



Greenwood Joint City/County Planning Commission

Greenwood City/County Planning Staff Report

Application Number: R 25-11-001 Application Type: Map Amendment

Jurisdiction: Ninety Six

Planning Area: Greenwood

Council Ward/District: Ward 5 John Jefferson / District 5 Dayne Pruitt

Applicant/Owner: Donna and Bobby Wells

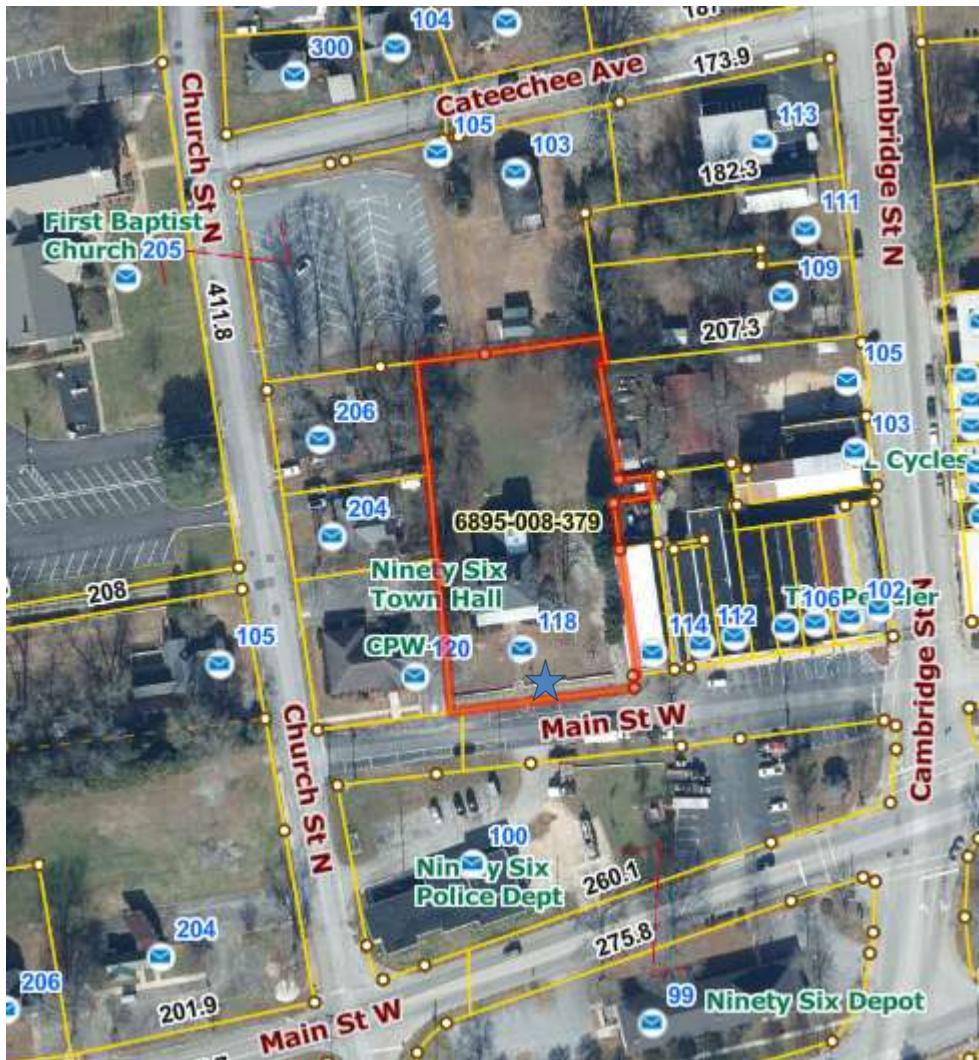
GPIN(s)/Address(es): 6895-008-379/118 Main Street West

PC Date: 11/25/2025 Projected Council Dates:

Request and Site Information

Request R 25-11-001 (Ward 5) by Donna & Bobby Wells. This request is to rezone \pm 0.99 acre of land located at 118 Main Street West (GPIN 6895-008-379) from CC (Core Commercial) to R4 (Residential Medium Density) in the Town of Ninety Six.

