



# AGENDA

REGULAR MEETING OF PLANNING COMMISSION  
THURSDAY, MAY 7, 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>

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1. **Call to Order**
2. **Welcome and Opening Remarks from the Chair**
3. **Roll Call**
4. **Approval of Minutes**
  - A. Approval of Minutes for meeting on April 2, 2026
5. **Call for Public Notice Affidavit from Applicants**
6. **Acceptance of Agenda**
7. **Conflict of Interest Statement**
8. **Executive Session (S.C. Code Ann. § 30-4-70)**

Action may follow
9. **PUBLIC HEARING ITEMS (Public Hearing Required)**
  - 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)

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

**11. OTHER BUSINESS**

**12. Adjournment**



# AX-14-2026: Swansgate Open Space

Sec.19-2 Zoning Districts  
Sec.19-6.1.3 Planning Commission  
Sec.19-6.2.2 Legislative Review

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## Project Overview:

The applicant has petitioned the City of Greenville to annex approximately 6.63 acres of lot area into the Greenville city limits and to zone it PK, Park District, under the Greenville Development Code. The property is the community open space for the Swansgate neighborhood. The neighborhood's open space is currently split between the City and unincorporated county. The request to annex and rezone will resolve this jurisdictional issue.

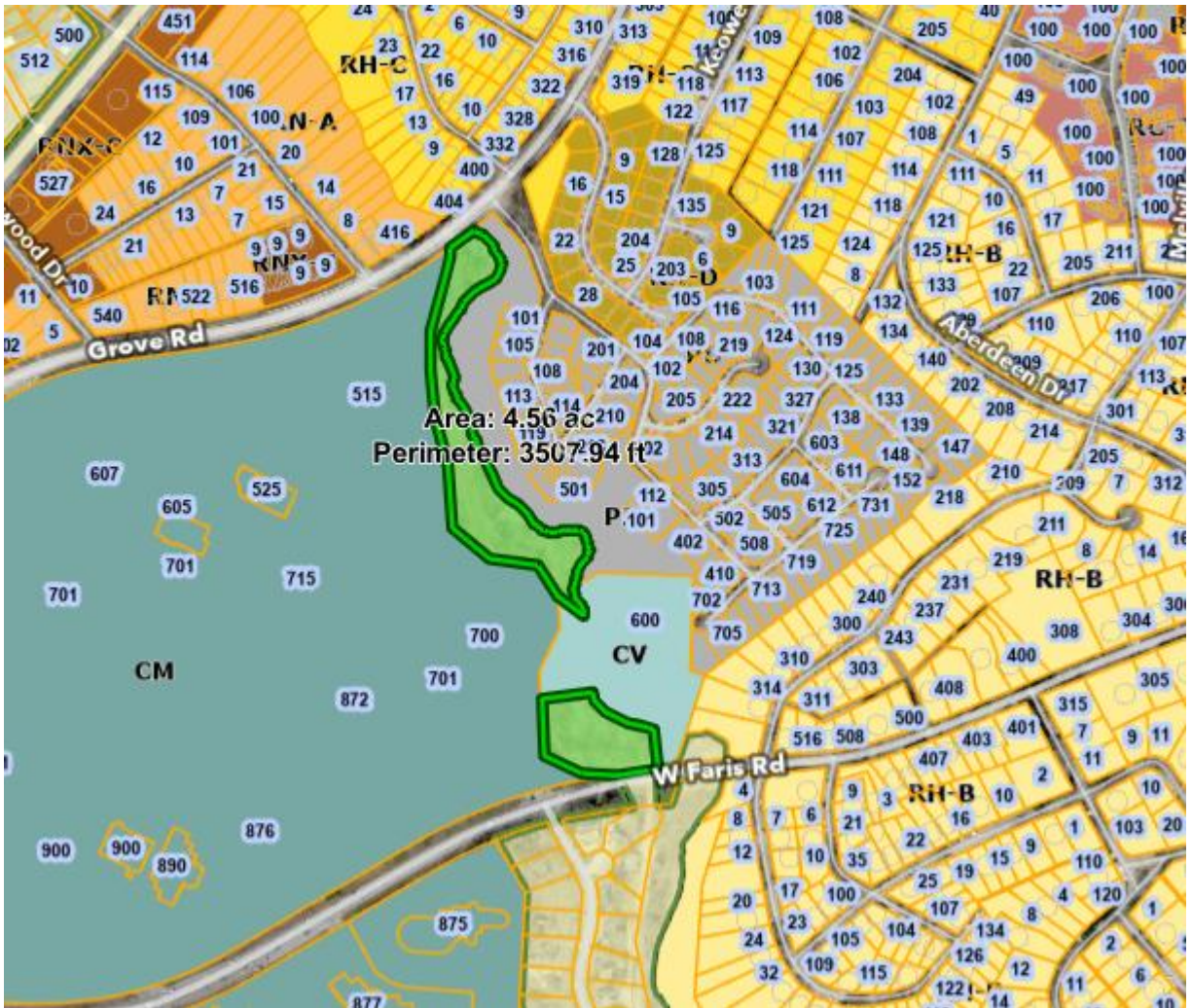
## Land Use Review

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The proposed zoning district for the annexation is PK, Park District. The PK District allows for parks and open space. Residential and commercial uses are not permitted.

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning	Current Use
Subject Property	R-6, Single-family residential district, and PD, Planned development district (County)	Park and Open Space
North	RN-A, Neighborhood A District, RH-C, House C District, and CV, Civic District	Single-unit residential and major utility
East	PD, Planned Development District, and CV, Civic District	Park and Open Space and major utility
South	R-20, Single-family residential district (County); CV, Civic District	Single-unit residential and major utility
West	CM, Campus District	Hospital

[Map of surrounding zoning districts]



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**Procedural Requirements:**

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

The City and the applicant held a pre-application meeting on March 27, 2026.

**Other Site Information:**

The property is not located within a Special Emphasis Neighborhood nor an overlay in Greenville County.

While most of the site is currently zoned PD in the county, like the portions of the neighborhood in the City, there is no longer an option to zone the annexed area as PD in the Greenville Development Code. Given the current and future proposed use is to remain as open space for the community, the PK District is appropriate.

