



Public Notice

Planning and Zoning

To: City Property Owners and Residents

Subject: **PUBLIC NOTICE -- Upcoming Applications for Thursday, August 6, 2026, Planning Commission Meeting**

Date posted: July 22, 2026

Public Notice: The City of Greenville Planning Commission will hold an in-person 15-day noticed Public Hearing on Thursday, August 6, 2026 at 4:00 PM at the Greenville City Hall, 206 S. Main Street, 10th Floor Council Chambers, to consider the following applications. The application documents are available for review online at greenvillesc.gov under the 'Agendas & Minutes' tab. You may contact the Planning Office at (864) 467-4476 for questions.

PUBLIC HEARING ITEMS

A. AX-19-2026

Application for **ANNEXATION** and **REZONE** of approximately 0.18 acre located at **41 E 5TH STREET** from R-7.5, Single-family residential district, in Greenville County to RN-A, Neighborhood A District, in the City of Greenville. (TM# 0125000602600)

B. AX-20-2026

Application for **ANNEXATION** and **REZONE** of approximately 0.51 acre located at **200 AND 202 MINUS STREET** from R-7.5, Single-family residential district, in Greenville County to RN-A, Neighborhood A District, in the City of Greenville. (TM# 0113000904900 and 0113000905000)

C. AX-21-2026

Application for a 75% Method **ANNEXATION**, submitted under the provisions of S.C. Code §5-3-150(1), and **REZONE** of approximately 87.46 acres located on **WOODRUFF ROAD, INTERSTATE 385, SMITH HINES ROAD, LOVETT DRIVE, AND PRADO WAY** from C-2, Commercial District, S-1, Services District, C-3, Commercial District, O-D, Office District, and R-12, Single-family residential district, in Greenville County to BG, Business General District, BH, Business Heavy District, and IX, Industrial Flex District, in the City of Greenville. (TM# 0547030103500, 0547030103502, 0547030100161, 0547030103703, 0547030103731, 0547030103727, 0547030103726, 0547030103730, 0547030103729, 0547030103728, 0547030103713, 0547030100128, 0547030103721, 0547030104002, 0547030103101, 0547030104003, 0547030105502, 0547030105202, and a portion of 0547030100136)

D. AX-22-2026

Application for **ANNEXATION** and **REZONE** of approximately 0.16 acre located at **101 MASON STREET** from R-7.5, Single-family residential district, in Greenville County to RN-A, Neighborhood A District, in the City of Greenville. (TM# 0118000100200)

E. AX-23-2026

Application for **ANNEXATION** and **REZONE** of approximately 1.20 acres located at **111 A STREET, 924 AND 926 2ND AVENUE, 12 LYNCREST STREET, 115 3RD STREET, 104 B STREET, AND 23 4TH STREET** from R-7.5, Single-family residential district, in Greenville County to RN-A, Neighborhood A District, in the City of Greenville. (TM# 0114000401100, 0115000500500, 0115000500600, 0114000401300, 0114000900900, 0114000300900, and 0114000800100)

F. AX-24-2026

Application for **ANNEXATION** and **REZONE** of approximately 0.11 acre located at **22 DRAPER STREET** from O-D, Office district, in Greenville County to RN-X-C, Neighborhood Flex C District, in the City of Greenville. (TM# 0121002100401)

G. Z-8-2026- Administratively deferred due to not meeting State public notice requirements

Application for REZONE of approximately 0.05 acre of land located on **316 MULBERRY STREET** from RN-C, Neighborhood C District, to MX-2, Mixed Use 2 District (TM# 0028000100117)

This application has been administratively deferred due to public notice requirements.

H. Z-9-2026

Application for REZONE of approximately 2.85 acres of land located on **3030 AUGUSTA STREET** from MX-2, Mixed Use 2 District, and RH-C, House C District, to CV, Civic District (TM#s 0211000100501 and 0211000100500)

I. Z-10-2026

Application for REZONE of approximately 0.29 acre of land located on **700 ARLINGTON AVENUE** from RN-B, Neighborhood B District, to RNX-B, Neighborhood Flex B District (TM# 0077000300800)

J. Z-11-2026

Application for REZONE of approximately 0.19 acre of land located on **811 PENDLETON STREET** from RN-B, Neighborhood B District, to RNX-B, Neighborhood Flex B District (TM#s 0078000401100 and 0078000401000)

K. Z-12-2026

Application for REZONE of approximately 0.45 acre of land located on **300 BIRNIE STREET** from RC-2, Residential Community 2, to CV, Civic District (TM# 0055000300200)

*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).*

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. 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.

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



city of greenville

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:	
*City, State:	
*Zip:	
*Phone:	
*Email:	

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 012500-06-02600

*TOTAL ACREAGE 0.18

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

*PROPOSED ZONING DESIGNATION (City) RN-A, Neighborhood A 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

***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: DF

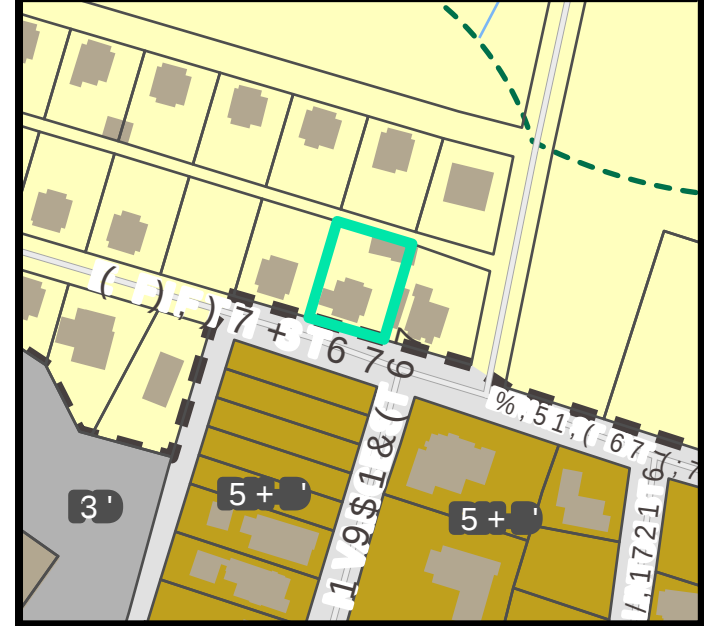
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Applicant	
Date	
Property Owner/Authorized Agent	
Date	

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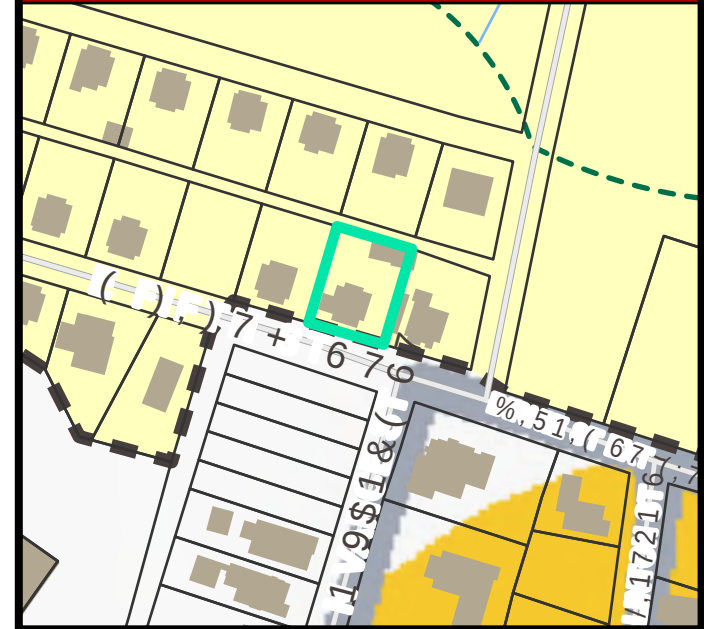
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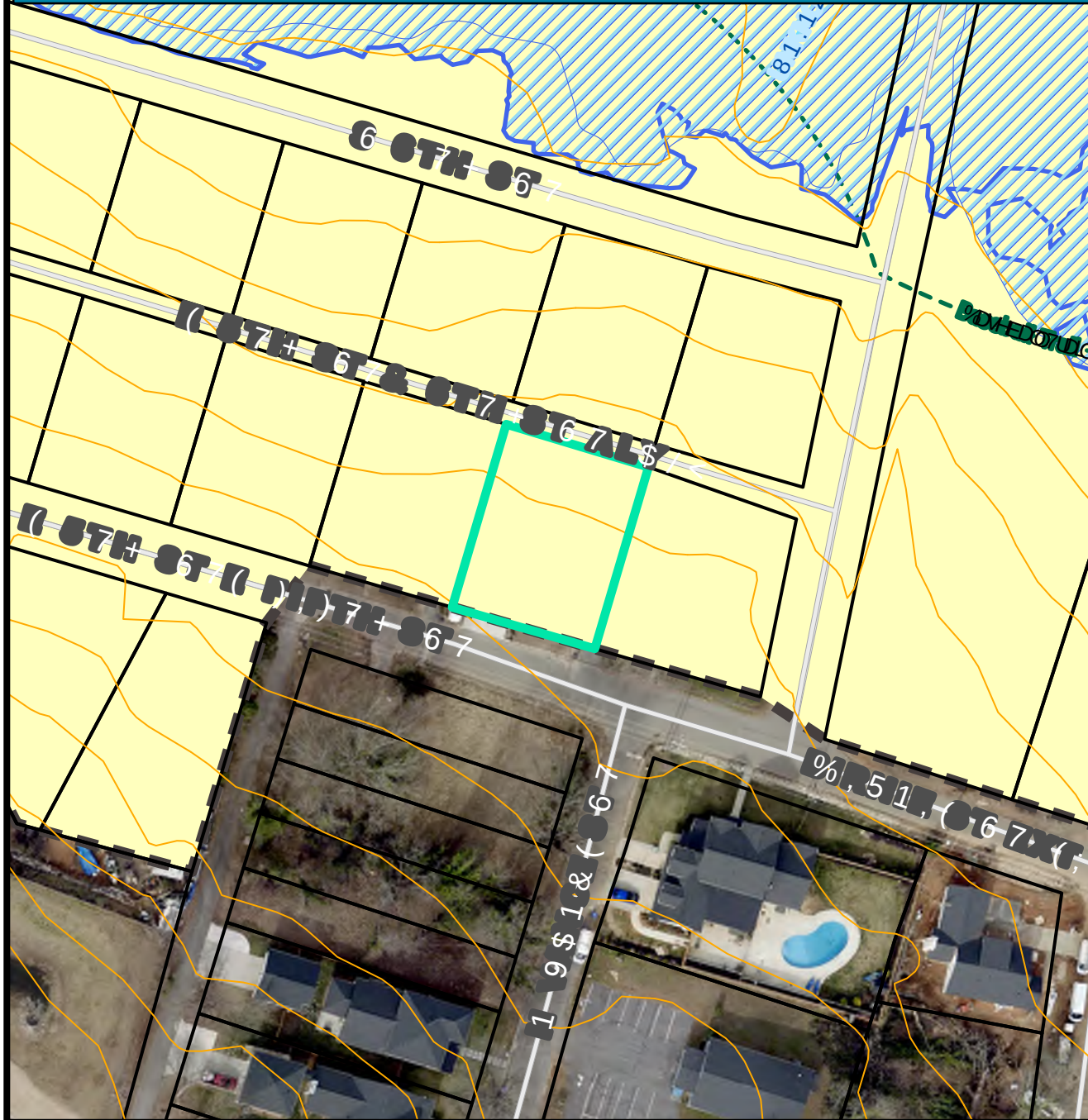


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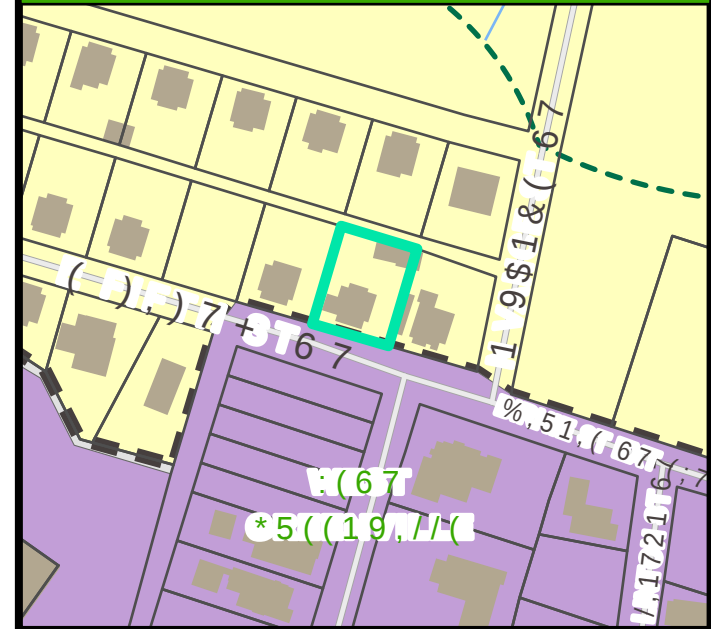


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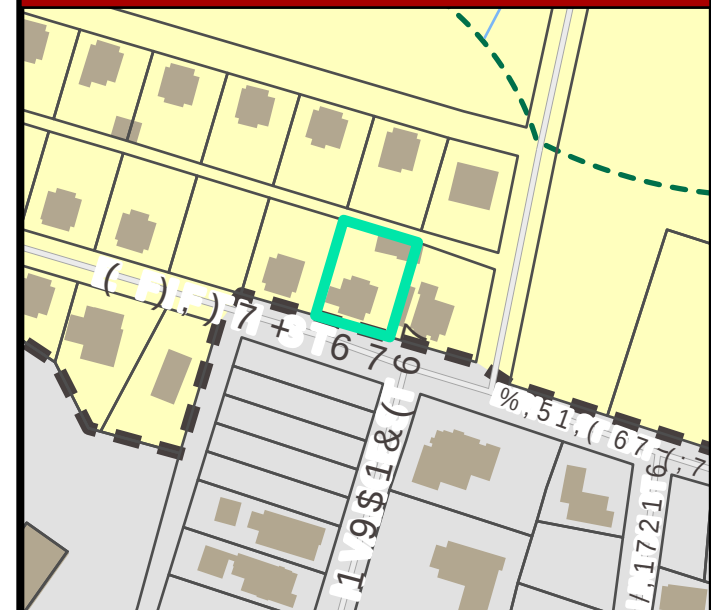
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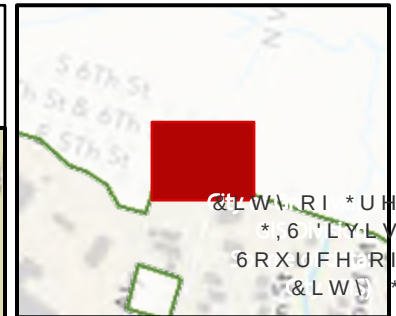
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Eagleview, City of Greenville

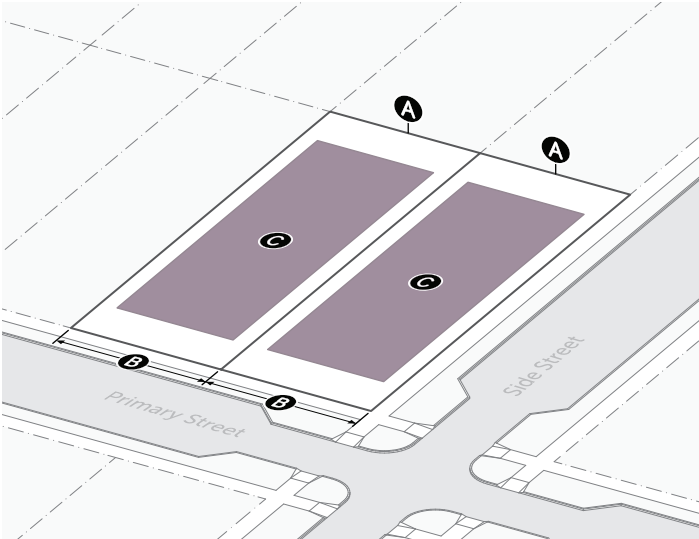
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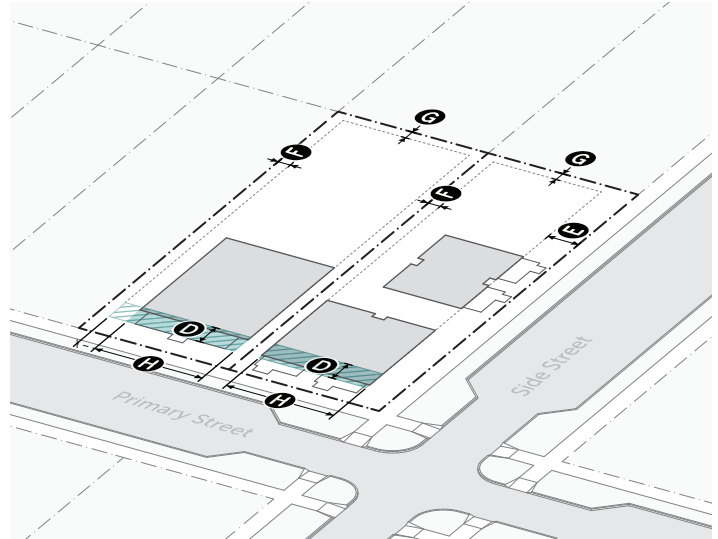
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A. SITE



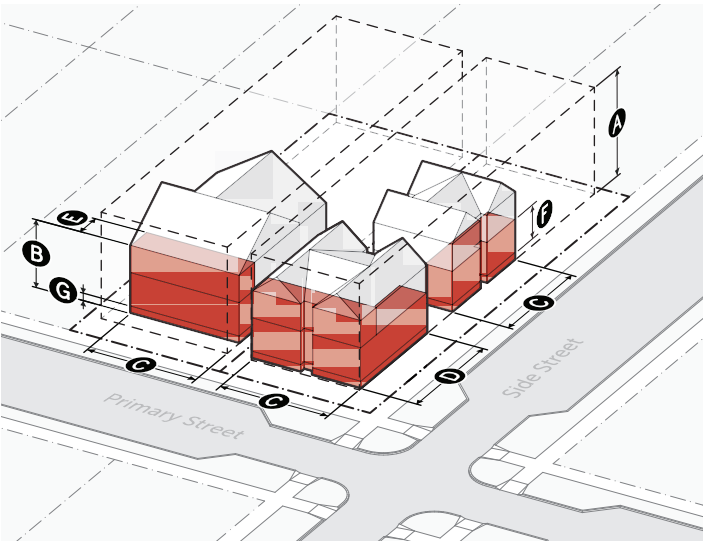
1. LOT SIZE	<i>Sec. 2.11.2.</i>
A Area (min)	2,000 SF
B Width (min)	
Front access	40'
Side/rear access	25'
2. DENSITY	<i>Sec. 2.11.3.</i>
Dwellings per lot (max)	4
3. COVERAGE	<i>Sec. 2.11.4.</i>
C Building coverage (max)	60%



4. BUILDING SETBACKS⁴	<i>Sec. 2.11.5.</i>
D Primary street lot line (min)	Setback Range*
E Side street/side alley lot line (min)	10'
F Side lot line (min)	5'
G Rear/rear alley lot line (min)	4'
5. BUILD-TO	<i>Sec. 2.11.7.</i>
Build-to width (min)	
H Primary street	50%
Side street	None
6. PARKING SETBACKS	<i>Sec. 2.11.8.</i>
Primary street (min)	30'
Side street (min)	5'
7. FENCES AND WALLS	<i>Sec. 2.11.9.</i>
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type E 6'

RN-A

B. BUILDING



1. HEIGHT	Sec. 2.11.10.
A Overall height (max stories/feet) ¹	2.5 / 32'
B Side wall (max)	25'
2. MASSING	Sec. 2.11.11.
C Building width (max)	40'
D Building depth (max)	70'
E Active depth (min)	9'
3. GROUND STORY	Sec. 2.11.12.
F Story height (min)	9'
G Finish floor elevation (min/max)	0' / 5'



	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.11.13.	
H Ground story (min)	25%	20%
I Upper story (min)	15%	15%
J Blank wall width (max)	10'	20'
5. ENTRANCES ⁴	Sec. 2.11.14.	
K Street-facing entry spacing (avg)	30'	50'
Entry feature	Yes	Yes

NOTES: ⁴

* If a Setback Range cannot be established, a 10' minimum/20' maximum 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](#)



city of greenville

APPLICATION FOR ANNEXATION

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*Indicates Required Field

APPLICANT

*Name:	
*Title:	
*Address:	
*City, State:	
*Zip:	
*Phone:	
*Email:	

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 0113000904900

*TOTAL ACREAGE 0.34

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

*PROPOSED ZONING DESIGNATION (City) RN-A, Neighborhood A 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.

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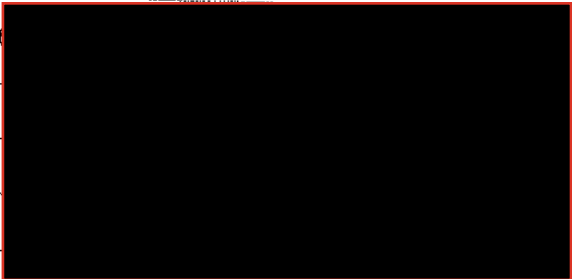
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*APPLICANT SIGNATURE

_____ 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: PHB

*Signatures	
Applicant	
Date	
Property Owner/Authorized Agent	
Date	



city of greenville

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:	
*City, State:	
*Zip:	
*Phone:	
*Email:	

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 0113000905000

*TOTAL ACREAGE 0.16

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

*PROPOSED ZONING DESIGNATION (City) RN-A, Neighborhood A District

TYPE OF ANNEXATION

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

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Furthermore, my signature (seal) certifies that I understand and consent that this matter will appear before the Planning Commission, for approval or denial, by the Planning Commission will be

[Redacted Signature]

_____*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: RR

*Signatures
Applicant
Date
Property Owner/Authorized Agent
Date

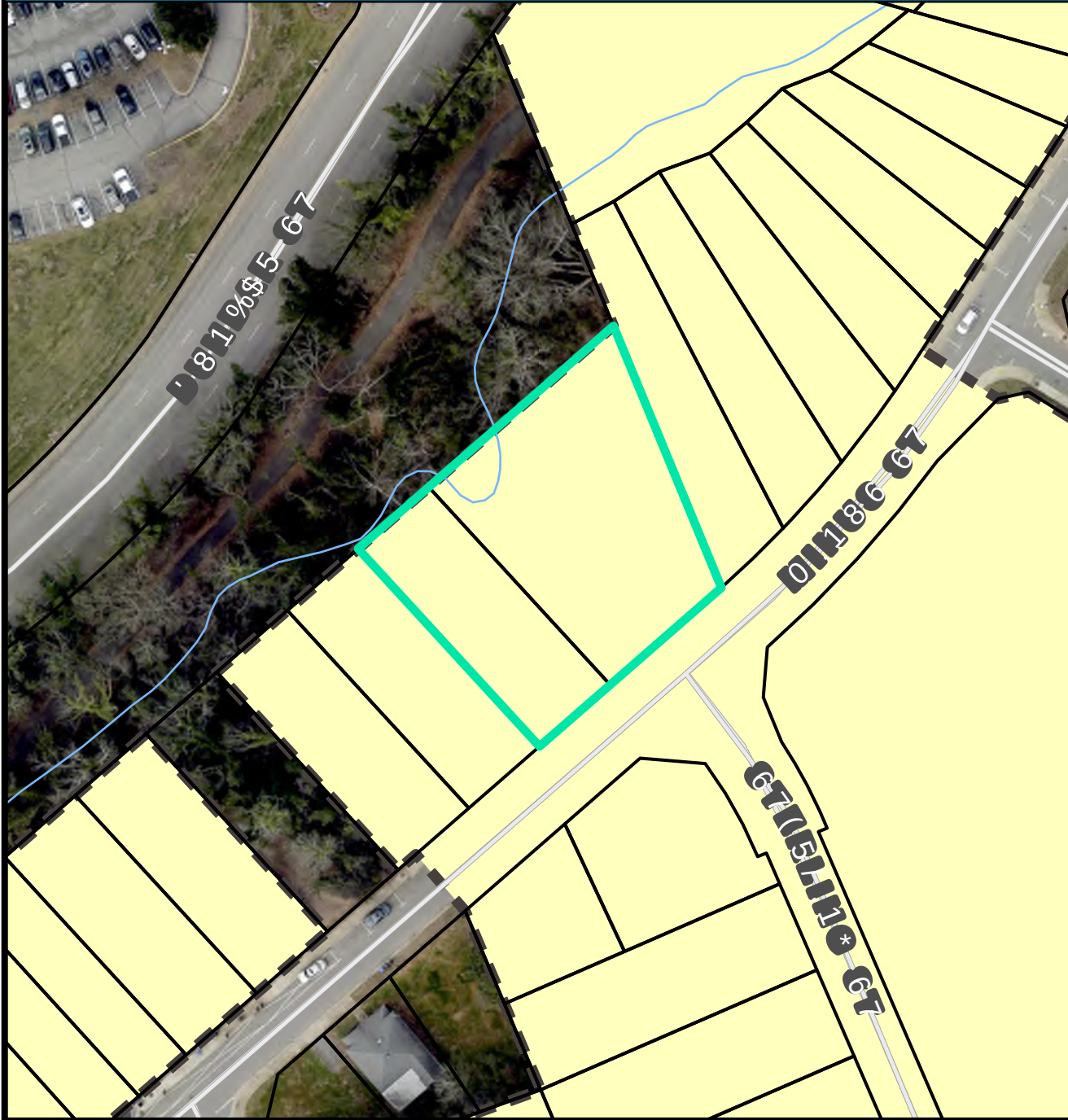
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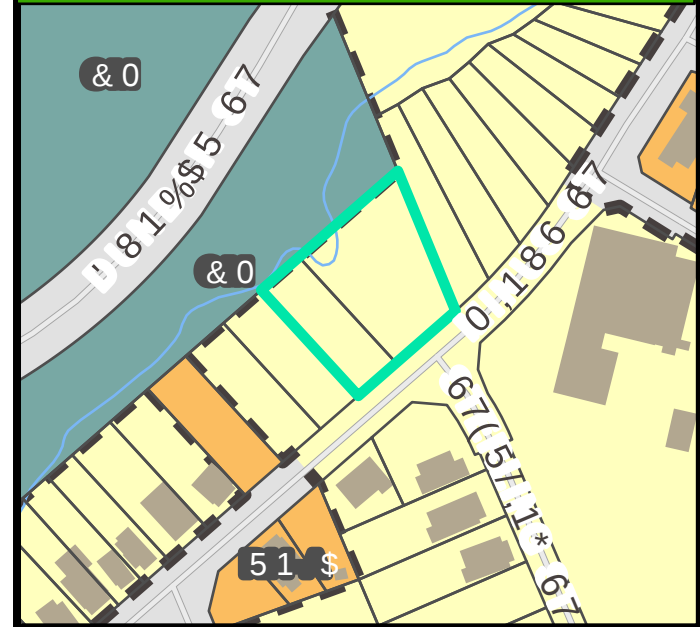
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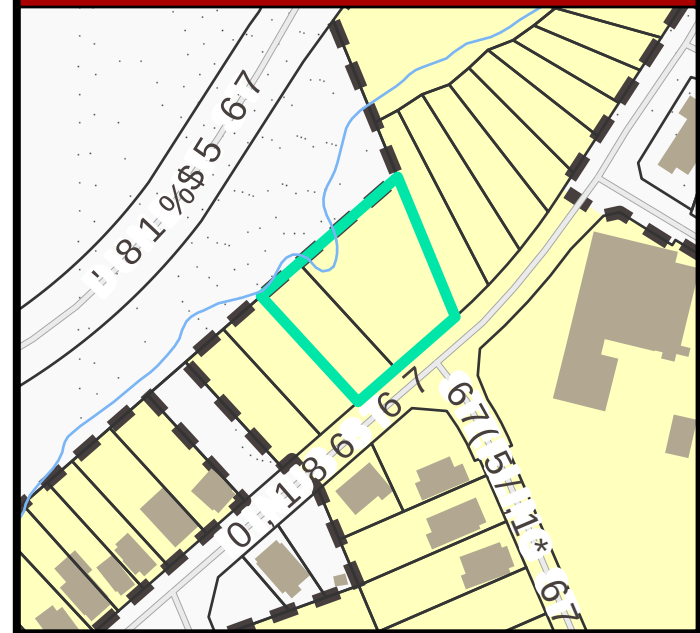
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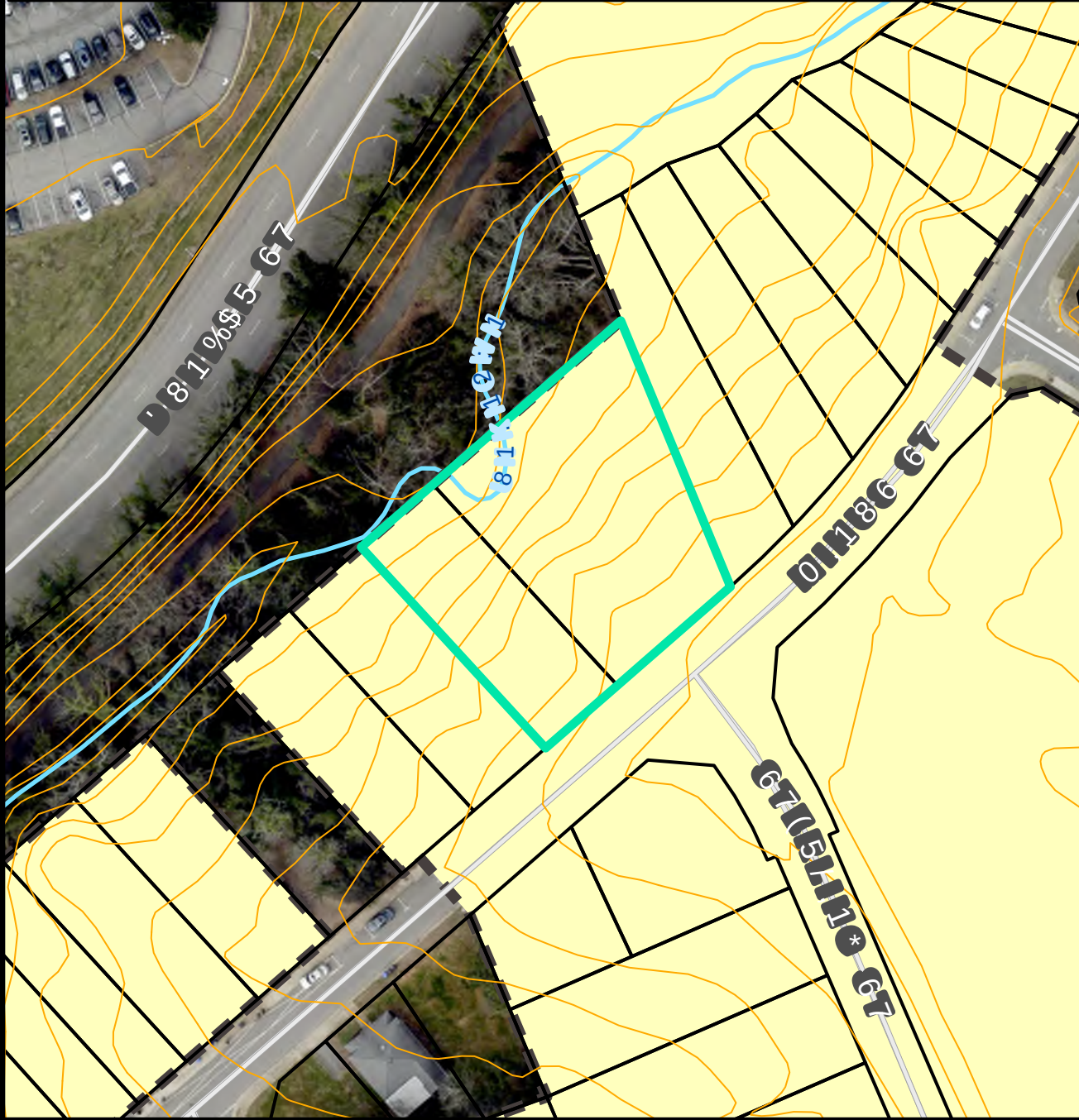


