



**City of Greenville
Planning Commission
Meeting and Public Hearing Overview**

Greenville City Hall, 10th Floor Council Chambers, 206 S. Main Street

Welcome to the Planning Commission Meeting

The Planning Commission is responsible for reviewing and taking action on various types of land development applications, including major subdivisions and some final development plans. Additionally, the Commission makes recommendations to City Council on planning-related studies, the comprehensive plan, and proposed zoning ordinance and map amendments (“re-zonings”). The Planning Commission usually meets the first Thursday of each month and as needed for special-called meetings. For your convenience and to help you follow along with the meeting, an overview of the meeting procedure is provided below. Please take a few moments to familiarize yourself with the process and locate the item(s) of interest to you on the agenda.

Procedure for Public Comment During Meeting

Certain projects and applications require a public hearing under South Carolina state law or City Code. These items are indicated on the agenda and will be considered according to the following procedure:

1. The chairperson will open the public comment portion for each agenda item requiring a public hearing after the staff report has been given and any questions related to the report have been addressed. Members of the public wishing to speak should approach the podium as directed by the chairperson.
2. Each person will have 3 minutes to speak on the public hearing agenda item. When speaking:
 - Begin by clearly stating your name and address for the record. Please spell your name if it is prone to be misspelled. The 3-minute timer will start after you provide this information.
 - Please do not repeat information already presented by someone else and avoid off-topic statements.
 - Persons sharing similar concerns are encouraged to appoint a spokesperson to speak on behalf of the group.
 - Direct all comments and questions to the chairperson. The chairperson may respond or direct the question to the appropriate party for response.
3. Once all public comment has been provided, the public portion for that specific agenda item will be closed.

Please note that these instructions only apply to projects and applications requiring a public hearing. Items which do not require a public hearing will proceed to deliberation by the Planning Commission.

Written Comments and Materials

Any comments that were submitted to the Planning & Development Services Department before the meeting have already been provided to the Commissioners for their review and consideration. The public may provide written comments and materials to the Commission for any item, including those not requiring a public hearing.

Overview of Planning Commission Actions on Specific Applications

Decision of the Planning Commission

The Commission’s action for the following types of applications constitutes a Decision of the Planning Commission; that is, no further actions are required. If approved, the applicant may proceed to the next stage of their project.

- Preliminary Plats for Major Subdivisions defined as a subdivision of land requiring new streets or rights-of-way, excluding alleys
- Approval of certain Final Development Plans (FDPs) for PD-Planned Developments approved under the old Land Management Ordinance (if required per the PD)
- Applications for street name changes (public hearing required)
- Matters pertaining to the Design and Specifications Manual (public hearing required)

Recommendation to City Council

The following types of applications are presented to the Planning Commission for a public hearing and to receive a formal recommendation before being sent to City Council for action:

- Matters pertaining to the Comprehensive Plan (public hearing required)
- Amendments to the text of the Zoning Ordinance (public hearing required)
- Amendments to the Zoning District Map (“re-zonings”) (public hearing required)
- Applications amending existing PD-Planned Developments and FRD-Flexible Review Districts (public hearing required)
- Planning-related studies and plans (public hearing required)

Upon receipt of a formal recommendation at the Planning Commission meeting, these items will move forward to City Council for its consideration and final action. An ordinance to approve (or disapprove) a proposal requires two readings by City Council. You will not receive a separate notice of those meetings; however, you are invited to attend and sign up to speak before the meeting if you wish to comment on an application at the meeting(s). You can contact the City Clerk’s Office at (864) 467-4441 to verify the date of the City Council meeting or refer to the City’s online meeting schedule at www.greenvillesc.gov.

Deferred Applications

You may notice that some agenda items have been deferred to a future meeting. This means that the item will not be discussed or voted on at today’s meeting. Applicants often request a deferral so they can modify their proposal in response to staff comments or community concerns. Once the applicant is ready to bring their application back before the Commission, it will be posted and advertised according to the City’s public notice procedures.

Public Meeting Disclosure

All written comments and materials submitted to the Planning Office or the Planning Commission, as well as audio recordings of public hearings, are considered public records and subject to discovery under the South Carolina Freedom of Information Act. Additionally, all public meetings are open to the media and may be covered or recorded by them.

Thank you for your interest and attendance. Public participation in the planning process helps the City make reasoned and informed decisions about the growth and development in our community.



City of Greenville
Planning Commission
Regular Meeting
4:00 PM August 6, 2026

Greenville City Hall, 10th Floor Council Chambers, 206 S. Main Street

AGENDA

1. Call to Order
2. Welcome and Opening Remarks from the Chair
3. Roll Call
4. Approval of Minutes –
 - A. May 7, 2026 – Public Hearing
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. Executive Session (S.C. Code Ann. § 30-4-70)
 - A. Action may follow.
9. **PUBLIC HEARING ITEMS (Public Hearing Required)**

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 RNX-C, Neighborhood Flex C District, in the City of Greenville. (TM# 0121002100401)

G. Z-8-2026

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)

10. PUBLIC MEETING ITEMS (No Public Hearing)

A. None

11. Other Business

A. Upcoming Dates:

Friday, August 14th, 2026 – Planning Commission Workshop
Thursday, September 3, 2026 – Planning Commission Public Hearing

12. Adjournment



CITY OF GREENVILLE, SC
PLANNING COMMISSION
STAFF REPORT

August 6, 2026

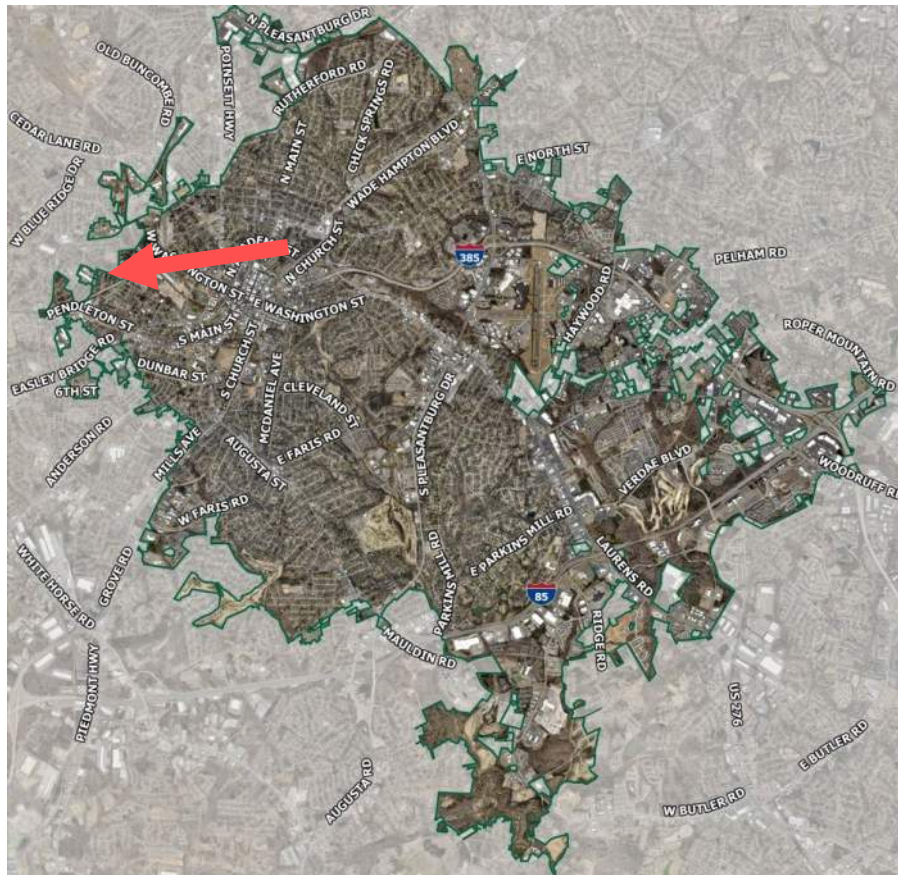
PUBLIC HEARING REQUIRED

PROJECT SUMMARY

Project Number: AX-19-2026
Property Location: 41 E 5th Street
Tax Map Number(s): 0125000602600
Property Area: 0.18 acre
Request: Annex and Rezone to RN-A
Recommendation: Approve

[Location map of the property for rezoning]

LOCATION MAP



PROJECT OVERVIEW:

The applicant has petitioned the City of Greenville to annex 0.18 acre of property at 41 E 5th Street into the Greenville city limits and to zone it RN-A, Neighborhood A District, under the Greenville Development Code.

The property is within the historic Woodside Mill village. With a renewed focus by the City of Greenville on Missing Middle Housing, the City wishes to provide RN- zoning designations in the area's mill village communities as these areas were historically dominated by duplexes. Zoning these areas through annexation to RN- Districts will provide this option in the future. As other properties annex in the area, they too would be zoned to an RN- District.

The property is improved with a newly constructed single-family home. The property is within the Woodside Cotton Mill Village Historic District.

The GVL 2040 Comprehensive Plan does not provide a recommendation for the property. However, the Comprehensive Plan does recommend allowances for Missing Middle Housing, such as providing the RN-A District.

Staff finds that the proposed RN-A District is appropriate given the historic residential duplex uses in the area and the Comprehensive Plan's recommendation to increase Missing Middle Housing allowances.

AERIAL MAP



LAND USE ANALYSIS:

[Map of surrounding zoning]

ZONING MAP



ZONING ANALYSIS:

The proposed zoning is the **RN-A, Neighborhood A District**. The intent of the RN zoning districts is to provide a walkable neighborhood environment intended to accommodate a variety of low intensity housing options including single-family, duplexes, triplexes, and fourplexes, within walking distance of neighborhood-serving retail and food uses.

ZONING CHANGE ANALYSIS					
Zoning District	Lot Size	Density	Setbacks	Height	Additional Considerations
RN-A	Area: 2,000 sf Width: 40' (25' if side/rear access)	4	Front: Setback Range or 10'/20' Side: 5'	2.5 stories (32')	

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning District	Current Use
Subject Property	R-7.5, Single-family residential district (County)	Single unit residential
North	R-7.5, Single-family residential district (County)	Single unit residential
East	R-7.5, Single-family residential district (County)	Single unit residential
South	RH-D, House D District	Vacant
West	R-7.5, Single-family residential district (County)	Single unit residential

FUTURE LAND USE ANALYSIS:

The Future Land Use Map (FLUM) of the GVL2040 Comprehensive Plan does not provide a recommendation for the subject property.

[Map of Future Land Use]
FUTURE LAND USE MAP



OTHER SITE INFORMATION:

SPECIAL EMPHASIS NEIGHBORHOOD: Community Development has requested property be added to the West Greenville Special Emphasis Neighborhood.

NATURAL FEATURES: N/A

STAFF COORDINATION:

Pre-Application and Development Meetings

The City and the applicant held a pre-application meeting on May 2nd, 2026.

CRITERIA FOR REZONE REVIEW:

Staff offers the following responses to the standards for rezoning found in Div. 19-6.2.2(D)(2)

(a) Consistent with Comprehensive Plan	YES
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Comments: While the Comprehensive Plan's Future Land Use Map does not provide a recommendation, the allowance for Missing Middle Housing is supported by the Plan.

(b) Consistent with Applicable Plans and Studies	N/A
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Comments: The City has not conducted a planning study of this area.

(c) Compatible with Surrounding Uses	YES
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Comments: The RN-A District is compatible with surrounding and historical use patterns.

(d) Provide logical and orderly Development Pattern.	YES
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Comments: The proposed amendment allows for uses that are compatible with existing and historic uses in the surrounding area. If other properties in the vicinity annex in the future, they would also receive the RN-A designation.

STAFF RECOMMENDATION:

Approve the rezone to RN-A, Neighborhood A District with staff comments.

Staff Comments

1. The property shall be included in the West Greenville Special Emphasis Neighborhood.
2. As the property is within the Woodside Cotton Mill Village Historic District, a Certificate of Appropriateness is required for exterior or site work in the future.

Addressing Comments

Recommend: Approve w/ Comments

Comments:

1. NEW PARCEL
2. ASSIGNED Address: 41 East 5th (Fifth) Street

AX-19-2026: 41 E 5th Street

3. PIN#: 0125000602600

City Engineer Comments

Recommend: Approve w/ Comments

Comments:

1. Application review approval is subject to the applicant satisfying all conditions and requirements of the engineering divisions.

Environmental Engineer Comments

Recommend: Approve w/ Comments

Comments:

1. Property is currently served by Metro sewer.

Civil Engineer Comments

Recommend: Approve

Comments:

The E 5th St & 6th St Alley will be classified as an Alley street type.



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**

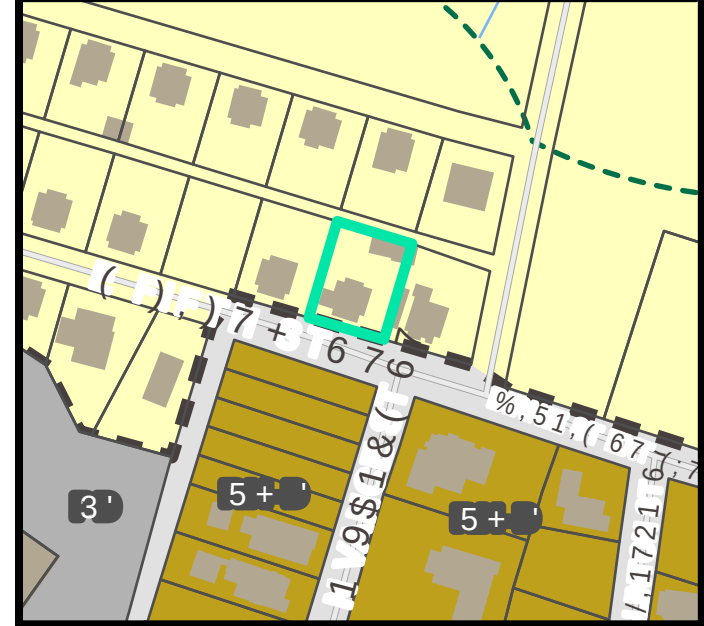
*Sign	
Applicant	
Date	
Property Owner/Authorized Agent	
Date	

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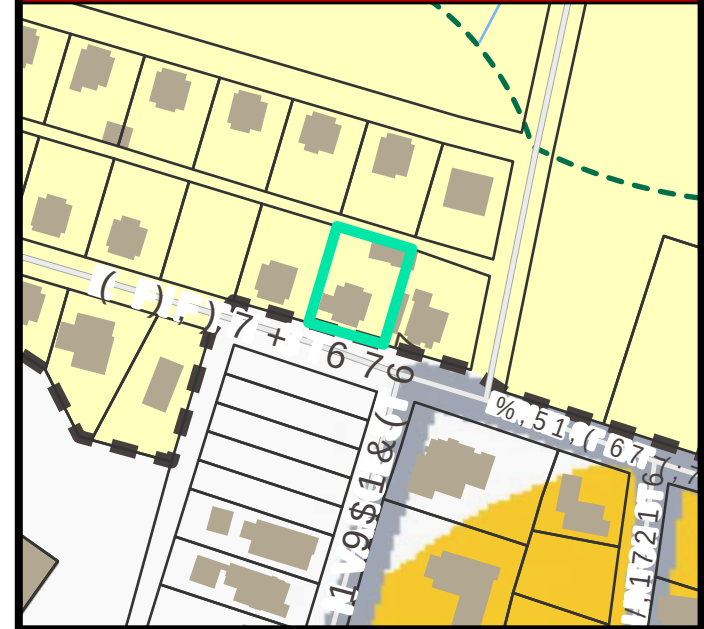
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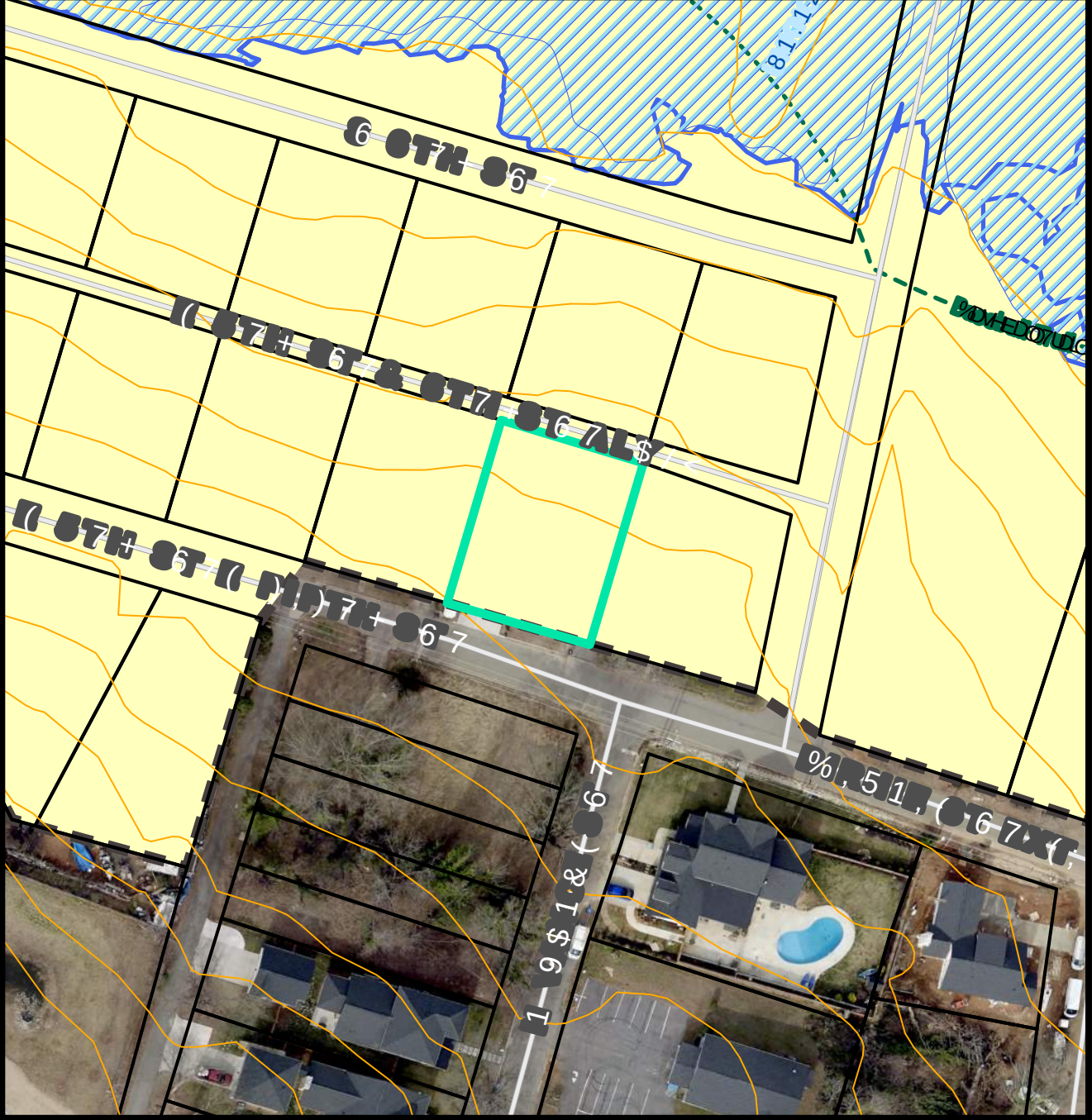


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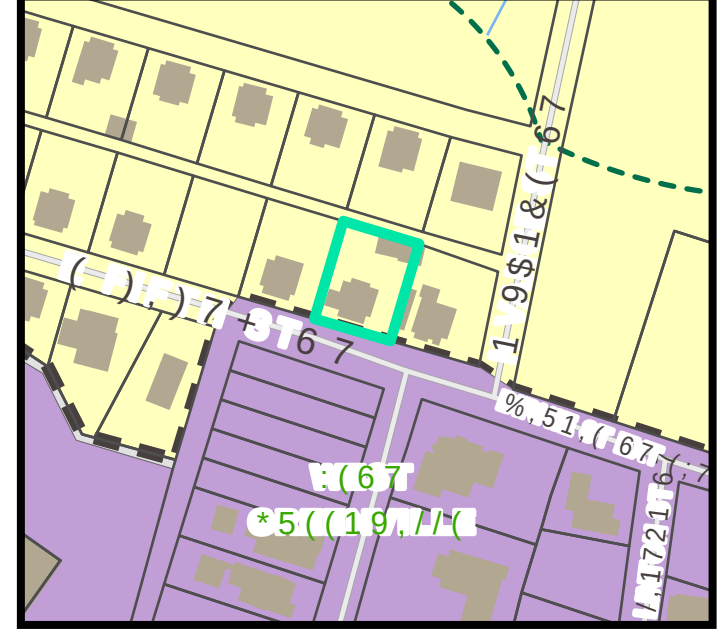


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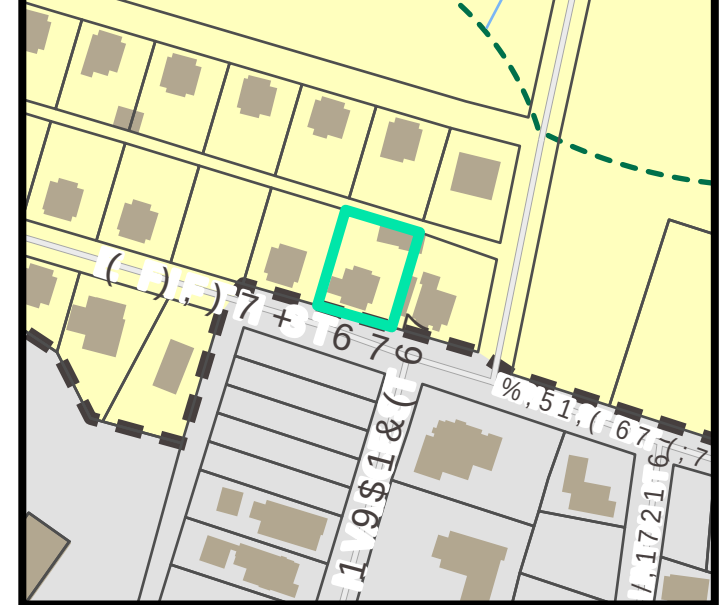
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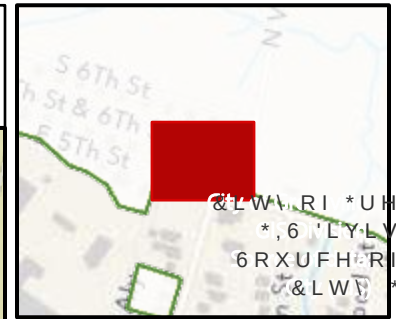
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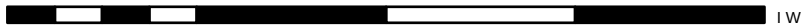
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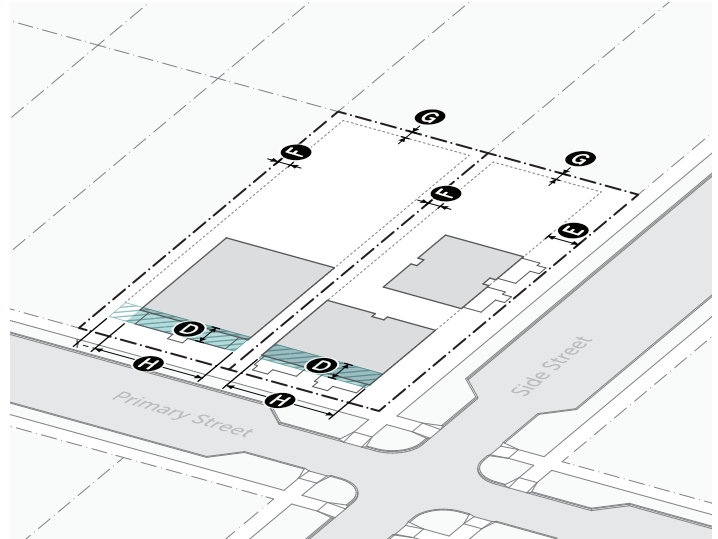
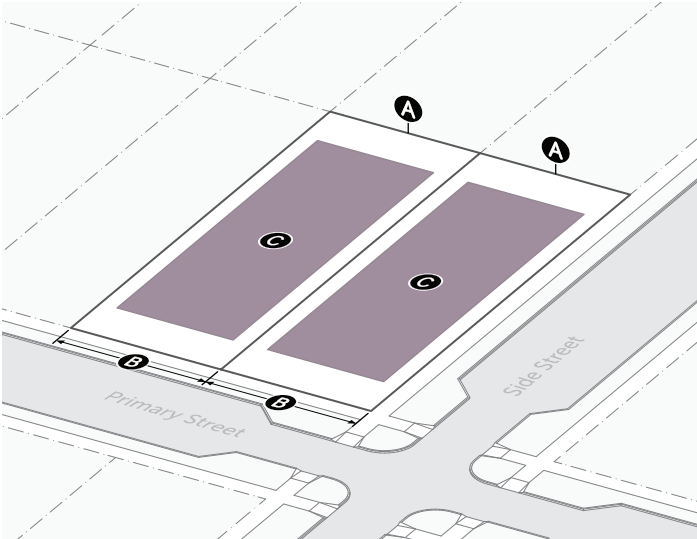
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19-2.3.2. RN-A NEIGHBORHOOD A

A. SITE

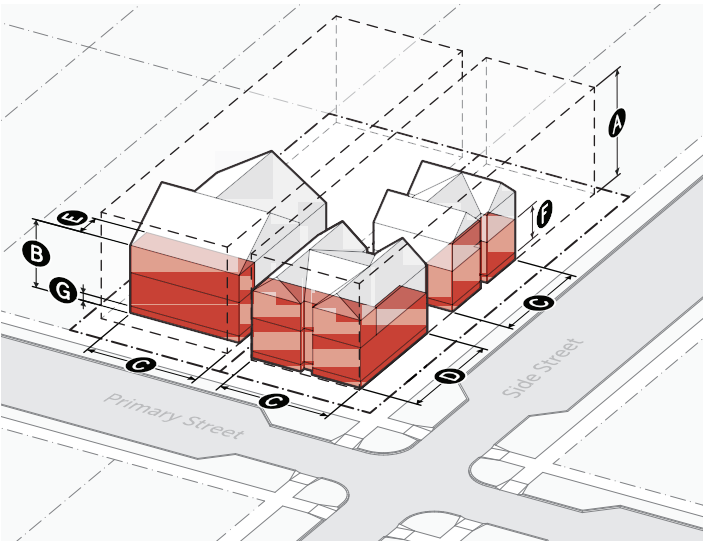


1. LOT SIZE	Sec. 2.11.2.
A Area (min)	2,000 SF
B Width (min)	
Front access	40'
Side/rear access	25'
2. DENSITY	Sec. 2.11.3.
Dwellings per lot (max)	4
3. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	60%

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](#)

August 6, 2026

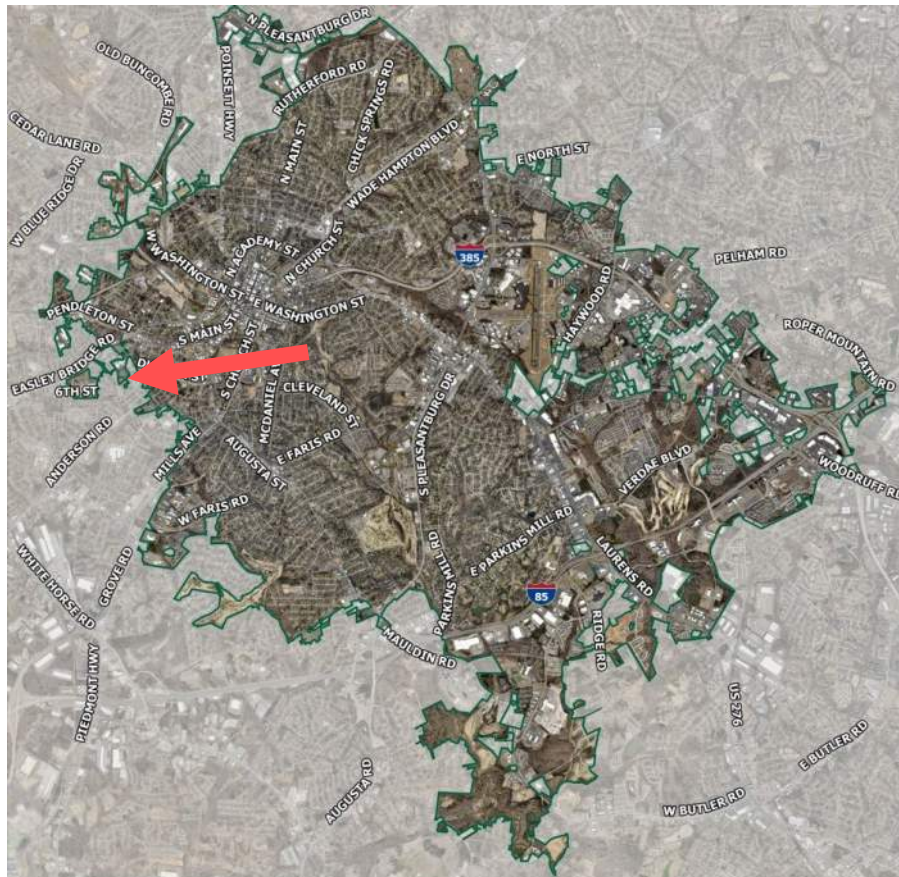
PUBLIC HEARING REQUIRED

PROJECT SUMMARY

Project Number:	AX-20-2026
Property Location:	200 and 202 Minus Street
Tax Map Number(s):	0113000904900 and 0113000905000
Property Area:	0.51 acre
Request:	Annex and Rezone to RN-A
Recommendation:	Approve

[Location map of the property for rezoning]

LOCATION MAP



PROJECT OVERVIEW:

The applicants have petitioned the City of Greenville to annex 0.51 acre of property along Minus Street into the Greenville city limits and to zone it RN-A, Neighborhood A District, under the Greenville Development Code.

The property is within the historic Sterling neighborhood. The surrounding residential areas have likewise been zoned as RN-A.

The properties are improved with one existing single-unit home per parcel each.

The GVL 2040 Comprehensive Plan does not provide a recommendation for the property. However, the Comprehensive Plan does recommend allowances for Missing Middle Housing, such as provided in the RN-A District.

Staff finds that the proposed RN-A District is appropriate given the adjacent zoning and the Comprehensive Plan's recommendation to increase Missing Middle Housing allowances.

LAND USE ANALYSIS:

[Map of surrounding zoning]

ZONING MAP



AERIAL MAP



ZONING ANALYSIS:

The proposed zoning is the **RN-A, Neighborhood A District**. The intent of the RN zoning districts is to provide a walkable neighborhood environment intended to accommodate a variety of low intensity housing options including single-family, duplexes, triplexes, and fourplexes, within walking distance of neighborhood-serving retail and food uses.

ZONING CHANGE ANALYSIS					
Zoning District	Lot Size	Density	Setbacks	Height	Additional Considerations
RN-A	Area: 2,000 sf Width: 40' (25' if side/rear access)	4	Front: Setback Range or 10'/20' Side: 5'	2.5 stories (32')	

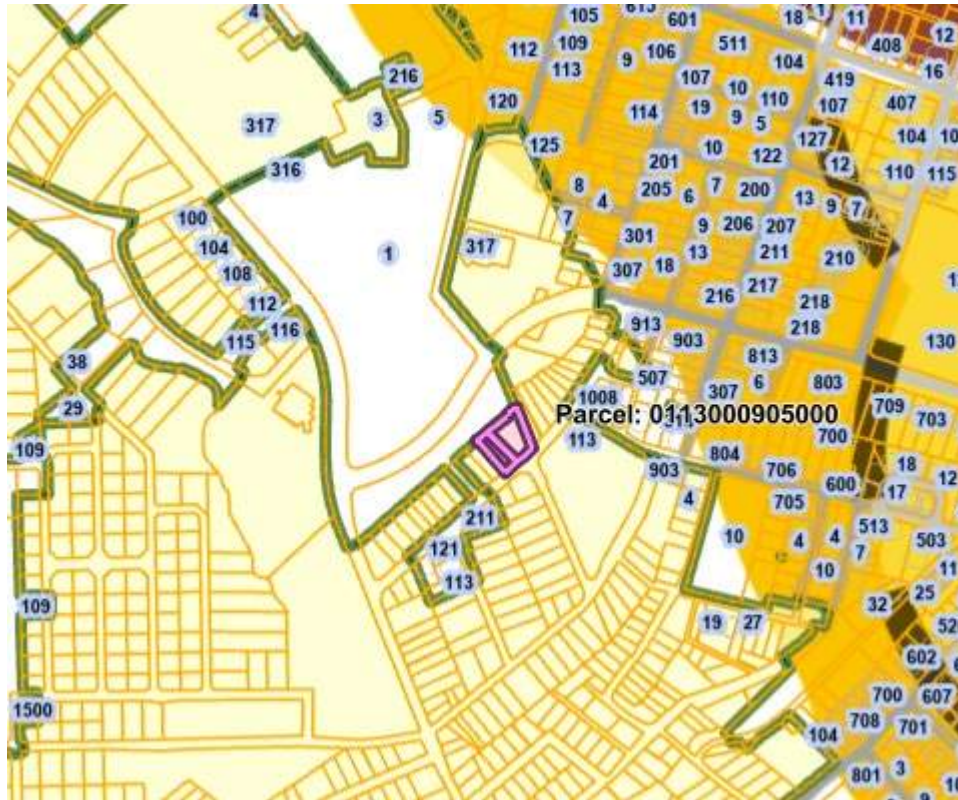
LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning District	Current Use
Subject Property	R-7.5, Single-family residential district (County)	Single unit residential
North	CM, Campus District	Hospital
East	R-7.5, Single-family residential district (County)	Vacant
South	R-7.5, Single-family residential district (County)	Single unit residential
West	R-7.5, Single-family residential district (County)	Single unit residential

FUTURE LAND USE ANALYSIS:

The Future Land Use Map (FLUM) of the GVL2040 Comprehensive Plan does not provide a recommendation for the subject property.

[Map of Future Land Use]

FUTURE LAND USE MAP



OTHER SITE INFORMATION:

SPECIAL EMPHASIS NEIGHBORHOOD: The property is currently within the County's portion of the Sterling Special Emphasis Neighborhood and will be added to the City's portion upon annexation.

NATURAL FEATURES: A tributary of Brushy Creek flows along the rear of the subject parcels.

STAFF COORDINATION:

Pre-Application and Development Meetings

The City and the applicant held a pre-application meeting on June 18, 2026.

CRITERIA FOR REZONE REVIEW:

Staff offers the following responses to the standards to rezone found in Div. 19-6.2.2(D)(2)

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

AX-20-2026: 200 and 202 Minus Street

Comments: While the Comprehensive Plan's Future Land Use Map does not provide a recommendation, the allowance for Missing Middle Housing is supported by the Plan.

(b) Consistent with Applicable Plans and Studies	YES
---	------------

Comments: The City adopted the Sterling Community Master Plan in 2010. This plan called for the expansion of housing options within the community.

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

Comments: The RN-A District is compatible with surrounding and historical use patterns.

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

Comments: The proposed amendment allows for uses that are compatible with existing and historic uses in the surrounding area. If other properties in the vicinity annex in the future, they would also receive the RN-A designation.

STAFF RECOMMENDATION:

Approve the rezone to RN-A, Neighborhood A District with staff comments.

Staff Comments

1. The property shall be included in the City's portion of the Sterling Special Emphasis Neighborhood.

City Engineer Comments

Recommend: Approve w/ Comments

Comments:

1. Application review approval is subject to the applicant satisfying all conditions and requirements of the engineering divisions.

Addressing Comments

Recommend: Approve w/ Comments

Comments:

ANNEXATION REVIEW:

- 1. NEW PARCELS (Assigned Address): 0113000904900, 0113000905000
 - 200 Minus Street (0113000904900)
 - 202 Minus Street (0113000905000)

Civil Engineer Comments

Recommend: Approve

Comments:

Minus Street will be classified as a Neighborhood low-density street type.



city of greenville

APPLICATION FOR ANNEXATION

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

*Indicates Required Field

APPLICANT/OWNER INFORMATION

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.

