



# Public Notice

Planning and Zoning

To: City Property Owners and Residents  
Subject: **PUBLIC NOTICE -- Upcoming Applications for Thursday, May 7, 2026, Planning Commission Meeting**  
Date posted: April 22, 2026

**Public Notice:** The City of Greenville Planning Commission will hold an in-person 15-day noticed Public Hearing on Thursday, May 7, 2026 at 4:00 PM at the Greenville City Hall, 206 S. Main Street, 10<sup>th</sup> Floor Council Chambers, to consider the following applications. The application documents are available for review online at [greenvillesc.gov](http://greenvillesc.gov) under the 'Agendas & Minutes' tab. You may contact the Planning Office at (864) 467-4476 for questions.

## **PUBLIC HEARING ITEMS**

### **A. AX-14-2026**

Application for **ANNEXATION** and **REZONE** of approximately 6.63 acres located on GROVE ROAD AND WEST FARIS ROAD from R-6, Single-family residential district, and PD, Planned development district, in Greenville County to PK, Park District, in the City of Greenville. (TM#s 0220000100103 and portion of 0220000100102)

### **B. AX-15-2026**

Application for **ANNEXATION** and **REZONE** of approximately 5.67 acres located on AUGUSTA ROAD, TRAYNHAM STREET, CASHEL PLACE, CARSON PLACE, AND CASTON LANE from C-2, Commercial district, in Greenville County to MX-3, Mixed Use 3 District, PK, Park District, and RC-3, Community 3 District, in the City of Greenville. (TM#s M015060100100, M015090108700, M015090100100, M015090100200, M015090100300, M015090100400, M015090100500, M015090106200, M015090106300, M015090106400, M015090106500)

### **C. AX-16-2026**

Application for **ANNEXATION** and **REZONE** of approximately 0.55 acre located at 201 EDWARDS ROAD from R-20, Single-family residential district, in Greenville County to RH-B, House B District, in the City of Greenville. (TM# 0276000200900)

### **D. AX-17-2026**

Application for **ANNEXATION** and **REZONE** of approximately 0.31 acre located at 166 OTIS STREET from R-7.5, Single-family residential district, in Greenville County to RH-D, House D District, and within the Greater Sullivan Neighborhood Revitalization Overlay District, in the City of Greenville. (TM# 0106000301500)

### **E. AX-18-2026**

Application for **ANNEXATION** and **REZONE** of approximately 7.56 acres located on SPANCO DRIVE AND CONESTEE ROAD from Unzoned and I-1, Industrial district, in Greenville County to PK, Park District, and MX-3, Mixed Use 3 District, in the City of Greenville. (portions of TM#s 0423000101000 and 0423000101002)

### **F. Z-7-2026**

Application for **REZONE** of approximately 0.24 acre of land located on PINE STREET from RH-D, House D District, to RN-A, Neighborhood A District (TM# 0026000101300)

The Planning Commission's action on Zoning Map Amendments and Text Amendments constitute a **Recommendation to the City Council**. The City Council will consider these items at scheduled, Public Meetings (two readings of an ordinance to either approve, or disapprove, a proposal are required). You will not receive a separate notice of those meetings, but you are invited to attend and register with the City Clerk if you wish to comment upon an Application at the Meeting(s). You may contact the City Clerk's Office at (864) 467-4441 to verify the date of the City Council Meeting or refer to the meeting schedule reflected on the City's web site ([www.greenvillesc.gov](http://www.greenvillesc.gov)).

#### **APPLICATIONS FOR STREET NAME CHANGES**

None

The Commission's action for applications involving Street Name Changes represent a **Decision of the Planning Commission** (i.e., no further actions are required).

**NOTE: Other projects and applications may be considered at the Planning Commission meeting in addition to those provided in this mailed notice, some of which may also be subject to a public hearing.**

You are invited to review documents relating to these and other applications before the meeting. Application materials are posted online at <http://www.greenvillesc.gov/pc>. You may contact the Planning Office at (864) 467-4476 for more information. Application materials are subject to change.

#### **PUBLIC COMMENT INSTRUCTIONS**

Any person may comment on an application requiring a public hearing at the Planning Commission meeting. Each speaker is limited to 3 minutes. Repetitive statements should be avoided; individuals sharing similar concerns are encouraged to appoint a spokesperson to represent their group. It is NOT necessary to register or sign up to speak before the Planning Commission meeting (however, City Council meetings do require pre-registration for public comments).

#### **Procedure for Public Comment PRIOR TO Meeting**

In addition to providing spoken comments at the hearing, you may submit written comments to: Planning & Development Office, PO Box 2207, Greenville, SC 29602 or by email at [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov). Written comments must be received by 2PM on the Monday before the meeting in order to be given adequate time for consideration by the Planning Commission prior to the meeting. Comments received after 2PM Monday will be provided to the Commissioners at the meeting. Please reference the application number and include your name and address on all correspondence. All comments will be made part of the public record.

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Please contact the Planning Office if you have any questions regarding this mailed notice (864) 467-4476 or [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov).



# city of greenville

## APPLICATION FOR ANNEXATION

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

### APPLICANT/OWNER INFORMATION

\*Indicates Required Field

APPLICANT

PROPERTY OWNER

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### PROPERTY INFORMATION

\*TAX MAP #(s) 022000-01-00103 and portion of 022000-01-00102

\*TOTAL ACREAGE 6.64 acres

\*CURRENT ZONING DESIGNATION (County) R-6, Single-family residential district, and PD, Planned Developemnt District

\*PROPOSED ZONING DESIGNATION (City) PK, Park District

### TYPE OF ANNEXATION

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

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







**CITY OF GREENVILLE**  
**206 South Main Street**  
**P.O. Box 2207**  
**Greenville, SC 29602**

**100 Percent**  
**PETITION FOR ANNEXATION**

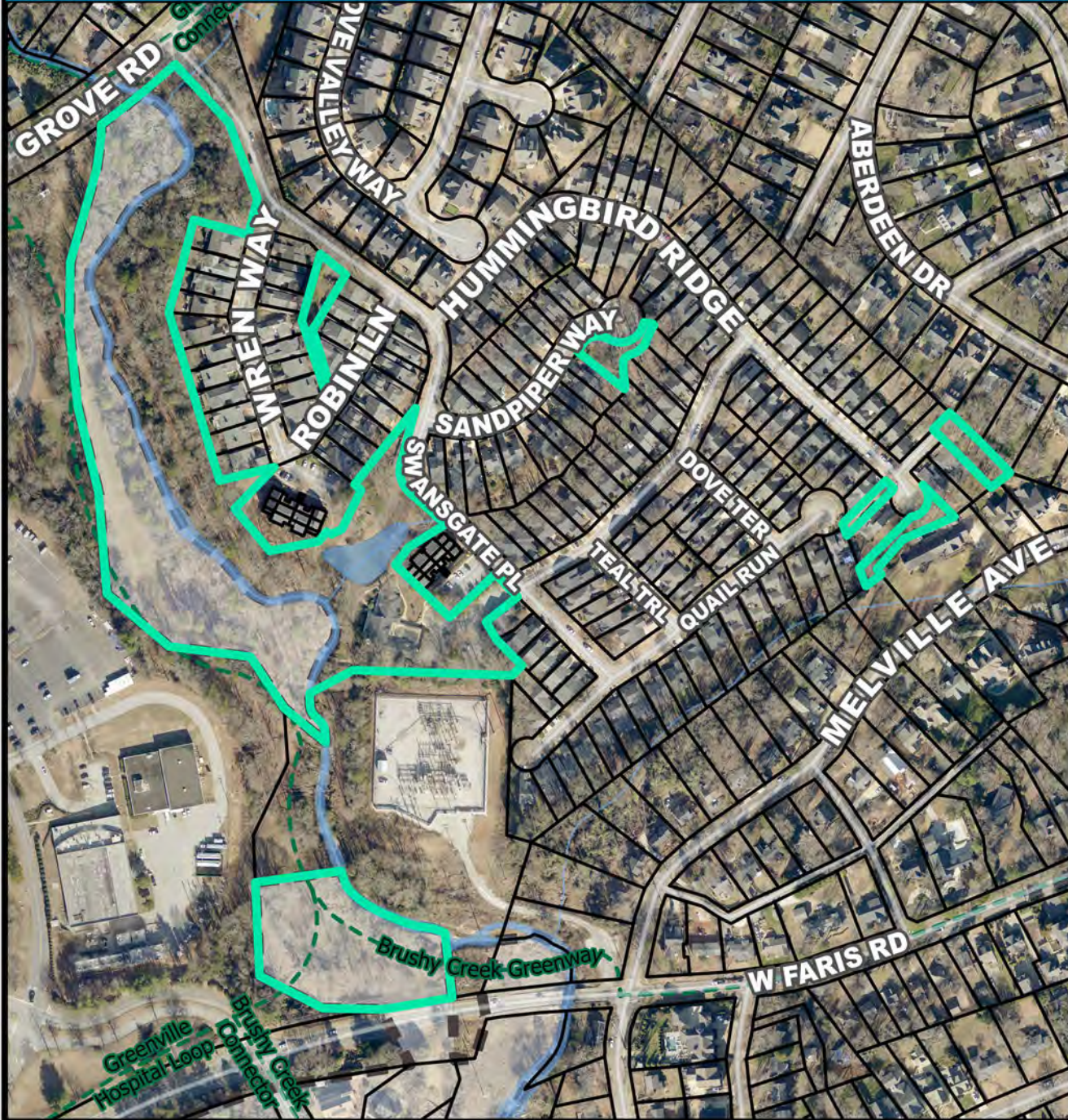
The person(s) whose signatures appear below are freeholders owning real estate in an area which is contiguous to the City of Greenville and which is proposed to be annexed into the City. In general, the area can be described as see below (address) and consisting of approximately 6.64 acres located on see below (tax map parcel). That area is identified more particularly by the tax map parcel number(s) provided below and the Annexation Plat which is being provided to the City of Greenville Planning Commission in conjunction with this petition. Any and all plats are incorporated by reference as a description of the area. By their signatures, the freeholder(s) petition(s) the City Council of the City of Greenville to annex the entire area shown as being annexed on the plats, and such additional acreage within the outer boundaries of the area as the owners through their agent may designate.

This petition is submitted under the provisions of S.C. Code ' 5-3-150, authorizing the City Council to annex an area when presented with a petition signed by all persons owning real property in the area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. All zoning processes will be in accordance with state statutes and city ordinance otherwise existing.

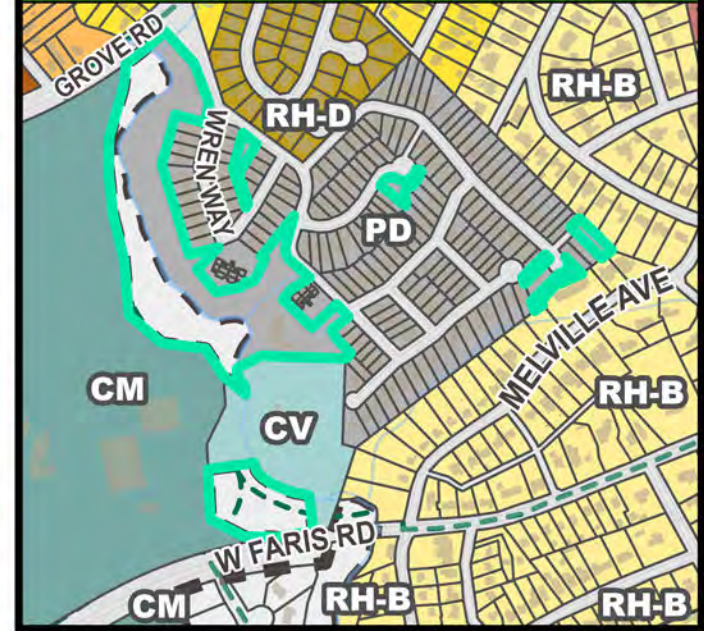
Property Owner(s)	Address/ Tax Map Number	Signature	Date
Swansgate Homeowners Association SC	W. Faris Road/ TMS# 022000-01-00103		
Swansgate Homeowners Association SC	Grove Road/ Portion of TMS# 022000-01-00102		