**Definitions:**

Please see the attachments for the **PK District** general provisions.

**Staff Analysis:**

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## AX-14-2026: Swansgate Open Space

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: While the Future Land Use Map (FLUM) provides the Campus-Institutional recommendation, this is a spillover from the adjacent hospital. The GVL2040 Comprehensive Plan does call for the City to preserve more land as open space.

<b>(b) Consistent with the Applicable Plans and Studies</b>	<b>N/A</b>
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Comment: The City has not conducted any applicable plans or studies where the property lies.

<b>(c) Compatible with surrounding uses.</b>	<b>YES</b>
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Comments: The proposed zoning map amendment allows for park and open space uses, which is similar to the adjacent open space areas for the Swansgate community already in the City limits as well as the current use for the annexed area.

<b>(d) Provide logical and orderly development pattern.</b>	<b>YES</b>
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Comments: The PK District is appropriate given the intent of the subject property is to be preserved as a park and open space.

### **STAFF RECOMMENDATION:**

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**APPROVE** rezone to PK, Park District.

### **Staff Comments**

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#### **Planning Comments**

**Recommend:** Approve



# AX-15-2026: Traynham Place Phase 1

Sec 19-1.1.3 *Purpose and Intent*  
Sec.19-1.3 *Official Zoning Map*  
Sec.19-2 *Zoning Districts*  
Sec.19-6.1.3 *Planning Commission*  
Sec.19-6.2.2 *Legislative Review*

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## Project Overview:

The applicant has petitioned the City of Greenville to annex approximately 5.67 acres of lot area into the Greenville city limits and to zone it a combination of MX-3, Mixed Use 3 District, RC-3, Community 3 District, and PK, Park District, under the Greenville Development Code. The subject property is improved with a recently platted subdivision with attached residential homes that are currently under construction. At this time, only the common area parcel and nine residential lots are proposed to be annexed and rezoned. The common area parcel is proposed to be zoned MX-3 for a future commercial area while the covenant-restricted open space is proposed to be zoned PK. The attached residential lots and private roadways are proposed to be zoned RC-3 as shown in **Exhibit A and Exhibit B**. As additional lots begin construction, they will likewise be annexed.

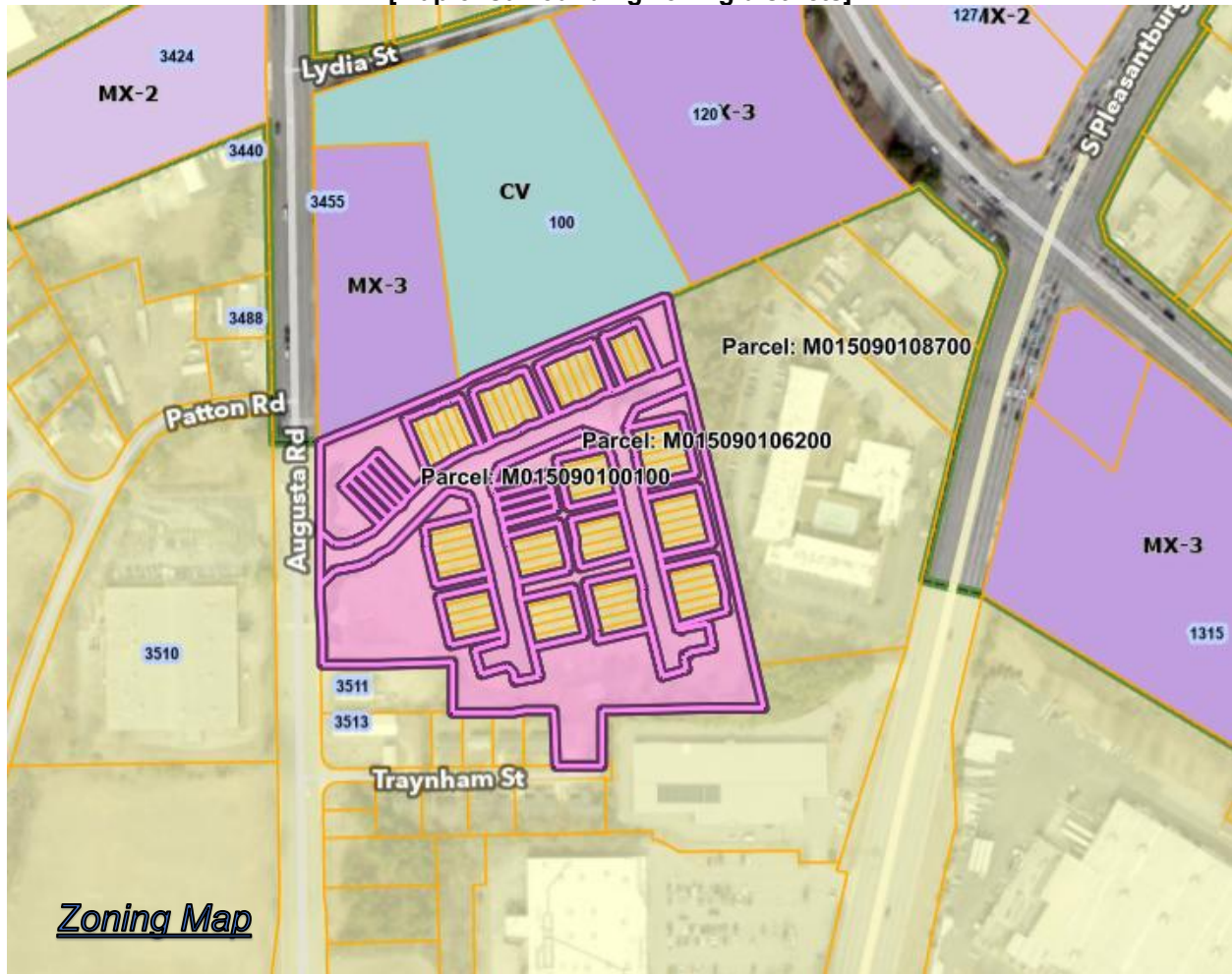
## Land Use Review

The proposed zoning districts for the annexation are MX-3, Mixed Use 3, RC-3, Community 3 District, and PK, Park District. The MX-3 District designation allows three stories by-right with two additional stories through the Development Bonus. It allows for a wide range of uses including residential and higher intensity non-automotive focused commercial. Likewise, the RC-3 District allows three stories by-right with two additional stories through the Development Bonus. It allows a wide range of uses including residential, but lower intensity non-automotive focused commercial. The PK District designation allows for parks and passive open spaces. Residential and commercial uses are not permitted. The GVL2040 Comprehensive Plan future land use recommendation for the property in Corridor Mixed-use

The subdivision was approved by Greenville County under their C-2 District. Per these requirements, a portion of the site was required to be reserved for commercial uses. The open space for Traynham Place is protected through a recorded covenant and will be further protected by the City's PK District. The attached residential building dimensions closely align with the RC-3 District.

