



**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 September 3, 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. August 6, 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-25-2026

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

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

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

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

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-14-2026

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)

G. Z-13-2026

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.

H. Z-15-2026

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

I. Z-16-2026

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
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J. V-26-709

Application by The City of Greenville for a **STORMWATER MANAGEMENT VARIANCE** from Section 19-7 of the Greenville Development Code.

10. PUBLIC MEETING ITEMS (No Public Hearing)

A. None

11. Other Business

A. Upcoming Dates:

Thursday, September 3, 2026 – Planning Commission Public Hearing

Thursday, October 1st, 2026 – Planning Commission Public Hearing

12. Adjournment



CITY OF GREENVILLE, SC
PLANNING COMMISSION
STAFF REPORT

September 3, 2026

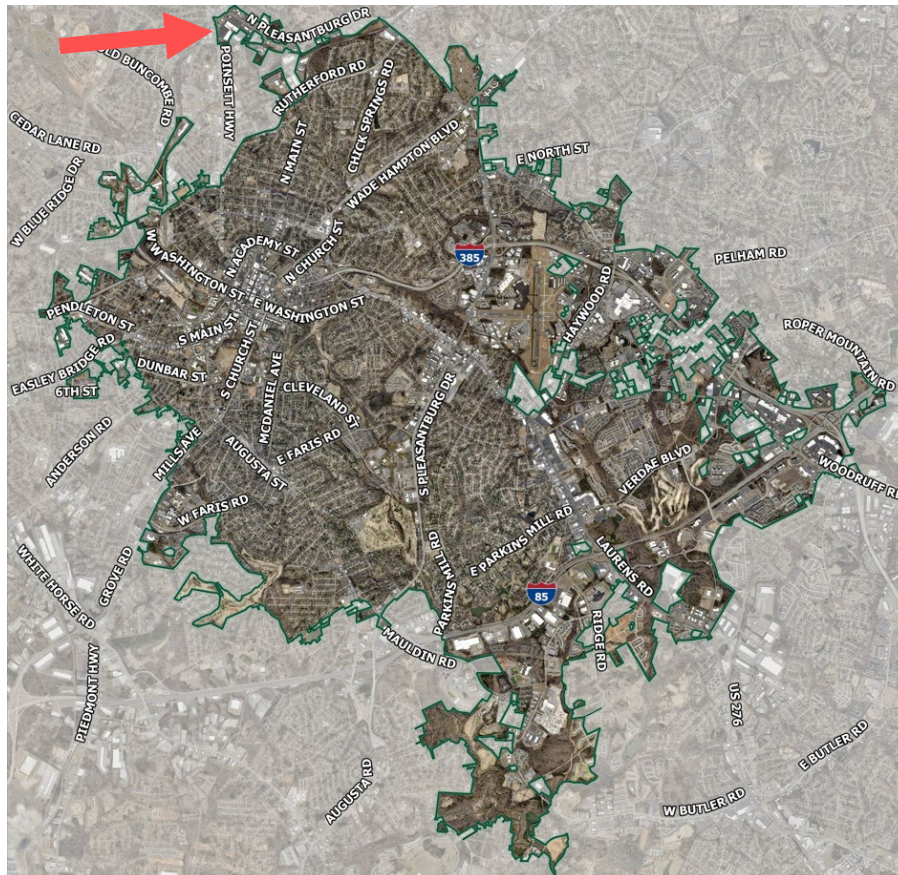
PUBLIC HEARING REQUIRED

PROJECT SUMMARY

Project Number: AX-25-2026
Property Location: 607 Furman Road and 1521 Poinsett Highway
Tax Map Number(s): 0168000300601
Property Area: 3.79 acres
Request: Annex and Rezone to IX
Recommendation: Approve

[Location map of the property for rezoning]

LOCATION MAP



PROJECT OVERVIEW:

The applicant has petitioned the City of Greenville to annex 3.79 acres of property at 607 Furman Road and 1521 Poinsett Highway into the Greenville city limits and to zone it IX, Industrial Flex District, under the Greenville Development Code.

The property has been recently improved with a new self-storage facility.

The GVL 2040 Comprehensive Plan's Future Land Use Map does not provide a recommendation for the property.

Staff finds that the proposed IX District is appropriate given the adjacent light industrial uses and county-approved use for the subject property.

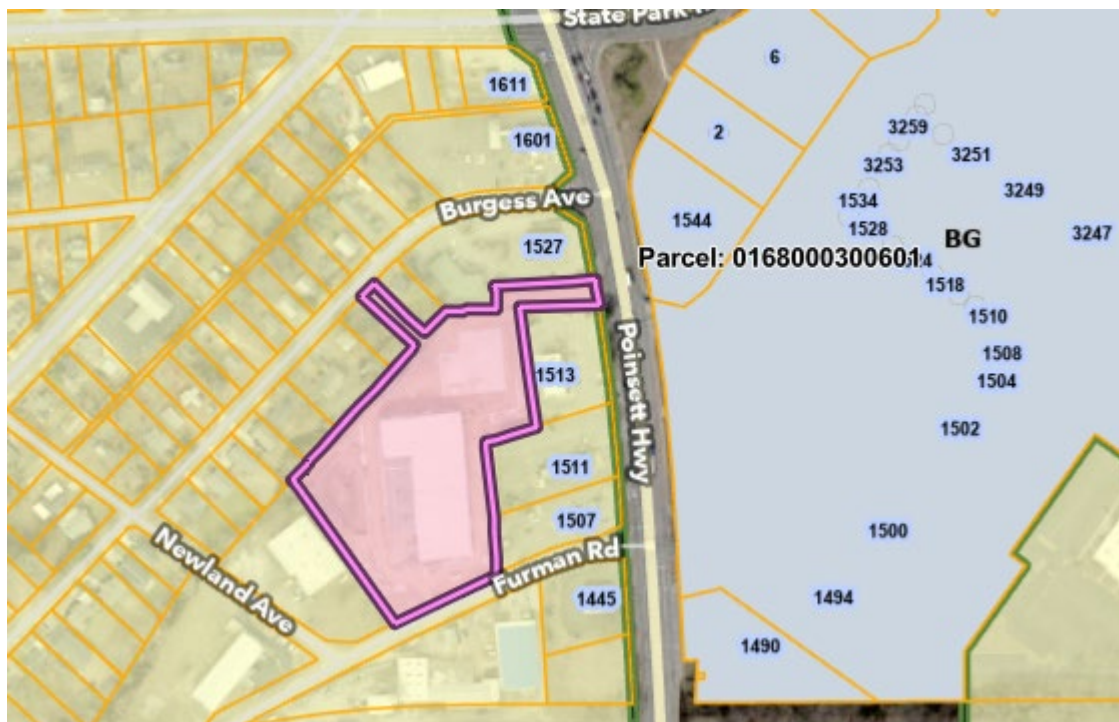
AERIAL MAP



LAND USE ANALYSIS:

[Map of surrounding zoning]

ZONING MAP



ZONING ANALYSIS:

The proposed zoning is the **IX, Industrial Flex District**. The intent of the IX zoning district is to accommodate a variety of light industrial and manufacturing uses while allowing for retail, service and commercial activity, and residential opportunities in a vibrant pedestrian-friendly environment.

ZONING CHANGE ANALYSIS					
Zoning District	Lot Size	Density	Setbacks	Height	Additional Considerations
IX	Area: None Width: 40' (15' if side/rear access)	Unlimited	Front: 5'/20' Side street: 5'/20' Side: 0' Rear: 0' Alley lot line: 5'	3 stories/5 stories with Bonus	

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning District	Current Use
Subject Property	S-1, Services district, I-1, Industrial district, C-2, Commercial district, and R-7.5, Single-family residential district (County)	Self-storage
North	C-1, Commercial district, C-2, Commercial district (County)	Retail and restaurant
East	C-2, Commercial district (County); BG, Business General District	Retail, restaurant, and service
South	I-1, Industrial district (County)	Light industrial and service
West	R-7.5, Single-family residential district; R-D (no provisions, removed from County Code), R-MA, Multifamily residential district, and O-D, Office district (County)	Single unit residential, multi-unit residential, and mobile home 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.

OTHER SITE INFORMATION:

SPECIAL EMPHASIS NEIGHBORHOOD: N/A

NATURAL FEATURES: The property includes headwaters for Cripple Creek, a tributary of the Reedy River.

STAFF COORDINATION:

Pre-Application and Development Meetings

The City and the applicant held a pre-application meeting on June 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	N/A
Comments: The Comprehensive Plan's Future Land Use Map does not provide a recommendation for the subject property. A recommendation will be reviewed with a future Comprehensive Plan.	
(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 IX District provides comparable uses to the surrounding industrial uses.	
(d) Provide logical and orderly Development Pattern.	YES
Comments: The proposed zoning allows for uses and development standards that are compatible with existing uses and built patterns in the surrounding area. If other light industrial properties in the vicinity annex in the future, they would also receive the IX designation.	

STAFF RECOMMENDATION:

Approve the rezone to IX, Industrial Flex District

Addressing Comments

Recommend: Approve w/ Comments

Comments:

ANNEXATION REVIEW:

- *1. NEW PARCELS (Assigned Address):
 - 0168000300601
 - 607 Furman Road
 - 1521 Poinsett Highway

Civil Engineer Comments

Recommend: Approve w/ Comments

Comments:

AX-25-2026: 607 Furman Road and 1521 Poinsett Highway

Furman Road would be classified as Neighborhood High Density street.

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.



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

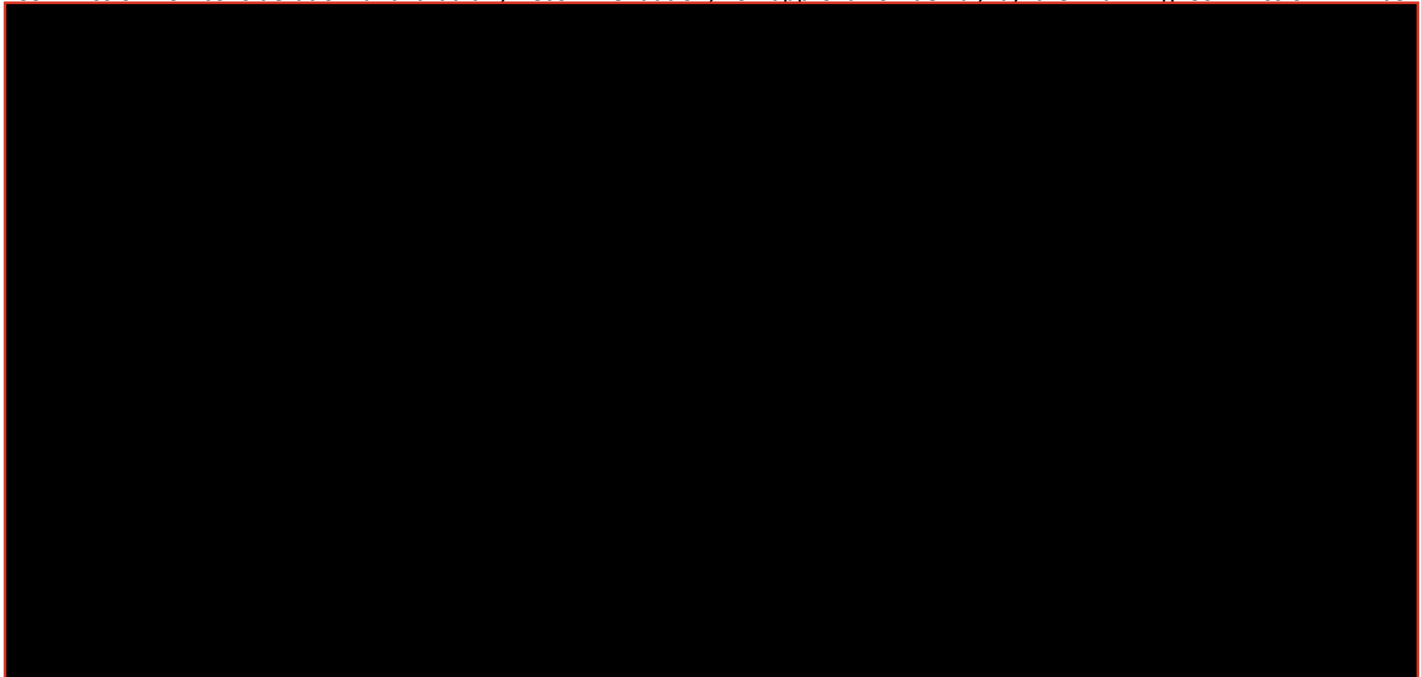
1. The applicant is strongly encouraged to schedule a preapplication conference with the Planning Development prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review two (2) weeks prior to the scheduled submission deadline to allow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

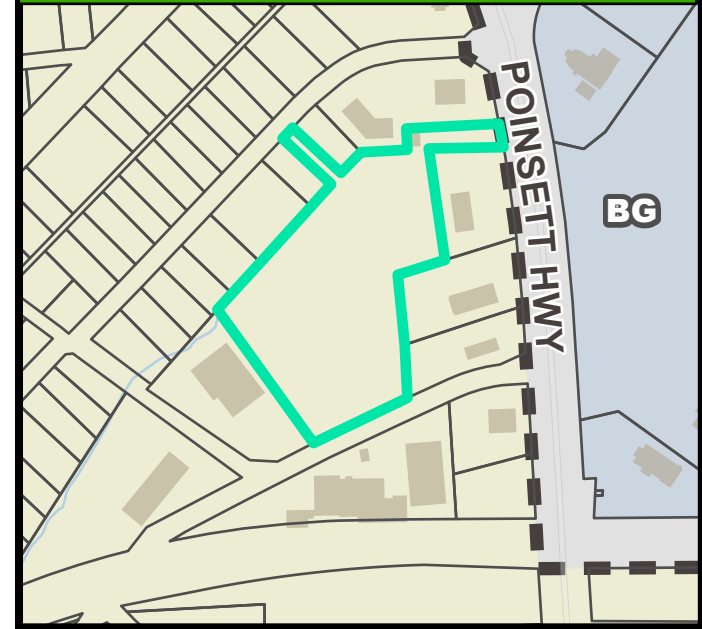


AX-25-2026 • 607 FURMAN ROAD & 1521 POINSETT HIGHWAY

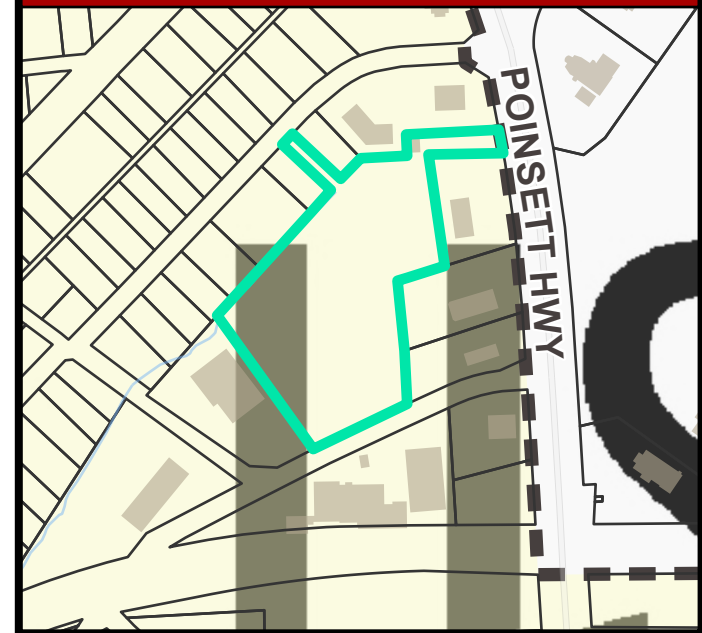
AERIAL VIEW



CURRENT ZONING



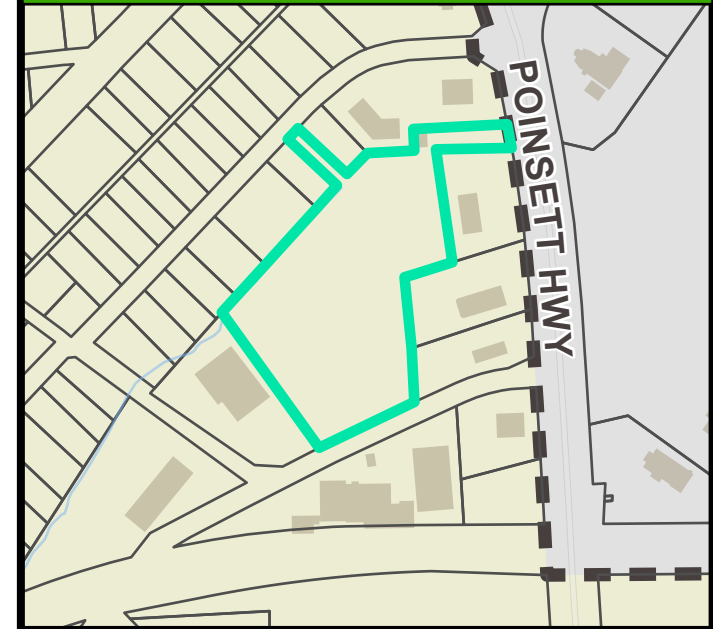
FUTURE LAND USE



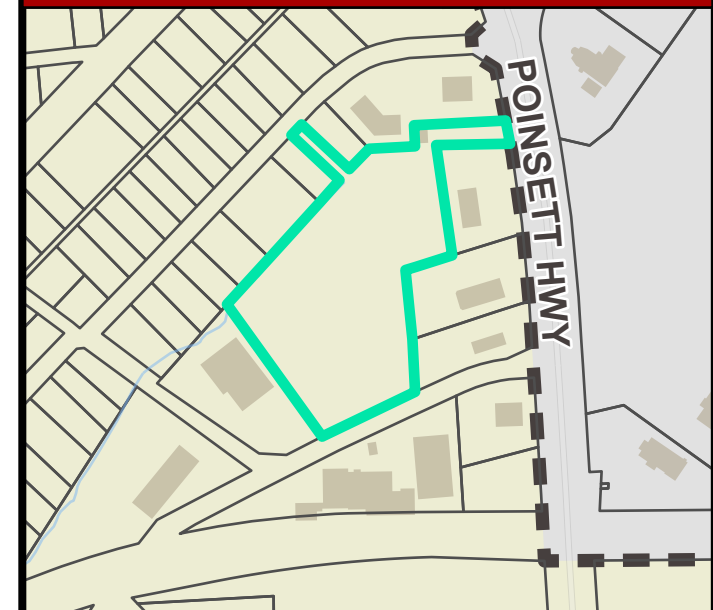
NATURAL / ENVIRONMENTAL FEATURES



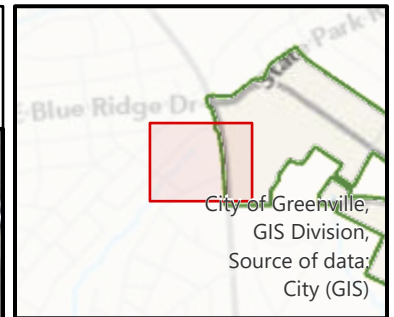
SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



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



Legend

Property

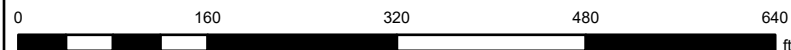
 City Addresses

 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.

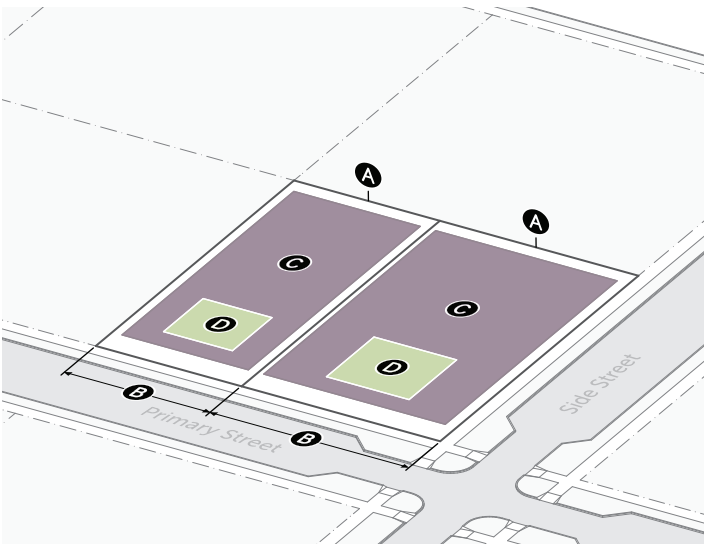
© City of Greenville, SC Date Created: 7/16/2026

Notes

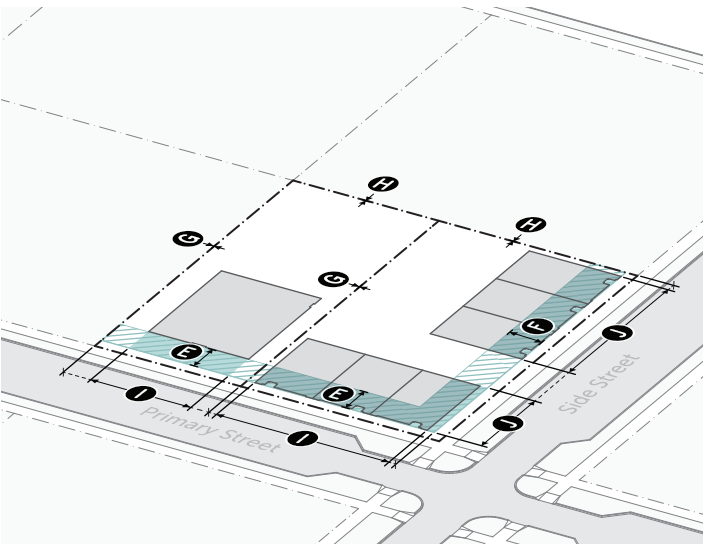
Total area to be annexed: 3.98 acres; City Council District: 1; County Zoning Districts: S-1, I-1, C-2, R-7.5; City Zoning District: IX

19-2.8.2. IX INDUSTRIAL FLEX

A. SITE

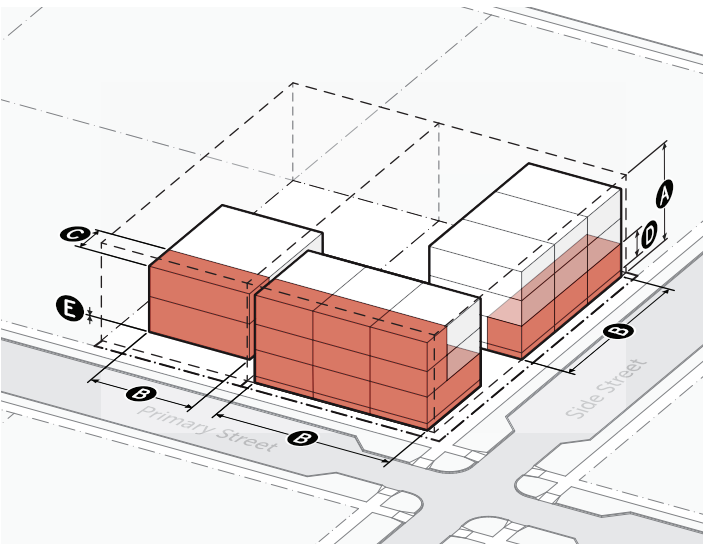


1. LOT SIZE	Sec. 2.11.2.
A Area (min)	None
B Width (min)	
Front access	40'
Side/rear access	15'
2. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	80%
D Outdoor amenity space (min)	10%

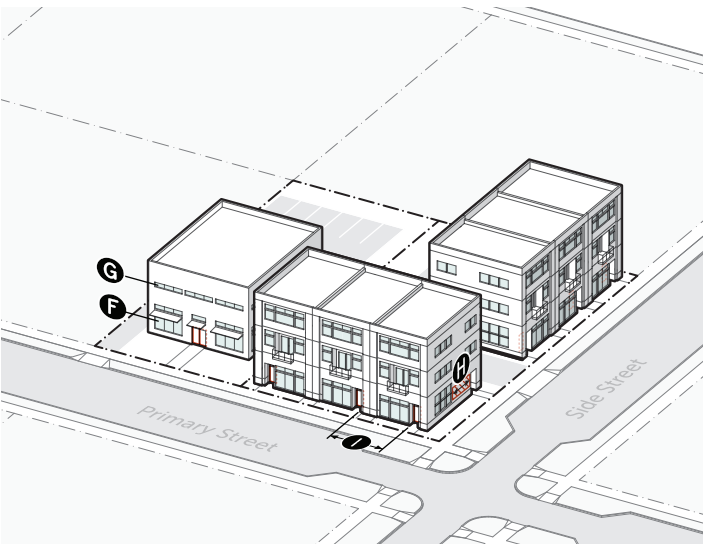


3. BUILDING SETBACKS	Sec. 2.11.5.
E Primary street lot line (min/max)	5' / 20'
F Side street lot line (min/max)	5' / 20'
G Side lot line (min)	0'
H Rear lot line (min)	0'
Alley lot line (min)	5'
4. TRANSITIONS	Sec. 2.11.6.
Transition type	Type A, B
5. BUILD-TO	Sec. 2.11.7.
Build-to width (min)	
I Primary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

September 3, 2026

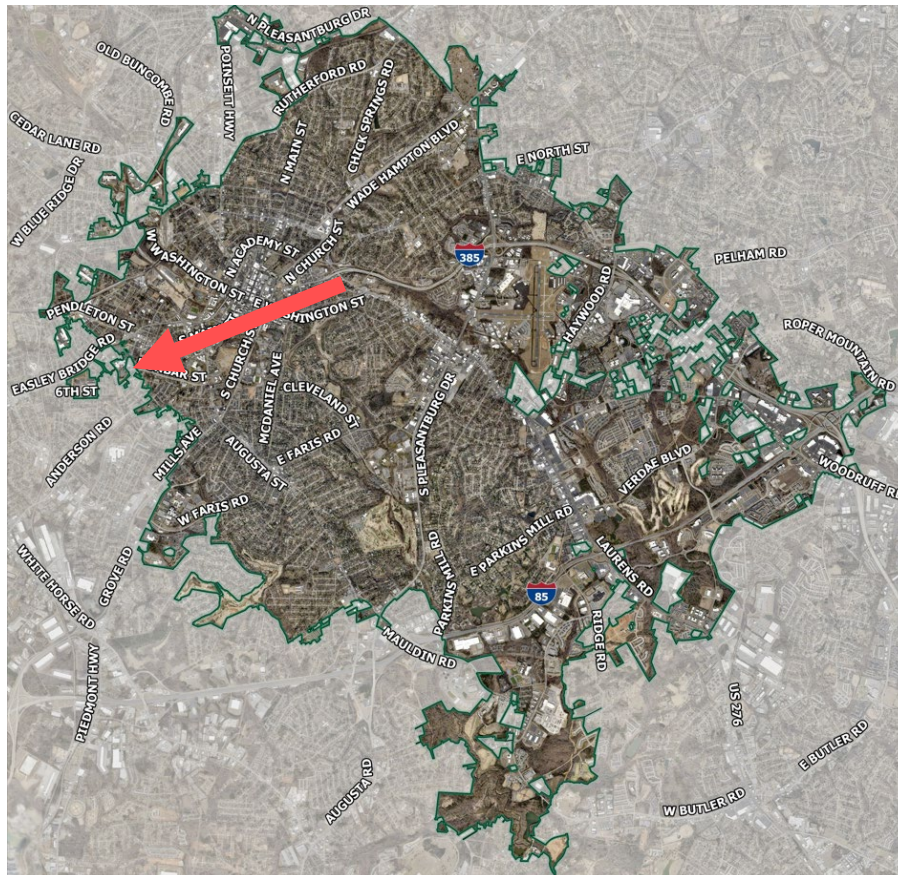
PUBLIC HEARING REQUIRED

PROJECT SUMMARY

Project Number: AX-26-2026
Property Location: 125 Sumner Street
Tax Map Number(s): portion of TM# 0084000101200
Property Area: 0.004 acre
Request: Annex and Rezone to RN-A
Recommendation: Approve

[Location map of the property for rezoning]

LOCATION MAP



The proposed zoning is the same as the majority of the property, which is already within the City limits.

STAFF RECOMMENDATION:

Approve the rezone to RN-A, Neighborhood A District

Comments:

1. Property shall be within the City's portion of the Sterling Special Emphasis Neighborhood.

STAFF COMMENTS:

Addressing Comments

Date: 8/4/2026

Recommend: Approve w/ Comments

Comments:

ANNEXATION REVIEW:

- *1. NEW PARCELS (Assigned Address):
 - TM: 0084000101200
 - Assigned Address: 125 Sumner Street

City Engineer Comments

Date: 8/18/2026

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

Date: 8/10/2026

Recommend: Approve

Comments:

Approved with no comments.

Environmental Engineer Comments

Date: 8/7/2026

Recommend: Approve

Comments:

*Approved with no comments.

Traffic Engineer Comments

Date: 7/30/2026

Recommend: Approve

Comments:

No comments.

AX-26-2026: 125 Sumner Street

Fire Department Comments

Date: 7/31/2026

Recommend: Approve

Comments:

[Click here to enter text.](#)



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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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.

Applicant	
Date	
Property Owner/Authorized Agent	
Date	



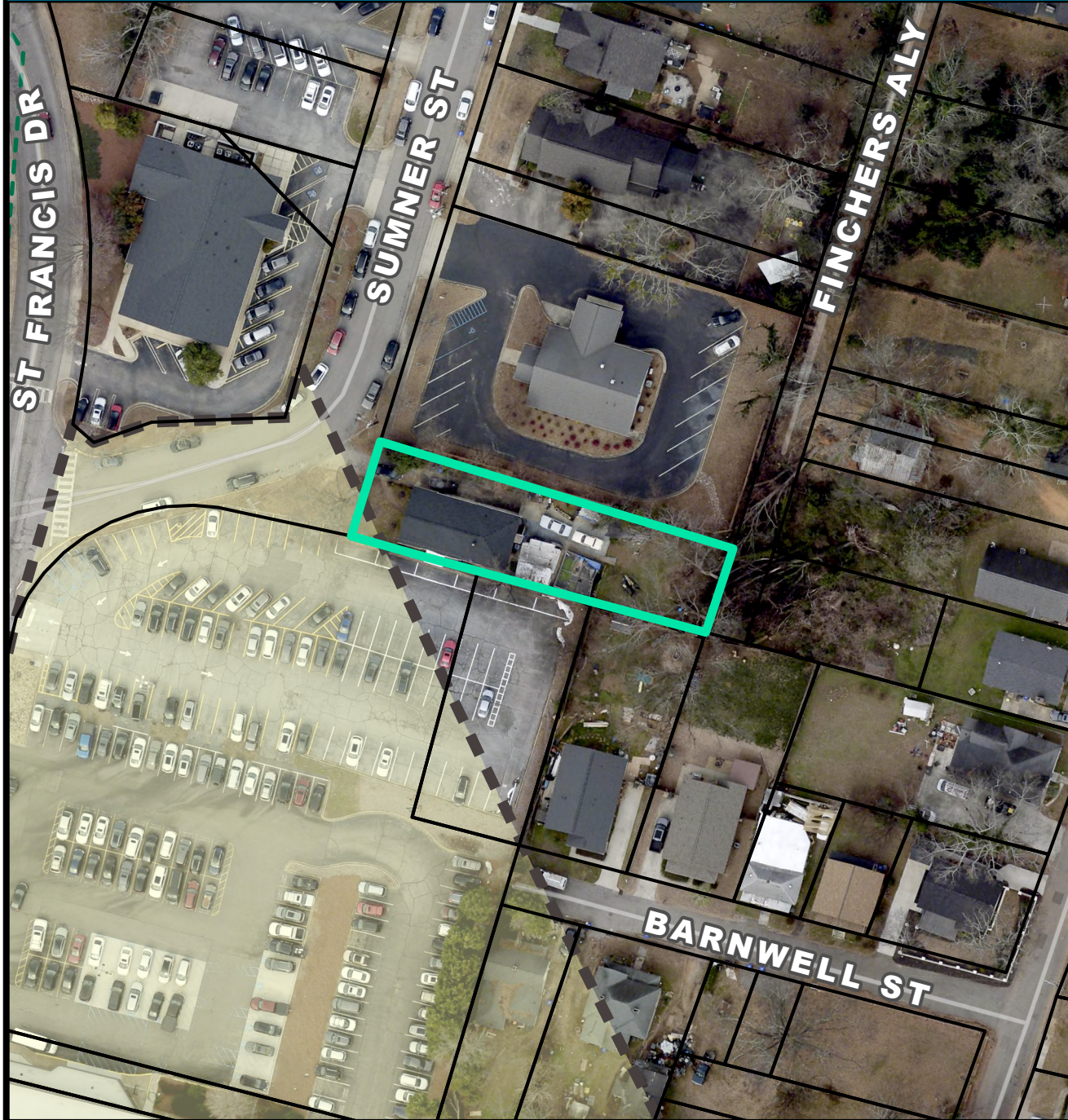
CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

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.

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.

