

PLANNING AND DEVELOPMENT PROJECT PREVIEW MEETING

February 25, 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:

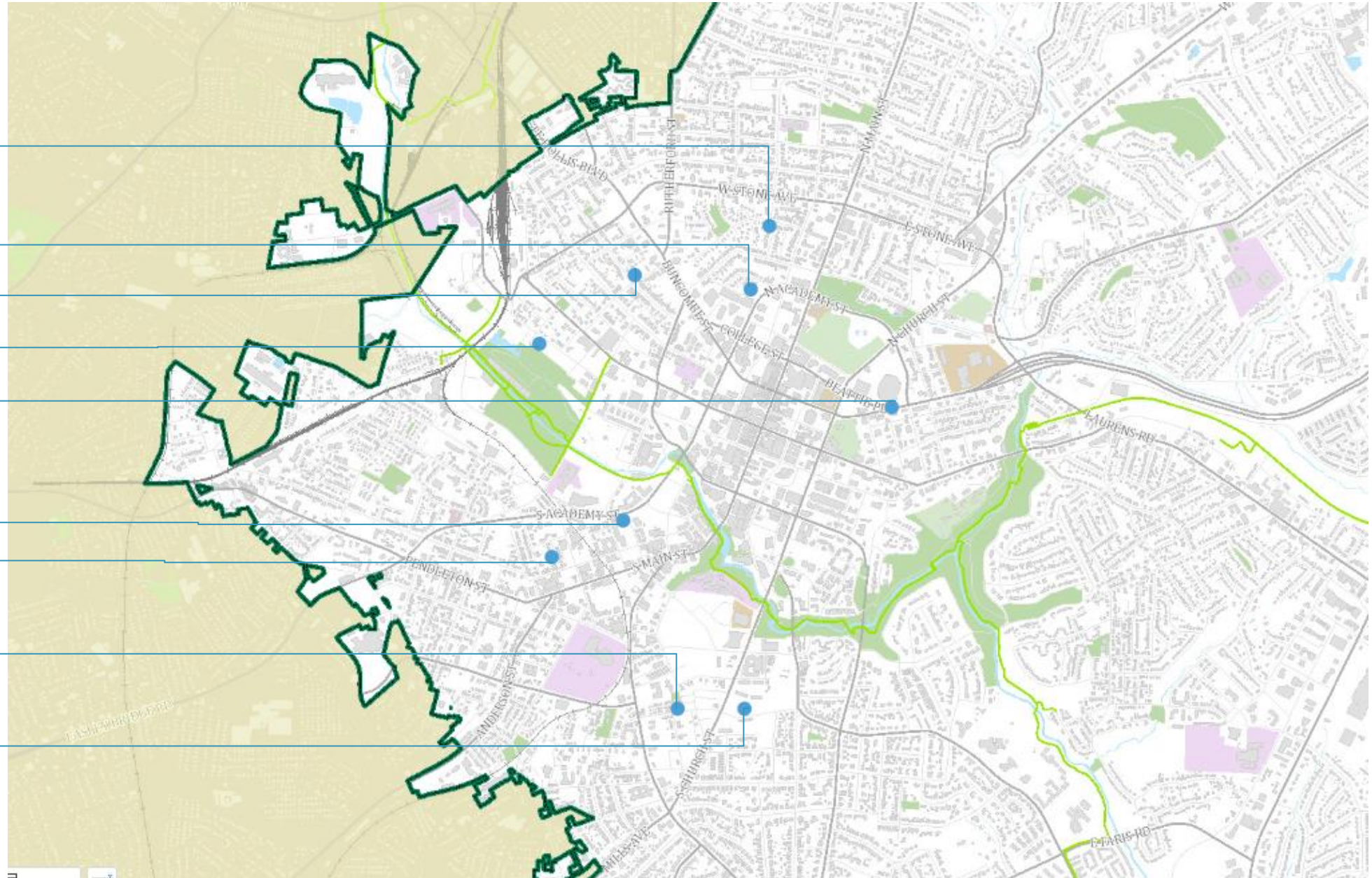
February 25, 2025
PROJECT PREVIEW MEETING

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



Project Locations

- ← 21 Wilton St.
- ← 7 Barrett St.
- ← 305 Lloyd St.
- ← Oscar/Meadow St.
- ← E. North St.
- ← 2 O'Neal St.
- ← 9 & 11 Watson Ave.
- ← Haynie St.
- ← Church/Pearl St.



