



Public Notice

Planning and Zoning

To: City Property Owners and Residents

Subject: **PUBLIC NOTICE -- Upcoming Applications for Thursday, September 3, 2026, Planning Commission Meeting**

Date posted: August 19, 2026

Public Notice: The City of Greenville Planning Commission will hold an in-person 15-day noticed Public Hearing on Thursday, September 3, 2026 at 4:00 PM at the Greenville City Hall, 206 S. Main Street, 10th Floor Council Chambers, to consider the following applications. The application documents are available for review online at greenvillesc.gov under the 'Agendas & Minutes' tab. You may contact the Planning Office at (864) 467-4476 for questions.

PUBLIC HEARING ITEMS

A. AX-25-2026 (PZ-26-644)

Application for **ANNEXATION** and **REZONE** of approximately 3.79 acres located at **607 FURMAN ROAD AND 1521 POINSETT HIGHWAY** from S-1, Services district, I-1, Industrial district, C-2, Commercial district, and R-7.5, Single-family residential district, in Greenville County to IX, Industrial Flex District, in the City of Greenville. (TM# 0168000300601)

B. AX-26-2026 (PZ-26-693)

Application for **ANNEXATION** and **REZONE** of approximately 0.004 acre portion located at **125 SUMNER STREET** from R-M10, Multifamily residential district, in Greenville County to RN-A, Neighborhood A District, in the City of Greenville. (portion of TM# 0084000101200)

C. AX-27-2026 (PZ-26-702)

Application for **ANNEXATION** and **REZONE** of approximately 0.73 acre located at **207 BUTLER SPRINGS ROAD** from R-20, Single-family residential district, in Greenville County to RH-B, House B District, in the City of Greenville. (TM# 0278000100901)

D. AX-28-2026 (PZ-26-710)

Application for **ANNEXATION** and **REZONE** of approximately 1.26 acres located on **ANDERSON ROAD, MARTIN ROW, AND CONWELL STREET** from R-M20, Multifamily residential district, in Greenville County to RN-C, Neighborhood C District, in the City of Greenville. (TM# 0112000901000, 0112000901100, 0112000901200, and 0112000901201)

E. AX-29-2026 (PZ-26-711)

Application for **ANNEXATION** and **REZONE** of approximately 12.85 acres located on **BUNCOMBE ROAD, A STREET, 1ST AVENUE, 2ND AVENUE, 3RD AVENUE, AND HAMMETT STREET** from PD, Planned development district, and R-7.5, Single-family residential district, in Greenville County to RC-5, Community 5 District, and RNX-C, Neighborhood Flex C District, in the City of Greenville. (TM# 0153000900200, 0153000900201, 0153000900202, 0153000700200, 0153000800200)

F. Z-13-2026 (PZ-26-662)

Application by the City of Greenville for a **TEXT AMENDMENT** to **Chapter 19 - Greenville Development Code** of the Code of Ordinances, City of Greenville, South Carolina for the means of the 36-month update.

G. Z-14-2026 (PZ-26-674)

Application for **REZONE** of approximately 0.14 acre located at **311 QUEEN STREET** from PD, Planned Development, to MX-2, Mixed Use 2 District. (TM# 0123000900403)

H. Z-15-2026 (PZ-26-675)

Application by the City of Greenville to amend the **GREENVILLE ENGINEERING DESIGN AND SPECIFICATIONS MANUAL** for a required review.

I. Z-16-2026 (PZ-26-690)

Application by the City of Greenville to **AMEND** the **OFFICIAL ZONING MAP** for the City of Greenville, South Carolina for the means of the required 36-month update with the below:

Chick Springs Rd	0189010100901	RN-B	PK	0.39
	0186000103900	RH-C		0.43
Chick Springs Rd	0186000101100	RH-C	PK	0.21
	0186000101200			0.22
Chick Springs Rd	0186000101600	RH-C	PK	0.18
Worley Road	0183030103701	IG	PK	1.18
Fisher Drive	0280000218900	RN-A	PK	0.8
Harcourt Drive	0037000102600	RH-C	PK	0.12
Wilshire Drive	0184000506409	RH-C	PK	0.15
Field Street	0087000100200	Unzoned	PK	0.01
College Street	0014000200500	MX-D	PK	0.27
S. Hudson Street	0056000300200	CM	PK	0.06
26 Kingsview Street	0123000904500	RH-D	PK	0.19
Old Augusta Rd, Prosperity Ave, Potomac Ave	0222030201300	RH-C	PK	0.17
Westfield Street	0057000200401	MX-D	PK	0.53
Woodville Ave	0191000503600	RH-C	PK	0.19
	0191000503500			0.27
	0191000503400			0.32
Clark Street	0199030100105	PD	PK	16.04
	0199030100109			13.95
McKay Street	0093001301800	RH-D	PK	0.11
Legacy Park Rd	0262000101736	RH-C	PK	1.14
Scarlett Street	0266000126200	RH-C	PK	0.28
	0266000126300			0.49
	0267000104400			0.42
McDaniel Ave and Ridgeland Dr	0067030301100	RH-B	PK	0.79

J. V-26-709 (PZ-26-709)

Application by The City of Greenville for a **STORMWATER MANAGEMENT VARIANCE** from Section 19-7 of the Greenville Development Code (TMS #'s 0056000300100, 0071000100100, 0071000100101, 0058000200200)

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

APPLICATIONS FOR STREET NAME CHANGES

None

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

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

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

PUBLIC COMMENT INSTRUCTIONS

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

Procedure for Public Comment PRIOR TO Meeting

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

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



APPLICATION FOR ANNEXATION

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

[Redacted area]

PROPERTY INFORMATION

*TAX MAP #(S) 0168000300601

*TOTAL ACREAGE 3.79

*CURRENT ZONING DESIGNATION (County) S-1, Services District, I-1, Industrial District, C-2, Commercial District, R-7.5, Single-family Residential District

*PROPOSED ZONING DESIGNATION (City) IX, Industrial Flex 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

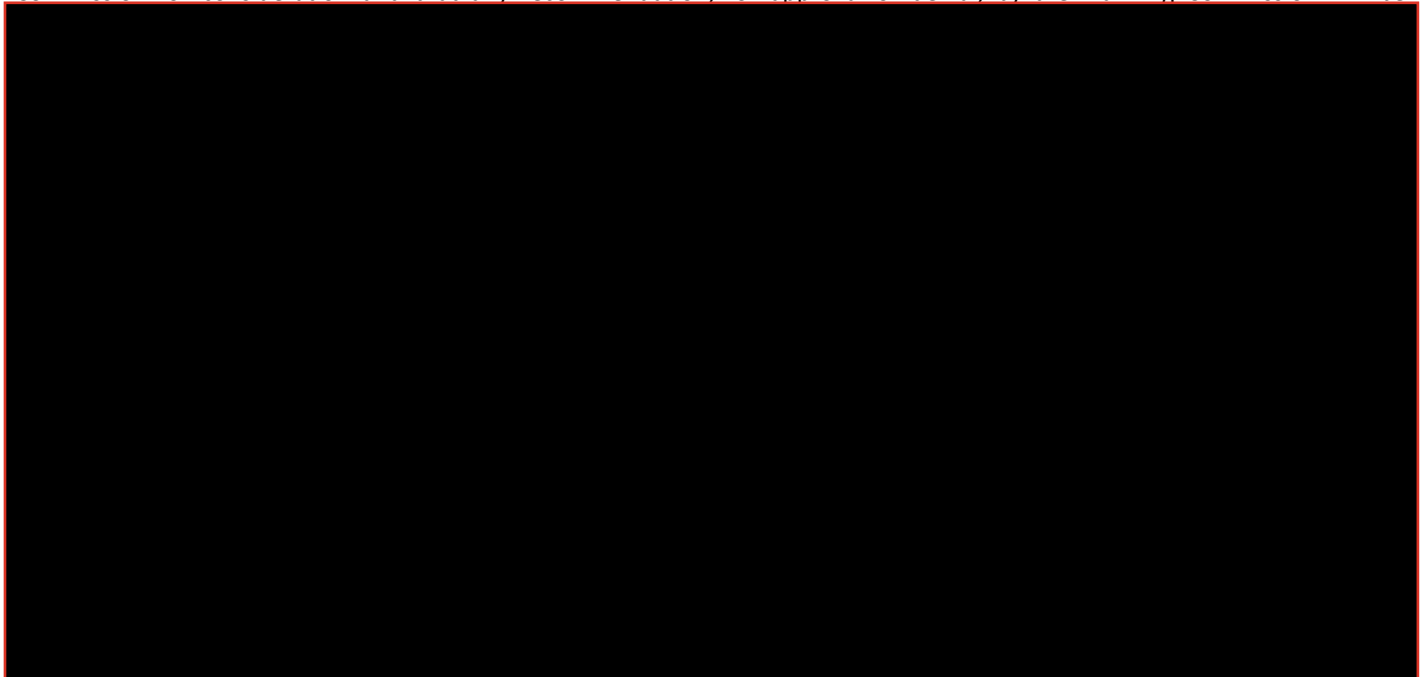
1. The applicant is strongly encouraged to schedule a preapplication conference with the Planning Development prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review two (2) weeks prior to the scheduled submission deadline to allow 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

7.





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

100 Percent
PETITION FOR ANNEXATION

The person(s) whose signatures appear below are freeholders owning real estate in an area which is contiguous to the City of Greenville and which is proposed to be annexed into the City. In general, the area can be described as see below (address) and consisting of approximately 3.79 acres located on see below (tax map parcel). That area is identified more particularly by the tax map parcel number(s) provided below and the Annexation Plat which is being provided to the City of Greenville Planning Commission in conjunction with this petition. Any and all plats are incorporated by reference as a description of the area. By their signatures, the freeholder(s) petition(s) the City Council of the City of Greenville to annex the entire area shown as being annexed on the plats, and such additional acreage within the outer boundaries of the area as the owners through their agent may designate.

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

Property Owner(s)	Address/ Tax Map Number	Signature	Date



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

CERTIFICATION OF PETITION SIGNATURE



0168000300601

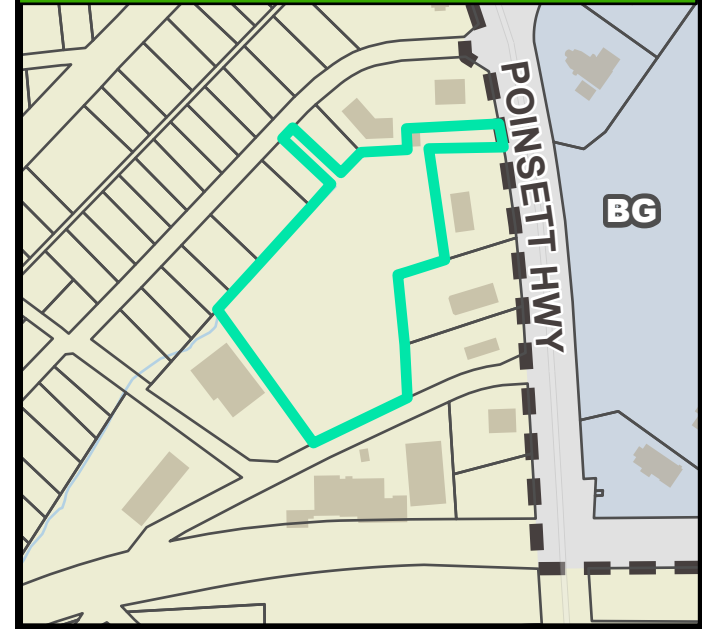


AX-25-2026 • 607 FURMAN ROAD & 1521 POINSETT HIGHWAY

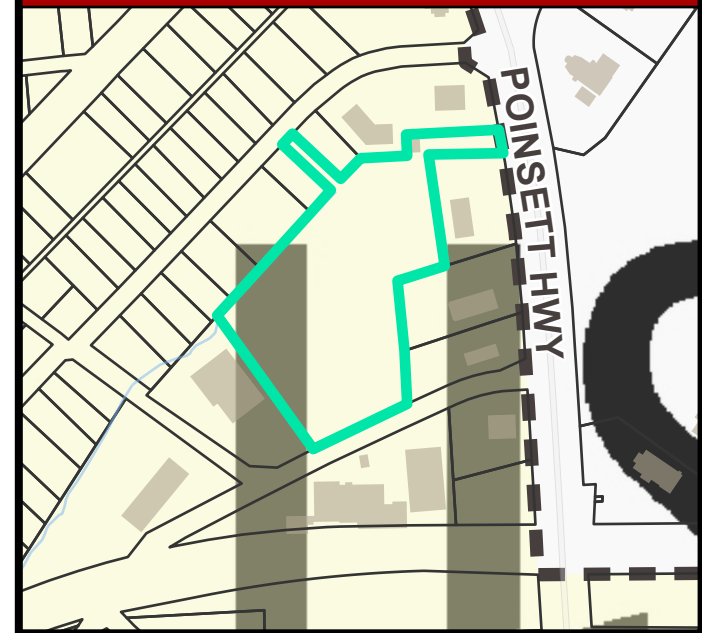
AERIAL VIEW



CURRENT ZONING



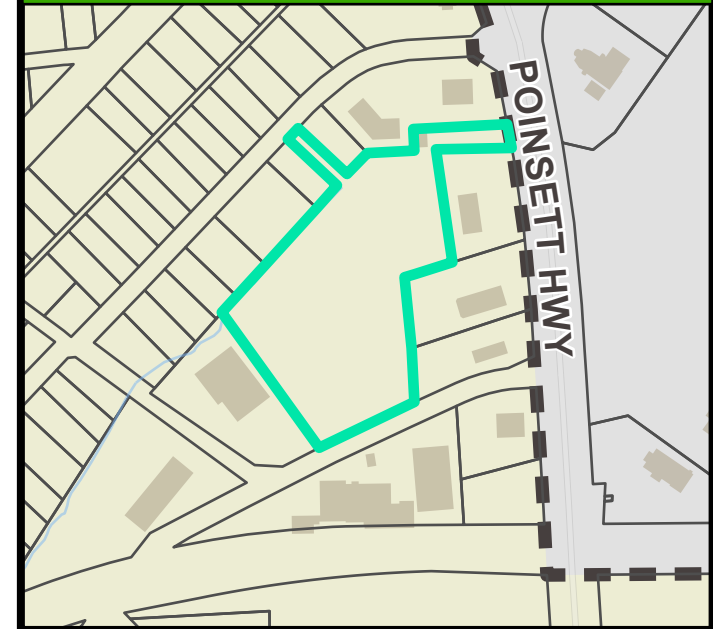
FUTURE LAND USE



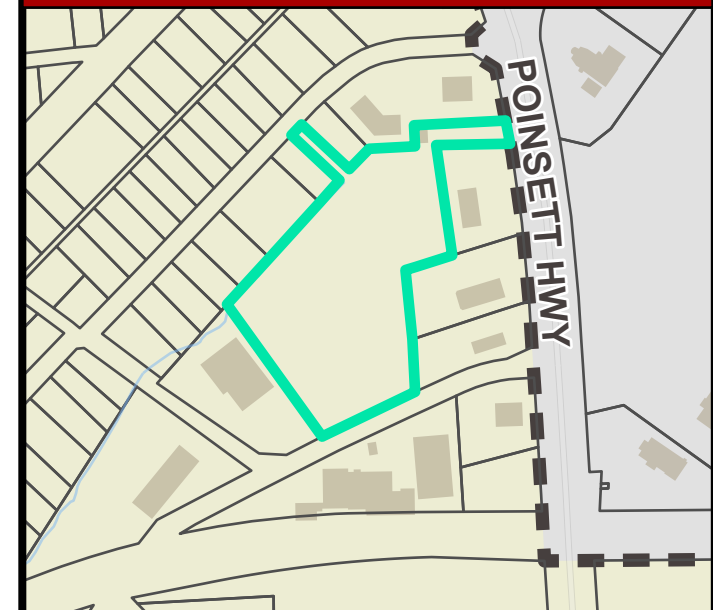
NATURAL / ENVIRONMENTAL FEATURES



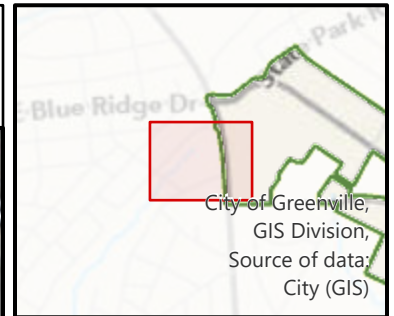
SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



AX-25-2026: 607 Furman Rd & 1521 Poinsett Hwy



Legend

Property

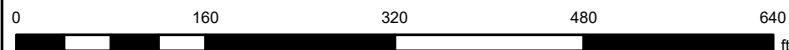
 City Addresses

 Parcels with Ownership

Boundaries

 City of Greenville Limit

 County Background



1 : 1949



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

© City of Greenville, SC Date Created: 7/16/2026

Notes

Total area to be annexed: 3.98 acres; City Council District: 1; County Zoning Districts: S-1, I-1, C-2, R-7.5; City Zoning District: IX



city of greenville

APPLICATION FOR ANNEXATION

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) portion of 0084000101200

*TOTAL ACREAGE 0.004

*CURRENT ZONING DESIGNATION (County) R-M10, Multifamily 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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7.

