



AGENDA

REGULAR MEETING OF PLANNING COMMISSION
THURSDAY, MARCH 5, 2026 - 4:00 PM

Greenville City Hall, Council Chambers, 206 S. Main Street
Citizens may access the meeting at the following web address:
<http://greenvillesc.gov/MeetingMedia>

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 February 5, 2026
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. PUBLIC HEARING ITEMS (Public Hearing Required)
 - A. **AX-11-2026**
Application for **ANNEXATION** and **REZONE** of approximately 4.31 acres located at **8 GLADYS DRIVE AND 1016 WOODS CROSSING ROAD** from S-1, Services district, in Greenville County to BG, Business General District, in the City of Greenville. (TM#s 0260000104900 and 0260000102200)
 - B. **AX-12-2026**
Application for **ANNEXATION** and **REZONE** of approximately 0.63 acre located on **REDLAND WAY** from R-20, Single-family residential district, in Greenville County to RH-C, House C District, in the City of Greenville. (TM#s 0543150101300, 0543150101400, and 0543150102100)
 - C. **AX-13-2026**
Application for **ANNEXATION** and **REZONE** of approximately 3.20 acres located on **BUTLER SPRINGS ROAD, CARLINGFORD WAY, AND CAVAN LANE** from R-12, Single-family residential district, in Greenville County to RH-D, House D District, and PK, Park District, in the City of Greenville. (TM# 0278000106800, 0278020100300, 0278020100400, 0278020100600, and 0278020100900)
 - D. **Z-3-2026**
Application for **REZONE** of approximately 0.26 acre of land located at **212 ASBURY AVENUE** from RH-D to MX-2, Mixed-Use 2 District (TM# 0023000101900)

- E. **Z-4-2026**
Application for **REZONE** of approximately 5.06 acres of land located at **FORK SHOALS ROAD** from RH-B to IG, Industrial General (TM# 0395000100610)
- F. **Z-1-2026**
Application by the City of Greenville for a **TEXT AMENDMENT** to Chapter 19 - Greenville Development Code of the Code of Ordinances, City of Greenville, South Carolina for the means of the 30-month update.
- G. **Z-2-2026**
Application by the City of Greenville to amend the **GREENVILLE ENGINEERING DESIGN AND SPECIFICATIONS MANUAL** for a required review.

9. PUBLIC MEETING ITEMS (No Public Hearing)

10. OTHER BUSINESS

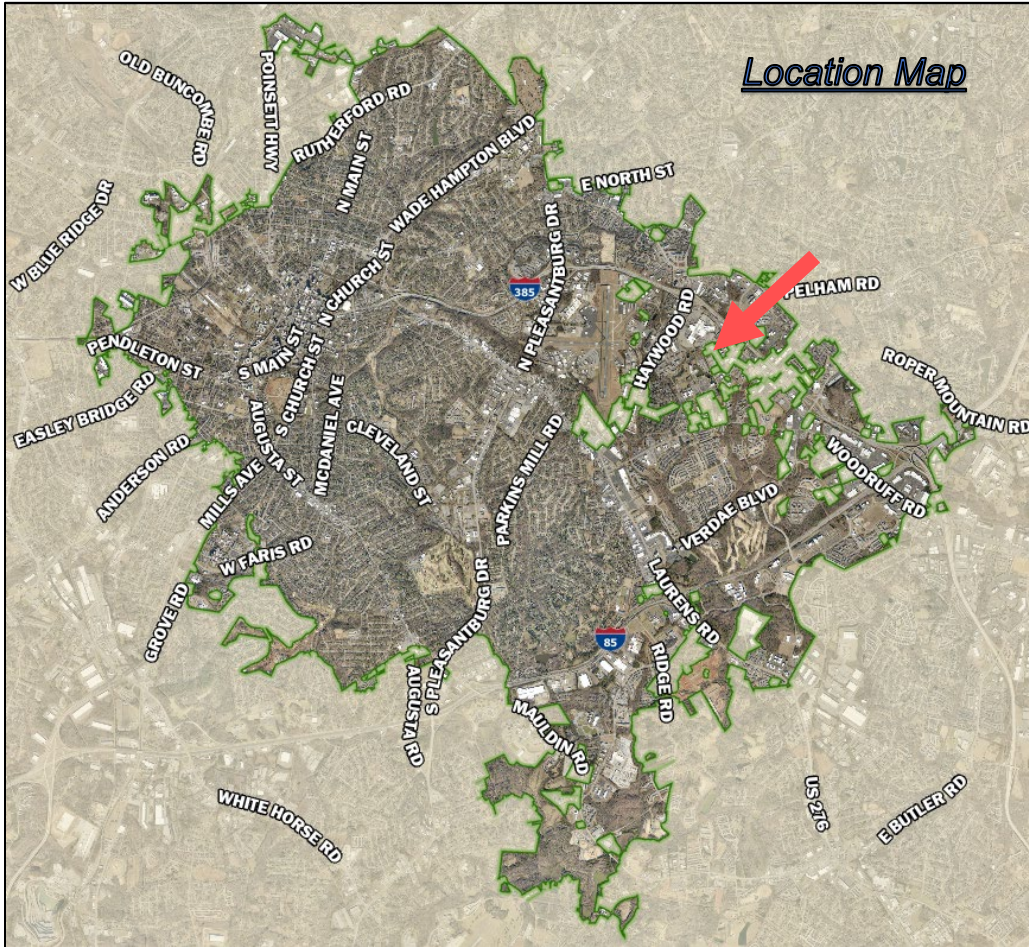
11. Executive Session, if required

12. Adjournment



PUBLIC HEARING REQUIRED
Applications involving rezoning require a public hearing.

Docket Number: AX-11-2026
Property Location: 8 Gladys Drive and 1016 Woods Crossing Road
Tax Map Number(s): 0260000104900 and 0260000102200
Property Area: 4.31 acres
Rezone Request: BG, Business General District
Recommendation: Approval



Applicable Sections of the City of Greenville Code of Ordinances:

- Sec. 2-372 Function, Powers, and Duties of the Planning Commission
- Sec 19-1.1.3 Purpose and Intent
- Sec.19-1.3 Official Zoning Map
- Sec.19-2 Zoning Districts
- Sec.19-6.1.3 Planning Commission
- Sec.19-6.2.2 Legislative Review

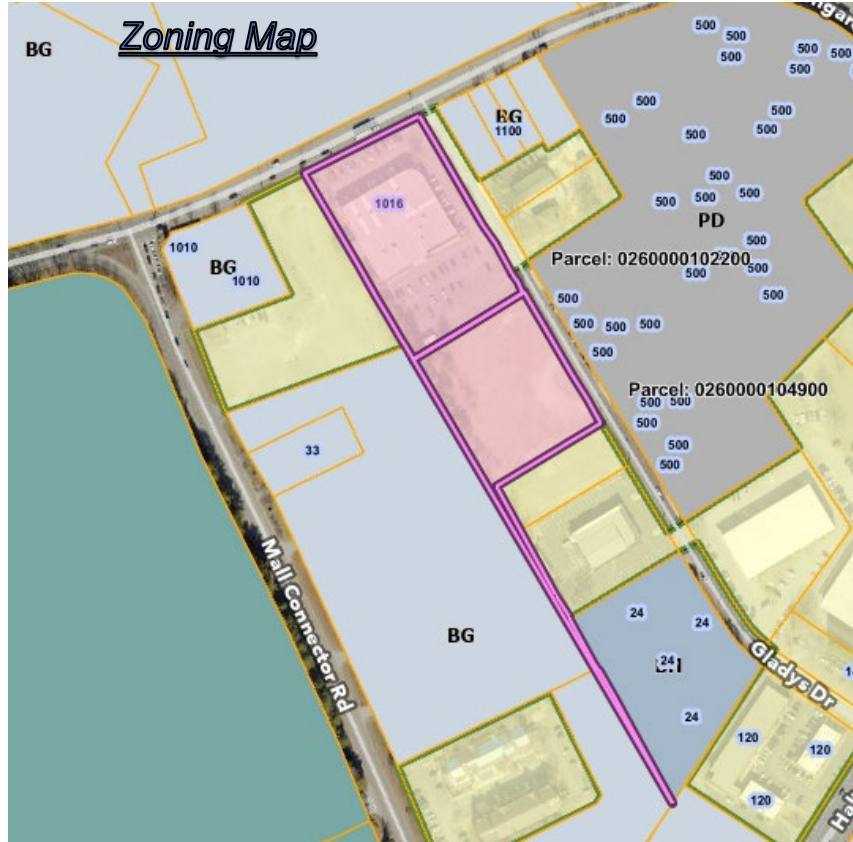
Project Overview:

The applicants have petitioned the City of Greenville to annex approximately 4.31 acres of lot area into the Greenville city limits and to zone it BG, Business General District, under the Greenville Development Code. The subject properties are improved with an indoor entertainment facility for pickleball and professional office space.

Land Use Review

The proposed zoning district for the annexation is BG, Business General District. The BG District allows for a range of high-intensity commercial uses including large commercial shopping centers, office, and entertainment. The base height maximum is three stories with five stories possible with the Development Bonus. The Future Land Use Map (FLUM) recommendation is Regional Mixed-Use.

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning	Current Use
Subject Property	S-1, Services district (County)	Indoor entertainment and office
North	BG, Business General District	Indoor retail mall
East	BG, Business General District, and PD, Planned Development; S-1, Services district (County)	Retail and Mixed-use development with residential; Multifamily residential
South	S-1, Services district (County)	Vacant
West	BG, Business General District; S-1, Services district (County)	Parking



Procedural Requirements:

Pre-Application and Development Meetings

The City and the applicant held a pre-application meeting on January 15, 2026.

Other Site Information:

The property is not located in a Greenville County Special Emphasis Neighborhood nor in a County Overlay District. The properties are improved within an indoor pickleball facility and professional office space.

Definitions:

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

Staff Analysis:

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

(a) Consistent with Comprehensive Plan.	YES
Comments: The zoning request is compliant with the Future Land Use Map (FLUM) recommendation of Regional Mixed-use. If other parcels in the vicinity were to annex in the future, it is anticipated for them to be rezoned as BG or the related BH District.	
(b) Consistent with Applicable Plans and Studies.	N/A
Comments: The city has not conducted a plan or study that includes the subject property.	

(c) Compatible with Surrounding Uses.	YES
--	------------

Comments: The property is adjacent to other BG-zoned properties including Haywood Mall.

(d) Provide logical and orderly Development Pattern.	YES
---	------------

Comment: The rezoning would allow for development consistent with existing surrounding uses and development patterns.

STAFF RECOMMENDATION:

APPROVE rezone to BG, Business General District.

Staff Comments

Planning Comments

Recommend: Approve

Civil Engineer Comments

Recommend: Approve w/ Comments

Comments:

Gladys Street should be classified as a Neighborhood High Density street.

Addressing Comments

Recommend: Approve w/ Comments

Comments:

- *1. NEW PARCELS
- *2. ASSIGNED Address: 1016 Woods Crossing Road, Gladys Drive
- *3. PIN#: 0260000102200, 0260000104900

Traffic Engineer Comments

Recommend: Approve

Comments:

No comments.

Fire Department Comments

Recommend: Approve w/ Comments

Comments:

Fire does not have any issues with this. However, to note, this area will be covered by our contract with Wade Hampton Fire. Businesses shall know that city standards from the fire marshal's office will be enforced. Updated Knox boxes, annual fire inspections and any deficiencies will need to be corrected once identified if any are noted.



city of greenville

APPLICATION FOR ANNEXATION

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 026000-01-04900

*TOTAL ACREAGE 1.89

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

*PROPOSED ZONING DESIGNATION (City) BG, Business General District

TYPE OF ANNEXATION

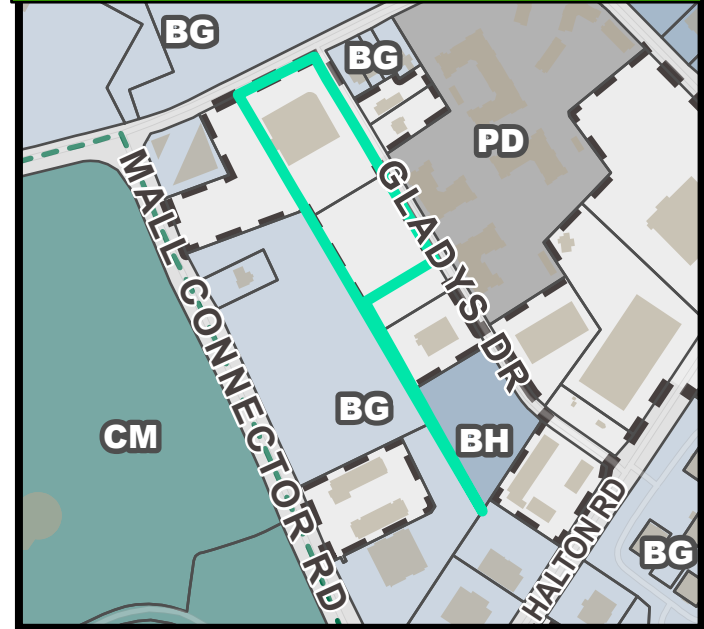
*Please select one (1) type: 100% 75% 25%

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

AERIAL VIEW



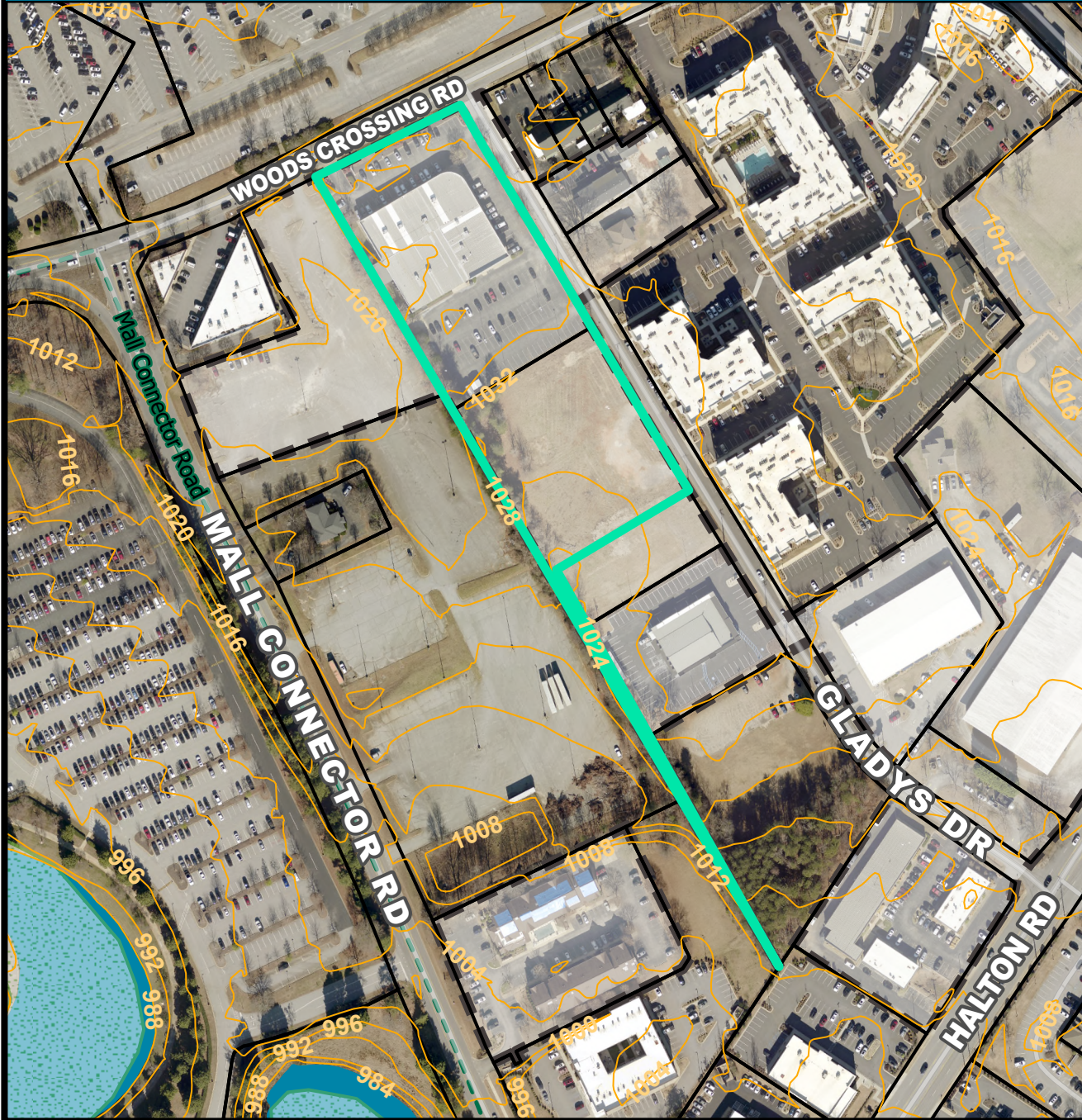
CURRENT ZONING



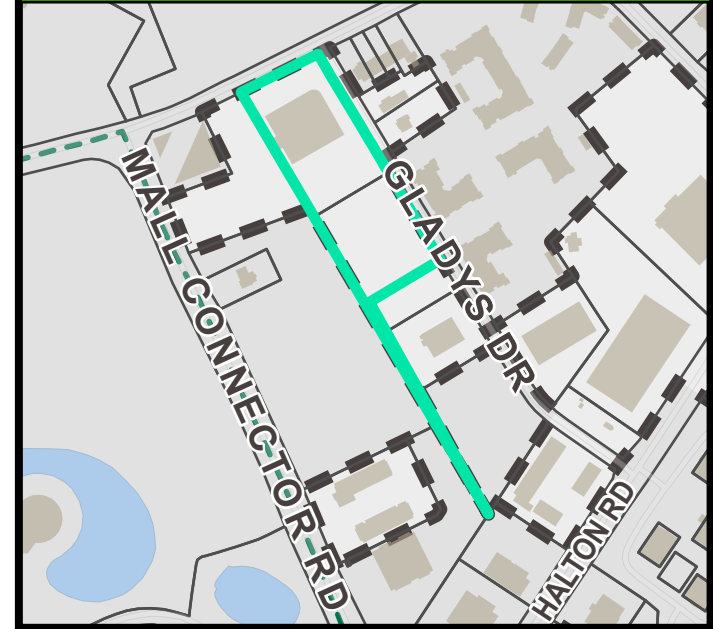
FUTURE LAND USE



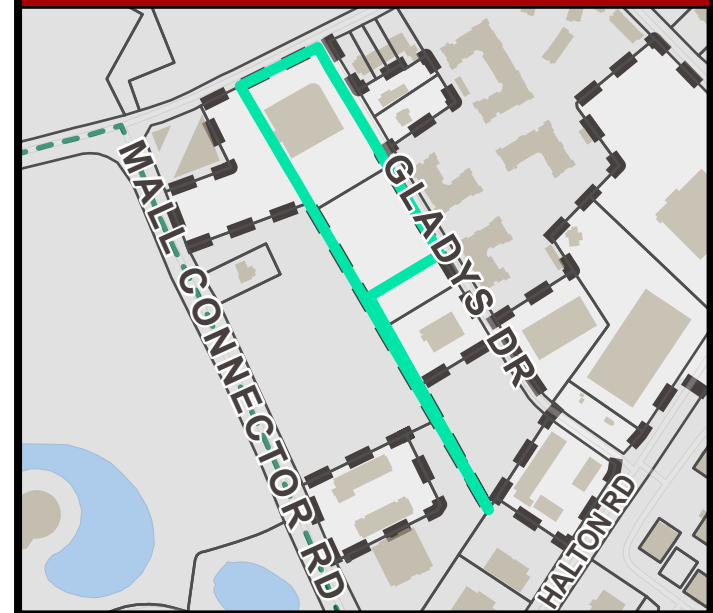
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS

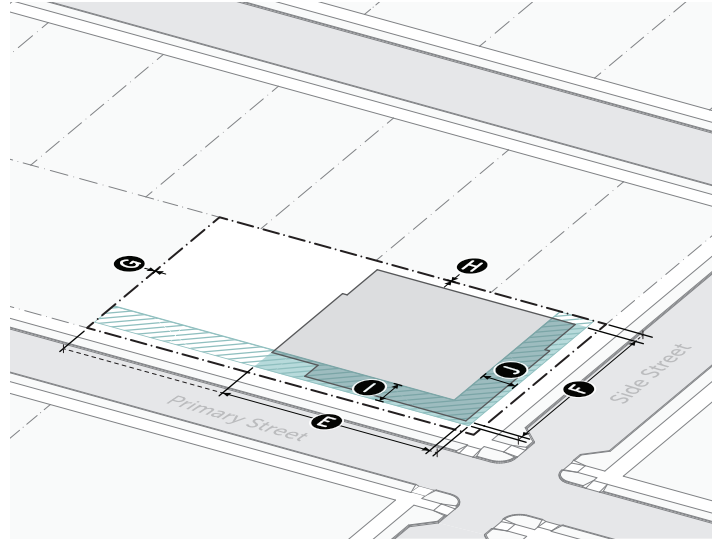
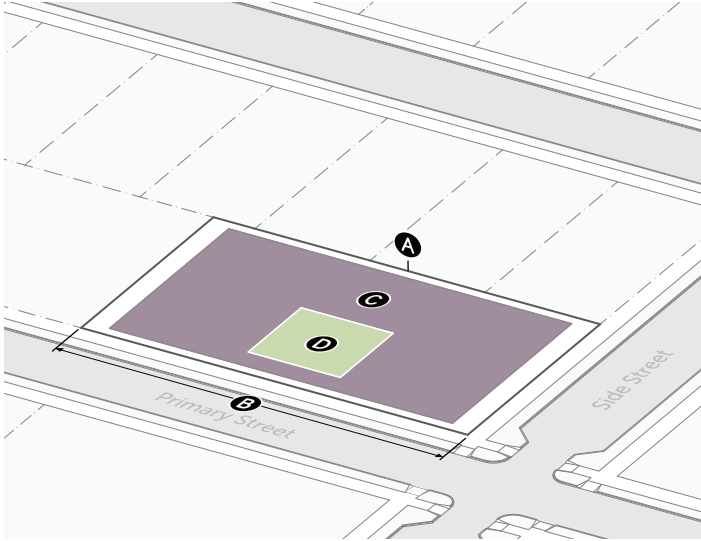


PRESERVATION OVERLAYS



19-2.7.2. BG BUSINESS GENERAL

A. SITE

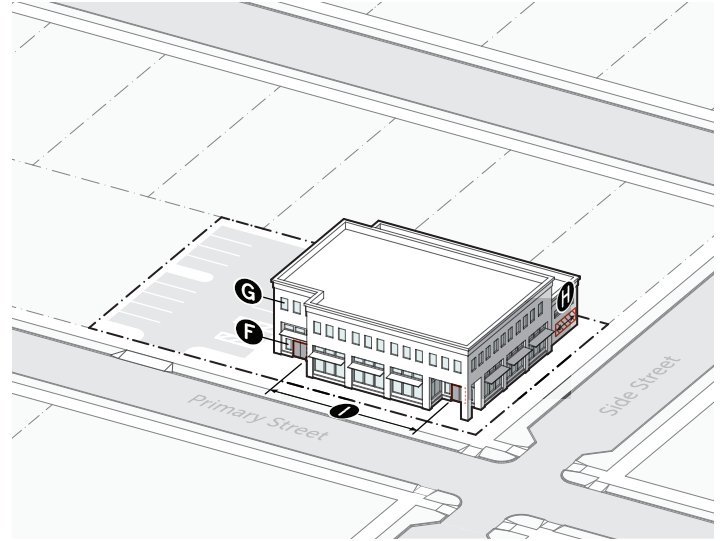
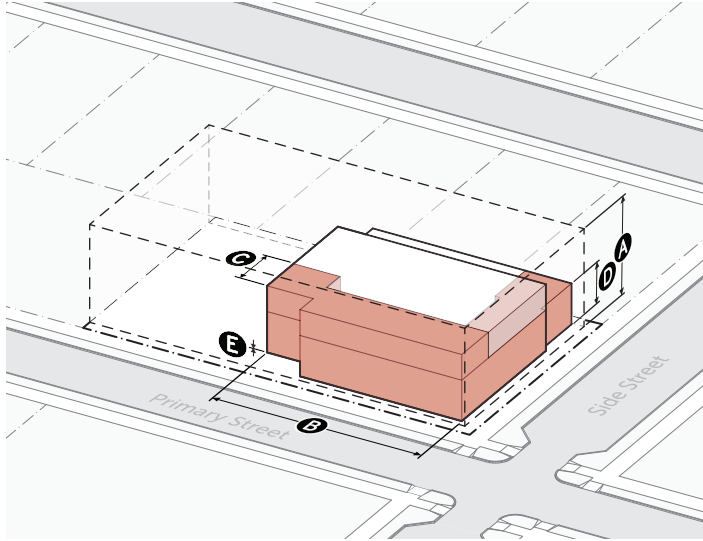


1. LOT SIZE	<i>Sec. 2.11.2.</i>
A Area (min)	None
B Width (min)	
Front access	40'
Side/rear access	15'
2. COVERAGE	<i>Sec. 2.11.4.</i>
C Building coverage (max)	80%
D Outdoor amenity space (min)	10%

3. BUILDING SETBACKS	<i>Sec. 2.11.5.</i>
E Primary street lot line (min/max)	5' / 20'
F Side street lot line (min/max)	5' / 20'
G Side lot line (min)	0'
H Rear lot line (min)	0'
Alley lot line (min)	5'
4. TRANSITIONS	<i>Sec. 2.11.6.</i>
Transition type	Type A, B
5. BUILD-TO	<i>Sec. 2.11.7.</i>
Build-to width (min)	
I Primary street	50%
J Side street	40%
6. PARKING SETBACKS	<i>Sec. 2.11.8.</i>
Primary street (min)	20'
Side street (min)	5'
7. FENCES AND WALLS	<i>Sec. 2.11.9.</i>
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type F 8'



B. BUILDING



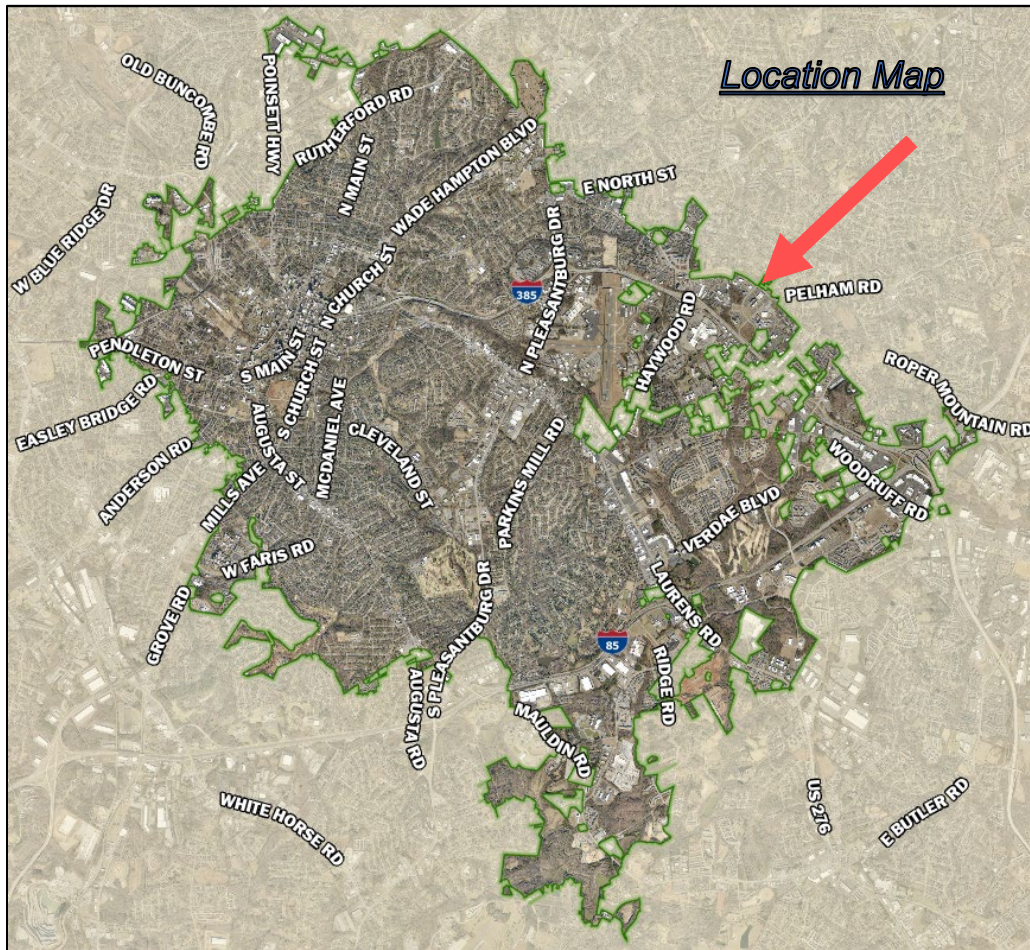
1. HEIGHT⁴	<i>Sec. 2.11.10.</i>
A Overall height (max stories)	
Base	3
Bonus	5
2. MASSING	<i>Sec. 2.11.11.</i>
B Building width (max)	175'
C Active depth (min)	20'
3. FLOOR HEIGHTS⁴	<i>Sec. 2.11.12.</i>
GROUND STORY	
D Story height (min/max)	
Residential	10' / 18'
Nonresidential	12' / 18'
E Finish floor elevation (min/max)	
Residential	2' / 5'
Nonresidential	-2' / 5'
UPPER STORY	
Story height (max)	15'

	<i>Primary St.</i>	<i>Side St.</i>
4. TRANSPARENCY	<i>Sec. 2.11.13.</i>	
F Ground story (min)		
Residential	25%	20%
Nonresidential	40%	30%
G Upper story (min)	20%	20%
H Blank wall width (max)	15'	25'
5. ENTRANCES⁴	<i>Sec. 2.11.14.</i>	
I Street-facing entry spacing (avg)	60'	100'
Entry feature	Yes	Yes



PUBLIC HEARING REQUIRED
Applications involving rezoning require a public hearing.