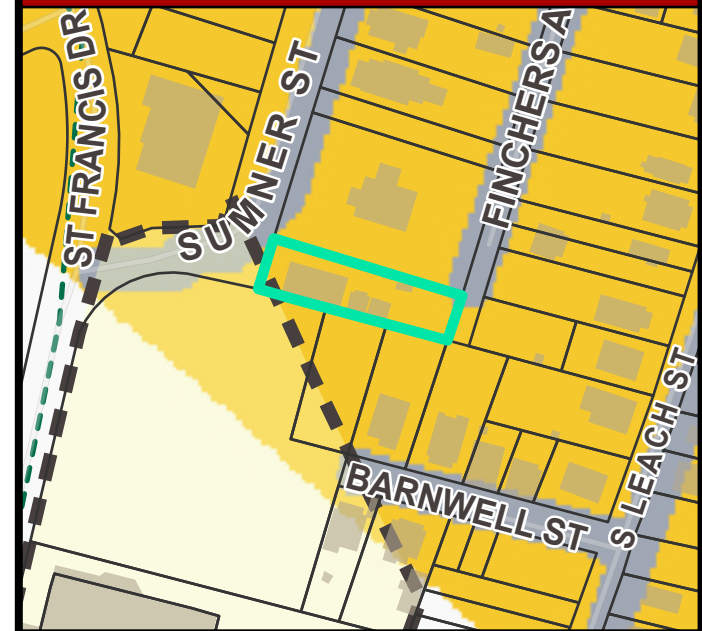
AERIAL VIEW



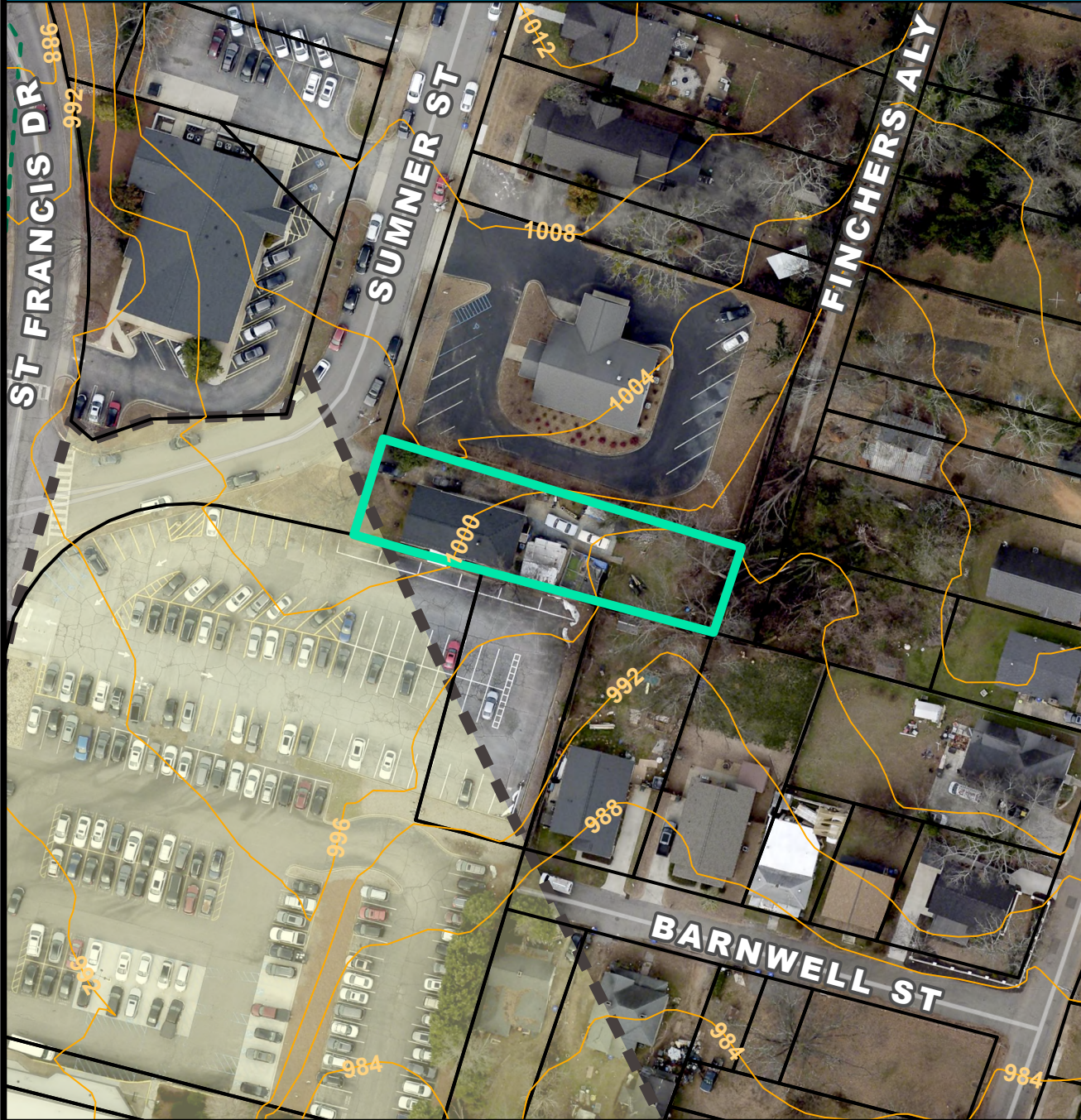
CURRENT ZONING



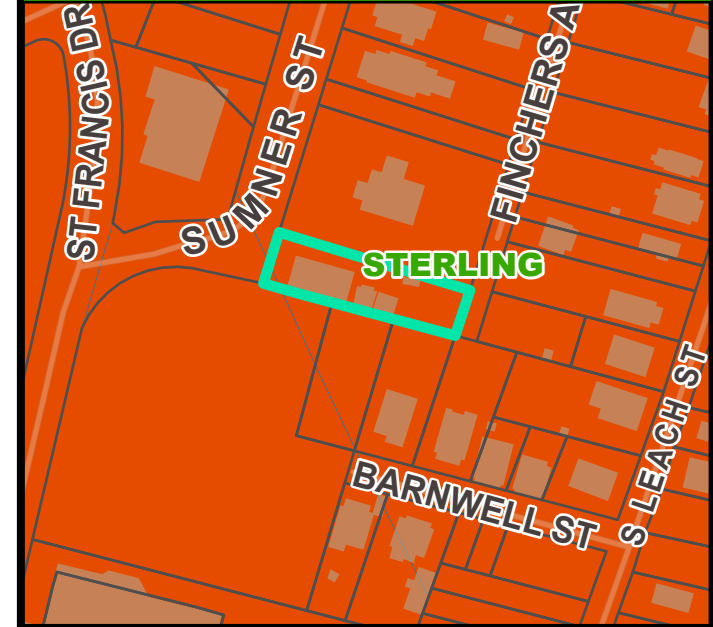
FUTURE LAND USE



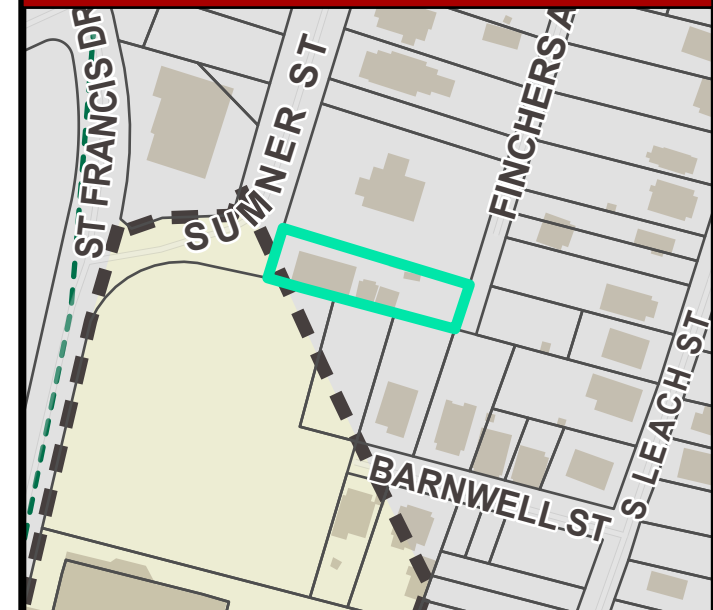
NATURAL / ENVIRONMENTAL FEATURES

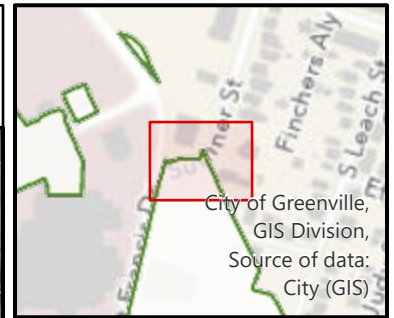


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





Legend

Property

○ City Addresses

▭ Parcels with Ownership

Boundaries

▭ City of Greenville Limit

▭ County Background

Notes

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

0 40 80 120 160 ft

1 : 487

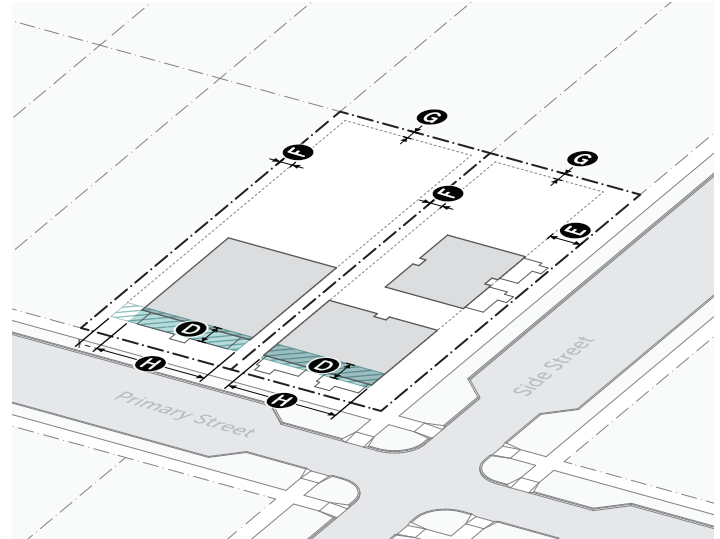
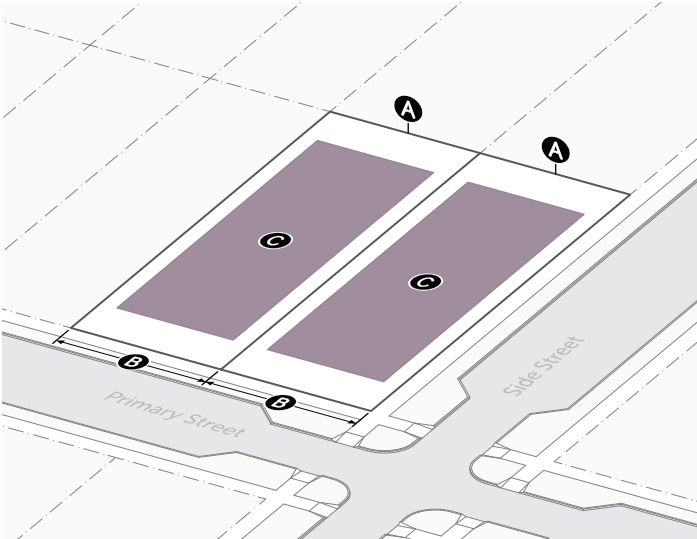


This map is user generated from the City of Greenville's MapIT 4.0 intranet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable and should be appropriately used with caution. Contact the GIS Division for all questions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

© City of Greenville, SC Date Created: 7/30/2026

19-2.3.2. RN-A NEIGHBORHOOD A

A. SITE

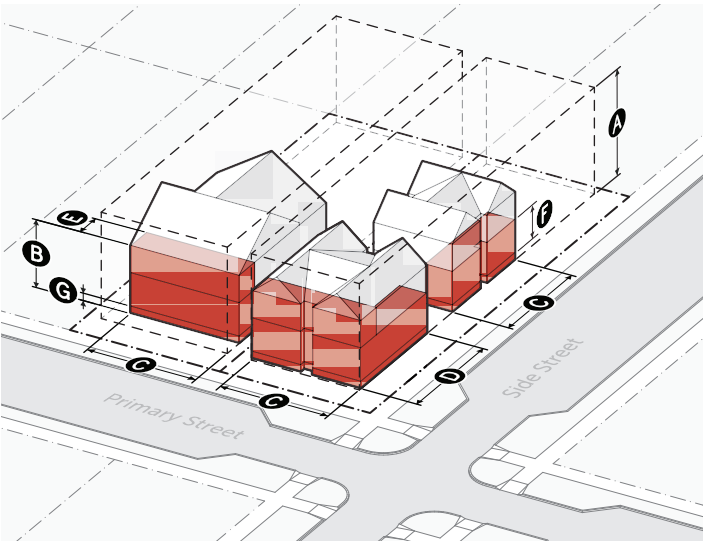


1. LOT SIZE	Sec. 2.11.2.
A Area (min)	2,000 SF
B Width (min)	
Front access	40'
Side/rear access	25'
2. DENSITY	Sec. 2.11.3.
Dwellings per lot (max)	4
3. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	60%

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

September 3, 2026

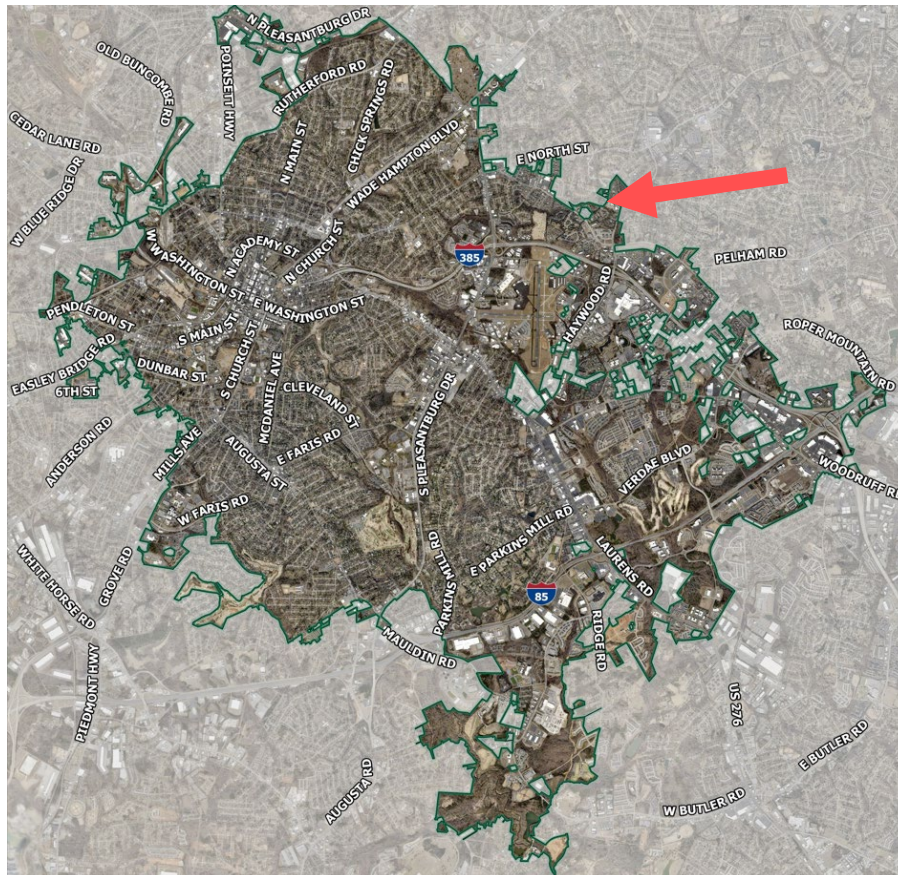
PUBLIC HEARING REQUIRED

PROJECT SUMMARY

Project Number: AX-27-2026
Property Location: 207 Butler Springs Road
Tax Map Number(s): 0278000100901
Property Area: 0.73 acre
Request: Annex and Rezone to RH-B
Recommendation: Approve

[Location map of the property for rezoning]

LOCATION MAP



PROJECT OVERVIEW:

The applicant has petitioned the City of Greenville to annex 0.73 acre of property at 207 Butler Springs Road into the Greenville city limits and to zone it RH-B, House B District, under the Greenville Development Code.

The property is improved with an existing single-family home. Similar single-family properties have annexed in the area and been provided the RH-B District.

The GVL 2040 Comprehensive Plan's Future Land Use Map does not provide a recommendation for the subject property.

Staff finds that the proposed RH-B District is appropriate based on the dimensions of the subject property and zoning provided to other similar residential properties on the Eastside, including several along E. North Street.

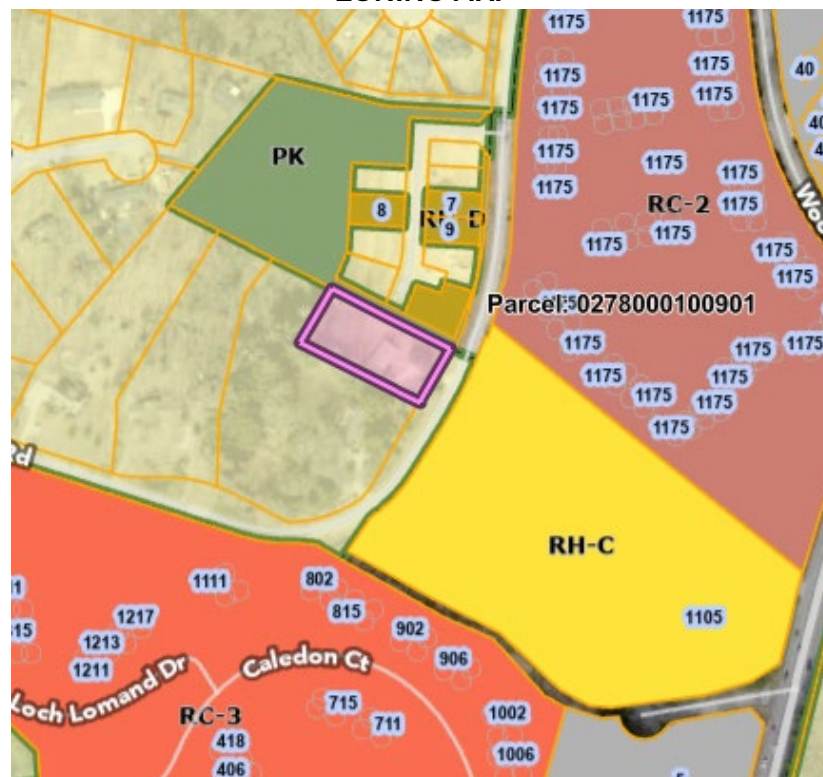
AERIAL MAP



LAND USE ANALYSIS:

[Map of surrounding zoning]

ZONING MAP



ZONING ANALYSIS:

The proposed zoning is the **RH-B, House B District**. The intent of the RH- zoning districts is to accommodate a variety of low-density housing options including single-family homes and accessory units, supporting and within walking distance of neighborhood-serving retail, food and service uses.

ZONING CHANGE ANALYSIS					
Zoning District	Lot Size	Density	Setbacks	Height	Additional Considerations
RH-B	Area: 9,000 sf Width: 60'	1 + ADU	Front: Setback Range or 20' Sides: Range from 5' to 10' Rear: 15'	2.5 stories (32')	

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning District	Current Use
Subject Property	R-20, Single-family residential district (County)	Single unit residential
North	PK, Park District	Neighborhood open space
East	RH-C, House C District	Single unit residential
South	R-20, Single-family residential district (County)	Single unit residential
West	R-20, 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 property.

OTHER SITE INFORMATION:

SPECIAL EMPHASIS NEIGHBORHOOD: N/A

NATURAL FEATURES: N/A

STAFF COORDINATION:

Pre-Application and Development Meetings

AX-27-2026: 207 Butler Springs Road

The City and the applicant held a pre-application meeting on July 29, 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	N/A
---	------------

Comments: The Comprehensive Plan's Future Land Use Map does not provide a recommendation for the subject property. A land use recommendation will be reviewed when a new Comprehensive Plan is conducted.

(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 RH-B District is compatible with surrounding uses.

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

Comments: The proposed zoning allows for a logical and orderly development pattern. If other similar residential parcels in the area choose to annex in the future, they would likely receive the RH-B designation as well.

STAFF RECOMMENDATION:

Approve the rezone to RH-B, House B District

Staff Comments:

Addressing Comments

Date: 8/10/2026

Recommend: Approve w/ Comments

Comments:

- *1. NEW PARCEL
- *2. ASSIGNED Address: 207 Butler Springs Road
- *3. PIN#: 0278000100901

City Engineer Comments

Paul Dow

Date: 8/18/2026

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

Date: 8/10/2026

Recommend: Approve w/ Comments

Comments:

AX-27-2026: 207 Butler Springs Road

Butler Springs Road would be classified as a Neighborhood High Density street.

Environmental Engineer Comments

Date: 8/7/2026

Recommend: Approve

Comments:

*Approved with no comments.

Traffic Engineer Comments

Date: 8/4/2026

Recommend: Approve

Comments:

No comments.

Fire Department Comments

Date: 8/14/2026

Recommend: Approve w/ Comments

Comments:

This is currently in WH fire area and so WH will do business inspections and will be primary fire response.



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.

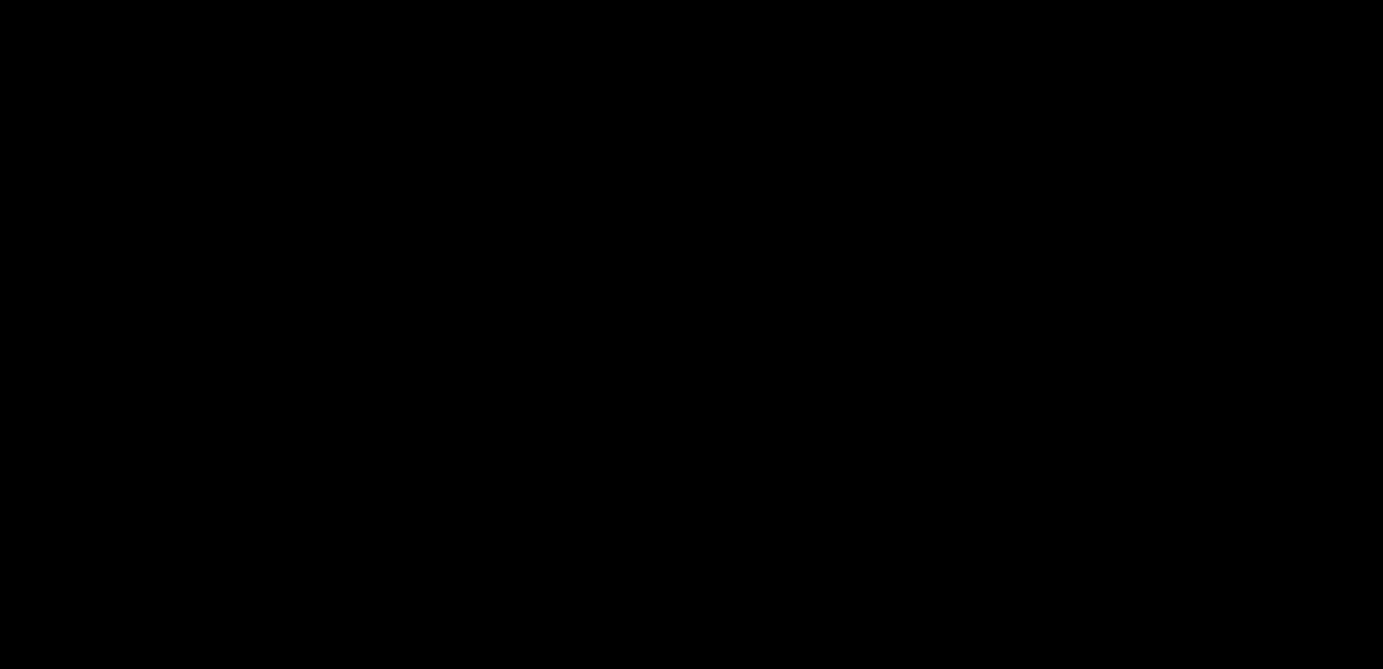
INSTRUCTIONS

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.  T



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

100 Percent
PETITION FOR ANNEXATION

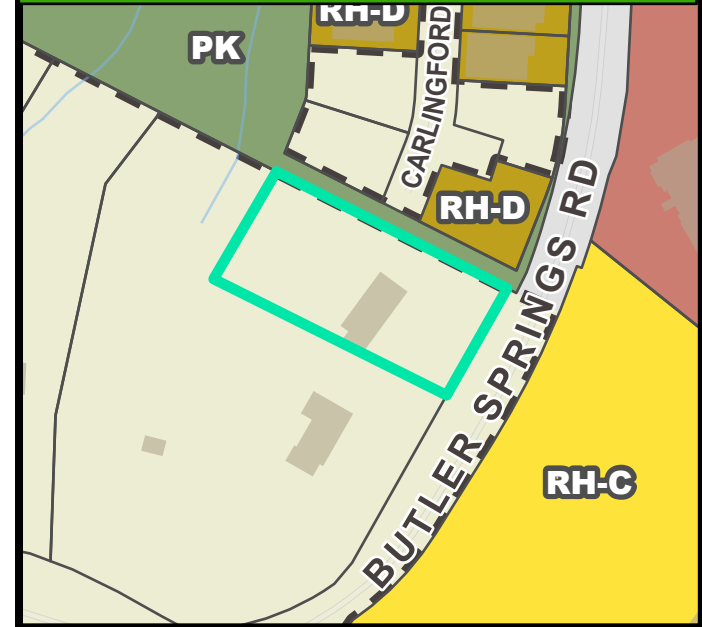
The person(s) whose signatures appear below are freeholders owning real estate in an area which is contiguous to the City of Greenville and which is proposed to be annexed into the City. In general, the area can be described as 207 Butler Springs Road (address) and consisting of approximately 0.73 acres 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.

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.

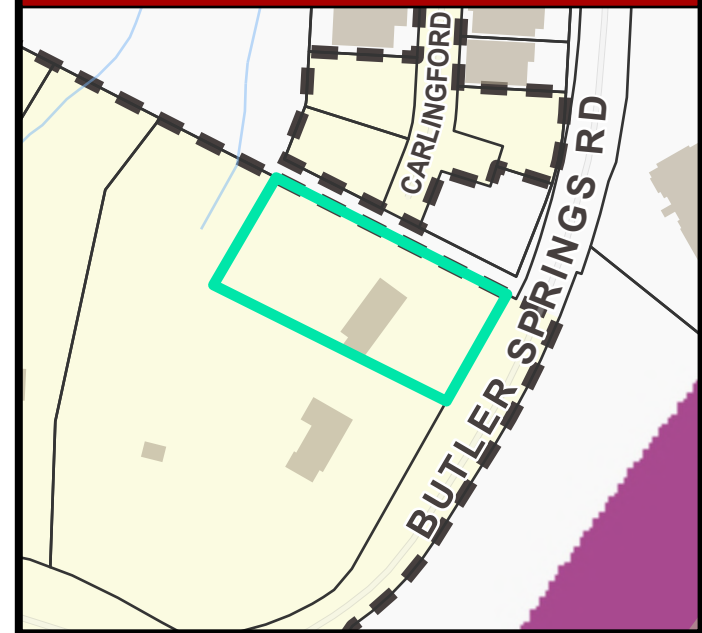
AERIAL VIEW



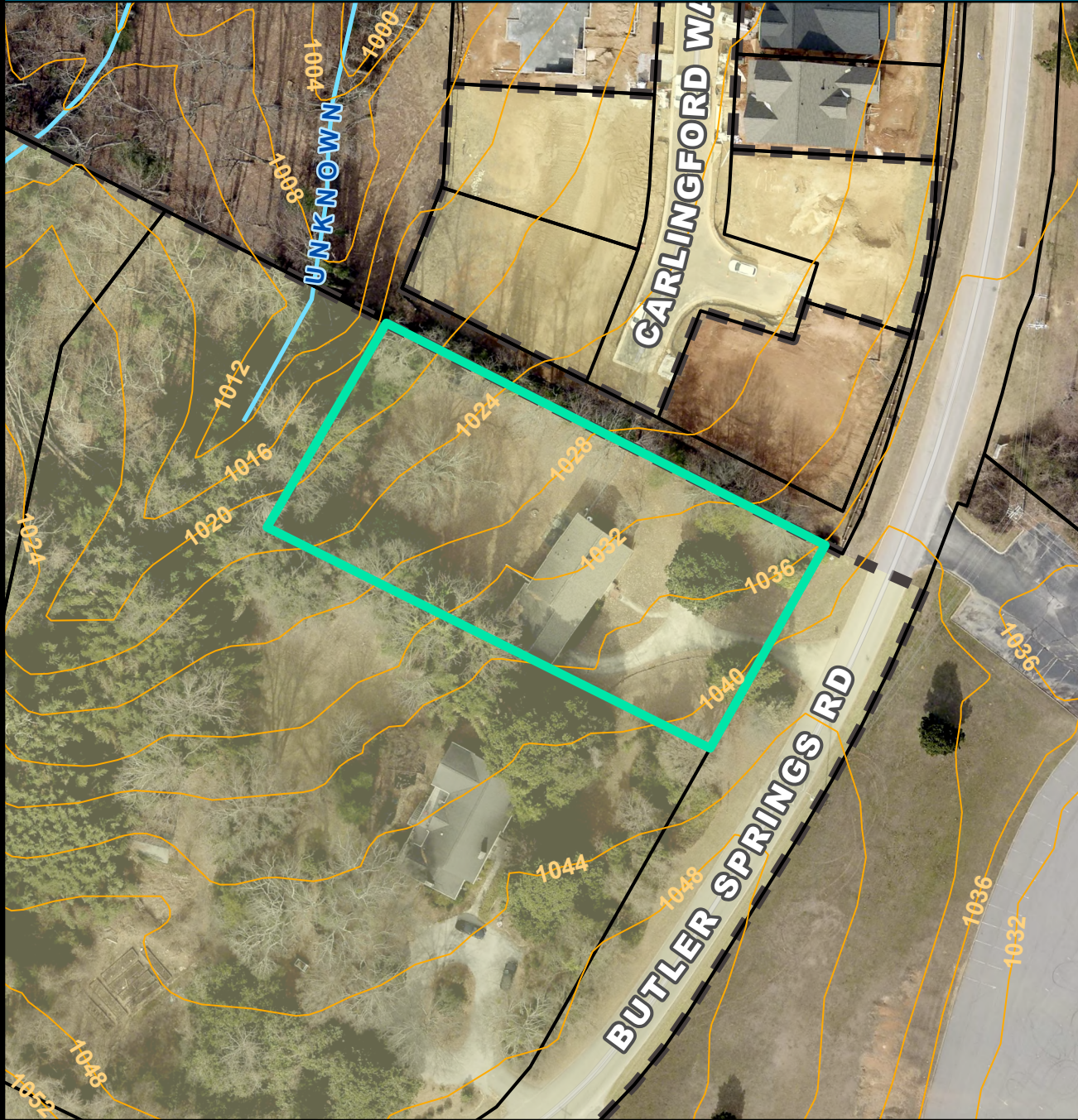
CURRENT ZONING



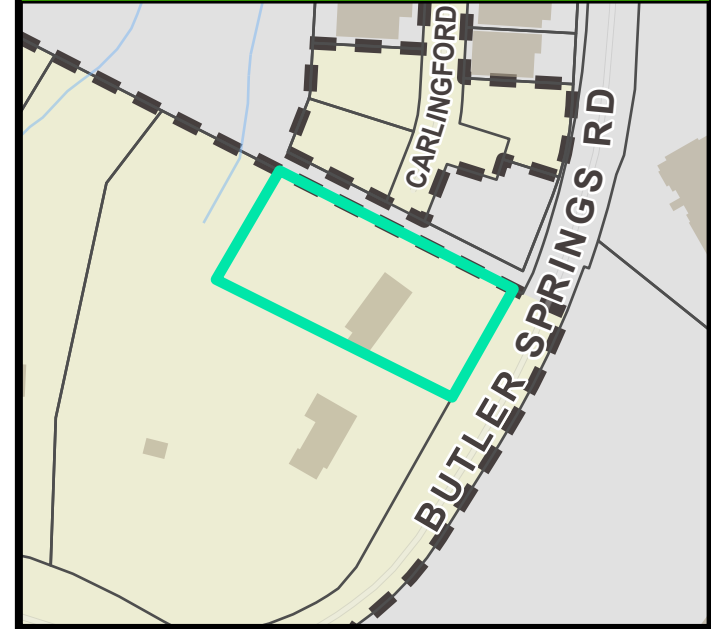
FUTURE LAND USE



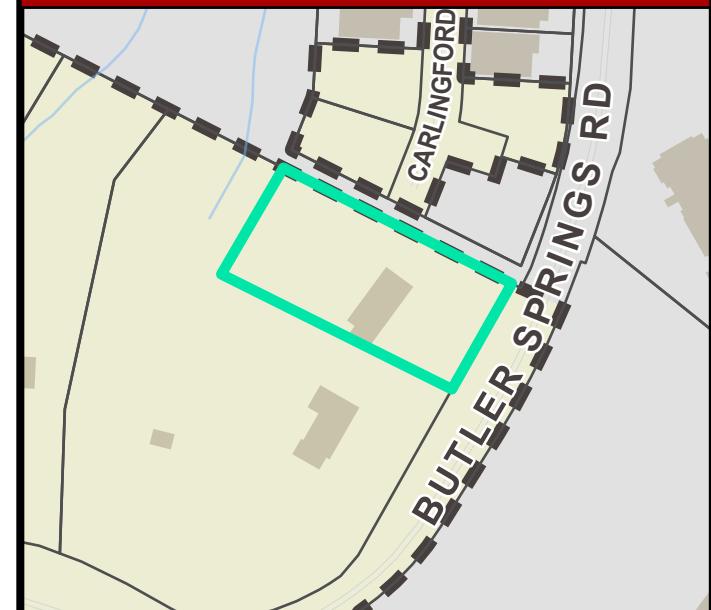
NATURAL / ENVIRONMENTAL FEATURES



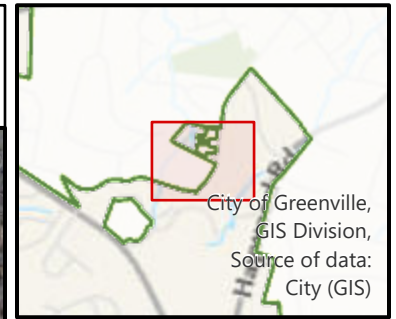
SPECIAL EMPHASIS NEIGHBORHOODS



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

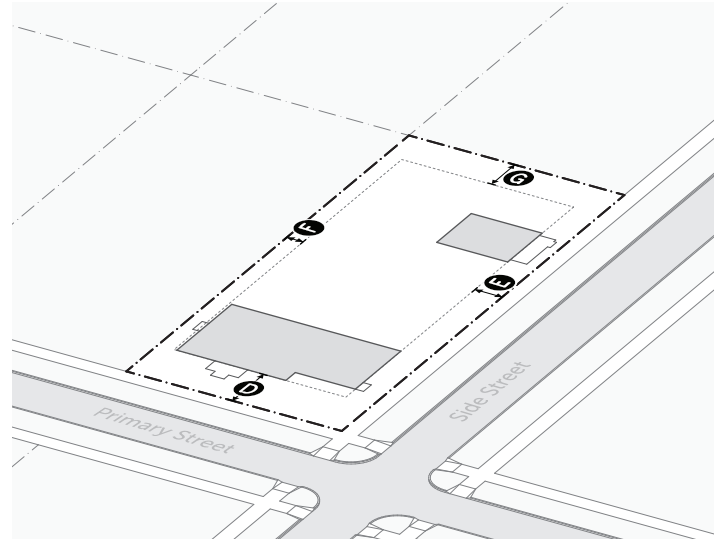
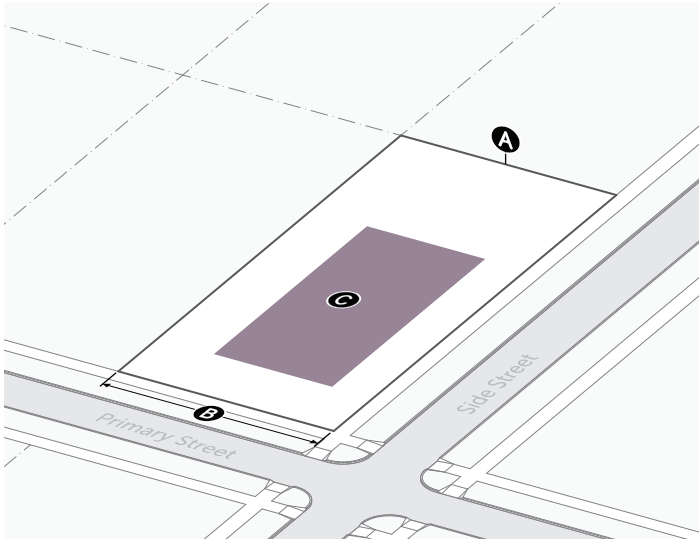