Applicant	
Date	
Property Owner/Authorized Agent	
Date	



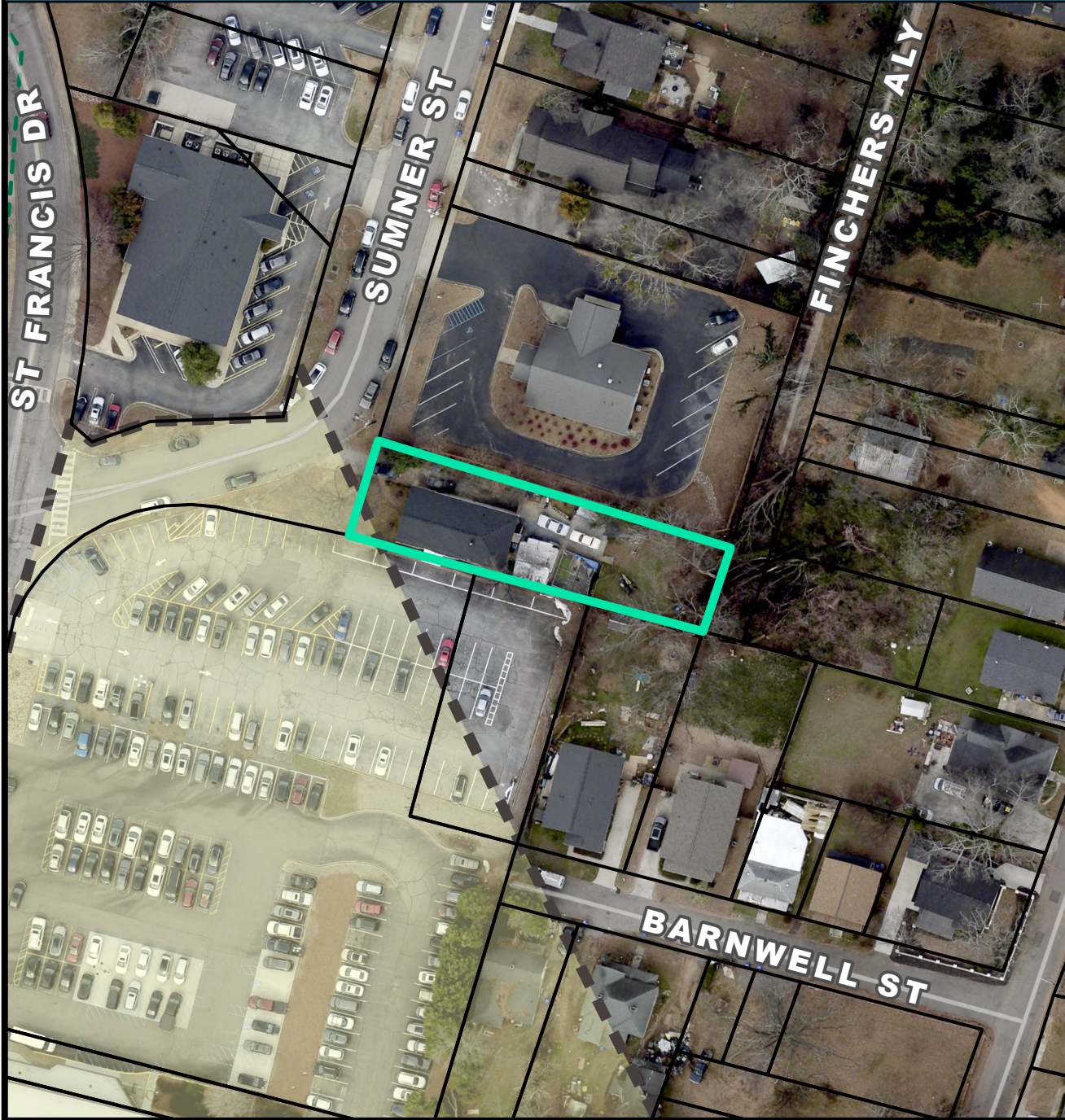
CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

100 Percent
PETITION FOR ANNEXATION

The person(s) whose signatures appear below are freeholders owning real estate in an area which is contiguous to the City of Greenville and which is proposed to be annexed into the City. In general, the area can be described as 125 Sumner Street(address) and consisting of approximately 0.004 acres located on see below (tax map parcel). That area is identified more particularly by the tax map parcel number(s) provided below and the Annexation Plat which is being provided to the City of Greenville Planning Commission in conjunction with this petition. Any and all plats are incorporated by reference as a description of the area. By their signatures, the freeholder(s) petition(s) the City Council of the City of Greenville to annex the entire area shown as being annexed on the plats, and such additional acreage within the outer boundaries of the area as the owners through their agent may designate.

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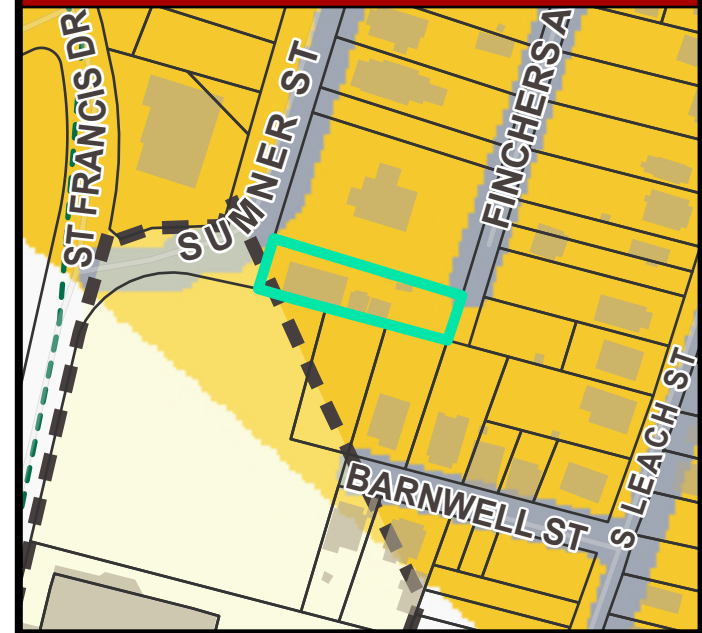
AERIAL VIEW



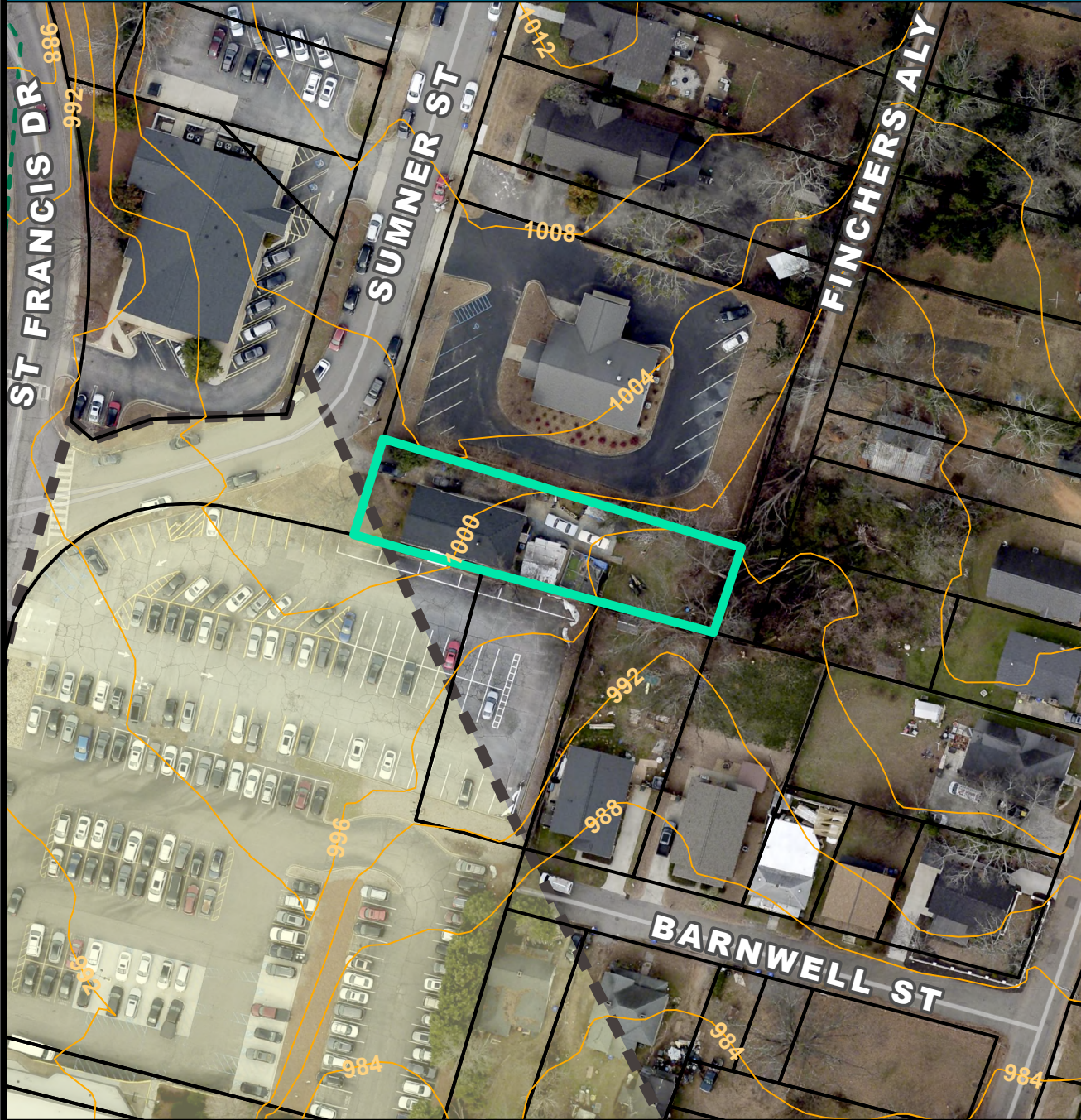
CURRENT ZONING



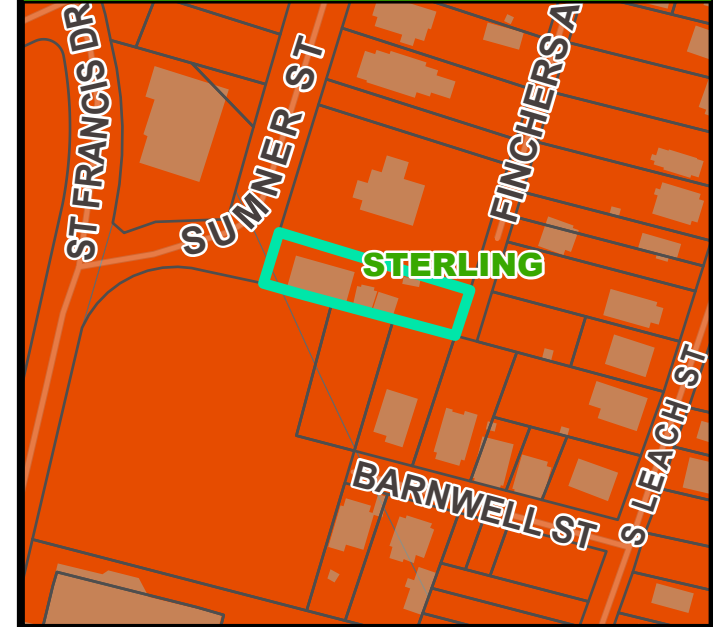
FUTURE LAND USE



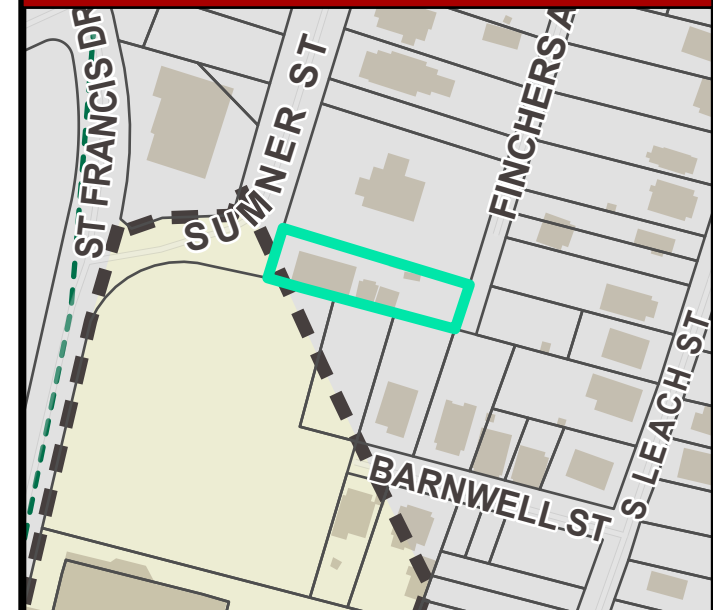
NATURAL / ENVIRONMENTAL FEATURES



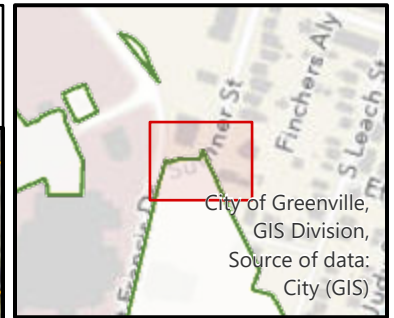
SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



AX-26-2026: 125 Sumner Street



Legend

Property

 City Addresses

 Parcels with Ownership

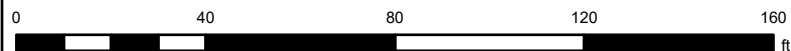
Boundaries

 City of Greenville Limit

 County Background

Notes

Total area to be annexed: 0.06 acre; City Council District: 2; County Zoning District: R-M10; City Zoning District: RN-A



1 : 487



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APPLICATION FOR ANNEXATION

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 0278000100901

*TOTAL ACREAGE 0.73

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

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

TYPE OF ANNEXATION

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

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

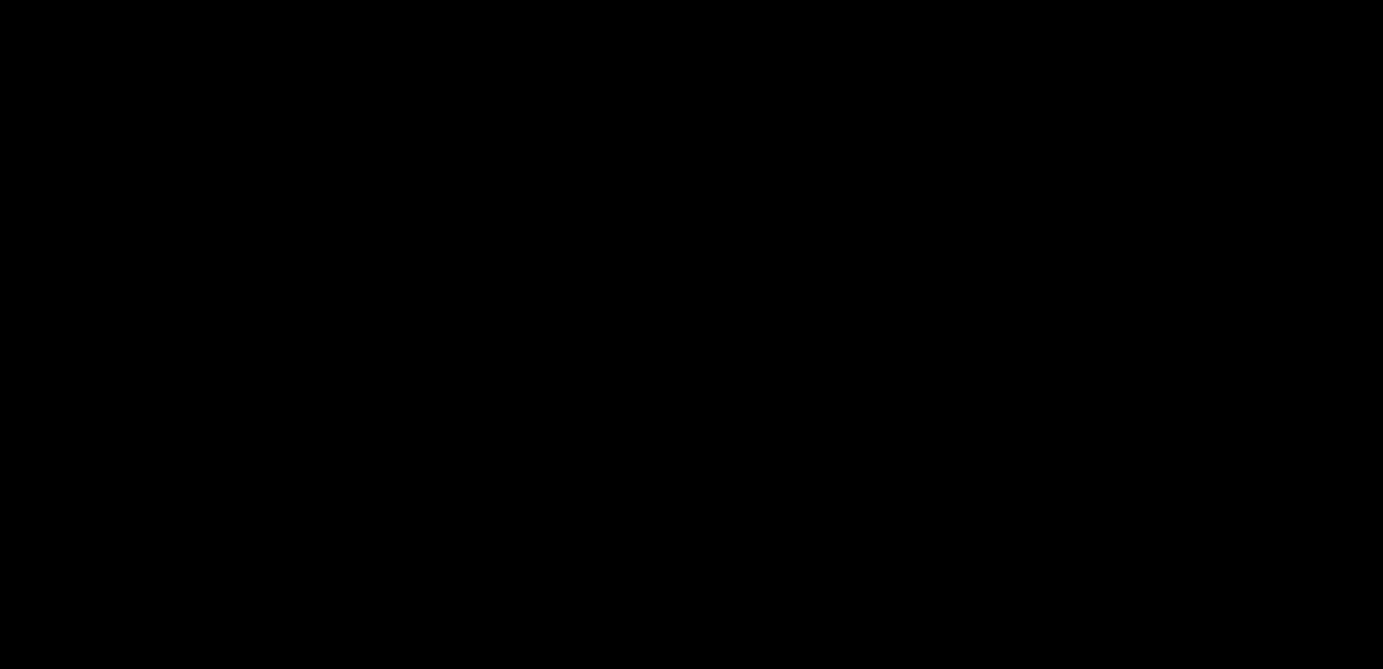
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7.  T



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

100 Percent
PETITION FOR ANNEXATION

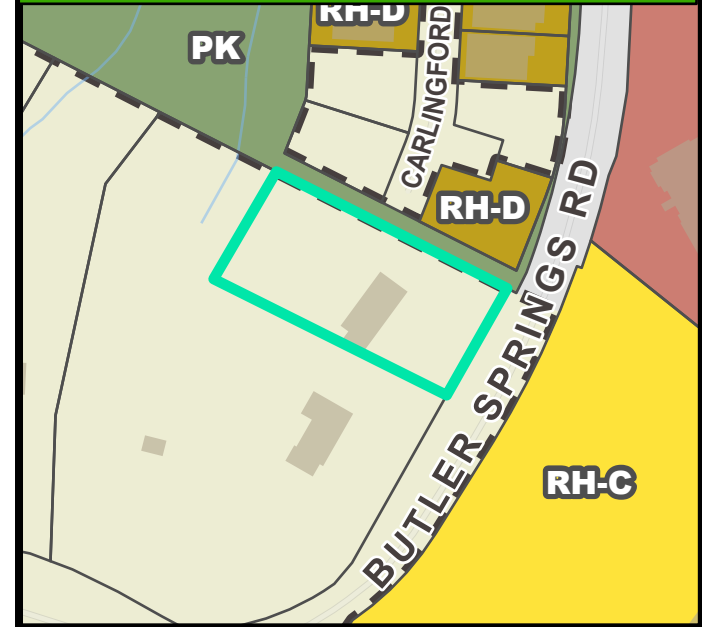
The person(s) whose signatures appear below are freeholders owning real estate in an area which is contiguous to the City of Greenville and which is proposed to be annexed into the City. In general, the area can be described as 207 Butler Springs Road (address) and consisting of approximately 0.73 acres located on see below (tax map parcel). That area is identified more particularly by the tax map parcel number(s) provided below and the Annexation Plat which is being provided to the City of Greenville Planning Commission in conjunction with this petition. Any and all plats are incorporated by reference as a description of the area. By their signatures, the freeholder(s) petition(s) the City Council of the City of Greenville to annex the entire area shown as being annexed on the plats, and such additional acreage within the outer boundaries of the area as the owners through their agent may designate.