# AX-14-2026 • GROVE ROAD AND WEST FARIS ROAD

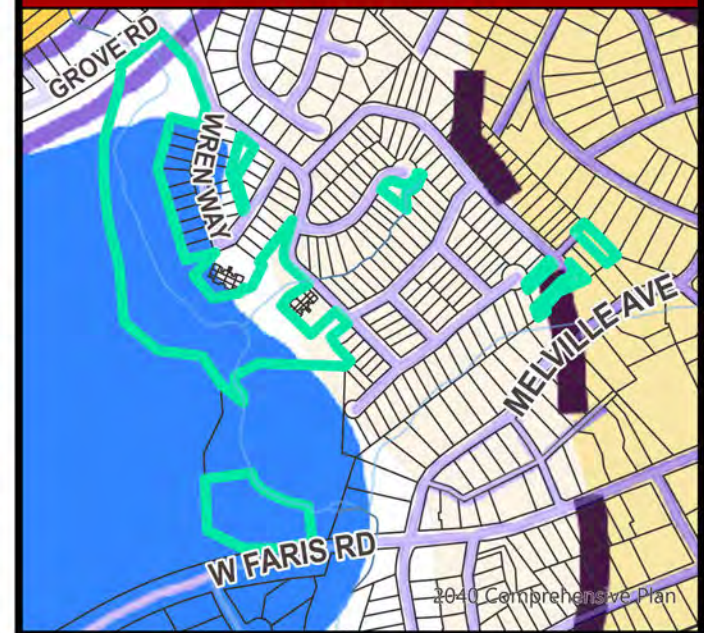
## AERIAL VIEW



## CURRENT ZONING



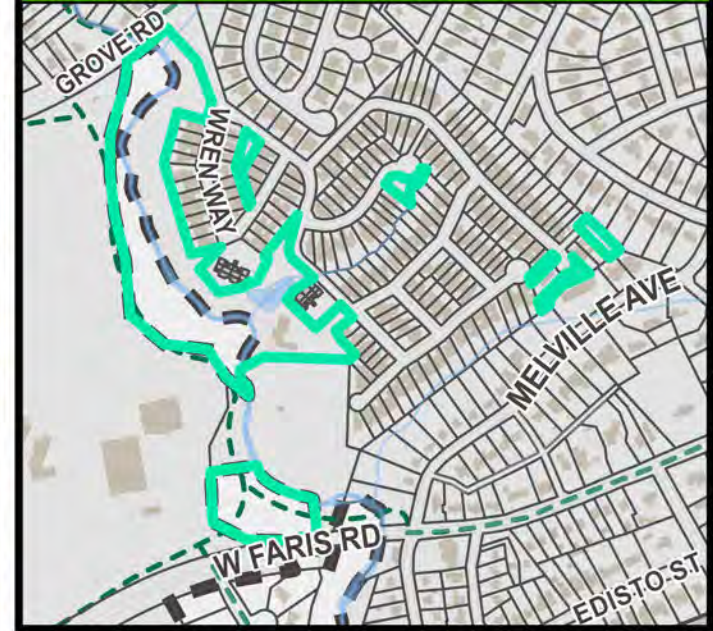
## FUTURE LAND USE



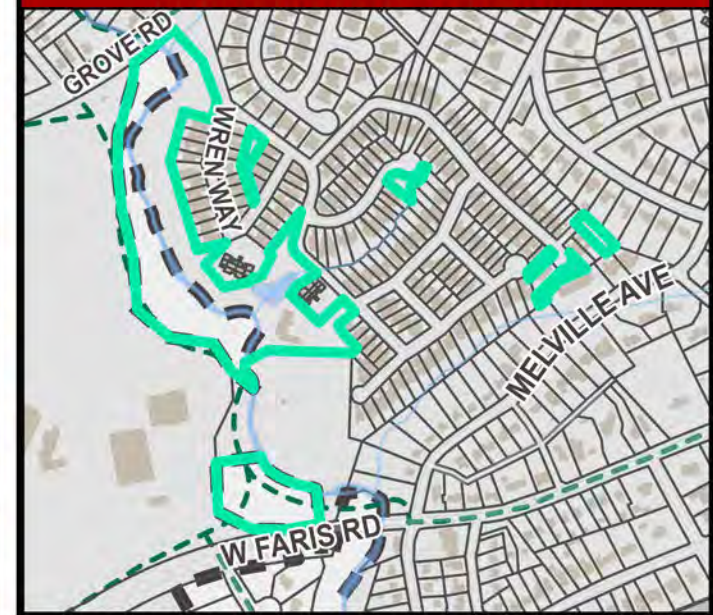
NATURAL / ENVIRONMENTAL FEATURES



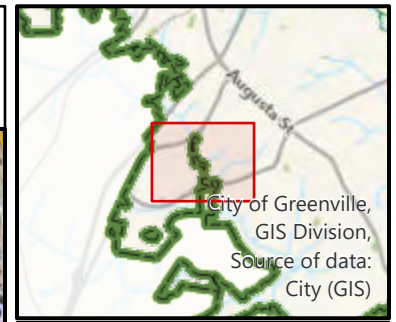
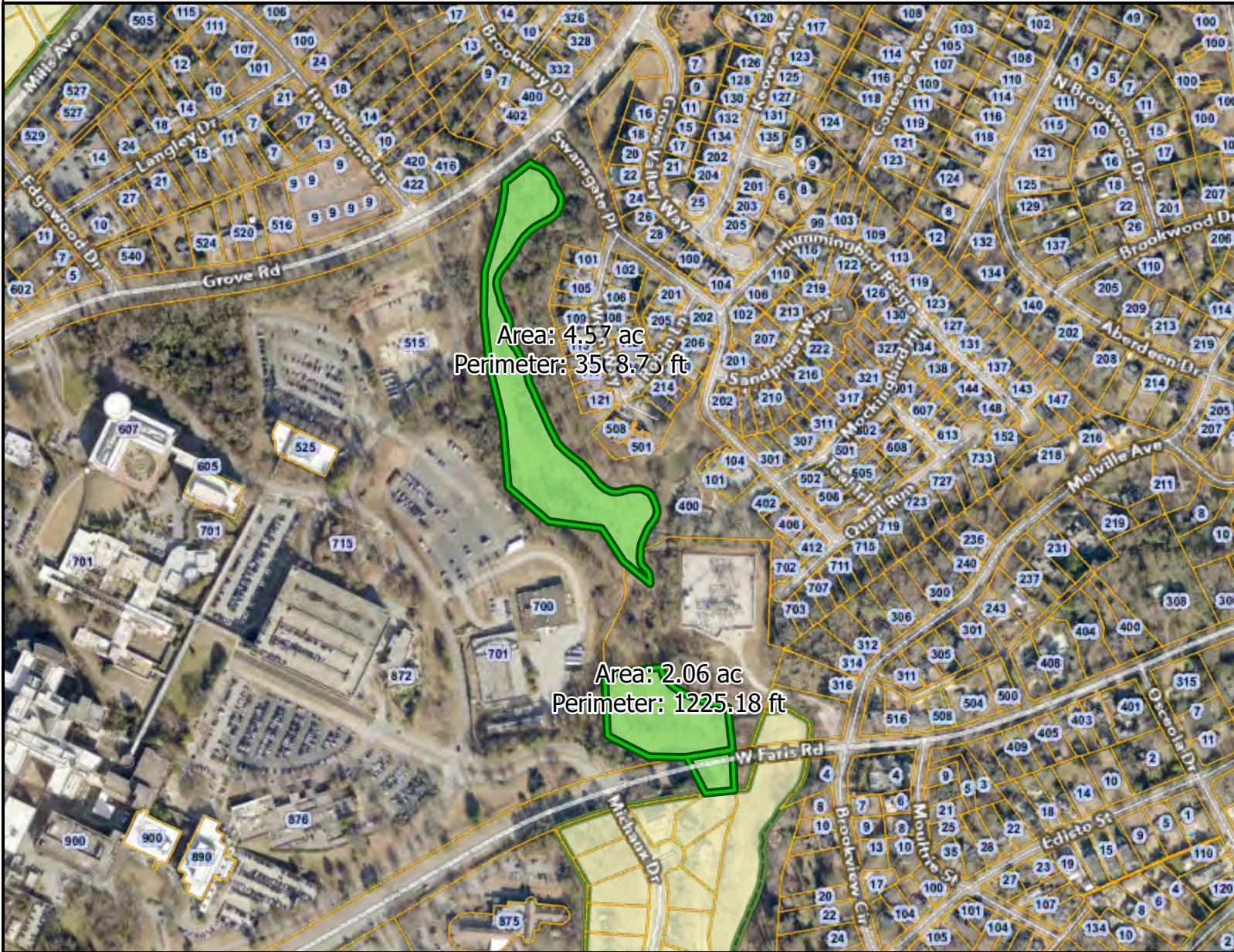
SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



# AX-14-2026: Swansgate

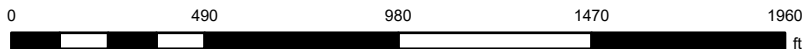


## Legend

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

## Notes

Total area to be annexed: 7.00 acres; City Council District: 2; County Zoning District: PD & R-6; City Zoning District: PK



1 : 5838



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



# city of greenville

## APPLICATION FOR ANNEXATION

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

### APPLICANT/OWNER INFORMATION

\*Indicates Required Field



Name:	
Title:	
Address:	
Phone:	
Email:	

### PROPERTY INFORMATION

\*TAX MAP #(S) M015060100100, M015090108700, M015090100100, -200, -300, -400, -500, -6200, -6300, -6400, -6500

\*TOTAL ACREAGE 5.65

\*CURRENT ZONING DESIGNATION (County) C-2, Commercial District

\*PROPOSED ZONING DESIGNATION (City) M015060100100 split as MX-3, Mixed Use 3 District, and PK, Park District per Plat;

M015090108700, M015090100100, -200, -300, -400, -500, -6200, -6300, -6400, and -6500 as RC-3, Community 3 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.*

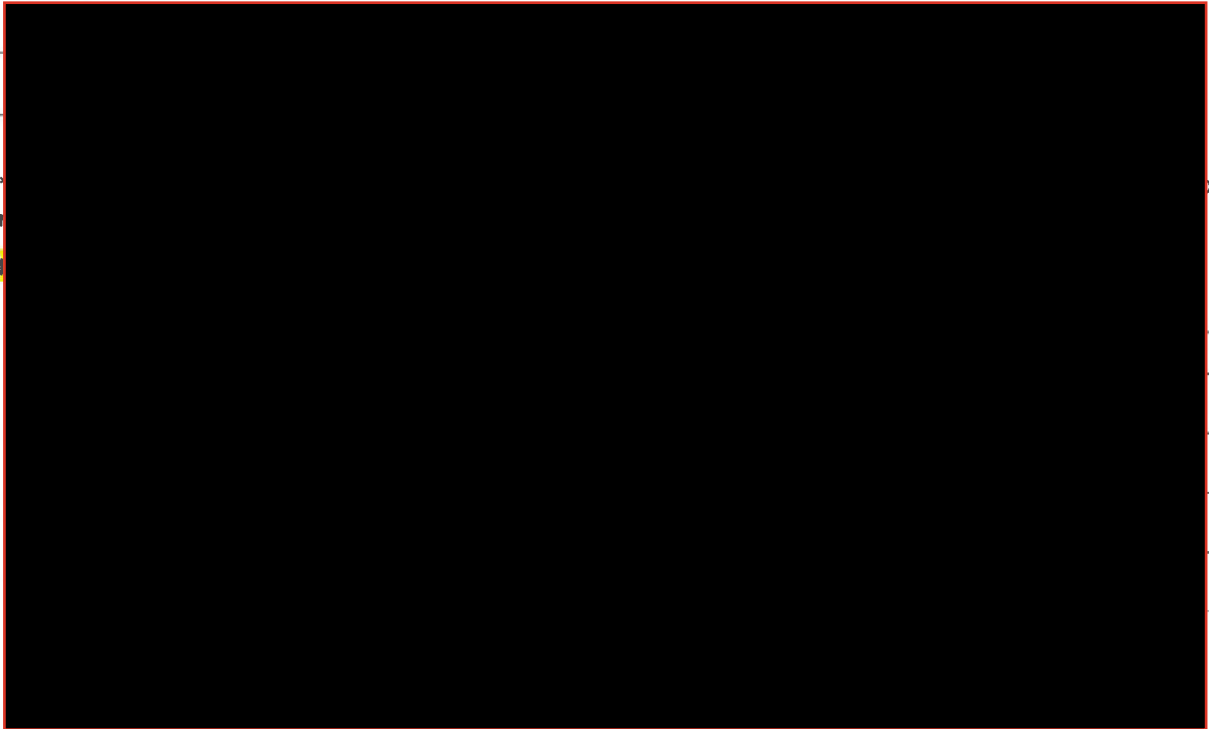
INSTRUCTIONS

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.

7.  application IS NOT




**CITY OF GREENVILLE**  
**206 South Main Street**  
**P.O. Box 2207**  
**Greenville, SC 29602**

**100 Percent**  
**PETITION FOR ANNEXATION**

The person(s) whose signatures appear below are freeholders owning real estate in an area which is contiguous to the City of Greenville and which is proposed to be annexed into the City. In general, the area can be described as see below (address) and consisting of approximately 5.65 acres located on see below (tax map parcel). That area is identified more particularly by the tax map parcel number(s) provided below and the Annexation Plat which is being provided to the City of Greenville Planning Commission in conjunction with this petition. Any and all plats are incorporated by reference as a description of the area. By their signatures, the freeholder(s) petition(s) the City Council of the City of Greenville to annex the entire area shown as being annexed on the plats, and such additional acreage within the outer boundaries of the area as the owners through their agent may designate.

This petition is submitted under the provisions of S.C. Code ' 5-3-150, authorizing the City Council to annex an area when presented with a petition signed by all persons owning real property in the area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. All zoning processes will be in accordance with state statutes and city ordinance otherwise existing.

Property Owner(s)	Address/ Tax Map Number	Signature	Date
DRB Group South Carolina, LLC	Augusta Road/TMS# M015060100100	[Redacted Signatures]	[Redacted Dates]
DRB Group South Carolina, LLC	Cashel Court, Carson Place, & Caston Lane/TMS# M015090108700		
DRB Group South Carolina, LLC	1 Cashel Court/ TMS# M015090100100		
DRB Group South Carolina, LLC	3 Cashel Court/ TMS# M015090100200		
DRB Group South Carolina, LLC	5 Cashel Court/ TMS# M015090100300		
DRB Group South Carolina, LLC	7 Cashel Court/ TMS# M015090100400		





**CITY OF GREENVILLE**  
206 South Main Street  
P.O. Box 2207  
Greenville, SC 29602

**CERTIFICATION OF PETITION SIGNATURE**

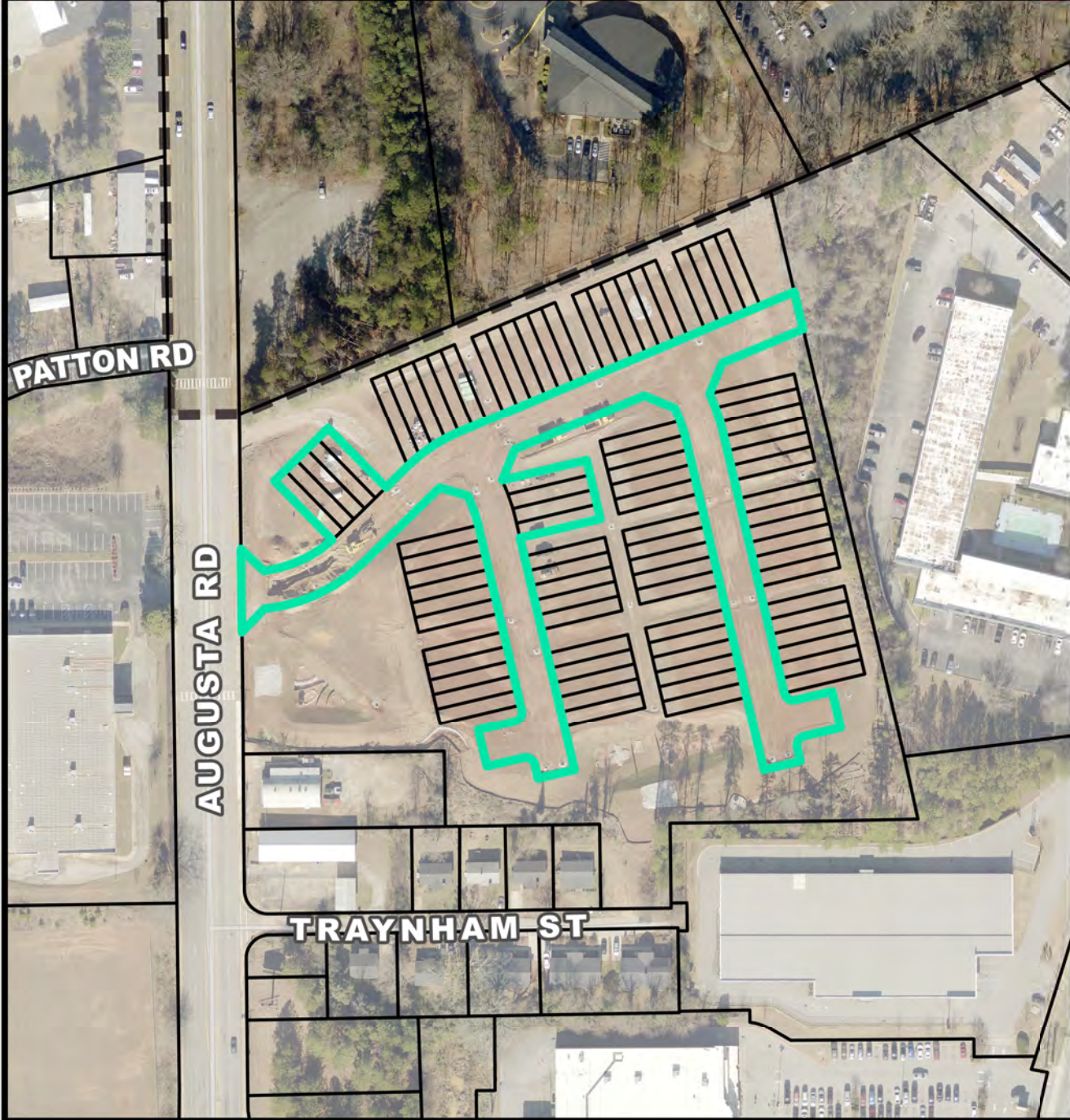
I, [REDACTED], 20 26, certified my signature previously given and dated for the annexation into the City of Greenville of one (1) or more parcels in which I have ownership interest by initialing a copy of the signature as previously given and dated. The parcel tax map number(s) is(are) as follows:

