



AGENDA

REGULAR MEETING OF PLANNING COMMISSION
THURSDAY, APRIL 2, 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 26, 2026 and March 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-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)
 - B. **Z-5-2026**
Application for **REZONE** of approximately 2.92 acres of land located at **BUNCOMBE STREET and BUTLER AVENUE** from PD, Planned Development District, to MX-2, Mixed-Use 2 District (TM#s 0019000102700, 0019000100100, 0019000100500)
 - C. **Z-6-2026**
Application for **REZONE** of approximately 0.38 acre of land located at **1210 NORTH PLEASANTBURG DRIVE** from PD, Planned Development District, to BG, Business General District (TM# 0276000300501)
9. PUBLIC MEETING ITEMS (No Public Hearing)
10. OTHER BUSINESS
11. Executive Session, if required
12. Adjournment



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.

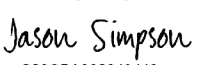
INSTRUCTIONS

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.

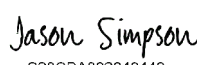
DocuSigned by:

 C28CBA882048449...
 01-30-2026

***APPLICANT SIGNATURE**

DATE

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

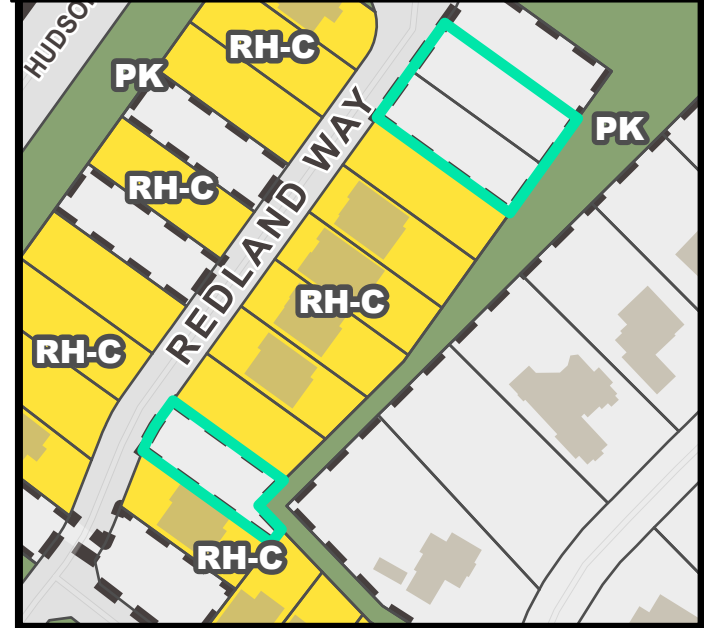
Initial 

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

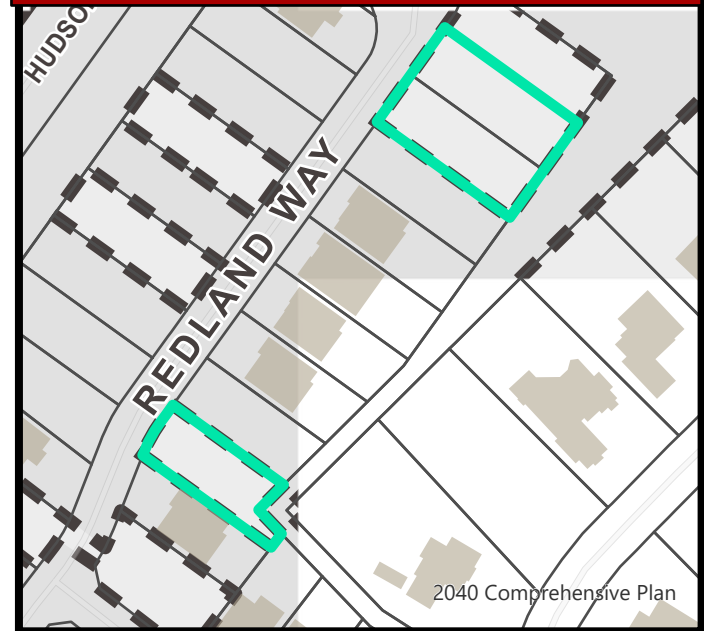
AERIAL VIEW



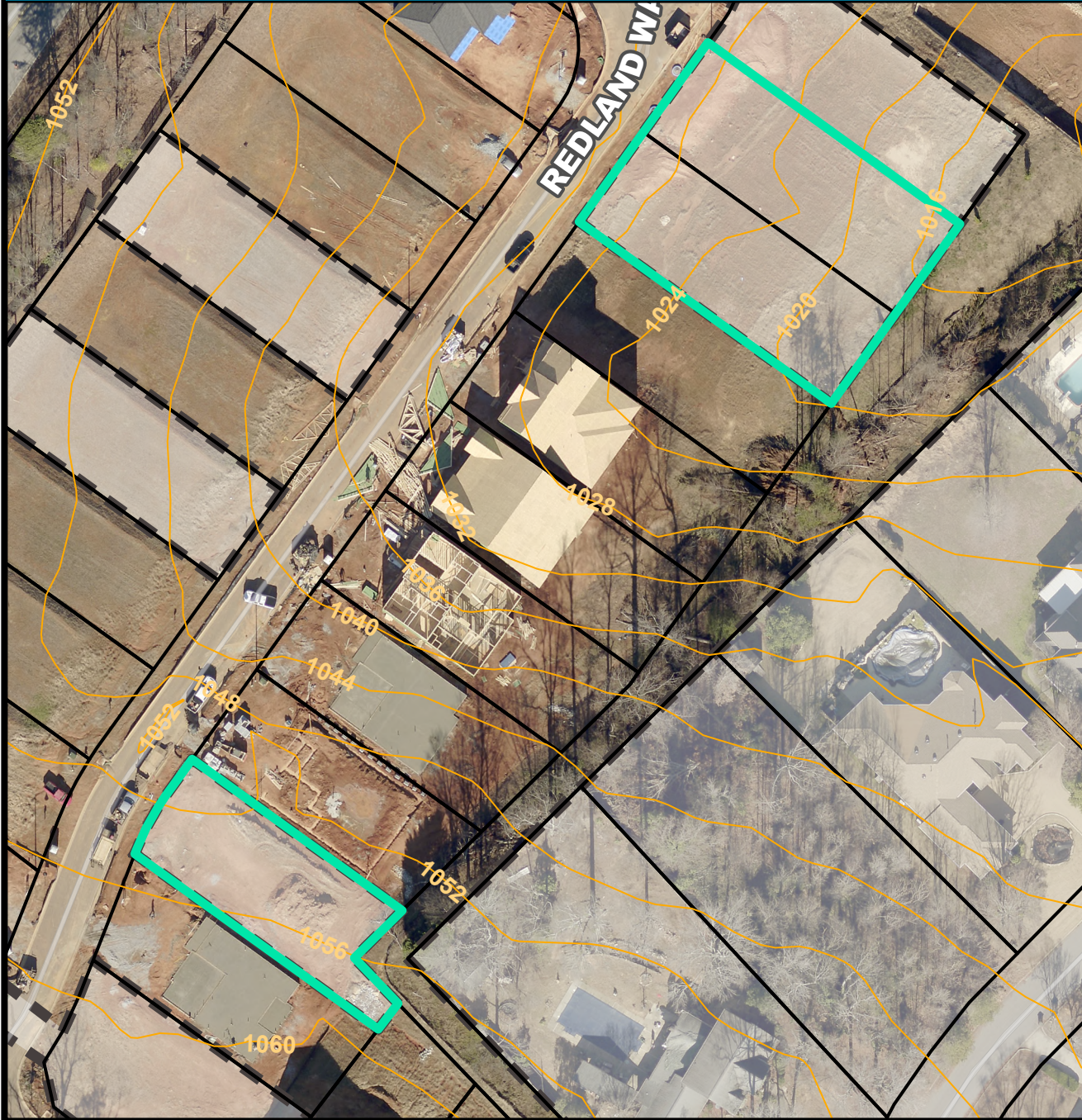
CURRENT ZONING



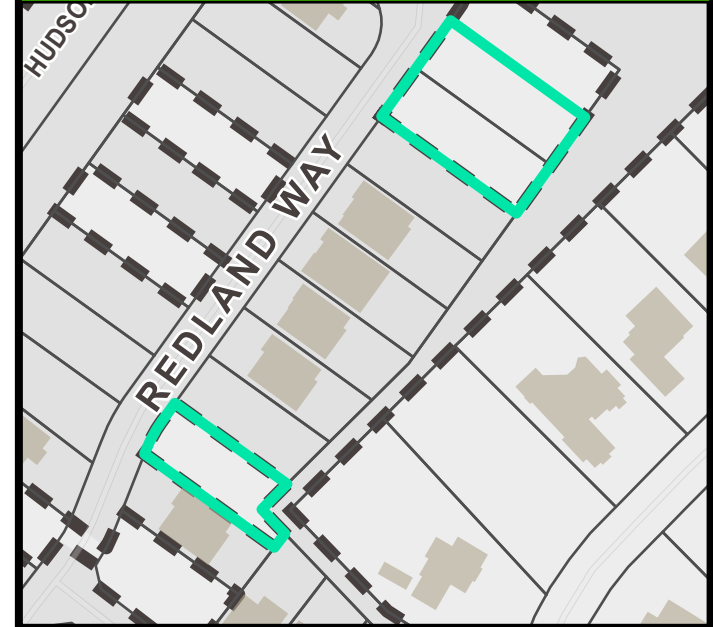
FUTURE LAND USE



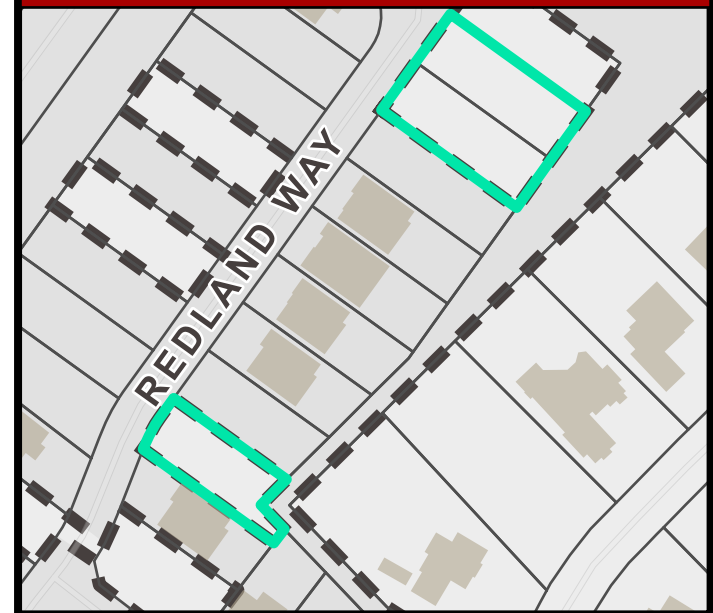
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS

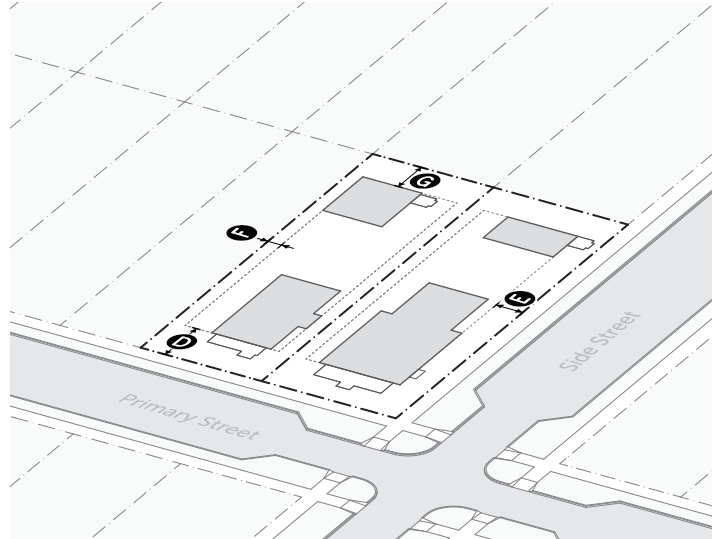
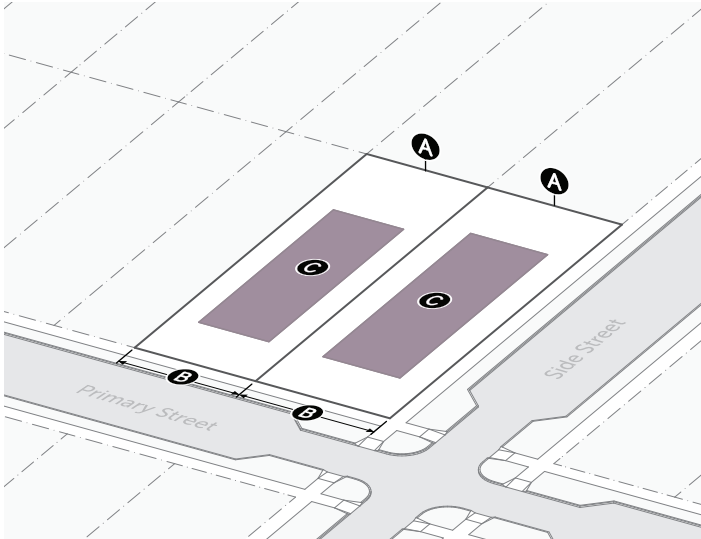


PRESERVATION OVERLAYS



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%

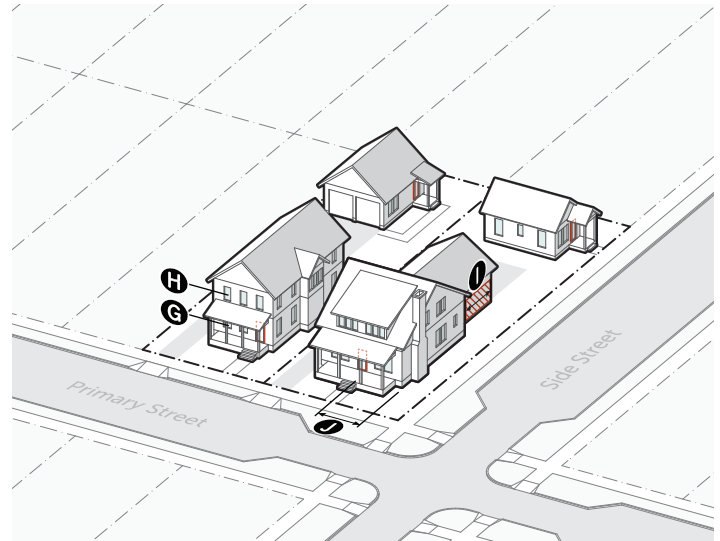
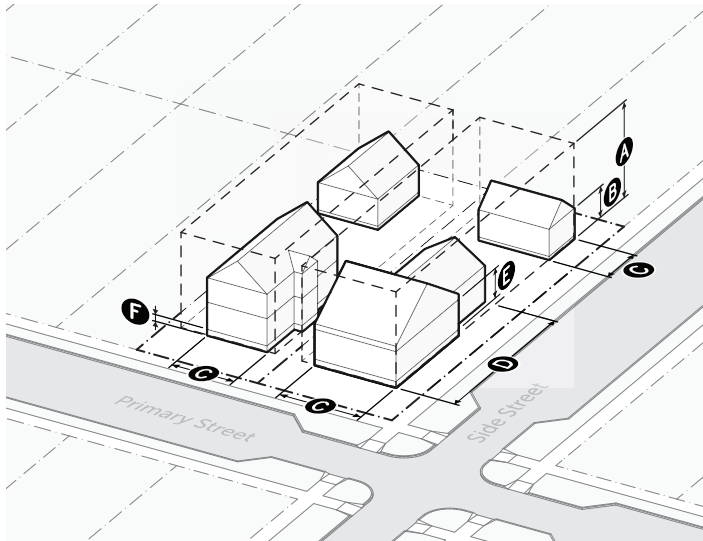
4. BUILDING SETBACKS⁴	<i>Sec. 2.11.5.</i>
D Primary street lot line (min)	
Primary structure	Setback Range or 20'*
Accessory structure	50'
E Side street/side alley lot line (min)	
Primary structure	10'
Accessory structure	20'
F Side lot line (min)	
Up to 60' wide lot	5'
61' to 100' wide lot	7'
Above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