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning	Current Use
Subject Property	C-2, Commercial district (County)	Open space, Multiunit attached residential, and vacant commercial
North	MX-3, Mixed Use 3 District, and CV, Civic District	Vacant and Library
East	C-2, Commercial district (County)	Hotel and self-storage
South	C-2, Commercial district (County)	Self-storage, single unit residential, and abandoned commercial
West	C-2, Commercial district (County)	Retail

[Map of surrounding zoning districts]



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### Procedural Requirements:

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

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

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### Other Site Information:

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

The site is improved with open space, roadways, attached homes, which are under construction, and vacant commercial. There are no known waterways on the property, however, there are water retention/detention facilities on site developed for the subdivision.

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

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### Definitions:

Please see the attachments for the **MX-3, RC-3, and PK District** general provisions.

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### Staff Analysis:

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

AX-15-2026: Traynham Place Phase 1

<b>(a) Consistent with Comprehensive Plan.</b>	<b>YES</b>
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Comments: The GVL 2040 Comprehensive Plan's Future Land Use provides the Corridor Mixed-use recommendation. The MX-3 proposed portion of the property is compliant with this recommendation. The rest of the site was developed through County permits.

<b>(b) Consistent with Applicable Plans and Studies.</b>	<b>YES</b>
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Comments: The City has not conducted any applicable plans or studies where the property lies. The County did adopt an [Augusta Road Corridor Strategic Plan in 2022](#), in which the City participated. This plan called for a high-density corridor along Augusta Road.

<b>(c) Compatible with Surrounding Uses.</b>	<b>YES</b>
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Comments: The MX-3, RC-3, and PK Districts are compliant with the surrounding uses and the County-approved uses upon the subject property. There are current MX-3 zoned properties along Augusta Road.

<b>(d) Provide logical and orderly Development Pattern.</b>	<b>YES</b>
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Comment: The proposed zoning districts provide a logical and orderly development pattern consistent with surrounding development patterns and the development pattern within the county-approved development.

**STAFF RECOMMENDATION:**

**APPROVE** rezone to MX-3, Mixed Use 3 District, RC-3, Community 3 District, and PK, Park District, as shown in Exhibit A and Exhibit B, with comments.

