DOWN
EL/ELEV.	ELEVATION
ELEC.	ELECTRICAL
EQ.	EQUAL
FIN.	FINISH
FLR.	FLOOR
GALV.	GALVANIZED
GYP.	GYPSUM
I.D.	INSIDE DIAMETER
JT.	JOINT
MECH.	MECHANICAL
MIN.	MINIMUM
N.T.S.	NOT TO SCALE
NO.	NUMBER
O.C.	ON CENTER
OPG.	OPENING
O.D.	OUTSIDE DIAMETER
U.N.O.	UNLESS NOTED OTHERWISE
REF.	REFERENCE
R.	RISER
R.O.	ROUGH OPENING
RM.	ROOM
S/STL.	STAINLESS STEEL
STRUCT.	STRUCTURAL
SPEC.	SPECIFICATIONS
T.O.	TOP OF (...)
T.O.CONC.	TOP OF CONCRETE
T.O.F.	TOP OF FRAMING
T.O.STL.	TOP OF STEEL
T.O.W.	TOP OF WALL
T.	TREAD
TYP.	TYPICAL
@	AT
+	AND
BD.	BOARD
A.F.F.	ABOVE FINISHED FLOOR
U.N.O.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD

SCHEDULES

WALL TYPE SCHEDULE
DOOR SCHEDULE
HARDWARE SCHEDULE
WINDOW SCHEDULE
PLUMBING SCHEDULE
ELECTRICAL SCHEDULE
APPLIANCE SCHEDULE
FINISH SCHEDULE

SPECIFICATIONS

01	GENERAL REQUIREMENTS
02	SITE WORK
03	CONCRETE
04	MASONRY
05	METALS
06	WOOD
07	THERMAL + MOISTURE PROTECTION
08	DOORS + WINDOWS
09	FINISHES
10	SPECIALTIES
11	EQUIPMENT
12	MECHANICAL
13	ELECTRICAL

Tax ID: 0091010801100
Formerly: 14 Wakefield,
Greenville, SC 29601

PROJ
Wakefield Duplex

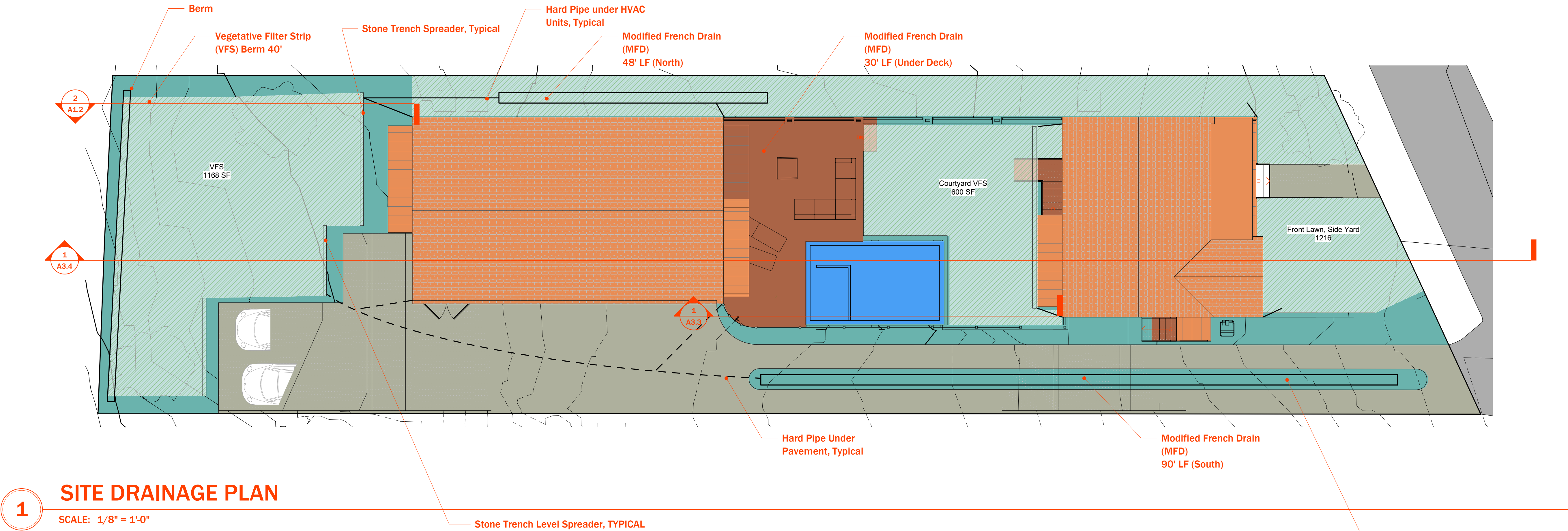
Greenville, SC		
DATE:	2/7/2025	
PROJECT #:	MAC/WILL	
REV	DESC	DATE
A	IFP	8/13/25

GENERAL
NOTES

SCALE: 1/4" = 1'-0"

A0.1

DRAWN BY: BM



1 SITE DRAINAGE PLAN

SCALE: 1/8" = 1'-0"

TOTAL Lot Area: 9177.57 SF

TOTAL UNDER ROOF Unit 1&2: 2209.35 SF

Total Pavement: 2112.10 SF

Total Decking: 515.00 SF

TOTAL IMPERVIOUS SURFACE: 2627.10 SF

TOTAL CONTRIBUTING SF: 2209.35 + 2627.10 = 4836.45

Percentage of Under Roof: 2209.35/9177.57 = 24.07%

Percentage of Impervious Surface: 2627.10/9177.57 = 28.62%

Percentage of Under Roof + Impervious Surface: (2209.35+2627.10)/9177.57 = 52.70%

Vegetative Filter Strip w/ Berm

Front and Side Yard: 1,216 SF

Courtyard: 600 SF

Back Yard 1,168 SF

Total: 2,984 SF

From VFS Sizing Calculation Guid (See chart below): 5000 SF of Drainage Contribution.

VFS W/ BERM SF CAPTURE

5000 SF

5000 SF > 4824.45 SF

ADDITIONAL OPTIONAL CAPTURE

Motified French Drain (MFD)

Dimensions of MFD:

Depth of Stone: 1.5'

Width of Stone: 1.5'

Total Length: 90' (South Driveway) + 38' (North) = 168' (Total)

128' x 1.5' x 1.5' = 288 FT^3

Contributing Volume per Guideline Calculations:

378 FT^3 / 0.21 = SQ FT Area

Additional CAPTURED SQ FT Area = 1,371 SF of Drainage Contribution.

ADDITIONAL MFD SF CAPTURE

1371 SF

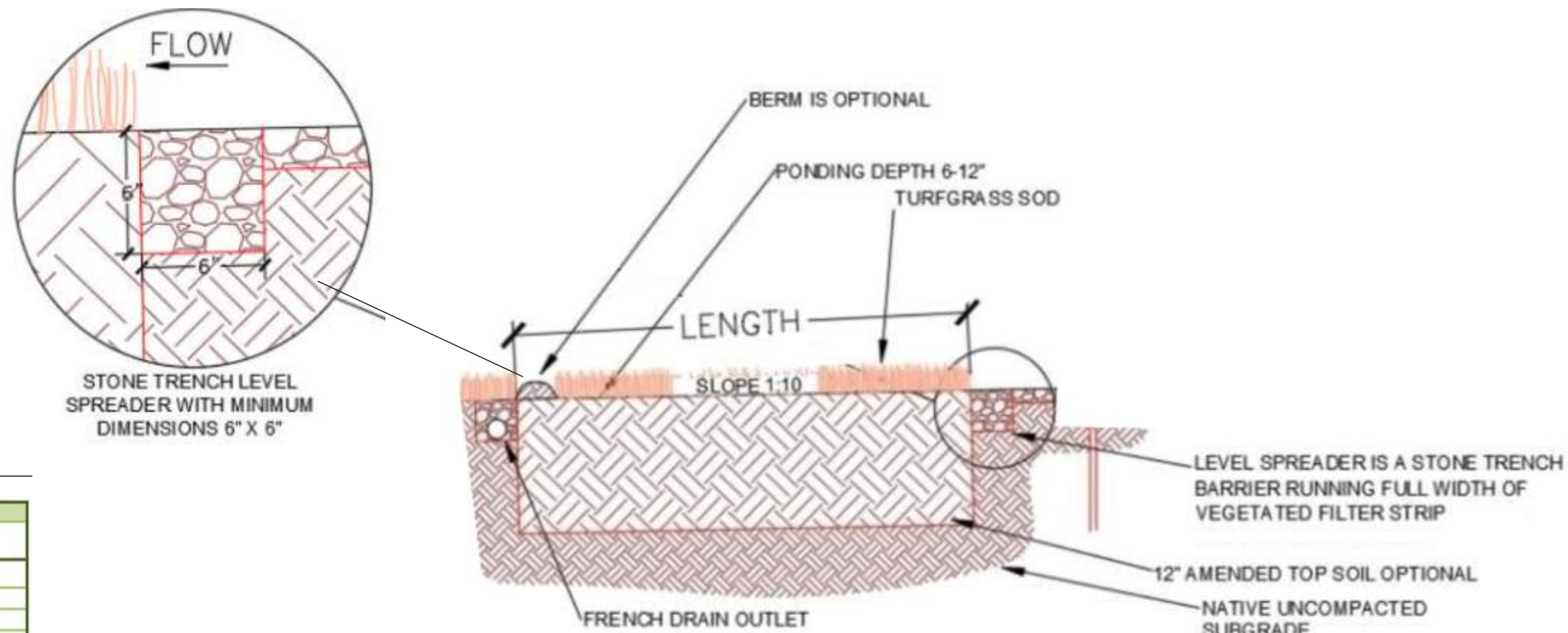
TOTAL SF OF CAPTURE WITH OPTIONAL MFDs

5000 SF + 1371 SF = 6,371 SF

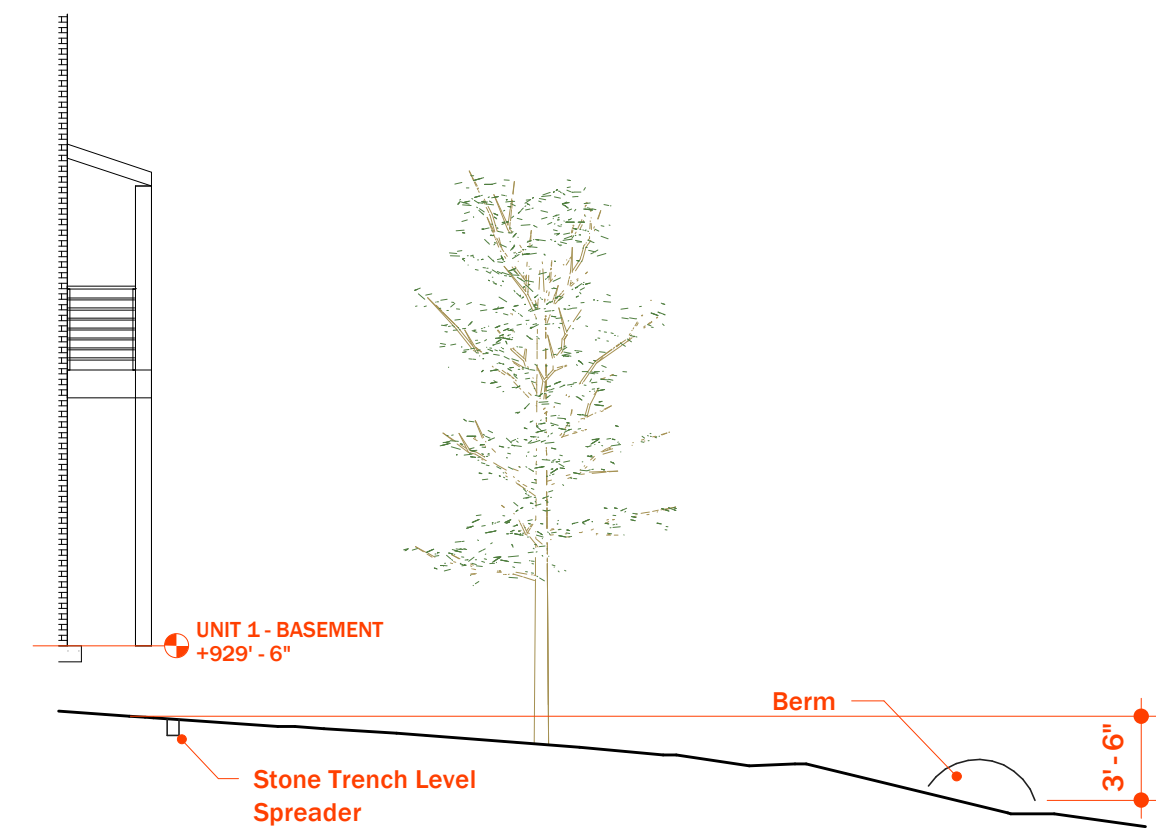
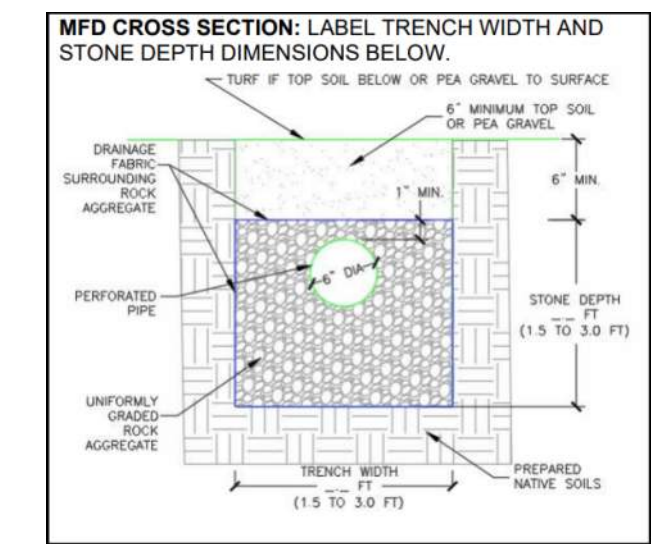
6,371 SF > 4824.45 SF

VFS - Sizing Calculation Guide

Contributing Drainage Area (square feet)	WQ Buffer Type		
	Disturbed	Undisturbed	Berm
WQ Buffer Area (sq ft)			
100	200	70	50
500	1000	350	250
1000	2000	670	500
2000	4000	1400	1000
3000	6000	2700	1500
4000	8000	5400	2000
5000	10000	6700	2500

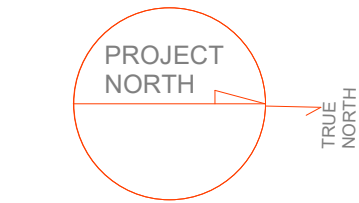


MODIFIED FRENCH DRAIN CROSS SECTION, TYPICAL



2 Back Yard Topo Section

SCALE: 1/8" = 1'-0"



Tax ID: 0091010801100

Formerly: 14 Wakefield,

Greenville, SC 29601

PROJ

Wakefield Duplex

Greenville, SC

DATE: 10/12/24

PROJECT #: MAC/WILL

REV DESC DATE

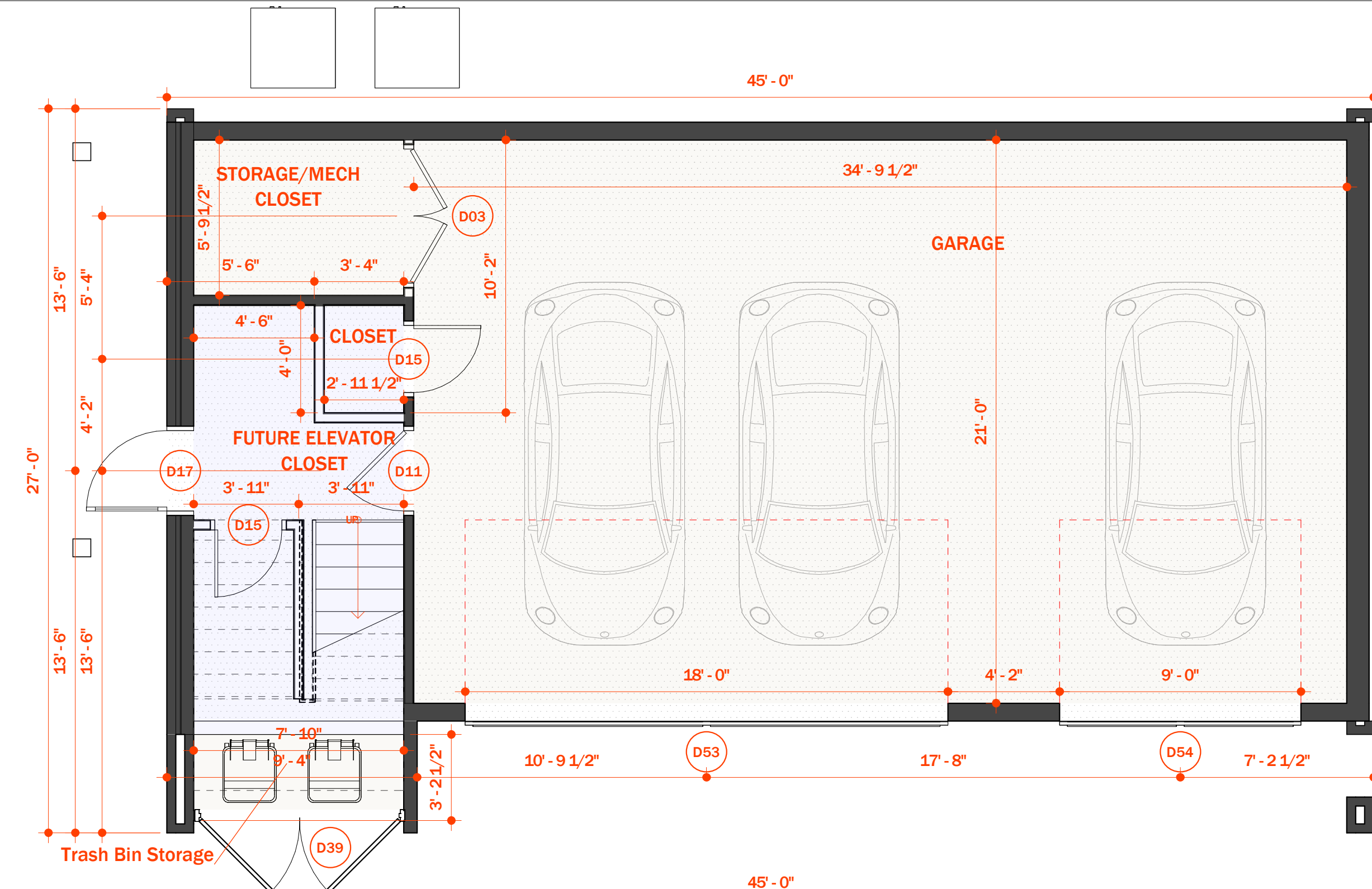
A IFP 8/13/25

SITE DRAINAGE PLANS

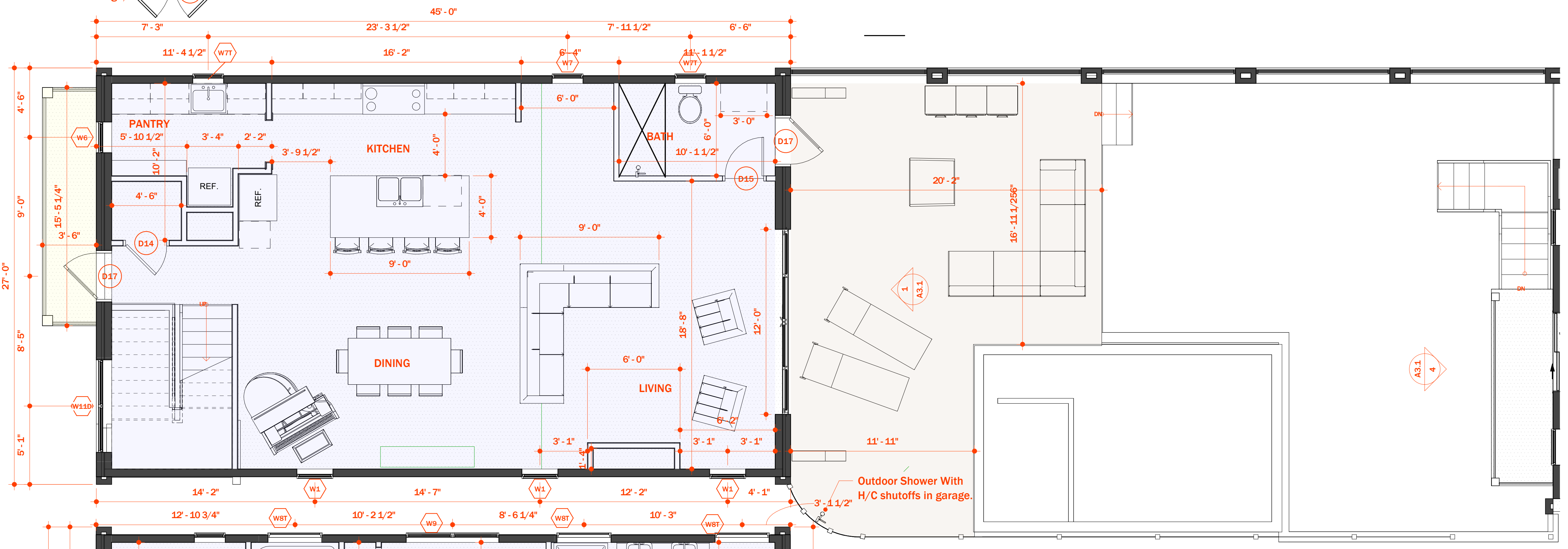
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A1.2

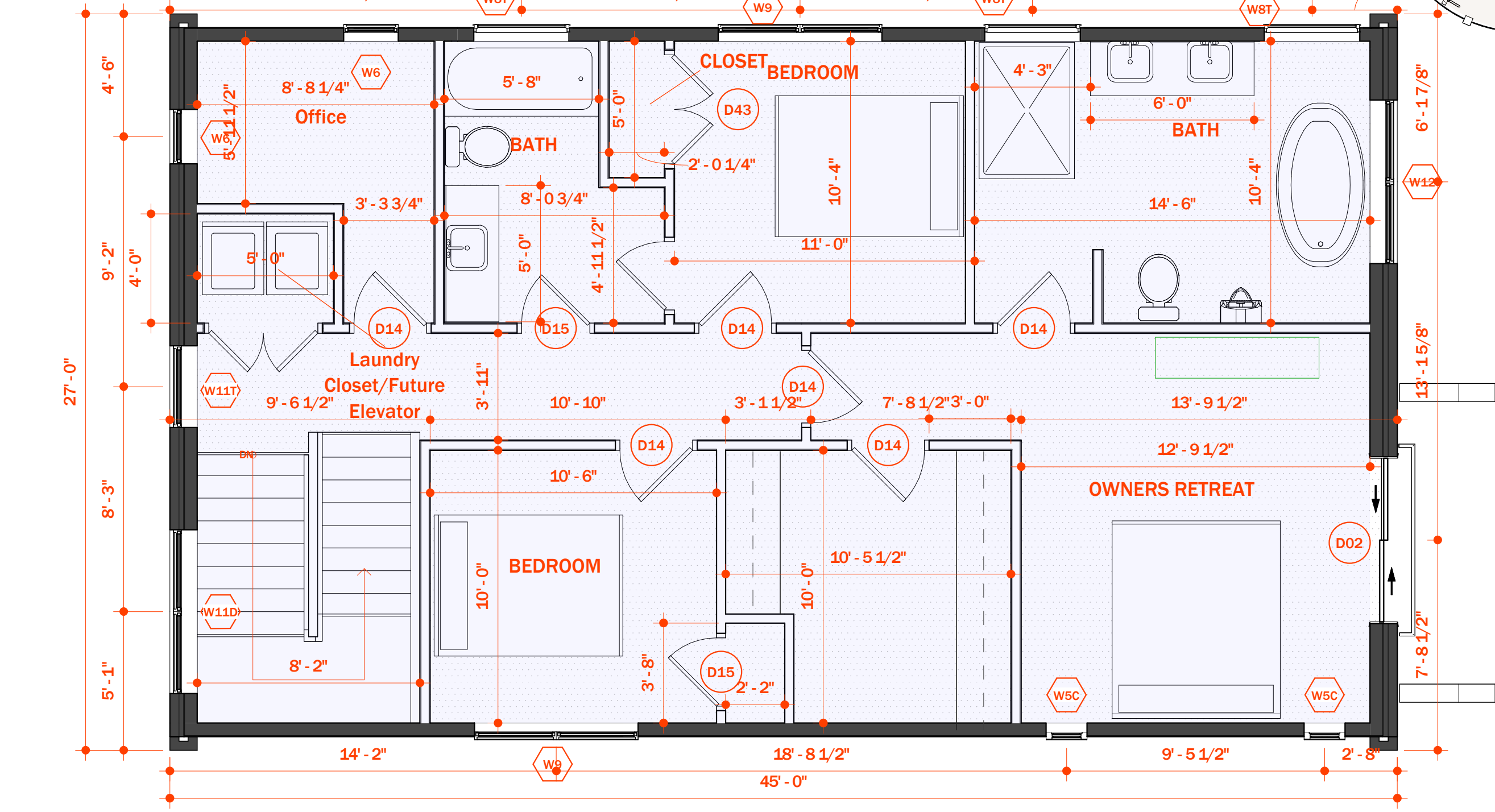
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1 UNIT 1 - BASEMENT
SCALE: 1/4" = 1'-0"