M015060100100, M015090108700, M015090100100  
-200, -300, -400, -500, -6200, -6300, -6400, -6500  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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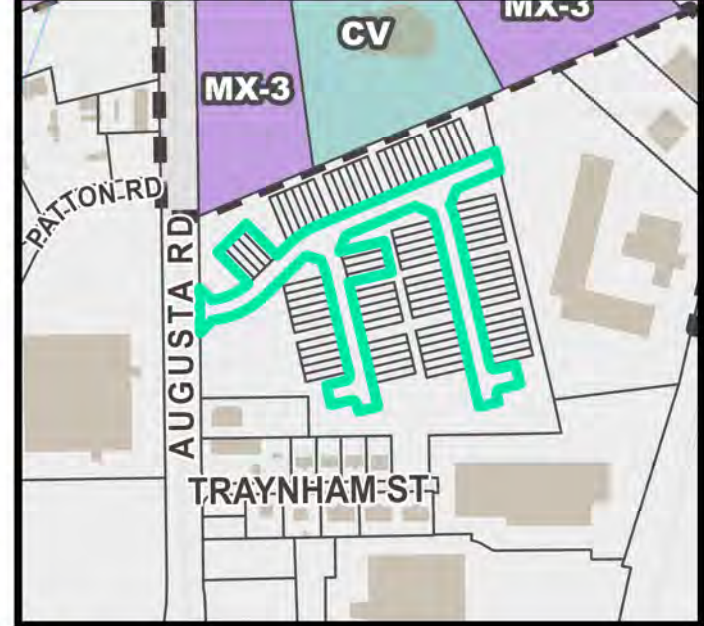
[REDACTED]  
Signature DIVISION VP of Finance

AX-15-2026 • TRAYNHAM PLACE

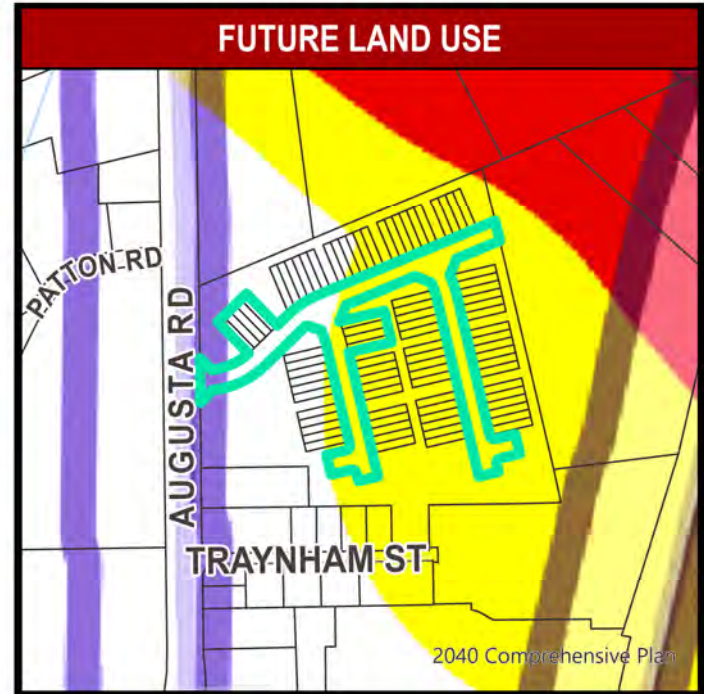
AERIAL VIEW



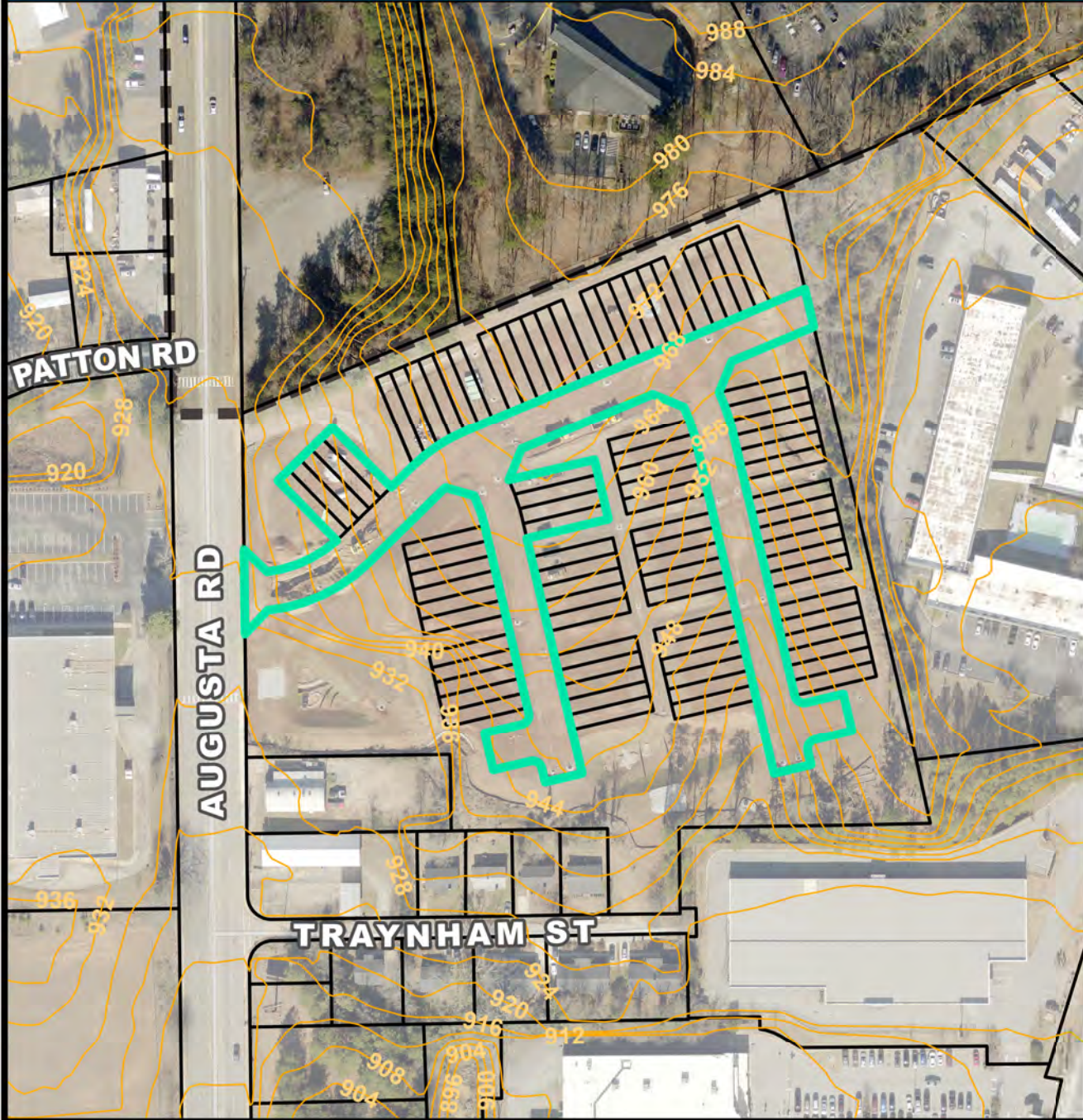
CURRENT ZONING



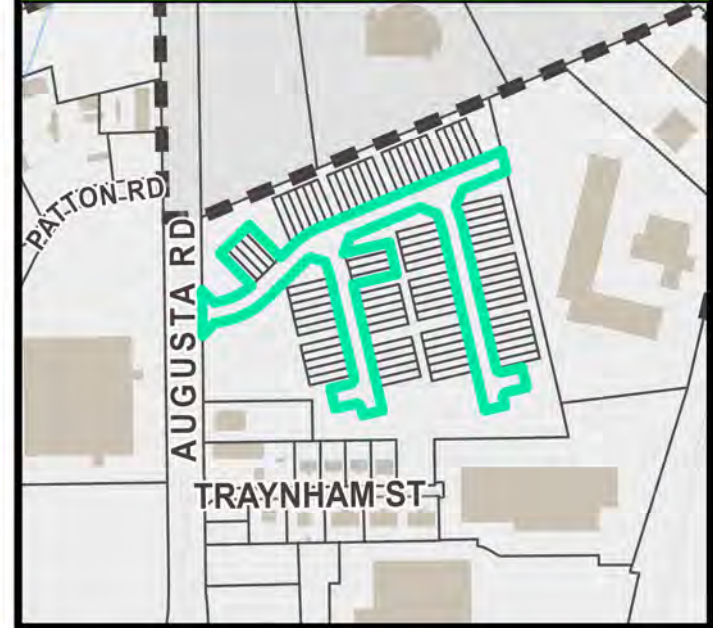
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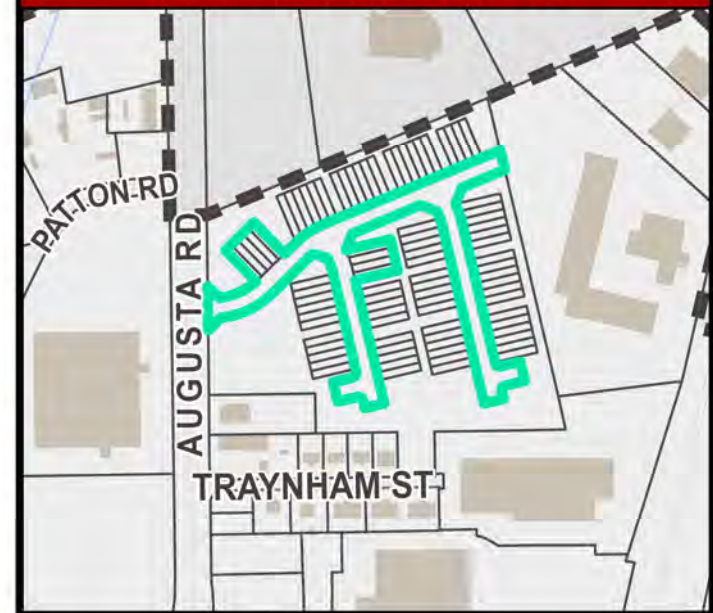
NATURAL / ENVIRONMENTAL FEATURES

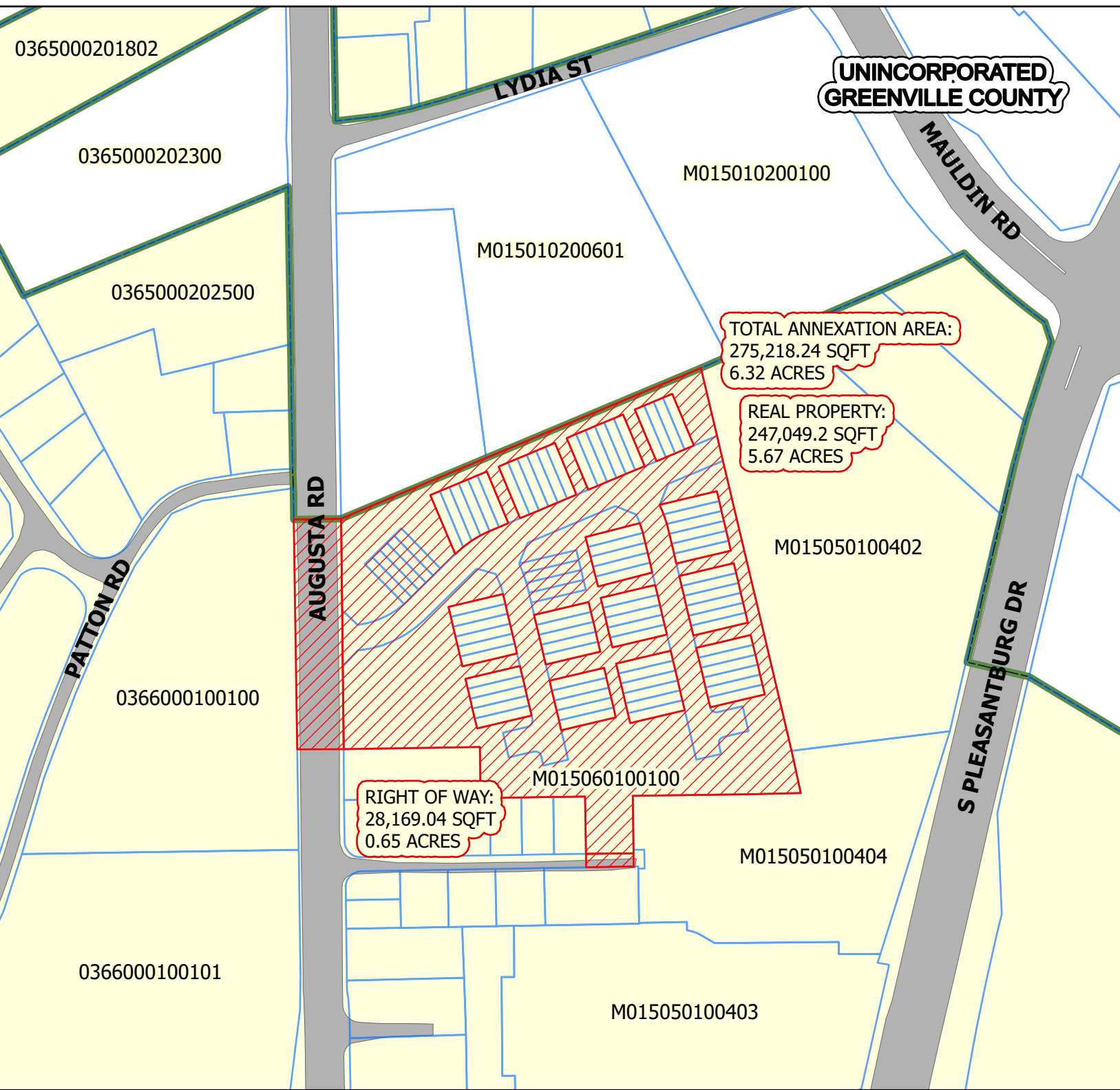


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





**UNINCORPORATED  
GREENVILLE COUNTY**

**TOTAL ANNEXATION AREA:**  
275,218.24 SQFT  
6.32 ACRES

**REAL PROPERTY:**  
247,049.2 SQFT  
5.67 ACRES

**RIGHT OF WAY:**  
28,169.04 SQFT  
0.65 ACRES

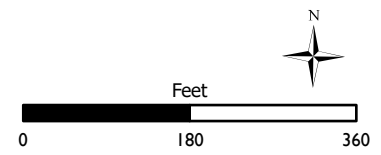


**ANNEXATION MAP**  
for Tax Map Number(s):  
**M015090100500, M015090100300,  
M015090100100, M015090106200,  
015090106400, M015090106500,  
M015090108700**  
to the City of Greenville

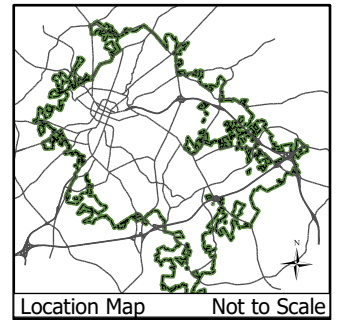
- Total Annexation Area
- Greenville City Limits

Total Area of Annexation:  
**275,218.24 Sq.Ft.**  
Total Acreage of Annexation:  
**6.32 Acres**

Existing County Zoning: C-2  
Proposed City Zoning: MX-3, RC-3,  
PK  
City Council District: 2  
File Number: **AX-15-2026**



