



## The Greenwood City / County Planning Department

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Greenwood, South Carolina 29646  
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[www.greenwoodsc.gov](http://www.greenwoodsc.gov)

May 19, 2025

Fitch Irick Corp.  
Attn: Josh Gill, Development Associate  
1515 Mockingbird Lane, Suite 1010  
Charlotte, NC 28209

**Property Address:** 1091 Parkland Place Road  
Greenwood, SC 29649  
GPIN: 6876-020-344  
**Zoning:** PDD (Planned Development District)

Mr. Gill:

1. The Greenwood City/County Planning Department of Greenwood, South Carolina has jurisdiction over the zoning of the subject properties located in an unincorporated portion of Greenwood County, South Carolina.
2. The zoning classification for the approximately 8.00 acre property is **PDD (Planned Development District)** as part of the Swan Lake PDD.
3. No copy of any PDD language is available in the files of the Greenwood County Planning Department. The existing multi-family apartment complex is a legal, conforming use by right as it matches plans approved by Greenwood County in 1980. It may continue to legally operate by current standards.
4. Our department is not aware of any variances, special exceptions, or conditions pertaining to the subject property at this time.
5. At this time, this department is not aware of any zoning, building, or fire violations on file or pending with respect to the subject properties.
6. The subject property is not part of any overlay district.
7. The surrounding zoning designations include AG-1 (Agricultural District) in all four cardinal directions.
8. Please contact Jennifer Tumblin (864-942-8440 or at [jennifer.tumblin@gwdcity.com](mailto:jennifer.tumblin@gwdcity.com)) in order to inquire about copies of Building Permits or Certificates of Occupancy.

If you have any further questions, please feel free to contact me at (864) 942-8716.

Respectfully,

Carol Coleman  
Greenwood City/County Planning Director