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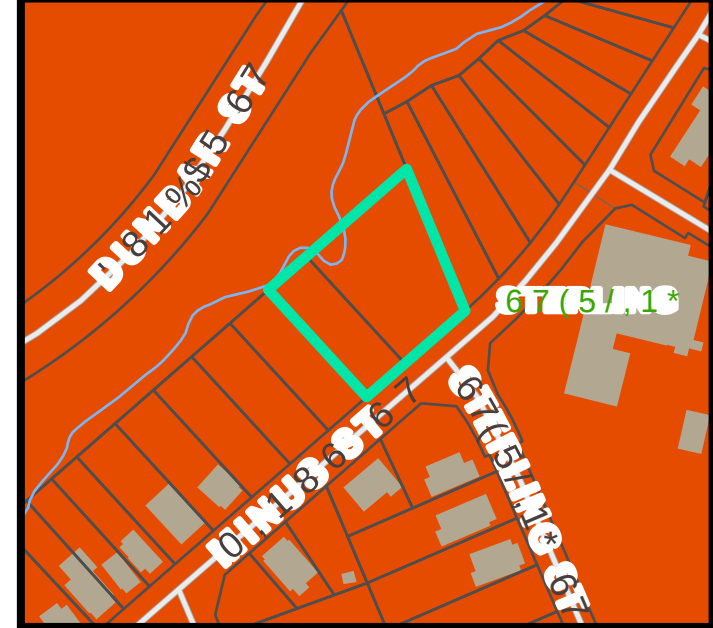
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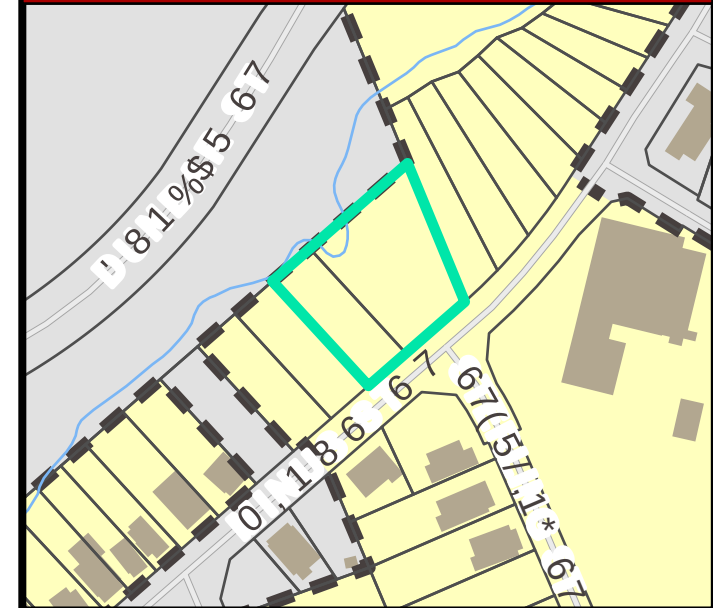
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city of greenville

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:		
*City, State:		
*Zip:		
*Phone:		
*Email:		
Name:		
Title:		
Address:		
Phone:		
Email:		

PROPERTY INFORMATION

*TAX MAP #(S) Included in petition. Copy of Petition is available in City Clerk's office to review.

*TOTAL ACREAGE 87.46 acres

*CURRENT ZONING DESIGNATION (County) C-2 Commercial district, ~~C-3~~ Commercial district, S-1 Services District, O-D, Office district, R-12, single-family residential district

*PROPOSED ZONING DESIGNATION (City) BG, Business General District, BH, Business Heavy District, IX, Industrial Flex District

TYPE OF ANNEXATION

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

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***APPLICANT SIGNATURE**

DATE

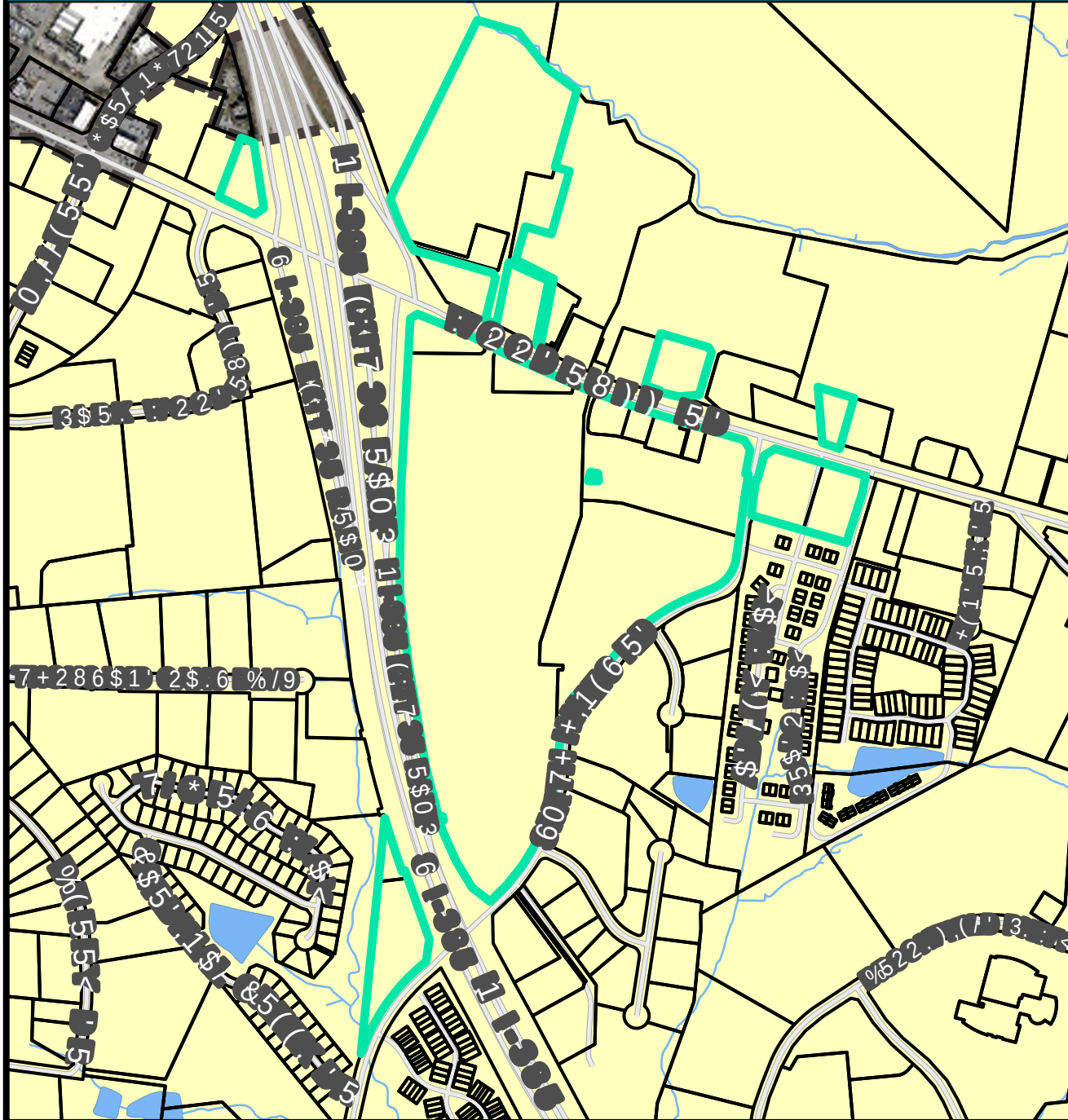
7. *Pursuant to S.C. Code Ann. § 6-29-114S, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

Initial: **MF**

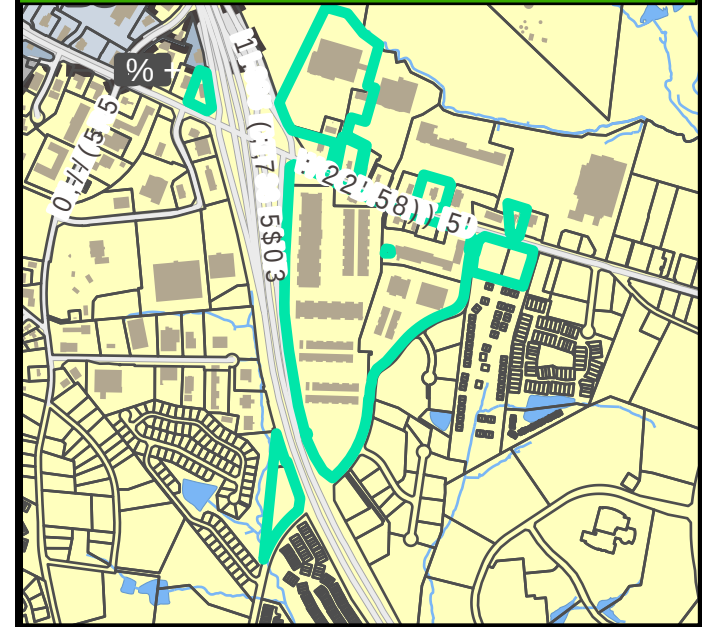
*Signatures	
Applicant	
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Property Owner/Authorized Agent	
Date	

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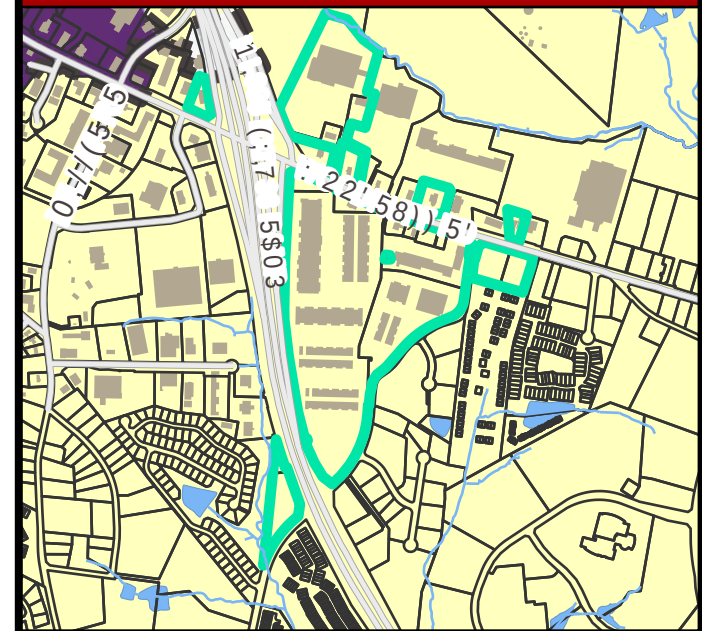
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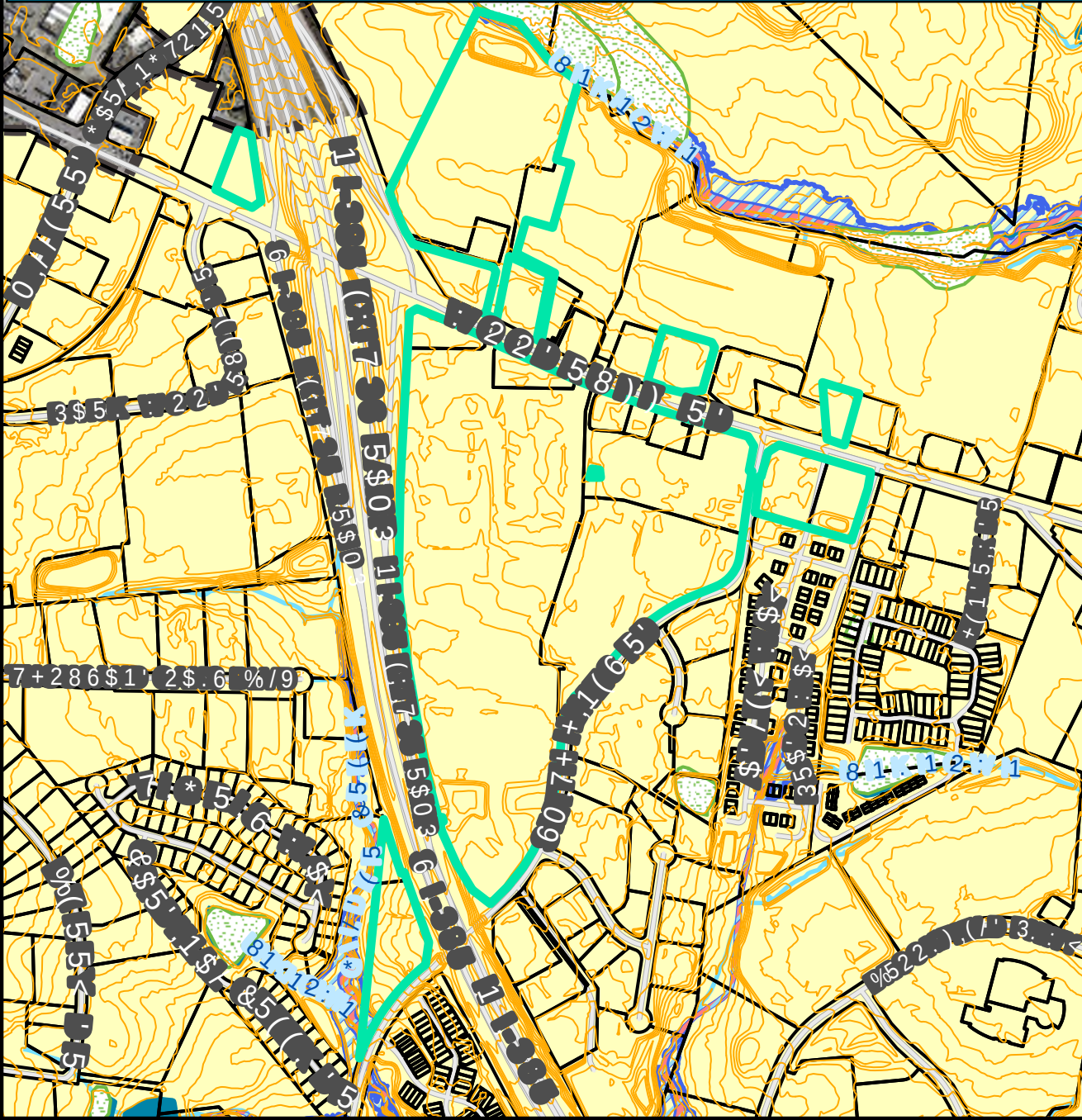
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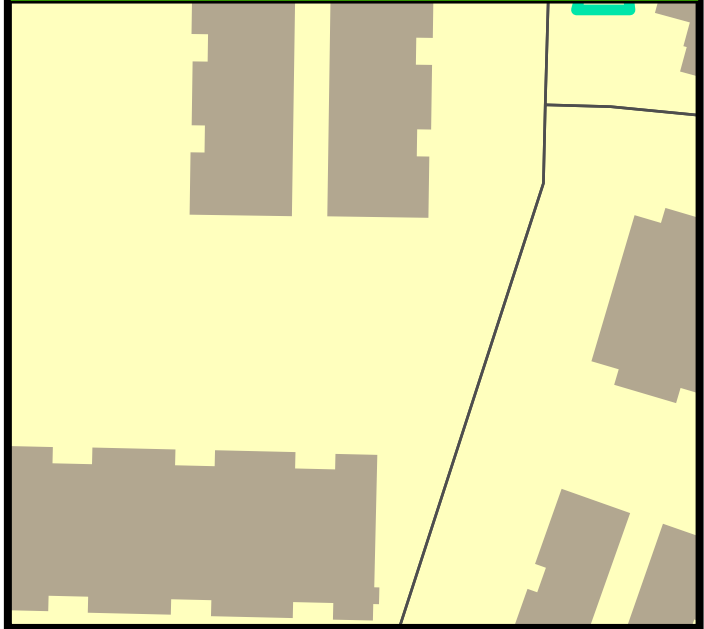
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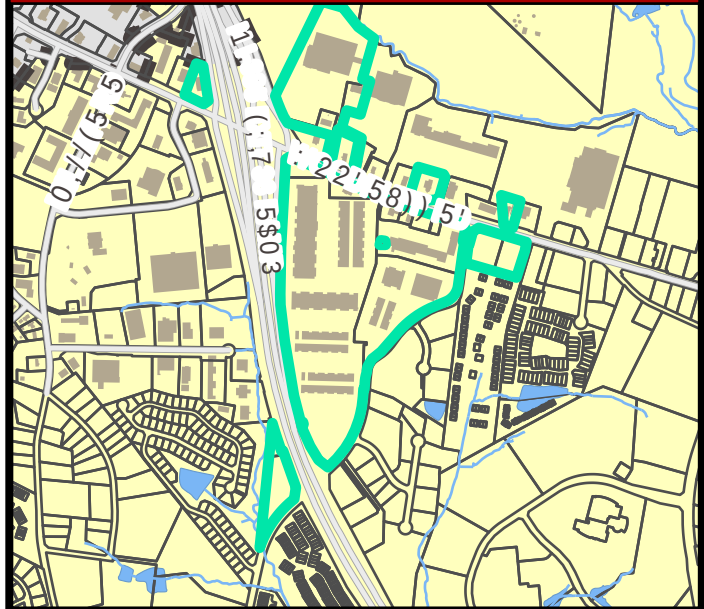
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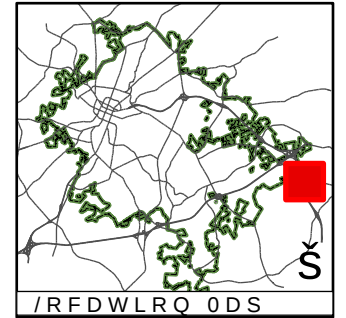
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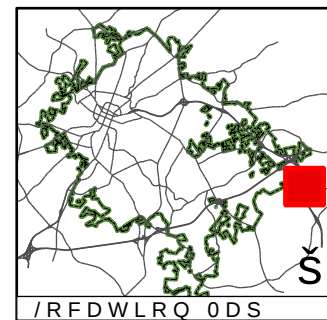


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Address	TMS#	Acreage	County Zoning	Proposed City Zoning
1147 Woodruff Road	0547030100136 (portion)	0.08	C-2, Commercial District	BH, Business Heavy District
1211 Woodruff Road	0547030103500	14.08	C-2, Commercial District	BH, Business Heavy District
1211 Woodruff Road	0547030103502	0.8	C-2, Commercial District	BH, Business Heavy District
1215 A Woodruff Road	0547030100161	1.6	C-2, Commercial District	BH, Business Heavy District
1200 Woodruff Road/120 and 122 Smith Hines Road	0547030103703	39.51	C-2, Commercial District, & S-1, Services District	IX, Industrial Flex District
1202 Woodruff Road	0547030103731	1.06	S-1, Services District	BG, Business General District
1204 Woodruff Road	0547030103727	1.1	S-1, Services District	BG, Business General District
1242-1298 Woodruff Road	0547030103726	6.42	C-2, Commercial District, & S-1, Services District	BG, Business General District
1200 Woodruff Road	0547030103730	11.14	C-2, Commercial District, & S-1, Services District	IX, Industrial Flex District
1226 Woodruff Road	0547030103729	0.31	C-2, Commercial District	BG, Business General District
1224 Woodruff Road	0547030103728	0.63	C-2, Commercial District	BG, Business General District
1216 Woodruff Road	0547030103713	0.7	C-2, Commercial District	BG, Business General District
1225 Woodruff Road	0547030100128	1.55	C-2, Commercial District	BG, Business General District
1220 Woodruff Road	0547030103721	0.42	C-2, Commercial District	BG, Business General District
1400 Woodruff Road	0547030104002	2.02	C-3, Commercial District	BH, Business Heavy District
1405 Woodruff Road	0547030103101	0.77	C-3, Commercial District	BH, Business Heavy District
1408 Woodruff Road	0547030104003	1.6	C-3, Commercial District	BH, Business Heavy District
200 Smith Hines Road	0547030105502	2.7	O-D, Office District	BG, Business General District
200 Smith Hines Road	0547030105202	0.6	R-12, Single-family residential district	BG, Business General District

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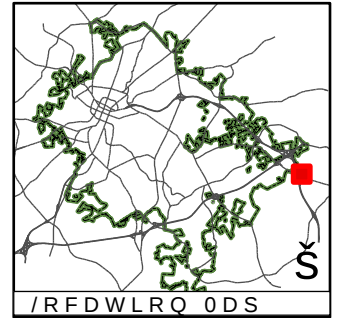
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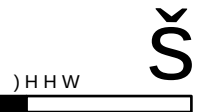


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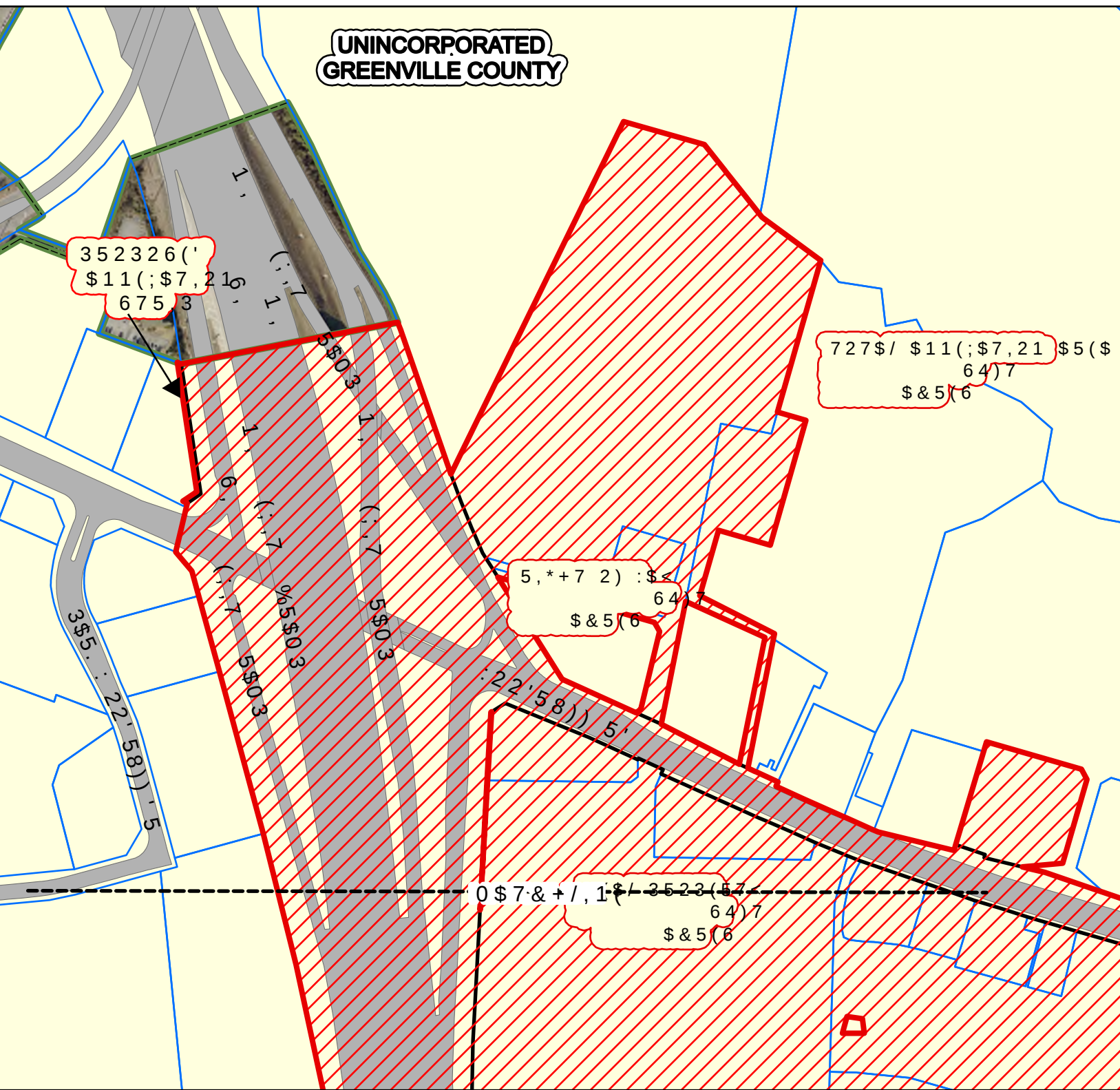
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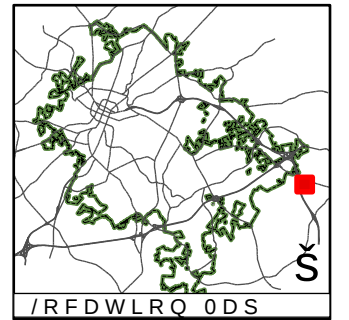
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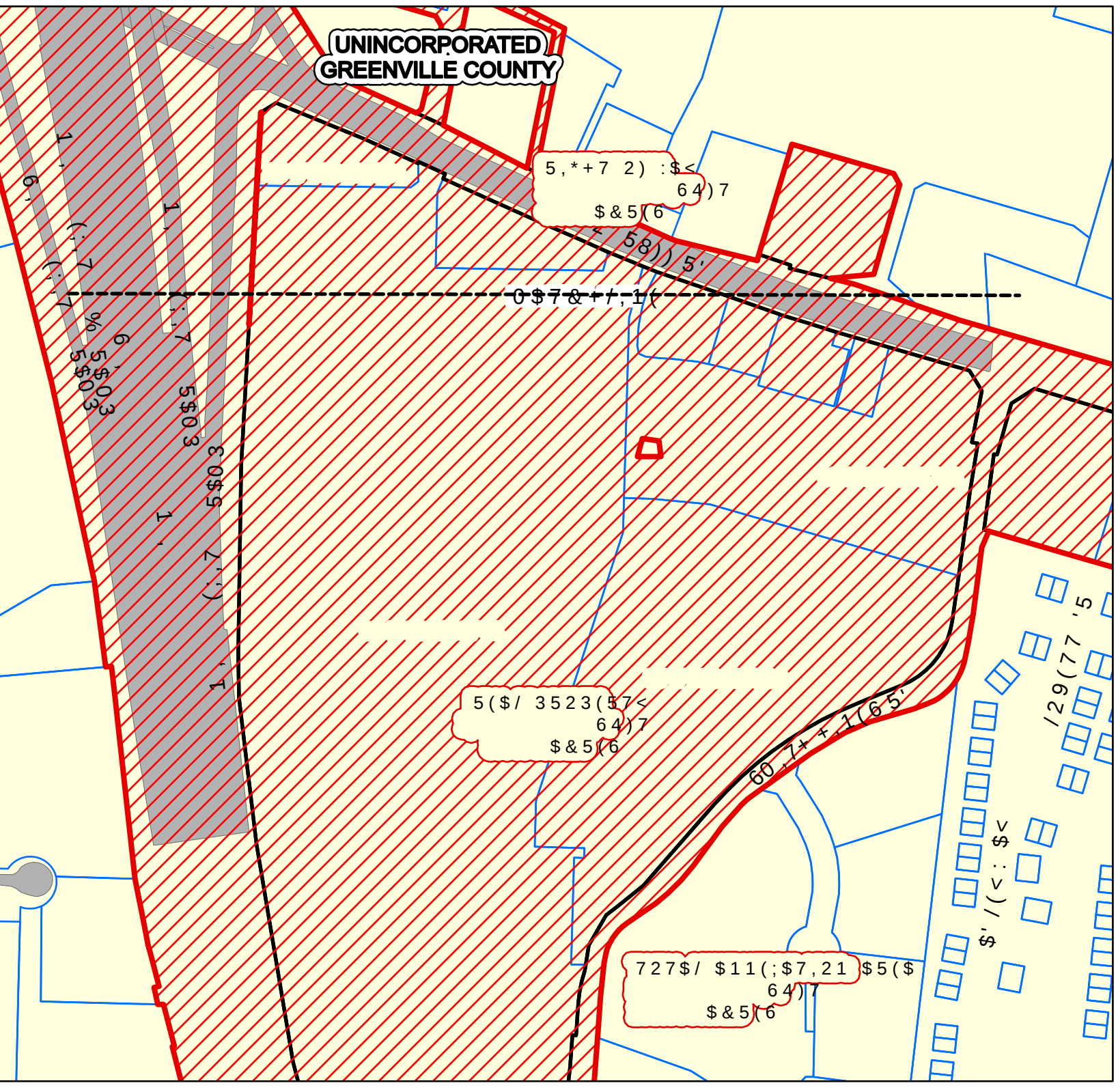
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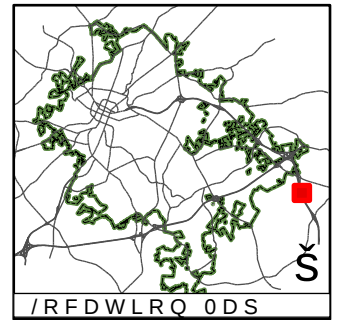