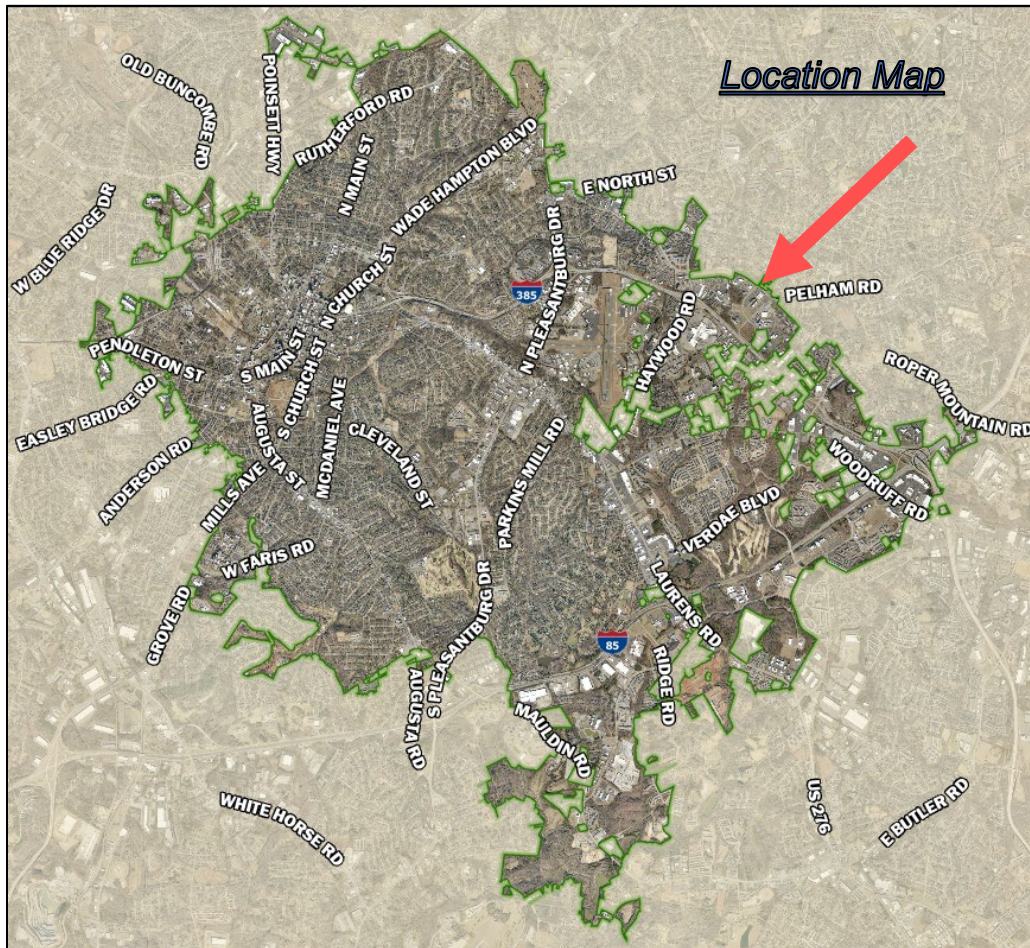
[View the Neighborhood Revitalization Overlay District Design Standards](#)



PUBLIC HEARING REQUIRED

Applications involving rezoning require a public hearing.

Docket Number: AX-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:

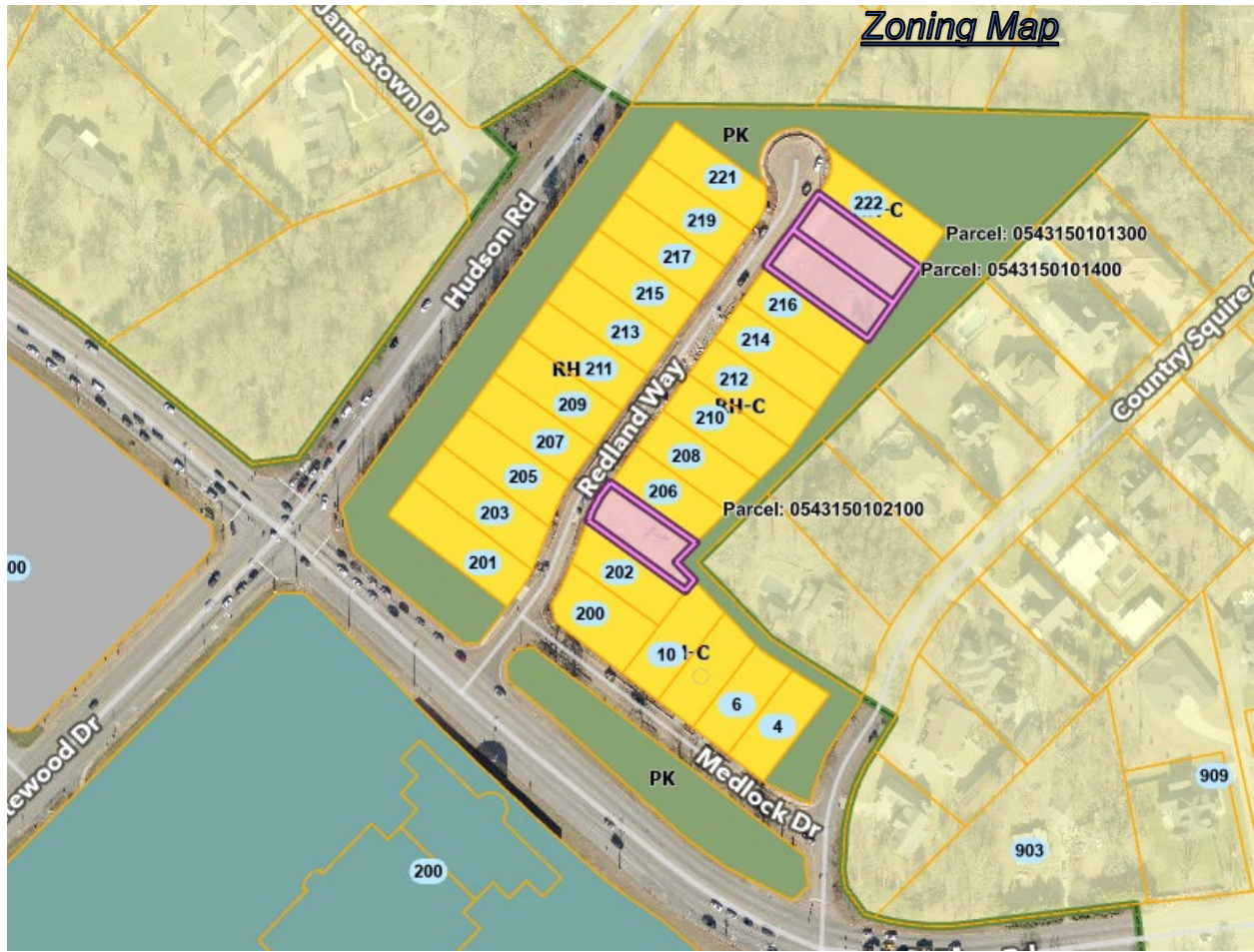
The applicant has petitioned the City of Greenville to annex approximately 0.63 acre of lot area into the Greenville city limits and to zone it RH-C, House C District, under the Greenville Development Code. The subject property is improved with a subdivision named Hudson Pointe, consisting of single-family 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):

AX-12-2026: Hudson Pointe/Redland Way

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

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

(c) Compatible with Surrounding Uses.	YES
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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
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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:

AX-12-2026: Hudson Pointe/Redland Way

No comments.