2 UNIT 1 - FIRST FLOOR LEVEL
SCALE: 1/4" = 1'-0"

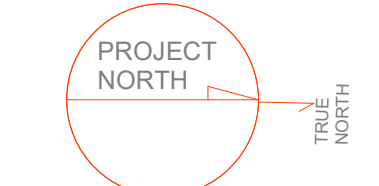


3 UNIT 1 - SECOND FLOOR LEVEL
SCALE: 1/4" = 1'-0"

UNIT 1 SQ. FT.
Heated:
Garage Level: 136 SF
Main Level: 1075 SF
Upper Level: 1075 SF
Total: 2286 SF

Unheated:
Garage Area: 778 SF

Back Covered Porch: 54 SF
Deck: 515 SF



Tax ID: 0091010801100
Formerly: 14 Wakefield,
Greenville, SC 29601

PROJ
Wakefield Duplex

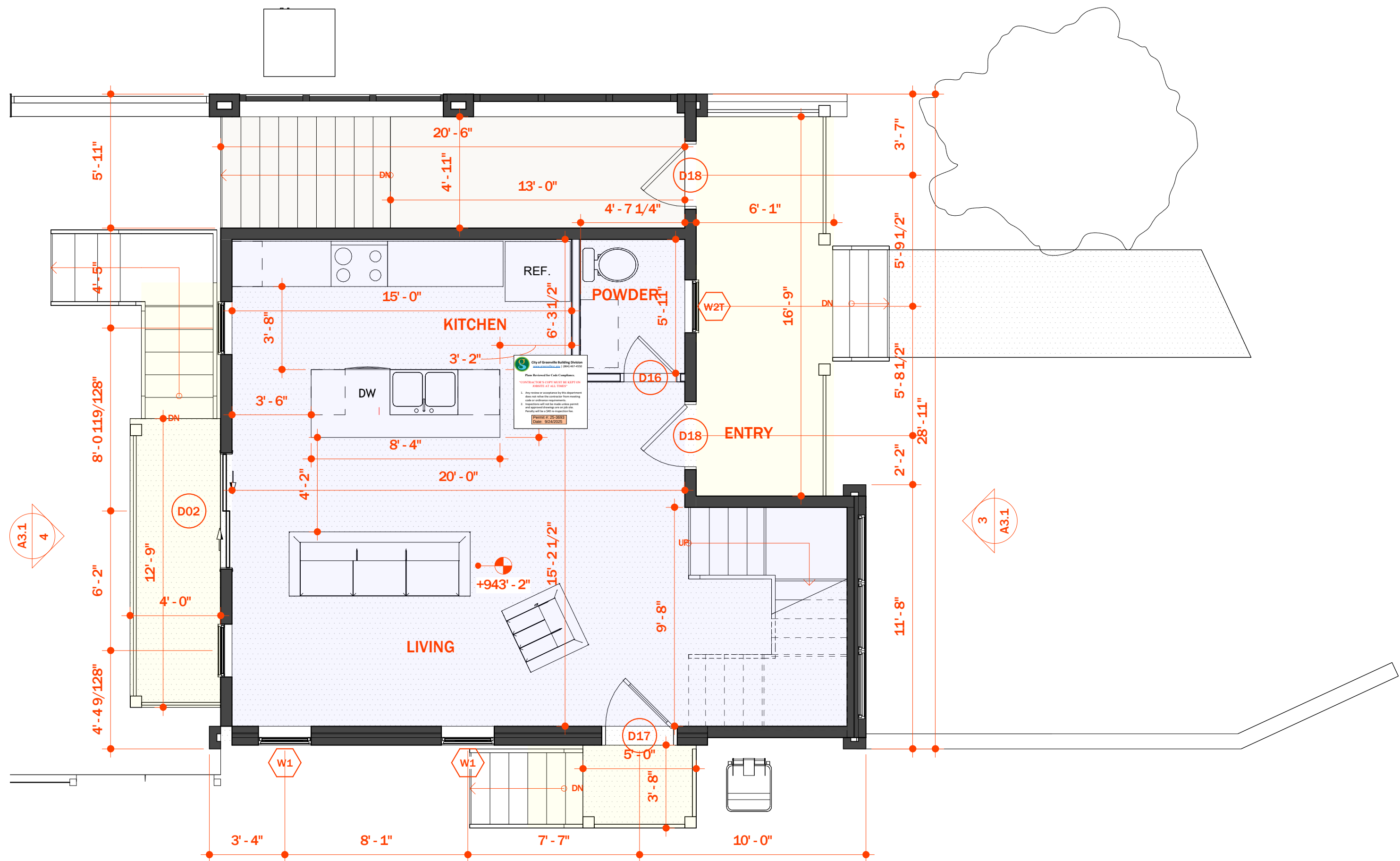
Greenville, SC		
DATE:	12/23/18	
PROJECT #:	MAC/WILL	
REV	DESC	DATE
A	IFP	8/13/25

UNIT 1
FLOOR
PLANS

SCALE: 1/4" = 1'-0"

A2.0

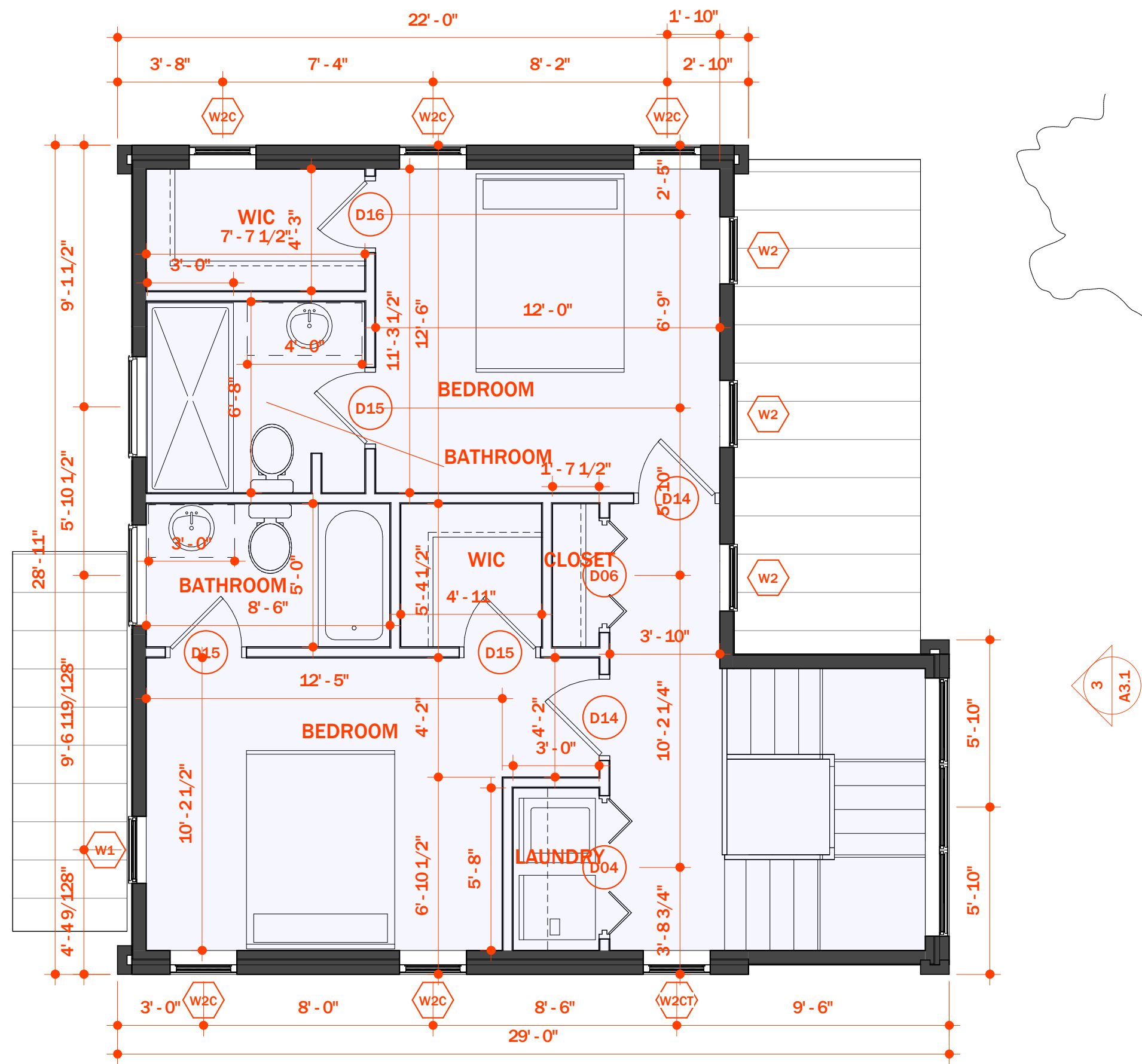
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UNIT 2 - FIRST FLOOR LOWER
LEVEL

1

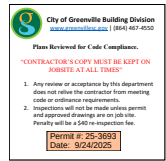
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UNIT 2 - SECOND FLOOR LEVEL

2

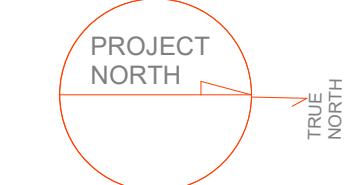
SCALE: 1/4" = 1'-0"



UNIT 2 SQ FT
Heated:
First Level: 500 SF
Second Level: 616 SF
Total: 1116 SF

Unheated:
Entrance to Unit 1: 101 SF

Porch: 200 SF



Tax ID: 0091010801100
Formerly: 14 Wakefield
Greenville, SC 29601

PROJ
Wakefield Duplex

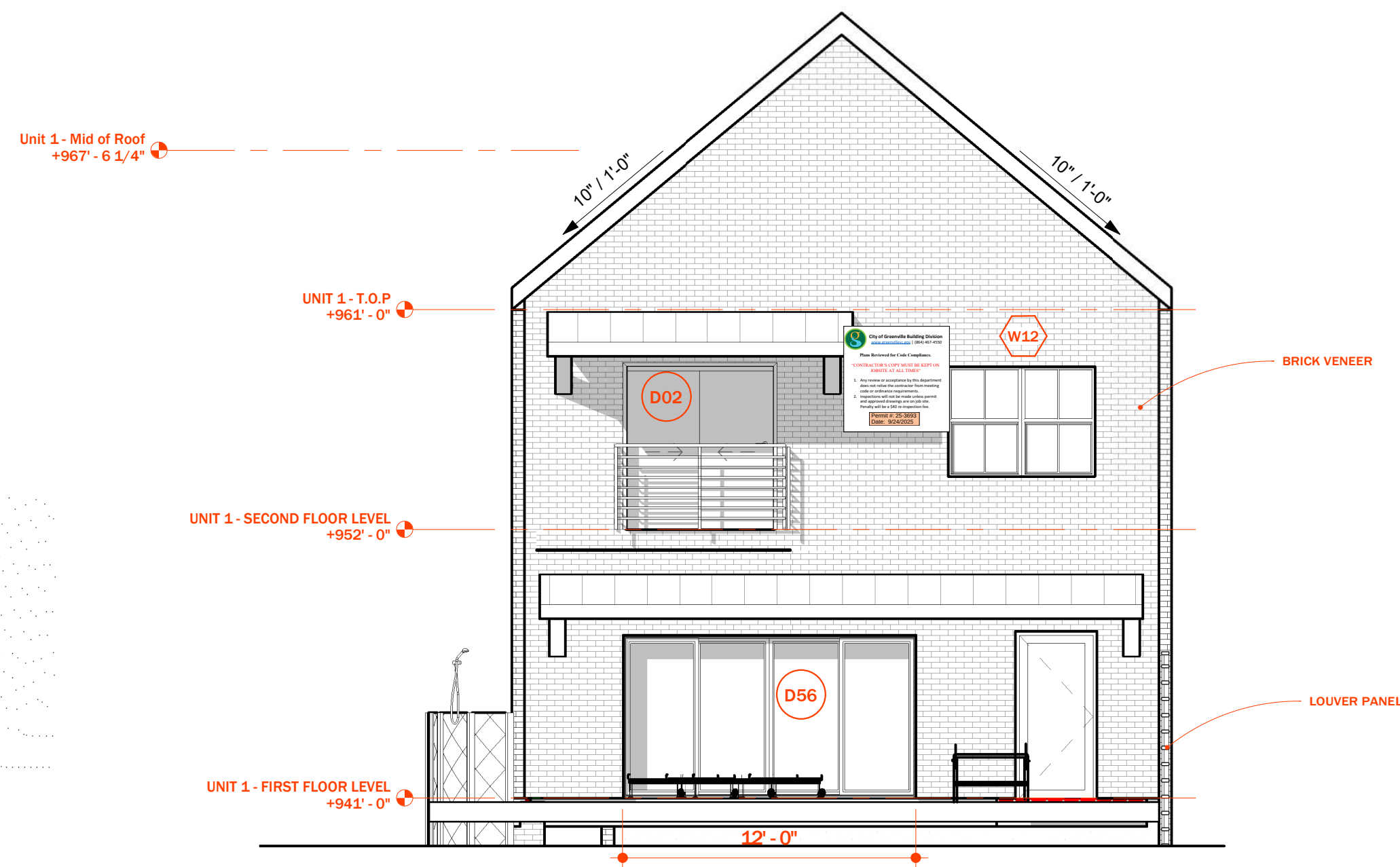
Greenville, SC		
DATE:	10/12/24	
PROJECT #:	MAC/WILL	
REV	DESC	DATE
A	IFP	8/13/25

UNIT 2
FLOOR
PLANS

SCALE: 1/4" = 1'-0"

A2.1

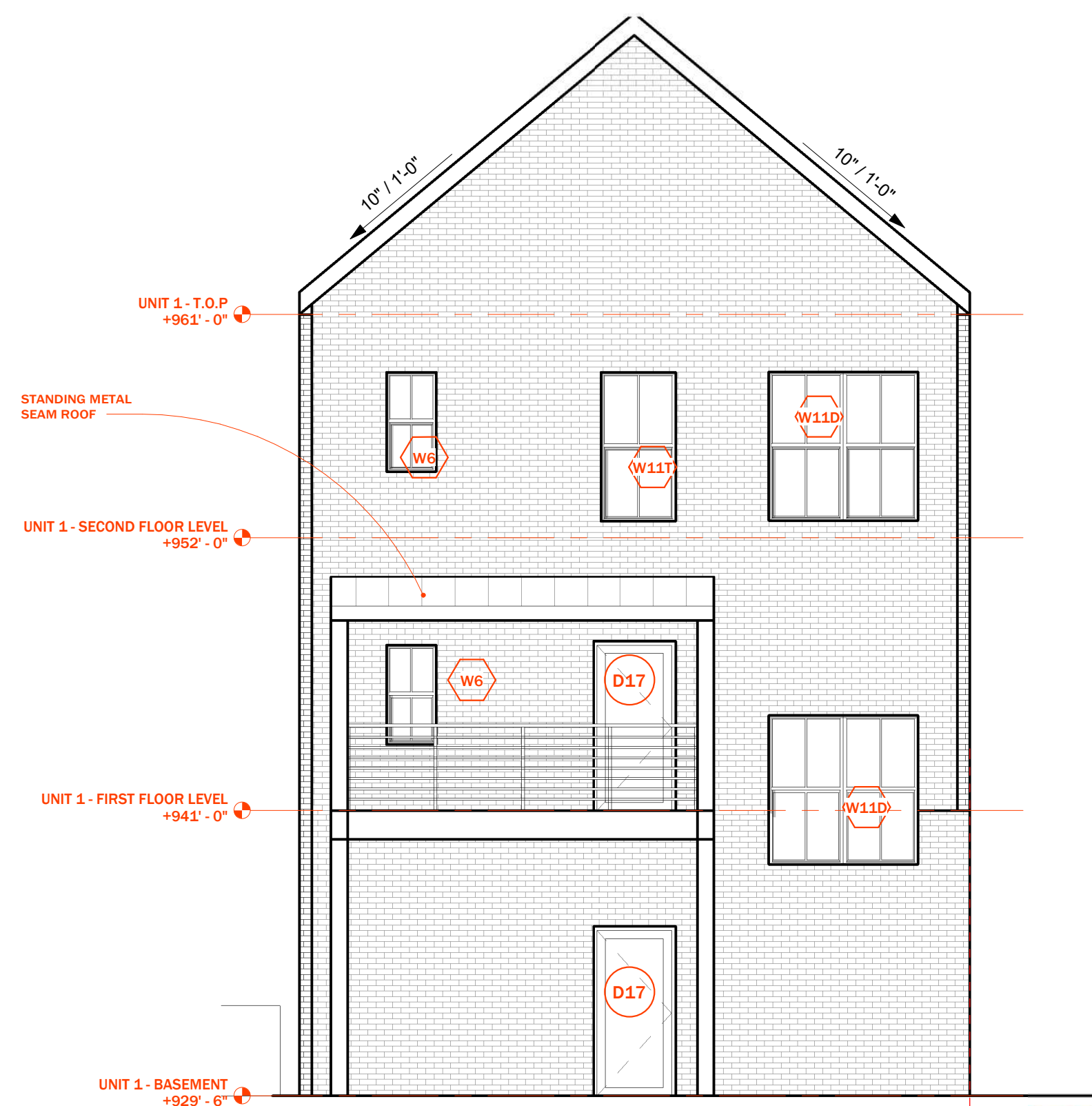
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1

UNIT 1 - NORTH ELEVATION

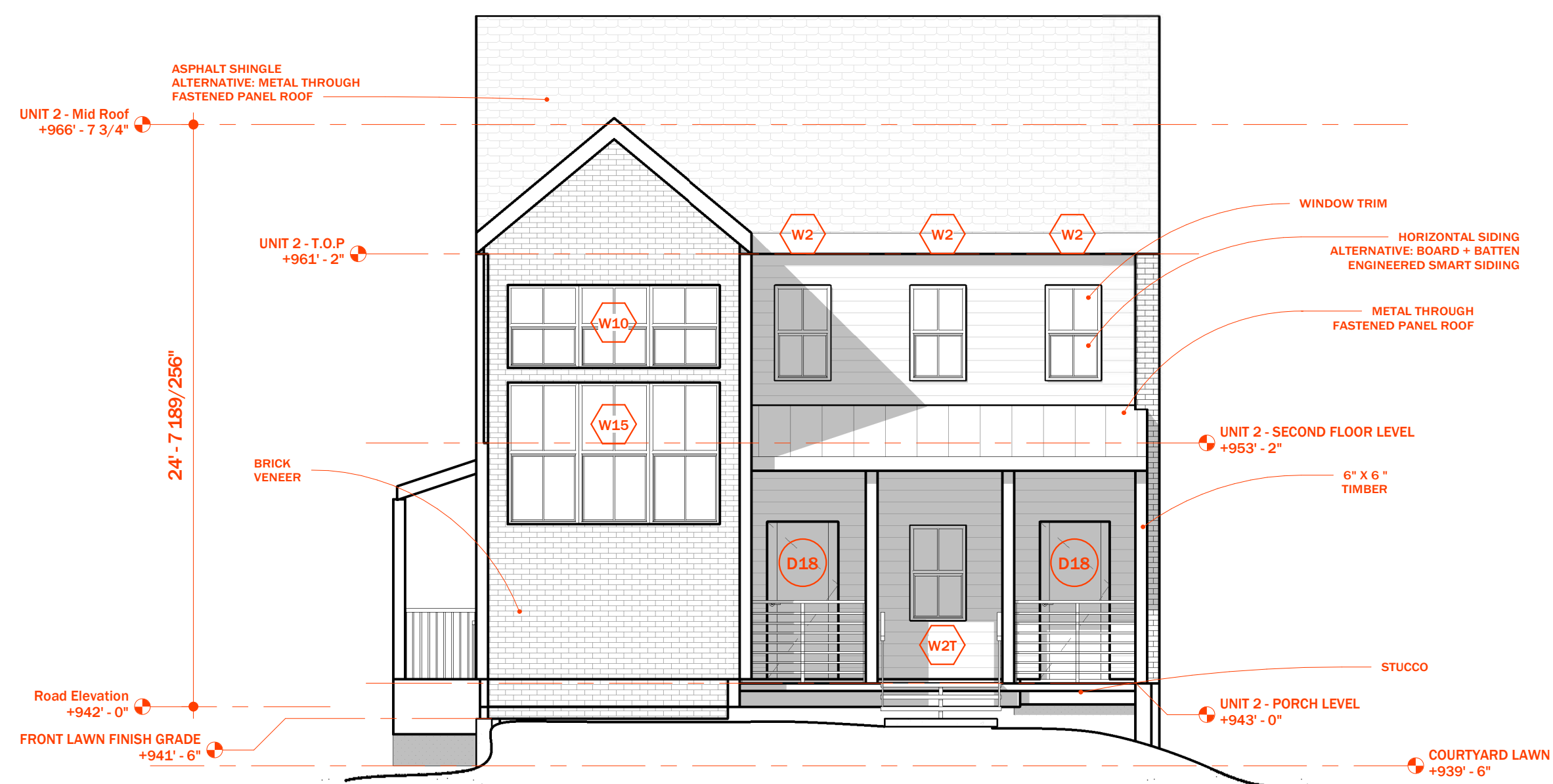
SCALE: 3/16" = 1'-0"



2

UNIT 1 - SOUTH ELEVATION

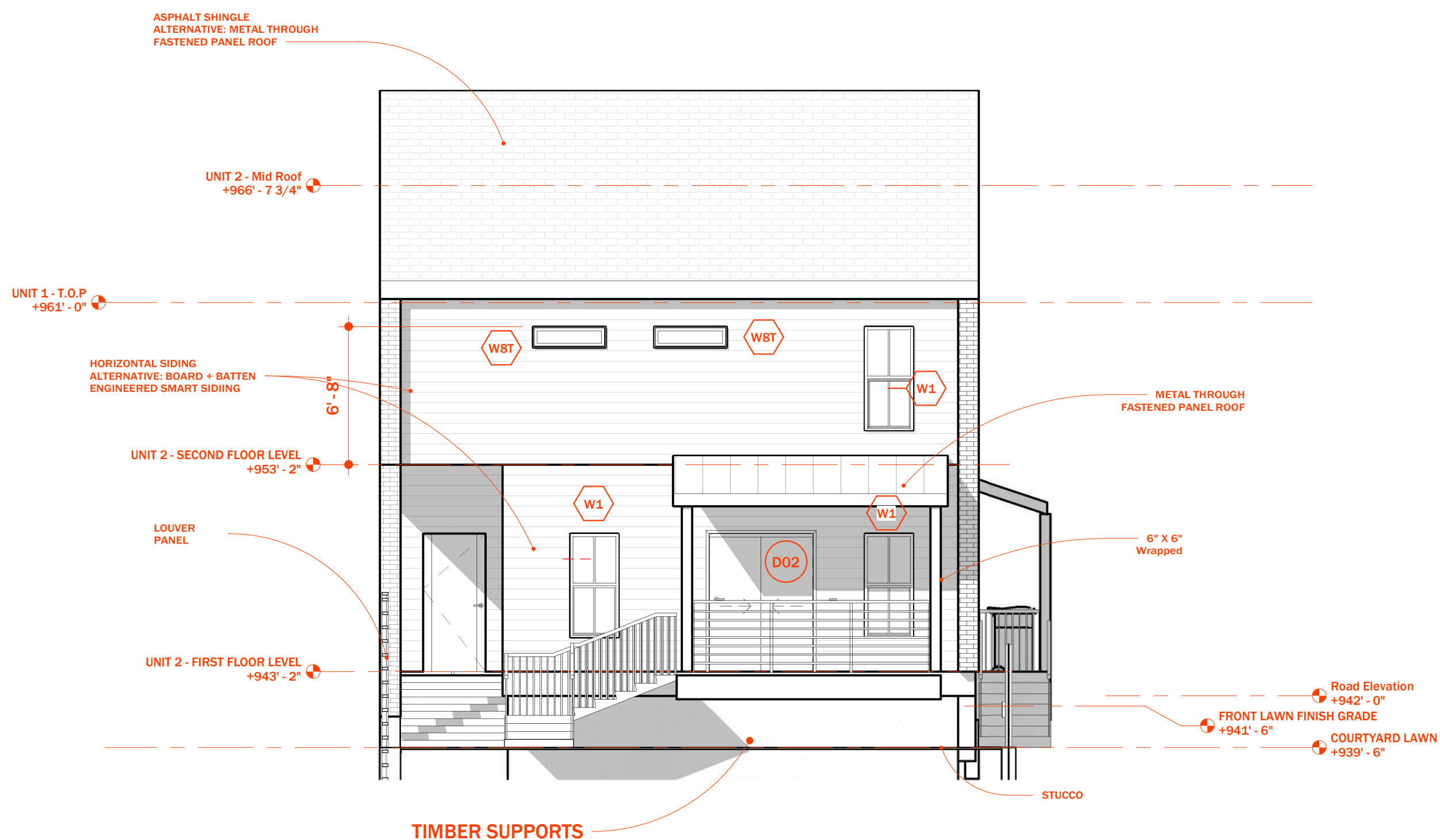
SCALE: 3/16" = 1'-0"