Docket Number: AX-12-2026
Property Location: Redland Way
Tax Map Number(s): 0543150101300, 0543150101400, and 0543150102100
Property Area: 0.63 acre
Rezone Request: RH-C, House C District
Recommendation: Approval



Applicable Sections of the City of Greenville Code of Ordinances:

- Sec. 2-372 Function, Powers, and Duties of the Planning Commission
- Sec 19-1.1.3 Purpose and Intent
- Sec.19-1.3 Official Zoning Map
- Sec.19-2 Zoning Districts
- Sec.19-6.1.3 Planning Commission
- Sec.19-6.2.2 Legislative Review

AX-12-2026: Hudson Pointe/Redland Way

Project Overview:

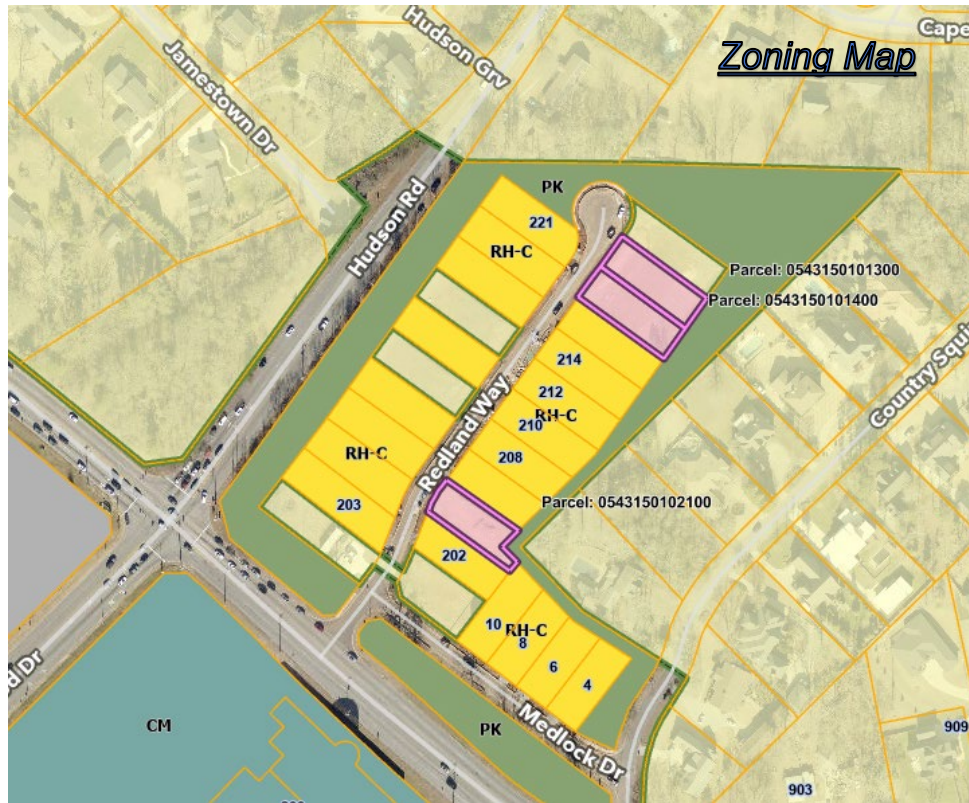
The applicant has petitioned the City of Greenville to annex approximately 0.63 acre of lot area into the Greenville city limits and to zone it RH-C, House C District, under the Greenville Development Code. The subject property is improved with a subdivision named Hudson Pointe, consisting of single-family homes that are currently under construction. Between 2025 and early 2026, the City conducted four annexations for this development: one for the open space areas and eight single-family lots through AX-3-2025; seven lots through AX-10-2025; four lots through AX-19-2025; and five lots through AX-7-2026. There are a total of 27 lots within the subdivision that will be annexed. This request is for the last three remaining lots within the development.

Land Use Review

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

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

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



Procedural Requirements:

Pre-Application and Development Meetings

The City and the applicant held a pre-application meeting on January 28, 2026.

Other Site Information:

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

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

As previously noted, these are the last three lots within the development to be annexed. There will be no further requests.

Definitions:

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

Staff Analysis:

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

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

AX-12-2026: Hudson Pointe/Redland Way

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

Comments: The City has not conducted any applicable plans or studies where the property is located.

(c) Compatible with Surrounding Uses.	YES
--	------------

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

(d) Provide logical and orderly Development Pattern.	YES
---	------------

Comment: The area north of Pelham Road in this area of Greenville County is low-density residential. The RH-C District provides a logical and orderly development pattern consistent with surrounding development patterns.

STAFF RECOMMENDATION:

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

Staff Comments

Planning Comments

Recommend: Approve

Addressing Comments

Recommend: Approve w/ Comments

Comments:

*1. NEW PARCELS

*2. ASSIGNED Address: 204 Redland Way, 218 Redland Way, 220 Redland Way

*3. PIN#: 0543150102100, 0543150101400, 0543150101300

Civil Engineer Comments

Recommend: Approve w/ Comments

Comments:

Redland Way should be classified as a Neighborhood Low-Density street.

Environmental Engineer Comments

Recommend: Approve

Comments:

Approved with no comments.

Traffic Engineer Comments

Recommend: Approve

Comments:

No comments.

Fire Department Comments

Recommend: Approve



APPLICATION FOR ANNEXATION

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER



Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 054315-01-01300, -1400, -2100

*TOTAL ACREAGE 0.63

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

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

TYPE OF ANNEXATION

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

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

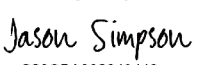
INSTRUCTIONS

1. The applicant is strongly encouraged to schedule a preapplication conference with the Planning Development prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review two (2) weeks prior to the scheduled submission deadline to allow staff review of the application. Call (864) 467-4476 to schedule an appointment.
2. Staff will review the application for “completeness” pursuant to **Section 19-6.2.1.B.3. Completeness Determination**. If the application is deemed incomplete, staff will notify the applicant and request that the application be revised and resubmitted to address incompleteness. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.
3. Please refer to **Sections 19-6.1.3. Planning Commission** for additional information.
4. **Public Notice Requirements.** Annexation applications require a planning commission public hearing. Staff shall post signs regarding the same on the subject property(s) at least 15 days (but no more than 18 days) prior to the scheduled planning commission hearing date. Upon planning commission recommendation, the application item will be scheduled for a city council meeting.
5. **Please verify that all required information is reflected on the application and submit to staff with a complete annexation petition.**
6. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

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

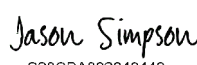
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report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

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

DocuSigned by:
 _____ ***APPLICANT SIGNATURE**
 C28CBA882048449...
 01-30-2026 **DATE**

7. *Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

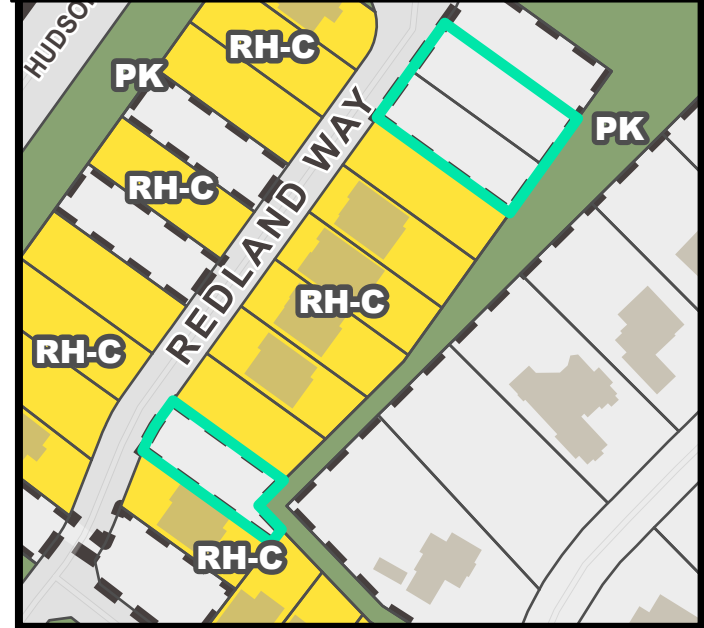
Initial 

DocuSigned by: 	
*Signatures	C28CBA882048449...
Applicant	Jason Simpson
Date	01-30-2026
Property Owner/Authorized Agent	Jason Simpson
Date	01-30-2026

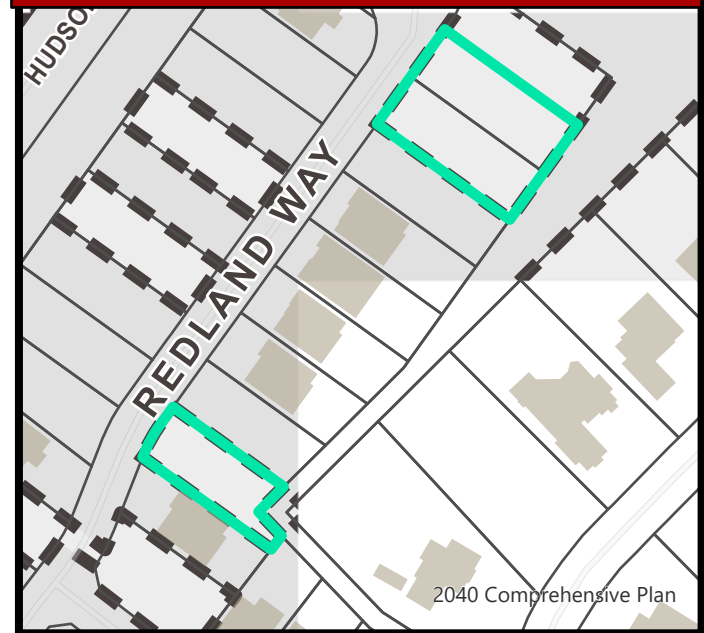
AERIAL VIEW



CURRENT ZONING



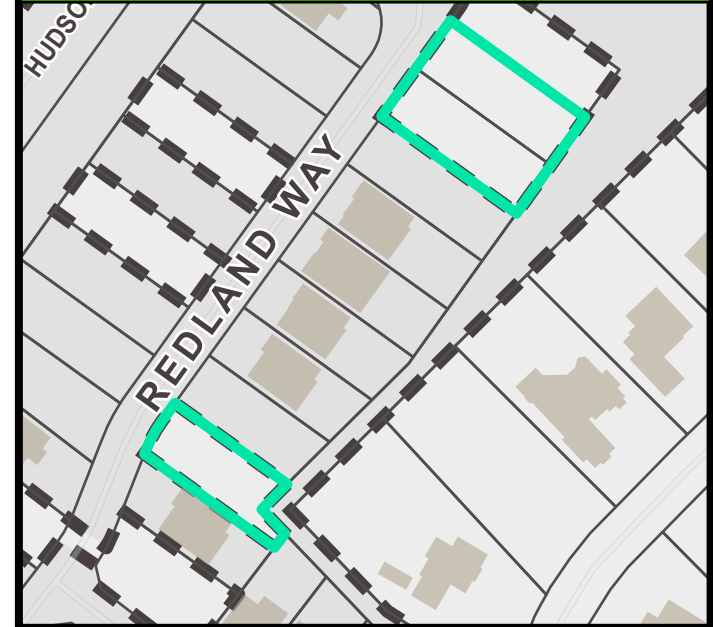
FUTURE LAND USE



NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS

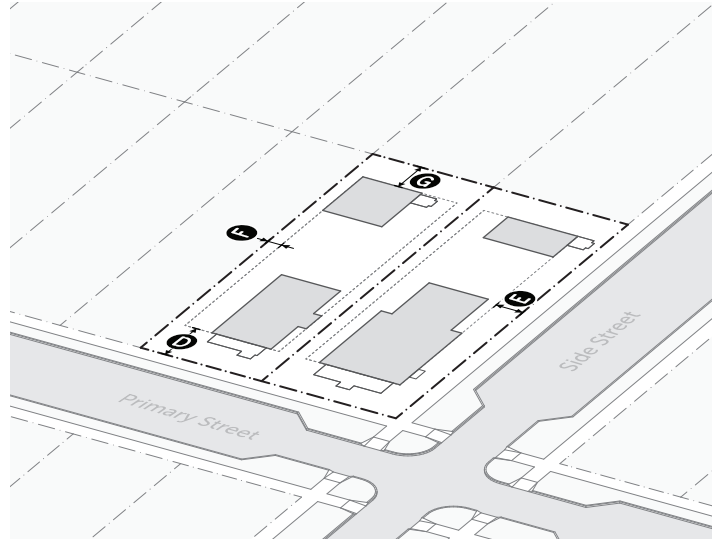
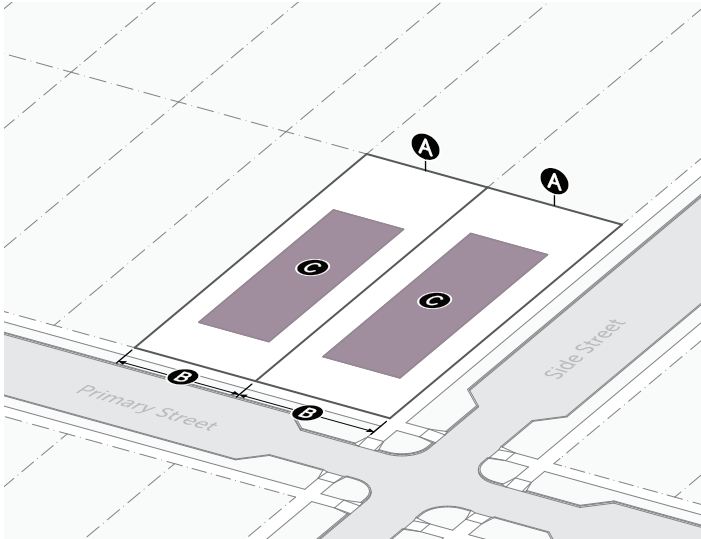


PRESERVATION OVERLAYS



19-2.2.4. RH-C HOUSE C

A. SITE



1. LOT SIZE	<i>Sec. 2.11.2.</i>
A Area (min)	6,000 SF
B Width (min)	40'
2. DENSITY	<i>Sec. 2.11.3.</i>
Dwellings per lot (max)	
Primary units	1
Accessory Dwelling units	1
3. COVERAGE	<i>Sec. 2.11.4.</i>
C Building coverage (max)	
Up to 9,000 SF lot	45%
9,001 to 14,000 SF lot	40%
14,001 to 20,000 SF lot	35%
Above 20,000 SF lot	30%

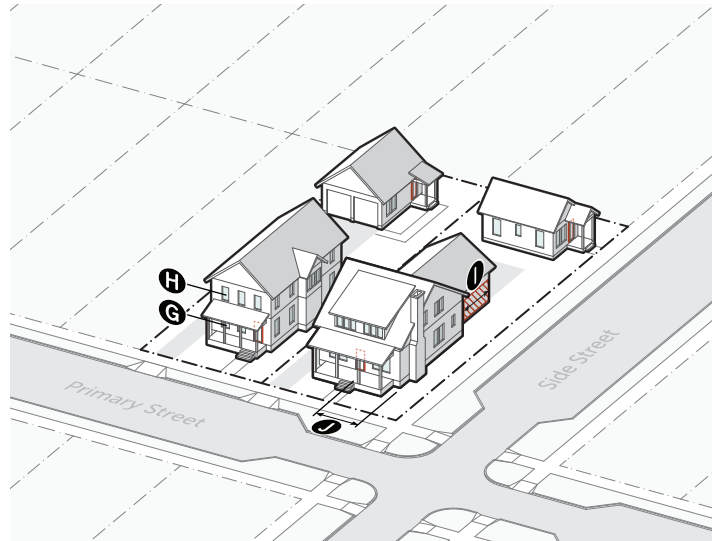
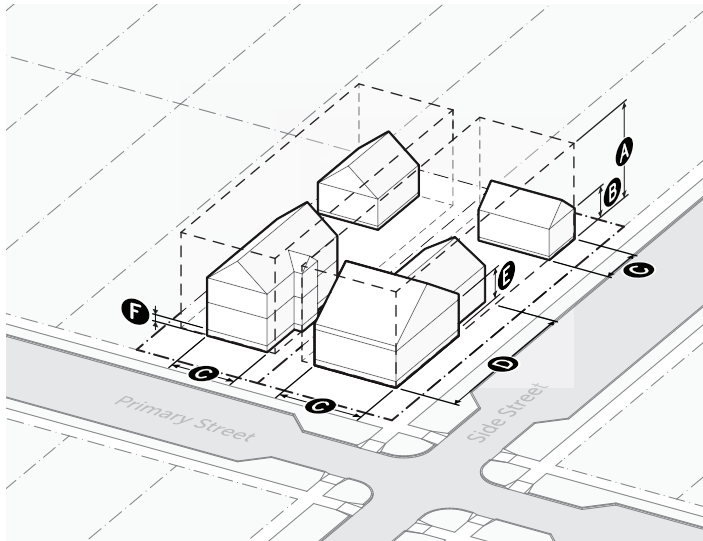
4. BUILDING SETBACKS⁴	<i>Sec. 2.11.5.</i>
D Primary street lot line (min)	
Primary structure	Setback Range or 20'*
Accessory structure	50'
E Side street/side alley lot line (min)	
Primary structure	10'
Accessory structure	20'
F Side lot line (min)	
Up to 60' wide lot	5'
61' to 100' wide lot	7'
Above 100' wide lot	10'
G Rear/rear alley lot line (min)	
Primary structure	15'
Accessory structure	5'

5. PARKING SETBACKS	<i>Sec. 2.11.8.</i>
Primary street (min)	30'
Side street (min)	10'

6. FENCES AND WALLS	<i>Sec. 2.11.9.</i>
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type E 6'

RH-C

B. BUILDING



1. HEIGHT⁴	<i>Sec. 2.11.10.</i>	
A Overall height (max stories/feet)		
Primary structure ¹	2.5 / 32'	
Accessory structure ⁴	2 / 20'	
B Side wall (max)		
Primary structure	25'	
Accessory structure	16'	
2. MASSING	<i>Sec. 2.11.11.</i>	
C Building width (max)		
Up to 60' wide lot	40'	
61' to 80' wide lot	50'	
81' to 100' wide lot	60'	
Above 100' wide lot	70'	
D Building depth (max)	70'	
3. GROUND STORY	<i>Sec. 2.11.12.</i>	
E Story height (min)	9'	
F Finish floor elevation (min/max)	0' / 5'	

	Primary St.	Side St.
4. TRANSPARENCY	<i>Sec. 2.11.13.</i>	
G Ground story (min)	25%	20%
H Upper story (min)	15%	15%
I Blank wall width (max)	10'	20'
5. ENTRANCES⁴	<i>Sec. 2.11.14.</i>	
J Street-facing entry spacing (avg)	40'	40'
Entry feature	Yes	No

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

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

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



PUBLIC HEARING REQUIRED
Applications involving rezoning require a public hearing.

Docket Number: AX-13-2026
Property Location: Butler Springs Road, Carlingford Way, and Cavan Lane
Tax Map Number(s): 0278000106800, 0278020100300, 0278020100400, 0278020100600, and 0278020100900
Property Area: 3.20 acres
Rezone Request: PK, Park District, and RH-D, House D District
Recommendation: Approval



Applicable Sections of the City of Greenville Code of Ordinances:

- Sec. 2-372 Function, Powers, and Duties of the Planning Commission
- Sec 19-1.1.3 Purpose and Intent
- Sec.19-1.3 Official Zoning Map
- Sec.19-2 Zoning Districts
- Sec.19-6.1.3 Planning Commission
- Sec.19-6.2.2 Legislative Review

Project Overview:

AX-13-2026: Aster Subdivision Phase 1

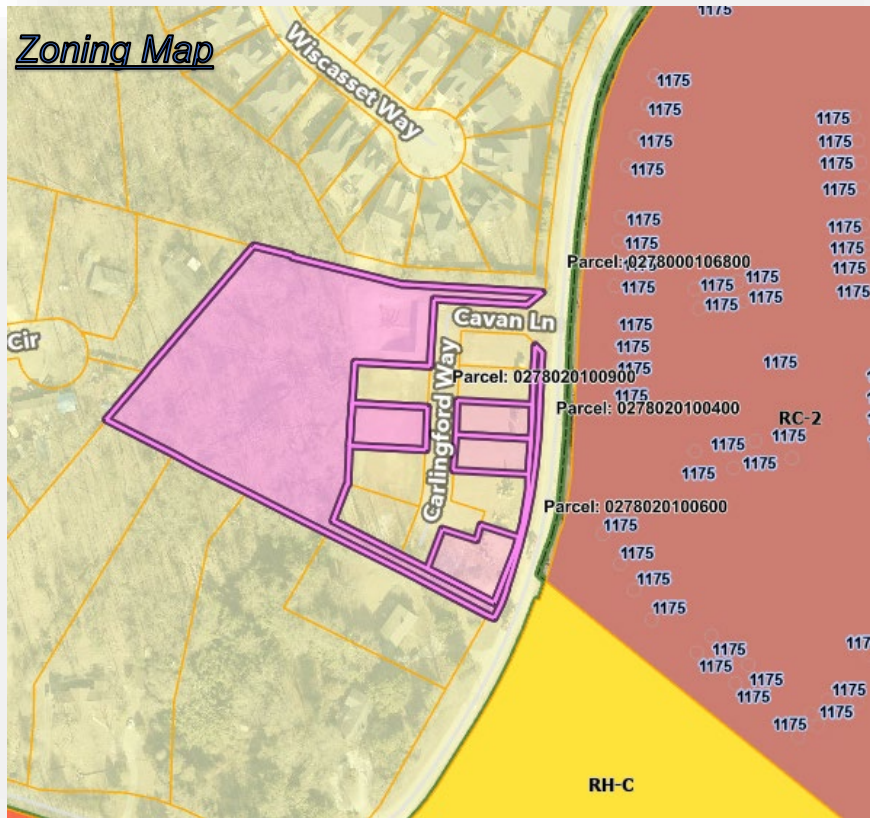
The applicant has petitioned the City of Greenville to annex approximately 3.20 acres of lot area into the Greenville city limits and to zone it a combination of PK, Park District, and RH-D, House D District, under the Greenville Development Code. The subject property is improved with a recently completed subdivision with detached residential homes that are currently under construction. At this time, only the open space parcel and four residential lots are proposed to be annexed and rezoned. The open space parcel will be zoned PK while the single-family lots will be zoned RH-D as shown in **Exhibit A**. As additional lots begin construction, they will likewise be annexed.

Land Use Review

The proposed zoning districts for the annexation are PK, Park District, and RH-D, House D District. The PK District designation allows for parks and passive open spaces. Residential and commercial uses are not permitted. The RH-D District allows for detached residential uses with a minimum lot size of 3,000 sf. There is no GVL2040 Comprehensive Plan future land use recommendation for the property.

The subdivision was approved by Greenville County utilizing their cluster subdivision requirements. Per these requirements, smaller lot sizes than otherwise required in the R-12 District were achieved to provide open space. The open space for Aster is protected through a recorded covenant and will be further protected by the City's PK District. The lot dimensions of the approved residential parcels closely align with the RH-D District.

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning	Current Use
Subject Property	R-12, Single-family residential district (County)	Open space and Single-family detached residential
North	R-12, Single-family residential district (County)	Single-family detached residential
East	RC-2, Community 2 District, and RH-C, House C District	Multifamily residential and a church
South	R-20, Single-family residential district (County)	Single-family detached residential
West	R-20, Single-family residential district (County)	Single-family detached residential



Procedural Requirements:

Pre-Application and Development Meetings

The City and the applicant held a pre-application meeting on January 15, 2026.

Other Site Information:

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

The site is improved with open space, roadways, and detached homes, which are under construction. There is a known stream the runs through the protected open space area.

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

Definitions:

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

Staff Analysis:

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

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

Comments: The GVL 2040 Comprehensive Plan's Future Land Use does not provide a land use recommendation for the property. The land use map will be updated in the future to reflect the land uses.

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

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

(c) Compatible with Surrounding Uses.	YES
--	------------

Comments: The RH-D District is compatible with the surrounding development patterns in the area. The PK District is also compatible with the covenant-restricted open space. If further residential is annexed in the area, it is assumed a House-Scale District would also be applied based on the prevailing lot dimensions.

(d) Provide logical and orderly Development Pattern.	YES
---	------------

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

STAFF RECOMMENDATION:

APPROVE rezone to PK, Park District, and RH-D, House D District, as shown in Exhibit A, with comments.

Staff Comments

Planning Comments

Recommend: Approve

Addressing Comments

Recommend: Approve w/ Comments

Comments:

ANNEXATION REVIEW:

*1. NEW PARCELS (0278000106800, 0278020100300, 0278020100400, 0278020100600, 0278020100900)

*2. ASSIGNED Address:

-Cavan Lane (0-Block), 7 Carlingford Way, 9 Carlingford Way, 13 Carlingford Way, 8 Carlingford Way

*3. PIN#: 0278000106800, 0278020100300, 0278020100400, 0278020100600, 0278020100900

Civil Engineer Comments

Recommend: Approve w/ Comments

Comments:

Butler Springs Road should be classified as a Neighborhood High-Density street.