INSTRUCTIONS

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3. Please refer to **Sections 19-6.1.3. Planning Commission** for additional information.
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6. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

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

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

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

*APPLICANT SIGNATURE

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: DHL

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%

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

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

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_____*APPLICANT SIGNATURE

_____*DATE

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Initial: RK

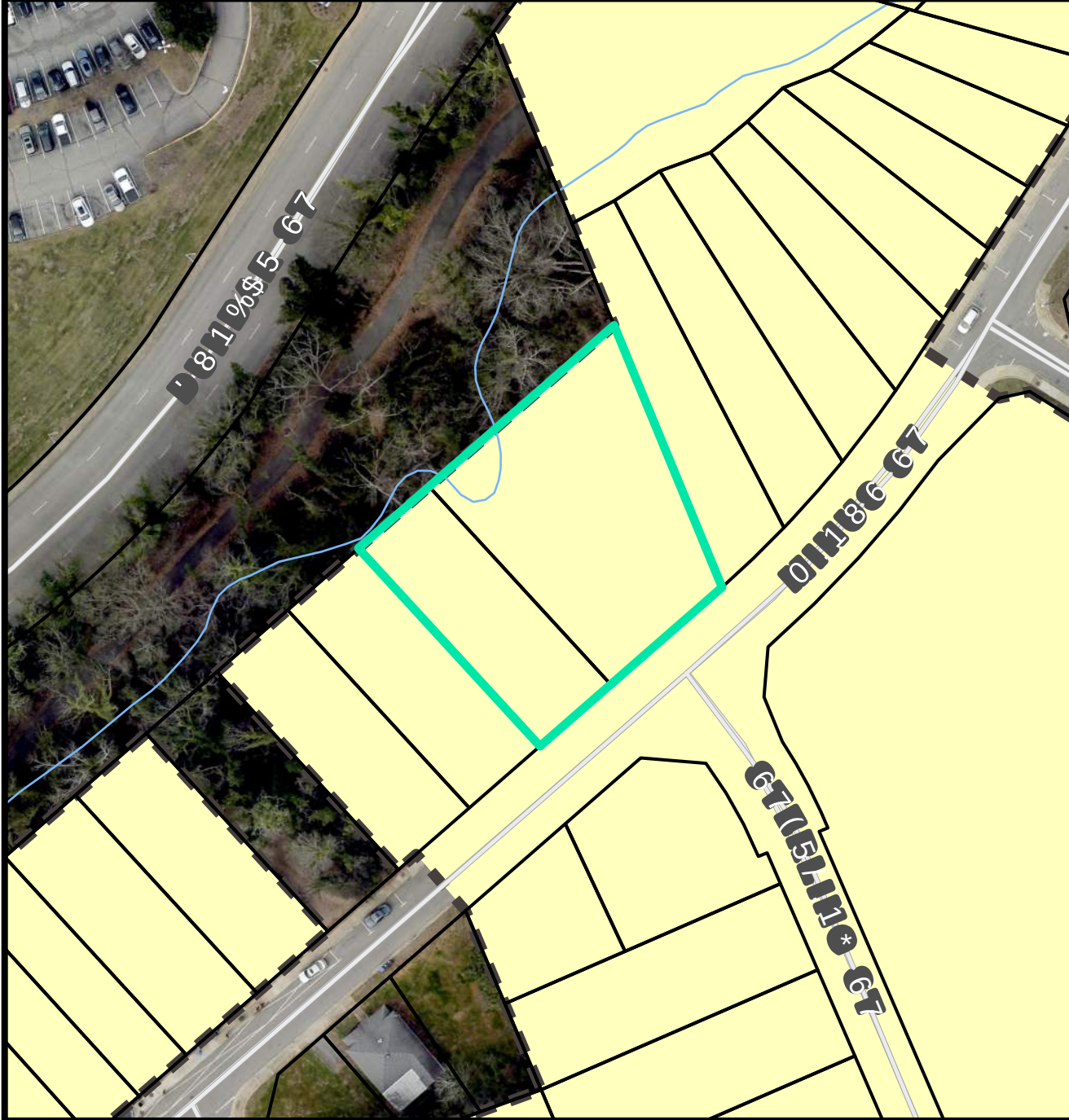
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Property Owner/Authorized Agent	
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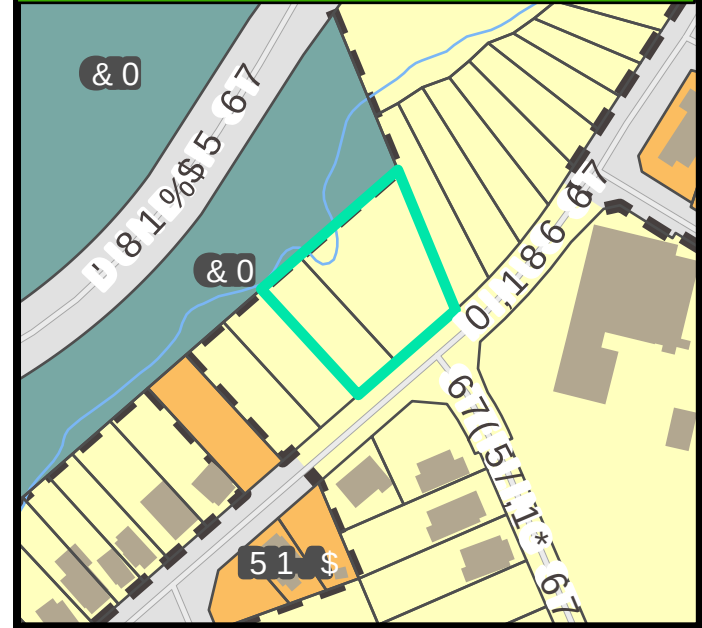
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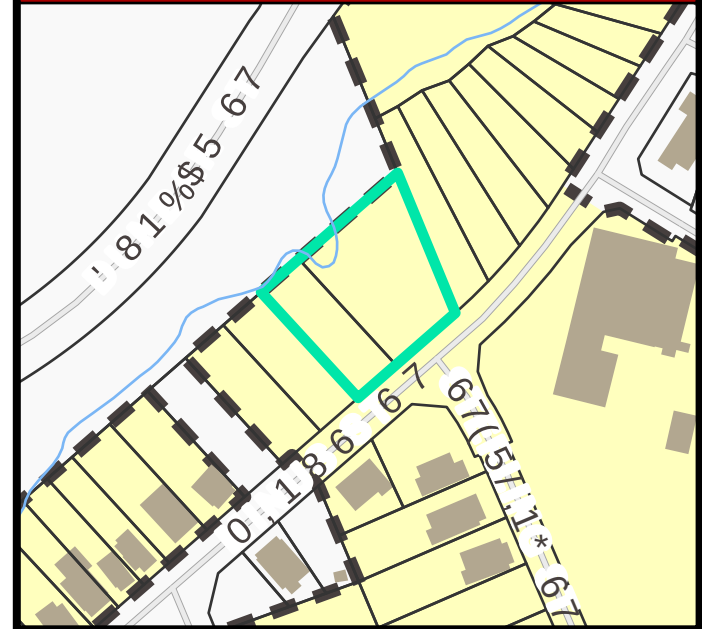
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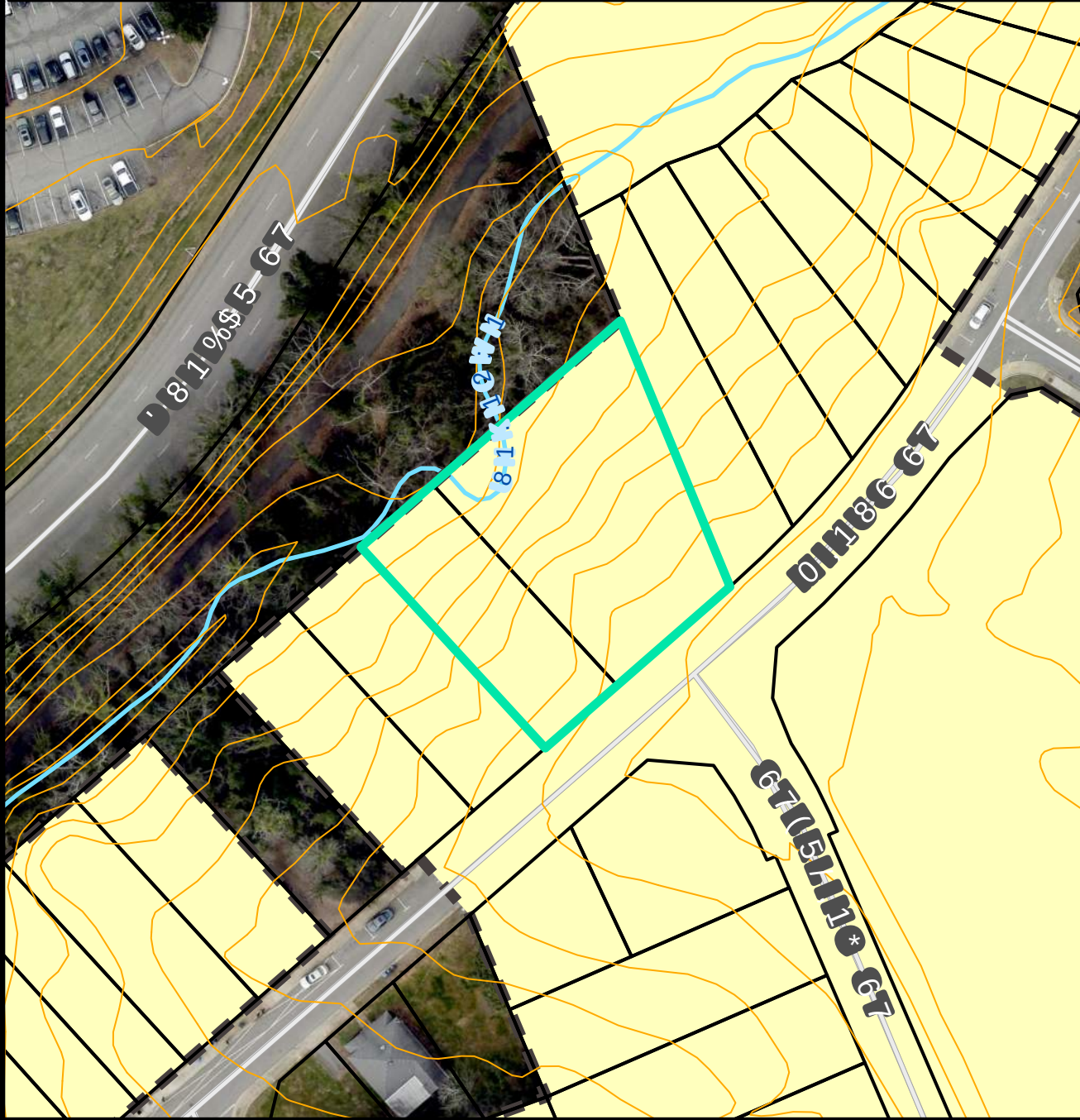


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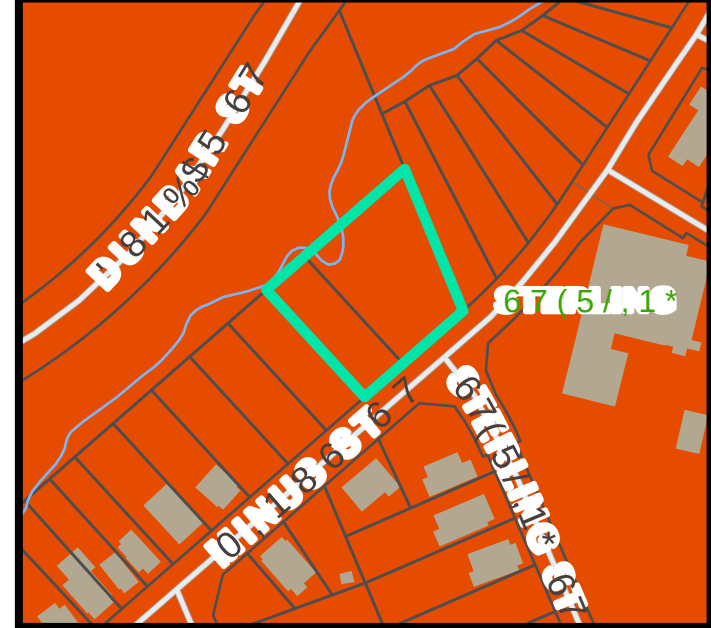
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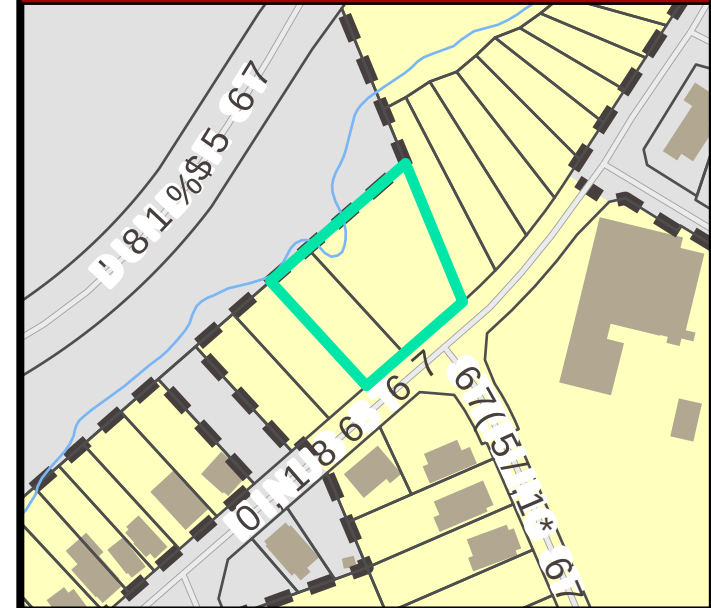
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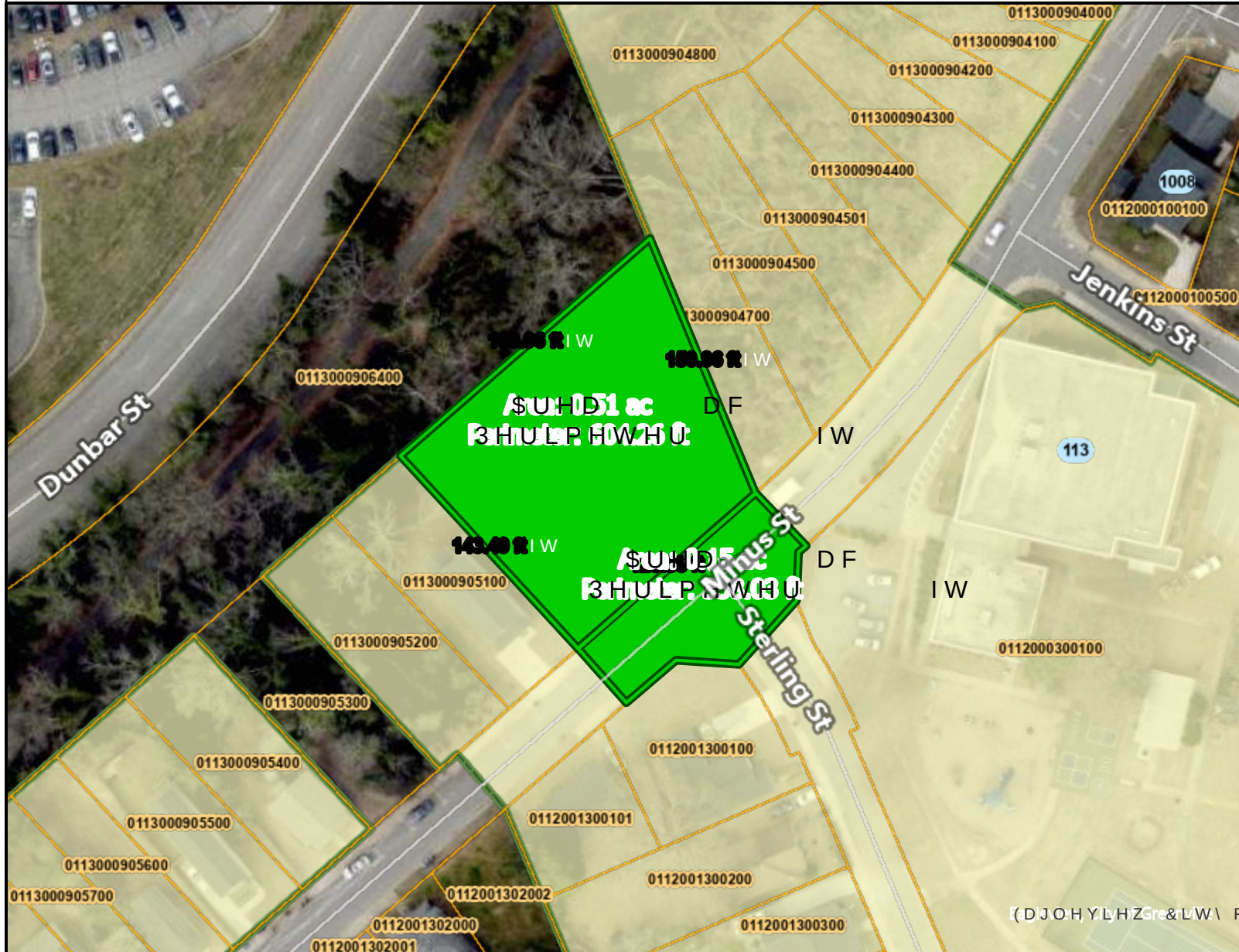
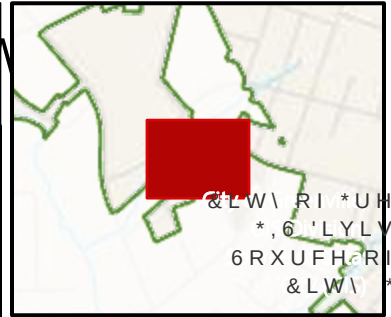




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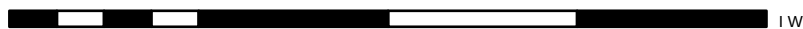
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August 6, 2026

PUBLIC HEARING REQUIRED

PROJECT SUMMARY

Project Number: AX-21-2026

Property Location: Woodruff Road, Interstate 385, Smith Hines Road, Lovett Drive, and Prado Way

Tax Map Number(s): 0547030103500, 0547030103502, 0547030100161, 0547030103703,
0547030103731, 0547030103727, 0547030103726, 0547030103730,
0547030103729, 0547030103728, 0547030103713, 0547030100128,
0547030103721, 0547030104002, 0547030103101, 0547030104003,
0547030105502, 0547030105202, and a portion of 0547030100136

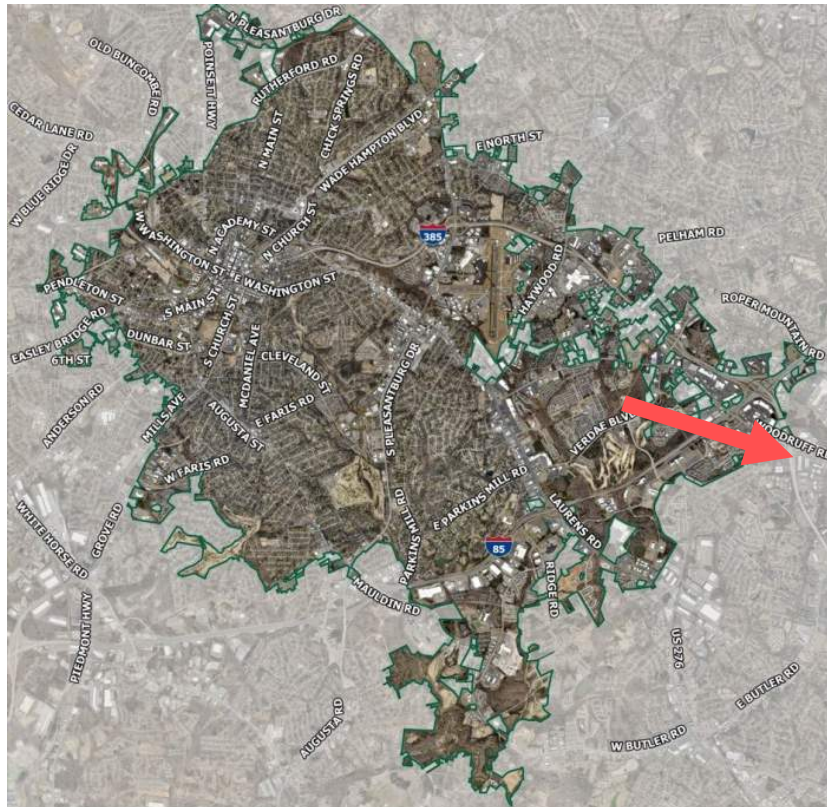
Property Area: 87.46 acres

Request: Annex and Rezone to BG, BH, and IX as shown in Exhibit A

Recommendation: Approve

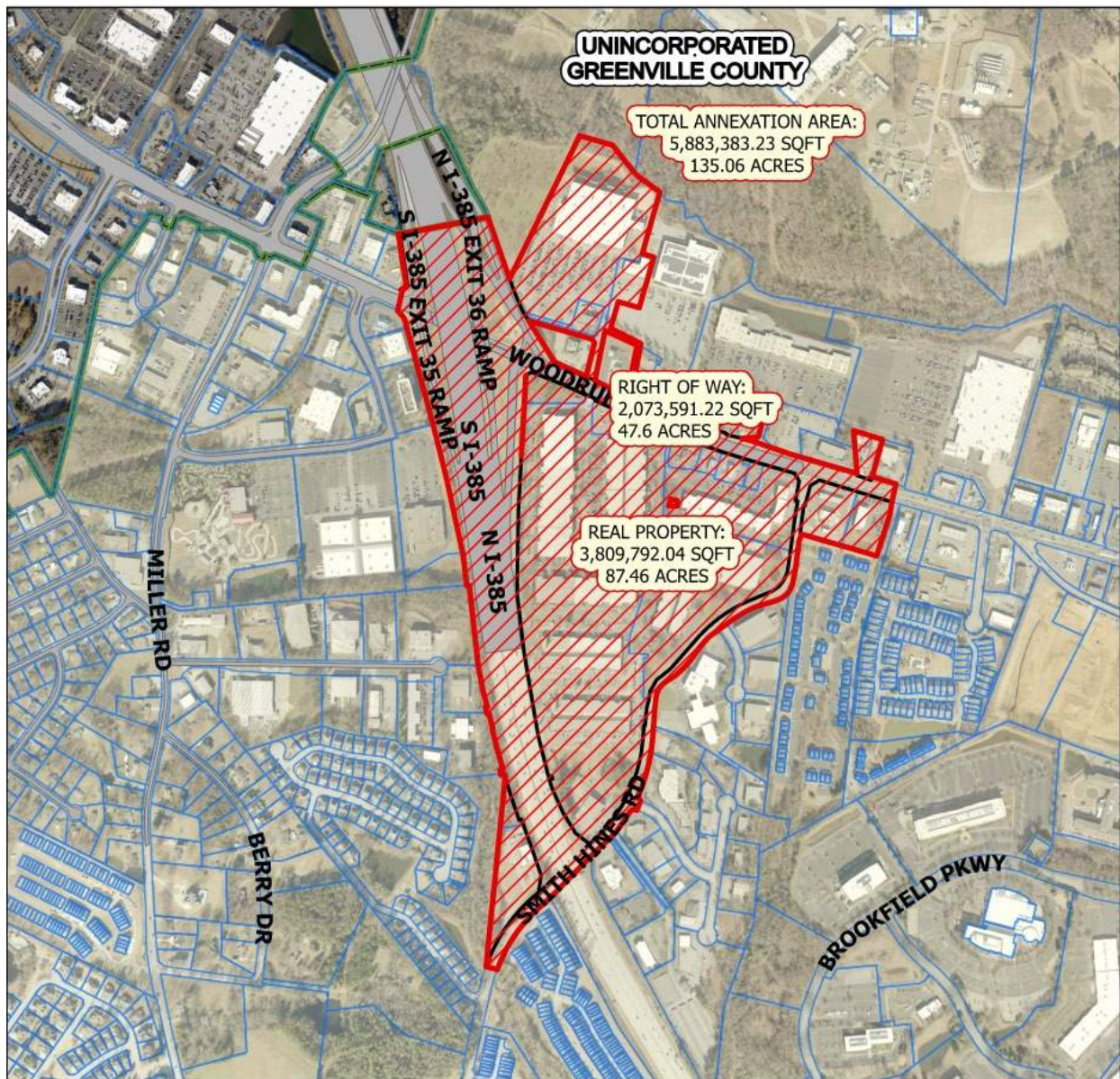
[Location map of the property for rezoning]

LOCATION MAP



PROJECT OVERVIEW:

AERIAL MAP



This application is an annexation petition for multiple properties in the area of Woodruff Road, Interstate 385, Smith Hines Road, Lovett Drive, and Prado Way. The process of annexation necessitates property to be assigned a City of Greenville zoning designation, following the procedure for a zoning map amendment in Section 19-6.2.2. of the Greenville Development Code. The City of Greenville Planning Commission must make a recommendation on the proposed zoning classification prior to final reading of the annexation ordinance by Greenville City Council. The Planning Commission does not provide a recommendation on the annexation itself. Proposed zoning classifications for the annexed area include BG, Business General, BH, Business Heavy, and IX, Industrial Flex District, under the Greenville Development Code.

The GVL 2040 Comprehensive Plan does not provide a Future Land Use Map recommendation for the property. However, the portion of Woodruff Road within the City is recommended for the Regional Mixed-use

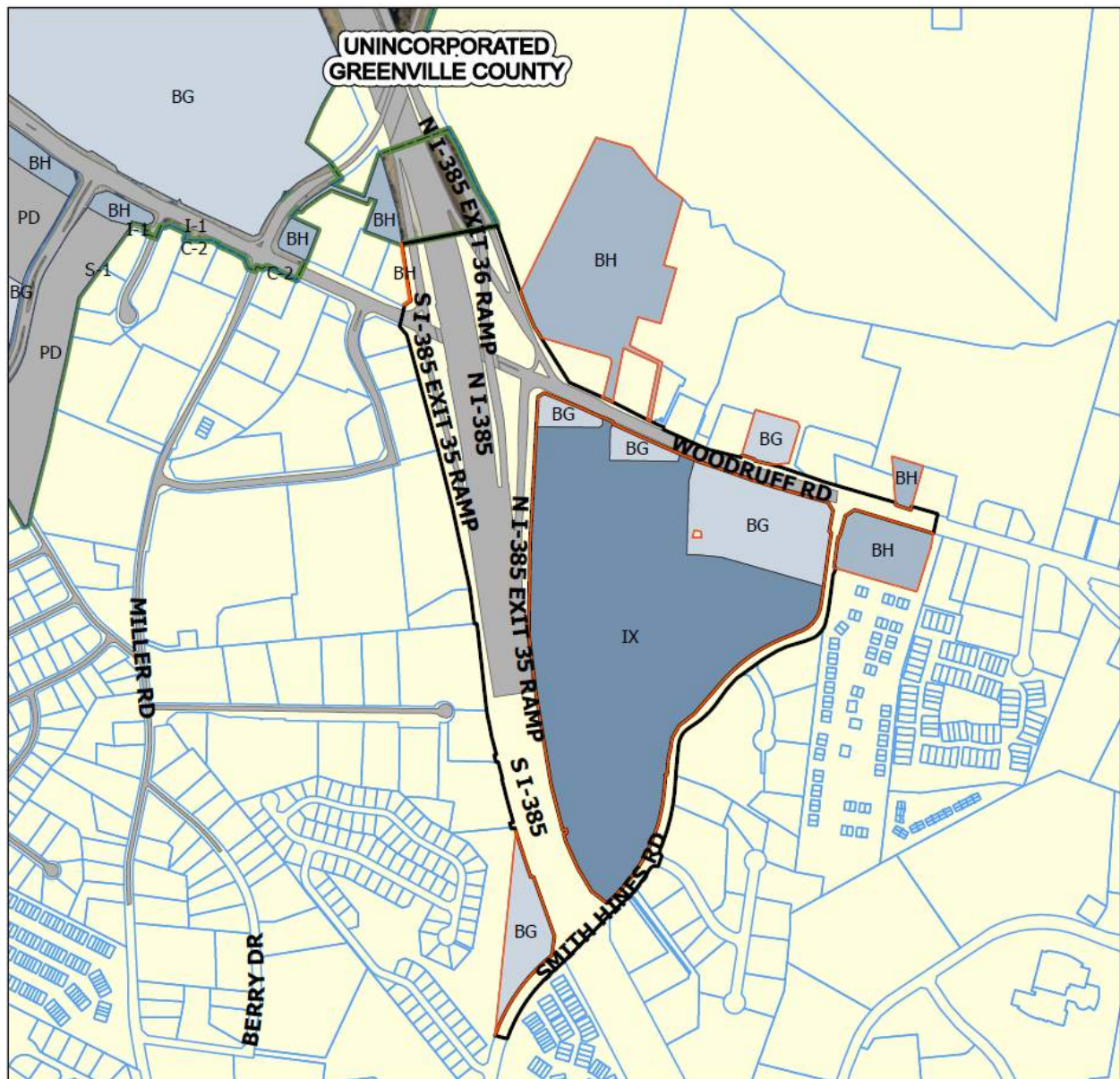
AX-21-2026: Woodruff Road 75%

land use. The built environment and proposed zoning districts within the annexed area are consistent with this adjacent area's zoning recommendation.

Staff finds that the proposed BG, BH, and IX Districts are appropriate given the existing built environment and uses within the proposed annexed area.

LAND USE ANALYSIS:

[Map of surrounding zoning]
PROPOSED ZONING MAP



ZONING ANALYSIS:

The proposed zoning districts are BG, Business General District, BH, Business Heavy District, and IX, Industrial Flex District, as shown by parcel and address in Exhibit A. The current Greenville County zoning districts include C-2, Commercial district, C-3, Commercial district, S-1, Services district, O-D, Office District, and R-12, Single-family residential district. As the GVL2040 Comprehensive Plan's Future Land Use Map does not provide for a land use recommendation for the annexation territory, the proposed zoning districts have been aligned to reflect existing conditions and comparative zoning classifications in the county. The annexed property is not proposed to be included within a city overlay district and is not currently within a county overlay district.

BG, Business General District

The BG, Business General District, is proposed for the automotive-centric designed commercial outparcels and shopping centers along Woodruff Road. It is also proposed for an office building site on Smith Hines Road.

The BG District is appropriate for these locations given the existing uses and built-form. Uses for these properties include fast food restaurants, a bank, a commercial strip center, and office building. It does not include automotive uses such as auto sales and repair or car wash.

BH, Business Heavy District

The BH, Business Heavy District, is proposed for the Sam's Club, a gas station, car wash, and an automotive repair business. Collectively these sites have either a built-form with substantial distance from the established adjacent right-of-way or have an automotive-centric use. As such, the built form and uses are consistent with the BH District.

IX, Industrial Flex District

The IX, Industrial Flex District, is proposed for the Merovan Center. The center includes around 140 flex space units utilized for small industrial, warehouse, and service-based tenants. The center is currently primarily zoned S-1, Services district, in Greenville County. The IX District is consistent with the established uses, built-form, and current county zoning district.

The proposed annexation area has acted as a regional commercial and industrial flex hub for the Greenville area over the past several decades. The proposed City zoning districts serve to match the existing uses and built form while promoting the area's future for property owners, tenants, and patrons alike.

OTHER SITE INFORMATION:

SPECIAL EMPHASIS NEIGHBORHOOD: N/A

NATURAL FEATURES: A tributary of Rocky Creek flows on the north side of the Sam's Club property and a tributary of Gilder Creek flows along the western side of I-385.

STAFF COORDINATION:

Pre-Application and Development Meetings

The City and the applicant held a pre-application meeting on July 2, 2026.

CRITERIA FOR REZONE REVIEW:

Staff offers the following responses to the standards to rezone found in Div. 19-6.2.2(D)(2

AX-21-2026: Woodruff Road 75%

(a) Consistent with Comprehensive Plan	N/A
Comments: The Comprehensive Plan's Future Land Use Map does not provide a recommendation. A recommendation will be provided in a future Comprehensive Plan.	
(b) Consistent with Applicable Plans and Studies	N/A
Comments: The City has not conducted a study of the subject property.	
(c) Compatible with Surrounding Uses	YES
Comments: The BG, BH, and IX Districts are consistent with surrounding uses and built patterns.	
(d) Provide logical and orderly Development Pattern.	YES
Comments: The proposed amendment allows for uses that are compatible with existing uses and development patterns in the surrounding area. If other properties in the vicinity annex in the future, they would also receive either the BG, BH, or IX Districts.	

STAFF RECOMMENDATION:

Approve the rezone to BG, Business General District, BH, Business Heavy District, and IX, Industrial Flex District

Staff Comments

Fire Department Comments

Recommend: Approve w/ Comments

Comments:

GCFD will be responding to the annexed areas, as well as completing required business inspections. GCFD will update Knox boxes, fire alarm response packages and all other code requirements with business owners to ensure code compliance. With the continued annexation of property, GCFD will continue to evaluate response data to ensure adequate coverage is provided for both suppression activities and fire inspectors.