3

UNIT 2 - NORTH ELEVATION

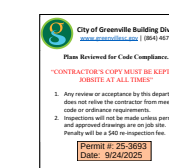
SCALE: 3/16" = 1'-0"



4

UNIT 2 - SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



Tax ID: 0091010801100
Formerly: 14 Wakefield
Greenville, SC 29601

PROJ
Wakefield Duplex

Greenville, SC

DATE: 10/12/24
PROJECT #: MAC/WILL

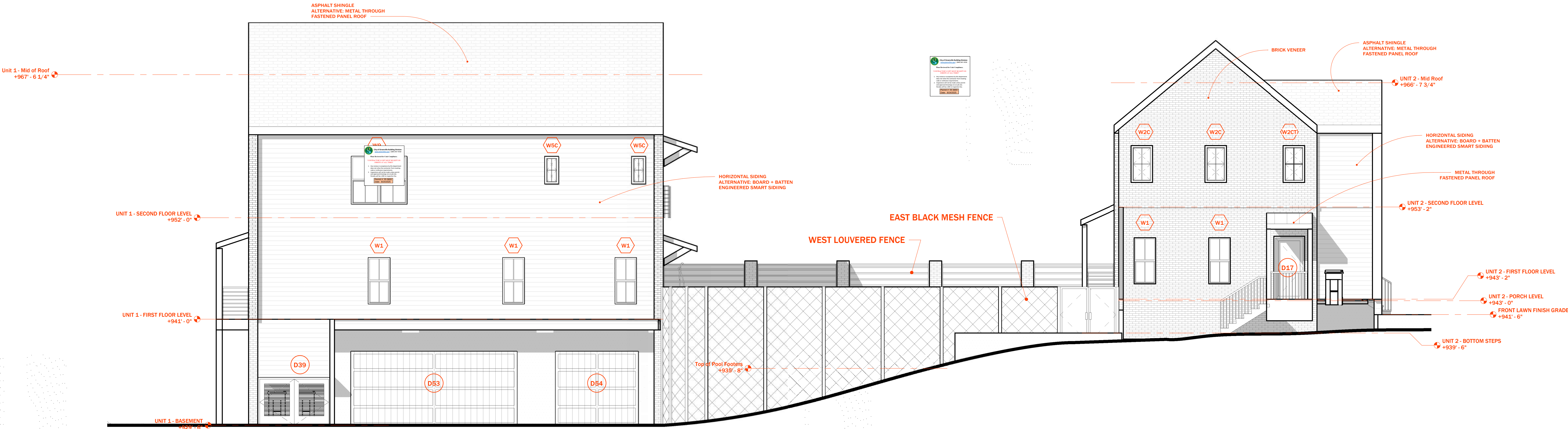
REV	DESC	DATE
A	IFP	8/13/25

ELEVATIONS

SCALE: 3/16" = 1'-0"

A3.1

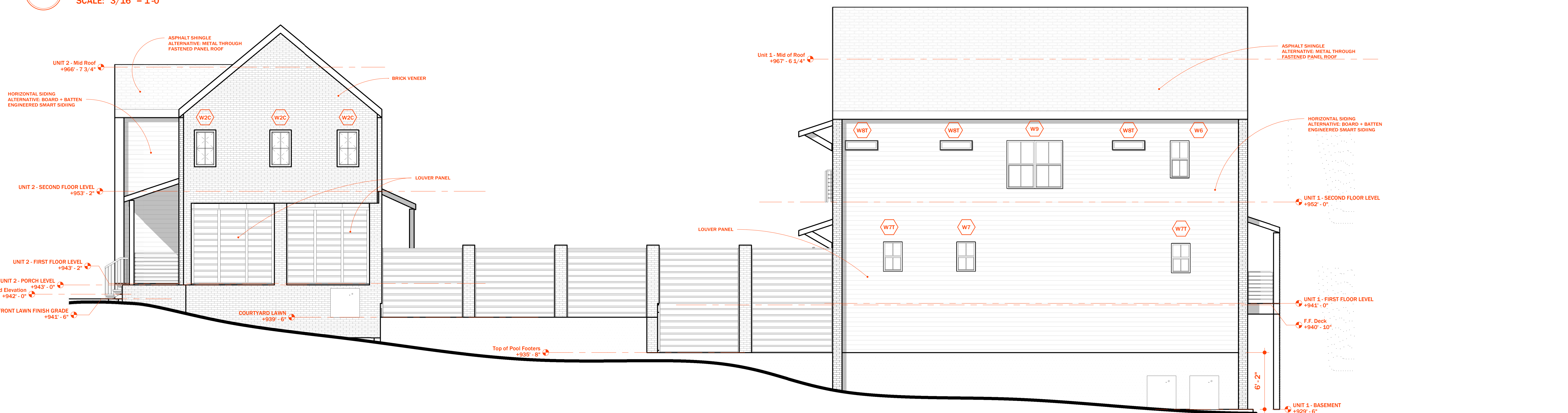
DRAWN BY: Author



1

UNIT 1&2 - EAST ELEVATION

SCALE: 3/16" = 1'-0"



2

UNIT 1&2 - WEST ELEVATION

SCALE: 3/16" = 1'-0"

Tax ID: 0091010801100
Formerly: 14 Wakefield,
Greenville, SC 29601

PROJ
Wakefield Duplex

Greenville, SC

DATE: 10/12/24

PROJECT #: MAC/WILL

REV DESC DATE

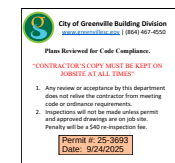
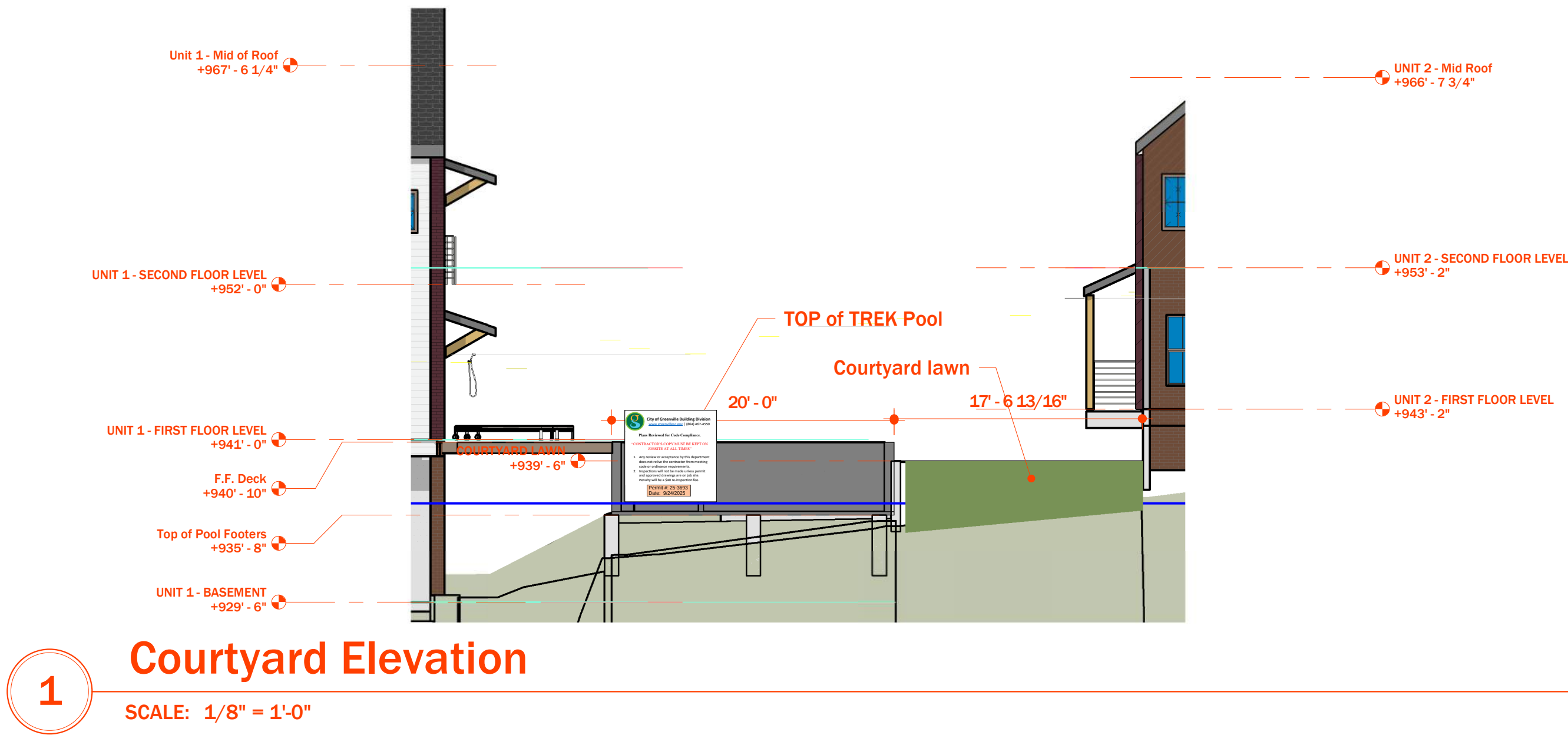
A IFP 8/13/25

ELEVATIONS

SCALE: 3/16" = 1'-0"

A3.2

DRAWN BY: Author



Tax ID: 0091010801100
Formerly: 14 Wakefield,
Greenville, SC 29601

PROJ
Wakefield Duplex

Greenville, SC		
DATE:	10/12/24	
PROJECT #:	MAC/WILL	
REV	DESC	DATE
A	IFP	8/13/25



2

3D View

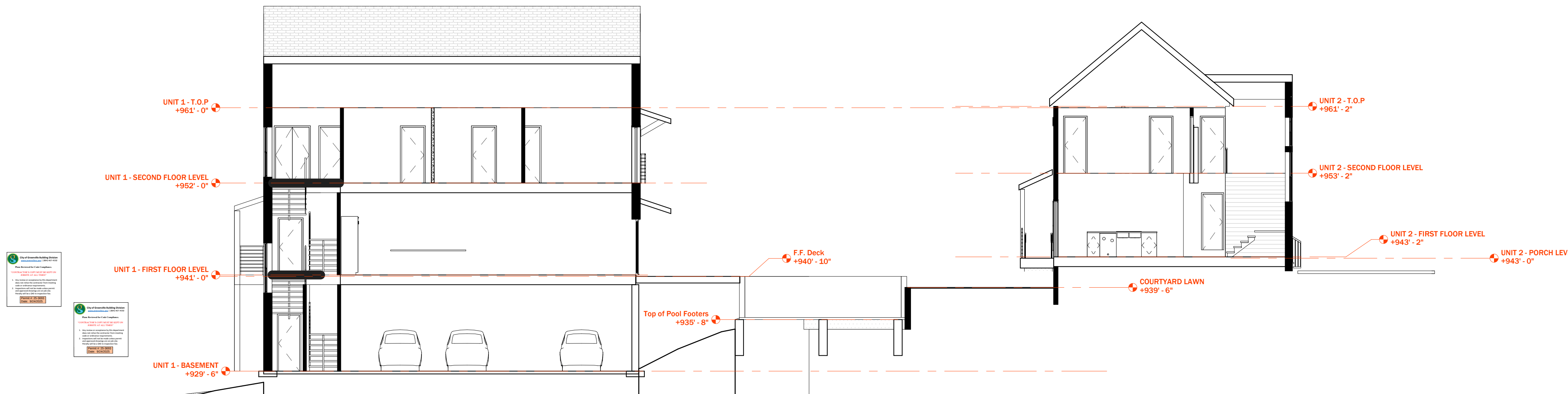
SCALE:

ELEVATIONS
& ISO
VIEW

SCALE: 1/8" = 1'-0"

A3.3

DRAWN BY: Author



1 Side Elevation
SCALE: 1/8" = 1'-0"



2 Side Elevation Rendering
SCALE:



3 Side Elevation Pool Fence Hidden
SCALE:

Tax ID: 0091010801100
Formerly: 14 Wakefield,
Greenville, SC 29601

PROJ
Wakefield Duplex

Greenville, SC

DATE: 10/12/24

PROJECT #: MAC/WILL

REV DESC DATE

A IFP 8/13/25

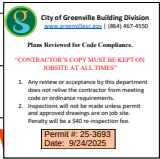
Site
Elevation

SCALE: 1/8" = 1'-0"

A3.4

DRAWN BY: Author

Door Schedule					
Type Mark	Type	Width	Height	Count	Comments
D00	32" x 80"	2' - 8"	6' - 8"	1	
D02	08-DOOR-DOUBLE-SLIDING-BY PASS-WH	0' - 0"	0' - 0"	2	
D03	(PR) 30" x 84"	5' - 0"	6' - 8"	1	
D04	Bi-Fold Door - Interior - (2) 30" x 84"	5' - 0"	6' - 8"	1	
D06	Bi-Fold Door - Interior	4' - 0"	6' - 8"	1	
D11	36" x 80"	3' - 0"	6' - 8"	1	
D14	32" x 80"	2' - 8"	6' - 8"	9	
D15	30" x 80"	2' - 6"	6' - 8"	9	
D16	28" x 80"	2' - 4"	6' - 8"	2	
D17	36" x 80"	3' - 0"	6' - 8"	4	
D18	36" x 80"	3' - 0"	6' - 8"	2	
D39	08-DOOR-DOUBLE-SWING-WH	0' - 0"	0' - 0"	1	7-6" Door for Trash Bins
D43	(PR) 24" x 80"	4' - 0"	6' - 8"	2	
D53	18' x 8'	18' - 0"	8' - 0"	1	Garage Door
D54	9' x 8'	9' - 0"	8' - 0"	1	Garage Door
D56	12'	12' - 0"	6' - 8"	1	
Gate	Door - Curtain Wall - Double - Solid Wood door	6' - 0 245/256"	6' - 0 117/256"	1	Fence Gate



Window Schedule					
Type Mark	Type	Width	Height	Count	Construction Type
W1	28"W 60"H	2' - 4"	5' - 0"	8	
W2	28"W 48"H	2' - 4"	4' - 0"	3	
W2C	Casement 28W 48H	2' - 4"	4' - 0"	5	
W2CT	Casement 28W 48H TEMPERED	2' - 4"	4' - 0"	1	
W2T	28"W 48"H TEMPERED	2' - 4"	4' - 0"	1	
W5C	Casement 18W 36H	1' - 6"	3' - 0"	2	
W6	24"W 48"H	2' - 0"	4' - 0"	3	
W7	24"W 38"H	2' - 0"	3' - 2"	1	
W7T	24"W 38"H TEMPERED	2' - 0"	3' - 2"	2	
W8T	3'-6" x 1'-0" TEMPERED	3' - 6"	1' - 0"	5	
W9	36"W x 62"H	6' - 0"	5' - 2"	2	
W10	36 x 42 TEMPERED	9' - 0"	3' - 6"	1	
W11D	36"W x 72"H TEMPERED	6' - 0"	6' - 0"	2	
W11T	36"W 72"H TEMPERED	3' - 0"	6' - 0"	1	
W12	36"W x 54"H TEMPERED	6' - 0"	4' - 6"	1	
W15	36 x 72 TEMPERED	9' - 0"	6' - 0"	1	



Tax ID: 0091010801100
Formally: 14 Wakefield,
Greenville, SC 29601

PROJ
Wakefield Duplex

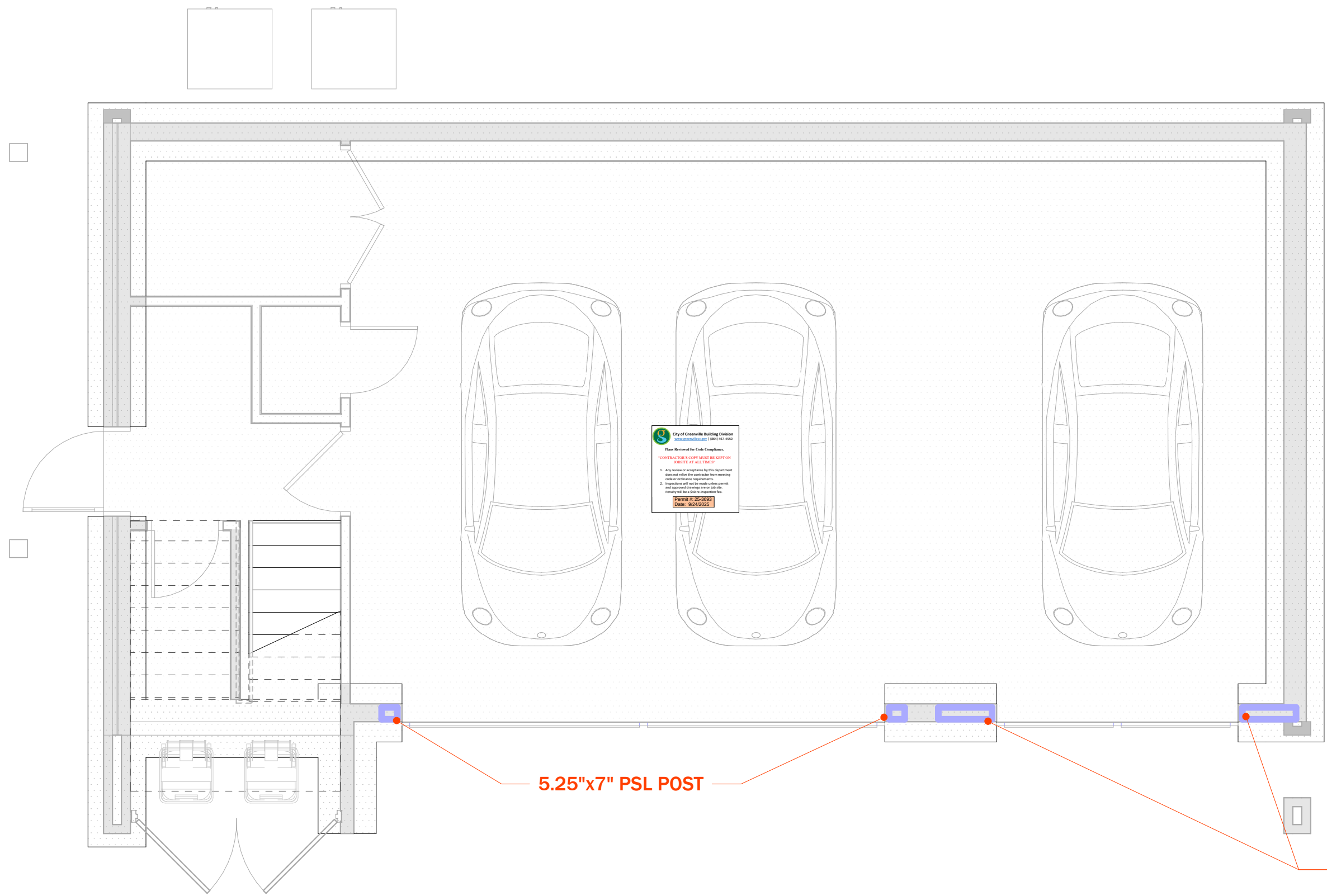
Greenville, SC		
DATE:	02/08/21	
PROJECT #:	MAC/WILL	
REV	DESC	DATE
A	IFP	8/13/25

SCHEDULES

SCALE:

A6.0

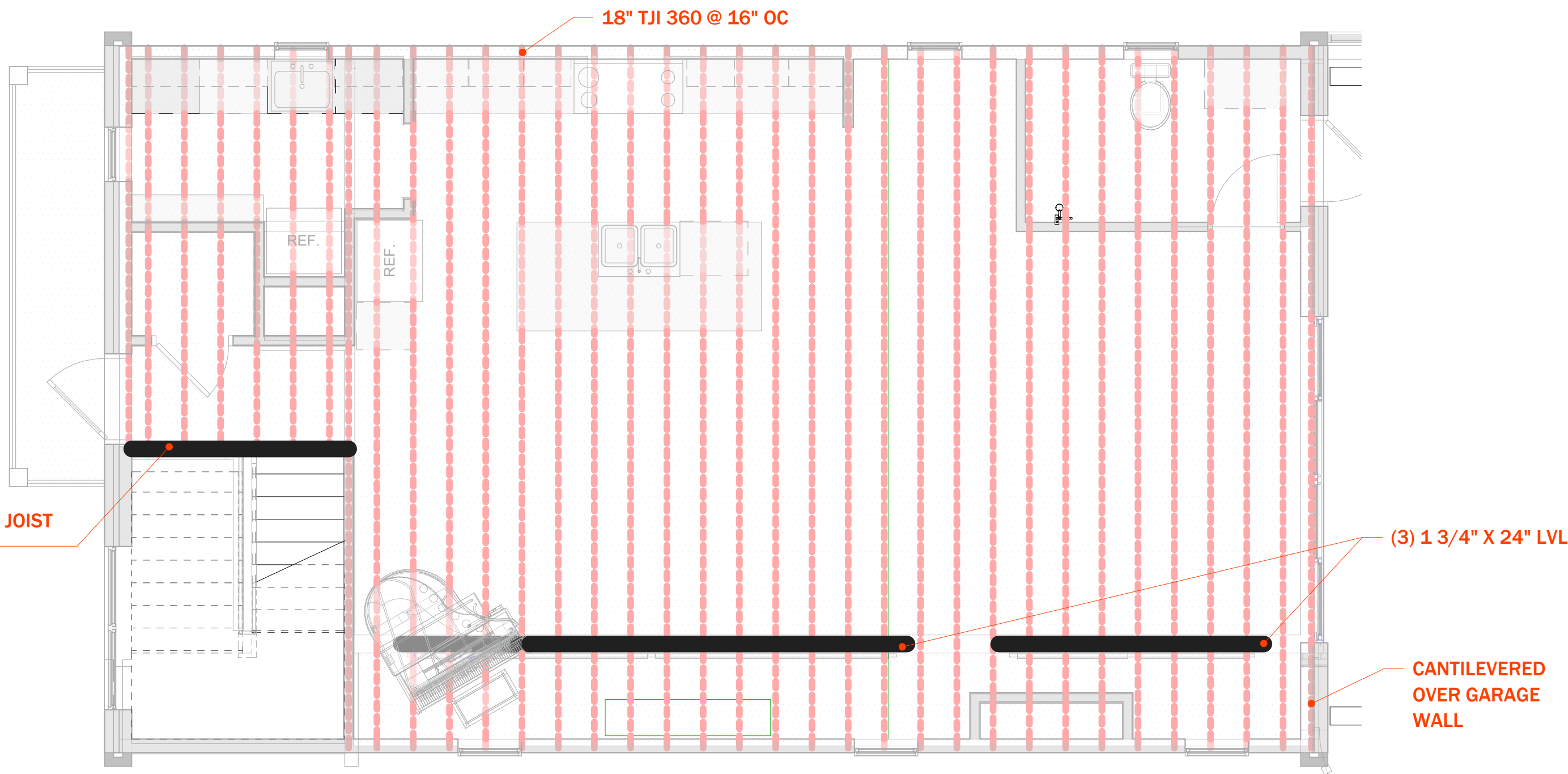
DRAWN BY: Author



Simpson Strongwall
WSWH24X8 WITH
SIMPSON-WSWH-AB ANCHOR BOLT,
EACH END 16" EMBEDMENT TO
FOUNDATION

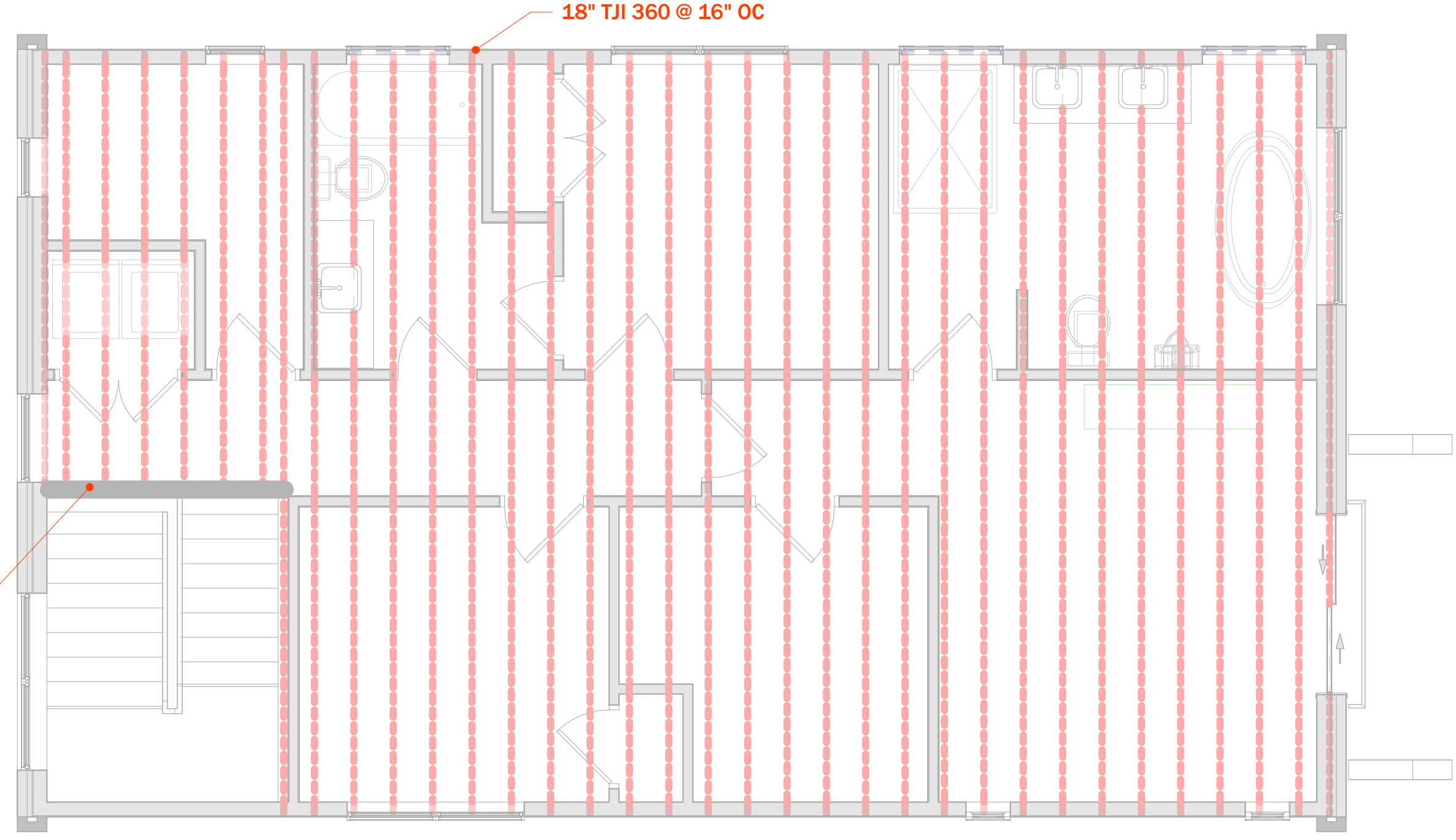
UNIT 1 - BASEMENT STRUCTURAL PLAN

SCALE: 1/4" = 1'-0"



UNIT 1 - 1ST FLOOR STRUCTURAL PLAN

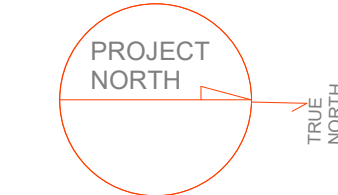
SCALE: 1/4" = 1'-0"



UNIT 1 - 2ND FLOOR STRUCTURAL PLAN

SCALE: 1/4" = 1'-0"

- STRUCTURAL DESIGN CRITERIA:**
- BUILDING CODE: 2021 INTERNATIONAL RESIDENTIAL CODE
- ALL STRUCTURAL ELEMENTS AND DETAILING NOT SPECIFIED ON THIS DRAWING SHALL MEET THE REQUIREMENTS OF THE 2021 INTERNATIONAL RESIDENTIAL CODE
- WIND SPEED = 108 MPH (ULTIMATE)
- GROUND SNOW LOAD = 10 PSF
- SEISMIC DESIGN CATEGORY = C
- DEAD LOADS:
ROOF = 20 PSF
FLOOR = 20 PSF
- LIVE LOADS:
ROOF = 20 PSF
FLOOR = 40 PSF
- ALLOWABLE SOIL BEARING (ASSUMED) = 1,500 PSF



Tax ID: 0091010801100
Formerly: 14 Wakefield,
Greenville, SC 29601

PROJ
Wakefield Duplex

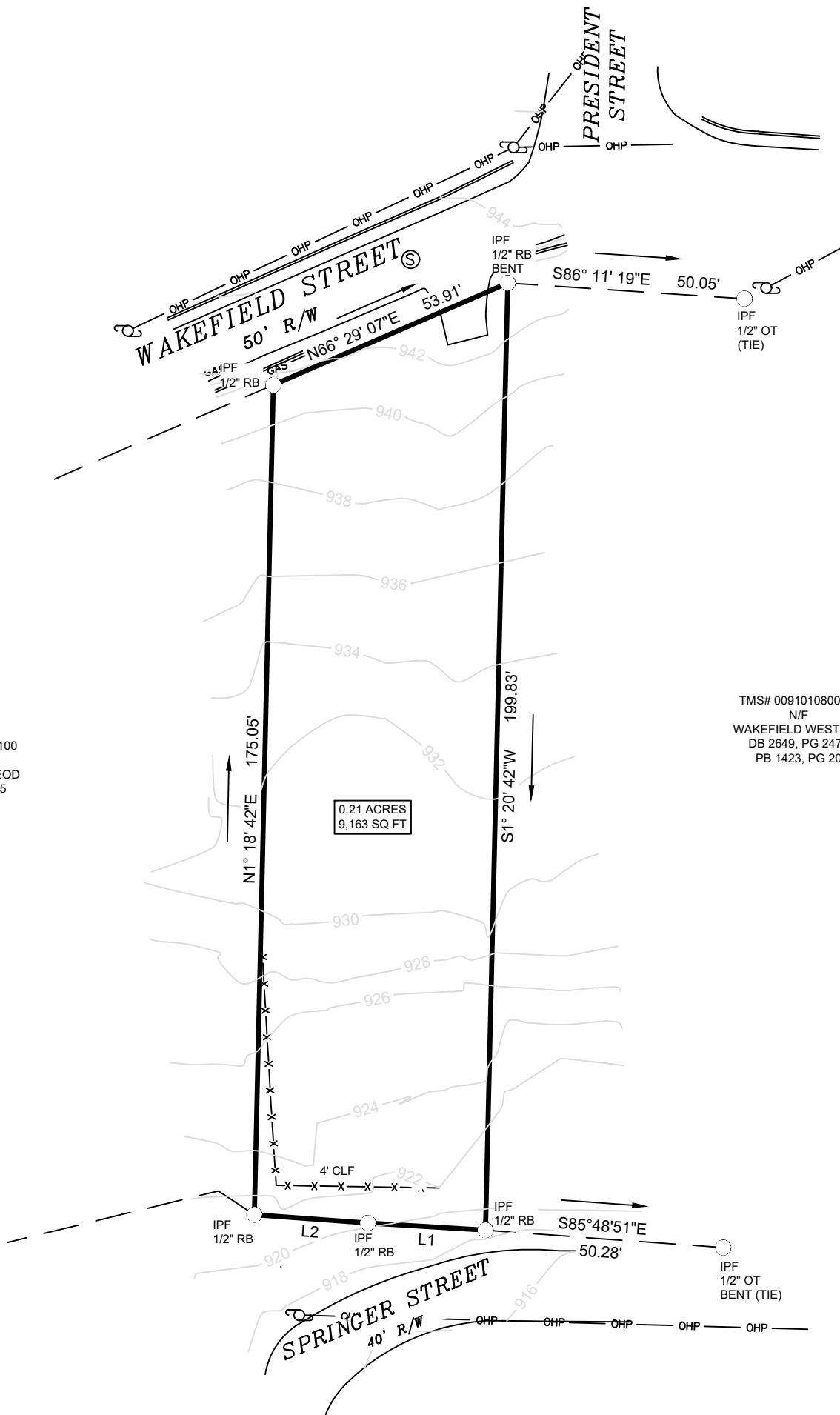
Greenville, SC		
DATE:	10/12/24	
PROJECT #:	MAC/WILL	
REV	DESC	DATE
A	IFP	8/13/25

STRUCTURAL
PLAN
UNIT 1

SCALE: 1/4" = 1'-0"

S1.0

DRAWN BY: Author



TMS# 0091010801100
N/F
ALEXANDER MCLEOD
DB 2479, PG 3755
PB 1227, PG 98

TMS# 0091010800901
N/F
WAKEFIELD WEST LLC
DB 2649, PG 2476
PB 1423, PG 20



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N86° 28' 25"W	24.83'
L2	N85° 52' 55"W	24.04'

- IPF- ○ IRON PIN FOUND
IPS- ● IRON PIN SET
OT- ○ OPEN TOP
RB- ○ REBAR
CT- ○ CRIMP TOP
CLF- ○ CHAIN LINK FENCE
R/W- ○ RIGHT OF WAY
OHP- ○ OVERHEAD POWER
○ POWER POLE
- x - x - x FENCE LINE
Ⓢ SSMH

- NOTES:**
- REFERENCE:
 - A) PLAT ENTITLED "ALEXANDER C MCLEOD, III", DATED DECEMBER 17, 2015, PREPARED BY H&M SURVEYING, LLC, RECORDED IN PLAT BOOK 1227, PAGE 98 IN THE R.O.D. OFFICE OF GREENVILLE COUNTY.
 - B) DEED DATED DECEMBER 28, 2015, RECORDED IN DEED BOOK 2479, PAGE 3755 IN THE R.O.D. OFFICE OF GREENVILLE COUNTY.
 - THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY EFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
 - THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND/OR RESTRICTIONS OF RECORD OR NOT OF RECORD.
 - THIS PARCEL IS IN A DESIGNATED FLOOD HAZARD AREA BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT www.msc.fema.gov.
 - THIS PLAT IS NOT A SUBDIVISION AS DEFINED IN THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS, ARTICLE 2, DEFINITIONS.
 - EXEMPTION FROM REVIEW PROCESS:
THIS PLAT IS EXEMPT FROM THE REVIEW PROCESS. THIS PLAT IS A RESURVEY OF AN EXISTING LOT OF RECORD WITH NO CHANGE TO EXISTING LOT LINES.

H & M Surveying, LLC

35 OELAND DRIVE, GREENVILLE, SC 29609
Phone: 864-335-8995 www.hmsurveying.com

TOPOGRAPHIC SURVEY FOR

ALEXANDER McLEOD, III

14 WAKEFIELD STREET
GREENVILLE, SC 29601

CITY OF GREENVILLE

GREENVILLE COUNTY

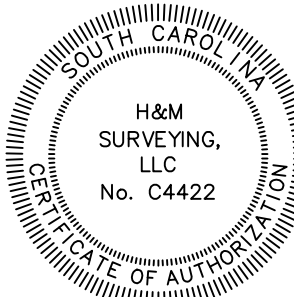
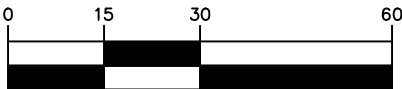
DATE: 5/5/2022

PROJECT #22-094

SCALE: 1" = 30'

TMS# 0091010801100

JAY C. HIPPI, PLS REG. #29115



Short Term Rental Application

Permitting Office (864-232-CARE (2273))

The cost of the permit is **\$40.00**, make checks payable to the City Of Greenville. Mailing Address: P.O. Box 2207, Greenville, SC 29602

With the growth of the "sharing economy," the City is seeing an increase in residents using popular websites like Airbnb and VRBO to offer their homes for short-term rentals.

Under the City's current zoning regulations, short-term rentals (rentals for a period of less than 30 days) are permitted by right as a "General Lodging" use in the following zoning districts: MX-2, MX-3, MX-5, MX-D, MXS-2, MXS-3, MXS-5, MXS-D, BG, BH, IX, CM.

Short-term rentals are not permitted in the following zoning districts: RH-A, RH-B, RH-C, RH-D, RN-A, RN-B, RNX-B, RN-C, RNX-C, RC-2, RC-3, RC-5, IG, CV, PK. However, properties in these districts may be rented for 30 days or longer. For questions, please contact John Hamlett, Planning & Zoning Projects Coordinator, at 864-467-4473 or jhamlett@greenvillesc.gov.

Note: When a general lodging use is located in the same building as a multi-unit living use, no more than 25% of the total number of dwelling units within a building may operate as a short-term rental. Applicants are required to submit a letter of approval from the presiding HOA/property management as well as a total number of units in the building. Submit required documentation to planning@greenvillesc.gov.

In addition to the required permits, the owner must also have a business license and must pay accommodations tax.

Covenants & Restrictions*

The applicant affirms 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. The applicant affirms that the structure which is the subject of this application is, or is not, restricted by any covenant or contract that is contrary to, conflicts with, or prohibits, the requested activity.

In the event the applicant is not the property owner, the applicant affirms that s/he has made due inquiry of the property owner concerning the existence of any such covenants or restrictions.

If the planning office has actual notice *that a restrictive covenant or contract* is contrary to, conflicts with, or prohibits the requested activity, the office must not issue the permit unless the office receives confirmation from the applicant that the restrictive covenant or contract has been released by action of the appropriate authority, property holders, or by court order.

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

*Indicates Required Field

*Date 10/14/2025

*Rental Property Address 14 Wakefield St. Unit A Greenville, SC 29601

Space/Unit/Suite _____

*Rental Property Zone from Zoning Map PD

(Check One) *Zoned for Less than 30 days Rentals X or Zoned for 30+ day rentals _____

*Mailing Address _____

*Property Owner Name _____

*Property Owner Phone _____

*Property Owner Email _____

*Type of Structure X Single Family Home _____ Multifamily (Apartment/Condo) _____ Duplex

*Rental Type _____ Individual Room X Entire House or Unit

*Rental Duration X Daily _____ Weekly _____ Monthly

*Owner occupied during rental. Yes _____ No X

Additional Information:

14 Wakefield St. Unit B will be occupied by owner. And 14 Wakefield St. Unit A will be rented.
In an effort to utilize how we have designed the property in the current zoning.

*Applicant Name _____

*Applicant Phone _____

*Applicant Email _____

*Applicant Signature _____



Short Term Rental Application Denied

October 20, 2025



Project Information

Application Number: 25-00004560
Project Location: 14 WAKEFIELD ST UNIT A
GREENVILLE, SC
009101-08-01100
Application Type: SHORT TERM RENTAL OCCUPANCY

Your application for Short Term Rental has been denied by the Planning and Zoning office for the following reasons. Please contact them at (864) 467-4476 if you have any questions:

Reviewing Agency	Revision Number	
ZONING	000	
Date	Action	Reviewed by
October 15, 2025	REVIEWED PLANS	ASHANA TAYLOR 864-467-6681

Plan Revisions Required for the following reasons:

1. OVERVIEW: The project site fronts 14 Wakefield St Unit A and is a part of the Haynie-Sirrine Neighborhood PD. Under the current Neighborhood Code, the parcel is coded as Neighborhood General.
2. COMMENT TO ADDRESS: The structure does not meet the definition in the Neighborhood Code that would allow for rental cottages.

A handwritten signature in black ink, appearing to read 'Buddy Pharris'.



Building Codes Department
Buddy Skinner
Building Codes Administrator

Application # _____	Fees Paid _____
Date Received: _____	Accepted by _____
Date deemed complete _____	App Deny Conditions _____



**Application for
APPEAL OF ADMINISTRATOR'S DECISION OR INTERPRETATION
City Of Greenville, South Carolina**

APPELLANT/OWNER INFORMATION

APPELLANT

PROPERTY OWNER

Name:

Mailing

Address:

Phone:

Email:

Contact City of
Greenville Planning for
contact information

PROPERTY INFORMATION

Street Address: 14 A Wakefield Street

Tax Parcel #: 0091010801100

Zoning Designation: PD

REQUEST

Applicable Code Section: Haynie Serrine PD Section 2.8

Description of Request: See attached.

INSTRUCTIONS

1. The application and fee, **made payable to the City of Greenville**, must be received by the planning and development office no later than 4:00 pm within ten (10) business days of the date of the written decision or interpretation.
 2. You must attach a statement addressing the reasons that you believe the administrator erred in his determination or interpretation of the City Code regarding the subject property.
 3. You must attach any other information relevant to the disputed item, and if applicable, a scaled drawing of the property that reflects, at a minimum, the following:
 - Property lines, existing buildings, and other relevant site improvements;
 - The nature (and dimensions) of the disputed item;
 - Existing buildings and other relevant site improvements on adjacent properties; and
 - Topographic, natural features, etc.
 4. You must attach the required application fee:
 - For appeal to the Board of Zoning Appeals: \$250.00 for persons having rights in contract in the subject land; \$50.00 for those adjacent to the subject land.
 - For appeal to the Design Review Board: \$150.00 for signs and single-family residential; \$300.00 for all other.
 - For appeal to the Planning Commission: \$250.00.
 5. The administrator will review the application for "sufficiency" pursuant to **section 19-2.2.6, Determination of Sufficiency**, prior to placing the application on a public hearing agenda. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the applicant resolve the deficiencies. **You are encouraged to schedule an application conference with a planner, who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.**
 6. You must post the subject property at least 15 days prior to the scheduled hearing date.
 - The appellant acknowledges receiving ____ "Public Hearing" sign(s) and Posting Instructions from the Planning Office.
-
7. The appellant 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 appellant and property owner affirm that the tract or parcel of land subject of this application is, or is not, restricted by any recorded covenant that is contrary to, conflicts with, or prohibits, the requested activity.

If the planning office has actual notice that a restrictive covenant is contrary to, conflicts with, or prohibits the requested activity, the office must not issue the permit unless the office receives confirmation from the applicant that the restrictive covenant has been released by action of the appropriate authority, property holders, or by court order.

To that end, the appellant hereby affirms that the tract or parcel of land subject of the attached application IS ____ or **IS NOT** ☒ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