**Staff Comments**

**Planning Comments**

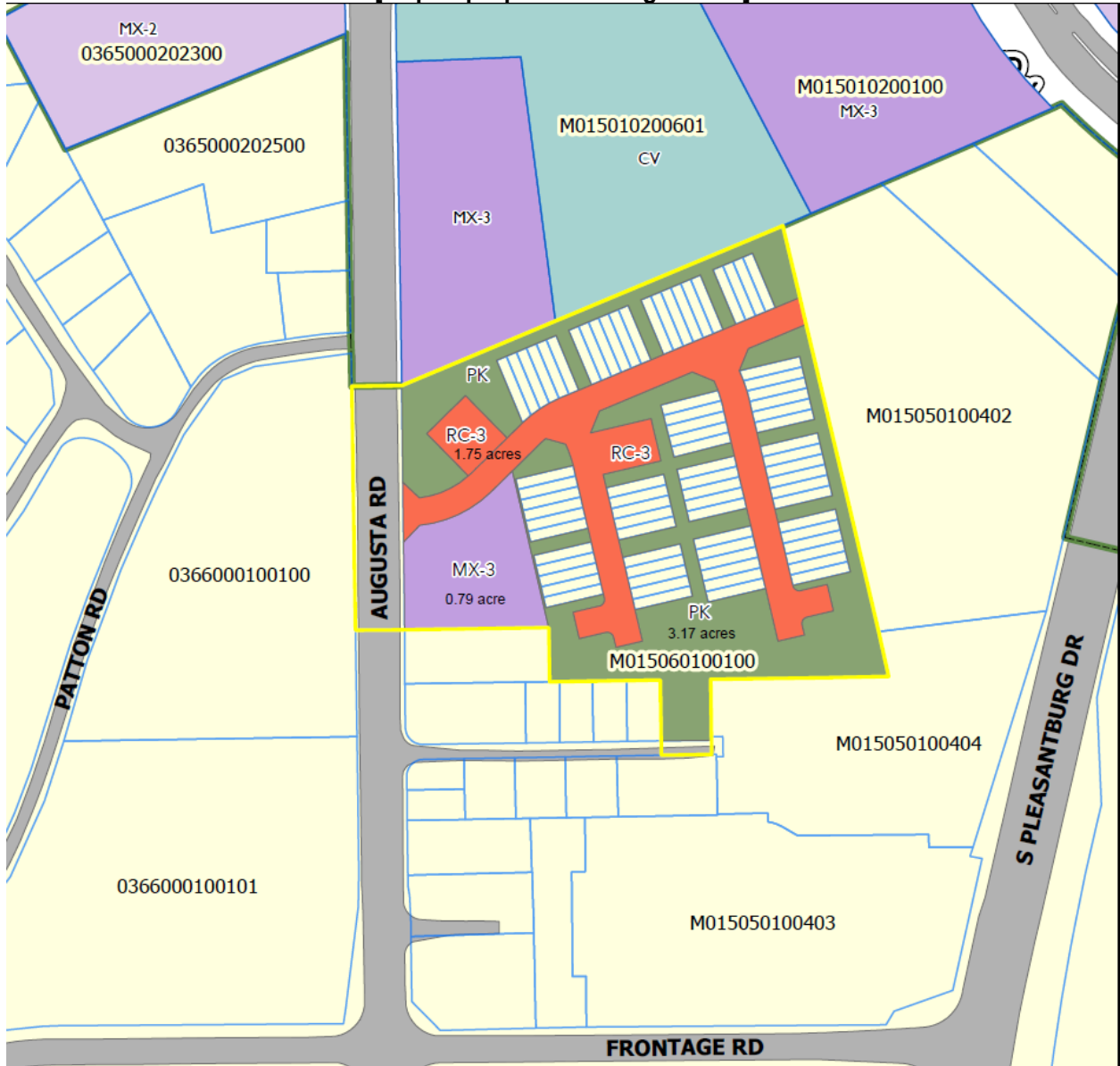
**Recommend:** Approve

**Exhibit A**

<b>Traynham Place</b>			
<b>TMS#</b>	<b>Address</b>	<b>County District</b>	<b>City District</b>
M015060100100 (0.79-acre portion)	Augusta Road	C-2	MX-3
M015060100100 (3.17 acre portion)	Traynham Street, Cashel Place, Carson Place, and Caston Lane	C-2	PK
M015090108700	Cashel Place, Carson Place, and Caston Lane	C-2	RC-3
M015090100100	1 Cashel Place	C-2	RC-3
M015090100200	3 Cashel Place	C-2	RC-3
M015090100300	5 Cashel Place	C-2	RC-3
M015090100400	7 Cashel Place	C-2	RC-3
M015090100500	9 Cashel Place	C-2	RC-3
M015090106200	301 Carson Place	C-2	RC-3
M015090106300	303 Carson Place	C-2	RC-3
M015090106400	305 Carson Place	C-2	RC-3
M015090106500	307 Carson Place	C-2	RC-3

AX-15-2026: Traynham Place Phase 1

[Map of proposed zoning district]



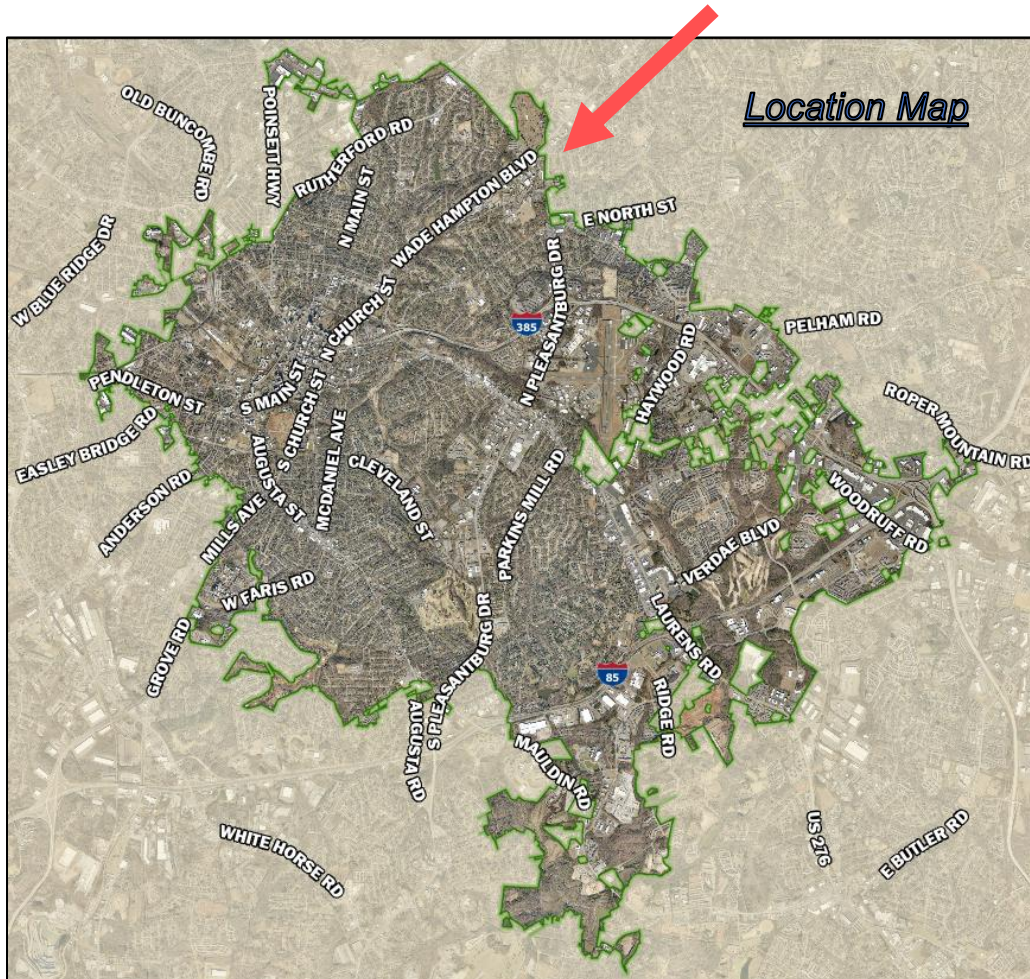


## PUBLIC HEARING REQUIRED

*Applications involving rezoning require a public hearing.*

**Docket Number:** AX-16-2026  
**Property Location:** 201 Edwards Road  
**Tax Map Number(s):** 0276000200900  
**Property Area:** 0.55 acre  
**Rezone Request:** RH-B, House B District  
**Recommendation:** Approval

[Aerial image of city boundaries with arrow indicating the location]



### 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

# AX-16-2026: 201 Edwards Road

Sec.19-1.3 *Official Zoning Map*  
Sec.19-2 *Zoning Districts*  
Sec.19-6.1.3 *Planning Commission*  
Sec.19-6.2.2 *Legislative Review*

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## Project Overview:

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The applicants have petitioned the City of Greenville to annex approximately 0.55 acre of lot area into the Greenville city limits and to zone it RH-B, House B District, under the Greenville Development Code. The property has one existing single-family home.