Environmental Engineer Comments

Recommend: Approve

Traffic Engineer Comments

Recommend: Approve

Fire Department Comments

Recommend: Approve w/ Comments

Comments:

AX-13-2026: Aster Subdivision Phase 1

As land is currently undeveloped fire has no issues with this annexation. At time of development, we will evaluate our response packages accordingly to afford this parcel(s) fire protection and inspection services.

Exhibit A

Hudson Pointe			
TMS#	Address	County District	City District
0278000106800	4 Carlingford Way	R-12	PK
0278020100300	7 Carlingford Way	R-12	RH-D
0278020100400	9 Carlingford Way	R-12	RH-D
0278020100600	13 Carlingford Way	R-12	RH-D
0278020100900	8 Carlingford Way	R-12	RH-D



APPLICATION FOR ANNEXATION

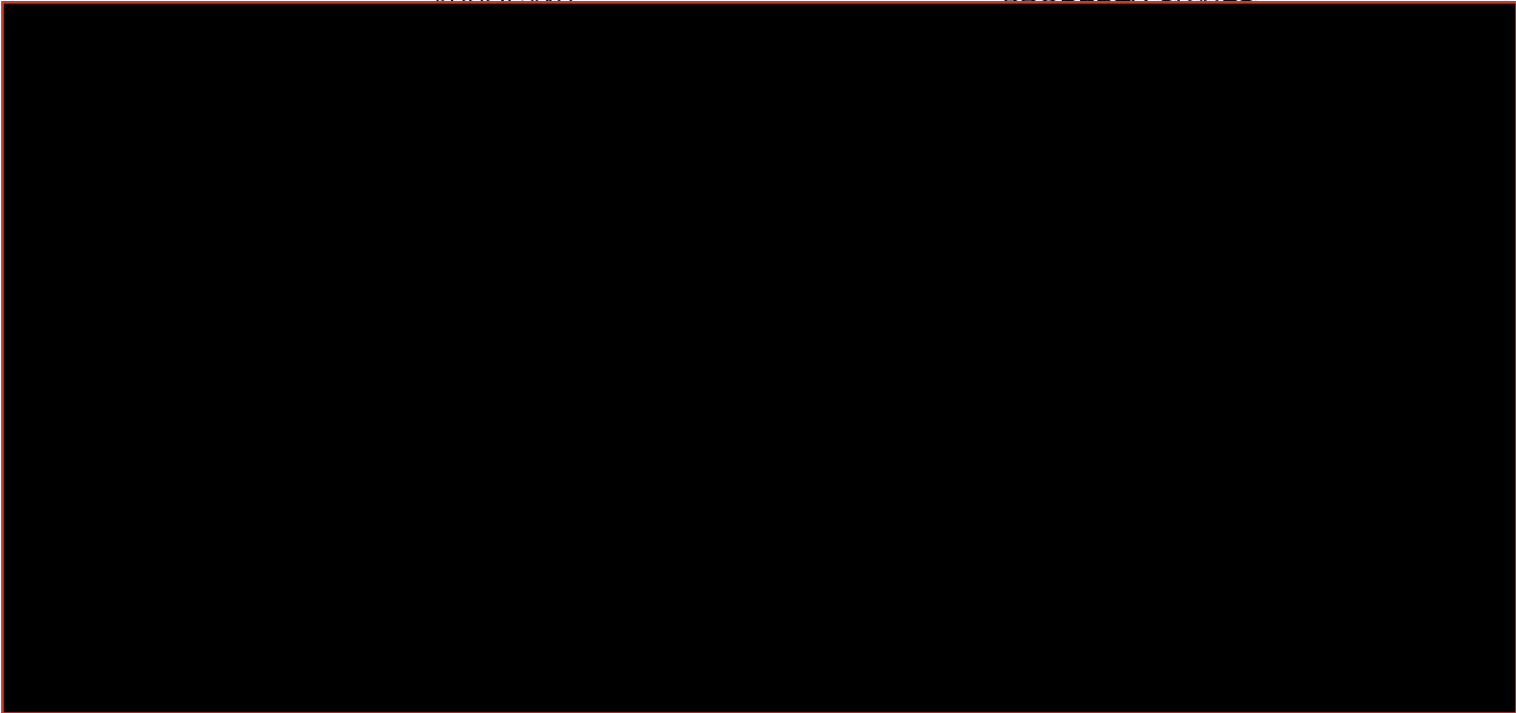
Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER



PROPERTY INFORMATION

*TAX MAP #(S) 027800-01-06800, 027802-01-00300, -00400, -00600, -00900

*TOTAL ACREAGE 3.20 acres

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

*PROPOSED ZONING DESIGNATION (City) PK, Park District, for 027800-01-06800; RH-D, House D District for 027802-01-00300, -00400, -00600, and -00900

TYPE OF ANNEXATION

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

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

INSTRUCTIONS

1. The applicant is strongly encouraged to schedule a preapplication conference with the Planning Development prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review two (2) weeks prior to the scheduled submission deadline to allow staff review of the application. Call (864) 467-4476 to schedule an appointment.
2. Staff will review the application for "completeness" pursuant to **Section 19-6.2.1.B.3. Completeness Determination**. If the application is deemed incomplete, staff will notify the applicant and request that the application be revised and resubmitted to address incompleteness. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.
3. Please refer to **Sections 19-6.1.3. Planning Commission** for additional information.
4. **Public Notice Requirements.** Annexation applications require a planning commission public hearing. Staff shall post signs regarding the same on the subject property(s) at least 15 days (but no more than 18 days) prior to the scheduled planning commission hearing date. Upon planning commission recommendation, the application item will be scheduled for a city council meeting.
5. **Please verify that all required information is reflected on the application and submit to staff with a complete annexation petition.**
6. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

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

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

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

_____ ***APPLICANT SIGNATURE**
James Hill
 _____ **DATE**
2/2/26

7. *Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

Initial: *JH*

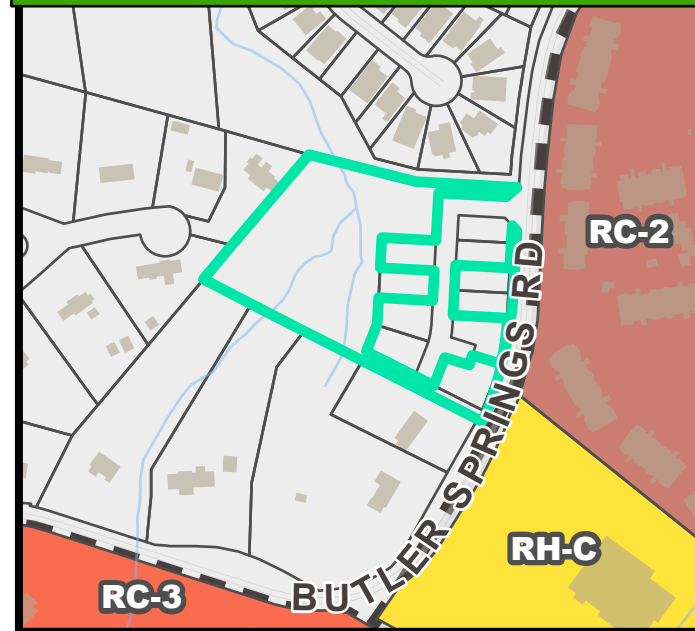
*Signatures	
Applicant	<i>James Hill</i>
Date	<i>2/2/26</i>
Property Owner/Authorized Agent	<i>James Hill</i>
Date	<i>2/2/26</i>

AX-13-2026 • BUTLER SPRINGS RD, CARLINGFORD WAY, & CAVAN LN

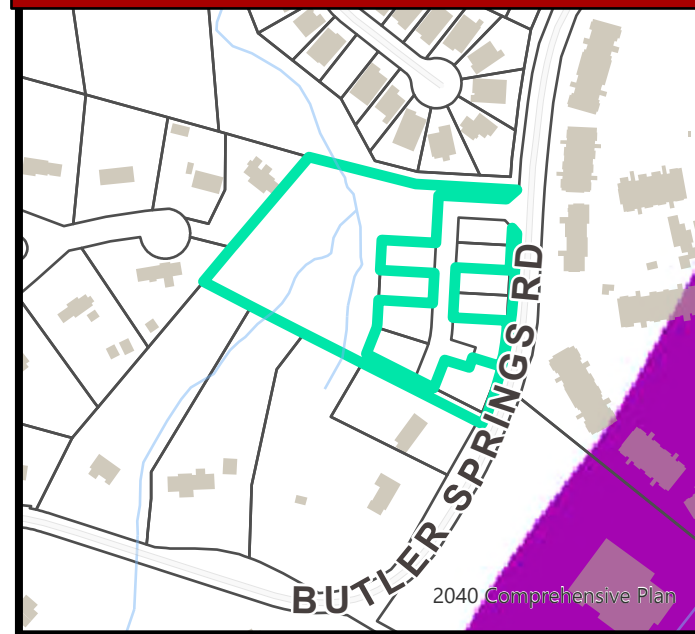
AERIAL VIEW



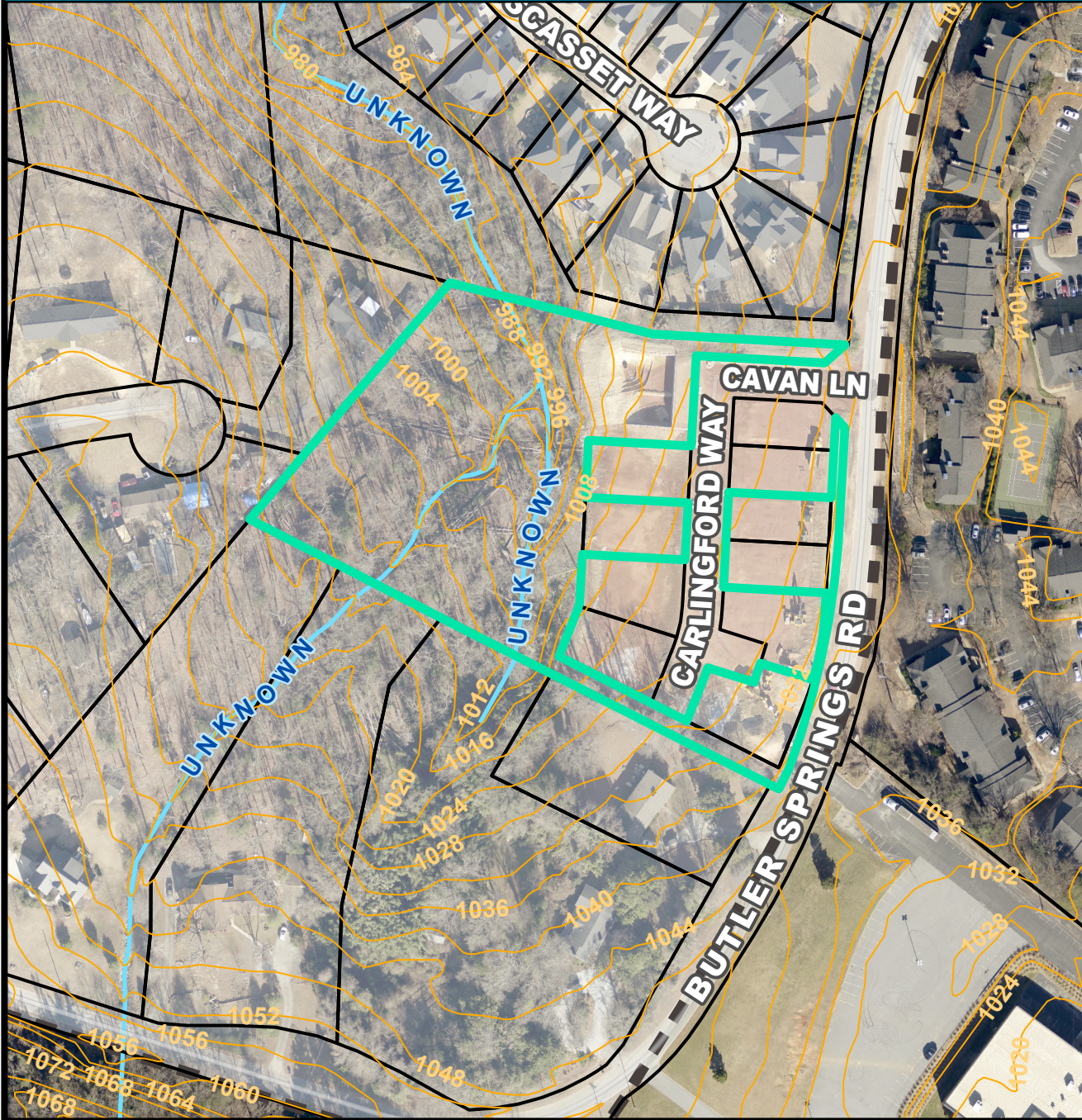
CURRENT ZONING



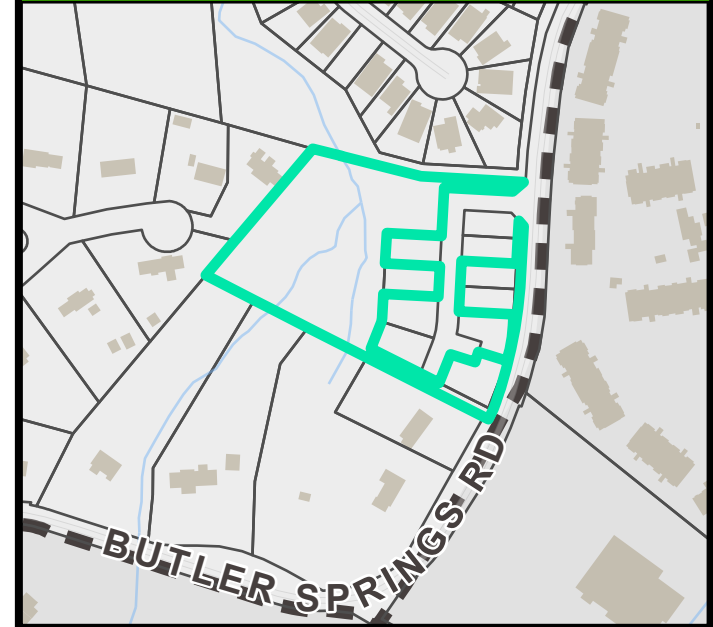
FUTURE LAND USE



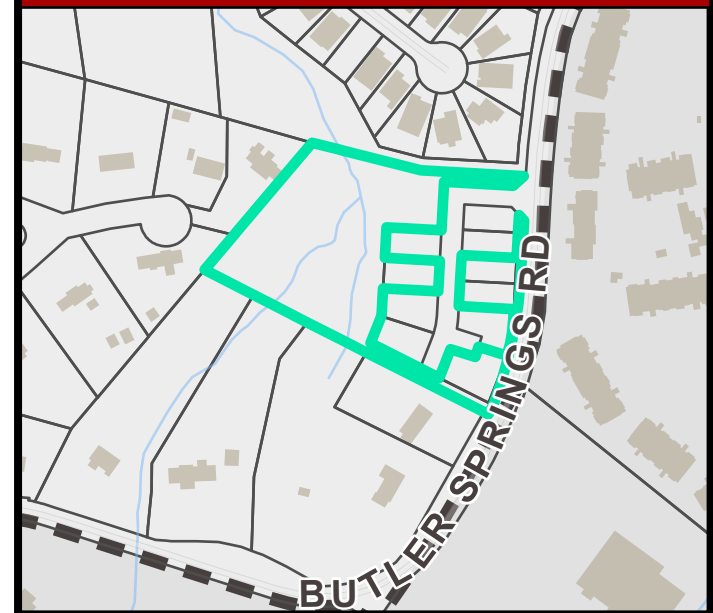
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS

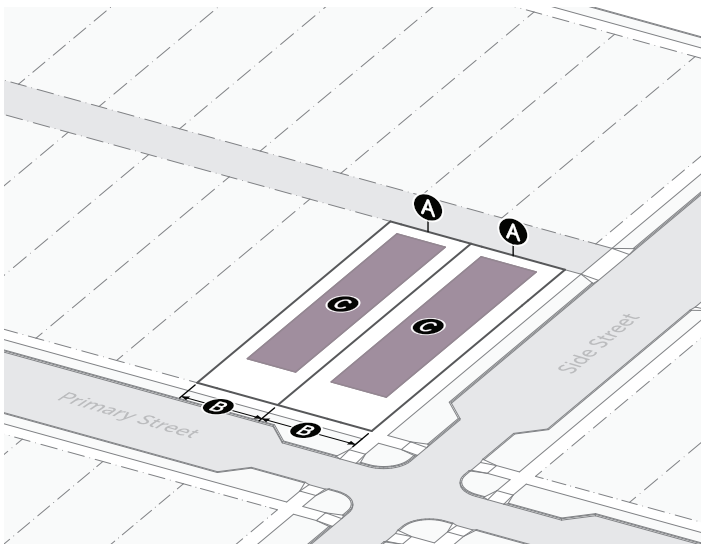


PRESERVATION OVERLAYS



19-2.2.5. RH-D HOUSE D

A. SITE

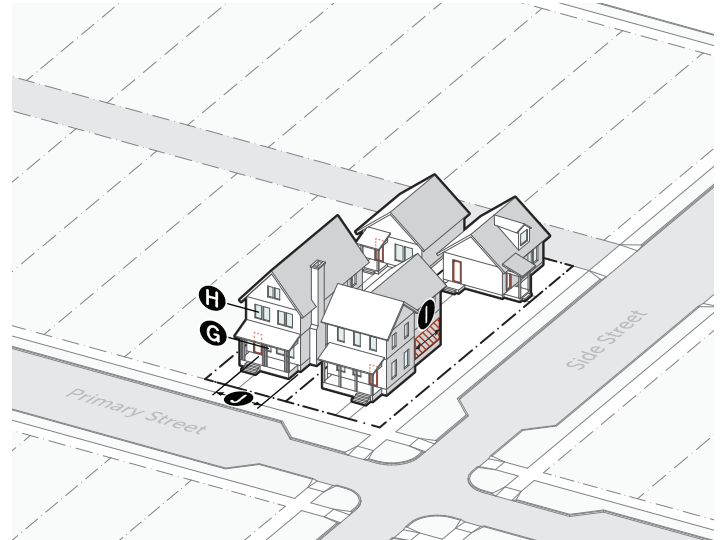
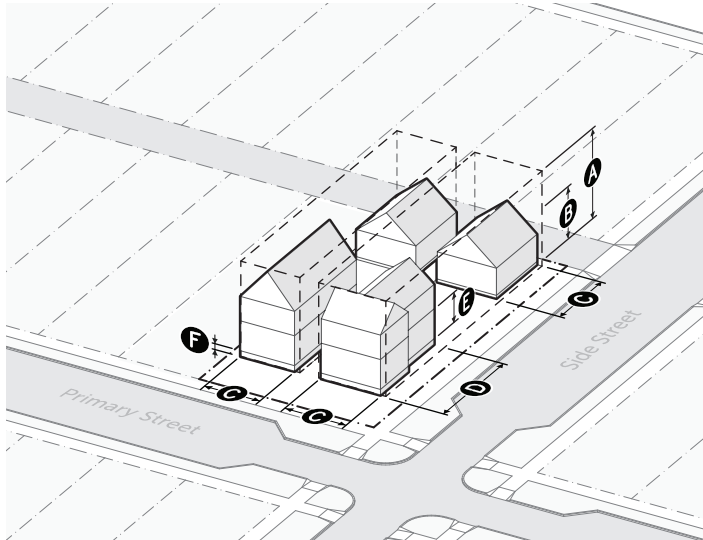


1. LOT SIZE	Sec. 2.11.2.
A Area (min)	3,000 SF
B Width (min)	
Front access	40'
Side/rear access	25'
2. DENSITY	Sec. 2.11.3.
Dwellings per lot (max)	
Primary units	1
Accessory Dwelling units	1
3. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	50%

4. BUILDING SETBACKS⁴	Sec. 2.11.5.
D Primary street lot line (min)	
Primary structure	Setback Range or 20'*
Accessory structure	50'
E Side street/side alley lot line (min)	
Primary structure	7'
Accessory structure	15'
F Side lot line (min)	5'
G Rear/rear alley lot line (min)	4'
5. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	30'
Side street (min)	10'
6. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type E 6'

RH-D

B. BUILDING



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

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

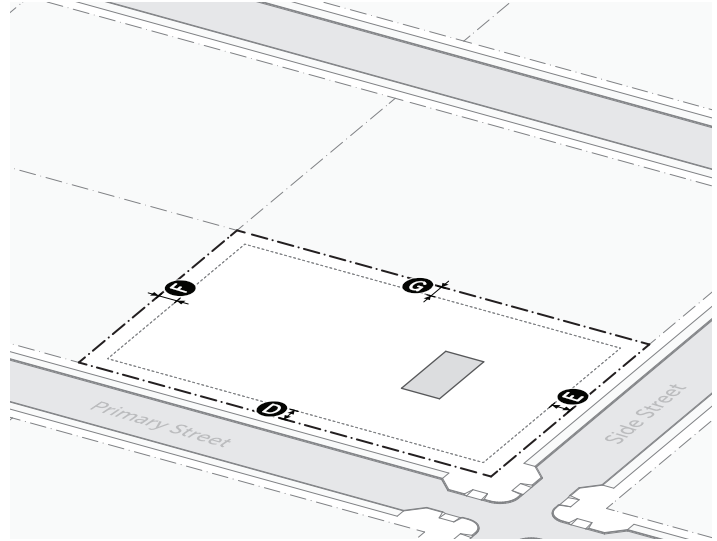
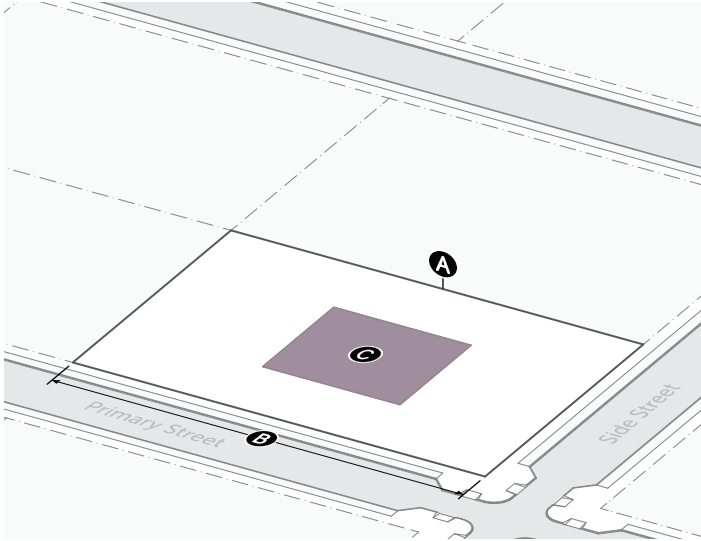
NOTES: ⁴
 * If a Setback Range cannot be established, a 20' minimum primary street lot setback shall be used.
 ** Additional standards apply to all lots within the Neighborhood Revitalization Overlay District.

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

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

19-2.9.4. PK PARK

A. SITE



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

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

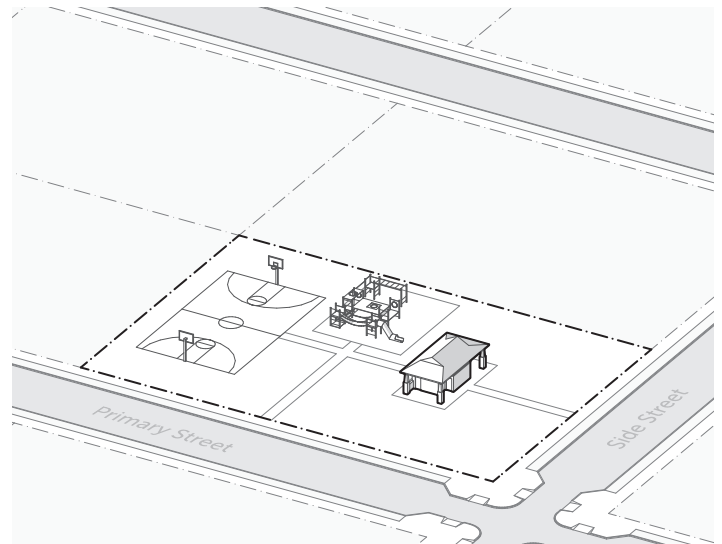
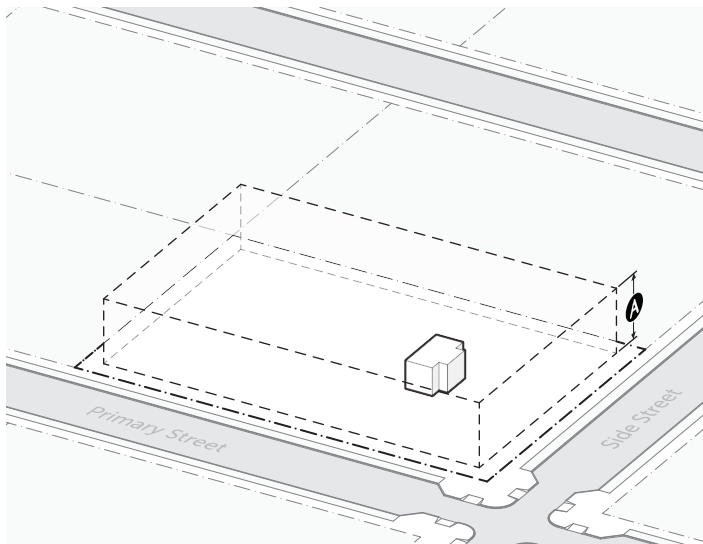
4. TRANSITIONS²	<i>Sec. 2.11.6.</i>
Transition type	--

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

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



B. BUILDING



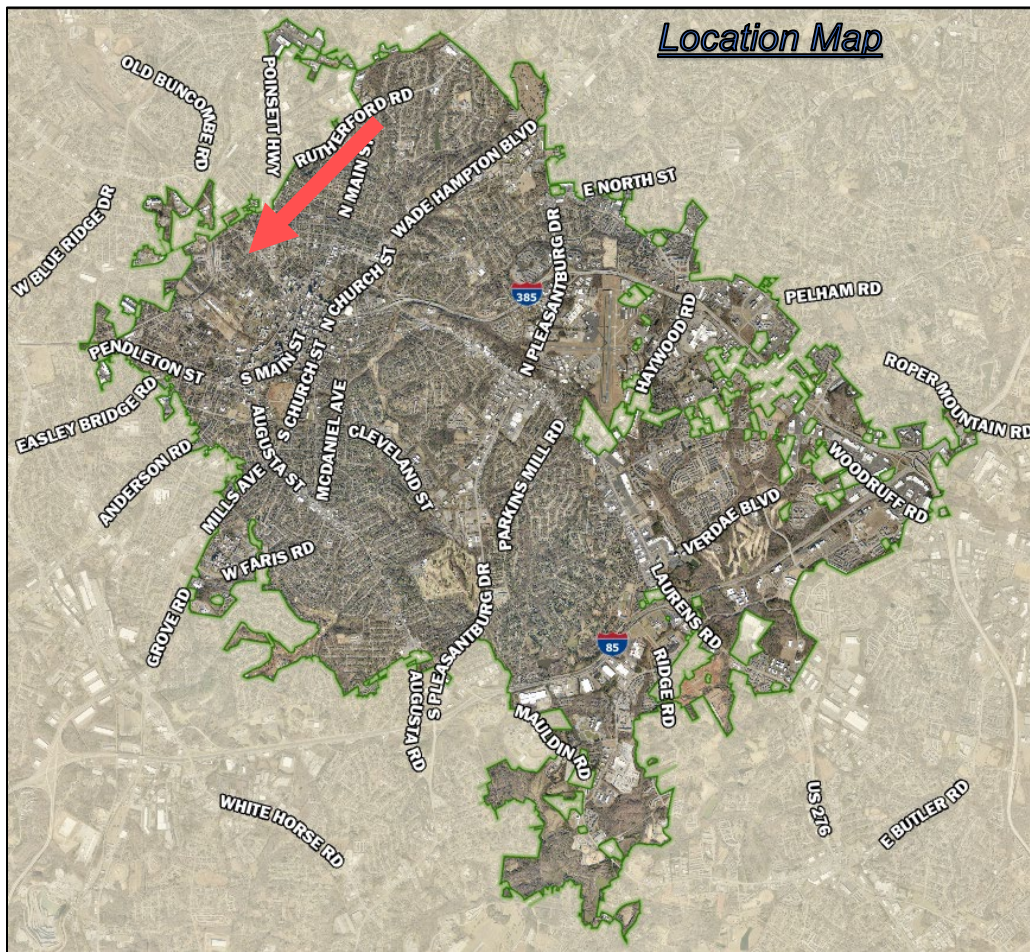
1. HEIGHT	<i>Sec. 2.11.10.</i>
A Overall height (max)	35'
2. MASSING	<i>Sec. 2.11.11.</i>
Building width (max)	None
Active depth (min)	None
3. GROUND STORY	<i>Sec. 2.11.12.</i>
Story height (min)	None
Finish floor elevation (min/max)	None

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



PUBLIC HEARING REQUIRED
Applications involving rezoning require a public hearing.