Photo: Parcel is outlined in red.



Number of Adjacent Landowners Mailed: 8 + Council Representative & Owner/Applicant

Date Public Mailings Posted: November 10, 2025

Date of Public Notice Signs Posted/Number: November 10, 2025 / 1 (marked with blue star on photo)

Date the Legal Ad Ran: November 9, 2025

Applicant's Intent: Under contract with a buyer who wants to make it his primary home.

Lot Size(s): ± 0.99 ac

Current Zoning District: CC (Core Commercial)

Current Land Use: Commercial

Proposed Zoning District: R4 (Residential Medium Density)

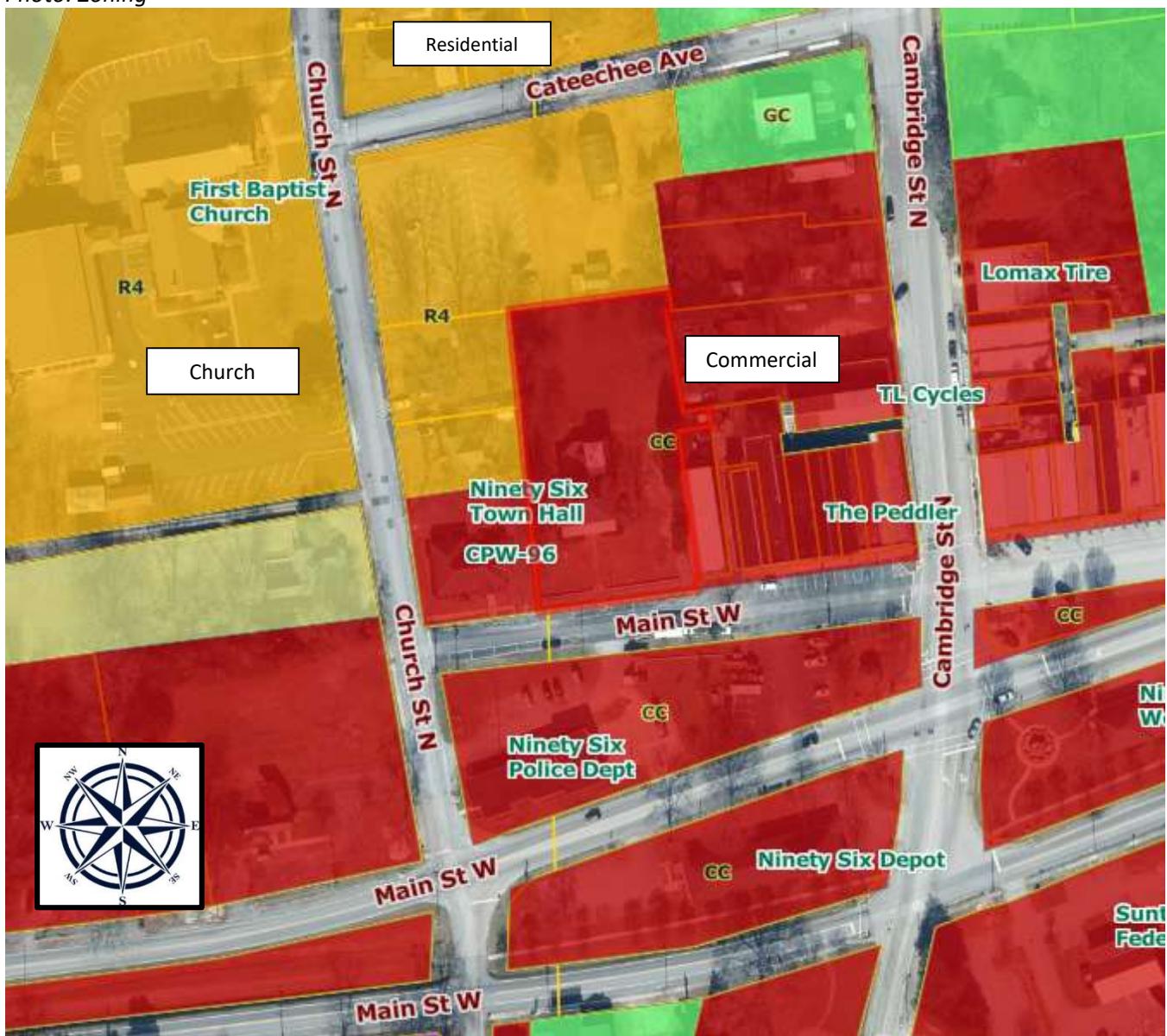
Proposed Land Use: Residential

Clustering: N/A

Property Address	118 Main St W
Owner Name	Wells Donna C/Bobby L
Mail Address	2419 OLD HIGHWAY 246 S
City State Zip	GREENWOOD, SC 29646-9526
Purchase Date	5/26/1999
Deed	574-68
Plat	109-129
FEMA LOMA	No
Total Tax Value	\$118,300
Total Cap Value	\$136,000
Total Market Value	\$118,300
Assessed Value	7100
Property Type	Commercial
Property Use	BQ 
Subdivision	
Area	0.99
Description	1 LOT
Year Built	1920
SqFt	4,958
Bedrooms	0
Bathrooms	0
Half Baths	0
Fin Bsmt Sqft	0
Unfin Bsmt Sqft	0
Tax Exemption	
Appraised By	County
Tax District	3-Town of Ninety Six
On Lake Gwd	N

Surrounding Zoning/Land Use Information

Photo: Zoning



North: Commercial and Residential

East: Commercial

South: Commercial

West: Commercial and Residential

SCHOOLS

High School Zone: Ninety Six

