

TAB 11 – ZONING

ZONING LETTER



April 20, 2026

Joseph Kass
325 Rocky Slope Road
Suite 301
Greenville, SC, 29601

Re: Location: Green Heron Road
Tax Map #: 054701-01-00205
ZVL# 26-1505

Zoning Designation: BG, Business General

Zoning Overlay: None.

Intent: Moderate intensity buildings intended to create employment centers along corridors. 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

Current Use: Vacant. Multi-Unit Living is permitted by right under BG, Business General zoning.

Listed Use: 'vacant land'

Greenville Development Code Use Regulatory Compliance: Legal conforming.

Active Zoning Code Enforcement Cases: None

Applicable Zoning Permits: None.

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.

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:

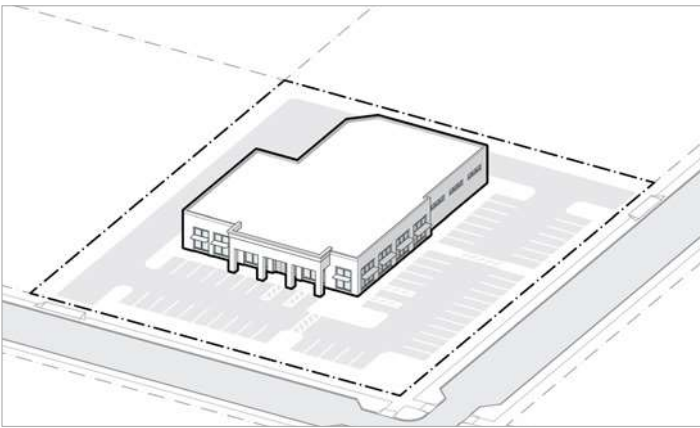
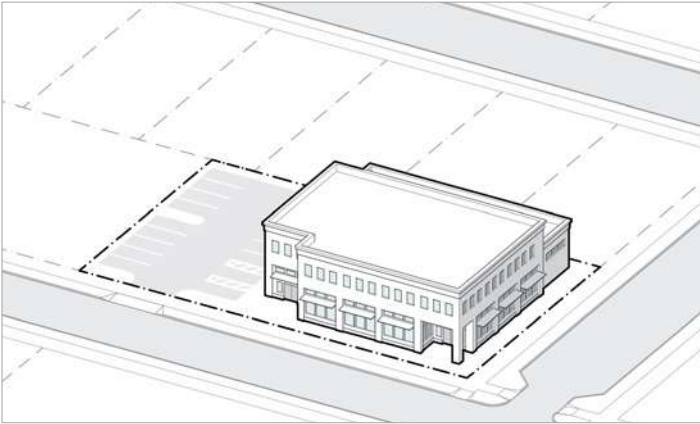
A handwritten signature in black ink, appearing to read 'JPH'.



Jordan P. Harris

Development Planner | Planning & Development
jpharris@greenvillesc.gov | www.greenvillesc.gov
Phone: 864-467-4461 | Mobile: 864-747-7185

DIV. 19-2.7. BUSINESS (BG, BH)



