

PLANNING AND DEVELOPMENT PROJECT PREVIEW MEETING

January 28, 2025

When:

4:00 - 6:00 PM

4th Tuesday Every Month

*November & December
will be the third Tuesday
due to holidays.*

Location:

Prisma Health Welcome Center at Unity Park
111 Welborn Street
Greenville, SC 29601



Location Information

Prisma Health
Welcome Center at
Unity Park
111 Welborn Street
Greenville, SC 29601



Overview

- The Project Preview Meeting is a monthly meeting hosted by the City of Greenville for the community to learn about various upcoming planning and development projects.
- The session is an open-house format. Projects are presented at individual stations in one room. There is no scheduled presentation. The public may attend any time between 4:00 and 6:00 PM.
- Project representatives will be available at each station. The public may ask questions, provide input and share concerns about any project or proposal.
- Certain projects may be presented from 6:00 - 7:00 PM during some months. These will be specifically advertised in advance. Otherwise, the standard hours are 4:00 - 6:00 PM.

What types of projects are presented?

- The Greenville Development Code requires certain projects to participate in a Project Preview Meeting before submitting an application. The following projects are required to participate:
 - Zoning map amendment (rezoning)
 - Subdivisions with new roads or 3+ lots
 - Street naming or re-naming
 - Major Certificate of Appropriateness requests - Urban Design Projects
 - Major Certificate of Appropriateness requests - Historic Projects
 - Residential projects containing 12 or more units
 - Requests for Special Exception permits abutting residentially zoned properties
- In addition, the City may present updates and information on various other planning initiatives, engineering projects, capital projects, and more.

Required Step in Development Process

- The city has not received formal applications for projects presented at the Project Preview Meeting. Some material may be conceptual in nature or require additional design work before it is submitted to the city.
- The meeting provides an opportunity for public comments and input to be given directly to the developer, who may modify their project in response to community feedback before submitting an official application.
- If a project has major changes after the meeting, it may be required to present at another Project Preview Meeting—so that the community can see the changes before the application is submitted.

PROJECTS AND APPLICATIONS FOR:

January 28, 2025
PROJECT PREVIEW MEETING

All projects presented between 4:00 - 6:00 PM



Minor Subdivision: 27 Langley Drive

Presented during drop-in session, 4-6 PM.

Minor Subdivision: 27 Langley Dr.

- **Address:** 27 Langley Drive
- **Parcel Numbers:** 0105000302600
- **Existing Zoning:** RN-A
- **Request:** Minor Subdivision for 3 Residential Lots
- **Next Step:** Administrative Review

Contact:

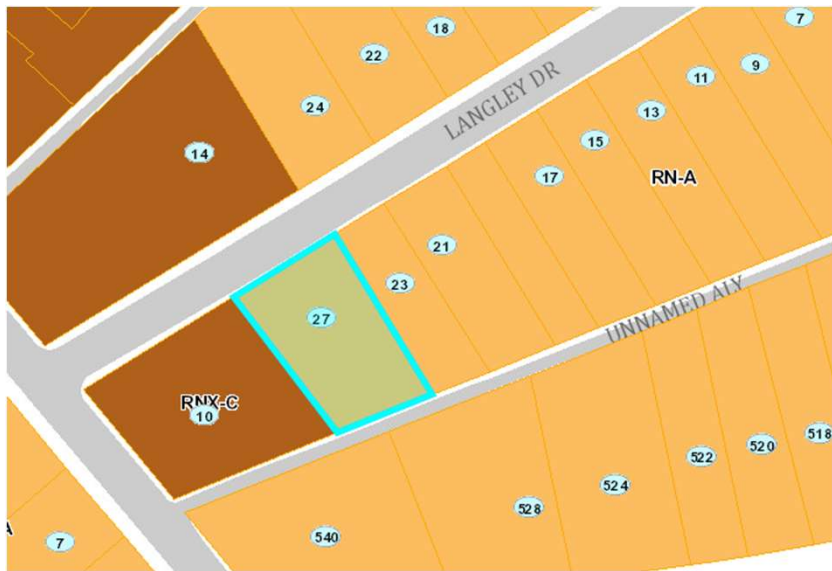
Name: Michael Freeland, Freeland & Associates

Please reach out to Planning staff for applicant contact information

Email: planning@greenvillesc.gov

Phone: 864-467-4476

Minor Subdivision: 27 Langley Dr.

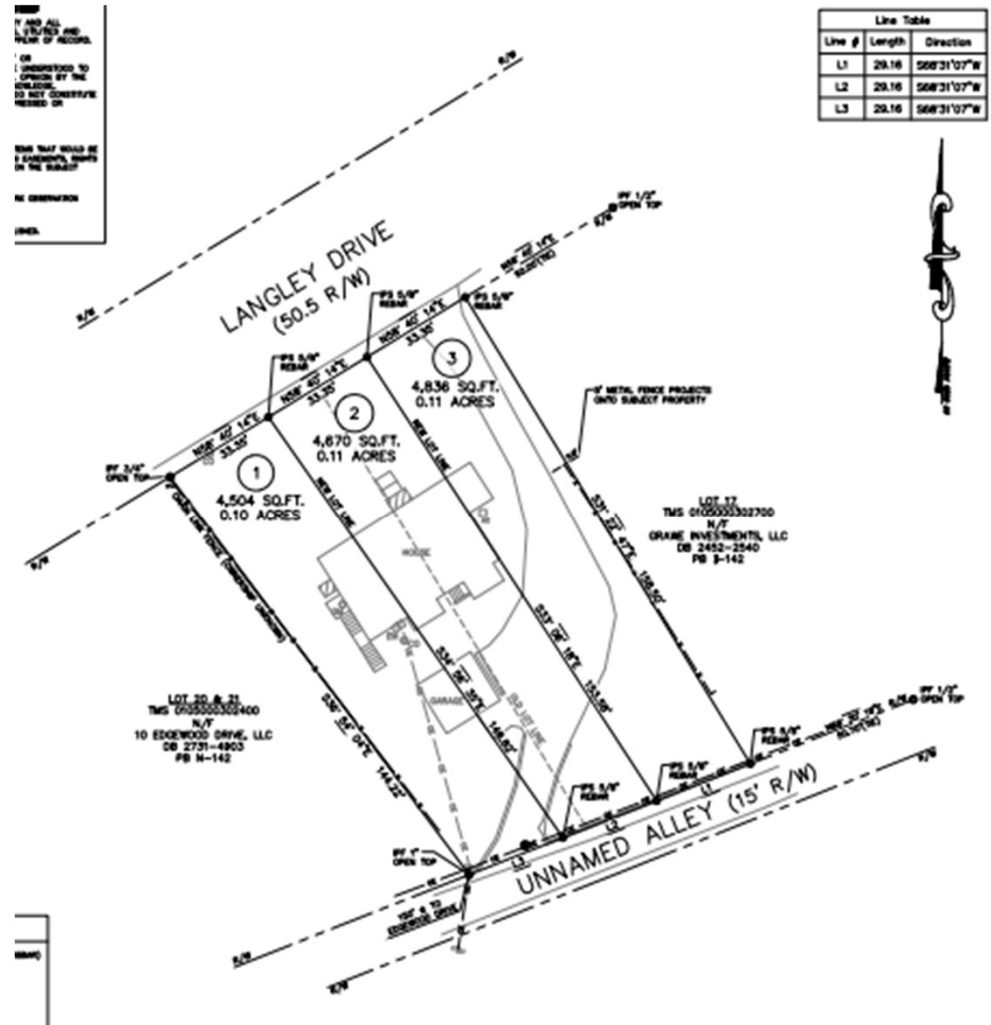


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RE OBSERVATION

JONES.