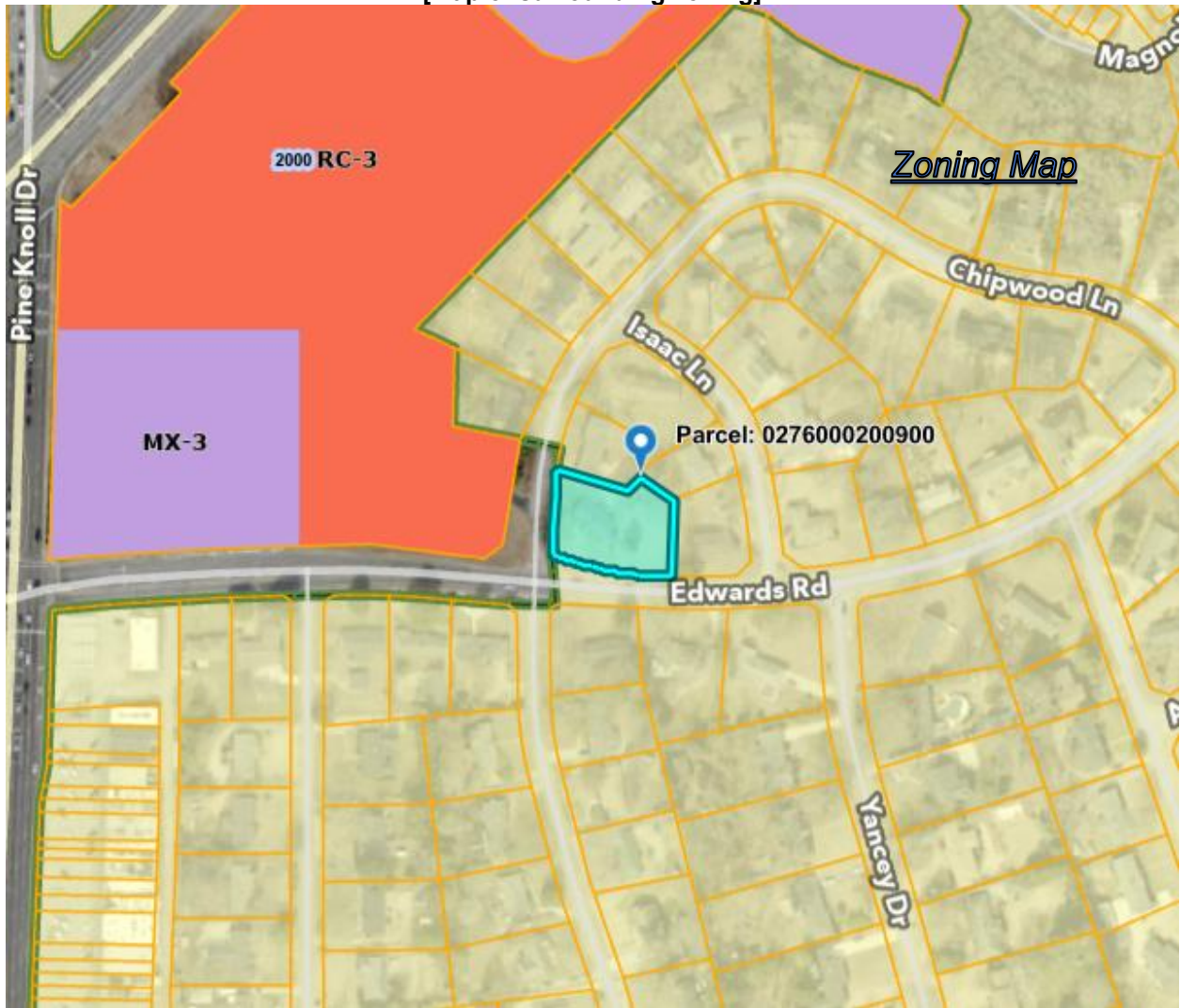
## Land Use Review

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The proposed zoning district for the annexation is RH-B, House B District. The RH-B District allows for a detached single-unit dwelling plus an accessory dwelling unit on a minimum lot size of 9,000 sf.

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning	Current Use
Subject Property	R-20, Single-family residential district (County)	Single-unit detached residential
North	R-20, Single-family residential district (County)	Single-unit detached residential
East	R-20, Single-family residential district (County)	Single-unit detached residential
South	R-20, Single-family residential district (County)	Single-unit detached residential
West	RC-3, Community 3 District	Vacant office

[Map of surrounding zoning]



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### Procedural Requirements:

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

The City and the applicant held a pre-application meeting on February 23, 2026.

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### Other Site Information:

The property is not located within a Special Emphasis Neighborhood nor an overlay in Greenville County.

There are no known waterways or wetlands on the subject property. Any new development must meet the city's stormwater regulations. The applicant intends to reestablish a second lot on the property that was recombined in the past.

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### Definitions:

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

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### Staff Analysis:

AX-16-2026: 201 Edwards Road

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

<b>(a) Consistent with Comprehensive Plan.</b>	<b>N/A</b>
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Comments: The Future Land Use Map (FLUM) does provide the Areas Suitable for Missing Middle Housing designation for the property. However, staff does not believe an RN- zoning district is compatible with the surrounding residential neighborhood. Opportunities for missing middle are more conducive to the adjacent MX-3 and RC-3 sites.

<b>(b) Consistent with the Applicable Plans and Studies</b>	<b>N/A</b>
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Comment: The City has not conducted any applicable plans or studies where the property lies.

<b>(c) Compatible with surrounding uses.</b>	<b>YES</b>
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Comments: The proposed zoning map amendment allows for uses that are compatible with existing surrounding properties and single-family uses. Similar single-family parcels previously annexed in Wade Hampton neighborhoods have been zoned RH-B.

<b>(d) Provide logical and orderly development pattern.</b>	<b>YES</b>
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Comments: The RH-B district is appropriate given the previously provided zoning to annexed areas along East North Street. If further residential in the area is annexed, it would be expected to be zoned RH-B as well.

**STAFF RECOMMENDATION:**

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**APPROVE** rezone to RH-B, House B District.