APPELLANT: _____

DATE: _____

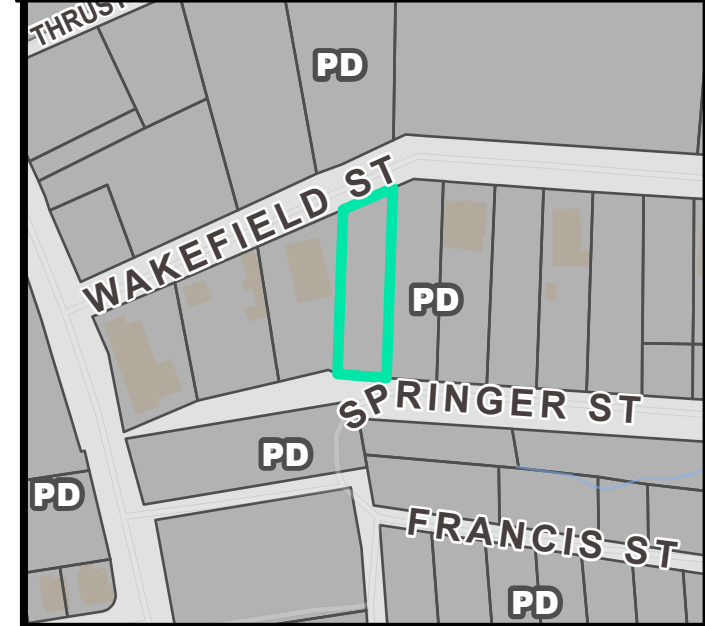
PROPERTY OWNER: _____

DATE: _____

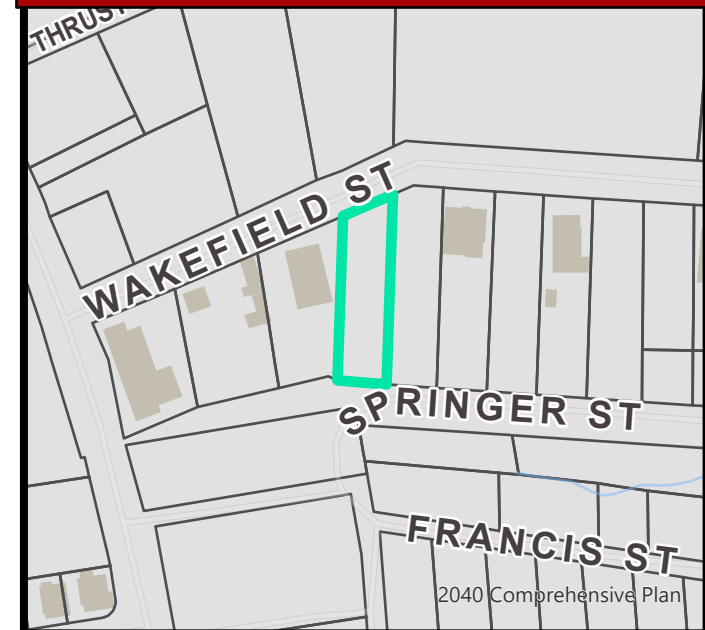
AERIAL VIEW



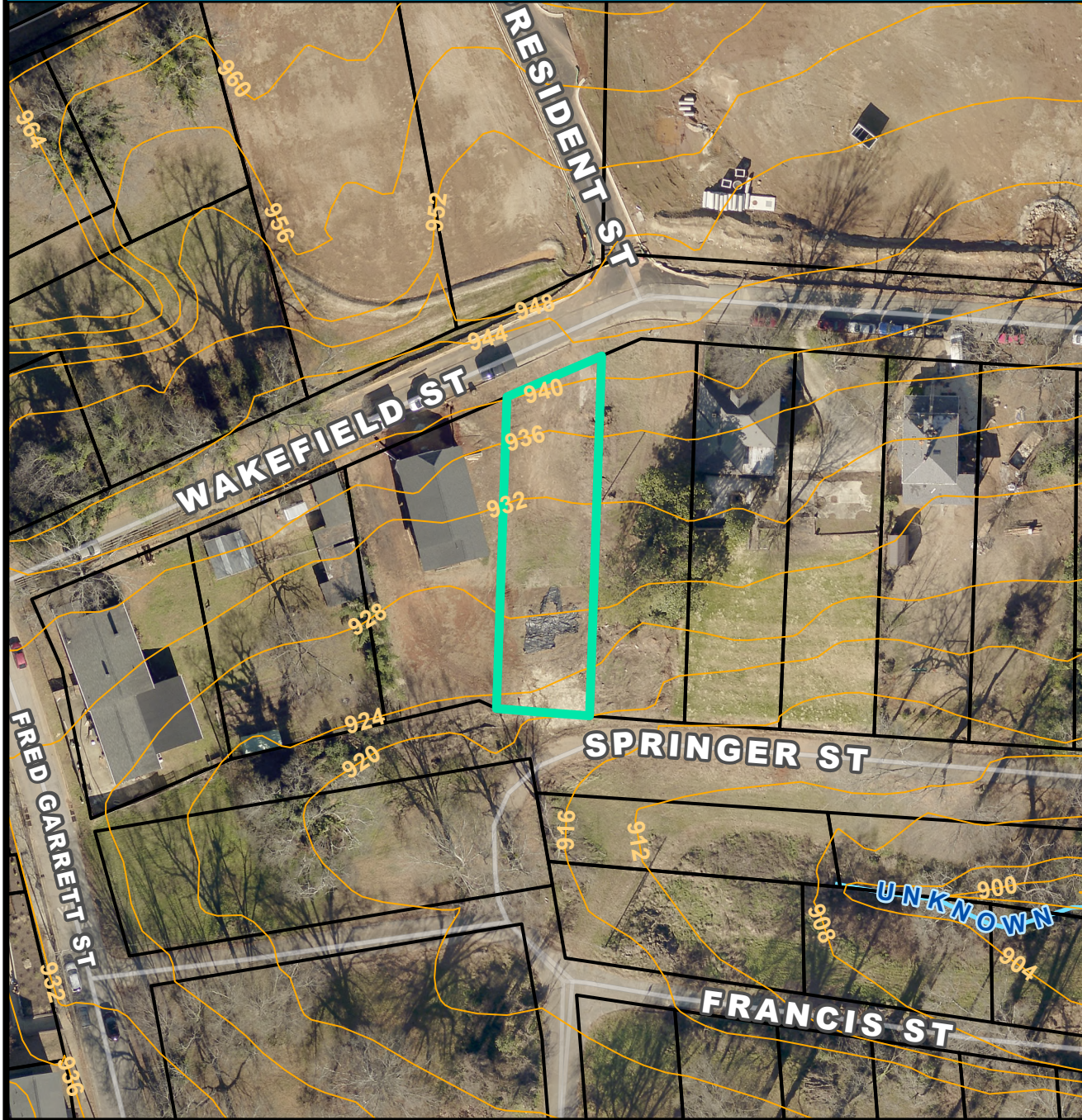
CURRENT ZONING



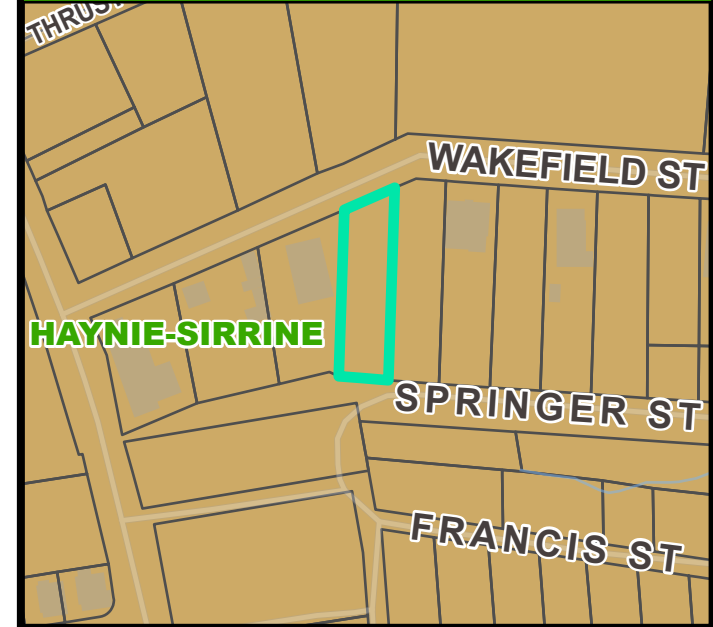
FUTURE LAND USE



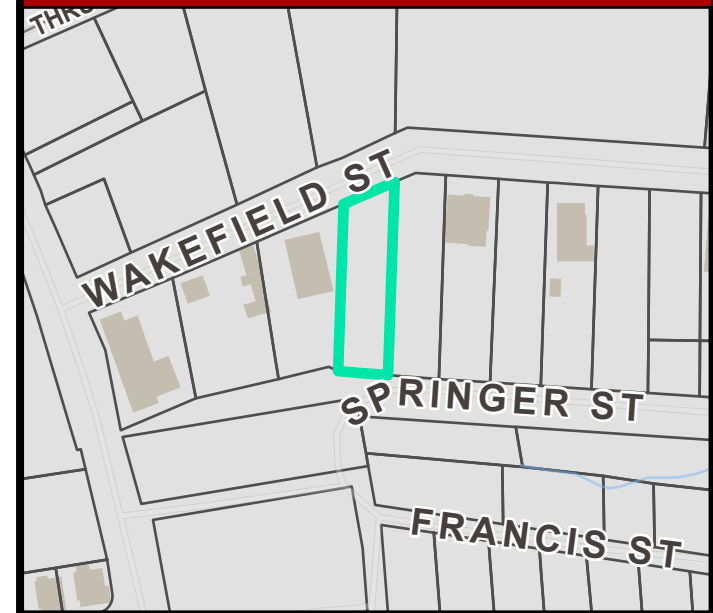
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





December 5, 2025



Subject: Administrator's Interpretation of the Haynie-Sirrine Neighborhood Code for Short-Term Rental Use within the Neighborhood General (NG), Haynie-Sirrine Planned Development District

On October 15, 2025, the Planning Department denied Permit 25-4560 requesting use of a short-term rental (STR) occupancy at 14 Wakefield Street, Unit A within the Haynie-Sirrine Planned Development. The purpose of this letter is to formally communicate the administrator's interpretation underlying the denial of the STR occupancy.

The property at 14 Wakefield Street is zoned Neighborhood General (NG) under the Haynie-Sirrine Neighborhood Code, the regulating document for the Haynie-Sirrine Planned Development District. The NG district allows for "Lodging" as follows (reference Section 2.8 Use Provisions):

Limited Lodging: The number of bedrooms available for lodging is limited by the requirement of one assigned parking space for each bedroom, in addition to the parking requirement for each dwelling. Food service may only be provided in the morning.

Permitted Uses: Rental Cottages and Bed and Breakfast Inns

A Rental Cottage, per the Haynie-Sirrine Neighborhood Code, is defined as follows (reference Section 12.0 Miscellaneous Definitions):

An apartment located in an accessory building, secondary in size to the principal building, sharing ownership, site and utilities. In the NE zone, the principal building shall be owner-occupied.

As further information regarding terms used in the Haynie-Sirrine Neighborhood Code, Section 12.0 states:

All terms shall be as defined in the Greenville Zoning Ordinance unless otherwise noted in this section.

A definition for Bed and Breakfast Inns is not provided in the Haynie-Sirrine Neighborhood Code or in the Greenville Development Code (GDC). A definition was provided in the prior Land Management Ordinance (LMO), under which the Haynie-Sirrine Planned Development District was most recently modified. Per LMO Section 19-1.11, the definition for "Bed and breakfast inn" is:

Bed and breakfast inn means an owner-occupied dwelling having ten or fewer guest rooms where overnight accommodations and a morning meal are provided to transients for compensation. This use type is regulated under the "visitor accommodations" use category in article 19-4, use regulations.

The occupancy request for a STR at 14 Wakefield Street is for a dwelling unit to be constructed adjacent to Wakefield Street. As communicated by the applicant, a separate dwelling to be constructed at the rear of the property will be occupied by the property owner. Two permits have been submitted and reviewed for two distinct detached dwelling units.

The STR occupancy requested cannot be considered part of a "Bed and Breakfast Inn" use, as the location of the guest rooms are not within the owner-occupied dwelling.

The use that would be closest to the STR request would be the "Rental Cottage", which may occur in an accessory building.

An Accessory Building, per the Haynie-Sirriner Neighborhood Code, is defined as follows (reference Section 12.0 Miscellaneous Definitions):

A structure subordinate or incidental to the principal structure on a lot in square footage and primary use. Ancillary structures and uses include detached garages (with or without rental cottages), storage buildings, pool houses, and material storage areas.

The administrator would find, based on the "Accessory Building" definition, that an accessory building would have to be subordinate or incidental to the principal structure.

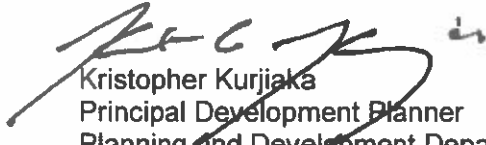
- The dwelling at 14 Wakefield Street Unit A immediately adjacent to Wakefield Street is smaller than the principal structure (See Figure 1), which would make it subordinate in size.
- However, Unit A is located at the front of the property and would not be considered subordinate or incidental in location to the Unit B, the larger building that would be considered the principal structure.
- Furthermore, building permits for structures proposed on the property were reviewed under Haynie-Sirriner Neighborhood Code Section 4.1 *Detached House – Type A (Street Lot)*.
- This section indicates through graphics and accessory structure setbacks (no front setback requirement is referenced) that accessory structures are to be located behind the principal structure and cannot exceed a building footprint of 650 square feet.

This interpretation confirms the denial of the request for a short-term rental occupancy under Permit 25-4560 for 14 Wakefield Street Unit A. As stated within this interpretation, this is based on the allowance of limited lodging being allowed in the NG district within the Haynie-Sirriner Planned Development District, and that lodging being permitted as a Bed and Breakfast Inn or Rental Cottage. The structure requested for use as an STR cannot be permitted as a Bed and Breakfast Inn, as it would not be owner occupied. The STR cannot be permitted as a Rental Cottage as it would be in a building that does not qualify as an accessory building.

Should you wish to appeal this decision and interpretation of the administrator, you may complete an application for an "Appeal of Administrator's Decision or Interpretation" to the Board of Zoning Appeals (BZA) and return it to the Planning Department (contact Ross Zelenske, BZA Liaison, 864.467.4251 or rzelenske@greenvillesc.gov). This application must be submitted within 10 city business days of the date of the written decision or interpretation as outlined in GDC Section 19-6.4.2.G. Right of Appeal.

If you have any additional questions regarding the content of this interpretation, the short-term rental occupancy process, or any other relevant development code or planned development requirements, do not hesitate to reach out to me.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Kurjiaka', with a stylized flourish at the end.

Kristopher Kurjiaka
Principal Development Planner
Planning and Development Department
(864) 467-3238
kkurjiaka@greenvillesc.gov

Enclosure

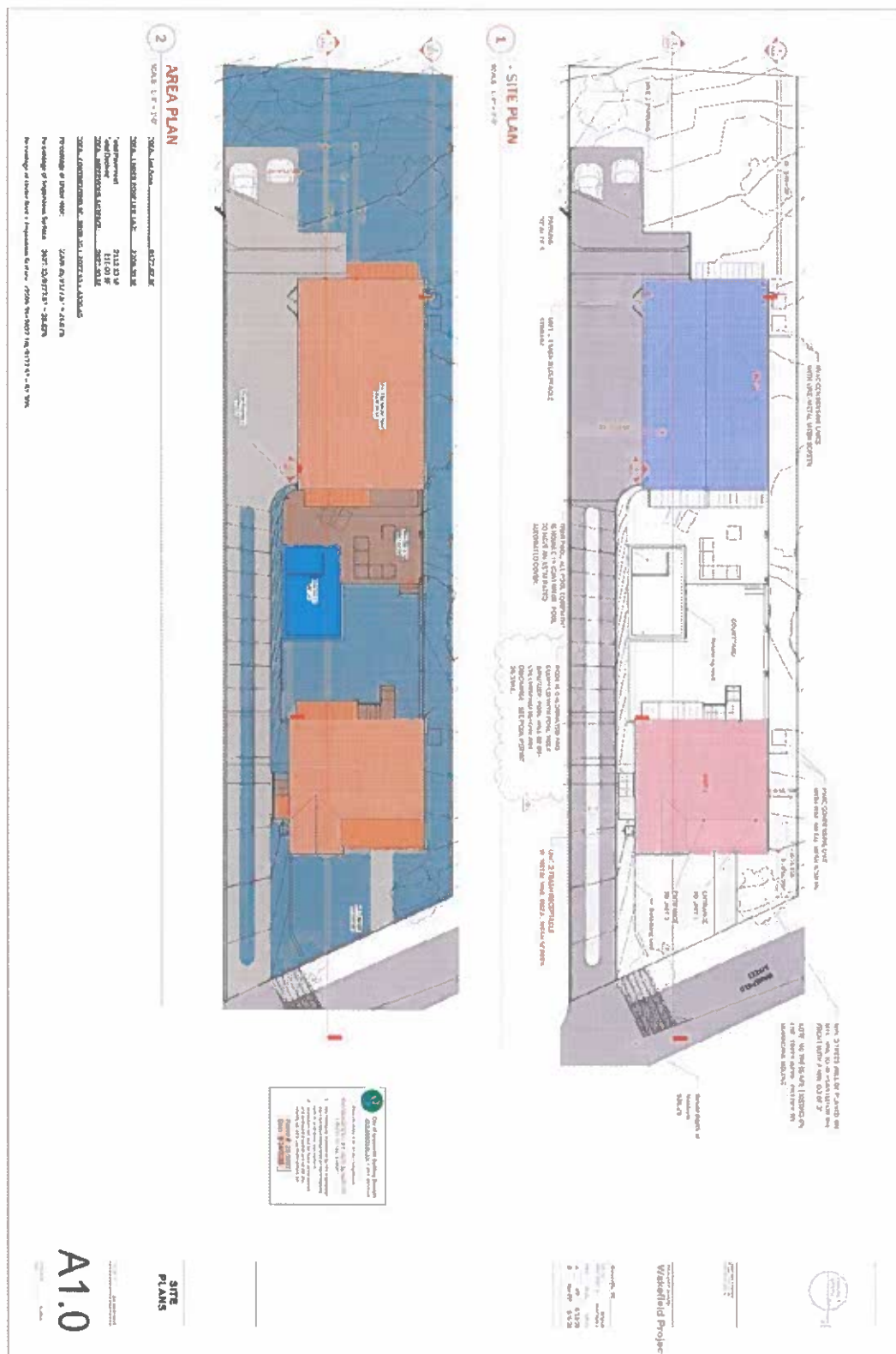


Figure 1. Site plan and area plan submitted as part of permit 25-3693.

Permit 25-4560 – 14 Wakefield Street, Unit A

Appeal of Administrator's Interpretation – Haynie-Sirriner Neighborhood Code

I respectfully submit this rebuttal to the Administrator's Interpretation dated December 5, 2025, concerning the denial of short-term rental (STR) occupancy at 14 Wakefield Street, Unit A. The determination incorrectly interprets the Haynie-Sirriner Neighborhood Code and relies on assumptions not supported by the text of the Code, the intent of the Planned Development, or the historical application of permitted uses within the Neighborhood General (NG) district.

My rebuttal addresses three core issues:

1. The Administrator incorrectly concludes that Unit A cannot qualify as a "Rental Cottage." The Haynie-Sirriner Neighborhood Code defines a Rental Cottage as: "An apartment located in an accessory building, secondary in size to the principal building, sharing ownership, site and utilities." The Administrator's interpretation acknowledges that Unit A is smaller than the principal structure and therefore meets the size-subordinate requirement. However, the denial is based on two claims:
 - Claim: Unit A is not "subordinate or incidental" in location. The Code never defines "subordinate" or "incidental" in terms of location. It only specifies that an accessory building must be subordinate in square footage and primary use. Nowhere in Section 12 (Miscellaneous Definitions) or elsewhere does the Code require an accessory building to be located behind the principal structure. The Administrator infers this from graphics and an accessory structure setback chart in Section 4.1, but the Code does not state that these illustrative drawings impose mandatory locational rules. If no definition for "secondary" were given, the administrator would have more authority to interpret the definition, however in this case, "secondary" is defined as "in size to the principal building." Because a Planned Development is a regulatory document that must be applied strictly to textual standards, the Administrator may not add additional location requirements not written into the Code.
 - B. Claim: Accessory buildings "are to be located behind the principal structure." Section 4.1 Detached House – Type A includes diagrams showing typical configurations, but the Code does not state that these illustrations supersede or modify the textual definition of "Accessory Building." The diagrams are conceptual, not regulatory. Moreover, accessory structures in many traditional neighborhood design frameworks are allowed in the rear, side, or forward portions of a lot depending on lot orientation, frontage, and historical development patterns. The Code does not prohibit this flexibility. Therefore, Unit

A meets all textual requirements of an accessory building and therefore qualifies as a Rental Cottage.

2. The interpretation conflicts with the intent and structure of the Haynie-Sirrine Planned Development. The NG district explicitly allows Limited Lodging, including rental cottages and bed and breakfast inns. The Planned Development was crafted to encourage mixed residential and lodging uses, allow small-scale guest accommodations within walkable neighborhood fabric, and retain flexibility for accessory units and incremental housing. Denying STR occupancy for Unit A—solely because the dwelling is forward-located runs contrary to the Code's stated goals
3. The Administrator has previously approved multiple short-term rental permits within the Haynie-Sirrine Planned Development NG district for single-family detached homes and duplex units that did not meet the locational or "behind the principal structure" criteria that the Administrator now claims are required for an accessory building or Rental Cottage. These approvals were granted under the same governing Code, and the properties continue to operate as STRs today (Exhibits A and B). We met with the city planning staff multiple times prior to submission, including the last meeting prior to submitting our building permits, where we discussed our concern about the proposed Haynie Sirrine rezoning and the loss of our ability to rent the unit short term. At no point prior to permit review for our business license application did the Administrator or planning staff communicate any reinterpretation, change in policy, or updated understanding of what qualifies as an accessory building or Rental Cottage. We relied on the City's established interpretation and historical approvals. A sudden shift in interpretation without public notice or administrative guidance results in unequal treatment of similarly situated properties and introduces subjective standards not grounded in the written Code.

The Administrator's determination incorrectly:

- Imposes location-based restrictions on accessory buildings not found in the Code.
- Misinterprets the intention of permitted lodging uses in the NG district.
- Is inconsistent with prior City approvals for properties within the NG district and what was communicated to us in the planning of building our home.

For these reasons, I respectfully request that the Board of Zoning Appeals reverse the Administrator's determination and find that the proposed STR occupancy at 14 Wakefield Street, Unit A meets the definition of a Rental Cottage.

I request approval of the STR occupancy under Permit 25-4560.

Exhibit A

Best Location in Downtown Greenville-Modern w/yard

Share

Save



Entire home in Greenville, South Carolina

7 guests · 4 bedrooms · 4 beds · 2 baths

Prices include all fees

Guest favorite

4.9

★★★★★

91

Reviews



Hosted by Holly

Superhost · 2 years hosting



Exceptional check-in experience

Recent guests gave the check-in process a 5-star rating.



Self check-in

Check yourself in with the lockbox.



Holly is a Superhost

Superhosts are experienced, highly rated Hosts.

\$1,368 for 5 nights

CHECK-IN

12/14/2025

CHECKOUT

12/19/2025

GUESTS

1 guest



Reserve

You won't be charged yet

Report this listing



Entire bungalow in Greenville, South Carolina

4 guests · 2 bedrooms · 2 beds · 1 bath

★ 4.86 · [440 reviews](#)

Hosted by Tatum

Superhost · 7 years hosting

- Self check-in**
Check yourself in with the keypad.
- Great location**
Guests who stayed here in the past year loved the location.
- Tatum is a Superhost**
Superhosts are experienced, highly rated Hosts.

These dates are priced lower than

\$617 for 5 nights

CHECK-IN 12/14/2025	CHECKOUT 12/19/2025
GUESTS 1 guest	

Reserve

You won't be charged yet

[Report this listing](#)



**Planning Staff Report to
Board of Zoning Appeals
February 6, 2026**
for the February 12, 2026 Public Hearing

Docket Number:	S 26-008
Applicant:	Parks McLeod
Property Owner:	Enigma Corporation
Property Location:	Mills Avenue and Ligon Street (near 420 Mills Avenue)
Tax Map Number:	010600-07-00100
Acreage:	4.05
Zoning:	BG, Business General District
Proposal:	SPECIAL EXCEPTION to establish a 'General outdoor entertainment use

Applicable Sections of the City of Greenville Code of Ordinances:

<i>Sec. 19-3.4.4.</i>	<i>Commercial Use Standards</i>
<i>Sec. 19-6.2.15.A.</i>	<i>Quasi-Judicial Review/Applicability</i>
<i>Sec. 19-6.2.15.D.2.</i>	<i>Special Exception Permit</i>

Staff Recommendation: Approve with conditions

Staff concludes that the Application complies with the standards to grant a Special Exception Permit as a '**General outdoor entertainment**' use. If the Board decides to grant the Permit, Staff recommends the following conditions:

1. Operation of the facility shall be limited to a 'general outdoor entertainment' use, as defined by this Code, and shall substantially conform to the statements of the Applicant and the content of the application. Modification of the facility's operation shall require the Applicant to seek a modification of the special exception permit.
2. The business shall comply with the location standards established by the state. Operation of the business shall comply at all times with the provisions of the South Carolina Alcoholic Beverage Control Act and the regulations of the Department of Revenue.
3. Hours of operation shall be substantially consistent with those stated by the Applicant and not exceed past 11:00 p.m.
4. Per Greenville Development Code Section 19-3.2.1.B.3., delivery, waste collection, and similar commercial traffic is prohibited between the hours of 10:00 p.m. and 7:00 a.m.
5. Loitering, solicitation, and disorderly conduct is prohibited at all times; rules consistent with the provisions of this Code must be posted in conspicuous locations on the building and throughout the parking lot and must be enforced by the proprietors.
6. At all times during its occupancy, the Applicant shall assign a manager on the premises who shall ensure compliance with the terms of the special exception permit, this Code, and the applicable S.C. Code of Laws and Regulations.

7. The Applicant shall take reasonable measures to ensure that the business and its patrons comply with City ordinances and State laws intended to preserve the public peace, safety and order, including but not limited to: occupancy loads, prohibitions on disorderly conduct and public intoxication, prohibitions on noise in violation of the City's noise ordinance, prohibitions on smoking in violation of the City's smoking ordinance, adequate patron parking and applicable neighborhood parking restrictions.
8. The Applicant and all of its managers and employees responsible for serving any alcoholic beverage (current and future) must participate in the merchant education/server training program offered vendors approved by the City Police Department. Evidence of satisfactory completion of this training for each employee must be retained on-site and available for inspection by the Administrator and the City Police Department. Current personnel must receive training within 30 days of issuance of the certificate of occupancy and future personnel must receive training within 30 days of hiring
9. If more than two incidents involving a police response to the use occur within a six-month period, the City of Greenville can then require one security person be on-duty from the hours of 9:00 p.m. to close on Fridays and Saturdays and at any time while open for business when it is reasonably anticipated that a larger-than-average number of patrons may occupy the premises. The security person(s) must possess a "Security Officer Registration Certificate" pursuant to Chapter 18 of Title 40 of the SC Code of Laws, or as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified. Repeated incidents requiring calls for service from law enforcement may be grounds for revocation of the permit.
10. The Applicant shall designate staff at all ingress/egress points to be responsible for monitoring the flow of patrons and confirming compliance with allowable occupant capacity.
11. Interior and exterior sound amplification shall be limited to areas around the golf course and the clubhouse and shall be limited to playing ambient background music. Speakers must be directed inward toward the facility and away from any adjoining use or public property.
12. Interior sound amplification must be located only as reflected on the approved floor plan and must be directed away from the principal entrance or directed toward the interior of the building. Except to provide ingress and egress, exterior doors and windows must remain closed after 10:00 p.m.
13. Indoor entertainment involving live music shall be limited to acoustic musicians. Outdoor entertainment involving live music shall be prohibited.
14. Operation and maintenance of the facility, regardless of the hours permitted to be open to the public, comply with the Noise Ordinance, Chapter 16, Article II, Division 3 of the City Code. A pattern of noise complaints related to the business shall be grounds to require another meeting with the Technical Advisory Committee. Repeated noise violations may be grounds for revocation of the permit.
15. The final site package submitted as part of administrative permitting shall include a formalized, remote parking agreement with TM# 010400-02-00309 (or another eligible property) to minimize the occurrence of overflow parking onto Ligon Street. All parking standards of Division 19-4.6. of the City Code shall be met.
16. The final site package submitted as part of administrative permitting shall account for all applicable transition and screening requirements to minimize visual impacts to abutting residential properties. All transitions and screening shall comply with Division 19-4.8. of the City Code.
17. The final site package submitted as part of administrative permitting shall include a photometric plan and use full cut off light fixtures to minimize visual and glare impacts to abutting residential properties. All lighting shall comply with Division 19-4.12. of the City Code.

18. Per Greenville Development Code Section 19-4.4.1.C.3.c. and as identified in the Trails and Greenway Master Plan (2008), a multi-use trail shall be constructed on the site or a floating trail easement provided for the north segment of the proposed Brushy Creek Trail.
19. A copy of the special exception permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.