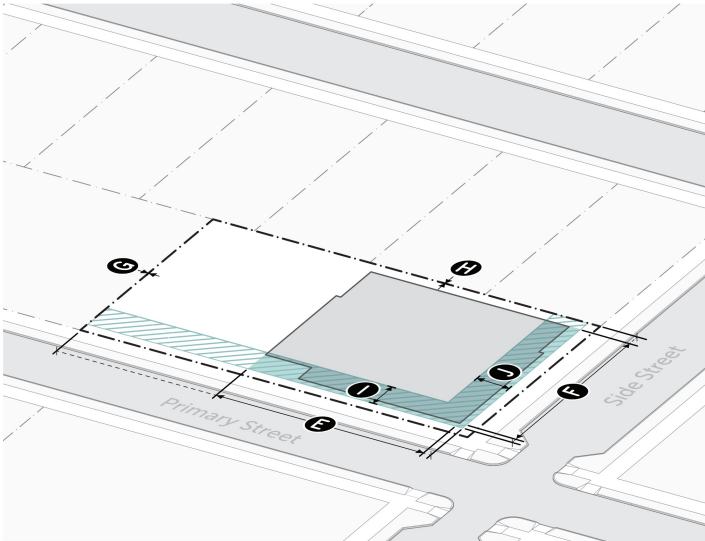
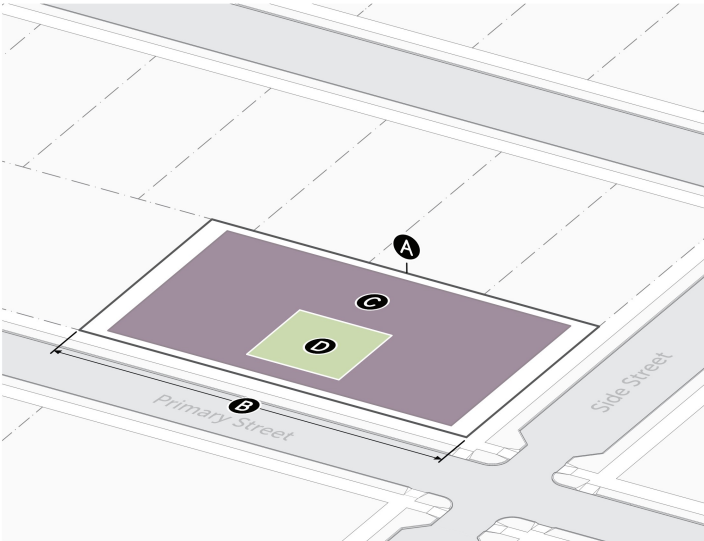
19-2.7.1. INTENT

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 Heavy (BH) is intended for more auto-oriented places with larger lots and larger buildings, and accommodates heavy commercial activities including vehicle repair and car sales.

BG	BH
No density restrictions	Residential not allowed
15' lot width (min)	75' lot width (min)
3 stories in height 5 stories with bonus (max) ⁴	55' in height (max)
175' building width (max)	Unlimited building width

19-2.7.2. **BG** BUSINESS GENERAL

A. SITE

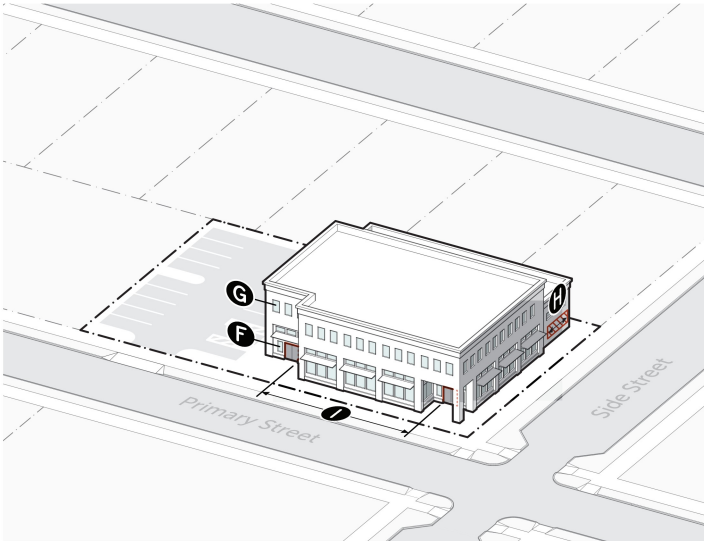
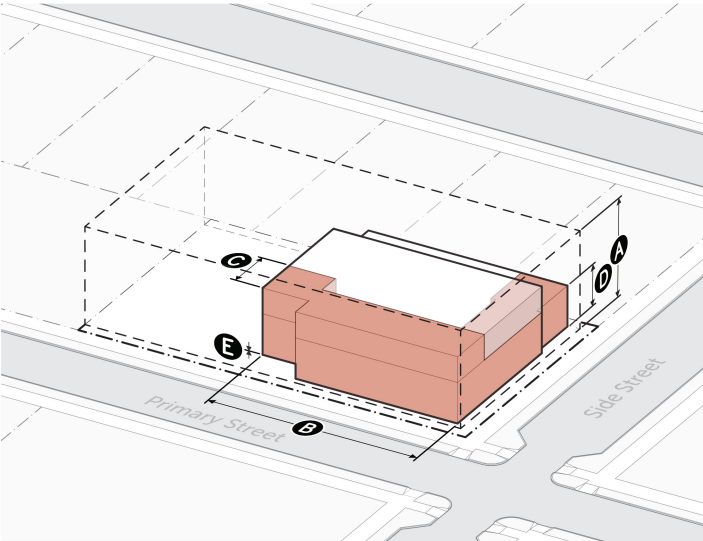