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

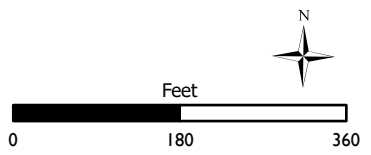


**ANNEXATION MAP**

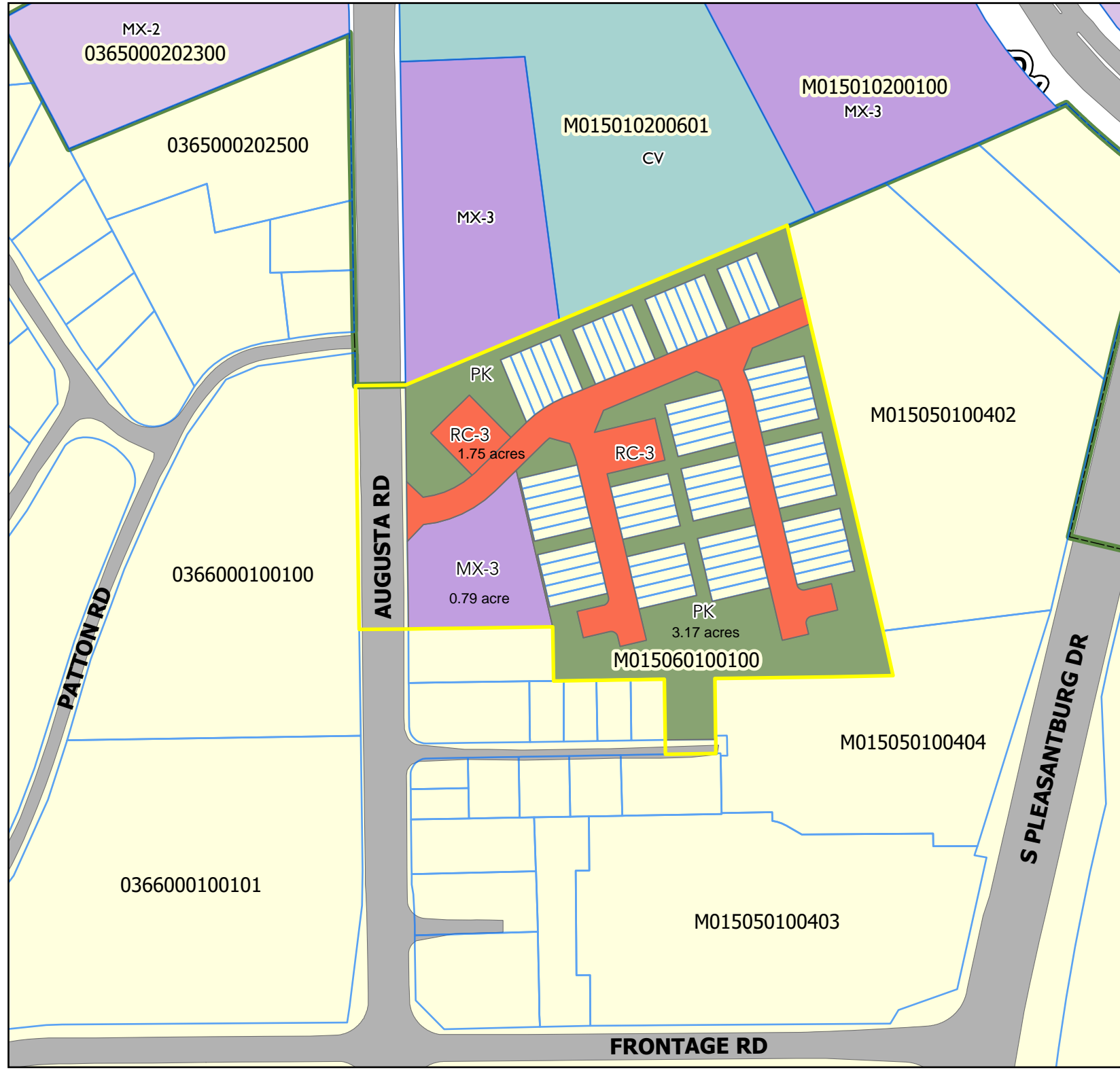
for Tax Map Number(s):  
**M015090100500, M015090100300,  
 M015090100100, M015090106200,  
 015090106400, M015090106500,  
 M015090108700**  
 to the City of Greenville

Total Area of Annexation:  
**275,205.55 Sq.Ft.**  
 Total Acreage of Annexation:  
**6.32 Acres**

Existing County Zoning: C-2  
 Proposed City Zoning: MX-3, RC-3,  
 PK  
 City Council District: 2  
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 Copyright: The City of Greenville, SC



**FRONTAGE RD**



# city of greenville

## APPLICATION FOR ANNEXATION

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

### APPLICANT/OWNER INFORMATION

\*Indicates Required Field

APPLICANT

PROPERTY OWNER

--	--

*Phone:		
*Email:		

### LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

### PROPERTY INFORMATION

\*TAX MAP #(S) 027600-02-00900

\*TOTAL ACREAGE 0.55 acre

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

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

### TYPE OF ANNEXATION

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

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3. Please refer to **Sections 19-6.1.3. *Planning Commission*** for additional information.
4. **Public Notice Requirements.** Annexation applications require a planning commission public hearing. Staff shall post signs regarding the same on the subject property(s) at least 15 days (but no more than 18 days) prior to the scheduled planning commission hearing date. Upon planning commission recommendation, the application item will be scheduled for a city council meeting.
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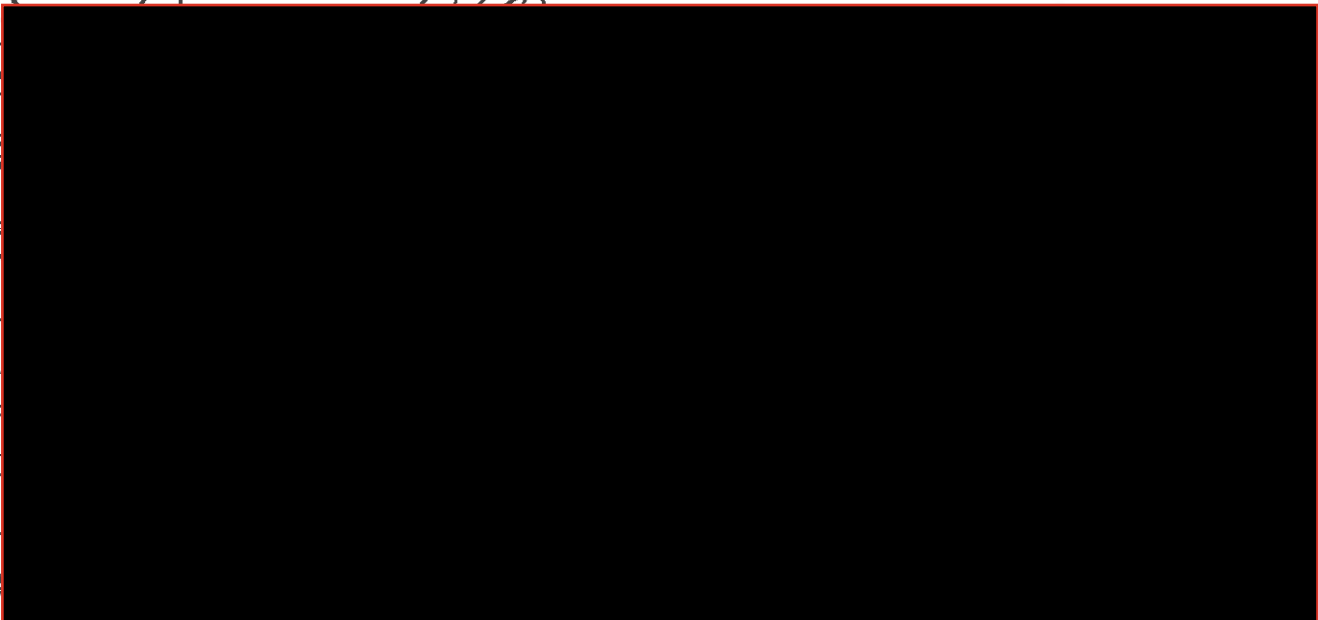
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Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning Commission will be presented to the City Council.

\_\_\_\_\_  
3/31

7. \*Pursuant to the restrictions of the

Initial: \_\_\_\_\_



*Signature	
Applicant	
Date	
Property	
Date	



**CITY OF GREENVILLE**  
**206 South Main Street**  
**P.O. Box 2207**  
**Greenville, SC 29602**

**100 Percent**  
**PETITION FOR ANNEXATION**

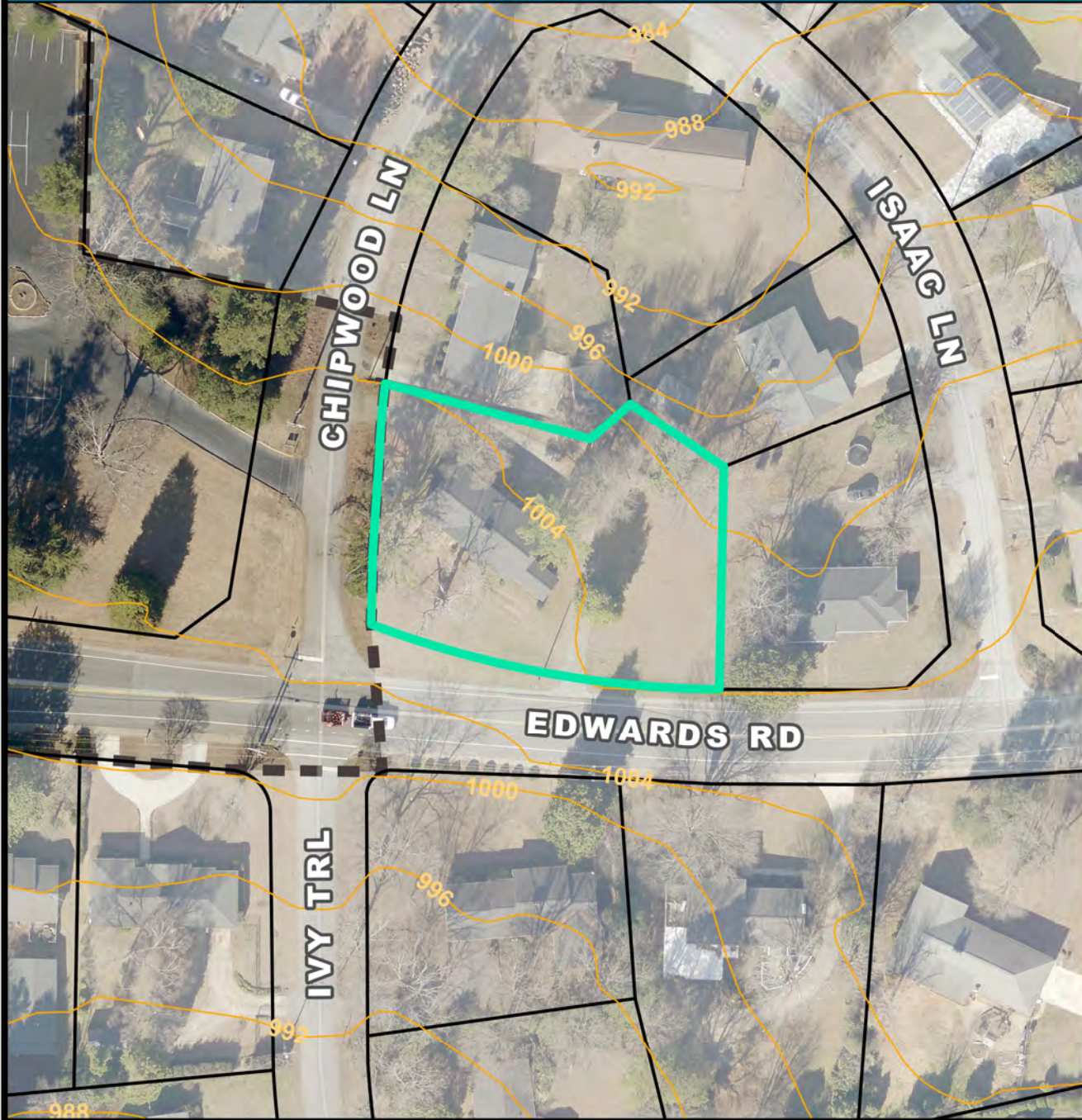
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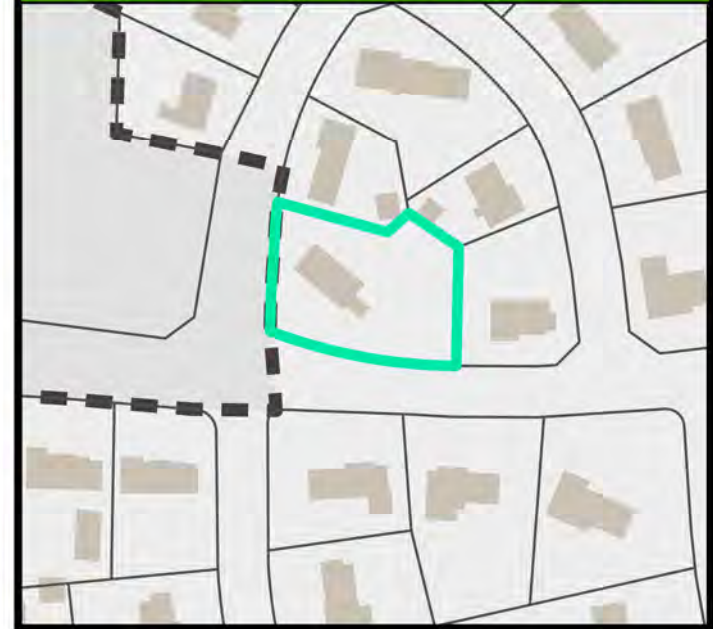
Property Owner(s)	Address/ Tax Map Number	Signature	Date
GVEGAS, LLC	201 Edwards Road/ TMS# 0276000200900	[Redacted Signature]	[Redacted Date]
Cooper Enterprises, LLC	201 Edwards Road/ 0276000200900		



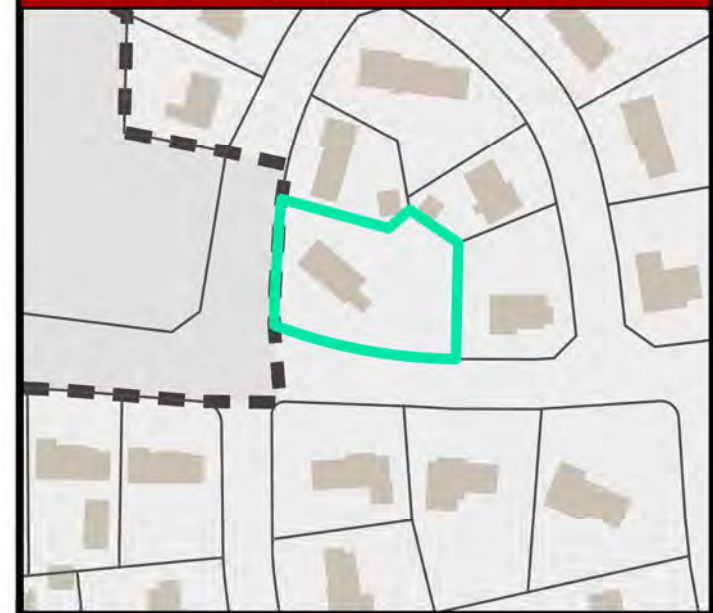
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