Staff Analysis:

The Applicant, Parks McLeod, requests permission to establish a 'general outdoor entertainment' use at the intersection of Mills Avenue and Ligon Street. The business would be known as Bogey's Golfgarten and would feature a mini-golf course, accessory clubhouse, and on-site parking.

The subject property is zoned BG, Business General. The Business General zoning district is intended for more walkable places with smaller lots and more urban building configurations, and accommodates residential, office, and commercial activities, including retail and entertainment.

The use of "general outdoor entertainment and recreation" in the BG district requires a special exception permit from the Board of Zoning Appeals.

The Applicant has indicated the business will operate up to seven days a week. Hours would vary by day and season, but the earliest opening time is 7:00 a.m., while the latest was 11:00 p.m. During the morning hours, the business would function as a coffee shop.

The business will feature a full-service kitchen in the clubhouse building. The business will serve beer and wine. Liquor by the drink is not planned at this time, but may be added in the future. Alcohol sales are estimated to account for approximately 19 percent of all revenues, food and non-alcoholic drink sales are expected to account for 58 percent of all revenues, and tickets will account for the remaining 22 percent of all revenues. If excluding ticket sales, alcohol sales will account for approximately 25 percent of sales. Food sales will be available during all operating hours according to the application.

The Technical Advisory Committee (TAC) met with the Applicant on January 15, 2026, and recommended approval of the Special Exception Permit with conditions; these recommended conditions are listed at the end of this report.

No previous special exception or conditional use permits apply to the property.

Attendance at the monthly Project Preview Meeting was required as part of this application. The Applicant presented the project at the October 28, 2025, Project Preview Meeting. A summary of the meeting completed by the Applicant will be included as part of the staff report materials. Feedback was reportedly positive.

A Special Exception Permit shall be approved only upon finding that the Applicant demonstrates **all** the following are met:

Standard a: The Proposed Special Exception Is Consistent with the Comprehensive Plan.

The GVL2040 Comprehensive Plan identifies the subject property in the 'Neighborhood Mixed-Use' classification as part of the future land use map. The property is also located within the 'Areas Suitable for Missing Middle Housing' classification.

The 'Neighborhood Mixed-Use' classification is typically in compact urban areas with a combination of vertical and horizontal mixed-use developments that includes small retail and commercial uses along with a variety of residential types. These areas are pedestrian friendly and in close proximity to downtown. It is anticipated that single uses will not exceed 10,000 square feet and "drive-thrus" are restricted due to the close proximity to downtown and adjacent neighborhoods.

Areas Suitable for Missing Middle Housing are suitable for a variety of housing types as identified in the Missing Middle Housing Study for Greenville City and County. The identified areas are 5 minute

/ ¼ mile walksheds around key centers of activity that include downtown, urban centers/downtown transition areas, neighborhood main streets, and key medical/ institutional facilities.

The proposed entertainment use is classified as a commercial use. The proposed clubhouse and potential future building will be well under 10,000 square feet and will both likely only be one story in height. Neither building will feature any type of drive thru. While the mini golf course itself will exceed 10,000 SF in area, the course's design is intended to retain some of the site's existing topography and trees, minimize infringement into the floodplain, and to be buffered from nearby residences. The development is not anticipated to conflict with the vision of a pedestrian friendly area and with appropriate conditions, not conflict with neighborhood scale development.

Staff finds that the proposed use is consistent with the Comprehensive Plan.

Standard b: The Proposed Special Exception Complies With All Use Standards in Div. 19-3.4.

Use standards for 'general outdoor entertainment and recreation' uses are located in Section 19-3.4.4.B. and are listed below:

19-3.4.4. Commercial use standards

B. Entertainment and Recreation

1. General Indoor Entertainment and Recreation

The following standards apply, as deemed applicable by the Administrator:

- a. Operation of the business must comply at all times with the provisions of the South Carolina Alcoholic Beverage Control Act and the regulations of the Department of Revenue.*
- b. At all times during its occupancy, the applicant must assign a manager on the premises who must ensure compliance with this Code, and the applicable South Carolina Code of Laws and Regulations.*
- c. The applicant and all of its managers and employees responsible for serving any alcoholic beverage (current and future) must participate in the merchant education/server training program offered by the Phoenix Center or comparable program offered by other vendors approved by the City Police Department. Evidence of satisfactory completion of this training for each employee must be retained on-site and available for inspection by the Administrator and the City Police Department. Current personnel must receive training within 30 days of issuance of the certificate of occupancy and future personnel must receive training within 30 days of hiring.*
- d. The Administrator may require the applicant to retain outdoor security persons during operation of the establishment. The security persons must possess a security officer registration certificate pursuant to South Carolina Code 1976, title 40, chapter 18, or, as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified.*
- e. Occupant capacity of the establishment must be established by the City building codes Administrator. The applicant must designate staff at all ingress/egress points to be responsible for monitoring the flow of patrons.*
- f. Acoustic music and entertainment may be permitted in an outdoor space. Specified hours of outdoor music and entertainment are limited by the permit.*
- g. Exterior sound amplification is prohibited except in areas specifically authorized on the approved site plan; all amplified sound must be directed inward toward the facility and away from any adjoining use or public property. Specified hours of exterior sound amplification are limited by the permit.*

h. Interior sound amplification must be located only as reflected on the approved floor plan and must be directed away from the principal entrance or directed toward the interior of the building. Except to provide ingress and egress, exterior doors and windows must remain closed after 10:00 p.m.

i. Rooftop decks must have perimeter guard railing above table surfaces.

j. Loitering, solicitation, and disorderly conduct is prohibited at all times; rules consistent with the provisions of this Code must be posted in conspicuous locations on the building and throughout the parking lot and must be enforced by the proprietors.

k. The application must comply with City noise, smoking, and encroachment ordinances.

l. All debris and garbage from the use shall be properly discarded.

m. If a shared or remote parking agreement is required for the use, the applicant shall be responsible for maintaining the parking agreement as long as the use remains in operation.

n. Pursuant to Sec. 19-6.2.1.D., the Administrator may attach additional conditions which will protect nearby uses from any adverse impacts reasonably expected to occur as a result of the operation of the use.

2. General Outdoor Entertainment and Recreation

a. The Use Standards for General Indoor Entertainment and Recreation in part 1 of this subsection also apply to General Outdoor Entertainment and Recreation, as deemed applicable by the Administrator.

b. Outdoor entertainment stages must comply with Sec. 3.5.2.G.

The Applicant has stated their intent to comply with the use criteria within their application.

Upon discussion with the Technical Advisory Committee, the Applicant displayed awareness of potential issues related to noise, parking, and lighting.

The Applicant indicated that security is not expected to be needed and would not be retained for the use, unless required by the Board.

During the TAC meeting, the Applicant indicated that sound amplification would be limited to recorded music. Speakers are proposed in and outside the clubhouse as well as along the golf course. The speakers would play ambient, background music. Live music may be performed at the clubhouse but would be limited to acoustic performances. No DJs or bands are proposed. An outdoor stage is not proposed.

Staff recommends formal incorporation of TAC's recommended conditions, listed at the end of this report, into any motion for approval. Staff also recommends the incorporation of the applicable use specific standards as conditions of approval.

Staff finds, with appropriate conditions, the use complies with the use standards of the Greenville Development Code.

Standard c: The Proposed Special Exception is Appropriate for its Location and Compatible with the Character of Surrounding Lands and the Uses Permitted in the Zoning Districts of Surrounding Lands, and Will Not Reduce Property Values of Surrounding Lands.

The land uses and zoning districts of adjacent property is as follows:

East:	General food and beverage (RNX-C, Residential Neighborhood Flex C)
North:	Multi-unit living (RC-5, Residential Community 5)
West:	Single-unit living (County R-10, Single-Family Residential)

South: General retail and general personal services (RNX-C and County C-2, Commercial)

The property is zoned BG, Business General District. The subject property is mostly undeveloped but includes a freestanding wireless communications tower. The subject property is proposed to be subdivided, which would separate the tower and other portions of land from the mini golf course development.

Surrounding properties are zoned RNX-C, RC-5, County R-10, and County C-2.

To the north of the property is the historic Mills Mill. The mill has since been converted into the Lofts at Mills Mill, a multi-unit living development. Properties to the west are used for single family residences and are part of the Mills Mill neighborhood. A shopping center containing a mix of uses is located to the south across Ligon Street. To the east, across Mills Avenue, is a Hardee's restaurant.

The closest residential uses within the vicinity are located a couple hundred feet away in most directions. During the TAC meeting, the Applicant indicated they have been in communication with the Lofts at Mills Mill community. The Applicant reported that the community was supportive of the new use. The Applicant indicated that there was no apparent neighborhood organization for the residences along Ligon Street.

The Applicant has stated the business will close no later than 11:00 p.m. Other uses that operate until 11:00 p.m. or later along the Mills Avenue corridor include Wendys, CVS, Cork & Tap, and Taco Bell.

With the appropriate conditions, the use is not anticipated to create a conflict with other neighboring businesses and residential uses nearby.

Staff finds, with appropriate conditions, the use is compatible with surrounding lands.

Standard d. The Design of the Proposed Special Exception Minimizes Adverse Effects, Including Visual Impacts of the Proposed Use on Adjacent Lands; Furthermore, the Proposed Special Exception Does Not Impose Significant Adverse Impact on Surrounding Lands Regarding Service Delivery, Parking and Loading, Odors, Noise, Glare, Vibration, and Does Not Create a Nuisance.

The proposed use will be located outside. The golf course and clubhouse will be positioned so that visibility from adjacent residential properties will be minimized. The golf course and parking lot will feature exterior lighting. Preliminary lighting information was provided on the site plan. Parking lot lighting will be limited to 20 feet in height and will use full cut-off fixtures as required by code. During the TAC meeting, the Applicant indicated string lighting may be installed in the trees around the golf course, but the course itself would not feature flood lights venue lighting. With appropriate conditions, no adverse visual impacts or glare are anticipated from the use.

Parking is expected to come from the surface parking lot constructed on-site. During the TAC meeting, the Applicant indicated that overflow and/or staff parking could be pursued with the shopping center at 500 Mills Avenue. Loading and unloading is expected to occur using the surface parking lot constructed on-site.

While the proposed site plan does not account for waste and related service areas, the Applicant indicated that an in-ground dumpster would likely be located between the parking lot and the 12th hole. The dumpster and all service areas will require screening and service hours will be limited. With appropriate conditions, no adverse impacts are anticipated regarding delivery, parking, loading, and odors.

As noted earlier, sound amplification will be limited to speakers around the course and clubhouse playing ambient, background music. With appropriate conditions, no substantial adverse noise and vibration impacts are anticipated, nor is the use anticipated to create a public nuisance.

To minimize detrimental impacts on adjacent land uses, staff recommends that approval of the Special Exception Permit be conditioned upon the findings and recommendations of TAC, listed at the end of this report and within the Staff Recommendation.

Staff finds, with appropriate conditions, the use and its design will not have substantial adverse impacts.

TAC Findings and Recommendation

FINDINGS OF THE COMMITTEE:

1. The application and all other documents submitted supplemental to the application as part of this case prior to the Technical Advisory Committee review, is hereby incorporated and made a part of the findings of this Committee.
2. The Applicant indicates the intent to operate a general outdoor entertainment and recreation use with ancillary restaurant/bar. The event venue will be known as Bogey's Golfgarten.
 - a. The Applicant indicates that a future building is included, but details on the building have not been finalized. Potential uses may include indoor entertainment or an ice cream shop.
3. The Applicant indicates that he does not intend to work at the business on a regular basis and instead will hire a manager to operate the business.
4. The Applicant indicates the intent to operate the establish up to seven days a week. Hours of operation will vary by season and day of the week. The earliest opening time will be 7:00 a.m. The latest closing time will be 11:00 p.m.
5. The Applicant indicates that the establishment will function as a coffee shop during the morning hours and will then transition toward an entertainment and restaurant operation during the afternoon and evening hours.
6. The Applicant indicates that the establishment will obtain a license to serve beer and wine on premises. At this time, liquor by the drink is not planned, however that could change in the future.
7. The Applicant was not able to provide a life safety plan for establishment. A life safety plan will be required for the clubhouse building during administrative permitting.
8. Excluding ticket and merchandise sales, the Applicant indicates that food and non-alcoholic drink sales are expected to be approximately 75 percent of sales, while alcohol sales will make up the remaining 25 percent.
9. The Applicant indicates that food will be served at all hours, except until last call. Last call will occur 30 minutes before close. Food offered will include hot meals.
10. The Applicant indicates that outdoor seating is proposed outside of the clubhouse.
11. The Applicant indicates that live music would be limited to a solo acoustic performer. No DJs or bands are planned. Background music would be played inside and outside of the clubhouse, as well as, through speakers around the mini golf course.
12. The Applicant indicates that outdoor entertainment will include the mini golf course.
13. The Applicant indicates that he does not intend to hire security services for the establishment, unless recommended or required by the city.

14. The Applicant acknowledges that the business is located near residential uses and reports discussing the project with Mills Mill community, where feedback was reportedly positive. The Applicant noted that no neighborhood association appears to be existing for the Ligon Street community.
15. The Applicant indicates that a surface parking lot will be added to the site to serve all parking demands created by the new use, however overflow parking may be needed. The Applicant indicates that he has a working relationship with the neighboring property owner at TM# 0104000200309 and that said property should be available for overflow parking during evening hours, particularly for staff parking. A formal shared parking agreement may be viable if required.
 - a. Upon discussion with the Committee, the Applicant acknowledged concerns about overflow parking negatively impacting the nearby the residential areas and the need to ensure parking is adequately addressed.
16. The Applicant indicates that site lighting is planned around the parking lot and near course. Details have not been finalized, but approximate locations and fixtures were included in the conceptual site plan.
 - a. Upon discussion with the Committee, the Applicant indicates that lighting around the course will include string lighting in the trees.
17. The Applicant acknowledges that a dumpster was not included on the site plan and indicates that the business would likely install an in-ground dumpster near Hole 12 on the mini golf course.
 - a. Upon discussion with the Committee, the Applicant acknowledged city regulations and potential issues with emptying of trash during overnight hours.
18. The Applicant indicates that a smoking area has not been designated.
 - a. Upon discussion with the Committee, the Applicant acknowledged the need to identify a smoking area even if the facilities will be non-smoking.

RECOMMENDATIONS OF THE COMMITTEE:

1. This Committee recommends that the Board of Zoning Appeals **approve** the application.
2. In order to prevent and/or minimize any potential adverse effects from the Applicant's business on adjacent uses, this Committee recommends that the Board of Zoning Appeals make the following recommendations conditions of the special exception permit. These conditions are related in type and scale to the impact the proposed use would have on the public and surrounding land uses and are in addition to the standard requirements outlined in the Greenville Development Code:
 - a. This Committee recommends the Applicant maintain hours of operation that are substantially consistent with those stated by the Applicant.
 - b. This Committee recommends that a life safety plan be prepared and submitted as part of administrative permitting. A building permit and non-single family site permit from the City of Greenville must be obtained prior to construction and operation of the use.
 - c. This Committee recommends that operation of the business must comply with the provisions of the South Carolina Alcoholic Beverage Control Act and the regulations of the Department of Revenue.

- d. This Committee recommends that the Applicant take reasonable measures to ensure that the business and its patrons comply with City ordinances and State laws intended to preserve the public peace, safety and order, including but not limited to: occupancy loads, prohibitions on disorderly conduct and public intoxication, prohibitions on noise in violation of the City's noise ordinance, prohibitions on smoking in violation of the City's smoking ordinance, adequate patron parking and applicable neighborhood parking restrictions.
- e. This Committee recommends that rules consistent with the provisions of the City Code must be posted in conspicuous locations on the building and throughout the parking lot (if applicable) and must be enforced by the proprietors.
- f. This Committee recommends that at all times during its occupancy, the Applicant must assign a manager on the premises who must ensure compliance with the terms of the special exception permit, this Code, and the applicable South Carolina Code of Laws and Regulations.
- g. This Committee recommends that the Applicant and all its managers and employees responsible for serving any alcoholic beverage (current and future) must participate in the merchant education/server training program offered by the Phoenix Center or comparable program offered by other vendors approved by the City Police Department. Evidence of satisfactory completion of this training for each employee must be retained on-site and available for inspection by the Administrator and the City Police Department. Current personnel must receive training within 30 days of issuance of the certificate of occupancy and future personnel must receive training within 30 days of hiring.
- h. This Committee does not recommend a requirement for trained security persons at this time, however if more than two incidents involving a police response to the use occur within a six-month period, the City of Greenville can then require one security person be on-duty from the hours of 9:00 p.m. to close on Fridays and Saturdays and at any time while open for business when it is reasonably anticipated that a larger-than-average number of patrons may occupy the premises. The security person(s) must possess a "Security Officer Registration Certificate" pursuant to Chapter 18 of Title 40 of the SC Code of Laws, or as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified. Repeated incidents requiring calls for service from law enforcement may be grounds for revocation of the permit.
- i. This Committee recommends that the Applicant shall designate staff at all ingress/egress points to be responsible for the monitor of flow of patrons and confirmation of compliance with allowable occupant capacity.
- j. This Committee recommends that indoor entertainment involving live music be limited to acoustic musicians.
- k. This Committee recommends that outdoor entertainment involving live music shall be prohibited.
- l. This Committee recommends that interior and exterior sound amplification, beyond ambient music, be prohibited.
- m. This Committee recommends that, except to provide ingress and egress, exterior doors and windows must remain closed after 10:00 p.m.

- n. This Committee recommends that operation and maintenance of the facility, regardless of the hours permitted to be open to the public, comply with the Noise Ordinance, Chapter 16, Article II, Division 3 of the City Code. A pattern of noise complaints related to the business shall be grounds to require another meeting with the Technical Advisory Committee to evaluate soundproofing measures and a limitation on amplification. Repeated noise violations may be grounds for revocation of the permit.
- o. This Committee recommends that the establishment be prohibited from hosting third-party ticketed events involving live music and similar types of entertainment. Examples of prohibited ticketed events includes, but is not limited to, disc jockeys, comedians, and musicians. In-house ticketed events shall be limited to up to four times a year.
- p. This Committee recommends that all permits for construction of both structures and site related construction must be obtained and all required inspections approved and issuance of a Certificate of Occupancy, must be completed.
- q. This Committee recommends that the final site package submitted as part of administrative permitting include a formalized, remote parking agreement with TM# 0104000200309 (or another eligible property) to minimize the occurrence of overflow parking onto Ligon Street. All parking standards of Division 19-4.6. of the City Code shall be met.
- r. This Committee recommends that the final site package submitted as part of administrative permitting account for all applicable transition and screening requirements to minimize visual impacts to abutting residential properties. All transitions and screening shall comply with Division 19-4.8. of the City Code.
- s. The Committee recommends that the final site package submitted as part of administrative permitting include a photometric plan and use full cut off light fixtures to minimize visual and glare impacts to abutting residential properties. All lighting shall comply with Division 19-4.12. of the City Code.
- t. This Committee recommends that if outside queueing of patrons on the property and along public sidewalks occurs, the security person(s) shall ensure orderly behavior of patrons so as to not negatively impact surrounding lands and safe use of the public sidewalks.
- u. This Committee recommends that on-street loading/unloading only occur in the parking lot or in a city designated loading/unloading zone. No loading/unloading shall occur on Ligon Street or Mills Avenue.
- v. This Committee recommends that a copy of the special exception permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.
- w. This Committee recommends that repeated violations of the conditions of this permit shall be grounds for revocation of this permit.

Staff Comments and Conditions

City Engineer

Comments:

1. Application review approval is subject to the applicant satisfying all conditions and requirements of the engineering divisions.

Civil Engineer

Comments:

No comments.

Environmental Engineer

Comments:

1) Wastewater – Wastewater service for the development will be subject to the following conditions:

a. Metro sewer is the sewer service provider in this area. Confirm capacity with Metro and ReWa by submitting a Sewer Capacity Request Form (Service Lateral Fillable Form aka PSSAR).

b. Each building shall require a new service fee through ReWa.

2) Stormwater Management – The development is considered a larger common plan and must be performed in conformance with the City's stormwater ordinance (Article 19-5.3: Stormwater Management). Specifically, you will need to have a Professional Engineer prepare a non-single family site plan for the development and it will be subject to the following conditions:

a. A stormwater plan is required to be submitted with the non-single family site plan permit. Submit the major or minor stormwater plan as appropriate.

b. At a minimum, a stormwater plan should include:

i. Proposed layout.

ii. Appropriate erosion control best management practice standard details.

iii. A construction entrance.

iv. A concrete washout.

v. Silt fence

c. The plan should also show any drainage details needed to ensure the development will not adversely impact adjacent properties and will adequately control runoff from offsite.

i. If the proposed development creates a new impervious surface greater than or equal to 0.25 acres, water quantity will be required for the 2,10 & 25 year 24 hour storm event with no significant increase in the 100 year 24 hour storm event.

ii. Any stormwater drainage system conveying offsite water shall be designed in compliance with the Stormwater Ordinance.

iii. Water quality treatment is required when either:

The proposed development or Larger Common Plan will disturb more than 10,000 square feet.

The proposed development disturbs 50% or more of the parcel or larger common plan.

3) Floodplain – A portion of the subject property is located in a FEMA floodplain as determined utilizing 2019 Flood Insurance Rate Maps.

a. Compensatory storage is required for all storage lost or displaced in a regulatory floodplain. Hydraulically equivalent compensatory storage requirements for fill or structures in a riverine

regulatory floodplain shall be at least equal to 1.5 times the volume of regulatory floodplain storage lost or displaced. Such compensation areas shall be designed to drain freely and openly to the channel and shall be located opposite or adjacent to fill areas. A deed or plat restriction is required to prohibit any modification to the compensation area. The regulatory floodplain storage volume lost below the existing ten-year frequency flood elevation must be replaced below the proposed ten-year frequency flood elevation. The regulatory floodplain storage volume lost above the ten-year existing frequency flood elevation must be replaced above the proposed ten-year frequency elevation.

b. If the proposed development would result in a change in the mapped regulatory floodplain, regulatory floodway, or the BFE on a site, the applicant shall submit sufficient data to the city and FEMA to obtain the appropriate letter of map change (LOMC). All adjacent property owners, communities, and the state department of natural resources shall be notified prior to any alteration or relocation of a floodplain, and submit copies of such notifications to the city. A LOMC due to fill does not preclude a development from meeting the compensatory storage requirements.

4) *Wetland provisions:* All impacts to jurisdictional waters of the U.S. and waters of the state must be permitted in compliance with all federal and state standards. This includes any permits from the Army Corp of Engineers and any mitigation requirements.

a. *Submittal requirements:*

1. The applicant shall delineate all wetland area boundaries in accordance with the current federal wetland determination methodology on the plans.
2. All federal and state permitting documents relating to wetlands shall be provided to the city along with all permits issued.
3. All federal and state wetland monitoring reports shall be provided to the city.

5) *Restrictions:* Preservation of wetlands shall be provided by deed or plat restrictions.

Traffic Engineer

Comments:

A Traffic Impact Analysis form is required for all proposed developments. It can be found at: <https://greenvillesc.gov/TIAForm>. Please fill out and submit online.

Fire Department

Comments:

All permits for construction of both structures and site related construction must be obtained and all required inspections approved and issuance of a Certificate of Occupancy, must be completed.

Project Management Office

Comments:

The Brushy Creek Trail, a proposed paved greenway identified in the city's Trails and Greenways Master Plan (2008), is intended to traverse through the property. Incorporation of a trail easement, at minimum, or construction of a trail through site is appropriate as part of the site's development.

REPORT OF THE TECHNICAL ADVISORY COMMITTEE

to the

Board of Zoning Appeals

S 26-008

Application by Parks McLeod to establish a ‘General Outdoor Entertainment and Recreation’ use in a BG, Business General district near **420 MILLS AV** (TM# 010600-07-00100)

Committee Meeting Date(s): January 15, 2026

Applicant attending meeting: Parks McLeod (applicant/business owner)

Proposed Business: Bogey’s Golfgarten

FINDINGS OF THE COMMITTEE:

1. The application and all other documents submitted supplemental to the application as part of this case prior to the Technical Advisory Committee review, is hereby incorporated and made a part of the findings of this Committee.
2. The Applicant indicates the intent to operate a general outdoor entertainment and recreation use with ancillary restaurant/bar. The event venue will be known as Bogey’s Golfgarten.
 - a. The Applicant indicates that a future building is included, but details on the building have not been finalized. Potential uses may include indoor entertainment or an ice cream shop.
3. The Applicant indicates that he does not intend to work at the business on a regular basis and instead will hire a manager to operate the business.
4. The Applicant indicates the intent to operate the establish up to seven days a week. Hours of operation will vary by season and day of the week. The earliest opening time will be 7:00 a.m. The latest closing time will be 11:00 p.m.
5. The Applicant indicates that the establishment will function as a coffee shop during the morning hours and will then transition toward an entertainment and restaurant operation during the afternoon and evening hours.
6. The Applicant indicates that the establishment will obtain a license to serve beer and wine on premises. At this time, liquor by the drink is not planned, however that could change in the future.