New Multifamily Project: 2 O'Neal Street

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

New Multifamily Project: 2 O'Neal St.

- **Address:** 2 O'Neal Street
- **Parcel Numbers:** 0071000101000
- **Existing Zoning:** MX-D
- **Request:** 8 story apartment for 175 rental units
- **Next Step:** Design Review Board Review

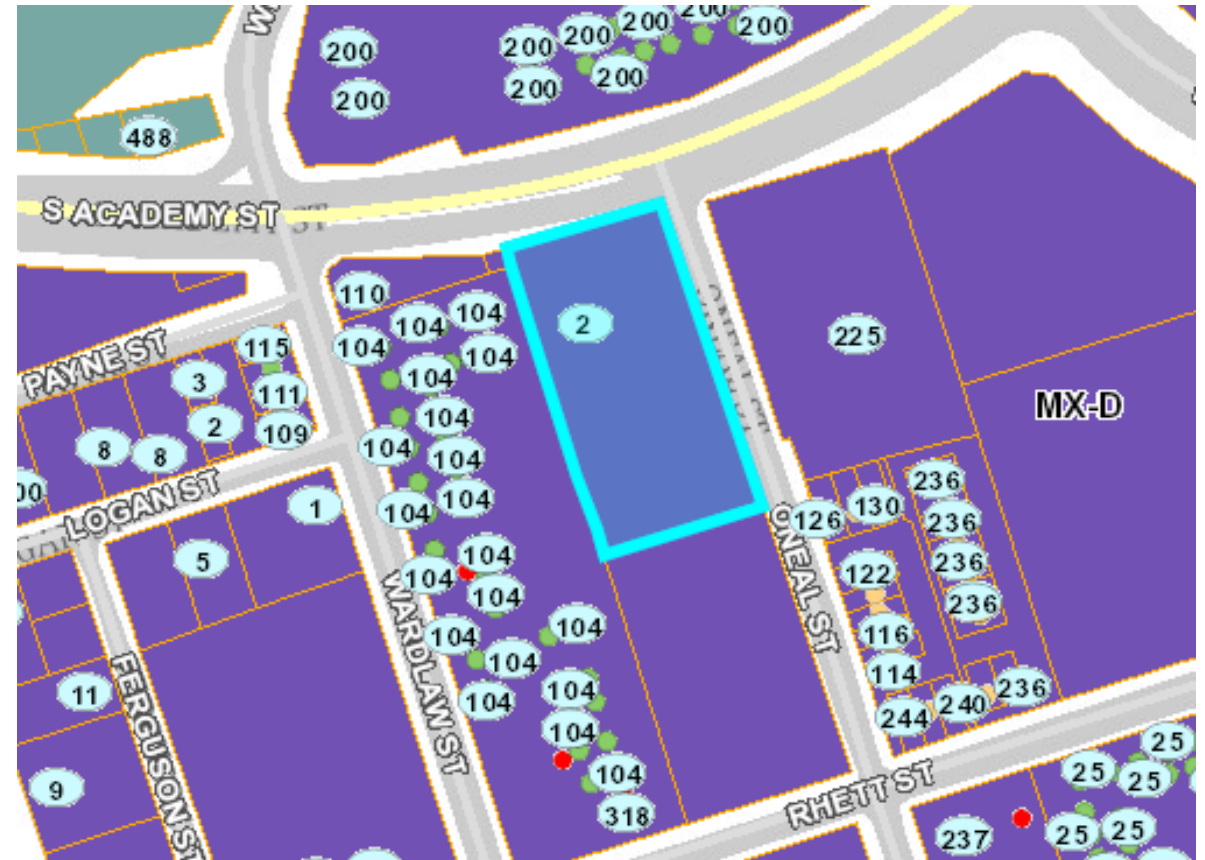
Contact:

Please reach out to Planning staff for applicant contact information

Email: planning@greenvillesc.gov

Phone: 864-467-4476

New Multifamily Project: 2 O'Neal St.



New Multifamily Project: 2 O'Neal St.



Certificate of Appropriateness: Renovation at 7 Barrett Street

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

Certificate of Appropriateness: 7 Barrett St.