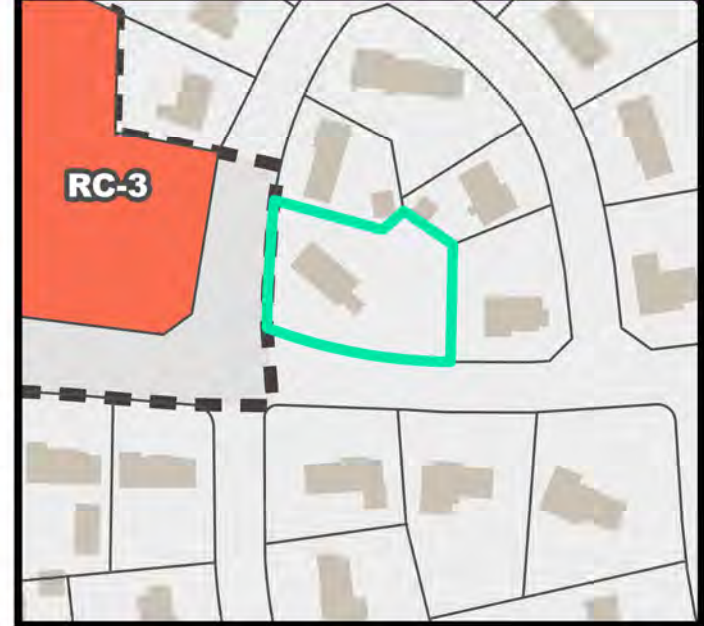
PRESERVATION OVERLAYS



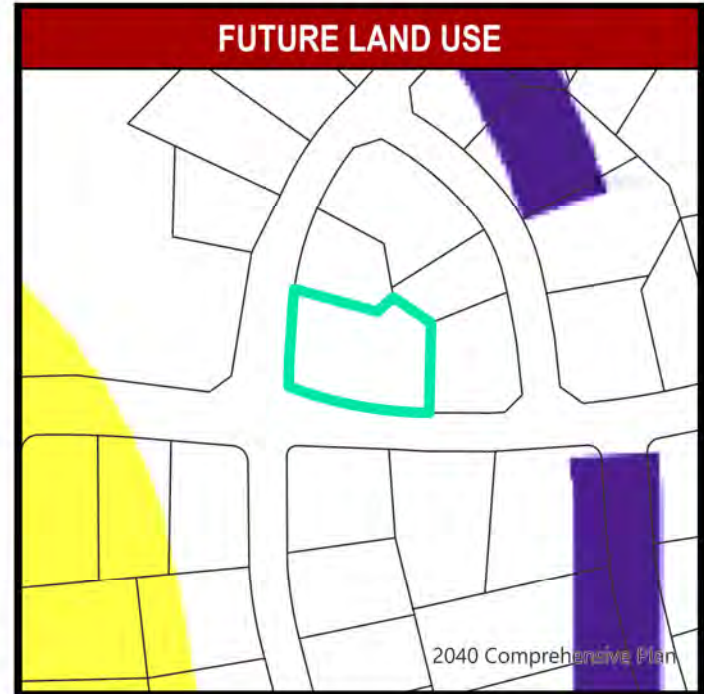
AERIAL VIEW



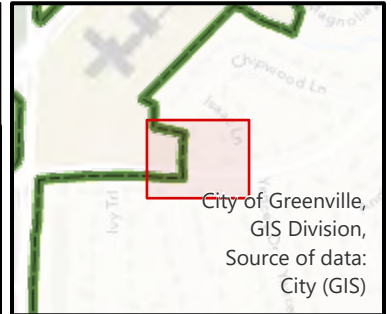
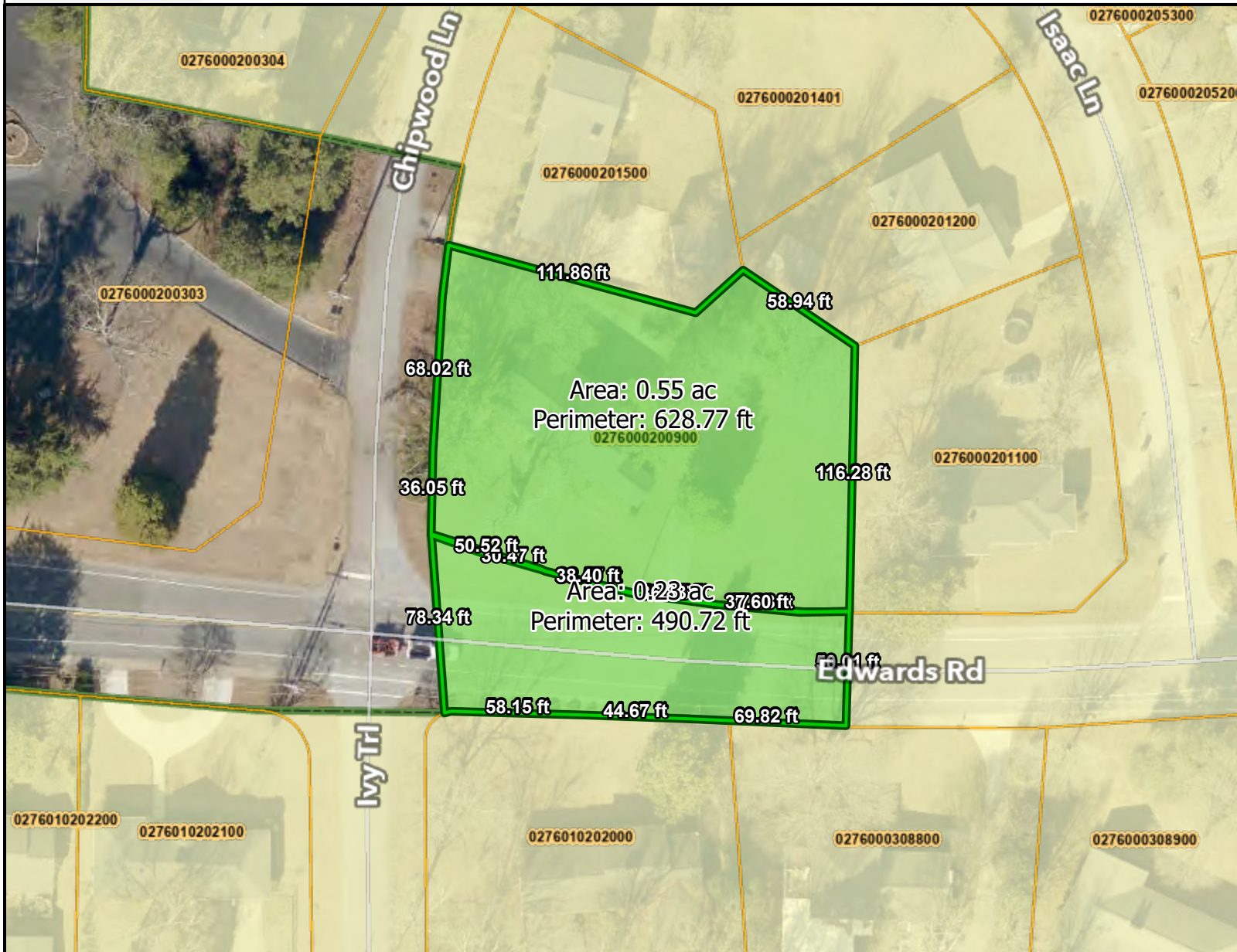
CURRENT ZONING



FUTURE LAND USE



# AX-16-2026: 201 Edwards Road

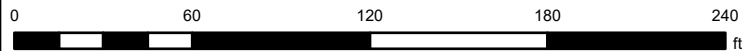


## Legend

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

## Notes

Total area to be annexed: 0.78 acre; City Council District: 1; County Zoning District: R-20; City Zoning District: RH-B



1 : 778



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



# city of greenville

## APPLICATION FOR ANNEXATION

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

### APPLICANT/OWNER INFORMATION

\*Indicates Required Field



Name:	
Title:	
Address:	
Phone:	
Email:	

### PROPERTY INFORMATION

\*TAX MAP #(S) 0106000301500

\*TOTAL ACREAGE 0.31

\*CURRENT ZONING DESIGNATION (County) R-7.5, Single-family residential district

\*PROPOSED ZONING DESIGNATION (City) RH-D, and Greater Sullivan Neighborhood Revitalization Overlay 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.

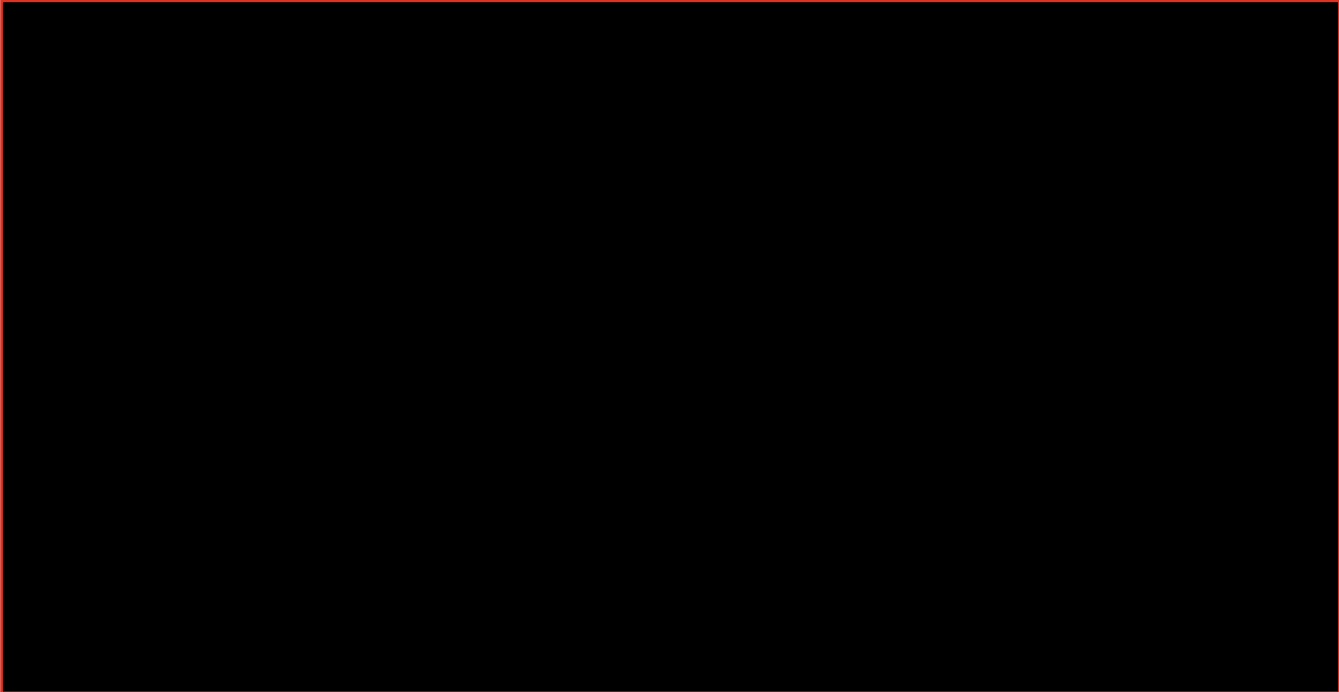
**INSTRUCTIONS**

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.