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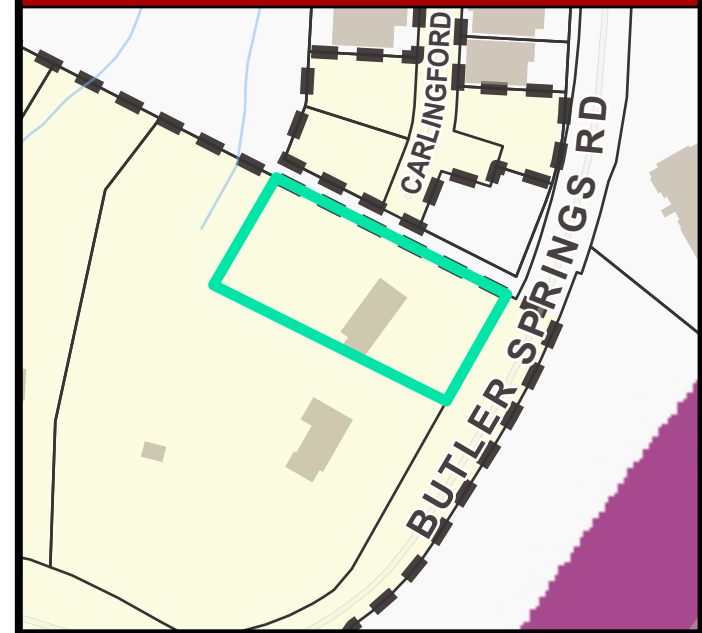
AERIAL VIEW



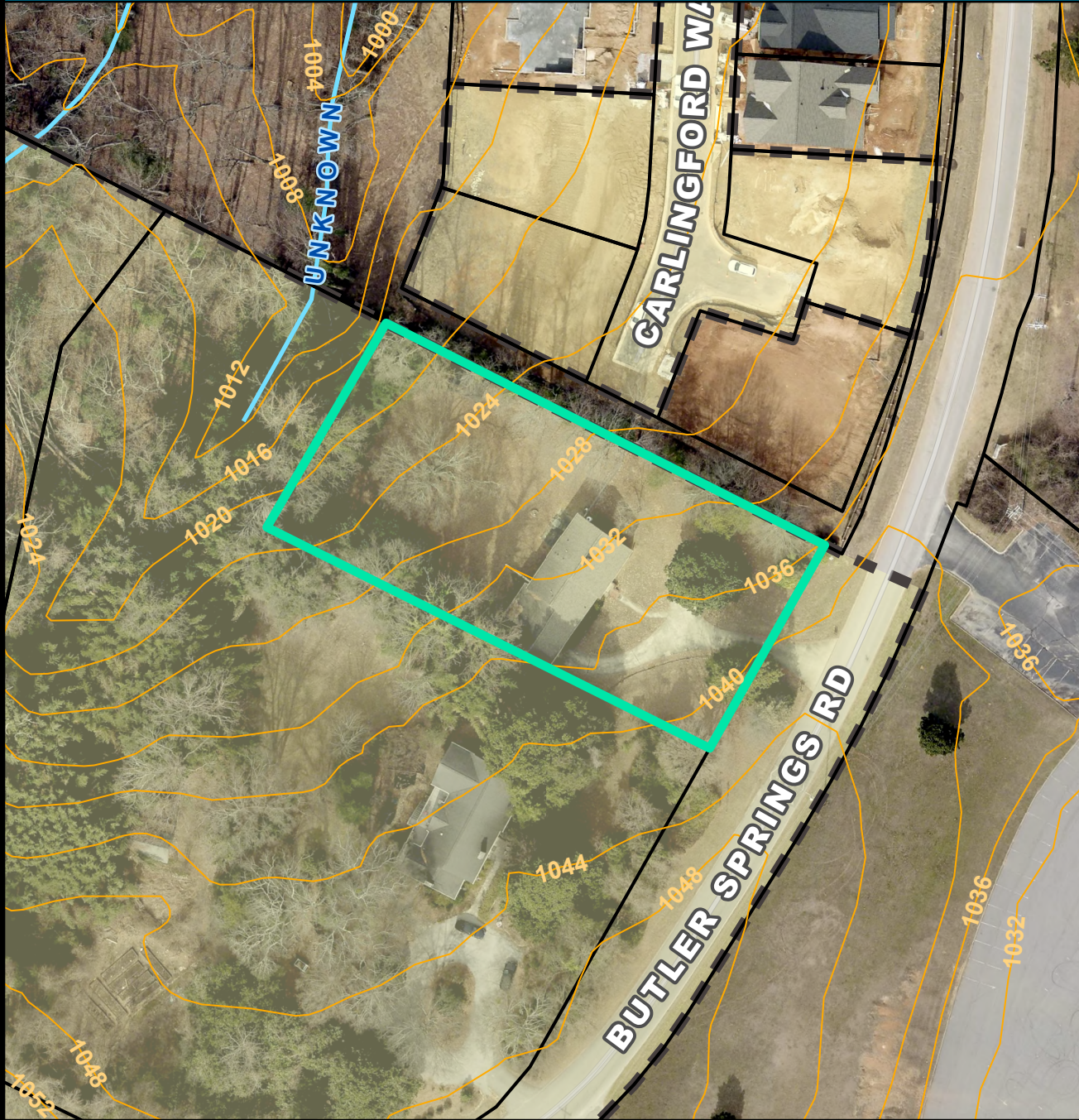
CURRENT ZONING



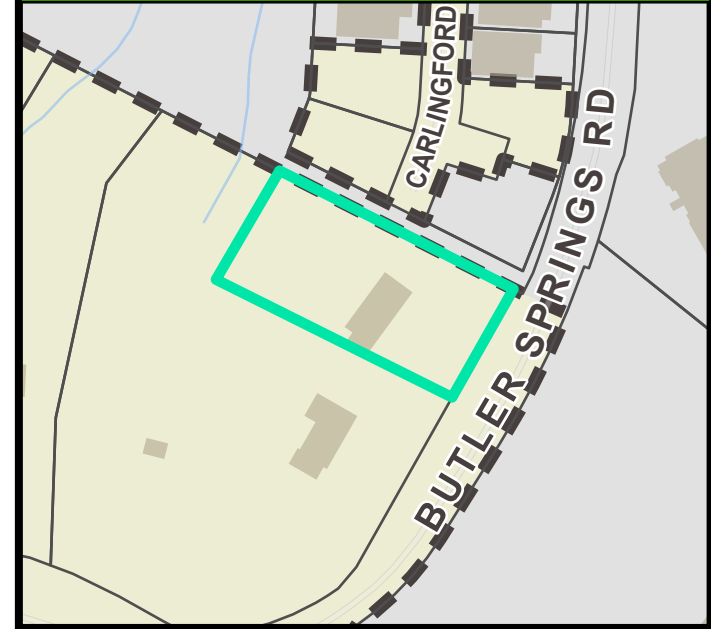
FUTURE LAND USE



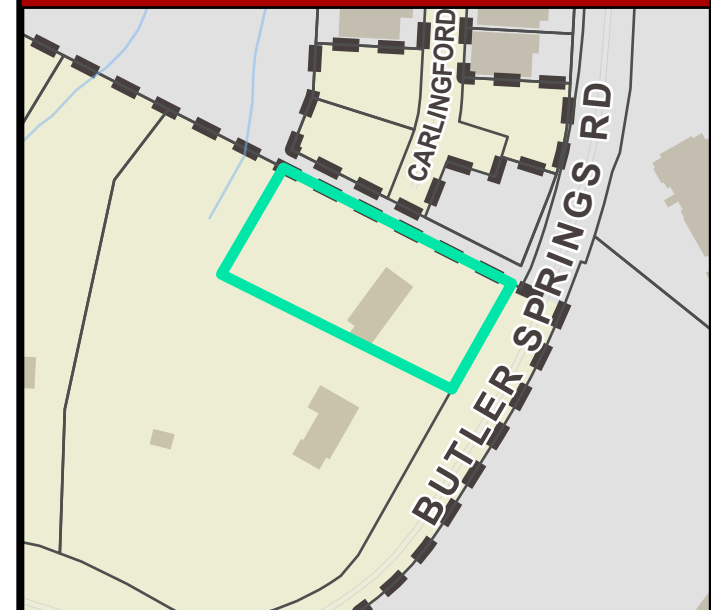
NATURAL / ENVIRONMENTAL FEATURES



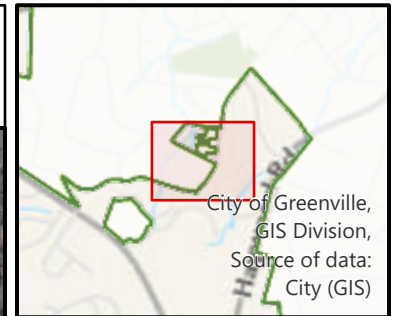
SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



AX-27-2026: 207 Butler Springs Road



Legend

Property

 City Addresses

 Parcels with Ownership

Boundaries

 City of Greenville Limit

 County Background

Notes

Total area to be annexed: 0.91 acre; City Council District: 1; County Zoning District: R-20; City Zoning District: RH-B

0 160 320 480 640
ft

1 : 1949



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© City of Greenville, SC Date Created: 8/3/2026



CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
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100 Percent
PETITION FOR ANNEXATION

The person(s) whose signatures appear below are freeholders owning real estate in an area which is contiguous to the City of Greenville and which is proposed to be annexed into the City. In general, the area can be described as see below (address) and consisting of approximately 1.26 acres located on see below (tax map parcel). That area is identified more particularly by the tax map parcel number(s) provided below and the Annexation Plat which is being provided to the City of Greenville Planning Commission in conjunction with this petition. Any and all plats are incorporated by reference as a description of the area. By their signatures, the freeholder(s) petition(s) the City Council of the City of Greenville to annex the entire area shown as being annexed on the plats, and such additional acreage within the outer boundaries of the area as the owners through their agent may designate.

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



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

***Indicates Required Field**

PROPERTY OWNER

[REDACTED]

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

*TAX MAP #(S) 0112000901000, 0112000901100, 0112000901200, 0112000901201

*TOTAL ACREAGE	1.26
----------------	------

*CURRENT ZONING DESIGNATION (County) R-M20, Multifamily residential district

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

*Please select one (1) type: X 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.

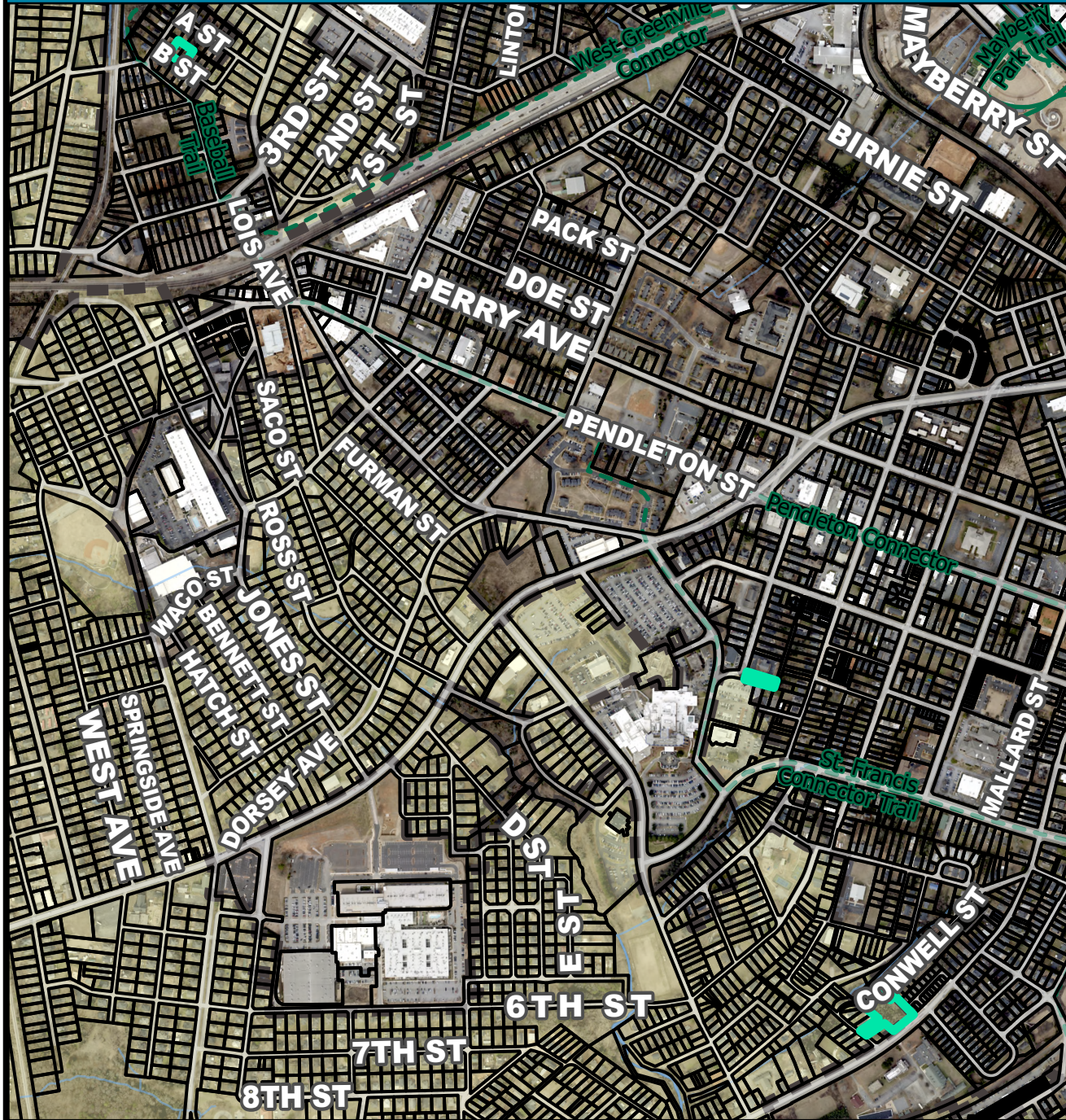
In addition, the applicant affirms that the applicant or someone acting on the applicant’s behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

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.

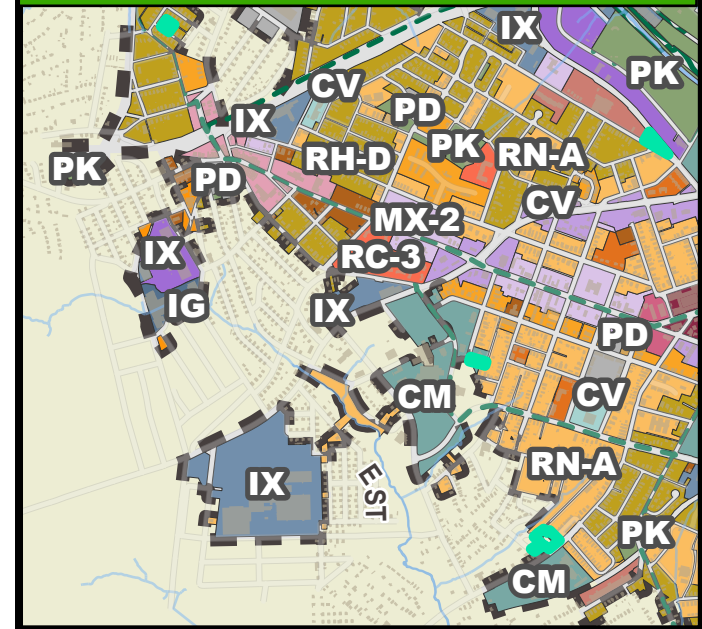
Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning Commission will be presented to the City Council. 