- **Address:** 7 Barrett Street
- **Parcel Numbers:** 0012000102501
- **Existing Zoning:** RN-A
- **Request:** Renovation of entry door, addition of pool and pool house
- **Next Step:** Historic Review Board Review

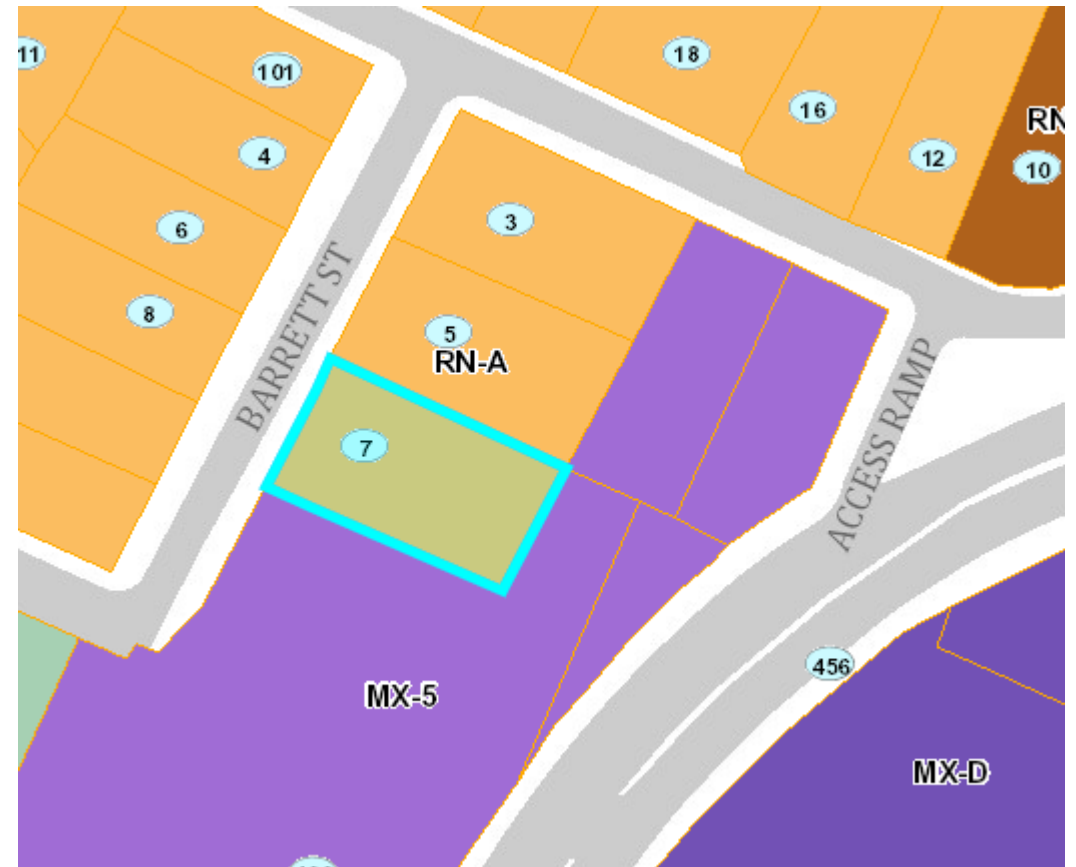
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Certificate of Appropriateness: 7 Barrett St.





Certificate of Appropriateness: 7 Barrett St.



2 NEW FRONT DOOR CANOPY



ENTRY DOOR, STAINED

Certificate of Appropriateness: Addition at 21 Wilton Street

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

Certificate of Appropriateness: Rear Addition at 21 Wilton St.

- **Address:** 21 Wilton Street
- **Parcel Numbers:** 0009000202300
- **Existing Zoning:** RN-A
- **Request:** Addition to rear of home
- **Next Step:** Historic Review Board Review