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© City of Greenville, SC Date Created: 8/3/2026

19-2.2.3. RH-B HOUSE B

A. SITE



1. LOT SIZE	Sec. 2.11.2.
A Area (min)	9,000 SF
B Width (min)	60'
2. DENSITY	Sec. 2.11.3.
Dwellings per lot (max)	
Primary units	1
Accessory Dwelling units	1
3. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	
Up to 14,000 SF lot	35%
14,001 to 20,000 SF lot	30%
Above 20,000 SF lot	25%

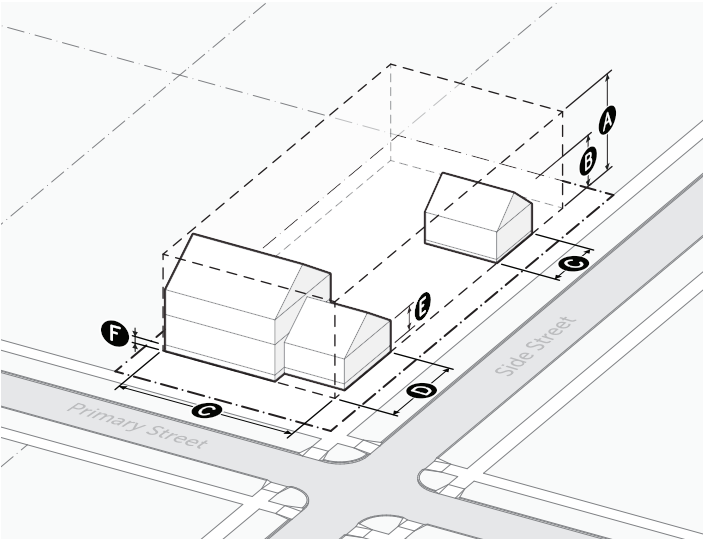
4. BUILDING SETBACKS⁴	Sec. 2.11.5.
D Primary street lot line (min)	
Primary structure	Setback Range or 20'*
Accessory structure	50'
E Side street/side alley lot line (min)	
Primary structure	10'
Accessory structure	20'
F Side lot line (min)	
Up to 70' wide lot	5'
71' to 100' wide lot	7'
Above 100' wide lot	10'
G Rear/rear alley lot line (min)	
Primary structure	15'
Accessory structure	5'

5. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	30'
Side street (min)	10'

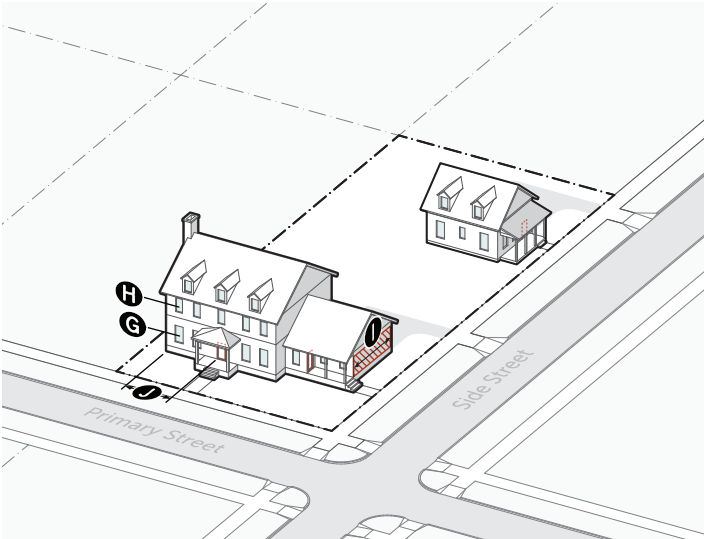
6. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type E 6'

RH-B

B. BUILDING



1. HEIGHT	Sec. 2.11.10.
A Overall height (max stories/feet)	
Primary structure ¹	2.5 / 32'
Accessory structure ⁴	2 / 20'
B Side wall (max)	
Primary structure	25'
Accessory structure	16'
2. MASSING	Sec. 2.11.11.
C Building width (max)	
Up to 80' wide lot	60'
81' to 100' wide lot	70'
Above 100' wide lot	80'
D Building depth (max)	80'
3. GROUND STORY	Sec. 2.11.12.
E Story height (min)	9'
F Finish floor elevation (min/max)	0' / 5'



	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.11.13.	
G Ground story (min)	25%	20%
H Upper story (min)	15%	15%
I Blank wall width (max)	10'	20'
5. ENTRANCES ⁴	Sec. 2.11.14.	
J Street-facing entry spacing (avg)	50'	50'
Entry feature	Yes	No

NOTES: ⁴

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

September 3, 2026

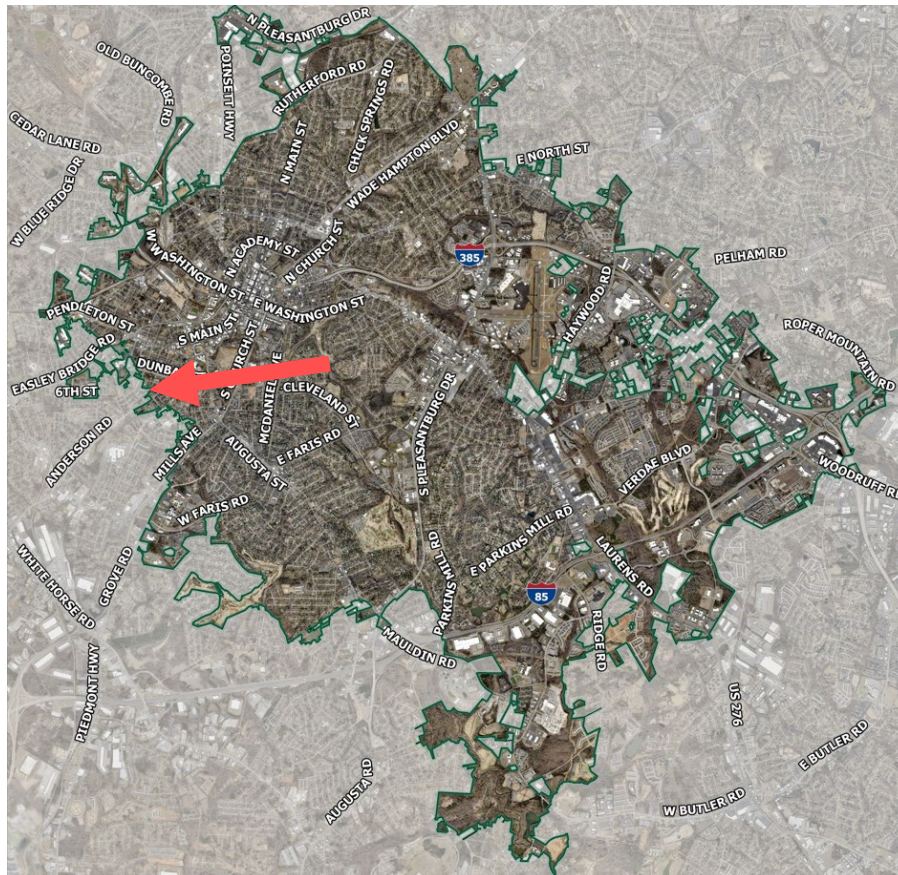
PUBLIC HEARING REQUIRED

PROJECT SUMMARY

Project Number:	AX-28-2026
Property Location:	Anderson Road, Martin Row, and Conwell Street
Tax Map Number(s):	0112000901000, 0112000901100, 0112000901200, and 0112000901201
Property Area:	1.26 acres
Request:	Annex and Rezone to RN-C
Recommendation:	Approve

[Location map of the property for rezoning]

LOCATION MAP



PROJECT OVERVIEW:

The applicant has petitioned the City of Greenville to annex 1.26 acres of property along Anderson Road, Martin Row, and Conwell Street into the Greenville city limits and to zone it RN-C, Neighborhood C District, under the Greenville Development Code.

The property is within the historic Sterling neighborhood. While surrounding residential areas have been zoned RN-A, the property is adjacent to a recently constructed townhome development to the east along Anderson Road.

The properties are currently vacant and appear to have been so since the 1990s. The site is expected to be redeveloped for townhomes.

While the GVL 2040 Comprehensive Plan does not provide a recommendation for the entire property, the far eastern corner of the property is recommended for Urban Residential.

Staff finds that the proposed RN-C District is appropriate given the adjacent townhome development, current County zoning designation of R-M20, and recognizing Anderson Road (Hwy 81) as an arterial with the Greenlink 504 Anderson bus route where appropriate density should be expected.

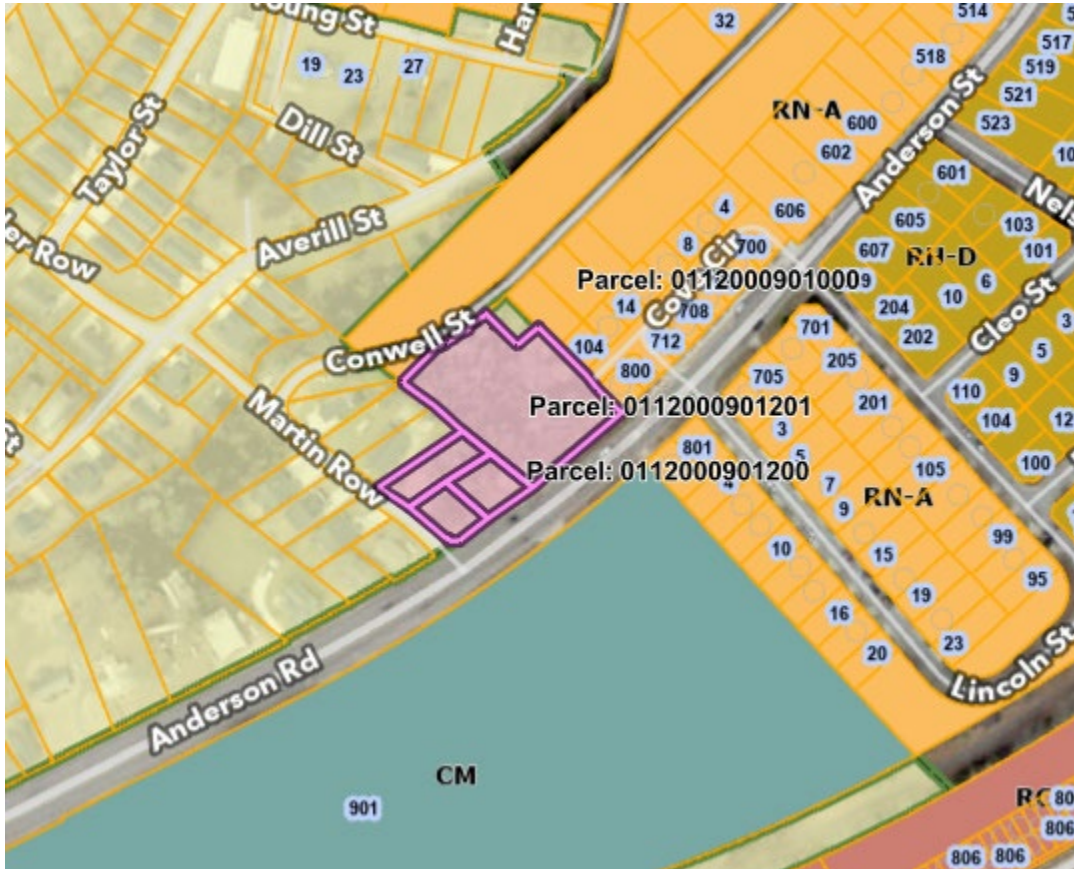
AERIAL MAP



LAND USE ANALYSIS:

[Map of surrounding zoning]

ZONING MAP



ZONING ANALYSIS:

The proposed zoning is the **RN-C, Neighborhood 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.

ZONING CHANGE ANALYSIS					
Zoning District	Lot Size	Density	Setbacks	Height	Additional Considerations
RN-C	Area: None Width: 40' (25' if side/rear access)	12 (16 with Bonus)	Front: Setback Range or 10'/20' Side Street: 5'/20' Side: 4' Rear 4'	3 stories (42')	

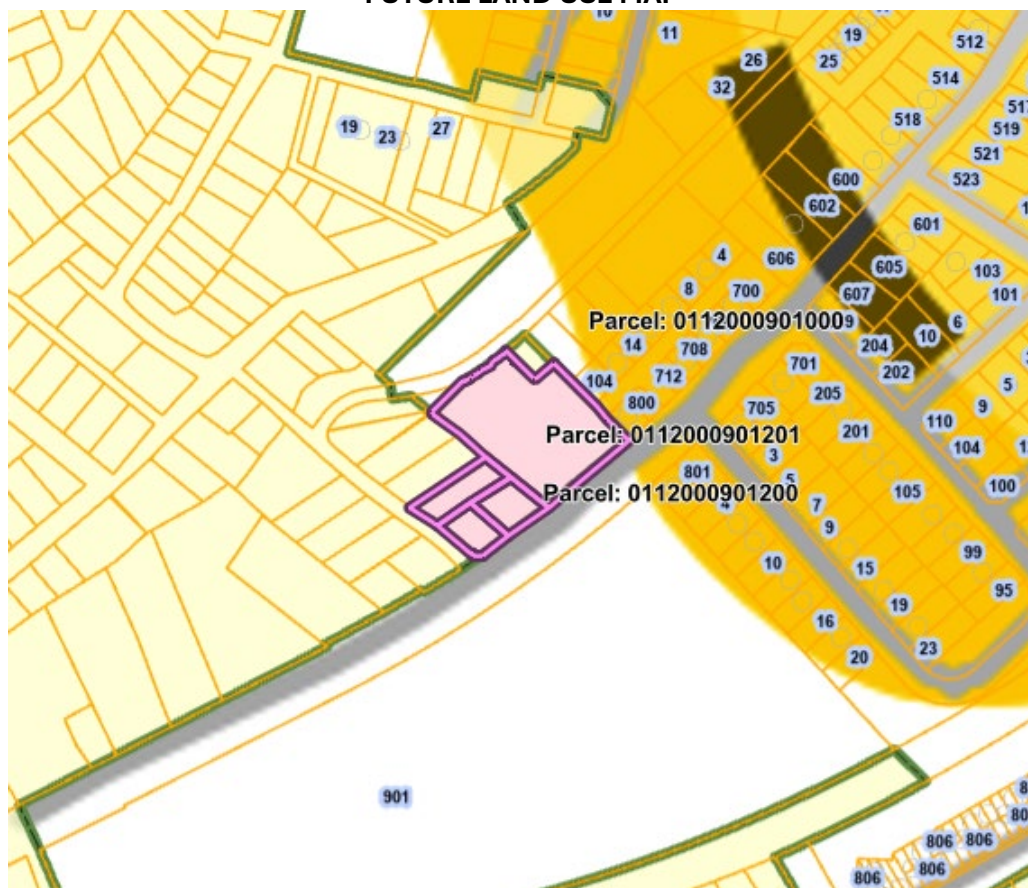
AX-28-2026: Anderson Road, Martin Row, and Conwell Street

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning District	Current Use
Subject Property	R-M20, Multifamily residential district (County)	Vacant
North	RN-A, Neighborhood A District	Vacant
East	RN-A, Neighborhood A District	Multi-unit residential (townhome styled)
South	CM, Campus District	Church
West	R-M20, Multifamily 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 full subject property, but the adjacent recommendation is for Urban Residential.

[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: N/A.

STAFF COORDINATION:

Pre-Application and Development Meetings

The City and the applicant held a pre-application meeting on April 3, 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 for the entire site, the Urban Residential recommendation is provided for the eastern corner of the subject property. Staff finds the requested zoning consistent with the recommendation.

(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-C District is compatible with surrounding uses. Directly to the east along Anderson Road is a newly constructed townhome development. As this development had been approved under the old Land Management Ordinance and had not been constructed at the time of the adoption of the Greenville Development Code, the RN-A designation was incorrectly provided. If reviewed today, it would be zoned RN-C in accordance with its development features.

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

Comments: The proposed zoning allows for uses that are compatible with the existing built environment, existing County zoning, and adjacent infrastructure. As previously mentioned, the subject property is adjacent to a townhome development that should be zoned RN-C. In addition, the existing County zoning is R-M20, which allows up-to 20-units per acre, recognizing the potential higher density along Anderson Road. Lastly, Anderson Road (Highway 81) is an arterial and historically the main highway between Greenville and Anderson. The roadway widens to 5 lanes adjacent to the subject property. The roadway is also home to Greenlink's 504-Anderson bus route, which includes a bus stop in front of the subject property as well. The adjacent infrastructure supports higher density than what is feasible throughout the rest of Sterling.

STAFF RECOMMENDATION:

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

Staff Comments

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

AX-28-2026: Anderson Road, Martin Row, and Conwell Street

Addressing Comments

Date: 8/26/2026

Recommend: Approve w/ Comments

Comments:

ANNEXATION REVIEW:

- *1. NEW PARCELS (Assigned Address): 0 Anderson Road, PIN# 0112000901000
- 2. NEW PARCELS (Assigned Address): 0 Anderson Road, PIN# 0112000901100
- 3. NEW PARCELS (Assigned Address): 0 Anderson Road, PIN# 0112000901200
- 4. NEW PARCELS (Assigned Address): 0 Martin Row, PIN# 0112000901201

City Engineer Comments

Date: 8/18/2026

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

Date: 8/10/2026

Recommend: Approve w/ Comments

Comments:

Martin Row would be classified as a Neighborhood Low Density street.

Environmental Engineer Comments

Date: 8/7/2026

Recommend: Approve

Comments:

Approved with no comments.

Traffic Engineer Comments

Date: 8/13/2026

Recommend: Approve

Comments:

No comments.

Fire Department Comments

Date: 8/14/2026

Recommend: Approve w/ Comments

Comments:

GCFD will assume responsibility for this annexed property if approved.



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 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~~

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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.

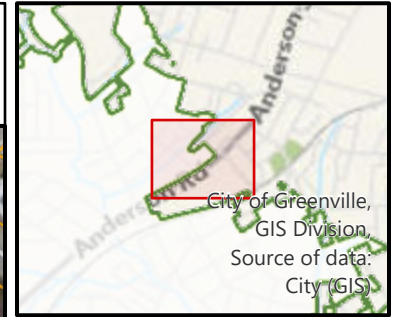
In addition, the applicant affirms that the applicant or someone acting on the applicant’s behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

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

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

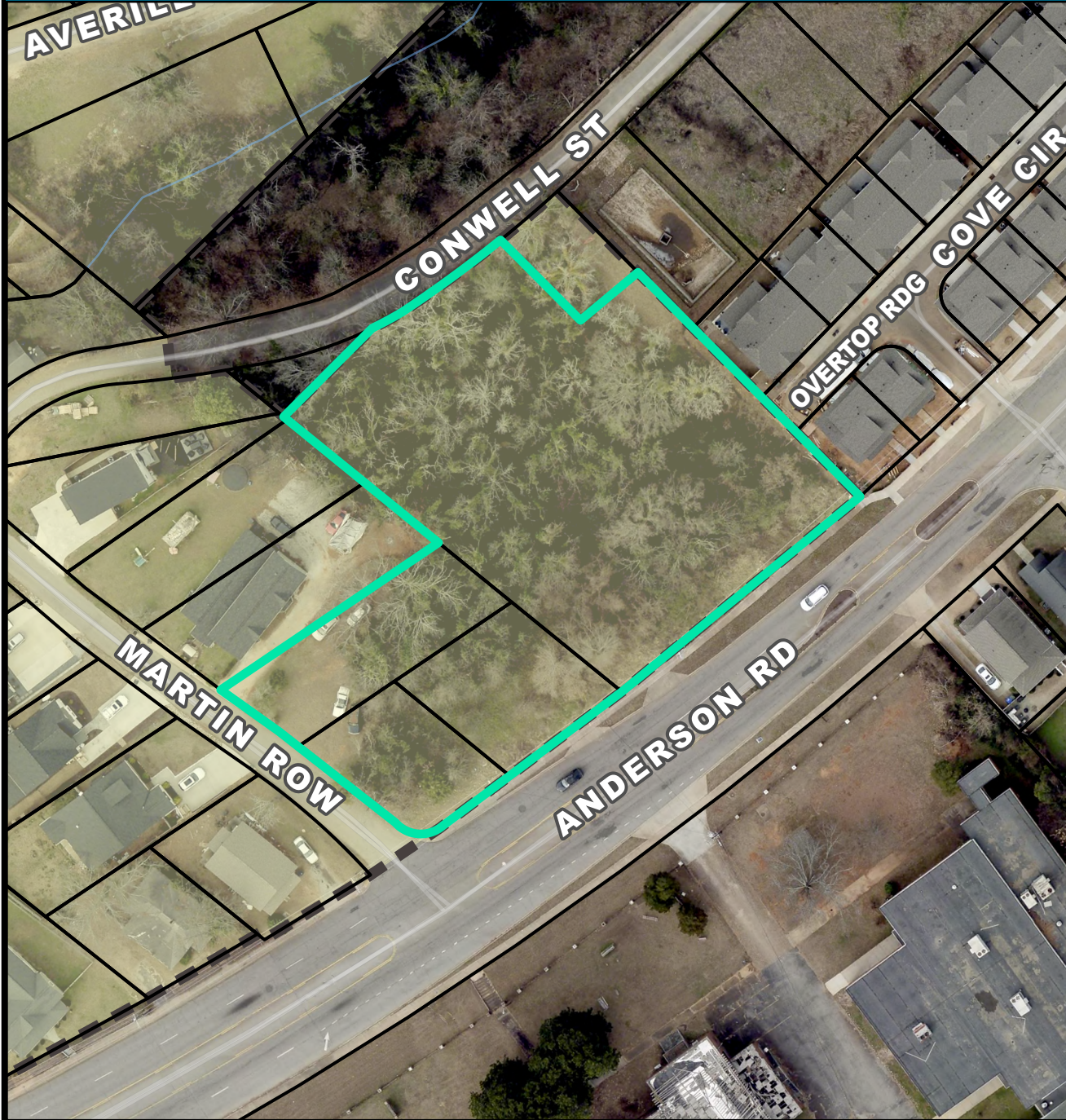


This map is user generated from the City of Greenville's MapIT 4.0 intranet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable and should be appropriately used with caution. Contact the GIS Division for all questions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

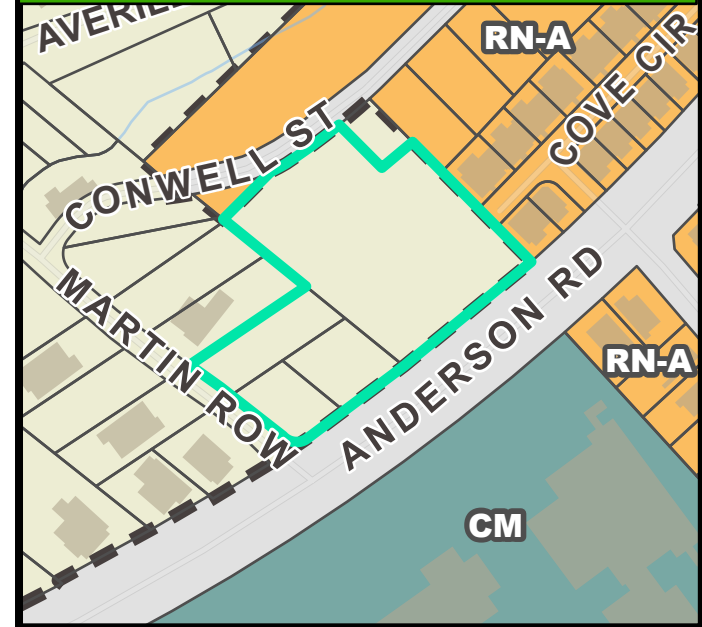
© City of Greenville, SC Date Created: 8/6/2026

AX-28-2026 • ANDERSON ST., MARTIN ROW, CONWELL ST.

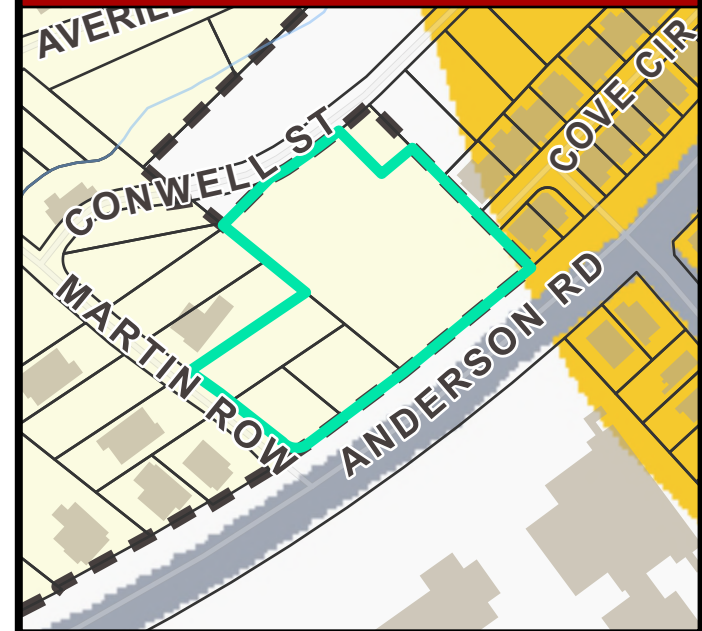
AERIAL VIEW



CURRENT ZONING



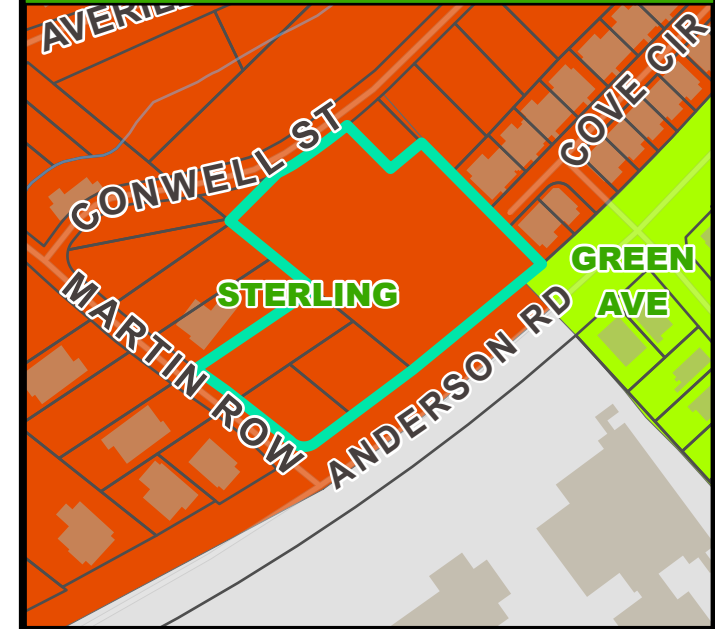
FUTURE LAND USE



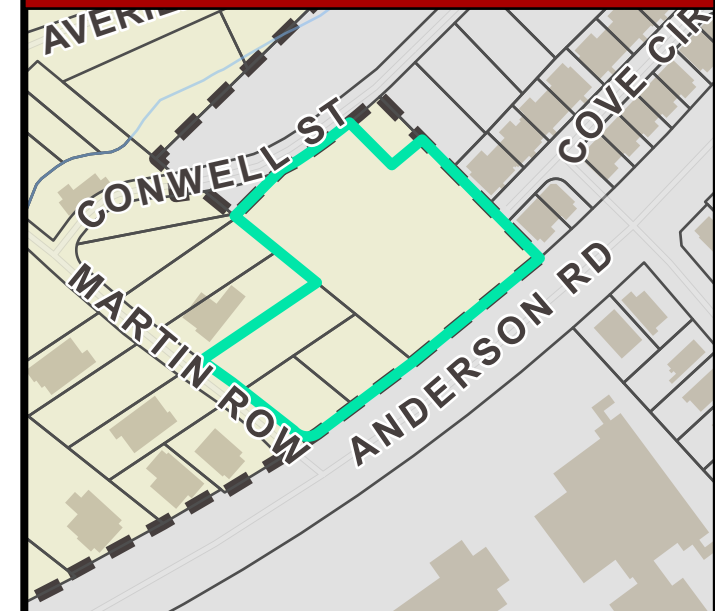
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS

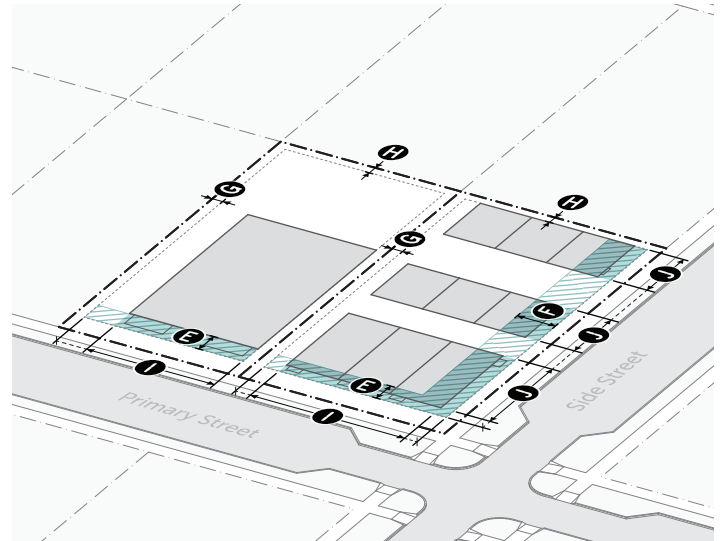


PRESERVATION OVERLAYS



19-2.3.5. RN-C NEIGHBORHOOD C

A. SITE

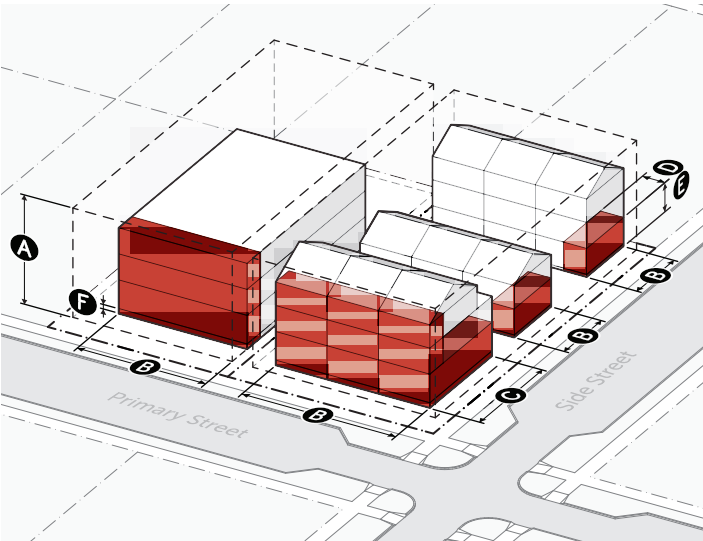


1. LOT SIZE	Sec. 2.11.2.
A Area (min)	None
B Width (min)	
Front access	40'
Side/rear access	25'
2. DENSITY	Sec. 2.11.3.
Dwellings per lot (max)	
Base	12
Bonus	16
3. COVERAGE ²	Sec. 2.11.4.
C Building coverage (max)	
0 to 12 units and Nonresidential	70%
13 to 16 units	75%
D Outdoor amenity space (min)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

4. BUILDING SETBACKS	Sec. 2.11.5.
E Primary street lot line (min/max)	10' / 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 ²	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)	30'
Side street (min)	10'
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'

RN-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'
D Active depth (min)	9'
3. GROUND STORY	Sec. 2.11.12.
E Story height (min)	9'
F Finish floor elevation (min/max)	0' / 5'



	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.11.13.	
G Ground story (min)	25%	20%
H Upper story (min)	15%	15%
I Blank wall width (max)	10'	20'
5. ENTRANCES ⁴	Sec. 2.11.14.	
J 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

September 3, 2026

PUBLIC HEARING REQUIRED

PROJECT SUMMARY

Project Number: AX-29-2026

Property Location: Buncombe Road, A Street, 1st Avenue, 2nd Avenue, 3rd Avenue, and Hammett Street

Tax Map Number(s): 0153000900200, 0153000900201, 0153000900202, 0153000700200, 0153000800200

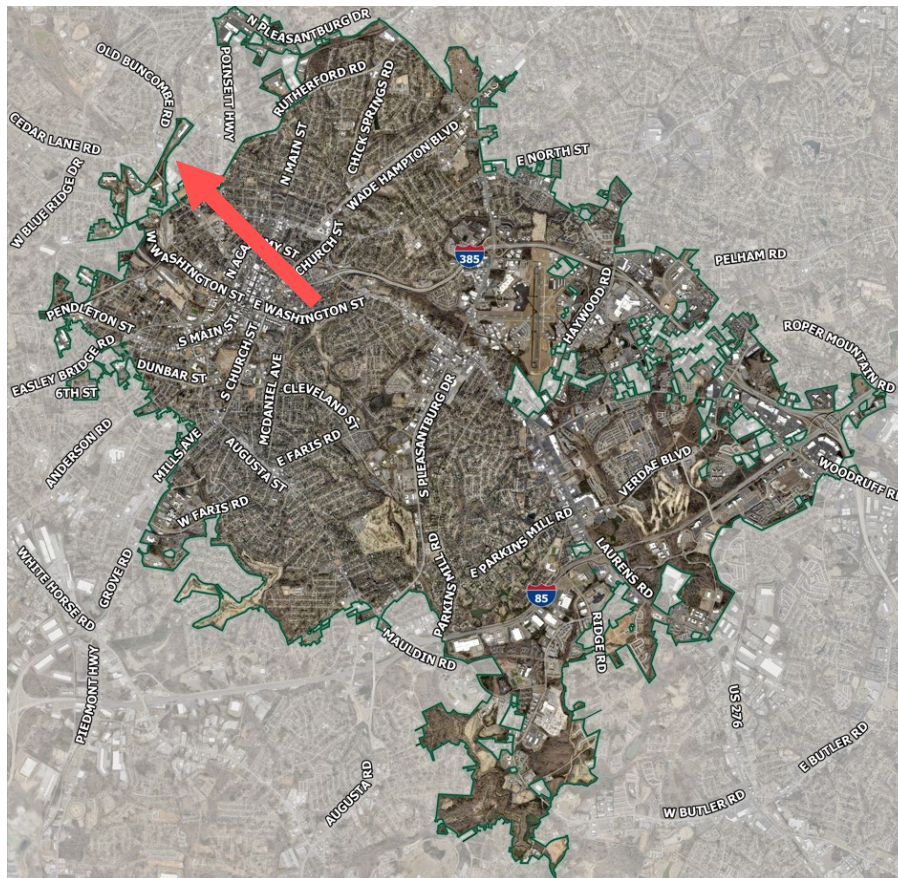
Property Area: 12.85 acres

Request: Annex and Rezone to RC-5 and RNX-C as shown in Exhibit A

Recommendation: Approve

[Location map of the property for rezoning]

LOCATION MAP



PROJECT OVERVIEW:

The applicant has petitioned the City of Greenville to annex 12.87 acres of property along Buncombe Road, A Street, 1st Avenue, 2nd Avenue, 3rd Avenue, and Hammett Street into the Greenville city limits and to zone it a mix of RC-5, Community 5 District, and RNX-C, Neighborhood Flex C District, under the Greenville Development Code and as provided in the table in Exhibit A.

The property is the site of the historic Poe Mill, which burned in 2003 and was subsequently demolished with only the smokestacks, foundations, and parking lots remaining.

The main portion of the historic mill is under a County-approved Planned Development District, which allows a mixed-use development including up-to 428 multifamily units to be constructed on the site. The owner now wishes to develop the property in the City.



The GVL 2040 Comprehensive Plan's Future Land Use Map does not provide a recommendation for the property.

Staff finds that the proposed RC-5 and RNX-C Districts as appropriate given the existing County-approved Planned Development. They also provide a transition into the historic Poe Mill community.

Staff notes the site has become an unofficial skate park over the years. To account for the displacement of this use, the City of Greenville is investing in a new "Wheels Up" skate and bike park on 10 acres adjacent to the Greenville Downtown Airport.

[Photo of Poe Mill with Sampson Mill and American Spinning Mill in background]



Courtesy of the Greenville County Historical Society

[Greenville News Headline regarding Poe Mill fire]

Once-thriving Greenville mill destroyed



Destroyed: A large blaze razed Poe Mill, once a thriving textile mill, early Friday, fire officials said.

Neglected Poe Mill building burns

Homeless took shelter in structure

By John Byzanski and Andy Fara
STAFF WRITER
jbyzanski@greenvillenews.com

Mitchell Poe woke his three children at 5:30 a.m. Friday and drove them to the mill his great-grandfather opened more than 100 years ago.

Together, they watched Poe Mill burn.

"It's sad," Poe said. "Even after it was abandoned it was a source of pride."

The building, once a thriving textile mill, was destroyed. Many in the town who often took shelter before investigators know what sparked the fire, said it was almost continuous.

Poe Mill's history

- in 1890 Poe Mill constructed a 10,000 square mill on Governor's Rd just northwest of the city of Greenville
- in 1900 mill expanded to 60,000 square
- in 1977 mill closed
- in May 2002 fire destroyed part of the mill
- in June 2003 early morning fire destroys the mill



Neighborhood problem: Residents of the Poe Mill village said they expected the neglected structure would burn one day because homeless people took shelter there.

City View

Greenville

State Media

LAND USE ANALYSIS:

[Map of surrounding zoning including proposed zoning]

ZONING MAP



ZONING ANALYSIS:

The proposed zoning designations are the **RC-5 District** and the **RNX-C District**. The intent of the RC- Districts is to accommodate a variety of medium-intensity housing options including duplexes, triplexes, fourplexes, and townhomes up to larger apartment complexes supporting and within walking distance of neighborhood-serving retail, food and service uses. The intent of the RNX- zoning districts is to allow additional neighborhood-serving commercial uses that are limited in scale and extent in addition to the single-family homes, duplexes, triplexes, fourplexes, townhouses and small apartments, supporting and within walking distance of neighborhood-serving retail, food and service uses.

ZONING CHANGE ANALYSIS					
Zoning District	Lot Size	Density	Setbacks	Height	Additional Considerations
RC-5	Area: None Width: 40' (15' if side/rear access)	Unlimited	Front: 5'/20' Side street: 5'/15' Side: 0'	5 stories/7 stories with bonus	

			Rear: 0' Alley lot line: 5'		
RNX-C	Area: None Width: 40' (25' if side/rear access)	12 units (16 with Bonus)	Front: 5'/20' Side Street: 5'/20' Side: 4' Rear: 4'	3 stories (42')	

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning District	Current Use
Subject Property	PD, Planned Development District, and R-7.5, Single-family residential district (County)	Vacant and parking lots
North	I-1, Industrial district and R-7.5, Single-family residential district (County); IX, Industrial Flex District	Single-unit residential, and mixed-use development
East	R-7.5, Single-family residential district (County)	Single-unit residential
South	I-1, Industrial district; R-7.5, Single-family residential district, NC, Neighborhood commercial district (County)	Warehouse, single-unit residential, and multifamily residential
West	IX, Industrial Flex District	Vacant and Trail

FUTURE LAND USE ANALYSIS:

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

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 August 1, 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 for the subject property, the Plan does recommend for the City to increase housing as well as its portion of the overall County population. Mixed-use redevelopments such as Poe Mill help the City to achieve this goal.

(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 RC-5 District will allow uses similar to that previously approved under the County PD for the site. In addition, applying RNX-C to the mill's parking lots will provide a transition between the mill site and the mill community. The parking lots have existed since at least 1955 according to the City's historic aerials.

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

Comments: The proposed zoning allows for uses and development standards that are compatible for the area. The RC-5 District is compatible with the existing County-approved PD and the adjacent American Spinning Mill, which has likewise been redeveloped into a mixed-use development. The RC-5 District has been applied to the nearby Water Tower Apartments and the redeveloped Norris junkyard site. The RNX-C District on the mill's parking lots will provide a transitional development pattern from the higher intensity development of the mill into the Poe community. Throughout Greenville, the Upstate, and other historic textile communities in the Southeast, former mills have been redeveloped into mixed-use centers to once again be the centers of their respective communities. The proposed development pattern falls in line with this regional development pattern.

STAFF RECOMMENDATION:

Approve the rezone to RC-5, Community 5 District, and RNX-C, Neighborhood Flex C District

Exhibit A

TMS#	Existing Zoning	Proposed Zoning
0153000900200	PD, Planned development district	RC-5, Community 5 District
0153000900201	PD, Planned development district	RC-5, Community 5 District
0153000900202	PD, Planned development district	RC-5, Community 5 District
0153000700200	R-7.5, Single-family residential district	RNX-C, Neighborhood Flex C District
0153000800200	R-7.5, Single-family residential district	RNX-C, Neighborhood Flex C District

Addressing Comments

Date: 8/26/2026

Recommend: Approve w/ Comments

Comments:

ANNEXATION REVIEW:

- *1. NEW PARCELS (Assigned Address): 220 A Street, PIN# 0153000900200
- 2. NEW PARCELS (Assigned Address): 240 A Street, PIN# 0153000900201
- 3. NEW PARCELS (Assigned Address): 270 A Street, PIN# 0153000900202
- 4. NEW PARCELS (Assigned Address): 0 A Street, PIN# 0153000700200
- 5. NEW PARCELS (Assigned Address): 0 A Street, PIN# 0153000800200

City Engineer Comments

Date: 8/18/2026

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

Date: 8/10/2026

Recommend: Approve w/ Comments

Comments:

Buncombe Road and A Street would be classified as a Neighborhood High Density Street.

1st Avenue, 2nd Avenue, and 3rd Avenue would be classified as a Neighborhood Low Density street.

Environmental Engineer Comments

Date: 8/14/2026

Recommend: Approve

Comments:

*Approved with no comments.

Traffic Engineer Comments

Date: 8/13/2026

Recommend: Approve

Comments:

AX-29-2026: Poe Mill

No comments.

Fire Department Comments

Date: 8/14/2026

Recommend: Approve w/ Comments

Comments:

GCFD will respond and take full responsibility of property in annexation approved.



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

*Indicates Required Field

PROPERTY OWNER

The following table shows the results of the regression analysis. The dependent variable is the number of days of absence due to illness. The independent variables are the age, sex, and duration of employment. The results show that the number of days of absence due to illness increases with age, and is higher for females than for males. The duration of employment also has a positive effect on the number of days of absence due to illness.

Name:

Title:

--

Address:

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Phone:

--

Email:

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

*TOTAL ACREAGE 12.85

*TOTAL ACREAGE	12.65
----------------	-------

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

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ect to this application IS NOT
activity.

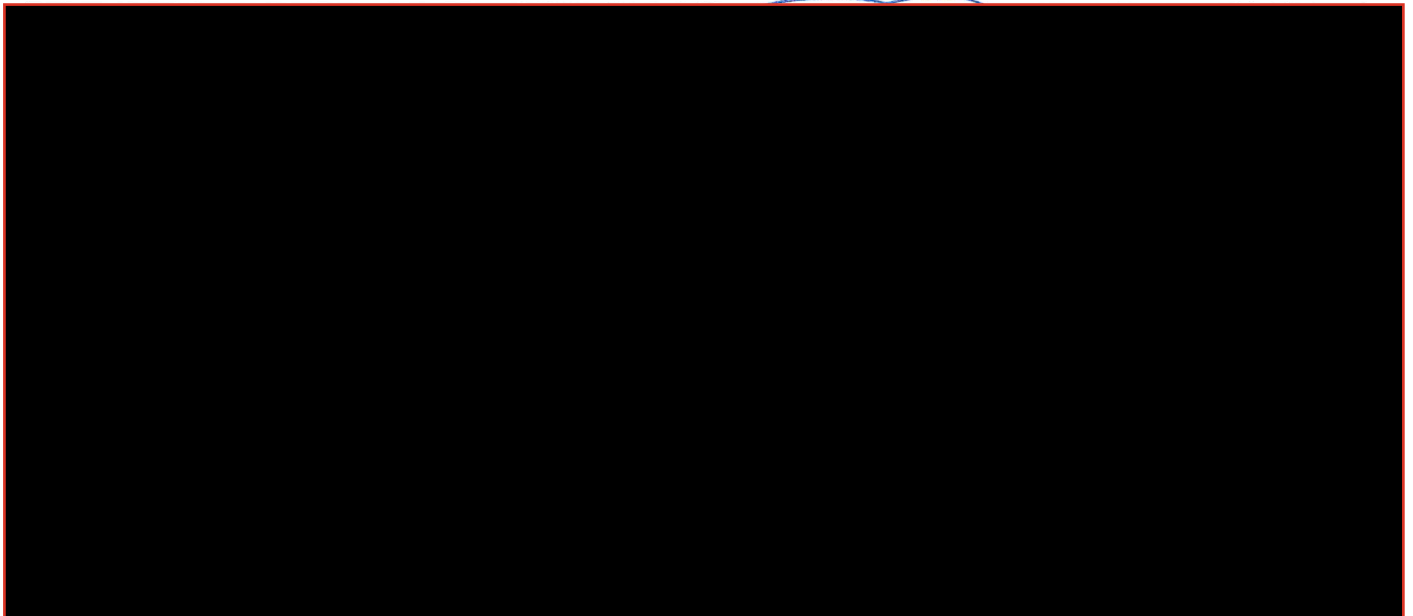


CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

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

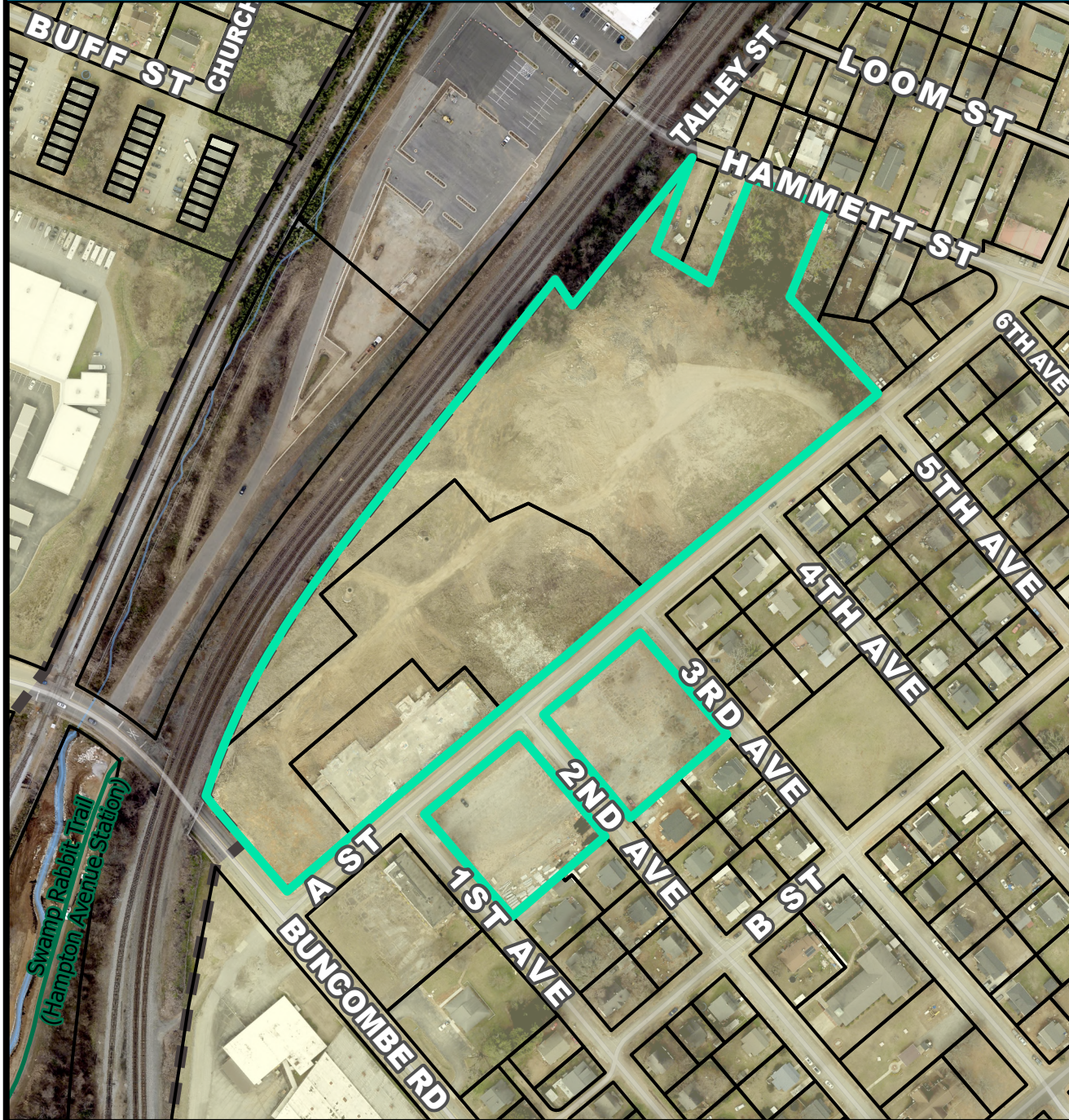
CERTIFICATION OF PETITION SIGNATURE



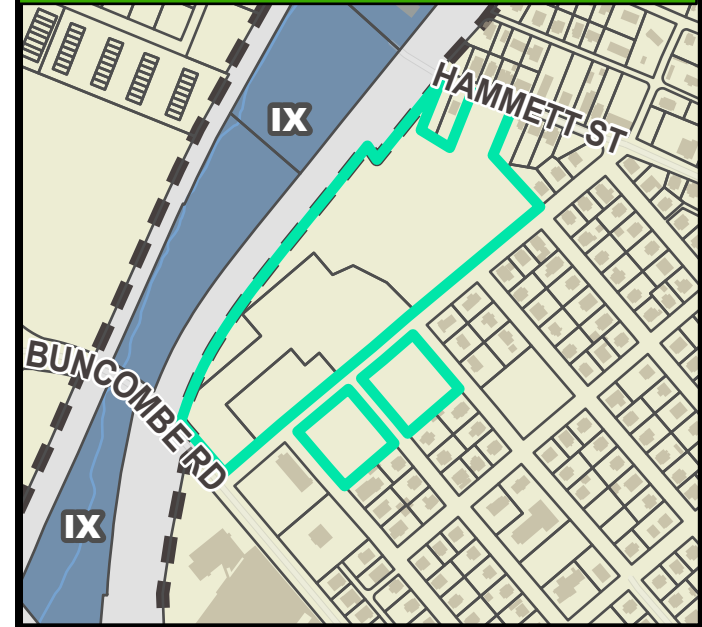
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0153000700200, and 00153000800200



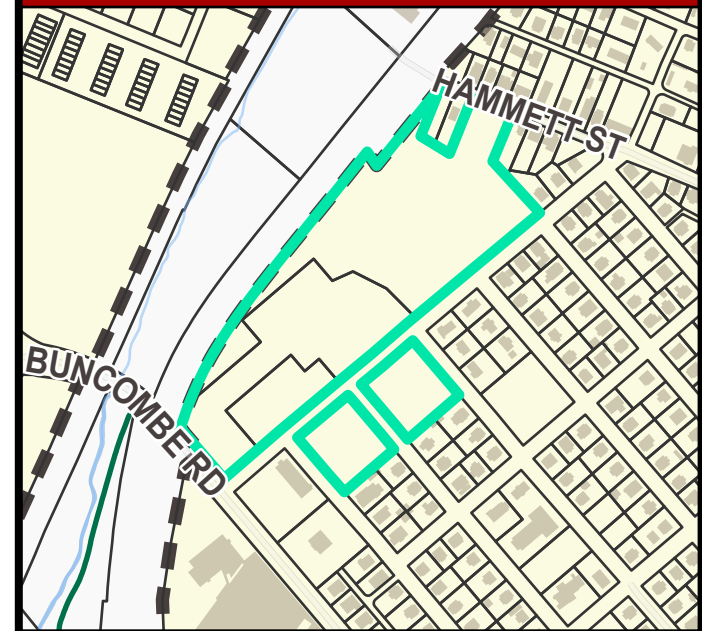
AERIAL VIEW



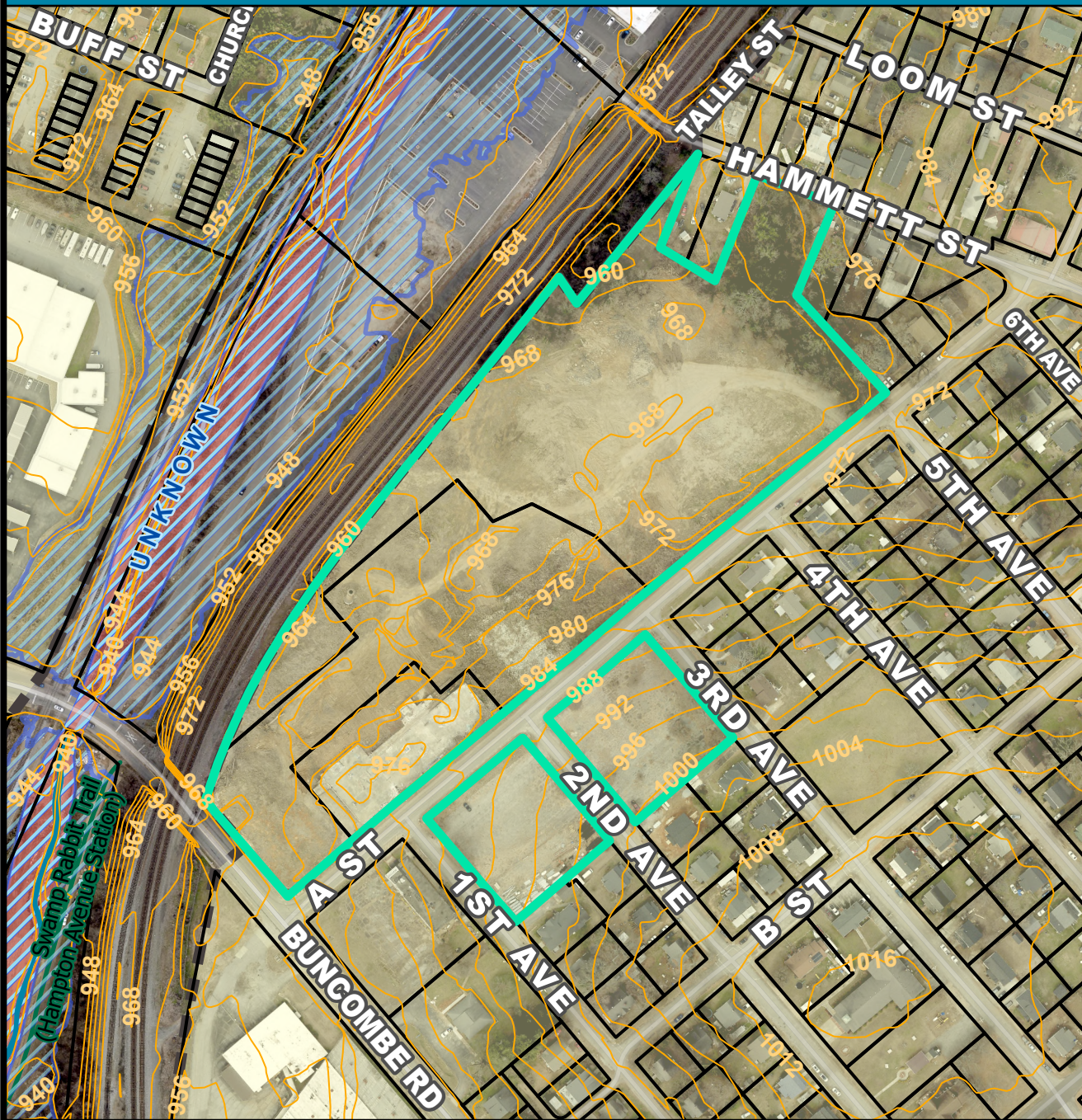
CURRENT ZONING



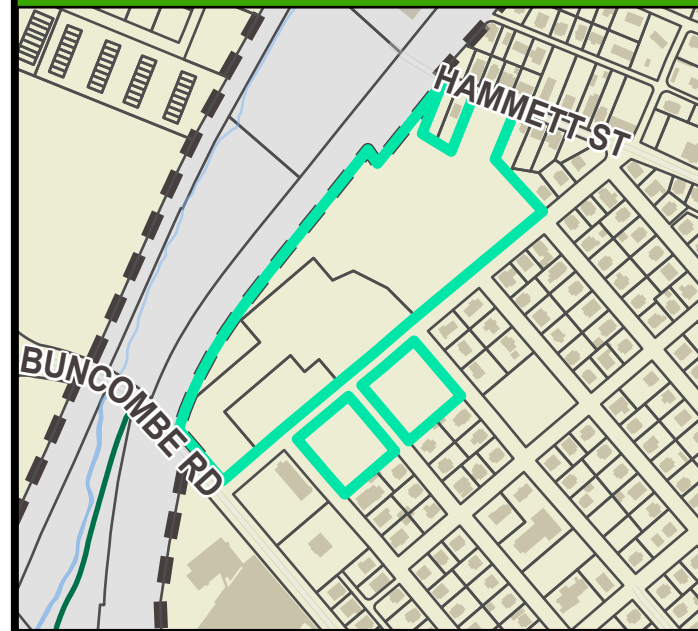
FUTURE LAND USE



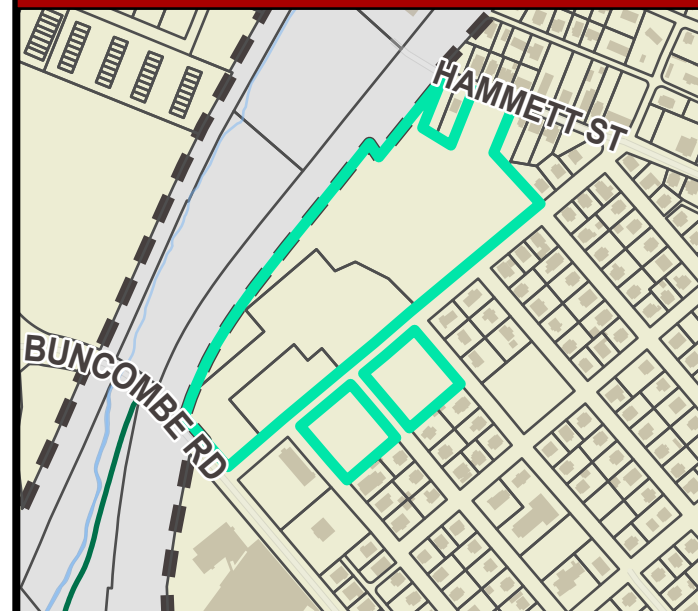
NATURAL / ENVIRONMENTAL FEATURES



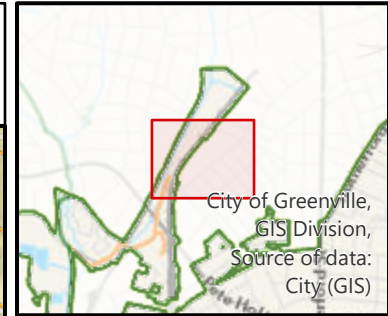
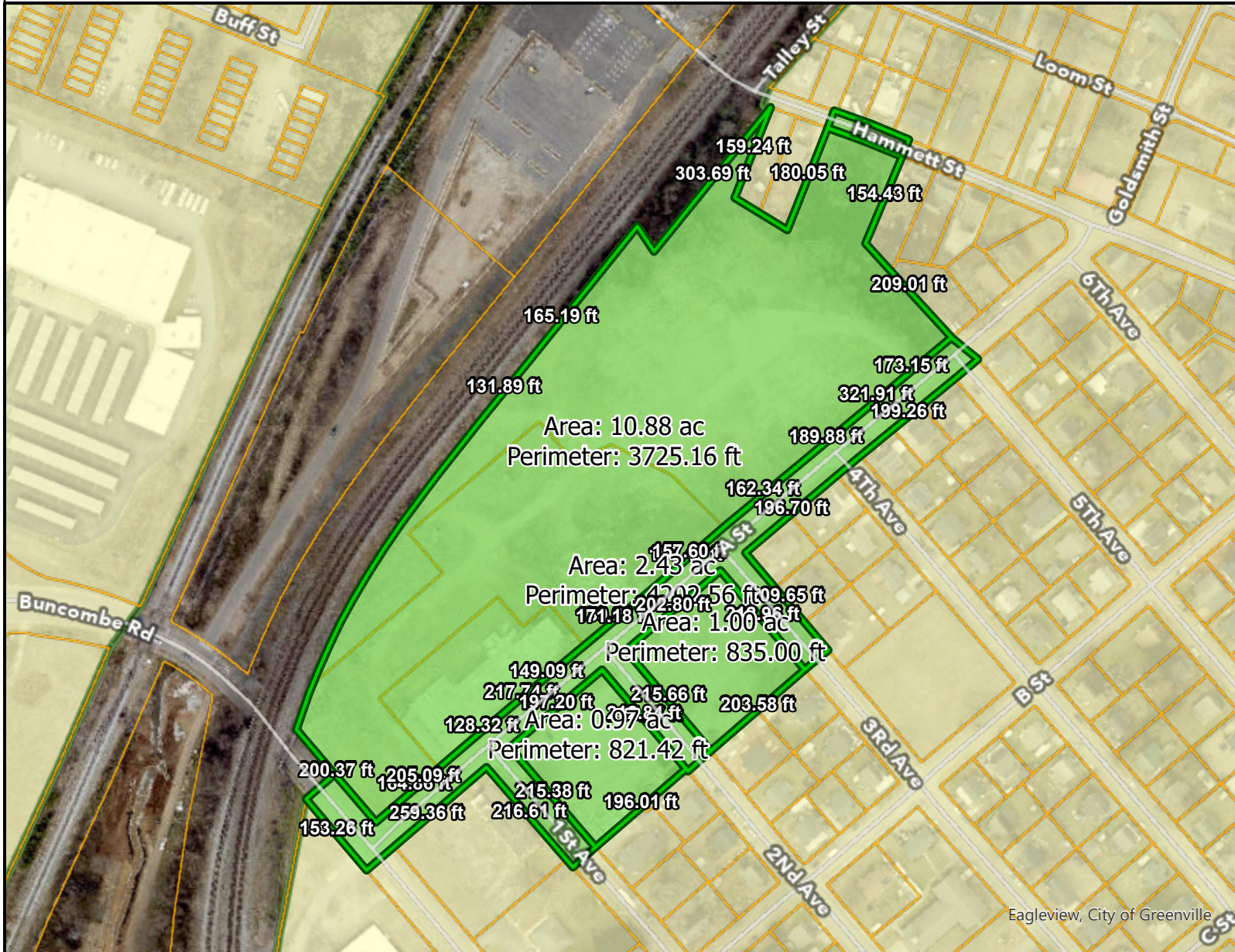
SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