Fire Department Comments

Recommend: Approve



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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:		
*Organization		
*Title:		
*Full Address:		39
*Phone:		
*Email:		

PROPERTY INFORMATION

*LOT(S) ADDRESS(ES) 711 BUNCOMBE ST, 615 BUNCOMBE ST, 309 BUTLER AVE

*LOT(S) TAX MAP NUMBERS: 0019.00-01-027.00, 0019.00-01-001.00, 0019.00-01-005.00

*LOT DEED BOOK/PAGE DEED 2671, PAGE 3295

*CURRENT ZONING DESIGNATION PD-PLANNED DEVELOPMENT

*PROPOSED ZONING DESIGNATION MX-2 MIXED USE 2

*TOTAL LOT(S) ACREAGE 2.922

*REASON FOR PROPOSED REZONE: EXISTING ZONING IS PD AND IS SITE SPECIFIC; REZONING TO MX-2

WOULD ALLOW FOR A MIXED USE DEVELOPMENT SUCH AS A RESTAURANT, GENERAL COMMERCIAL, RETAIL

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 _____

DATE _____



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		
Date		
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.

The Future Land Use Map and Comprehensive Plan designate this area as community mixed use. The proposed MX-2 zoning is consistent with this designation and is intended to accommodate a complementary mix of residential and nonresidential uses. The Comprehensive Plan specifically encourages mixed-use development along key corridors, such as Buncombe, to foster activity centers that support employment opportunities, neighborhood-serving amenities, and long-term economic vitality for the surrounding community.

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.

The proposed zoning amendment is consistent with the Future Land Use Map, which designates the subject property as Community Mixed Use. The requested Mixed Use-2 (MX-2) zoning classification permits a range of complementary commercial and service-oriented uses, including, but not limited to, daycare/preschool facilities, restaurants, general medical offices, general office space, general retail establishments, and personal service uses.

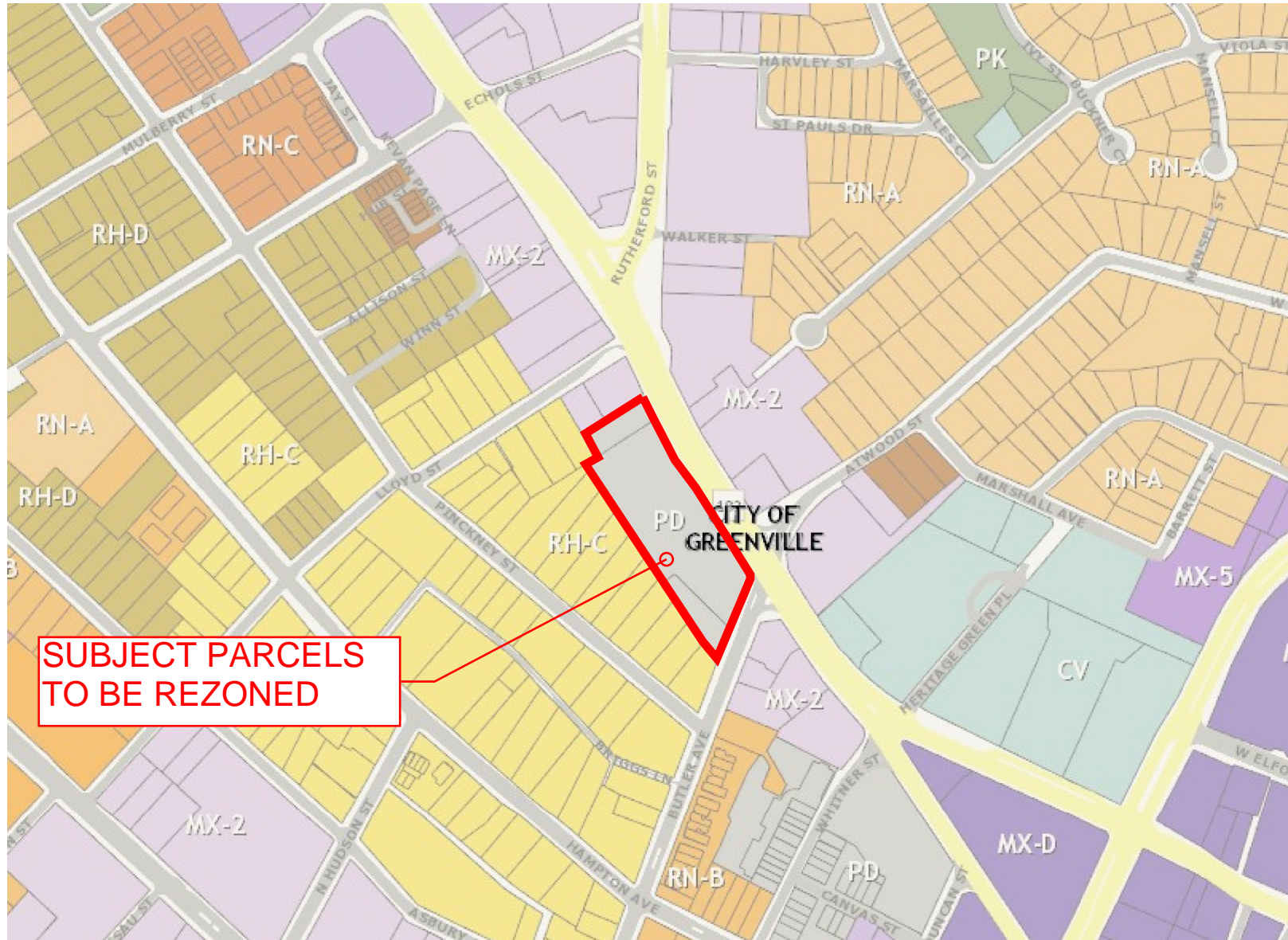
3. Explain and demonstrate how the proposed zoning map amendment will be consistent with the purpose and intent of the zoning districts in the Greenville Development Code, will promote compatibility among surrounding uses, and will promote efficient and responsible development within the City.

The proposed zoning map amendment is consistent with adjacent zoning, as properties to the north, east, and west are zoned MX-2. The Buncombe corridor is characterized by mixed commercial uses, including restaurants and retail, and the proposed zoning supports an efficient and responsible development pattern consistent with the City of Greenville’s land use objectives.

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

The proposed zoning map amendment is logical and orderly, as properties immediately to the north, east, and west are currently zoned MX-2, resulting in a consistent and cohesive zoning pattern.

CITY OF GREENVILLE EXISTING ZONING MAP



PROJECT DATA

309 BUTLER AVENUE AND 601 BUNCOMBE ROAD
GREENVILLE, SC 29601
PARCEL ID #'s: 0019000100100, 019000102700, 0019000100500

SITE DATA

TOTAL SITE AREA 2.9 AC
PROJECT AREA 2.9 AC

BUILDING DATA

RESTAURANT BUILDING AREA (SQUARE FEET) 3,435 SF
RETAIL BUILDING (SQUARE FEET) 7,800 SF
URGENT CARE (SQUARE FEET) 4,000 SF

PARKING DATA - CAFE RACER RESTAURANT AREA - OUTPARCEL #2

MINIMUM PARKING REQUIRED 1 SPACE/125 SF. = 27.48 SPACES
MAXIMUM PARKING ALLOWED 1 SPACE/100 SF. = 34.35 SPACES
PARKING PROVIDED 34
ACCESSIBLE PARKING REQUIRED 2
ACCESSIBLE PARKING PROVIDED 2

PARKING DATA - RETAIL - OUTPARCEL #3

MINIMUM PARKING REQUIRED 1 SPACE/500 SF. = 15.60 SPACES
MAXIMUM PARKING ALLOWED 1 SPACE/250 SF. = 31.20 SPACES
PARKING PROVIDED 37
ACCESSIBLE PARKING REQUIRED 2
ACCESSIBLE PARKING PROVIDED 2

PARKING DATA - GENERAL MEDICAL - OUTPARCEL #1

MINIMUM PARKING REQUIRED 1 SPACE/600 SF. = 6.70 SPACES
MAXIMUM PARKING ALLOWED NONE
PARKING PROVIDED 37
ACCESSIBLE PARKING REQUIRED 2
ACCESSIBLE PARKING PROVIDED 2

LEGEND

	EXISTING TRAFFIC SIGNAL		STANDARD DUTY ASPHALT PAVING
	NUMBER OF PARKING SPACES		CONCRETE SIDEWALK
	ACCESSIBLE PARKING SPACES		EXISTING CITY OF GREENVILLE SIDEWALK

- NOTES:**
- 1) PROPERTY LINES OBTAINED FROM SURVEY.
 - 2) A FULL DUE DILIGENCE STUDY AND SITE VISIT HAVE NOT BEEN COMPLETED AT THIS TIME.
 - 3) A SIGN STUDY HAS NOT BEEN COMPLETED.
 - 4) THE SITE IS CURRENTLY ZONED PD (PLANNED DEVELOPMENT)
 - 5) PROPOSED ZONING = MX-2 (MIXED USE 2).
 - 6) SITE IS NOT WITHIN ANY OVERLAY DISTRICT (CITY OF GREENVILLE GIS AND ZONING MAP).