1. LOT SIZE	Sec. 2.11.2.
A Area (min)	None
B Width (min)	
Front access	40'
Side/rear access	15'
2. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	80%
D Outdoor amenity space (min)	10%

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	50%
J 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 ⁴	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'
3. FLOOR HEIGHTS ⁴	Sec. 2.11.12.
GROUND STORY	
D Story height (min/max)	
Residential	10' / 18'
Nonresidential	12' / 18'
E Finish floor elevation (min/max)	
Residential	2' / 5'
Nonresidential	-2' / 5'
UPPER STORY	
Story height (max)	15'

	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.11.13.	
F Ground story (min)		
Residential	25%	20%
Nonresidential	40%	30%
G Upper story (min)	20%	20%
H Blank wall width (max)	15'	25'
5. ENTRANCES ⁴	Sec. 2.11.14.	
I Street-facing entry spacing (avg)	60'	100'
Entry feature	Yes	Yes

WATER **VERIFICATION**



April 28, 2026

Davis Affordable Housing
Attn: JOSEPH KASS
GREEN HERON RD
GREENVILLE SC 29607
Via Email: jkass@nhe-inc.com

RE: 0547010100205

Dear Sir or Madam:

Greenville Water owns and operates water lines capable of serving the property on Green Heron Road. Utility tie-ins are accessible and within 500 feet of the parcel line, in compliance with GW Rules and Regulations.

This property may be currently served by active accounts. These accounts and taps shall be reused or killed at the developer's expense. Taps to be killed shall have corporation turned off and threads destroyed. All killed taps shall be verified by GW inspector.

System improvements may be required at the developer's expense. A substantially complete set of plans and estimated total domestic and fire demand should be submitted to Greenville Water for review for final capacity determination.

If this property is within the annexation radius of 1.5 miles as set by the City of Greenville, an Annexation Covenant will need to be filled out and executed at Greenville County before taps can be applied for. This applies to commercial projects or property subdivided into more than 4 lots as required by the City of Greenville Resolution.

Sincerely,
GREENVILLE WATER

Eric Williams

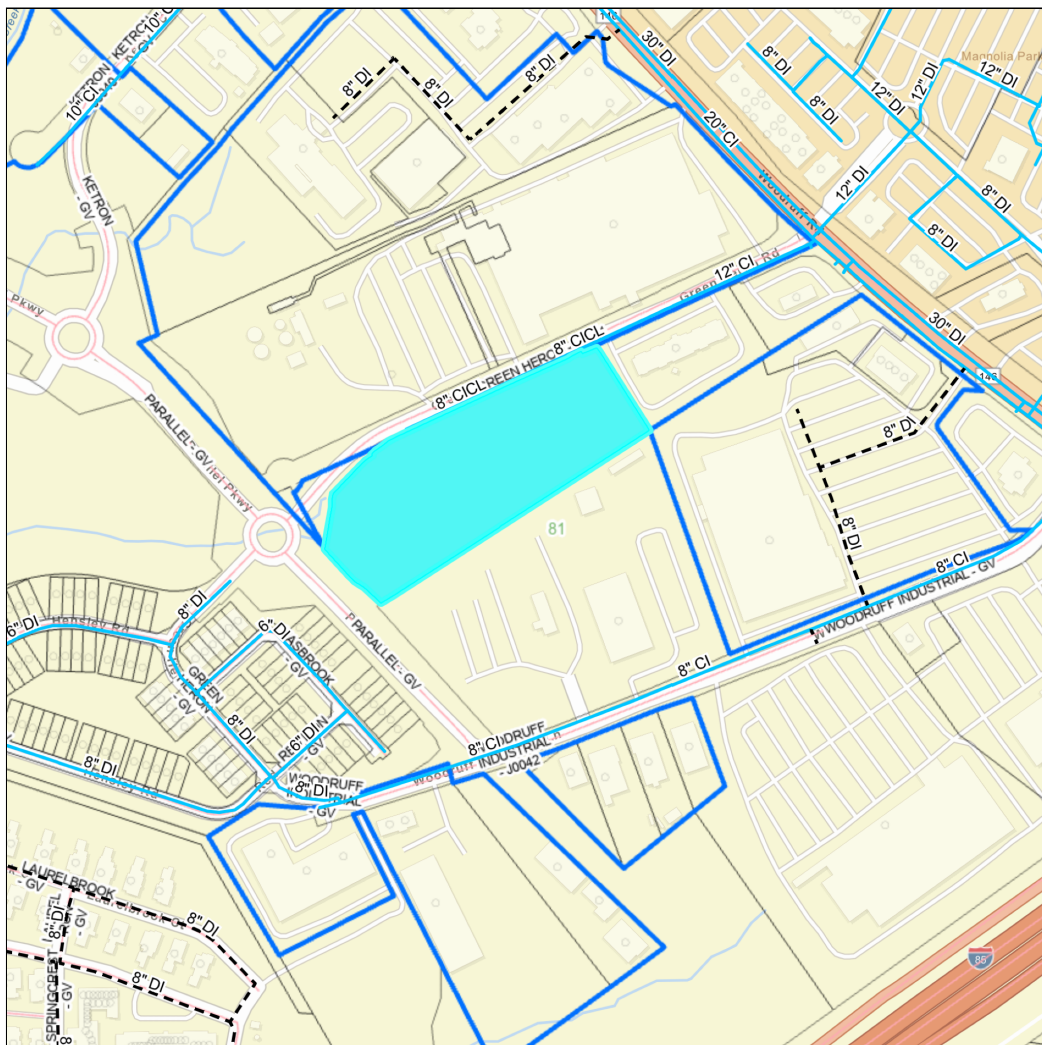
Eric Williams
Development Services Supervisor