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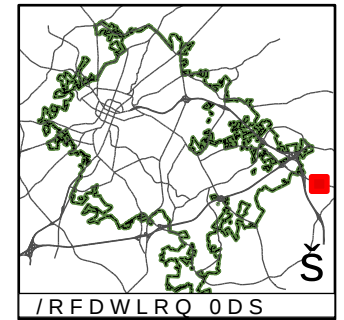
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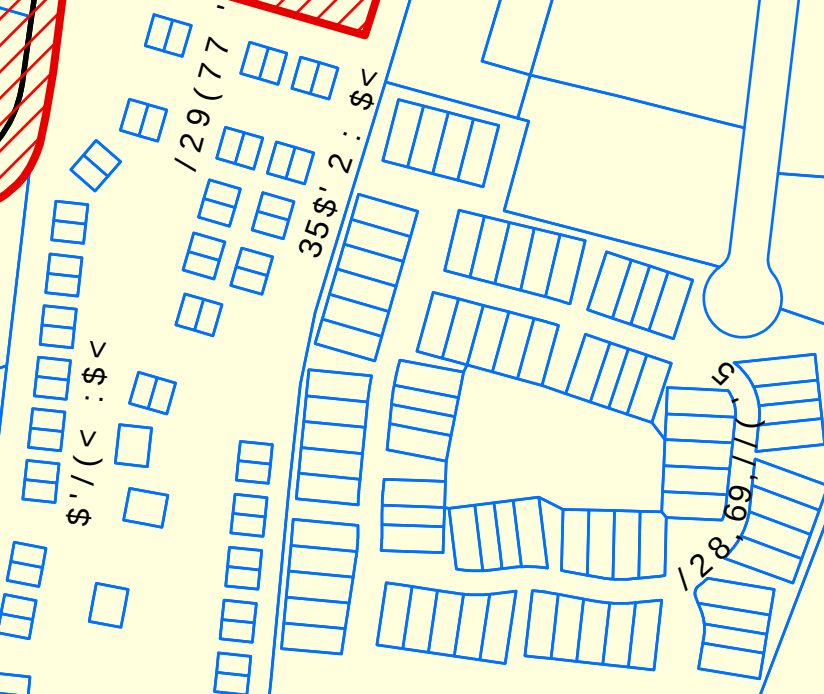
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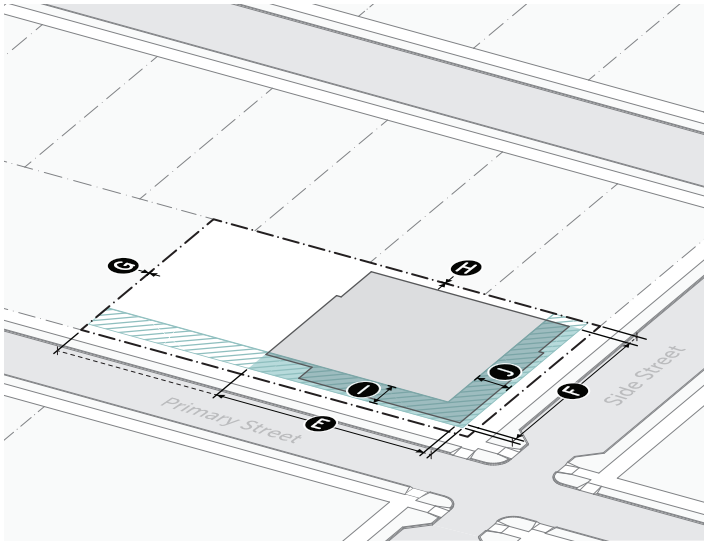
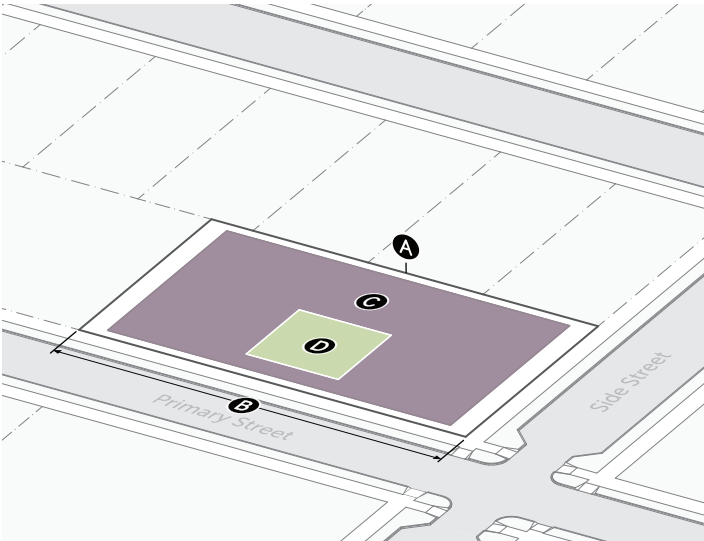
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19-2.7.2. **BG** BUSINESS GENERAL

A. SITE



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

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

4. TRANSITIONS	Sec. 2.11.6.
Transition type	Type A, B

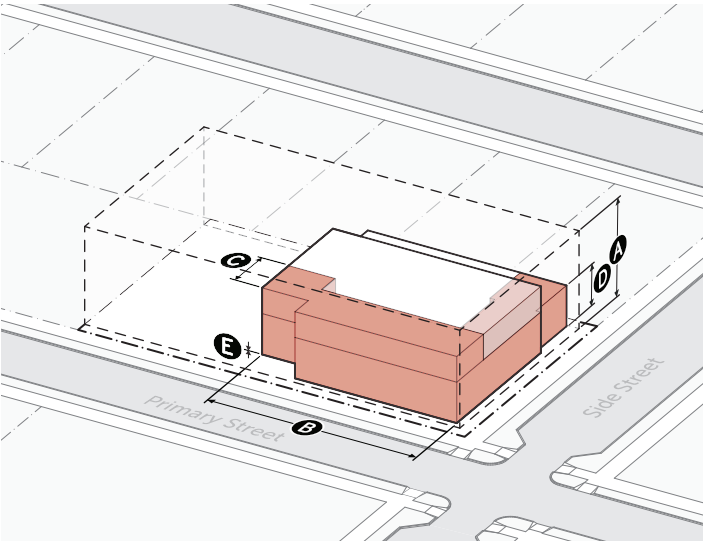
5. BUILD-TO	Sec. 2.11.7.
Build-to width (min)	
I Primary street	50%
J Side street	40%

6. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	20'
Side street (min)	5'

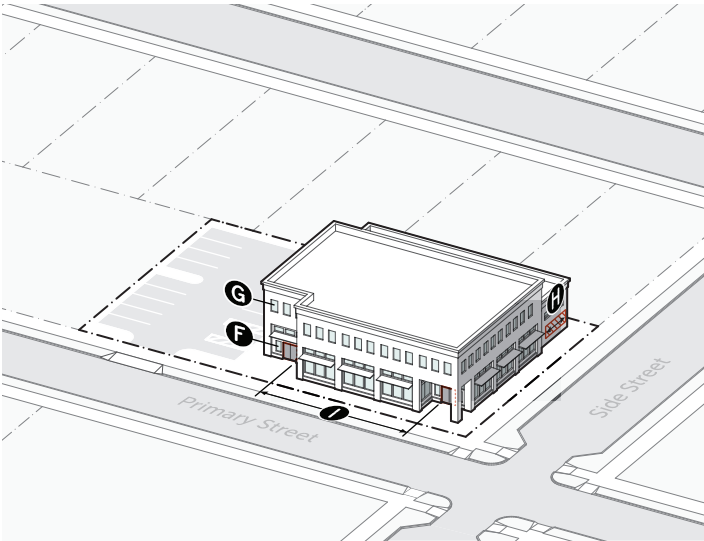
7. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type F 8'



B. BUILDING



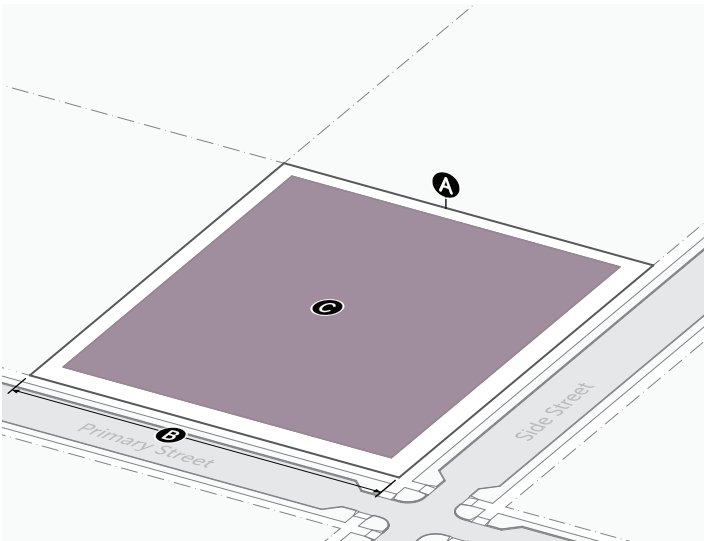
1. HEIGHT ⁴	Sec. 2.11.10.
A Overall height (max stories)	
Base	3
Bonus	5
2. MASSING	Sec. 2.11.11.
B Building width (max)	175'
C Active depth (min)	20'
3. FLOOR HEIGHTS ⁴	Sec. 2.11.12.
GROUND STORY	
D Story height (min/max)	
Residential	10' / 18'
Nonresidential	12' / 18'
E Finish floor elevation (min/max)	
Residential	2' / 5'
Nonresidential	-2' / 5'
UPPER STORY	
Story height (max)	15'



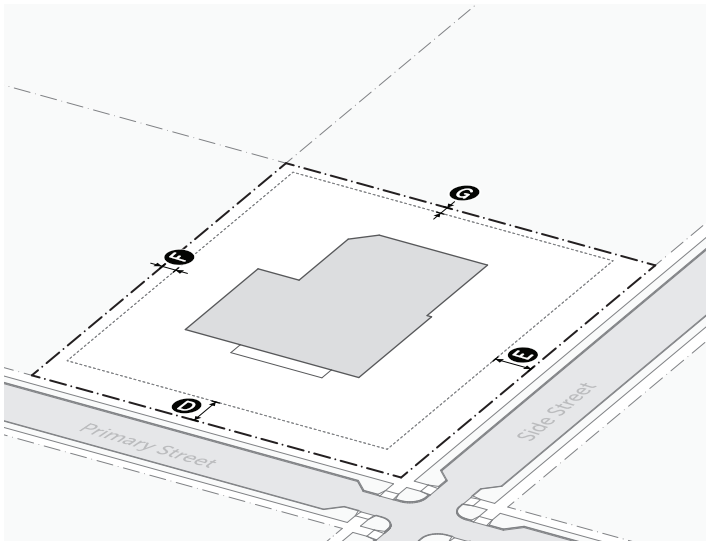
	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.11.13.	
F Ground story (min)		
Residential	25%	20%
Nonresidential	40%	30%
G Upper story (min)	20%	20%
H Blank wall width (max)	15'	25'
5. ENTRANCES ⁴	Sec. 2.11.14.	
I Street-facing entry spacing (avg)	60'	100'
Entry feature	Yes	Yes

19-2.7.3. **BH** BUSINESS HEAVY

A. SITE



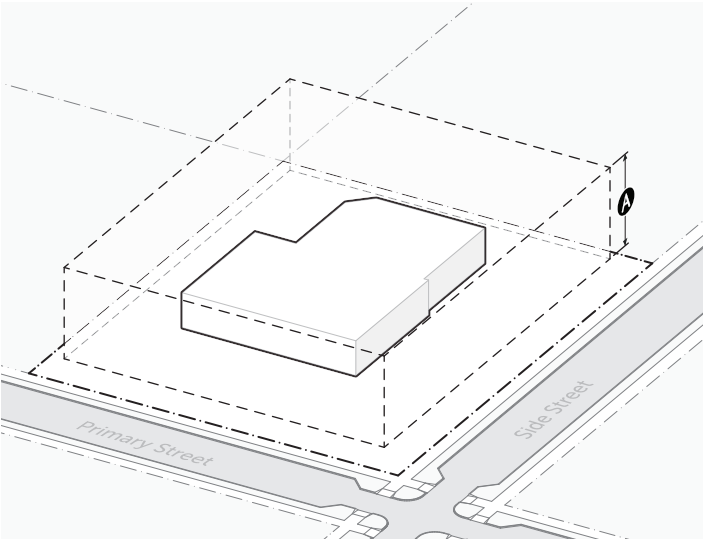
1. LOT SIZE	Sec. 2.11.2.
A Area (min)	7,500
B Width (min)	75'
2. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	80%
Outdoor amenity space (min)	None



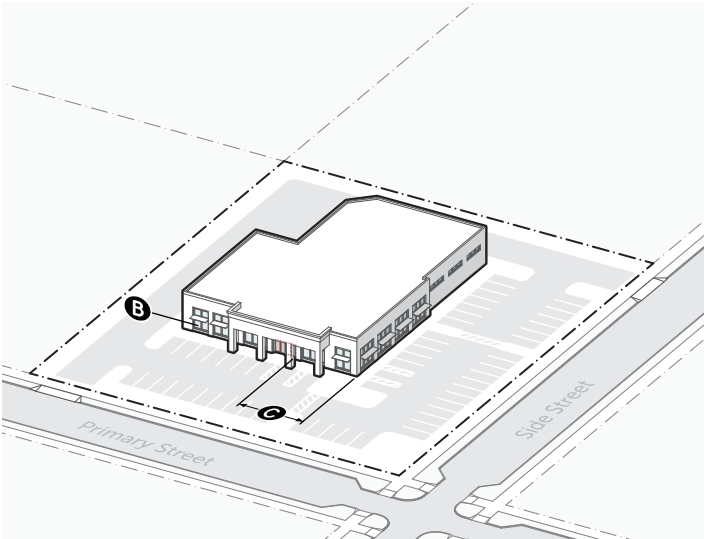
3. BUILDING SETBACKS	Sec. 2.11.5.
D Primary street lot line (min)	20'
E Side street lot line (min)	20'
F Side lot line (min)	10'
G Rear lot line (min)	10'
Alley lot line (min)	5'
4. TRANSITIONS ²	Sec. 2.11.6.
Transition type	Type A, B, C
5. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	10'
Side street (min)	5'
6. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type D 8'
Side street yard height (max)	Type D 8'
Side/rear yard height (max)	Type F 8'



B. BUILDING



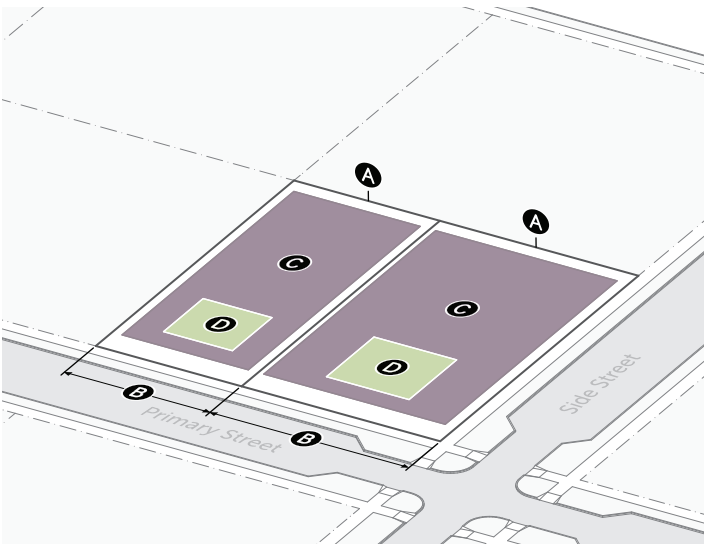
1. HEIGHT	Sec. 2.11.10.
A Overall height (max)	55'
2. MASSING	Sec. 2.11.11.
Building width (max)	None
Active depth (min)	None
3. GROUND STORY	Sec. 2.11.12.
Story height (min)	None
Finish floor elevation (min/max)	None



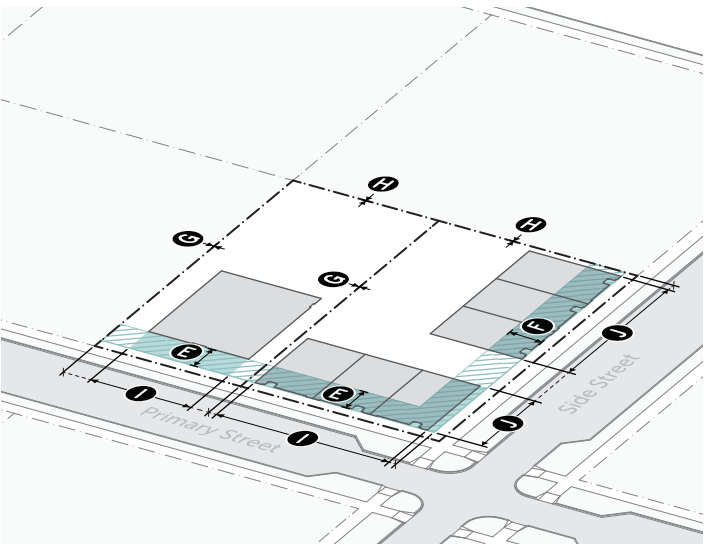
	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.11.13.	
B Ground story (min)	30%	15%
Upper story (min)	None	None
Blank wall width (max)	None	None
5. ENTRANCES ⁴	Sec. 2.11.14.	
C Street-facing entry spacing (avg)	150'	None
Entry feature	Yes	No

19-2.8.2. IX INDUSTRIAL FLEX

A. SITE

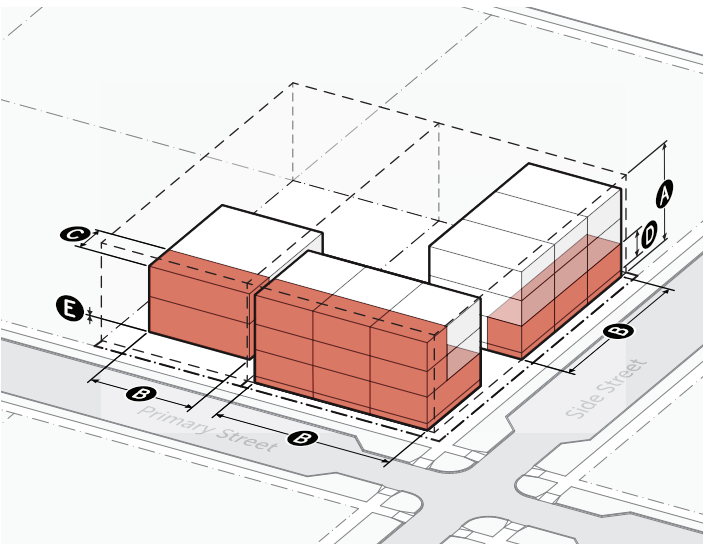


1. LOT SIZE	Sec. 2.11.2.
A Area (min)	None
B Width (min)	
Front access	40'
Side/rear access	15'
2. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	80%
D Outdoor amenity space (min)	10%

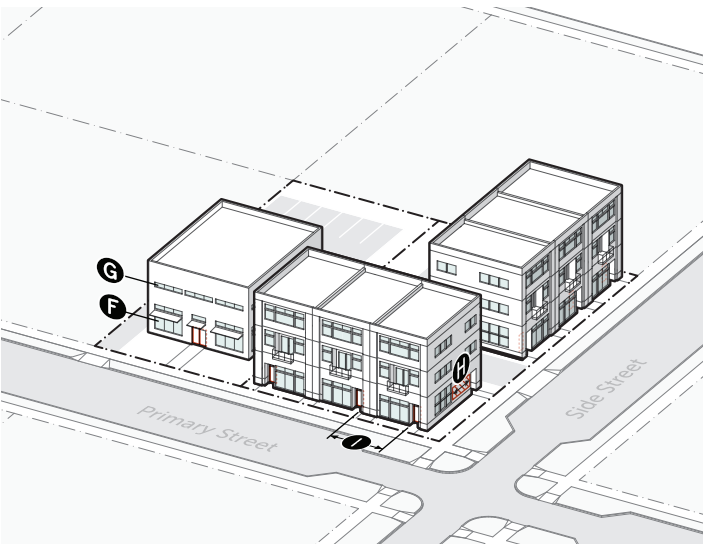


3. BUILDING SETBACKS	Sec. 2.11.5.
E Primary street lot line (min/max)	5' / 20'
F Side street lot line (min/max)	5' / 20'
G Side lot line (min)	0'
H Rear lot line (min)	0'
Alley lot line (min)	5'
4. TRANSITIONS	Sec. 2.11.6.
Transition type	Type A, B
5. BUILD-TO	Sec. 2.11.7.
Build-to width (min)	
I Primary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

B. BUILDING



1. HEIGHT ⁴	Sec. 2.11.10.
A Overall height (max stories/feet)	
Base	3
Bonus	5
2. MASSING	Sec. 2.11.11.
B Building width (max)	275'
C Active depth (min)	15'
3. FLOOR HEIGHTS ⁴	Sec. 2.11.12.
GROUND STORY	
E Story height (min/max)	
Residential	10' / 18'
Nonresidential	12' / 18'
F Finish floor elevation (min/max)	-2 / 5'
UPPER STORY	
Story height (max)	15'



	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.11.13.	
F Ground story (min)	20%	20%
G Upper story (min)	20%	20%
H Blank wall width (max)	20'	40'
5. ENTRANCES ⁴	Sec. 2.11.14.	
I Street-facing entry spacing (avg)	50'	75'
Entry feature	Yes	Yes

*Indicates Required Field

APPLICANT/OWNER INFORMATION

APPLICANT

PROPERTY OWNER

*Name:		
*Title:		
*Address:		
*City, State:		
*Zip:		
*Phone:		
*Email:		

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 0118000100200

*TOTAL ACREAGE 0.16

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

*PROPOSED ZONING DESIGNATION (City) RN-A, Neighborhood A 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.

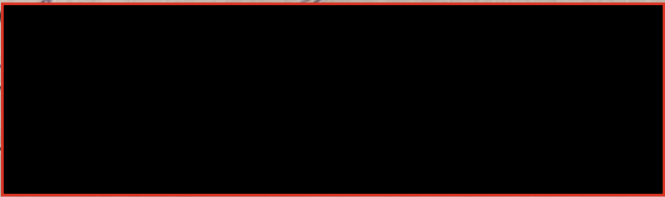
application is deemed incomplete, staff will notify the applicant and request that the application be revised and resubmitted to address incompleteness. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.

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.