AX-29-2026: Poe Mill



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

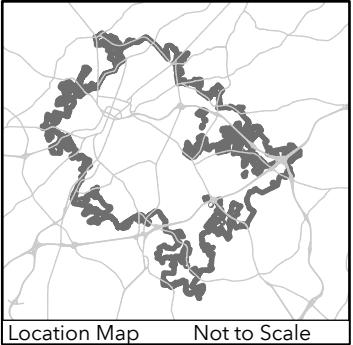
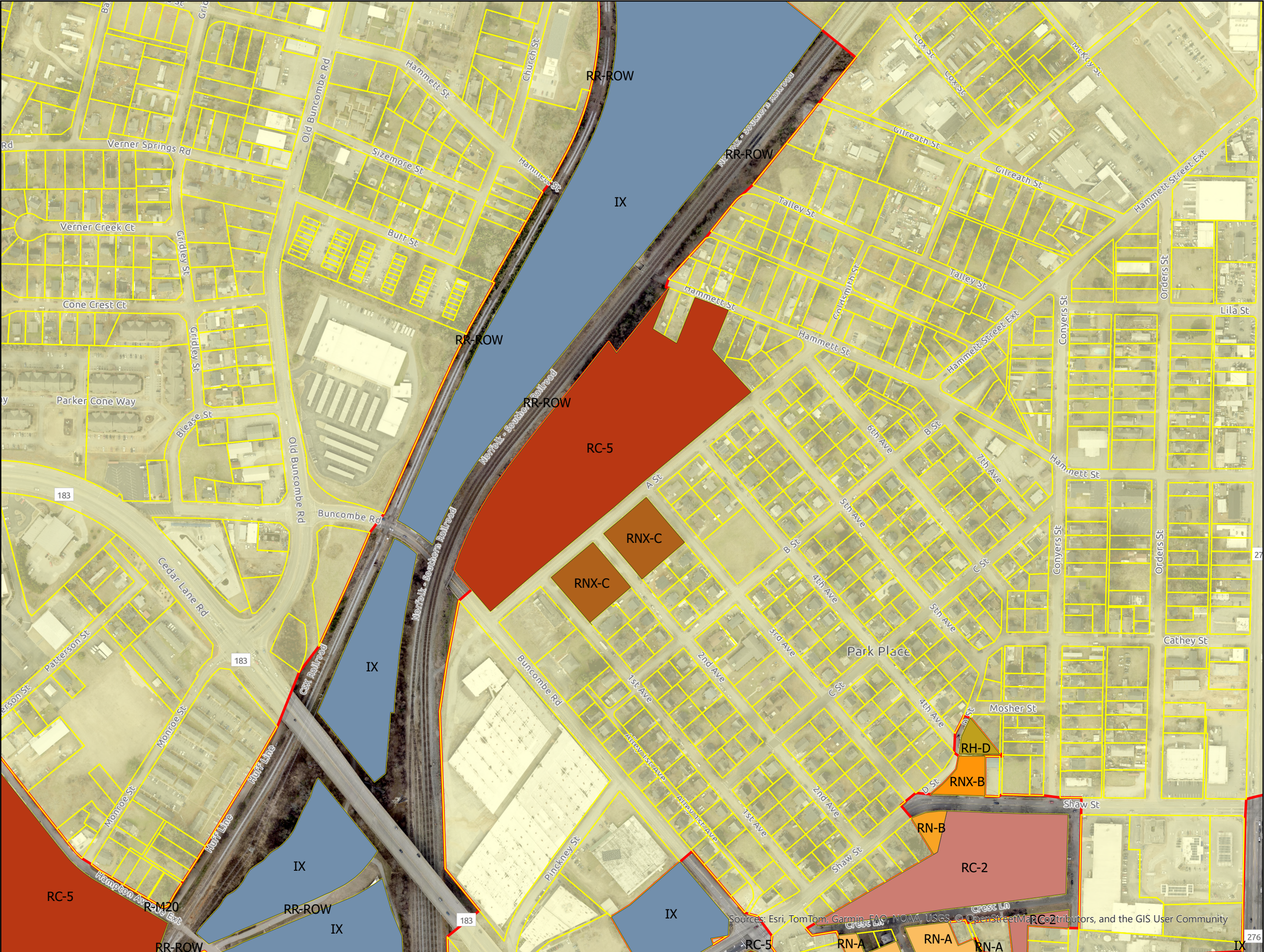
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This map is user generated from the City of Greenville's MapIT 4.0 intranet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable and should be appropriately used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

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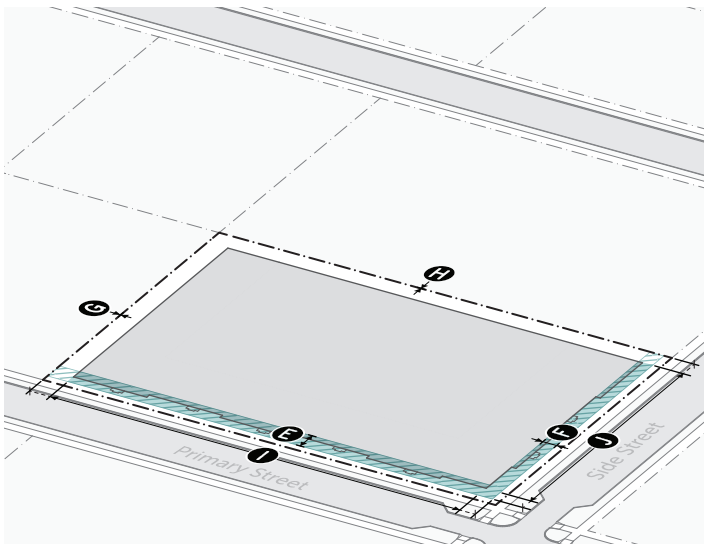
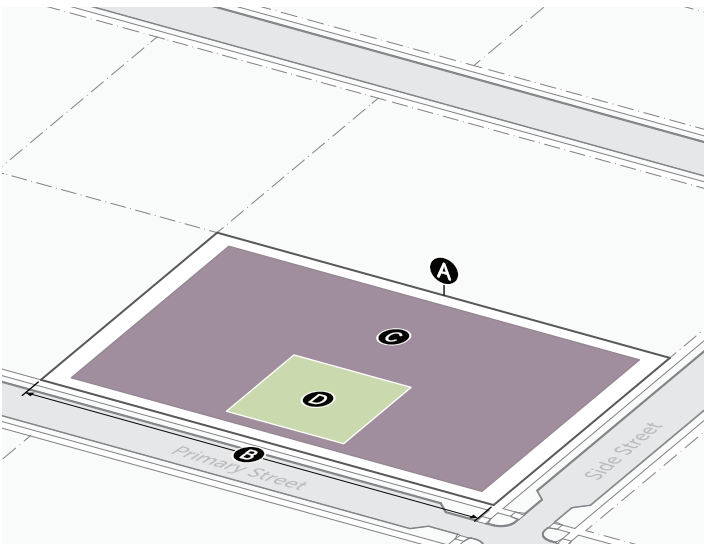
Zoning Map

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

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.
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19-2.4.4. RC-5 COMMUNITY 5

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)	None
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' / 15'
G Side lot line (min)	0'
H Rear lot line (min)	0'
Alley lot line (min)	5'

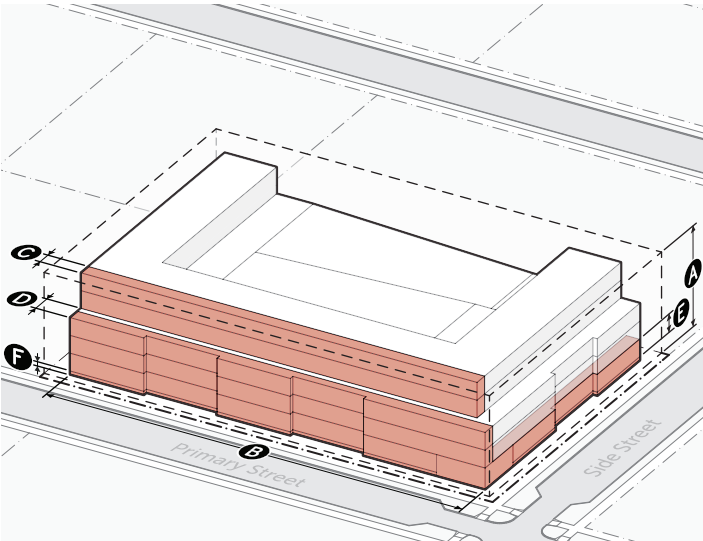
4. TRANSITIONS	Sec. 2.11.6.
Transition type	Type A, B

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 E 6'

B. BUILDING



1. HEIGHT	Sec. 2.11.10.
A Overall height (max stories/feet)	
Base	5 / 68'
Bonus	7 / 94'
2. MASSING	Sec. 2.11.11.
B Building width (max)	275'
C Active depth (min)	9'
Street step-backs	
Stories without step-back (max)	3
D Step-back depth (min)	10'
3. GROUND STORY	Sec. 2.11.12.
E Story height (min)	10'
F Finish floor elevation (min/max)	0' / 5'



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

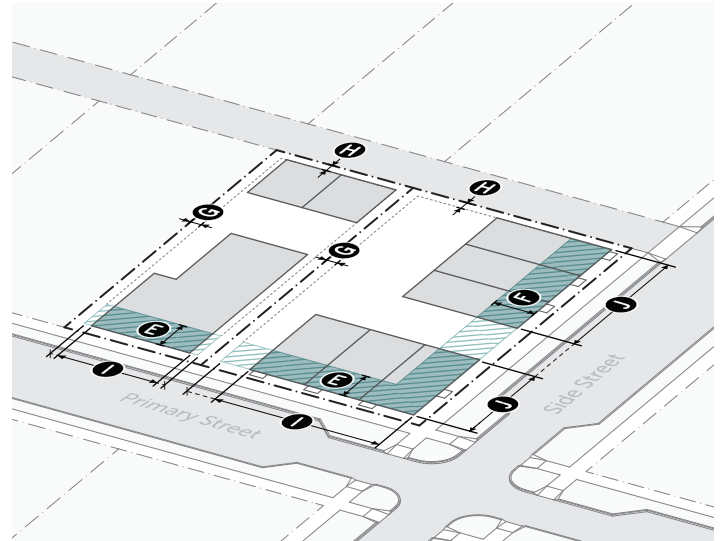
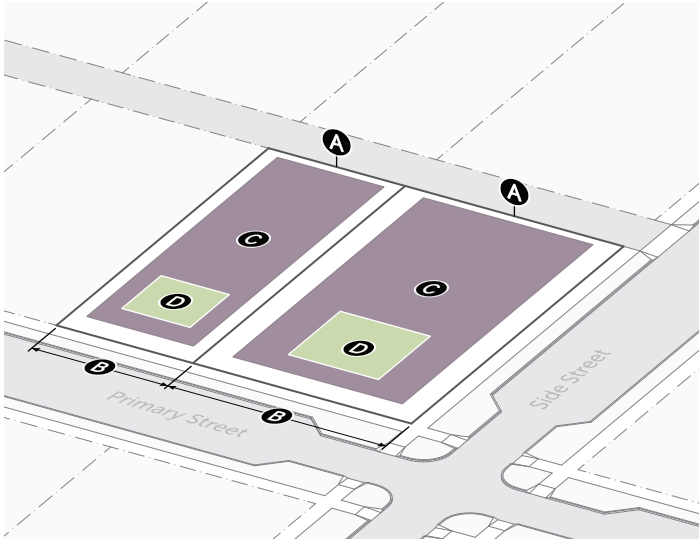
NOTES: ⁴
* Additional standards apply to all lots within the Neighborhood Revitalization Overlay District.

[View the Neighborhood Revitalization Overlay District Map](#)

[View the Neighborhood Revitalization Overlay District Design Standards](#)

19-2.3.6. RNX-C NEIGHBORHOOD FLEX C

A. SITE

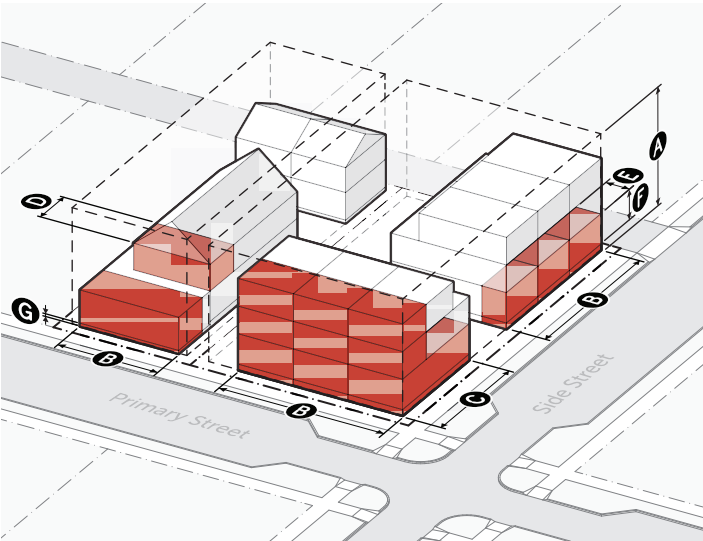


1. LOT SIZE	Sec. 2.11.2.
A Area (min)	None
B Width (min)	
Front access	40'
Side/rear access	25'
2. DENSITY	Sec. 2.11.3.
Dwellings per lot (max)	
Base	12
Bonus	16
3. COVERAGE ²	Sec. 2.11.4.
C Building coverage (max)	
0 to 12 units and Nonresidential	70%
13 to 16 units	75%
D Outdoor amenity space (min)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

September 3, 2026

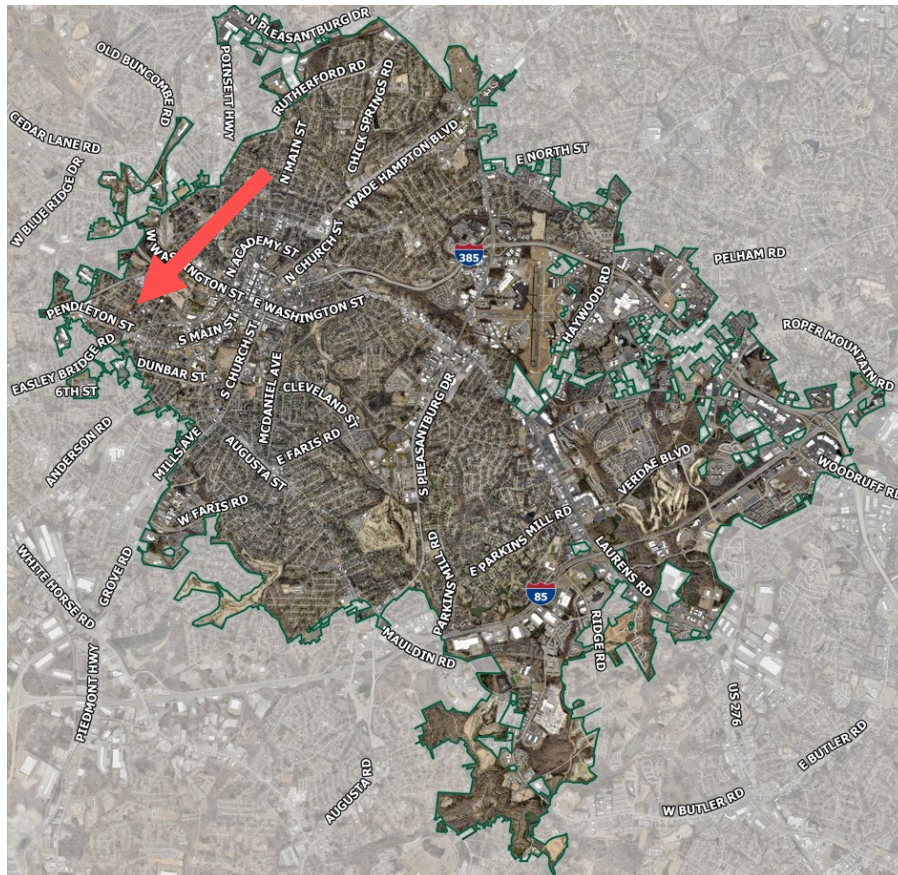
PUBLIC HEARING REQUIRED

PROJECT SUMMARY

Project Number: Z-14-2026
Property Location: 311 Queen Street
Tax Map Number(s): 0123000900403
Property Area: 0.14 acre
Request: Rezone from PD to MX-2
Recommendation: Deny

[Location map of the property for rezoning]

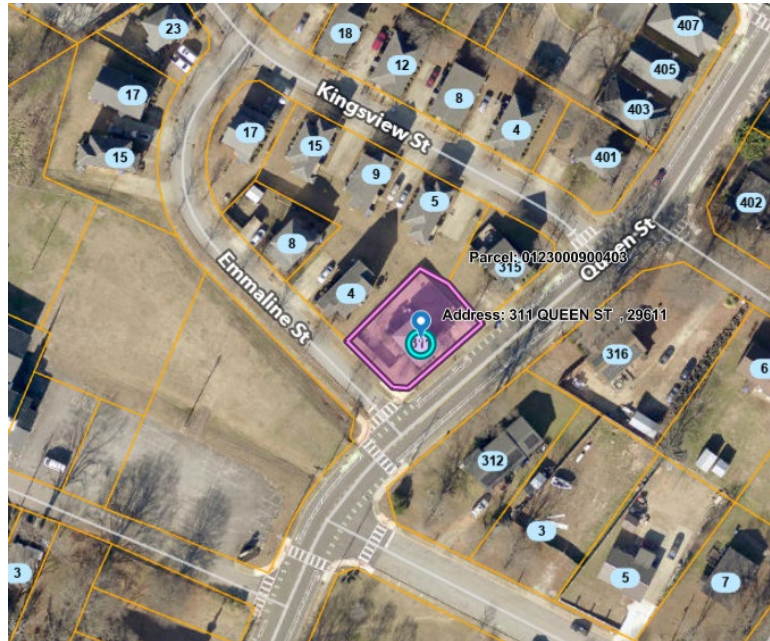
LOCATION MAP



PROJECT OVERVIEW:

Z-14-2026 is a request for a zoning change from the PD, Planned Development, to the MX-2, Mixed Use 2 District, for approximately 0.14 acres located on 311 Queen Street.

The property is located within the West Greenville Special Emphasis Neighborhood and the Neighborhood Revitalization Overlay. The City adopted the West Greenville Neighborhood Plan in 2002. That plan created 5 Subareas within west Greenville, and this area is just south of what is referred to as the “Joe Louis Area.” This area was recommended for replacing substandard housing units with affordable rental and owner-occupied housing with a strong sense of place.



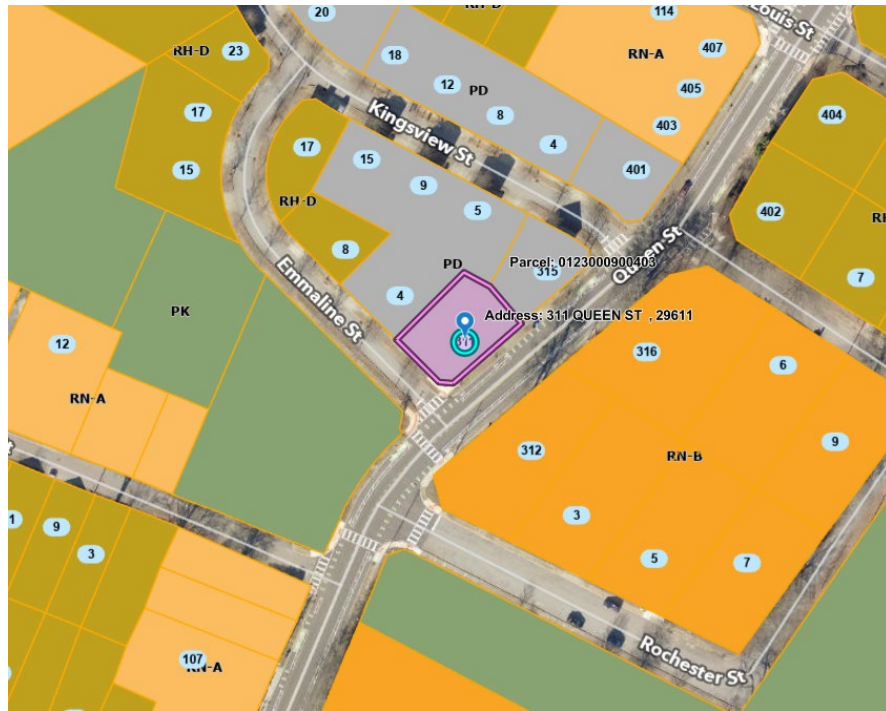
In 2009, under Ordinance 2009-07, the City approved the Kings View Pointe Planned Development. Kings View Pointe was developed by the nonprofit organization Homes of Hope, with the intent of providing affordable housing options within a conventional subdivision environment. This PD only allows residential use on the properties under its purview.

The GVL2040 Comprehensive Plan recommends Urban Residential as the future land use for this neighborhood. The future land use designation recommends low- and medium-density housing within Greenville’s historic and traditional neighborhoods, with complimentary uses being places of worship, recreational facilities, and schools.

Staff finds that the rezoning of the property is not consistent with the intent of the Planned Development, the West Greenville Neighborhood Plan, or the GVL2040 Comprehensive Plan.

LAND USE ANALYSIS:

[Map of surrounding zoning]

ZONING MAP**ZONING ANALYSIS:**

The current zoning is **PD, Planned Development**. The intent of this PD, according to the original application approved by the City, is to provide affordable housing options within a conventional subdivision environment that complements the surrounding neighborhood.

The proposed zoning is the **MX-2 Mixed Use 2 District**. 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.

ZONING CHANGE ANALYSIS					
Zoning District	Lot Size	Density	Setbacks	Height	Uses
PD (Current)	Established on Plat	14.5 units/acre	Established on Plat	Single Story	Residential
MX-2 (Proposed)	No min. size 40' lot width (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 in addition to residential.

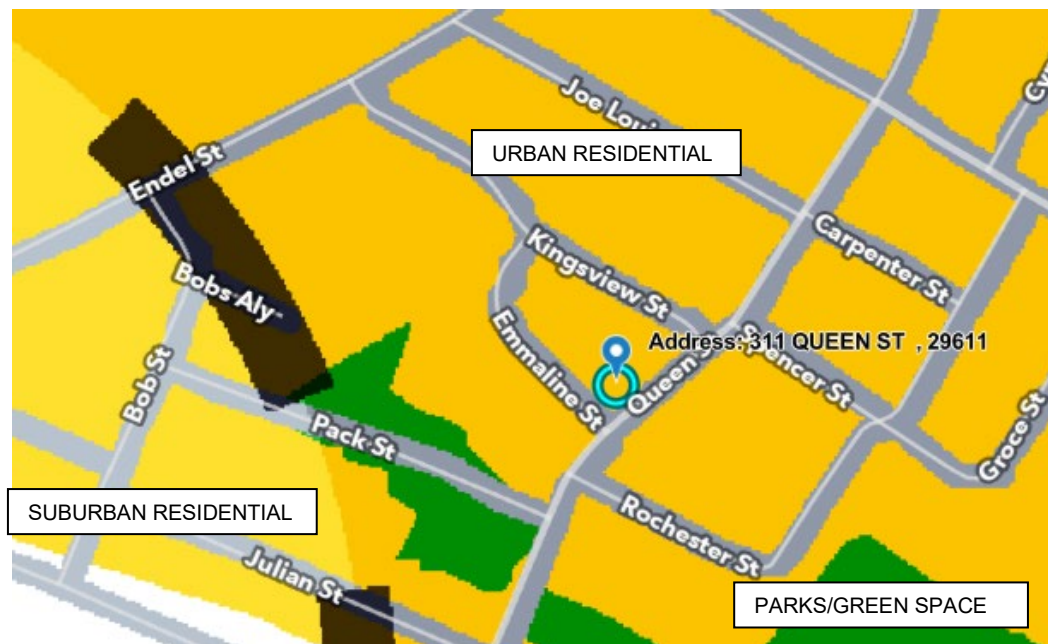
LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning District	Current Use
Subject Property	PD, Planed Development	Detached residential
North	PD, Planed Development	Detached residential
East	RN-B. Neighborhood B	Detached residential
South	PK, Park	Church Open Space
West	PD, Planed Development	Stacked Duplex

FUTURE LAND USE ANALYSIS:

The Future Land Use Map (FLUM) of the GVL2040 Comprehensive Plan recommends **Urban Residential**. This residential classification is a mixture of low-density and medium-density housing types, including multifamily units, townhouses, single-family detached, and single-family attached dwellings. Urban Residential neighborhoods in the FLUM are found in close proximity to the downtown area and pockets east of Laurens Road. This classification allows for a density of 10-20 units per acre and is intended to allow compact development within Greenville's historic and traditional neighborhoods with smaller lots and walkable streets. Complementary uses customarily found in residential districts, such as community recreation facilities, places of worship, and schools, may be allowed.

[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 6th, 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: The property is situated within the Urban Residential future land use. Commercial uses are not recommended, as this designation is provided for conventional neighborhoods.

(b) Consistent with Applicable Plans and Studies	NO
---	-----------

The change in zoning to MX-2 is not consistent with the West Greenville Neighborhood Plan, which recommends traditional affordable housing in this area.

(c) Compatible with Surrounding Uses	NO
---	-----------

Comments: The MX-2 Zoning is not compatible with surrounding uses, which are all zoned Residential. The MX-2 zoning district would allow for a range commercial and retail uses that may be disruptive to the existing neighborhood.

(d) Provide logical and orderly Development Pattern.	NO
---	-----------

The current development pattern of the neighborhood is primarily detached residential units. A rezoning to a higher intensity mixed-use district would not provide an orderly development pattern.

STAFF RECOMMENDATION:

Deny the rezone to MX-2, Mixed-Use 2 District.

Z-14-2026

Staff Comments

Civil Engineer Comments

Date: 8/21/2026

Recommend: Approve

Comments:

Approved with no comments.

Environmental Engineer Comments

Date: 8/24/2026

Recommend: Approve

Comments:

*Approved with no comments.

Fire Department Comments

Date: 8/25/2026

Recommend: N/A

Comments:

[Click here to enter text.](#)



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

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.

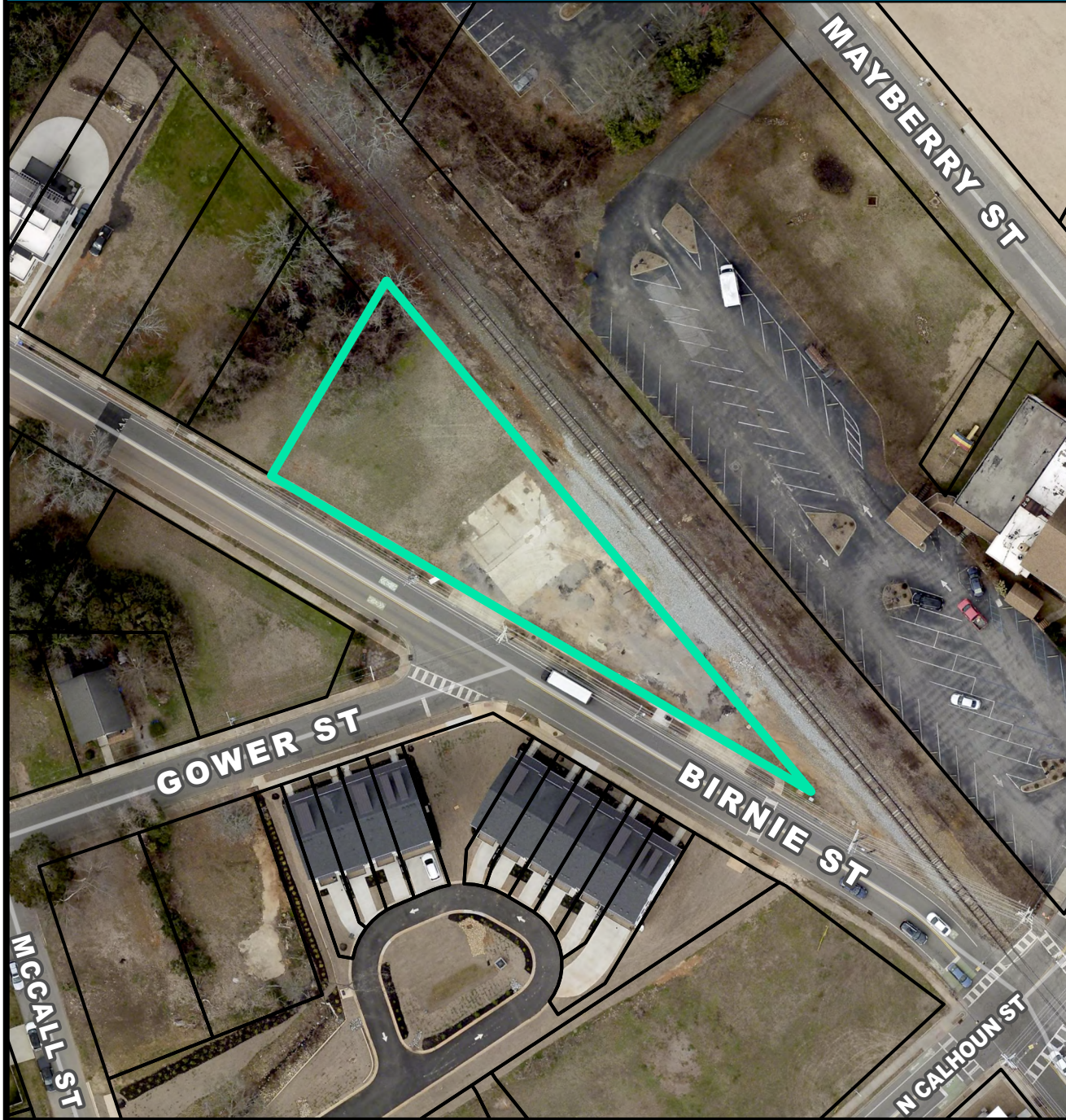
3. Explain and demonstrate how the proposed zoning map amendment will be consistent with the purpose and intent of the zoning districts in the Greenville Development Code, will promote compatibility among surrounding uses, and will promote efficient and responsible development within the City.

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.

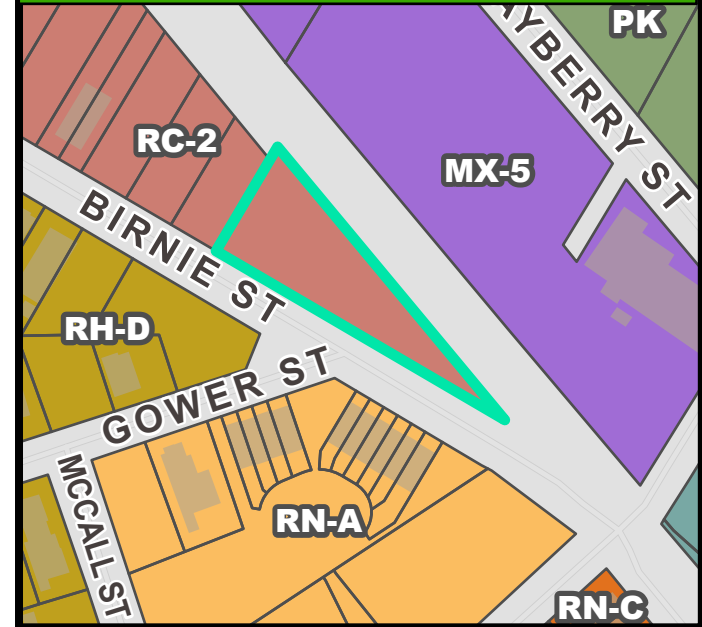
4. Explain how the proposed zoning map amendment promotes a logical and orderly development pattern.

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...