Minor Subdivision: 116 Spartanburg Street

Presented during drop-in session, 4-6 PM.

Minor Subdivision: 116 Spartanburg St.

- **Address:** 116 Spartanburg Street
- **Parcel Numbers:** 0188010201800
- **Existing Zoning:** RN-A
- **Request:** Minor Subdivision for 3 Residential Lots
- **Next Step:** Administrative Review

Contact:

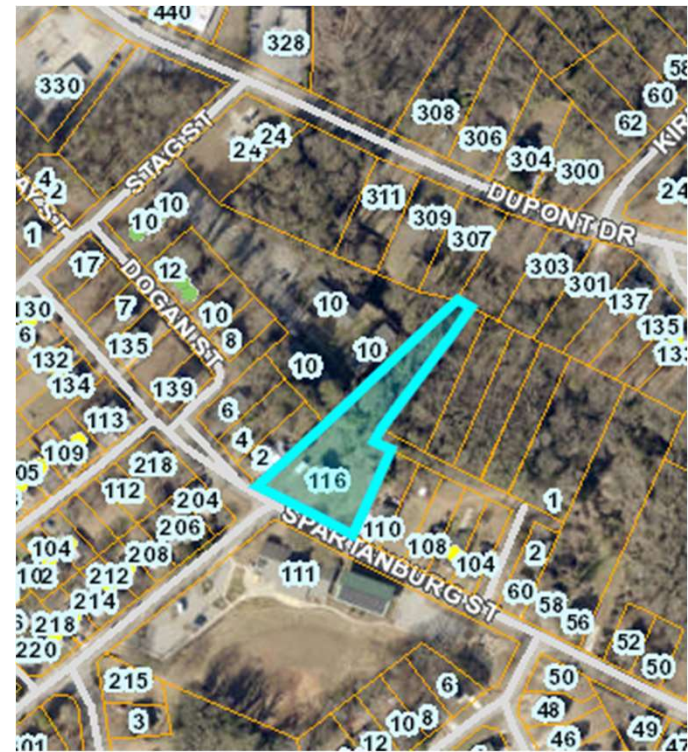
Name: Brad Franseen, G&A Management, LLC

Please reach out to Planning staff for applicant contact information

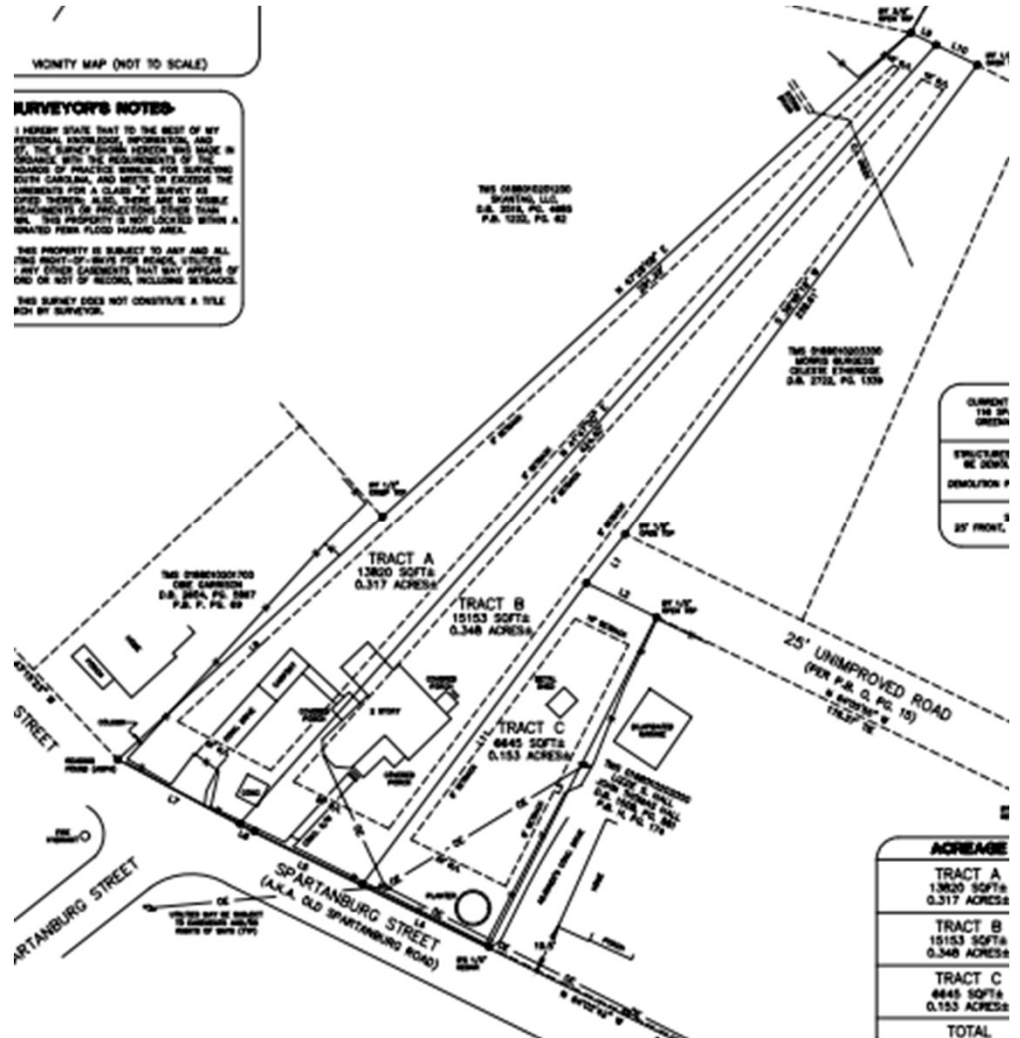
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Phone: 864-467-4476

Minor Subdivision: 116 Spartanburg St.



Minor Subdivision: 116 Spartanburg St.



Rezoning Request: 430 N Main Street (former American Legion Post 3)

Presented during drop-in session, 4-6 PM.

Rezoning Request: 430 N Main St.