Civil Engineer Comments

Recommend: Approve w/ Comments

Comments:

Woodruff Road would be classified as a Thoroughfare street.
Smith Hines Road would be classified as a District street.



city of greenville

APPLICATION FOR ANNEXATION

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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

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*APPLICANT SIGNATURE

DATE

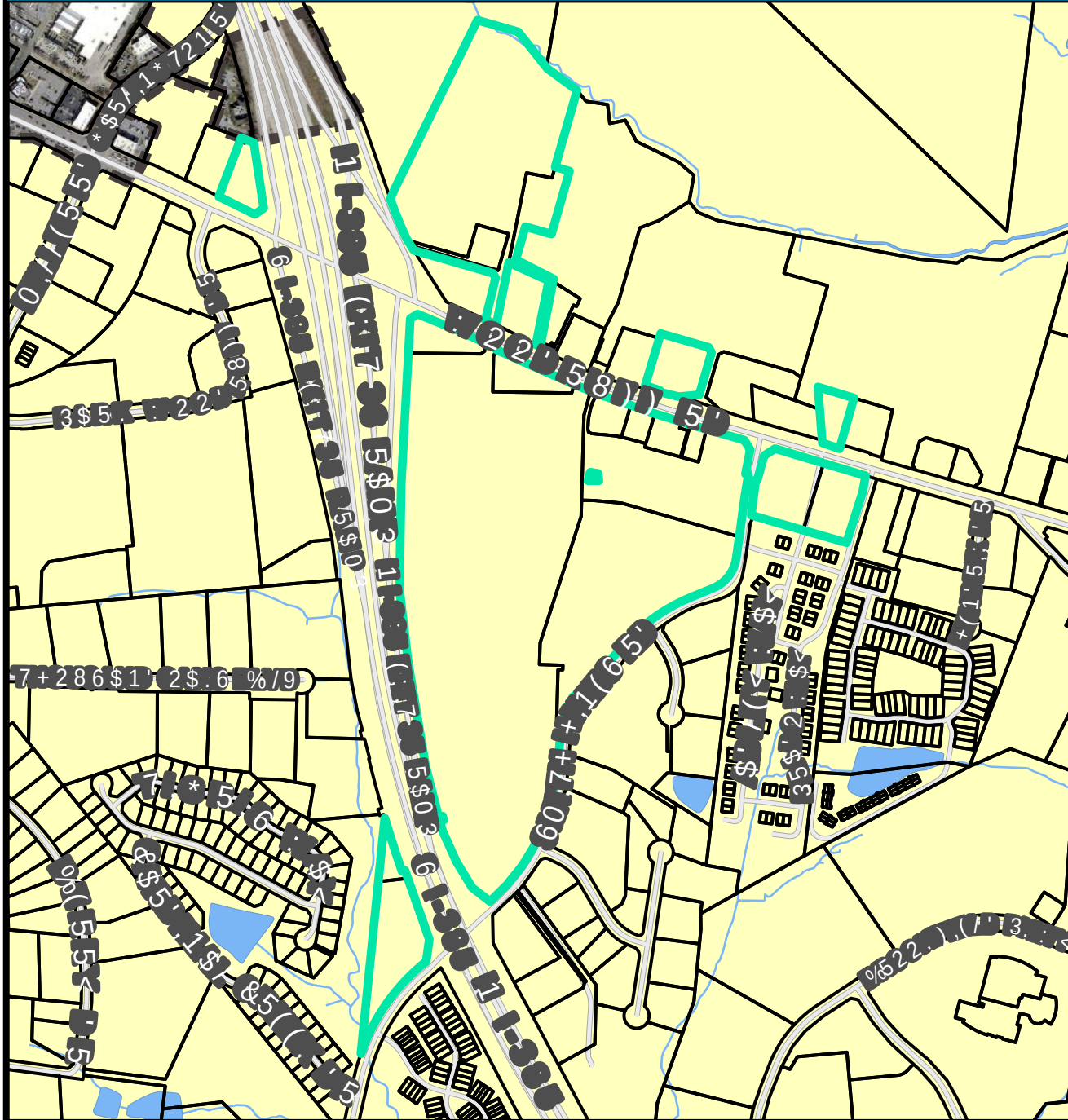
7. *Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

Initial: MF

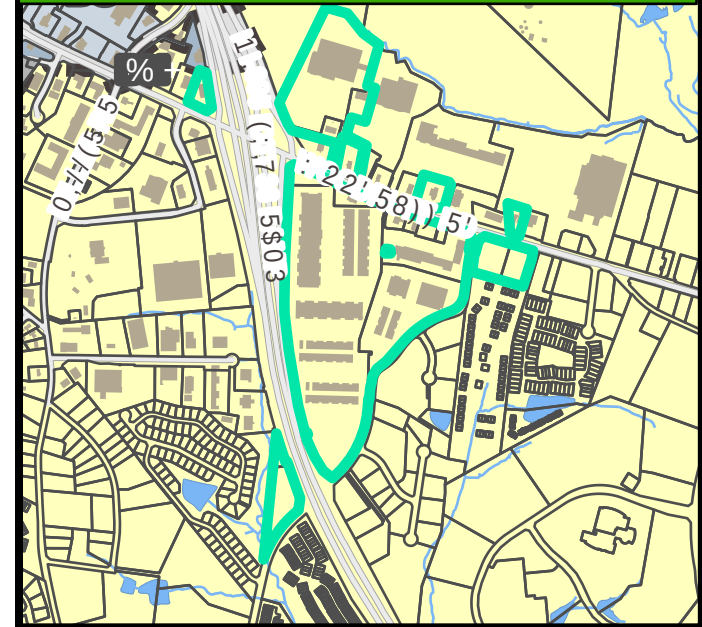
*Signatures	
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Property Owner/Authorized Agent	
Date	

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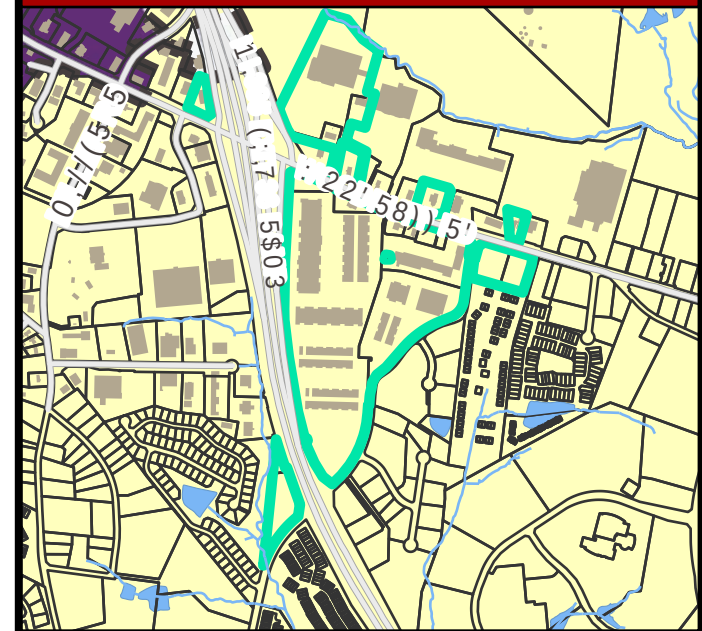
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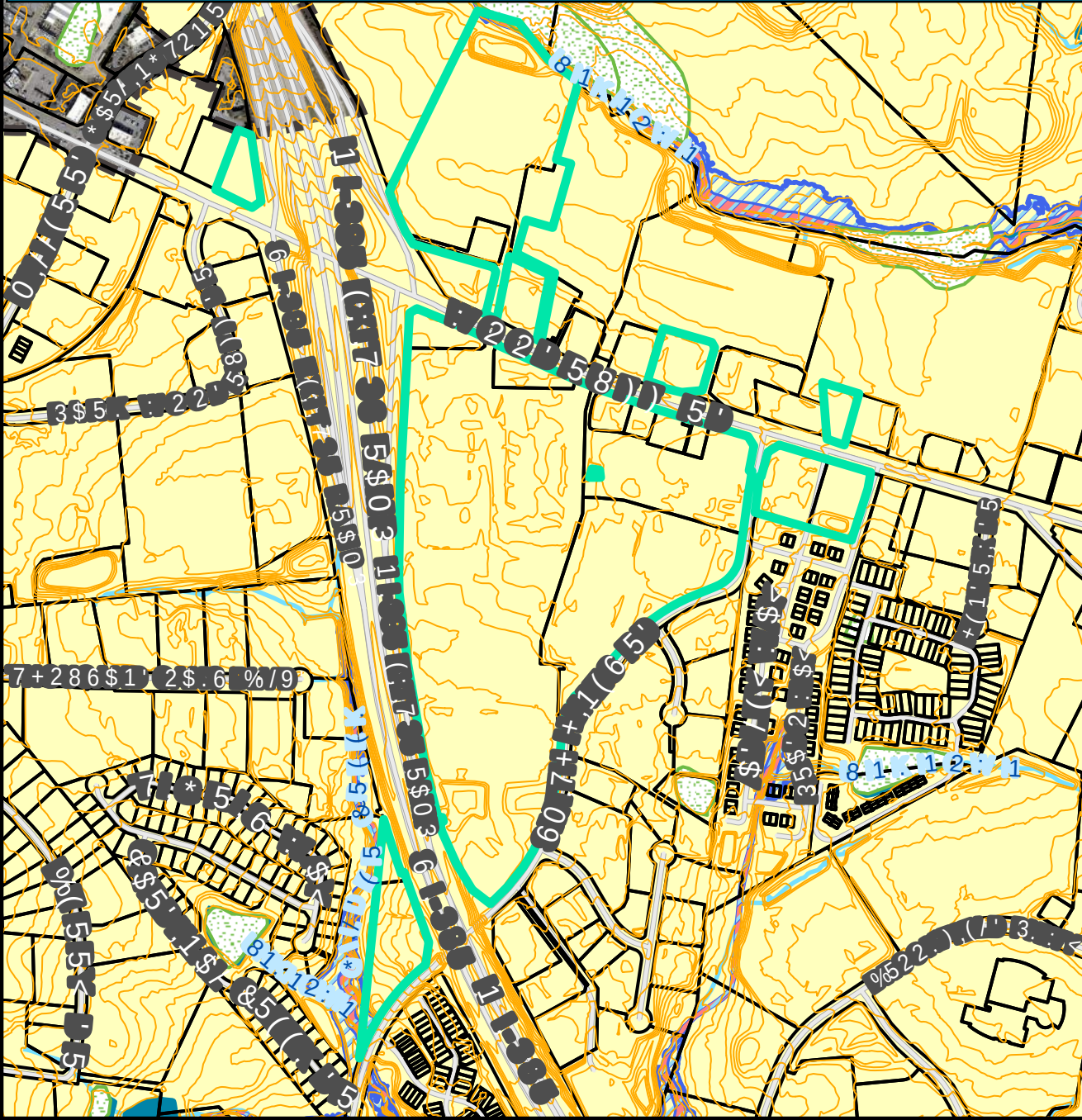
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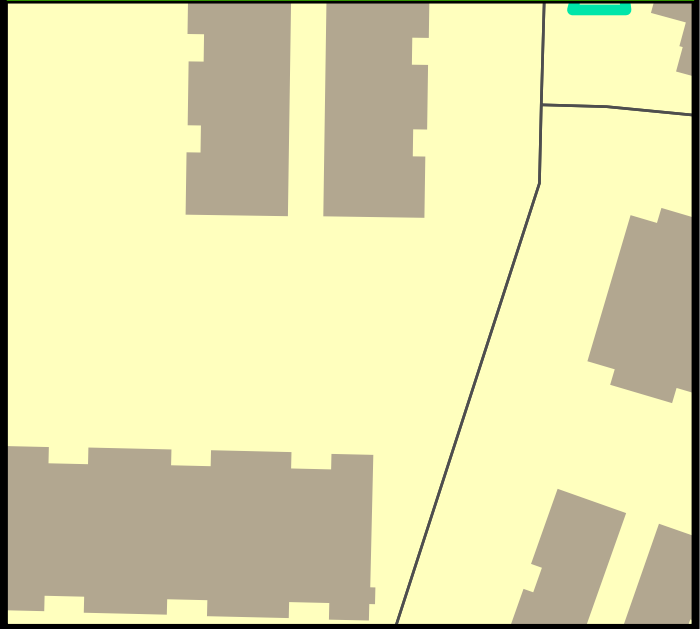
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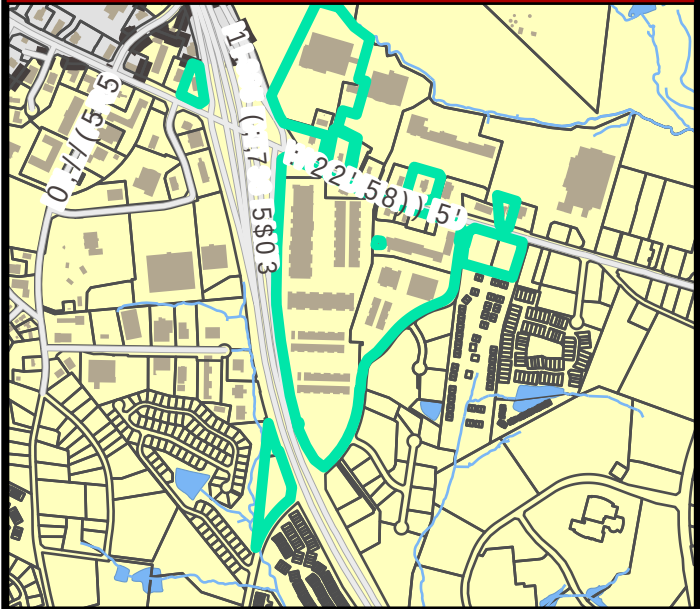

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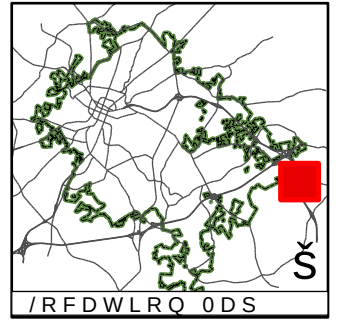
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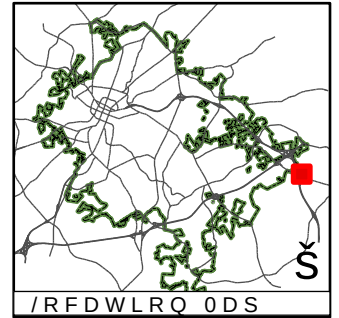
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Address	TMS#	Acreage	County Zoning	Proposed City Zoning
1147 Woodruff Road	0547030100136 (portion)	0.08	C-2, Commercial District	BH, Business Heavy District
1211 Woodruff Road	0547030103500	14.08	C-2, Commercial District	BH, Business Heavy District
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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UNINCORPORATED GREENVILLE COUNTY



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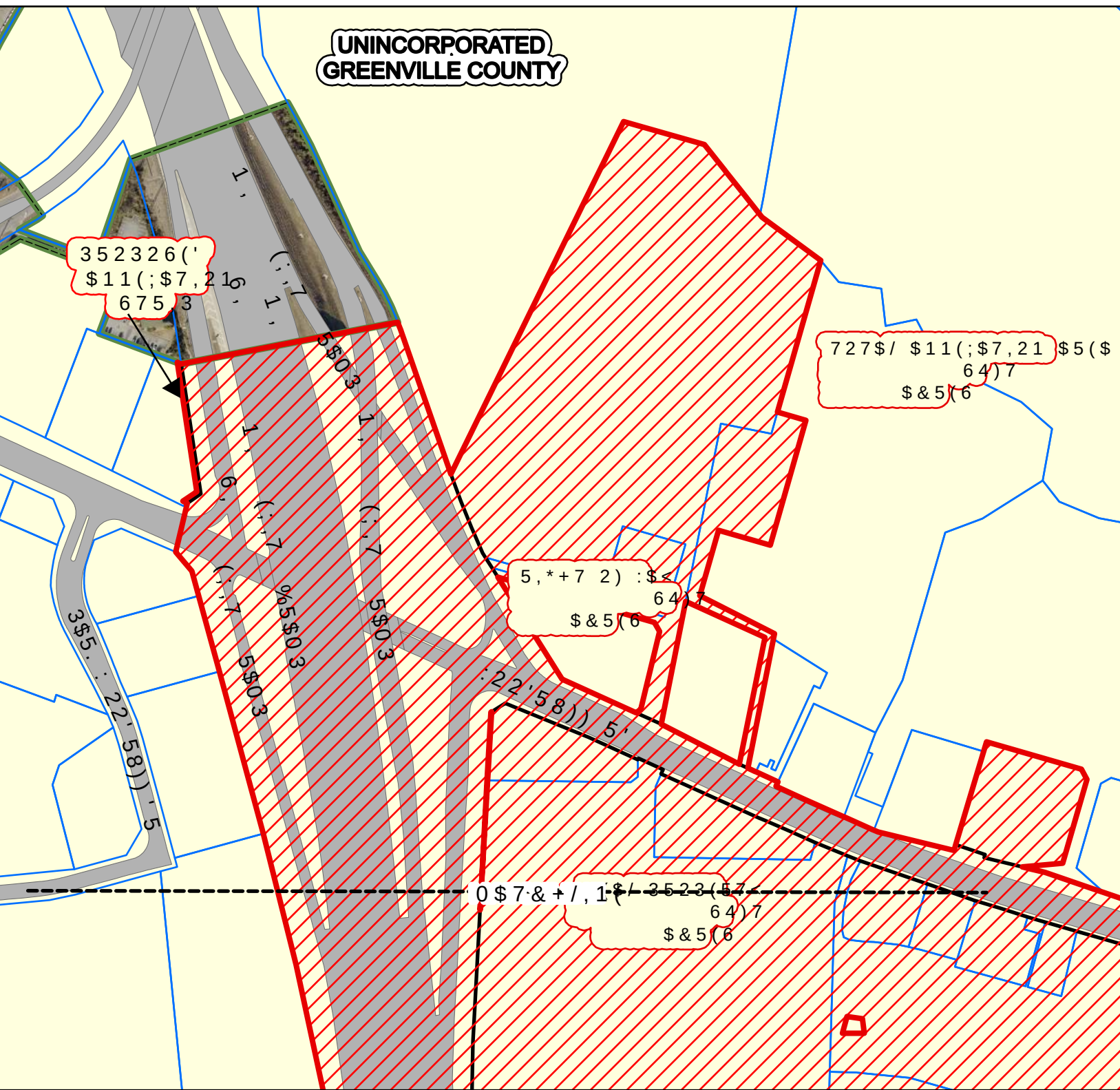
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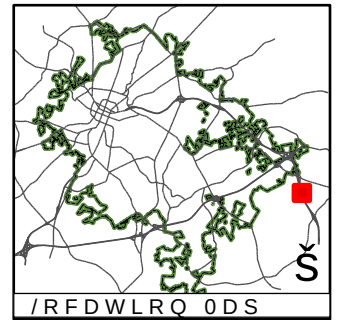
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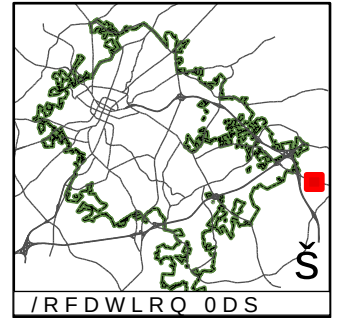
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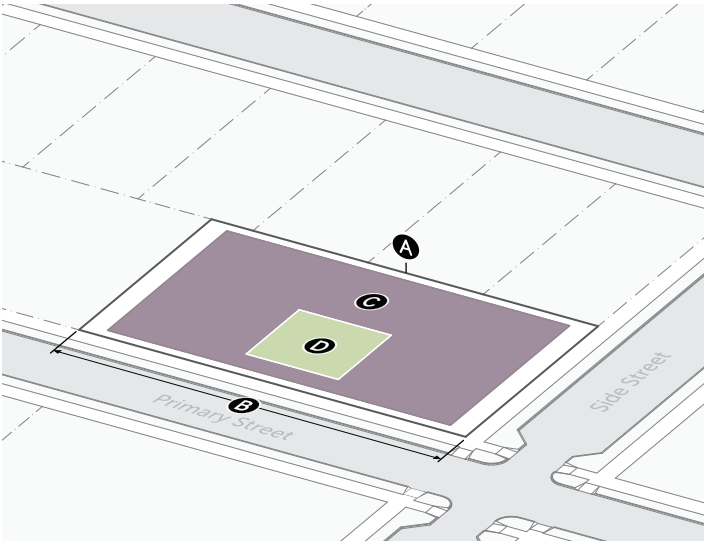
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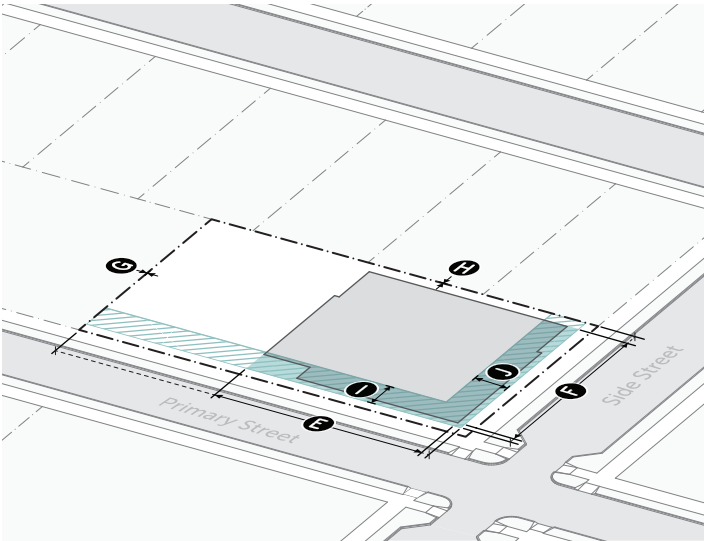
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19-2.7.2. **BG** BUSINESS GENERAL

A. **SITE**



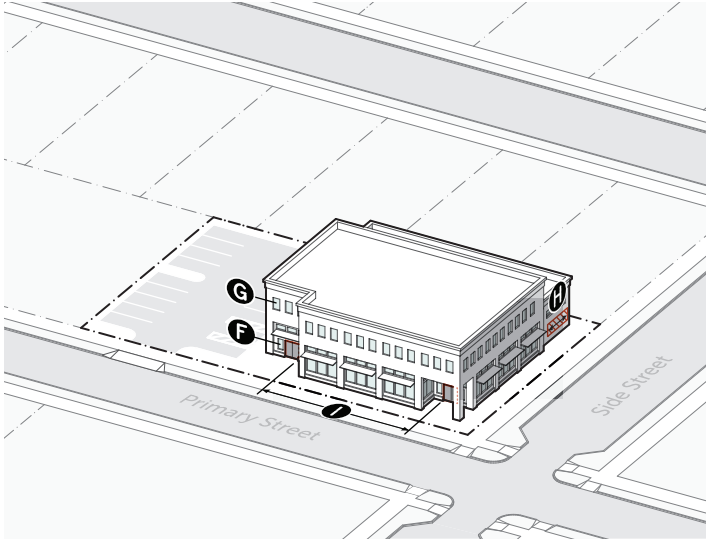
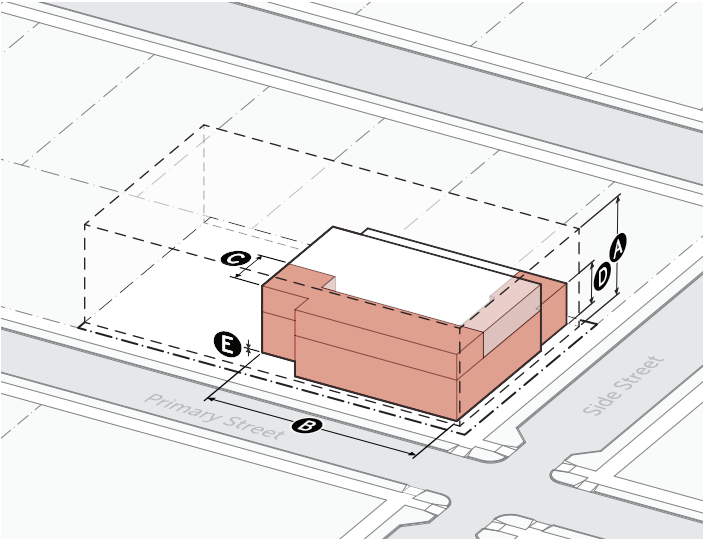
1. LOT SIZE	Sec. 2.11.2.
A Area (min)	None
B Width (min)	
Front access	40'
Side/rear access	15'
2. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	80%
D Outdoor amenity space (min)	10%



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

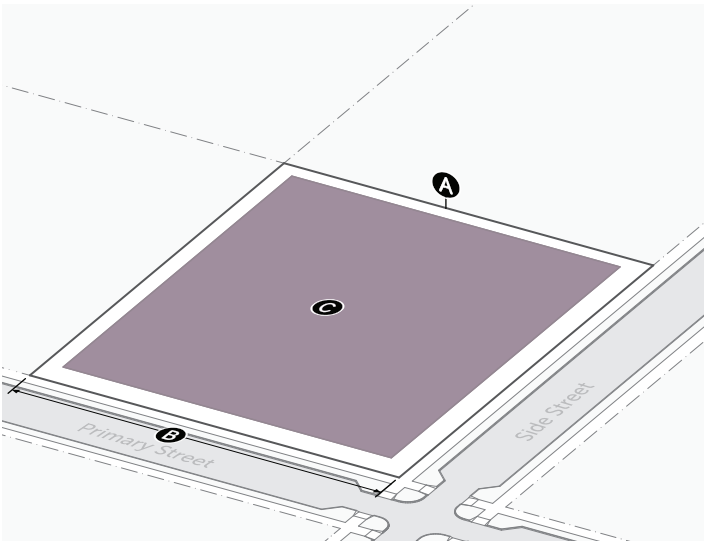


1. HEIGHT ⁴	Sec. 2.11.10.
A Overall height (max stories)	
Base	3
Bonus	5
2. MASSING	Sec. 2.11.11.
B Building width (max)	175'
C Active depth (min)	20'
3. FLOOR HEIGHTS ⁴	Sec. 2.11.12.
GROUND STORY	
D Story height (min/max)	
Residential	10' / 18'
Nonresidential	12' / 18'
E Finish floor elevation (min/max)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

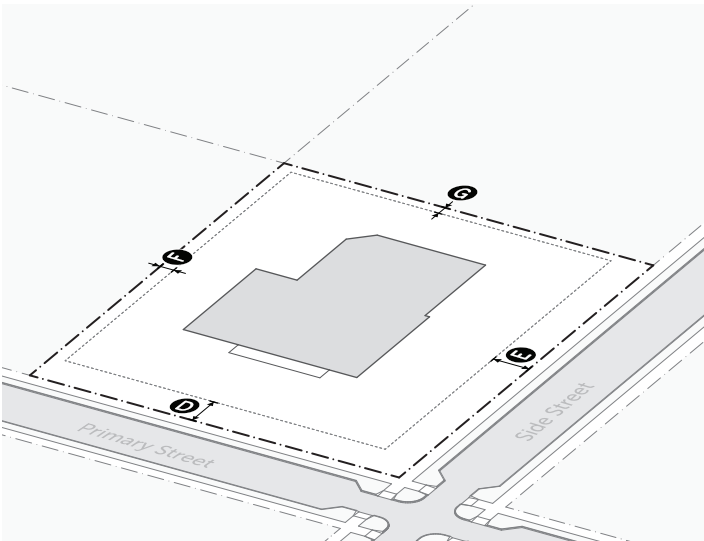
	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.11.13.	
F Ground story (min)		
Residential	25%	20%
Nonresidential	40%	30%
G Upper story (min)	20%	20%
H Blank wall width (max)	15'	25'
5. ENTRANCES ⁴	Sec. 2.11.14.	
I Street-facing entry spacing (avg)	60'	100'
Entry feature	Yes	Yes

19-2.7.3. **BH** BUSINESS HEAVY

A. SITE

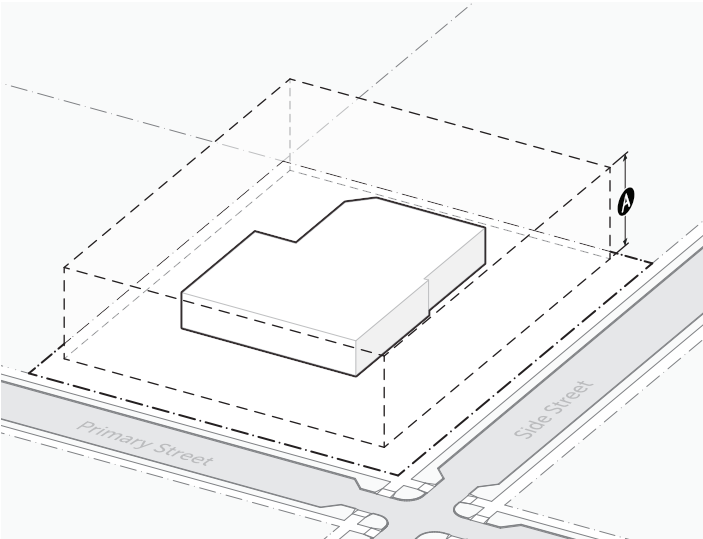


1. LOT SIZE	Sec. 2.11.2.
A Area (min)	7,500
B Width (min)	75'
2. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	80%
Outdoor amenity space (min)	None

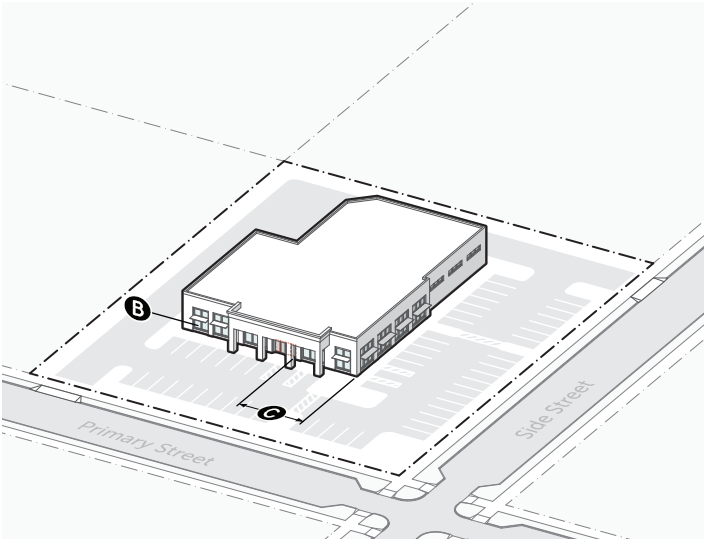


3. BUILDING SETBACKS	Sec. 2.11.5.
D Primary street lot line (min)	20'
E Side street lot line (min)	20'
F Side lot line (min)	10'
G Rear lot line (min)	10'
Alley lot line (min)	5'
4. TRANSITIONS ²	Sec. 2.11.6.
Transition type	Type A, B, C
5. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	10'
Side 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



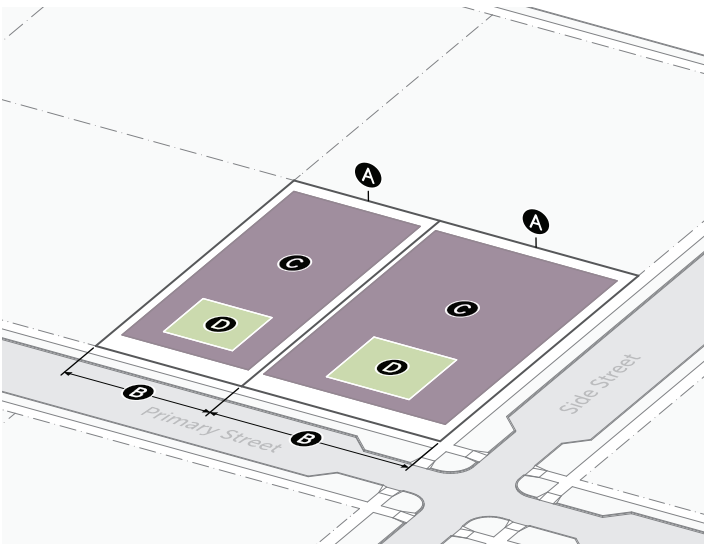
1. HEIGHT	Sec. 2.11.10.
A Overall height (max)	55'
2. MASSING	Sec. 2.11.11.
Building width (max)	None
Active depth (min)	None
3. GROUND STORY	Sec. 2.11.12.
Story height (min)	None
Finish floor elevation (min/max)	None



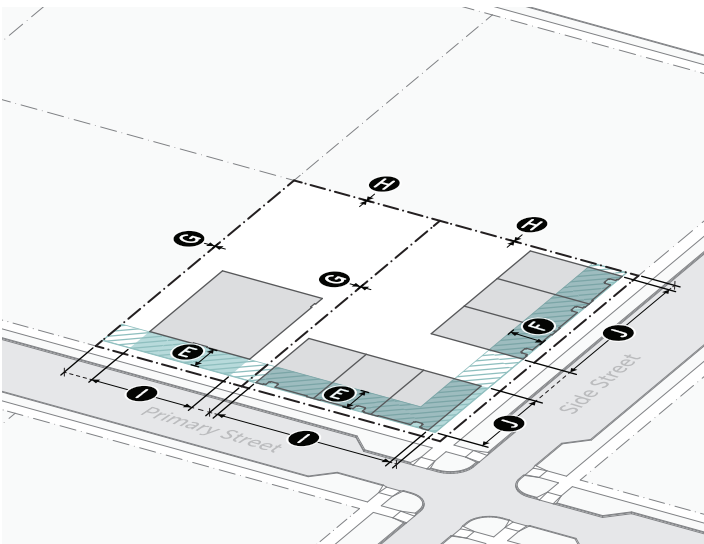
	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.11.13.	
B Ground story (min)	30%	15%
Upper story (min)	None	None
Blank wall width (max)	None	None
5. ENTRANCES ⁴	Sec. 2.11.14.	
C Street-facing entry spacing (avg)	150'	None
Entry feature	Yes	No

19-2.8.2. IX INDUSTRIAL FLEX

A. SITE

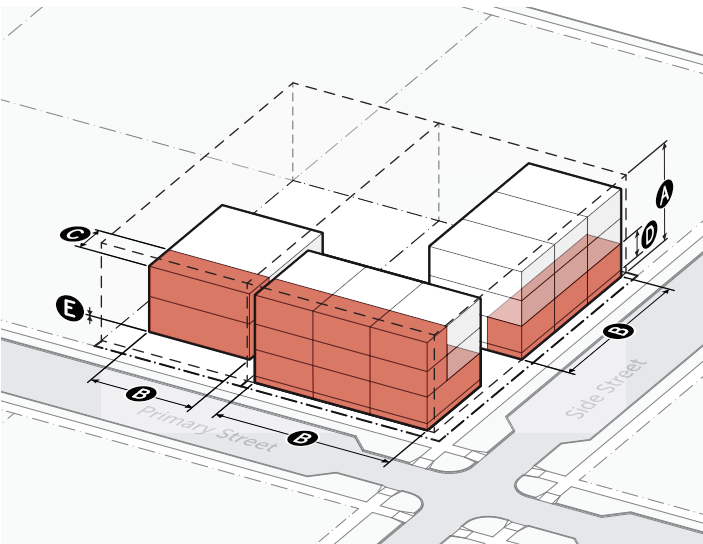


1. LOT SIZE	Sec. 2.11.2.
A Area (min)	None
B Width (min)	
Front access	40'
Side/rear access	15'
2. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	80%
D Outdoor amenity space (min)	10%

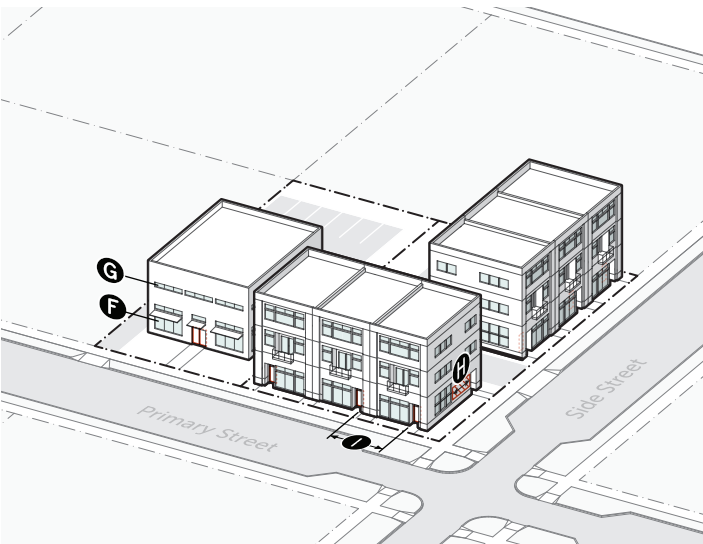


3. BUILDING SETBACKS	Sec. 2.11.5.
E Primary street lot line (min/max)	5' / 20'
F Side street lot line (min/max)	5' / 20'
G Side lot line (min)	0'
H Rear lot line (min)	0'
Alley lot line (min)	5'
4. TRANSITIONS	Sec. 2.11.6.
Transition type	Type A, B
5. BUILD-TO	Sec. 2.11.7.
Build-to width (min)	
I Primary 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



CITY OF GREENVILLE, SC
PLANNING COMMISSION
STAFF REPORT

August 6, 2026

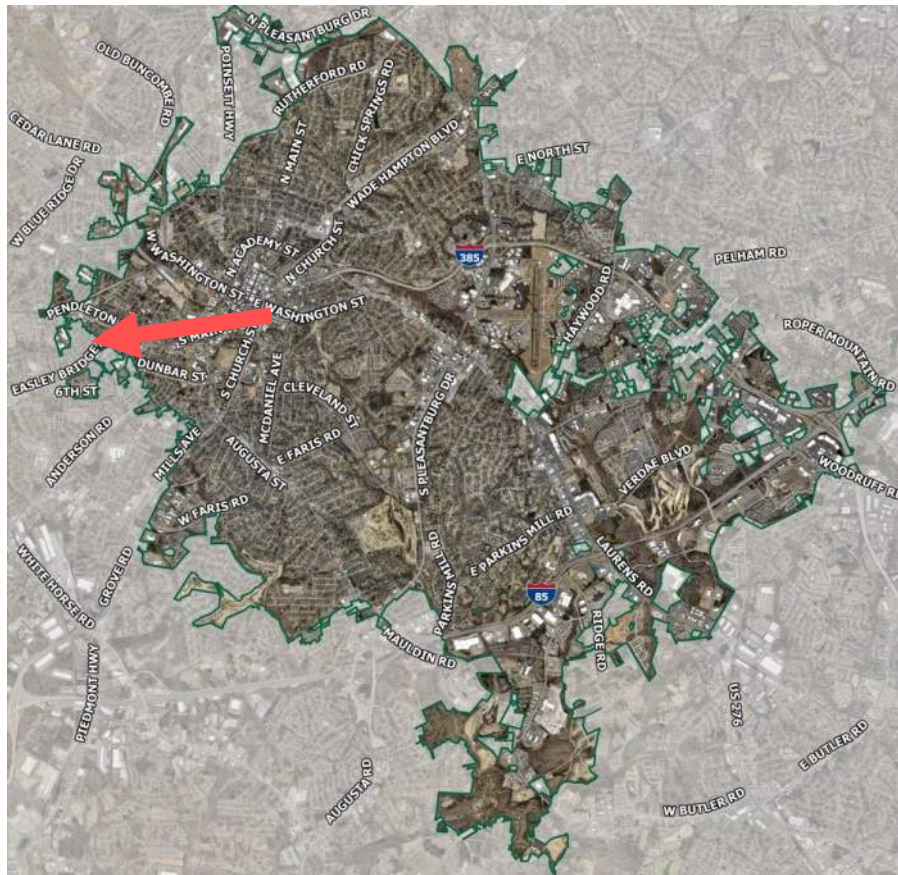
PUBLIC HEARING REQUIRED

PROJECT SUMMARY

Project Number: AX-22-2026
Property Location: 101 Mason Street
Tax Map Number(s): 0118000100200
Property Area: 0.16 acre
Request: Annex and Rezone to RN-A
Recommendation: Approve

[Location map of the property for rezoning]

LOCATION MAP



PROJECT OVERVIEW:

The applicant has petitioned the City of Greenville to annex 0.16 acre of property at 101 Mason Street into the Greenville city limits and to zone it RN-A, Neighborhood A District, under the Greenville Development Code.

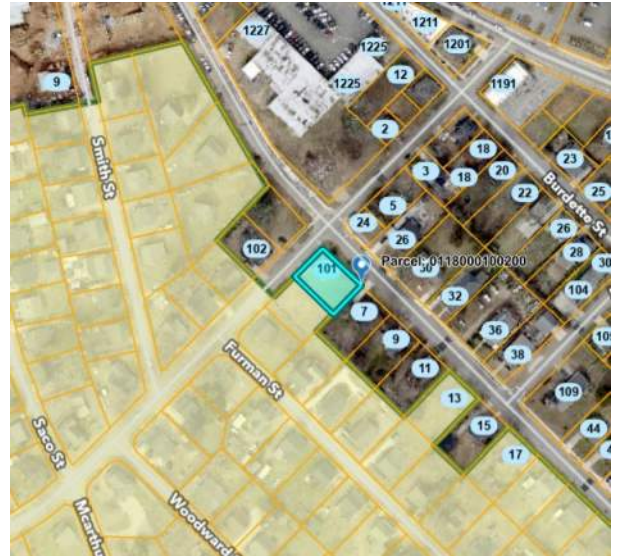
The property is within the Brandon Mill village. With a renewed focus by the City of Greenville on Missing Middle Housing, the City wishes to provide RN- zoning designations in the area's mill village communities. These areas were historically dominated by duplexes. Zoning these areas through annexation to RN- Districts will provide this option in the future. As other properties annex in the area, they too would be zoned to an RN- District.

The property is improved with a mill-era home.

The GVL 2040 Comprehensive Plan's Future Land Use Map recommends the Urban Node Mixed Use Mixed-Use and Areas Suitable for Missing Middle Housing.

Staff finds that the proposed RN-A District is appropriate given the historic residential uses in the area and the Comprehensive Plan's Future Land Use Map recommendation and its further recommendation to increase Missing Middle Housing allowances.