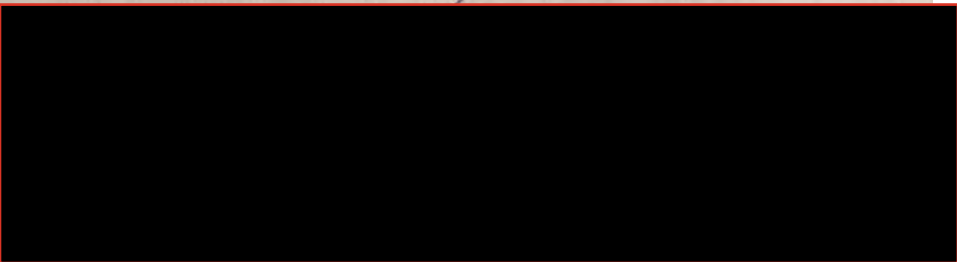
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report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

 APPLICANT SIGNATURE
DATE

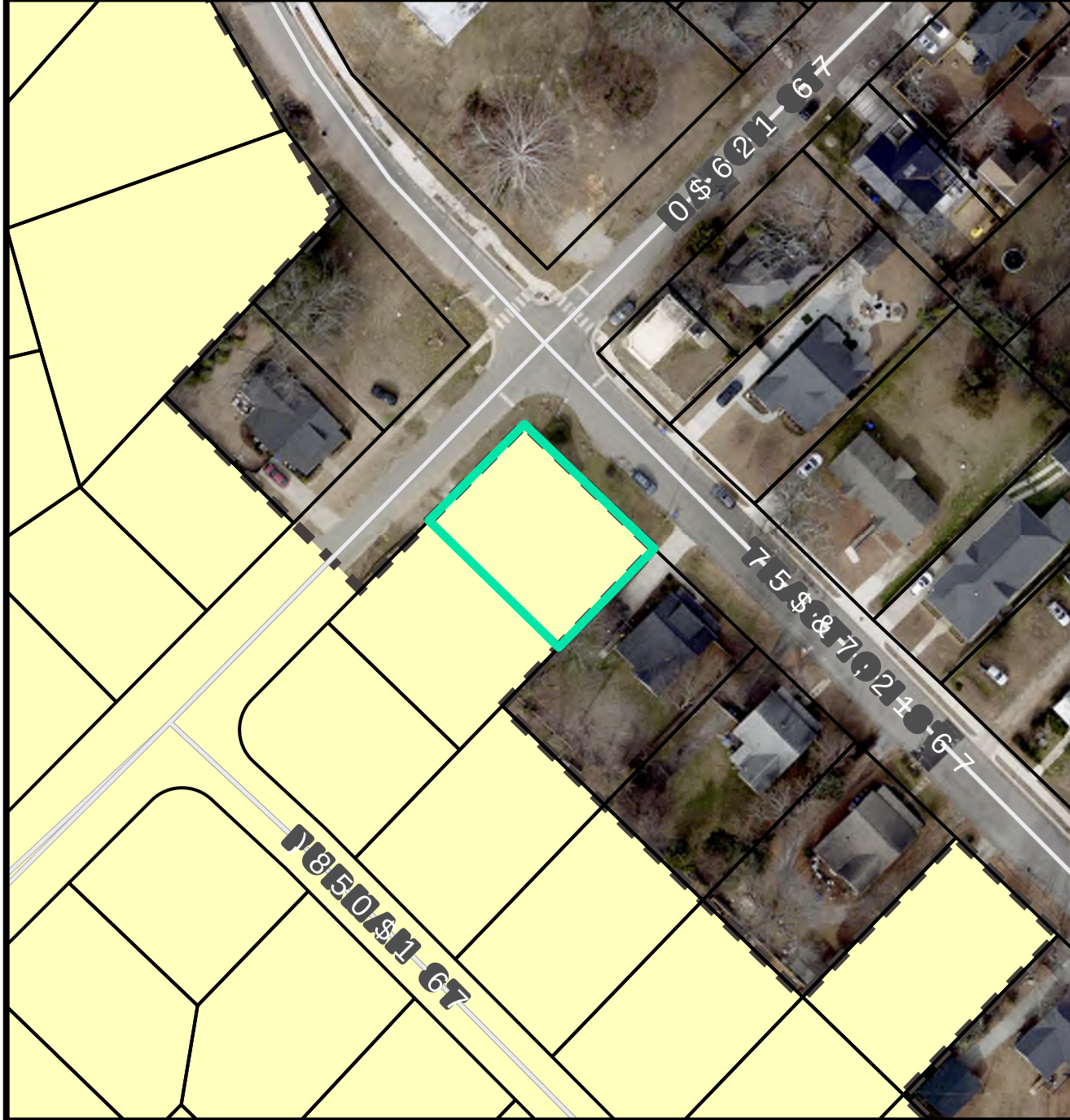
7. *Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

Initial: NK

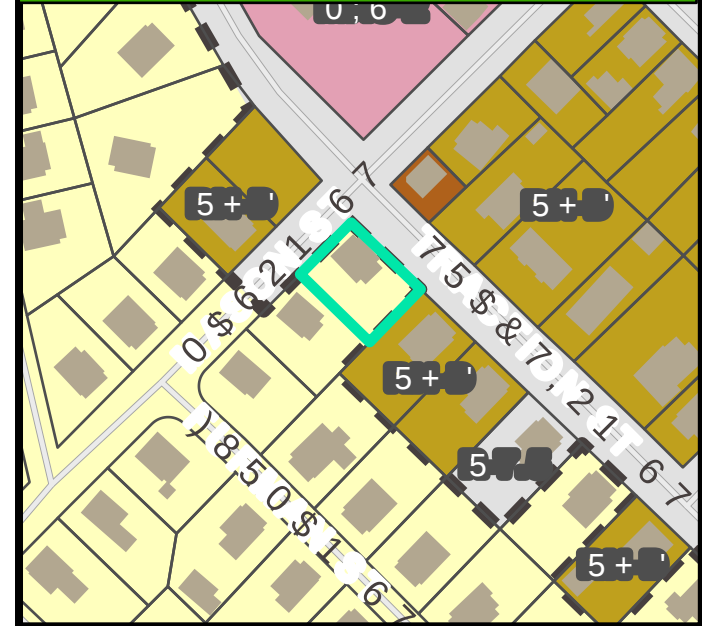
*Signatures	
Applicant	
Date	
Property Owner/Authorized Agent	
Date	

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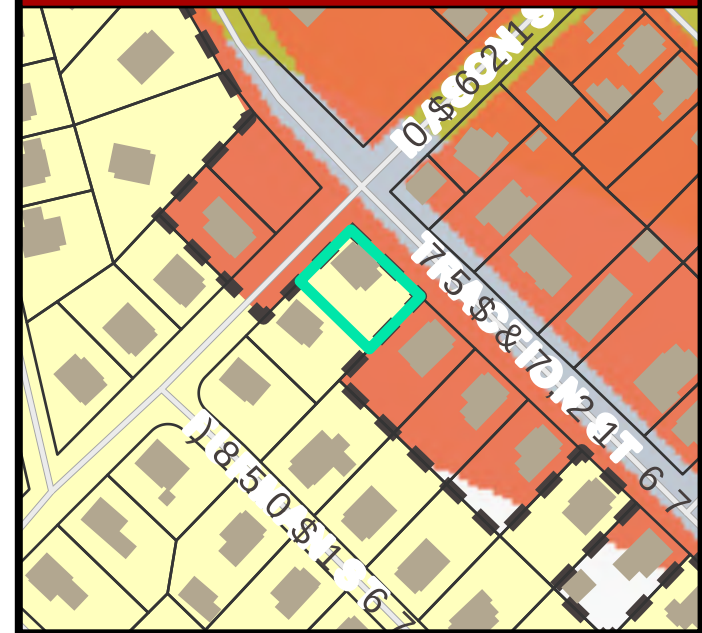
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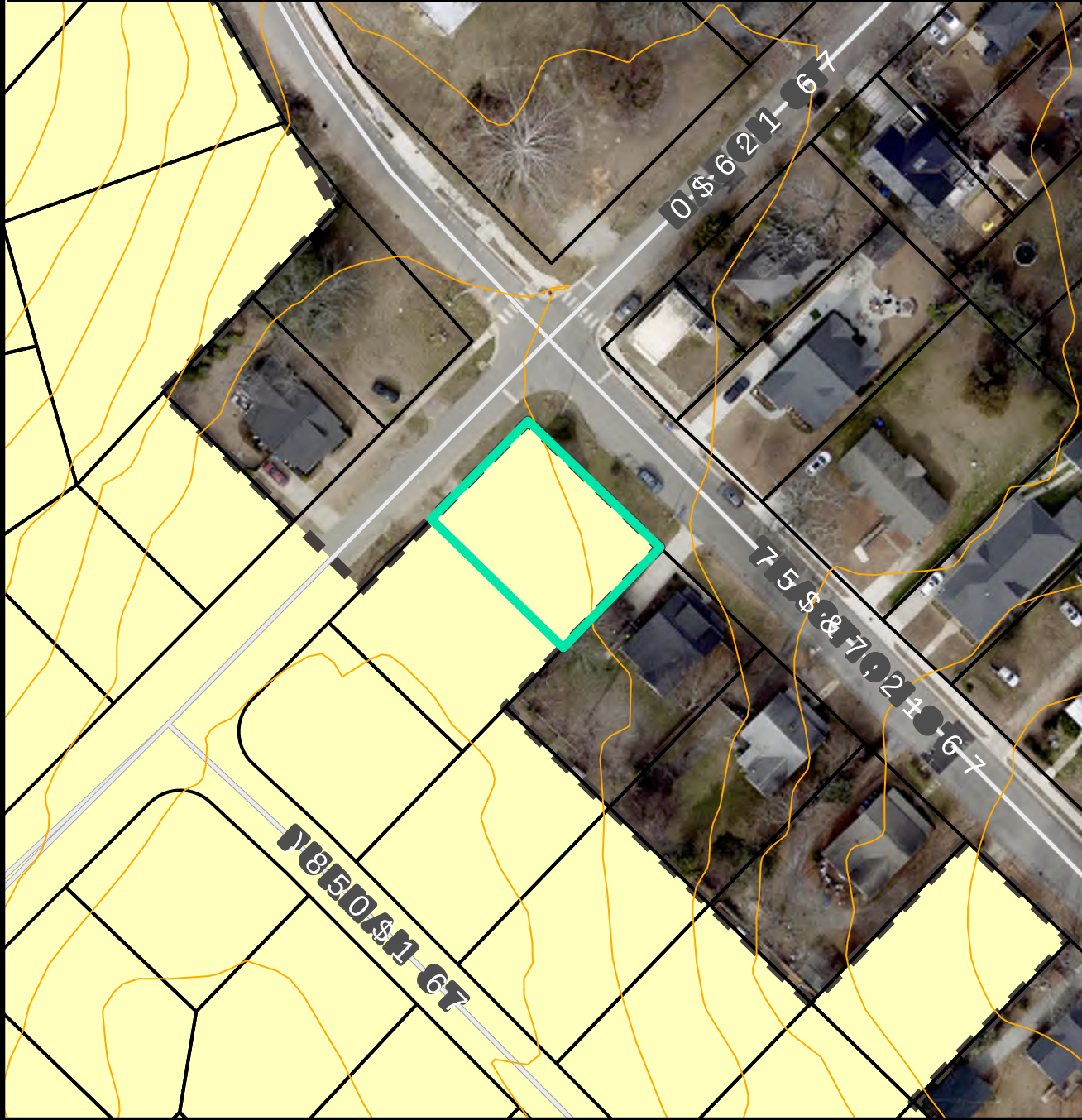


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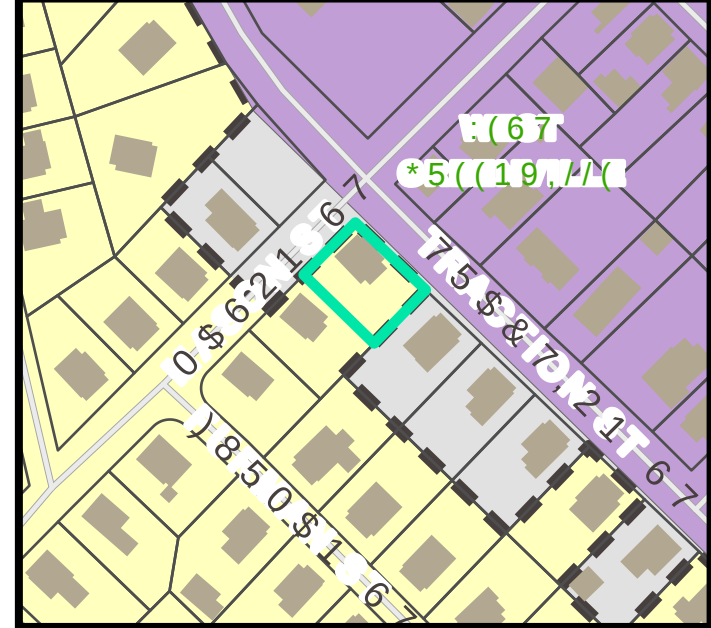


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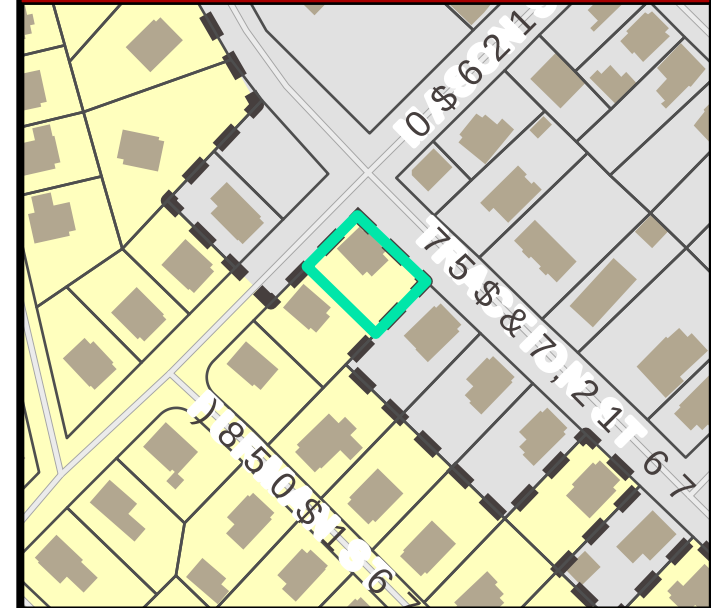
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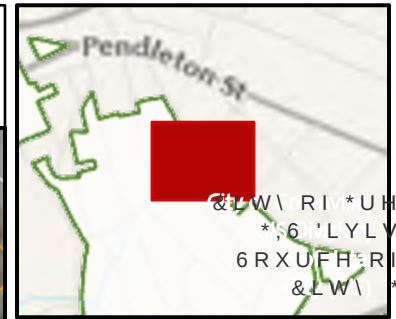
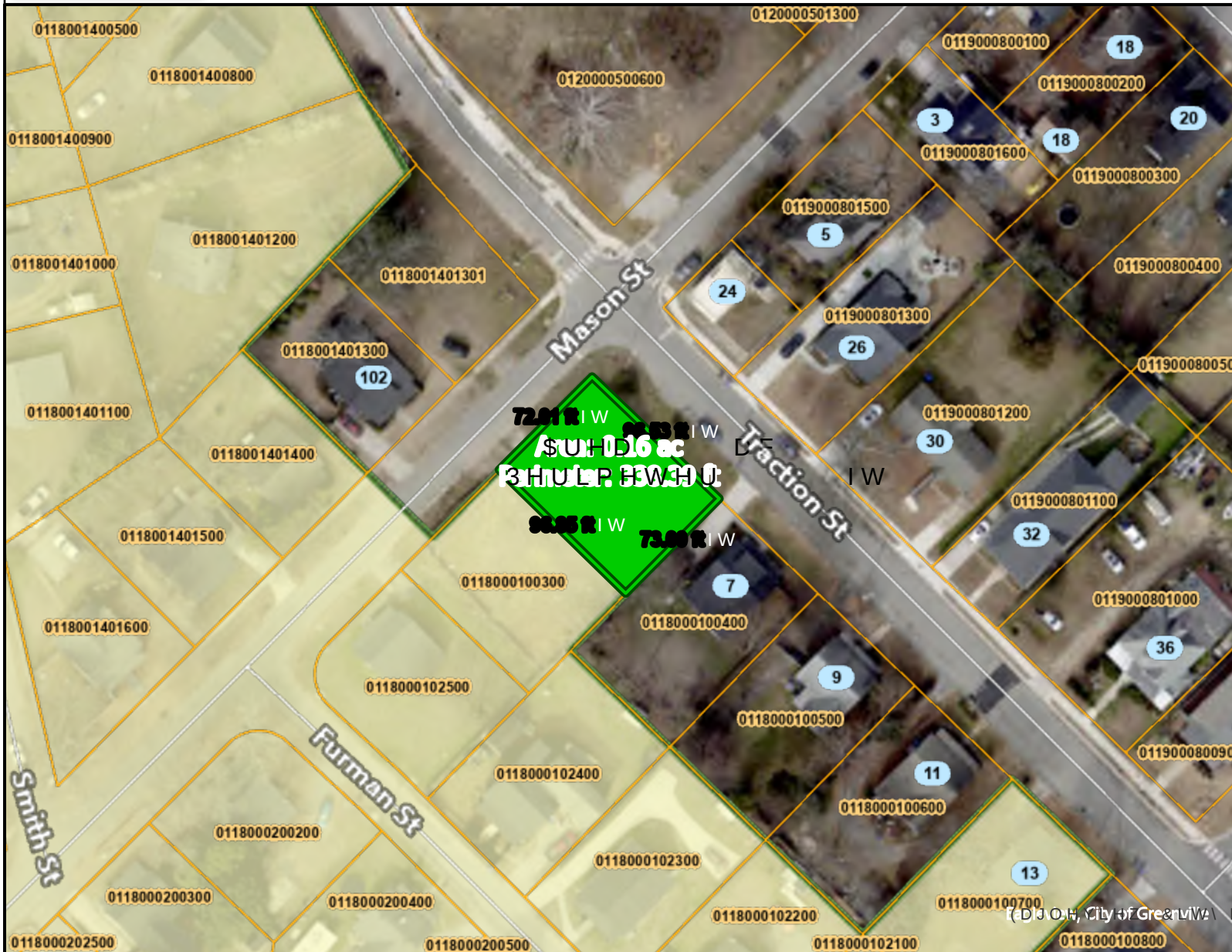
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3DUFHOV ZLWK 2ZQH

%RXQG DULHV

&LW\ RI *UHHQYLOOH

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(City of Greenville)

*UHHQYLOOH

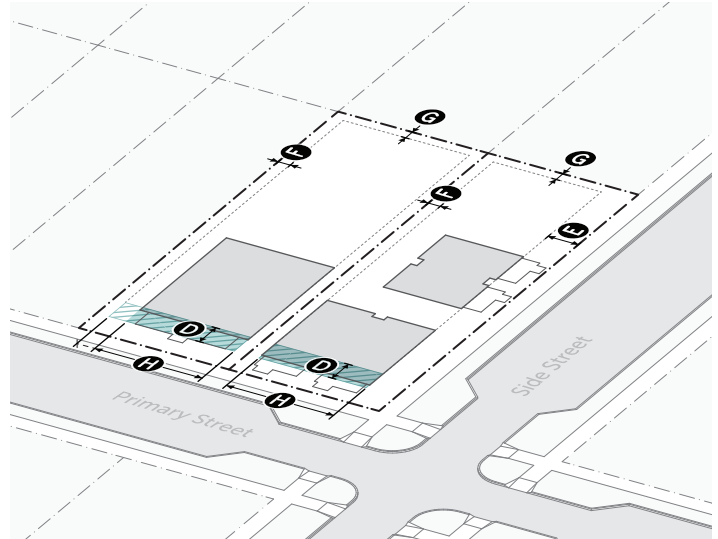
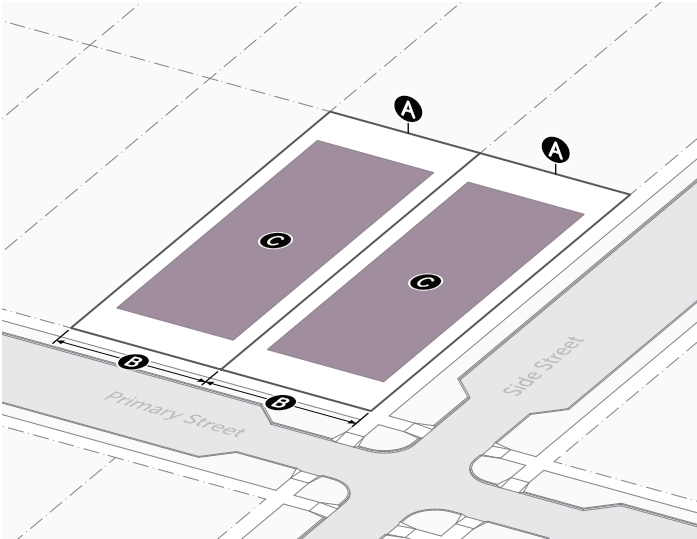
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WKLV PDS PD\ RU QRW EH DFFXUDWH EXW KHOOHQ RYHUW\ VWUHQV
VKRXOG EH DSSURSULDWHO\ XVHG ZLWK FDKWLRQ &RQGFW WKH OVS LYWUHF
TXHVWLRQV SHUWDLQLQJ WR WKH ODS.7 SURJUDP DQG GDWD

&LW\ RI *UHHQYLOOH 6 & DWH &UHDWHG

19-2.3.2. RN-A NEIGHBORHOOD A

A. SITE

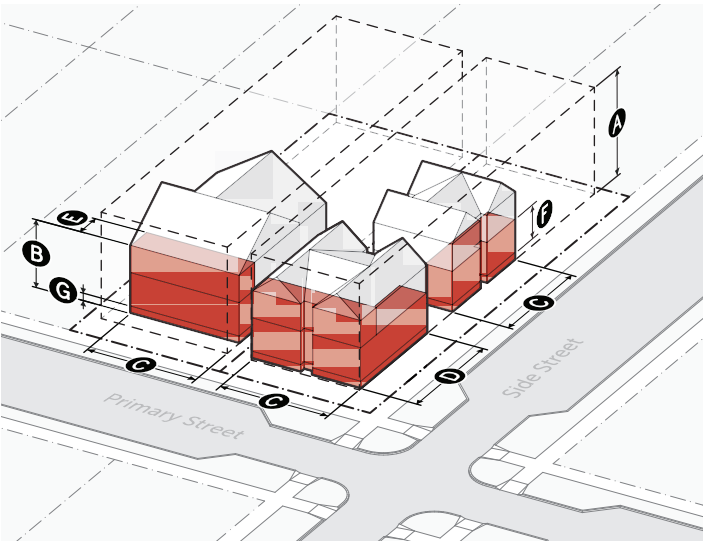


1. LOT SIZE	Sec. 2.11.2.
A Area (min)	2,000 SF
B Width (min)	
Front access	40'
Side/rear access	25'
2. DENSITY	Sec. 2.11.3.
Dwellings per lot (max)	4
3. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	60%

4. BUILDING SETBACKS⁴	Sec. 2.11.5.
D Primary street lot line (min)	Setback Range*
E Side street/side alley lot line (min)	10'
F Side lot line (min)	5'
G Rear/rear alley lot line (min)	4'
5. BUILD-TO	Sec. 2.11.7.
Build-to width (min)	
H Primary street	50%
Side street	None
6. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	30'
Side street (min)	5'
7. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type E 6'

RN-A

B. BUILDING



1. HEIGHT	Sec. 2.11.10.
A Overall height (max stories/feet) ¹	2.5 / 32'
B Side wall (max)	25'
2. MASSING	Sec. 2.11.11.
C Building width (max)	40'
D Building depth (max)	70'
E Active depth (min)	9'
3. GROUND STORY	Sec. 2.11.12.
F Story height (min)	9'
G Finish floor elevation (min/max)	0' / 5'



	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.11.13.	
H Ground story (min)	25%	20%
I Upper story (min)	15%	15%
J Blank wall width (max)	10'	20'
5. ENTRANCES ⁴	Sec. 2.11.14.	
K Street-facing entry spacing (avg)	30'	50'
Entry feature	Yes	Yes

NOTES: ⁴

* If a Setback Range cannot be established, a 10' minimum/20' maximum 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](#)



city of greenville

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:		
*City, State:		
*Zip:		
*Phone:		
*Email:		

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 0114000401300

*TOTAL ACREAGE 0.15

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

*PROPOSED ZONING DESIGNATION (City) RN-A, Neighborhood A 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.

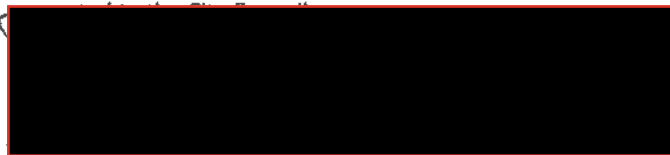
INSTRUCTIONS

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



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 deed, contract, or other instrument with, or prohibits the requested activity.

Initial:

*Sig	
App	
Date	
Property Owner/Authorized Agent	
Date	



APPLICATION FOR ANNEXATION

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

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

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 0114000800100

*TOTAL ACREAGE 0.14

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

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

*APPLICANT SIGNATURE

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: CK

*Signatures	
Applicant	
Date	
Property Owner/Authorized Agent	
Date	



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:		
*City, State:		
*Zip:		
*Phone:		
*Email:		

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 0114000300900

*TOTAL ACREAGE 0.17

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

*PROPOSED ZONING DESIGNATION (City) RN-A, Neighborhood A District

TYPE OF ANNEXATION

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

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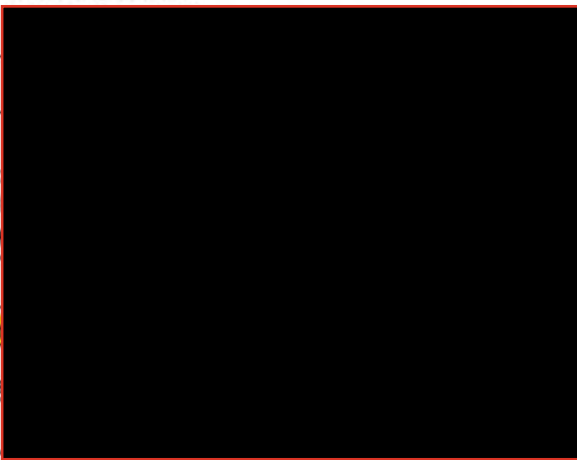
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Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning Commission will be presented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

		APPLICANT SIGNATURE
7. *Pursuant to the Comprehensive Zoning Ordinance, the subject tract or parcel of land subject to this application IS NOT restricted by any deed restriction or prohibits the requested activity.		
Initial: ☒		
*Signature		
Applicant		
Date		
Property Owner/Authorized Agent		
Date		



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:		
*City, State:		
*Zip:		
*Phone:		
*Email:		
Name:		
Title:		
Address:		
Phone:		
Email:		

PROPERTY INFORMATION

*TAX MAP #(S) 0114000401100

*TOTAL ACREAGE 0.19

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

*PROPOSED ZONING DESIGNATION (City) RN-A, Neighborhood A District

TYPE OF ANNEXATION

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

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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. *Pursuant to the City of Greenville Code of Ordinances, this application IS NOT restricted by the City of Greenville Code of Ordinances.

Initial: JC

*Signature

Applicant

Date

Property

Date



city of greenville

APPLICATION FOR ANNEXATION

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

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

PROPERTY INFORMATION

*TAX MAP #(S) 0114000900900

*TOTAL ACREAGE 0.13

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

*PROPOSED ZONING DESIGNATION (City) RN-A, Neighborhood A District

TYPE OF ANNEXATION

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

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INSTRUCTIONS

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7. *If the applicant is not the property owner, the applicant must provide a written statement from the property owner indicating that the property owner has authorized the applicant to apply for annexation. If the applicant is not the property owner, the applicant must provide a written statement from the property owner indicating that the property owner has authorized the applicant to apply for annexation. If the applicant is not the property owner, the applicant must provide a written statement from the property owner indicating that the property owner has authorized the applicant to apply for annexation.

Application IS NOT



city of greenville

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:

*City, State:

*Zip:

*Phone:

*Email:

Name:

Title:

Address:

Phone:

Email:

PROPERTY INFORMATION

*TAX MAP #(S) 0115000500500

*TOTAL ACREAGE 0.22

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

*PROPOSED ZONING DESIGNATION (City) RN-A, Neighborhood A 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

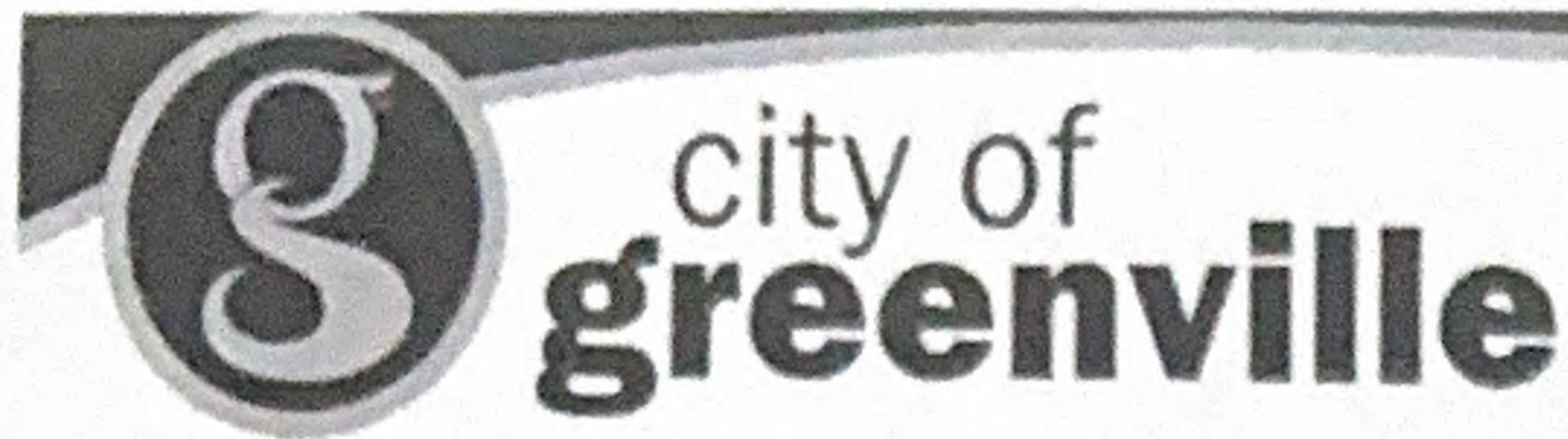
1. The applicant is strongly encouraged to schedule a preapplication conference with the Planning Department prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review (30-40 minutes) prior to the scheduled submission deadline to allow staff review of the application. Call (262) 457-6676 to schedule an appointment.
2. Staff will review the application for "completeness" pursuant to Section 19-6.2.1.6.3. **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 Section 19-6.1.1 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(ies) at least 15 days prior to the date of the public hearing. If the application is not scheduled for a city council 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 completed acknowledgment.**
6. **Please read carefully.** The applicant and property owner affirm that all information submitted with this application, including any and all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

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Furthermore, the 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 submitted to the City Council.

Application ID: 1901



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:		
*City, State:		
*Zip:		
*Phone:		
*Email:		

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 011500-05-00600

*TOTAL ACREAGE 0.22

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

*PROPOSED ZONING DESIGNATION (City) RN-A, Neighborhood A 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.*

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2. Staff will review the application for "completeness" pursuant to Section 19-6.2.1.8.3, 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 19-6.2.3, 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 30 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.