- **Address:** 430 N Main Street
- **Parcel Numbers:** 0033000101101
- **Existing Zoning:** CV
- **Request:** Rezone parcel to MXS-D
- **Next Step:** Planning Commission and City Council Review

Contact:

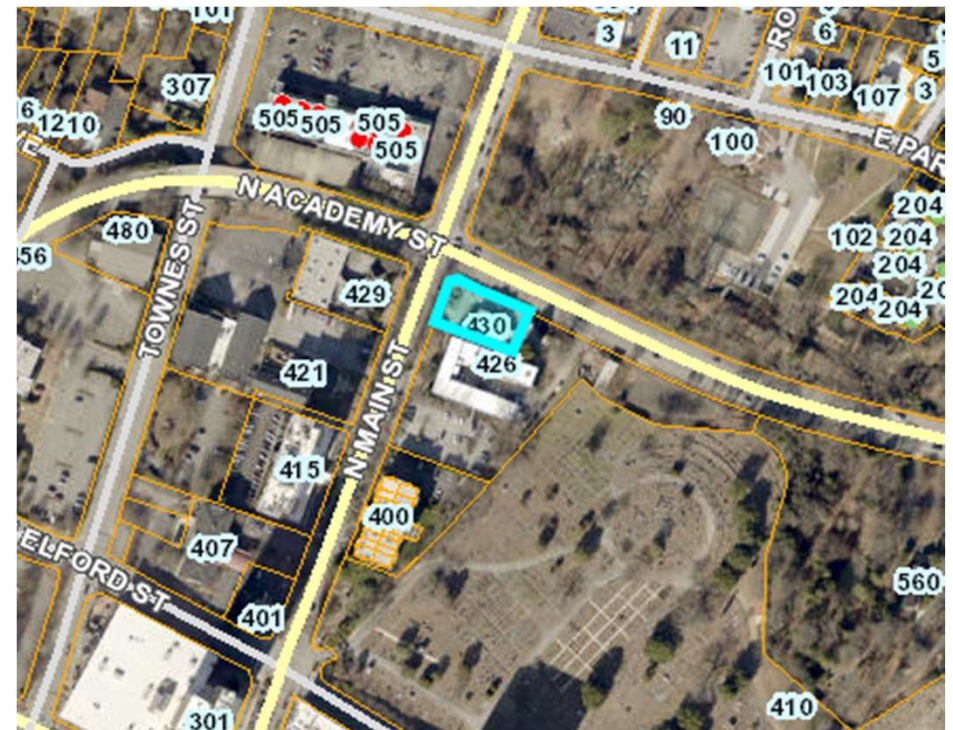
Name: Scott Johnston, Johnston Design Group

Please reach out to Planning staff for applicant contact information

Email: planning@greenvillesc.gov

Phone: 864-467-4476

Rezoning Request: 430 N Main St.



Exterior Renovation: 1233-1237 Pendleton Street

Presented during drop-in session, 4-6 PM.

Exterior Renovation: 1233-1237 Pendleton St.

- **Address:** 1233-1237 Pendleton Street
- **Parcel Numbers:** 0120000500400
- **Existing Zoning:** MXS-2
- **Request:** Façade Improvement for current building
- **Next Step:** Design Review Board

Contact:

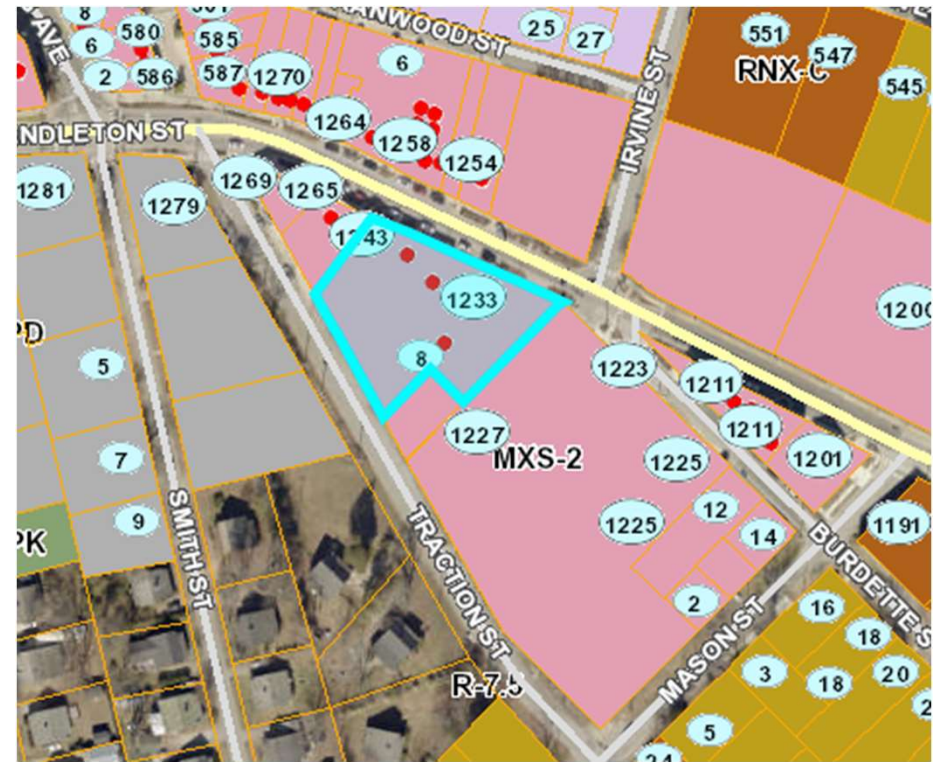
Name: Casey Smithling, Case by Case Architecture

Please reach out to Planning staff for applicant contact information

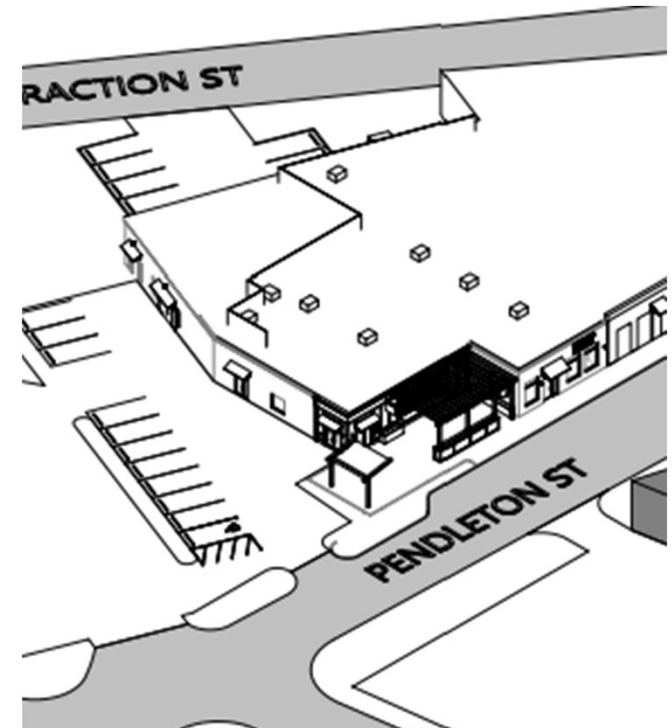
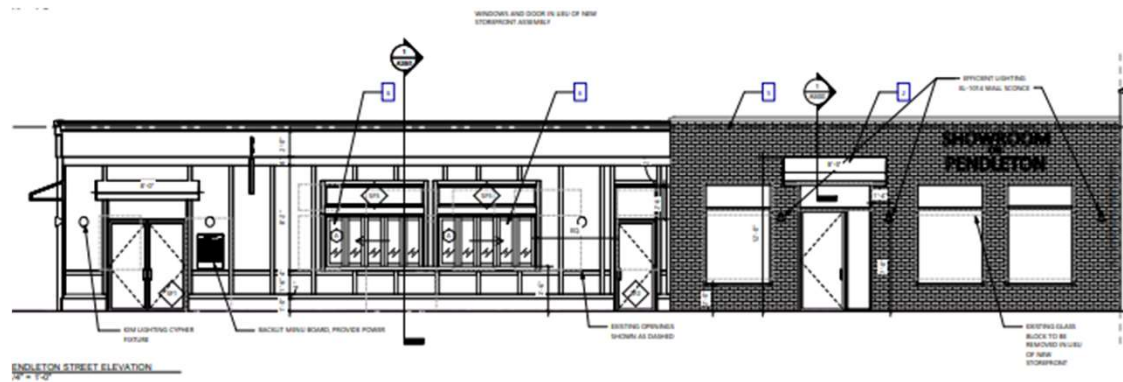
Email: planning@greenvillesc.gov