7. The Applicant was not able to provide a life safety plan for establishment. A life safety plan will be required for the clubhouse building during administrative permitting.
8. Excluding ticket and merchandise sales, the Applicant indicates that food and non-alcoholic drink sales are expected to be approximately 75 percent of sales, while alcohol sales will make up the remaining 25 percent.
9. The Applicant indicates that food will be served at all hours, except until last call. Last call will occur 30 minutes before close. Food offered will include hot meals.
10. The Applicant indicates that outdoor seating is proposed outside of the clubhouse.
11. The Applicant indicates that live music would be limited to a solo acoustic performer. No DJs or bands are planned. Background music would be played inside and outside of the clubhouse, as well as, through speakers around the mini golf course.
12. The Applicant indicates that outdoor entertainment will include the mini golf course.
13. The Applicant indicates that he does not intend to hire security services for the establishment, unless recommended or required by the city.
14. The Applicant acknowledges that the business is located near residential uses and reports discussing the project with Mills Mill community, where feedback was reportedly positive. The Applicant noted that no neighborhood association appears to be existing for the Ligon Street community.
15. The Applicant indicates that a surface parking lot will be added to the site to serve all parking demands created by the new use, however overflow parking may be needed. The Applicant indicates that he has a working relationship with the neighboring property owner at TM# 0104000200309 and that said property should be available for overflow parking during evening hours, particularly for staff parking. A formal shared parking agreement may be viable if required.
 - a. Upon discussion with the Committee, the Applicant acknowledged concerns about overflow parking negatively impacting the nearby the residential areas and the need to ensure parking is adequately addressed.
16. The Applicant indicates that site lighting is planned around the parking lot and near course. Details have not been finalized, but approximate locations and fixtures were included in the conceptual site plan.

- a. Upon discussion with the Committee, the Applicant indicates that lighting around the course will include string lighting in the trees.
- 17. The Applicant acknowledges that a dumpster was not included on the site plan and indicates that the business would likely install an in-ground dumpster near Hole 12 on the mini golf course.
 - a. Upon discussion with the Committee, the Applicant acknowledged city regulations and potential issues with emptying of trash during overnight hours.
- 18. The Applicant indicates that a smoking area has not been designated.
 - a. Upon discussion with the Committee, the Applicant acknowledged the need to identify a smoking area even if the facilities will be non-smoking.

RECOMMENDATIONS OF THE COMMITTEE:

- 1. This Committee recommends that the Board of Zoning Appeals **approve** the application.
- 2. In order to prevent and/or minimize any potential adverse effects from the Applicant's business on adjacent uses, this Committee recommends that the Board of Zoning Appeals make the following recommendations conditions of the special exception permit. These conditions are related in type and scale to the impact the proposed use would have on the public and surrounding land uses, and are in addition to the standard requirements outlined in the Greenville Development Code:
 - a. This Committee recommends the Applicant maintain hours of operation that are substantially consistent with those stated by the Applicant.
 - b. This Committee recommends that a life safety plan be prepared and submitted as part of administrative permitting.
 - i. All permits for construction of both structures and site related construction must be obtained and all required inspections approved and issuance of a Certificate of Occupancy, must be completed.
 - c. This Committee recommends that operation of the business must comply with the provisions of the South Carolina Alcoholic Beverage Control Act and the regulations of the Department of Revenue.

- d. This Committee recommends that the Applicant take reasonable measures to ensure that the business and its patrons comply with City ordinances and State laws intended to preserve the public peace, safety and order, including but not limited to: occupancy loads, prohibitions on disorderly conduct and public intoxication, prohibitions on noise in violation of the City's noise ordinance, prohibitions on smoking in violation of the City's smoking ordinance, adequate patron parking and applicable neighborhood parking restrictions.
- e. This Committee recommends that rules consistent with the provisions of the City Code must be posted in conspicuous locations on the building and throughout the parking lot (if applicable) and must be enforced by the proprietors.
- f. This Committee recommends that at all times during its occupancy, the Applicant must assign a manager on the premises who must ensure compliance with the terms of the special exception permit, this Code, and the applicable South Carolina Code of Laws and Regulations.
- g. This Committee recommends that the Applicant and all its managers and employees responsible for serving any alcoholic beverage (current and future) must participate in the merchant education/server training program offered by the Phoenix Center or comparable program offered by other vendors approved by the City Police Department. Evidence of satisfactory completion of this training for each employee must be retained on-site and available for inspection by the Administrator and the City Police Department. Current personnel must receive training within 30 days of issuance of the certificate of occupancy and future personnel must receive training within 30 days of hiring.
- h. This Committee does not recommend a requirement for trained security persons at this time, however if more than two incidents involving a police response to the use occur within a six-month period, the City of Greenville can then require one security person be on-duty from the hours of 9:00 p.m. to close on Fridays and Saturdays and at any time while open for business when it is reasonably anticipated that a larger-than-average number of patrons may occupy the premises. The security person(s) must

possess a “Security Officer Registration Certificate” pursuant to Chapter 18 of Title 40 of the SC Code of Laws, or as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified. Repeated incidents requiring calls for service from law enforcement may be grounds for revocation of the permit.

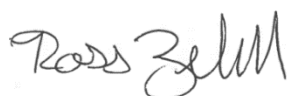
- i. This Committee recommends that the Applicant shall designate staff at all ingress/egress points to be responsible for the monitor of flow of patrons and confirmation of compliance with allowable occupant capacity.
- j. This Committee recommends that indoor entertainment involving live music be limited to acoustic musicians.
- k. This Committee recommends that outdoor entertainment involving live music shall be prohibited.
- l. This Committee recommends that interior and exterior sound amplification, beyond ambient music, be prohibited.
- m. This Committee recommends that, except to provide ingress and egress, exterior doors and windows must remain closed after 10:00 p.m.
- n. This Committee recommends that operation and maintenance of the facility, regardless of the hours permitted to be open to the public, comply with the Noise Ordinance, Chapter 16, Article II, Division 3 of the City Code. A pattern of noise complaints related to the business shall be grounds to require another meeting with the Technical Advisory Committee to evaluate soundproofing measures and a limitation on amplification. Repeated noise violations may be grounds for revocation of the permit.
- o. This Committee recommends that the establishment be prohibited from hosting third-party ticketed events involving live music and similar types of entertainment. Examples of prohibited ticketed events includes, but is not limited to, disc jockeys, comedians, and musicians. In-house ticketed events shall be limited to up to four times a year.
- p. This Committee recommends that the final site package submitted as part of administrative permitting include a formalized, remote parking agreement with TM# 0104000200309 (or another eligible property) to

minimize the occurrence of overflow parking onto Ligon Street. All parking standards of Division 19-4.6. of the City Code shall be met.

- q. This Committee recommends that the final site package submitted as part of administrative permitting account for all applicable transition and screening requirements to minimize visual impacts to abutting residential properties. All transitions and screening shall comply with Division 19-4.8. of the City Code.
- r. The Committee recommends that the final site package submitted as part of administrative permitting include a photometric plan and use full cut off light fixtures to minimize visual and glare impacts to abutting residential properties. All lighting shall comply with Division 19-4.12. of the City Code.
- s. This Committee recommends that if outside queueing of patrons on the property and along public sidewalks occurs, the security person(s) shall ensure orderly behavior of patrons so as to not negatively impact surrounding lands and safe use of the public sidewalks.
- t. This Committee recommends that on-street loading/unloading only occur in the parking lot or in a city designated loading/unloading zone. No loading/unloading shall occur on Ligon Street or Mills Avenue.
- u. This Committee recommends that a copy of the special exception permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.
- v. This Committee recommends that repeated violations of the conditions of this permit shall be grounds for revocation of this permit.

Respectfully Submitted,

John Hamlett
Technical Advisory Committee Chair



Ross Zelenske, AICP
Senior Development Planner and Liaison to the Board of Zoning Appeals



APPLICATION FOR SPECIAL EXCEPTION

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	Contact City of Greenville Planning for contact information
*Title:	
*Address:	
*State:	
*Zip:	
*Phone:	
*Email:	

APPLICANT'S AGENT¹:

Name	Title / Organization
Phone	Email

(¹Optional Field- includes project architects, engineers, attorneys, representatives, etc.)

PROPERTY INFORMATION

STREET ADDRESS: North of the intersection of Ligon St and US 29.

TAX PARCEL #: 0106000700100 ACREAGE: 4.05 ZONING DESIGNATION: BG

*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: ldg

REQUEST

Refer to Article 19-3, Use Regulations, of the [Greenville Development Code](#)

PROPOSED LAND USE: MINIATURE GOLF COURSE

DESCRIPTION OF PROPOSED USE:

The proposed use is a miniature golf course with associated clubhouse, parking lot, utilities, and storm drainage.

INSTRUCTIONS

1. Refer to the application timeline on Page 4 of this application for a detailed overview of this process.
2. Prior to submitting this application, an Applicant must schedule a pre-application conference with the Administrator to discuss the procedures, standards, and regulations required for approval. Contact the Planning and Zoning Division to schedule a pre-application conference. The email address is planning@greenvillesc.gov and the phone number is **864-467-4476**.
3. The questions on Page 3 of this application are the criteria that the Board will use to judge an application. Ensure answers demonstrate how and why the application meets the requirements for the granting of a special exception permit. See **Section 19-6.2.15.(D)(2)** for additional information. An Applicant must attach a separate sheet addressing these questions. To find the Comprehensive Plan and the Greenville Development Code use standards, visit www.greenvillesc.gov/planningzoning.
4. Supplemental information will need to be included with this application as well. A floor plan and/or a site plan showing the existing and proposed conditions associated with the application is generally necessary. A zoning compliance application may also be required for some special exception applications.

For site plans, attach a scaled drawing of the property that reflects, at a minimum, the following:

- (a) property lines, existing buildings, and other relevant site improvements;
- (b) the nature (and dimensions) of the proposed development (activity);
- (c) existing buildings and other relevant site improvements on adjacent properties; and,
- (d) topographic, natural features, etc. relevant to the requested special exception.

5. The application must be received by the Planning and Zoning Division no later than 2:00 p.m. of the date reflected on the Board of Zoning Appeals meeting schedule. The application can be emailed to planning@greenvillesc.gov.
6. The Administrator will acknowledge receipt of the application and will provide instructions on application fee payment. The required application fee is \$250.00.
7. The Administrator will review the application for "completeness" pursuant to **Section 19-6.2.1(B)(3) Completeness Determination**, prior to proceeding with public notice. If the application is determined to be "incomplete," the Administrator will contact the Applicant to request that the applicant resolve the deficiencies.
8. The Applicant must post the subject property at least 15 calendar days (but not more than 18 days) prior to the scheduled hearing date. Additionally, the Applicant is responsible for preparing and mailing the written notice at least 15 calendar days prior to the public hearing. Posted and mailed notice instructions will be provided to the Applicant by the Administrator after application is determined to be complete.

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.

If the Planning and Zoning Division 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 Administrator will indicate in its report to the Board of Zoning Appeals that granting the requested change would not likely result in the benefit the Applicant seeks.

APPLICANT / AGENT SIGNATURE: _____

DATE: 1/5/2026

PROPERTY OWNER SIGNATURE: _____

DATE: 1-5-26

APPLICANT RESPONSE TO

SECTION 19- 6.2.15(D)(2) - SPECIAL EXCEPTION PERMIT

The following questions are the criteria that the Board will use to judge an application. Ensure answers thoroughly demonstrate how and why the application meets the requirements for the granting of a special exception.

Please attach a separate sheet that addresses each of the following questions:

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN **SECTION 19-3.4, USE STANDARDS.**

3. DESCRIBE THE WAYS IN WHICH THE REQUEST IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE CHARACTER OF EXISTING AND PERMITTED USES OF SURROUNDING LANDS AND WILL NOT REDUCE THE PROPERTY VALUES THEREOF.

4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING:
 - A. VISUAL IMPACTS;
 - B. SERVICE DELIVERY;
 - C. PARKING AND LOADING;
 - D. ODORS;
 - E. NOISE;
 - F. GLARE;
 - G. AND, VIBRATION.

Section 6.2.15(B) Application Requirements
Application Timeline



1. DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

The Comprehensive Plan identifies 420 Mills Avenue as future Neighborhood Mixed-Use, including small retail and commercial uses, while promoting pedestrian and multimodal connectivity, and should not exceed 10,000 square feet.

This proposed special exception is located in a compact urban area with a combination of surrounding uses, fitting perfectly within the corridor fabric identified by the comprehensive plan.

Additionally, the Comprehensive Plan's goal is to preserve Greenville's open spaces and the natural environment. The proposed special exception at 420 Mills Avenue is low-intensity, and preserves existing trees and promotes green space along Brushy Creek. Given the activation along the Brushy Creek side of the property, the proposed project would also align with the Comprehensive Plan's goal of connecting a proposed Greenway along this property.

2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN SECTION 19-3.4, USE STANDARDS.

This special exception request will comply with all standards listed in section 19-3.4.

Examples, including but not limited to, are listed below:

- Alcohol sales will observe and follow all local applicable codes, regulations, and ordinances. All employees serving alcohol will participate in training programs provided and/or approved by either the Phoenix Center or the city Police Department.
- Occupant capacity will be in accordance with all local applicable codes and will be established by the building codes administrator.
- Project staff will monitor the flow of patrons at all ingress/egress locations.
- Any amplified sound will be directed inward toward the facility and away from any adjoining use or public property.
- Debris and garbage will be discarded in the onsite dumpsters or Sutura in-ground system provided.

3. DESCRIBE THE WAYS IN WHICH THE REQUEST IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE CHARACTER OF EXISTING AND PERMITTED USES OF SURROUNDING LANDS AND WILL NOT REDUCE THE PROPERTY VALUES THEREOF.

The Mills Avenue corridor is home to various uses including, office, retail, fast-food restaurants, medical, and residential uses. The proposed development will remain consistent and compatible with the character of this corridor, while also providing a unique community-focused entertainment opportunity of a minimalistic miniature golf course, combined with a neighborhood coffee shop and eatery, nothing of the like is currently located in Greenville. The proposed project also intends to preserve existing trees and green space along Brushy Creek.

4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING:

a) VISUAL IMPACTS;

A single-story retail building to be located at the corner of Mills Avenue and Ligon Street will meet all city requirements for materials, transparency, and activation depth. The building layout and outdoor entertainment areas will also be designed in a manner to prevent negative visual impacts on adjacent properties, i.e. utilizing the grade changes to place the miniature golf course on a lower-lying area of the site. Minimal lighting will be provided in a manner that is not a visual nuisance to adjacent properties.

b) SERVICE DELIVERY;

Any deliveries will be scheduled around operating hours and avoiding peak patron times and deliveries will occur on-site. Sutera In-Ground or Dumpsters will be provided and will be properly screened.

c) PARKING AND LOADING;

Parking will be located on-site and will meet all city parking requirements.

d) ODORS;

Minimal odors will be produced by the development, i.e. expected odors generated from preparing casual foods.

e) NOISE;

The building and interior seating areas will have ambient noise with chatter and low-level music that is generally undetectable at street level. The exterior will also have chatter and low-level music on the outdoor seating and lawn areas.

f) GLARE;

No glare is expected to be generated. If so, exterior materials would be selected that reduce the impacts of glare for adjacent properties.

g) VIBRATION.

No vibration is expected to be generated.

AERIAL VIEW



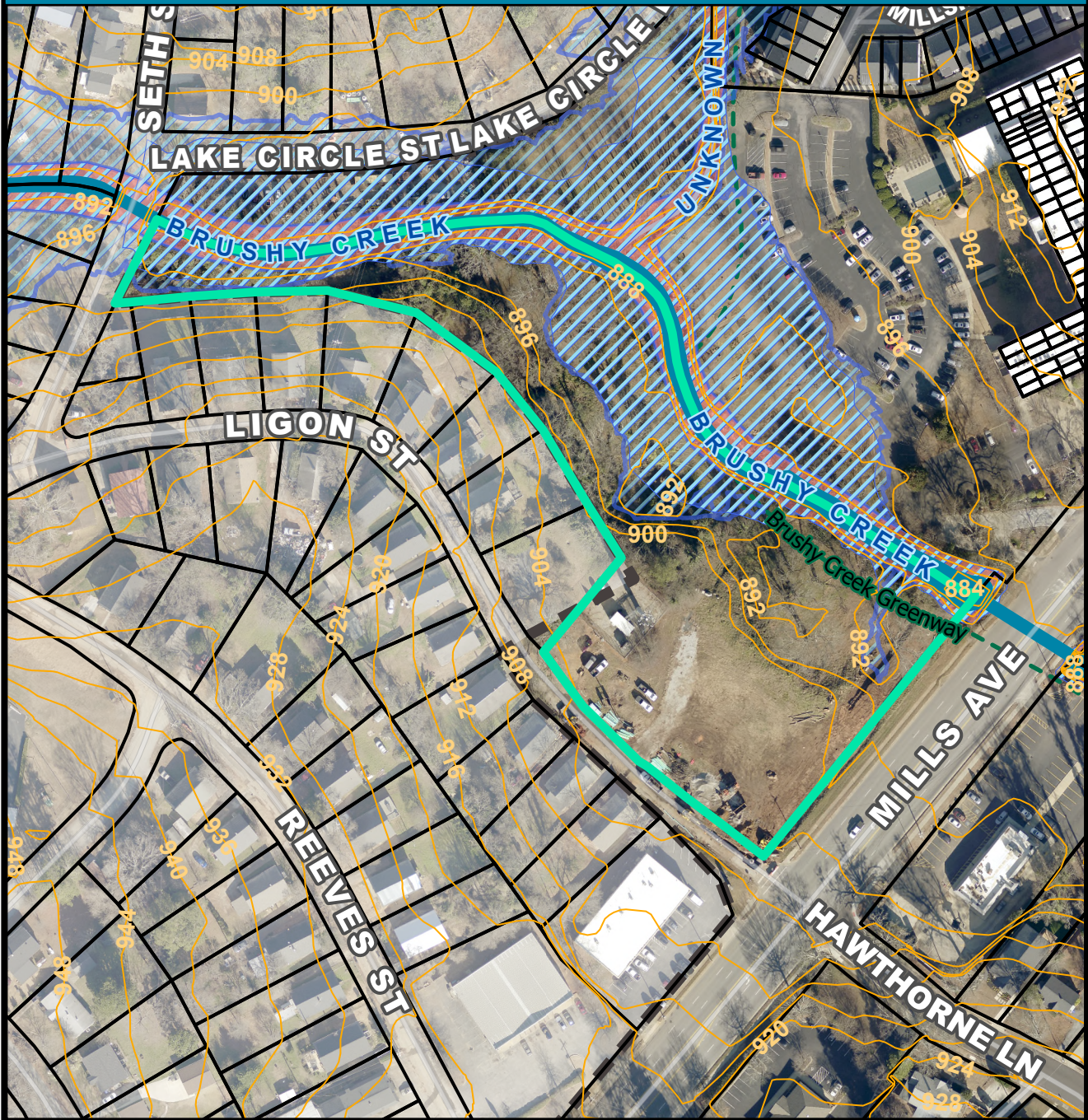
CURRENT ZONING



FUTURE LAND USE



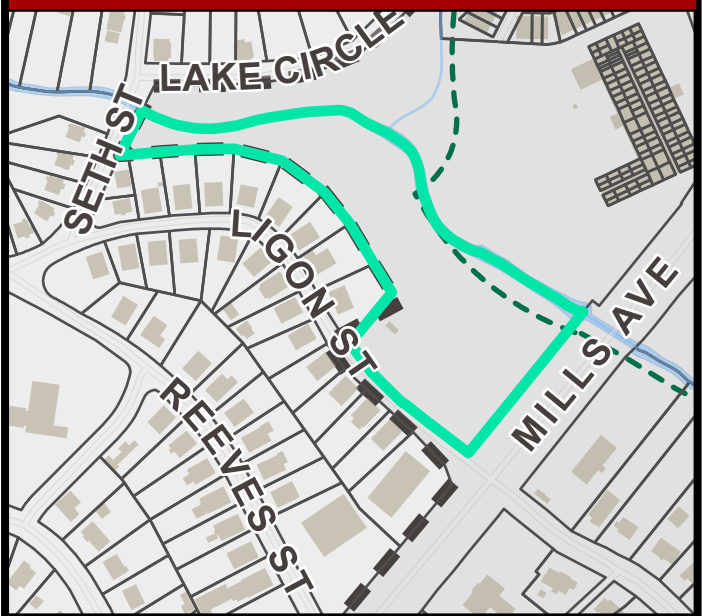
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





APPLICATION FOR TECHNICAL ADVISORY COMMITTEE REVIEW

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

APPLICANT/OWNER INFORMATION

***Indicates Required Field**

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

PROPERTY INFORMATION

*STREET ADDRESS: North of the intersection of Ligon St and US 29.

*TAX MAP #(S): 0106000700100

*CURRENT ZONING DESIGNATION: BG

Description of Proposed Use

Provide details for each of the following, as applicable, on a separate sheet:

Operating Plan

1. Type of Use (Restaurant, Nightclub, Event Venue, Etc.)
2. Days and Hours of Operation
3. Staffing Schedule
4. Kitchen Equipment Schedule
5. Menu and Hours of Food Service
6. Parking for Customers and Employees
7. Designated Smoking Area
8. Type of Entertainment and Duration
9. Closing / "Last Call" Procedures

Seating Plan

1. Provide a floor plan and life safety plan, drawn to scale, by a registered South Carolina architect. The plan must demonstrate the proposed occupancy with calculations based on the current adopted building code.

Business Plan

1. Business Plan Summary: Target Audience, Theme, Objectives / Goals
2. Projected Revenue: % Alcohol vs. Food Sales
3. Fees For Entry / Membership / Entertainment
4. Status of City Business License Application
5. Status of SCDHEC 'Retail Food Establishment' Permit, If Applicable
6. Status of Abl-901 Application to SC Department of Revenue
7. Provide Documentation That SLED Requirements Have Been Met

Security Procedures

1. Number and Type of Designated Security Staff
2. Training / Certification of Staff
3. Specific Duties / Responsibilities of Staff
4. Entry / Exit / Re-Entry Procedures
5. Crowd Management

Provide a response for each of the following:

1. Describe the ways in which the request is appropriate for its location and is compatible with the character of existing and permitted uses of surrounding lands and will not reduce the property values thereof.

Please see attached pages 3-5.

2. Describe the ways in which the request will minimize adverse effects on adjacent lands including: visual impacts; service delivery; parking and loading; odors; noise; glare; and, vibration. Describe the ways in which the request will not create a nuisance.

Please see attached pages 3-5.

Meeting With the Technical Advisory Committee

Applications will be reviewed by the Technical Advisory Committee (TAC), a City Staff committee comprised of representatives from the following City Departments/Divisions and appointed by the City Manager:

Building Codes and Inspections
City Attorney
Economic Development
Fire Prevention

Planning and Zoning
Police
Revenue (Business License)
Tourism and Events

The Technical Advisory Committee generally convenes once-a-month to meet with Applicants and review applications. The purpose of these meetings is to develop a more comprehensive understanding of the Applicant's proposal by the Committee, which in turn conveys a more comprehensive understanding of the City's operating requirements and expectations for Applicants. This Committee will form recommendations for the Zoning Administrator and Board of Zoning Appeals as applicable.

The Applicant and Business Owner are required to attend a TAC meeting to discuss the application. The Property Owner, Architect, and anyone involved in management of the business' operations may also attend. The meeting date, time, and exact location will be confirmed upon submittal of this application to planning@greenvillesc.gov.

Operating Plan

1. Type of Use

Coffee shop by morning, restaurant with alcohol by evening, with ancillary outdoor miniature golf component.

2. Days and Hours of Operation

7 days/week. Mini golf course operating hours is based on seasonality: Low Season (Jan/Feb/Dec), Mid Season (Mar/Oct/Nov), High Season (April-Sept).