Docket Number: Z-3-2026
Property Location: 212 Asbury Avenue
Tax Map Number(s): 0023000101900
Property Area: 0.26 acre
Request: Rezone from RH-D to MX-2
Recommendation: Disapprove, with comments



Applicable Sections of the City of Greenville Code of Ordinances:

- Sec. 2-372 Function, Powers, and Duties of the Planning Commission
- Sec 19-1.1.3 Purpose and Intent
- Sec.19-1.3 Official Zoning Map
- Sec.19-2 Zoning Districts
- Sec.19-6.1.3 Planning Commission
- Sec.19-6.2.2 Legislative Review

Z-3-2026: Rezone at 212 Asbury Avenue from RH-D to MX-2

Project Overview:

Z-3-2026 is a request for zoning change from the RH-D, Residential House D District, to the MX-2, Mixed Use 2 District for approximately 0.26 acres located at 212 Asbury Avenue. The property is currently an unoccupied single-family residence.

The property is located within the Southernside Special Emphasis Neighborhood, which has a diverse mixture of residential zoning districts. The surrounding neighborhood is a blend of lower intensity RH-D zoning with single-family detached houses, RN-B zoning across Asbury Avenue, and RNX-B at the Brockwood Senior Living Facility to the southeast.

The intent, according to the applicant, is to renovate the existing structure for use as a short-term rental that will be managed by a property management firm, with the owner living on-site in an accessory dwelling unit.

The existing structure was built in 1910. Named the Mrs. W.H. Smith Tourist Home after a local school principal, the home was listed in the *Negro Motorist Green Book*, a travel guide created in 1936 by Victor Hugo Green. Mr. Green was a Harlem-based postal carrier and travel writer who developed the guide to help African Americans navigate safe dining, lodging, and services during the Jim Crow era.

In a letter from February 2020, the State Historic Preservation Office confirmed eligibility for listing in the National Register under the criterion of Social History and Ethnic Heritage due to its use as a tourist home for African Americans during segregation. The home was approved as a Local Landmark Designation by the City's Historic Review Board in December 2025, with the Board determining that the structure has historic and architectural significance and is at least 50 years in age. As a Local Landmark, compliance with the Design Guidelines for Preservation Overlay Districts is required. Any work on the property must receive a Certificate of Appropriateness, which includes public notice and a public hearing before the Historic Review Board. The designation as a Local Landmark also requires that the Secretary of Interior Standards for Rehabilitation must be followed with any modifications, demolitions, relocations, or similar treatments. Should the owner choose to apply for a demolition, that application would need to be heard and voted on by the Historic Review Board. The Board could at that time require any new construction to be scaled and styled in a manner compatible with the neighborhood or the previous home.

The proposed use of the property for "General Lodging," which includes short-term rentals, is not permitted in the current RH-D zoning district. Therefore, the applicant is requesting the rezoning to MX-2, which is the least-intense zoning district that allows General Lodging as a permitted use.

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

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

Staff recognizes and fully appreciates the historical significance of the property. However, staff's analysis indicates that the proposed MX-2 zoning district likely constitutes "spot-zoning." Spot-zoning is a process of assigning zoning to a parcel of land that is different from that of the surrounding area, often for the benefit of the subject property owner and to the detriment of other owners. While there is MX-2 zoning on Asbury Avenue east of Lloyd Street, there are no contiguous parcels in the immediate area. In addition to the spot-zoning concerns, the MX-2 zoning district allows for a range of uses and development intensities that may adversely affect the neighborhood.

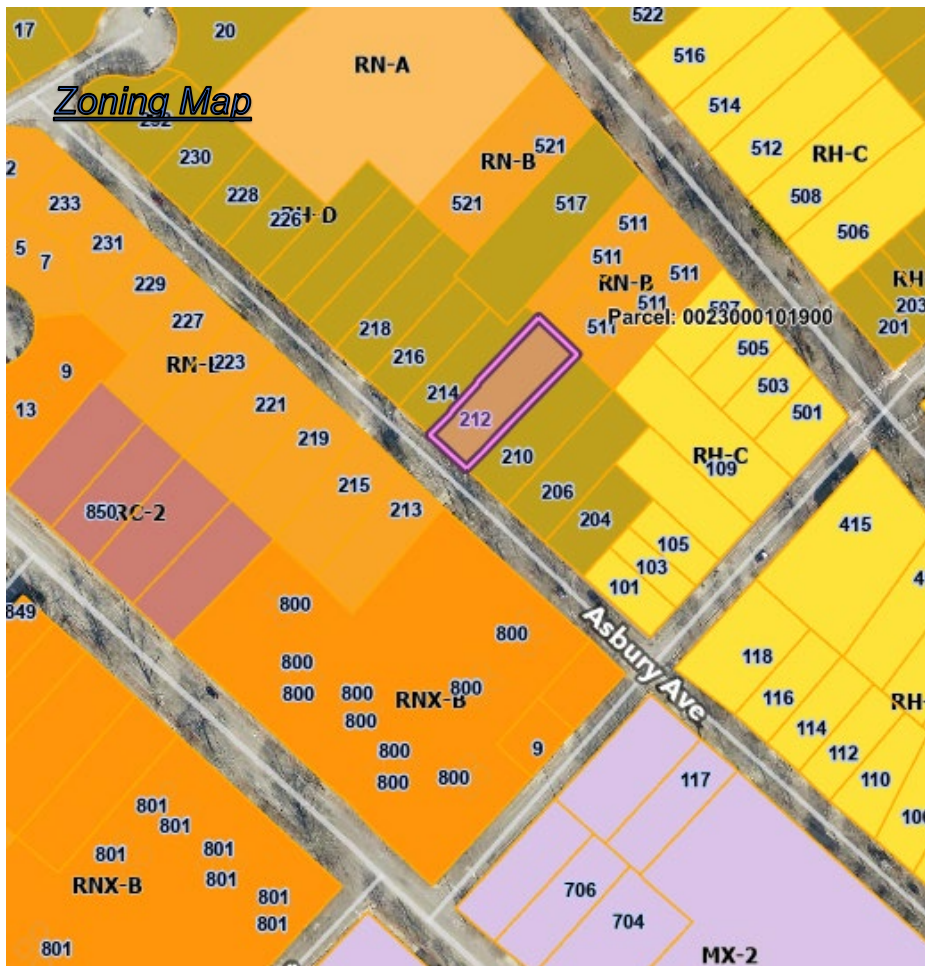
For these reasons, staff is unable to recommend approval for a rezoning to MX-2.

Z-3-2026: Rezone at 212 Asbury Avenue from RH-D to MX-2

Land Use Review

The proposed zoning is the **MX-2 District**. The Future Land Use Map (FLUM) of the GVL2040 Comprehensive Plan recommends the **Urban Residential** land use and is on the border of the areas outlined as opportunities for missing middle housing. The current RH-D District allows one residential unit per lot to be constructed with an additional accessory dwelling unit.

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning	Current Use
Subject Property	RH-D, House District	Single Family Residential
North	RN-B, Neighborhood District	Multifamily Residential
East	RH-D, House District	Single Family Residential
South	RN-B, Neighborhood District	Single Family Residential
West	RH-D, House District	Single Family Residential



Z-3-2026: Rezone at 212 Asbury Avenue from RH-D to MX-2

Procedural Requirements:

Pre-Application and Development Meetings

The City and the applicant held a pre-application meeting on October 29th, 2025.

Project Preview Meeting

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

Approval Process

Zoning map amendments require a public hearing and formal recommendation from the Planning Commission. Once Planning Commission has provided a recommendation, the amendment requires two readings for approval from City Council. In instances where staff has recommended denial, a two-thirds vote of Planning Commission is required to recommend approval. A favorable recommendation from Planning Commission allows for a simple majority vote of City Council to approve the ordinance. If the Planning Commission recommends disapproval, then for the rezoning to be approved by City Council, two-thirds of councilmembers must vote to approve the ordinance.

Other Site Information:

The site is located at 212 Asbury Avenue, bordered by Lloyd Street to the east and Capital Court to the west, within the Southernside Special Emphasis Neighborhood. The property is currently an unoccupied single-family residence.

No known waterways or natural features exist on the property.

Definitions:

Please see the attachments for the RH-D and MX-2 districts for their general provisions.

Staff Analysis:

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

(a) Consistent with Comprehensive Plan.	NO
Comments: The property is situated within the Urban Residential and Areas Suitable for Missing Middle Housing designations on the Future Land Use Map. The allowable range of commercial uses, height, and density of the MX-2 zoning district are not consistent with the recommended development patterns in GVL2040.	
(b) Consistent with Applicable Plans and Studies.	NO
The change in zoning to MX-2 is not consistent with the applicable Southernside Neighborhood Vision Plan conducted by the City in 2011. The plan calls for General Residential for this area and did not contemplate lodging or other commercial uses.	
(c) Compatible with Surrounding Uses.	NO
Comments: The MX-2 District permits uses that are not compatible with surrounding residential uses. The Greenville Development Code would require transitions and screening around the edges of the parcel if it were redeveloped. However, these standards also limit the future buildable area of the subject property.	
(d) Provide logical and orderly Development Pattern.	NO

Z-3-2026: Rezone at 212 Asbury Avenue from RH-D to MX-2

The proposed zoning district does not provide a logical or orderly development pattern along the street or to adjacent lots. However, the approved Local Landmark Designation would restrict incompatible scale and massing for a new structure if demolition was sought in the future. This would be subject to the interpretation of the Design Guidelines by the Historic Review Board.

STAFF RECOMMENDATION:

Disapprove rezoning to MX-2, Mixed-Use 2 District.

Staff Comments

1. If the Commission sees fit to make a motion for approval, staff recommends the approval to include a comment that the approval shall not constitute a precedent. The approval motion should further state that the approval is based upon the historical use of the property as a hotel and that MX-2 is the most restrictive zoning district to allow the reestablishment of the historical lodging use.
2. As the property is now protected through a Local Landmark Designation, any future site improvements, exterior modifications, or demolitions on the property will require approval by the Historic Review Board.

Civil Engineer Comments

Recommend: Approve

Traffic Engineer Comments

Recommend: Approve

Fire Department Comments

Recommend: Approve w/ Conditions

Comments:

Our research shows this property as uninhabitable and is in need of reconstruction. The approval for a short-term rental should be considered after property brought up to code and then this request can be evaluated.



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

APPLICANT/OWNER INFORMATION

*Indicates Required Field



PROPERTY INFORMATION

*LOT(S) ADDRESS(ES) 212 Asbury Avenue

*LOT(S) TAX MAP NUMBERS: 0023000101900

*LOT DEED BOOK/PAGE 2017/640

*CURRENT ZONING DESIGNATION RH-D

*PROPOSED ZONING DESIGNATION MX-2

*TOTAL LOT(S) ACREAGE .26 Acre

*REASON FOR PROPOSED REZONE: The MX-2 zoning designation is necessary to permit the property's operation as a short-term rental, which aligns with its historic use as a tourist home during the period of significance.

FEES/INSTRUCTION

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

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

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

- 2. Staff will review the application for “sufficiency” pursuant to Division 19-6.2.1(B)3., Completion Determination. If the application is deemed insufficient, staff will notify the applicant and request that the application be revised and resubmitted to address insufficiency comments. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.
- 3. Please refer to **the Official Zoning Map** for additional information.
- 4. Prior to submittal, the applicant must have presented their rezoning at the City’s monthly Project Preview Meeting.
- 5. **Public Notice Requirements.** Zoning Map Amendment applications require a planning commission public hearing. The applicant is responsible for sign posting the subject property and for mailing the Public Hearing notices to property owners and resident addresses at least 15 days (but no more than 18 days) prior to the scheduled hearing date.

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

AUTHORIZATION

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

2. Please read carefully: The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts. In addition, the applicant affirms that the applicant or someone acting on the applicant’s behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction. If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks. Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning Commission will be presented to the City Council at their next regularly scheduled meeting to be held on the fourth Monday of the month following the Planning Commission meeting in which the matter was heard.

APPLICANT SIGNATURE Melanie C Brown

DATE January 29, 2026

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

*Signatures	
Applicant	Melanie C. Brown
Date	January 29, 2026
Property Owner/Authorized Agent	Sha A. Lake
Date	January 29, 2026

SUPPORTING INFORMATION – STANDARDS QUESTIONS

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

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

PLEASE SEE ATTACHED

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

PLEASE SEE ATTACHED

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

PLEASE SEE ATTACHED

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

PLEASE SEE ATTACHED

Supporting Information – Standards Questions Attachment

Q1) Describe the manner in which the proposed zoning is consistent with the GVL2040 Comprehensive Plan and the GVL2040 Future Land Use Map.

The proposed zoning amendment is consistent with the GVL2040 Comprehensive Plan and Future Land Use Map, which emphasize equitable redevelopment, historic preservation, and reinvestment in historically marginalized communities. GVL2040 explicitly recognizes the importance of addressing past injustices and supporting African American neighborhoods through inclusive land use policies. Allowing a mixed-use zoning designation for this property enables the preservation and activation of a culturally significant Green Book site while maintaining its residential scale and character. The proposed zoning supports community-serving cultural and educational uses, encourages minority-led economic development through heritage tourism, and aligns with GVL2040's vision for reinvestment within existing neighborhoods rather than outward expansion.

Q2) Explain how the proposed zoning map amendment is consistent with applicable City Council-approved plans and studies.

The proposed zoning map amendment aligns with City Council–approved plans and studies that prioritize historic preservation, adaptive reuse, and equitable development. City-adopted planning frameworks increasingly recognize the importance of preserving African American cultural landmarks and integrating them into the City's redevelopment strategy. Since the original zoning designation was adopted, Greenville has advanced policies that emphasize equity, inclusion, and the protection of historically significant resources. This amendment is consistent with those priorities by enabling the adaptive reuse of a locally designated historic landmark in a manner that honors cultural heritage, supports education and tourism, and remains compatible with surrounding residential uses.

Q3) Explain and demonstrate how the proposed zoning map amendment will be consistent with the purpose and intent of the zoning districts in the Greenville Development Code, will promote compatibility among surrounding uses, and will promote efficient and responsible development within the City.

The proposed zoning map amendment is consistent with the purpose and intent of the Greenville Development Code by promoting compatible, low-impact reuse of an existing residential structure. The property will maintain its single-family scale, form, and appearance while introducing a culturally meaningful use that is residentially compatible with the surrounding neighborhood. A deed restriction will further limit future uses to ensure the property cannot be converted into high-traffic commercial activities such as retail or restaurants. Additionally, the property has been approved for Local Landmark Designation (LLDE #25-999), which provides an added layer of protection to ensure the site remains heritage-focused and compatible with adjacent residential zoning. The amendment supports efficient development by reusing existing infrastructure, buildings, and services without creating new demands on City systems.

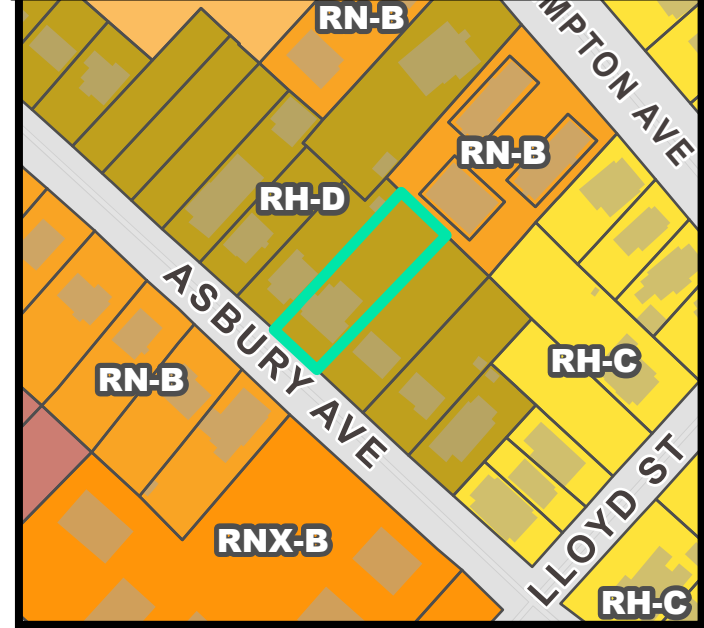
Q4) Explain how the proposed zoning map amendment promotes a logical and orderly development pattern.

The proposed zoning amendment promotes a logical and orderly development pattern by supporting reinvestment within the existing urban fabric rather than encouraging new or disruptive development. The amendment facilitates the adaptive reuse of a historically significant structure while preserving its residential character and neighborhood context. By limiting intensity through deed restrictions and landmark protections, the zoning change ensures orderly integration with surrounding residential uses and prevents strip or ribbon commercial development. This approach reflects modern planning principles that prioritize sustainability, historic preservation, and incremental reinvestment as key components of Greenville's long-term growth strategy.

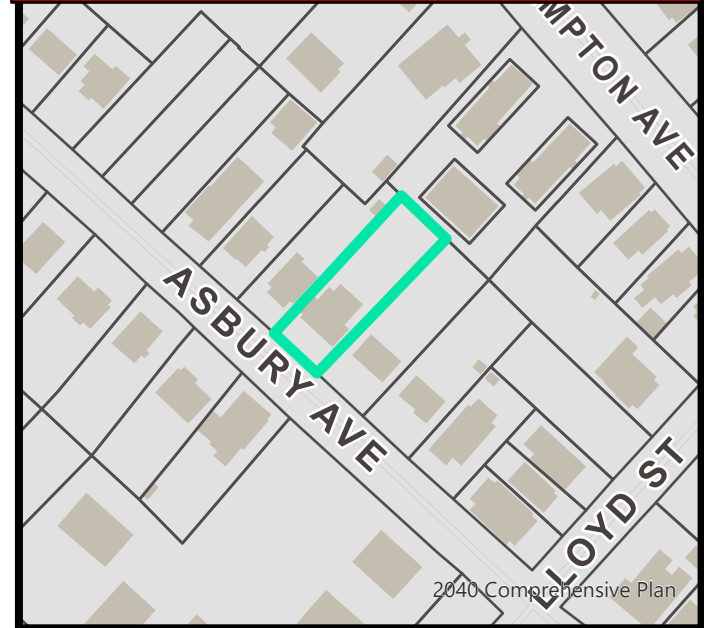
AERIAL VIEW



CURRENT ZONING



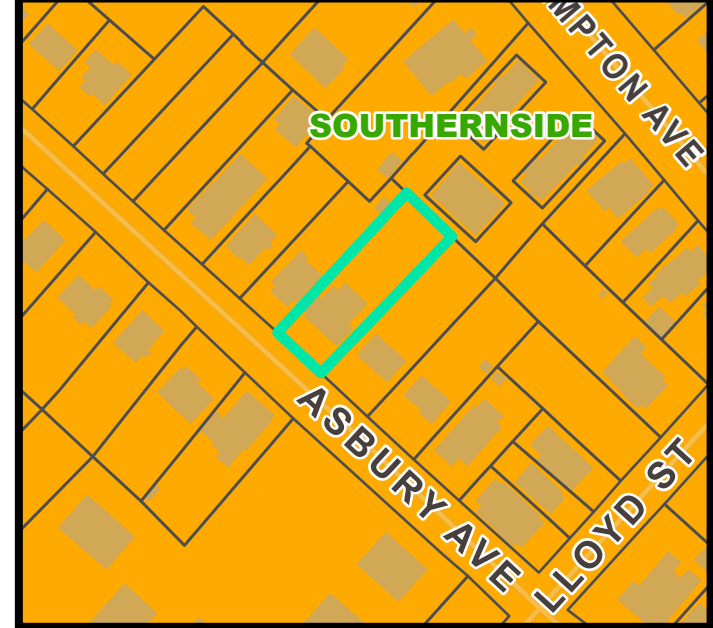
FUTURE LAND USE



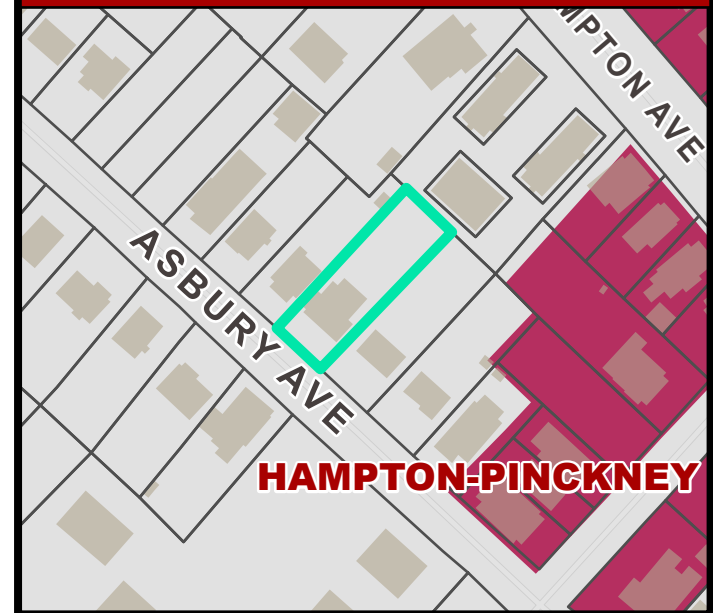
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS

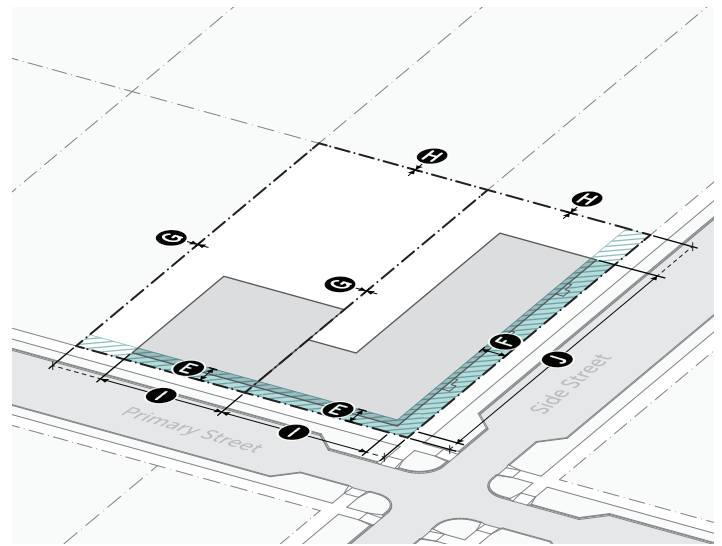
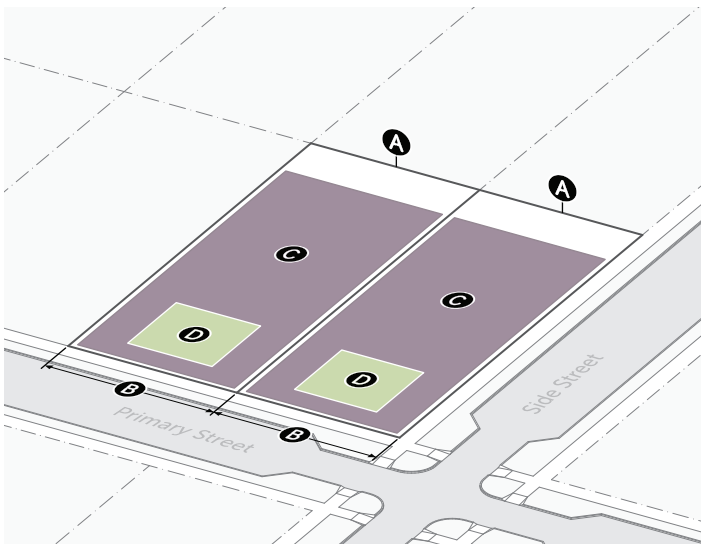


PRESERVATION OVERLAYS



19-2.5.2. **MX-2** MIXED USE 2

A. SITE

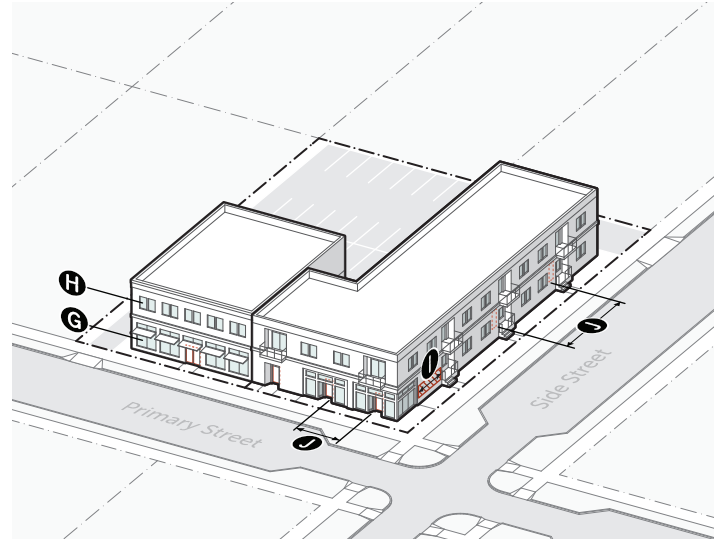
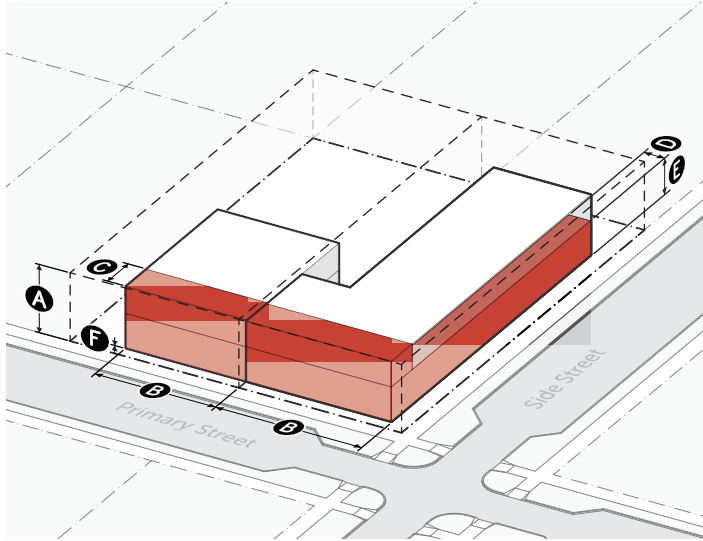