Phone: 864-467-4476

This is an aerial map of a residential neighborhood in Chicago. The map shows property lines, street names, and lot numbers. The streets visible include Lois Ave, Pendleton St, Branwood St, Perry Ave, Irving St, Traction St, Mason St, Burdett St, and Smith St. A specific property at 1233 Traction St is highlighted with a red outline and a red dot. Other lots are marked with numbers in circles, and some are marked with red dots.



Exterior Renovation: 1233-1237 Pendleton St.



Exterior Renovation: 1233-1237 Pendleton St.



Rezoning Request & Multi-Unit Residential Development: Augusta Street Parcels

Presented during drop-in session, 4-6 PM.

Rezoning Request & Residential Development: Augusta St. Parcels

- **Parcel Numbers:** 0094000400700, 0094000400800, 0094000402000, 0094000401900
- **Existing Zoning:** PD
- **Request:** Rezone parcels to MX-2 to match neighboring parcels
- **Next Step:** Planning Commission and City Council Review

Contact:

Name: R. Steve McNair, Palmetto Alliance Property Group, LLC

Please reach out to Planning staff for applicant contact information

Email: planning@greenvillesc.gov

Phone: 864-467-4476

Rezoning Request & Residential Development: Augusta St. Parcels



Rezoning Request & Residential Development: Augusta St. Parcels



Minor Subdivision: 715 Dunbar Street

Presented during drop-in session, 4-6 PM.

Minor Subdivision: 715 Dunbar St.

- **Address:** 715 Dunbar Street
- **Parcel Numbers:** 0085000101000, 0085000101100, 0085000101200
- **Existing Zoning:** RN-A
- **Request:** Minor Subdivision for 5 Duplexes
- **Next Step:** Planning Commission Review

Contact:

Name: Austin Allen, Arbor Land Design

Please reach out to Planning staff for applicant contact information

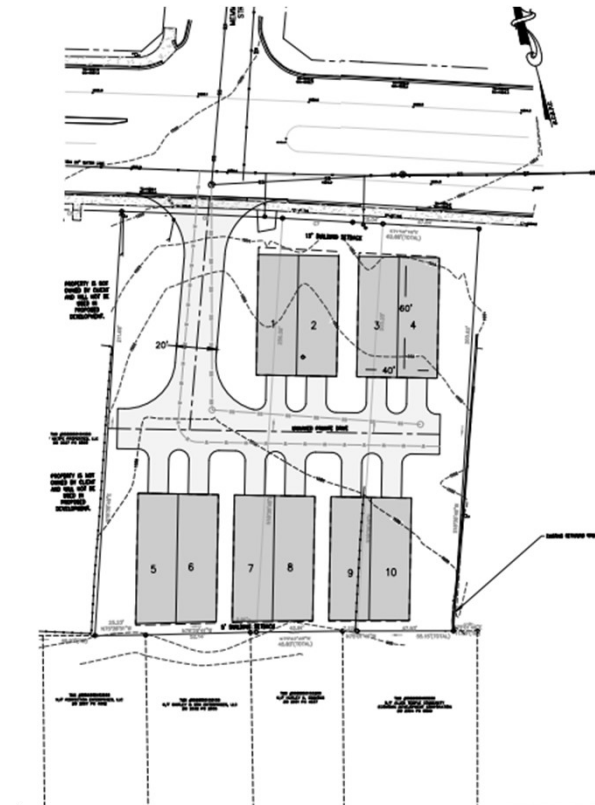
Email: planning@greenvillesc.gov

Phone: 864-467-4476

Minor Subdivision: 715 Dunbar St.



Minor Subdivision: 715 Dunbar St.



Minor Subdivision: 809 Dunbar Street

Presented during drop-in session, 4-6 PM.

Minor Subdivision: 809 Dunbar St.

- **Address:** 809 Dunbar Street
- **Parcel Numbers:** 0085000101400, 0085000101500, 0085000101600
- **Existing Zoning:** RN-A
- **Request:** Minor Subdivision for 4 Duplexes
- **Next Step:** Planning Commission Review

Contact:

Name: Austin Allen, Arbor Land Design

Please reach out to Planning staff for applicant contact information

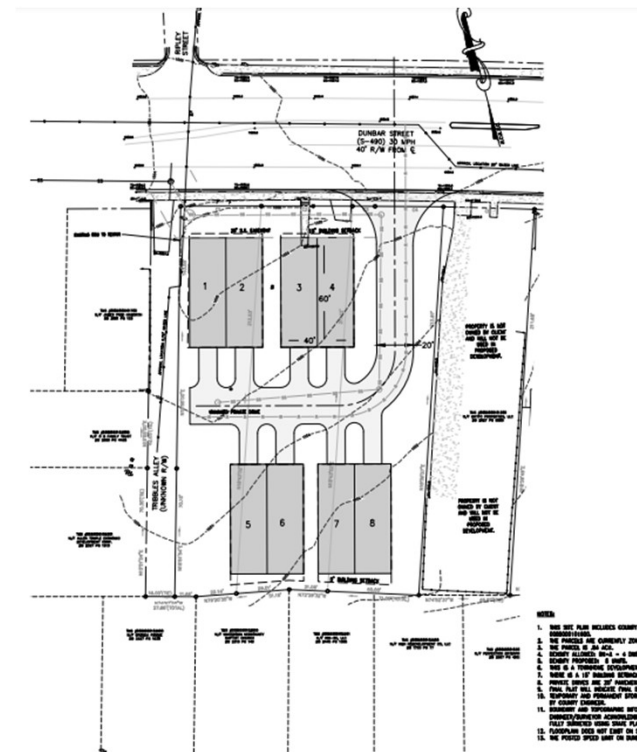
Email: planning@greenvillesc.gov

Phone: 864-467-4476

Minor Subdivision: 809 Dunbar St.



Minor Subdivision: 809 Dunbar St.



Subdivision: 45 Seth Street

Presented during drop-in session, 4-6 PM.

Subdivision: 45 Seth St.