7.  ication IS NOT

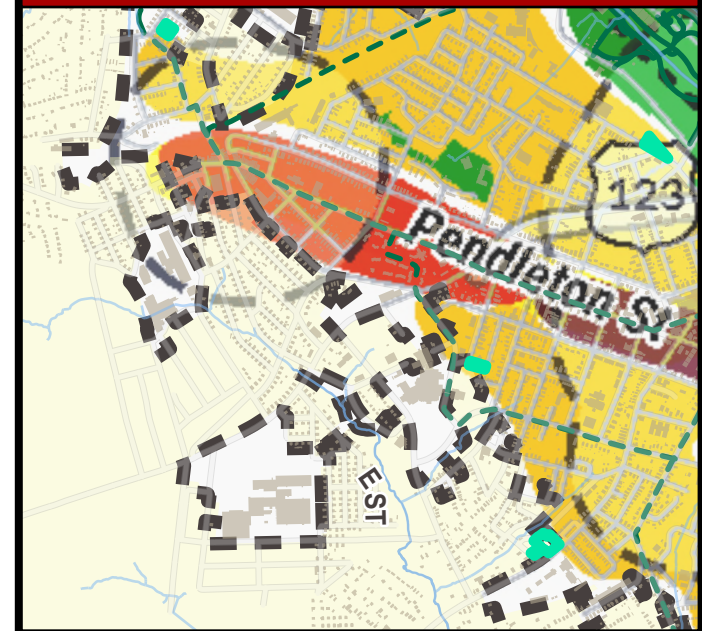
AERIAL VIEW



CURRENT ZONING



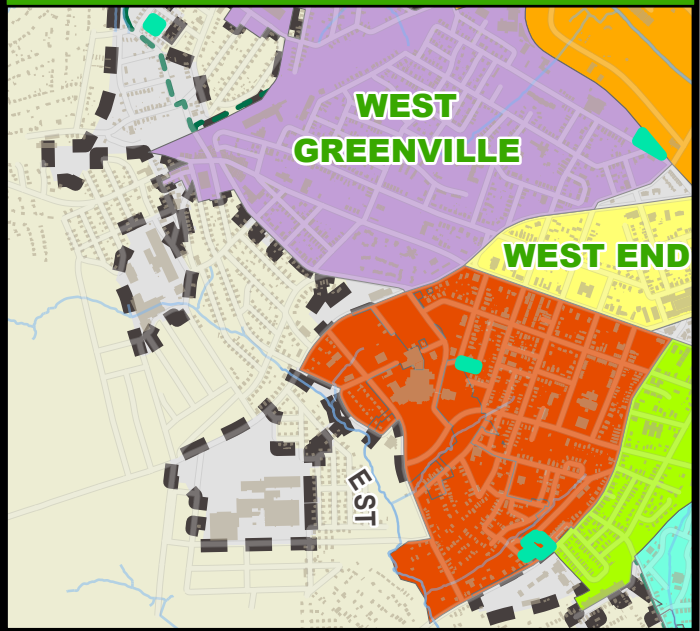
FUTURE LAND USE



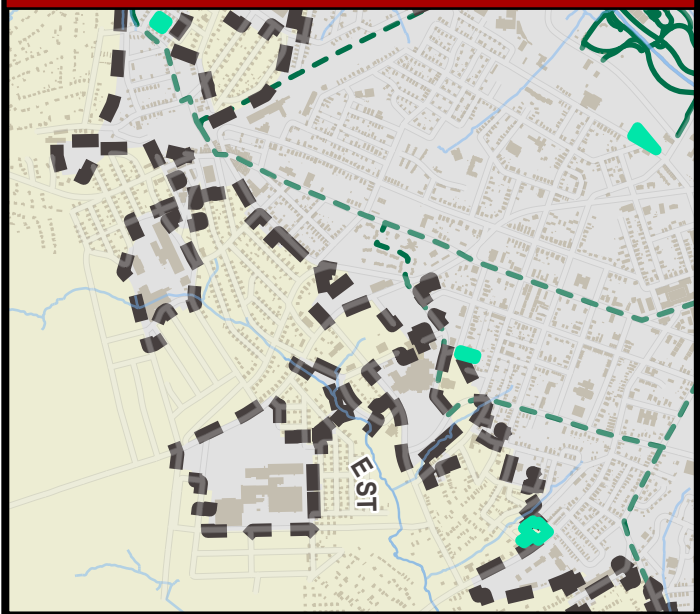
NATURAL / ENVIRONMENTAL FEATURES



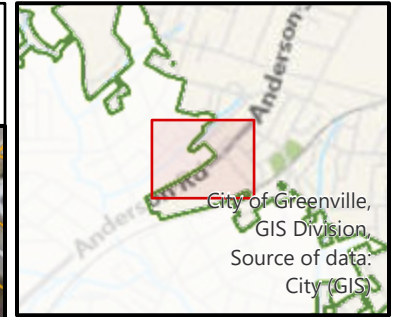
SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



AX-28-2026 Annexation Map



Legend

Property

○ City Addresses

▭ Parcels with Ownership

Boundaries

▭ City of Greenville Limit

▭ County Background

Notes

Total area to be annexed: 1.34 acres; City Council District: 2; County Zoning District: R-M20; City Zoning District: RN-C

0 160 320 480 640 ft

1 : 1949



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© City of Greenville, SC Date Created: 8/6/2026



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

*Indicates Required Field

~~PROPERTY OWNER~~

	APPLICANT	PROPERTY OWNER
1	[REDACTED]	[REDACTED]
2	[REDACTED]	[REDACTED]
3	[REDACTED]	[REDACTED]
4	[REDACTED]	[REDACTED]
5	[REDACTED]	[REDACTED]
6	[REDACTED]	[REDACTED]
7	[REDACTED]	[REDACTED]
8	[REDACTED]	[REDACTED]
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92	[REDACTED]	[REDACTED]
93	[REDACTED]	[REDACTED]
94	[REDACTED]	[REDACTED]
95	[REDACTED]	[REDACTED]
96	[REDACTED]	[REDACTED]
97	[REDACTED]	[REDACTED]
98	[REDACTED]	[REDACTED]
99	[REDACTED]	[REDACTED]
100	[REDACTED]	[REDACTED]

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

*TAX MAP #(S) 0153000900200, 0153000900201, 0153000900202, 0153000700200, 0153000800200

*TOTAL ACREAGE 12.85

*CURRENT ZONING DESIGNATION (County) PD, Planned development district, and R-7.5, Single-family residential district

*PROPOSED ZONING DESIGNATION (City) TMS# 153000900200, -201, and -202 as RC-5, and TMS# 0153000700200 and 0153000800200 as RNX-C

*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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will appear before the Planning
Planning Commission will be

ect to this application IS NOT
activity.

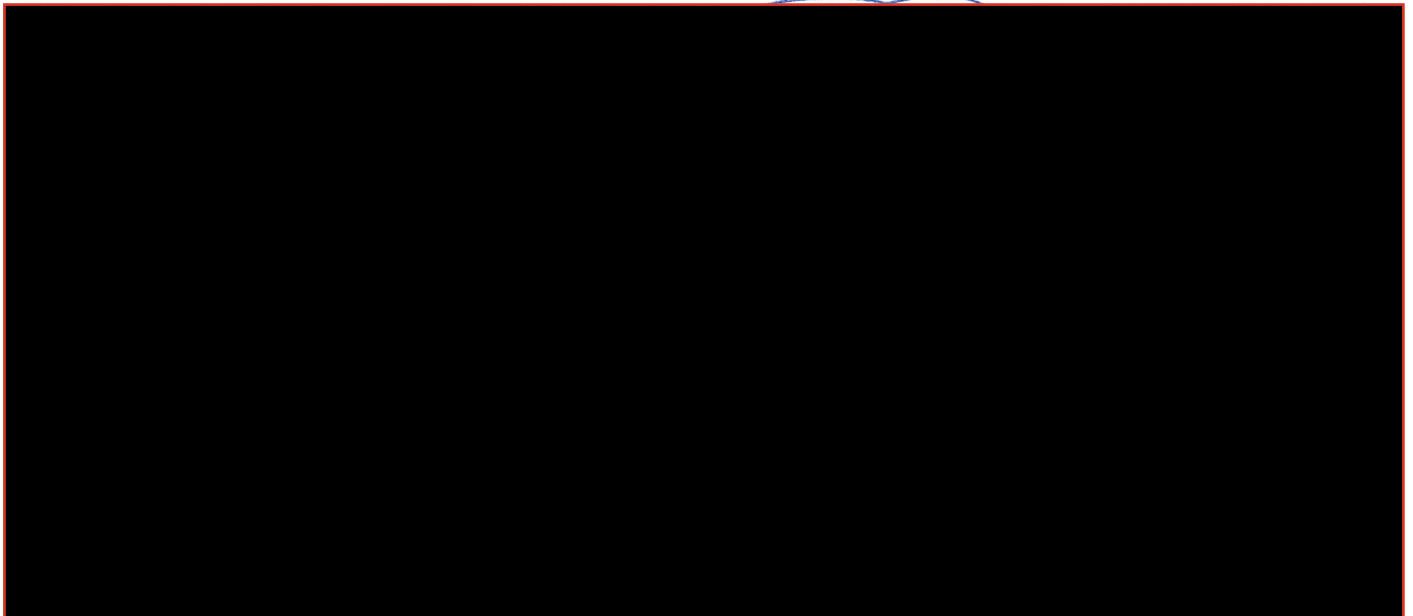


CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

100 Percent
PETITION FOR ANNEXATION

The person(s) whose signatures appear below are freeholders owning real estate in an area which is contiguous to the City of Greenville and which is proposed to be annexed into the City. In general, the area can be described as see below (address) and consisting of approximately 12.85 acres located on see below (tax map parcel). That area is identified more particularly by the tax map parcel number(s) provided below and the Annexation Plat which is being provided to the City of Greenville Planning Commission in conjunction with this petition. Any and all plats are incorporated by reference as a description of the area. By their signatures, the freeholder(s) petition(s) the City Council of the City of Greenville to annex the entire area shown as being annexed on the plats, and such additional acreage within the outer boundaries of the area as the owners through their agent may designate.

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





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

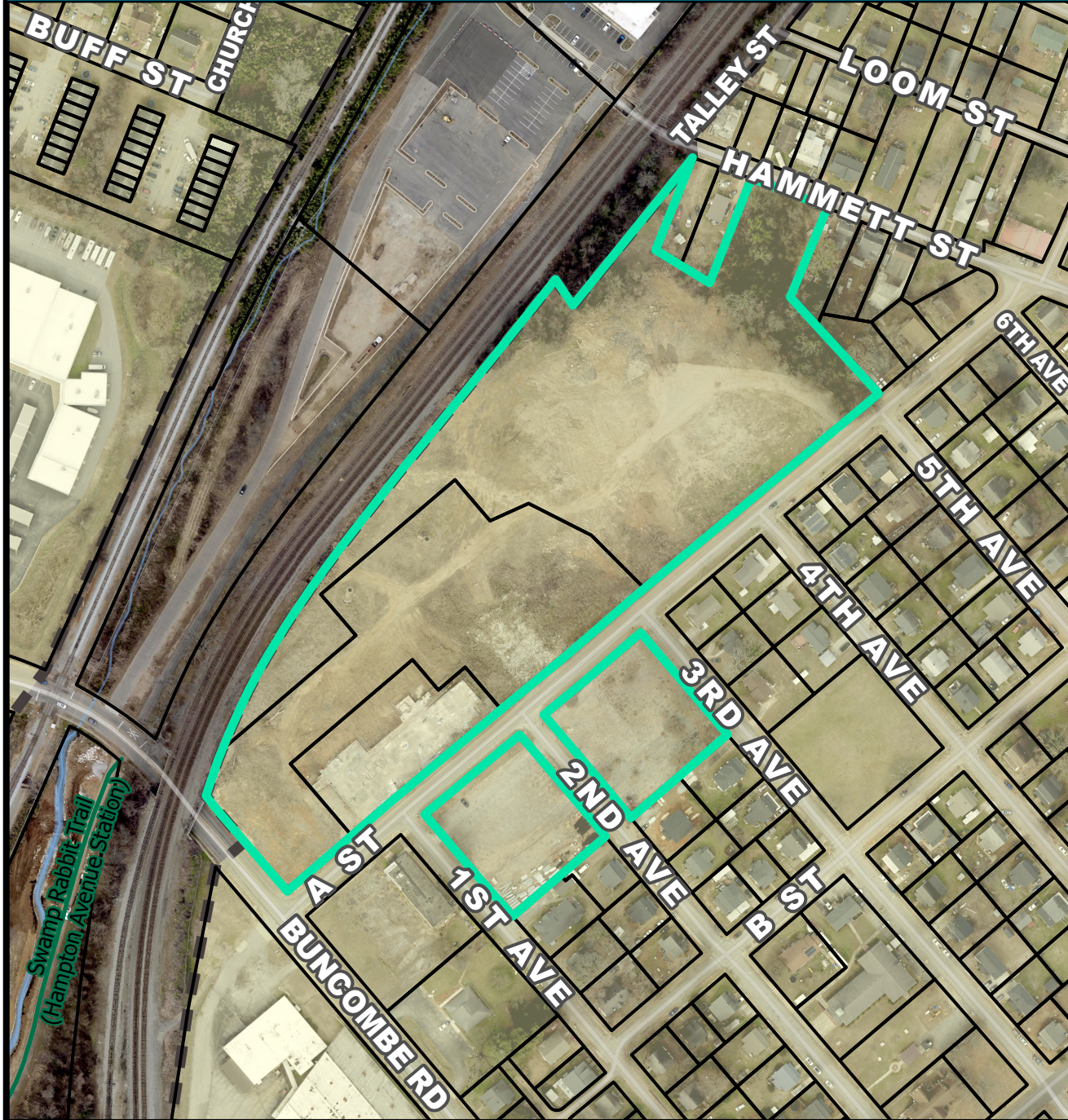
CERTIFICATION OF PETITION SIGNATURE



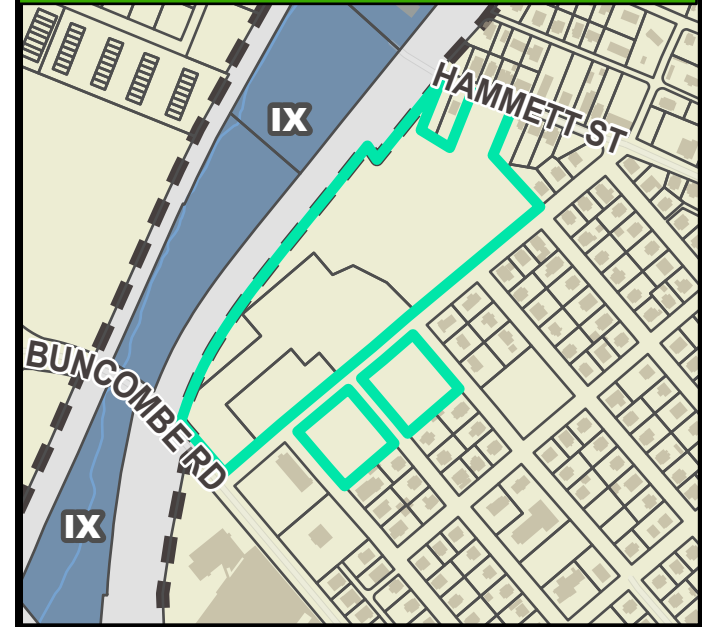
0153000900200, 0153000900201, 0153000900202
0153000700200, and 00153000800200