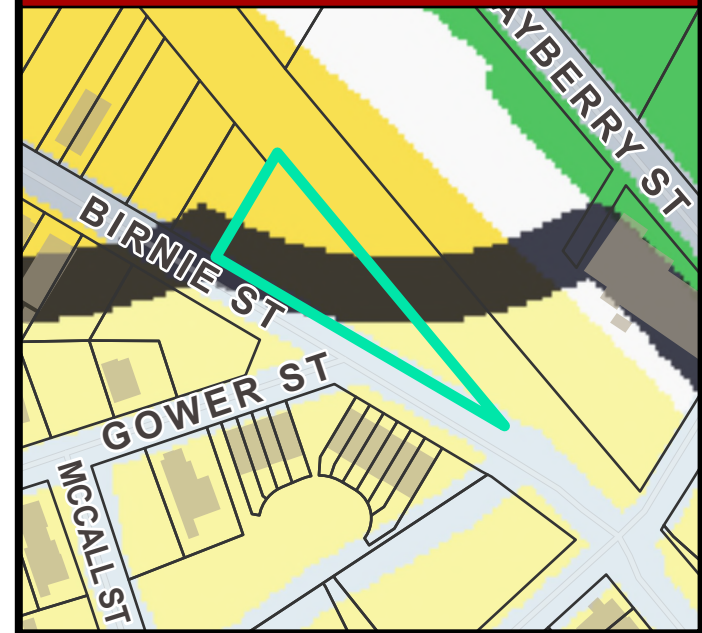
AERIAL VIEW



CURRENT ZONING



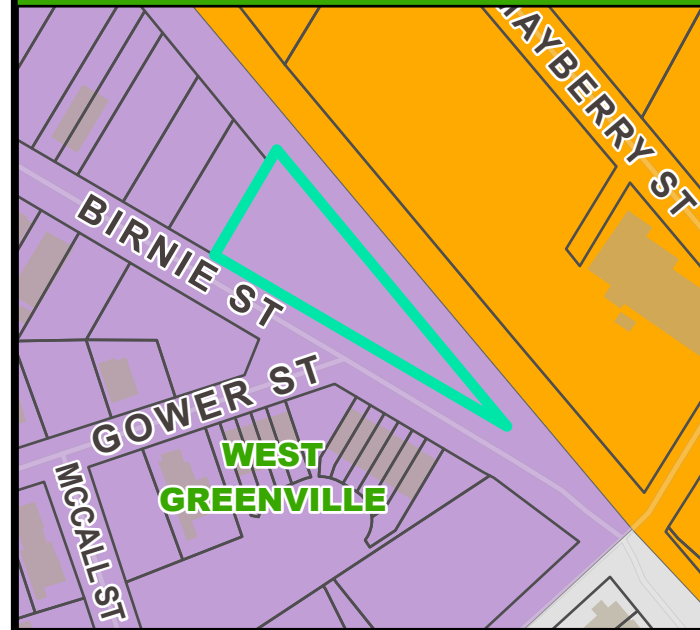
FUTURE LAND USE



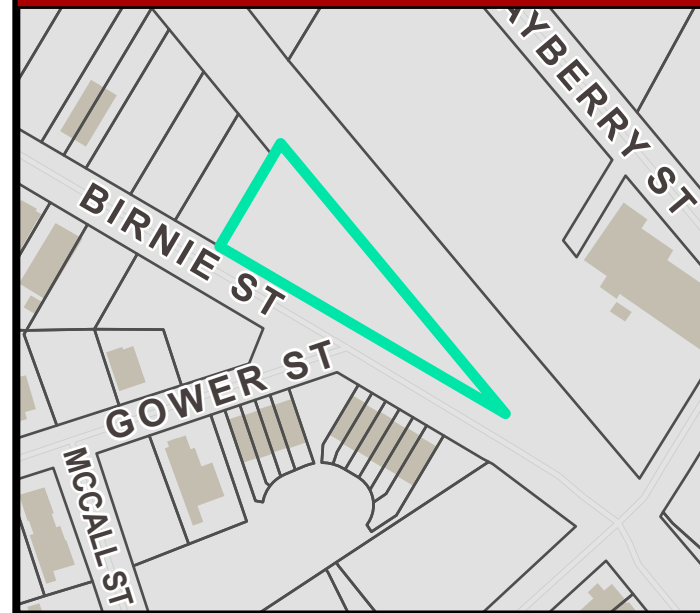
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS

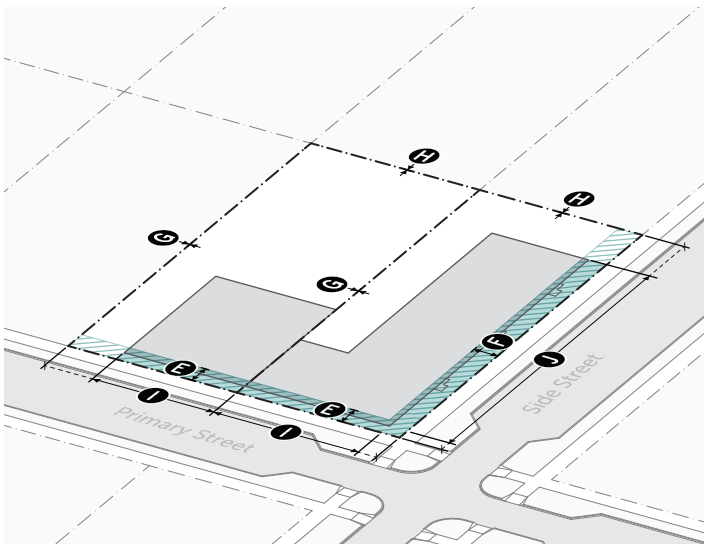
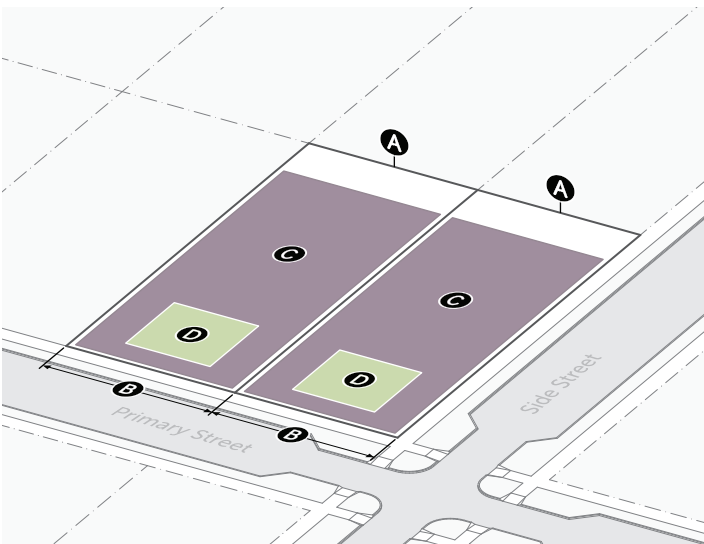


PRESERVATION OVERLAYS



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

A. **SITE**

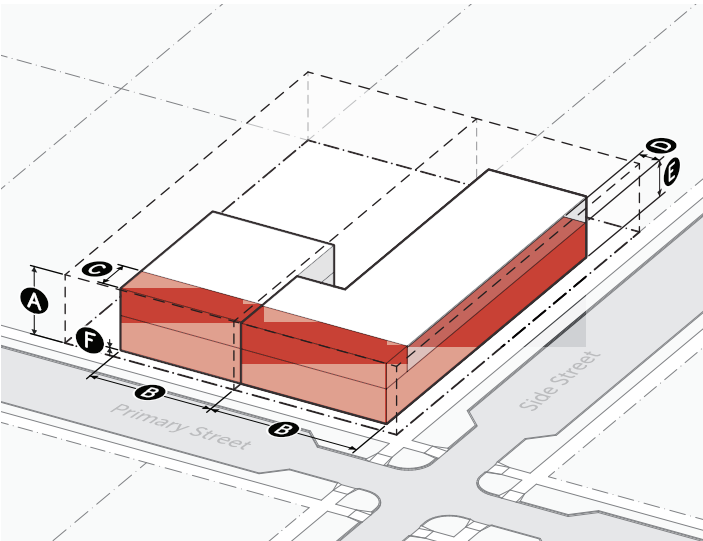


1. LOT SIZE	Sec. 2.11.2.
A Area (min)	None
B Width (min)	
Front access	40'
Side/rear access	15'
2. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	80%
D Outdoor amenity space (min)	10%

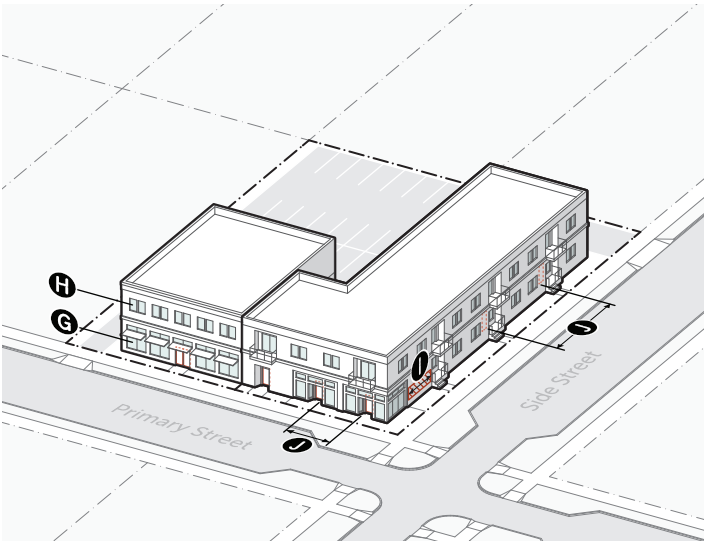
3. BUILDING SETBACKS	Sec. 2.11.5.
E Primary street lot line (min/max)	0' / 10'
F Side street lot line (min/max)	0' / 10'
G Side lot line (min)	0'
H Rear lot line (min)	0'
Alley lot line (min)	5'
4. TRANSITIONS	Sec. 2.11.6.
Transition type	Type A
5. BUILD-TO	Sec. 2.11.7.
Build-to width (min)	
I Primary street	75%
J Side street	45%
6. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	20'
Side street (min)	5'
7. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type F 8'

MX-2

B. BUILDING



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



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



CITY OF GREENVILLE, SC
PLANNING COMMISSION
STAFF REPORT

September 3, 2026

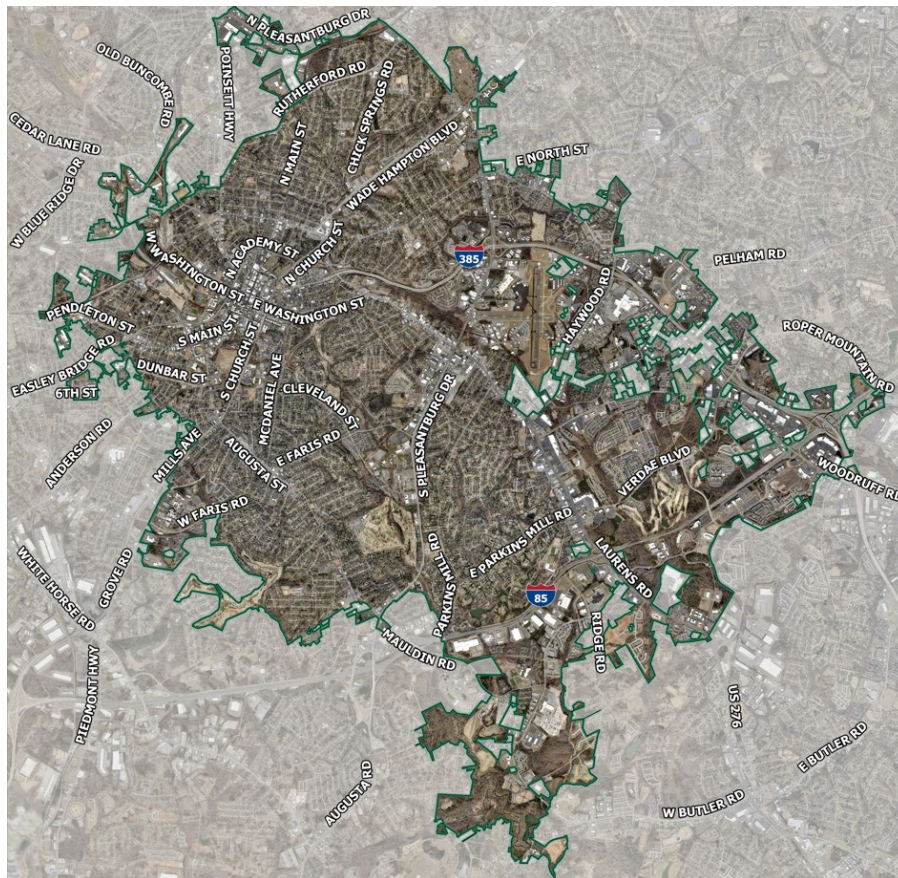
PUBLIC HEARING REQUIRED

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.

Greenville Development Code Text Amendment 36-Month Code Review

Text Amendment Table of Contents

*Page numbers shown below represent the associated pages of this text amendment document.
Page references to the Greenville Development Code are provided within each amendment section.*

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USING THIS DOCUMENT

- This document contains proposed amendments to the Greenville Development Code (GDC). All amendments must be reviewed for recommendation by the City of Greenville Planning Commission, who will also conduct a public hearing on the proposed amendments. The amendments require approval of two readings of an ordinance by City Council to be formally adopted.
- Only those sections of the GDC with a proposed amendment are contained in this document. When reviewing the proposed amendments, it is recommended that you also have a copy of the GDC open to see the amendments within the context of the full code section. The GDC is available on the city website at www.greenvillesc.gov/devcode.
- Within this document, strikethrough (~~strikethrough~~) font indicates text currently in the GDC that is proposed for deletion. Underlined (underlined) font represents language that is proposed to be added to the code. When a change is proposed to a table or chart, only the rows or columns proposed for modification are typically shown.
- Staff commentary explaining changes is included at the end of each provision and is differentiated through black, italicized text (*staff commentary*). The commentary will not be added to code after its adoption.
- Upon final adoption by City Council, Planning staff will incorporate the adopted amendments into the official GDC document and publish an updated version online. Please allow several weeks for these updates to be completed.
- Please contact the Planning Department at 864-467-4476 or planning@greenvillesc.gov if you have any questions about an amendment or need help using this document.

ART. 19-1. INTRODUCTORY PROVISIONS

Div. 19-1. GENERAL

No changes.

Div. 19-2. DISTRICTS ESTABLISHED

No changes.

Div. 19-3. OFFICIAL ZONING MAP

No changes.

ART. 19-2. ZONING DISTRICTS

Div. 19-2.1. Applicability

Section 19-2.1.2. Activity Type (GDC pg. 2-4)

E. Minor Renovation

Modification of any building or structure that does not expand the building or structure and requires a building permit, and which does not exceed 50% of fair market value of the property within a 5-year period. ~~Does not include modifications to meet fire, life safety, and handicapped requirements.~~ Includes any change that goes beyond the definition of maintenance and repair, including the removal of load-bearing walls when such removal does not impact the exterior walls of the structure. Renovations that cumulatively exceed 50% of fair market value of the property within a 5-year period are considered New Construction.

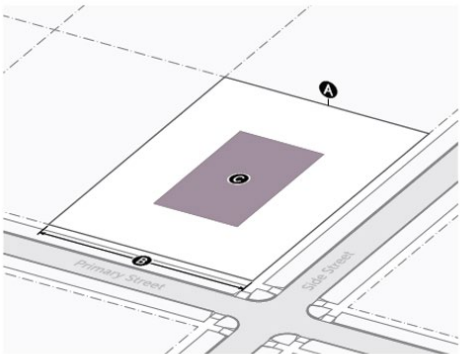
1. Exceptions

- a. Costs associated with modifications to meet fire, life safety, and handicapped requirements may be excluded from the cumulative renovation cost calculations.
- b. Modifications to improve building sustainability, such as energy efficiency, may have the difference in cost for upgrades excluded from the cumulative renovation cost calculations. Examples include but are not limited to upgrading lighting to LEDs, installation of lighting controls that reduce energy usage such as occupancy controls, time controls, dimming controls, daylight sensor controls, installation of solar panels, and upgrades to mechanical systems to improve efficiency.
 - i. Applicants must provide documentation showing the difference in cost of originally priced items and the sustainability upgrade.
 - ii. Sustainability upgrade cost exclusions may only be up to 10% of the total renovation cost.

Div. 19-2.2. House-Scale (RH-)

19-2.2.2. RH-A HOUSE A

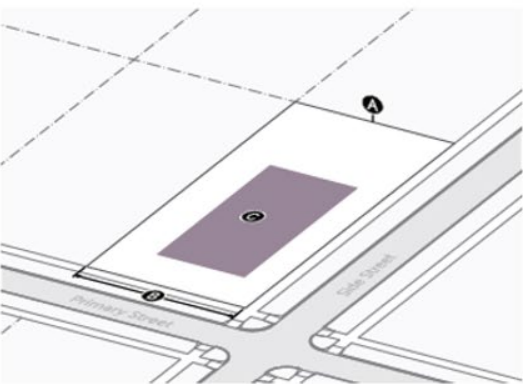
A. SITE



1. LOT SIZE	Sec. 2.11.2.
A Area (min)	Infill Lot Width or 80'***
B Width (min)	80'
2. DENSITY	Sec. 2.11.3.
Dwellings per lot (max)	
Primary units	1
Accessory Dwelling units	1
3. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	20%

19-2.2.3. RH-B HOUSE B

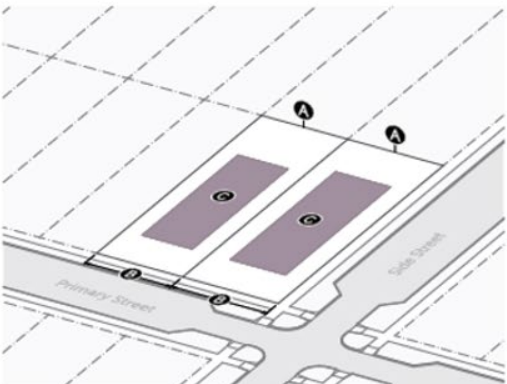
A. SITE



1. LOT SIZE	Sec. 2.11.2.
A Area (min)	9,000 SF
B Width (min)	Infill Lot Width or 60'**

19-2.2.4. RH-C HOUSE C

A. SITE



1. LOT SIZE	Sec. 2.11.2.
A Area (min)	6,000 SF
B Width (min)	Infill Lot Width or 40'**

Create methodology for lot width calculation to preserve neighborhood integrity and character.

NOTES: ⁴

* If a Setback Range cannot be established, a 20' minimum primary street lot setback shall be used.

** Additional standards apply to all lots within the Neighborhood Revitalization Overlay District.

*** The greater of the two shall apply. If an Infill Lot Width cannot be determined, the minimum lot width established for the zoning district shall apply. See Sec. 19.2.11.2(B)5 for lot width regulations.

Direction to the lot width regulations section.

Div. 19-2.3. Neighborhood-Scale (RN-, RNX-)

No changes.-

Div. 19-2.4. Community-Scale (RC-)

No changes.

Div. 19-2.5. Mixed Use (MX-)

No changes.

Div. 19-2.6. Shopfront (MXS-)

No changes.

Div. 19-2.7. Business (BG, BH)

DIV. 19-2.7 BUSINESS (BG, BH)

INTENT

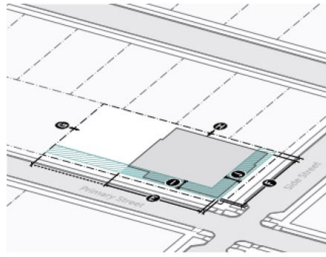
Moderate intensity buildings intended to create employment centers along corridors. The Business districts come in two types: Business General (BG) and Business Heavy (BH). ~~Business General (BG) is intended for more walkable places with smaller lots and more urban building configurations, and accommodates residential, office, and commercial activities, including retail and entertainment.~~ Business general (BG) is intended for auto-oriented places with mixed lot sizes and buildings, and accommodates light and medium commercial activities, such as retail, entertainment, and personal service, mixed with residential and office.

The BG zoning district description is misaligned with the locations where it has been applied on the Official Zoning Map. This update reflects the prevailing auto-oriented development patterns of existing BG-zoned properties. As redevelopment occurs, new projects must still meet the accessibility and mobility requirements of the Greenville Development Code, increasing walkability, safety, and aesthetics of these areas.

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
A Primary street lot line (min/max)	5' / 20'-30'
B Side street lot line (min/max)	5' / 20'
C Side lot line (min)	0'
D Rear lot line (min)	0'
E 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)	
A Primary street	50%
B 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 ^d	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'-10'
3. FLOOR HEIGHTS ^d	Sec. 2.11.12
GROUND STORY	
A Story height (min/max)	
Residential	10' / 18'
Nonresidential	12' / 18'
B Finish floor elevation (min/max)	
Residential	2' / 5'
Nonresidential	-2' / 5'
UPPER STORY	
Story height (max)	15'



4. TRANSPARENCY	Sec. 2.11.13
A Ground story (min)	
Residential	25%
Nonresidential	40%
B Upper story (min)	20%
C Blank wall width (max)	15' / 25'
5. ENTRANCES ^d	Sec. 2.11.14
A Street-facing entry spacing (avg)	60' / 100'
Entry feature	Yes / Yes

Increase the Primary Street setback range from 5'-20' to 5'-30' and remove the maximum Side lot line setback requirement in response to development constraints. Reduce the Active Depth requirement from 20' to 10' due to the auto-centric nature of the zoning district.

Div. 19-2.8. Industrial (IX, IG)

No changes.

Div. 19-2.9. Special (CM, CV, PK)

No changes

Div. 19-2.10. Overlay Districts

DOWNTOWN DESIGN OVERLAY (-DD)

B. Standards

All demolition, new construction, additions, and all exterior changes to existing structures in the Downtown Design overlay must comply with the terms and conditions of a Major Urban Design Certificate of Appropriateness, and is subject to the Downtown Design (-DD) overlay design guidelines.⁴

1. Projects in the Downtown Design overlay must adhere to the provisions of Chapter 19 to the extent practicable. In scenarios where a project is incorporating historic architectural design elements, responding to site-specific development constraints or opportunities, or where the nature and scale of a proposed use necessitates a design that not contemplated under the general provisions of Chapter 19, the Design Review Board, upon recommendation by the Administrator, may approve deviations from **Sec. 2.11** and **Art. 19-4**, provided that the deviation is consistent with the Downtown Design Guidelines and would enhance the cultural and architectural character of the Downtown Design district.

Allow for flexibility for development within the Downtown Design Overlay with Administrative relief contingent upon CA approval at DRB.

Div. 19-2.11. Rules for Zoning Districts

19-2.11.2. LOT SIZE

B. WIDTH

3. Standards

b. Front access - Lots providing vehicular access from the primary street must meet the minimum lot width requirements for lots with front vehicular access specified by the zoning district.

c. Side/rear access - Lots providing vehicular access from any right-of-way other than the primary street, or not providing vehicular access at all, must meet the minimum lot width required for lots with other side/rear vehicular access specified by the zoning district. If side or rear vehicular access is provided via a shared access easement on private property, the access must meet the minimum standards outlined in Sec. 19-4.6.1.E.2. If side or rear vehicular access is provided via dedicated right-of-way, the access must meet the minimum alley standards outlined in Sec. 19-4.4.1.C.1.

Clarify rear access requirements.

5. Infill Lot Width

a. This subsection is intended to provide lot width for residential subdivisions that is consistent with existing residential development in the vicinity.

b. When required by the zoning district, these infill lot width standards apply to subdivisions intended for residential development in areas that were platted or developed prior to the adoption of this subsection. They do not apply to residential subdivisions in unplatted areas or on parcels 3 acres or larger.

c. When applicable, infill lot width must be equal to or greater than 70% of the average width of the surrounding parcels, as provided below, but not less than the narrowest surrounding parcel. Average width is calculated by adding the total lot width of the surrounding parcels and dividing that sum by the total number of surrounding parcels.

d. For the purposes of calculating infill lot width, surrounding parcels include the two closest parcels on both sides of the parcel proposed for subdivision, the parcel(s) immediately across the street, and the two closest parcels on either side of the parcel across the street.

Add illustration (placeholder below)



On corner lots, Surrounding Parcels include the two adjacent lots along the designated primary street, the corner parcel immediately across the primary street, and the two parcels next to the corner parcel across the primary street.

Add illustration (placeholder below)



e. For properties with irregular lot line or street configurations, the Administrator will determine which parcels qualify as Surrounding Parcels using the above standards as guidance.

f. Nonresidential lots and parcels in other zoning districts are not included as surrounding parcels. Excluded lots do not result in consideration of additional lots farther down the block.

g. Appeals of administrative decisions regarding infill lot width may be taken to the Planning Commission and must follow the procedures in **Sec. 6.2.4** and **Sec. 6.2.19**.

5- 6. Relief

Use a system similar to the setback range calculations that measure the adjacent properties front lot width's, creating a minimum size requirement for proposed infill subdivisions.

Section 19-2.11.4. Coverage (GDC pg. 2-100)

B. Outdoor Amenity Space

2. Application

a. The outdoor amenity space requirements apply to all lots except for those whose principal use is single-unit living. the following:

i. Single-unit living uses

ii. All principal uses within the Utilities use category

iii. All principal uses within the Parking use category

iv. Recycling drop-off center uses

Removing outdoor amenity requirement from uses not compatible with necessitating amenity space.

19-2.11.5. BUILDING SETBACKS

E. Exceptions

	ALLOWED ENCROACHMENT		
	Primary St. / Side St. Setback	Side / Rear Setback	Alley Setback
Mechanical/Electrical Equipment			
<i>Examples: gas meters, electrical meters, water heaters, HVAC equipment, generators, cisterns, wind turbines and solar panels⁴</i>			
Encroachment (max)	not allowed	0' 1.5'	0'
Distance from lot line (min)	same as district	1.5'	same as district

Allow mechanical equipment to encroach 1.5' into side and rear setbacks.

12-2.11.14. ENTRANCES

A. Street-Facing Entry Spacing

3. Standards

~~c. Entrances satisfying the entry spacing requirement may not be located less than 20 feet apart. Entrances closer than 20 feet do not count toward the total number of required entrances.⁴~~

c. In MX-2, BG, and BH districts, the total number of entrances required may be combined into one primary entrance, provided that the entry feature meets the following equation:
Entry feature width = Total number of entrances required x 6'.

d. Individual entrances satisfying the entry spacing requirement (not utilizing the provision above) may not be located less than 20 feet apart. Entrances closer than 20 feet do not count toward the total number of required entrances.

(Advance following lettering scheme ahead 1)

Allow for design flexibility in entrance requirements in MX-2, BG, and BH districts.

B. Entry Feature

3. Standards

- d. See Covered Entrance Measurement Section 19-2.11.14.B(4)d for measurement requirements.

Clarify the measurement process.

ART. 19-3. USE REGULATIONS

Div. 19-3.2. PERMITTED USE TABLE

19-3.2.2. USE TABLE

Use Category Specific Use	HOUSE-SCALE				NEIGHBORHOOD-SCALE				COMMUNITY-SCALE			MIXED USE				SHOPFRONT MIXED USE				BUSINESS		INDUSTRIAL		SPECIAL		Intermix	Use Standards		
	RH-A	RH-B	RH-C	RH-D	RN-A	RN-B	RNX-B	RN-C	RNX-C	RC-2	RC-3	RC-5	MX-2	MX-3	MX-5	MX-D	MXS-2	MXS-3	MXS-5	MXS-D	BG	BH	IX	IG	CV			CM	PK
Personal Service																													
General personal service (up to 6,000 SF)	-	-	-	-	-	-	P	-	P	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	M	
General personal service (6,000+ SF)	-	-	-	-	-	-	-	-	-	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	M	
Animal Care, outdoor ²	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	P*	-	-	-	H	Sec. 3.4.4.H.
Tattoo Facility ²	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	-	-	P*	P*	P*	-	-	-	-	H	Sec. 3.4.4.H.

Allow Tattoo Facilities in MXS-2 with permitted use standards.

Div. 19-3.3. Use Definitions

Div. 19-3.4. Use Standards

19-3.2.2. COMMERCIAL USE STANDARDS

- I. Retail
 1. Alternative Financial Services
 - d. The use must have no separate access to the exterior of the building.

Remove the interior only access requirement due to potential safety concerns

Div. 19-3.5. Accessory Uses and Structures

Section 19-3.5.2. Specific Standards (GDC pg. 3-40)

J. Outdoor Video Screen

1. The Administrator will review each application for an outdoor video screen to ensure it is not an Outdoor Advertising Sign, which is regulated under ~~Sec. 19-4.11.6~~ **Sec. 4.11.6**, or an Electronic Message Board subject to **Sec. 4.11.4.R. 4.11.4.T.**

Div. 19-3.6. Temporary Uses and Structures

ART. 19-4. DEVELOPMENT STANDARDS

Div. 19-4.1. Applicability

		PROJECT ACTIVITY							
STANDARDS		New Construction	Addition	Site Modification	Facade Modification	Minor Change of Use ⁵	Major Change of Use ⁵	Minor Renovation ⁴	Maintenance and Repair
Development Bonuses	Div. 19-4.2.	●	●	○	○	●	●	○	○
Blocks and Lots	Div. 19-4.3.	●	○	○	○	○	○	○	○
Streets	Div. 19-4.4.	●	●	●	○	○	○	○	○
Multi-Modal Access and Parking	Div. 19-4.5.								
Pedestrian Access		●	●	●	○	○	●	○	○
Bicycle Parking		●	●	●	○	○	●	○	○
Transit Access ⁵		●	●	●	○	○	●	○	○
Vehicle Access and Parking	Div. 19-4.6.								
Vehicle Access		●	●	●	○	○	○	○	○
Vehicle Parking		●	●	●	○	●	●	○	○
Parking Design		●	●	●	○	●	●	○	○
Other Vehicle Use Areas		●	●	●	○	●	●	○	○
Garage Design		●	●	●	○	○	○	○	○
Transitions and Screening	Div. 19-4.8.								
Transitions		●	●	●	○	○	●	○	○
Screening		●	●	●	○	○	●	○	○
Fences and Walls	Div. 19-4.9.	●	●	●	○	○	○	○	○
Landscape Standards	Div. 19-4.10.	●	●	●	○	○	○	○	○
Signs	Div. 19-4.11.	●	○	○	●	●	●	○	○
Lighting ⁴	Div. 19-4.12.	●	●	●	●	○	○	○	○
Materials ²	Div. 19-4.13.	●	●	○	●	○	○	○	○

KEY: ● = Standards generally apply ○ = Standards do not apply

Add standards application for transitions when the activity includes additions and site modifications, and Fences and Walls standards for additions, for consistency within the Applicability table in Div. 19-2.1 Applicability table.

Div. 19-4.2. Development Bonus

No changes.

Div. 19-4.3. Blocks and Lots

19-4.3.2. SITE, LOT, AND SUBLOTS

C. Standards

3. Lot

f. ~~Lot~~ In order to provide regular and predictable lot pattern that is consistent with existing residential development, residential lot lines for should be generally perpendicular to a street or curve where they intersect the right-of-way and continue in a relatively straight bearing to a rear or alley property line. Jut outs behind or into other lots should be avoided and do not count in the calculation of minimum lot area. This does not preclude minor adjustments that would have little effect on current or future development.

Div. 19-4.4. Streets

No changes.

Div. 19-4.5. Multi-Modal Access and Parking

C. Standards

1. Required Bicycle Parking

Bicycle parking must be provided in accordance with the following table:

USES	MINIMUM SPACES REQUIRED	
	Short-Term Spaces	Long-Term Spaces
Residential		
Multi-Unit living ⁵	1 / 10 dwelling unit, 2 min	1 / 4 dwelling unit, 2 min
General Group Living ⁵	1 / 6 beds, 2 min	1 / 3 beds, 2 min
Public, Civic, and Institutional		
All uses ⁵	1 / 5,000 SF of gross floor area, 2 min	None
Commercial		
General Lodging ⁵	1 / 5,000 SF of gross floor area, 2 min	1 / 4 guestroom, 2 min None
All other uses ⁵	1 / 5,000 SF of gross floor area, 2 min	None
Industrial		
All uses ⁵	1 / 10,000 SF of gross floor area, 2 min	None

Remove long-term bicycle space requirements from General Lodging use.

Div. 19-4.6. Vehicle Access and Parking

Section 19-4.6.3. Parking Design (GDC pg. 4-48)

C. Standards

2. Spaces and Drive Aisles

- a. Parking spaces and drive aisles must meet the following minimum dimensions:

Standard Space			Compact Space		One-Way Drive		Two-Way Drive	
Angle	Width	Depth	Width	Depth	Drive Aisle	Bay Width	Drive Aisle	Bay Width
0°	22'	8'	18'	8'	12'	20'	24'	40'
<u>30°</u>	<u>9'</u>	<u>17'</u>	<u>8'</u>	<u>17'</u>	<u>12'</u>	<u>46'</u>	--	--
<u>45°</u>	<u>9'</u>	<u>19'</u>	<u>8'</u>	<u>19'</u>	<u>14'</u>	<u>52'</u>	--	--
60°	9'	20'	8'	20'	18'	58'	--	--
90°	9'	18'	8'	18'	--	--	24'	58' <u>60'</u>

Align the parking design table to include the measurements found in the DSM.

Div. 19-4.7. Utilities

No changes.

Div. 19-4.8. Transitions and Screening

No changes.

Div. 19-4.9. Fences and Walls

No changes.

Div. 19-4.10. Landscape Standards

No changes.