1. LOT SIZE	Sec. 2.11.2.
A Area (min)	None
B Width (min)	
Front access	40'
Side/rear access	15'
2. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	80%
D Outdoor amenity space (min)	10%

3. BUILDING SETBACKS	Sec. 2.11.5.
E Primary street lot line (min/max)	0' / 10'
F Side street lot line (min/max)	0' / 10'
G Side lot line (min)	0'
H Rear lot line (min)	0'
Alley lot line (min)	5'
4. TRANSITIONS	Sec. 2.11.6.
Transition type	Type A
5. BUILD-TO	Sec. 2.11.7.
Build-to width (min)	
I Primary street	75%
J Side street	45%
6. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	20'
Side street (min)	5'
7. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type F 8'

MX-2

B. BUILDING



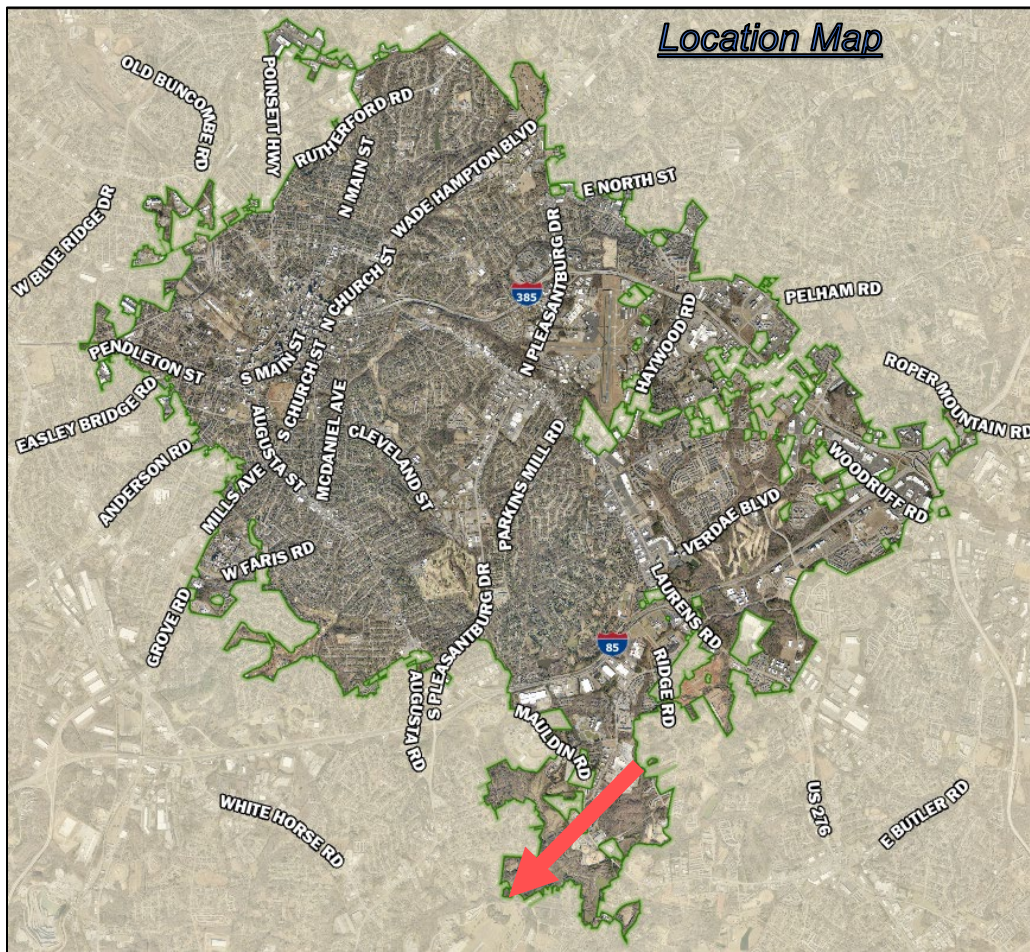
1. HEIGHT⁴	<i>Sec. 2.11.10.</i>	
A Overall height (max stories)		
Base		2
Bonus		4
2. MASSING	<i>Sec. 2.11.11.</i>	
B Building width (max)		275'
Active depth (min)		
C Primary street		15'
D Side street		9'
3. FLOOR HEIGHTS⁴	<i>Sec. 2.11.12.</i>	
GROUND STORY		
E Story height (min/max)		
Residential		10' / 18'
Nonresidential		12' / 18'
F Finish floor elevation (min/max)		
Residential		2' / 5'
Nonresidential		-2' / 2'
UPPER STORY		
Story height (max)		15'

	<i>Primary St.</i>	<i>Side St.</i>
4. TRANSPARENCY	<i>Sec. 2.11.13.</i>	
G Ground story (min)		
Residential	35%	30%
Nonresidential	50%	30%
H Upper story (min)	20%	20%
I Blank wall width (max)	15'	25'
5. ENTRANCES⁴	<i>Sec. 2.11.14.</i>	
J Street-facing entry spacing (avg)	40'	60'
Entry feature	Yes	Yes



PUBLIC HEARING REQUIRED
Applications involving rezoning require a public hearing.

Docket Number: Z-4-2026
Property Location: Fork Shoals Road
Tax Map Number(s): 0395000100610
Property Area: 5.06 acres
Request: Rezone from RH-B to IG
Recommendation: Approve



Applicable Sections of the City of Greenville Code of Ordinances:

- Sec. 2-372 Function, Powers, and Duties of the Planning Commission
- Sec 19-1.1.3 Purpose and Intent
- Sec.19-1.3 Official Zoning Map
- Sec.19-2 Zoning Districts
- Sec.19-6.1.3 Planning Commission
- Sec.19-6.2.2 Legislative Review

Z-4-2026: Rezone at Fork Shoals Road From RH-B to IG

Project Overview:

Z-4-2026 is a request for zoning change from the RH-B, Residential House B District, to the IG, Industrial General District, for approximately 5.06 acres located along Fork Shoals Road. The property is currently undeveloped.

The property was annexed into the City in June 2024 under Ordinance number 2024-36. The previous owner that applied for the annexation proposed a residential project on the property and requested the RH-B zoning district. The project was abandoned due to the cost of extending utilities for residential service.

The property is not located within a special emphasis neighborhood or other overlay district. It is bounded to the south by the Donaldson Airport/SCTAC and to the north by Conestee Nature Preserve. The western portion of the parcel is within the FEMA AE zone floodplain; any development of the property will need to adhere to the strict requirements of the Greenville Development Code and Engineering Design and Specifications Manual.

Development in areas that are in close proximity to an airport are more closely scrutinized than other areas. The South Carolina Aeronautics Commission provides the Compatible Land Use Evaluation (CLUE) tool to evaluate those properties and determine compatibility of the proposed development. This parcel straddles two Zones within the CLUE tool, Zone B1 and Zone C, identified as the Runway Protection Zone and the Airport Inner Approach & Transitional Zone, respectively. Compatible land uses for these zones include light manufacturing and commercial, small business, warehousing, and very low density residential defined as single-family homes on large lots. While the land uses do not specify a specific density, it should be noted that the current RH-B zoning would allow for approximately 4.8 units per acre. Since the property is a zoning change of more than 2 acres, any proposed development will require a compatibility evaluation from the Aeronautics Commission.

GVL2040 was drafted before the annexation of this parcel, so there is not a future land use designation for this area south of Conestee. For properties around the periphery of the city and which were recently annexed or going through the annexation process, staff may review Greenville County's Future Land Use Map. Here, the property has Industrial and Flood Plain Future Land Use designations.

Staff finds that the IG zoning district is consistent with the surrounding County zoning of S-1 Services and I-1 Industrial. A transition Type C, with a 30-foot setback, is required along any adjacent residential property lines.

Land Use Review

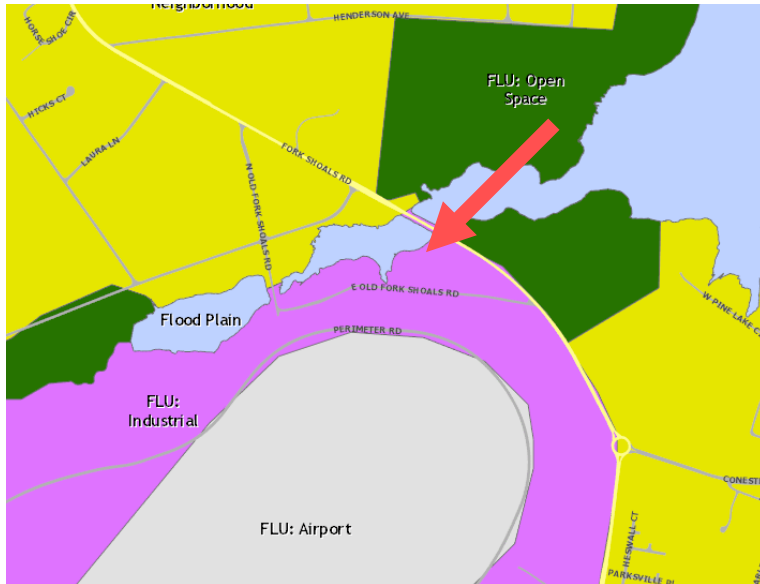
A simple look at a zoning map does not provide a clear picture of land development patterns in the area. Staff conducted various site visits to better understand existing conditions and land uses around the property. To the North, across Fork Shoals Road, is Conestee Nature Preserve. Otherwise, properties in the area are a mix of industrial land uses, residential ranging from large, detached homes to mobile homes, a fire station, auto repair shops, and more.

The proposed zoning is the **IG Industrial District**. Per Sec. 19-2.8.1, the IG district is intended to accommodate a range of larger-footprint commercial and low-impact industrial activities, including those where some outdoor storage is needed. While the IG district allows for High-Impact and Industrial and Manufacturing, **prohibited** uses include, but are not limited to:

- Rendering plants, slaughterhouses, and meat packing plants;
- Production of chemical, leather, rubber, and similar products;
- Any use that involves the manufacture, handling, sale, distribution, or storage of highly combustible, toxic, or explosive materials in violation of the state fire code;
- Any use that creates a foul odor off-premises on a regular basis.

Z-4-2026: Rezone at Fork Shoals Road From RH-B to IG

As mentioned, the GVL2040 Future Land Use Map (FLUM) does not cover the area south of Conestee Nature Preserve. Greenville County has applied the Industrial and Flood Plain designations with its Future Land Use Map, as depicted below.



LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning	Current Use
Subject Property	RH-B, House District	Undeveloped
North	PK, Park	Conestee Nature Preserve
East	County S-1, Services	Commercial Business
South	County I-1 Industrial	Donaldson Airport/SCTAC
West	County R-MA	Commercial/Manufactured Home

Z-4-2026: Rezone at Fork Shoals Road From RH-B to IG



Procedural Requirements:

Pre-Application and Development Meetings

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

Project Preview Meeting

The applicant attended the January 27th, 2026 Project Preview Meeting (PPM) at the Prisma Health Welcome Center at Unity Park. The response form is attached to the agenda packet.

Other Site Information:

The site is located along Fork Shoals Road, bordered by the Conestee Nature Preserve to the north and Donaldson Airport/SCTAC to the south. The property is currently undeveloped.

Definitions:

Please see the attachments for the RH-B and IG districts for their general provisions.

Staff Analysis:

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

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

Z-4-2026: Rezone at Fork Shoals Road From RH-B to IG

Comments: The property was annexed in 2024. The future land use designation in GVL2040 did not extend south of the Conestee Nature Preserve. Greenville County's future land use designation is Industrial.

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

There are no applicable plans or studies for this area.

(c) Compatible with Surrounding Uses.	YES
--	------------

Comments: The IG district is compatible with the County future land use and the properties surrounding with existing commercial operations.

(d) Provide logical and orderly Development Pattern.	YES
---	------------

The current development of the site will allow opportunity for additional commercial businesses along Fork Shoals Road, contiguous to County S-1 Services and I-1 Industrial zoning districts.

STAFF RECOMMENDATION:

APPROVE rezone to IG, Industrial District.

Staff Comments

Environmental Engineer Comments

Recommend: Approve w/ Conditions

Comments:

- 1) Wastewater – Wastewater service for the development will be subject to the following conditions:
 - a. The developer must confirm that the existing sewer system/treatment plant has available flow from ReWa by submitting a Sewer Capacity Request Form (Service Lateral Fillable Form aka PSSAR).
<https://survey123.arcgis.com/share/0277dbae6a974c5fab9b932b414d59bb>
 - b. The wastewater permitting and acceptance process shall meet those requirements set forth in the City of Greenville Design and Specifications Manual Chapter 8.
 - c. Each building shall have a separate and direct connection to the sanitary sewer main.
 - d. Each building shall require a new service fee through ReWa.
 - e. This project may include a Sanitary Sewer Main Extension and will require submittal of a wastewater permit. Submit to the City of Greenville for review via the City's online portal:
<https://www.greenvillesc.gov/FormCenter/Engineering-22/SC-DHEC-Wastewater-Construction-Permit-P-385>
- 2) Stormwater Management – Development 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:

Z-4-2026: Rezone at Fork Shoals Road From RH-B to IG

- 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.
 - a. 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.
 - b. Any stormwater drainage system conveying offsite water shall be designed in compliance with the Stormwater Ordinance.
 - c. 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.

Z-4-2026: Rezone at Fork Shoals Road From RH-B to IG

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.

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

Civil Engineer Comments

Recommend: Approve

Traffic Engineer Comments

Recommend: Approve



APPLICATION FOR **REZONE**

Contact Planning & Development (864) 467-4476

APPLICANT/OWNER INFORMATION

*Indicates Required Field



PROPERTY INFORMATION

***LOT(S) ADDRESS(ES)** Fork Shoals Road, Greenville, SC 29605

***LOT(S) TAX MAP NUMBERS:** 0395000100610

***LOT DEED BOOK/PAGE** 2712 / 84

***CURRENT ZONING DESIGNATION** 518 Conestee Road, Greenville, SC 29605

***PROPOSED ZONING DESIGNATION** Industrial General District (IG)

***TOTAL LOT(S) ACREAGE** 5.06

***REASON FOR PROPOSED REZONE:** The desired use is not permitted under the current zoning designation. The only zoning classification that allows the proposed use of a vehicular storage yard and repair shop is the industrial general (IG) zoning classification.

FEES/INSTRUCTION

1. **ZONING MAP AMENDMENT**.....\$550.00
- A. A **zoning map amendment** is a request to amend the Official Zoning Map by changing the zoning designation of property from one zoning district to another, or to change the boundaries of an existing zoning district, including overlay districts.
- i. The applicant is **REQUIRED** to schedule a pre-application conference with the City of Greenville Planning Department to discuss general regulations and procedures required for approval.
 - ii. Following the pre-application conference, the applicant must submit a complete application form, a tabular list of parcels with current & proposed zoning, and a general aerial map of the boundaries of the subject property under the rezoning proposal. The applicant is welcomed to submit renderings of future development proposals.
 - Rezoning proposals for Preservation (-P) Overlay Districts may be required to submit additional material for administrative review. The Historic Review Board will make an independent recommendation to Planning Commission.
2. Staff will review the application for "sufficiency" pursuant to Division 19-6.2.1(B)3., Completion Determination. If the application is deemed insufficient, staff will notify the applicant and request that the application be revised and resubmitted to address insufficiency comments. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.
3. Please refer to **the Official Zoning Map** for additional information.
4. Prior to submittal, the applicant must have presented their rezoning at the City's monthly Project Preview Meeting.
5. **Public Notice Requirements.** Zoning Map Amendment applications require a planning commission public hearing. The applicant is responsible for sign posting the subject property and for mailing the Public Hearing notices to property owners and resident addresses at least 15 days (but no more than 18 days) prior to the scheduled hearing date.
- Upon planning commission recommendation, the application item will be scheduled for city council hearing.

AUTHORIZATION

1. **Please verify that all required information is reflected on the plan(s), and submit one (1) paper copy or one (1) electronic version of the application submittal package.**
2. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts. In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction. If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks. Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning Commission will be presented to the City Council at their next regularly scheduled meeting to be held on the fourth Monday of the month following the Planning Commission meeting in which the matter was heard.

APPLICANT SIGNATURE Billy Tallison
DATE 2/7/26

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

*Signatures	<i>Billy Tallison</i>
Applicant	
Date	<i>2/7/26</i>
Property Owner/Authorized Agent	
Date	

SUPPORTING INFORMATION – STANDARDS QUESTIONS

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

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

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

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

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

Rezoning application responses:

1. The site, located on Fork Shoals Road, was recently annexed by the city and is therefore not shown on the GVL 2040 Future Land Use Map. However, this property is shown as industrial on the Greenville County Future Land Use Map. The property would most likely be classified as a community mixed-use area by the GVL 2040 Comprehensive Plan which includes industrial developments. Community mixed-use is generally located adjacent to highways and contains commercial and light manufacturing and industrial. The proposed zoning is to allow to proposed use of vehicular storage and repair which is only permitted under the Industrial General (IG) zoning classification.
2. The property was recently annexed into the city and therefore is not included in older planning studies. Prior to the parcel being annexed into the city, the property was zoned as R-10 single family residential district. The Greenville County future land use map has the parcel and surrounding properties zoned as Industrial. Planning staff have indicated their support of using the Greenville County future land use map zoning designation as appropriate for this property rezoning request.
3. The proposed zoning is to allow to proposed use of vehicular storage and repair which is only permitted under the Industrial General classification. The property is located just north of Donaldson Airport. The surrounding area and parcels directly to the south are largely zoned as industrial and commercial. All parcels on the south side of E Old Fork Shoals Road are zoned as either commercial or industrial. The presence of floodplain on the western portion of the parcel will prohibit development from occurring thereby providing a natural buffer to the residential properties to the west. The proposed zoning is compatible with neighboring properties in the project area which promotes efficient and responsible development.
4. The Greenville County future land use map had the parcel and surrounding properties zoned as Industrial. The proposed rezoning and development is consistent and compatible with adjacent industrial zoned properties and would not create a spot zoning scenario thereby promoting a logical and orderly development pattern.