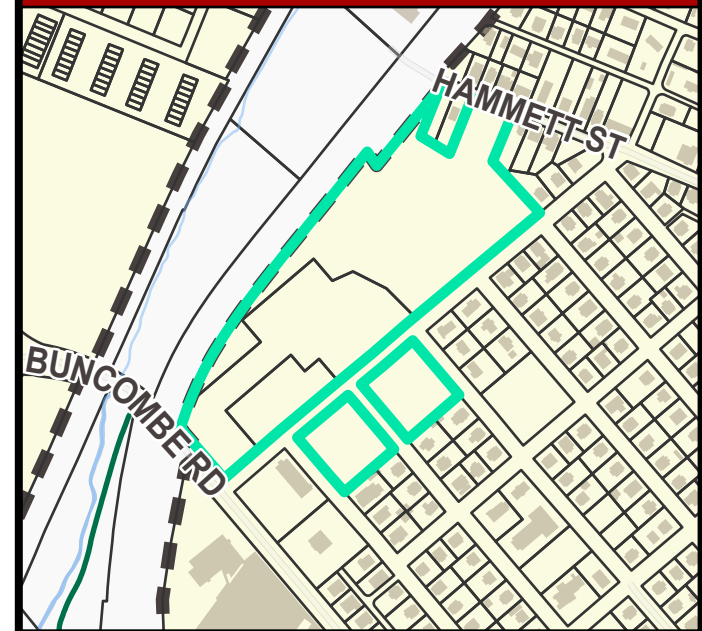
AERIAL VIEW



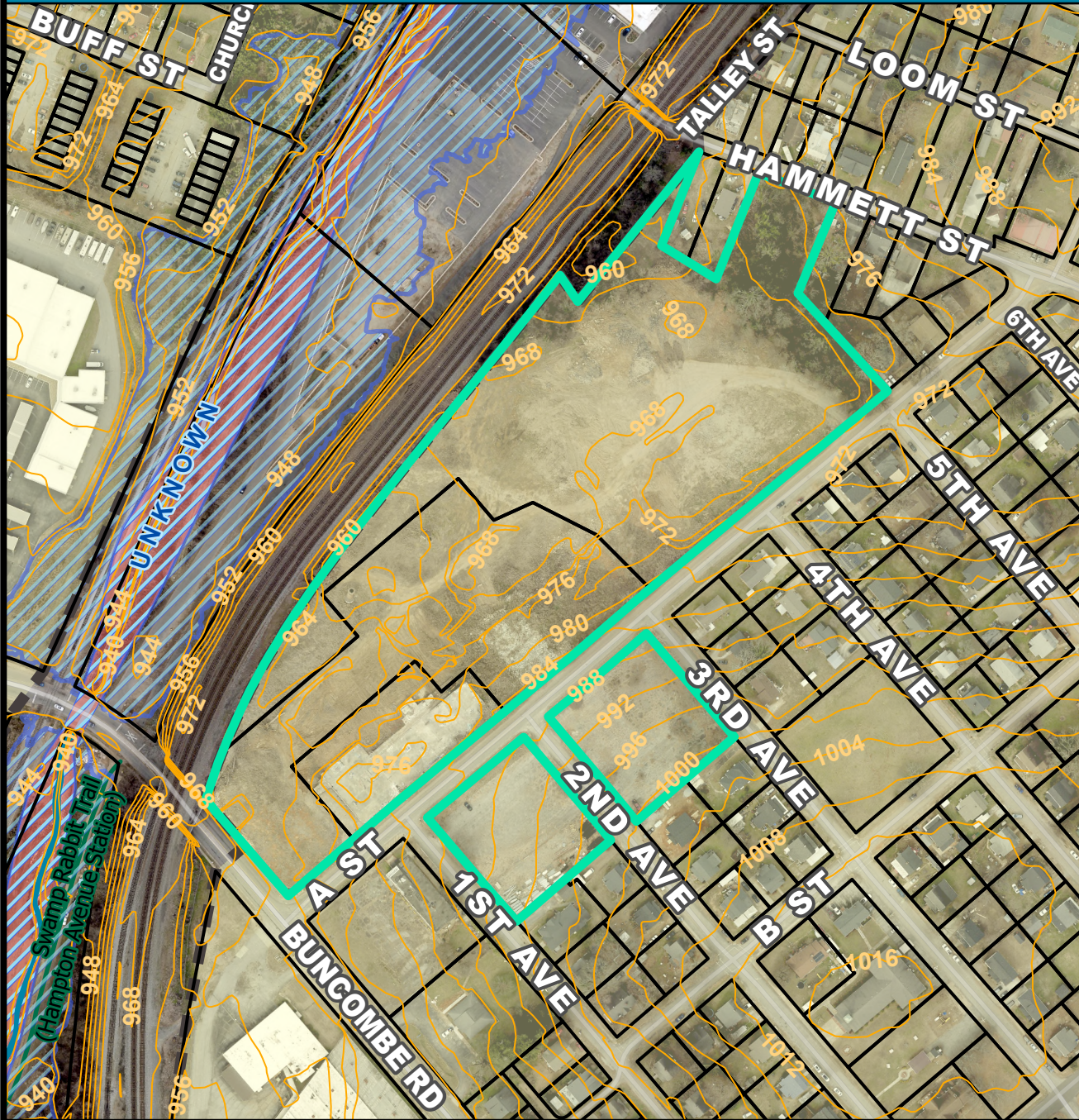
CURRENT ZONING



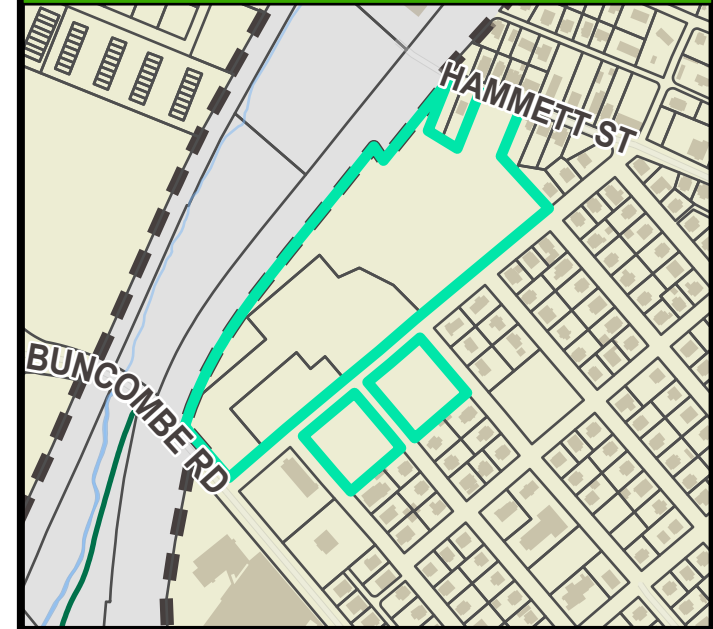
FUTURE LAND USE



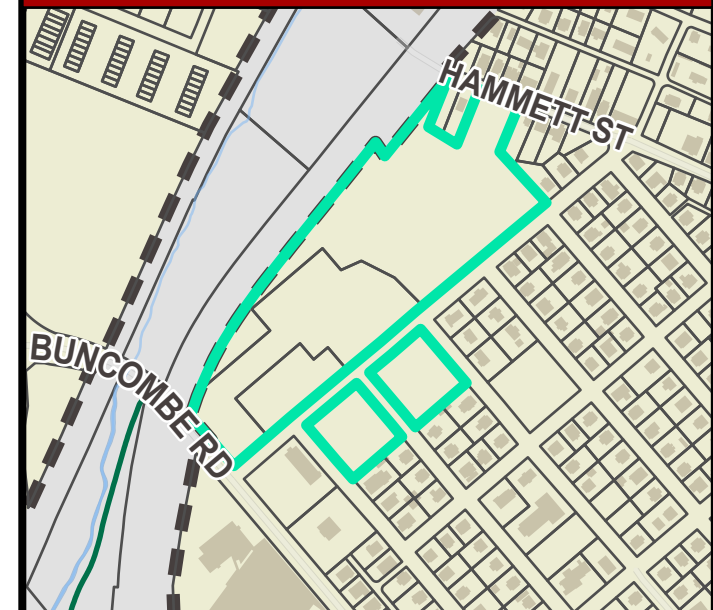
NATURAL / ENVIRONMENTAL FEATURES

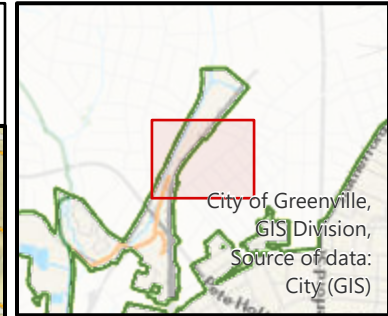
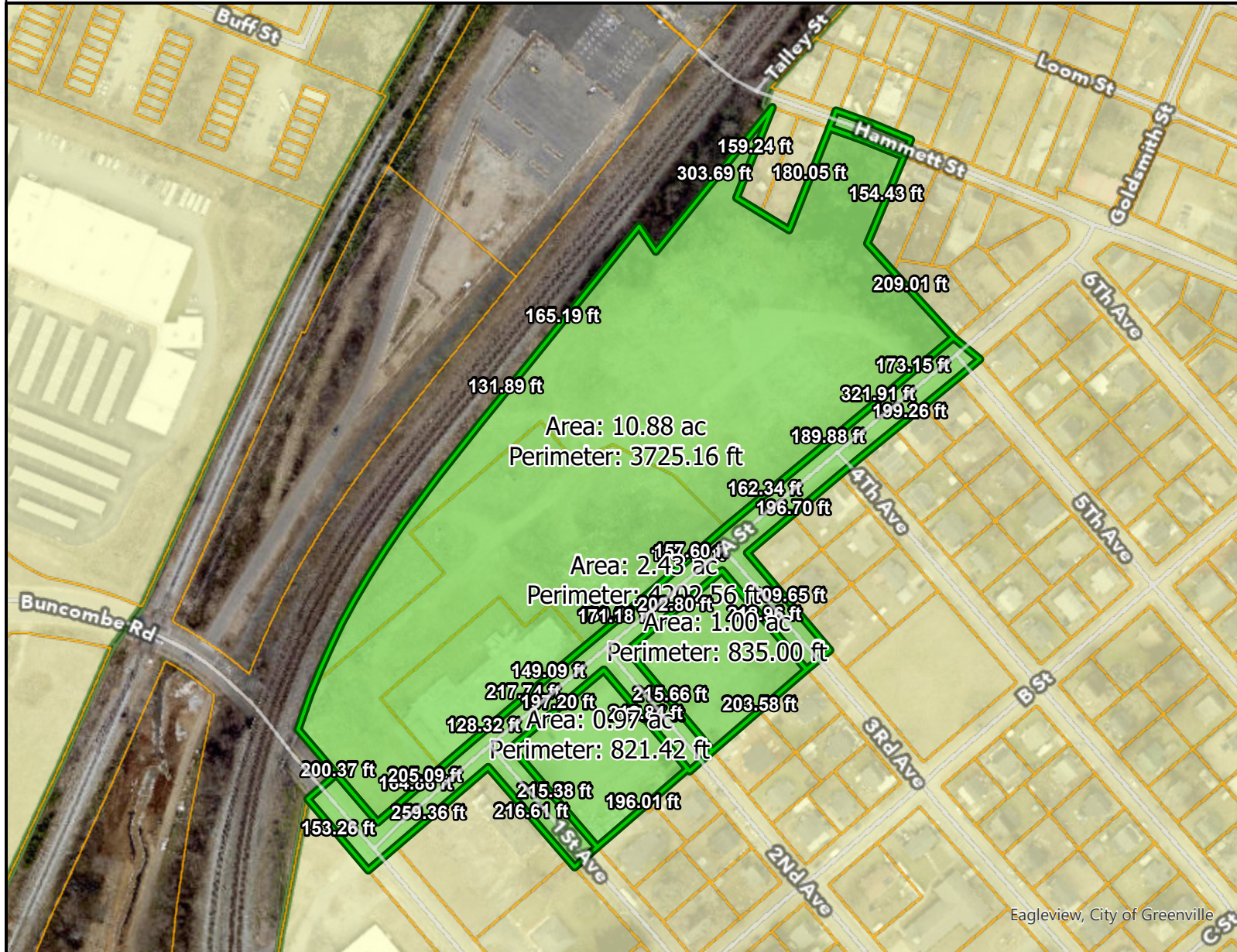


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





Legend

Property

 Parcels with Ownership

Boundaries

 City of Greenville Limit

 County Background

Notes

Total area to be annexed: 15.37 acres; City Council District: 2; County Zoning Districts: PD, R-7.5; City Zoning Districts: RC-5, RNX-C

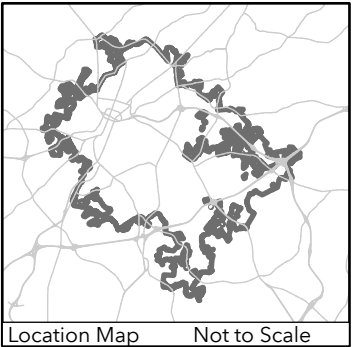
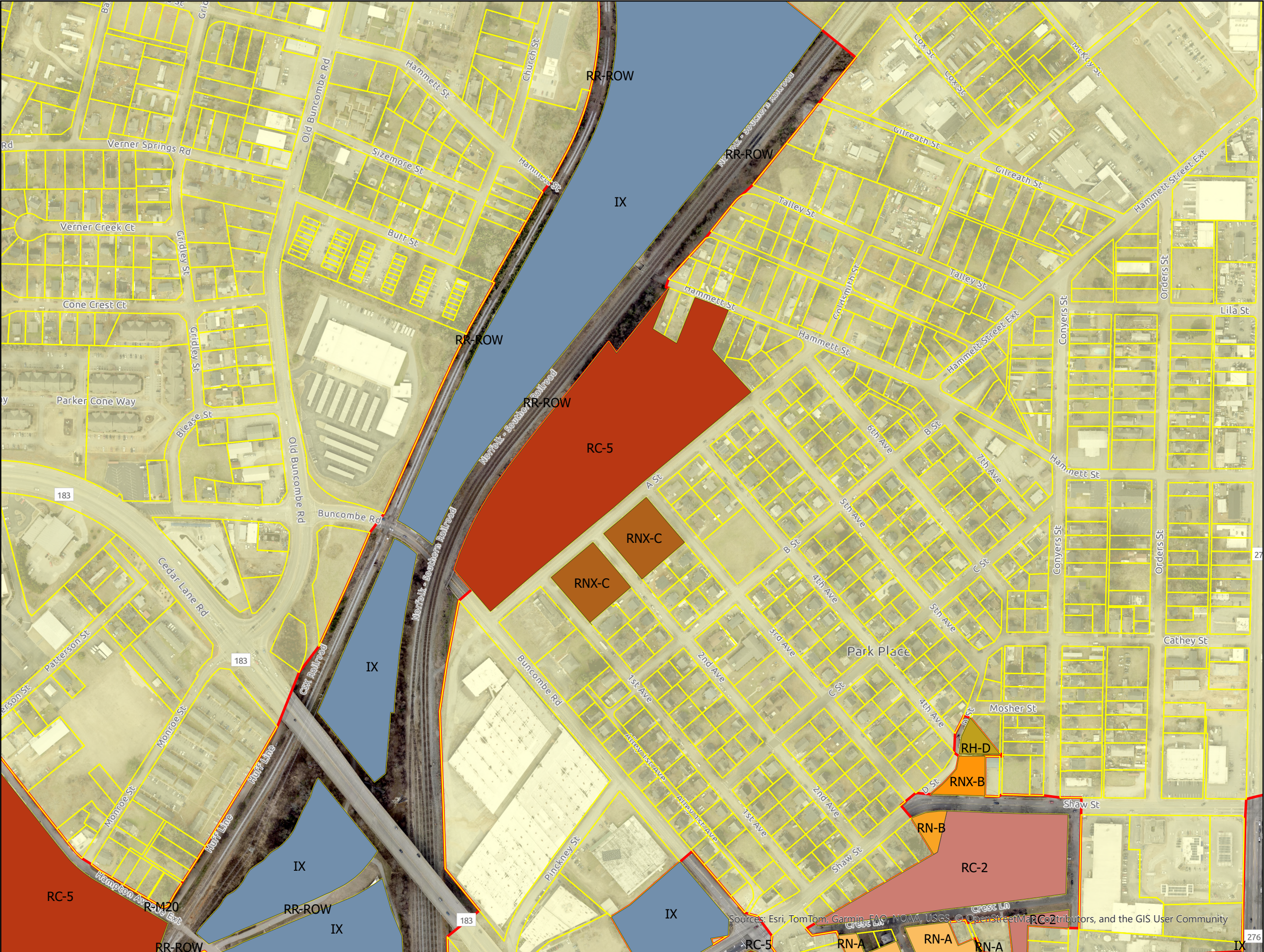
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This map is user generated from the City of Greenville's MapIT 4.0 intranet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable and should be appropriately used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

© City of Greenville, SC Date Created: 8/6/2026



Zoning Map

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

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



CITY OF GREENVILLE, SC
PLANNING COMMISSION
STAFF REPORT

September 3, 2026

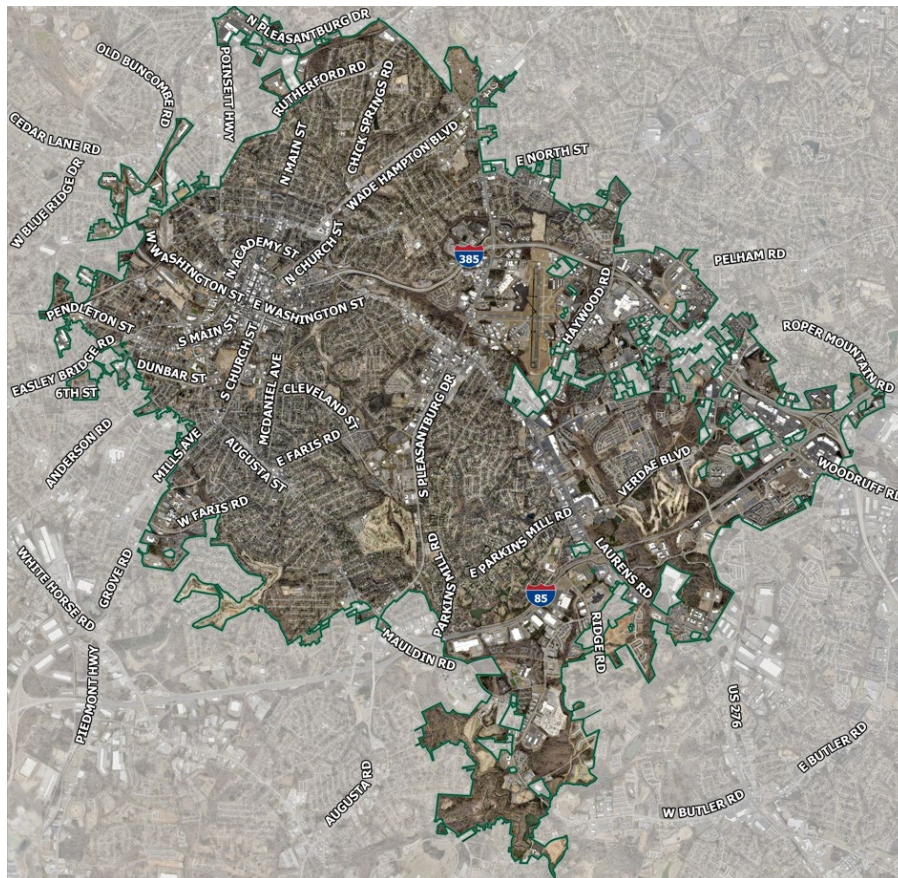
PUBLIC HEARING REQUIRED

Project Summary: 36-month Development Code Update

Project Number: Z-13-2026

[Location map of the City]

LOCATION MAP



PROJECT OVERVIEW:

The Greenville Development Code went into effect on July 15, 2023. As part of the adoption process, the city committed to conducting a review of the code at 6 months, 12 months, and annually thereafter to address any technical issues and to update the code in response to evolving trends, development patterns, and community feedback. The goal is to ensure the code remains effective and operational for Greenville for years to come.