AERIAL MAP



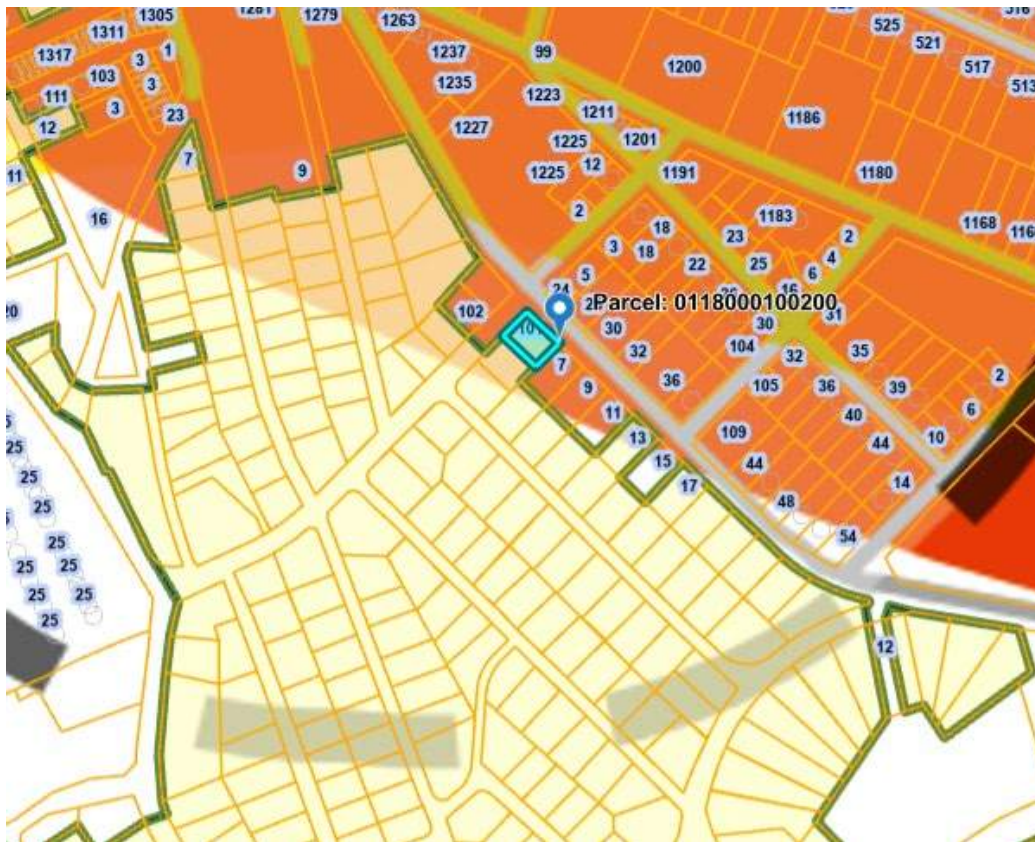
LAND USE ANALYSIS:

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning District	Current Use
Subject Property	R-7.5, Single-family residential district (County)	Single unit residential
North	MXS-2, Shopfront 2 District; RNX-C, Neighborhood Flex C District; RH-D, House D District	Commercial strip center, vacant neighborhood commercial, and single unit residential
East	RH-D, House D District	Single unit residential
South	R-7.5, Single-family residential district (County)	Single unit residential
West	RH-D, House D District	Single unit residential and vacant

FUTURE LAND USE ANALYSIS:

The Future Land Use Map (FLUM) of the GVL2040 Comprehensive Plan provides the Urban Node Mixed Use and Areas Suitable for Missing Middle Housing recommendations.

[Map of Future Land Use]
FUTURE LAND USE MAP



OTHER SITE INFORMATION:

SPECIAL EMPHASIS NEIGHBORHOOD: N/A

NATURAL FEATURES: N/A

STAFF COORDINATION:

Pre-Application and Development Meetings

The City and the applicant held a pre-application meeting on July 2, 2026.

CRITERIA FOR REZONE REVIEW:

Staff offers the following responses to the standards to rezone found in Div. 19-6.2.2(D)(2)

(a) Consistent with Comprehensive Plan	YES
Comments: The Comprehensive Plan's Future Land Use Map recommends Urban Node Mixed Use and Areas Suitable for Missing Middle Housing. While the Corridor Mixed Use designation is a likely spillover from the Village, the Areas Suitable for Missing Middle Housing is also supported by the Plan itself to allow more duplexes, triplexes, and fourplexes in the community.	
(b) Consistent with Applicable Plans and Studies	N/A
Comments: The City has not conducted a planning study of this area.	
(c) Compatible with Surrounding Uses	YES
Comments: The RN-A District is compatible with surrounding and historical use patterns.	
(d) Provide logical and orderly Development Pattern.	YES
Comments: The proposed amendment allows for uses that are compatible with existing and historic uses in the surrounding area. If other properties in the vicinity annex in the future, they would also receive the RN-A designation.	

STAFF RECOMMENDATION:

Approve the rezone to RN-A, Neighborhood A District

*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

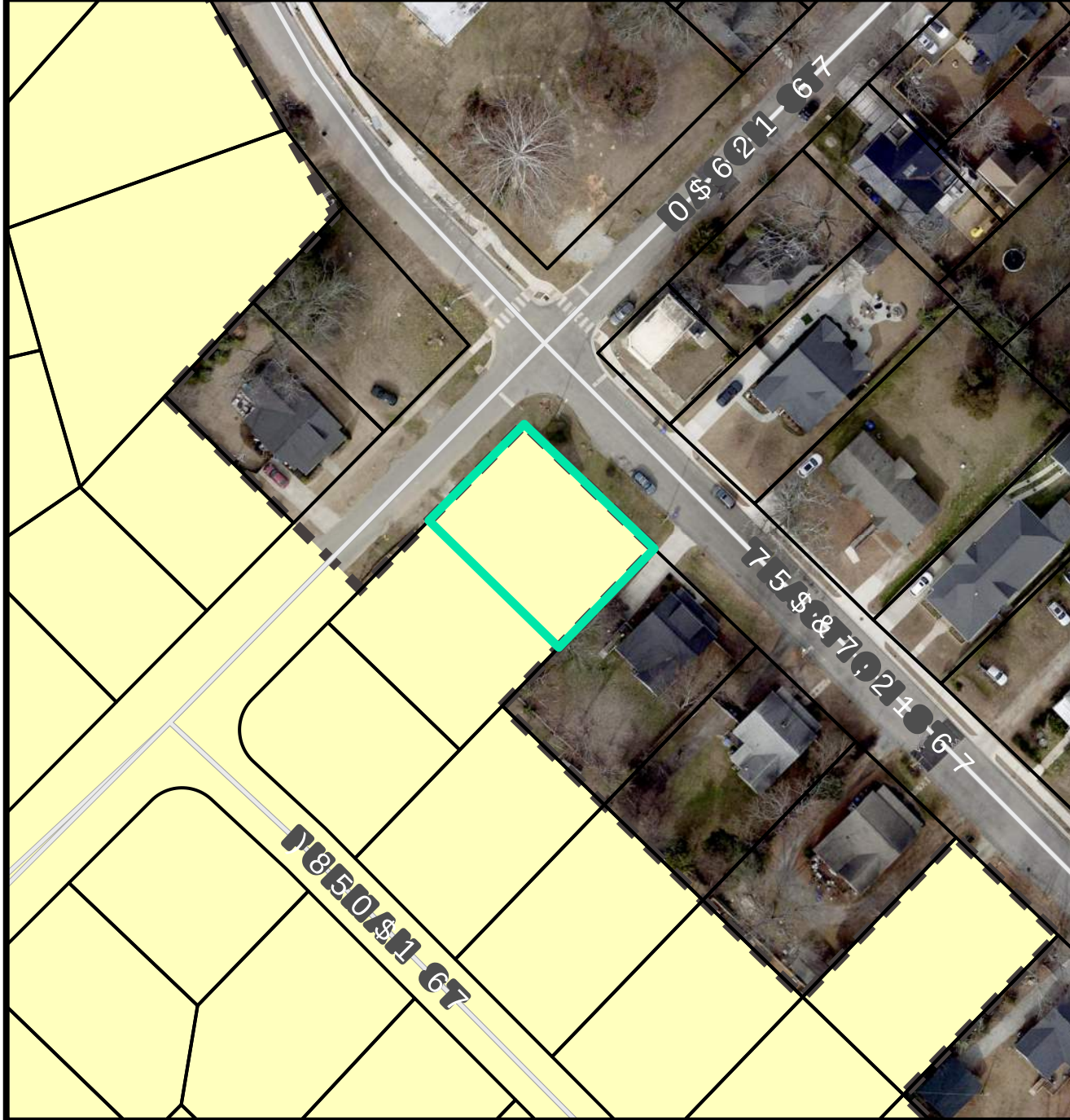
7. *Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

Initial: NK

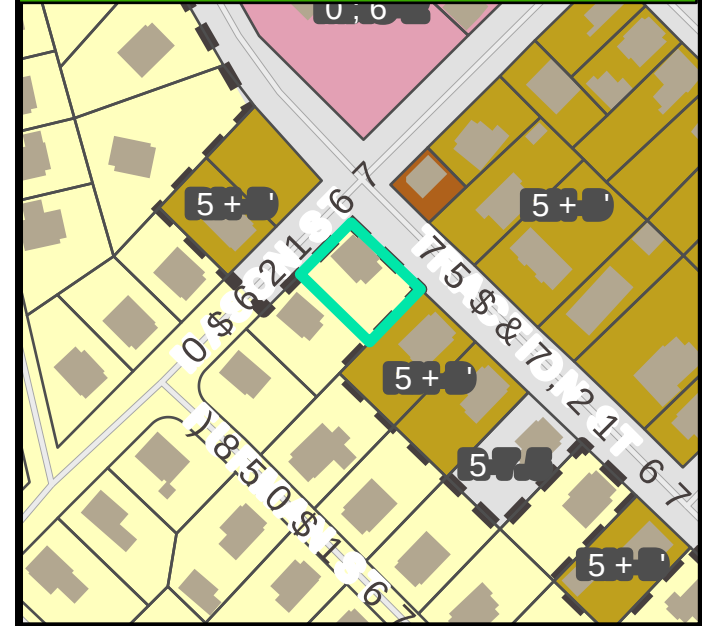
*Signatures	
Applicant	
Date	
Property Owner/Authorized Agent	
Date	

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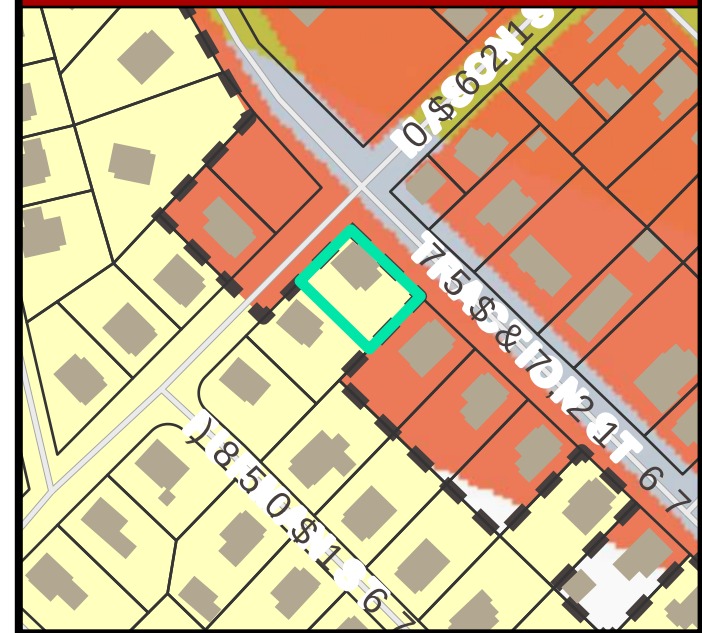
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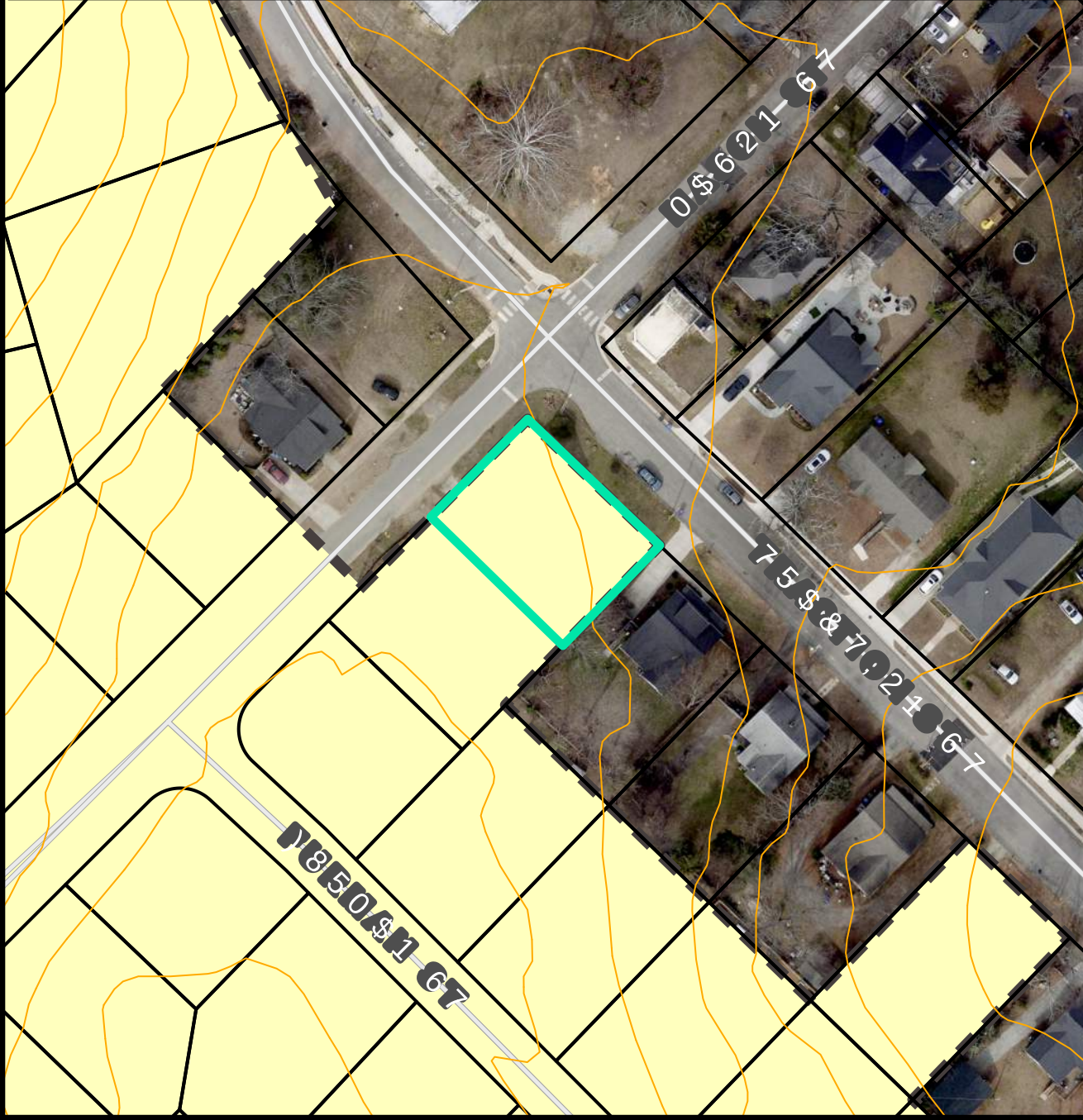


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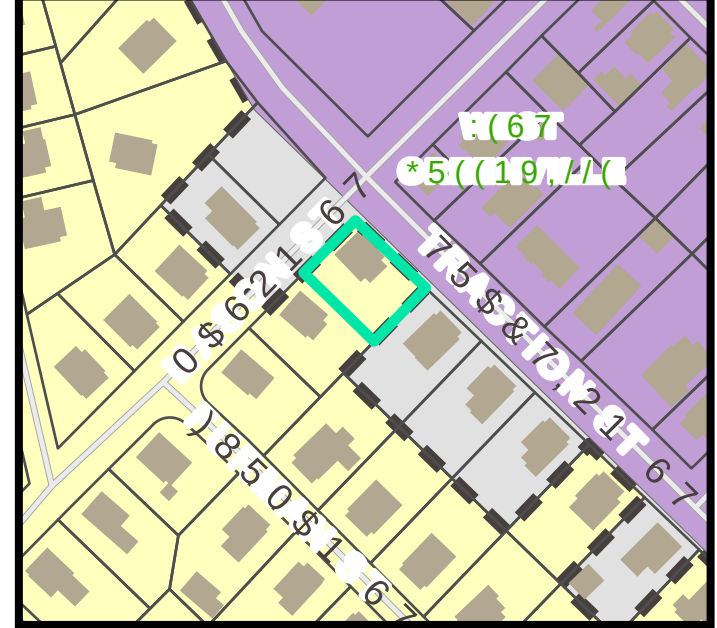


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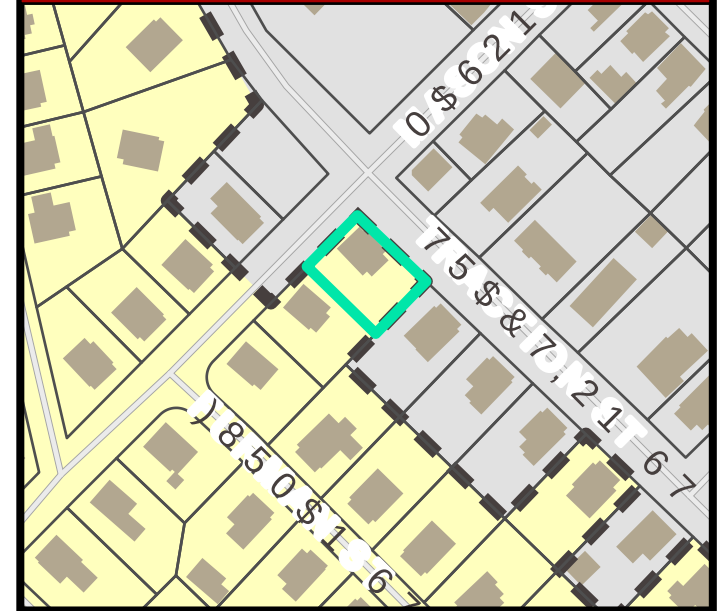
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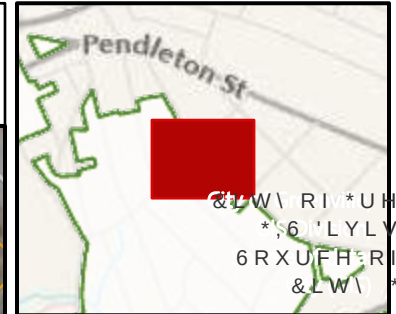
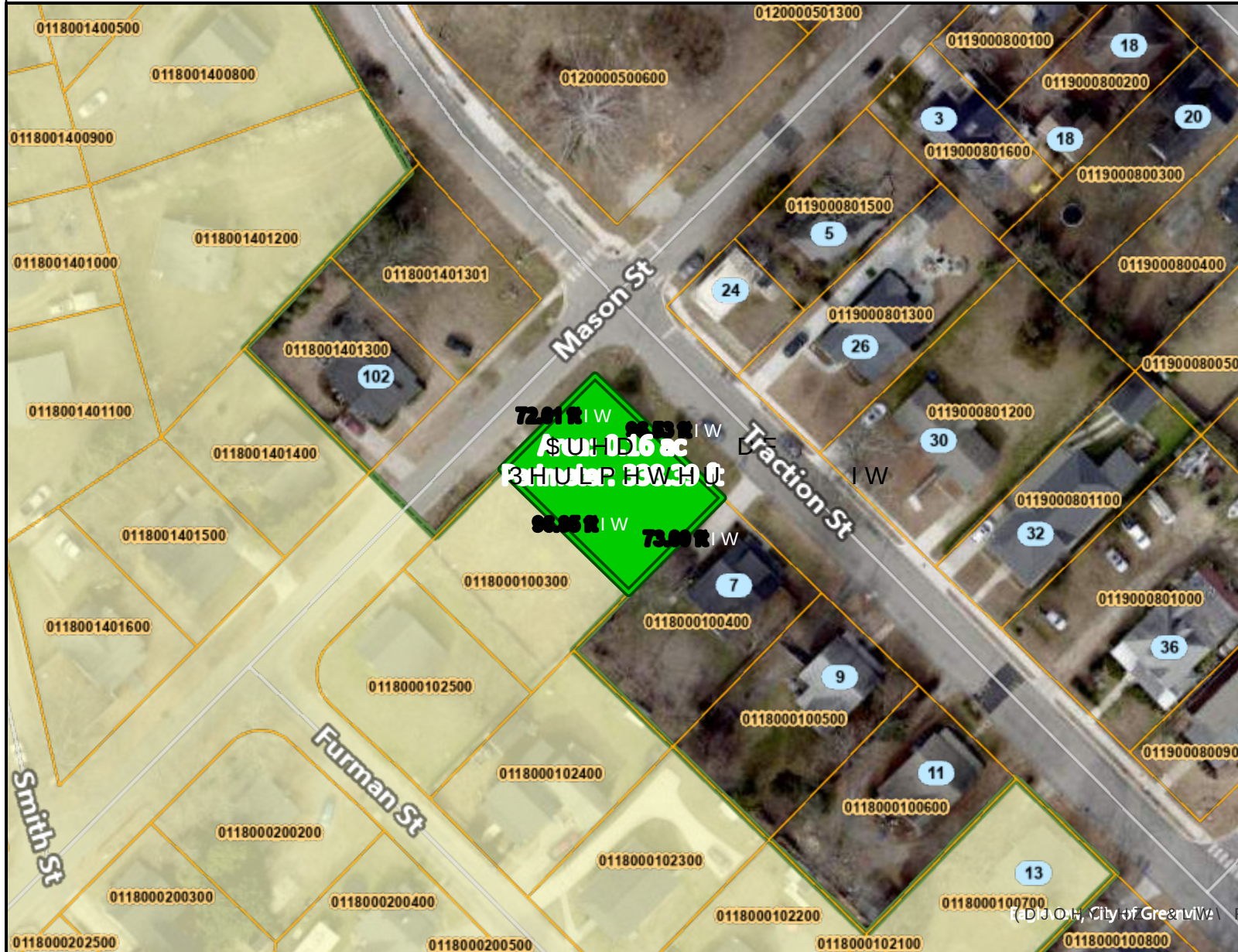
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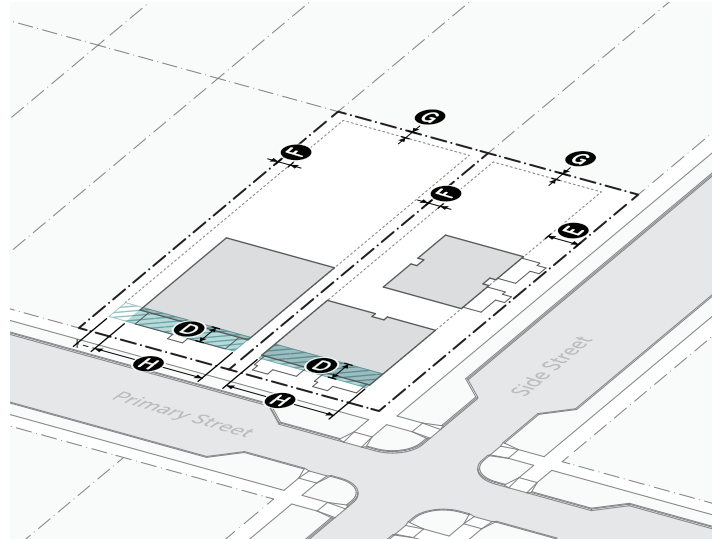
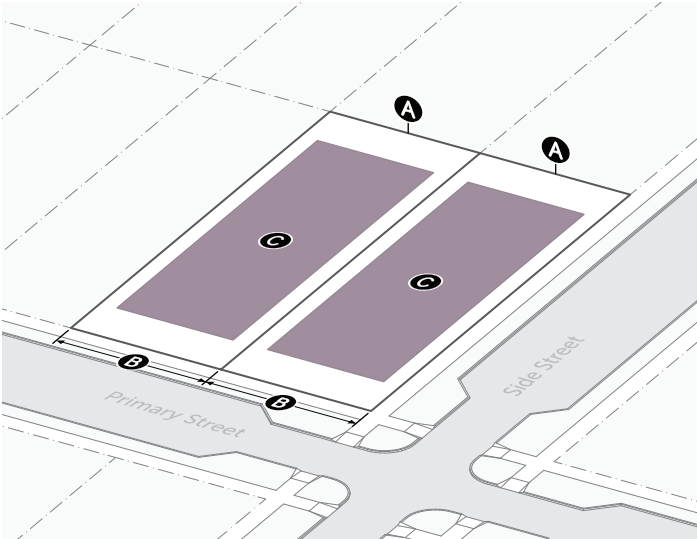
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VKRXOG EH DSSURSULDWHO\ XVHG ZLWK FDKWLRQ &RQWUHLQJ OVS\ WUODFW
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19-2.3.2. RN-A NEIGHBORHOOD A

A. SITE

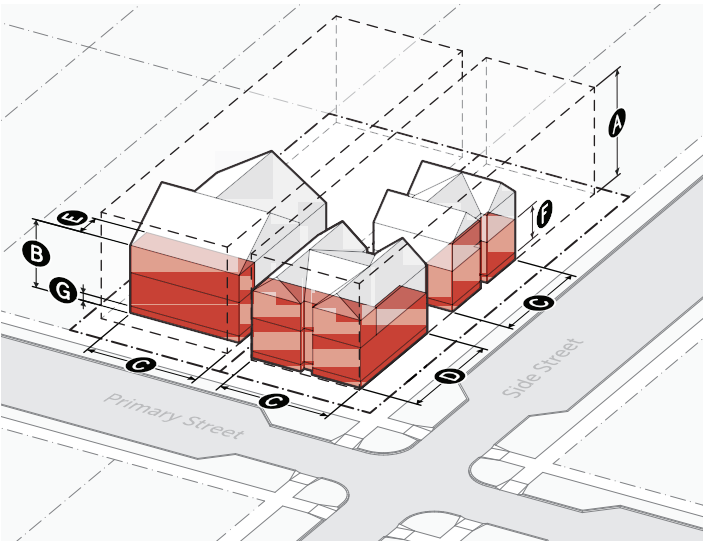


1. LOT SIZE	Sec. 2.11.2.
A Area (min)	2,000 SF
B Width (min)	
Front access	40'
Side/rear access	25'
2. DENSITY	Sec. 2.11.3.
Dwellings per lot (max)	4
3. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	60%

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, SC
PLANNING COMMISSION
STAFF REPORT

August 6, 2026

PUBLIC HEARING REQUIRED

PROJECT SUMMARY

Project Number: AX-23-2026

Property Location: 111 A STREET, 924 AND 926 2ND AVENUE, 12 LYNCREST STREET, 115 3RD STREET, 104 B STREET, AND 23 4TH STREET

Tax Map Number(s): 0114000401100, 0115000500500, 0115000500600, 0114000401300, 0114000900900, 0114000300900, and 0114000800100

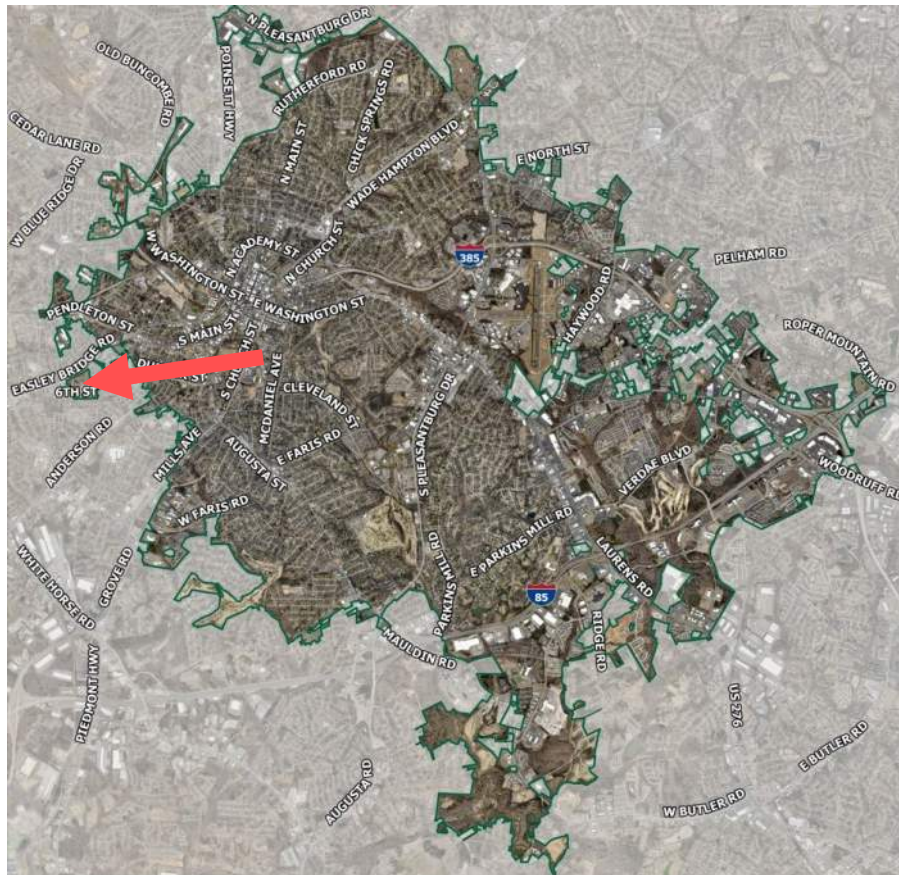
Property Area: 1.20 acres

Request: Annex and Rezone to RN-A

Recommendation: Approve

[Location map of the property for rezoning]

LOCATION MAP



AX-23-2026: 111 A STREET, 924 AND 926 2ND AVENUE, 12 LYNCREST STREET, 115 3RD STREET, 104 B STREET, AND 23 4TH STREET

PROJECT OVERVIEW:

The applicants have petitioned the City of Greenville to annex 1.20 acres of property in the Judson Mill Community into the Greenville city limits and to zone it RN-A, Neighborhood A District, under the Greenville Development Code.

The properties are within the historic Judson Mill neighborhood. The previously annexed residential areas, not including the mill itself, have likewise been zoned as RN-A.

The properties are improved with one existing single-family home per parcel each.

The GVL 2040 Comprehensive Plan does not provide a recommendation for the property. However, the Comprehensive Plan does recommend allowances for Missing Middle Housing, such as provided in the RN-A District.

Staff finds that the proposed RN-A District is appropriate given the adjacent zoning, historical housing patterns, and the Comprehensive Plan's recommendation to increase Missing Middle Housing allowances.

LAND USE ANALYSIS:

[Map of surrounding zoning]

ZONING MAP



AX-23-2026: 111 A STREET, 924 AND 926 2ND AVENUE, 12 LYNCREST STREET, 115 3RD STREET, 104 B STREET, AND 23 4TH STREET

ZONING ANALYSIS:

The proposed zoning is the **RN-A, Neighborhood A District**. The intent of the RN zoning districts is to provide a walkable neighborhood environment intended to accommodate a variety of low intensity housing options including single-family, duplexes, triplexes, and fourplexes, within walking distance of neighborhood-serving retail and food uses.

ZONING CHANGE ANALYSIS					
Zoning District	Lot Size	Density	Setbacks	Height	Additional Considerations
RN-A	Area: 2,000 sf Width: 40' (25' if side/rear access)	4 Units	Front: Setback Range or 10'/20' Side: 5'	2.5 stories (32')	

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning District	Current Use
Subject Property	R-7.5, Single-family residential district (County)	Single unit residential
All Directions	R-7.5, Single-family residential district (County); RN-A, Neighborhood A District; IX, Industrial Flex District	Single unit residential and mixed-use development

AX-23-2026: 111 A STREET, 924 AND 926 2ND AVENUE, 12 LYNCREST STREET, 115 3RD STREET, 104 B STREET, AND 23 4TH STREET

FUTURE LAND USE ANALYSIS:

The Future Land Use Map (FLUM) of the GVL2040 Comprehensive Plan does not provide a recommendation for the subject property.

[Map of Future Land Use]
FUTURE LAND USE MAP



OTHER SITE INFORMATION:

SPECIAL EMPHASIS NEIGHBORHOOD: N/A

NATURAL FEATURES: N/A

STAFF COORDINATION:

Pre-Application and Development Meetings

The City and the applicant held a pre-application meeting on April 17, 2026.

CRITERIA FOR REZONE REVIEW:

Staff offers the following responses to the standards to rezone found in Div. 19-6.2.2(D)(2)

(a) Consistent with Comprehensive Plan	YES
Comments: While the Comprehensive Plan's Future Land Use Map does not provide a recommendation, the allowance for Missing Middle Housing is supported by the Plan.	

AX-23-2026: 111 A STREET, 924 AND 926 2ND AVENUE, 12 LYNCREST STREET, 115 3RD STREET, 104 B STREET, AND 23 4TH STREET

(b) Consistent with Applicable Plans and Studies	NO
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Comments: The city has not conducted a planning study for this area.

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

Comments: The RN-A District is compatible with surrounding and historical use patterns.

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

Comments: The proposed amendment allows for uses that are compatible with existing and historic uses in the surrounding area. If other properties in the vicinity annex in the future, they would also receive the RN-A designation.

STAFF RECOMMENDATION:

Approve the rezone to RN-A, Neighborhood A District

Staff Comments

City Engineer Comments

Recommend: Approve w/ Comments

Comments:

*1. Application review approval is subject to the applicant satisfying all conditions and requirements of the engineering divisions.

Civil Engineer Comments

Recommend: Approve w/ Comments

Comments:

A Street, 2nd Avenue, 3rd Street, 4th Street, B Street and Lyncrest Street would all be classified as Neighborhood low density streets.



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%

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

Initial:

*Sig	
App	
Date	
Property Owner/Authorized Agent	
Date	



APPLICATION FOR ANNEXATION

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APPLICANT/OWNER INFORMATION

*Indicates Required Field

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

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

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***APPLICANT SIGNATURE**

DATE

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Initial: CK

*Signatures	
Applicant	
Date	
Property Owner/Authorized Agent	
Date	



city of greenville

APPLICATION FOR ANNEXATION

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*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

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SIGNATURE

7. *Pursuant to the provisions of the applicable zoning ordinance, the proposed use of the property or parcel of land subject to this application IS NOT restricted or prohibits the requested activity.

Initial: ☒

*Signature	
Applicant	
Date	
Property Owner/Authorized Agent	
Date	



APPLICATION FOR ANNEXATION

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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

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7. *Pursuant to this application IS NOT restricted by the City Council.