Please let us know if there are any additional questions,

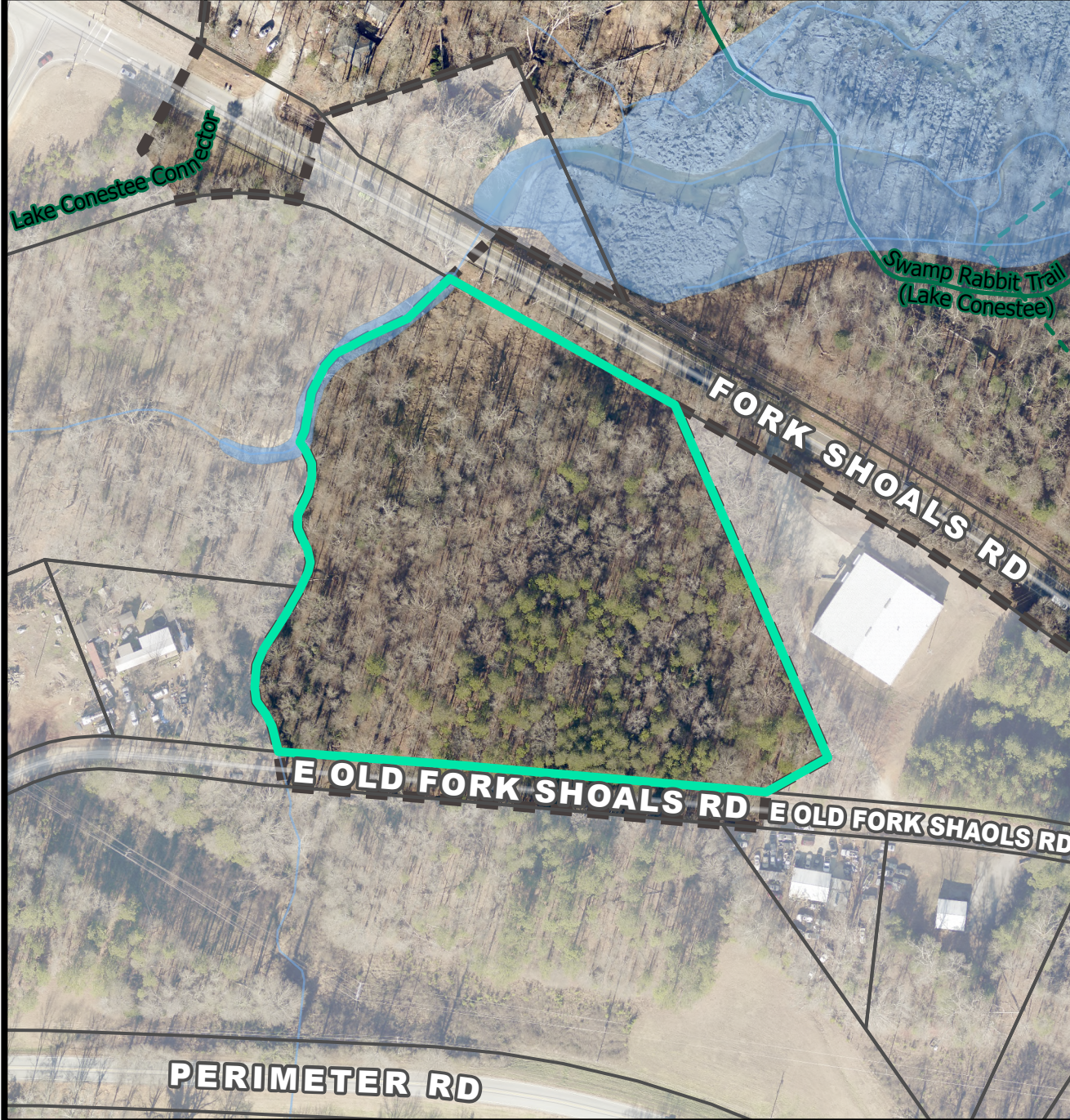
Sincerely,

Darrohn Engineering, LLC

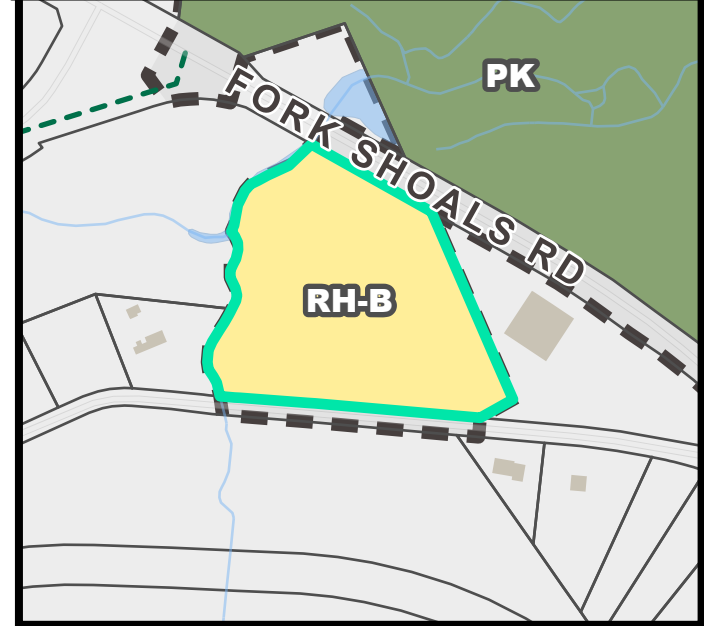
Cc: Project File

Z-4-2026 • FORK SHOALS ROAD

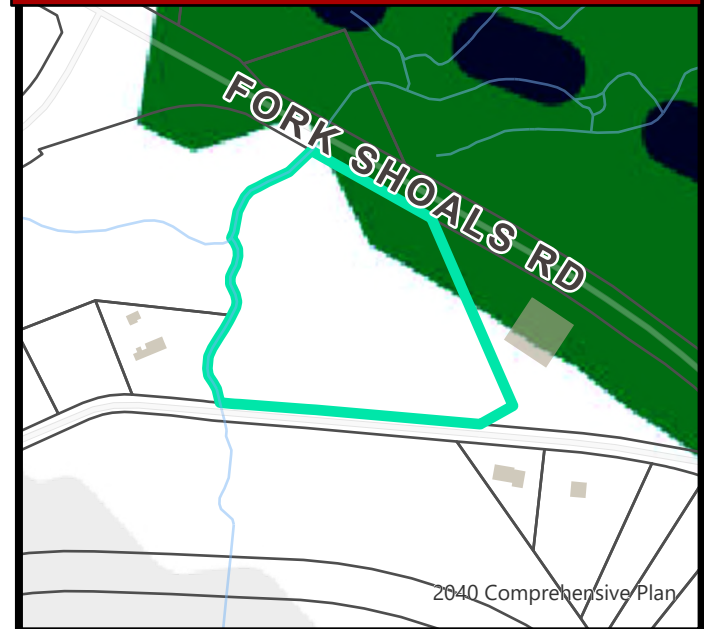
AERIAL VIEW



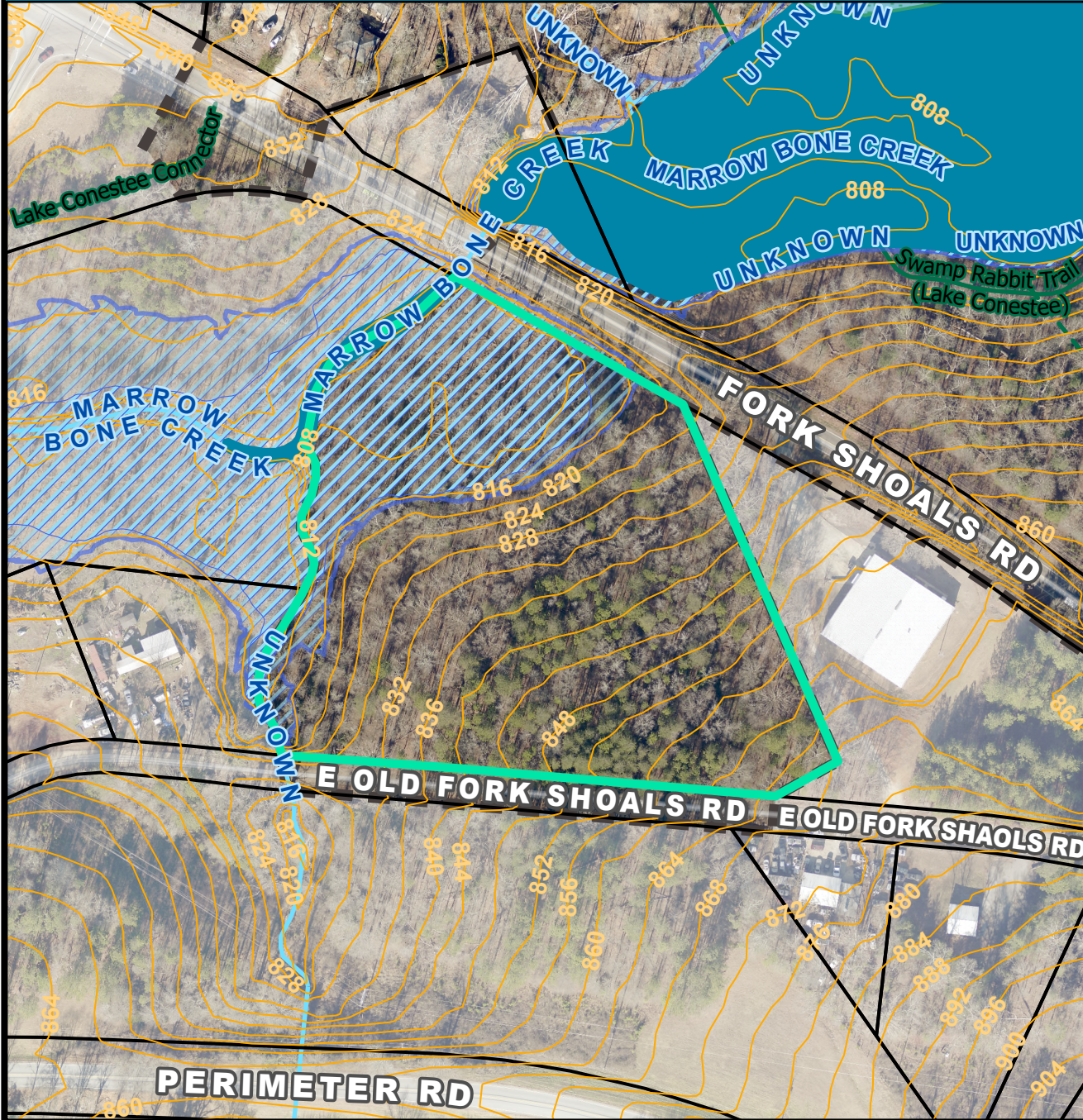
CURRENT ZONING



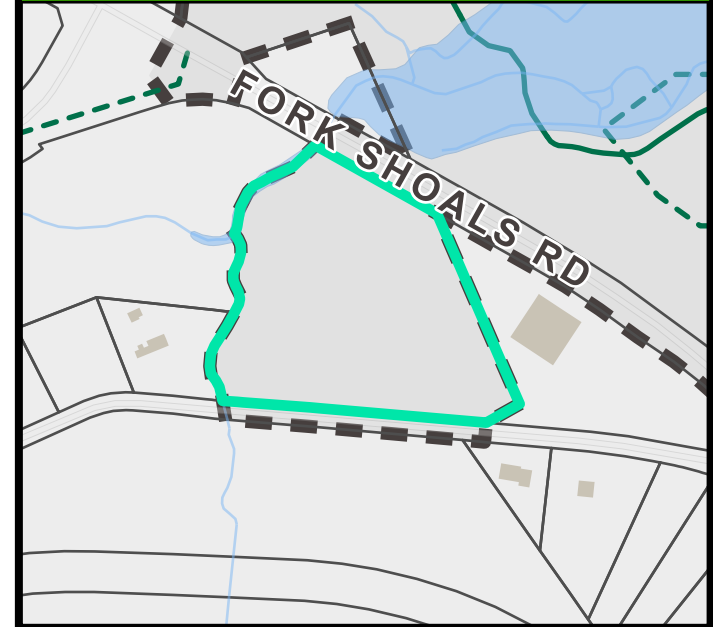
FUTURE LAND USE



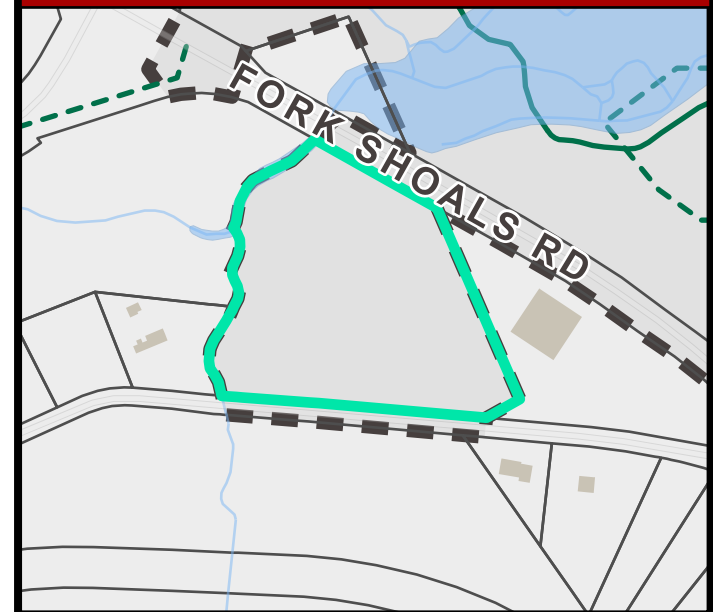
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS

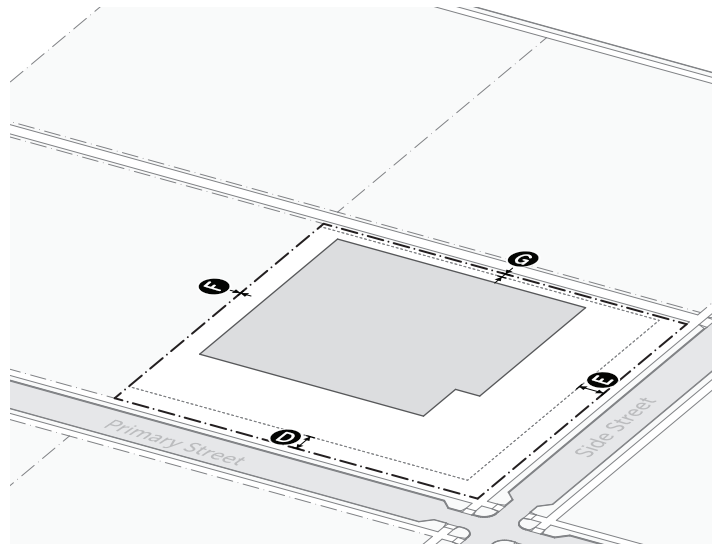
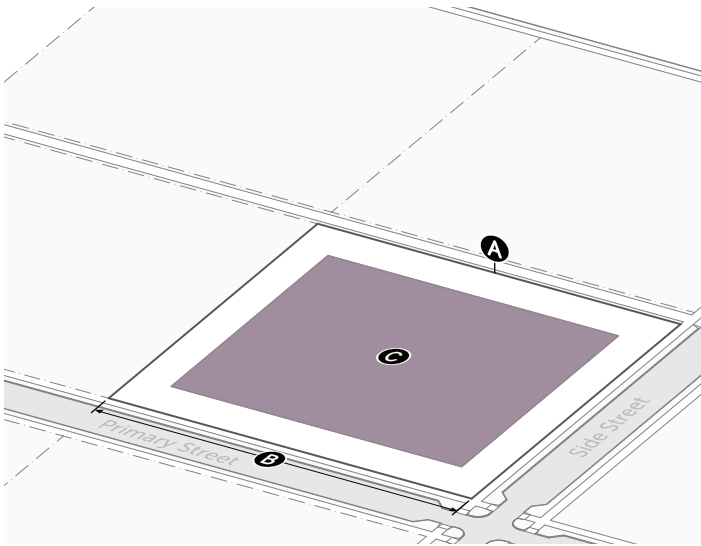


PRESERVATION OVERLAYS



19-2.8.3. IG INDUSTRIAL GENERAL

A. SITE



1. LOT SIZE	<i>Sec. 2.11.2.</i>
A Area (min)	10,000
B Width (min)	100'
2. COVERAGE	<i>Sec. 2.11.4.</i>
C Building coverage (max)	60%
Outdoor amenity space (min)	None

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

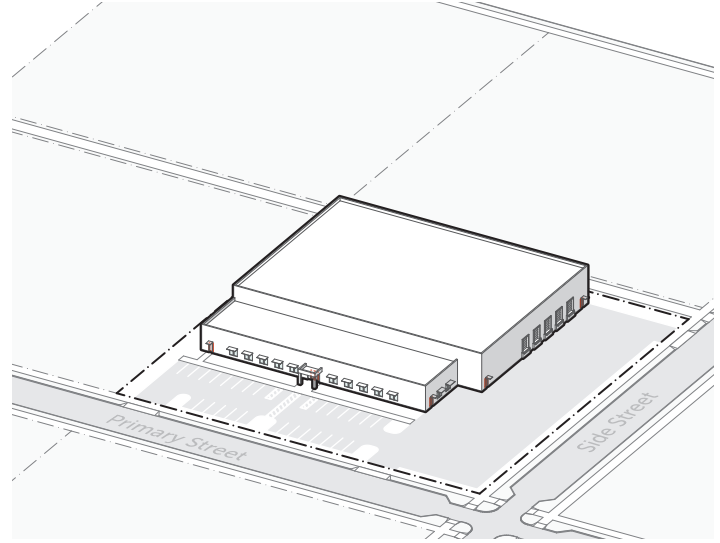
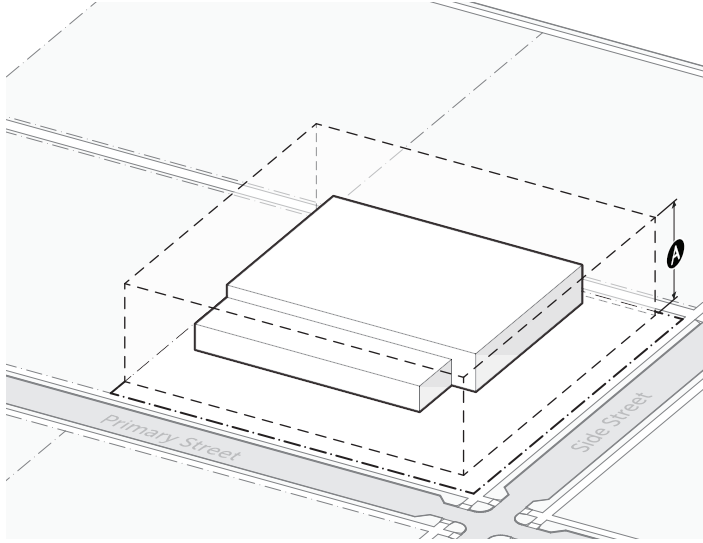
4. TRANSITIONS	<i>Sec. 2.11.6.</i>
Transition type	Type C

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

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



B. BUILDING



1. HEIGHT	<i>Sec. 2.11.10.</i>
A Overall height (max)	80'
2. MASSING	<i>Sec. 2.11.11.</i>
Building width (max)	None
Active depth (min)	None
3. GROUND STORY	<i>Sec. 2.11.12.</i>
Story height (min)	None
Finish floor elevation (min/max)	None

	Primary St.	Side St.
4. TRANSPARENCY	<i>Sec. 2.11.13.</i>	
Ground story (min)	None	None
Upper story (min)	None	None
Blank wall width (max)	None	None
5. ENTRANCES⁴	<i>Sec. 2.11.14.</i>	
Street-facing entry spacing (avg)	None	None
Entry feature	No	No



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

PUBLIC HEARING REQUIRED

Zoning text amendments require a public hearing.

Docket Number: Z-1-2026
Text Amendment to: 30-Month update of Chapter 19: Greenville Development Code
Applicant(s): City of Greenville
Recommendation: Approve

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 2-372 *Function, Powers, and Duties of Planning Commission*
Sec. 19-6.1.3. *Authority - - Planning Commission*
Sec. 19-6.2.2. *Legislative Review*

Background:

The Greenville Development Code went into effect on July 15, 2023. As part of the adoption process, the city committed to conducting a review of the code at 6 months, 12 months, and annually thereafter to address any technical issues and to update the code in response to evolving trends, development patterns, and community feedback. The goal is to ensure the code remains effective and operational for Greenville for years to come.

Since adoption, four rounds of amendments have been adopted by City Council. This 30-month update continues the effort to make the code more operable and responsive to Greenville's development patterns and neighborhood character.

Highlights of the 30-month code update were shared during a "Coffee with the Code" session on January 28, 2026, as well as at a monthly Project Preview Meeting on February 3, 2026. The entire draft of the 30-month code update was published online on February 18, 2026.

In addition to seeking feedback from the public, input was sought from the Planning Commission at its February 5, 2026, meeting as well as from City Council during its February 9, 2026 work session.

Planning Commission may include comments or propose modifications as part of its recommendation to City Council. Future changes may be initiated consistent with Sec. 19-6.2.2. or as part of the next scheduled update.

Discussion:

This section provides an overview of the more substantive amendments proposed with this 30-month review.

Note: The page numbers below refer to those in the published amendment document.

Art. 19-1. Introductory Provisions (pg. 6)

- A reference to the recently approved -ENT, Entertainment District Overlay will be added to Div. 19-1.2. Districts Established.

Art. 19-2. Zoning Districts (starting on pg. 7)

- Updates to reflect the changes from “Ground Story” to “Floor Heights” made during the 24-month update; no substantive changes to Floor Heights are otherwise included with this update.
- An increase in maximum building coverage in the RH-D district from 50 percent to 60 percent is proposed to align with the 60 percent maximum allowance in the RN-A district.
- *Non-residential Design Standards in Residential Districts*--Two new sections will be created to better address non-residential development in RH- and certain RN- districts--specifically, the public and institutional uses that are already permitted in these residential districts (e.g. religious buildings, daycares, and schools). The current district design standards are tailored toward residential buildings, which is not always conducive to non-residential construction. The proposed sections would allow for greater maximum building width, lower finished-floor elevations, and smaller parking setbacks. In exchange for these allowances, larger side and rear setbacks would be imposed. A low transition buffer would also be required when abutting existing or future residential development.
- A new illustration and additional language are proposed to provide clarification on roof design requirements in the -NR, Neighborhood Revitalization Overlay. These changes were requested by neighborhood leadership to city staff within the zoning overlay, which are Nicholtown, West Greenville, Greater Sullivan, and Green Avenue Neighborhoods.
- The -ENT, Entertainment District Overlay regulations will be changed to reflect the proposed move from special exceptions to conditional use permits for late night uses.
- A setback relief provision for recently annexed lots is proposed to enable new development on those lots to follow the existing setback pattern of the area.

Art. 19-3. Use Regulations (starting on pg. 18)

- *Conditional use permits*
 - Conditional use permits, a zoning tool not currently offered in the city’s development code, will be added to the code. Conditional use permits were effectively employed under the previous Land Management Ordinance and staff is proposing to reintroduce them in the Greenville Development Code. Conditional uses allow a certain land use which is likely appropriate in the zoning district but requires further review and decision by city staff. If the use is approved, conditions may be imposed to ensure the use will be compatible with surrounding properties.
 - Several uses within the use table are proposed to become conditional uses (as described further in this report).
 - Additional information on conditional use permitting can be found in the summary of changes related to Art. 19-6. further in this report.
- *Entertainment and recreation uses*
 - The use table is proposed to change “general indoor entertainment and recreation,” “general outdoor entertainment,” and accessory “outdoor entertainment” to conditional use. Existing use standards will continue to apply.
 - The change from permitted by right to permitted by conditional use will enable heightened review prior to approval and will strengthen the city’s ability to impose reasonable conditions on these types of uses to help balance multiple interests.
 - As part of the proposed transition to conditional use review, the associated use standards in Sec. 19-3.4.4.B. and 19-3.5.2. have been evaluated. Changes are proposed to protect public safety, limit impacts on surrounding properties, and align with past approval conditions by the Zoning Administrator or the Board of Zoning Appeals.
- *Food and beverage uses*
 - The use table is proposed to change “bar or nightclub,” “brewpub,” and “microbrewery, small winery, or microdistillery” from permitted by right to conditional use. To be clear,

- conditional use permits would apply to these specific uses **only**, not every food and beverage establishment. Existing use standards will continue to apply.
- The change from permitted by right to permitted by conditional use will enable heightened review prior to approval and will strengthen the city’s ability to impose reasonable conditions on these types of establishments.
 - As part of the proposed transition to conditional use permits, the use standards in Sec. 19-3.4.4.C. for these uses have been evaluated. Changes are proposed to protect public safety, limit impacts on surrounding properties, and align with past approval conditions by the Zoning Administrator or the Board of Zoning Appeals.
 - A change to prohibit “brewpub,” and “microbrewery, small winery, or microdistillery” uses in the IG district is proposed to align with the existing prohibition on bars and nightclubs in this district.
- *Hours of operation (uses after midnight)*
 - Uses open to the public between the hours of 12:00 midnight and 5:00 a.m. are proposed to change from special exception review to conditional use.
 - This change will streamline the permitting process for many uses. Currently, any late-night or 24-hour use—which commonly includes fueling stations, 24-hour pharmacies, bars, restaurants, and hotels—technically requires a special exception permit from the BZA. Overnight hours are currently one of the Board’s most frequent application requests. The switch to conditional use will streamline the review process for these late-night and 24-hour businesses.
 - As part of the proposed transition to conditional use review, the use standards in Sec. 19-3.4.6. have been evaluated and changes are proposed. Changes are proposed to protect public safety, limit impacts on surrounding properties, and align with past approval conditions by the Zoning Administrator or the Board of Zoning Appeals.
 - *Bank or financial institution uses*
 - A new land use type for banks, financial institutions, and ATMs is proposed. Currently, these are included under the broad “general retail” classification. A new definition will be added, and the existing definitions for “general retail” and “general office” will be amended to account for this change.
 - A 300’ spacing separation between banks is proposed on throughfares and certain high-volume district streets to encourage commercial variety and to prevent clustering of banks which has occurred along some corridors in the city.
 - Freestanding ATMs as a principal use would be prohibited in most commercial zoning districts. ATMs would still be permitted as accessory uses to businesses like banks and grocery stores.
 - *Fireworks sales or storage uses*
 - A new use type for fireworks sales or storage is proposed. Currently, these are considered “general retail.” A new definition will be added.
 - With the change, fireworks sales and storage, whether permanent or temporary, would be limited to the IG district and must locate at least 500’ away from residential districts.
 - An amendment to the definition for shelter uses is proposed to account for soup kitchens and day and overnight shelters. Currently, these are unaccounted for in the use table and would require an interpretation by the Zoning Administrator. The change would provide clarification on where these uses are permitted.
 - A restriction on the use of vehicles, trailers, and shipping containers for business sales and storage in most zoning districts is proposed. This change would not impact mobile food vendors, which are regulated differently.
 - The allowance for shipping containers as outdoor storage is proposed to expand to the BH and IX districts. This change would align with the vehicle, trailer, and shipping container changes and acknowledge the common practice in using containers for storage in these areas of the city.

Art. 19-4. Development Standards (starting on pg. 30)

- Changes are proposed to specify driveway slope allowances and to address ADA-related requirements. These changes were requested by the Engineering Services Department.

- Minimum and maximum parking--Several parking changes are proposed including relaxing the parking requirement for shelters and creating specific parking allowances for data centers, funeral home/mortuaries, and tattoo facilities.
- A new provision would allow a nonconforming carport to be converted into a nonconforming garage. This provision would codify standing administrative interpretation. Additionally, a provision that allows a nonconforming carport/garage to be converted into living space (or similar), even if nonconforming with parking setbacks, is also recommended.
- The addition of a sight distance triangle section for signage is proposed that would be measured by creating a 10' by 70' triangle along the intersecting right-of-way lines. This methodology is intended to be simple while still ensuring public safety.
- A restriction on vinyl siding is proposed for non-residential uses in RH- and RN-/RNX- districts.

Art. 19-5. Environmental Protection (starting on pg. 36)

- Changes are proposed to Div. 19-5.3. Stormwater Management to add pollution prevention standards for construction sites. Water quality performance standards will also be adjusted. These changes were made at the request of the Engineering Services Department.
- Changes initially planned for Div. 19-5.2. Tree Protection have been delayed until the [Urban Forest Comprehensive Plan](#) is completed to ensure any proposed adjustments align with the plan's findings and recommendations.

Art. 19-6. Administration (starting on pg. 38)

- *Conditional use permits*
 - As indicated earlier in Articles 19-2. and 19-3., conditional uses will be added to the development code. A new conditional use section, Sec. 19-6.2.18., will be created that codifies this review type and specifies the review process.
 - Conditional uses will be added to the Summary of Review Authority Table of Sec. 19-6.1.1. Staff will be the decisionmaker for conditional use permitting. Appeals would be taken to the Board of Zoning Appeals.
 - Applications involving a conditional use permit that abut a residential zoning district will be required to attend a Project Preview Meeting first to allow an opportunity for public dialogue. This aligns with the requirements for special exception permit applications.
- A new section will be added to codify the existence and responsibilities of the Staff Technical Advisory Team (STAT). This is an existing review team of city staff, currently known as the Technical Advisory Committee (TAC), that provides technical assistance to the Zoning Administrator and Board of Zoning Appeals during the review of certain use types (bars or nightclubs, general indoor entertainment, etc.) and zoning applications. A change to the name is proposed to provide legal clarity that the team is composed of city staff. The team will continue to review and make recommendations as it has for the past 10 years.

Art. 19-7. Definitions (starting on pg. 43)

- New definitions for *ambient music*, *live music*, and *plainly audible* are proposed. These definitions are intended to address feedback from the Board of Zoning Appeals and to provide clarity to use standards and zoning permit approval conditions where those terms are used.

Appendix (starting on pg. 44)

- An update to Appendix B. Street Types Map is proposed to ensure all recently annexed roads are included on the map initially created in 2023 and to ensure that all streets are appropriately classified and illustrated.

Staff Analysis:

(a) Consistent with Comprehensive Plan.	YES
--	------------

Comments: Staff finds the proposed text amendment is consistent with the Comprehensive Plan. The amendments are an update to the Greenville Development Code, which was prepared as an

implementation step to GVL 2040. The amendments do not alter the major policy priorities from GVL 2040. Instead, the amendments are primarily technical edits or changes intended to ensure the code is operational for the Greenville community.

(b) Consistent with the Greenville Development Code	YES
--	------------

Comments: The amendments fit into the overall framework of the Greenville Development Code. These changes are prepared after working with the development community and homeowners who have been using the Code for the past three years.

(c) Addresses a community need.	YES
--	------------

Comments: The City of Greenville, as part of the adoption ordinance, committed to regular updates to the Development Code to respond to development patterns, neighborhood feedback, economic trends, and other factors expected in a dynamic and growing community. As expressed previously, the purpose of these updates is to ensure the code remains effective, responsive, and operational for the Greenville community.

(d) Effect of Development Impact on Community	N/A
--	------------

Comments: The proposed text amendment continues to provide protections for neighborhoods and compatible transitions between land uses.

STAFF RECOMMENDATION:

APPROVE

Staff recommends approval of the text amendment.

Greenville Development Code Text Amendment 30-Month Code Review

Text Amendment Table of Contents

*Page numbers shown below represent the associated pages of this text amendment document.
Page references to the Greenville Development Code are provided within each amendment section.*

USING THIS DOCUMENT	5
ART. 19-1. INTRODUCTORY PROVISIONS	6
Div. 19-1.1. General.....	6
Div. 19-1.2. Districts Established.....	6
Div. 19-1.3. Official Zoning Map	6
ART. 19-2. ZONING DISTRICTS	7
Div. 19-2.1. Applicability.....	7
Div. 19-2.2. House-Scale (RH-).....	7
Section 19-2.2.2. RH-A House A (GDC pg. 2-8).....	7
Section 19-2.2.3. RH-B House B (GDC pg. 2-10).....	7
Section 19-2.2.4. RH-C House C (GDC pg. 2-12).....	7
Section 19-2.2.5. RH-D House D (GDC pg. 2-14).....	8
Section 19-2.2.6. House-Scale Nonresidential Design Standards	8
Div. 19-2.3. Neighborhood-Scale (RN-, RNX-)	10
Section 19-2.3.2. RN-A Neighborhood A (GDC pg. 2-18)	11
Section 19-2.3.3. RN-B Neighborhood B (GDC pg. 2-20).....	11
Section 19-2.3.4. RNX-B Neighborhood Flex B (GDC pg. 2-22).....	11
Section 19-2.3.5. RN-C Neighborhood C (GDC pg. 2-24).....	12
Section 19-2.3.6. RNX-C Neighborhood Flex C (GDC pg. 2-28).....	12
Section 19-2.3.7. Neighborhood-Scale Nonresidential Design Standards	12
Div. 19-2.4. Community-Scale (RC-).....	15

Div. 19-2.5. Mixed Use (MX-)	15
Div. 19-2.6. Shopfront (MXS-)	15
Div. 19-2.7. Business (BG, BH)	15
Div. 19-2.8. Industrial (IX, IG)	15
Div. 19-2.9. Special (CM, CV, PK)	15
Div. 19-2.10. Overlay Districts	15
Section 19-2.10.1. Intent (GDC pg. 2-77)	15
Section 19-2.10.4. Neighborhood Revitalization Overlay (-NR) (GDC pg. 2-79)	16
Section 19-2.10.7. Entertainment District Overlay (-ENT)	16
Div. 19-2.11. Rules for Zoning Districts	17
Section 19-2.11.5. Building Setbacks (GDC pg. 2-100)	17
ART. 19-3. USE REGULATIONS	18
Div. 19-3.1. Applicability	18
Div. 19-3.2. Permitted Use Table	18
Section 19-3.2.1. Use Table Interpretation (GDC pg. 3-3)	18
Section 19-3.2.2. Use Table (GDC pg. 3-5)	18
Div. 19-3.3. Use Definitions	20
Section 19-3.3.3. Public And Institutional Uses (GDC pg. 3-11)	20
Section 19-3.3.4. Commercial Uses (GDC pg. 3-14)	20
Div. 19-3.4. Use Standards	21
Section 19-3.4.4. Commercial Use Standards (GDC pg. 3-29)	21
Section 19-3.4.6. Additional Use Standards (GDC pg. 3-36)	26
Div. 19-3.5. Accessory Uses and Structures	27
Section 19-3.5.2. Specific Standards (GDC pg. 3-39)	27
Div. 19-3.6. Temporary Uses and Structures	28
Section 19-3.6.1. General Standards (GDC pg. 3-44)	28
Section 19-3.6.2. Specific Standards (GDC pg. 3-45)	28
ART. 19-4. DEVELOPMENT STANDARDS	30
Div. 19-4.1. Applicability	30
Div. 19-4.2. Development Bonus	30
Div. 19-4.3. Blocks and Lots	30
Div. 19-4.4. Streets	30
Section 19-4.4.1. Street Types (GDC pg. 4-15)	30
Div. 19-4.5. Multi-Modal Access and Parking	30
Section 19-4.5.1. Vehicle Access (GDC pg. 4-27)	30

Div. 19-4.6. Vehicle Access and Parking.....	31
Section 19-4.6.1. Vehicle Access (GDC pg. 4-36).....	31
Section 19-4.6.2. Vehicle Parking (GDC pg. 4-40).....	31
Section 19-4.6.3. Parking Design (GDC pg. 4-47).....	32
Section 19-4.6.5. Garage Design (GDC pg. 4-55).....	33
Div. 19-4.7. Utilities	33
Div. 19-4.8. Transitions and Screening.....	33
Div. 19-4.9. Fences and Walls	33
Div. 19-4.10. Landscape Standards.....	33
Div. 19-4.11. Signs	34
Section 19-4.11.4. Permanent And Large Temporary Signs (GDC pg. 4- 99).....	34
Section 19-4.11.5. Measurement (GDC pg. 4- 116)	34
Div. 19-4.12. Lighting	35
Div. 19-4.13. Materials.....	35
Section 19-4.13.2. Applicability (GDC pg. 4-126).....	35
ART. 19-5. ENVIRONMENTAL PROTECTION.....	36
Div. 19-5.1. General.....	36
Div. 19-5.2. Tree Protection	36
Div. 19-5.3. Stormwater Management.....	36
Section 19-5.3.6. All Development (GDC pg. 5-25).....	36
Div. 19-5.4. Environmental Protection Appendices.....	37
ART. 19-6. ADMINISTRATION.....	38
Div. 19-6.1. Authority.....	38
Section 19-6.1.1. Summary of Review Authority (GDC pg. 6-2).....	38
Section 19-6.1.7. Administrator (GDC pg. 6-6).....	38
Section 19-6.1.8. Staff Technical Advisory Team	39
Div. 19-6.2. Approval Processes	40
Section 19-6.2.1. Common Review Procedures (GDC pg. 6-9).....	40
Section 19-6.2.18. Conditional Use Permit.....	40
Div. 19-6.3. Nonconformities	41
Section 19-6.3.1. General (GDC pg. 6-57).....	42
Div. 19-6.4. Enforcement	42
ART. 19-7. DEFINITIONS.....	43
Div. 19-7.1. General.....	43
Div. 19-7.2. Defined Terms	43

APPENDICES.....	44
Appendix B. Street Type Map	44
FORMATTING & MISCELLANEOUS CHANGES.....	45
Cover Page.....	45
Formatting	45
Page Numbers.....	45
Document Date	45

USING THIS DOCUMENT

- This document contains proposed amendments to the Greenville Development Code (GDC). All amendments must be reviewed for recommendation by the City of Greenville Planning Commission, who will also conduct a public hearing on the proposed amendments. The amendments require approval of two readings of an ordinance by City Council to be formally adopted.
- Only those sections of the GDC with a proposed amendment are contained in this document. When reviewing the proposed amendments, it is recommended that you also have a copy of the GDC open to see the amendments within the context of the full code section. The GDC is available on the city website at www.greenvillesc.gov/devcode.
- Within this document, strikethrough (~~strikethrough~~) font indicates text currently in the GDC that is proposed for deletion. Underlined (underlined) font represents language that is proposed to be added to the code. When a change is proposed to a table or chart, only the rows or columns proposed for modification are typically shown.
- Staff commentary explaining changes is included at the end of each provision and is differentiated through black, italicized text (*staff commentary*). The commentary will not be added to code after its adoption.
- Upon final adoption by City Council, Planning staff will incorporate the adopted amendments into the official GDC document and publish an updated version online. Please allow several weeks for these updates to be completed.
- Please contact the Planning Department at 864-467-4476 or planning@greenvillesc.gov if you have any questions about an amendment or need help using this document.