**Staff Comments**

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**Planning Comments**

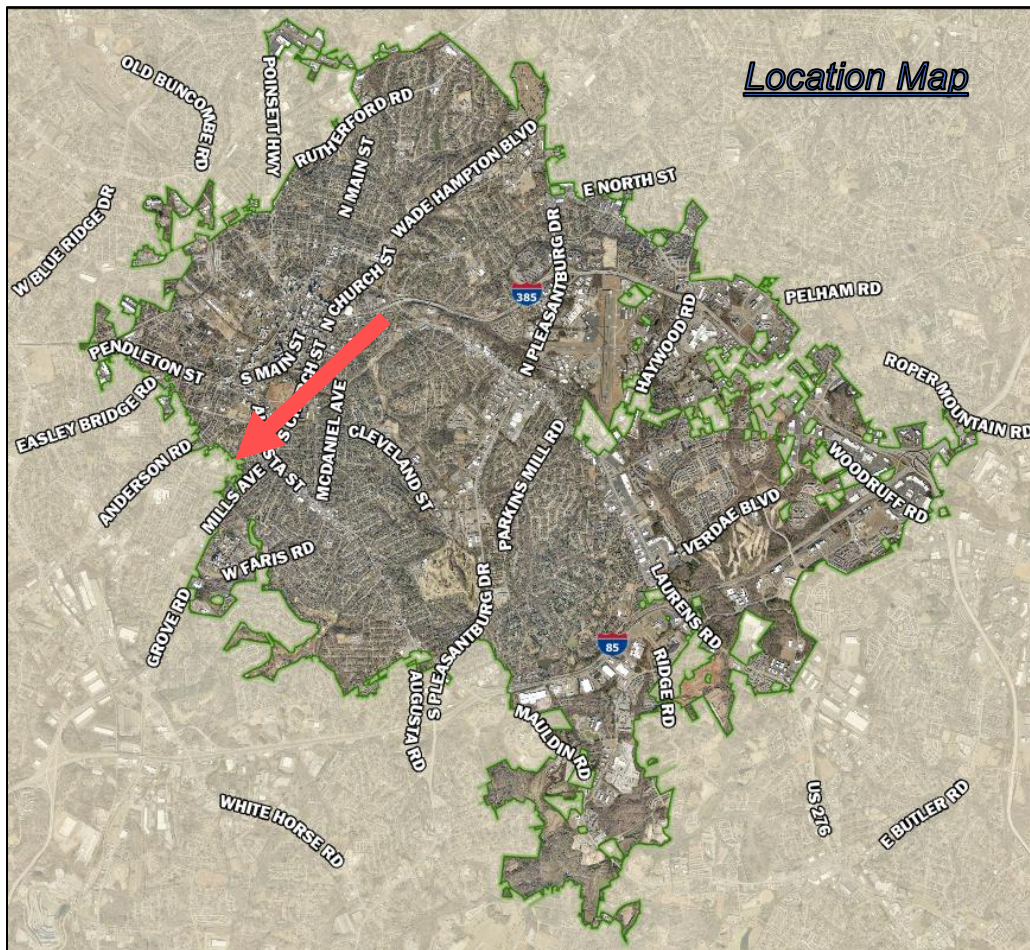
**Recommend:** Approve



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

**Docket Number:** AX-17-2026  
**Property Location:** 166 Otis Street  
**Tax Map Number(s):** 0106000301500  
**Property Area:** 0.31 acre  
**Rezone Request:** RH-D, House D District and include within the Greater Sullivan Neighborhood Revitalization Overlay District  
**Recommendation:** Approval with Comments

[Aerial image of city boundaries with arrow indicating the location]



**Applicable Sections of the City of Greenville Code of Ordinances:**  
 Sec. 2-372 Function, Powers, and Duties of the Planning Commission

Sec 19-1.1.3 *Purpose and Intent*  
Sec.19-1.3 *Official Zoning Map*  
Sec.19-2 *Zoning Districts*  
Sec.19-6.1.3 *Planning Commission*  
Sec.19-6.2.2 *Legislative Review*

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### Project Overview:

The applicant has petitioned the City of Greenville to annex approximately 0.31 acre of lot area into the Greenville city limits and to zone it RH-D, House D District and include it within the Greater Sullivan Neighborhood Revitalization Overlay (NRO) District, under the Greenville Development Code. The property has an existing single-unit home upon it.

### Land Use Review

The proposed zoning district for the annexation is RH-D, House D District and the Greater Sullivan NRO. The GVL2040 Future Land Use Map (FLUM) recommendation for the subject property is Urban Residential and Areas Suitable for Missing Middle Housing.

The RH-D District allows for a detached single-unit dwelling plus an accessory dwelling unit on a minimum lot size of 3,000 sf.

The NRO District is applied to the West Greenville, Greater Sullivan, Green Avenue, and Nicholtown neighborhoods in order to ensure new development is consistent with the existing neighborhood character.

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning	Current Use
<b>Subject Property</b>	R-7.5, Single-family residential district (County)	Single-unit detached residential
<b>North</b>	R-7.5, Single-family residential district (County)	Single-unit detached residential
<b>East</b>	R-7.5, Single-family residential district (County)	Single-unit detached residential
<b>South</b>	RH-D, House D District, and NRO	Single-unit detached residential
<b>West</b>	RH-D, House D District, and NRO	Single-unit detached residential



**Procedural Requirements:**

**Pre-Application and Development Meetings**

The City and the applicant held a pre-application meeting on April 3, 2026.

**Other Site Information:**

The property is located within the County’s Greater Sullivan Special Emphasis Neighborhood. Likewise, the property would be included in the City’s Greater Sullivan Special Emphasis Neighborhood and Neighborhood Revitalization Overlay.

There are no known waterways or wetlands on the subject property. Any new development must meet the city’s stormwater regulations.

**Definitions:**

Please see the attachments for the **RH-D District and Greater Sullivan** NRO general provisions.

**Staff Analysis:**

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

<b>(a) Consistent with Comprehensive Plan.</b>	<b>YES</b>
Comments: The FLUM recommendations for the property are Urban Residential and Areas Suitable for Missing Middle Housing. The underlying RH-D designation is in line with these recommendations.	
<b>(b) Consistent with the Applicable Plans and Studies</b>	<b>N/A</b>
Comment: The City has not conducted any applicable plans or studies where the property lies.	