Initial: JC

*Signature	
Applicant	
Date	
Property	
Date	



city of greenville

APPLICATION FOR ANNEXATION

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*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

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INSTRUCTIONS

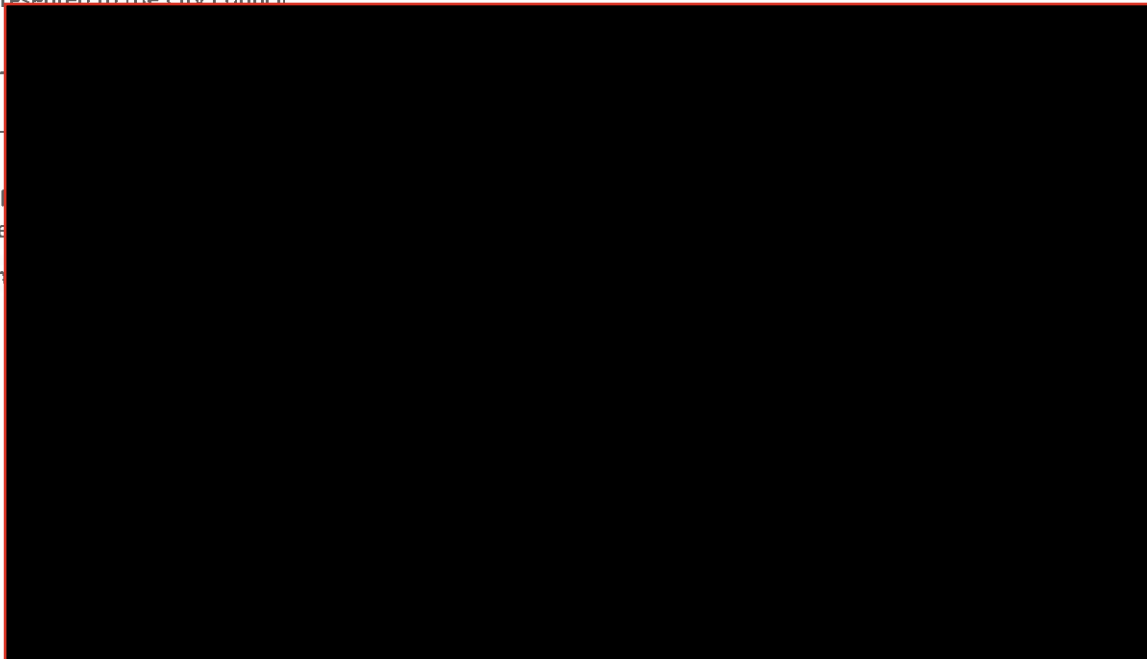
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7. *Application IS NOT
re
in





city of greenville

APPLICATION FOR ANNEXATION

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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

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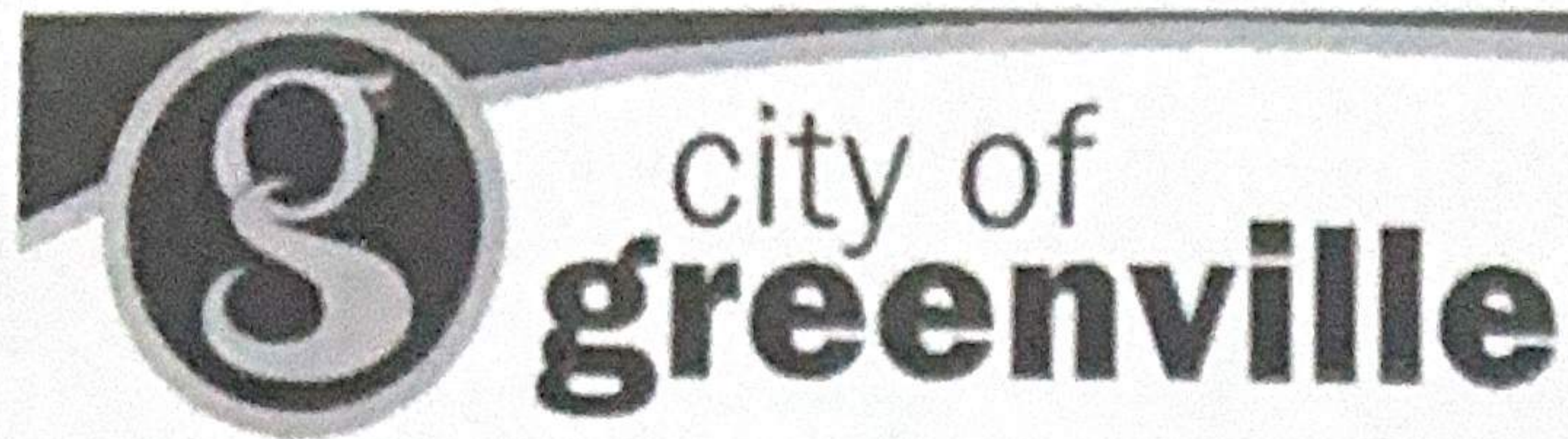
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7.

Application IS NOT



APPLICATION FOR ANNEXATION

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*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

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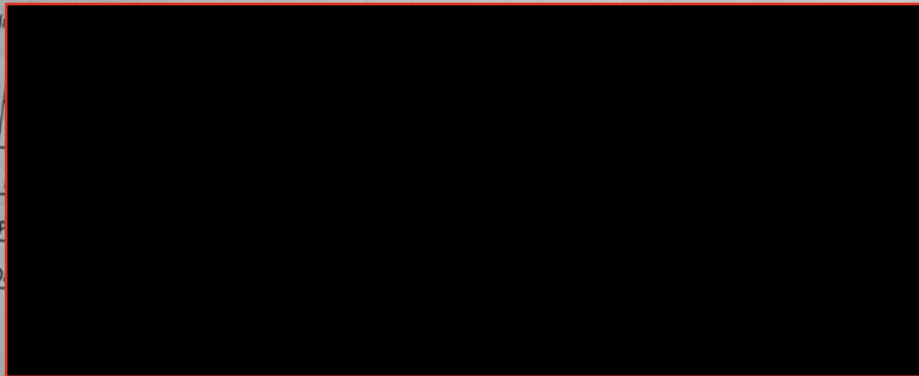
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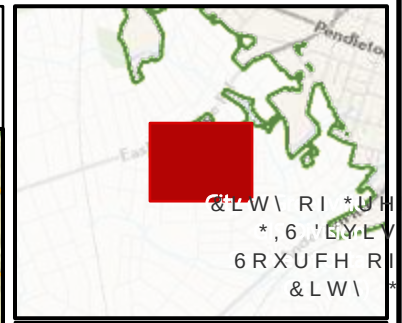
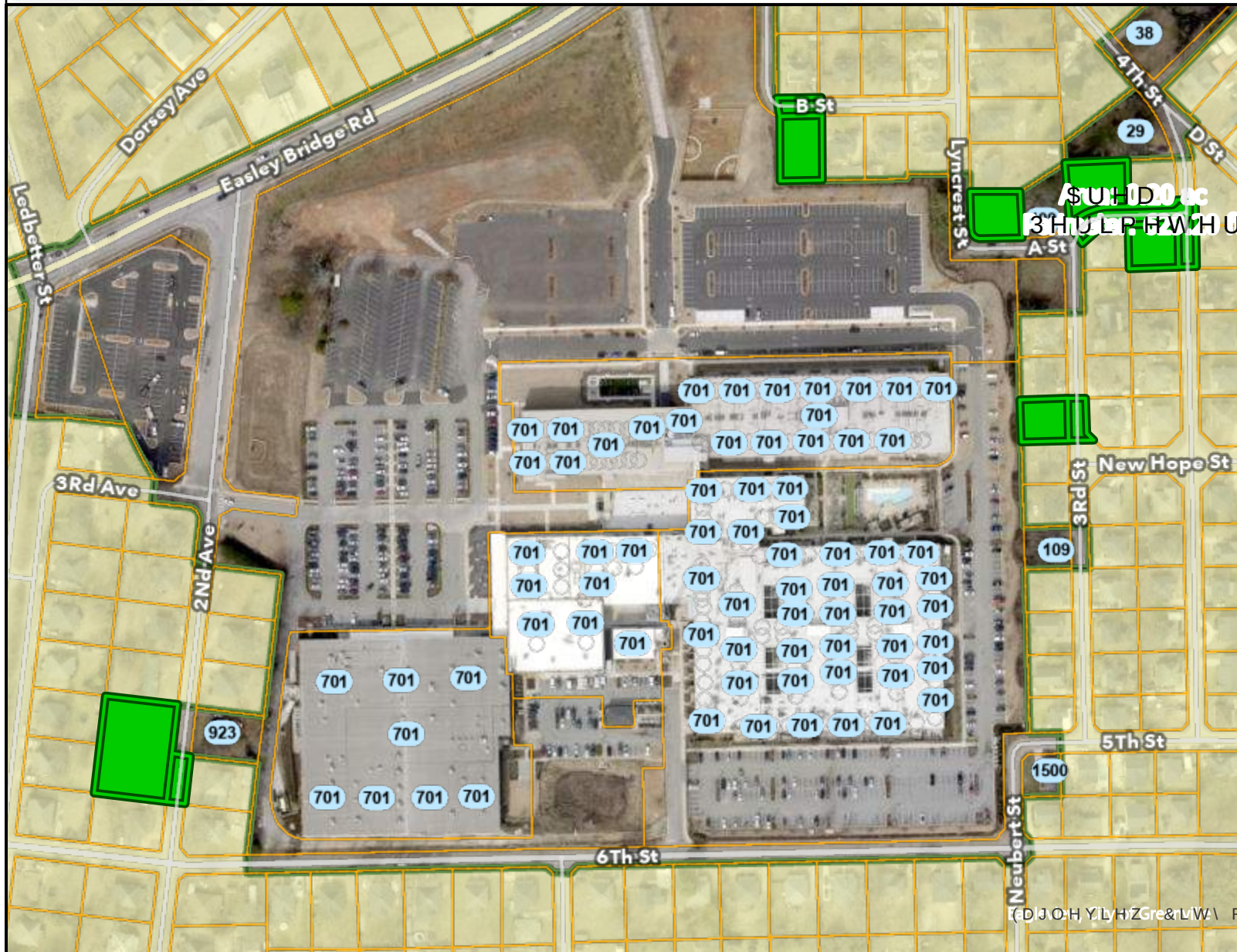
James Black
4/16/2026

*APPLICANT SIGNATURE

DATE

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/HJHQG

3URSHUW\

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3DUFHOV ZLWK 2ZQH

%RXQGDUHV

&LW\ RI *UHHQYLDOR

&RXQW\ %DFNJURXQ

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7KLV PDS LV XVHU JHQUDWHG IURP WKH &LW\ RI *UHHQYLOOH V ODS.7 LQWUDQH
PDSLQJ VLWH DQG LV IRU JQHUDO UHJUHOD 7R WDO DWH DMRVEMKDW QSHH
WKLV PDS PD\ RU QRW EH DFFXUDWH FXUHQFRO RYHUWLVWUHQHODQ
VKRXOG EH DSSURSULDWHO\ XVHG ZLWK FDKWRO &RQDFW WKH O\ 6\YWRDFW
TXHVWLRQV SHUWDLQLQJ WR WKH ODS.7 SURJUDP DQG GDWD

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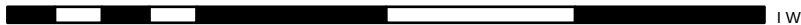


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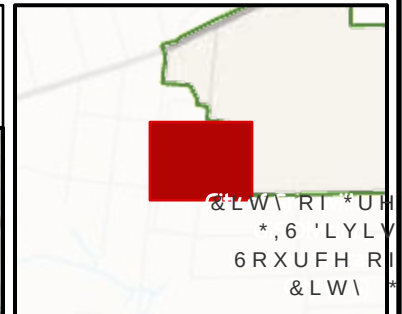
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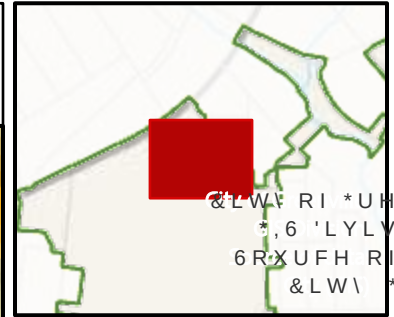
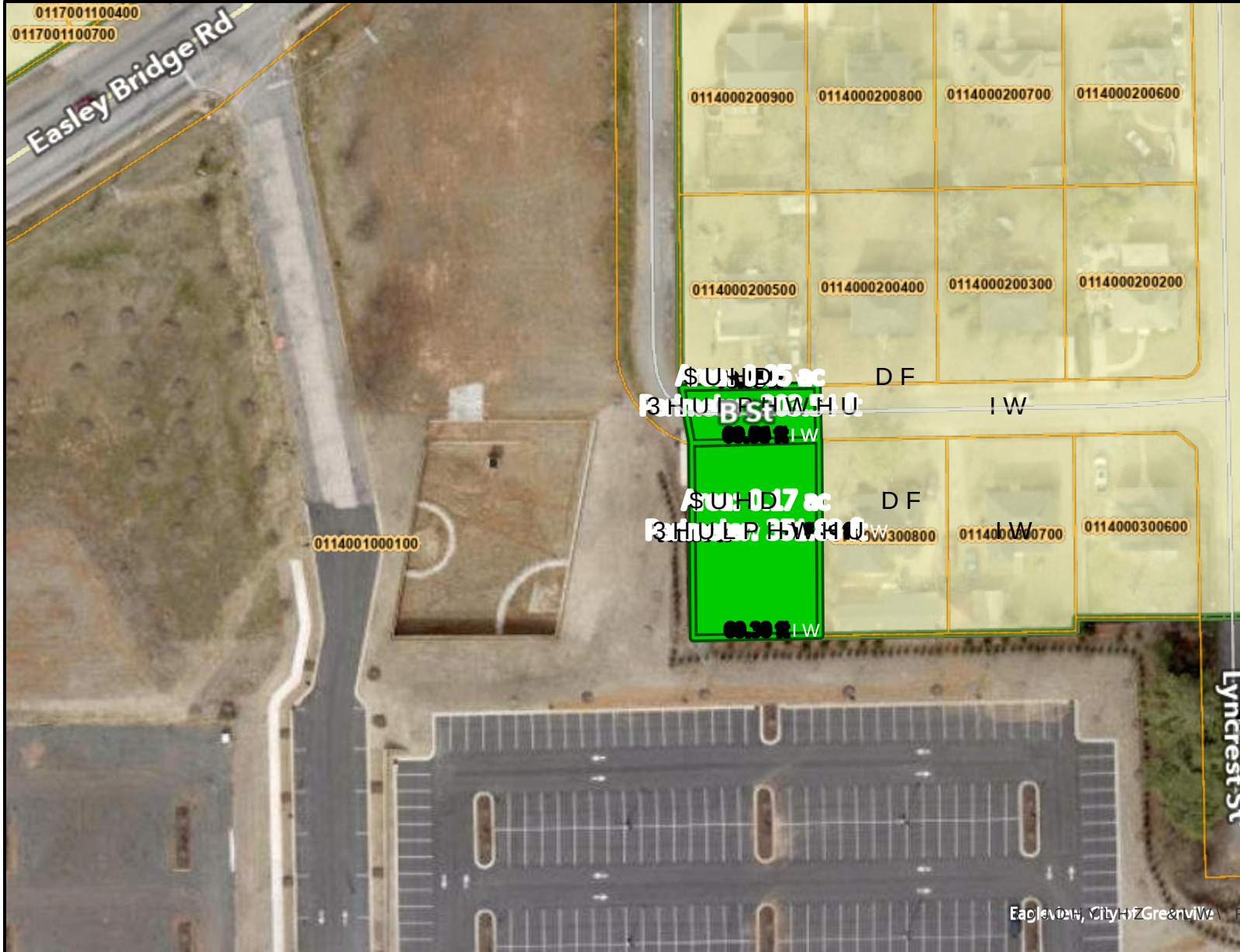
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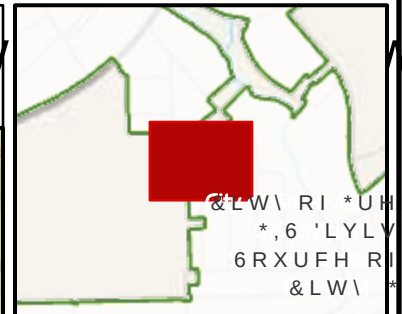
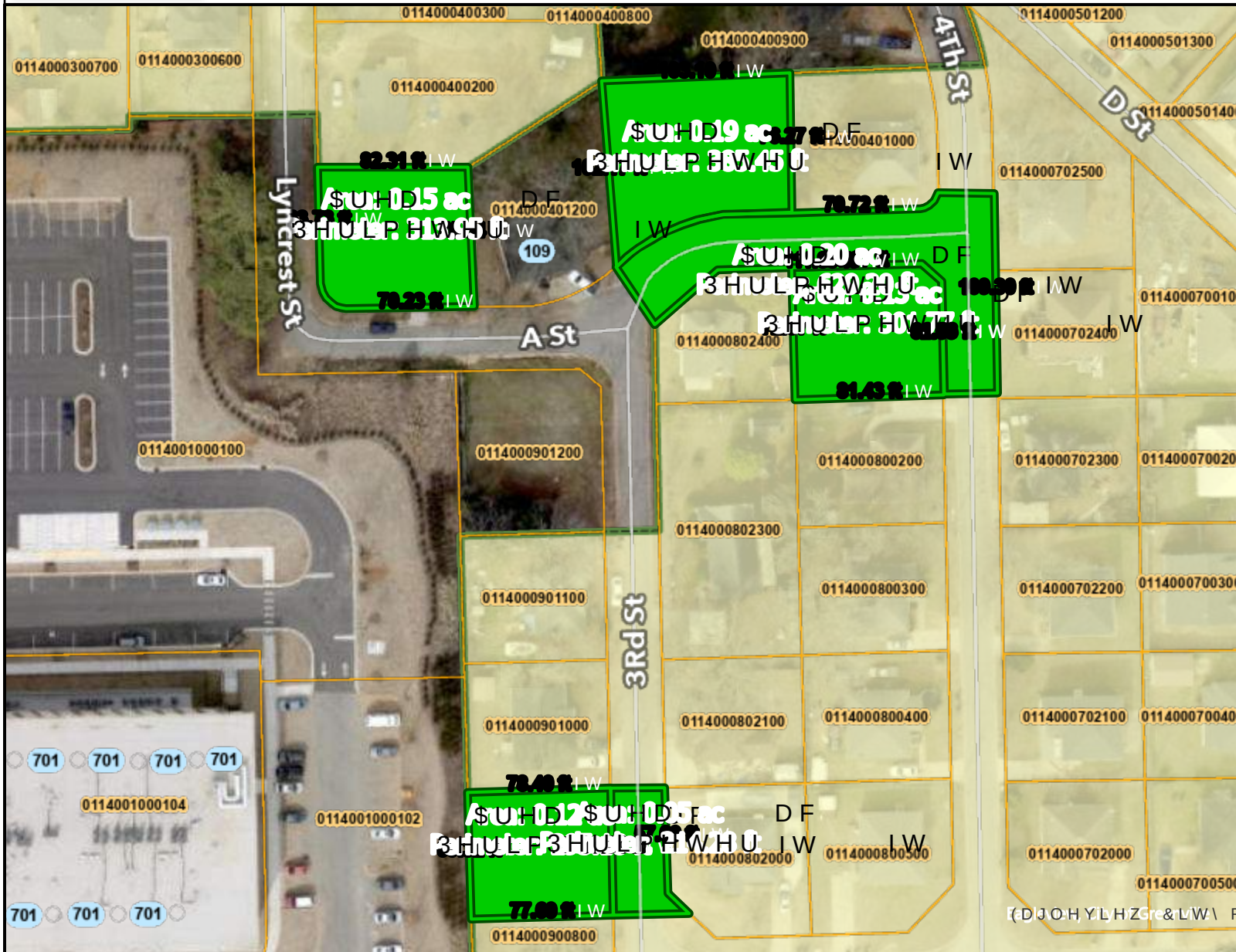


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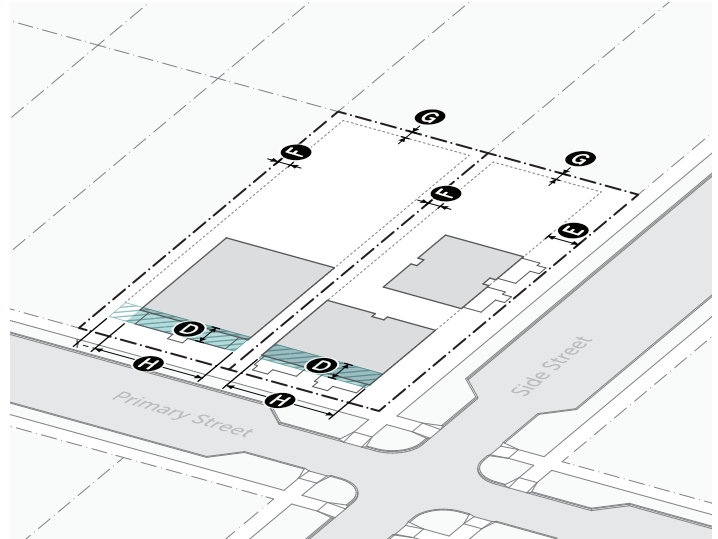
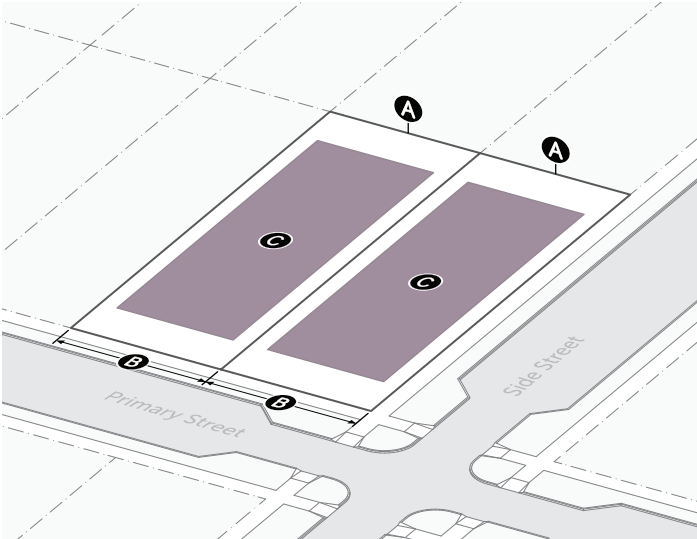
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19-2.3.2. RN-A NEIGHBORHOOD A

A. SITE

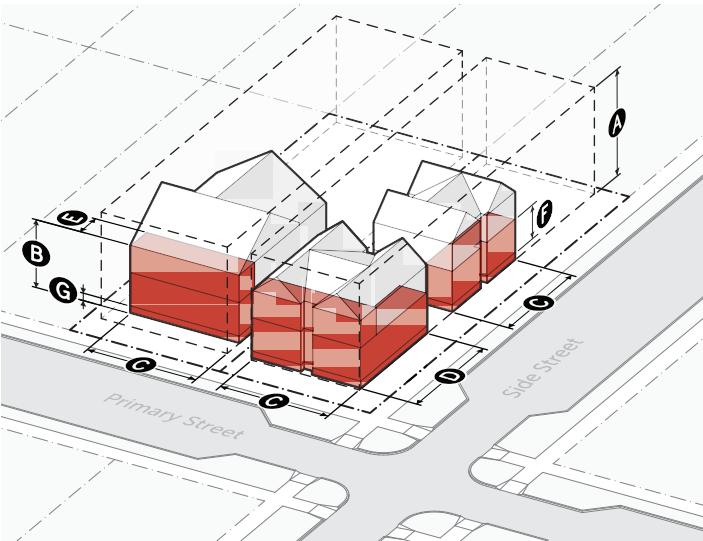


1. LOT SIZE	Sec. 2.11.2.
A Area (min)	2,000 SF
B Width (min)	
Front access	40'
Side/rear access	25'
2. DENSITY	Sec. 2.11.3.
Dwellings per lot (max)	4
3. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	60%

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, SC
PLANNING COMMISSION
STAFF REPORT

August 6, 2026

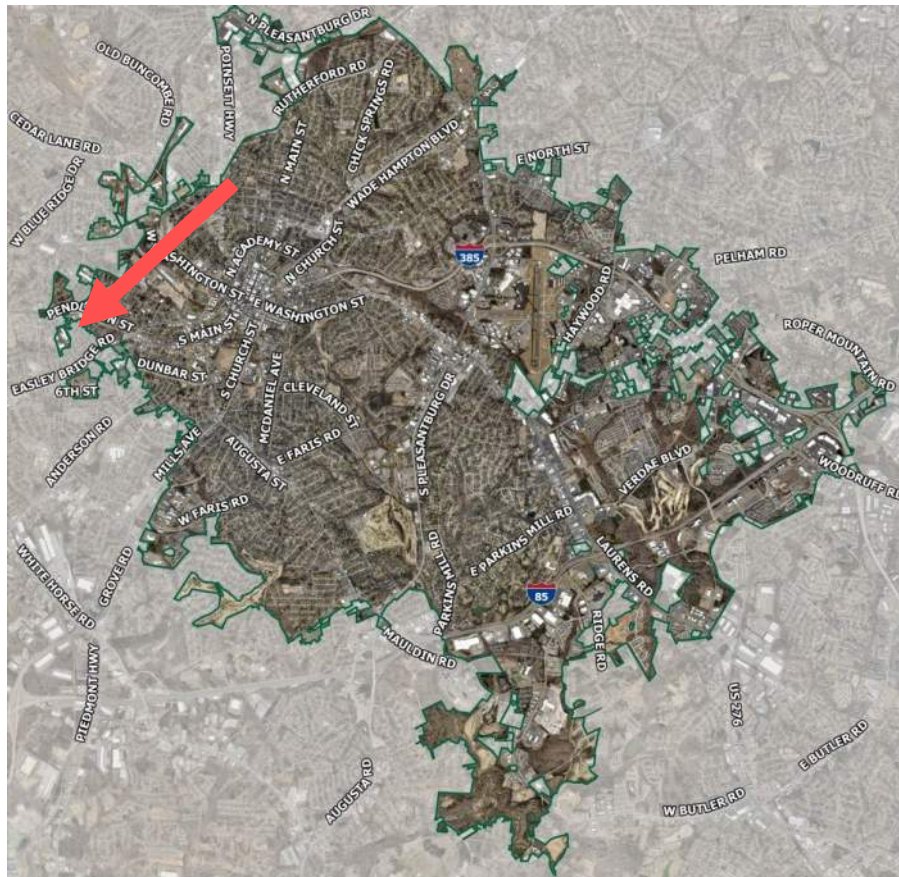
PUBLIC HEARING REQUIRED

PROJECT SUMMARY

Project Number: AX-24-2026
Property Location: 22 Draper Street
Tax Map Number(s): 0121002100401
Property Area: 0.11 acre
Request: Annex and Rezone to RNX-C
Recommendation: Approve

[Location map of the property for rezoning]

LOCATION MAP



PROJECT OVERVIEW:

The applicant has petitioned the City of Greenville to annex 0.11 acre of property at 22 Draper Street into the Greenville city limits and to zone it RNX-C, Neighborhood Flex C District, under the Greenville Development Code.

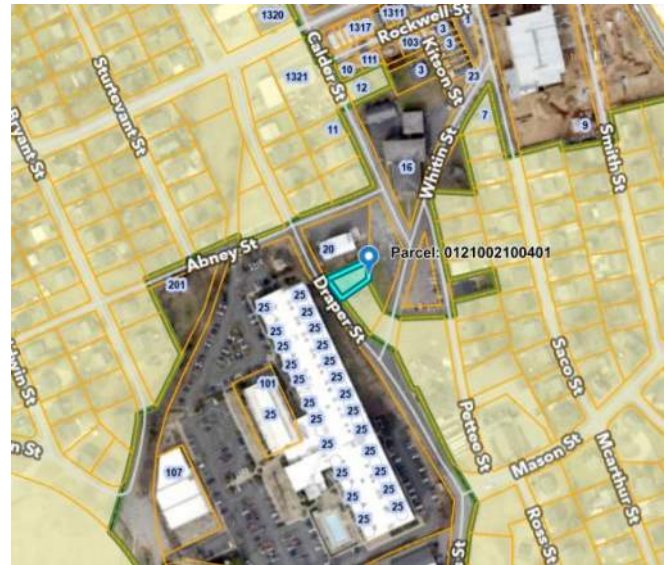
The property is within the Brandon Mill village. With a renewed focus by the City of Greenville on Missing Middle Housing, the City wishes to provide RN- zoning designations in the area's mill village communities. These areas were historically dominated by duplexes. Zoning these areas through annexation to RN- Districts will provide this option in the future. As other properties annex in the area, they too would be zoned to an RN-District. Specifically, the property is recommended for the RNX-C designation, which is the same designation as the adjacent 20 Draper Street to the north of the subject property.

The property is improved with an existing mill-era home.

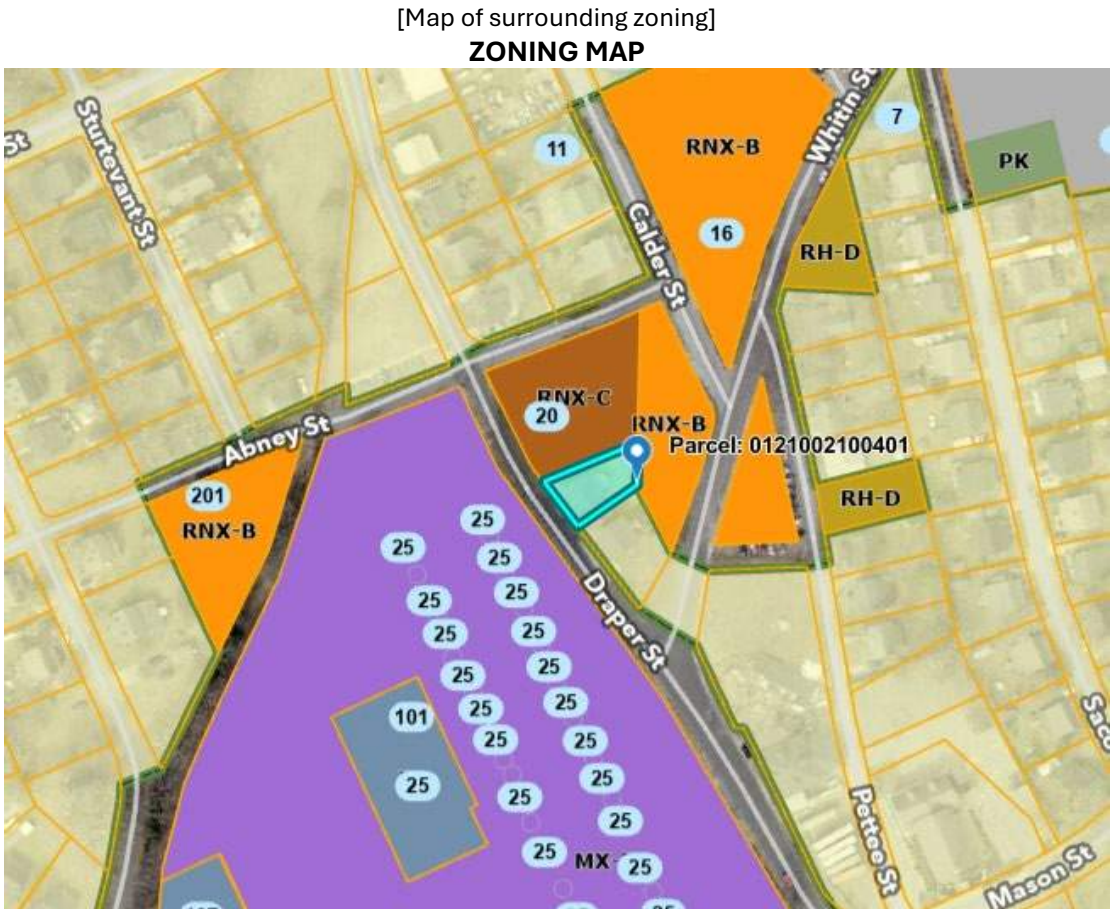
The GVL 2040 Comprehensive Plan's Future Land Use Map recommends Areas Suitable for Missing Middle Housing.

Staff finds that the proposed RNX-C District is appropriate given the adjacent zoning and the Comprehensive Plan's Future Land Use Map recommendation along with its further recommendation to increase Missing Middle Housing allowances.

AERIAL MAP



LAND USE ANALYSIS:



ZONING ANALYSIS:

The proposed zoning is the **RNX-C, Neighborhood Flex C District**. The intent of the RN zoning districts is to provide a walkable neighborhood environment intended to accommodate a variety of low intensity housing options including single-family, duplexes, triplexes, and fourplexes, within walking distance of neighborhood-serving retail and food uses. The District further allows additional Neighborhood-serving commercial uses that are limited in scale and extent.

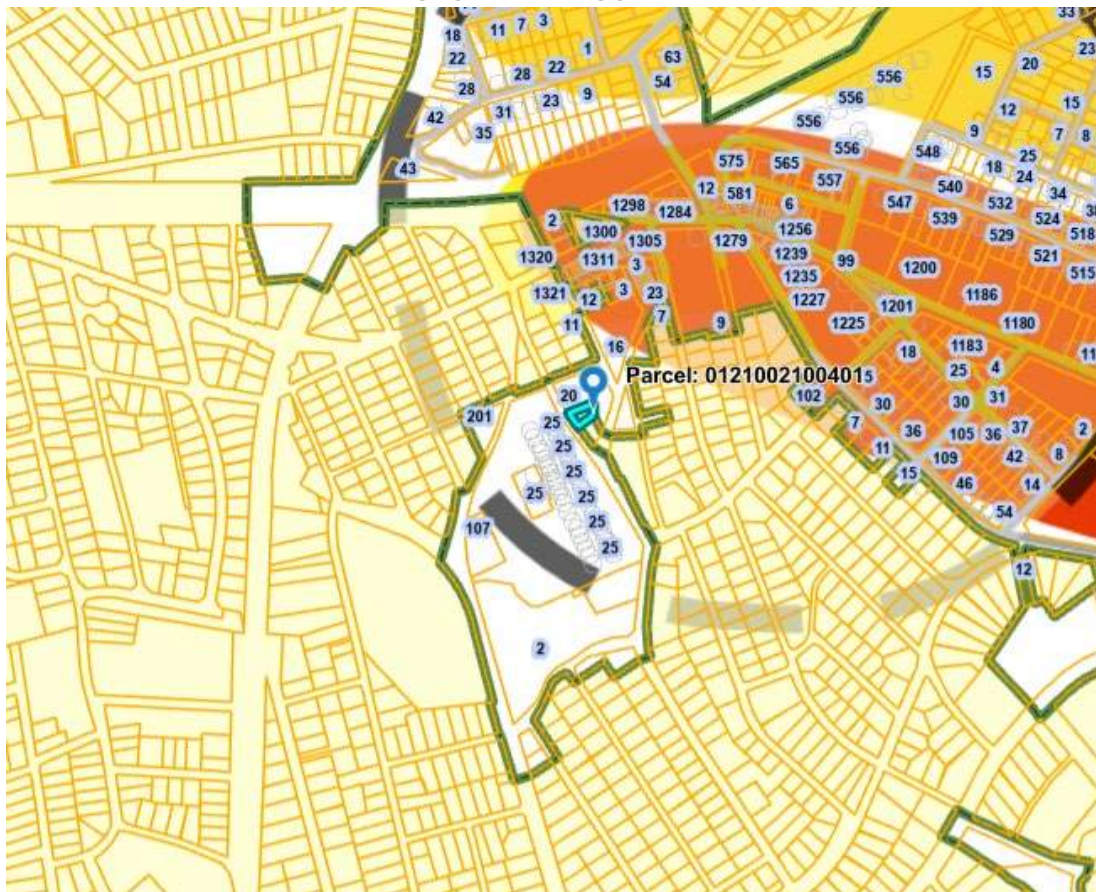
ZONING CHANGE ANALYSIS					
Zoning District	Lot Size	Density	Setbacks	Height	Additional Considerations
RNX-C	Area: none Width: 40' (25' if side/rear access)	12 16 (bonus)	Front: 5'/20' Side: 4'	3 stories (42')	

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning District	Current Use
Subject Property	O-D, Office district (County)	Single unit residential
North	RNX-C, Neighborhood Flex C District	Mixed use development
East	RNX-B, Neighborhood Flex B District	Church parking lot
South	O-D, Office district (County)	Single unit residential
West	MX-5, Mixed Use 5 District	Mixed use development

FUTURE LAND USE ANALYSIS:

The Future Land Use Map (FLUM) of the GVL2040 Comprehensive Plan provides a recommendation of Areas Suitable for Missing Middle Housing.

[Map of Future Land Use]
FUTURE LAND USE MAP



OTHER SITE INFORMATION:

SPECIAL EMPHASIS NEIGHBORHOOD: N/A

NATURAL FEATURES: N/A

STAFF COORDINATION:

Pre-Application and Development Meetings

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

CRITERIA FOR REZONE REVIEW:

Staff offers the following responses to the standards to rezone found in Div. 19-6.2.2(D)(2)

(a) Consistent with Comprehensive Plan	YES
Comments: The Comprehensive Plan's Future Land Use Map recommends Areas Suitable for Missing Middle Housing. The Areas Suitable for Missing Middle Housing is also supported by the Plan itself.	
(b) Consistent with Applicable Plans and Studies	N/A
Comments: The City has not conducted a planning study of this area.	
(c) Compatible with Surrounding Uses	YES
Comments: The RNX-C District is compatible with surrounding parcels and is also provided to the adjacent property to the north.	
(d) Provide logical and orderly Development Pattern.	YES
Comments: The proposed amendment allows for uses that are compatible with existing uses in the surrounding area.	

STAFF RECOMMENDATION:

Approve the rezone to RNX-C Neighborhood Flex C District



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) 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.

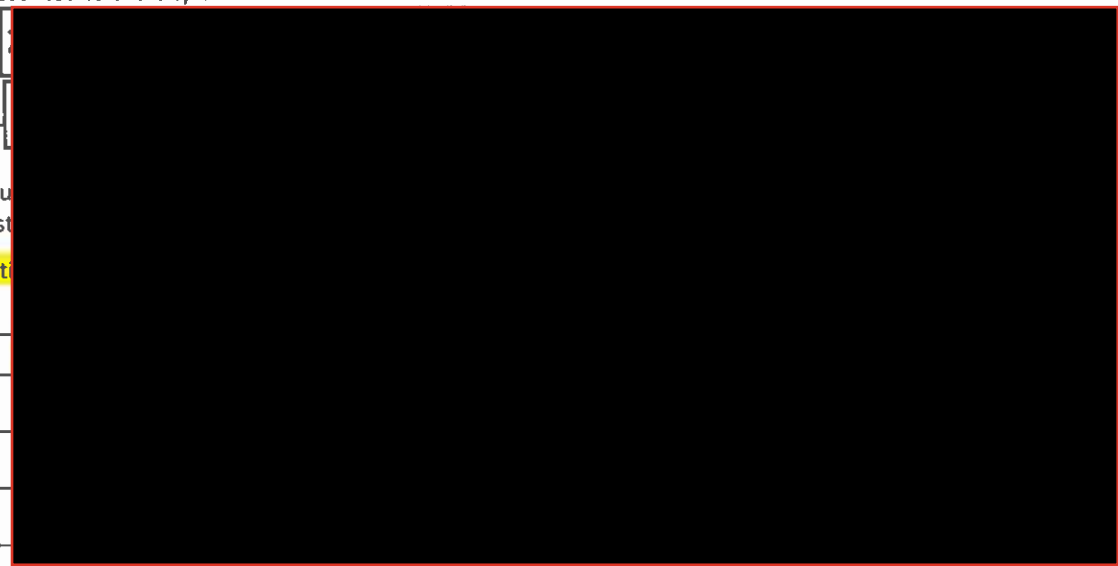
In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

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.