Middle School Zone: Edgewood

Elementary School Zone: Ninety Six

ENVIRONMENTAL & OTHER

Streams/Rivers/Water Bodies: N/A

Flood Management Overlays: N/A

Fire District: Central

Medic/Fire Station: 4

Photo: Road Ownership



Road Ownership: Main St W (State)

TRAFFIC GENERATION STANDARDS	
Land Use	Average Vehicle Trips per Day (AVT)
A. Residential (per dwelling unit (DU)):	
Single Family	10.
Duplex	7.0
Townhouses, Patio Homes	7.0
Multifamily (apartments)	6.0
Retirement Homes	3.5
Mobile Home Park	3.5
B. Nonresidential (per 1,000 sq ft gross floor area (GFA)):	
Retail, freestanding:	
Supermarket	135.3
Discount Store	50.2
Department Store	36.1
Auto Supply	88.8
Auto Dealership	44.3
Convenience Store	577.0
Retail, shopping center:	
Regional	33.5
Community	45.9
Neighborhood	97.0
Industrial	5.5
Offices:	
General	11.7
Medical	63.5
Governmental	21.0
Research Center	9.3
Restaurants:	
Quality	56.3
Other Sit-Down	198.5
Fast Food	533.0
Banks	388.0
Hospitals (per staff member)	6.1
Educational (per student):	
College	2.5
Secondary	1.4
Primary	0.6
Commercial	0.8
Libraries	41.8
Other	From Quick Response Urban Travel Estimation Techniques, Transportation Research Board, Report No. 187.

Traffic Generation by Land Use

Estimates*:

Varies depending on use.

*From Quick Response Urban Travel Estimation Techniques, Transportation Research Board, Report No. 187. These are estimates and are not part of a traffic study.