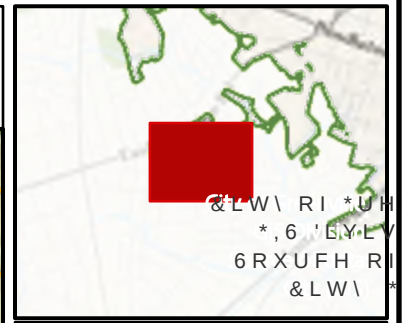
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report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

Jane Black *APPLICANT SIGNATURE
4/16/2026 DATE

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





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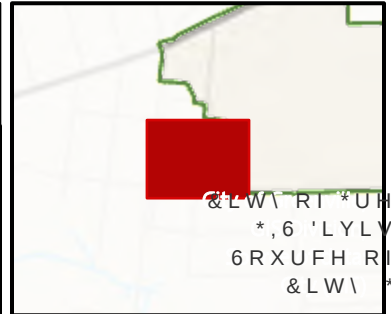


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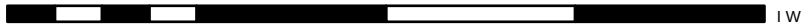
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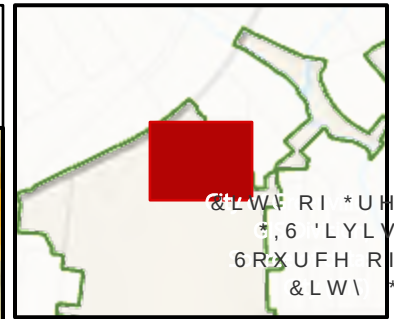
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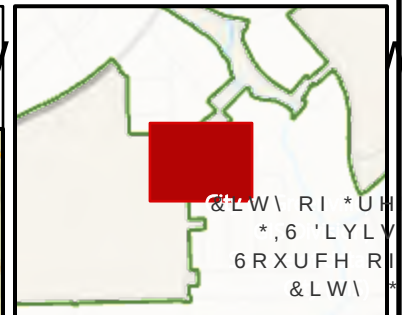


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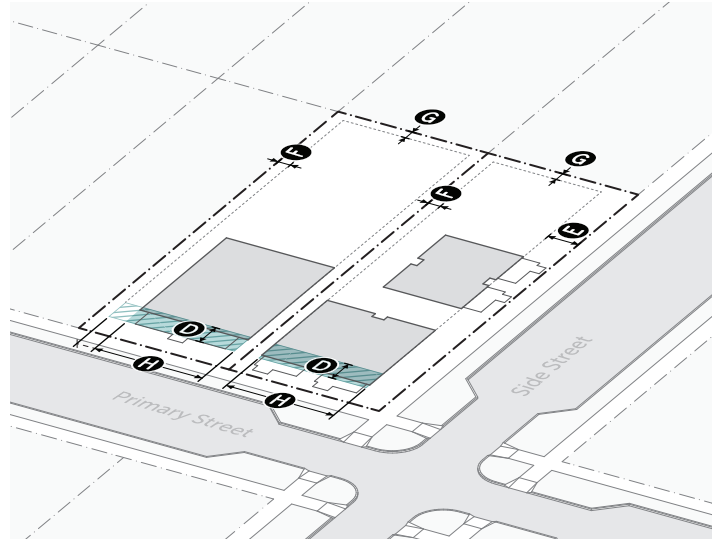
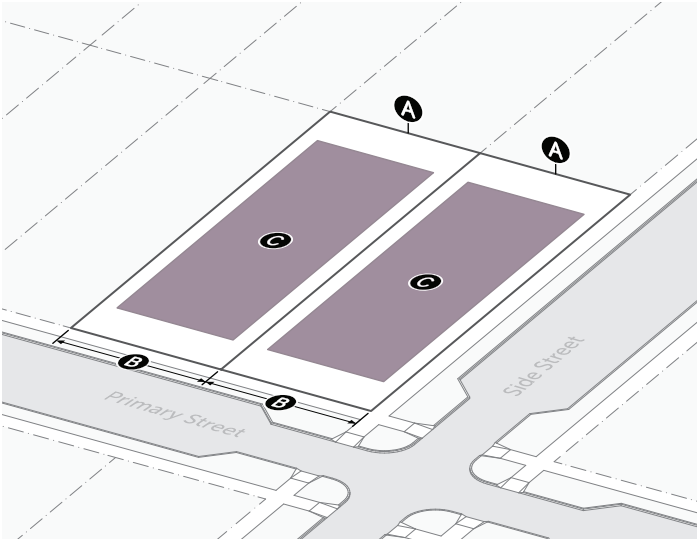
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19-2.3.2. RN-A NEIGHBORHOOD A

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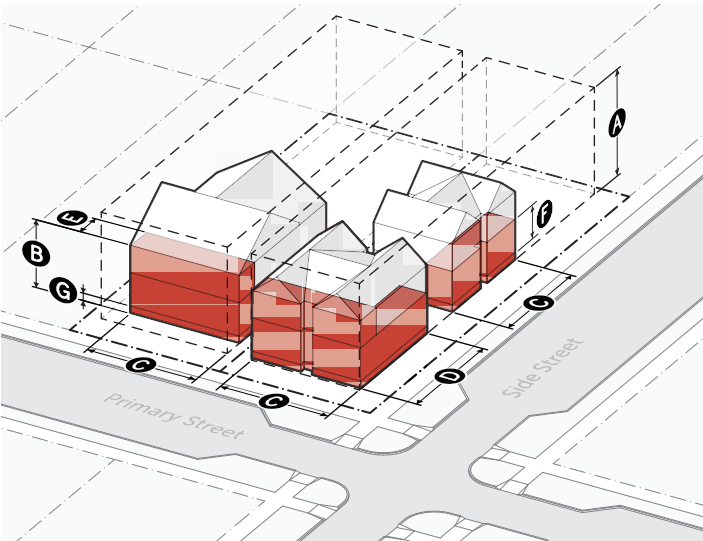


1. LOT SIZE	Sec. 2.11.2.
A Area (min)	2,000 SF
B Width (min)	
Front access	40'
Side/rear access	25'
2. DENSITY	Sec. 2.11.3.
Dwellings per lot (max)	4
3. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	60%

4. BUILDING SETBACKS⁴	Sec. 2.11.5.
D Primary street lot line (min)	Setback Range*
E Side street/side alley lot line (min)	10'
F Side lot line (min)	5'
G Rear/rear alley lot line (min)	4'
5. BUILD-TO	Sec. 2.11.7.
Build-to width (min)	
H Primary street	50%
Side street	None
6. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	30'
Side street (min)	5'
7. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type E 6'

RN-A

B. BUILDING



1. HEIGHT	Sec. 2.11.10.
A Overall height (max stories/feet) ¹	2.5 / 32'
B Side wall (max)	25'
2. MASSING	Sec. 2.11.11.
C Building width (max)	40'
D Building depth (max)	70'
E Active depth (min)	9'
3. GROUND STORY	Sec. 2.11.12.
F Story height (min)	9'
G Finish floor elevation (min/max)	0' / 5'



	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.11.13.	
H Ground story (min)	25%	20%
I Upper story (min)	15%	15%
J Blank wall width (max)	10'	20'
5. ENTRANCES ⁴	Sec. 2.11.14.	
K Street-facing entry spacing (avg)	30'	50'
Entry feature	Yes	Yes

NOTES: ⁴

* If a Setback Range cannot be established, a 10' minimum/20' maximum 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](#)



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:		
*City, State:		
*Zip:		
*Phone:		
*Email:		

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 0121002100401

*TOTAL ACREAGE 0.11

*CURRENT ZONING DESIGNATION (County) O-D, Office District

*PROPOSED ZONING DESIGNATION (City) RNX-C, Neighborhood Flex 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.

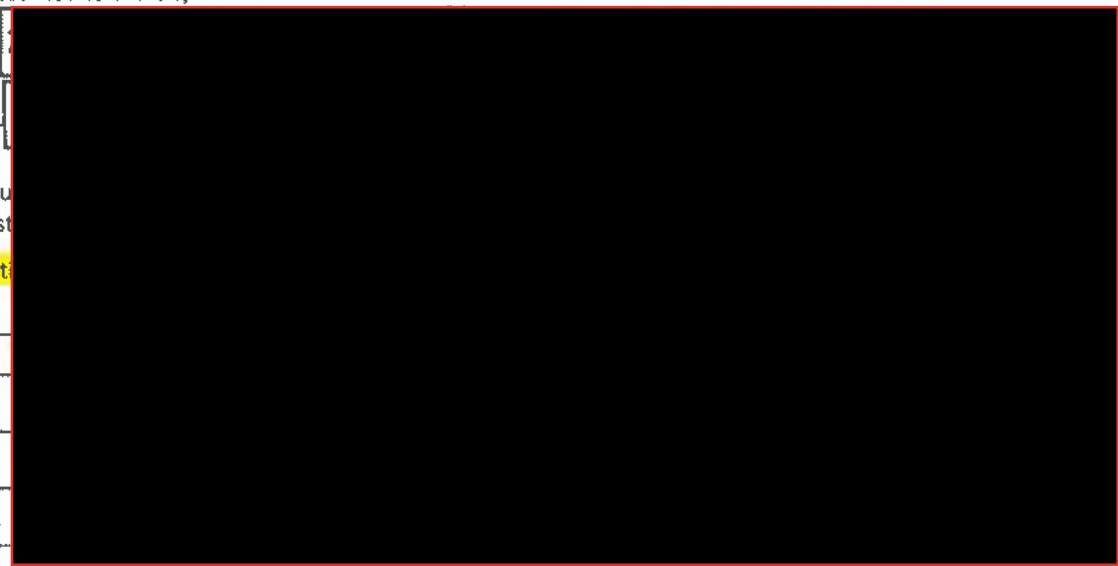
In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

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.

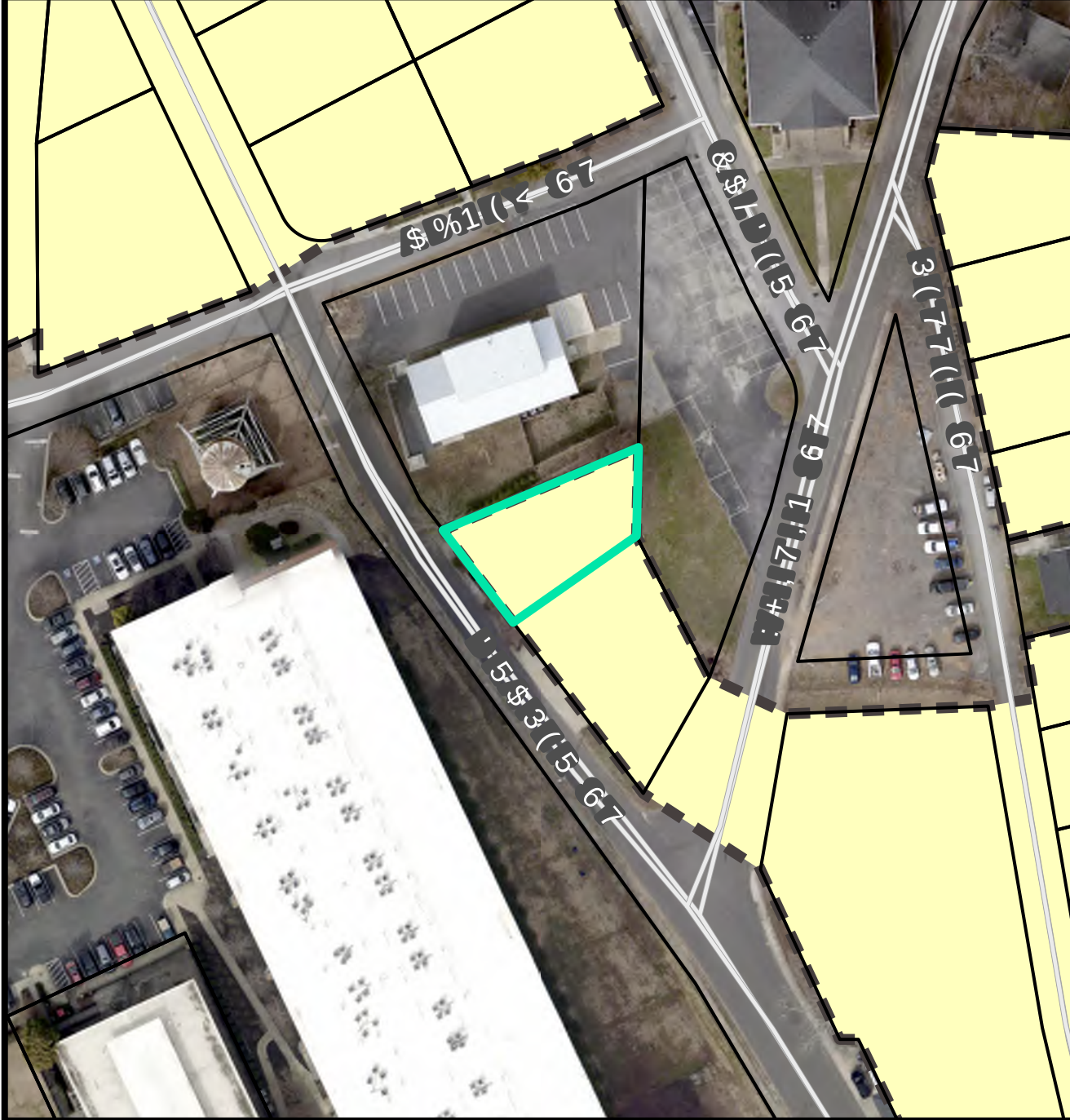
7. *Public Notice Requirements: If the applicant has not posted signs on the subject property(s) at least 15 days (but no more than 18 days) prior to the scheduled planning commission hearing date, the application IS NOT eligible for consideration.

Initials

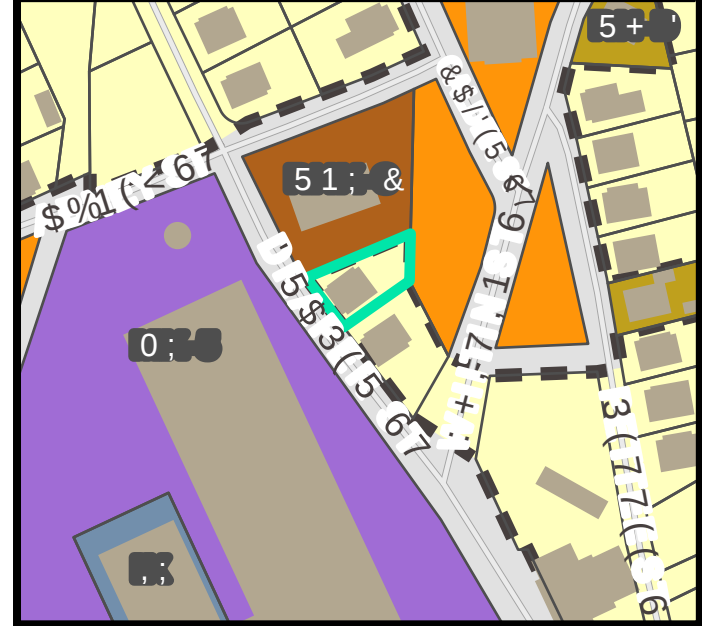
		
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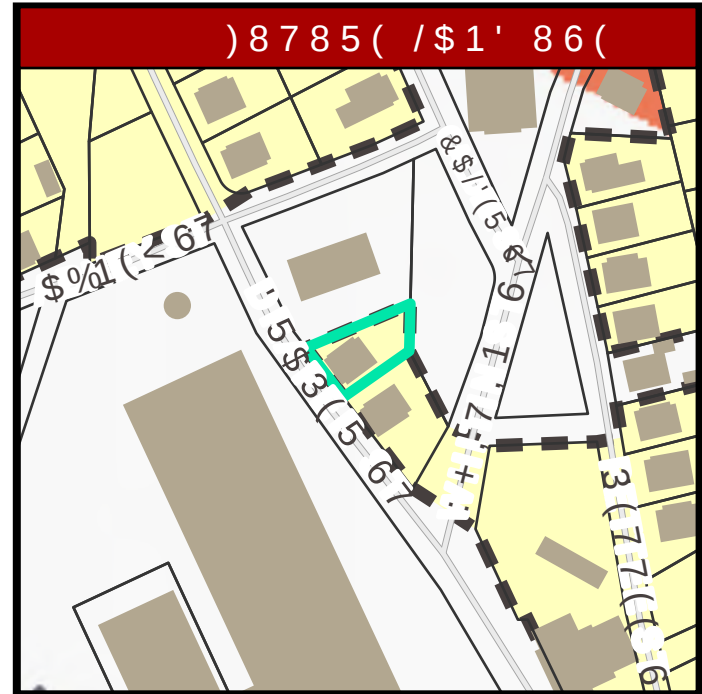
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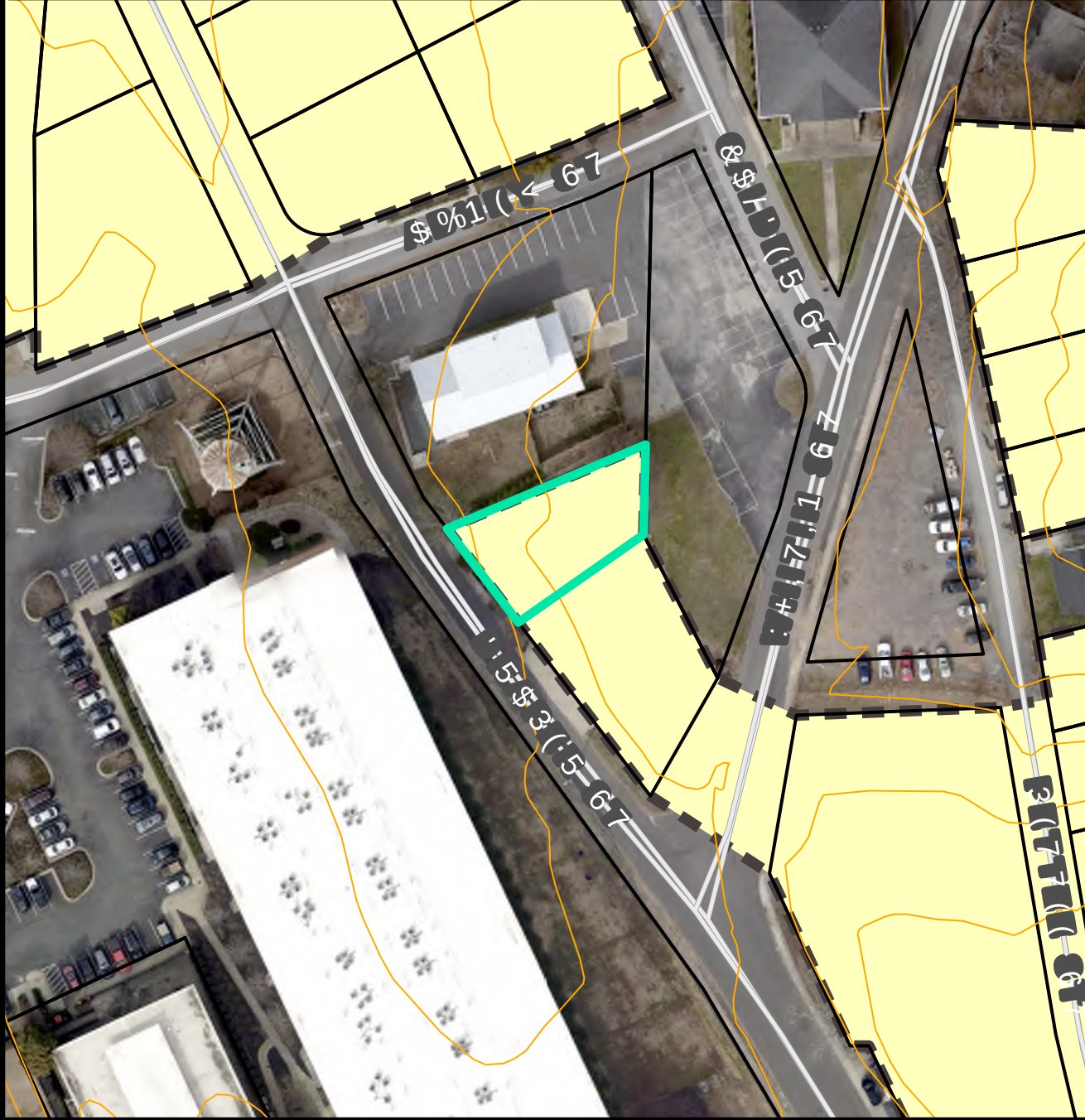


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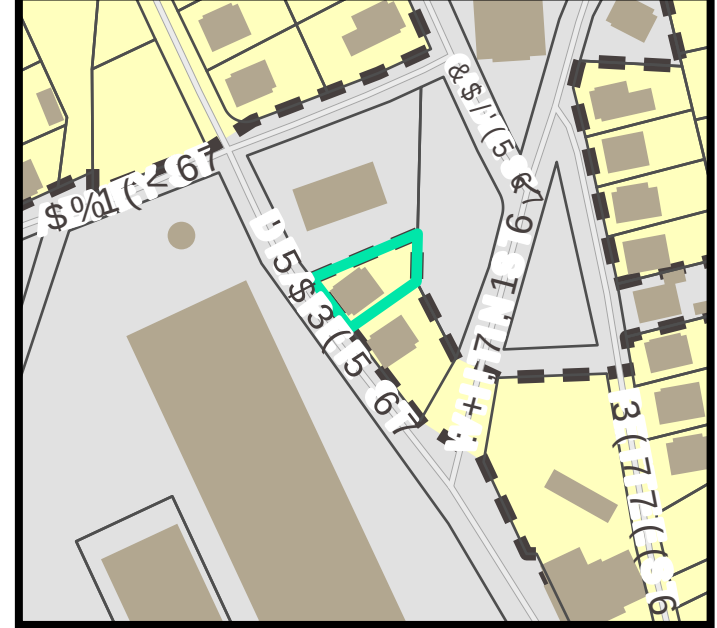


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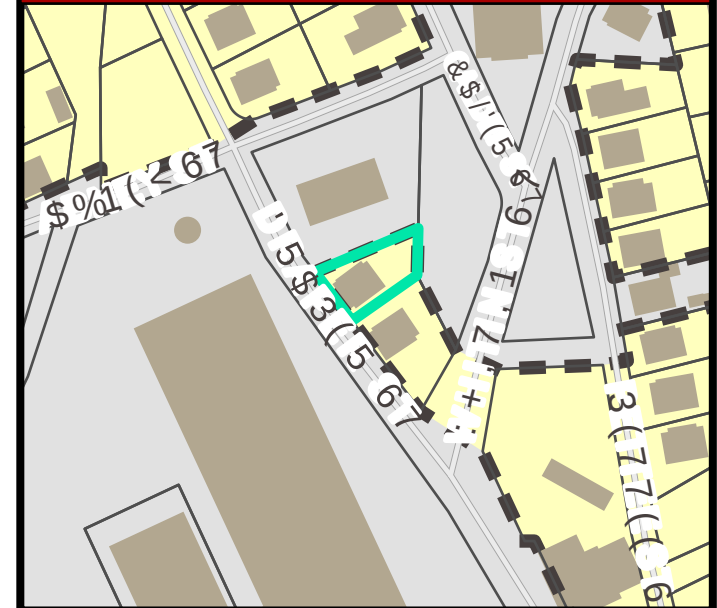
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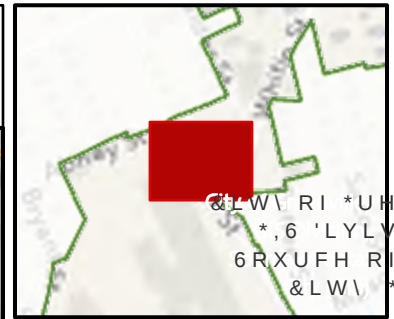
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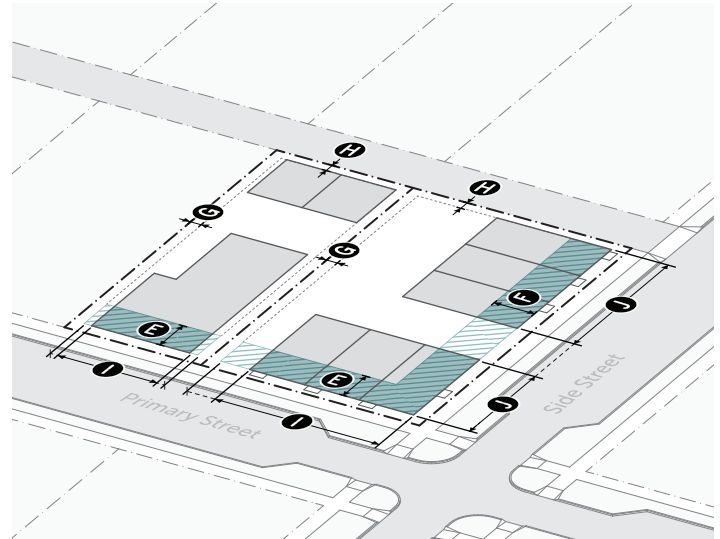
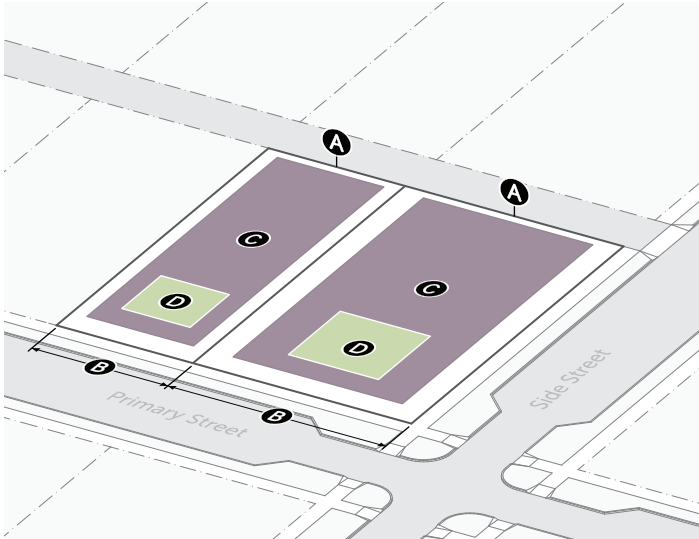
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19-2.3.6. RNX-C NEIGHBORHOOD FLEX C

A. SITE

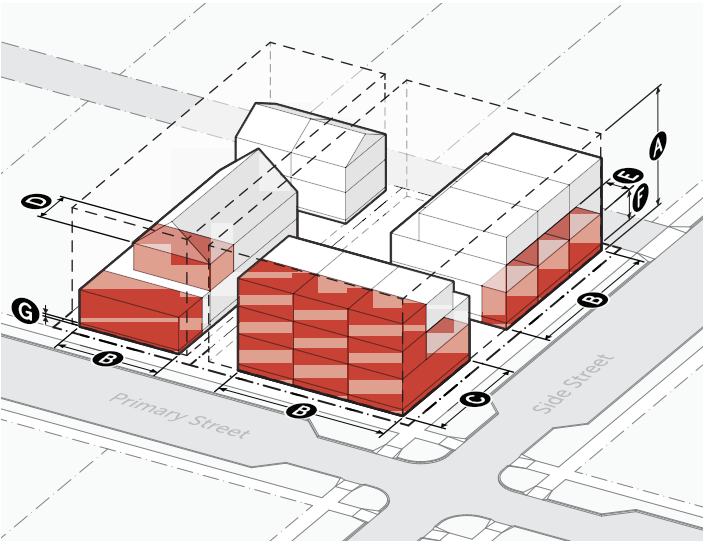


1. LOT SIZE	Sec. 2.11.2.
A Area (min)	None
B Width (min)	
Front access	40'
Side/rear access	25'
2. DENSITY	Sec. 2.11.3.
Dwellings per lot (max)	
Base	12
Bonus	16
3. COVERAGE ²	Sec. 2.11.4.
C Building coverage (max)	
0 to 12 units and Nonresidential	70%
13 to 16 units	75%
D Outdoor amenity space (min)	10%

4. BUILDING SETBACKS	Sec. 2.11.5.
E Primary street lot line (min/max)	5' / 20'
F Side street lot line (min/max)	5' / 20'
G Side lot line (min)	4'
H Rear/alley lot line (min)	4'
5. TRANSITIONS	Sec. 2.11.6.
Transition type	Type A
6. BUILD-TO	Sec. 2.11.7.
Build-to width (min)	
I Primary street	65%
J Side street	40%
7. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	20'
Side street (min)	5'
8. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type E 6'

RNX-C

B. BUILDING



1. HEIGHT	Sec. 2.11.10.
A Overall height (max stories/feet)	3 / 42'
2. MASSING ⁴	Sec. 2.11.11.
B Building width (max)	
Base	100'
Bonus	125'
C Building depth (max)	100'
Active depth (min)	
D Primary street	15'
E Side street	9'
3. GROUND STORY	Sec. 2.11.12.
F Story height (min)	10'
G Finish floor elevation (min/max)	
Residential	0' / 5'
Nonresidential	-2' / 5'



	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.11.13.	
H Ground story (min)		
Residential	35%	30%
Nonresidential	50%	30%
I Upper story (min)	20%	20%
J Blank wall width (max)	10'	20'
5. ENTRANCES ⁴	Sec. 2.11.14.	
K Street-facing entry spacing (avg) ¹	40'	50'
Entry feature	Yes	Yes

NOTES: ⁴
* 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](#)



city of greenville

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**

*Name:	[REDACTED]	[REDACTED]
*Organization	[REDACTED]	[REDACTED]
*Title:	[REDACTED]	[REDACTED]
*Full Address:	[REDACTED]	29601
*Phone:	[REDACTED]	
*Email:	[REDACTED]	

PROPERTY INFORMATION

*LOT(S) ADDRESS(ES) _____

*LOT(S) TAX MAP NUMBERS: _____

*LOT DEED BOOK/PAGE _____

*CURRENT ZONING DESIGNATION _____

*PROPOSED ZONING DESIGNATION _____

*TOTAL LOT(S) ACREAGE _____

*REASON FOR PROPOSED REZONE: Would like to continue using my property
as a short-term rental with a retro - Active business
License of MX2.