Since adoption, four rounds of amendments have been adopted by City Council. This 36-month update continues the effort to make the code more operable and responsive to Greenville's development patterns and neighborhood character.

Highlights of the 36-month code update were shared during a "Coffee with the Code" session on August 18, 2026, as well as at a monthly Project Preview Meeting on August 25, 2026. The entire draft of the 36-month code proposed update was published online on August 18, 2026.

In addition to seeking feedback from the public, input was sought from the Planning Commission at its August 14, 2026 special called workshop as well as from City Council during its August 11, 2026 work session.

Planning Commission may include comments or propose modifications as part of its recommendation to City Council. Future changes may be initiated consistent with Sec. 19-6.2.2. or as part of the next scheduled update.



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

PROPERTY INFORMATION

*LOT(S) ADDRESS(ES) 7

*LOT(S) TAX MAP NUMBERS: 0123.00-09-004.03

*LOT DEED BOOK/PAGE Book: DE 2745 Page: 3632 - 3637

*CURRENT ZONING DESIGNATION PD

*PROPOSED ZONING DESIGNATION MX-2

*TOTAL LOT(S) ACREAGE .14

*REASON FOR PROPOSED REZONE:

We relied in good faith on information provided by the City indicating that the PD zoning classification permitted short term rental use. Based on that guidance, we invested approximately \$400,000 in purchasing and renovating this property, work that has meaningfully improved the appearance and condition of the home and, we believe, contributed positively to the look and feel of the street as a whole. We are confident this investment has added value to the surrounding neighborhood.

Several additional factors support approval of this Special Exception. Non residential and multi family uses are already present in close proximity to the property, reflecting the mixed character of the area. The property's corner lot positioning and its closeness to transit and bike infrastructure make it well suited to this type of use. The short term rental is operated in a controlled and professionally managed manner, and an on site parking solution has been implemented to address any concerns related to guest vehicles.

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.

_____  **SIGNATURE**

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.



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 MX-2 (Mixed Use) designation is consistent with the GVL2040 Comprehensive Plan's emphasis on flexible, walkable neighborhoods supporting a mix of residential and complementary commercial uses. The property sits along a corridor served by GreenLink public transit (Route 506 Woodside) and is close to non-residential uses, including a church, a community center, a playground, and existing multifamily housing. Continuing a well managed short term rental use here supports the Future Land Use Map's goals of efficient use of existing housing stock and neighborhood scale economic activity without adding new density or infrastructure demands.

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 property is served by GreenLink's Route 506 Woodside transit line, placing it within a transit accessible corridor the City has prioritized for mixed use and infill development. The requested MX-2 designation aligns with adopted corridor and neighborhood planning goals that encourage a mix of housing types and visitor accommodations near transit and community anchors such as the nearby church, community center, and playground, while the Applicant's substantial reinvestment in the historic structure furthers neighborhood revitalization objectives reflected in those plans.

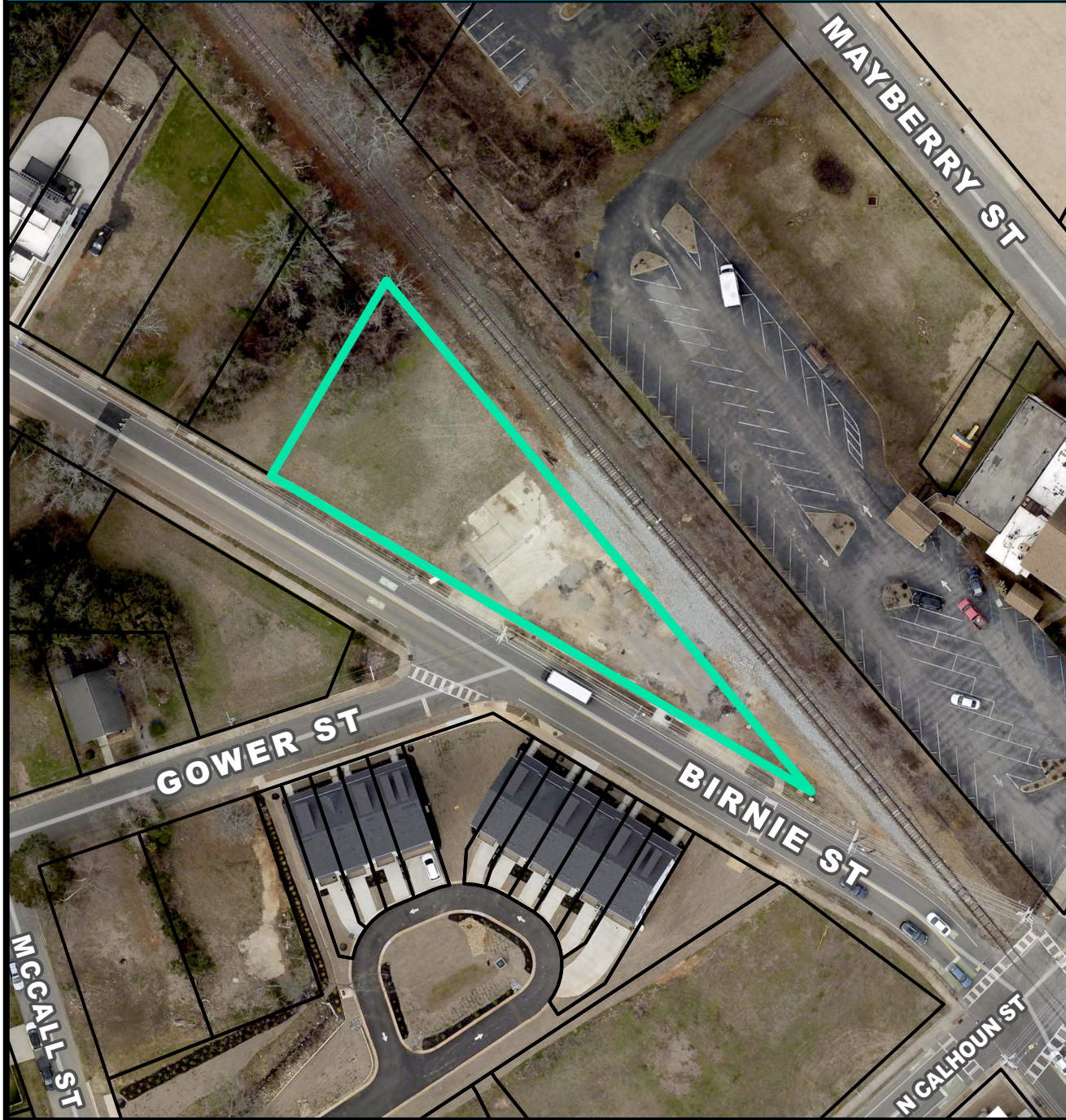
3. Explain and demonstrate how the proposed zoning map amendment will be consistent with the purpose and intent of the zoning districts in the Greenville Development Code, will promote compatibility among surrounding uses, and will promote efficient and responsible development within the City.

MX-2 is intended to accommodate a blend of residential and limited commercial or visitor serving uses compatible with surrounding development. The immediate area already includes multifamily housing, a church, and a community center, showing an established pattern of mixed and non single family uses. The Applicant's short term rental operates under strict self imposed standards, including no parties or events, enforced occupancy limits, 10:00 PM to 8:00 AM quiet hours, guest screening, a 24 hour local contact, and dedicated off street parking, ensuring compatibility with neighboring residential uses. The approximately \$400,000 investment in acquiring and renovating the property has improved the home's condition and appearance, supporting efficient and responsible development within the City.

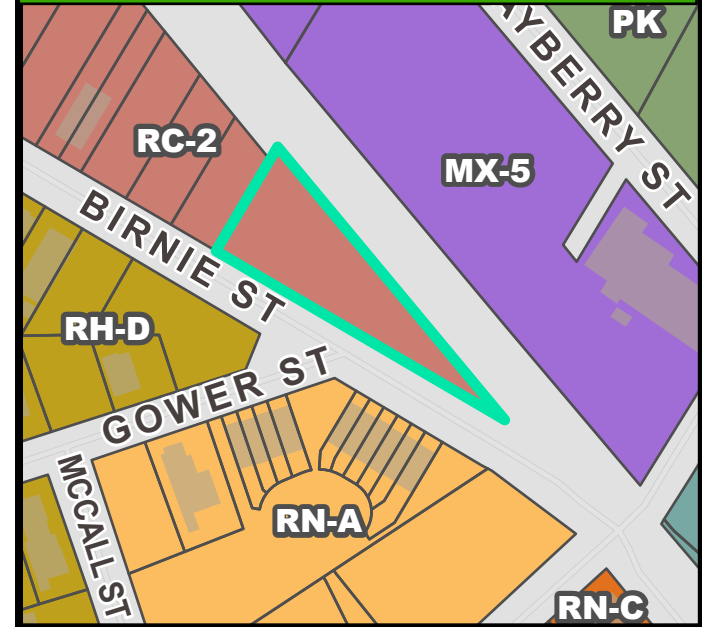
4. Explain how the proposed zoning map amendment promotes a logical and orderly development pattern.

MX-2 formalizes the zoning to match the property's current, already improved use rather than introducing a new or expanded use, avoiding disruption to the existing development pattern. It corrects a zoning classification that was advised by the City would permit this use, ensuring an orderly, predictable outcome for a property that has already been renovated and is operating responsibly within the neighborhood. Thank you and we are very grateful...

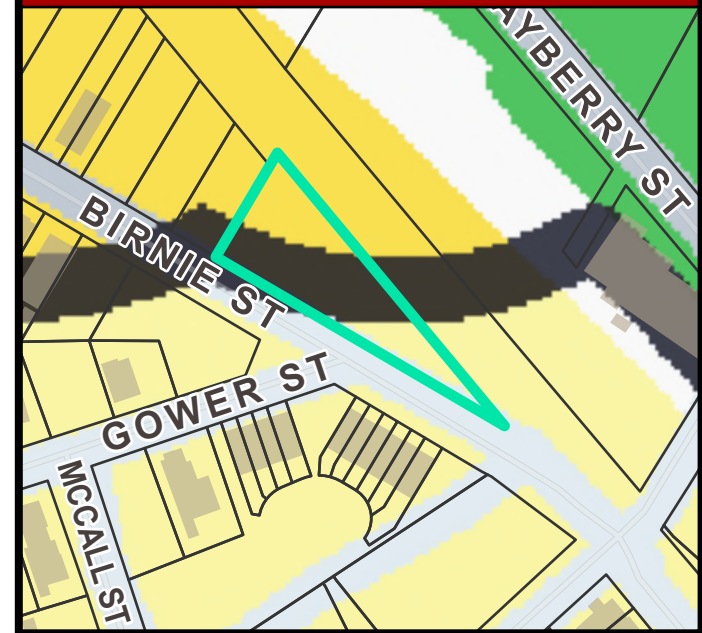
AERIAL VIEW



CURRENT ZONING



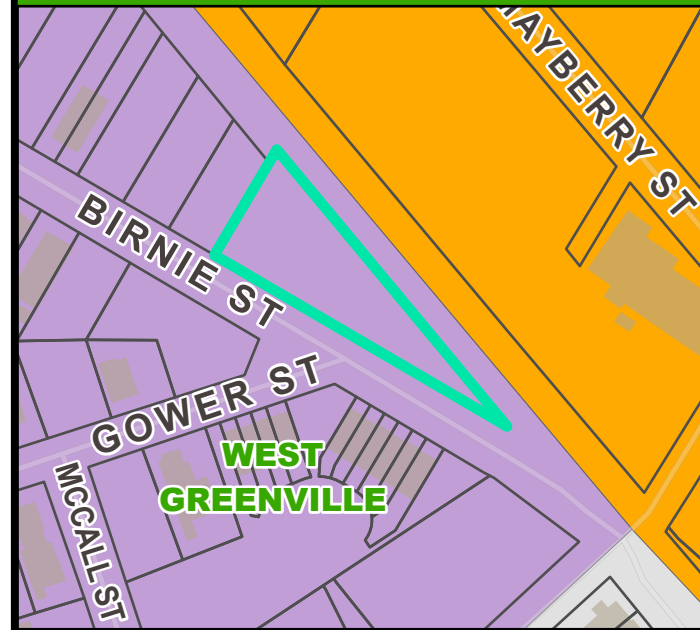
FUTURE LAND USE



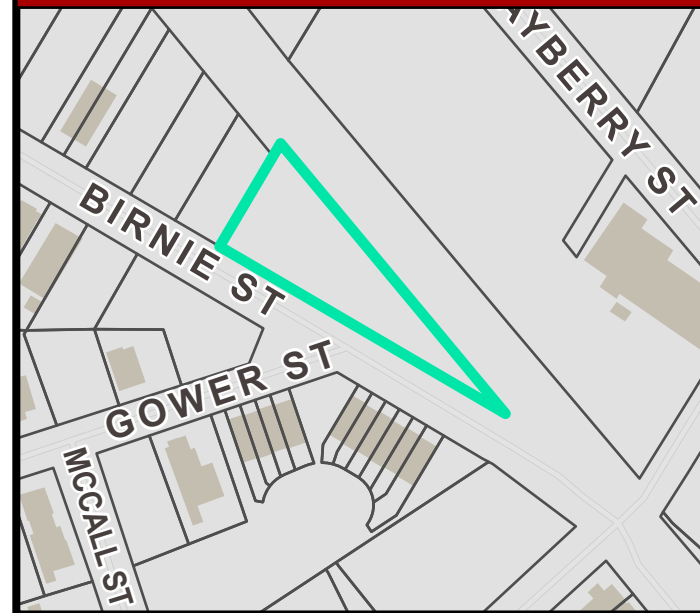
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





CITY OF GREENVILLE, SC
PLANNING COMMISSION
STAFF REPORT

September 3, 2026

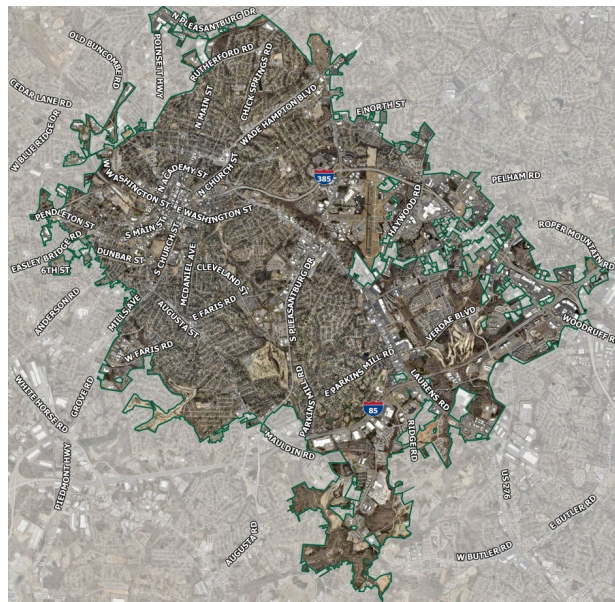
PUBLIC HEARING REQUIRED

Project Summary: Update to the Engineering Design and Specifications Manual

Project Number: Z-15-2026

[Location map of the City]

LOCATION MAP



- Modify existing detail 13:00 for commercial driveways that show the 5' wide sidewalk continuing through the apron instead of the sidewalk width reducing to 4' wide through the apron.
- Language will be incorporated governing on-street parking design to preserve sight lines from intersections & driveways



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:	City of Greenville	City of Greenville, etal
*Organization	Planning and Development Department	
*Title:	Interim Director of Planning and Development - Michael Frixen	
*Full Address:	15 S Main Street, Suite 100, Greenville, SC 29601	206 S Main Street, Greenville, SC 29601
*Phone:	864-467-4476	
*Email:	planning@greenvillesc.gov	cares@greenvillesc.gov

PROPERTY INFORMATION

*LOT(S) ADDRESS(ES) See Attached

*LOT(S) TAX MAP NUMBERS: See Attached

*LOT DEED BOOK/PAGE See Attached

*CURRENT ZONING DESIGNATION See Attached

*PROPOSED ZONING DESIGNATION Rezone properties to PK, Park District

*TOTAL LOT(S) ACREAGE 38.91

*REASON FOR PROPOSED REZONE: Rezone 26 parcels to the Pk, Park District to retain as parks and open space.