Utilities

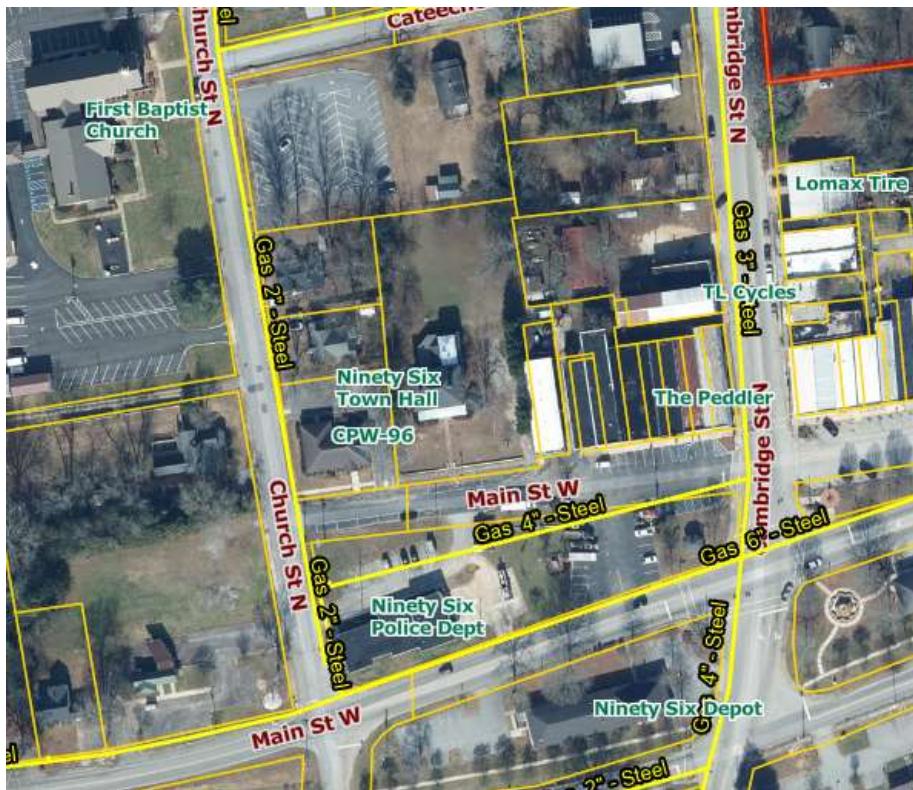


Photo: Utilities Available

Green (sewer)

Yellow (gas)

Blue (water)