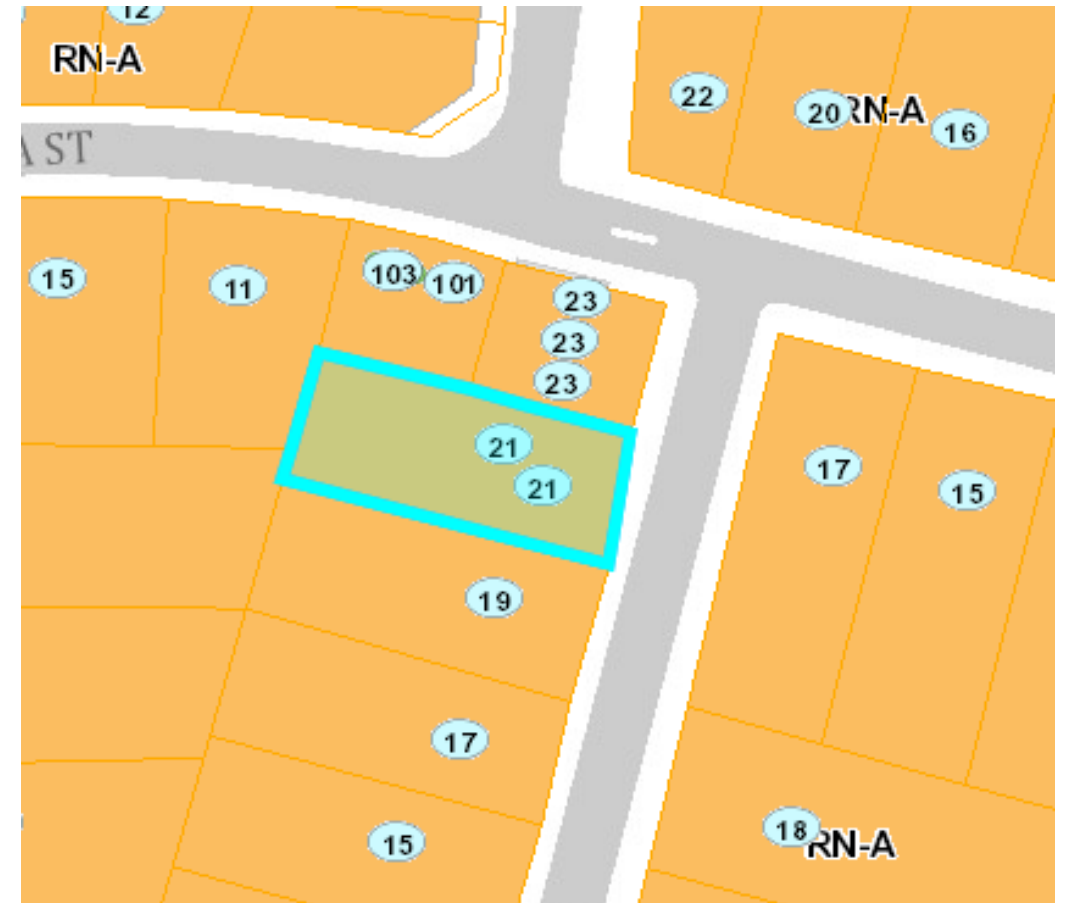
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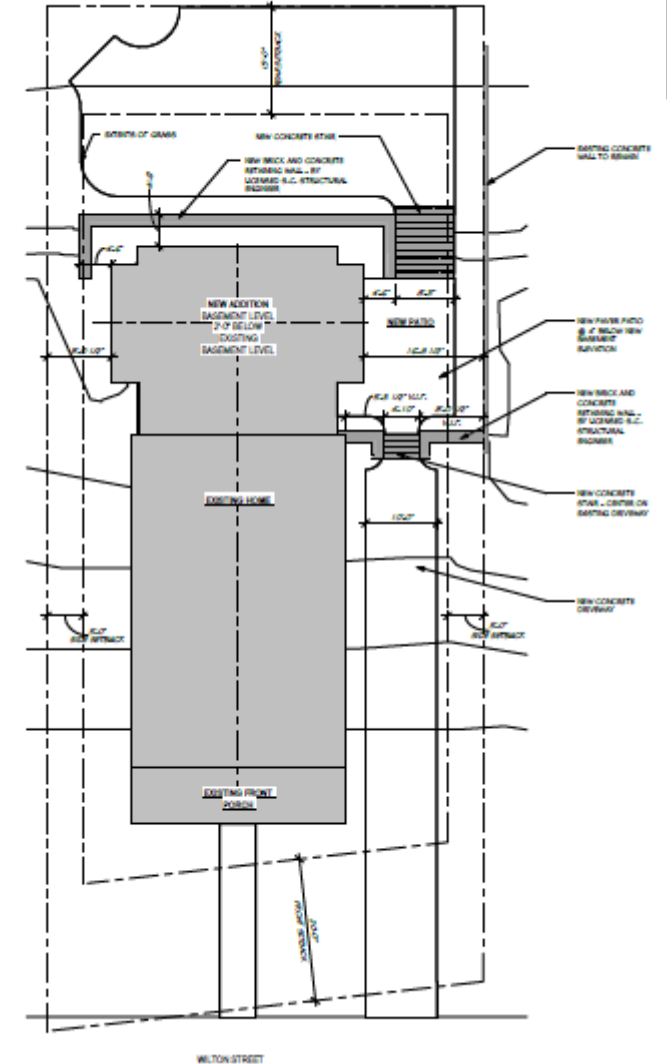
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Certificate of Appropriateness: Rear Addition at 21 Wilton St.