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

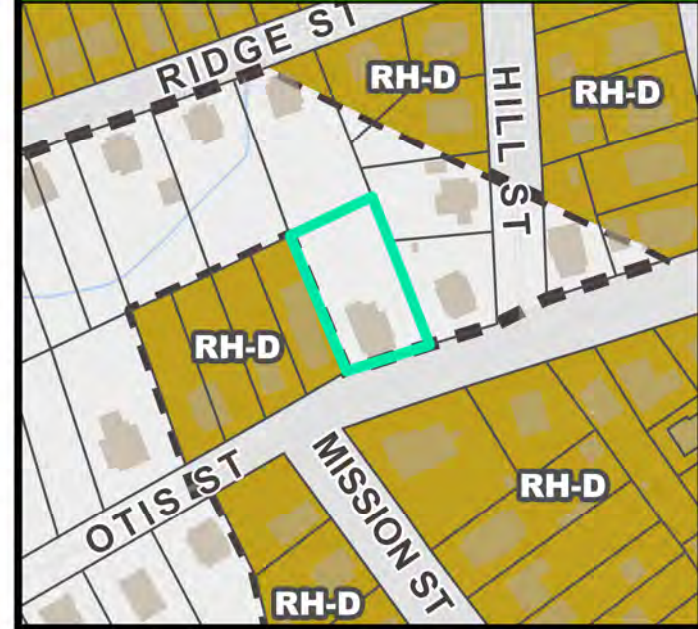


Application IS NOT

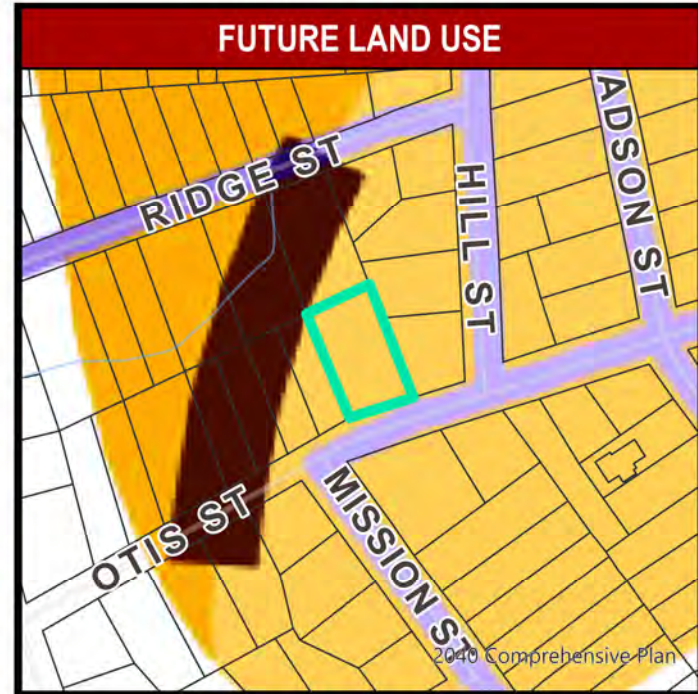

AERIAL VIEW



CURRENT ZONING



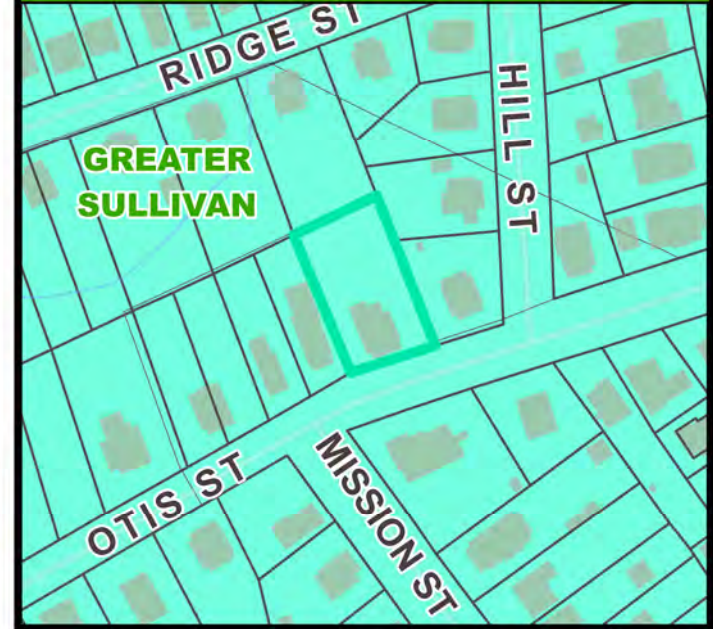
FUTURE LAND USE



NATURAL / ENVIRONMENTAL FEATURES

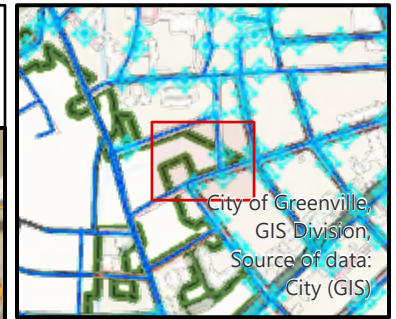
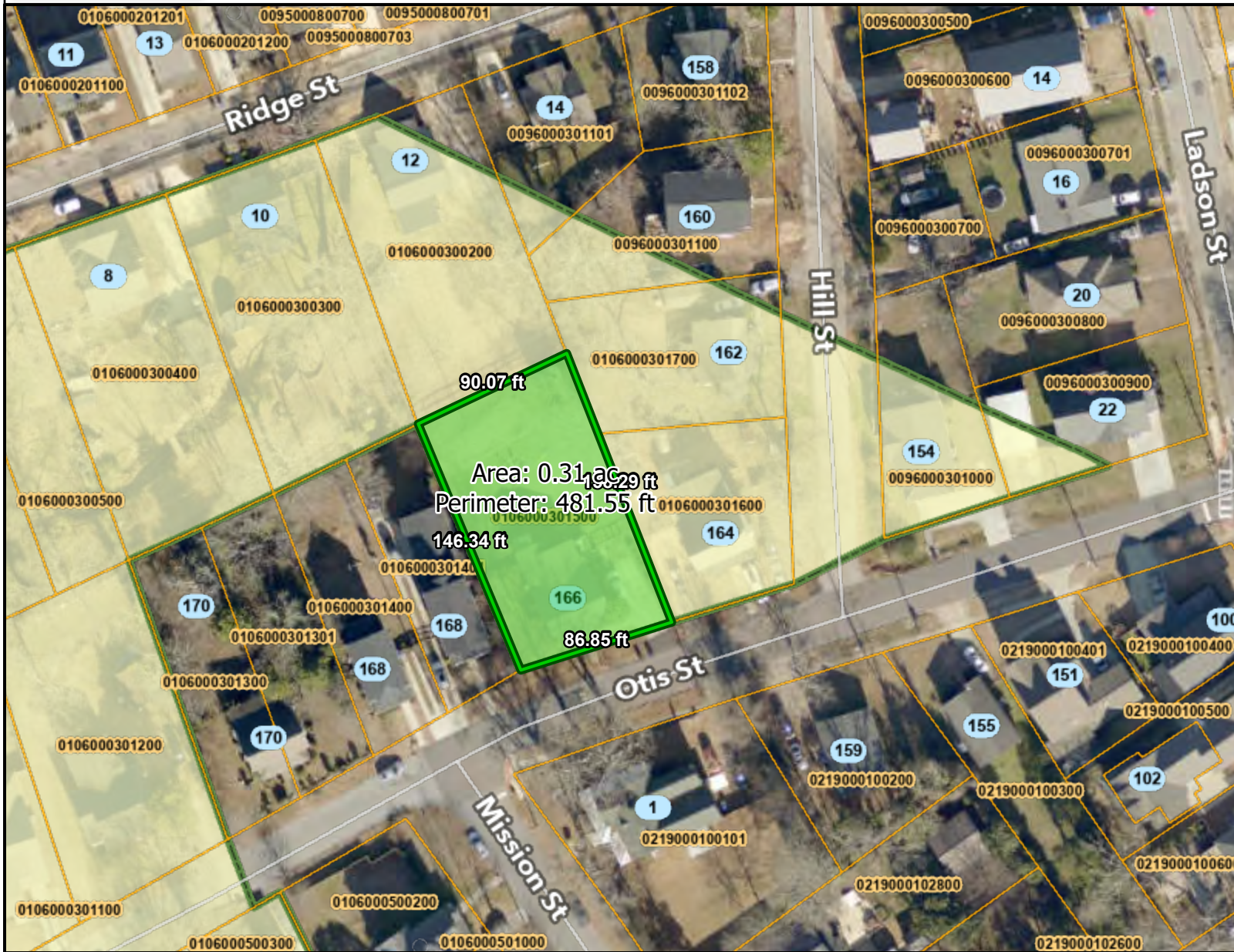


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





### Legend

#### Property

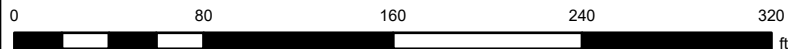
City Addresses

Parcels with Ownership

#### Boundaries

City of Greenville Limit

County Background



1 : 974



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

### Notes

Total area to be annexed: 0.31 acre;  
Council District: 2; County Zoning District:  
R-7.5; City Zoning District: RH-D & NRO



**INSTRUCTIONS**

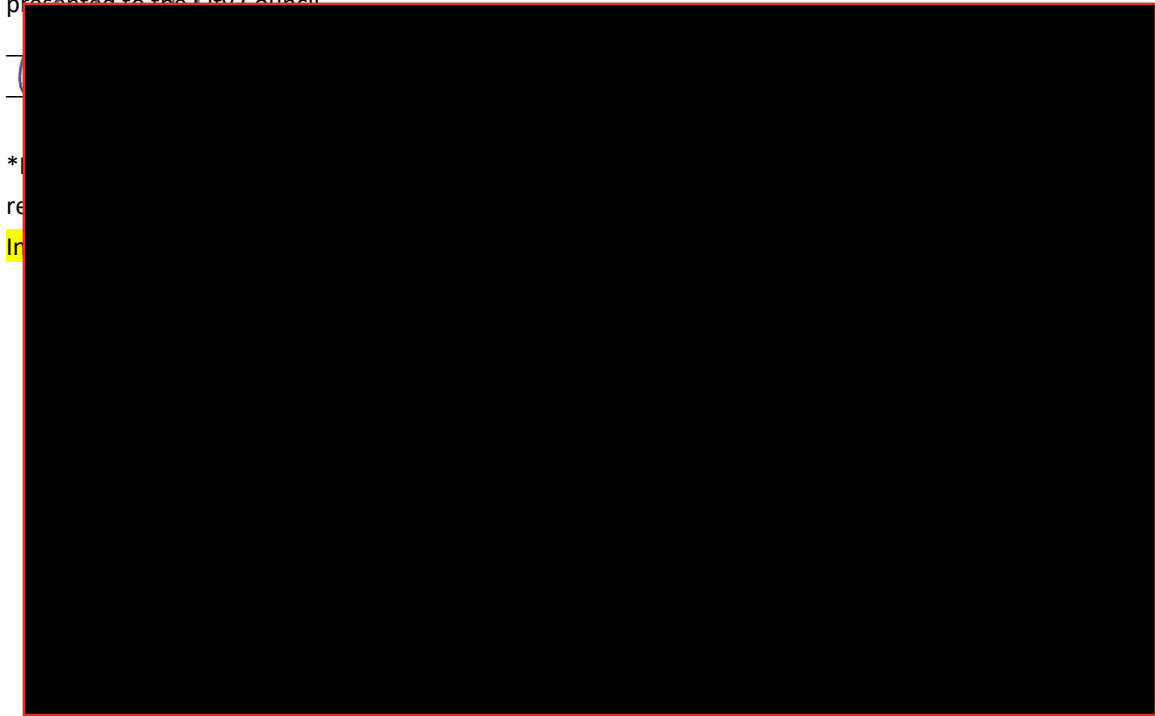
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Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning Commission will be presented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

7. \* If this application IS NOT






## APPLICATION FOR ANNEXATION

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

### APPLICANT/OWNER INFORMATION

\*Indicates Required Field

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

### PROPERTY INFORMATION

\*TAX MAP #(S) portion of 042300-01-01000

\*TOTAL ACREAGE 5.91

\*CURRENT ZONING DESIGNATION (County) Unzoned and I-1, Industrial District

\*PROPOSED ZONING DESIGNATION (City) PK, Park District

### TYPE OF ANNEXATION

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

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

**INSTRUCTIONS**

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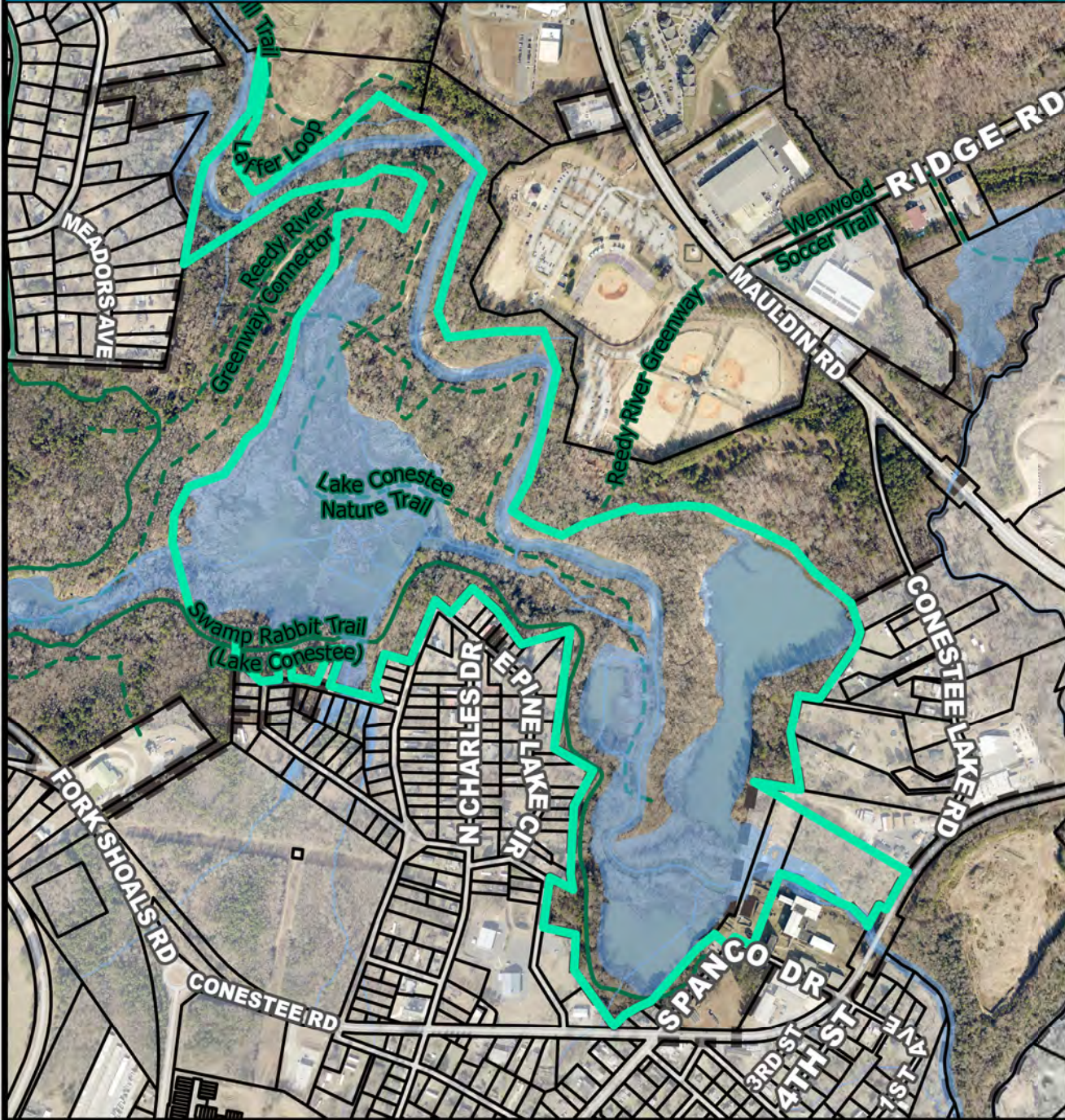
7. \*Pursuant to Section 19-6.2.1.B.3, this application IS NOT restricted by any deed or other document.

Initial: EK

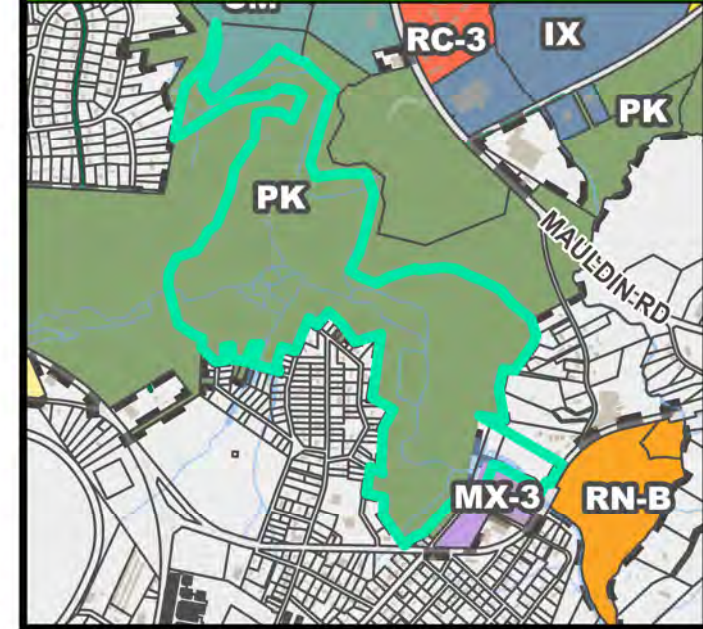
*Signature	
Applicant	
Date	
Property	
Date	