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.


6/3/26

***APPLICANT SIGNATURE**

DATE

CITY OF GREENVILLE APPLICATION FOR REZONE

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

*Signatures <i>Julie Warner</i>	
Applicant	<i>Julie Warner</i>
Date	<i>6/3/26</i>
Property Owner/Authorized Agent	<i>Julie Warner</i>
Date	<i>6/3/26</i>

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.

My ABNB/VRBO as a STR has served Greenville for the last 9 years. I have had families, business persons and vacationers patronize and enjoy all that Greenville has to offer. This has been an livelihood and that our STR has brought in much revenue through these guests.

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.

Our STR is a place for all guests to visit, and frequent businesses in Greenville.

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.

Indirectly, many of my guests have used our STR as a transition point to living there permanently.

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

If the MX-2 proposal is denied I would like to appeal to revisit the possibility of retroactively obtaining a business license.

CITY OF GREENVILLE APPLICATION FOR REZONE

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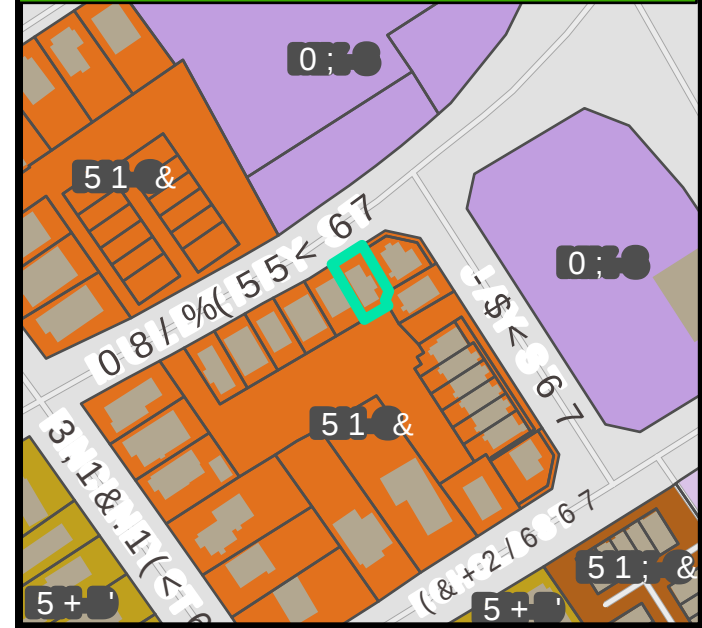
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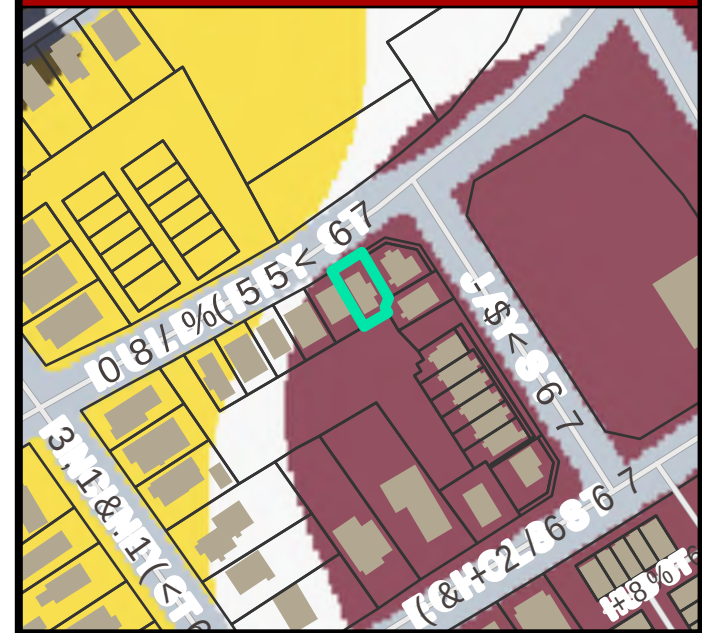
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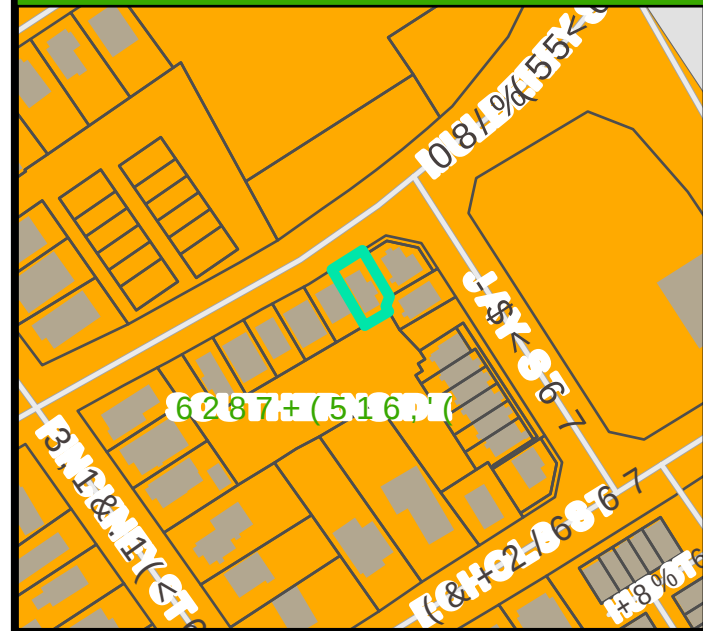


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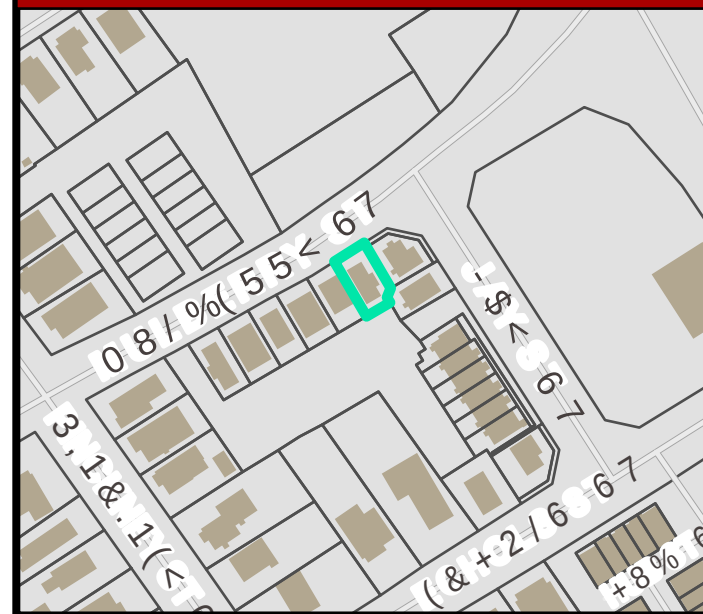


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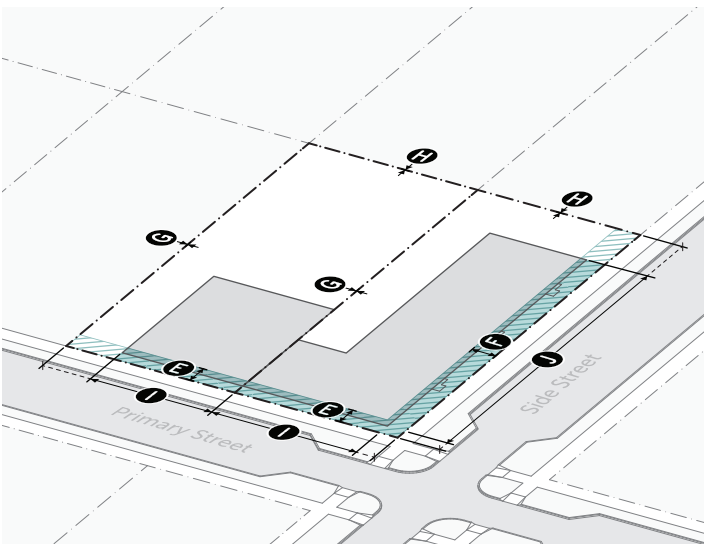
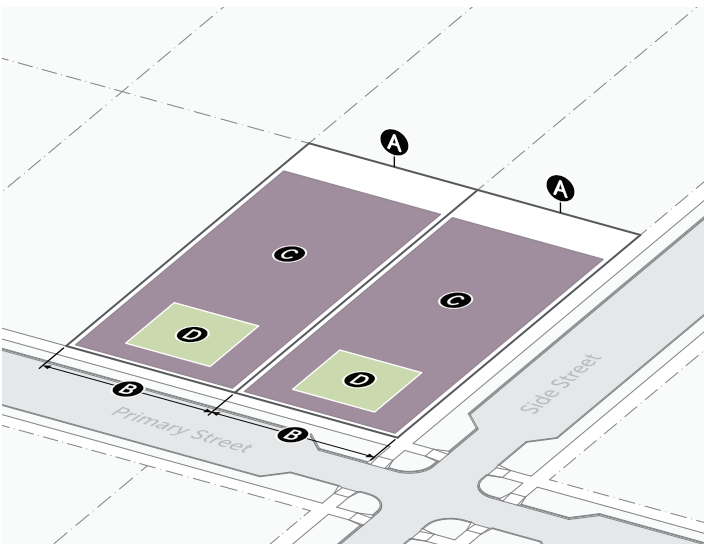
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19-2.5.2. **MX-2** MIXED USE 2

A. **SITE**



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

3. BUILDING SETBACKS	Sec. 2.11.5.
E Primary street lot line (min/max)	0' / 10'
F Side street lot line (min/max)	0' / 10'
G Side lot line (min)	0'
H Rear lot line (min)	0'
Alley lot line (min)	5'

4. TRANSITIONS	Sec. 2.11.6.
Transition type	Type A

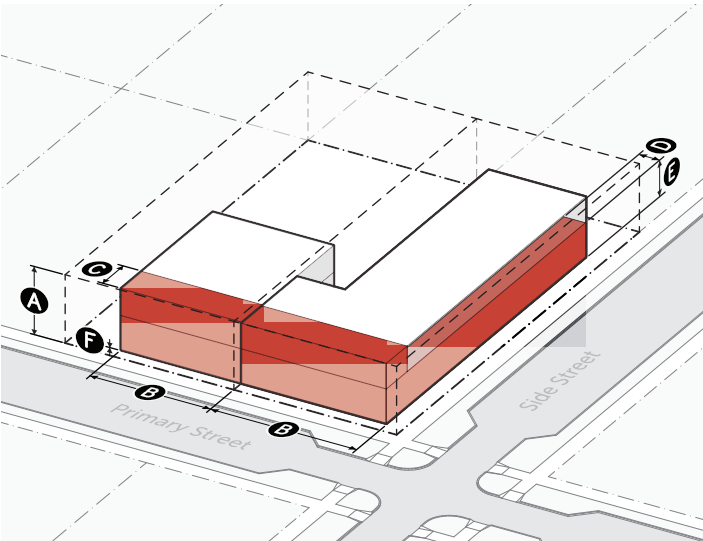
5. BUILD-TO	Sec. 2.11.7.
Build-to width (min)	
I Primary street	75%
J Side street	45%

6. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	20'
Side street (min)	5'

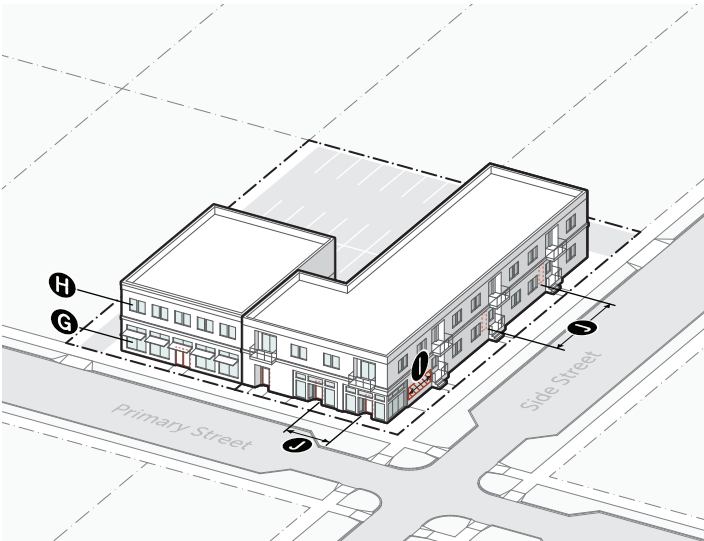
7. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type F 8'

MX-2

B. BUILDING



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



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

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

	APPLICANT	PROPERTY OWNER
*Name:		
*Title:		
*Full Address:	3030 Augusta St, Greenville, SC 29605	SC 29605
*Phone:		
*Email:		

PROPERTY INFORMATION

*LOT(S) ADDRESS(ES) 3030 Augusta St and 109 Old Augusta Rd

*LOT(S) TAX MAP NUMBERS: 0211000100501 & 0211000100500

*LOT DEED BOOK/PAGE Book 2763, Page 3912 Book 2782, Page 4150

*CURRENT ZONING DESIGNATION RH-C and MX-2

*PROPOSED ZONING DESIGNATION CV

*TOTAL LOT(S) ACREAGE 2.84

*REASON FOR PROPOSED REZONE: To operate a private school by right and to fix the split zoning.

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.
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 - 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.
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- 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.



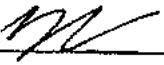
*APPLICANT SIGNATURE

6/24/26

DATE

CITY OF GREENVILLE APPLICATION FOR REZONE

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	6-24-26
Property Owner/Authorized Agent	
Date	6-24-26

SUPPORTING INFORMATION – STANDARDS QUESTIONS

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

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

--

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

--

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

--

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

SUPPORTING INFORMATION – STANDARDS QUESTIONS

Applicant response to Section 19-6.2.2(D)2. Additional Considerations for a Zoning Map Amendment (Rezoning)

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

The GVL2040 Comprehensive Plan identifies the subject property as situated in a transition between the 'Corridor Mixed-Use' and 'Suburban Residential' future land use classifications. The Comprehensive Plan expressly recognizes that complementary uses customarily found in residential districts including schools may be allowed in areas adjacent to Corridors and Urban Nodes. King's Classical School is precisely such a use. The proposed rezoning to a Civic district designation reflects the institutional, community-serving character of the school and is consistent with the Suburban Residential land use classification that encompasses this portion of the property. The rezone also resolves an existing split-zoning condition on the campus (MX-2 and RH-C), creating a unified zoning designation that more accurately reflects the long-term educational use of the site and aligns with the Comprehensive Plan's vision for complementary civic uses in residential transition areas.

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 subject property is located within the Pleasant Valley Special Emphasis Neighborhood, as identified in the GVL2040 Comprehensive Plan. The rezoning to a Civic district designation is consistent with the City's longstanding recognition of this area as a transitional neighborhood supporting a mix of residential and complementary community serving uses. The Board of Zoning Appeals, in granting Special Exception Permit S 25-380M on May 14, 2026, expressly found that the school use is consistent with the Comprehensive Plan and compatible with surrounding lands. A Civic rezoning reinforces that finding by providing a permanent, by-right zoning framework that eliminates the need for ongoing special exception oversight for a use the City has already determined to be appropriate for this location. The rezoning is also consistent with the GVL2040 goal of supporting community institutions that serve existing neighborhoods.

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.

A Civic zoning district designation reflects the institutional and community-serving purpose of King's Classical School and is consistent with the purpose and intent of the Greenville Development Code. Under the current split-zoning condition, the school use requires a special exception in the RH-C portion of the campus, creating an administrative burden and regulatory uncertainty that does not reflect the already-established, City-approved use of the property. A unified Civic designation would permit the school use by right across the entire campus, eliminating the split-zoning condition and providing a consistent regulatory framework. The

school has been found by the Board of Zoning Appeals to be compatible with surrounding residential and mixed-use properties. Two other public schools and a private school are located in the immediate vicinity, demonstrating that educational uses are well-established and compatible with this neighborhood. The Civic designation promotes responsible development by anchoring a community institution in a permanent, appropriate zoning framework, reducing the need for recurring quasi-judicial review and providing greater certainty for future campus planning and investment.

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

The proposed rezoning to a Civic district promotes a logical and orderly development pattern by resolving an existing split zoning condition that currently divides the King's Classical School campus between MX-2 (Mixed Use 2) and RH-C (Residential House C) zoning districts. The split-zoning condition creates regulatory fragmentation across a unified institutional campus and requires the school to operate portions of its property under a special exception rather than by right. A single Civic designation across the full campus including the parcels at 3030 Augusta Street and 109 Old Augusta Road creates a coherent, unified zoning framework appropriate for an established educational institution. This promotes orderly long-term campus development by providing a stable and predictable regulatory environment for future building improvements, site modifications, and programmatic growth. Schools, churches, and other civic institutions have long been recognized as anchor uses that stabilize and support surrounding residential neighborhoods, and their presence in an appropriately zoned district reflects the orderly, planned development pattern the Greenville Development Code is intended to promote.

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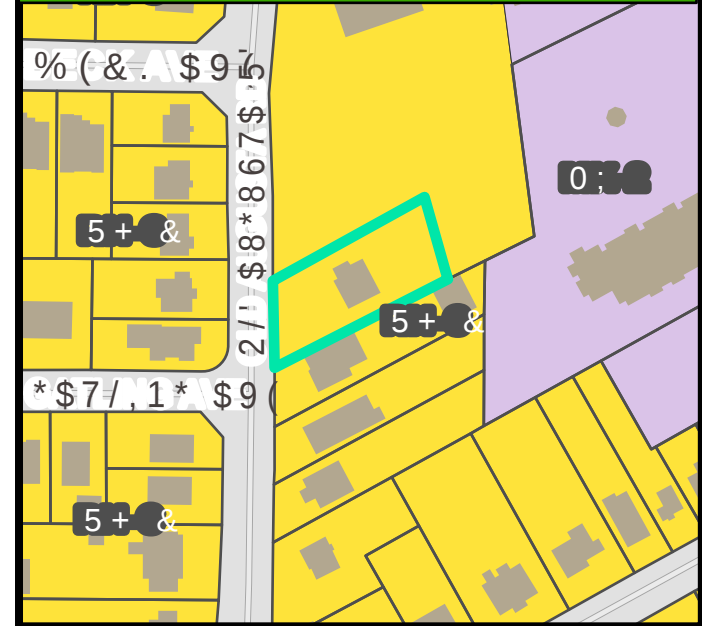
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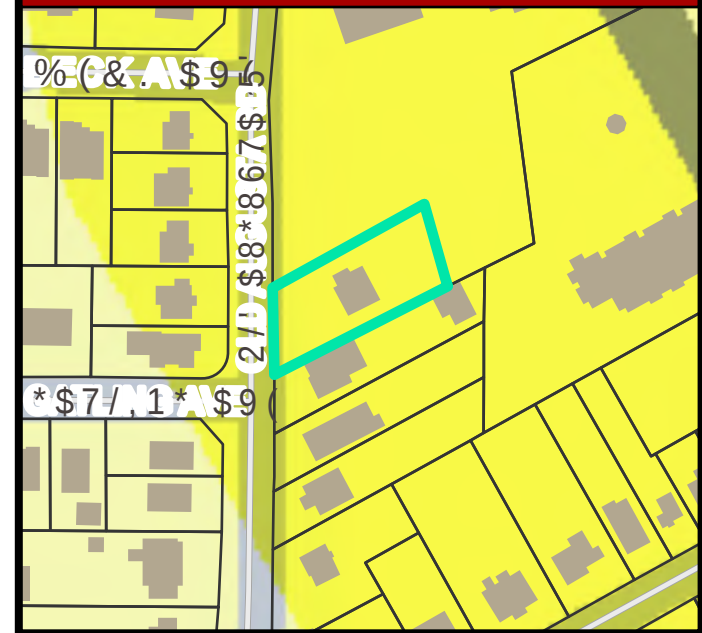
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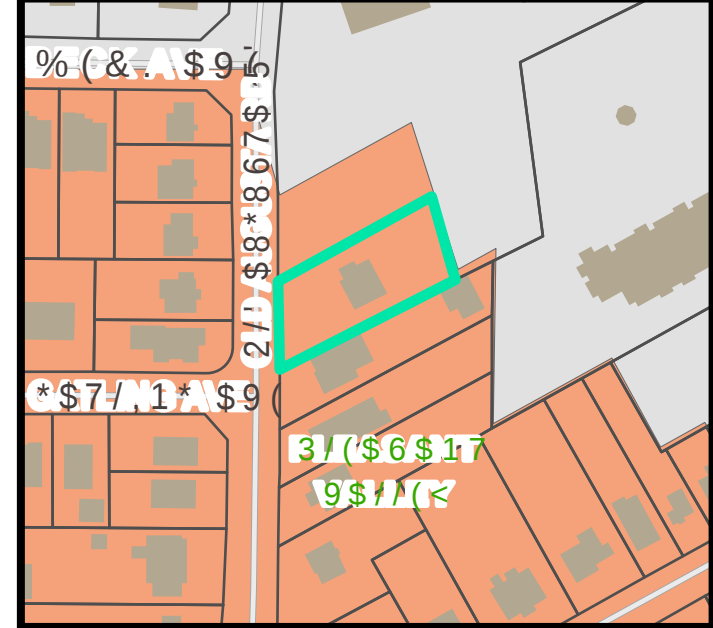


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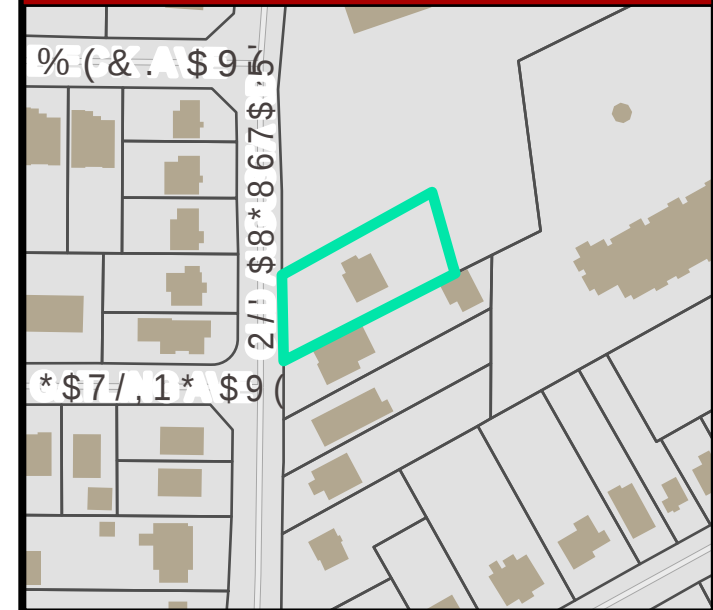
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APPLICATION FOR REZONE

Contact Planning & Development (864) 467-4476

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APPLICANT/OWNER INFORMATION

*Indicates Required Field

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

PROPERTY INFORMATION

*LOT(S) ADDRESS(ES) 700 Arlington Ave. Greenville, SC 29601

*LOT(S) TAX MAP NUMBERS: 0077000300800

*LOT DEED BOOK/PAGE 2688 / 359

*CURRENT ZONING DESIGNATION RN-B

*PROPOSED ZONING DESIGNATION RNX-B

*TOTAL LOT(S) ACREAGE 0.29 AC

*REASON FOR PROPOSED REZONE: Renovated for office use. Office use
not permitted in RN-B zoning.

FEES/INSTRUCTION

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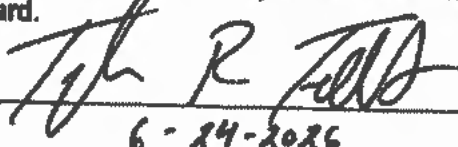
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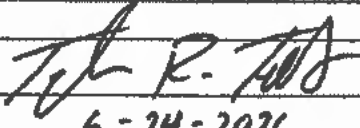
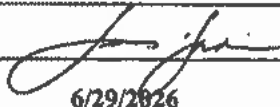

6-24-2026

*APPLICANT SIGNATURE

DATE

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*Signatures	
Applicant	
Date	6-24-2026
Property Owner/Authorized Agent	
Date	6/29/2026

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(Please attach separate sheet if additional space is need)

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See Attached.

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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.

See Attached.

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

See Attached.

Supporting Information -- Standards Questions
700 Arlington Ave.
Rezone from RN-B to RNX-B

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

Consistencies with GVL2040 Comprehensive Plan

Mixed-Use Development Strategy

- The RNX-B zoning classification directly supports GVL2040's core objective of creating mixed-use nodes and corridors. The "Flex" designation allows for:
 - Neighborhood-scale commercial integration with residential uses
 - Small-scale office and commercial spaces that serve the community without overwhelming residential character
 - Retention of the "neighborhood feel" while enabling economic vitality

Transition District Purpose

- The RN (Residential Neighborhood) districts, including RNX-B, are specifically designed as transition zones between commercial and residential areas. This aligns with GVL2040's principle of gradual, contextual development rather than jarring incompatible uses.

Historic Preservation

- GVL2040 emphasizes preservation of existing community character. The rezoning enables adaptive reuse of the historic building (formerly the Greenville Cultural Exchange Center) rather than demolition for new construction, a sustainability principle central to the plan.

Neighborhood Serving Scale

- RNX-B zoning is intentionally limited in scale and extent, supporting the GVL2040 principle of gentle density and neighborhood-appropriate development, not regional commercial centers.

Consistencies with GVL2040 Future Land Use Map

The property at 700 Arlington Ave is designated under the GVL2040 Future Land Use Map as "Urban Node Mixed-Use". The rezoning from RN-B to RNX-B is **directly consistent** with the GVL2040 Future Land Use Map because:

- The property is designated for Urban Node Mixed-Use
- The project supports equitable redevelopment goals
- The scale and intensity of RNX-B matches the transitional character of the area
- It enables adaptive reuse of historic structures, supporting plan goals for preservation

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 rezoning of 700 Arlington Ave from RN-B to RNX-B is consistent with **multiple City Council-adopted plans and studies** that specifically address the Sterling neighborhood and the broader West Side. These are summarized below:

Sterling Community Master Plan (2010)

Consistency points:

- Reinvestment in underutilized/vacant structures (adaptive reuse): The plan identifies targeted revitalization opportunities and supports reinvestment that improves the neighborhood's building stock and image—RNX-B is a tool that enables reuse of existing buildings with compatible, neighborhood-scale nonresidential activity.
- Neighborhood-serving mixed use / small business nodes: The plan's business-development concepts emphasize restoring neighborhood-serving services and small-scale economic activity in appropriate locations. RNX-B is specifically intended to allow *limited* commercial uses to be integrated into a residential neighborhood context.
- Implementation, alignment: Where a plan calls for revitalization and targeted redevelopment opportunities, a move from purely residential zoning (RN-B) to a "flex" neighborhood district (RNX-B) is a typical implementation step—allowing the kind of reuse/infill the plan envisions while keeping form/scale constraints appropriate to a neighborhood setting.

GVL2040 Comprehensive Plan (2021) (Previously Mentioned)

Consistency points:

- Neighborhood-scale mixed-use where appropriate: RNX-B is a "small-scale mixed use" district that aligns with GVL2040's overall direction to place compatible mixed uses in patterns that support walkability and daily needs.
- Reusing existing buildings and reinvesting in established neighborhoods: GVL2040 supports reinvestment strategies that strengthen existing neighborhoods and leverage existing infrastructure—rezoning to RNX-B can remove barriers to adaptive reuse while still limiting intensity to a neighborhood scale.
- Economic opportunity at a community-serving scale: RNX-B enables small office/community-serving uses that can expand local services and opportunity without converting the area to high-intensity commercial.

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.*

Consistency with the purpose and intent of the zoning districts in the Greenville Development Code.

What RN-B Is Designed For?

The RN-B (Residential Neighborhood B) District is a walkable neighborhood environment intended to accommodate a variety of low-intensity housing options including single-family homes, duplexes, triplexes, fourplexes, townhouses, and small apartments. It does **not** permit neighborhood-serving commercial uses. While this district reflects the residential character of Sterling, it is too restrictive for an existing building with a longstanding history of civic and commercial use, and it prevents the kind of small-scale, neighborhood-serving economic activity that the Sterling Neighborhood Master Plan explicitly calls for along the Arlington-Pendleton corridors.

What RNX-B Is Designed For?

The RNX-B (Neighborhood Flex B) District was purpose-built by the City to address exactly this situation. As established in the Greenville Development Code:

"The Neighborhood Flex (RNX-) districts allow for additional neighborhood-serving commercial uses that are limited in scale and extent."