CONCEPTUAL SITE PLAN

ENGINEER:
FORESITE group
Foresite Group, LLC
451 Vision Dr.
Suite 1001
Cumming, GA 30040
770.368.1399
770.368.1944
www.foresitegroup.net

DEVELOPER:
REAL BISKIES, LLC

PROJECT:
CAFE RACER - GREENVILLE
170 COMMERCE DRIVE & 541 E. COLLEGE AVENUE,
DECATUR GA, 30030
PARCEL #: 0019000100100, 019000102700,
0019000100500

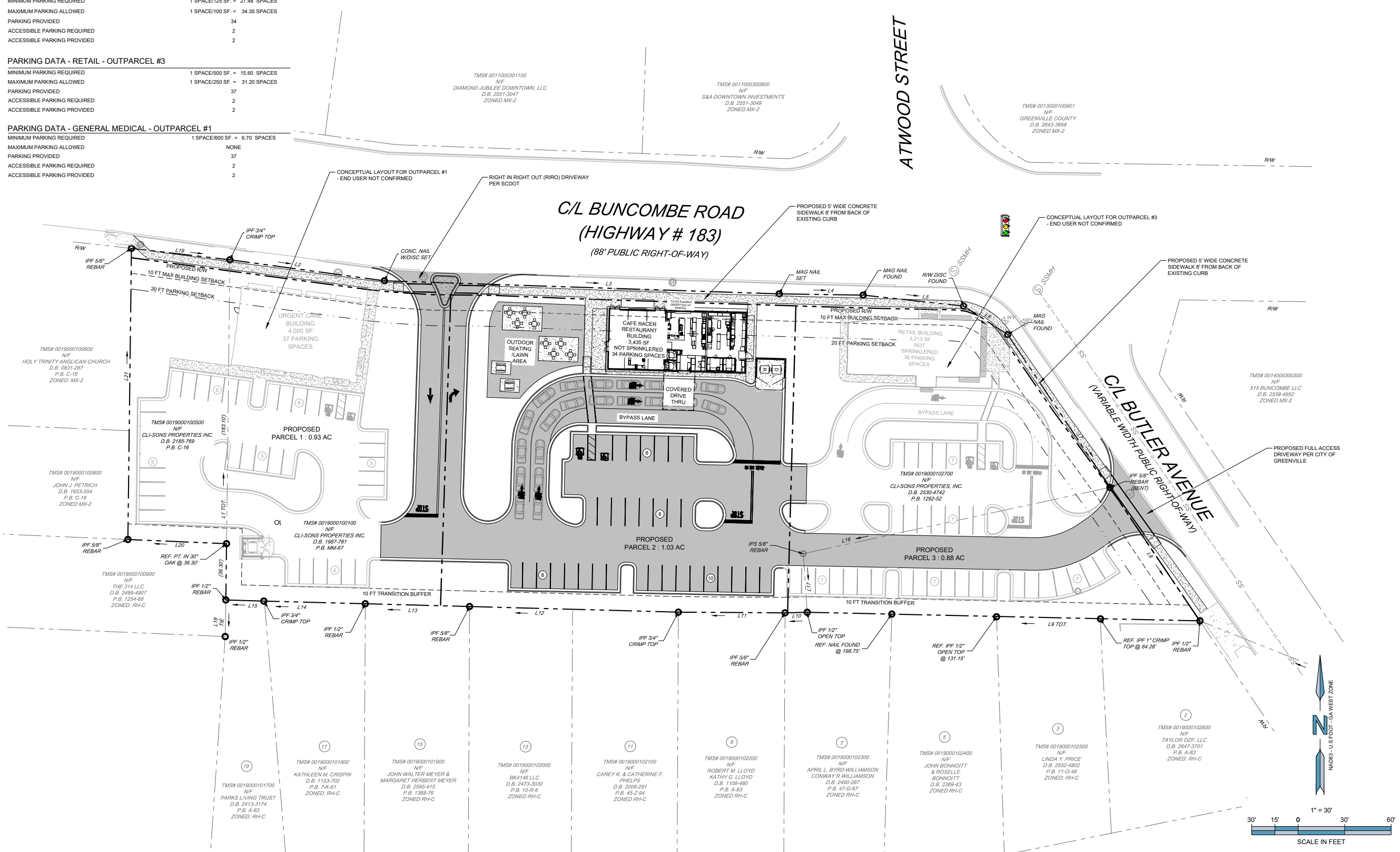
SEAL:
DRAFT

REVISIONS	DATE

PROJECT MANAGER: JCW
DRAWING BY: JCW
JURISDICTION: CITY OF GREENVILLE, SOUTH CAROLINA
DATE: JANUARY 13, 2028
TITLE:

QL-3

SHEET NUMBER:
1 OF 1
COMMENTS: NOT RELEASED FOR CONSTRUCTION
JOB FILE NUMBER: 2217.005



Z-5-2026 • BUNCOMBE STREET AND BUTLER AVENUE

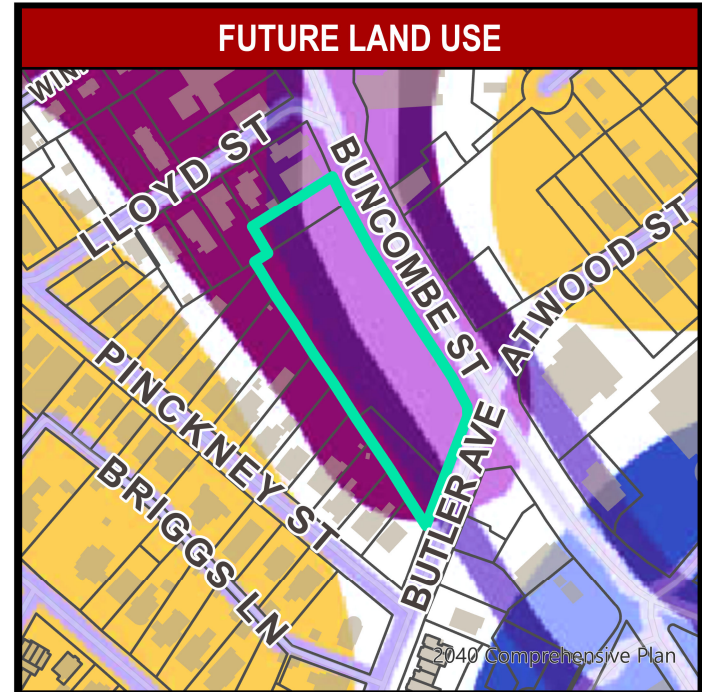
AERIAL VIEW



CURRENT ZONING



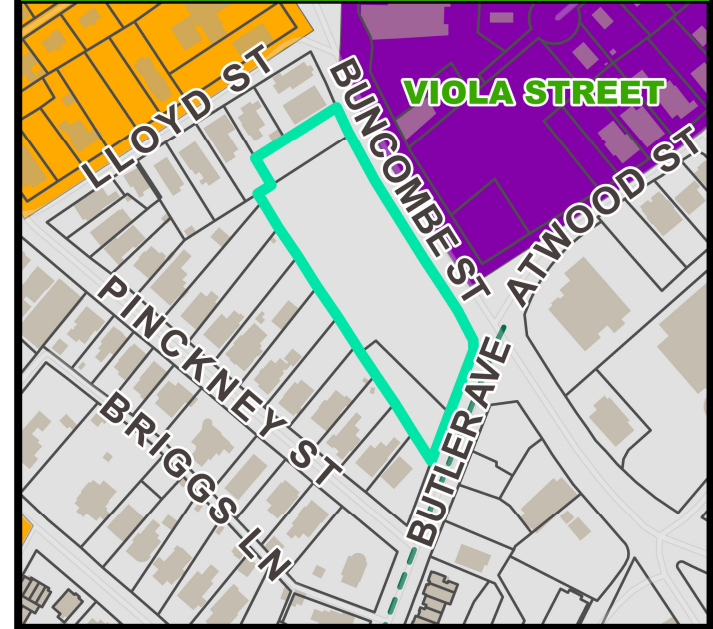
FUTURE LAND USE



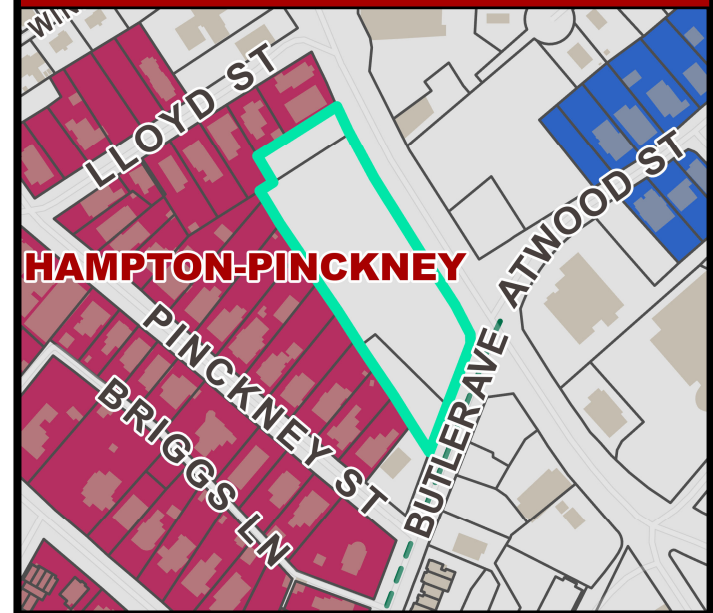
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





PUBLIC HEARING REQUIRED
Applications involving rezoning require a public hearing.

Docket Number: Z-5-2026
Property Location: Buncombe Street and Butler Avenue
Tax Map Number(s): 0019000102700, 0019000100100, 0019000100500
Property Area: 2.92 acres
Request: Rezone from PD to MX-2
Recommendation: Approve rezoning



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-5-2026: Rezone at Buncombe and Butler from PD to MX-2

Project Overview:

Clarification: The proposed application is limited to a rezoning request from PD to MX-2. If the rezoning is approved, the applicant intends to apply to the Board of Zoning Appeals for a Special Exception Permit for a restaurant with a drive-thru. The drive-thru is not subject to Planning Commission review and is not considered as part of this staff report. Matters such as vehicle queuing, noise, traffic, and applicability of use-specific standards will be considered by the Board of Zoning Appeals during its review of the Special Exception request. If the rezoning is approved, any use permitted in the MX-2 district may potentially locate on the property.

Z-5-2026 is a request for zoning change from the PD, Planned Development District, to the MX-2, Mixed-Use 2 District, for approximately 2.92 acres located at the corner of Buncombe Street and Butler Avenue. Historically the property was the site of Cline Hose and Hydraulics. The business moved to a new facility in 2015, and the buildings were demolished in late 2023. The property is currently undeveloped.

In late 2018 the City adopted Ordinance 2018-97 to rezone the parcel from the RDV, Redevelopment District under the previous Land Management Ordinance, to the PD, Planned Development District, for a project known as The Holbrook. The Holbrook PD included a 7-story project with 33 memory care units, 70 assisted living units, and approximately 134 independent living units for a total of 237 units. Although the project received approval for a final development plan (FDP), the project has never proceeded to construction, and plans for The Holbrook development are not moving forward.

Given that the Greenville Development Code no longer allows for PDs (Planned Developments), it is not possible to modify or amend an existing PD. Only The Holbrook project can be built under the PD zoning, so anything other than this project requires a rezone. All rezoning requests must be for a district provided in the Greenville Development Code.

While the property is not located within a special emphasis neighborhood or other overlay district, it does border the Hampton-Pickney Preservation District to the west.

GVL2040 recommends both the Community Mixed Use and the Neighborhood Mixed Use future land use designations. The Community Mixed Use designation recommends a diverse mix of mid-to-large size employers in commercial, light industrial, medical, etc. in addition to multi-family developments. The Neighborhood Mixed Use designation recommends a combination of vertical and horizontal development that includes small retail and commercial alongside a variety of residential, while restricting drive-thrus due to close proximity to downtown and adjacent neighborhoods.

The City conducted the Greenville Strategic Downtown Master Plan in 2019, which included these parcels in what was delineated as the Buncombe and Stone District. The plan recommended urban streets with on-street parking, active frontages, broad sidewalks, safe pedestrian zones, and walkability from the adjacent neighborhoods to downtown.

The MX-2 District is the prevailing zoning district along this stretch of Pete Hollis Boulevard/ Buncombe Street from Echols Street to the north to the Cultural Corridor and Heritage Green at College Street.

Staff finds that the MX-2 zoning district is an appropriate zoning district for this property. The Greenville Development Code includes requirements for buffers and screening that will help protect the neighborhood and ensure an orderly and logistical transition across the block. The rezoning is also in line with the Greenville Development Code and the future land use designations provided in GVL2040, and staff is recommending approval.

It is the intent of the applicant to file a subsequent application to the Board of Zoning Appeals for a Special Exception for an accessory drive-thru for a restaurant. The allowance of a drive-thru is not being considered by the Planning Commission nor City Council through this rezoning process.

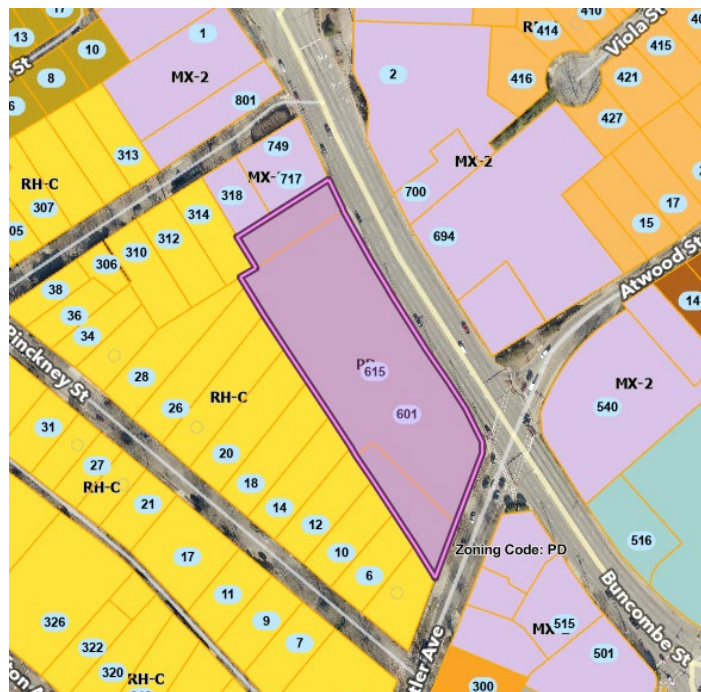
Z-5-2026: Rezone at Buncombe and Butler from PD to MX-2

Land Use Review

The proposed zoning is the MX-2, Mixed-Use 2 District. Per Sec. 19-2.5.1, the Mixed-Use districts are intended to provide moderate intensity mixed-use, office, and residential buildings in a vibrant, pedestrian-friendly environment. With regards to the proximity to the Hampton-Pickney neighborhood, any development within the MX-2 zoning district would be required to provide a minimum 10-foot Type A transition along the adjacent RH- zoning district consisting of screening and fencing.

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning	Current Use
Subject Property	PD, Planned Development	Vacant lot
North	MX-2, Mixed-Use	Church/Detached Home
East	MX-2, Mixed-Use	Commercial / Undeveloped
South	RH-C, Residential/ MX-2, Mixed-Use	Detached Houses, Commercial
West	RH-C, Residential House	Detached Houses

Zoning Map



Procedural Requirements:

Z-5-2026: Rezone at Buncombe and Butler from PD to MX-2

Pre-Application and Development Meetings

The City and the applicant held a pre-application meeting on December 2, 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 currently vacant with no known floodplains or other concerns for development.

Definitions:

Please see the attachments for the MX-2 district for the general provisions.

Staff Analysis:

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

(a) Consistent with Comprehensive Plan.	YES
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Comments: The property is consistent with the recommended future land use recommendations of Community Mixed Use and Neighborhood Mixed Use provided by GVL2040.

