



April 6, 2026

ATTN: Fitch Irick Corporation
1515 Mockingbird Lane
Suite 1010
Charlotte, NC, 28209

Re: Location: Worley Road
Tax Map #: 017402-06-00500
ZVL# 26-1311

Zoning Classification: RC-3, Community 3

Overlay District(s): None.

Intent: A walkable neighborhood environment intended to accommodate a variety of low-intensity housing options including single-family homes, duplexes, triplexes, fourplexes, townhouses and small apartments, supporting and within walking distance of neighborhood-serving retail, food and service uses. Neighborhood-Scale Flex (RNX-) districts allow for additional neighborhood-serving commercial uses that are limited in scale and extent

Current Use: Vacant

Proposed Use: Multi-Unit Living (58 units)

Greenville Development Code Use Regulatory Compliance: Legal conforming. Proposed use is permitted by right under RC-3, community-scale zoning.

Active Zoning Code Enforcement Cases: None

Zoning Permits/Zoning Relief granted to Subject Property: AX-9-2026

A complete list of permitted uses can be found in the Use Table in Section 19-3.2.2 of the [Greenville Development Code](#), and can be accessed online on the greenvillesc.gov website or through the link provided.

Statement of Compliance

Effective July 15, 2023, the City of Greenville has transitioned from its Land Management Ordinance (LMO) with The Greenville Development Code. Due to provisional updates within the ordinance, approved developments prior to July 15, 2023 under the previous LMO may no longer be in compliance with developmental regulations under city code. Previously-approved developments that may be considered non-compliant are granted the status "legal nonconforming." Based on the scope of redevelopment, standards may apply in order to bring legal nonconforming properties into compliance. Dimensional standards compliance unable to be confirmed without presentation of an as-built survey. Current zoning assessment review based on property's vacant status.

Dimensional Standards: RC-3, Community 3

Lot Area (min):	None.	LEGAL CONFORMING
Density (max):	None	LEGAL CONFORMING
Building Coverage:	80%	LEGAL CONFORMING
Buffer Requirements:	Type A, B	LEGAL CONFORMING
Lot Width (min):	40 ft. (front access) / 15 ft. (side/rear access)	LEGAL CONFORMING
Primary Frontage Setback:	5 ft. min / 20 ft. max	LEGAL CONFORMING
Secondary Frontage Setback:	5 ft. min / 15 ft. max	LEGAL CONFORMING
Shared Side Setback (min.):	0 ft.	LEGAL CONFORMING
Rear/Alley Setback (min.):	0 ft. / 5 ft.	LEGAL CONFORMING
Build-To Accessibility:	75% (primary) / 45% (side)	LEGAL CONFORMING
Building Height (max.):	3 stories – 42 ft. (base) / 5 stories / 68 ft. (bonus)	LEGAL CONFORMING
Building Width (max.):	175 ft.	LEGAL CONFORMING
Building Depth (max.):	9 ft.	LEGAL CONFORMING
Parking Setbacks (min.):	20 ft. (primary) / 5 ft. (side)	LEGAL CONFORMING

Copies of site plans, building plans, permits, and/or certificates may be obtained through the Freedom of Information Act (FOIA) process.

All information provided in this letter is to the best of our knowledge.

Letter prepared by:



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