ART. 19-1. INTRODUCTORY PROVISIONS

Div. 19-1.1. General

No changes.

Div. 19-1.2. Districts Established

In order to carry out the purposes of this Code, the following zoning districts are established.

OVERLAY	
-DD	Downtown Design
-P	Preservation
-NR	Neighborhood Revitalization
-AP	Airport Protective
-SFHA	Special Flood Hazard Area
-ENT	<u>Entertainment District</u>

Add reference to recently created -ENT overlay.

Div. 19-1.3. Official Zoning Map

No changes.

ART. 19-2. ZONING DISTRICTS

Div. 19-2.1. Applicability

No changes.

Div. 19-2.2. House-Scale (RH-)

Section 19-2.2.2. RH-A House A (GDC pg. 2-8)

B. Building

3. GROUND-STORY FLOOR HEIGHTS	Sec. 2.11.12.
<u>GROUND STORY</u>	
E. Story height (min)	9'
F. Finish floor elevation (min/max)	0' / 5'

Update section title to Floor Heights.

Section 19-2.2.3. RH-B House B (GDC pg. 2-10)

B. Building

3. GROUND-STORY FLOOR HEIGHTS	Sec. 2.11.12.
<u>GROUND STORY</u>	
E. Story height (min)	9'
F. Finish floor elevation (min/max)	0' / 5'

Update section title to Floor Heights.

Section 19-2.2.4. RH-C House C (GDC pg. 2-12)

B. Building

3. GROUND STORY FLOOR HEIGHTS	Sec. 2.11.12.
<u>GROUND STORY</u>	
E. Story height (min)	9'
F. Finish floor elevation (min/max)	0' / 5'

Update section title to Floor Heights.

[Section 19-2.2.5. RH-D House D \(GDC pg. 2-14\)](#)

A. Site

3. COVERAGE	Sec. 2.11.4.
C. Building coverage (max)	50% 60%

Increase building coverage allowance to align with RN-A district.

B. Building

3. GROUND STORY FLOOR HEIGHTS	Sec. 2.11.12.
<u>GROUND STORY</u>	
E. Story height (min)	9'
F. Finish floor elevation (min/max)	0' / 5'

Update section title to Floor Heights.

[Section 19-2.2.6. House-Scale Nonresidential Design Standards](#)

Section. 19-2.2.6. HOUSE-SCALE NONRESIDENTIAL DESIGN STANDARDS

A. Purpose

There are certain cases where the desired physical form for a specific type of allowed use is different from the predominant physical form allowed by the zoning district. An alternative set of standards and rules allow for a physical form appropriate to those permitted uses.

B. Applicability

When allowed in House-Scale (RH-) districts, Public and Institutional uses must follow the House-Scale Nonresidential Design Standards, unless otherwise determined by the Administrator that the base underlying district standards should apply.

C. Site Standards

Insert image of an example site layout

1. LOT SIZE	<u>Sec. 2.11.2.</u>
A. Area (min)	Set by district
B. Width (min)	Set by district
2. DENSITY	<u>Sec. 2.11.3.</u>
Dwellings per lot (max)	Set by district
3. COVERAGE	<u>Sec. 2.11.4.</u>
C. Building coverage	Set by district
D. Outdoor amenity space (min)	10%
4. BUILDING SETBACKS	<u>Sec. 2.11.5.</u>
E. Primary street lot line (min)	Set by district
F. Side street/side alley lot line (min)	Set by district
G. Side lot line (min)	15'
H. Rear/rear alley lot line (min)	15'
5. TRANSITIONS	<u>Sec. 2.11.6.</u>
Transition type	Type A*
6. PARKING SETBACKS	<u>Sec. 2.11.8.</u>
Primary street (min)	10'
Side street (min)	10'
7. FENCES AND WALLS	<u>Sec. 2.11.9.</u>
Front yard height (max)	Set by district
Side street yard height (max)	Set by district
Side/rear yard height (max)	Set by district

D. Building Standards

Insert images of an example building layout

1. HEIGHT	<u>Sec. 2.11.10.</u>
------------------	-----------------------------

A. Overall height (max stories/feet)	Set by district
B. Side wall (max)	Set by district

2. MASSING	Sec. 2.11.11.
C. Building width (max)	Set by district**
D. Building depth (max)	Set by district
E. Active depth (min)	
Primary street	9'
Side street	None

3. FLOOR HEIGHTS	Sec. 2.11.12.
GROUND STORY	
G. Story height (min)	9'
H. Finish floor elevation (min/max)	-2' / 5'

	<i>Primary St.</i>	<i>Side St.</i>
4. TRANSPARENCY	Sec. 2.11.13.	
I. Ground story (min)	35%	30%
J. Upper story (min)	20%	20%
K. Blank wall width (max)	15'	25'

5. ENTRANCES	Sec. 2.11.14.	
K. Ground story (min)	40'	50'
Entry feature	Yes	Yes

NOTES:

*Excluding sites that are nonresidential, a Type A transition screen, in accordance with **Sec. 4.8.1.**, must be installed along side and rear lot lines.

Buildings using the Building Break Alternative, in accordance with **Sec. 2.11.11.A., may exceed the maximum district building width by two.

Create design standards for certain nonresidential uses in RH- districts.

Div. 19-2.3. Neighborhood-Scale (RN-, RNX-)

[Section 19-2.3.2. RN-A Neighborhood A \(GDC pg. 2-18\)](#)

B. Building

3. GROUND-STORY FLOOR HEIGHTS	Sec. 2.11.12.
<u>GROUND STORY</u>	
F. Story height (min)	9'
G. Finish floor elevation (min/max)	0' / 5'
<i>Update section title to Floor Heights.</i>	

[Section 19-2.3.3. RN-B Neighborhood B \(GDC pg. 2-20\)](#)

B. Building

3. GROUND-STORY FLOOR HEIGHTS	Sec. 2.11.12.
<u>GROUND STORY</u>	
F. Story height (min)	9'
G. Finish floor elevation (min/max)	0' / 5'
<i>Update section title to Floor Heights.</i>	

[Section 19-2.3.4. RNX-B Neighborhood Flex B \(GDC pg. 2-22\)](#)

B. Building

3. GROUND-STORY FLOOR HEIGHTS	Sec. 2.11.12.
<u>GROUND STORY</u>	
G. Story height (min)	10'
H. Finish floor elevation (min/max)	
Residential	0' / 5'
Nonresidential	-2' / 5'

Update section title to Floor Heights.

[Section 19-2.3.5. RN-C Neighborhood C \(GDC pg. 2-24\)](#)

B. Building

3. GROUND STORY FLOOR HEIGHTS	Sec. 2.11.12.
<u>GROUND STORY</u>	
E. Story height (min)	9'
F. Finish floor elevation (min/max)	0' / 5'

Update section title to Floor Heights.

[Section 19-2.3.6. RNX-C Neighborhood Flex C \(GDC pg. 2-28\)](#)

B. Building

3. GROUND STORY FLOOR HEIGHTS	Sec. 2.11.12.
<u>GROUND STORY</u>	
F. Story height (min)	10'
G. Finish floor elevation (min/max)	
Residential	0' / 5'
Nonresidential	-2' / 5'

Update section title to Floor Heights.

[Section 19-2.3.7. Neighborhood-Scale Nonresidential Design Standards](#)

Section. 19-2.3.7. NEIGHBORHOOD-SCALE NONRESIDENTIAL DESIGN STANDARDS

A. Purpose

There are certain cases where the desired physical form for a specific type of allowed use is different from the predominant physical form allowed by the zoning district. An alternative set of standards and rules allow for a physical form appropriate to those permitted uses.

B. Applicability

When allowed in RN-A, RN-B, and RN-C districts, Public and Institutional uses must follow the Neighborhood-Scale Nonresidential Design Standards, unless otherwise determined by the Administrator that the base underlying district standards should apply.

C. Site Standards

Insert images of an example site layout

<u>1. LOT SIZE</u>	<u>Sec. 2.11.2.</u>
<u>A. Area (min)</u>	<u>Set by district</u>
<u>B. Width (min)</u>	<u>Set by district</u>
<u>2. DENSITY</u>	<u>Sec. 2.11.3.</u>
<u>Dwellings per lot (max)</u>	<u>Set by district</u>
<u>3. COVERAGE</u>	<u>Sec. 2.11.4.</u>
<u>C. Building coverage</u>	<u>Set by district</u>
<u>D. Outdoor amenity space (min)</u>	<u>10%</u>
<u>4. BUILDING SETBACKS</u>	<u>Sec. 2.11.5.</u>
<u>E. Primary street lot line (min)</u>	<u>Set by district</u>
<u>F. Side street/side alley lot line (min)</u>	<u>Set by district</u>
<u>G. Side lot line (min)</u>	<u>15'</u>
<u>H. Rear/rear alley lot line (min)</u>	<u>15'</u>
<u>5. TRANSITIONS</u>	<u>Sec. 2.11.6.</u>
<u>Transition type</u>	<u>Type A*</u>
<u>6. BUILD-TO</u>	<u>Sec. 2.11.7.</u>
<u>Build-to width (min)</u>	
<u>I. Primary street</u>	<u>Set by district</u>
<u>J. Side street</u>	<u>Set by district</u>
<u>7. PARKING SETBACKS</u>	<u>Sec. 2.11.8.</u>
<u>Primary street (min)</u>	<u>10'</u>
<u>Side street (min)</u>	<u>10'</u>

8. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Set by district
Side street yard height (max)	Set by district
Side/rear yard height (max)	Set by district

D. Building Standards

Insert images of an example building layout

1. HEIGHT	Sec. 2.11.10.
A. Overall height (max stories/feet)	Set by district
B. Side wall (max)	Set by district

2. MASSING	Sec. 2.11.11.
C. Building width (max)	Set by district**
D. Building depth (max)	Set by district
E. Active depth (min)	
Primary street	9'
Side street	None

3. FLOOR HEIGHTS	Sec. 2.11.12.
GROUND STORY	
G. Story height (min)	9'
H. Finish floor elevation (min/max)	-2' / 5'

	<i>Primary St.</i>	<i>Side St.</i>
4. TRANSPARENCY	Sec. 2.11.13.	
I. Ground story (min)	35%	30%
J. Upper story (min)	20%	20%
K. Blank wall width (max)	15'	25'

5. ENTRANCES	Sec. 2.11.14.	
K. Ground story (min)	40'	50'
Entry feature	Yes	Yes

NOTES:

*Excluding abutting sites that are nonresidential, a Type A transition screen, in accordance with **Sec. 4.8.1.**, must be installed along side and rear lot lines.

Buildings using the Building Break Alternative, in accordance with **Sec. 2.11.11.A., may exceed the maximum district building width by two.

Create alternative design standards for certain nonresidential uses in RN-A, RN-B, and RN-C districts.

Div. 19-2.4. Community-Scale (RC-)

No changes.

Div. 19-2.5. Mixed Use (MX-)

No changes.

Div. 19-2.6. Shopfront (MXS-)

No changes.

Div. 19-2.7. Business (BG, BH)

No changes.

Div. 19-2.8. Industrial (IX, IG)

No changes.

Div. 19-2.9. Special (CM, CV, PK)

No changes

Div. 19-2.10. Overlay Districts

Section 19-2.10.1. Intent (GDC pg. 2-77)

Overlay Districts apply additional regulations within a specified geographic area. These regulations may relate to design, noise, environmental protection, or any other issue that requires additional zoning or subdivision regulation in a specific area of the City. Overlay standards may supplement or override standards applied elsewhere in this Code.

-DD	-P	-NR	-AP	-SFHA	-ENT
-----	----	-----	-----	-------	------

Downtown Design Overlay	Preservation Overlay	Neighborhood Revitalization Overlay	Airport Protective Overlay	Special Flood Hazard Area Overlay	<u>Entertainment District Overlay</u>
<i>see zoning map for specific boundaries of each Overlay District</i>					

Add reference to recently created -ENT overlay.

Section 19-2.10.4. Neighborhood Revitalization Overlay (-NR) (GDC pg. 2-79)

C. Standards

1. Single-Family Detached and Duplex Dwellings.

g. Roof: ~~Shall~~ Must be gable or hipped with pitch between 3/12 and 14/12. Single or multiple mono-pitch roof forms (such as skillion, shed, and butterfly roofs) are not permitted as the structure’s primary roof form.

Add image of prohibited roof forms

Clarify prohibited roof forms within the -NR overlay.

Section 19-2.10.7. Entertainment District Overlay (-ENT)

A. Purpose

The Entertainment District Overlay is established to provide additional standards to protect public safety and facilities in areas with concentrations of Entertainment and Recreation uses and Food and Beverage establishments, which may include late-night use

B. Standards

1. No new ~~special exception~~ conditional use permits to operate between 12:00 a.m. (midnight) and 5:00 a.m. may be applied for or issued pursuant to **Section 19-3.4.6** for any use within the Entertainment District Overlay.
2. Uses with an existing special exception permit or conditional use permit to operate between 12:00 a.m. (midnight) and 5:00 a.m. may continue subject to the requirements of this Ordinance and conditions of their permit. Existing permits may be modified, provided that occupancy loads do not increase and hours are not extended later than the original approval. In the event a special exception permit or conditional use permit is revoked, a new permit will not be granted.

3. Within the Entertainment District Overlay, no encroachment permit may be issued pursuant to **Chapter 8, Article V, Division 4** of the City of Greenville Code of Ordinances that would allow for establishment, operation, or maintenance of an outdoor cafe located on sidewalks or public plazas between the hours of 12:00 a.m. (midnight) and 5:00 a.m. Provided, however, that such uses under an existing encroachment permit may continue. Other properly permitted outdoor seating areas are not affected by this Section.

Amend -ENT overlay to reflect change to conditional use permitting for late night uses.

Div. 19-2.11. Rules for Zoning Districts

Section 19-2.11.5. Building Setbacks (GDC pg. 2-100)

F. Relief

6. For undeveloped lots within an existing development that has been annexed into the city limits within the last 12 months, the Administrator may allow setbacks that are consistent with the existing development.

Add a relief provision that allows Administrator to use the setbacks of an existing development for recently annexed properties.

ART. 19-3. USE REGULATIONS

Div. 19-3.1. Applicability

No changes.

Div. 19-3.2. Permitted Use Table

Section 19-3.2.1. Use Table Interpretation (GDC pg. 3-3)

A. Use Table Key

2. Conditionally Allowed Uses

a. C* = A use that is allowed only with approval of the Administrator as a conditional use, provided it also meets the use standards in the right-hand column of the use table.

(renumber subsequent sections)

Create new Conditional Use subsection. All conditional uses will have use standards.

B. Use Restrictions in All Districts

2. Hours of Operation

Any use open to the public with hours of operation between 12:00 a.m. (midnight) and 5:00 a.m. requires a ~~Special Exception~~ conditional use permit and must comply with the standards of **Sec. 3.4.6**.

Change requirement from a special exception to a condition use.

Section 19-3.2.2. Use Table (GDC pg. 3-5)

Use Category Specific Use	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	Intensity	Use Standards
COMMERCIAL USES																													
Entertainment and Recreation																													
General indoor entertainment and recreation (up to 6,000 SF)	-	-	-	-	-	-	-	-	-	-	-	-	P* C*	P* C*	P* C*	P* C*	P* C*	P* C*	P* C*	P* C*	P* C*	P* C*	P* C*	P* C*	P* C*	P* C*	P* C*	H	Sec. 3.4.4.B.

Use Category Specific Use	RH-A	RH-B	RH-C	RH-D	RNA	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	Intensity	Use Standards
ACCESSORY USES																													

Outdoor entertainment	-	-	-	-	-	-	-	-	-	-	-	-	P* C*	P* C*	P* C*	P C*	P* C*	P* C*	P* C*	P* C*	P* C*	P* C*	P* C*	P* C*	P* C*	P* C*	P* C*	-	Sec. 3.5.2.H.

KEY: P = Use allowed C = Use requires Conditional Use approval S = Use requires Special Exception approval * = Use standards apply - = Use not allowed

Require accessory outdoor entertainment to obtain a conditional use permit. Add conditional use to key.

Div. 19-3.3. Use Definitions

Section 19-3.3.3. Public And Institutional Uses (GDC pg. 3-11)

A. Civic Use Category

4. Shelter

A use that provides ~~temporary sleeping facilities~~ supportive services for unhoused or displaced persons, ~~typically for periods less than 30 days.~~ Typical examples include soup kitchen as well as day and overnight shelters, which may include temporary sleeping facilities.

Amend definition of shelter to include soup kitchen and both day and overnight shelters.

Section 19-3.3.4. Commercial Uses (GDC pg. 3-14)

H. Retail Use Category

1. General Retail

Retail uses that sell, lease or rent a variety of new or used products. Typical examples include, appliance store; bicycle sales, rental or repair; book store; clothing or shoe store; craft or fabric store; electronics store; department store; drug store or pharmacy; flower shop; home goods or furniture store; hardware store; musical instrument sales, rental or repair; optician; pet store; sporting goods store; toy store; automobile parts store; ~~bank, financial institution or ATM;~~ convenience store without gasoline sales; photography, art, dance studio or gallery; farmers market; grocery store; landscape or plant nursery; and jewelry store.

3. Bank or Financial Institution

An establishment that provides retail banking services, mortgage lending, or similar financial services to individuals and businesses. This classification includes automated teller machines (ATMs) but does not include alternative financial services and bail bond services.

4. Fireworks Sales or Storage

An establishment that, as a principal use, provides for the storage or sale of fireworks as defined and subject to regulation under Title 40, Chapter 56, of the South Carolina Code of Laws.

Renumber subsequent sections accordingly.

Add bank or financial institution definition and modify description of general retail to reflect the new use type. Renumber paragraphs.

A. Office Use Category

1. General Office

Office uses that provide space for a variety of business, professional or financial services to be conducted. Typical examples include accounting, advertising, architecture, auditing, banking administration, bookkeeping, consulting, contracting, design, employment, engineering, insurance, investment, legal, real estate, security or technology services; call centers; radio or TV broadcasting studio; and recording studio.

Modify banking in general office description to clarify banking administrative offices and to avoid conflict with proposed bank or financial institution definition.

Div. 19-3.4. Use Standards

Section 19-3.4.4. Commercial Use Standards (GDC pg. 3-29)

B. Entertainment and Recreation

1. General Indoor Entertainment and Recreation

c. Hours of operation must be substantially consistent with those stated by the applicant. Food service must be available until last call for establishments serving liquor by the drink.

d. e. 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 South Carolina Department of Revenue or 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.

e. 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.

f. 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.

g. f. Acoustic music and entertainment may be permitted in an outdoor space. Specified hours of outdoor music and entertainment are limited by the permit.

h. 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.

i. 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.

j. The applicant must designate a person to monitor decibel levels and low frequency (bass) noise coming from the use prior to and during any performance to ensure compliance with the City's noise ordinance.

k. Live music is prohibited unless the applicant provides documentation by an acoustic consultant who must certify to the city that adequate measures exist or have been taken to ensure that sound from the establishment does not transmit noise and/or vibrations to nearby residentially used properties beyond the maximum level as established in **Chapter 16, Article II, Division 3, Noise** of the Municipal Code when measured by a sound level meter.

l. A pattern of noise violations related to the business may be grounds for revocation of the permit.

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

n. 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.

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

p. If outside queueing of patrons on the property and along public sidewalks occurs, the staff or security person(s) shall ensure orderly behavior of patrons so as to not negatively impact surrounding lands and safe use of the public sidewalks.

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

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

s. 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.

Remove reference to Phoenix Center and add reference to Department of Revenue to align use standard with Bar or Nightclub use standard. Add additional use standards.

C. Food and Beverage

1. General Food and Beverage

a. In RNX- and RC- districts, hours of operation between 12:00 a.m. (midnight) and 5:00 a.m. are prohibited. Where permitted in all other districts, hours of operation between 12:00 a.m. (midnight) and 5:00 a.m. require a ~~special exception~~ conditional use permit in accordance with **Sec. 3.2.1.B.2.** and **Sec. 3.4.6.5.**

2. Bar or Nightclub

a. Must comply with the location standards established by the state.

b. 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.

c. 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.

d. Hours of operation must be substantially consistent with those stated by the applicant. Food service must be available until last call for establishments serving liquor by the drink.

e. No patron under the age of 21 is allowed on the premises after 10:00 p.m.

f. ~~d.~~ 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 South Carolina Department of Revenue or 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.

g. ~~e.~~ The Administrator may require the applicant to retain 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.

h. ~~f.~~ Occupant capacity of the establishment must be established by the City building official. The applicant must designate staff at all ingress/egress points to be responsible for monitoring the flow of patrons.

i. ~~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.

j. ~~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.

k. The applicant must designate a person to monitor decibel levels and low frequency (bass) noise coming from the use prior to and during any performance to ensure compliance with the City's noise ordinance.

l. Live music is prohibited unless the applicant provides documentation by an acoustic consultant who must certify to the city that adequate measures exist or have been taken to ensure that sound from the establishment does not transmit noise and/or vibrations to nearby residentially used properties beyond the maximum level as established in **Chapter 16, Article II, Division 3, Noise** of the Municipal Code when measured by a sound level meter.

m. A pattern of noise violations may be grounds for revocation of the permit.

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

o. 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.

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

q. If outside queueing of patrons on the property and along public sidewalks occurs, the staff or security person(s) must ensure orderly behavior of patrons so as to not negatively impact surrounding lands and safe use of the public sidewalks.

r. The establishment is prohibited from hosting third-party ticketed events involving live music and similar types of entertainment. Examples of prohibited third-party ticketed events include, but are not limited to, comedians and musicians. In-house ticketed events must obtain a temporary use permit for each event. In-house ticketed events are limited to no more than four (4) times in a 12-month period.

s. l. Pursuant to **Sec. 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.

Add reference to Department of Revenue. Add additional use standards.

I. Retail

2. Bank or Financial Institution

a. In RNX-, MX-, and BG districts fronting a road classified as a throughfare in accordance with **Appendix B, Street Type Map**, bank or financial institution uses must be located no closer than 500 feet, measured lot line to lot line, from the nearest bank or financial institution.

b. ATMs as a principal use are only permitted in the BG and BH districts.

Update Appendix B, Street Type Map to accurately reflect all throughfares and city boundaries.

Add use separation requirement for retail banks to prohibit additional clustering on Augusta Street and other major roads. Update Appendix B. to ensure accuracy and clarity on which streets are classified as throughfares.

3. Fireworks Sales or Storage

a. Fireworks sales or storage uses, whether permanent or temporary, are not permitted within 500 feet of any RH-, RN-, RNX-, or RC- zoned property.

Add firework sales use standards. Renumber subsequent sections accordingly.

Section 19-3.4.6. Additional Use Standards (GDC pg. 3-36)

A. Hours of Operation

Uses open to the public with hours of operation between 12:00 a.m. (midnight) and 5:00 a.m. must obtain a ~~special exception~~ conditional use permit per **Sec. 3.2.1.B.2.** and comply with the following:

1. On-site traffic must be directed away from abutting residential uses and residential districts between the hours of 12:00 a.m. (midnight) and 5:00 a.m.
2. Loitering, solicitation, and disorderly conduct is prohibited at all times; rules consistent with the provisions of the Greenville Code of Ordinances must be posted in conspicuous locations and enforced by the proprietors.
3. Exterior sound amplification is prohibited between the hours of 12:00 a.m. (midnight) and 5:00 a.m.
4. Interior sound amplification may be permitted but must be directed away from the principal entrance or directed toward the interior of the building. Sound baffling or other mitigations may be required.
5. Except to provide ingress and egress, exterior doors and windows must remain closed between the hours of 12:00 a.m. (midnight) and 5:00 a.m.
6. The applicant must designate a person to monitor decibel levels and low frequency (bass) noise coming from the use prior to and during any performance to ensure compliance with the City's noise ordinance.
7. Live music is prohibited unless the applicant provides documentation by an acoustic consultant who must certify to the city that adequate measures exist or have been taken to ensure that sound from the establishment does not transmit noise and/or vibrations to nearby residentially used properties beyond the maximum level as established in **Chapter 16, Article II, Division 3, Noise** of the Municipal Code when measured by a sound level meter.
8. A pattern of noise violations may be grounds for revocation of the permit.
9. ~~6.~~ Outdoor dining and seating areas must be closed between the hours of 12:00 a.m. (midnight) and 5:00 a.m., unless otherwise modified by the ~~Board of Zoning Appeals Administrator~~ based on the criteria of ~~Sec. 6.2.15.D.2.~~ Sec. 6.2.18.D.
10. ~~7.~~ Rooftop dining and seating areas must be closed between the hours of 12:00 a.m. (midnight) and 5:00 a.m., unless otherwise modified by the ~~Board of Zoning Appeals Administrator~~ based on the criteria of ~~Sec. 6.2.15.D.2.~~ Sec. 6.2.18.D.
11. ~~8.~~ Establishments serving alcoholic beverages between the hours of 12:00 a.m. and 5:00 a.m. must retain at least one security person during those hours. The number of security persons may be increased by the ~~Board of Zoning Appeals Administrator~~. 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. ~~Board of Zoning Appeals Administrator~~ may modify or waive the security requirement after the use has operated for at least six (6) months.