- **Address:** 45 Seth Street
- **Parcel Numbers:** 0106000800400, 0106000800700, 0106000800800
- **Existing Zoning:** RN-C
- **Request:** Subdivision for 13 residential units
- **Next Step:** Administrative Review

Contact:

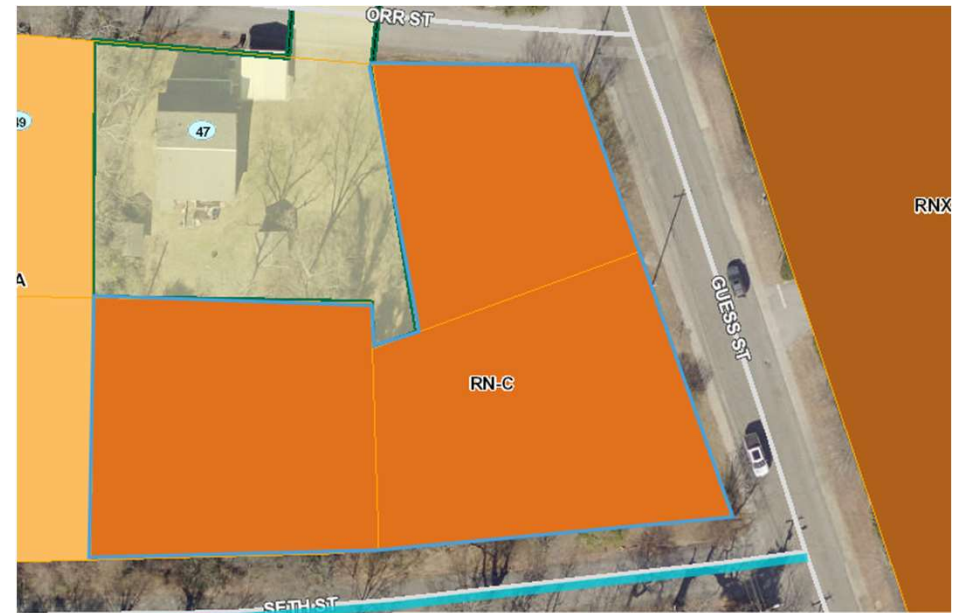
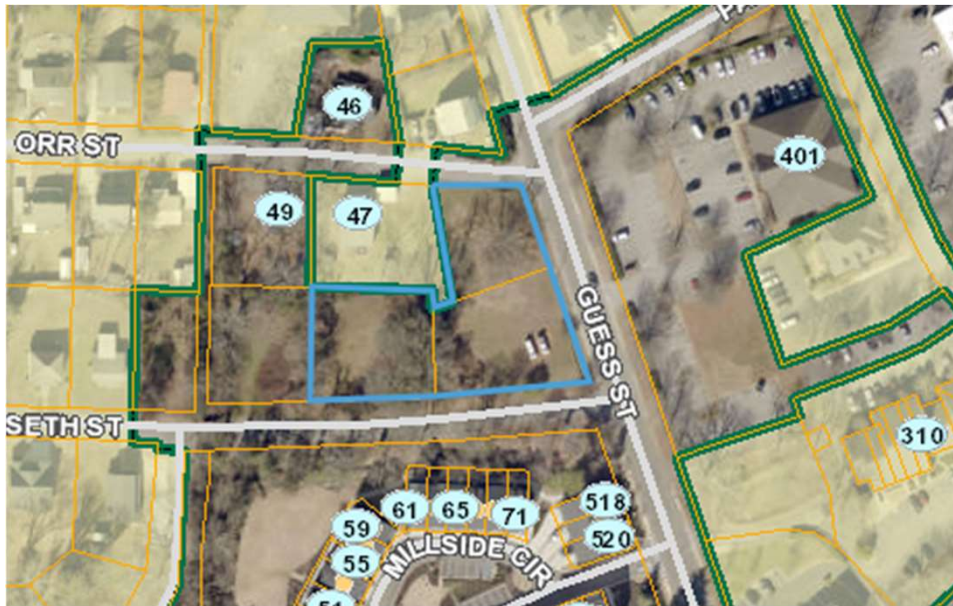
Name: Austin Allen, Arbor Land Design

Please reach out to Planning staff for applicant contact information

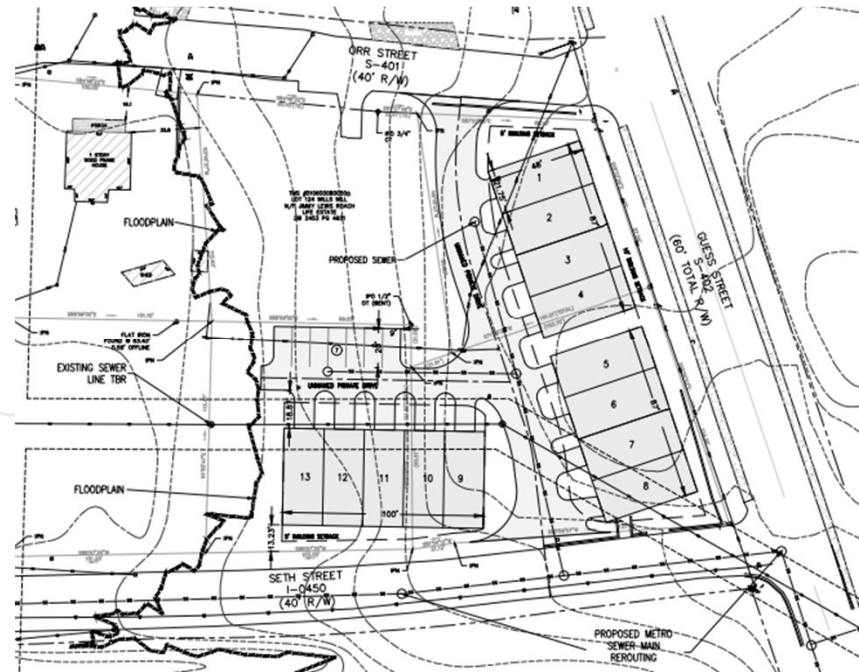
Email: planning@greenvillesc.gov

Phone: 864-467-4476

Subdivision: 45 Seth St.



Subdivision: 45 Seth St.



Gower Community Pool Improvements

Presented during drop-in session, 4-6 PM.

Gower Community Pool Improvements

- **Address:** 126 Shallowford Road
- **Parcel Numbers:** 0268020600700
- **Existing Zoning:** RH-A
- **Request:** Pool Replacement, Pool House Updates/Addition

Contact:

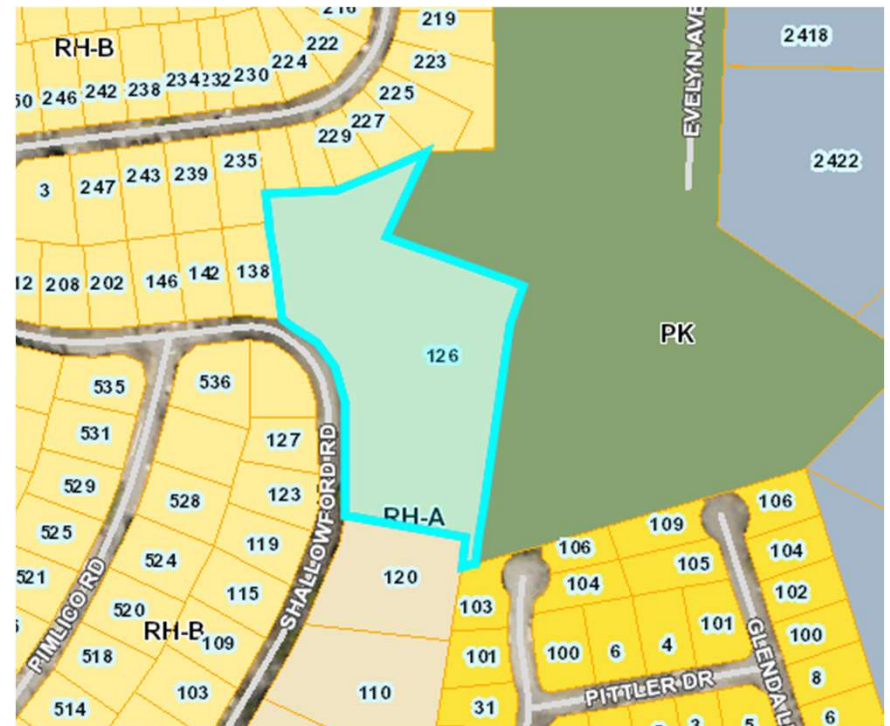
Name: Ross Kistler

Please reach out to Planning staff for applicant contact information

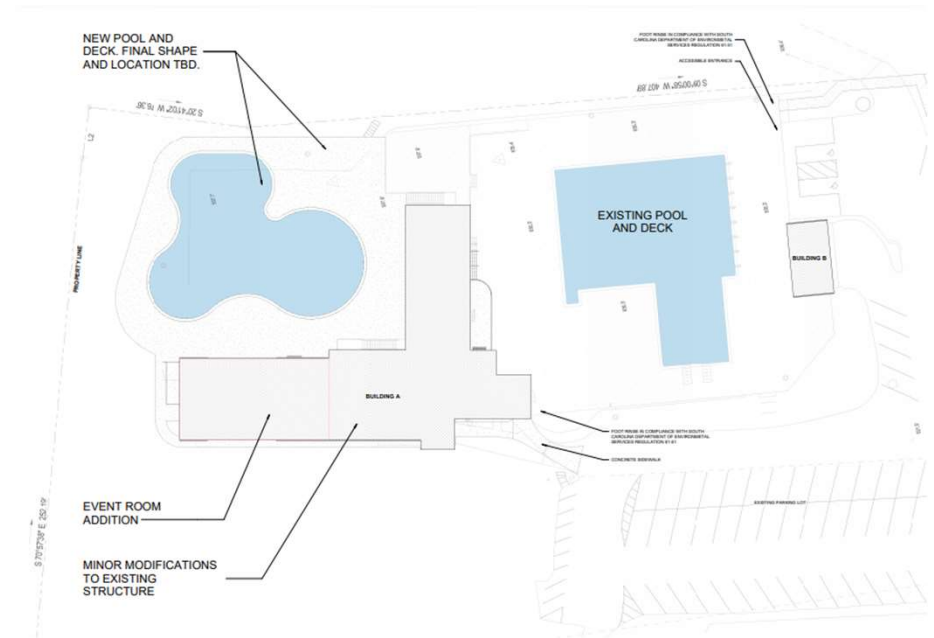
Email: planning@greenvillesc.gov

Phone: 864-467-4476

Gower Community Pool Improvements



Gower Community Pool Improvements



Rezoning Request: 1564 Laurens Road and 62 E Antrim Drive (Chick-fil-A)

Presented during drop-in session, 4-6 PM.

Rezoning Request: Laurens Rd. Chick-fil-A

- **Address:** 1564 Laurens Road and 62 E Antrim Drive
- **Parcel Numbers:** 0266000132201, 0266000100113
- **Existing Zoning:** MX-5, RN-C
- **Request:** Rezone parcels to MX-5 to match parcels for drive-thru modifications
- **Next Step:** Planning Commission and City Council Review

Contact:

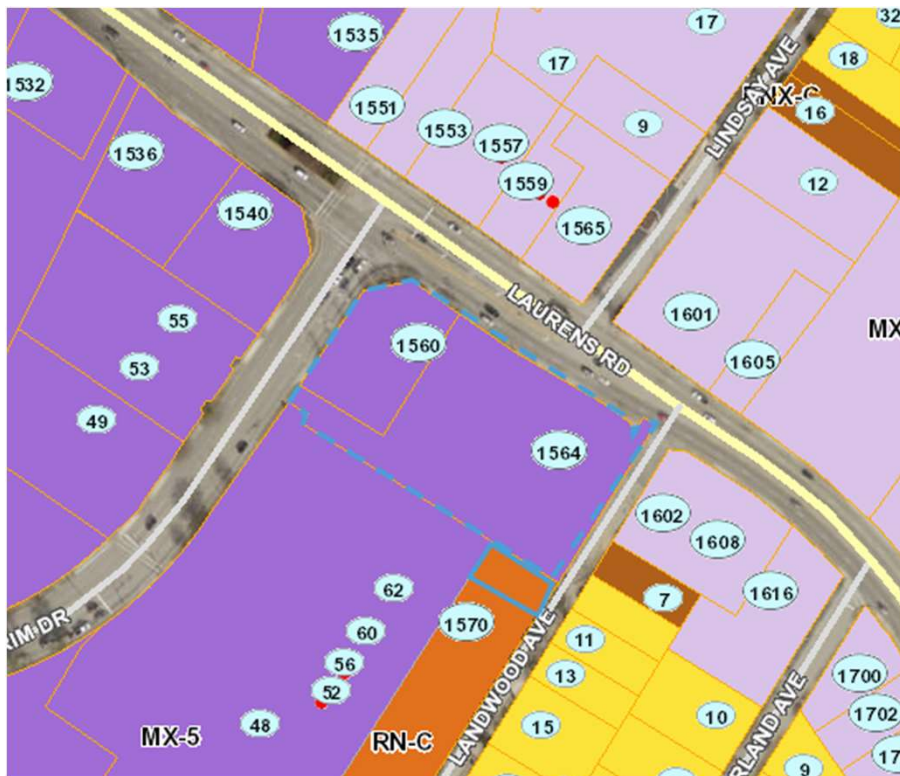
Name: Paul N. Lawlor, Bowman Consulting Group, Ltd.