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.

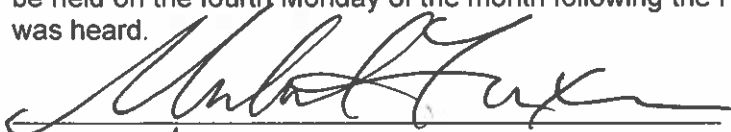
5. **Public Notice Requirements.** Zoning Map Amendment applications require a planning commission public hearing. The applicant is responsible for sign posting the subject property and for mailing the Public Hearing notices to property owners and resident addresses at least 15 days (but no more than 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.

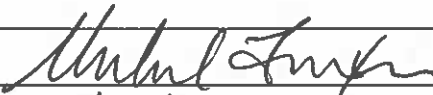

7/29/26

*APPLICANT SIGNATURE

DATE

CITY OF GREENVILLE APPLICATION FOR REZONE

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

*Signatures	
Applicant	
Date	7/29/26
Property Owner/Authorized Agent	
Date	

SUPPORTING INFORMATION – STANDARDS QUESTIONS

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

(Please attach separate sheet if additional space is need)

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

The GVL2040 Comprehensive Plan sets a goal for the City to retain up to 35% of the all undeveloped areas within the City to improve quality of life, promote recreational opportunities, and protect the environment.

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.

Some parcels are located in previous planning study areas, which are supportive of preserving open space in those areas. As an example, the 2004 Nicholtown Master Plan recommended the Sliding Rock Creek Park to be in the "Open Space/Recreational" land use.

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 rezone to PK is supported by existing or intended uses, such as parks and easements. The PK rezone is also supported as many parcels include stormwater infrastructure or were purchased due to their unbuildable nature. Preserving the parcels as parks/open space in the future will promote the welfare of adjacent and nearby properties and residents.

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

The proposed rezone to PK helps to preserve tree canopy, recreational opportunities for residents, the nature environment, preserve water quality, among others. Providing and/or preserving these attributes will only promote a logical and orderly development pattern and will preserve quality of life for generations to come.

36-Month Rezone List							
Property Owner	Address(es)	TMS#(s)	Current District	Proposed District	Acreage	Council District	Reason
City of Greenville	Chick Springs Rd	0189010100901	RN-B	PK	0.39	1	Preserve as Open Space
		0186000103900	RH-C		0.43		
City of Greenville	Chick Springs Rd	0186000101100	RH-C	PK	0.21	1	Preserve as Open Space
		0186000101200			0.22		
City of Greenville	Chick Springs Rd	0186000101600	RH-C	PK	0.18	1	Preserve as Open Space
City of Greenville	Worley Road	0183030103701	IG	PK	1.18	1	Preserve as Open Space
City of Greenville	Fisher Drive	0280000218900	RN-A	PK	0.8	1	Preserve as Open Space
City of Greenville	Harcourt Drive	0037000102600	RH-C	PK	0.12	1	Preserve as Open Space
City of Greenville	Wilshire Drive	0184000506409	RH-C	PK	0.15	1	Preserve as Open Space
Piedmont Natural Gas Co Inc	Field Street	0087000100200	Unzoned	PK	0.01	2	Preserve as Open Space
City of Greenville	College Street	0014000200500	MX-D	PK	0.27	2	Preserve as a Park
City of Greenville	S. Hudson Street	0056000300200	CM	PK	0.06	2	Preserve for SRT
City of Greenville	26 Kingsview Street	0123000904500	RH-D	PK	0.19	2	Preserve Community Garden
City of Greenville	Old Augusta Rd, Prosperity Ave, Potomac Ave	0222030201300	RH-C	PK	0.17	2	Preserve as a Park
City of Greenville	Westfield Street	0057000200401	MX-D	PK	0.53	3	Preserve as a Park
City of Greenville	Woodville Ave	0191000503600	RH-C	PK	0.19		
		0191000503500			0.27	3	Preserve as Open Space
		0191000503400			0.32		
City of Greenville	Clark Street	0199030100105	PD	PK	16.04	3	Preserve as a Park
		0199030100109			13.95		
TINDAL PARK HOA INC	McKay Street	0093001301800	RH-D	PK	0.11	4	Preserve as Open Space
City of Greenville	Legacy Park Rd	0262000101736	RH-C	PK	1.14	4	Preserve as a Park
City of Greenville	Scarlett Street	0266000126200	RH-C	PK	0.28	4	Preserve as a Park
		0266000126300			0.49		
		0267000104400			0.42		
City of Greenville	McDaniel Ave and Ridgeland Dr	0067030301100	RH-B	PK	0.79	4	Preserve as a Park
Total					38.91		



CITY OF GREENVILLE, SC
PLANNING COMMISSION
STAFF REPORT

September 3, 2026

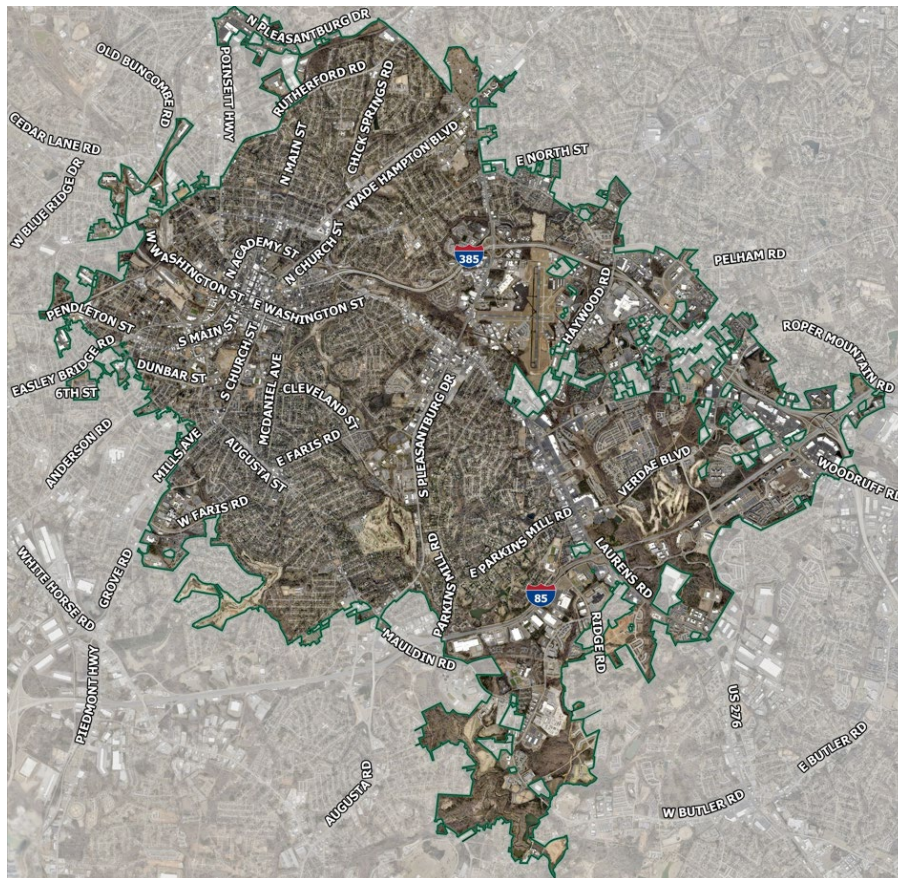
PUBLIC HEARING REQUIRED

Project Summary: Request for variance form Section 19-7 Stormwater Management

Project Number: V-26-2026

[Location map of the City]

LOCATION MAP



Application # _____	Fees Paid _____
Date Received: _____	Accepted by _____
Date deemed complete _____	App Deny Conditions _____



APPLICATION FOR VARIANCE GREENVILLE CITY CODE SEC 19-7, STORMWATER MANAGEMENT

APPLICANT/OWNER INFORMATION

	APPLICANT	PROPERTY OWNER
NAME:	<u>CITY OF GREENVILLE</u>	<u>0056000300100 The Salvation Army</u>
ADDRESS:	<u>P.O. BOX 2207</u>	<u>0071000100100 Naturaland Trust</u>
	<u>GREENVILLE, SC 29602</u>	<u>0058000200200 Naturaland Trust</u>
PHONE:	<u>864-467-4481</u>	<u>0071000100101 KVP Westfield, LLC</u>
FAX:	_____	_____
EMAIL:	<u>cowens@greenvillesc.gov</u>	_____

PROPERTY INFORMATION

STREET ADDRESS: 420 Westfield Street, 405 Westfield Street, 202 S. Academy Street

DEED BOOK/PAGE Varies RECORDED DATE Varies

TAX PARCEL #: 0056000300100, 0071000100100, 0071000100101, 0058000200200 ACREAGE Varies

PROPOSED USE: Recreational Trail

REQUEST

CODE SECTION FROM WHICH VARIANCE IS REQUESTED: 19-5.3.7.A.2.f Regulatory Floodway Compensatory Storage

DESCRIPTION OF

REQUEST:

The applicant requests relief from Section 19-5.3.7.A.2.f of the City of Greenville Land Development Code, which requires 1.5:1 compensatory storage for development in the regulatory floodway. Strict enforcement of this ordinance would result in impacts to stream banks, vegetation, and private properties during widening of the Swamp Rabbit Trail. Hydraulic modeling has demonstrated a No-Rise Condition, confirming no negative effects on flood conditions. The variance represents the minimum action necessary to address the ordinance while protecting the environment and supporting the trail's development. We are requesting to void the compensatory mitigation requirement.

INSTRUCTIONS

1. THE APPLICATION AND FEE, **MADE PAYABLE TO THE CITY OF GREENVILLE**, MUST BE RECEIVED BY THE PLANNING AND DEVELOPMENT OFFICE NO LATER THAN 4:00 PM OF THE DATE REFLECTED ON THE ATTACHED SCHEDULE.

2. THE APPLICANT/OWNER MUST RESPOND TO THE QUESTIONS ON PAGE 3 OF THIS APPLICATION (YOU MUST ANSWER "WHY" YOU BELIEVE THE APPLICATION MEETS THE TESTS FOR THE GRANTING OF A VARIANCE). SEE ALSO **SECTION 19-7.9, VARIANCES, WAIVERS, AND APPEALS**, FOR ADDITIONAL INFORMATION. YOU MAY ATTACH A SEPARATE SHEET ADDRESSING THESE QUESTIONS.

3. YOU MUST ATTACH A SCALED DRAWING OF THE PROPERTY THAT REFLECTS, AT A MINIMUM, THE FOLLOWING: (a) PROPERTY LINES, EXISTING BUILDINGS, AND OTHER RELEVANT SITE IMPROVEMENTS; (b) THE NATURE (AND DIMENSIONS) OF THE REQUESTED VARIANCE; (c) EXISTING BUILDINGS AND OTHER RELEVANT SITE IMPROVEMENTS ON ADJACENT PROPERTIES; AND, (d) TOPOGRAPHIC, NATURAL FEATURES, ETC. RELEVANT TO THE REQUESTED VARIANCE.

4. YOU MUST ATTACH THE REQUIRED APPLICATION FEE: \$250.00

5. THE ADMINISTRATOR WILL REVIEW THE APPLICATION FOR "SUFFICIENCY" PURSUANT TO **SECTION 19-2.2.6, DETERMINATION OF SUFFICIENCY**, PRIOR TO PLACING THE APPLICATION ON THE PLANNING COMMISSION AND CITY COUNCIL AGENDAE. IF THE APPLICATION IS DETERMINED TO BE "INSUFFICIENT", THE ADMINISTRATOR WILL CONTACT THE APPLICANT TO REQUEST THAT THE APPLICANT RESOLVE THE DEFICIENCIES. **YOU ARE ENCOURAGED TO SCHEDULE AN APPLICATION CONFERENCE WITH A REPRESENTATIVE OF THE ENVIRONMENTAL ENGINEERING BUREAU WHO WILL REVIEW YOUR APPLICATION FOR "SUFFICIENCY" AT THE TIME IT IS SUBMITTED. CALL (864) 467-4400 TO SCHEDULE AN APPOINTMENT.**

6. YOU MUST POST THE SUBJECT PROPERTY AT LEAST 15 DAYS PRIOR TO THE SCHEDULED PLANNING COMMISSION HEARING DATE AND AT LEAST 30 DAYS PRIOR TO THE CITY COUNCIL HEARING DATE.

 X SIGNS ARE ACKNOWLEDGED AS RECEIVED BY THE APPLICANT



APPLICANT'S SIGNATURE

7. 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 AND PROPERTY OWNER AFFIRM THAT THE TRACT OR PARCEL OF LAND SUBJECT OF THIS APPLICATION IS, OR IS NOT, RESTRICTED BY ANY RECORDED COVENANT THAT IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS, THE REQUESTED ACTIVITY.

IF THE PLANNING OFFICE HAS ACTUAL NOTICE* THAT A RESTRICTIVE COVENANT* IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS THE REQUESTED ACTIVITY, THE OFFICE MUST NOT ISSUE THE PERMIT UNLESS THE OFFICE RECEIVES CONFIRMATION FROM THE APPLICANT THAT THE RESTRICTIVE COVENANT HAS BEEN RELEASED BY ACTION OF THE APPROPRIATE AUTHORITY, PROPERTY HOLDERS, OR BY COURT ORDER.

TO THAT END, THE APPLICANT HEREBY AFFIRMS THAT THE TRACT OR PARCEL OF LAND SUBJECT OF THE ATTACHED APPLICATION IS _____ OR IS NOT **X** RESTRICTED BY ANY RECORDED COVENANT THAT IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS THE REQUESTED ACTIVITY.

<u> CITY OF GREENVILLE </u>	APPLICANT
<u> 8/5/2026 </u>	DATE
<u> Verbal approvals provided by all property owners </u>	PROPERTY OWNER
<u> 8/5/2026 </u>	DATE

APPLICANT RESPONSE TO SECTION 19-7.9.1

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE UNIQUE AND EXCEPTIONAL CIRCUMSTANCES, OR SPECIFIC CONDITIONS OF THE PROPERTY, WHEREBY THE LITERAL ENFORCEMENT OF THE PROVISIONS OF THE STORMWATER ORDINANCE WOULD CREATE AN UNREASONABLE HARDSHIP.

The Swamp Rabbit Trail is constrained by a limited right-of-way and easement area, which includes several portions of the trail that currently traverse through private property. Adhering to the 1.5:1 compensatory mitigation requirement within this corridor would likely result in impacts to the stream bank or private property. Vegetation and trees located directly along the stream bank could be significantly damaged, leading to potential destabilization of the bank. These conditions create unique and exceptional circumstances where literal enforcement of the stormwater ordinance would result in an unreasonable hardship.

2. EXPLAIN HOW THIS REQUEST IS THE MINIMUM ACTION NECESSARY TO AFFORD RELIEF FROM THE ORDINANCE.

The requested relief from the compensatory mitigation ordinance represents the minimum action necessary to prevent harm while reasonably addressing the ordinance requirements. Any compensatory mitigation within this corridor would necessitate the removal of vegetation and trees along the Reedy River's bank, which could lead to erosion and destabilization of the bank. To address the ordinance reasonably, detailed hydraulic modeling was conducted to demonstrate and certify a No-Rise Condition with this project, ensuring that granting the variance poses no negative impacts on flood conditions and satisfies regulatory requirements.

3. DESCRIBE THE WAYS IN WHICH FAILURE TO GRANT THE VARIANCE WOULD RESULT IN EXCEPTIONAL HARDSHIP TO THE APPLICANT.

Failure to grant the variance may cause exceptional hardship by potentially impacting adjacent private properties, as the trail currently lacks a dedicated easement and runs through four private parcels in this section of downtown. Mitigation activities would require temporary construction access easements and invasive measures such as vegetation clearing, earthwork, and tree removal, which could affect private landowners. Additionally, unforeseen damage to the stream bank caused during or after mitigation efforts could hold the City liable for post-impact mitigation fines. These factors underscore the significant challenges involved if the variance is not approved.