SITE & SURROUNDING AREA PHOTOS

Photo: Parcel View from Main Street W



Photo: View across Main St W from Parcel



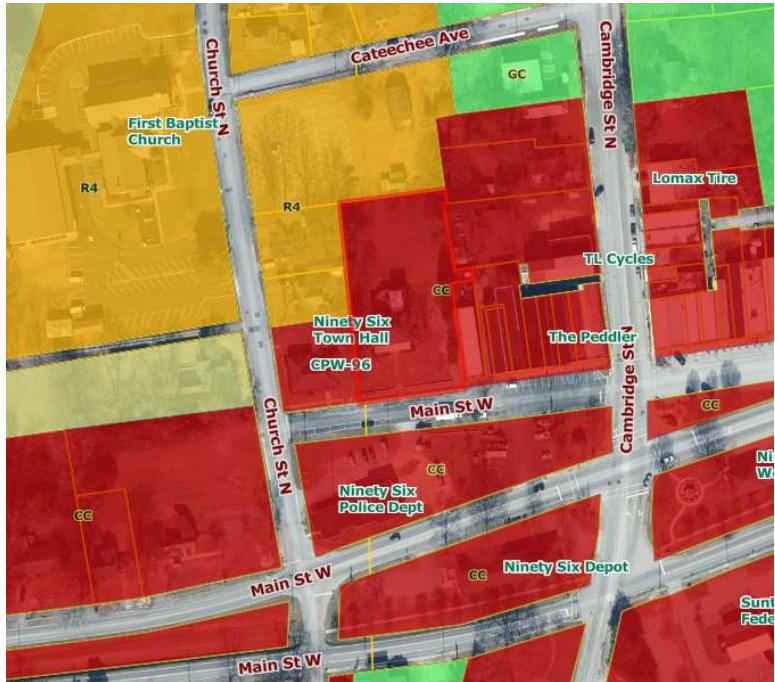
Photo: View East towards Cambridge St N



Photo: View West towards Church St N



CURRENT ZONING MAP



CURRENT AND SURROUNDING ZONES

Core Commercial (CC)

The Core Commercial Zoning Districts are primarily designed to accommodate the development of high-density commercial uses that are typically found within central business districts, along with those appropriate related facilities necessary to such an area. Retail stores, professional offices, restaurants and governmental offices are allowed as permitted uses, and in existing structures are exempt from the parking standards contained in Section 6.1. Residential uses shall be allowed as a conditional use in existing, upper story buildings, and shall be exempted from the parking standards contained in Section 6.1.

Medium Density Residential (R4)

The R4 Medium Density Residential Zoning Districts are primarily medium-density residential areas in which the principal use of land is for single family detached dwellings on individual lots in small lot subdivisions, and those appropriate related community facilities necessary to such an area.

PROPOSED ZONE

Medium Density Residential (R4)

The R4 Medium Density Residential Zoning Districts are primarily medium-density residential areas in which the principal use of land is for single family detached dwellings on individual lots in small lot subdivisions, and those appropriate related community facilities necessary to such an area.

Table 5.1. DEVELOPMENT STANDARDS

District	Density – Dwelling Units	Maximum		Site Area	Lot Width	Minimum Setbacks		
		Building Coverage	Building Height			Front Yard	Side Yard	Rear Yard
Residential								
R1	1 per lot		35 ft.	1 acre	100 ft.	40 ft.	10 ft.	40 ft.
R2	2 per acre		35 ft.	21,780 sq. ft.	75 ft.	20 ft.	10 ft.	25 ft.
R3	3 per acre		35 ft.	14,520 sq. ft.	50 ft.	20 ft.	10 ft.	20 ft.
RM3	3 per acre		35 ft.	14,520 sq. ft.	50 ft.	20 ft.	10 ft.	20 ft.
R4	4 per acre		35 ft.	10,000 sq. ft.	50 ft.	20 ft.	7.5 ft.	20 ft.
R7	7 per acre		35 ft.	6,000 sq. ft.***	50 ft.***	20 ft.	7.5 ft.*	15 ft.
RM7	7 per acre		35 ft.	6,000 sq. ft.***	50 ft.***	20 ft.	7.5 ft.*	15 ft.
R10	10 per acre		75 ft.	4,500 sq. ft.***	50 ft.***	20 ft.	7.5 ft.**	15 ft.**
R12	12 per acre		75 ft.	4,500 sq. ft.***	50 ft.***	20 ft.	7.5 ft.**	15 ft.**
R15	15 per acre		75 ft.	4,500 sq. ft.***	50 ft.***	20 ft.	7.5 ft.**	15 ft.**
Commercial								
NC	47%	35 ft.	10,000 sq. ft.	50 ft.	20 ft.	10 ft.	25 ft.	
OP	47%	35 ft.	10,000 sq. ft.	50 ft.	20 ft.	10 ft.	25 ft.	
GC	50%	100 ft.	10,000 sq. ft.	50 ft.	20 ft.	10 ft.	15 ft.	
CC	80%	250 ft.	4,500 sq. ft.	0 ft.	0 ft.	0 ft.	0 ft.	
IP	47%	80 ft.	10,000 sq. ft.	50 ft.	20 ft.	10 ft.	25 ft.	
NS	47%	35 ft.	10,000 sq. ft.	50 ft.	20 ft.	10 ft.	25 ft.	
Industrial								
LIW	39%	100 ft.	2 acres	200 ft.	50 ft.	25 ft.	50 ft.	
HI	39%	150 ft.	5 acres	400 ft.	50 ft.	50 ft.	50 ft.	
Planned Development								
PD		35 ft.	15 acres					
Overlay Districts								
-AIR								
-HIS								
-GW								
-MV								
-UP								
-GV								
-GNR								

*Single Family Attached Dwellings do not require side yards between units, and 8 feet is required between units in zero lot line or patio home developments.