Please reach out to Planning staff for applicant contact information

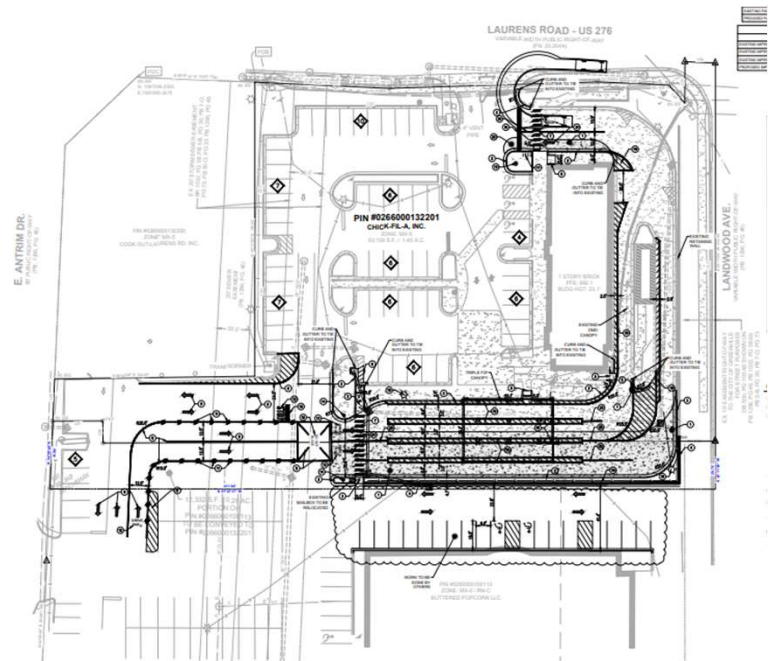
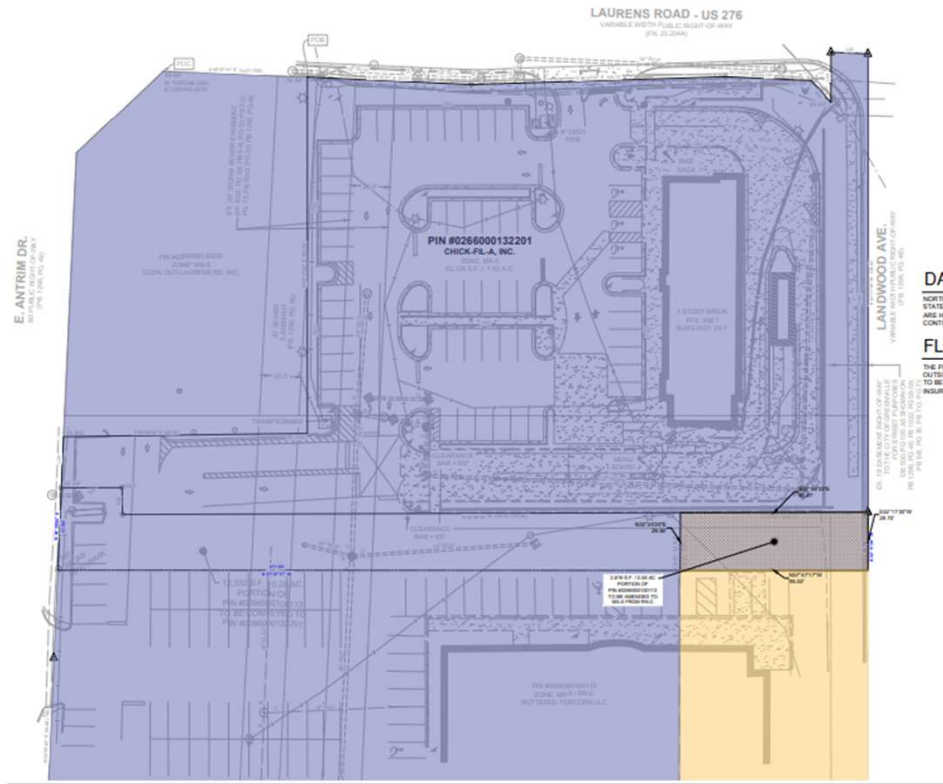
Email: planning@greenvillesc.gov

Phone: 864-467-4476

Rezoning Request: Laurens Rd. Chick-fil-A



Rezoning Request: Laurens Rd. Chick-fil-A



18-Month Map Amendments

Presented during drop-in session, 4-6 PM.

Rezoning Request: 1002 W Washington Street

Presented during drop-in session, 4-6 PM.

Rezoning Request: 1002 W Washington St.

- **Address:** 1002 Washington Street
- **Parcel Numbers:** 0024000101801, 0024000101701, 0024000101700, 0024000101600, 0024000101500
- **Existing Zoning:** RNX-B
- **Request:** Rezone parcels to RNX-C
- **Next Step:** Planning Commission and City Council Review

Contact:

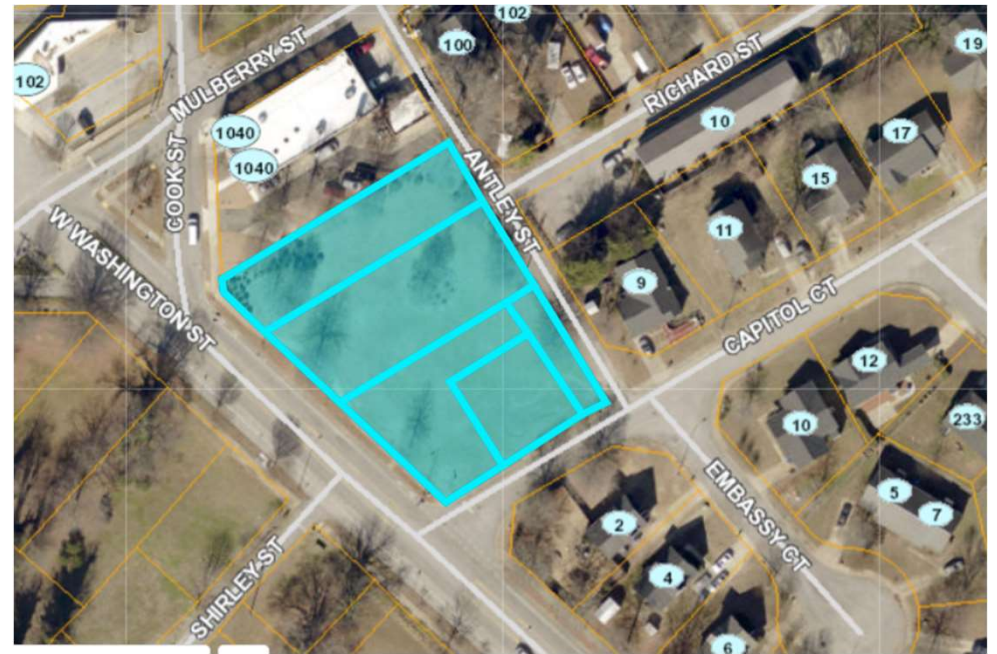
Name: City of Greenville

Please reach out to Planning staff for applicant contact information

Email: planning@greenvillesc.gov

Phone: 864-467-4476

Rezoning Request: 1002 W Washington St.



Rezoning Request: 1 Alameda Street

Presented during drop-in session, 4-6 PM.

Rezoning Request: 1 Alameda St.