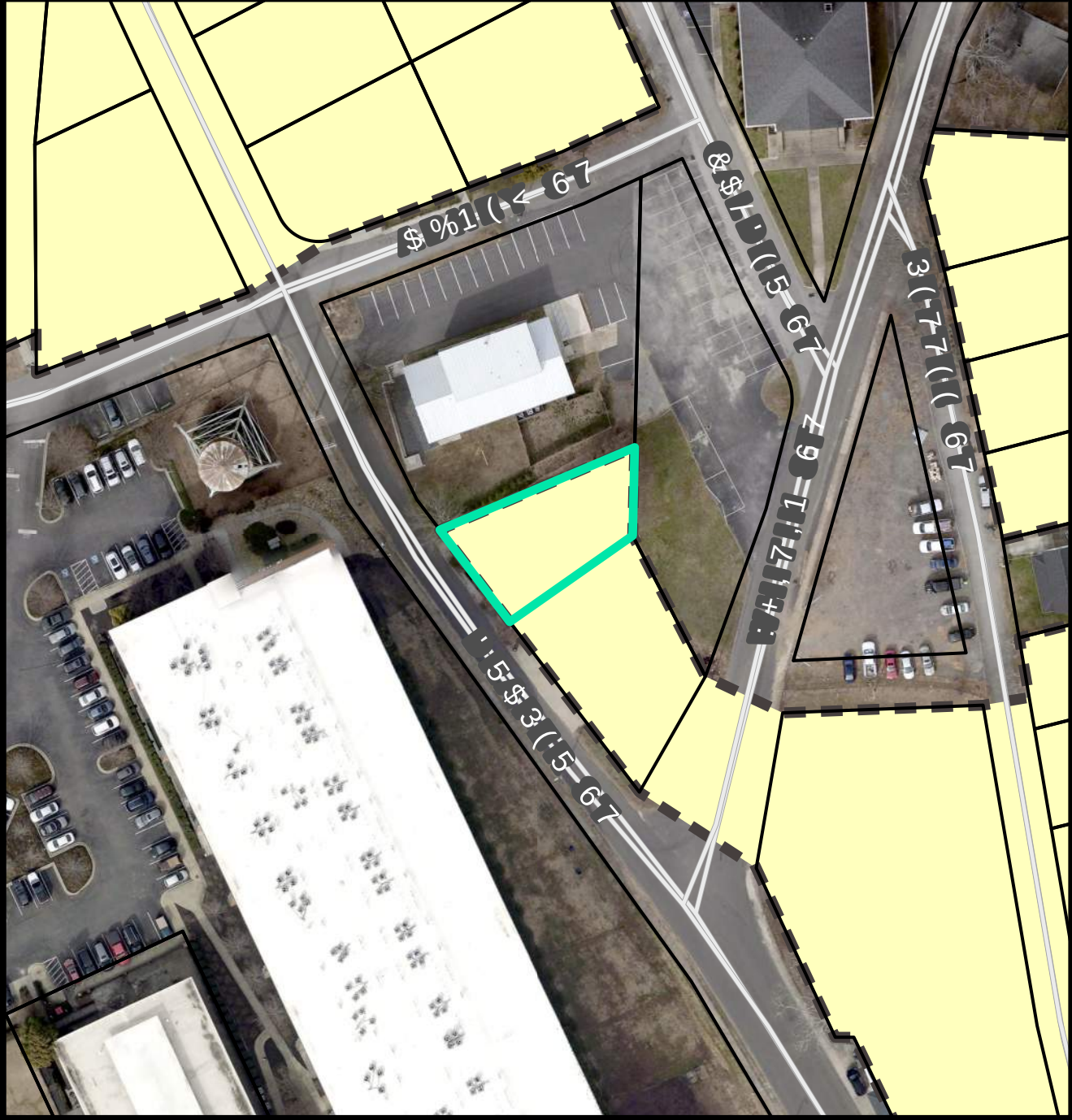
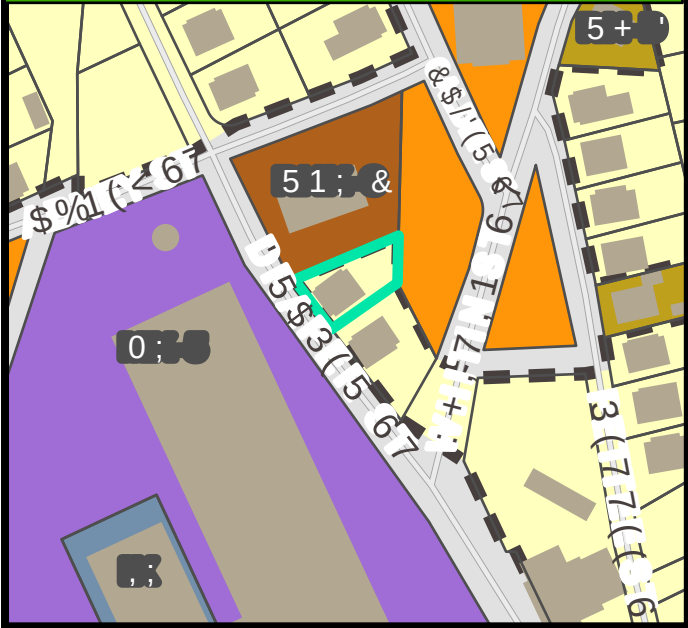
7. *Public Notice: If the applicant has not provided a public notice, the application IS NOT

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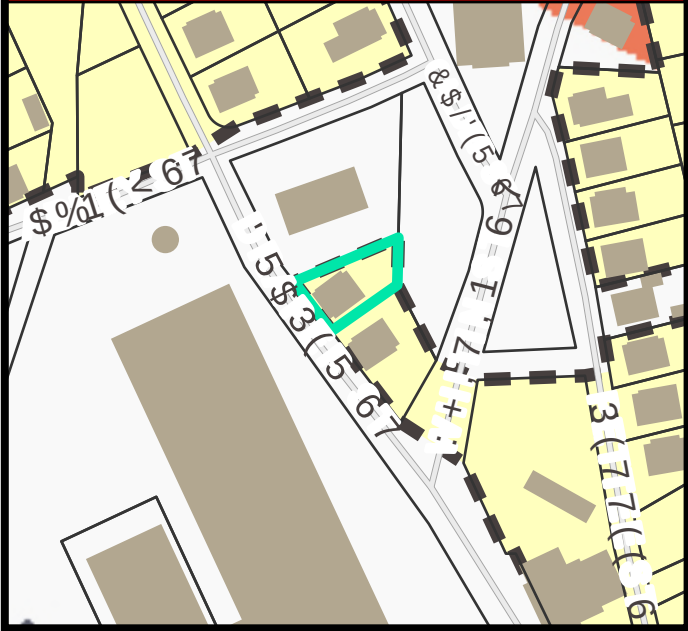
		
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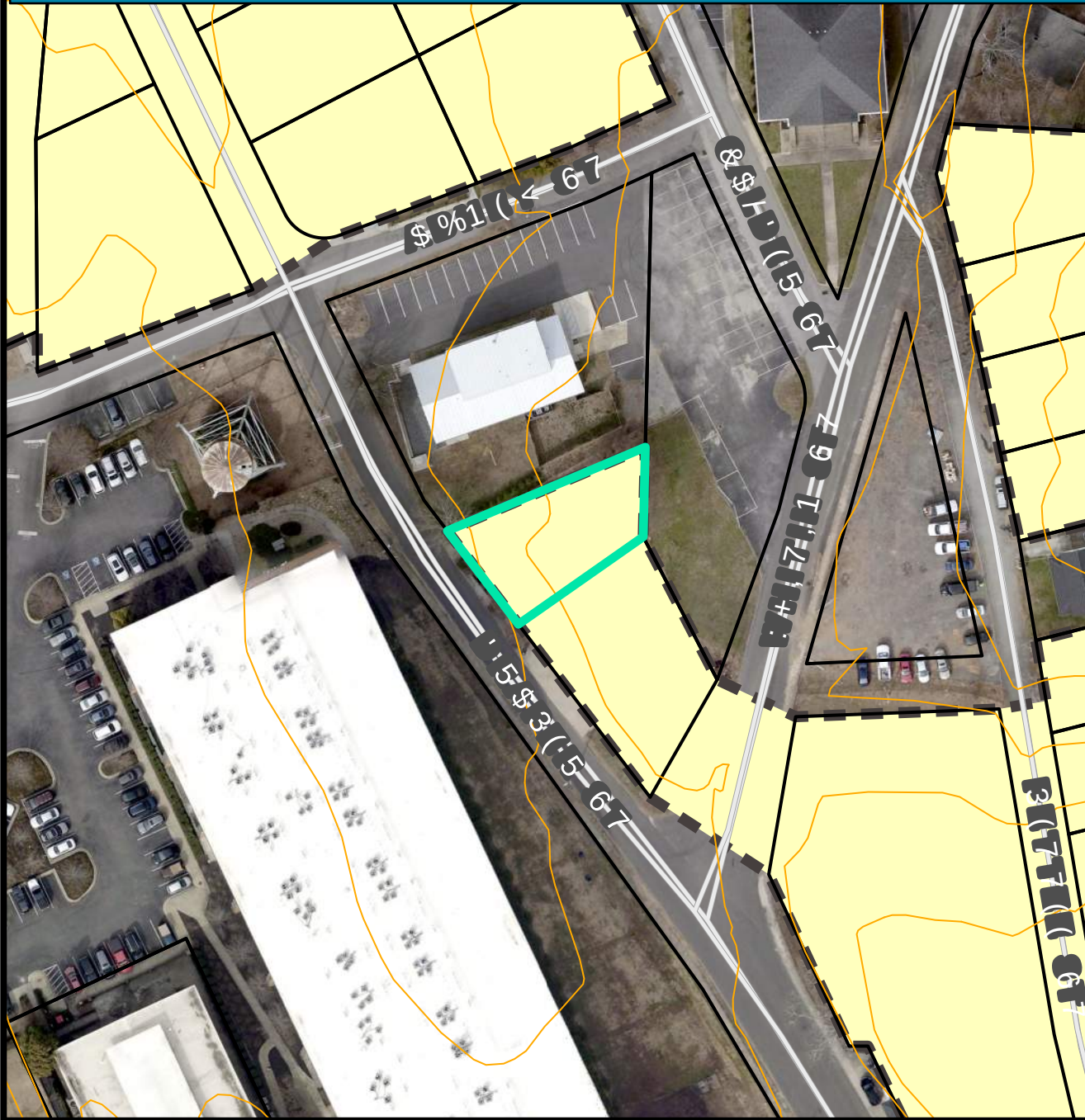

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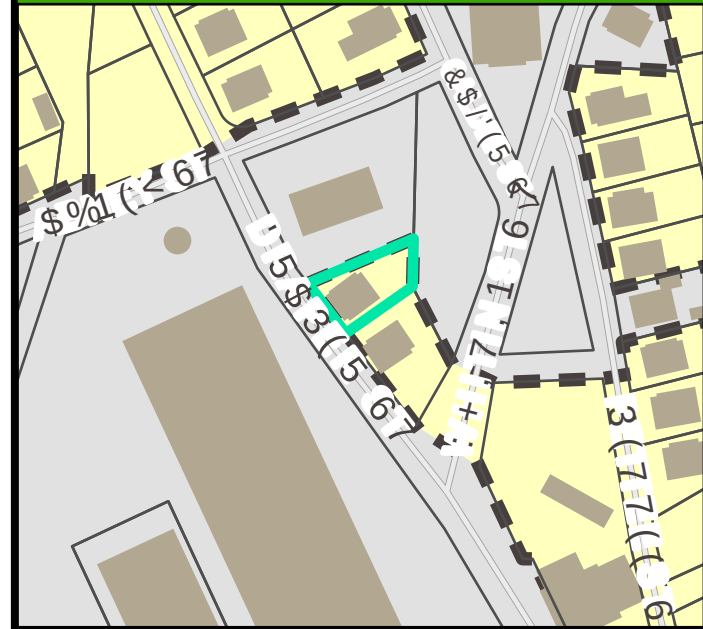


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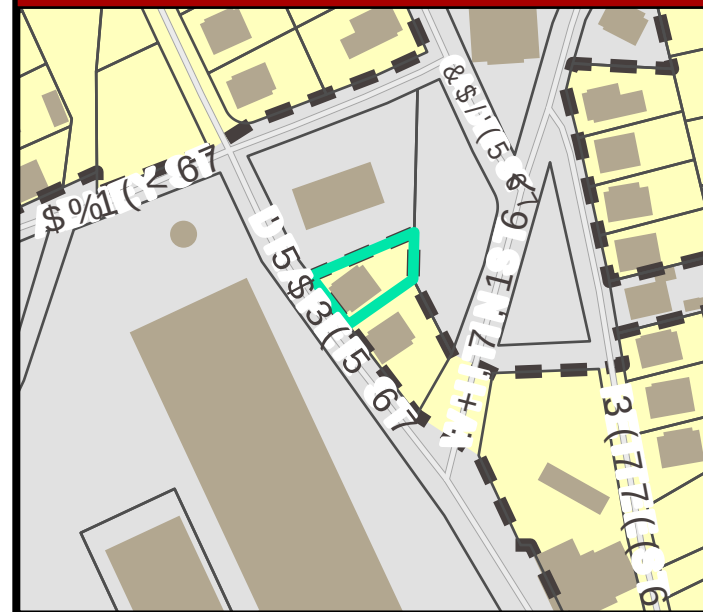
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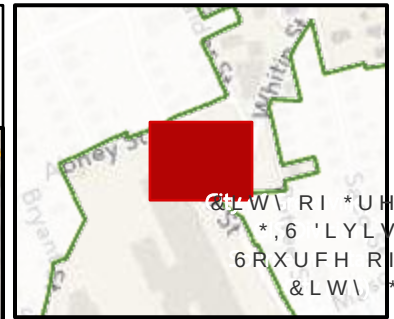


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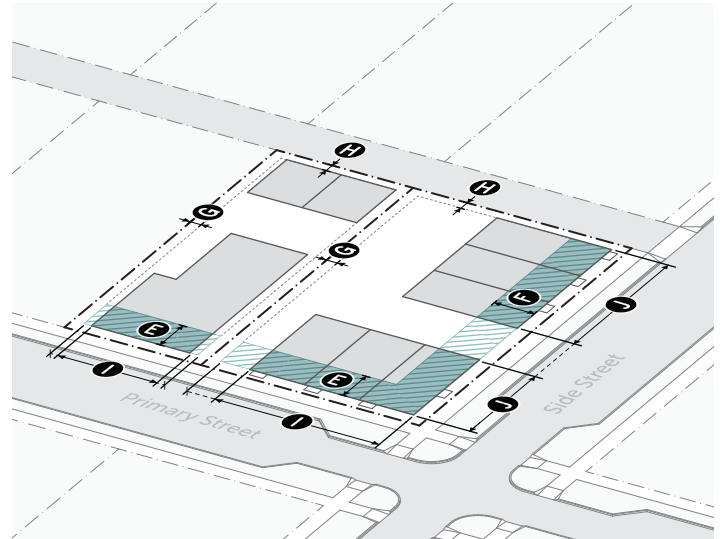
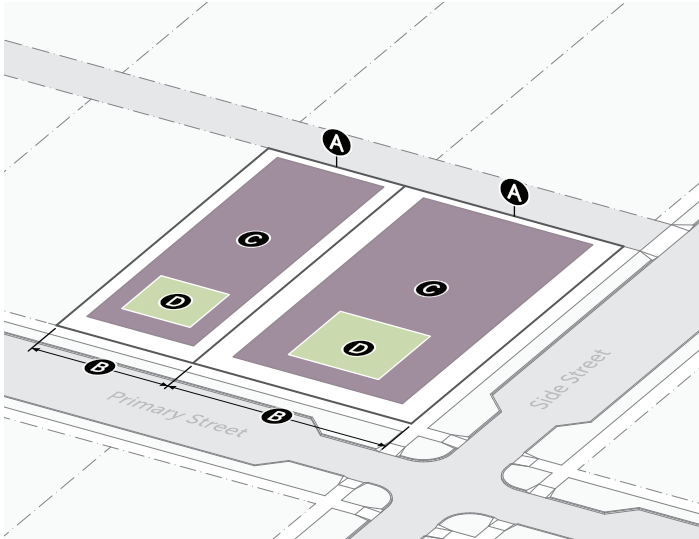
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19-2.3.6. RNX-C NEIGHBORHOOD FLEX C

A. SITE

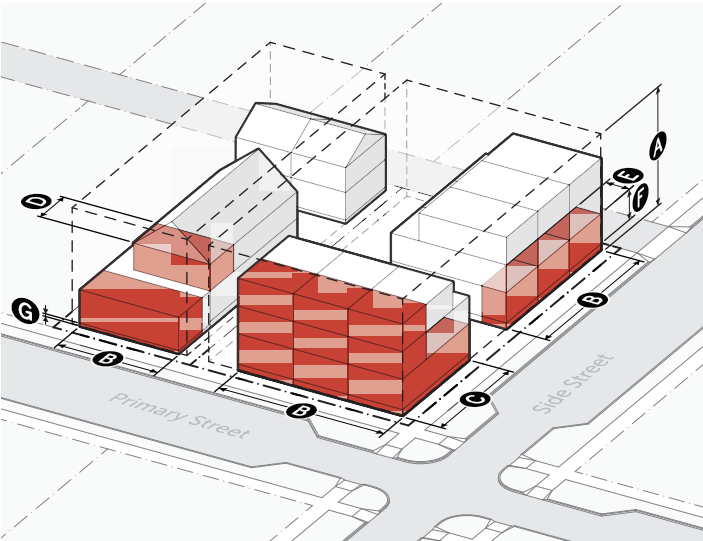


1. LOT SIZE	Sec. 2.11.2.
A Area (min)	None
B Width (min)	
Front access	40'
Side/rear access	25'
2. DENSITY	Sec. 2.11.3.
Dwellings per lot (max)	
Base	12
Bonus	16
3. COVERAGE ²	Sec. 2.11.4.
C Building coverage (max)	
0 to 12 units and Nonresidential	70%
13 to 16 units	75%
D Outdoor amenity space (min)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

August 6, 2026

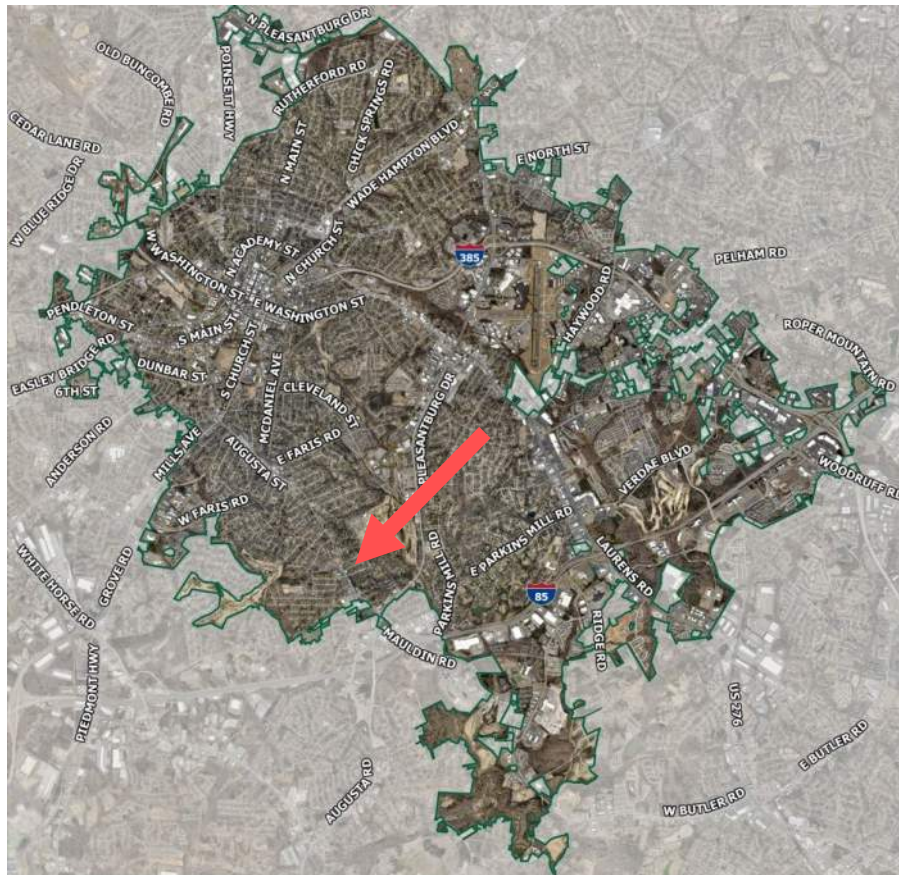
PUBLIC HEARING REQUIRED

PROJECT SUMMARY

Project Number: Z-9-2026
Property Location: 3030 August Street & 109 Old Augusta Road
Tax Map Number(s): 0211000100501 & 0211000100500
Property Area: 2.84 acres
Request: Rezone from MX-2 & RH-C to CV
Recommendation: Approve

[Location map of the property for rezoning]

LOCATION MAP



[Aerial map of the property]

AERIAL MAP

PROJECT OVERVIEW:

AERIAL MAP

Z-9-2026 is a request for a zoning change from the RH-C, House C District, and the MX-2, Mixed Use 2 District, to the CV, Civic District for approximately 2.84 acres located at 3030 Augusta Street and 109 Old Augusta Road.

Historically, the property was part of the Augusta Heights Baptist Church, but in August of 2025 the subject portion of the property was sold to the Kings Classical School. The school currently operates out of one of the existing buildings and multiple modular buildings located on the southern end of the parcel. The included parcel at 109 Old Augusta Road operates as an office building and continuation of the adjacent playground. The split-zoning of the larger parcel was applied during the city-wide rezoning effort in 2023 based on previous zoning delineations.



Schools are allowed by-right in the MX zoning districts, but require a Special Exception permit within the RH districts. The school was granted a Special Exception Permit by the Board of Zoning Appeals in 2025 to allow for a school on the split-zoned property. In 2026, the school applied for a modification to the permit to expand the school use to the modular buildings while the existing structures are under renovations. The requested zoning change to the Civic district would allow the school to operate by-right without having to continue to modify their special exception permit.

The majority of the larger parcel is not included in any overlay district; however, the parcel at 109 Old Augusta Road and a small portion of the larger parcel are within the Pleasant Valley Special Emphasis Neighborhood. These parcels are not included within any master plans or studies for the neighborhood.

The GVL 2040 Comprehensive Plan includes these properties in the Corridor Mixed Use Future Land Use Designation, which is designed to safely support a range of travel options with buildings lining the street, with a blend of commercial, retail, and residential.

Staff finds that the proposed rezoning would apply consistent zoning across the entire parcel and enable the school to continue its existing, permitted use while removing excessive procedural requirements.

LAND USE ANALYSIS:**ZONING MAP****ZONING ANALYSIS:**

The current zoning is split between **MX-2** and **RH-C**. The intent of the **MX** zoning districts is to provide moderate intensity buildings intended to accommodate a variety of residential, retail, service, and commercial uses in a vibrant, pedestrian friendly environment. The intent of the **RH** zoning districts is to provide a walkable neighborhood environment intended to accommodate a variety of low-intensity housing options including single-family homes and accessory units, supporting and within walking distance of neighborhood-serving retail, food and service uses.

The proposed zoning is the **CV, Civic** District. Civic accommodates public, civic, and institutional uses.

ZONING CHANGE ANALYSIS					
Zoning District	Lot Size	Density	Setbacks	Height	Additional Considerations
RH-C (current)	Area: 6,000 sf min. Width: 40'	1/lot 1 ADU	Front: Setback range or 20' Side: 5', 7', 10'	2.5 Stories/32'	
MX-2 (current)	Area: No min. size Width: 40' (15' if side or rear access)	Unlimited	Front: 0'/10' Side: 0	2 stories (4 with Bonus)	Allows commercial uses such as retail, medical, food and beverage. Type A transition between RH.
CV (proposed)	Area: 10,000 sf Width: 50'	None	Front: 10' Side: 5'	5 stories / 68'	Allows medical, office uses. Type B transition between RH.

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning District	Current Use
Subject Property	RH-C, House C & MX-2, Mixed Use 2	Kings Classical School
North	RH-C, House C & MX-2, Mixed Use 2	Augusta Heights Baptist Church
East	MX-2, Mixed Use 2	Commercial
South	RH-C, House C & MX-2, Mixed Use 2	Augusta Heights Apartments
West	RH-C, House C	Detached residential

FUTURE LAND USE ANALYSIS:

The Future Land Use Map (FLUM) of the GVL2040 Comprehensive Plan recommends **Corridor Mixed Use**. This land use classification is typically in compact urban areas with a combination of vertical and horizontal mixed-use developments that includes small retail and commercial uses along with a variety of residential types. These areas are pedestrian friendly and in close proximity to downtown. It is anticipated that single uses will not exceed 10,000 square feet and “drive-thrus” are restricted due to the close proximity to downtown and adjacent neighborhoods. In addition, an area of recommendation for Missing Middle Housing includes this property, as well as the Pleasant Valley neighborhood and other residential properties to the west.

[Map of Future Land Use]
FUTURE LAND USE MAP



OTHER SITE INFORMATION:

SPECIAL EMPHASIS NEIGHBORHOOD: Partially within Pleasant Valley

NATURAL FEATURES: N/A

STAFF COORDINATION:

Pre-Application and Development Meetings

The City and the applicant held a pre-application meeting on June 9th, 2026.

Project Preview Meeting

The applicant attended the June 2026 Project Preview Meeting (PPM) at the Civic Design Center. The response form is attached to the agenda packet.

CRITERIA FOR REZONE REVIEW:

Staff offers the following responses to the standards to rezone found in Div. 19-6.2.2(D)-2

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

Comments: The property is within the Corridor Mixed Use future land use designation. While this designation does not explicitly recommend schools akin to the Campus designation, it does recommend a variety of uses including but not limited to residential, commercial, and retail.

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

The area proposed for rezoning is not within the Pleasant Valley Vision Plan (2015) or other applicable studies.

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

Comments: The CV zoning district and the applied use of a school is consistent with the proximity to the existing neighborhoods, apartment complex, and churches.

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

The redevelopment of the site will provide a key community component to the existing neighborhoods in the immediate area while removing the split zoning across the single parcel.

STAFF RECOMMENDATION:

Approve the rezone to CV, Civic District.

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.
 - 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.



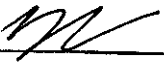
*APPLICANT SIGNATURE

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.

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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.

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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.

--

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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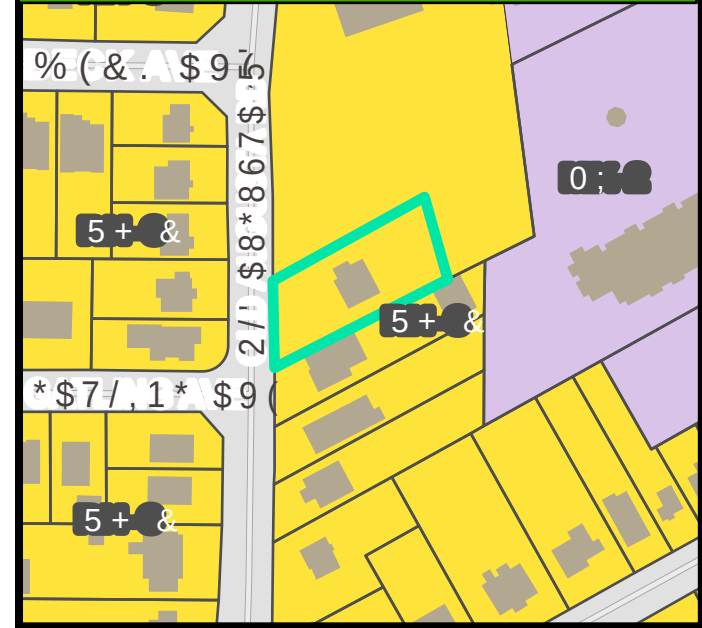
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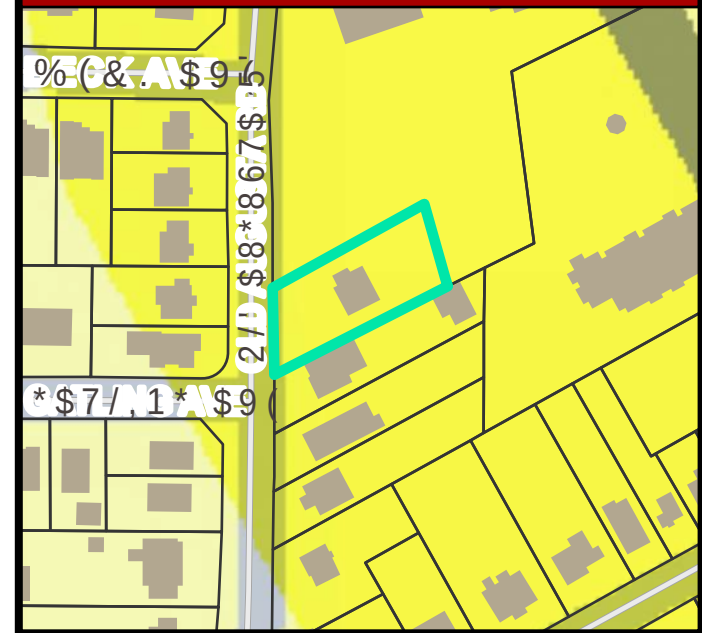
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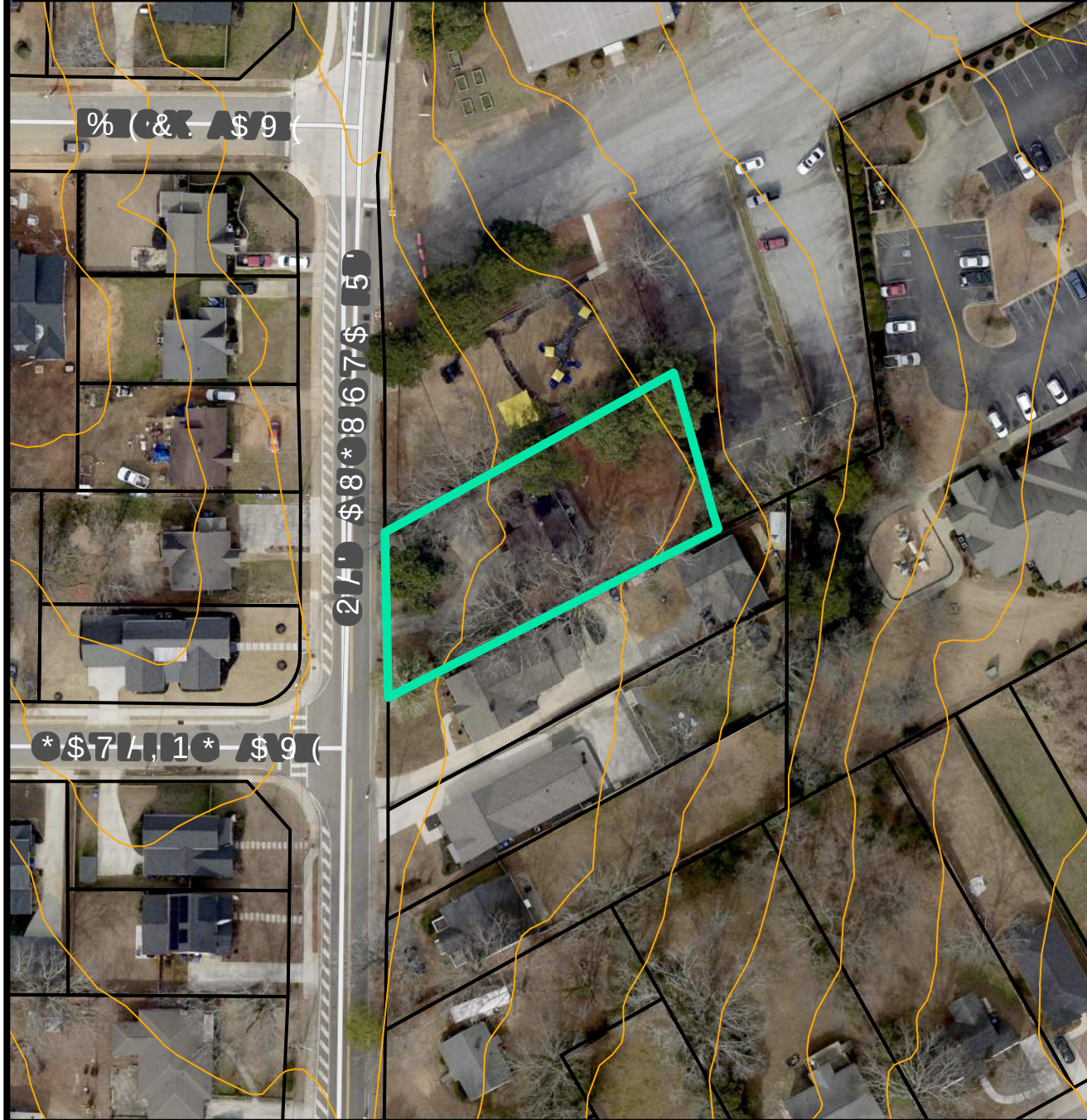


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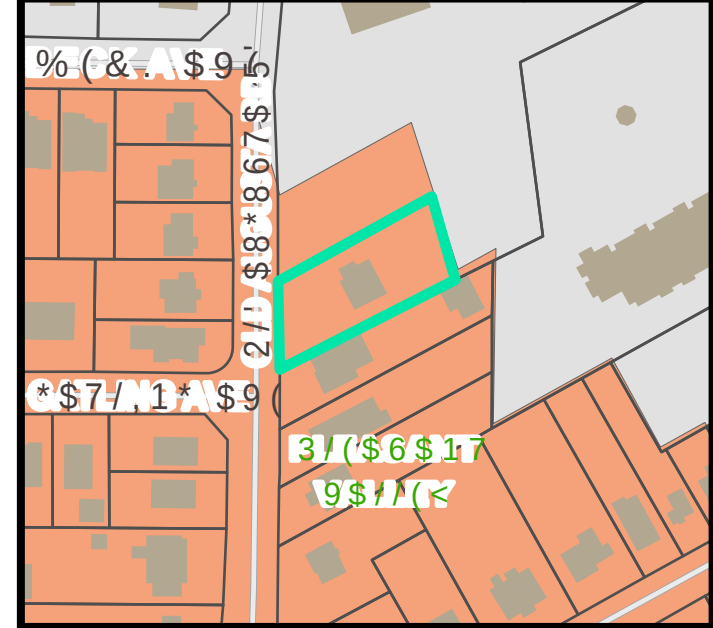


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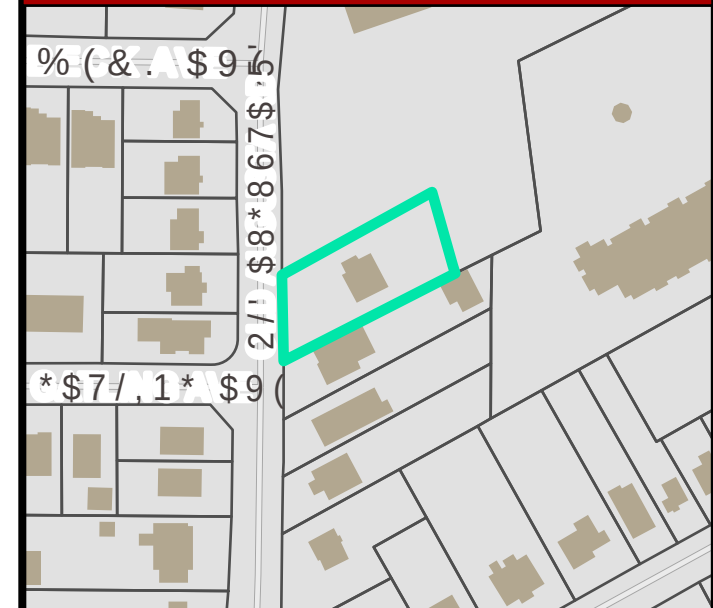
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CITY OF GREENVILLE, SC
PLANNING COMMISSION
STAFF REPORT

August 6, 2026

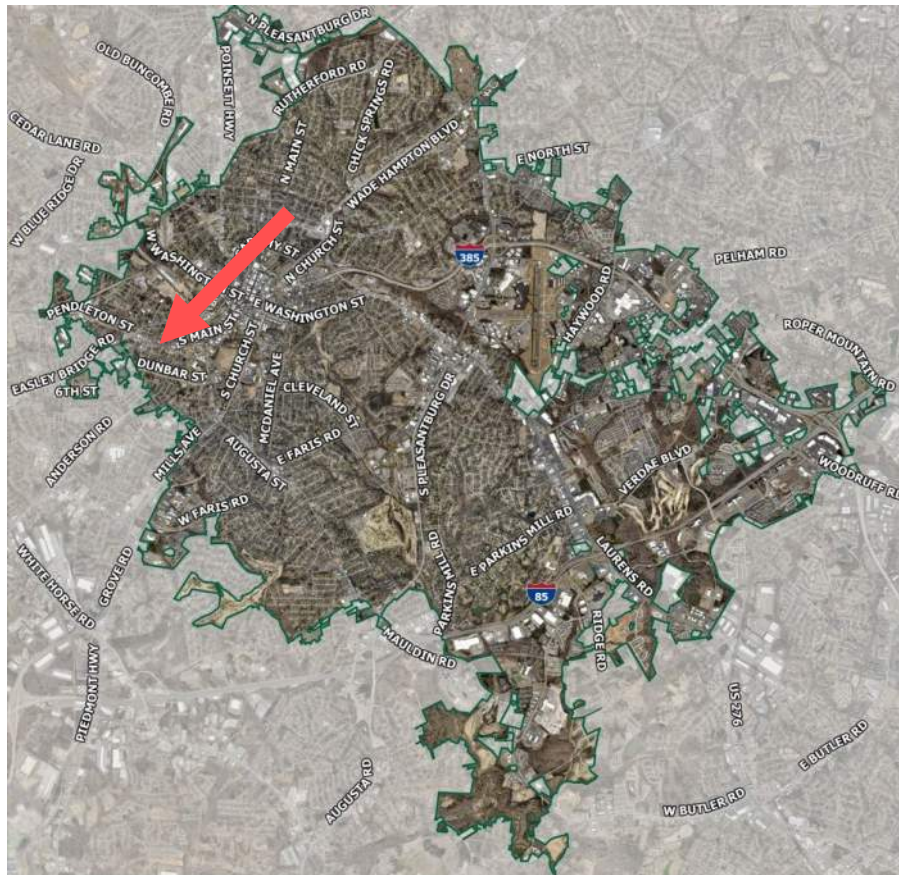
PUBLIC HEARING REQUIRED

PROJECT SUMMARY

Project Number: Z-10-2026
Property Location: 700 Arlington Avenue
Tax Map Number(s): 0077000300800
Property Area: 0.29 acres
Request: Rezone from RN-B to RNX-B
Recommendation: Approve

[Location map of the property for rezoning]

LOCATION MAP



PROJECT OVERVIEW:

Z-10-2026 is a request for a zoning change from the RN-B, Neighborhood B District, to the RNX-B, Neighborhood Flex B District for approximately 0.29 acres located at 700 Arlington Avenue.