AX-17-2026: 166 Otis Street

<b>(c) Compatible with surrounding uses.</b>	<b>YES</b>
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Comments: The proposed zoning map amendment allows for uses that are compatible with existing surrounding properties and uses. The single-family parcels located in the city are similarly zoned RH-D. For adjoining single-family parcels not located in the city, it is anticipated that the RH-D district and NRO designation would also be applied to these parcels if annexed in the future.

<b>(d) Provide logical and orderly development pattern.</b>	<b>YES</b>
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Comments: The RH-D district and NRO is appropriate given the built form and uses along Otis Street and other streets in the area.

### **STAFF RECOMMENDATION:**

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**APPROVE** rezone to RH-D, House D District and include within the Greater Sullivan Neighborhood Revitalization Overlay District.

### **Staff Comments**

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#### **Planning Comments**

**Recommend:** Approve w/ Comments

1. The property will be included within the Greater Sullivan Special Emphasis Neighborhood



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

Sec.19-1.3 *Official Zoning Map*  
Sec.19-2 *Zoning Districts*  
Sec.19-6.1.3 *Planning Commission*  
Sec.19-6.2.2 *Legislative Review*

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## Project Overview:

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The applicant has petitioned the City of Greenville to annex approximately 7.56 acres of lot area into the Greenville city limits and to zone it PK, Park District, and MX-3, Mixed Use 3 District, under the Greenville Development Code. A portion of the annexed property is owned by the Conestee Nature Preserve. All annexed property owned by the preserve is proposed for the PK District. The second portion of the annexed property is owned by the Lake Conestee Dam Restoration Project. The portion of this parcel existing within the City limits is currently zoned as MX-3. The applicant has requested to annex and rezone MX-3 for the remaining portions of this parcel on the southern centerline of the Reedy River, while the northern portion is requested for the PK District. This is shown in Exhibit A.

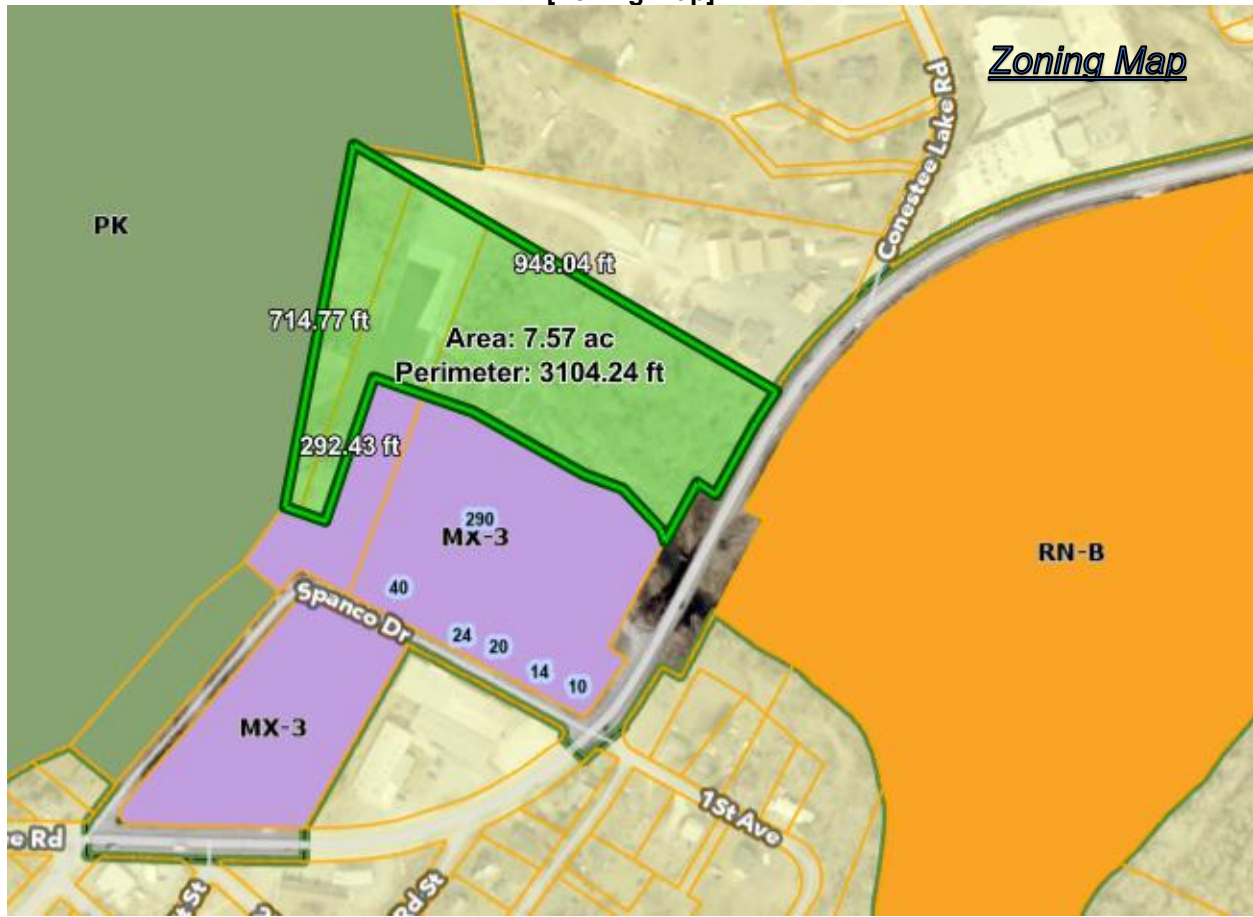
## Land Use Review

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The proposed zoning districts for the annexation are PK, Park District, and MX-3, Mixed Use 3 District. The PK District allows for parks and open space. Residential and commercial uses are not permitted. The MX-3 District designation allows three stories by-right with two additional stories through the Development Bonus. It allows for a wide range of uses including residential and higher intensity non-automotive focused commercial.