**Side Yard is 10 feet or 1/3 of the height of the building. Rear Yard is 15 feet or 1/2 of the height of the building – both whichever is greater.

***Single Family Attached Developments – Minimum Site Area = 2,000 sq. ft. and Minimum Lot Width = 20 ft.

Future Land Use (FLU) Map



Future Land Use (FLU) Information

The parcel (GPIN 6895-008-379) is located within a recommended future land use designation of Commercial (COM).

Parcel, Adjacent, and Surrounding

Low Density Residential (LDR)

Low Density Residential is characterized by large lots with densities no greater than two single-family, detached residences per acre or 21,780 square feet of lot area inside the City of Greenwood. For Greenwood County, Low Density is characterized by large lots no greater than four single-family, detached residences per acre or 10,890 square feet per lot. Most areas designated as low density residential either already have access to water and sewer service or plans are in

place to provide these services within the next 20 years. Included in this use category are detached, single-family, site-built homes and modular or manufactured homes on individual parcels. The location of modular and manufactured homes in these areas must meet conditions to ensure compatibility with other single-family, detached housing in the area.

Commercial (COM)

Land area used to conduct business, trade activities, administrative activities, professional activities or services, or personal services. Examples of uses include establishments for wholesale or retail sale of goods and services, restaurants, entertainment facilities, administrative or professional offices, gas stations, grocery stores, personal services, furniture stores, clothing stores, car sales, hotels/motels, and nursery or garden centers. This category can include all types of commercial development, including small-scale and neighborhood commercial. Most of the areas in this category are located along major roadways and at major road intersections. Parking standards in these areas should be based on the type of commercial businesses and signage should be based on amount of road frontage for each business.

Public (PUB)

Land area used primarily for private, public, quasi-public, religious, philanthropic, or other activity that provides for the social, cultural, educational, health, or physical betterment of the community and public governance. Examples include county, municipal, state and federal offices; schools; churches; hospitals; congregate care facilities (nursing homes); utility offices; postsecondary institutions; and libraries. Uses within this future land use category should be accessible to the general public and within proximity of a variety of other uses including residential areas and should be protected from incompatible development.

Findings

Request R 25-11-001 (Ward 5) by Donna & Bobby Wells. This request is to rezone \pm 0.99 acre of land located at 118 Main Street West (GPIN 6895-008-379) from CC (Core Commercial) to R4 (Residential Medium Density) in the Town of Ninety Six.

Applicant's Intent: Under contract with a buyer who wants to make it his primary home.

Background:

- The location is a former antique shop.
- It was built as a residence in 1920.
- The applicants wish to use it residentially.

Observations:

- The Future Land Use is Commercial (COM), which is the parcel's current zoning.
- Main Street West is a state-maintained road.
- The Assessors office currently has the property listed as a *Dwelling within a Commercial Zone*.
- The parcel abuts commercial to the east (Price's Garage) and west (Ninety Six Town Hall & CPW) on Main Street. To the north and northwest are residentially zoned properties owned by First Baptist Church.
- Previous attempts by potential businesses to locate here have failed because the upstairs cannot pass the fire code requirements for mixed use structures.

For a rezoning, the decision of the Planning Commission serves as a recommendation, and the matter is forwarded to the Greenwood County Council for review and approval.

<i>Staff:</i>	Recommends approval.
<i>Planning Commission:</i>	
<i>Council:</i>	