- **Address:** 1 Alameda Street
- **Parcel Numbers:** 0201001400100
- **Existing Zoning:** RH-D
- **Request:** Rezone parcel to PK
- **Next Step:** Planning Commission and City Council Review

Contact:

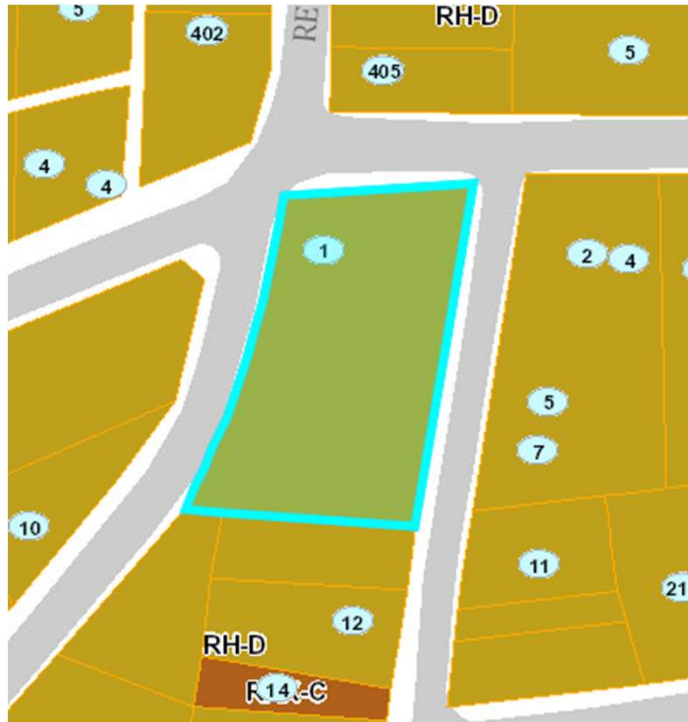
Name: City of Greenville

Please reach out to Planning staff for applicant contact information

Email: planning@greenvillesc.gov

Phone: 864-467-4476

Rezoning Request: 1 Alameda St.



Rezoning Request: 651 E Faris Road

Presented during drop-in session, 4-6 PM.

Rezoning Request: 651 E Faris Rd.

- **Address:** 651 E Faris Road
- **Parcel Numbers:** 0267000203000
- **Existing Zoning:** RH-C
- **Request:** Rezone parcel to PK
- **Next Step:** Planning Commission and City Council Review

Contact:

Name: City of Greenville

Please reach out to Planning staff for applicant contact information

Email: planning@greenvillesc.gov

Phone: 864-467-4476

Rezoning Request: 651 E Faris Rd.



Rezoning Request: 2151 Ridge Road

Presented during drop-in session, 4-6 PM.

Rezoning Request: 2151 Ridge Rd.

- **Address:** 2151 Ridge Road
- **Parcel Numbers:** M012020100105
- **Existing Zoning:** IX
- **Request:** Rezone parcel to PK
- **Next Step:** Planning Commission and City Council Review

Contact:

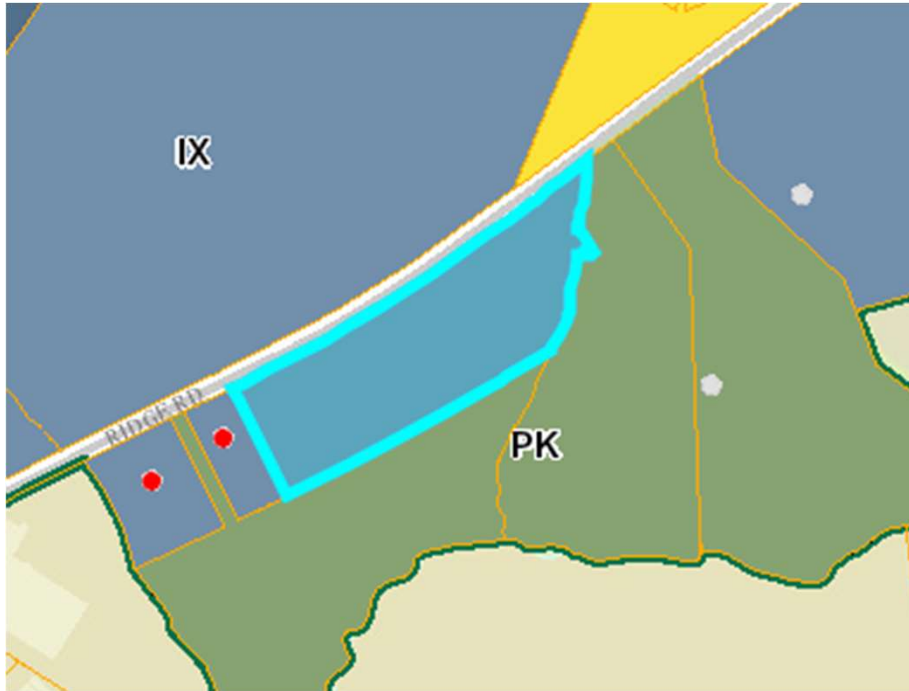
Name: City of Greenville

Please reach out to Planning staff for applicant contact information

Email: planning@greenvillesc.gov

Phone: 864-467-4476

Rezoning Request: 2151 Ridge Rd.



NEXT STEPS AND FREQUENTLY ASKED QUESTIONS

Next Steps

Depending on the type of project, it may proceed to permitting. Others require approval from a review board.

Project Type	Review Board?	Public Hearing Required?
Zoning map amendment (rezoning)	Planning Commission (Recommendation) City Council (Final Approval)	Yes
Major subdivision	Planning Commission	No
Street naming or re-naming	Planning Commission	Yes
Projects requiring a Major Certificate of Appropriateness (inside the Design Review Boundary or a Historic District)	Design Review Board or Historic Review Board	No
Residential project containing 12 or more units (outside Design Review Boundary)	No - project proceeds with permitting	N/A
Special exception permit	Board of Zoning Appeals	Yes

Frequently Asked Questions

Are members of the public allowed to attend the monthly Project Preview meeting?

Yes! Residents are encouraged to attend and learn about upcoming projects, ask questions, and share comments and concerns at the session.

Where can I learn more about the projects?

Please attend the Project Preview meeting to learn more about a specific project. You may also contact the developer directly. Applications requiring approval from a review board will have additional information posted on the city website before the meeting or public hearing.

Will these projects require additional neighborhood meetings?

The Project Preview satisfies the procedural step for applications requiring a “Development Public Meeting” under the Greenville Development Code; an additional neighborhood meeting is not required. However, developers are encouraged to engage with neighborhoods at the beginning of their project and throughout the review process. Community members may contact the developer directly to share concerns or request additional opportunity for neighborhood input.

Frequently Asked Questions

How do I request changes to a development that I have concerns about?

Under the Greenville Development Code (effective July 15, 2023), some projects are permitted “by right,” meaning they can obtain a permit if they meet all requirements of the Code. The Development Code includes neighborhood protections such as building setbacks, height limits, landscaping and transition requirements, noise and light standards, and other requirements to reduce impacts on surrounding properties. If you believe a project does not comply with the required standards, please contact the Planning Office.

Other applications require a public hearing in front of a review board. The community may share concerns and ask the review board to require modifications at these public hearings. Certain applications such as rezonings require final approval by City Council.

What about other types of projects like hotels, restaurants, or new office buildings?

Currently, only applications requiring a “Development Public Meeting” under the Greenville Development Code must participate in the monthly Project Preview process. The city may invite developers to attend and share information about other major projects from time to time. In addition, the city may present updates on planning and engineering initiatives that are currently underway.

Questions

Please contact the Planning Office with any questions about the Project Preview meeting by calling 864-467-4476 or emailing planning@greenvillesc.gov.

Comments or concerns about proposed projects should be emailed to planning@greenvillesc.gov. This account is checked daily. Your message will be directed to the appropriate staff member for response.

To have the list of projects delivered to your inbox each month, sign up on the City's web-site at GreenvilleSC.gov/list.aspx