The RNX-B district allows:

- General office
- General medical office
- Personal services
- Strong build-to and transparency requirements that reinforce a pedestrian-oriented streetscape (already completed)

This is precisely the profile of the proposed use at 700 Arlington Ave. housed in an historic building that fits within the required dimensional constraints imposed by the city and the look and feel of the surrounding area.

City Rezoning History Confirms Intent

City staff report for an analogous case at 516 Arlington Ave (Z-17-2025) establishes an important precedent directly applicable to 700 Arlington:

"Before the adoption of the Greenville Development Code in 2023, the property (516 Arlington) was zoned RDV, Redevelopment District. The RDV zoning district was intended to promote development in areas that are underdeveloped... The proposed Neighborhood Flex districts were created to allow for additional neighborhood-serving commercial uses such as general medical, office, personal services, and general retail in addition to housing."

Highly relevant: the RNX-B district is the direct successor to the RDV district that previously governed properties along Arlington Avenue. The rezoning from RN-B to RNX-B is therefore not a departure from the area's historic zoning intent — it is a correction that restores the commercial/flex character that applied to this corridor before the 2023 Development Code.

Compatibility among surrounding uses.

The surrounding land use context along this end of Arlington Ave supports the RNX-B designation with a mix of RN-B, RN-A, CM, OD, and MX-3 zoned properties.

Key compatibility findings:

- RNX-B is already established along this corridor.
- Medical and professional office uses already characterize the immediate area. The presence of Bon Secours St. Francis located within the Sterling neighborhood and existing medical offices nearby means that professional office use at this location is consistent with, not a departure from, surrounding land uses.
- RNX-B provides a contextual transition. The district's dimensional standards (max 2.5 stories/32 feet, 65% building coverage, mandatory build-to lines, and street-facing transparency requirements) ensure that any development or reuse under RNX-B will maintain a scale and massing compatible with the adjacent properties.
- The potential future uses are low-impact and would generate far less traffic, noise, and activity than retail or restaurant uses. It is among the most compatible nonresidential uses with an adjacent residential neighborhood.

Promoting efficient and responsible development within the City.

This rezone would promote efficient and responsible development in multiple, reinforcing ways:

- Adaptive reuse over demolition and new construction. The project has already rehabilitated an existing historic building rather than requiring new impervious surface, new utility extensions, or new infrastructure. This is the most resource-efficient form of development possible.
- Infill development in a served location. 700 Arlington Ave is located within the City limits, surrounded by existing infrastructure (streets, utilities, transit access). Rezoning to allow productive use of this property represents efficient use of existing public infrastructure investment — a core principle of responsible growth management.
- Preventing blight and vacancy. The Sterling Neighborhood Master Plan (2010) documented severe vacancy challenges. Enabling this building to be productively reused directly combats blight and vacancy, supporting neighborhood stability and property values for surrounding homeowners.
- Community-serving economic use. By providing this new zoning classification there are more potential uses for this building in the future, bringing neighborhood-serving economic activity directly to a community that the City's own plans identify as underserved in this regard.
- Consistency with the Development Code's own transition framework. The RNX-B district includes a Type A transition standard (Sec. 2.11.6), which provides buffering and scale protections for adjacent lower-intensity residential zones. This built-in regulatory mechanism ensures that even as the property is activated for

mixed-use, responsible transitions to neighboring residential properties are maintained by code.

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

It Reflects and Reinforces the Zoning History of the Corridor

As the Z-17-2025 staff report confirms, properties along Arlington Avenue were previously zoned RDV (Redevelopment District) prior to the adoption of the Greenville Development Code in 2023. The RDV district was intentionally applied to corridors like Arlington Avenue to signal that mixed-use, transitional, and redevelopment activity was the appropriate long-term pattern for these locations.

When the 2023 Development Code was adopted, these properties were recoded to RN-B, a purely residential district. The rezoning to RNX-B:

- Restores the development logic that the City's own prior zoning established for this corridor.
- Reflects an updating of the zoning map to more accurately align with the corridor's established development pattern.
- Ensures that the zoning map accurately reflects the established and intended future use of this property.

It Places the Right Zone in the Right Location

Logical and orderly development means that zoning districts are arranged in a manner that reflects physical, functional, and contextual relationships between land uses. RNX-B is specifically designed for locations that:

- Are on or near neighborhood corridors (rather than deep within residential blocks)
- Are adjacent to or transitional between more intensive uses and residential neighborhoods
- Have existing building stock suited to neighborhood-scale mixed use
- Are accessible by multiple modes of transportation

700 Arlington Avenue satisfies all of these criteria. It is a corner property on a neighborhood corridor, adjacent to an established medical/office employment center (Bon Secours St. Francis), with an existing building historically used for commercial purposes. Placing RNX-B here, rather than deeper into the residential fabric of Sterling, is exactly the kind of contextually appropriate, location-sensitive zoning that defines a logical and orderly pattern.

It Creates a Rational Transition Between Intensities

A hallmark of orderly development is the use of transitional zoning to step between higher-intensity and lower-intensity districts, rather than placing incompatible uses directly adjacent to one another. The proposed RNX-B designation at 700 Arlington:

- Sits between more intensive surrounding uses (medical office, institutional, commercial corridors) and the lower-intensity RN-B/RN-A single-family residential to the south and interior of the Sterling neighborhood

-Functions as a buffer and transition zone, allowing limited neighborhood-serving commercial activity at the corridor's edge while protecting the interior residential fabric from more intensive commercial encroachment

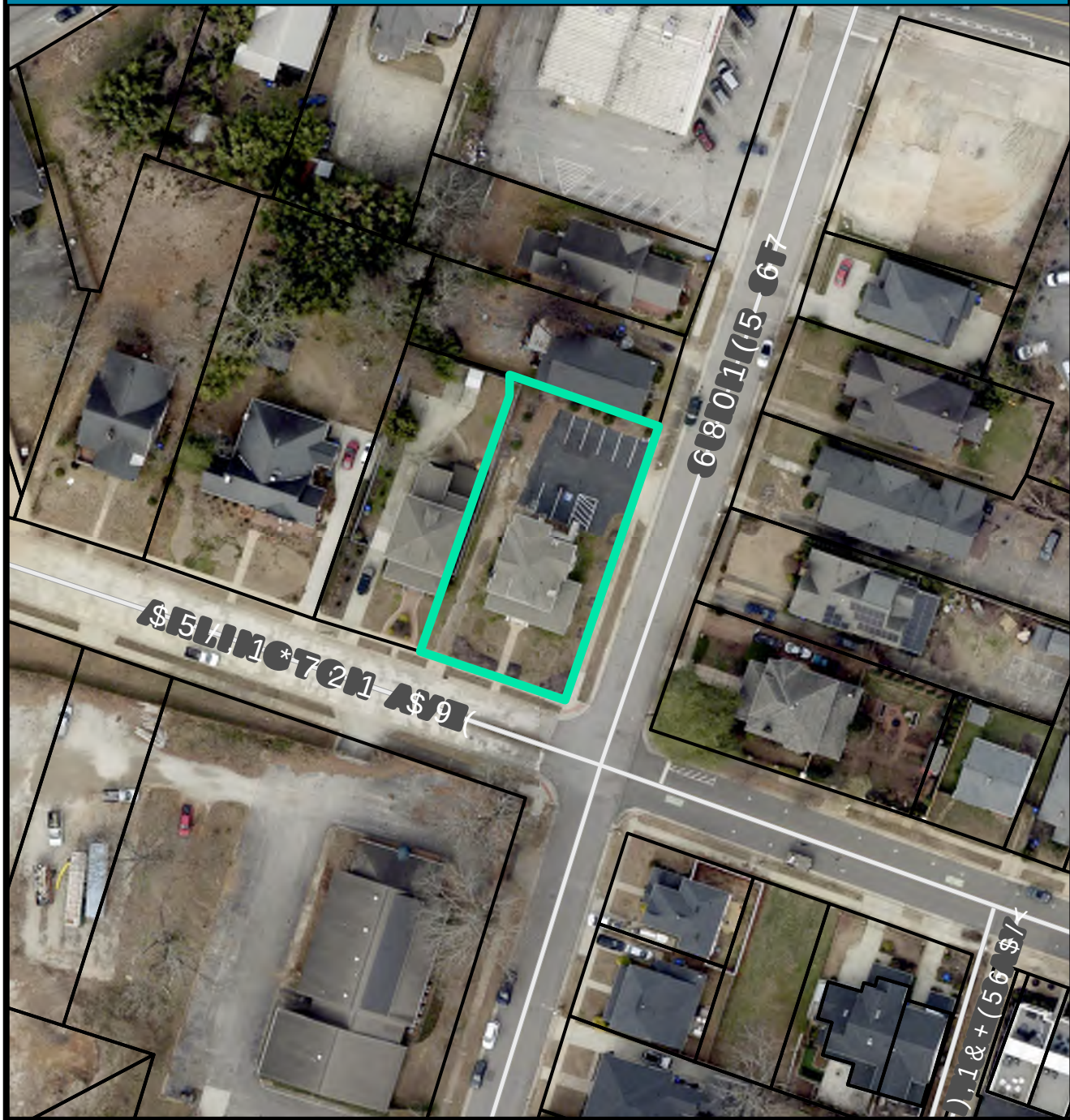
-The RNX-B district's built-in dimensional and transition standards (Type A transition per Sec. 2.11.6 of the Development Code) reinforce this logic by requiring appropriate buffering between the flex district and adjacent lower-intensity residential zones by code, meaning the orderly transition is not left to chance but is structurally enforced

It Advances the Sterling Neighborhood Master Plan's Spatial Vision

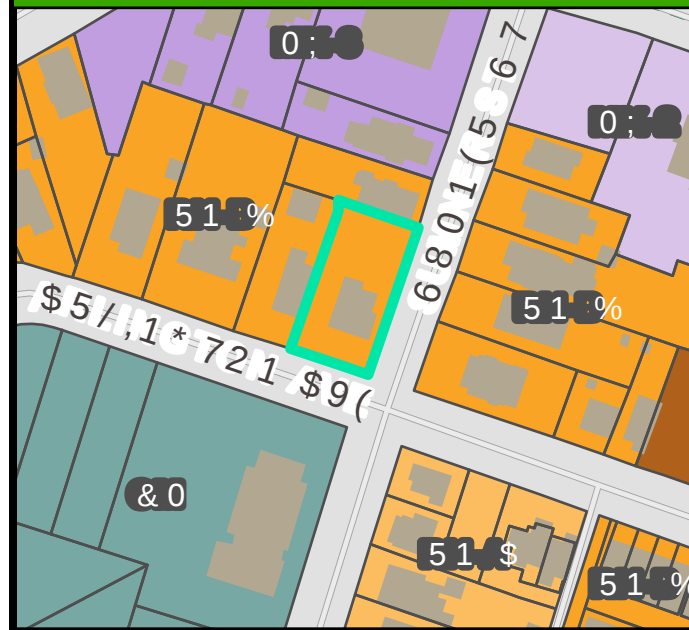
-The Sterling Neighborhood Master Plan (2010) identified specific corridor and node locations along the neighborhood's edges as appropriate for mixed-use and commercial activity, while protecting the interior residential blocks. Rezoning a corner property on Arlington Avenue, a key edge corridor, to RNX-B is consistent with this spatial logic: activity at the edges, residential stability in the interior. This is the textbook structure of a logically organized neighborhood plan.

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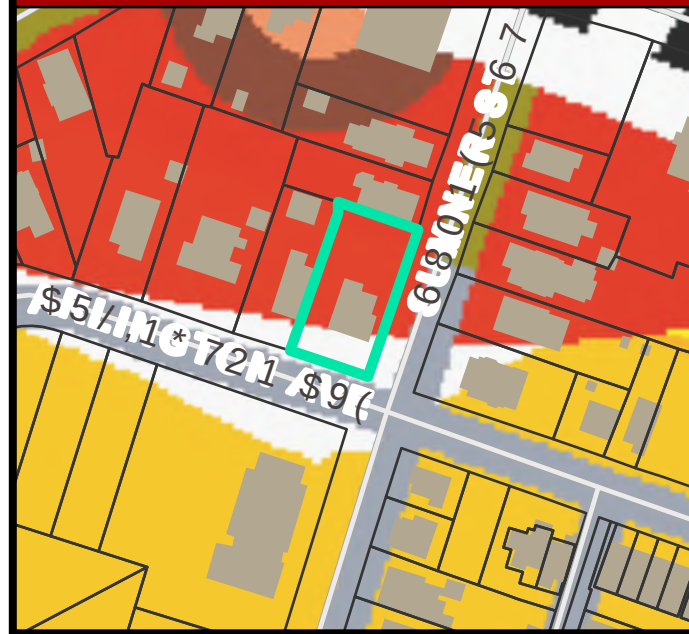
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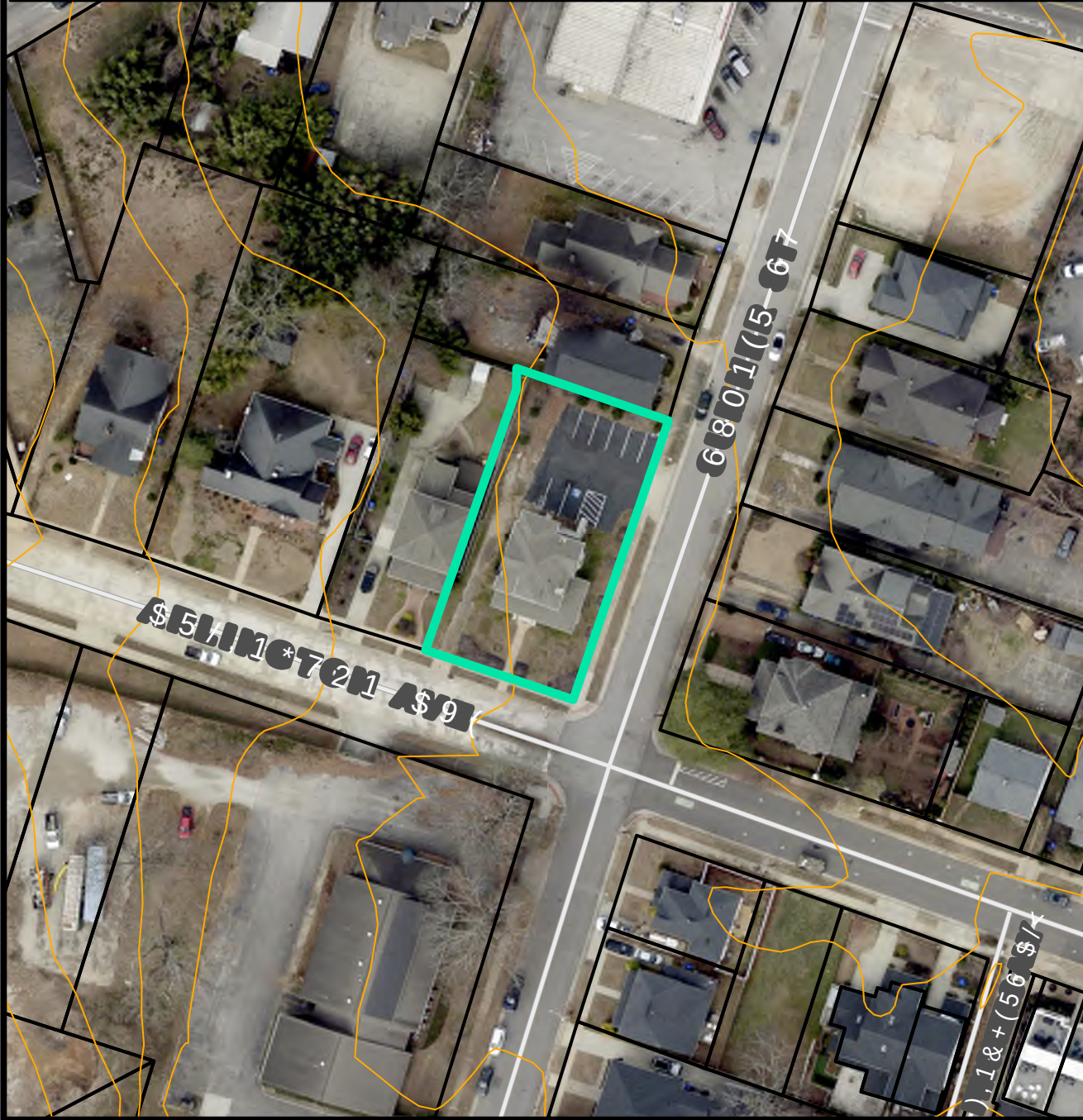


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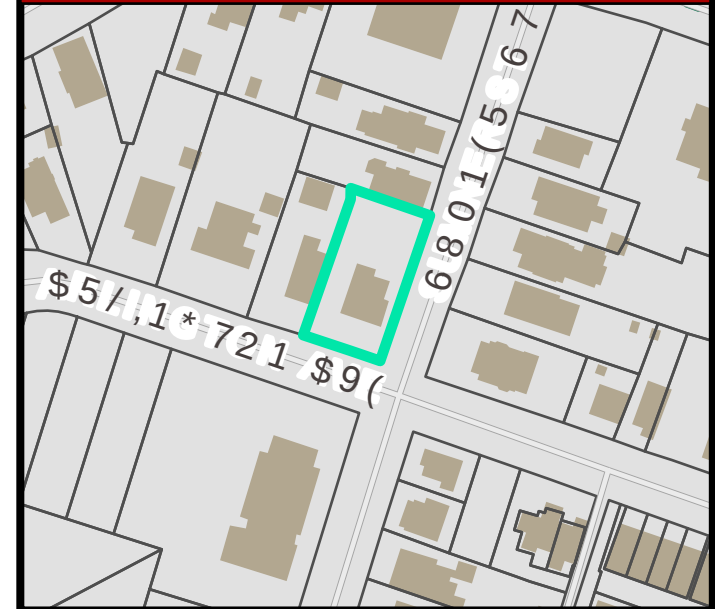
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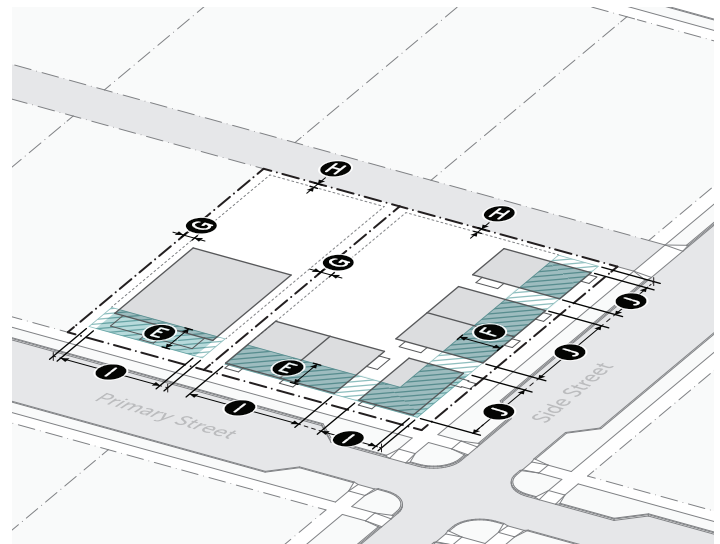
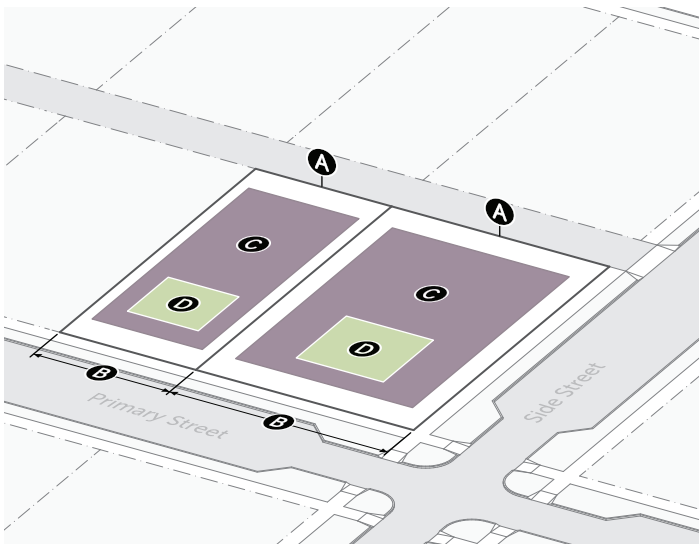


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19-2.3.4. RNX-B NEIGHBORHOOD FLEX B

A. SITE

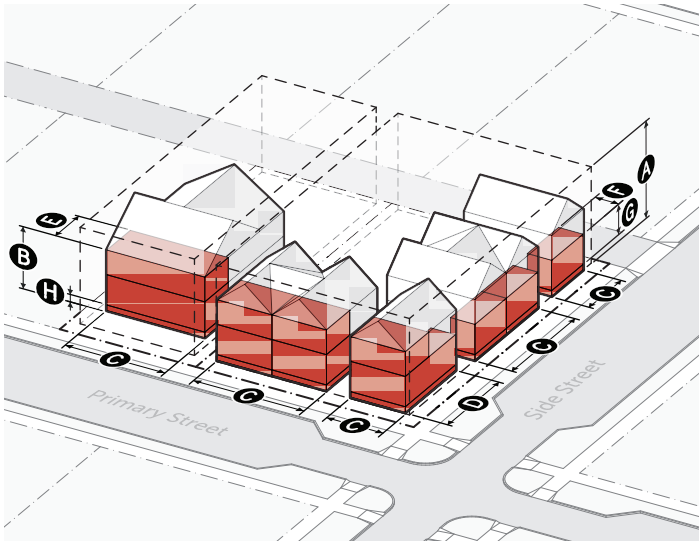


1. LOT SIZE	Sec. 2.11.2.
A Area (min)	None
B Width (min)	
Front access	40'
Side/rear access	25'
2. DENSITY	Sec. 2.11.3.
Dwellings per lot (max)	
Base	8
Bonus	10
3. COVERAGE²	Sec. 2.11.4.
C Building coverage (max)	
0 to 8 units and Nonresidential	65%
9 to 10 units	70%
D Outdoor amenity space (min)	10%

4. BUILDING SETBACKS	Sec. 2.11.5.
E Primary street lot line (min/max)	5' / 20'
F Side street lot line (min/max)	5' / 20'
G Side lot line (min)	4'
H Rear/alley lot line (min)	4'
5. TRANSITION	Sec. 2.11.6.
Transition type	Type A
6. BUILD-TO	Sec. 2.11.7.
Build-to width (min)	
I Primary street	65%
J Side street	40%
7. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	20'
Side street (min)	5'
8. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type E 6'

RNX-B

B. BUILDING



1. HEIGHT	Sec. 2.11.10.
A Overall height (max stories/feet) ¹	2.5 / 32'
B Side wall (max)	25'
2. MASSING ⁴	Sec. 2.11.11.
C Building width (max)	
Base	60'
Bonus	80'
D Building depth (max)	90'
Active depth (min)	
E Primary street	15'
F Side street	9'
3. GROUND STORY	Sec. 2.11.12.
G Story height (min)	10'
H Finish floor elevation (min/max)	
Residential	0' / 5'
Nonresidential	-2' / 5'

	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.11.13.	
I Ground story (min)		
Residential	35%	30%
Nonresidential	50%	30%
J Upper story (min)	20%	20%
K Blank wall width (max)	10'	20'
5. ENTRANCES ⁴	Sec. 2.11.14.	
L Street-facing entry spacing (avg)	30'	50'
Entry feature	Yes	Yes

NOTES: ⁴

* 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](#)



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

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

[Redacted Applicant/Owner Information]

PROPERTY INFORMATION

*LOT(S) ADDRESS(ES) 84 Pendleton St Ste 12 Greenville SC 29601

*LOT(S) TAX MAP NUMBERS: 0078000401100

*LOT DEED BOOK/PAGE 2749-2421

*CURRENT ZONING DESIGNATION RNB

*PROPOSED ZONING DESIGNATION RN-X-B

*TOTAL LOT(S) ACREAGE 0.1

*REASON FOR PROPOSED REZONE: Currently mixed, should be commercial

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

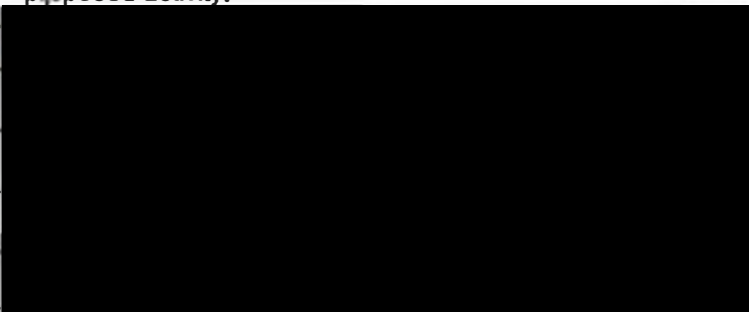
1. Please verify that all required information is reflected on the plan(s), and submit one (1) paper copy or one (1) electronic version of the application submittal package.
2. Please read carefully: The applicant and property owner affirm that all information submitted with this application; including 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.

[Redacted Signature]

***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 Ow	
Date	

SUPPORTING INFORMATION – STANDARDS QUESTIONS

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

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

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

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

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

ATTACHMENT A

Supporting Information - Standards Questions

City of Greenville Application for Rezone

Applicant:	From The Heart Home Care, LLC
Property:	811 Pendleton Street, Suites 12 & 14, Greenville, SC 29601
Proposed Use:	Administrative office operations for a non-medical in-home care agency

The following responses are submitted in support of the zoning map amendment request. The proposed use is limited to administrative office operations for From The Heart Home Care, LLC. The applicant is not proposing a medical clinic, nursing home, assisted living facility, group home, residential care facility, overnight lodging, or on-site patient treatment.

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

The proposed rezoning is consistent with the goals of GVL2040 because it supports appropriate, small-scale, neighborhood-compatible business activity within an existing developed area of Greenville.

From The Heart Home Care, LLC proposes to use the property as an administrative office for a non-medical in-home care agency. The use will support scheduling, staffing, caregiver coordination, records, administrative meetings, and general business operations. The proposed use does not involve residential occupancy, overnight care, a group home, assisted living, nursing home operations, or on-site medical treatment.

The rezoning allows an existing office-type property to continue serving a productive business purpose while supporting community-based care services for seniors, individuals with disabilities, and families throughout the Greenville area.

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 map amendment is consistent with City planning goals because it encourages continued use and reinvestment in an existing developed property in a manner that is compatible with the surrounding area.

The request does not propose a large new development, heavy commercial activity, industrial use, or any use that would negatively alter the character of the surrounding area. The proposed administrative office use supports economic activity, employment, and community services while maintaining a low-impact office presence.

To the applicant's knowledge, the proposed use is not inconsistent with any applicable neighborhood, corridor, strategic, or small-area plan adopted by the City.

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

The proposed rezoning is consistent with the purpose and intent of the Greenville Development Code because it allows a compatible, low-intensity office use within an already developed property.

The use will be limited to administrative business operations for From The Heart Home Care, LLC. The applicant is not proposing a medical clinic, nursing home, assisted living facility, residential care facility, group home, overnight lodging, or on-site patient treatment.

The proposed use is compatible with surrounding uses because it will generate normal office activity during typical business hours, use existing parking, and avoid excessive noise, traffic, lighting, or outdoor storage. The rezoning promotes responsible development by allowing continued productive use of an existing building without requiring major site disturbance or an incompatible new land use.

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

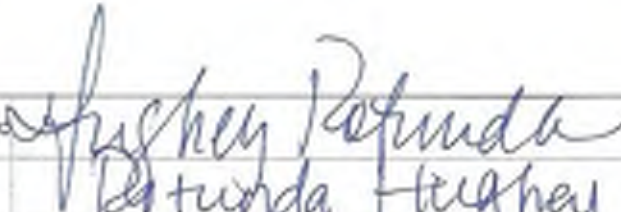
The proposed rezoning promotes a logical and orderly development pattern because it allows an existing office-type property on Pendleton Street to continue functioning as a professional office use.

The property is located in an established area near Downtown Greenville, where office, service, and neighborhood-supporting uses are appropriate when operated in a low-impact manner.

The request does not create spot development, does not introduce an incompatible industrial or high-intensity use, and does not require a major change to the existing development pattern. Instead, it supports a reasonable transition between nearby residential, office, and service uses while allowing From The Heart Home Care, LLC to operate administrative functions that support in-home care services in the Greenville community.