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning	Current Use
<b>Subject Property</b>	Unzoned and I-1, Industrial district (County)	Park, Open Space and a dam
<b>North</b>	S-1, Services District (County)	Commercial and light industrial
<b>East</b>	RN-B, Neighborhood B District	Single-unit and Multiunit attached residential
<b>South</b>	MX-3, Mixed Use 3 District	Former Mill and a dam
<b>West</b>	PK, Park District	Park and Open Space

[Zoning map]



**Procedural Requirements:**

**Pre-Application and Development Meetings**

The City and the applicant held a pre-application meeting on March 6, 2026.

**Other Site Information:**

The property is not located within a Special Emphasis Neighborhood nor an overlay in Greenville County. When the Conestee Nature Preserve was annexed in 2018, the annexation did not include the historic Lake Conestee dam. The new dam was completed in late 2025 with half of the structure in the City limits and half of the structure in unincorporated County. Now that the new dam has completed construction, the remaining portions are proposed to be annexed.

**Definitions:**

Please see the attachments for the **PK District and MX-3 District** general provisions.

**Staff Analysis:**

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

<b>(a) Consistent with Comprehensive Plan.</b>	<b>YES</b>
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## AX-18-2026: Conestee Road and Spanco Drive

Comments: The Future Land Use Map (FLUM) provides the Parks-Open Space land use recommendation for the property. The zoning request for PK complies with the request. The area proposed for MX-3 does not have a FLUM recommendation.

<b>(b) Consistent with the Applicable Plans and Studies</b>	<b>N/A</b>
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Comment: The City has not conducted any applicable plans or studies where the property lies.

<b>(c) Compatible with surrounding uses.</b>	<b>YES</b>
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Comments: The proposed zoning map amendment allows for uses that are compatible with existing surrounding properties and uses. The surrounding properties owned by the Preserve are likewise zoned as PK. If further properties are owned by the Preserve in the future, it is anticipated that these would also be zoned PK. The adjacent MX-3 property already in the city includes the historic Conestee Mill, which is proposed to be redeveloped.

<b>(d) Provide logical and orderly development pattern.</b>	<b>YES</b>
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Comments: The PK and MX-3 Districts are appropriate given the intended use of the subject and surrounding properties as open space and mixed-use development.

### **STAFF RECOMMENDATION:**

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**APPROVE** rezone to PK, Park District, and MX-3, Mixed Use 3 District, as presented in Exhibit A.

#### **Staff Comments**

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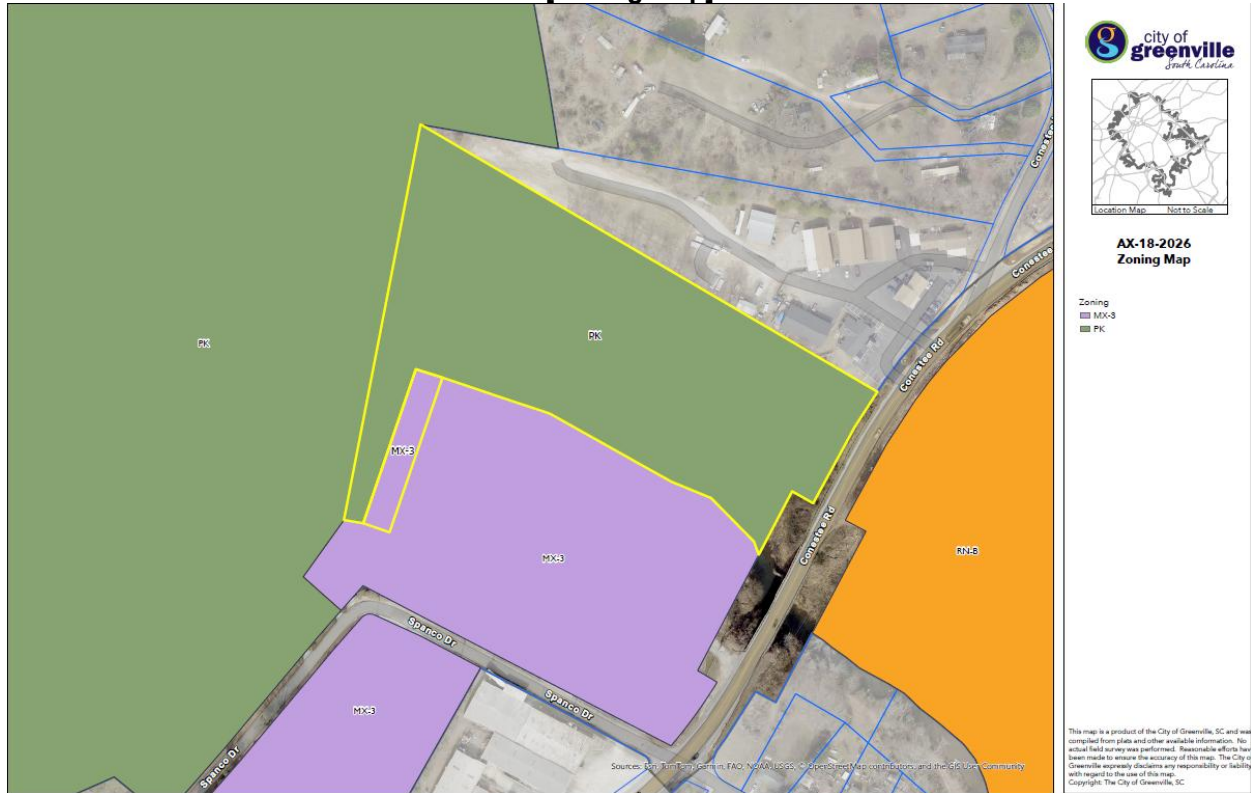
#### **Planning Comments**

**Recommend:** Approve

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

## Exhibit A

### [Zoning map]





## 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:

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*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:

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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	Zoning	Current Use
Subject Property	RH-D, House District	Undeveloped
North	RN-A, Neighborhood District	Quadplex
East	RN-A, Neighborhood District	Undeveloped
South	RN-A, Neighborhood District	Undeveloped
West	RH-D House District	Detached residential

[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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