Div. 19-4.11. Signs

Section 19-4.11.2. Prohibited Signs (GDC pg. 4-97)

Unless specifically permitted elsewhere in this section, the following signs are prohibited:

F. Roof signs, except those permitted under ***Sec. 4.11.4.Q. 4.11.4.S.*** Alternative Design Signs.

Q. Retaining wall signs, except those permitted under ***Sec. 4.11.4.M.*** Entrance Signs.

~~Q. R.~~ Any permanent or temporary sign not allowed in ***Div. 19-4.11.6.***

Section 19-4.11.4. Permanent and Large Temporary Signs (GDC pg. 4-101)

A. District Permissions

1. The following signs are allowed by district category. Signs in the Downtown Design (-DD) overlay district require a Minor Urban Design Certificate of Appropriateness. Signs in a Preservation (-P) overlay district require a Minor Historic Certificate of Appropriateness, see *Div. 19-6.2.4.*

PERMANENT SIGNS	House-Scale	Neighborhood-Scale	Community-Scale	Mixed Use	Shopfront Mixed Use	Business	Industrial	Special	Definitions and Standards
Building Signs									

<u>Fueling Station Canopy</u>	--	--	▪	▪	▪	▪	▪	▪	<u>Sec. 4.11.4.K.</u>
<u>Automated Teller Machine Canopy</u>	--	--	▪	▪	▪	▪	▪	▪	<u>Sec. 4.11.4.L.</u>
Freestanding Signs									
Entrance	▪	▪	▪	▪	▪	▪	▪	▪	<u>Sec. 4.11.4.K.</u> <u>Sec. 4.11.4.M.</u>
Monument	--	--	▪	▪	▪	▪	▪	▪	<u>Sec. 4.11.4.L.</u> <u>Sec. 4.11.4.N.</u>
Post	--	--	▪	▪	▪	▪	▪	▪	<u>Sec. 4.11.4.M.</u> <u>Sec. 4.11.4.O.</u>
Suspended	--	□	▪	▪	▪	▪	▪	▪	<u>Sec. 4.11.4.N.</u>

									<u>Sec. 4.11.4.P.</u>
--	--	--	--	--	--	--	--	--	----------------------------------

▪ = Sign type allowed

▫ = Sign type allowed for nonresidential uses only

-- = Sign type not allowed

D. Wall Sign

2. GENERAL STANDARDS

~~d. Signs within the RH , RN and RNX districts cannot be illuminated~~

d. Signs within the RH- and RN- districts cannot be illuminated. Signs within RNX- districts mounted on a building elevation facing an RH- and RN- district cannot be illuminated.

3. NUMBER OF SIGNS

Maximum of 1 per lot or 30' of tenant building frontage, whichever is greater. Multiple wall signs on the same tenant building frontage must be spaced at least 30' apart.

H. Painted Wall Sign

3. NUMBER OF SIGNS

Maximum of 1 per lot or 30' of tenant building frontage, whichever is greater. Multiple painted wall signs on the same tenant building frontage must be spaced at least 30' apart.

K. Fueling Station Canopy Sign

(Add fueling station canopy sign illustration)

1. DESCRIPTION

A sign attached to a fueling station canopy with a display surface parallel to the plane of the canopy facade.

2. GENERAL STANDARDS

a. Only a canopy covering one or more fuel pumps may contain a sign.

- b. Not allowed to project above or below the canopy to which the sign is attached.
- c. Must contain dimensional copy that projects at least 0.5 inches through either sandblasting or projecting letters.
- d. Electronic or manual changeable copy is not permitted.

3. QUANTITY

Maximum of 1 per canopy facade.

4. TOTAL SIGN AREA

1 SF per linear foot of gas station canopy frontage.

5. INDIVIDUAL SIGN DIMENSIONS

<u>Area (max)</u>	<u>25 percent of fueling station canopy fascia area (not to exceed 25 SF)</u>
<u>Projection width (max)</u>	<u>1 foot</u>

L. Automated Teller Machine Canopy Sign

(Add ATM canopy sign illustration)

1. DESCRIPTION

A sign attached to the canopy of a freestanding automated teller machine (ATM) with a display surface parallel to the plane of the canopy facade.

2. GENERAL STANDARDS

- a. Only a canopy covering one or more automated teller machines may contain a sign.
- b. Not allowed to project below the canopy to which the sign is attached.
- c. Must contain dimensional copy that projects at least 0.5 inches through either sandblasting or projecting letters.

3. QUANTITY

Maximum of 1 per ATM canopy.

5. INDIVIDUAL SIGN DIMENSIONS

<u>Width (max)</u>	<u>60% of the canopy width</u>
<u>Height (max)</u>	<u>3 feet</u>
<u>Clear height above sidewalk (min)</u>	<u>9 feet</u>
<u>Clear height above parking area or driveway (min)</u>	<u>14 feet</u>

~~K.~~ M. Entrance Sign

~~L.~~ N. Monument Sign

~~M.~~ O. Post Sign

~~N.~~ P. Suspended Sign

~~Θ.~~ Q. Large Temporary Signs

~~P.~~ R. Landmark Signs

~~Q.~~ S. Alternative Design Signs

In Mixed Use (MX-), ~~and~~ Shopfront Mixed Use (MXS-), Industrial Flex (IX), Downtown Design Overlay (-DD) districts and historically designated properties, an alternative signage design that does not readily adhere to the sign types in the Section may be considered by the Administrator. The design must meet the following criteria:

1. The sign must serve to enhance the streetscape or the cultural character of a neighborhood or the community at large. The Administrator will consider any applicable overlay district standards, surrounding design precedents, and applicable master plans as part of the review for Alternative Design Signs and may require modifications of color, font style, sign size, structure, lighting, location, or other content-neutral elements in order to ensure consistency with these precedents.
2. The sign must comply with all provisions of ***Sec. 4.11.1.D.2.***

~~Q.~~ T. Electronic Message Boards and Pre-Menu and Menu Boards

Div. 19-4.12. Lighting

This division is amended by deleting the strikethrough font and inserting the underlined text as follows:

Section 19-4.12.3. STANDARDS (GDC pg. 4-123)

B. Design and Installation

13. All streets, driveways, sidewalks, parking lots, entrances, exits, common areas, and facilities in nonresidential and multifamily buildings must be sufficiently illuminated to promote the security of property and the safety of persons using such facilities. Lighting within any development that unnecessarily illuminates any other development, street, sidewalk, etc., or substantially interferes with the use and enjoyment of such other facility is prohibited. All lighting must comply with the requirements of this section, and the Design and Specifications Manual.

Div. 19-4.13. Materials

No changes.

ART. 19-5. ENVIRONMENTAL PROTECTION

Div. 19-5.1. General

This division is amended by deleting the strikethrough font and inserting the underlined text as follows:

Section 19-5.1.1 SITE DEVELOPMENT AND RELATED INFRASTRUCTURE (GDC pg. 5-3)

B. Illumination

~~All streets, driveways, sidewalks, parking lots, entrances, exits, common areas, and facilities in nonresidential and multifamily buildings must be sufficiently illuminated to promote the security of property and the safety of persons using such facilities. Lighting within any development that unnecessarily illuminates any other development, street, sidewalk, etc., or substantially interferes with the use and enjoyment of such other facility is prohibited. All lighting must comply with the requirements of Div. 19-4.12., and the Design and Specifications Manual.~~

GB. Fire Protection

Div. 19-5.2. Tree Protection

No changes.

Div. 19-5.3. Stormwater Management

No changes.

Div. 19-5.4. Environmental Protection Appendices

No changes.

- ~~i. Appeals considered by either the Historic Review Board or Design Review Board,~~
- ~~ii. Appeals of administrative decisions regarding Minor Subdivisions~~

Div. 19-6.2. Approval Processes

Section 19-6.2.3. Minor Subdivision (GDC pg. 6-22)

E. Appeal of Administrative Decision

Appeals of administrative decisions on Minor Subdivisions may be taken to the Planning Commission and must follow the procedures in **Sec. 6.2.4.** and **Sec. 6.2.19.**

Section 19-6.2.6. Minor Historic Certificate of Appropriateness (GDC pg. 6-31)

D. Appeal of Administrative Decision

Appeals of administrative decisions on Minor Historic Certificates of Appropriateness may be taken to the Historic Review Board and must follow the procedures in **Sec. 6.2.7.** and **Sec. 6.2.19.**

Section 19-6.2.8. Minor Urban Design Certificate of Appropriateness (GDC pg. 6-37)

D. Appeal of Administrative Decision

Appeals of administrative decisions on Minor Urban Design Certificates of Appropriateness may be taken to the Design Review Board and must follow the procedures in **Sec. 6.2.9.** and **Sec. 6.2.19.**

Section 19-6.2.10. Minor Site Plan (GDC pg. 6-42)

D. Appeal of Administrative Decision

Appeals of administrative decisions on Minor Site Plans may be taken to the Board of Zoning Appeals and must follow the procedures in ~~**Sec. 6.2.15.**~~ **Sec. 6.2.19.**

Section 19-6.2.11. Major Site Plan (GDC pg. 6-43)

D. Appeal of Administrative Decision

Appeals of administrative decisions on Major Site Plans may be taken to the Board of Zoning Appeals and must follow the procedures in ~~Sec. 6.2.15.~~ Sec. 6.2.19.

Section 19-6.2.12. Sign Permit (GDC pg. 6-45)

D. Appeal of Administrative Decision

Appeals of administrative decisions on Sign Permits may be taken to the Board of Zoning Appeals and must follow the procedures in ~~Sec. 6.2.15.~~ Sec. 6.2.19.

Section 19-6.2.13. Temporary Use Permit (GDC pg. 6-46)

D. Appeal of Administrative Decision

Appeals of administrative decisions on Temporary Use Permits may be taken to the Board of Zoning Appeals and must follow the procedures in ~~Sec. 6.2.15.~~ Sec. 6.2.19.

Section 19-6.2.14. Administrative Relief (GDC pg. 6-47)

E. Appeal of Administrative Decision

Appeals of administrative decisions may be taken to the Board of Zoning Appeals and must follow the procedures in ~~Sec. 6.2.15.~~ Sec. 6.2.19.

Section 19-6.2.17. Historically Significant Structures (GDC pg. 6-54)

B. Demolition of Historically Significant Structures

4. Appeal of Administrative Decision

Appeals of administrative decisions on demolition permits for historically significant structures may be taken to the Historic Review Board and must follow the procedures in Sec. 6.2.7. and Sec. 6.2.19.

Section 19-6.2.18. Conditional Use Permit (GDC pg. 6-58)

E. Appeal of Administrative Decision

Appeals of administrative decisions on Conditional Use Permits are taken to the Board of Zoning Appeals and must follow the procedures in ~~Sec. 6.2.15.~~ Sec. 6.2.19.

Section 19-6.2.18. Conditional Use Permit (GDC pg. 6-58)

C. Review and Action Process

1. Staff Technical Advisory Team Action

- a. When applicable, the Staff Technical Advisory Team will consider the application, the relevant supporting materials, applicant testimony, and make a report with findings and recommendations to the Administrator.

E. Appeal of Administrative Decision

Appeals of administrative decisions on Conditional Use Permits are taken to the Board of Zoning Appeals and must follow the procedures in ~~Sec. 6.2.15.~~ Sec. 6.2.19.

Section 19-6.2.19. Appeals of Administrative Decision

Section 19-6.2.19. APPEALS OF ADMINISTRATIVE DECISION

A. Appeals to the Design Review Board

Add Appeal of Administrative Decision (Design Review Board) flow chart image

1. Applicability

Appeals of decisions or interpretations of the Administrator regarding the *Downtown Design Guidelines* and minor urban design certificates of appropriateness.

2. Application Requirements

a. Application Initiation

An application for Appeal of Administration Decision may be initiated by any person aggrieved or affected by a decision or interpretation of the Administrator. The appeal of such decision or interpretation will be made to the Design Review Board. A written notice of appeal must be submitted to the Administrator within 30 calendar days of the date of the written decision or interpretation, except appeals involving enforcement action which must be submitted in accordance with *Sec. 6.4.2.G.*

b. Application Submittal

To apply for an Appeal of Administrative Decision, a complete application form and review fees must be filed with the Planning and Development Department. The written notice of appeal shall specify the grounds for the appeal, a statement of the improper decision or interpretation, the date of that decision or interpretation, and all supporting materials related to the decision.

3. Review and Action Process

a. Administrative Action

i. The Administrator will review the application and will provide a staff report to the Design Review Board in advance of the public hearing. Prior to the preparation of the staff report, City staff may make recommendations to the Administrator to include in the staff report.

ii. Notice of the public hearing must be given in accordance with ***Sec. 6.1.1.*** and ***Sec. 6.2.1.***, however when an administrative interpretation or decision is not related to an action on a specific property, then mailed public notice may be limited to the appellant.

iii. The Design Review Board may hear the appeal at the first meeting that allows sufficient time to prepare the record and meet required notice provisions of this section.

b. Design Review Board Action

i. The Design Review Board will conduct a public hearing on the application. At the public hearing, the Design Review Board will consider the application, the relevant support materials, the staff report, and the evidence presented at the public hearing.

ii. After the close of the public hearing, the Design Review Board will affirm or reverse, in whole or part, or may modify, the order, requirement, decision or determination appealed from.

4. Appeal of Board Decision

A person having a substantial interest affected by a decision of the Design Review Board may appeal from the decision of the Board to the Circuit Court of the County by filing with the Clerk of the Court a petition setting forth plainly, fully, and distinctly why the decision is contrary to law. This notice of appeal may be accompanied by a request for pre-litigation mediation in accordance with S.C. Code 1976, § 6-29-900. The appeal shall be filed within 30 days after the affected party receives actual notice of the Board's decision.

B. Appeals to the Historic Review Board

Add Appeal of Administrative Decision (Historic Review Board) flow chart image

1. Applicability

Appeals of decisions or interpretations of the Administrator regarding the ***Preservation Overlay District Design Guidelines*** and minor historic certificates of appropriateness.

2. Application Requirements

a. Application Initiation

An application for Appeal of Administration Decision may be initiated by any person aggrieved or affected by a decision or interpretation of the Administrator. The appeal of such decision or interpretation will be made to the Historic Review Board. A written notice of appeal must be submitted to the Administrator within 30 calendar days of the date of the written decision or interpretation, except appeals involving enforcement action which must be submitted in accordance with ***Sec. 6.4.2.G.***

b. Application Submittal

To apply for an Appeal of Administrative Decision, a complete application form, required plans, and review fees must be filed with the Planning and Development Department. The written notice of appeal shall specify the grounds for the appeal, a statement of the improper decision or interpretation, the date of that decision or interpretation, and all supporting materials related to the decision.

3. Review and Action Process

a. Administrative Action

i. The Administrator will review the application and will provide a staff report to the Historic Review Board in advance of the public hearing. Prior to the preparation of the staff report, City staff may make recommendations to the Administrator to include in the staff report.

ii. Notice of the public hearing must be given in accordance with ***Sec. 6.1.1.*** and ***Sec. 6.2.1.,*** however when an administrative interpretation or decision is not related to an action on a specific property, then mailed public notice may be limited to the appellant.

iii. The Historic Review Board may hear the appeal at the first meeting that allows sufficient time to prepare the record and meet required notice provisions of this section.

b. Historic Review Board Action

- i. The Historic Review Board will conduct a public hearing on the application. At the public hearing, the Historic Review Board will consider the application, the relevant support materials, the staff report, and the evidence presented at the public hearing.
- ii. After the close of the public hearing, the Historic Review Board will affirm or reverse, in whole or part, or may modify, the order, requirement, decision or determination appealed from.

4. Appeal of Board Decision

A person having a substantial interest affected by a decision of the Historic Review Board may appeal from the decision of the Board to the Circuit Court of the County by filing with the Clerk of the Court a petition setting forth plainly, fully, and distinctly why the decision is contrary to law. This notice of appeal may be accompanied by a request for pre-litigation mediation in accordance with S.C. Code 1976, § 6-29-900. The appeal shall be filed within 30 days after the affected party receives actual notice of the Board's decision.

C. Appeals to the Board of Zoning Appeals

Add Appeal of Administrative Decision (Board of Zoning Appeals) flow chart image

1. Applicability

Appeals of decisions or interpretations of the Administrator regarding all sections of this Code, except those matters under the purview of the Design Review Board, Historic Review, or Planning Commission, are considered by the Board of Zoning Appeals.

2. Application Requirements

a. Application Initiation

An application for Appeal of Administration Decision may be initiated by any person aggrieved or affected by a decision or interpretation of the Administrator. The appeal of such decision or interpretation will be made to the Board of Zoning Appeals. A written notice of appeal must be submitted to the Administrator within 30 calendar days of the date of the written decision or interpretation, except appeals involving enforcement action which must be submitted in accordance with **Sec. 6.4.2.G.**

b. Application Submittal

To apply for an Appeal of Administrative Decision, a complete application form and review fees must be filed with the Planning and Development Department. The written notice of appeal shall specify the grounds for the appeal, a statement of the improper decision or

interpretation, the date of that decision or interpretation, and all supporting materials related to the decision.

3. Review and Action Process

a. Administrative Action

i. The Administrator will review the application and will provide a staff report to the Board of Zoning Appeals in advance of the public hearing.

ii. Notice of the public hearing must be given in accordance with ***Sec. 6.1.1.*** and ***Sec. 6.2.1.***, however when an administrative interpretation or decision is not related to an action on a specific property, then mailed public notice may be limited to the appellant.

iii. The Board of Zoning Appeals may hear the appeal at the first meeting that allows sufficient time to prepare the record and meet required notice provisions of this section.

b. Board of Zoning Appeals Action

i. The Board of Zoning Appeals will conduct a public hearing on the application. At the public hearing, the Board of Zoning Appeals will consider the application, the relevant support materials, the staff report, and the evidence presented at the public hearing.

ii. After the close of the public hearing, the Board of Zoning Appeals will affirm or reverse, in whole or part, or may modify, the order, requirement, decision or determination appealed from.

4. Appeal of Board Decision

A person having a substantial interest affected by a decision of the Board of Zoning Appeals may appeal from the decision of the Board to the Circuit Court of the County by filing with the Clerk of the Court a petition setting forth plainly, fully, and distinctly why the decision is contrary to law. This notice of appeal may be accompanied by a request for pre-litigation mediation in accordance with S.C. Code 1976, § 6-29-825. The appeal shall be filed within 30 days after the written decision of the Board is mailed.

D. Appeals to the Planning Commission

Add Appeal of Administrative Decision (Planning Commission) flow chart image

1. Applicability

Appeals of decisions or interpretations of the Administrator regarding the *Engineering Design and Specifications Manual*, minor subdivisions, and the provisions of *Div. 19-5.3*, are considered by the Planning Commission.

2. Application Requirements

a. Application Initiation

An application for Appeal of Administration Decision may be initiated by any person aggrieved or affected by a decision or interpretation of the Administrator. The appeal of such decision or interpretation will be made to the Planning Commission. A written notice of appeal must be submitted to the Administrator within 30 calendar days of the date of the written decision or interpretation, except appeals involving enforcement action which must be submitted in accordance with *Sec. 6.4.2.G*.

b. Application Submittal

To apply for an Appeal of Administrative Decision, a complete application form and review fees must be filed with the Planning and Development Department. The written notice of appeal shall specify the grounds for the appeal, a statement of the improper decision or interpretation, the date of that decision or interpretation, and all supporting materials related to the decision.

3. Review and Action Process

a. Administrative Action

i. The Administrator will review the application and will provide a staff report to the Planning Commission in advance of the public hearing. Prior to the preparation of the staff report, City staff may make recommendations to the Administrator to include in the staff report.

ii. Notice of the public hearing must be given in accordance with *Sec. 6.1.1* and *Sec. 6.2.1*.

iii. The Planning Commission may hear the appeal at the first meeting that allows sufficient time to prepare the record and meet required notice provisions of this section.

b. Planning Commission Action

i. The Planning Commission will conduct a public hearing on the application. At the public hearing, the Planning Commission will consider the application, the relevant support materials, the staff report, and the evidence presented at the public hearing.

ii. After the close of the public hearing, the Planning Commission will affirm or reverse, in whole or part, or may modify, the order, requirement, decision or determination appealed from.

4. Appeal of Commission Decision

A person having a substantial interest affected by a decision of the Planning Commission may appeal from the decision of the Commission to the Circuit Court of the County by filing with the Clerk of the Court a petition setting forth plainly, fully, and distinctly why the decision is contrary to law. This notice of appeal may be accompanied by a request for pre-litigation mediation in accordance with S.C. Code 1976, § 6-29-1150. The appeal shall be filed within 30 days after the affected party receives actual notice of the Commission's decision.

Div. 19-6.3. Nonconformities

No changes.

Div. 19-6.4. Enforcement

No changes.

ART. 19-7. DEFINITIONS

Div. 19-7.1. General

No changes.

Div. 19-7.2. Defined Terms

Pennant. Any lightweight plastic, fabric, or other material, whether or not containing copy, suspended from a rope, wire or string usually in a series and designed to move in the wind. ~~Strings of lights shall be considered a pennant.~~

Sign (Building), Cabinet. A fabricated sign box that is more than 3 inches in depth which may contain a light source and has a removable plastic or aluminum face over a frame, with letters or graphics installed on the exterior of a building. Cloud signs are considered a cabinet or box sign cut out in a different shape than the typical square or rectangular design.

Sign (Freestanding), Cabinet. A fabricated sign box which generally contains a light source and has a removable plastic or aluminum face over a frame, with letters or graphics installed on a freestanding base. Cloud signs are considered a cabinet or box sign cut out in a different shape than the typical square or rectangular design.

Sign, Pan. A sign installed on the exterior of a building that is fabricated using flat aluminum or a similar metal where the edges are bent inward 90 degrees to form a pan that is no more than 3 inches in depth. Pan signs feature concealed fasteners, dimensional copy, and may contain a light source. Pan signs are regulated as wall signs.

Sign, Roof. A sign that is erected, constructed or maintained above the roof of any building. Excludes signs mounted on mansard roofs.

Sign, Vehicle. A permanent or temporary sign affixed to, painted on, or placed in or upon any parked vehicle, parked trailer or other parked device capable of being towed, which is displayed in public view under such circumstances as to location on the premises, time of day, duration, availability of other parking spaces on the premises, and the proximity of the vehicle to the area of the premises where it is loaded, unloaded or otherwise carries out its principal function, which circumstances indicate that the primary purpose of said display is to attract the attention of the

public rather than to serve the business of the owner thereof in the manner which is customary for said vehicle.

Revising definitions of signage to remove any inconsistencies.

FORMATTING & MISCELLANEOUS CHANGES

Cover Page

The cover page (GDC pg. i) is amended by deleting “Amended following 30-month Code Review on August 25, 2025” and replacing it with adoption date of this text amendment by City Council.

Additionally, the image on the cover page is updated to reflect the current city limits boundary.

Formatting

The adoption of this amendment includes incidental formatting and layout changes necessary to incorporate the approved changes into the code document.

Page Numbers

The adoption of this amendment authorizes updates to the document page numbers and Table of Contents that may be necessary to incorporate the approved changes into the code document.

Document Date

The date in the footer section on each page is updated by replacing “April 13, 2025” with the adoption date of this text amendment by City Council.



CITY OF GREENVILLE, SC
PLANNING COMMISSION
STAFF REPORT

September 3, 2026

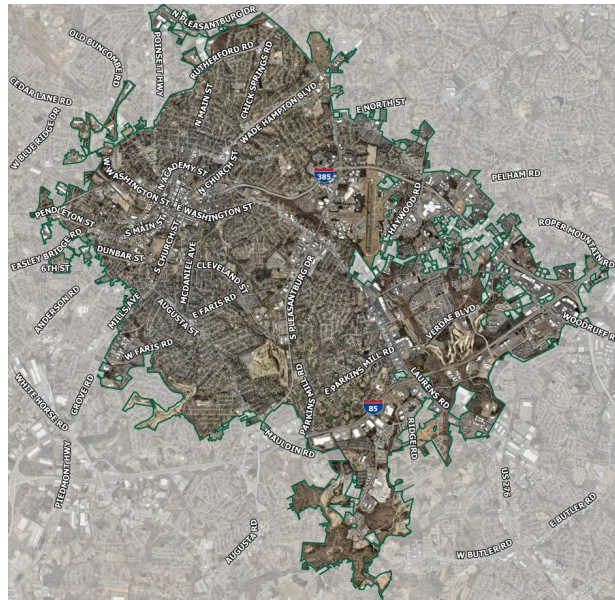
PUBLIC HEARING REQUIRED

Project Summary: Update to the Engineering Design and Specifications Manual

Project Number: Z-15-2026

[Location map of the City]

LOCATION MAP



OVERVIEW:

The Engineering Design & Specifications Manual (DSM) establishes minimum standards and provides guidance for the design and construction of land development projects and utility installations within the City of Greenville. The manual assists developers, engineers, surveyors, contractors, inspectors and property owners in the best practical design for site development and redevelopment activities.

One major focus of the DSM is improvements within the public right of way and construction of public infrastructure. The proposed update includes commercial driveway construction details.

Z-13-2026

PROPOSED UPDATE:

COMMERCIAL DRIVEWAY DETAIL:

Modifying the existing Detail 13:00 for COMMERCIAL DRIVEWAY CURB LAWN LESS THAN 7'-4" to continue the 5-foot wide sidewalk through the apron. Previous details showed the sidewalk width reducing to 4-feet wide through the apron. In practice, the 5-foot wide sidewalk has been implemented and is the preferred application as to not narrow sidewalks through the apron section.

See attached proposed Detail 13:00 revision below.

NOTE

1. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION BUREAU AT LEAST 24 HOURS PRIOR TO PLACING CONCRETE. THE CITY WILL INSPECT SUBGRADE, FORMS, GRADE AND ALIGNMENT.

2. DRIVEWAYS TO BE CONSTRUCTED WHERE APPROVED BY THE CITY ENGINEER.

3. DRIVEWAY WIDTH (W) SHALL BE:
ONE WAY DRIVE: 12' TO 16'
TWO WAY DRIVE: 20' TO 40'

4. DRIVEWAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SECTION 720.4 OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION. DRIVE SURFACE SHALL RECEIVE A MEDIUM BROOM FINISH.

5. DRIVEWAY TO HAVE SCORING LINES (CONTRACTION JOINTS) AND $\frac{1}{2}$ " EXPANSION JOINTS WHERE SHOWN.

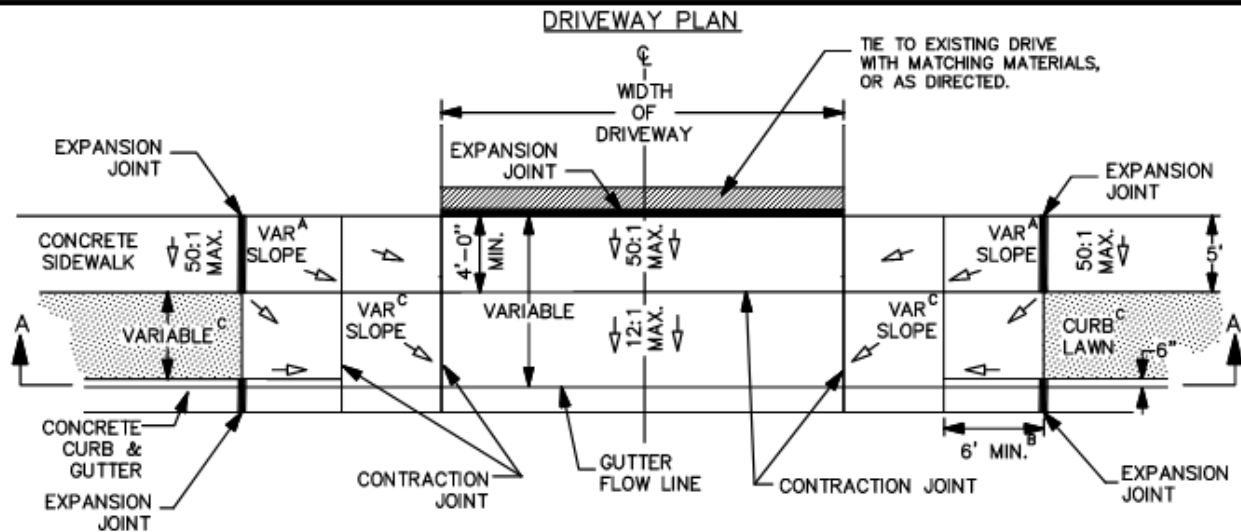
6. WHERE THE WIDTH OF A DRIVEWAY IS 15' OR GREATER, A CONTRACTION JOINT SHALL BE PLACED IN THE CENTER OF THE DRIVE. IF THE WIDTH EXCEEDS 30 FEET, TWO (2) UNIFORMLY SPACED JOINTS SHALL BE USED.

7. EXPANSION JOINTS SHALL MEET SCDOT SPECIFICATION SECTION 702.2.2.1. TRANSVERSE AND LONGITUDINAL CONTRACTION JOINTS SHALL BE A DEPTH OF 1" AND NOT LESS THAN $\frac{1}{4}$ " OR MORE THAN $\frac{1}{2}$ " IN WIDTH. THE CORNERS OF THE SCORING LINES SHALL HAVE A $\frac{1}{2}$ INCH MINIMUM RADIUS.

8. WHERE ANY PORTION OF THE ADJACENT ROADWAY MUST BE RECONSTRUCTED, ROADWAY SURFACE SHALL BE SAWCUT STRAIGHT AND SMOOTH TO A DEPTH OF NO LESS THAN 2". THE ENTIRE SECTION SHALL BE REMOVED AND PATCHED AS DIRECTED BY THE CITY ENGINEER. IF THE REMOVED SECTION IS LESS THAN 12" IN WIDTH, CONCRETE SHALL BE USED AS A BASE COURSE AND THEN CAPPED WITH A 2" ASPHALT OVERLAY.

9. SIDEWALK AND CURB REPLACEMENT PER CITY OF GREENVILLE DETAILS.

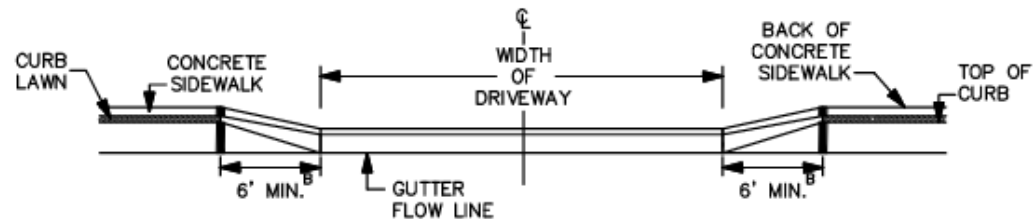
10. GUTTER LINE TYPICALLY INSTALLED WITH SMOOTH TRANSITION AS SHOWN. INSTALLATION OF A NUISANCE TROUGH, PER STANDARD DETAIL, MAY BE REQUIRED AT THE DIRECTION OF THE CITY ENGINEER.

**FOOTNOTES:**

A. SIDEWALKS ARE TO BE CONSTRUCTED ON A 50:1 MAX. CROSS SLOPE. THE SIDE SLOPES OF THE RAMP ARE NOT TO EXCEED 12:1 AT ANY LOCATION WHERE PEDESTRIAN TRAFFIC CROSSES THE RAMP.

B. 6' MINIMUM LENGTH ONLY APPLIES IF THE CURB LINE IS ON A 0% GRADE. LENGTH OF TAPER WILL VARY BY THE SLOPE OF THE ROADWAY. MAXIMUM SLOPE OF CURB TAPER SHALL BE 12:1.

C. THE FLARED SLOPE IN THE SIDEWALK ON EITHER SIDE OF THE DRIVEWAY MAY REQUIRE MODIFICATION DUE TO ELEVATION DIFFERENCES BETWEEN THE CURB AND THE SIDEWALK. MAXIMUM SLOPE SHALL BE 12:1.