Better weather = longer course hours open. The Clubhouse consisting of coffee shop and restaurant will be approximately 7am – 9pm (Monday-Thursday), and 8am – 10/11pm (weekends).

3. Staffing Schedule

Approximately 1 hour before opening and 1 hour after closing.

4. Kitchen Equipment Schedule

Not currently available. Kitchen design in-process

5. Menu and Hours of Food Service

See separate attachment for Menu. To be offered during all business hours.

6. Parking for Customers and Employees

Parking to be located on site.

7. Designated Smoking Area

Site will be no-smoking

8. Type of Entertainment and Duration

Outdoor miniature golf. Duration of games will vary based on factors such as capacity, weather, skill level, etc.

9. Closing/“Last Call” Procedures

Staff will make a clear closing announcement and help guide guests toward the exit in an orderly fashion. Staff will remain on site to ensure the building and course are fully vacated, cleaned, and secured before departure.

Security Procedures

1. Number and Type of Designated Security

If applicable, we will maintain an appropriate number of licensed security personnel on-site. All internal staff will be trained in safety procedures, etc.

2. Training/Certification of Staff

All employees serving alcohol will participate in training programs provided and/or approved by City of Greenville Police Department or the Phoenix Center.

3. Specific Duties / Responsibilities of Staff

Specific roles to be determined.

4. Entry/Exit/Re-Entry Procedures

Guests playing mini golf will be required to pay for round and get golf ball/club at designated location inside the building. They will then access the course from the interior of the property/building.

5. Crowd Management

Occupancy will be actively monitored to stay within code-compliant limits.

Seating Plan

1. **Provide a floor plan and life safety plan, drawn to scale, by registered SC architect. The plan must demonstrate the proposed occupancy with calculations based on current adopted building code.**

Floor plan attached separately. Life safety plan not included at this time. Full building design plans are incomplete until special exception approval.

Business Plan

2. **Business Plan Summary: Target Audience, Theme, Objectives / Goals**

Target audience is local families and individuals who are looking for unique and family-friendly entertainment options. The mini golf course will be minimalistic by design (no clown faces or windmills), with the only “obstacles” being the contours of each green, with a goal of being aesthetically pleasing to both the player and casual customer.

We will target both golf enthusiasts and first time players. With no barriers to entry, and a laid back family atmosphere, Bogey’s aims to create a community hangout.

3. **Projected Revenue: % Alcohol vs. Food Sales**

Revenue Projections - Year 1			
Coffee	\$	250,000	14%
Food	\$	800,000	44%
Alcohol	\$	350,000	19%
Mini Golf	\$	400,000	22%
Total	\$	1,800,000	100%

4. **Fees For Entry / Membership / Entertainment**

Approximately \$10 per round of mini golf. Food and drinks would be a-la-carte.

5. **Status of City Business License Application**

Incomplete until special exception granted.

6. **Status of SCDHEC ‘Retail Food Establishment’ Permit, If Applicable**

Incomplete until special exception granted.

7. **Status of Abl-901 Application to SC Department of Revenue**

Incomplete until special exception granted.

8. **Provide Documentation That SLED Requirements Have Been Met**

Incomplete until special exception granted.

Describe the ways in which the request is appropriate for its location and is compatible with the character of existing and permitted uses of surrounding lands and will not reduce the property values thereof.

The Mills Avenue corridor is home to various uses including, office, retail, fast-food restaurants, medical, and residential uses. The proposed development will remain consistent and compatible with the character of this corridor, while also providing a unique community-focused entertainment opportunity of a minimalistic miniature golf course, combined with a neighborhood coffee shop and eatery, nothing of the like is currently located in Greenville. The proposed project also intends to preserve existing trees and green space along Brushy Creek.

Describe the ways in which the request will minimize adverse effects on adjacent lands including: visual impacts; service delivery; parking and loading; odors; noise; glare; and, vibration. Describe the ways in which the request will not create a nuisance.

a) VISUAL IMPACTS;

A single-story retail building to be located at the corner of Mills Avenue and Ligon Street will meet all city requirements for materials, transparency, and activation depth. The building layout and outdoor entertainment areas will also be designed in a manner to prevent negative visual impacts on adjacent properties, i.e. utilizing the grade changes to place the miniature golf course on a lower-lying area of the site. Minimal lighting will be provided in a manner that is not a visual nuisance to adjacent properties.

b) SERVICE DELIVERY;

Any deliveries will be scheduled around operating hours and avoiding peak patron times and deliveries will occur on-site. Sutera In-Ground or Dumpsters will be provided and will be properly screened.

c) PARKING AND LOADING;

Parking will be located on-site and will meet all city parking requirements including minimums.

d) ODORS;

Minimal odors will be produced by the development, i.e. expected odors generated from preparing casual foods.

e) NOISE;

The building and interior seating areas will have ambient noise with chatter and low-level music that is generally undetectable at street level. The exterior will also have chatter and low-level music on the outdoor seating and lawn areas.

f) GLARE;

No glare is expected to be generated. If so, exterior materials would be selected that reduce the impacts of glare for adjacent properties.

g) VIBRATION.

No vibration is expected to be generated.





SITE DATA:

TAX MAP: 0106000700100
ADDRESS: 318 LIGON ST GREENVILLE SC, 29605
SITE AREA: ±2.13 AC
JURISDICTION: CITY OF GREENVILLE
ZONING: BG (BUSINESS GENERAL)

BUILDING SETBACKS:

(GDC 19-2.7.2)
FRONT: 20'
SIDE: 20'
REAR: 0'

PARKING SETBACKS:

(GDC 19-2.7.2)
PRIMARY STREET: 20'
SIDE STREET: 5'

BUFFERS:

(GDC 19-2.7.2)
STREAM: 50'

BUILDING DATA:

BUILDING AREA: ±2,000 SF
±800 SF COVERED PATIO
±2,000 SF FUTURE BUILDING

*BUILDING AREAS ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. THE FINAL BUILDING DESIGN WILL MEET ALL APPLICABLE CITY OF GREENVILLE CODES AND ORDINANCES.

PARKING REQUIRED:

(GDC 19-4.6.2) --- SPACES

PARKING PROVIDED:

±41 SPACES
*PARKING AREAS ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. THE FINAL PARKING DESIGN WILL MEET ALL APPLICABLE CITY OF GREENVILLE CODES AND ORDINANCES.

ADA PARKING REQUIRED: 2 SPACES (1 VAN ACCESSIBLE)
ADA PARKING PROVIDED: 2 SPACES (2 VAN ACCESSIBLE)

LEGEND	
	PROPERTY LINE
	ADJOINER PROPERTY LINE
	EASEMENT LINE
	STREAM BANK
	WETLAND BUFFER
	LIMITS OF CONSTRUCTION/DISTURBANCE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	WATER MANHOLE
	DRAINAGE MANHOLE (EXISTING)
	DRAINAGE MANHOLE (PROPOSED)
	CATCH BASIN (EXISTING)
	CATCH BASIN (PROPOSED)
	HEADWALL (PROPOSED)
	FLARED END PIPE (PROPOSED)
	STORM DRAINAGE PIPE (EXISTING)
	STORM DRAINAGE PIPE (PROPOSED)
	SANITARY SEWER LINE (EXISTING)
	SANITARY SEWER LINE (PROPOSED)
	SANITARY SEWER MANHOLE (EXISTING)
	SANITARY SEWER MANHOLE (PROPOSED)
	WATER LINE (EXISTING)
	WATER LINE (PROPOSED)
	GAS LINE (EXISTING)
	GAS LINE (PROPOSED)
	UNDERGROUND TELEPHONE
	UNDERGROUND FIBER OPTIC LINE (EXISTING)
	UNDERGROUND FIBER OPTIC LINE (PROPOSED)
	UNDERGROUND ELECTRIC (EXISTING)
	UNDERGROUND ELECTRIC (PROPOSED)
	OVERHEAD POWER (EXISTING)
	OVERHEAD POWER (PROPOSED)
	WATER METER
	WATER VALVE
	HYDRANT (EXISTING)
	HYDRANT (PROPOSED)
	LIGHT POLE (EXISTING)
	UTILITY POLE (EXISTING)
	TRAFFIC SIGNAL POLE
	SIGN
	TELEPHONE PEDESTAL
	TRAFFIC SIGNAL BOX
	IRON PIN-REBAR FOUND



NOTES:

- A TREE SURVEY WILL BE PERFORMED PRIOR TO SUBMITTAL TO THE CITY OF GREENVILLE FOR PERMITTING.
- EXISTING TREES IN GOOD HEALTH ARE INTENDED TO REMAIN
- SITE LIGHTING PLAN IS CONCEPTUAL. SITE LIGHTING PLAN CONFORMING TO THE CITY OF GREENVILLE'S DESIGN STANDARDS ALONG WITH PHOTOMETRICS WILL BE SUBMITTED WITH PERMIT SET LANDSCAPE AND BUFFERING
- DEVELOPER WILL PROVIDE A CITY OF GREENVILLE CODE COMPLIANT LANDSCAPE PLAN. ALL REQUIRED BUFFERING WILL BE ADDRESSED ON LANDSCAPE PLAN

LANDSCAPING NOTE:
DEVELOPER WILL PROVIDE A CITY OF GREENVILLE CODE COMPLIANT LANDSCAPE PLAN. ALL REQUIRED TREE CREDITS AND BUFFERING WILL BE ADDRESSED ON LANDSCAPE PLAN

KEY
LP
CONCEPTUAL LOCATION OF LIGHT POLE(S)
PROPOSED LIGHTS TO HAVE CUT OFFS TO PREVENT LIGHT POLLUTION
POLE HEIGHT TO BE 20'- DEPENDENT ON PHOTOMETRICS



CONCEPTUAL LED LIGHT FIXTURE

Project Number: 2025-166
DWG Name: 2025-166 D1.dwg
Drawing Scale: AS NOTED
Date of Project: 11/2025
Engineer of Record:

MILLS
MINI GOLF
318 LIGON ST
GREENVILLE SC, 29605

PLAN	REVISION	ISSUE	DATE	COMMENT
.....				
.....				
.....				
.....				
.....				
.....				
.....				
.....				
.....				

SITE PLAN

C101A

TAX MAP: 0106000700100
ADDRESS: 318 LIGON ST GREENVILLE SC, 29605
SITE AREA: ±2.13 AC
JURISDICTION: CITY OF GREENVILLE
ZONING: BG (BUSINESS GENERAL)

FRONT: 20'
SIDE: 20'
REAR: 0'

PRIMARY STREET: 20'
SIDE STREET: 5'

BUILDING DATA:

BUILDING AREA: ±4,000 SF
±2,000 SF FUTURE

*BUILDING AREAS ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. THE FINAL BUILDING DESIGN WILL MEET ALL APPLICABLE CITY OF GREENVILLE CODES AND ORDINANCES.

PARKING REQUIRED: --- SPACES
(GDC 19-4.6.2)

PARKING PROVIDED: ±41 SPACES

*PARKING AREAS ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. THE FINAL PARKING DESIGN WILL MEET ALL APPLICABLE CITY OF GREENVILLE CODES AND ORDINANCES.

ADA PARKING REQUIRED: 2 SPACES (1 VAN ACCESSIBLE)

ADA PARKING PROVIDED: 2 SPACES (2 VAN ACCESSIBLE)

NOTES:

- A TREE SURVEY WILL BE PERFORMED PRIOR TO SUBMITTAL TO THE CITY OF GREENVILLE FOR PERMITTING.
- EXISTING TREES IN GOOD HEALTH ARE INTENDED TO REMAIN
- SITE LIGHTING PLAN IS CONCEPTUAL. SITE LIGHTING PLAN CONFORMING TO THE CITY OF GREENVILLE'S DESIGN STANDARDS ALONG WITH PHOTOMETRICS WILL BE SUBMITTED WITH PERMIT SET LANDSCAPE AND BUFFERING
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LANDSCAPING NOTE:

DEVELOPER WILL PROVIDE A CITY OF GREENVILLE CODE COMPLIANT LANDSCAPE PLAN. ALL REQUIRED TREE CREDITS AND BUFFERING WILL BE ADDRESSED ON LANDSCAPE PLAN

KEY

LP ■

CONCEPTUAL LOCATION OF LIGHT POLE(S)

PROPOSED LIGHTS TO HAVE CUT OFFS TO PREVENT LIGHT POLLUTION
POLE HEIGHT TO BE 20+- DEPENDENT ON PHOTOMETRICS

CONCEPTUAL LED LIGHT FIXTURE

TREE SURVEY AND ANALYSIS TO BE PERFORMED IN THIS AREA.
HEALTHY TREES ARE INTENDED TO BE PRESERVED

PUTTING AREA TO UTILIZE
LOW IMPACT LIGHTING

MINI GOLF CLUBHOUSE
±2,000 SF
±2,800 SF INCLUDING PATIO

2 BICYCLE PARKING SPACES
1/2,500 SF GROSS FLOOR AREA

	PROPERTY LINE
	ADJOINER PROPERTY LINE
	EASEMENT LINE
	STREAM BANK
	WETLAND BUFFER
	LIMITS OF CONSTRUCTION/DISTURBANCE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	WATER MANHOLE
	DRAINAGE MANHOLE (EXISTING)
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	UTILITY POLE (EXISTING)
	TRAFFIC SIGNAL POLE
	SIGN
	TELEPHONE PEDESTAL
	TRAFFIC SIGNAL BOX
	IRON PIN-REBAR FOUND

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Project Number: 2025-166

DWG Name: 2025-166 D1.dwg

Drawing Scale: as noted

Date of Project: 11/2025

Engineer of Record

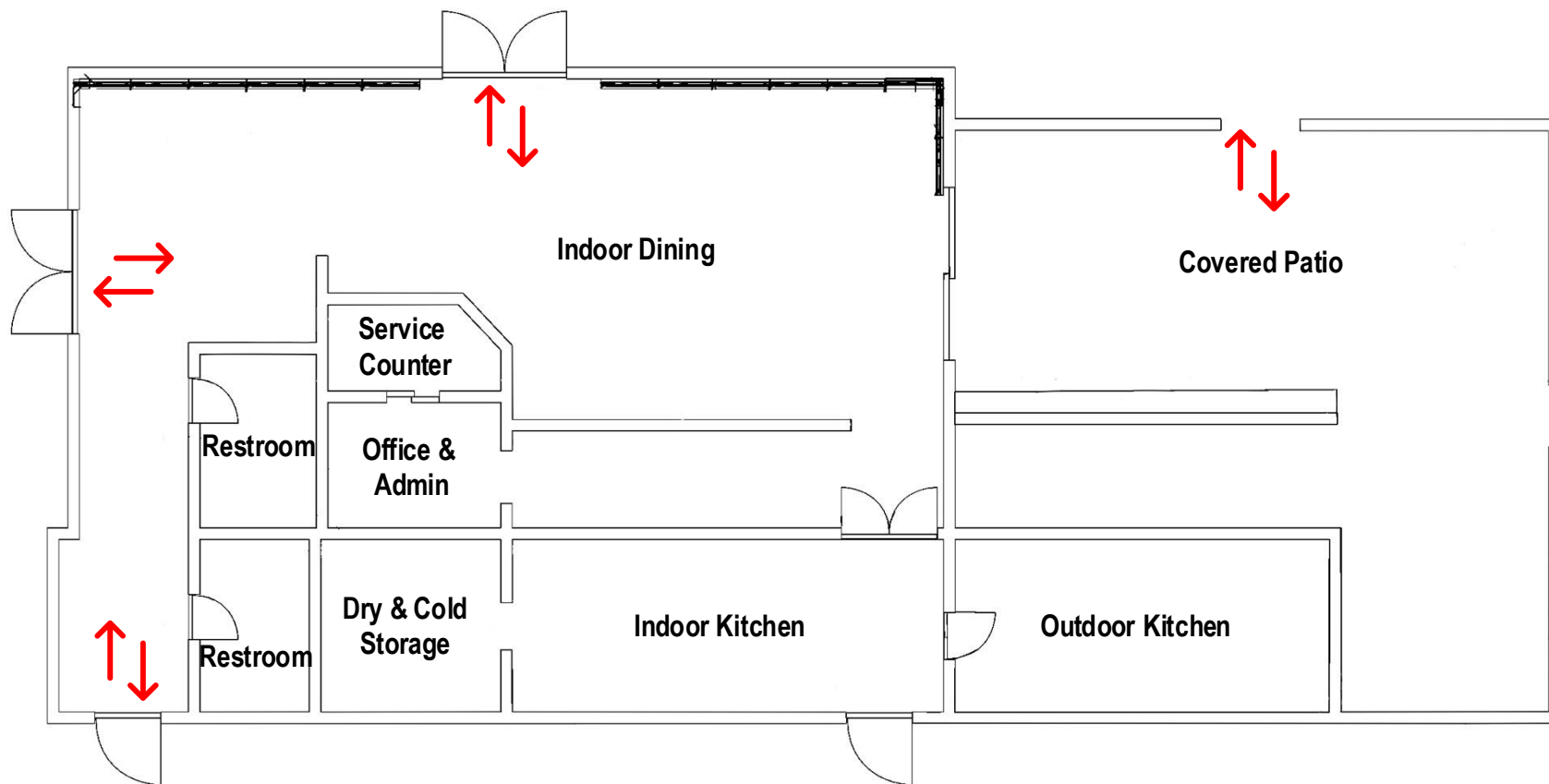
**MILLS
MINI GOLF**
318 LIGON ST
GREENVILLE SC, 29605

[illegible]

SITE PLAN

C101B

Inspirational imagery removed February 17, 2026, upon request.



DAYTIME MENU

ALL DAY

STRAWBERRY BEET SHAKE 9

Banana, Almond, Sumac

WAFFLE 12

roasted apple, streusel tuile, cider maple+ side of scrambled eggs

BREAKFAST BLT 13

over medium egg, crispy bacon, white american cheese, tomato, arugula, cream cheese, asiago bagel

EVERYTHING BAGEL S.E.C. 13

Sausage patty, american cheese, fried egg, spicy mustard aioli, everything bagel

BOGEY'S BREAKFAST SANDWICH 14

fried egg, crispy prosciutto, muenster cheese, roasted tomato, dijonaise, toasted sourdough

BREAKFAST BURRITO 15

roasted potatoes, scrambled eggs, black beans, sharp cheddar, bacon or chorizo, spinach wrap, salsa verde

CAESAR WRAP 16

grilled chicken or salmon cutlet, romaine, house caesar dressing, shaved parmesan, breadcrumbs, spinach wrap

CHICKEN SALAD SANDWICH 13

tomato cucumber salad, pickled red onions, dill, peanuts, toasted sourdough

ROASTED TURKEY BLT 14

bacon, avocado, tomato, lettuce, garlic aioli, toasted sourdough

PRESSED ITALIAN 15

ham, prosciutto, pepperoni, provolone, pickled red onions, pesto aioli on grilled baguette

GRILLED VEGETABLE & HUMMUS BAGUETTE 15

grilled seasonal vegetables, homemade hummus, grated parmesan on baguette

TOASTS

BAGEL + CREAM CHEESE 6

everything or cinnamon raisin, toasted

WHIPPED FETA TOAST 10

everything bagel chili crisp, pickled shallots, herbs, honey, toasted sourdough

AVOCADO HUMMUS

French Country Loaf, Pepitas & Aleppo

NUTELLA TOAST 10

sliced banana, pistachio, honey, flaky salt, toasted sourdough

LOX BAGEL 15

smoked salmon, shaved red onion, capers, cream cheese, toasted everything bagel

BOWLS

EGG BOWL 16

poached or scrambled egg, avocado, cucumber & feta bulgur, kale & preserved lemon yogurt

COCONUT YOGURT & GRANOLA 13

housemade yogurt, granola, citrus strawberries

CLASSIC AÇAÍ BOWL 13

puréed frozen açai berries, house-made granola, fresh berries, banana, honey

PB & COCOA AÇAÍ BOWL 13

puréed frozen açai berries, house-made granola, chocolate chips, banana, creamy peanut butter

SIPPING BROTH 11

ginger, lemongrass, coconut

EVENING MENU

SHAREABLES

PIMENTO CHEESE 13

Homemade chow chow, grilled baguette

BOILED PEANUTS

A Palmetto State staple

GRILLED BRUSSEL SPROUTS 12

lime & charred jalapeno mayo

NACHOS 16

Choice of protein

LARGE PLATES

STEAK FRITES 38

chargrilled flat iron, herby sauce, grilled tarragon potatoes

HAND HELDS

SMASH BURGER 17

2 mustard-grilled patties, cheddar, house pickles, special sauce

+ bacon 4,

+ egg 3,

+ avocado 3

AHI BURGER 23

Sushi grade Ahi tuna seared rare with ginger wasabi mayo, Asian slaw & cilantro on a toasted egg bun.

CHARGRILLED CHICKEN SANDWICH 14

Chicken, grilled & served with sliced avocado, Jack cheese, lettuce, tomatoes, red onion & lemon mayo on a toasted country roll.

GRILLED SALMON TACOS 18

Grilled steak with spicy asado seasoning, griddled & served in soft, organic corn tortillas with green cabbage & cilantro slaw, jalapeño, oranges & crema. 2 tacos per order.

AHI POKE CRISPY TACOS 18

Ahi poke (Hawaiian-style, raw, marinated, sushi-grade ahi tuna), sliced avocado, green cabbage & cilantro slaw, green onions, toasted sesame seeds & spicy mayo in crispy taco shells. 3 tacos per order.

HOT DOGS - 12 OZ KLEMENTS ALL BEEF FRANKS

PLAIN BYO DOG 6

PIMENTO DOG 7

Homemade pimento cheese, pepper relish, Martin's potato bun

CAROLINA DOG 7

Southern slaw, house-made chili, mustard, Martins's potato bun

KIDS MENU

For children 12 years old & younger. Served with fries or fresh veggies & a small drink

CHEESEBURGER

Plain patty & American cheese only

GRILLED CHEESE

PLAIN HOT DOG



PROJECT PREVIEW MEETING (PPM) RESPONSE FORM

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

*Project Type:	Proposed Commercial Development at 420 Mills Ave
*Name:	
*Address:	
*City/State:	
*Zip:	
*Phone:	
*Email:	

PROPERTY INFORMATION

*TAX MAP #(S): 0106000700100

*PROPERTY ADDRESS: 420 Mills Avenue

*CURRENT ZONING DESIGNATION: BG

BRIEF DESCRIPTION OF PROJECT

REQUEST: Special Exception Approval for Outdoor Entertainment Use

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

*DATE ATTENDED PPM: 10/28/2025 *NUMBER OF PEOPLE WHO VISITED STATION: 20-25

*NAME OF ATTENDEES WHO REPRESENTED PROJECT:

***DESCRIBE MAIN QUESTIONS RECEIVED AND RESPONSES**

PROVIDED: All questions recieved were very generic questions about the development and what exactly mini golf was. I explained to them my vision of a community focused hangout spot with an ancillary minimalistic mini golf component. Every person I talked to agreed this area was underserved and my development would be a good addition to the area.

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

As mentioned above, most questions were regarding the development in general...questions about site layout or asking where exactly this would be located or estimated opening date.

*DETAIL ANY SPECIFIC QUESTIONS OR AREAS OF INTEREST FROM COMMUNITY: Opening date, overall concept plan

*DETAIL ANY COMMENTS OR CONCERNS EXPRESSED BY ATTENDEES: No real concerns. I was very upfront of my goal to create an aesthetically pleasing, minimalistic course, with no windmills or clown faces... The only "obstacles" would be the contours of the putting greens.

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

*ARE THERE ANY ITEMS YOU WOULD TO DISCUSS WITH STAFF? Next step is BZA correct?

*DO YOU PLAN TO MODIFY OR REVISE YOUR PROPOSAL BASED ON COMMENTS OR INPUT RECEIVED AT THE PPM? IF SO, PLEASE DISCUSS: Not unless needed

*ANY ENGAGEMENT WITH NEIGHBORHOOD OR COMMUNITY OUTSIDE OF THE PPM? IF SO WHEN/WHERE? Yes - I spoke with Mills Mill HOA President Dan Garrison and adjacent commercial owner Jim Mullikin. Both fully supported the project and are in favor of any new development on that site and in the Mills area.

*ANY SUGGESTIONS TO IMPROVE THE PPM PROCESS IN THE FUTURE? None

OVERALL TYPE OF FEEDBACK RECEIVED

***Select one:** ☒ Positive ☐ Negative ☐ Neutral

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

CITY OF GREENVILLE PROJECT PREVIEW MEETING RESPONSE FORM

Rev. 2/28/2024