Respectfully submitted,


From The Heart Home Care, LLC

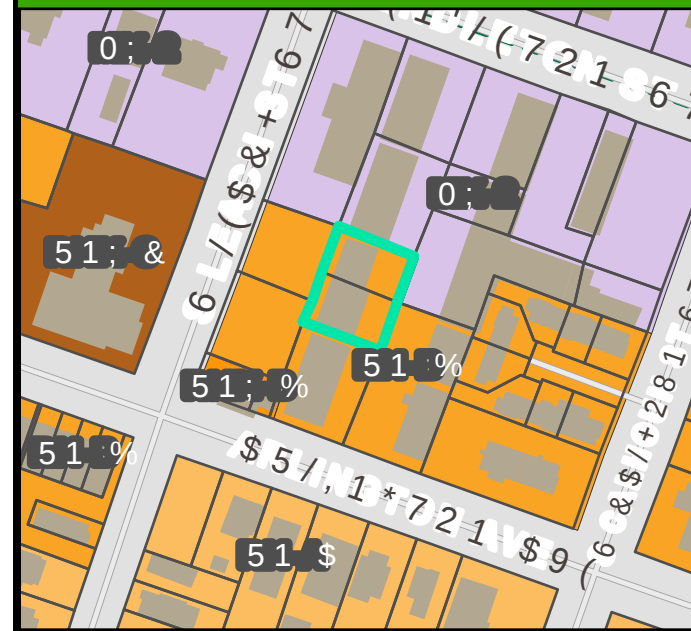
Applicant / Authorized Representative:	
Printed Name:	Pertunda Highey
Date:	7-6-2016

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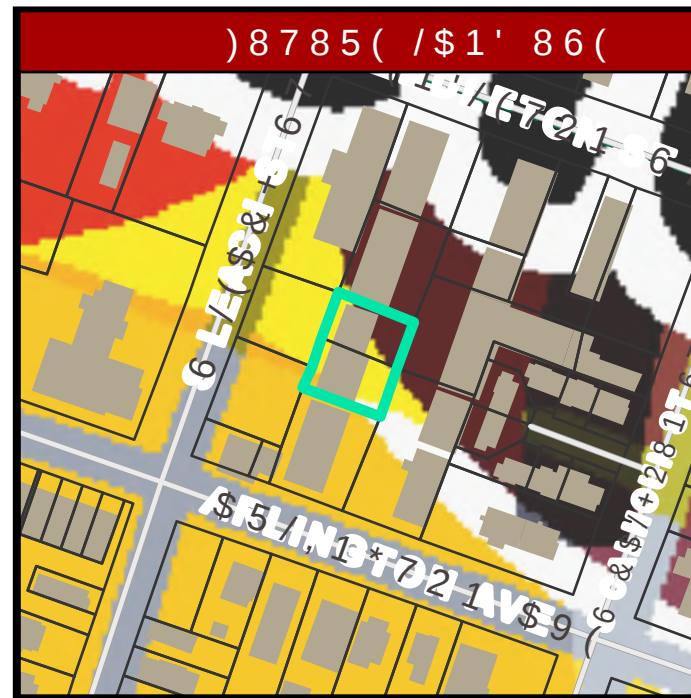
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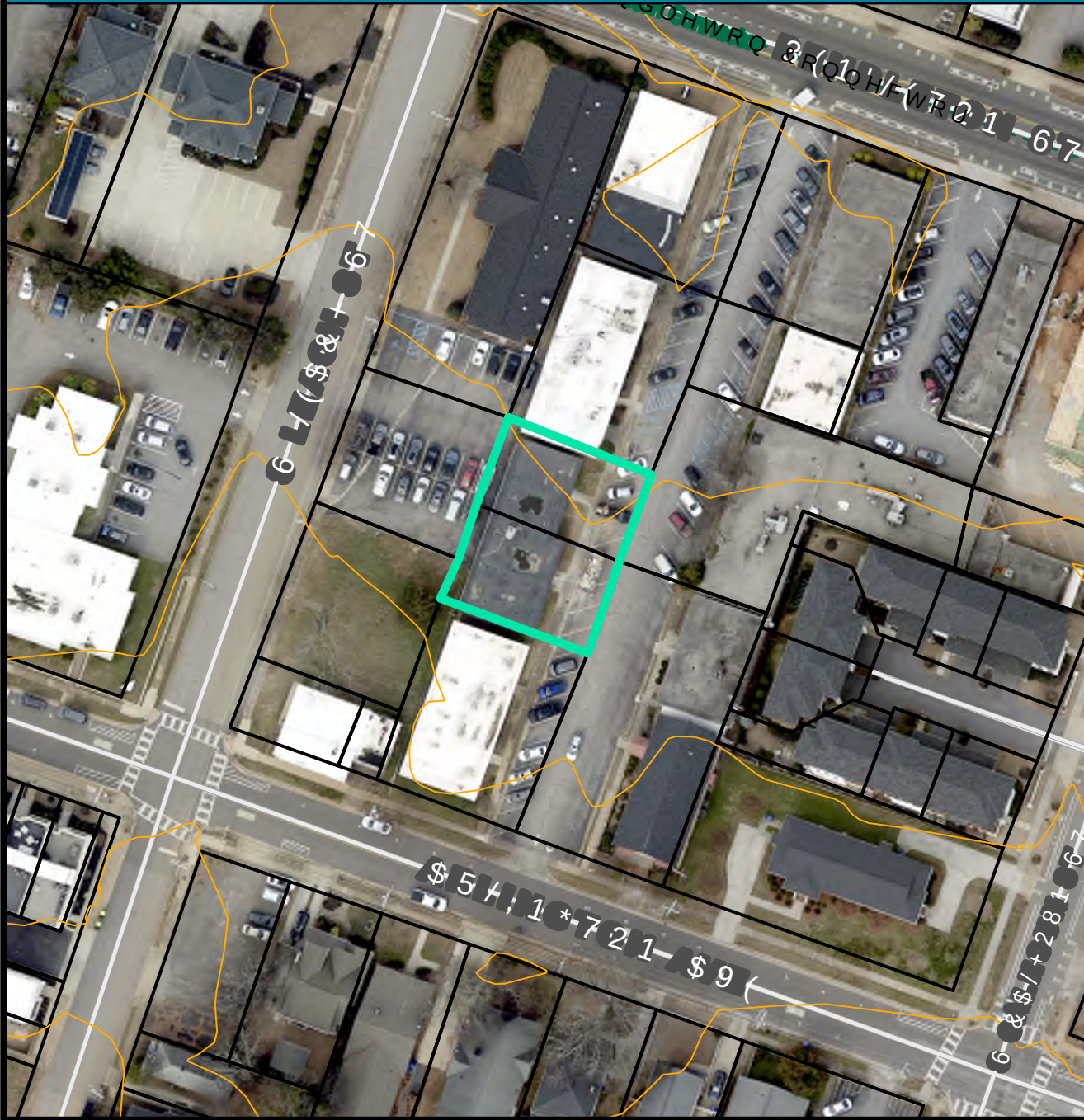


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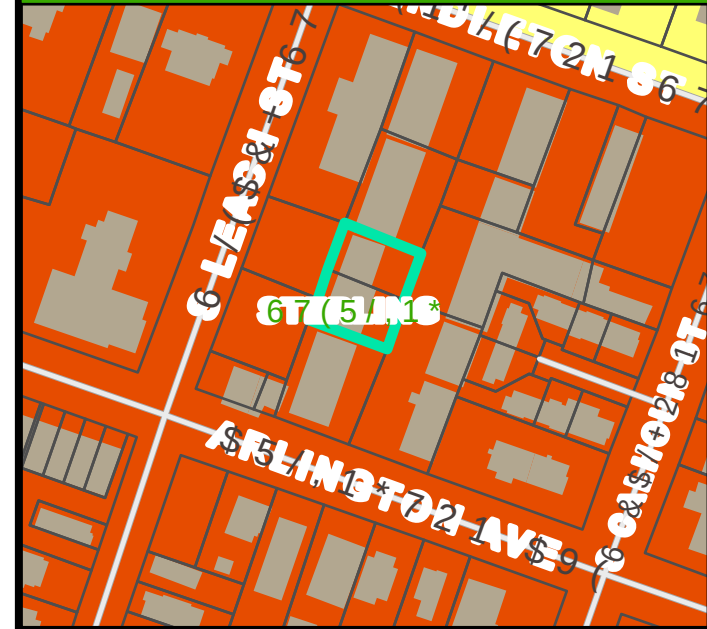


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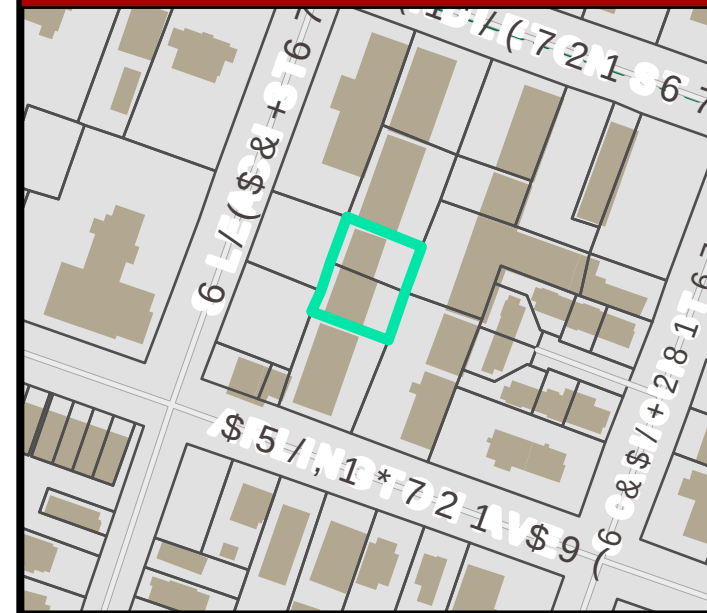
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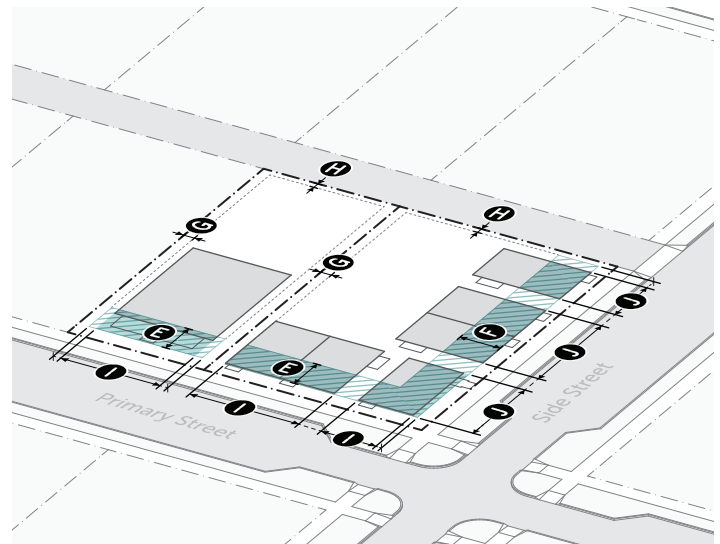
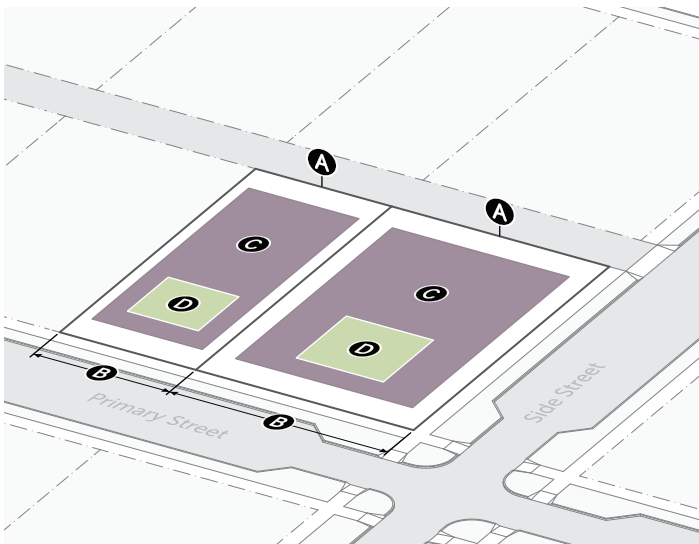


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19-2.3.4. RNX-B NEIGHBORHOOD FLEX B

A. SITE

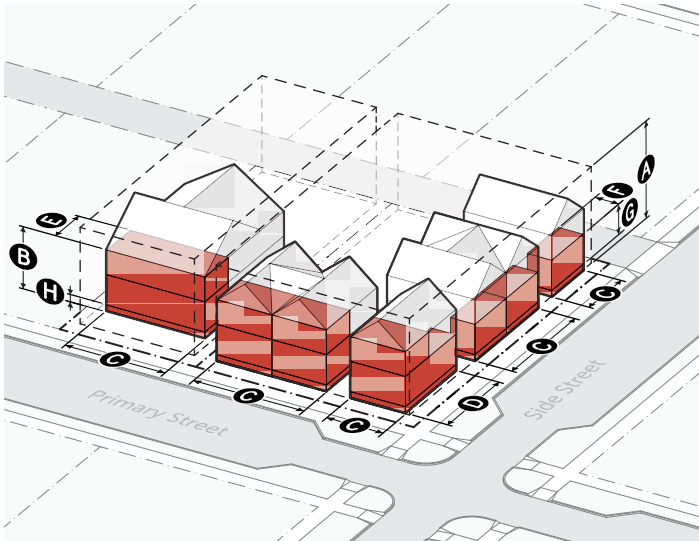


1. LOT SIZE	Sec. 2.11.2.
A Area (min)	None
B Width (min)	
Front access	40'
Side/rear access	25'
2. DENSITY	Sec. 2.11.3.
Dwellings per lot (max)	
Base	8
Bonus	10
3. COVERAGE²	Sec. 2.11.4.
C Building coverage (max)	
0 to 8 units and Nonresidential	65%
9 to 10 units	70%
D Outdoor amenity space (min)	10%

4. BUILDING SETBACKS	Sec. 2.11.5.
E Primary street lot line (min/max)	5' / 20'
F Side street lot line (min/max)	5' / 20'
G Side lot line (min)	4'
H Rear/alley lot line (min)	4'
5. TRANSITION	Sec. 2.11.6.
Transition type	Type A
6. BUILD-TO	Sec. 2.11.7.
Build-to width (min)	
I Primary street	65%
J Side street	40%
7. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	20'
Side street (min)	5'
8. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type E 6'

RNX-B

B. BUILDING



1. HEIGHT	Sec. 2.11.10.
A Overall height (max stories/feet) ¹	2.5 / 32'
B Side wall (max)	25'
2. MASSING ⁴	Sec. 2.11.11.
C Building width (max)	
Base	60'
Bonus	80'
D Building depth (max)	90'
Active depth (min)	
E Primary street	15'
F Side street	9'
3. GROUND STORY	Sec. 2.11.12.
G Story height (min)	10'
H Finish floor elevation (min/max)	
Residential	0' / 5'
Nonresidential	-2' / 5'

	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.11.13.	
I Ground story (min)		
Residential	35%	30%
Nonresidential	50%	30%
J Upper story (min)	20%	20%
K Blank wall width (max)	10'	20'
5. ENTRANCES ⁴	Sec. 2.11.14.	
L Street-facing entry spacing (avg)	30'	50'
Entry feature	Yes	Yes

NOTES: ⁴

* 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](#)



city of greenville

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

APPLICANT

PROPERTY OWNER

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

PROPERTY INFORMATION

*LOT(S) ADDRESS(ES) 300 Birnie St, Greenville, SC 29601

*LOT(S) TAX MAP NUMBERS: 0 055003 02 00

*LOT DEED BOOK/PAGE DB 2763 / PAGE 2 0

*CURRENT ZONING DESIGNATION RC- 2

*PROPOSED ZONING DESIGNATION CV (Civic)

*TOTAL LOT(S) ACREAGE 0.46

*REASON FOR PROPOSED REZONE: Construction of a new potable water booster pumping station to provide resilience and redundancy to the distribution system. Location of new station was selected based on proximity to the two existing water transmission mains which are essential to achieving the project goals.

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

7/6/2026

DATE

CITY OF GREENVILLE APPLICATION FOR REZONE

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	7/6/2026

SUPPORTING INFORMATION – STANDARDS QUESTIONS

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

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

The triangular shape of the parcel and location adjacent to railroad tracks make this parcel less desirable for residential purposes (its current zoning use). Developing this parcel will improve the overall aesthetics of the parcel (which is currently an unused open lot), and provide a visual barrier between between the residential development across the street and the railroad tracks.

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 for this parcel addresses the theme of resilience, which was explored in the November 24 2025 City Council Work Session GLV2040 5-year update. The pump station will improve the ability for the City of Greenville to recover from hazards that impact potable water distribution.

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 CV zoning designation will enable the construction of the pump station, which the City of Greenville has determined to be a large utility use as defined in the GDC. The proposed rezoning will result in the CV zoning being adjacent to RC-2 and across the street from RH-D and RN-A. If the rezoning is approved, this parcel will join another nearby CV-zoned parcel for a Greenville Fire Department Station located along N. Leach St and S. Academy St that is surrounded by other residential zoned RH-D parcels.

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

The intent of the proposed rezoning is to create a more resilient City for both current and future residents of the greater Greenville community.



**CDM
Smith**
1441 Main Street, Suite 1000
Columbia, SC 29201
Tel: (803) 758-4500

Greenville Downtown Booster Pump Station

300 Birnie Street, Greenville SC 29601

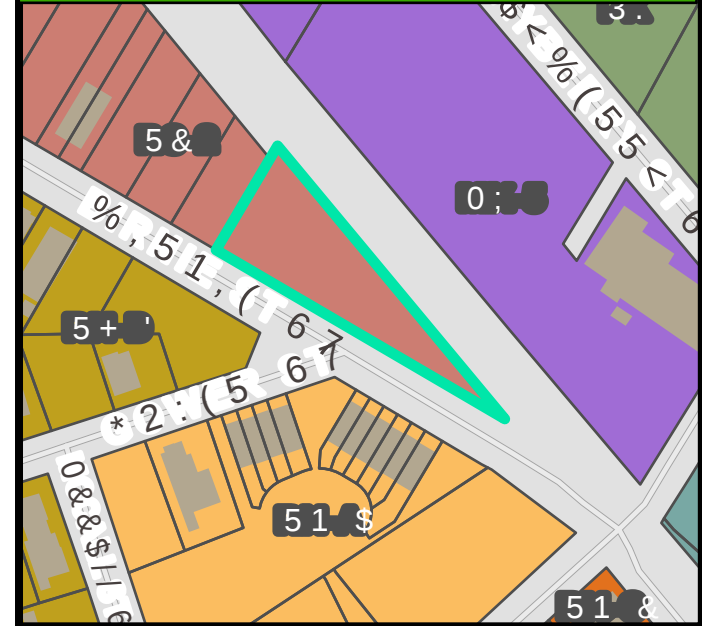


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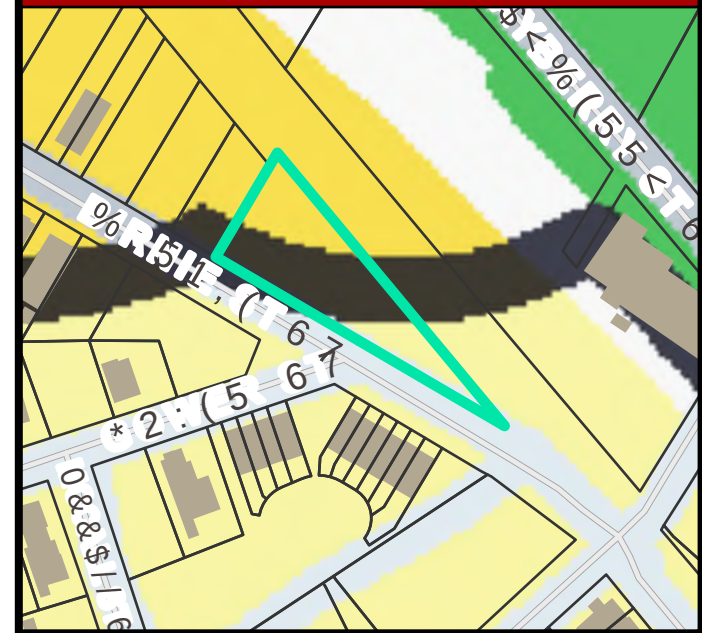
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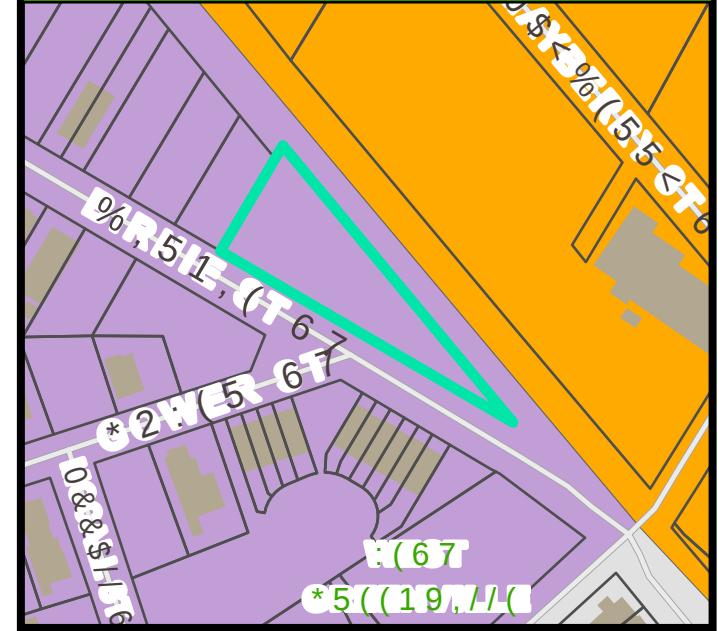


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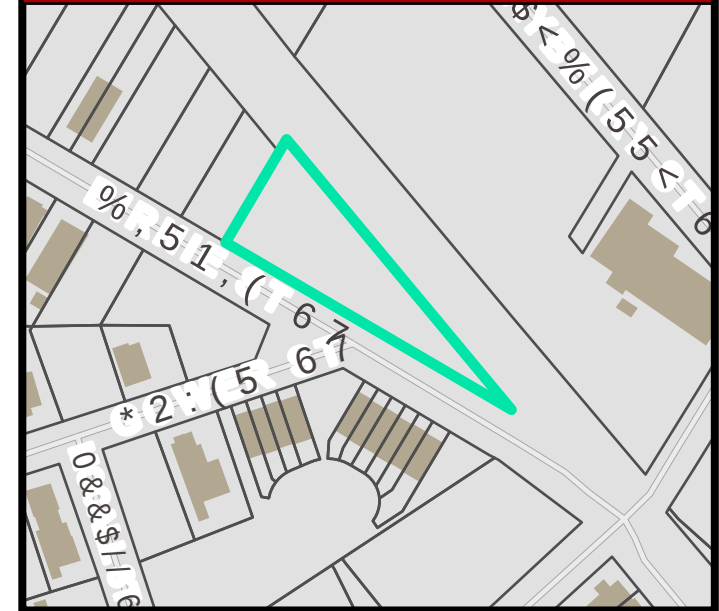
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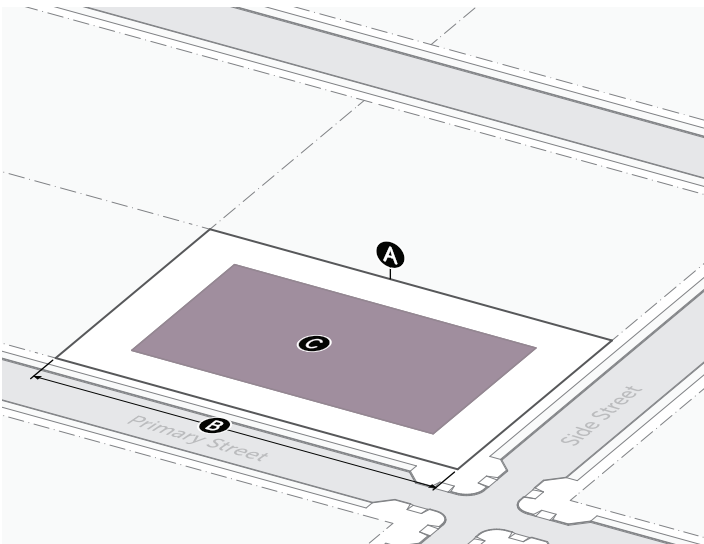


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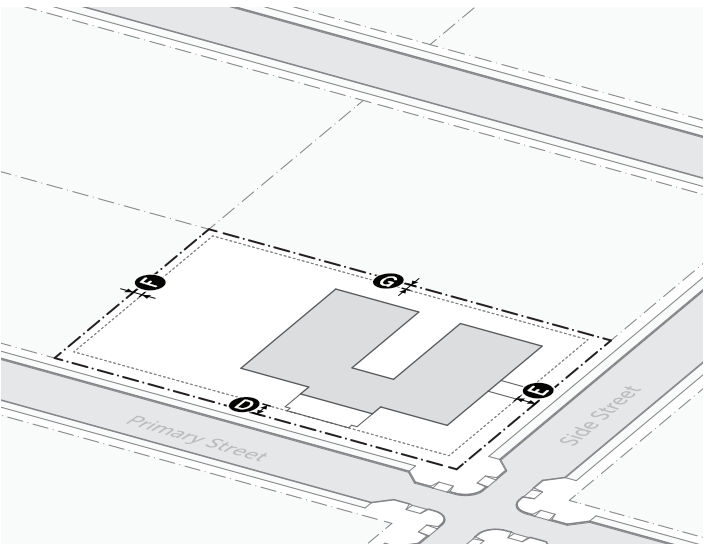


19-2.9.3. CV CIVIC

A. SITE



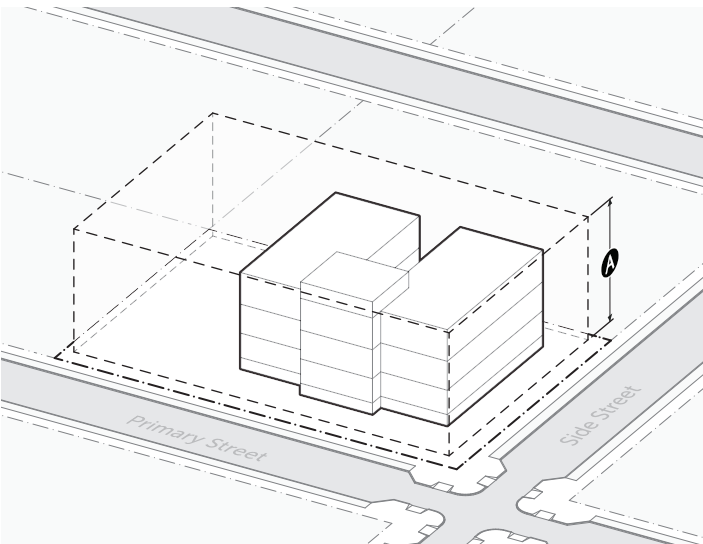
1. LOT SIZE	Sec. 2.11.2.
A Area (min)	10,000
B Width (min)	50'
2. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	50%
Outdoor amenity space (min)	None



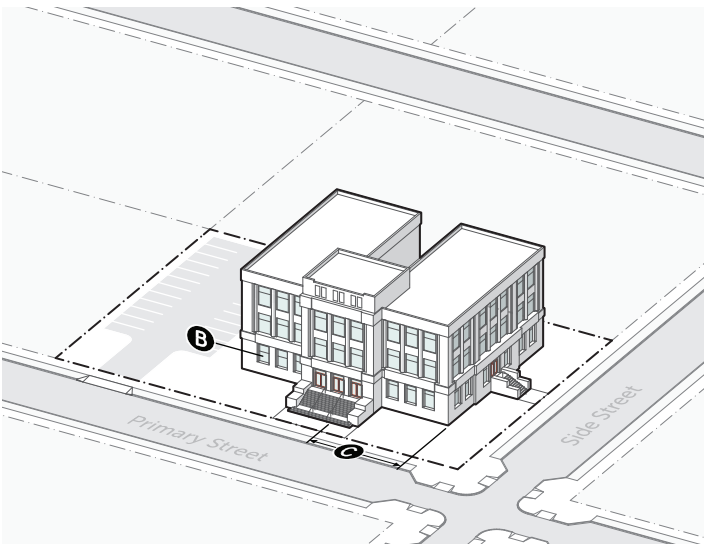
3. BUILDING SETBACKS	Sec. 2.11.5.
D Primary street lot line (min)	10'
E Side street lot line (min)	10'
F Side lot line (min)	5'
G Rear lot line (min)	5'
Alley lot line (min)	5'
4. TRANSITIONS	Sec. 2.11.6.
Transition type	Type B
5. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	10'
Side street (min)	10'
6. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type D 6'
Side street yard height (max)	Type D 6'
Side/rear yard height (max)	Type F 8'



B. BUILDING



1. HEIGHT	Sec. 2.11.10.
A Overall height (max stories/feet)	5 / 68'
2. MASSING	Sec. 2.11.11.
Building width (max)	None
Active depth (min)	None
3. GROUND STORY	Sec. 2.11.12.
Story height (min)	None
Finish floor elevation (min/max)	None



	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.11.13.	
B Ground story (min)	20%	20%
Upper story (min)	None	None
Blank wall width (max)	None	None
5. ENTRANCES ⁴	Sec. 2.11.14.	
C Street-facing entry spacing (avg)	200'	250'
Entry feature	Yes	Yes