# AX-18-2026 • SPANCO DRIVE AND CONESTEE ROAD

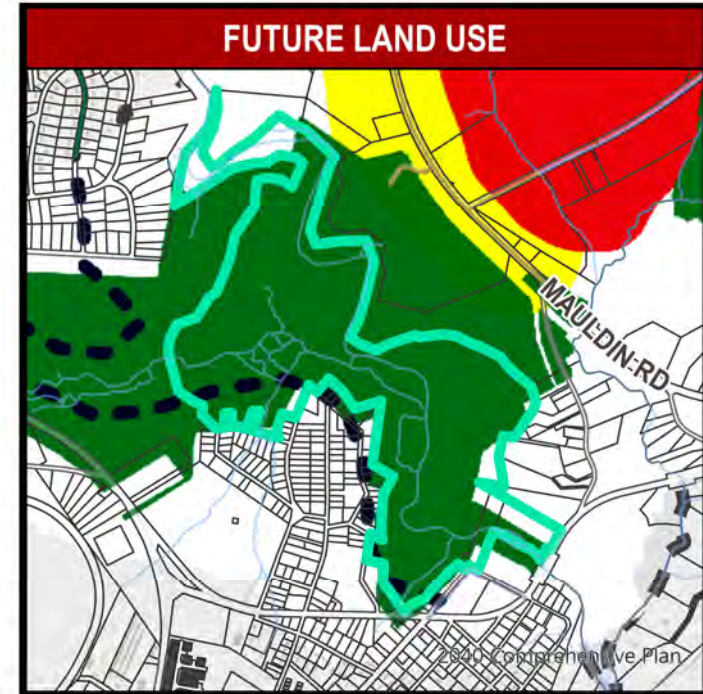
## AERIAL VIEW



## CURRENT ZONING



## FUTURE LAND USE



# AX-18-2026 • SPANCO DRIVE AND CONESTEE ROAD

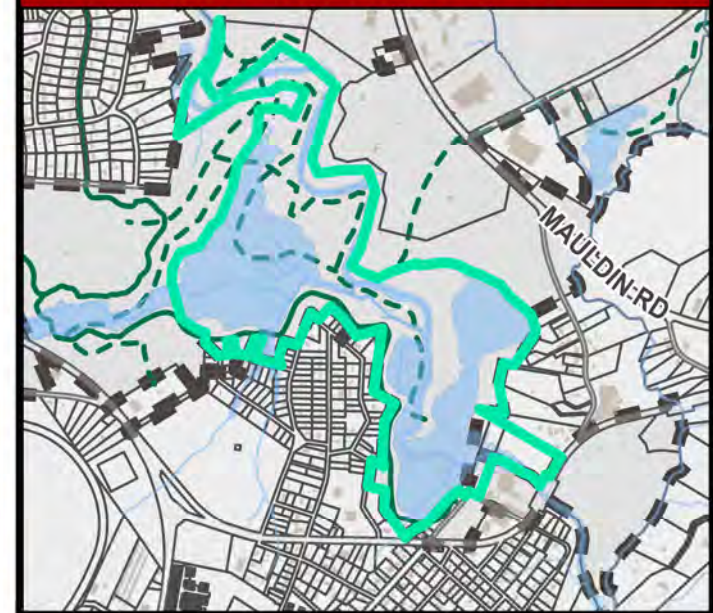
## NATURAL / ENVIRONMENTAL FEATURES



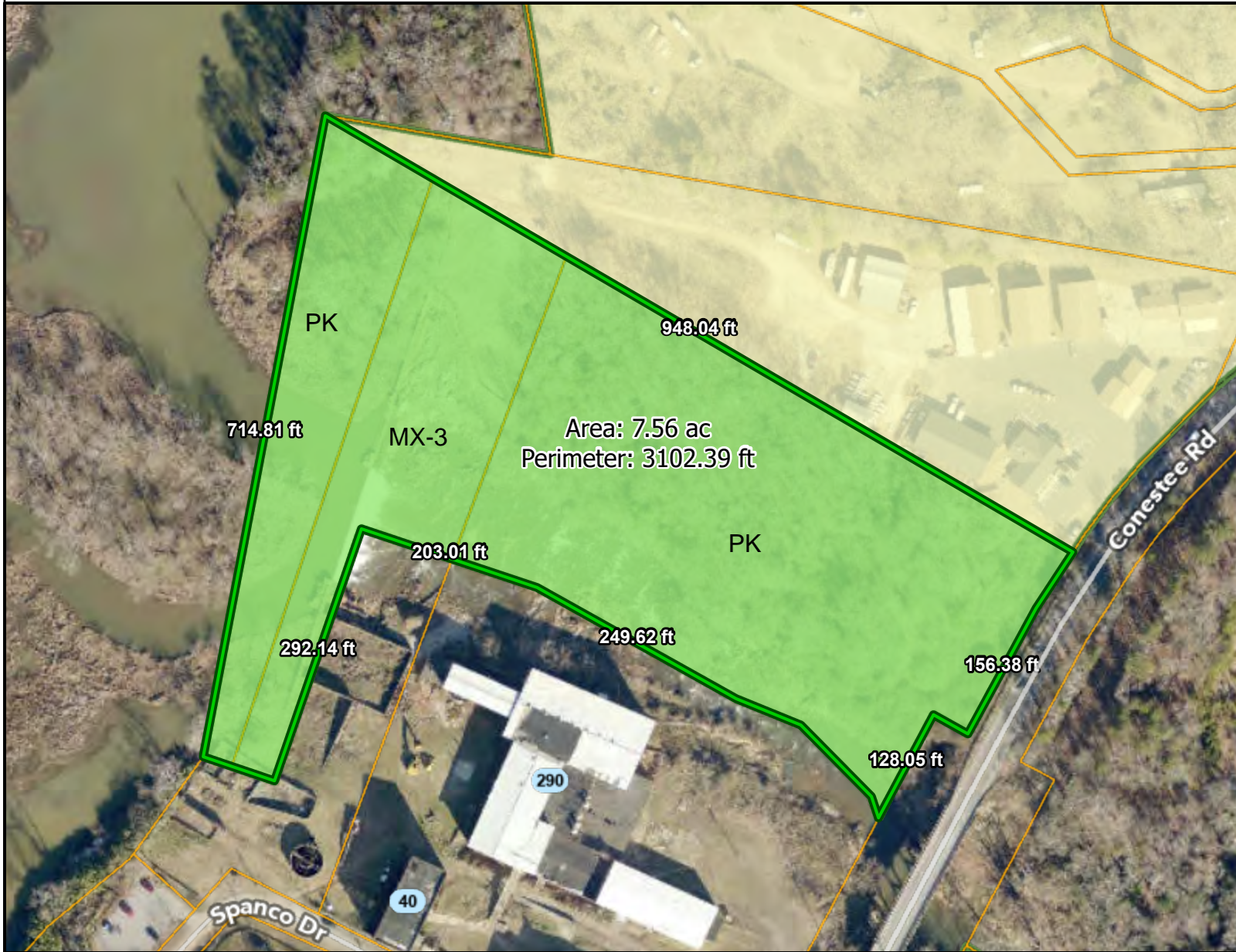
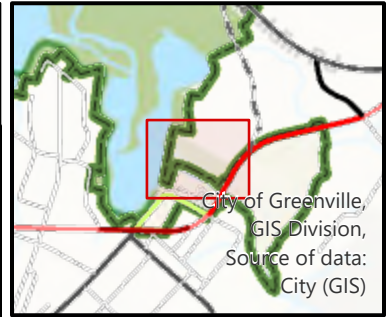
## SPECIAL EMPHASIS NEIGHBORHOODS



## PRESERVATION OVERLAYS



# AX-18-2026: Spanco Drive & Conestee Road



### Legend

**Property**

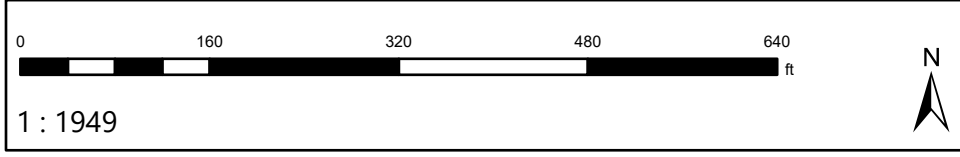
- City Addresses
- ▭ Parcels with Ownership

**Boundaries**

- ▭ City of Greenville Limit
- ▭ County Background

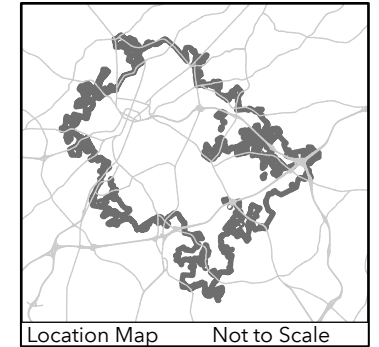
### Notes

Total area to be annexed: 7.56 acres;  
 Council District: 2; County Zoning District: Unzoned & I-1; City Zoning District: PK & MX-3



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© City of Greenville, SC Date Created: 4/13/2026



### AX-18-2026 Zoning Map

Zoning  
MX-3  
PK





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."*

**APPLICANT/OWNER INFORMATION**

\*Indicates Required Field

*N	
*C	
*T	
*F	
*P	
*E	

**PROPERTY INFORMATION**

\*LOT(S) ADDRESS(ES) \_\_\_\_\_

\*LOT(S) TAX MAP NUMBERS: 0026000101300 \_\_\_\_\_

\*LOT DEED BOOK/PAGE \_\_\_\_\_

\*CURRENT ZONING DESIGNATION \_\_\_\_\_

\*PROPOSED ZONING DESIGNATION \_\_\_\_\_

\*TOTAL LOT(S) ACREAGE \_\_\_\_\_

\*REASON FOR PROPOSED REZONE: To build an attached product. 2 units. \_\_\_\_\_

\_\_\_\_\_

**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.**


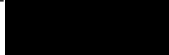
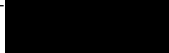
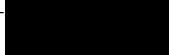
**2. Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts. In addition, the applicant 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

██████████

\_\_\_\_\_ ██████████

4/5/2026

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  restricted by any recorded covenant that is contrary to, in conflicts with, or explicitly prohibits the proposed activity.

<b>*Signatures</b>	
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 subject property is designated Urban Residential on the GVL2040 Future Land Use Map, a classification that explicitly anticipates a mixture of housing types including multifamily units, townhouses, and single-family attached dwellings. The proposed RN-A zoning aligns directly with this designation, enabling a compact two-unit attached product on a 0.24-acre urban infill lot. The GVL2040 Future Land Use Map also identifies this area within the Areas Suitable for Missing Middle Housing overlay, and the Plan calls for regulatory changes to encourage exactly the type of attached, small-scale multifamily product proposed here.

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.

GVL2040 establishes as a core planning principle the need to "maintain traditional neighborhood character while allowing appropriate infill to address missing middle gaps in the housing stock," and the proposed two-unit attached product at 106 Pine St directly advances that goal. The fact that nearby parcels have already been rezoned to RN-A further demonstrates that the Planning Commission and City Council have previously found this zoning to be appropriate within this neighborhood context.

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.

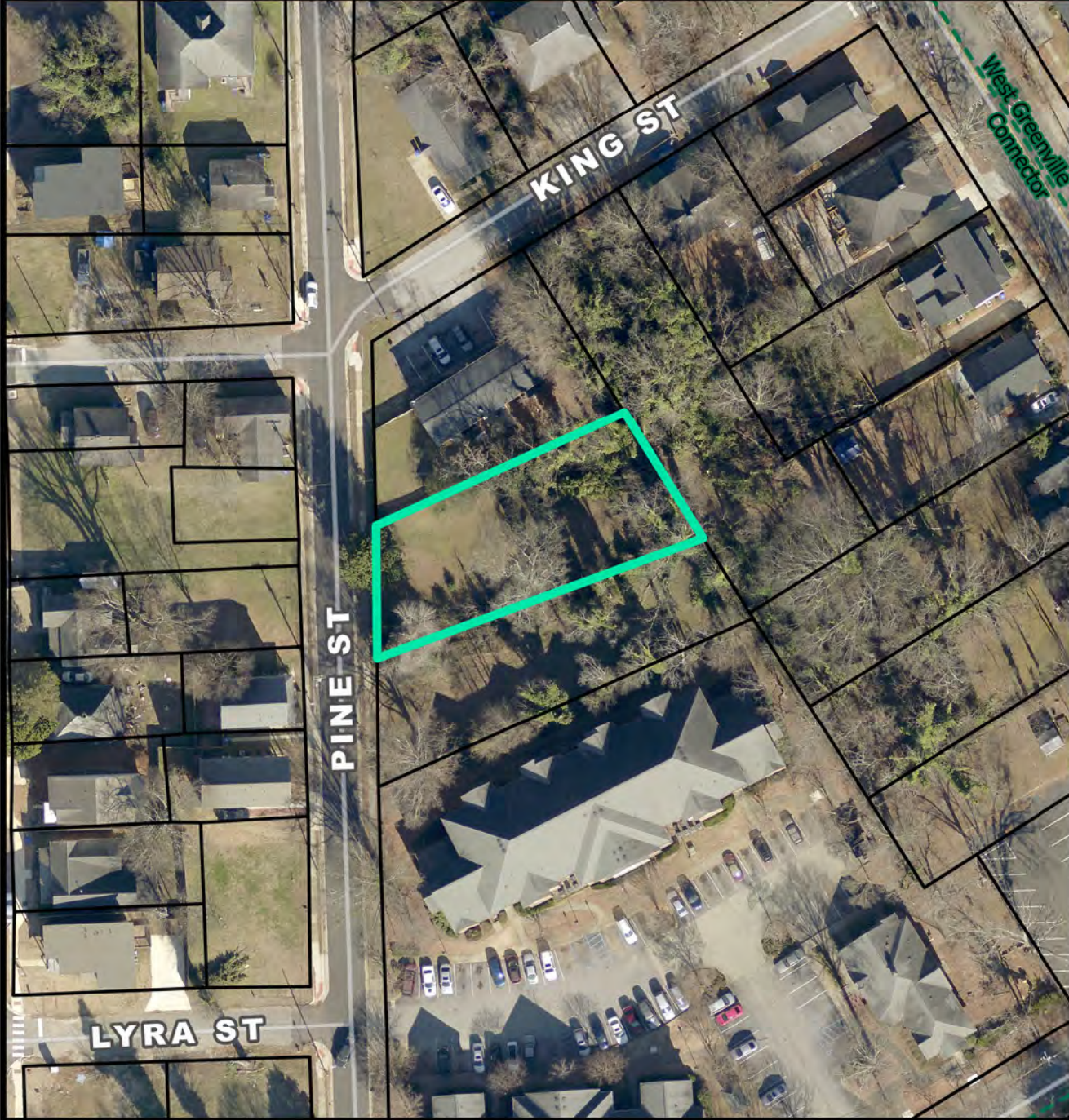
The RN-A district is intended to accommodate attached and moderately denser residential uses in established urban neighborhoods, and its application here is consistent with both the district's purpose and the zoning pattern already emerging on adjacent parcels. The proposed two-unit building is modest in scale and can be designed to reflect the massing and character of the surrounding residential context, making it compatible with neighboring uses. Rather than constructing a single large home accessible to one household, the applicant is proposing two units on the same land area — directly responding to GVL2040's call for infill that expands the variety of housing types and improves attainability.

