



The Greenwood City / County Planning Department

528 Monument Street, Room B-01
Greenwood, South Carolina 29646
Phone: 864.942.8636
Fax: 864.942.8580
www.greenwoodsc.gov

May 21, 2025

Jack Dillard
Development Manager
The Banyan Foundation, Inc.
4509 Pine Tree Circle
Vestavia Hills, AL, 35243

Property Address: 202 Mineral Court/235 Mineral Avenue
GPIN: 6845-867-707
Zoning: MPR (Master Planned Residential)

Mr. Dillard,

1. The Greenwood City/County Planning Department of Greenwood, South Carolina has jurisdiction over the zoning of the subject property located in the City of Greenwood.
2. The zoning classification for the approximately 3.1 acre parcel is **MPR (Master Planned Residential)**. The MPR Zoning Districts are primarily high-density residential areas in which the principal use of land is for small lot subdivisions, zero lot line developments, patio homes, duplexes, apartments, and townhouses that are designed in keeping with the surrounding area as a residential-only infill development option. MPR Zoning Districts are intended to promote creative and innovative design that promotes neighborhood character in close proximity to pre-existing residential units through an inclusive review process. These regulations are further intended to promote more economical and efficient use of the land while providing a harmonious variety of housing choices. The MPR Zoning District must outline the entire development pattern on a master plan that is reviewed and adopted by the City Council.
3. The proposed 60 unit multi-family project is an approved use under the MPR approved by the Greenwood City Council on Monday, May 19, 2025. The allowed density in the MPR designation is 20.0 units per acre, yielding a density for this project at 60 units.
4. There are no known variances, special exceptions, or conditions on the subject properties at this time.
5. The surrounding properties are zoned GC (General Commercial) to the east, R10 (Residential, High Density) to the north and west, and R7 (Residential, High Density) to the south.

If you have any additional questions, please feel free to contact me at (864) 942-8716 or ccoleman@greenwoodsc.gov

Respectfully,

Carol Coleman

Planning Director