04/14/2026

Davis Affordable Housing
Attn: JOSEPH KASS
GREEN HERON RD
GREENVILLE SC 29607
Via Email: jkass@nhe-inc.com

Re: 0547010100205



SEWER

VERIFICATION



04/14/26

Joseph Kass
jkass@nhe-inc.com
864-417-5013

RE: Sewer Location Map

**Green Heron Road, adjacent to Parallel Parkway, Greenville SC
TM# 0547010100205**

Dear Joseph,

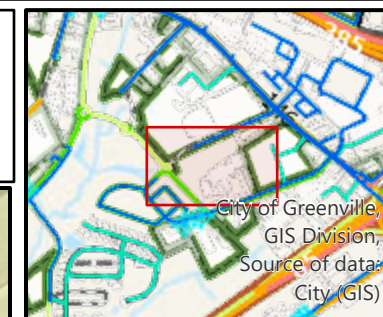
Thank you for inquiring about the location of sanitary sewer lines for the above mentioned property. According to our most current information, the City owns and maintains sanitary sewer mains within 500 feet of the subject property. Attached please find a map of the property with the City's wastewater mains highlighted in green. These computer generated maps are generally correct, but the City makes no guarantee as to their accuracy in every case. Therefore the information should be field verified. If you have questions or need assistance after visiting the location, please let us know.

Please note that this letter does not address the capacity of the line or make representations on the conditions of the line. If you need information on the capacity of the line to accept additional input, then please contact us on making a flow study. Please feel free to contact our Environmental Engineering group at 864-467-4400 if you have any questions regarding this information.

Sincerely,

David Scott, P.E.
Senior Civil Engineer- Environmental

Paul Dow, P.E.
City Engineer



- Active
- Wastewater Lateral
- Active

 ReWa Manholes
 ReWa Gravity Mains

☐ City Addresses

☒ Parcels with Ownership

Maintenance

 City of Greenville

 City of Greenville
 Wastewater Basin

 City of Greenville Limit

 County Background

Created by:

1 : 1452

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: 4/14/2026

Sewer Location Application

04/13/2026 2:51 PM (EDT)



Allow three business days for the processing of this application. Please note that the letter provided will not address the capacity of the line or make representations on the conditions of the line. If you need information on the capacity of the line to accept additional flow, then please contact the City at 864-467-4400 to perform a flow study.

Date	04/13/2026
Name	Joseph Kass
Email	jkass@nhe-inc.com
Phone Number	864-417-5013
Property Location	Green Heron Road, adjacent to Parallel Parkway.
Tax Map #	0547010100205
Choose an Option	Vacant Parcel (Commercial, Multi-Family or Mixed Use)
Please return the sewer availability letter to me by:	Email
Attachments	GIS parcel view Green Heron Rd 02.11.2026.pdf S230876 -Boundary.pdf