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

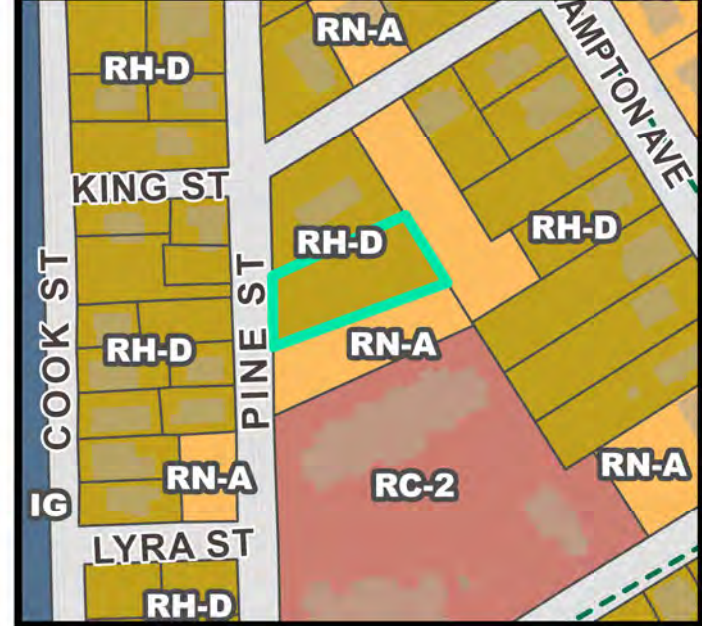
The proposed rezoning is consistent with the Urban Residential Future Land Use designation for this area and follows an established precedent on nearby parcels already zoned RN-A, creating a coherent and contiguous pattern rather than an isolated spot zone. GVL2040 envisions that new housing should be directed through thoughtful infill within existing neighborhoods to achieve a wider variety of housing types, and this proposal — modest in scale and urban in location — fits squarely within that framework. The Plan also identifies the broader area as having future potential for Neighborhood Mixed-Use, signaling that incremental density increases like this rezoning are consistent with the City's long-term vision for how this part of Greenville should

Z-7-2026 • PINE STREET

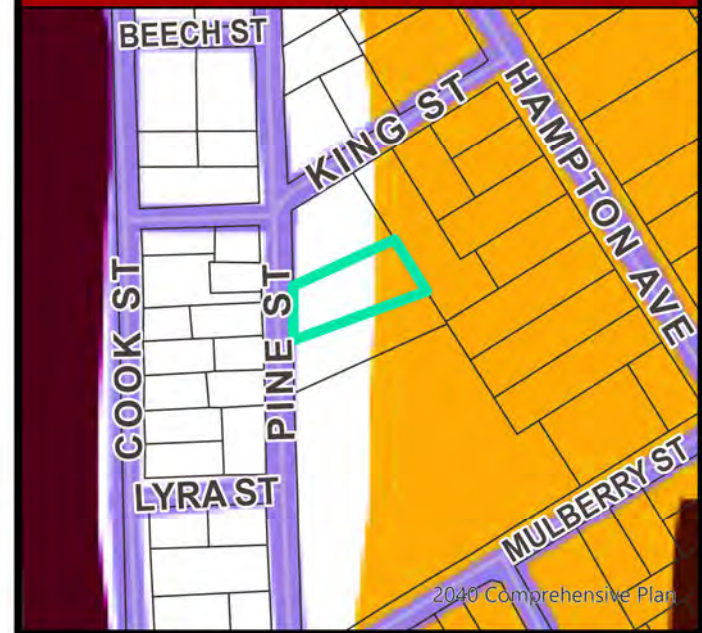
AERIAL VIEW



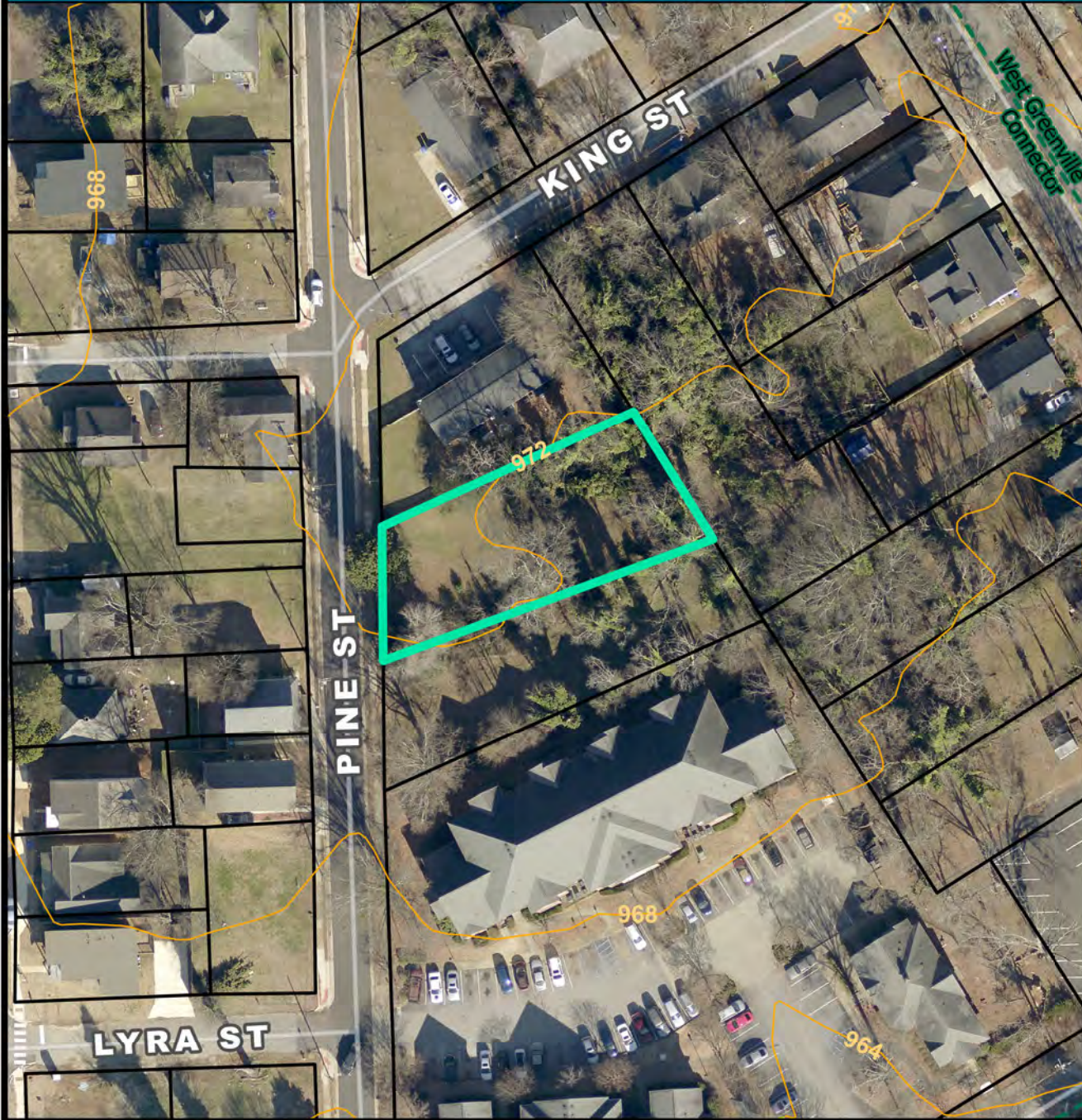
CURRENT ZONING



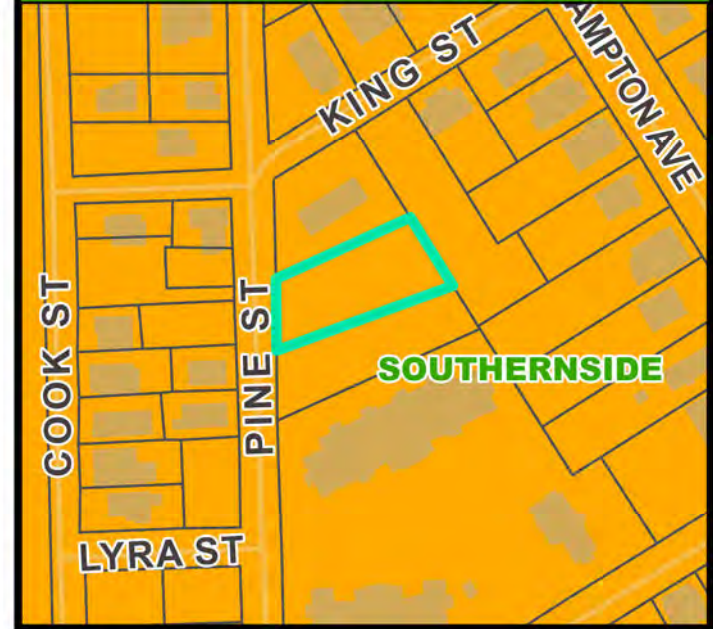
FUTURE LAND USE



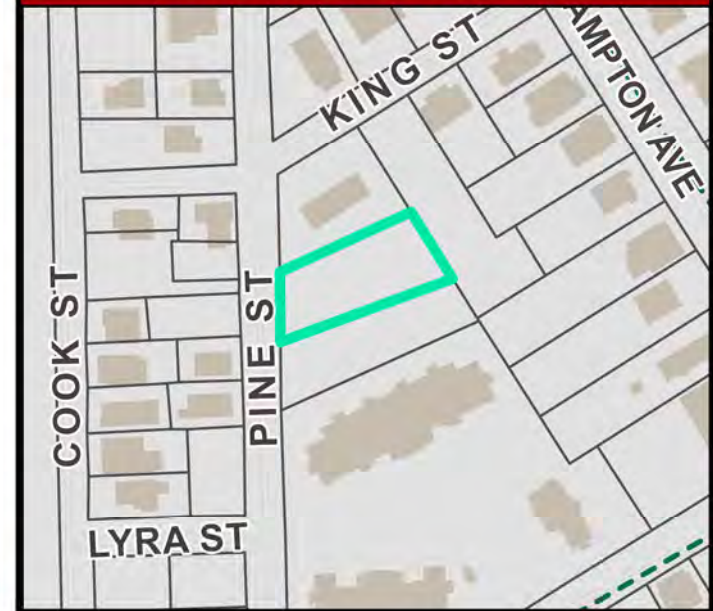
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



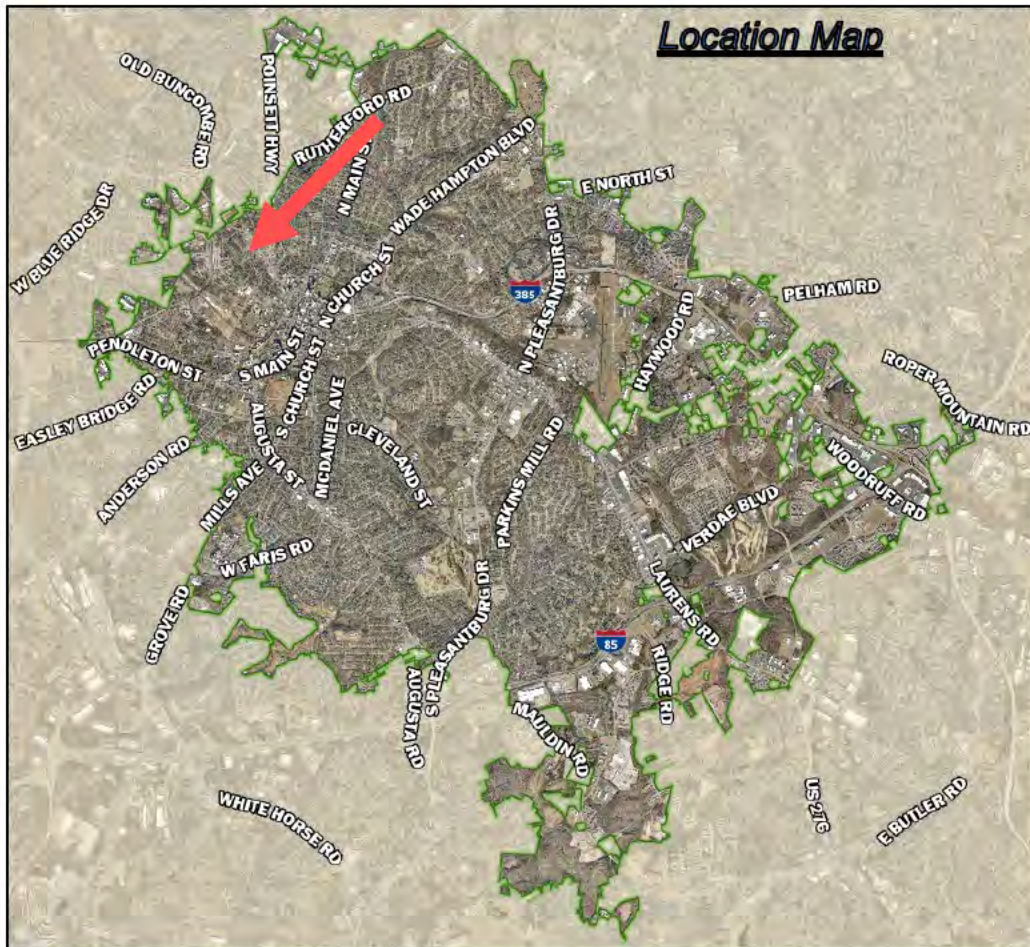


## PUBLIC HEARING REQUIRED

*Applications involving rezoning require a public hearing.*

Docket Number: Z-7-2026  
Property Location: Pine Street  
Tax Map Number(s): 0026000101300  
Property Area: 0.24 acre  
Request: Rezone from RH-D to RN-A  
Recommendation: Approve

[Location map of the property for rezoning]



## Z-7-2026: Rezone on Pine Street from RH-D to RN-A

### 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:

---

Z-7-2026 is a request for a zoning change from the RH-D, Residential House D District, to the RN-A, Neighborhood A District, for approximately 0.34 acres located on Pine Street. The property is currently undeveloped.

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-A zoning with duplexes and quadplexes, and RC-2 to the south along Mulberry Street at the Mulberry Court Apartment Complex. The property to the north is a four-unit quadplex despite the RH-D zoning applied during the city-wide rezoning effort.

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.

Before the adoption of the Greenville Development Code in 2023, which assigned the RH-D single family zoning district, the property had a zoning of RM-1. The RM-1 zoning district was intended to encourage a mixture of low-density and medium-density housing types including multifamily units and townhomes. RM-1 had a density maximum of 10 units per acre. The proposed RN-A zoning district would allow up to 4 total units to be constructed.

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

Staff finds that the RN-A zoning district will provide appropriate density to encourage missing middle housing while matching the RN-A zoning of the surrounding neighborhood. In addition, the proposed rezoning is within the guidelines of the GVL2040 Comprehensive Plan, the Greenville Development Code, and the Southernside Vision Plan. Therefore, staff is recommending approval.

### Land Use Review

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The proposed zoning is the **RN-A District**. The Future Land Use Map (FLUM) of the GVL2040 Comprehensive Plan recommends **Urban Residential** land use and is on the border of the areas outlined as opportunities for missing middle housing. The RN-A District allows up-to four residential units per lot to be constructed.

Z-7-2026: Rezone on Pine Street from RH-D to RN-A

LAND USE OF SURROUNDING PROPERTIES		
Location		Current Use
Subject Property		
North		
East		
South		
West		

[Map of surrounding zoning]



**Procedural Requirements:**

*Pre-Application and Development Meetings*

## Z-7-2026: Rezone on Pine Street from RH-D to RN-A

The City and the applicant held a pre-application meeting on February 10<sup>th</sup>, 2026.

### Project Preview Meeting

The applicant attended the March 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:

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The site is located on Pine Street, between King Street and Mulberry Street, within the Southernside Special Emphasis Neighborhood. The property is currently undeveloped.

No known waterways or natural features exist on the property.

### Definitions:

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Please see the attachments for the RH-D and RN-A districts for their general provisions.

### Staff Analysis:

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

<b>(a) Consistent with Comprehensive Plan.</b>	<b>YES</b>
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Comments: The property is situated within the Urban Residential and Areas Suitable for Missing Middle Housing designations on the Future Land Use Map. The proposed RN-A zoning district is consistent with the recommended development patterns outlined in GVL2040 for the Urban Residential and Areas Suitable for Missing Middle Housing Future Land Use designations.

<b>(b) Consistent with Applicable Plans and Studies.</b>	<b>YES</b>
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The change in zoning to RN-A is consistent with the applicable Southernside Neighborhood Vision Plan conducted by the City in 2011.

<b>(c) Compatible with Surrounding Uses.</b>	<b>YES</b>
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Comments: The RN-A District is compatible with surrounding uses. The parcels to the south and east share the RN-A zoning.

<b>(d) Provide logical and orderly Development Pattern.</b>	<b>YES</b>
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The current development of the site will allow opportunities for additional Missing Middle housing within a neighborhood that is recommended for Missing Middle Housing within the GVL2040 Comprehensive Plan.

### STAFF RECOMMENDATION:

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

### Staff Comments

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