Historically, the building was the home of the Greenville Cultural Exchange Center, which opened in 1987. In 2023, the building was sold to the current owner. In 2024, the property received a Local Landmark designation, ensuring that any future modifications of the building will be reviewed by staff and the Historic Review Board. The building has since been fully renovated into a speculative office space.



The property is within the Sterling Special Emphasis Neighborhood. In 2010, the city completed the Sterling Community Master Plan. Within this plan were recommendations for mixed-use investment along Arlington Avenue, encouraging the opportunity for redevelopment of office spaces along the corridor.

The GVL 2040 Comprehensive Plan includes this property within the Urban Node Mixed Use Future Land Use Designation, which is designed to include a mixed-use preference of commercial, retail, and residential uses.

The rezoning from RN-B to RNX-B would not increase the allowable density for the property, but it would allow for neighborhood-serving commercial uses that are limited in scale and extent, such as medical, office, retail, and personal service.

Staff finds that the proposed RNX-B zoning district maintains a logical development pattern along Arlington Avenue that is consistent with neighboring properties, the Comprehensive Plan, and the Sterling Community Master Plan.

LAND USE ANALYSIS:

[Map of surrounding zoning]

ZONING MAP



ZONING ANALYSIS:

The current zoning is the **RN-B, Neighborhood B District**. The intent of the RN zoning districts is to provide a walkable neighborhood environment intended to accommodate a variety of low intensity housing options including single-family, duplexes, triplexes, and fourplexes, within walking distance of neighborhood-serving retail and food uses.

The proposed zoning is the **RNX-B, Neighborhood Flex B District**. Neighborhood-Scale Flex (RNX-) districts allow for additional neighborhood-serving commercial uses that are limited in scale and extent.

ZONING CHANGE ANALYSIS					
Zoning District	Lot Size	Density	Setbacks	Height	Additional Considerations
RN-B (current)	No min area 40' lot width (25' if rear access)	8 12 (bonus)	Front: Setback range Side: 4'	2.5 stories (32')	
RNX-B (proposed)	No min area 40' lot width (25' if rear access)	8 12 (bonus)	Front: Setback range Side: 4'	2.5 stories (32')	Allows commercial uses such as retail, medical, and office.

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning District	Current Use
Subject Property	RN-B, Neighborhood B	Vacant Office
North	RN-B, Neighborhood B	Detached residential
East	RN-B, Neighborhood B	Detached residential
South	CM, Campus	Medical office
West	RN-B, Neighborhood B	Detached residential

FUTURE LAND USE ANALYSIS:

The Future Land Use Map (FLUM) of the GVL2040 Comprehensive Plan recommends **Urban Node Mixed Use**. This land use classification is typically in compact urban areas with a combination of vertical and horizontal mixed-use developments that includes small retail and commercial uses along with a variety of residential types.

[Map of Future Land Use]

FUTURE LAND USE MAP**OTHER SITE INFORMATION:**

SPECIAL EMPHASIS NEIGHBORHOOD: Sterling

NATURAL FEATURES: N/A

STAFF COORDINATION:

Pre-Application and Development Meetings

The City and the applicant held a pre-application meeting on May 13th, 2026.

Project Preview Meeting

The applicant attended the June 2026 Project Preview Meeting (PPM) at the Civic Design Center. The response form is attached to the agenda packet.

CRITERIA FOR REZONE REVIEW:

Staff offers the following responses to the standards to rezone found in Div. 19-6.2.2(D)(2).

(a) Consistent with Comprehensive Plan	YES
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Comments: The property is situated on the edge of the Urban Node Mixed Use designation which recommends a mixed-use development pattern.

(b) Consistent with Applicable Plans and Studies	YES
---	------------

The change in zoning to RNX-B is consistent with the applicable Sterling Neighborhood Master Plan, which recommended mixed-use redevelopment along the Arlington Avenue corridor, specifically citing residential and office.

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

Comments: The area between Pendleton and Arlington has historically been occupied by low intensity office and general personal service businesses.

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

The redevelopment of the building and preservation under the Local Landmark designation ensures compatibility with the surrounding neighborhood while providing neighborhood-scale office opportunities.

STAFF RECOMMENDATION:

Approve the rezone to RNX-B, Neighborhood Flex B District.



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:

*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

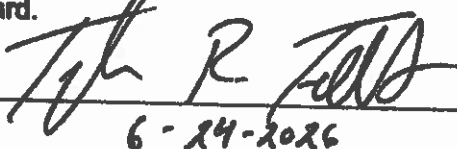
*REASON FOR PROPOSED REZONE: Renovated for office use. Office use
not permitted in RN-B zoning.

FEE/INSTRUCTION

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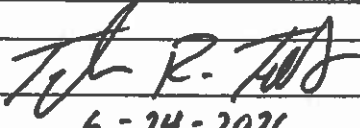
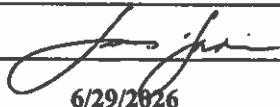

6-24-2026

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

SUPPORTING INFORMATION – STANDARDS QUESTIONS

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

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

See Attached.

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

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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

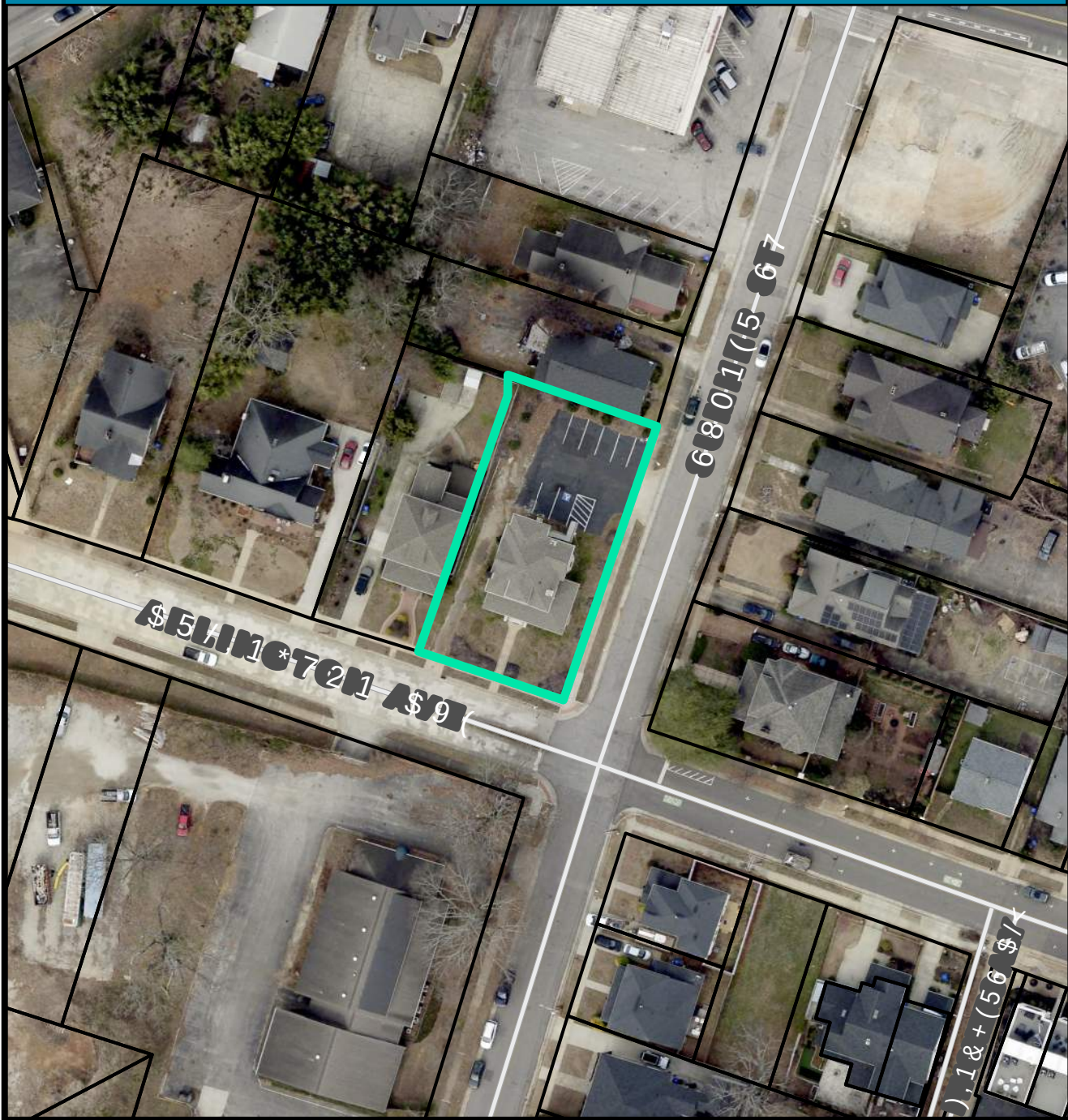
-The RNX-B district's built-in dimensional and transition standards (Type A transition per Sec. 2.11.6 of the Development Code) reinforce this logic by requiring appropriate buffering between the flex district and adjacent lower-intensity residential zones by code, meaning the orderly transition is not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

It Advances the Sterling Neighborhood Master Plan's Spatial Vision

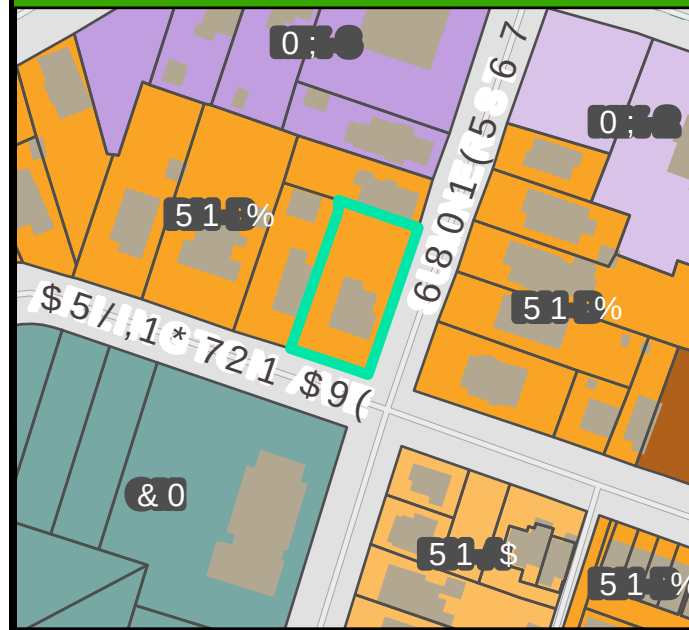
-The Sterling Neighborhood Master Plan (2010) identified specific corridor and node locations along the neighborhood's edges as appropriate for mixed-use and commercial activity, while protecting the interior residential blocks. Rezoning a corner property on Arlington Avenue, a key edge corridor, to 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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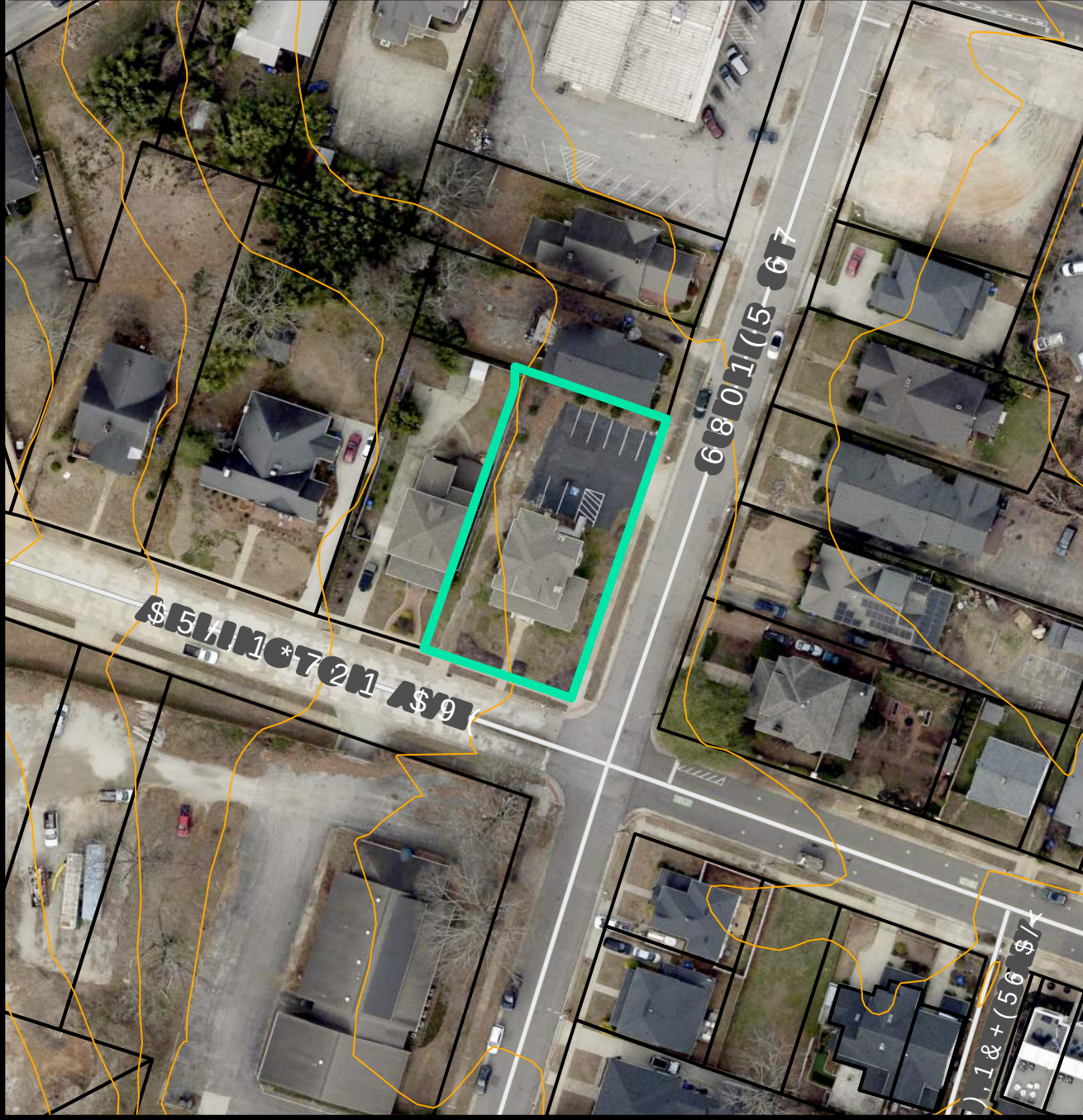


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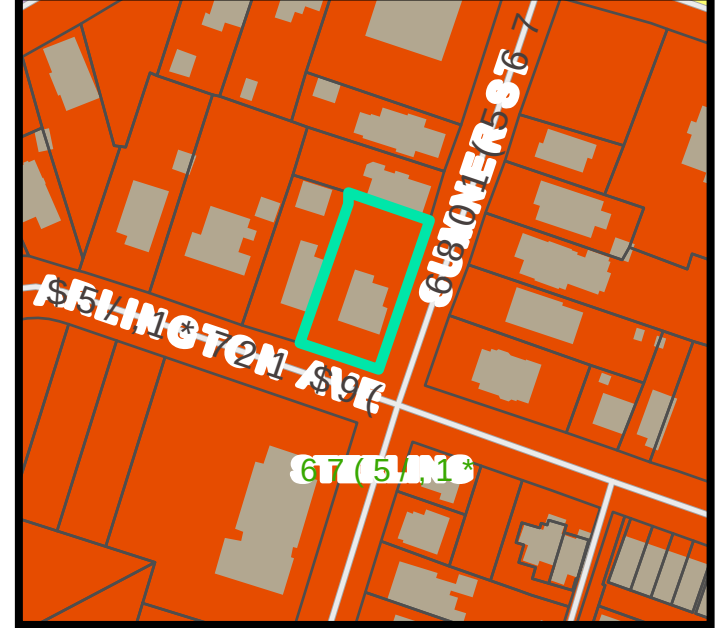


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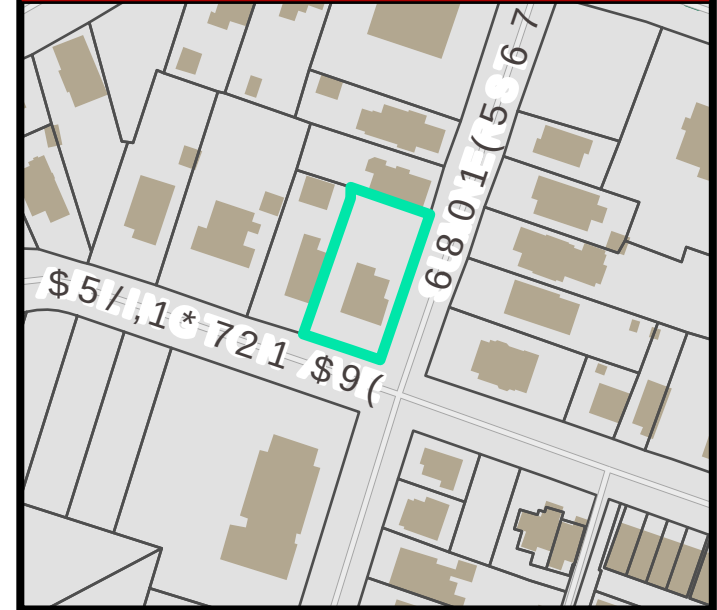
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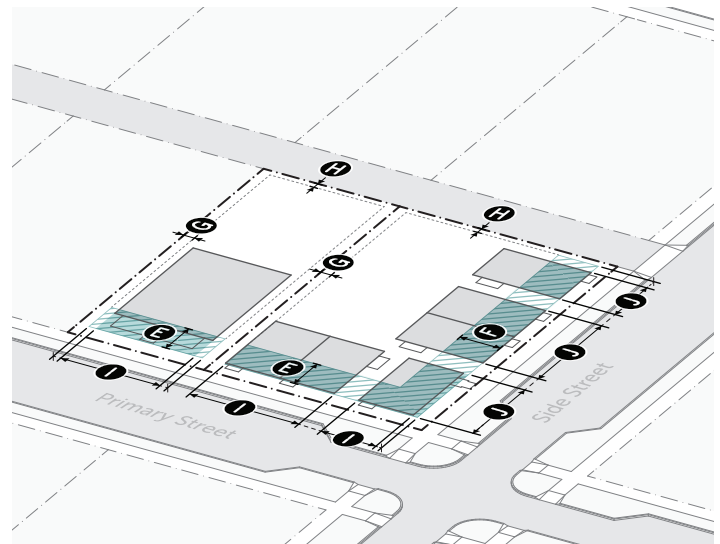
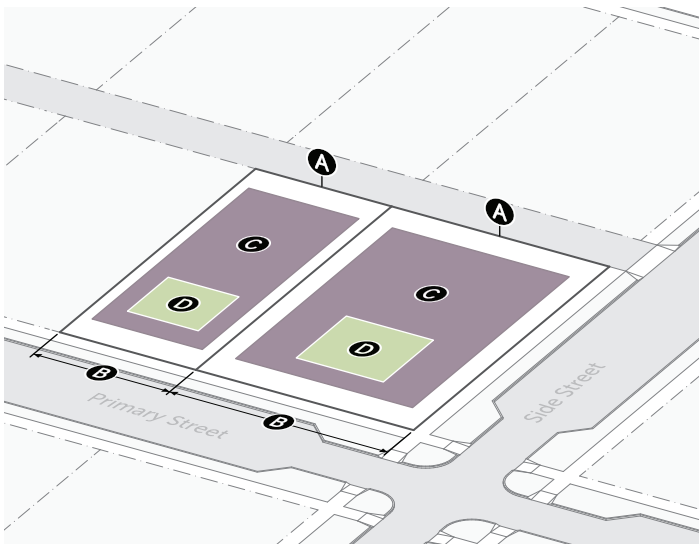


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19-2.3.4. RNX-B NEIGHBORHOOD FLEX B

A. SITE

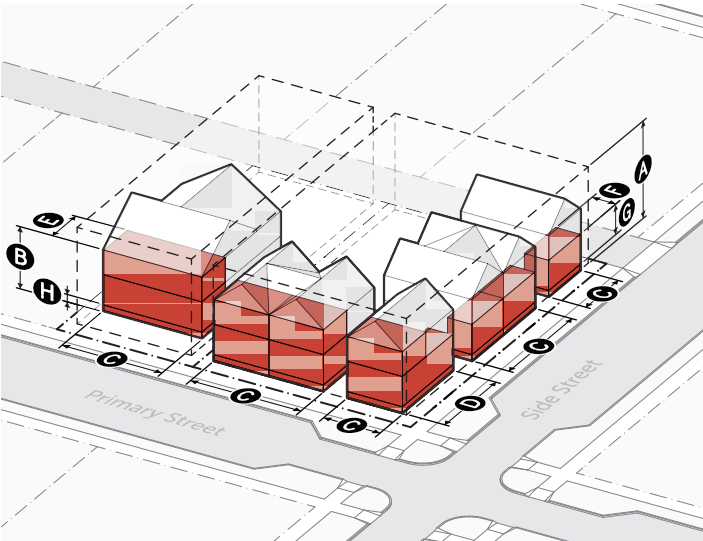


1. LOT SIZE	Sec. 2.11.2.
A Area (min)	None
B Width (min)	
Front access	40'
Side/rear access	25'
2. DENSITY	Sec. 2.11.3.
Dwellings per lot (max)	
Base	8
Bonus	10
3. COVERAGE ²	Sec. 2.11.4.
C Building coverage (max)	
0 to 8 units and Nonresidential	65%
9 to 10 units	70%
D Outdoor amenity space (min)	10%

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](#)

August 6, 2026

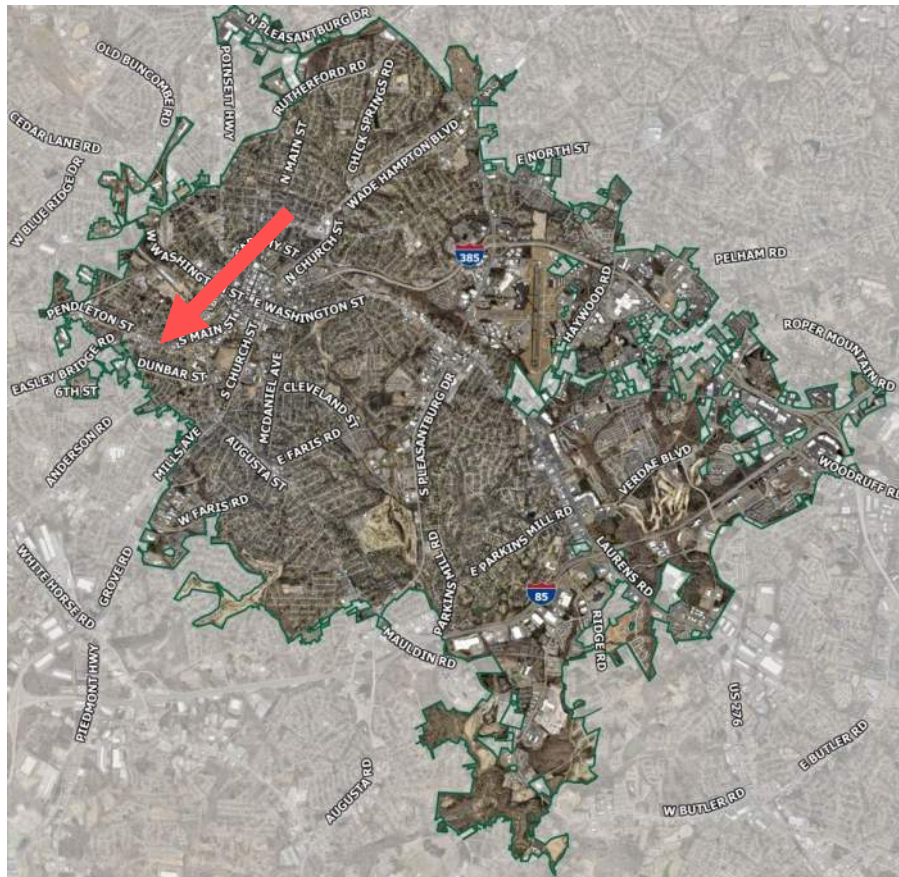
PUBLIC HEARING REQUIRED

PROJECT SUMMARY

Project Number:	Z-11-2026
Property Location:	811 Pendleton Street
Tax Map Number(s):	0078000401100
Property Area:	0.19 acres
Request:	Rezone from RN-B to RNX-B
Recommendation:	Approve

[Location map of the property for rezoning]

LOCATION MAP



PROJECT OVERVIEW:

Z-11-2026 is a request for a zoning change from the RN-B, Neighborhood B District, to the RNX-B, Neighborhood Flex B District for approximately 0.19 acres located at 811 Pendleton Street.

Since at least the 1950s, this area between Pendleton Street and Arlington Avenue has consisted of various commercial businesses and currently consists of a mix of medical offices, retail, and general personal services. The subject property for the rezoning has used the current space as office space for their home health care business for the last decade.

The property is within the Sterling Special Emphasis Neighborhood. In 2010, the city completed the Sterling Community Master Plan. Within this plan were recommendations for commercial investment along and between Arlington Avenue and Pendleton Street, encouraging the opportunity for redevelopment of office spaces along the corridor.

The GVL 2040 Comprehensive Plan includes this property within the Neighborhood Mixed Use Future Land Use Designation, which is designed to include a mix of small-scale retail and commercial uses in compact urban areas.

Before the city-wide rezoning in 2023 this block between Pendleton Street and Arlington Avenue was zoned RDV, Redevelopment District, which actually allowed commercial uses even more intensive than the RNX-B district. This rezoning would allow for existing neighborhood-scale uses to continue by-right.

Staff finds that the proposed RNX-B zoning district would enable the current use of the property to remain and continue to allow the opportunity for small-scale businesses to exist within the community.



LAND USE ANALYSIS:

[Map of surrounding zoning]

ZONING MAP**ZONING ANALYSIS:**

The current zoning is the **RN-B, Neighborhood B District**. The intent of the RN zoning districts is to provide a walkable neighborhood environment intended to accommodate a variety of low intensity housing options including single-family, duplexes, triplexes, and fourplexes, within walking distance of neighborhood-serving retail and food uses.

The proposed zoning is the **RNX-B, Neighborhood Flex B District**. Neighborhood-Scale Flex (RNX-) districts allow for additional neighborhood-serving commercial uses that are limited in scale and extent.

ZONING CHANGE ANALYSIS					
Zoning District	Lot Size	Density	Setbacks	Height	Additional Considerations
RN-B (current)	No min area 40' lot width (25' if rear access)	8 12 (bonus)	Front: Setback range Side: 4'	2.5 stories (32')	
RNX-B (proposed)	No min area 40' lot width (25' if rear access)	8 12 (bonus)	Front: Setback range Side: 4'	2.5 stories (32')	Allows commercial uses such as retail, medical, and office.

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning District	Current Use
Subject Property	RN-B, Neighborhood B	Commercial
North	MX-2, Mixed Use 2	Commercial
East	RN-B, Neighborhood B	Commercial
South	RN-B, Neighborhood B	Commercial
West	RN-B, Neighborhood B	Commercial

FUTURE LAND USE ANALYSIS:

The Future Land Use Map (FLUM) of the GVL2040 Comprehensive Plan recommends **Neighborhood Mixed Use**. This land use classification is typically envisioned in compact urban areas with a combination of vertical and horizontal mixed-use developments that includes small retail and commercial uses along with a variety of residential types. These areas are pedestrian friendly and in close proximity to downtown. It is anticipated that single uses will not exceed 10,000 square feet and “drive-thrus” are restricted due to the close proximity to downtown and adjacent neighborhoods.

[Map of Future Land Use]

FUTURE LAND USE MAP



OTHER SITE INFORMATION:

SPECIAL EMPHASIS NEIGHBORHOOD: Sterling

NATURAL FEATURES: N/A

STAFF COORDINATION:

Pre-Application and Development Meetings

The City and the applicant held a pre-application meeting on May 13th, 2026.

Project Preview Meeting

The applicant attended the June 2026 Project Preview Meeting (PPM) at the Civic Design Center. The response form is attached to the agenda packet.

CRITERIA FOR REZONE REVIEW:

Staff offers the following responses to the standards to rezone found in Div. 19-6.2.2(D)(2)

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

Comments: The property is situated on the edge of the Neighborhood Mixed Use designation, which recommends a mixed-use development pattern.

(b) Consistent with Applicable Plans and Studies	YES
---	------------

The change in zoning to RNX-B is consistent with the applicable Sterling Neighborhood Master Plan, which recommended commercial redevelopment along the Arlington Avenue corridor.

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

Comments: The area between Pendleton and Arlington has historically been occupied by low intensity office and general personal service businesses.

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

The continuing commercial use of the building is consistent within the development pattern in the neighborhood by providing neighborhood-scale office opportunities.

STAFF RECOMMENDATION:

Approve the rezone to RNX-B, Neighborhood Flex B District.

Staff Comments



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:	

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

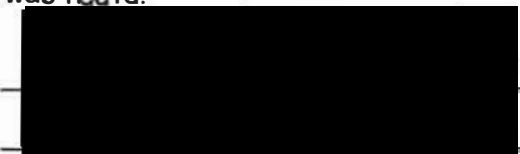
*REASON FOR PROPOSED REZONE: Currently mixed, should be commercial

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

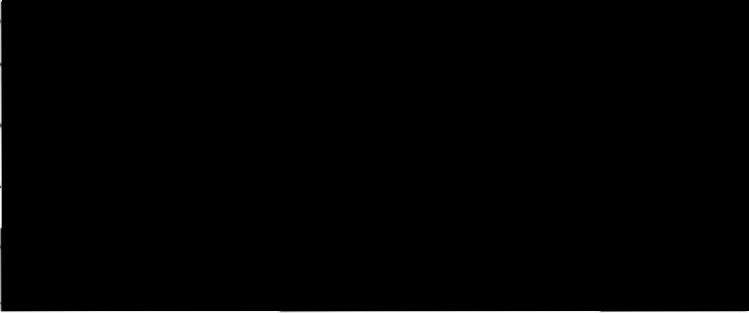
1. Please verify that all required information is reflected on the plan(s), and submit one (1) paper copy or one (1) electronic version of the application submittal package.
2. Please read carefully: The applicant and property owner affirm that all information submitted with this application; including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



***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 1 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.

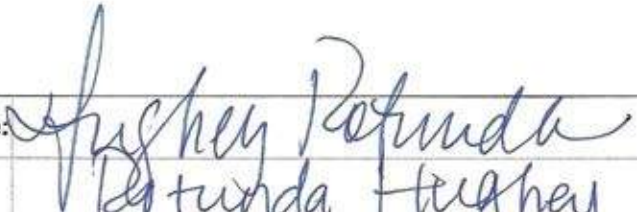
The proposed rezoning promotes a logical and orderly development pattern because it allows an existing office-type property on Pendleton Street to continue functioning as a professional office use.

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.