(b) Consistent with Applicable Plans and Studies.	YES
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The proposed rezoning to MX-2 is consistent with the [2019 Greenville Strategic Downtown Master Plan](#) recommendations for this area by zoning for development that can serve surrounding residential uses with mixed-use projects.

(c) Compatible with Surrounding Uses.	YES
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Comments: The MX-2 district is compatible with the surrounding properties along this area of Buncombe Street and Pete Hollis Boulevard.

(d) Provide logical and orderly Development Pattern.	YES
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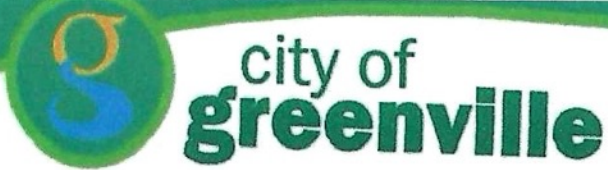
The rezone to MX-2 provides zoning consistency along this commercial corridor coming into the city and actually provides for lower overall height allowances than the development node at the Pete Hollis-Rutherford-Stone Avenue Node. The transition requirements within the Code will help protect the neighborhood from development. The maximum height of two stories (four stories with the development bonus) is more appropriate than the current 7 stories permitted under the PD.

STAFF RECOMMENDATION:

APPROVE rezone to MX-2, Mixed-Use District.

Staff Comments

This analysis is limited to the requested zoning change from PD to MX-2. The appropriateness of any future projects requiring a Special Exception Permit, such as a possible drive-thru, require a separate review and approval process through the Board of Zoning Appeals.



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

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

*Indicates Required Field

APPLICANT/OWNER INFORMATION

	APPLICANT	PROPERTY OWNER
*Name:	[REDACTED]	Same
*Organization	[REDACTED]	
*Title:	[REDACTED]	
*Full Address:	[REDACTED]	
*Phone:	[REDACTED]	
*Email:	[REDACTED]	

PROPERTY INFORMATION

*LOT(S) ADDRESS(ES) 1210 N Pleasantburg Dr

*LOT(S) TAX MAP NUMBERS: 0276000300501

*LOT DEED BOOK/PAGE book 2662 pg 5251

*CURRENT ZONING DESIGNATION PD

*PROPOSED ZONING DESIGNATION BG

*TOTAL LOT(S) ACREAGE 0.38 ac

*REASON FOR PROPOSED REZONE: remove the Planned Development designation and go for regular zoning designation

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
_____ DATE

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	
Applicant	
Date	
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.

consider part of a mixed use corridor

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.

the parcel is part of a corridor in GVL 2040 but not part of any other area plan that we know of

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

the proposed zoning is in keeping with the allowed uses of the zoning currently noted in the Planned Development

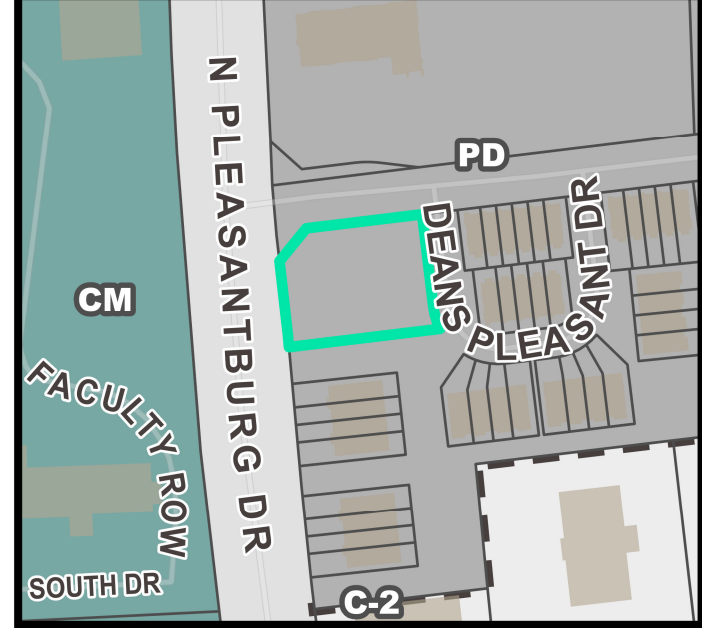
4. Explain how the proposed zoning map amendment promotes a logical and orderly development pattern.

the plan removes the PD from the parcel and simplifies the use allowances

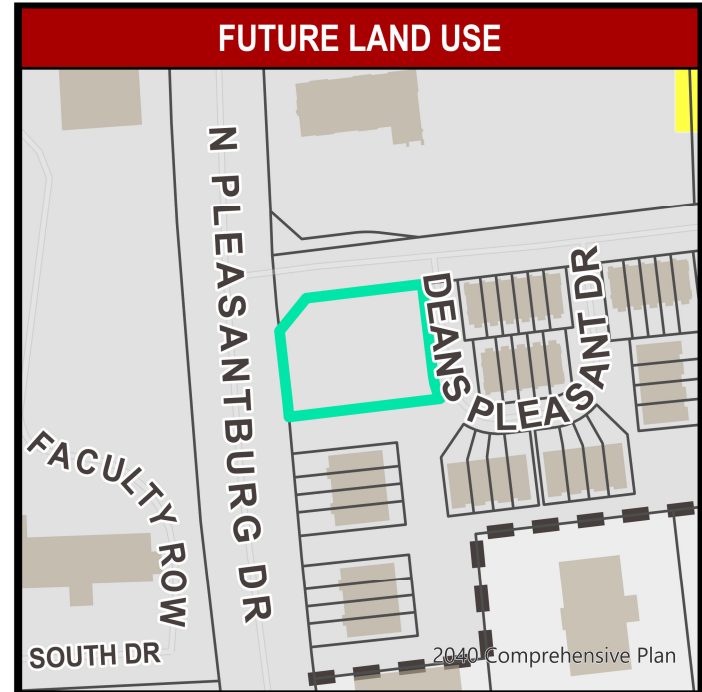
AERIAL VIEW



CURRENT ZONING



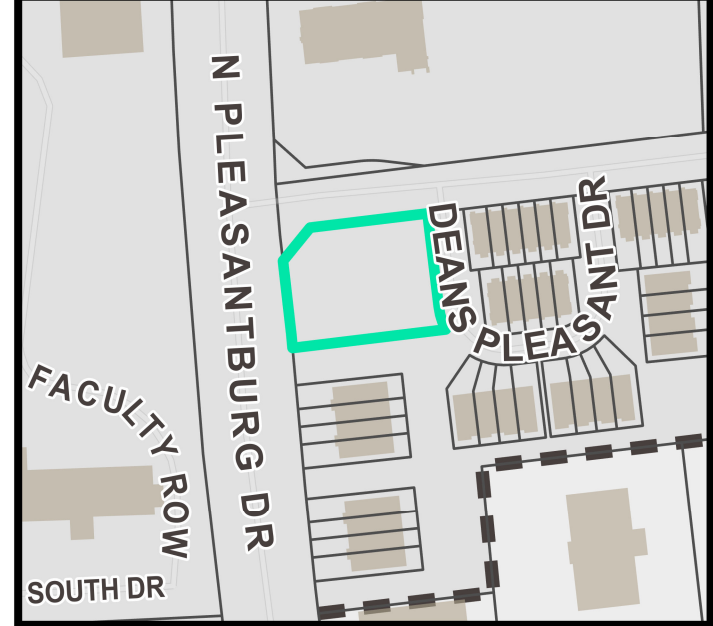
FUTURE LAND USE



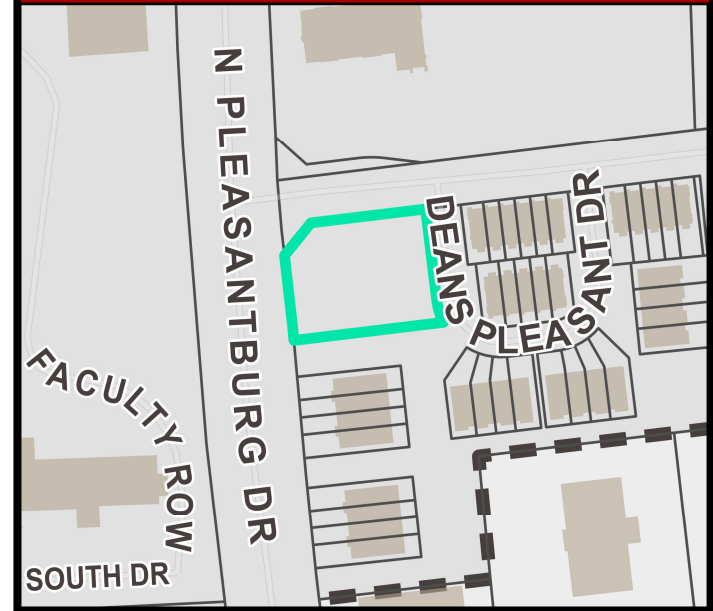
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





PUBLIC HEARING REQUIRED
Applications involving rezoning require a public hearing.