SECTION A-A

city of
greenville

ENGINEERING DIVISION

COMMERCIAL DRIVEWAY CURB LAWN LESS THAN 7'-4"

DATE APPROVED: JUL. 2026

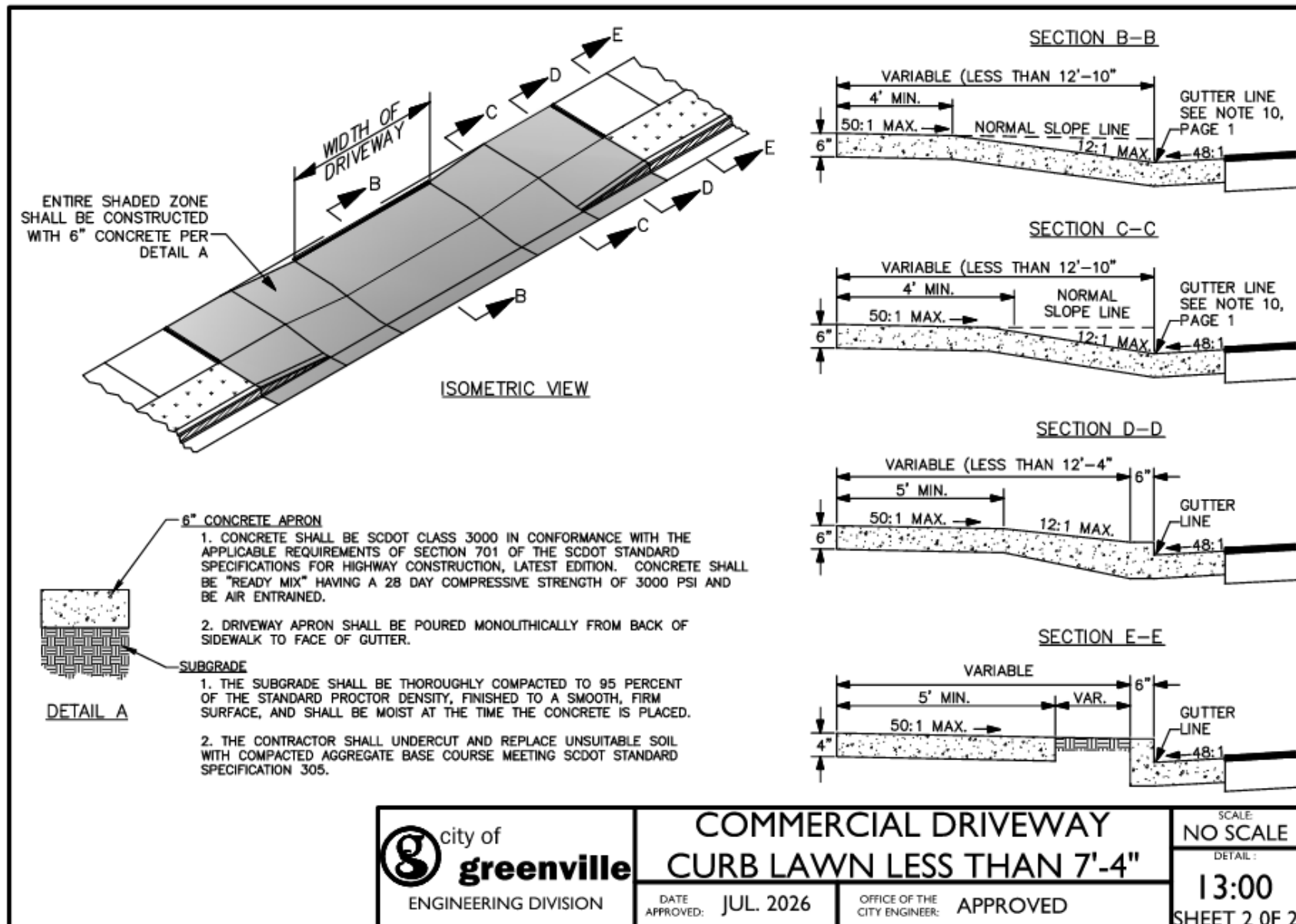
OFFICE OF THE CITY ENGINEER: APPROVED

SCALE
NO SCALE

DETAIL:

13:00

SHEET 1 OF 2



THIS DOCUMENT AND ANY ILLUSTRATIONS HEREON ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN THE CITY OF GREENVILLE, SC. DEVIATION FROM, OR MODIFICATION OF, THIS DOCUMENT REQUIRES APPROVAL OF THE CITY OF GREENVILLE. THE CITY OF GREENVILLE SHALL NOT BE HELD LIABLE FOR DAMAGES AS A RESULT OF MISUSE OR CHANGES TO THIS DOCUMENT. THE APPROVAL SIGNATURE AND LOGO SHALL BE REMOVED IF ANY PORTION OF THIS DOCUMENT IS MODIFIED.

Z-13-2026

STAFF RECOMMENDATION:

Approve the update to the Detail 13:00 COMMERCIAL DRIVEWAY CURB LAWN LESS THAN 7'-4.



PUBLIC HEARING REQUIRED

PROJECT SUMMARY

Project Number:	Z-16-2026
Property Location:	Various, see Exhibit A
Tax Map Number(s):	Various, see Exhibit A
Property Area:	38.91 acres
Request:	Rezone from various districts to PK
Recommendation:	Approval

PROJECT OVERVIEW:

The City's new Official Zoning Map went into effect on July 15, 2023. As a condition of approval, the City committed to review the zoning map at the six-month period, 12-month period, and every 12 months thereafter. The purpose of this ongoing review is to address issues or concerns identified following the adoption of the new zoning map. This particular application includes 19 sites and a total of 26 parcels around the City. The purpose of this request is to rezone of subject parcels to the PK, Park District.

The PK District will help preserve these sites as parks and open space in perpetuity. Thus, the proposed rezone is in line with the GVL2040 Comprehensive Plan's goal to preserve up to 35% of the remaining undeveloped land within the City.

LAND USE Review:

The following examples illustrate the types of properties that are proposed to be rezoned to PK. The , existing zoning is presented along with an explanation of why the PK District is appropriate.

Z-16-2026: Open Space Rezone

[Map of properties on Chick Springs Road with stormwater features layer]

Chick Springs Road



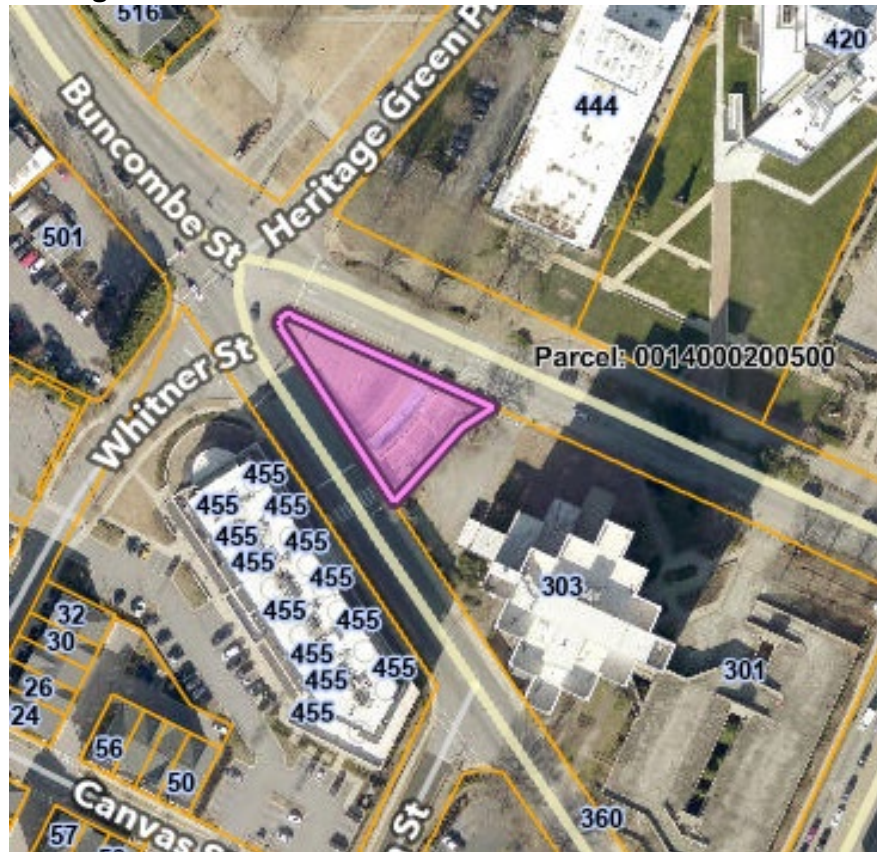
TMS#s 0189010100901, 0186000103900:

Size: 0.82 acre

The current zoning for this site is RN-B and RH-C. These two parcels were purchased for stormwater control on Richland Creek and are owned by the City of Greenville. The parcels are functionally unbuildable and their highest and best use is to remain as open space.

Z-16-2026: Open Space Rezone

[Map of properties on College Street and Buncombe Street]
College Street and Buncombe Street Downtown Water Fountain



TMS# 0014000200500:

Size: 0.27 acre

The current zoning for this site is the MX-D, Mixed Use Downtown District. The parcel is home to a water fountain that welcomes both drivers into Downtown Greenville and those walking to events at Heritage Green. The property is owned by the City of Greenville and is recommended to remain as parks and open space.

Z-16-2026: Open Space Rezone

[Map of properties on Old Augusta Road, Prosperity Avenue, and Potomac Avenue]

Old Augusta Road, Prosperity Avenue, and Potomac Avenue's Pleasant Valley welcome sign



TMS# 0222030201300:

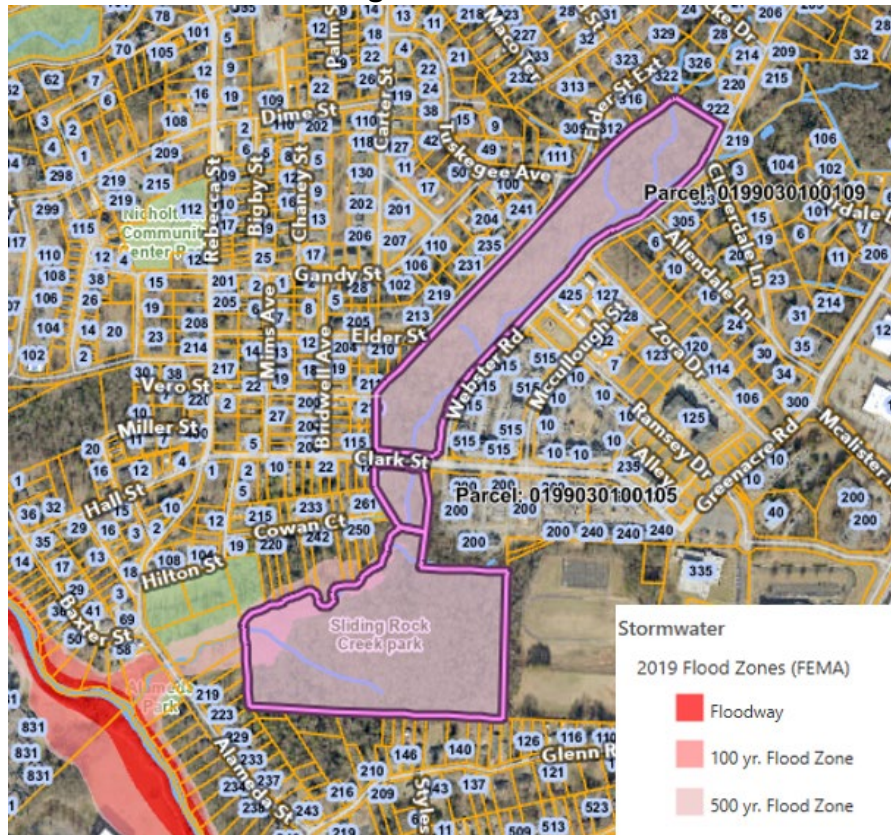
Size: 0.17 acre

The current zoning for this site is the RH-C, House C District. The parcel is home to the Pleasant Valley Neighborhood's welcome sign. The property is owned and maintained by the City of Greenville. Currently, the Pleasant Valley neighborhood does not have any PK-zoned property. Staff proposes this property be preserved as parks and open space.

Z-16-2026: Open Space Rezone

[Map of Sliding Rock Creek Park properties]

Sliding Rock Creek Park



TMS#s 0199030100105 and 0199030100109:

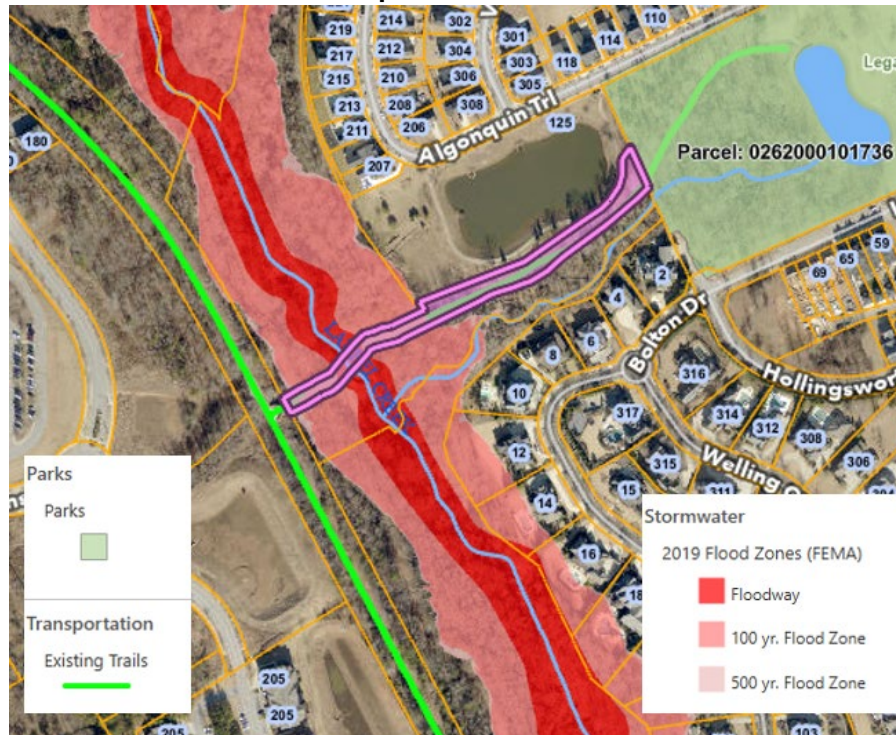
Size: 29.99 acres

The current zoning for this site is PD, Planned Development District. The parcel is home to Sliding Rock Creek Park and is owned by the City of Greenville. The PD is a part of the Heritage Planned Development, which includes affordable housing on the site of the former Jesse Jackson Townhomes. The site includes biking trails and is known for its lush tree canopy and steep grades. Staff finds the highest and best use of the property is to remain as parks and open space in perpetuity.

Z-16-2026: Open Space Rezone

[Map of the Verdae Swamp Rabbit Trail Connection property]

Verdae Swamp Rabbit Trail Connection



TMS# 0262000101736:

Size: 1.14 acres

The current zoning for this site is RH-C, House C District. The parcel contains the Swamp Rabbit Trail connection between the Orange Line and Legacy Park in Verdae. The parcel was recently donated to the City following construction of the trail. Many sections of the Swamp Rabbit Trail are likewise zoned as PK. A large portion of the parcel is within the Laurel Creek floodway and floodplain. The highest and best use for the property is to be retained as parks and open space.

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 GVL2040 Comprehensive Plan calls for up to 35% of undeveloped land in the City to be preserved as open space. The proposed rezoning helps to achieve this goal.	
(b) Consistent with Applicable Plans and Studies	YES
Comments: Many of the parcels proposed for rezoning are recognized as either parks and/or open space within their respective neighborhood and master plans. The Parks and Recreation Master Plan, which is currently being drafted, also identifies several of these parcels as neighborhood parks or open space.	

Z-16-2026: Open Space Rezone

(c) Compatible with Surrounding Uses	YES
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Comments: The PK District ensures access to parks and open space throughout the community. Parks, open space, and natural areas complement surrounding development and provide many environmental and health benefits for the community.

(d) Provide logical and orderly Development Pattern.	YES
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Comments: The PK District, by its very nature, provides a logical and orderly development pattern to ensure City residents and visitors have safe and bountiful areas for recreational purposes, improve air and water quality, provide a connection to nature, and provide habitat for native species.

STAFF RECOMMENDATION:

Approve the rezones to the PK, Park District, as shown in Exhibit A

Staff Comments

Z-16-2026: Open Space Rezone

EXHIBIT A

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	Unzone d	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	3	Preserve as Open Space
		0191000503500			0.27		
		0191000503400			0.32		
City of Greenville	Clark Street	0199030100105	PD	PK	16.04	3	Preserve as a Park
		0199030100109			13.95		

Z-16-2026: Open Space Rezone

TINDAL PARK HOA INC	McKay Street	009300130 1800	RH-D	PK	0.11	4	Preserve as Open Space
City of Greenville	Legacy Park Rd	026200010 1736	RH-C	PK	1.14	4	Preserve as a Park
City of Greenville	Scarlett Street	026600012 6200	RH-C	PK	0.28	4	Preserve as a Park
		026600012 6300			0.49		
		026700010 4400			0.42		
City of Greenville	McDaniel Ave and Ridgeland Dr	006703030 1100	RH-B	PK	0.79	4	Preserve as a Park
				Total	38.91		



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.

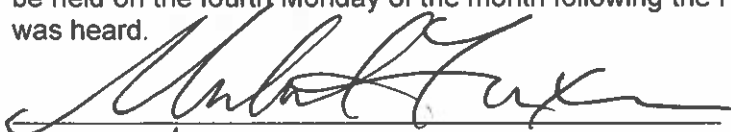
5. **Public Notice Requirements.** Zoning Map Amendment applications require a planning commission public hearing. The applicant is responsible for sign posting the subject property and for mailing the Public Hearing notices to property owners and resident addresses at least 15 days (but no more than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

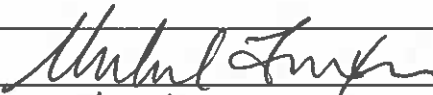

7/29/26

*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	7/29/20
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.

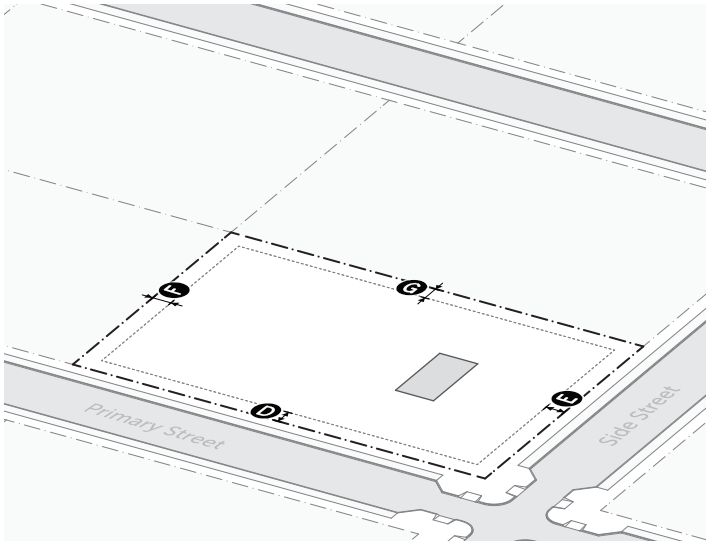
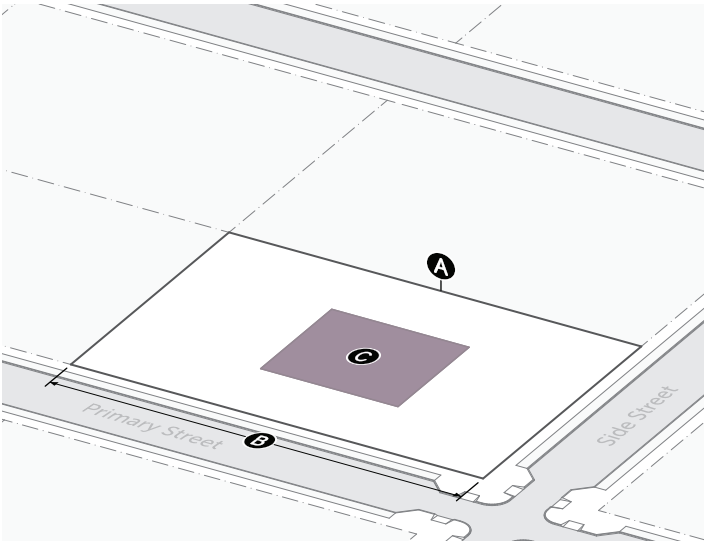
4. Explain how the proposed zoning map amendment promotes a logical and orderly development pattern.

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		
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		0191000503500			0.27	3	Preserve as Open Space
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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		

19-2.9.4. PK PARK

A. SITE



1. LOT SIZE	Sec. 2.11.2.
A Area (min)	2,000 SF
B Width (min)	20'
2. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	15%
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)	10'
G Rear lot line (min)	10'
Alley lot line (min)	5'

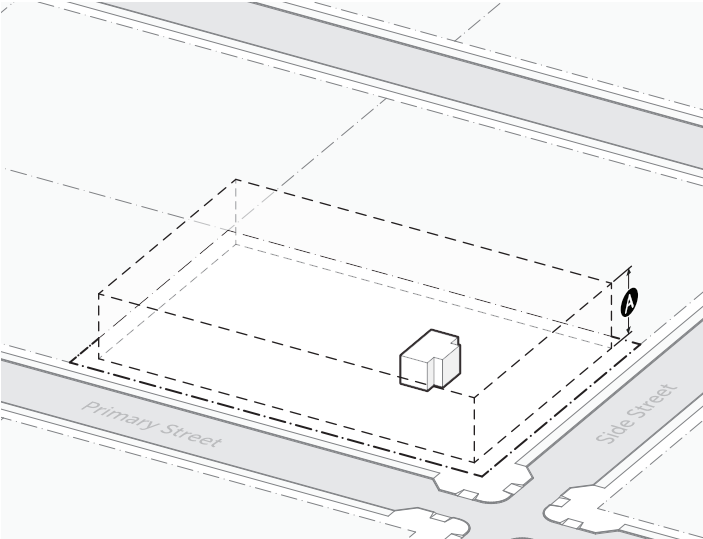
4. TRANSITIONS ²	Sec. 2.11.6.
Transition type	--

5. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	10'
Side street (min)	10'

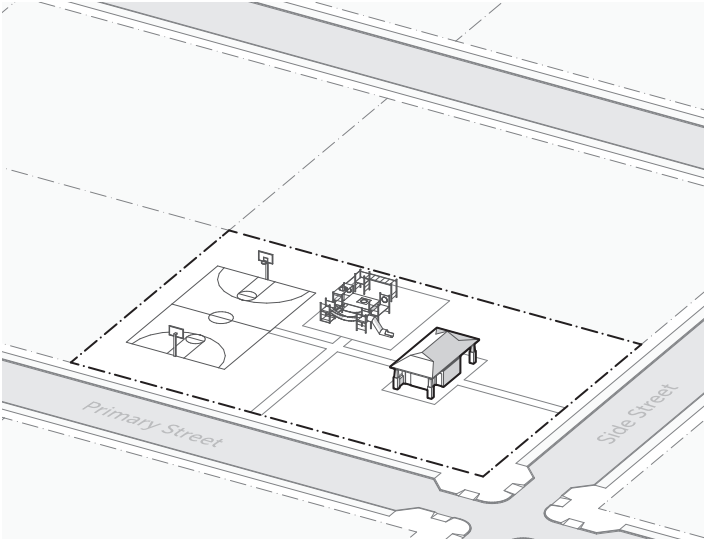
6. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type D 8'
Side street yard height (max)	Type D 8'
Side/rear yard height (max)	Type F 8'



B. BUILDING



1. HEIGHT	Sec. 2.11.10.
A Overall height (max)	35'
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.	
Ground story (min)	None	None
Upper story (min)	None	None
Blank wall width (max)	None	None
5. ENTRY FEATURE ⁴	Sec. 2.11.14.	
Street-facing entry spacing (avg)	None	None
Entry feature	No	No



CITY OF GREENVILLE, SC
PLANNING COMMISSION
STAFF REPORT

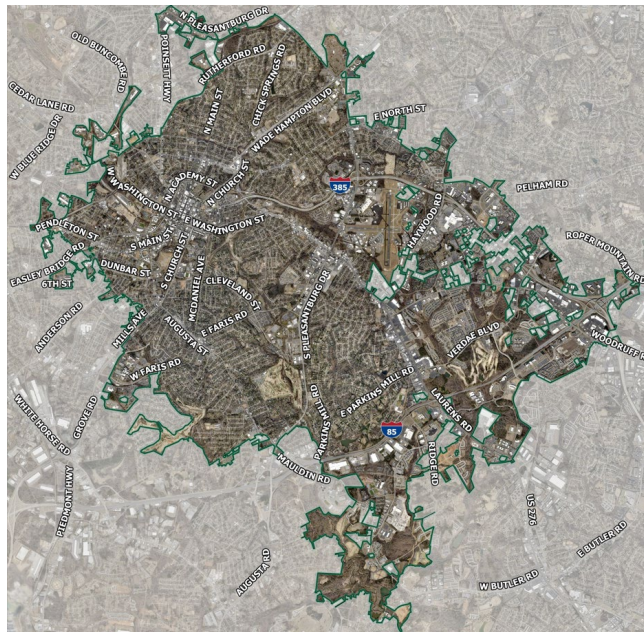
September 3, 2026

PUBLIC HEARING REQUIRED

Docket Number: V-26-709
Applicant(s): City of Greenville, Calin Owens
Property Owner(s): The Salvation Army, Naturaland Trust, KVP Westfield LLC
Property Location: Swamp Rabbit Trail, Hudson St to River St
Tax Map Number(s): 0056000300100, 0071000100100, 0071000100101, 0058000200200
Property Area: 17.53 acres
Request: Stormwater Management Variance
Recommendation: Recommend Approval to City Council with Comments

[Location map of the City]

LOCATION MAP



Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 2-372 Function, Powers, and Duties of the Planning Commission

Sec. 19-5.3.7 A.2.f Special Management Areas - Regulatory Floodplains and Regulatory Floodways

Sec. 19-6.1.3 Planning Commission

Project Overview:

The applicant seeks a variance to waive the compensatory storage requirement of Section 19-5.3.7.A.2.f for the Swamp Rabbit Trail Rehabilitation Phase 1 project.

The project consists of widening portions of the existing Swamp Rabbit Trail between Hudson Street and River Street by approximately 4' opposite the Reedy River to improve safety and accommodate pedestrian and bicycle use. The improvements follow the existing trail alignment within the Reedy River corridor and include work within mapped regulatory floodplain and floodway areas.

The City of Greenville maintains compensatory storage requirements for development within regulatory floodplain and floodway areas to limit increases in flood risk associated with displaced flood storage.

Section 19-5.3.7.A.2.f requires hydraulically equivalent compensatory storage at a ratio of 1.5 to 1 for regulatory floodplain storage lost or displaced by fill or structures.

The applicant requests that the compensatory storage requirement be waived for this project because constructing compensatory storage within the existing trail corridor would require additional grading that could disturb streambanks, mature trees, and adjacent private properties.

Portions of the existing trail traverse privately owned property, and no documented right-of-way or permanent trail easements associated with the original trail construction have been identified. The City intends to obtain easements limited to those needed for trail construction and future maintenance rather than acquire additional property interests for compensatory storage improvements.

The application includes detailed hydraulic modeling and a No-Impact Certification demonstrating a No-Rise Condition performed by Kimley-Horn & Associates, Inc. The submitted analysis indicates that the trail improvements will not increase flood elevations or adversely affect flood conditions. The majority of fill in the floodplain occurs in what is called an "ineffective flow zone." Ineffective flow zones are typically areas that do not have a velocity, but a ponding effect.

Requiring compensatory storage could extend project impacts beyond the trail improvements and easements needed for construction and future maintenance. Based on the submitted No-Rise analysis, Engineering staff do not believe that additional impacts to streambanks, vegetation, or private property are warranted to provide compensatory storage for this project.

Procedural Requirements:

Pre-Application and Development Meetings

The City and the applicant coordinated regarding the proposed trail improvements, hydraulic analysis, floodplain requirements, and the requested stormwater variance. Discussions included preparation of engineering documentation demonstrating that the proposed project would not increase flood elevations.

Planning Commission and City Council

For the regulatory floodplains and regulatory floodways provisions, City Council, following a public hearing and recommendation by Planning Commission, and subject to the process and standards that follow, may grant variances to the provisions of the Stormwater Management Ordinance. Following Planning Commission's recommendation, the variance requires two readings of an Ordinance by City Council.

Applicant Request:

The applicant seeks a variance from Section 19-5.3.7.A.2.f to waive the compensatory storage requirement for fill associated with widening the existing Swamp Rabbit Trail. The current trail alignment is located within the regulatory floodplain and floodway and crosses privately owned property where no documented right-of-way or permanent trail easements associated with the original construction have been identified. The City intends to obtain only those easements necessary for trail construction and future maintenance. Providing compensatory storage would require additional grading that could expand impacts to streambanks, vegetation, and private properties. The applicant submitted detailed hydraulic modeling and a No-Impact Certification demonstrating a No-Rise Condition for the proposed project. Specifically, the ordinance says:

Compensatory storage is required for all storage lost or displaced in a regulatory floodplain.

Hydraulically equivalent compensatory storage requirements for fill or structures in a riverine regulatory floodplain must be at least equal to 1.5 times the volume of regulatory floodplain storage lost or displaced. Such compensation areas must be designed to drain freely and openly to the channel and must be located opposite or adjacent to fill areas. A deed or plat restriction is required to prohibit any modification to the compensation area. The regulatory floodplain storage volume lost below the existing 10-year frequency flood elevation must be replaced below the proposed 10-year frequency flood elevation. The regulatory floodplain storage volume lost above the 10-year existing frequency flood elevation must be replaced above the proposed 10-year frequency elevation.

The applicant requests a variance waiving the compensatory storage requirement so the proposed trail widening can proceed without additional disturbance beyond that needed for trail construction and future maintenance.

Variance Requirements:

Staff offers the following responses to the standards of Section 19-5.3.9.A.3

- a. Showing of good and sufficient cause; and

Staff Response: The applicant has demonstrated good and sufficient cause based on the constrained existing trail alignment, the presence of streambanks and mature vegetation, and the potential for additional impacts to private property. The application also includes detailed hydraulic modeling and a No-Impact Certification demonstrating a No-Rise Condition for the proposed improvements.

- b. A determination that the variance is the minimum necessary to afford relief; and

Staff Response: Staff find that waiving the compensatory storage requirement is the minimum relief necessary to allow widening of the existing trail while avoiding additional impacts to streambanks, vegetation, and private property. No documented right-of-way or permanent trail easements associated with the original construction have been identified, and the City intends to obtain only those easements necessary for trail construction and future maintenance.

- c. A finding that failure to grant the variance would result in exceptional hardship to the applicant; and

Staff Response: Failure to grant the variance could require grading, vegetation removal, streambank disturbance, and additional property interests beyond those needed for the trail improvements. Staff find that these additional impacts would create an exceptional hardship given the existing trail alignment, the lack of documented right-of-way or permanent trail easements, and the submitted analysis demonstrating a No-Rise Condition.

- d. A finding that the granting of a variance would not result in increased flood heights, additional threats to public safety, or any public expense, nor create nuisances, cause fraud or victimization of the public, nor conflict with existing local laws or ordinances and that all buildings will be protected by methods that minimize flood damage during the base flood elevation; and

Staff Response: The application includes detailed hydraulic modeling and a No-Impact Certification demonstrating a No-Rise Condition. Based on the submitted information, staff find that granting the variance will not increase flood heights, create additional threats to public safety or public expense, create a nuisance, cause fraud or victimization of the public, or conflict with other applicable local requirements.

- e. A finding that the development activity cannot be located outside the regulatory floodplain; and

Staff Response: The project widens an existing section of the Swamp Rabbit Trail already located within the regulatory floodplain and floodway. Relocating the improvements outside the floodplain would not accomplish the purpose of rehabilitating and widening the existing trail connection between Hudson Street and River Street.

- f. A determination that the activity is not in a regulatory floodway, or if the activity is located within a regulatory floodway, a determination that: (i) the property associated with the development activity contained either a primary structure used for commercial purposes which was damaged or destroyed as a result of a casualty, or a secondary structure integral to the business operated on the property which was damaged or destroyed as a result of a casualty; (ii) no portion of the property was located within a regulatory floodway at the time the owner acquired the property; (iii) no portion of the property was located within a regulatory floodway when the structure was originally constructed; (iv) the structure was in use as an active business being operated as a going concern at such time that any portion of the property was placed in the regulatory floodway by virtue of regulatory action; (v) said use was continuously in operation until such time as the structure was damaged or destroyed as a result of a casualty; (vi) it would be inequitable to deny the property owner of the opportunity to rebuild a structure of the same footprint or less such that the business activity occurring prior to the casualty may be resumed; and (vii) the development activity would not result in any increase in flood levels during the base flood discharge. For development located within a regulatory floodway, a variance cannot be granted where the variance was requested more than 5 years after the damage or destruction of the structure as a result of a casualty. Otherwise, a variance cannot be granted to any development located in a regulatory floodway; and

Staff Response: No building structures are proposed as a part of this project. Portions of the proposed trail improvements are located within the regulatory floodway. The applicant submitted detailed hydraulic modeling and a No-Impact Certification demonstrating a No-Rise Condition for the proposed improvements.

- g. The applicant's circumstances are unique and do not represent a general problem; and

Staff Response: Staff find the circumstances unique because the project involves widening an existing regional trail within the Reedy River corridor, including areas on private property where no documented right-of-way or permanent trail easements associated with the original construction

have been identified. These conditions, together with the proximity of streambanks and mature vegetation, limit opportunities to provide compensatory storage without creating additional environmental and property impacts.

- h. The granting of the variance will not alter the essential character of the area involved including existing stream uses.

Staff Response: Granting the variance will not alter the essential character of the area or existing stream uses. The project will maintain the existing recreational trail use while widening the trail and avoiding additional disturbance associated with compensatory storage construction.

Staff Comments and Conditions

City Engineer Comments

Recommend: Approve w/ Comments

Comments:

Engineering staff support approval of the variance based on the submitted hydraulic analysis and No-Impact Certification demonstrating a No-Rise Condition and the unique constraints associated with improving the existing trail corridor. Requiring compensatory storage could result in additional impacts to streambanks, vegetation, and private property, including areas where no documented permanent trail easements or right-of-way associated with the original construction have been identified. Staff find that waiving the compensatory storage requirement is the minimum relief necessary to facilitate the project while limiting easement acquisition to trail construction and future maintenance needs.