4. IF APPLICABLE, PROVIDE DOCUMENTATION IN SUPPORT OF THE FACT THAT GRANTING THE VARIANCE WILL NOT RESULT IN INCREASED FLOOD HEIGHTS, THREATS TO PUBLIC SAFETY, OR ANY PUBLIC EXPENSE. IN ADDITION, DESCRIBE THE WAYS IN WHICH GRANTING THE VARIANCE WILL NOT CREATE A NUISANCE, CAUSE FRAUD OR VICTIMIZATION OF THE PUBLIC, NOR CONFLICT WITH THE GREENVILLE CITY CODE.

A No Impact Certification has been submitted as part of this project. Detailed hydraulic modeling was performed to analyze pre- and post-flood conditions, ultimately demonstrating a No-Rise Condition for this project. This ensures there will be no increased flood heights, threats to public safety, or subsequent public expense. Furthermore, granting the variance will not cause public nuisances, fraud, victimization, or conflict with the Greenville City Code.

5. IF APPLICABLE, EXPLAIN WHY THE PROPOSED DEVELOPMENT CANNOT BE LOCATED OUTSIDE THE REGULATORY FLOODPLAIN?

The proposed development cannot be located outside the regulatory floodplain because the existing trail is already situated within this zone. This project involves widening the existing Swamp Rabbit Trail, which is necessary due to the high-traffic and heavy-use nature of this section of the trail. This area is possibly the busiest section of the entire Swamp Rabbit Trail system, strategically located between Unity Park and Falls Park, making the widening crucial for accommodating current and future users. Furthermore, the City of Greenville Development Code identifies recreational trails as an appropriate use of development in the floodway, further supporting the suitability of this project within the regulatory floodplain.

6. EXPLAIN HOW GRANTING THE VARIANCE WILL NOT ALTER THE ESSENTIAL CHARACTER OF THE AREA INVOLVED, INCLUDING EXISTING STREAM USES.

Granting the variance will preserve the essential character of the area. The existing Swamp Rabbit Trail will remain intact while being widened as part of the project design, maintaining its fundamental use and appearance. This variance is the only feasible solution that allows the project to move forward without negatively impacting existing stream uses or private property.

FLOODWAY "NO-RISE / NO-IMPACT" CERTIFICATION

This document is to certify that I am duly qualified engineer licensed to practice in the State of

South Carolina

(State)

the fact that proposed Swamp Rabbit Trail Rehabilitation + Upgrades - Phase 1 will not impact the base flood

(Name of Development)

elevations, floodway elevations, and floodway widths on Reedy River at published

(Name of Stream)

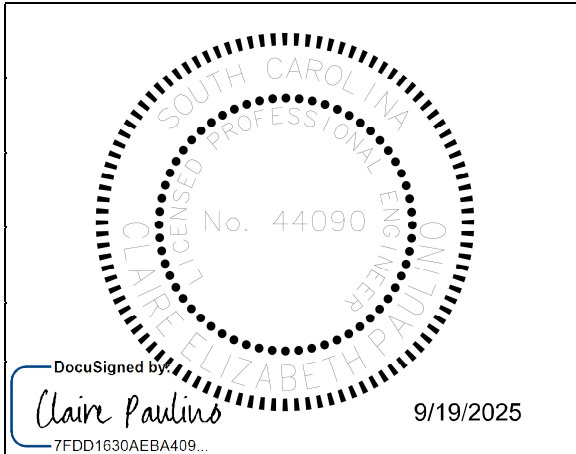
cross sections in the Flood Insurance Study for, City of Greenville, dated May 4, 2021

(Name of community)

(Date)

and will not impact the base flood elevations, floodway elevations, and floodway widths at the

unpublished cross-sections in the area of the proposed development.



SEAL, SIGNATURE AND DATE

Claire Paulino, P.E.

Name

Civil Engineer

Title

200 South Tryon Street, Suite 200

Charlotte, NC 28202

Address

FOR COMMUNITY USE ONLY:

Community Approval

☐

Approved

☐

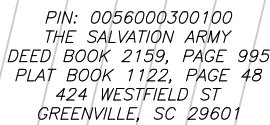
Disapproved

Community Official's Name

Community Official's Signature

Title

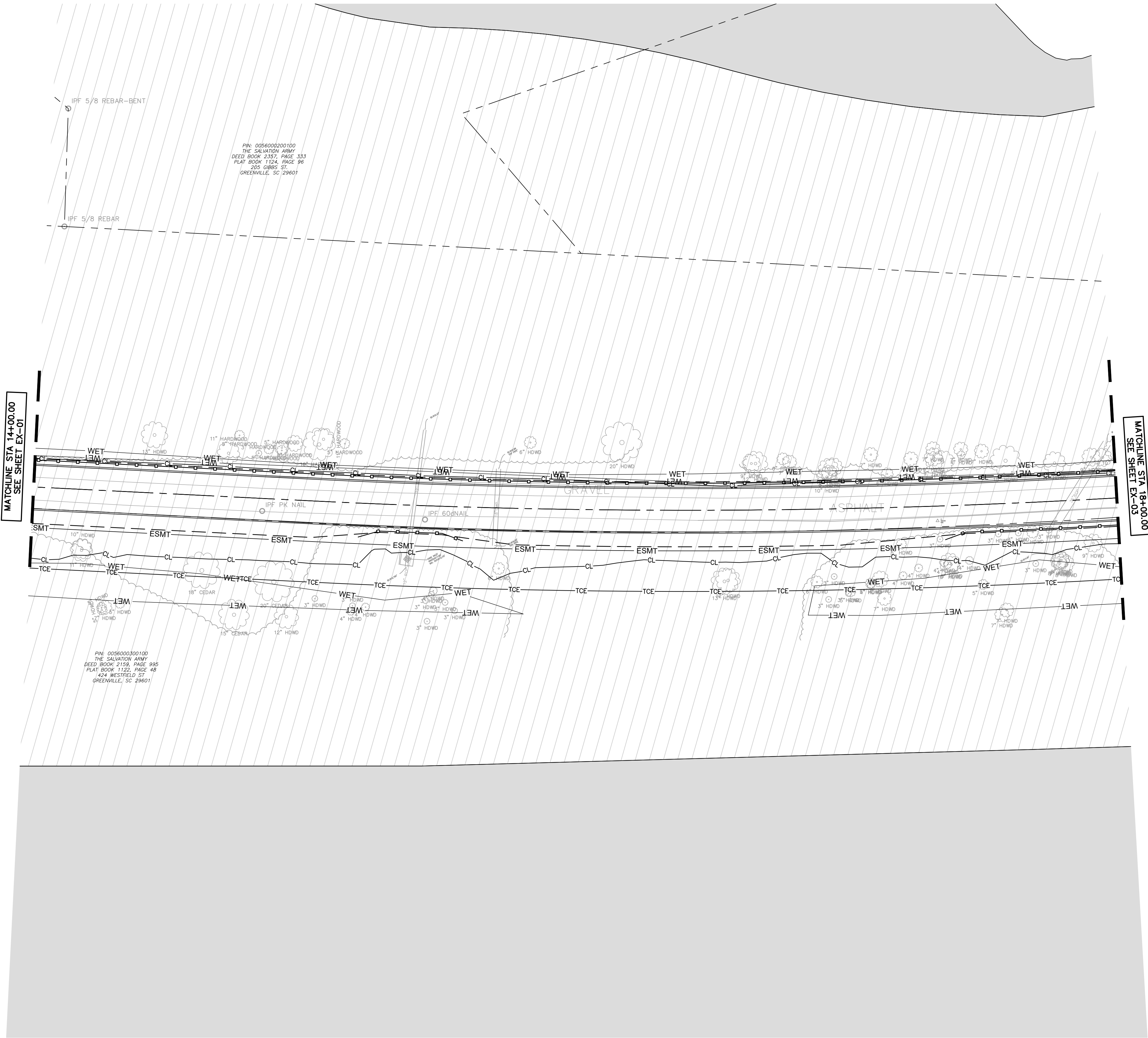
FEMA, MT
DTD.09/2004



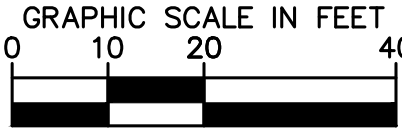
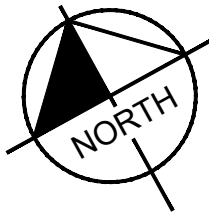
PROJECT: SWAMP RABBIT TRAIL REHAB PHASE 1		CLIENT: CITY OF GREENVILLE 206 S MAIN STREET GREENVILLE, SC 29601		SCALE: AS SHOWN		Kimley»Horn					
TITLE: FLOODWAY EXHIBIT				DRAWN BY: KFK		© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 550 S. MAIN ST., SUITE 300 GREENVILLE, SC 29601 PHONE (864) 588-5711 WWW.KIMLEY-HORN.COM					
DATE: 7/27/2026				DESIGNED BY: CMT		KIMLEY-HORN AND ASSOCIATES, INC. NO. C00160					
PROJECT NO. 015932006				CHECKED: TR		SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER STATE OF SOUTH CAROLINA No. C00160					
SHEET NUMBER								No.		REVISIONS	
EX-01								DATE		BY	

PRELIMINARY: NOT FOR CONSTRUCTION

Plotted By:Krczyrnski, Keyfile Sheet: SWAMP RABBIT TRAIL REHAB PHASE 1, Layout:EXHIBIT B, July 27, 2026 09:53:01am, K:\GRE_Roadway\015932006 - City of Greenville\015932006 - Design Services\SBT Rehab Phase 1\02 - DWG\Exhibits\2026-03-27 Floodway Exhibit\EX-01 FLOODWAY EXHIBIT.dwg
Drawing Title:SWAMP RABBIT TRAIL REHAB PHASE 1, Project No:015932006, Design Services:SBT Rehab Phase 1,02 - DWG\Exhibits\2026-03-27 Floodway Exhibit\EX-01 FLOODWAY EXHIBIT.dwg, Jul 27, 2026 9:53am, by:Kory.Koczynski
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND	
	FEMA REGULATORY FLOODWAY
	FEMA REGULATORY FLOODPLAIN
	PROPOSED CLEARING LIMITS
	PROPOSED EASEMENT
	DELINEATED WETLANDS AND STREAMS



SCALE: AS SHOWN
DRAWN BY: KRK
DESIGNED BY: CMT
CHECKED BY: TR

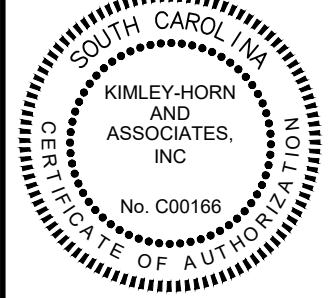
CLIENT:
CITY OF GREENVILLE
206 S MAIN STREET
GREENVILLE, SC 29601

PROJECT:
SWAMP RABBIT TRAIL REHAB PHASE 1

TITLE:
FLOODWAY EXHIBIT

DATE 7/27/2026
PROJECT NO. 015932006
SHEET NUMBER EX-02

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
3540 S. MAIN STREET, SUITE 300,
GREENVILLE, SC 29601
PHONE (864) 588-5711
WWW.KIMLEY-HORN.COM



No.	REVISIONS	DATE	BY

PRELIMINARY: NOT FOR CONSTRUCTION



PIN: 0056000200800
WED STONE HOLDINGS, LLC
NEED BOOK 2368, PAGE 420
PLAT BOOK 1087, PAGE 2
1 RILEY ST.
GREENVILLE, SC 29601

PIN: 0056000300100
THE SALVATION ARMY
NEED BOOK 2159, PAGE 5
PLAT BOOK 1122, PAGE
424 WESTFIELD ST
GREENVILLE, SC 29601

MATCHLINE STA 31+00.00
SEE SHEET EX-04

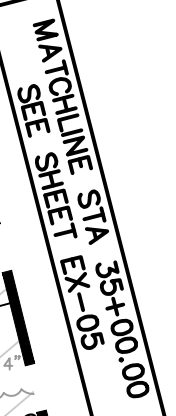
A compass rose with a circle and four lines representing North, South, East, and West. The word "NORTH" is written near the top. A shaded sector is located between the North line and the East line.



PROJECT: SWAMP RABBIT TRAIL REHAB PHASE 1		CLIENT: CITY OF GREENVILLE 206 S MAIN STREET GREENVILLE, SC 29601	
DATE 7/27/2026		PROJECT NO. 015932006	
SHEET NUMBER EX-03		TITLE: FLOODWAY EXHIBIT	
SCALE: AS SHOWN		DRAWN BY: KRK	
DESIGNED BY: CMT		CHECKED BY: TR	

[illegible]

PRELIMINARY: NOT FOR CONSTRUCTION



WET



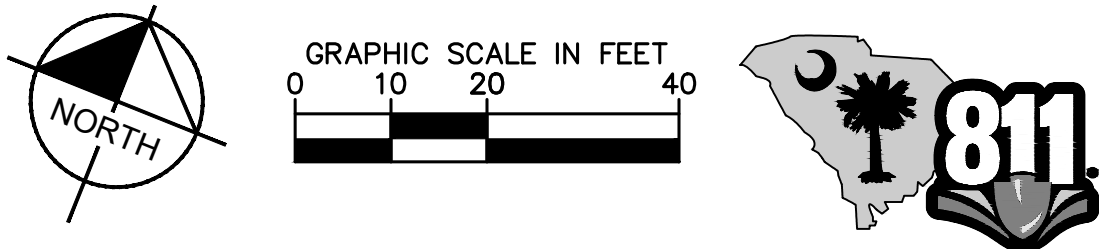
DATE	7/27/2026
PROJECT NO.	015932006
SHEET NUMBER	EX-04

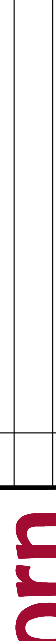
PRELIMINARY: NOT FOR CONSTRUCTION

Plotted By: Krczyński, Keyla - Sheet: SWAMP RABBIT TRAIL REHAB PHASE 1 - Layout: EXHIBIT E - July 27, 2026 - 09:53:17 PM - K:\GRE_Roadway\015932 - City of Greenville\015932006 - Design Services: SRT Rehab Phase 1.02 - DWG Exhibits\2026-03-27_Floodway Exhibit\KEY-01_FLOODWAY EXHIBIT.dwg
Drawing Location: K:\GRE_Roadway\015932 - City of Greenville\015932006 - Design Services: SRT Rehab Phase 1.02 - DWG Exhibits\2026-03-27_Floodway Exhibit\KEY-01_FLOODWAY EXHIBIT.dwg - July 27, 2026 - 9:53 AM - By: Kory Koczinski
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LEGEND	
	FEMA REGULATORY FLOODWAY
	FEMA REGULATORY FLOODPLAIN
	PROPOSED CLEARING LIMITS
	PROPOSED EASEMENT
	DELINEATED WETLANDS AND STREAMS



PROJECT: SWAMP RABBIT TRAIL REHAB PHASE 1		CITY OF GREENVILLE 206 S MAIN STREET GREENVILLE, SC 29601		SCALE: AS SHOWN			Kimley»Horn © 2026 KIMLEY-HORN AND ASSOCIATES, INC. 550 S MAIN ST, SUITE 300, GREENVILLE, SC 29601 PHONE (864) 588-5711 WWW.KIMLEY-HORN.COM	No. REVISIONS	DATE	BY
TITLE: FLOODWAY EXHIBIT		DRAWN BY: KRK		CHECKED BY: TR						
DATE 7/27/2026		DESIGNED BY: CMT								
PROJECT NO. 015932006										
SHEET NUMBER										
EX-05										

Plotted By: Krczyński, Kayla - Sheet: SWAMP RABBIT TRAIL REHAB PHASE 1 - Layout: EXHIBIT F - July 27, 2026 - 09:43:20am - K:\GRE_Roadway\015932006 - City of Greenville\015932006 - Design Services: SRT Rehab Phase 1.02 - DWG Exhibits\2026-03-27 Floodway Exhibit\EX-01 FLOODWAY EXHIBIT.dwg
Drawing Location: K:\GRE_Roadway\015932006 - City of Greenville\015932006 - Design Services: SRT Rehab Phase 1.02 - DWG Exhibits\2026-03-27 Floodway Exhibit\EX-01 FLOODWAY EXHIBIT.dwg
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LEGEND	
	FEMA REGULATORY FLOODWAY
	FEMA REGULATORY FLOODPLAIN
	PROPOSED CLEARING LIMITS
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	DELINEATED WETLANDS AND STREAMS

PROJECT: SWAMP RABBIT TRAIL REHAB PHASE 1	TITLE: FLOODWAY EXHIBIT	DATE 7/27/2026	No. REVISIONS	DATE	BY				
		PROJECT NO. 015932006							
		SHEET NUMBER							
		EX-06							
CLIENT: CITY OF GREENVILLE 206 S MAIN STREET GREENVILLE, SC 29601		SCALE: AS SHOWN DRAWN BY: KRK DESIGNED BY: CMT CHECKED BY: TR							
PROJECT: SWAMP RABBIT TRAIL REHAB PHASE 1		CITY OF GREENVILLE							
TITLE: FLOODWAY EXHIBIT		KIMLEY-HORN AND ASSOCIATES, INC.							
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