Docket Number: Z-6-2026
Property Location: 1210 North Pleasantburg Drive
Tax Map Number(s): 0276000300501
Property Area: 0.38 acre
Request: Rezone from PD to BG
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-6-2026: Rezone at 1210 N. Pleasantburg Dr. from PD to BG

Project Overview:

Z-6-2026 is a request for zoning change from the PD, Planned Development District, to the BG, Business General District, for approximately 0.38 acres located at 1210 North Pleasantburg Drive.

The property, which is currently undeveloped, was annexed into the City in 2006 with Planned Development zoning for a mixed-use project called Renaissance Place. This particular parcel is located at the southeast corner of N. Pleasantburg Drive and Renaissance Row Drive. Uses such as general retail, personal use, medical office, restaurant excluding fast food, and a coffee shop with a drive-thru are permitted under the PD. The proposed BG zoning district would also allow for these uses in addition to other drive-thrus, subject to meeting applicable use standards. The PD also has dimensional standards for this commercial corner parcel including a 25' setback from North Pleasantburg to match the dental office to the north and a two-story maximum height. A dedicated area for a bus stop is required under the PD. The BG zoning has a setback range of 5' to 20', and a 3-story maximum height.

The property is not located within a special emphasis neighborhood or other overlay district. To the south and east of the parcel are townhomes associated with the PD, to the north is a family dentist also within the PD zoning, and to the west is Bob Jones University. Many of the properties on the east side of N. Pleasantburg Drive are located outside the city limits and have a Greenville County zoning designation of C-2.

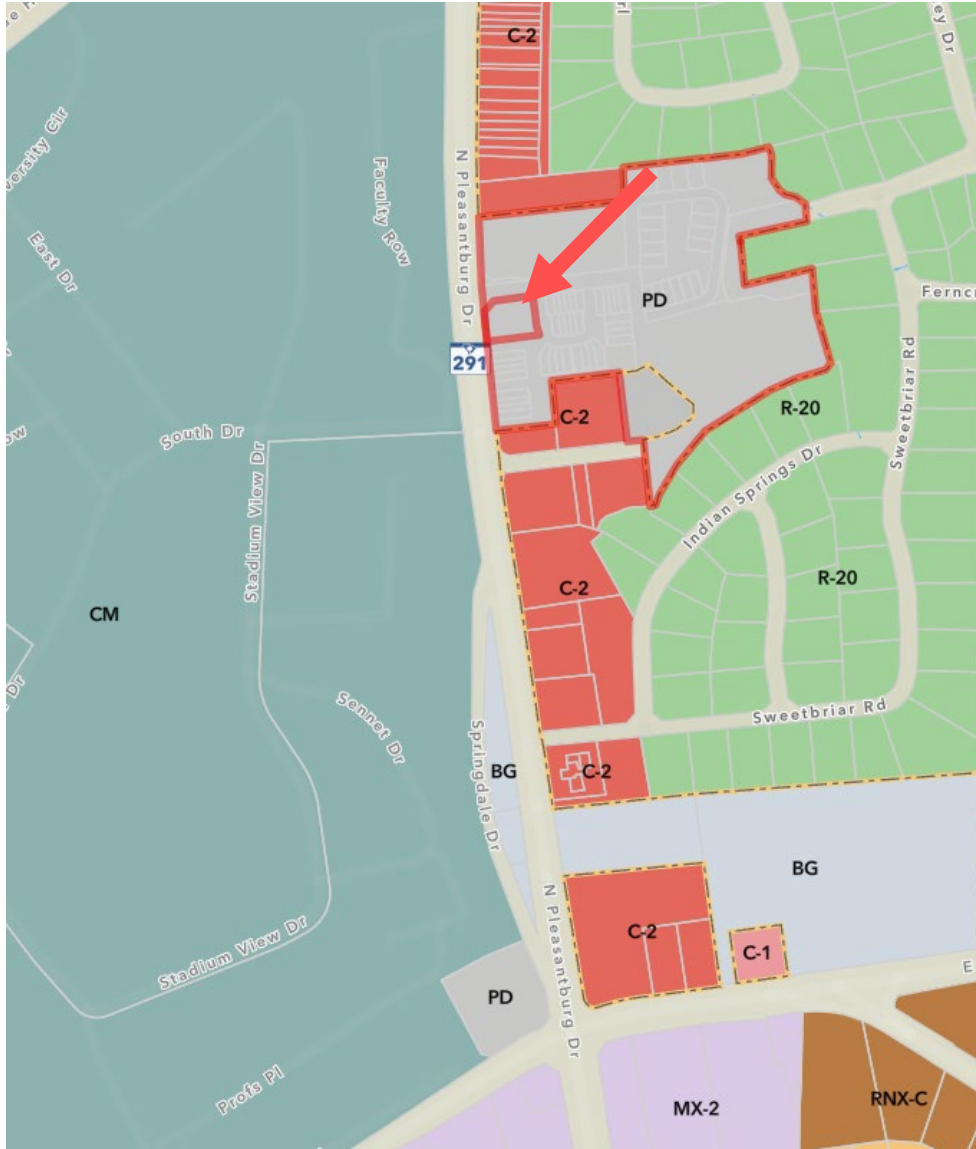
GVL2040 recommended a future land use designation of Corridor Mixed-Use for the area along North Pleasantburg Drive. Corridor Mixed-Use areas are intended to safely support a range of travel options lined with buildings that engage the street with a mix of land uses including commercial, retail, and residential.

Staff finds that the BG zoning district is consistent with the surrounding development along North Pleasantburg Drive and the development recommendations within the GVL2040 Comprehensive Plan. Staff recommends approval of the proposed rezoning.

Land Use Review

This parcel is bound to the north by a family dentist, to the south and east by townhomes, and to the west by Bob Jones University. Beyond that, the parcels along North Pleasantburg Drive are within the County and within the C-2, Commercial district.

Z-6-2026: Rezone at 1210 N. Pleasantburg Dr. from PD to BG



LAND USE OF SURROUNDING PROPERTIES

Location	Zoning	Current Use
Subject Property	PD, Planned Development	Undeveloped
North	PD, Planned Development	Family Dentist
East	PD, Planned Development	Townhomes
South	PD, Planned Development	Townhomes
West	CM, Campus	Bob Jones University

Z-6-2026: Rezone at 1210 N. Pleasantburg Dr. from PD to BG



Procedural Requirements:

Pre-Application and Development Meetings

The City and the applicant held a pre-application meeting on October 6, 2025.

Project Preview Meeting

The applicant attended the February 24th, 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:

There are no known floodways on the site. There are no overlay districts or other zoning encumbrances outside of the Planned Development agreement.

Definitions:

Please see the attachment for the BG district for the general provisions.

Z-6-2026: Rezone at 1210 N. Pleasantburg Dr. from PD to BG

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: GVL2040 recommends Corridor Mixed-Use for this area of North Pleasantburg Drive, which aligns with the proposed BG zoning district.

(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
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Comments: The BG district is compatible with the surrounding County zoning and development patterns along Pleasantburg Drive. If surrounding County commercial properties were to annex, they would be anticipated to be zoned BG as well.

(d) Provide logical and orderly Development Pattern.	YES
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Development of the site will allow opportunities for additional commercial businesses along Pleasantburg Drive.

STAFF RECOMMENDATION:

APPROVE rezone to BG, Industrial District.

Staff Comments

Any staff comments?