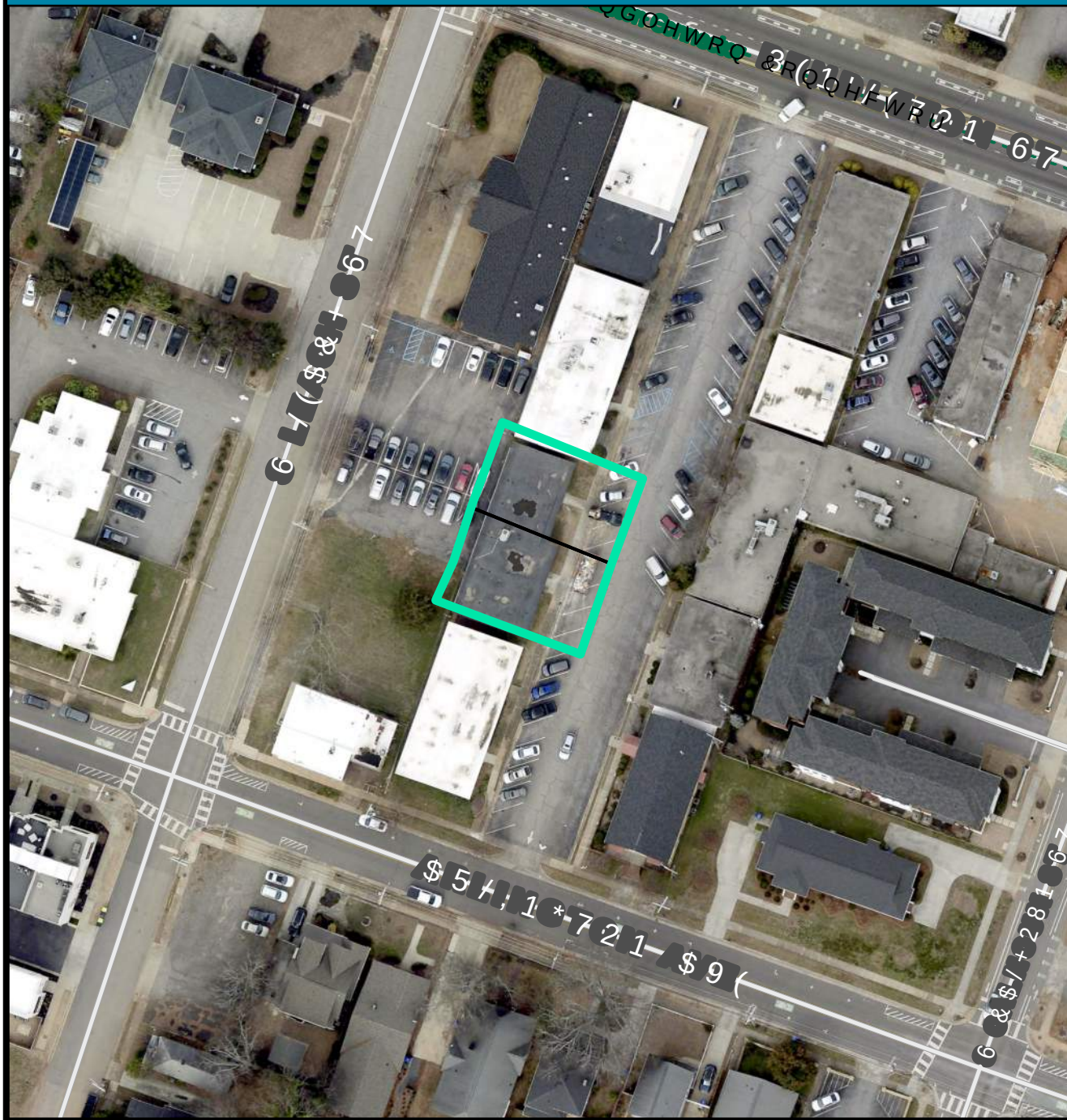
Respectfully submitted,

From The Heart Home Care, LLC

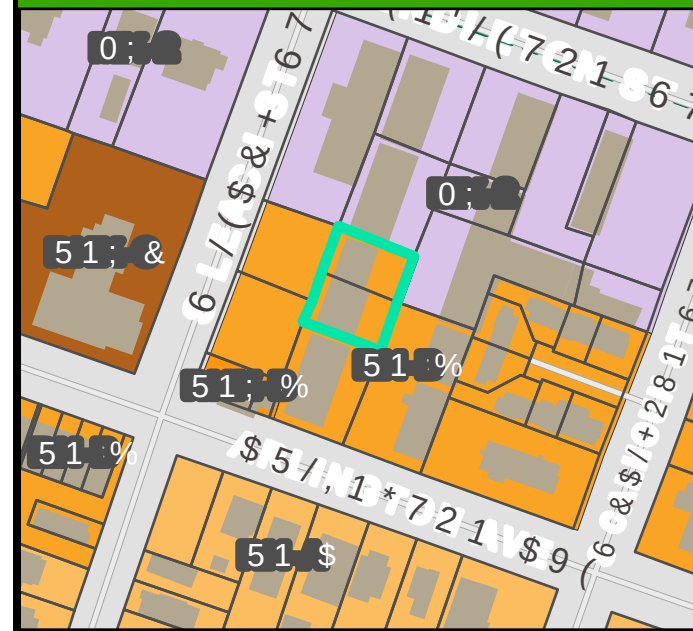
Applicant / Authorized Representative:	
Printed Name:	Terunda Hughey
Date:	7-6-2016

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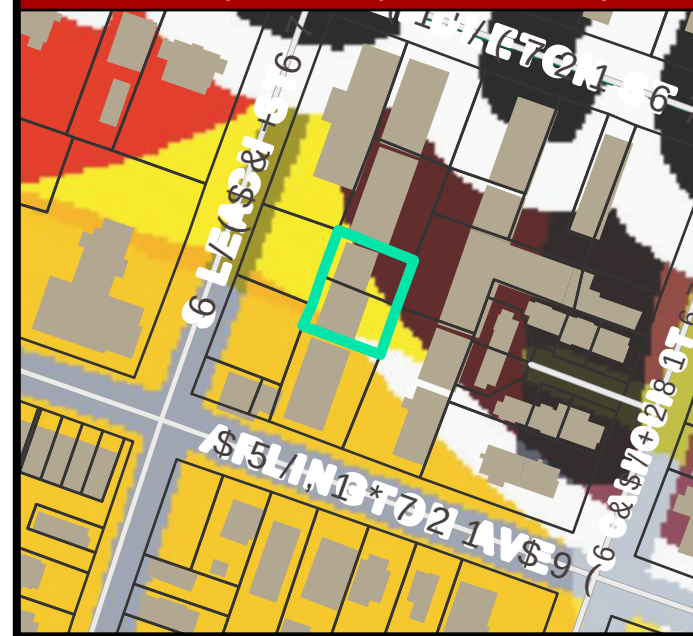
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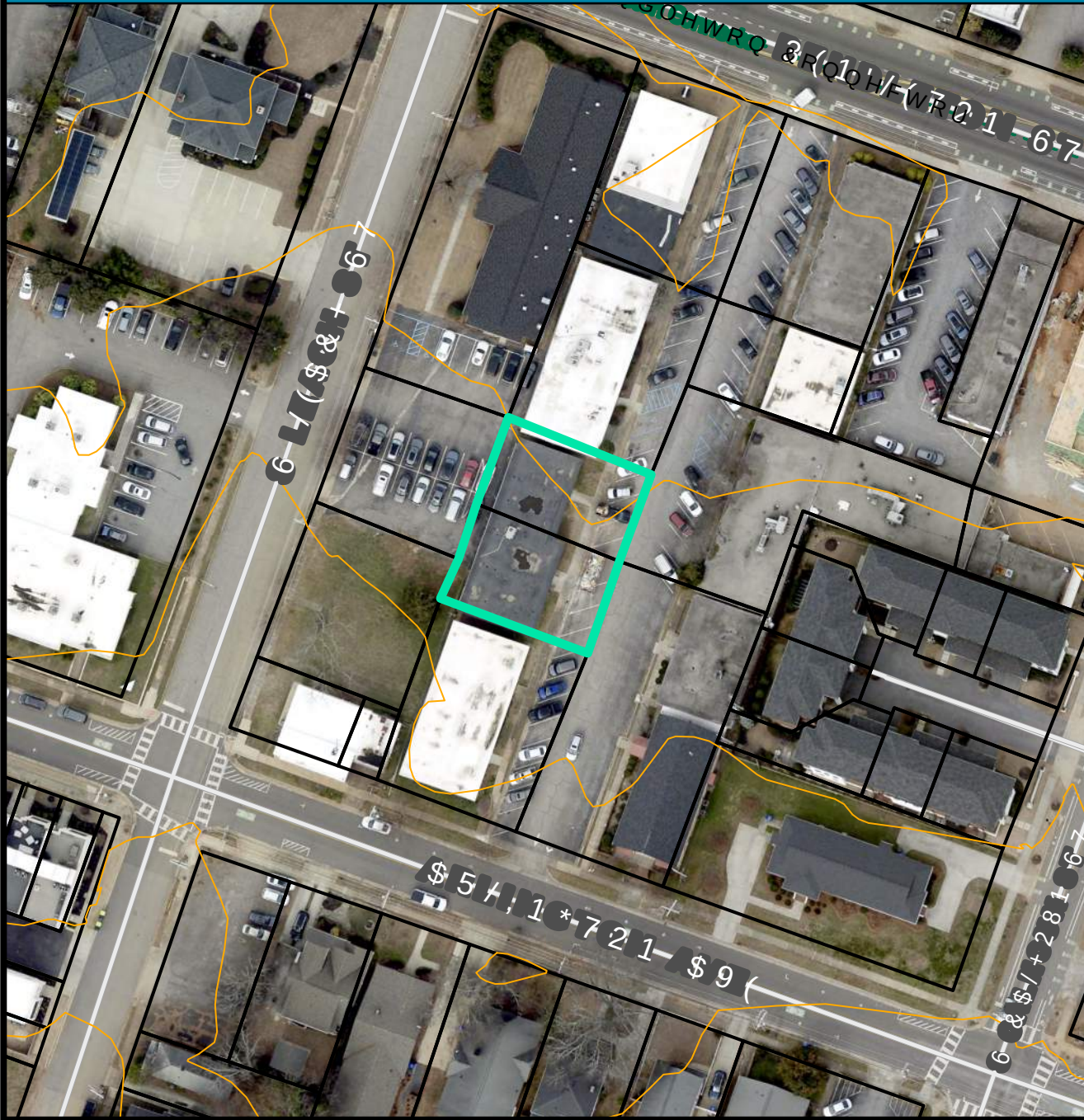


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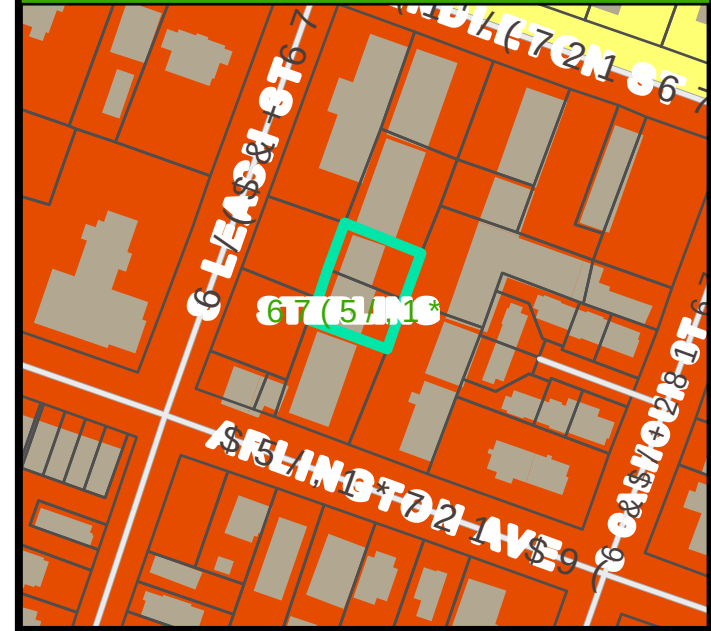


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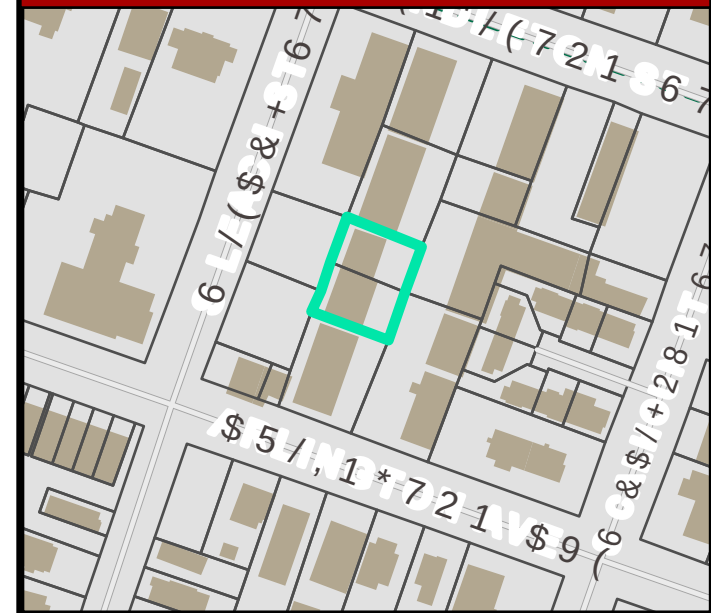
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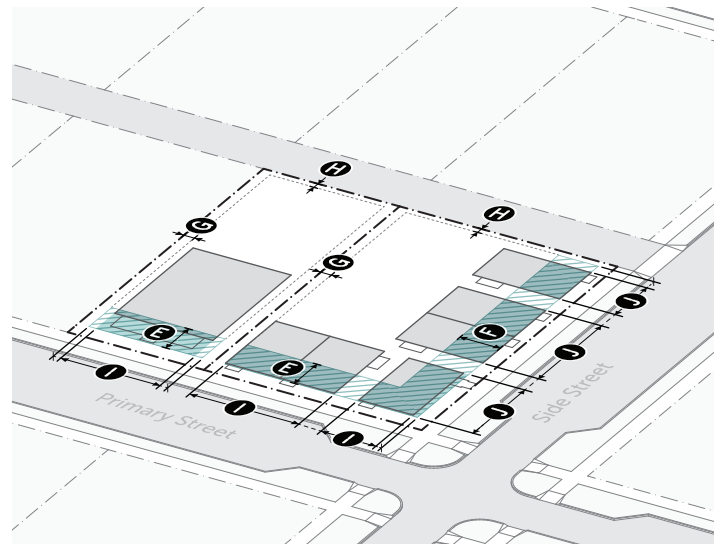
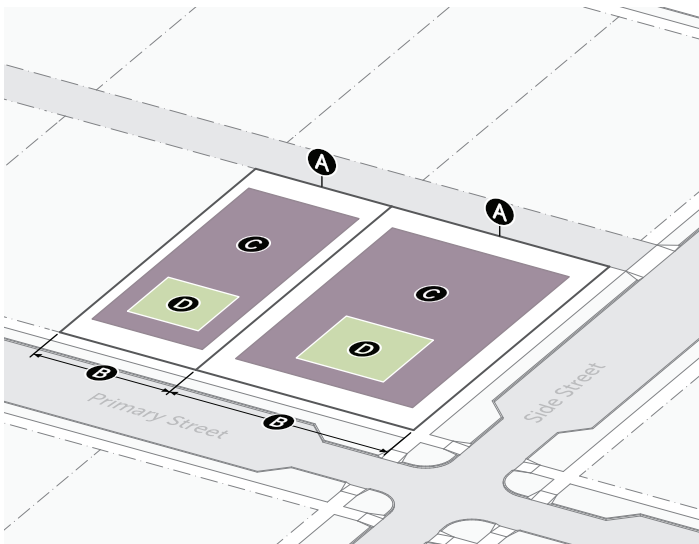


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19-2.3.4. RNX-B NEIGHBORHOOD FLEX B

A. SITE

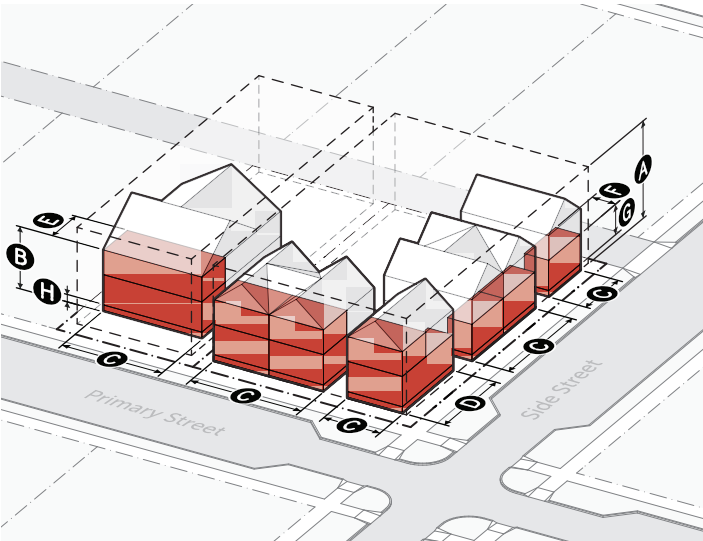


1. LOT SIZE	Sec. 2.11.2.
A Area (min)	None
B Width (min)	
Front access	40'
Side/rear access	25'
2. DENSITY	Sec. 2.11.3.
Dwellings per lot (max)	
Base	8
Bonus	10
3. COVERAGE ²	Sec. 2.11.4.
C Building coverage (max)	
0 to 8 units and Nonresidential	65%
9 to 10 units	70%
D Outdoor amenity space (min)	10%

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'
M 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, SC
PLANNING COMMISSION
STAFF REPORT

August 6, 2026

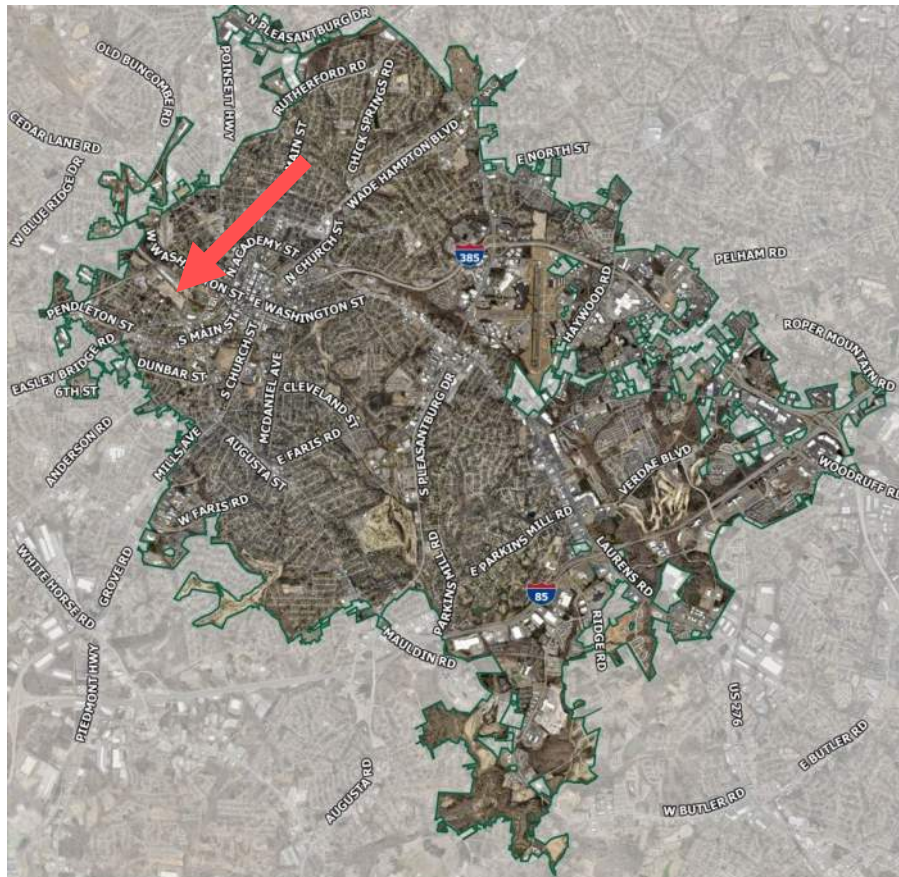
PUBLIC HEARING REQUIRED

PROJECT SUMMARY

Project Number: Z-12-2026
Property Location: 300 Birnie Street
Tax Map Number(s): 0055000300200
Property Area: 0.46 acres
Request: Rezone from RC-2 to CV
Recommendation: Approve

[Location map of the property for rezoning]

LOCATION MAP



PROJECT OVERVIEW:

Z-12-2026 is a request for a zoning change from the RC-2, Community 2 District, to the CV, Civic District for approximately 0.46 acres located at 300 Birnie Street.

The property is currently undeveloped. Historical aerials appear to indicate a commercial use on the property as far back as 1955, until demolition in the early 2000s. The applicant, Greenville Water, is proposing to construct a new potable water booster pump station to provide resiliency and redundancy to the distribution center. According to the applicant, the location was chosen due to the proximity of the two existing water transmission mains adjacent to the property. Based on use definitions outlined in the Greenville Development Code, this use is classified as a “Major Utility,” which is not an allowable use under the current RC-2 zoning.



The property is within the West Greenville Special Emphasis neighborhood. In 2002 the City conducted the West Greenville Master Plan. While the plan did not recommend a future land use for this particular parcel, an overarching recommendation throughout the plan is the need for infrastructure improvements throughout the study area.

The property is also located within the Downtown Design Overlay, which requires a Major Urban Design Certificate of Appropriateness for new construction on sites within the boundary. As such, further review will be conducted by staff and the Design Review Board with regard to the site, architectural design, and compatibility with the surrounding neighborhood.

The GVL 2040 Comprehensive Plan includes this property within the Urban Residential Future Land Use Designation, which is designed to include a mix of housing densities and housing types. The State of South Carolina now requires a resiliency element to be incorporated into local comprehensive planning, which will be included in the 5-year update of the GVL2040 Comprehensive Plan. The pump station will improve the ability for the City of Greenville to recover from hazards that impact water distribution and increase the resiliency of overall water infrastructure for a major part of the City.

Staff finds that the proposed rezoning to CV will provide the necessary support for infrastructure resiliency in West Greenville and is recommending approval.

LAND USE ANALYSIS:

[Map of surrounding zoning]

ZONING MAP**ZONING ANALYSIS:**

The current zoning is the **RC-2, Community 2 District**. The intent of the RC zoning districts is to provide a walkable neighborhood environment intended to accommodate a variety of medium-intensity housing options including duplexes, triplexes, fourplexes, and townhouses up to larger apartment complexes supporting and within walking distance of neighborhood-serving retail, food and service uses.

The proposed zoning is the **CV, Civic District**. Civic (CV) accommodates public, civic, and institutional uses.

ZONING CHANGE ANALYSIS					
Zoning District	Lot Size	Density	Setbacks	Height	Additional Considerations
RC-2 (current)	No min area 40' lot width (15' if rear access)	Unlimited	Front: 5'/20' Side: 0'	2 stories 4 w/ Bonus	Allows commercial uses, but not major utilities
CV (proposed)	10,000 sf min. 50' lot width	None	Front: 10' Side: 5'	5 stories (68')	Allows commercial uses including major utilities

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning District	Current Use
Subject Property	RC-2	Vacant
North	MX-5	Church
East	MX-5	Church
South	RN-A / RH-D	Townhomes/Undeveloped
West	RC-2	Undeveloped

FUTURE LAND USE ANALYSIS:

The Future Land Use Map (FLUM) of the GVL2040 Comprehensive Plan recommends **Urban Residential**. This future land use designation recommends a mixture of housing types with complimentary uses such as churches, recreational facilities, and schools.

[Map of Future Land Use]
FUTURE LAND USE MAP



OTHER SITE INFORMATION:

SPECIAL EMPHASIS NEIGHBORHOOD: West Greenville

NATURAL FEATURES: N/A

STAFF COORDINATION:

Pre-Application and Development Meetings

The City and the applicant held a pre-application meeting on May 29th, 2026.

Project Preview Meeting

The applicant attended the June 2026 Project Preview Meeting (PPM) at the Civic Design Center. The response form is attached to the agenda packet.

CRITERIA FOR REZONE REVIEW:

Staff offers the following responses to the standards to rezone found in Div. 19-6.2.2(D)(2)

(a) Consistent with Comprehensive Plan	NO
Comments: GVL2040 recommends Urban Residential as the future land use. While this does allow for complimentary uses such as places of worship and school, it does not explicitly state utilities. However, staff notes that this may be a challenging site for residential development and recognizes the benefits of increasing infrastructure resiliency throughout the city.	
(b) Consistent with Applicable Plans and Studies	YES
Comments: While the West Greenville Master Plan does not include this parcel within any of the recommended sub-districts, the plan does highlight the need for infrastructure improvements throughout the neighborhood.	
(c) Compatible with Surrounding Uses	YES
Comments: Historically, this parcel contained a commercial use until the structure was demolished. Utilities such as pump stations are frequently placed on the edges of neighborhoods without encroaching into the character of the block. As mentioned, the property is also located within the Downtown Design Overlay, which requires a Major Urban Design Certificate of Appropriateness for new construction from the Design Review Board.	
(d) Provide logical and orderly Development Pattern.	YES
Comments: Improving infrastructure on the edge of the neighborhood will establish redundancy into the water distribution system, ensuring ensure resiliency and supporting both current and future development with redundant potable water supplies.	

STAFF RECOMMENDATION:

Approve the rezone to CV, Civic District.

Z-12-2026



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

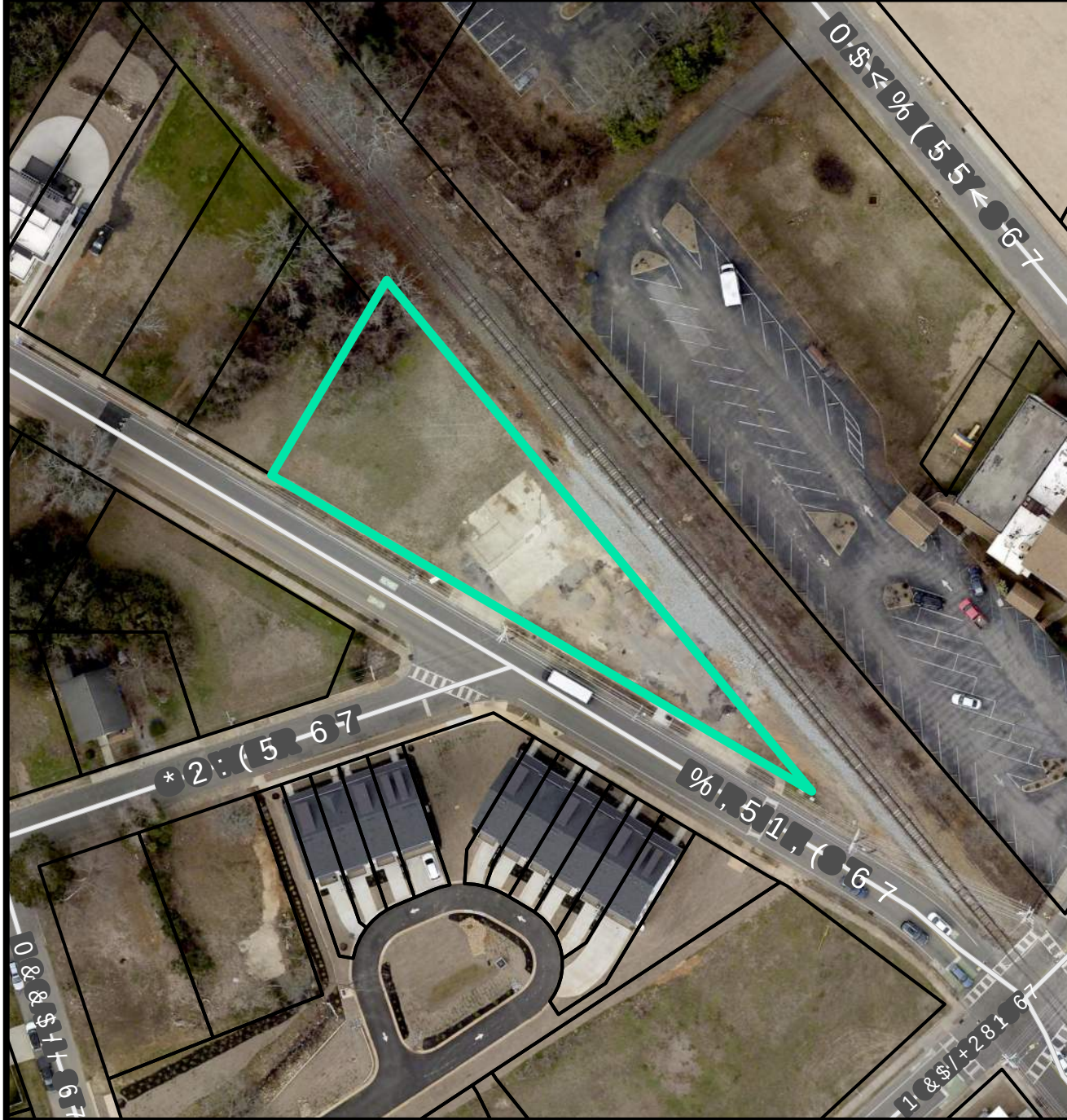
Greenville Downtown Booster Pump Station

300 Birnie Street, Greenville SC 29601

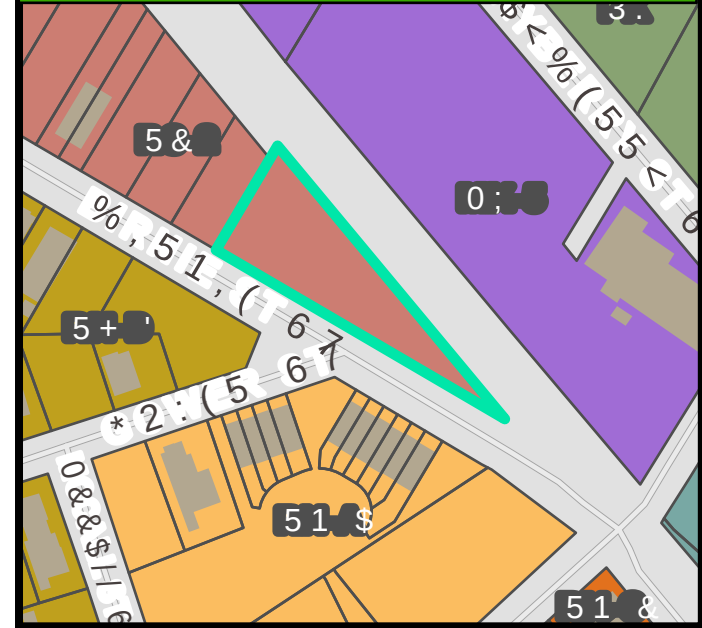


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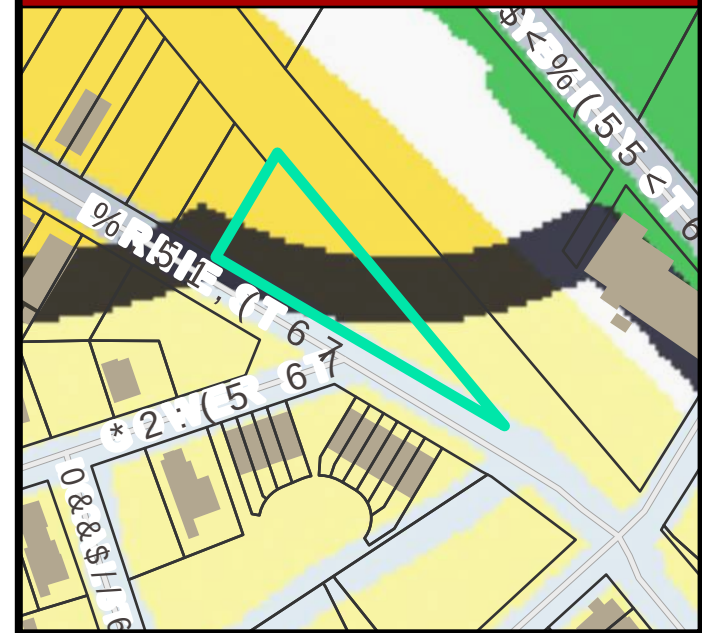
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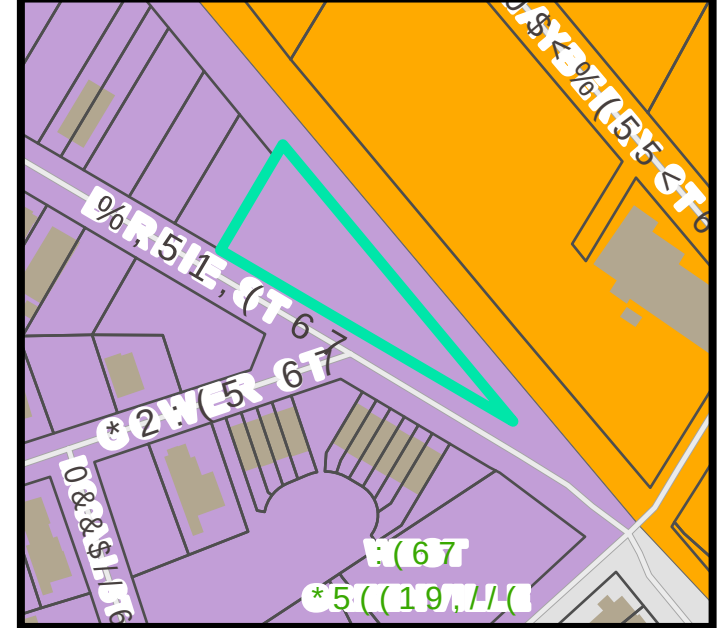


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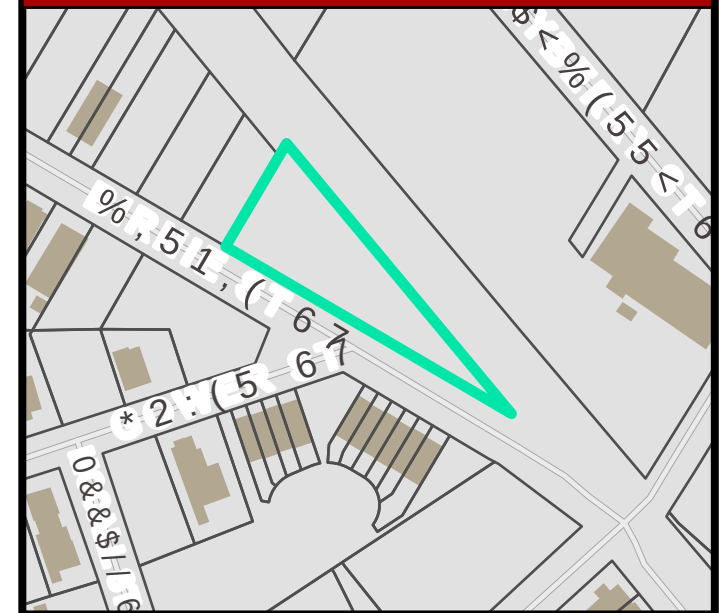
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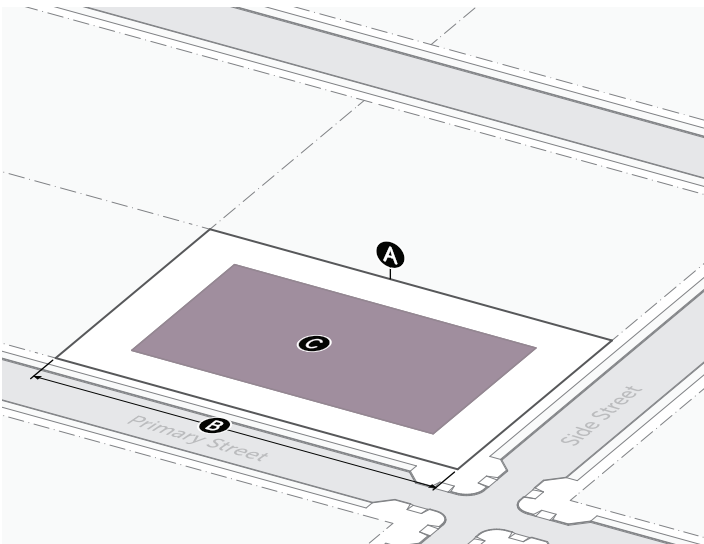


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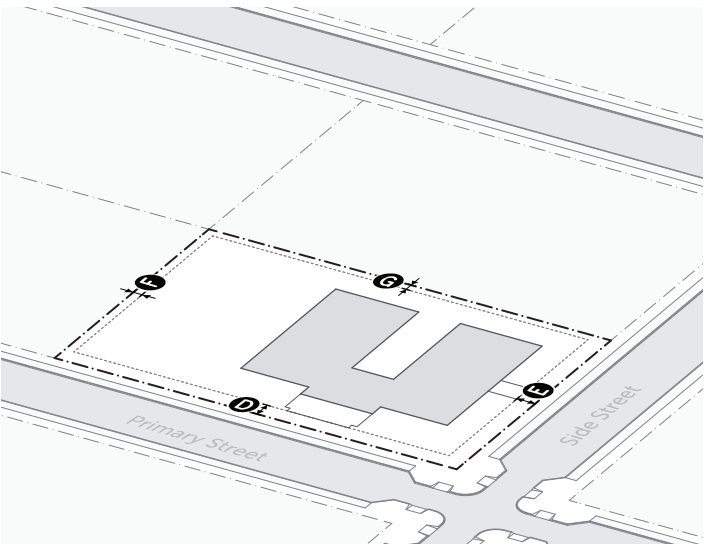


19-2.9.3. CV CIVIC

A. SITE



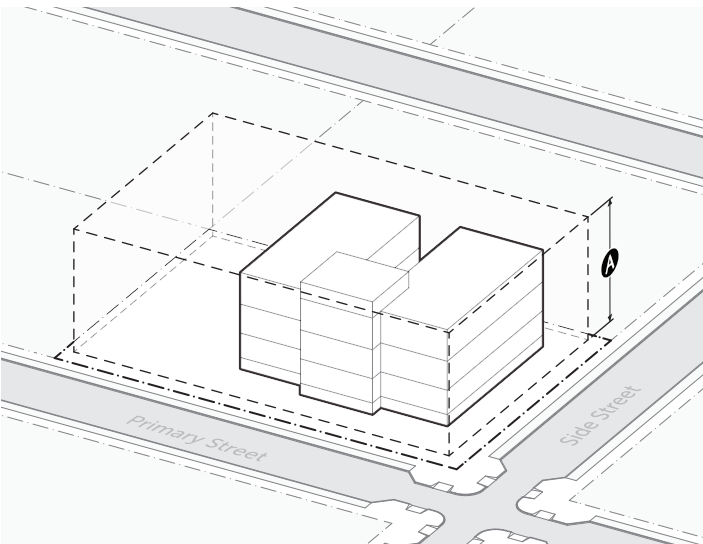
1. LOT SIZE	Sec. 2.11.2.
A Area (min)	10,000
B Width (min)	50'
2. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	50%
Outdoor amenity space (min)	None



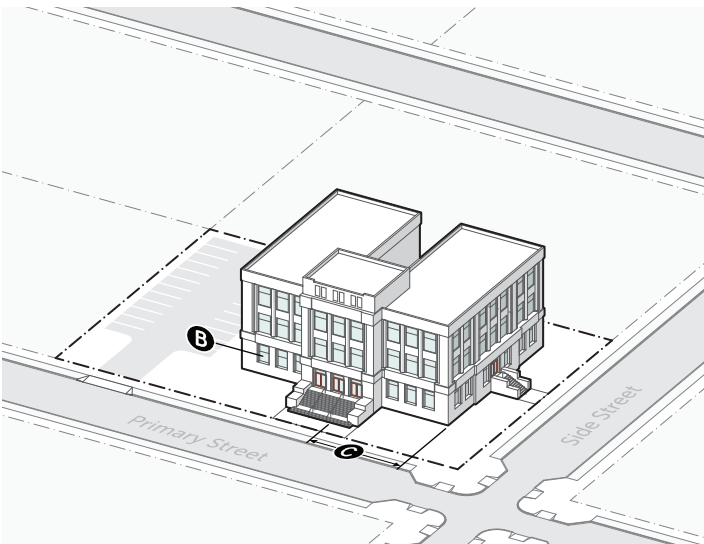
3. BUILDING SETBACKS	Sec. 2.11.5.
D Primary street lot line (min)	10'
E Side street lot line (min)	10'
F Side lot line (min)	5'
G Rear lot line (min)	5'
Alley lot line (min)	5'
4. TRANSITIONS	Sec. 2.11.6.
Transition type	Type B
5. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	10'
Side street (min)	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