12. 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.

~~13. 9.~~ The ~~Board of Zoning Appeals Administrator~~ may require that an Applicant have a follow-up meeting with the Administrator 6-months after commencement of operation to verify that the Applicant is adequately addressing adverse impacts of the use.

~~14. 10.~~ Pursuant to **Sec. 6.2.1.D.**, ~~The Board of Zoning Appeals 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 during these hours (e.g. installation of fencing, walls, or landscaping). The ~~Board Administrator~~ may modify or add conditions that apply beyond 12:00 a.m. (midnight) and 5:00 a.m.

Modify standards to reflect proposed Conditional Use process. Add additional standards to minimize potential noise issues.

Div. 19-3.5. Accessory Uses and Structures

Section 19-3.5.2. Specific Standards (GDC pg. 3-39)

H. Outdoor Entertainment

Allows for an accessory outdoor entertainment ~~stage that accommodates musical or theatrical shows or performances~~ on the property of a permitted principal commercial use. ~~An outdoor entertainment stage is a raised unenclosed platform that accommodates musical or theatrical shows or performances.~~

1. Outdoor entertainment ~~areas~~ stages may not be located within 150 feet of a RH-, RN- or RNX- District.
2. Outdoor entertainment ~~stages~~ must comply with **Chapter 16, Art. Article II, Div. Division 3, Noise of the Municipal Code.**

Replace references to stages with areas to broaden applicability of accessory outdoor entertainment standards to ensure greater residential protections from noise.

I. Outdoor Storage

Allows for accessory outdoor storage of merchandise, goods, inventory, materials or equipment or other items which are not intended for immediate sale on the property of a permitted principal public and institutional, commercial, or industrial use.

5. Shipping containers are not permitted for outdoor storage except in the BH, IX, and IG districts, where they must not be visible from the primary street. In all other districts, shipping containers must be unloaded and removed within 48 hours.

Allow shipping containers as outdoor storage in BH and IX districts in addition to the IG district and align with proposed temporary use standards for shipping containers.

Div. 19-3.6. Temporary Uses and Structures

Section 19-3.6.1. General Standards (GDC pg. 3-44)

C. Rules for All Temporary Uses and Structures

10. Pursuant to **Sec. 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 temporary use.

Add standard that codifies that the Administrator may attach additional conditions to a temporary use permit to protect surrounding lands.

Section 19-3.6.2. Specific Standards (GDC pg. 3-45)

A. Seasonal Sales

1. Seasonal sales, including the sale of such items as Christmas trees and pumpkins, seasonal produce, and other similar agricultural products, may be permitted for a maximum of 90 days.

2. The sale of fireworks as a temporary use are limited to the IG district and must comply with the use standards of **Sec. 3.4.4.I.3.**

Limit location of where fireworks stands may locate as a seasonal sales use within the city limits. Align temporary use allowance with proposed permanent use allowances.

F. Use of Motor Vehicle, Trailer, or Shipping Container for Sales, Service, Storage, or Other Business

1. The use of any motor vehicle, trailer, or shipping container in which, out of which, or from which any goods are sold, stored, services performed, or other businesses conducted is prohibited in all ~~RH, RN, RC, and IG Districts and on public property zoning districts~~. However, this subsection does not prohibit the use of a motor vehicle, trailer, or shipping container for the following uses without benefit of a temporary use permit pursuant to **Div. 19-3.6:**

- a. The sale of food products at a City-approved event;
- b. Construction authorized by a building permit; or
- c. The temporary loading and unloading of goods providing that no individual trailer or container is in place longer than 48 hours.

2. Shipping containers are prohibited except when used for outdoor storage in BH, IX, and IG districts pursuant to **Sec. 3.5.2.H.5.**

Prohibit the use of vehicles, trailers, and shipping containers for business sales as well as storage in most zoning districts. Long term use of shipping containers would only be allowed in BH, IX, and IG districts subject to existing and proposed accessory outdoor storage standards.

ART. 19-4. DEVELOPMENT STANDARDS

Div. 19-4.1. Applicability

No changes.

Div. 19-4.2. Development Bonus

No changes.

Div. 19-4.3. Blocks and Lots

No changes.

Div. 19-4.4. Streets

Section 19-4.4.1. Street Types (GDC pg. 4-15)

D. Streets and Access Standards

14. Driveway/Access Way Connections to Streets

Driveways and private access ways must be connected to streets via a standard concrete apron in conformance with the Design and Specifications Manual. Some commercial, industrial, and shared driveways/private access ways must be considered as creating street intersections and must comply with the relevant street design standards of this Section and the Design and Specifications Manual. Driveways must be positioned such that changes in elevation can be accomplished without grading steeper than 3H:1V or disturbing adjacent parcels. Any slope steeper than 3H:1V must be approved by the City Engineer. Retaining walls must be shown on the site plan and permitted separately.

Add standards regarding driveway slopes.

Div. 19-4.5. Multi-Modal Access and Parking

Section 19-4.5.1. Vehicle Access (GDC pg. 4-27)

D. Streets and Access Standards

2. Site Access

a. Site access standards apply to all street-facing entrances required by the zoning district, based on requirements in **Sec. 2.11.14**. Site access standards do not apply to non-required entrances.

b. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. This includes two percent (2%) maximum cross-slope, five percent (5%) maximum longitudinal slope, ADA ramp requirements, and handrail for ramps over 6 inches in rise.

Clarify that at least one ADA compliant route must be provided and incorporate ADA standards into code.

Div. 19-4.6. Vehicle Access and Parking

Section 19-4.6.1. Vehicle Access (GDC pg. 4-36)

E. Driveway Design

2. Standards

a. General Standards

i. All driveways must meet the following standards, as well as applicable requirements in the Engineering Design and Specifications Manual.

ii. Driveways located on or near the property line shall not affect the adjacent property. Grades altered near the property line shall not use slopes greater than of 3H:1V without approval from the City Engineer or utilize appropriately designed and permitted retaining walls.

Add standards regarding driveway slopes.

Section 19-4.6.2. Vehicle Parking (GDC pg. 4-40)

C. Standards

1. Required Vehicle Parking

a. Vehicle parking must be provided in accordance with the following table:

Use Category	Use Type	Minimum Spaces Required	Maximum Spaces Allowed

PUBLIC AND INSTITUTIONAL USES			
Civic	---		
	Shelter	1 per 500 <u>1,000</u> SF	--

COMMERCIAL USES			
Office	General office	1 per 500 SF	1 per 250 SF
	Bail bond service	1 per 600 SF	1 per 250 SF
	<u>Data center</u>	<u>3</u>	--

Personal Service	General personal service	1 per 500 SF	1 per 250 SF
	Animal care, outdoor	1 per 600 SF	--
	<u>Funeral home or mortuary without cremation service</u>	<u>1 per 100 SF assembly area</u>	--
	<u>Tattoo facility</u>	<u>1 per 500 SF</u>	<u>1 per 250 SF</u>

Relax parking requirement for shelters and create specific parking allowances for data centers, funeral home/mortuary, and tattoo facility use types. Data center parking requirements are not clearly defined but generally have limited parking demand compared to typical office uses. Funeral homes are currently subject to the parking requirements as general personal service uses, but those requirements do not align with actual parking demand for these uses. Tattoo facility parking requirements are not clearly defined, but demand is generally in alignment with other general personal service uses.

Section 19-4.6.3. Parking Design (GDC pg. 4-47)

D. Measurement

7. ADA Compliance

When a business restripes parking spaces in a parking lot or parking structure (parking facilities), it must provide accessible parking spaces as required by the ADA Standards for Accessible Design (latest edition).

Codify expectation for ADA parking when a parking lot is restriped at request of Engineering Services Department.

Section 19-4.6.5. Garage Design (GDC pg. 4-55)

D. Relief

~~1. No administrative relief is allowed.~~

~~1. 2-~~A change to dimensional standards of this section may be requested in accordance with **Sec. 6.2.15**.

2. The Administrator may allow legal, nonconforming carports to be converted into garages if the modification complies with all other standards of this Chapter.

3. The Administrator may allow legal, nonconforming carports and garages to be enclosed and converted into space not used for vehicle parking if the modification complies with all other standards of this Chapter excluding parking setbacks.

Add provision that codifies standing interpretation that allows a nonconforming carport to be converted into a nonconforming garage. Add a provision that allows a nonconforming carport/garage to be converted into living space (or similar) even if nonconforming with parking setbacks.

Div. 19-4.7. Utilities

No changes.

Div. 19-4.8. Transitions and Screening

No changes.

Div. 19-4.9. Fences and Walls

No changes.

Div. 19-4.10. Landscape Standards

No changes.

Div. 19-4.11. Signs

Section 19-4.11.4. Permanent And Large Temporary Signs (GDC pg. 4- 99)

R. Electronic Message Boards and Pre-Menu and Menu Boards

2. Pre-Menu and Menu Boards

iii. Pre-menu and menu boards are to be set back a minimum of 15 feet from the street right-of-way line and from lot lines of abutting property improved with nonresidential ~~non-residential~~ uses.

Amend spelling to align with rest of Chapter.

Section 19-4.11.5. Measurement (GDC pg. 4- 116)

C. Sight Triangle

1. Signs located near the intersection of a street and driveway (or an alley and driveway) cannot obstruct vision between a height of 3 feet and 9 feet within the sight triangle. The sight triangle is formed by creating a 70' line along the street right-of-way line away from the intersection, creating a second line 10' back along the curb or edge of a driveway from the intersection and then drawing a straight-line connecting the end points between the two other lines.

Insert sight distance image

2. Signs located near the intersection of two streets or a street and alley must comply with the sight distance standards established in Table 6.1: Street Design Criteria of the *Engineering Design and Specifications Manual*.

3. Signs located near an intersection with a state-maintained roadway must comply with any applicable state sight distance standards.

G. D. Relief

Add sight distance triangle section to clarify how to measure sight distance for signage at various types of intersections.

Div. 19-4.12. Lighting

No changes.

Div. 19-4.13. Materials

Section 19-4.13.2. Applicability (GDC pg. 4-126)

MATERIALS	House-Scale	Neighborhood-Scale	Community-Scale	Mixed Use	Shopfront Mixed Use	Business	Industrial	Special
--								
Vinyl siding	100**	100**	0	0	0	0	0	0

*Above first finished floor on the front facade

**0 percent on multi-unit living properties, nonresidential used properties, or in historic preservation overlay districts

*** Where buildings are more than 10,000 gross square feet, painted or split-faced concrete masonry units shall be prohibited on front facades or facades facing public streets.

Prohibit nonresidential uses in House-Scale and Neighborhood-Scale districts from using vinyl siding.

ART. 19-5. ENVIRONMENTAL PROTECTION

Div. 19-5.1. General

No changes.

Div. 19-5.2. Tree Protection

No changes.

Div. 19-5.3. Stormwater Management

Section 19-5.3.6. All Development (GDC pg. 5-25)

A. Minor Stormwater Permit

5. Pollution Prevention for Construction Sites

Pollution prevention for construction sites must meet the following:

a. Minimize the discharge of pollutants from equipment and vehicle washing, wheel wash water and other wash waters. Wash waters must be treated in a sediment basin or alternative control that provides equivalent or better treatment prior to discharge.

b. Minimize the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste and other materials present on site to precipitation and to stormwater runoff that may cause adverse impacts to water quality, and.

c. Minimize the discharge of pollutants from spills and leaks and implement chemical spill and leak prevention and response procedures.

d. The following discharges from sites are prohibited:

i. Wastewater from washout of concrete, unless managed by an appropriate control;

ii. Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials;

iii. Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance; and

iv. Soaps or solvents used in vehicle and equipment washing.

Add pollution prevention provisions at the request of the City Engineering Services Department.

B. Major Stormwater Permit

2. Water Quantity Performance Standards

a. The following requirements must be met:

i. Runoff calculations, release rates and discharges.

~~d) Pre-Development curve numbers shall not exceed 75 within the project area.~~

d) For projects proposing greater than 0.25 acres of new impervious, the pre-development SCS Curve Number shall not exceed 75 for the contributing drainage areas to the Stormwater Control Measures.

Amend water quality performance standards at the request of the City Engineering Services Department.

Div. 19-5.4. Environmental Protection Appendices

No changes.

ART. 19-6. ADMINISTRATION

Div. 19-6.1. Authority

Section 19-6.1.1. Summary of Review Authority (GDC pg. 6-2)

APPROVAL PROCESS	REVIEW AND APPROVAL AUTHORITY						PUBLIC NOTICE		
	Administrator	Design Review Board	Historic Review Board	Board of Zoning Appeals	Planning Commission	City Council	Mailed	Published	Posted

Permit Review									

Administrative Relief	---								
Conditional Use Permit		<u>Sec. 6.2.18.</u>							<u>D</u>

Add Conditional Use Permit to approval process table.

Section 19-6.1.7. Administrator (GDC pg. 6-6)

A. General

The Administrator is the person(s) designated by the City Manager to administer and enforce all or portions of the provisions in this Code.

The Administrator is established as authorized in ~~Chapter 2, Administration~~ of the Municipal Code, and has the following powers and duties under this Code.

B. Authority

2. Review and Recommend

The Administrator is responsible for review and recommendation regarding:

- h. Special exception permits; and
- i. Engineering Design and Specifications Manual adoption and amendments;

- j. Local Landmark Designations; and
- k. Historically Significant Structures.

3. Approval

- h. Temporary use permits; ~~and~~
- i. Administrative relief.;
- j. Demolition of Historically Significant Structures; and
- k. Conditional use permits.

Define Administrator, remove errant reference to Chapter 2, correct formatting, and add Conditional Use Permit power.

Section 19-6.1.8. Staff Technical Advisory Team

Section. 19-6.1.8. STAFF TECHNICAL ADVISORY TEAM

A. General

The Staff Technical Advisory Team (STAT) is a group of city staff appointed by the City Manager to prepare recommendations to the Administrator. Representatives from the following agencies may be appointed to the committee: police, fire, special events, planning, legal, economic development, building codes, business licensing, and others as deemed appropriate by the City Manager. The City Manager shall appoint the chair.

The Staff Technical Advisory Team has the following duties under this Code.

B. Authority

1. General

- a. Provision of expertise and technical assistance to the Administrator and Board of Zoning Appeals.

2. Review and Recommend

The Staff Technical Advisory Team is responsible for review and recommendation regarding:

- a. Recommendations to the Administrator regarding conditional use permits for bars or nightclubs, general indoor entertainment and recreation, general outdoor entertainment and recreation, uses open after midnight, and other uses having similar characteristics.
- b. Recommendations to the Administrator regarding existing and proposed uses that the Administrator has determined additional review is needed based on existing or potential adverse impacts to surrounding lands and city services.

c. Recommendations to the Board of Zoning Appeals regarding special exception permits for certain uses and appeals for conditional use permits.

Formally establish duties of the city's Staff Technical Advisory Team.

Div. 19-6.2. Approval Processes

Section 19-6.2.1. Common Review Procedures (GDC pg. 6-9)

B. Application Requirements

1. Public Engagement

b. Project Preview Meeting

Project preview meetings provide an opportunity for the community to learn about upcoming projects in a recurring, familiar setting.

i. Project preview meetings are required for the following applications:

g) Special exception permit or conditional use permit for projects within, or on a lot abutting, an RH-, RN-, RNX-, or RC zoning district.

Require conditional use permits to attend a project preview meeting if abutting residential districts to allow residential neighbors an opportunity to provide public comment to staff and applicants prior to starting the conditional use review process.

Section 19-6.2.18. Conditional Use Permit

Section 19-6.2.18. CONDITIONAL USE PERMIT

Add Conditional Use Permit flow chart image

A. Applicability

Conditional use permits are required for uses, as defined in **Div. 19-3.2.**, that are generally compatible with the other uses permitted in a zoning district, but require individual review of their location, design, configuration, and density and intensity of use, and usually require the imposition of conditions to ensure the appropriateness of the use at a particular location.

B. Application Requirements

1. Application Initiation

An application for Conditional Use may be initiated by any person, firm, corporation, or agency provided they are the owner or the owner's representative of the subject property.

2. Application Submittal

To apply for a Conditional Use Permit, a complete application form, required plans, and review fees must be filed with the Planning and Development Department. Other general submittal requirements for all development review applications are listed in **Sec. 6.2.1.**

C. Review and Action Process

1. Staff Technical Advisory Team Action

a. The Staff Technical Advisory Team will consider the application, the relevant supporting materials, applicant testimony, and make a report with findings and recommendations to the Administrator.

2. Administrative Action

a. The Administrator is authorized to approve requests for a Conditional Use Permit.

b. The Administrator must review each application and approve with conditions or deny the application based on the approval criteria below.

D. Criteria for Review and Action

1. A conditional use permit may be granted for a use identified as a conditional use in **Div. 19-3.2.**, if the Administrator finds that the applicant demonstrates the following standards are met:

a. The proposed conditional use complies with all use standards in **Div. 19-3.4.** and **Div. 19-3.5.**

b. There is adequate public safety (e.g. police/security, fire, emergency medical services) capacity available to serve the proposed conditional use.

2. In approving a conditional use permit, the Administrator may impose conditions as part of the permit approval in accordance with **Sec. 6.2.1.D.**

E. Appeal of Administrative Decision

Appeals of administrative decisions on Conditional Use Permits are taken to the Board of Zoning Appeals and must follow the procedures in **Sec. 6.2.15.**

Establish Conditional Use Permit process in Chapter.

Div. 19-6.3. Nonconformities

Section 19-6.3.1. General (GDC pg. 6-57)

C. Relief

1. Relief from the requirements of this Section are available through **Sec. 6.2.14.** and **Sec. 6.2.15.-**

5. The Historic Review Board may grant an exception for a nonconforming historic building from having to comply with ~~from~~ a development standard triggered pursuant to **Sec. 19-6.3.1.B.** above if the facade modification, materials, or other applicable requirement would detract from the historic character of the building.

Correct formatting and grammatical errors.

Div. 19-6.4. Enforcement

No changes.

ART. 19-7. DEFINITIONS

Div. 19-7.1. General

No changes.

Div. 19-7.2. Defined Terms

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

Ambient music. Low-volume, background music, which may or may not be amplified, that is not plainly audible beyond twenty-five (25) feet from any portion of the exterior of the building (including outdoor seating and dining areas), and which is intended to provide ambience and not to entertain.

Live music. Any performance of singing, playing musical instruments, or manipulating pre-existing recordings in real-time by one or more persons for an audience. Includes, but is not limited to, bands, musical ensembles, solo performers, disc jockeys, and karaoke.

Plainly audible. Any sound that can be clearly heard by a person of normal sensibilities using his or her unaided hearing facilities. It includes sounds heard at a volume level above that of normal conversation but does not include sounds that are just barely audible. In addition, with respect to music and amplified sounds, the detection of rhythmic, base-reverberating-type sound, beat, or cadence is considered plainly audible.

Add definition for ambient music, live music, and plainly audible to address feedback from Board of Zoning Appeals to provide greater clarity on expectations related to noise use standards and conditions.

APPENDICES

Appendix B. Street Type Map

Update Appendix B. Street Type Map to accurately reflect all throughfares and city boundaries.

Update Appendix B. to ensure accuracy and clarity on which streets are classified as throughfares.

FORMATTING & MISCELLANEOUS CHANGES

Cover Page

The cover page (GDC pg. i) is amended by deleting “Amended following 24-month Code Review on August 25, 2025” and replacing it with adoption date of this text amendment by City Council.

Additionally, the image on the cover page is updated to reflect the current city limits boundary.

Formatting

The adoption of this amendment includes incidental formatting and layout changes necessary to incorporate the approved changes into the code document.

Page Numbers

The adoption of this amendment authorizes updates to the document page numbers and Table of Contents that may be necessary to incorporate the approved changes into the code document.

Document Date

The date in the footer section on each page is updated by replacing “August 25, 2025” with the adoption date of this text amendment by City Council.



The City of Greenville, South Carolina
Memorandum

To: City of Greenville Planning Commission
From: Planning and Engineering Staff
Subject: Review of DSM
Date: March 2, 2026

Dear Planning Commission members,

The Engineering Design and Specifications Manual (DSM) establishes minimum standards and provides guidance for the design and construction of land development projects and utility installations within the City of Greenville. The previous revision to the DSM occurred in June of 2025.

New information includes changes to the 1.) Sidewalk fee in lieu of Schedule and 2.) addition of detail for a Standard Bike Rack.

The Sidewalk fee in lieu of Schedule change provides a more uniform unit rate of \$120 per linear foot. This change is a result of discussions during Planning Commission meetings and follow-up discussions with engineering firms.

The Standard Bike Rack detail is a result of collaboration between City Planners and Engineers to provide better direction for bike rack installations.

Staff recommends approval of the DSM with the modifications as proposed.

Sincerely,

Planning and Engineering Staff

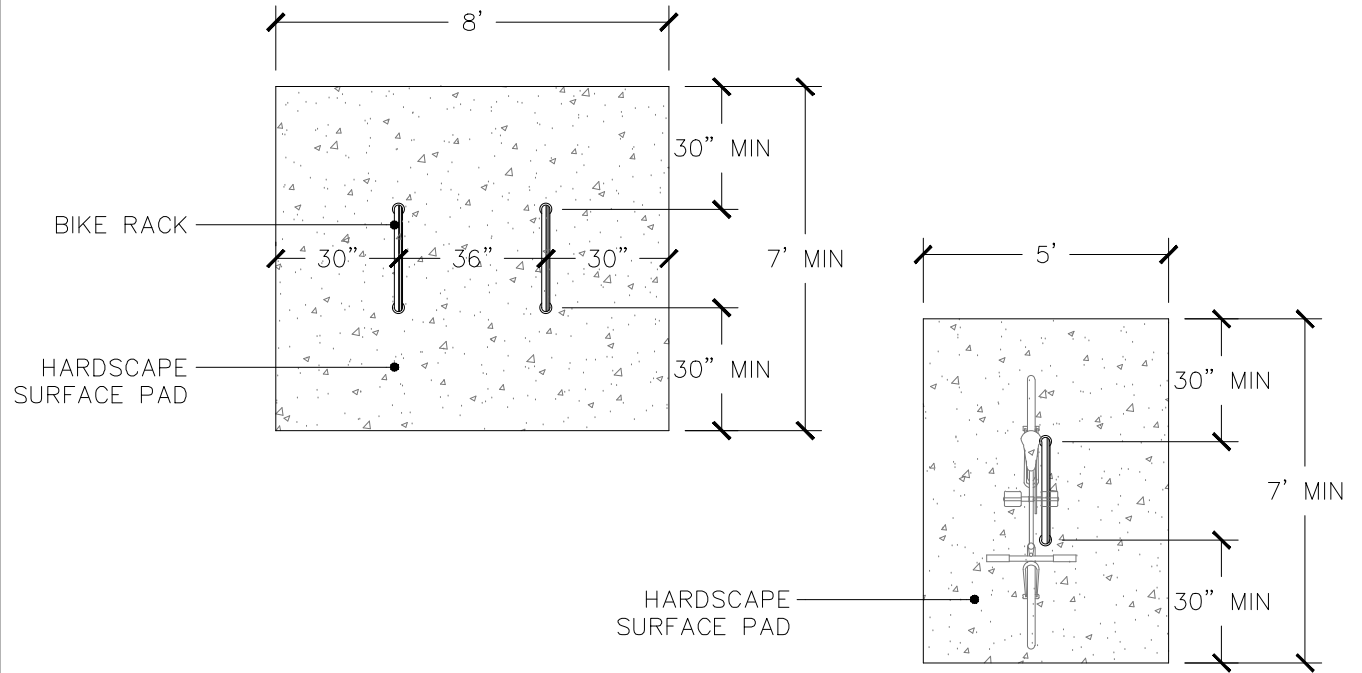
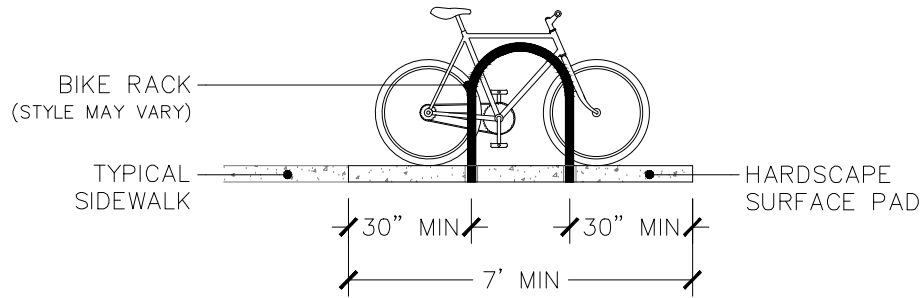
Enclosures: Markup to Sidewalk fee in lieu of Schedule
Detail 12:06 Standard Bike Rack

General Standards (Sec. 19-4.5.2.C.2.a.):

1. Bicycle parking must consist of bicycle racks that support the bicycle frame at two points in a stable, upright position.
2. Racks must allow for the bicycle frame and at least one wheel to be locked to the rack.
3. If bicycles can be locked to each side of the rack, each side can be counted as a required space.
4. Placement of bicycle racks must allow clear and maneuverable access and must not impede pedestrian and vehicle circulation.
5. Bicycle parking spaces must be located on paved or pervious, dust-free surface with a slope no greater than 3%. Surfaces cannot be gravel, landscape stone, or wood chips. Racks must be securely anchored to a permanent surface.
6. Bicycle parking must be provided in a well-lit area.
7. When bicycle parking is located adjacent to the pedestrian zone, the bicycle parking space cannot obstruct or encroach into the minimum required pedestrian zone.

Short-Term Bicycle Parking Standards (Sec. 19-4.5.2.C.2.b.):

1. Short-term bicycle parking must be publicly accessible and located on-site or in an area within 100 feet of the primary entrance from the building it serves.
2. Short-term bicycle parking may be located within the public right-of-way subject to approval of an encroachment permit for use of the public right-of-way.



ENGINEERING DIVISION

STANDARD BIKE RACK

DATE APPROVED: DEC. 2025

OFFICE OF THE CITY ENGINEER: APPROVED

SCALE: NO SCALE

DETAIL:

12:06

SHEET 1 OF 1

H. Sidewalk Fee in lieu of Schedule

If a fee in lieu of sidewalk construction is approved by the City, rates are based on the following:

Table 4.4: Fee in Lieu of Sidewalk Construction Schedule

Item	Fee	Unit
4 - inch Concrete Sidewalk	\$95.00	SY
18 - inch Curb and Gutter	\$58.00	LF
Concrete Retaining Wall	\$235.00	CY
Metal Railing	\$160.00	LF
Detectable Warning Surface	\$69.00	SF
Grass Sod	\$17.50	SY
Topsoil	\$57.50	CY
Streetscape Landscaping	\$6.00	SF
Outdoor Lighting	\$13,400	Each

SY = Square Yard
 LF = Linear Foot
 CY = Cubic Yard
 SF = Square Foot

\$120 per linear foot of public right of way frontage.

Fee in lieu of sidewalk construction is based on the following assumption (rounded down):

- 4-inch Concrete Sidewalk at \$95.00 per square yard
- 18-inch Curb and Gutter at \$58.00 per linear foot
- Grass Sod at \$17.50 per square yard
- Assume a 5-foot wide sidewalk with a 5-foot vegetated strip