Certificate of Appropriateness: Rear Addition at 21 Wilton St.



The image displays two architectural floor plans for the Terrace Level of a building. The left plan represents the existing layout, while the right plan shows the proposed layout with various modifications.

Existing Layout (Left Plan):

- Master Bedroom:** Located at the rear right, featuring a large window and a closet.
- Master Bath:** Adjacent to the Master Bedroom, containing a shower, toilet, and vanity.
- Guest Bed:** Located at the rear left, with a window and closet.
- Guest Bath:** Adjacent to the Guest Bed, containing a shower, toilet, and vanity.
- Kitchen:** Located at the front left, with a sink, stove, and refrigerator.
- Pantry:** Located at the front right, with a sink and storage.
- Living Area:** A central open area with a fireplace and large windows.
- Bedroom:** A smaller bedroom located between the Master Bedroom and the Living Area.
- Bath:** A smaller bathroom located between the Guest Bath and the Living Area.
- Hall:** A central hallway connecting the rooms.
- Closets:** Multiple closets throughout the plan, including a large closet in the Master Bedroom.

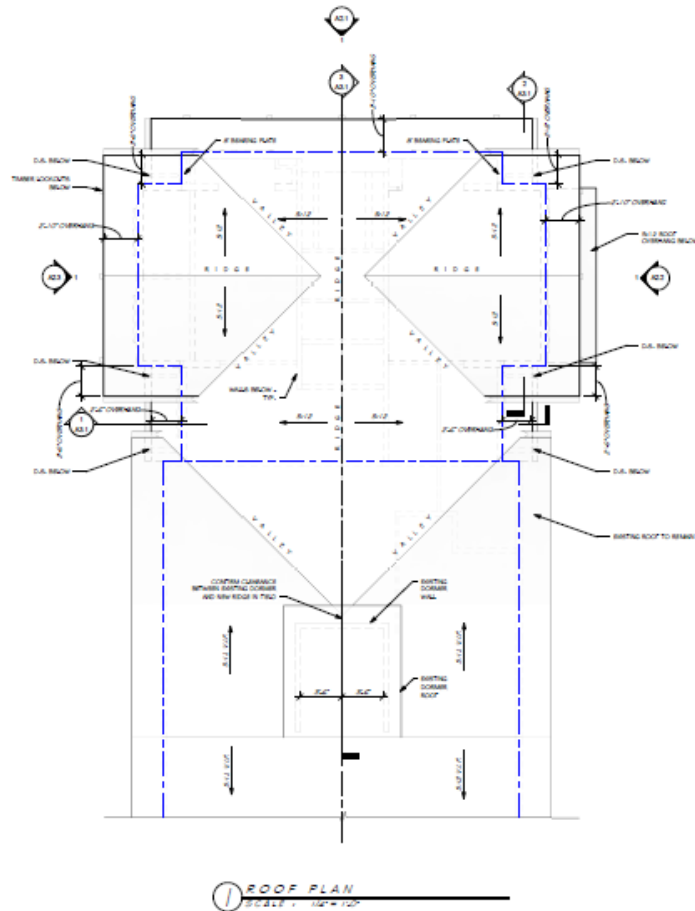
Proposed Layout (Right Plan):

- Den:** A new room added at the rear right, replacing the Master Bedroom.
- Library:** A new room added at the rear left, replacing the Guest Bed.
- Mud Room:** A new room added at the front right, replacing the Pantry.
- Master Bedroom:** The existing room is retained but modified.
- Master Bath:** The existing room is retained but modified.
- Guest Bed:** The existing room is retained but modified.
- Guest Bath:** The existing room is retained but modified.
- Kitchen:** The existing kitchen is retained but modified.
- Pantry:** The existing pantry is retained but modified.
- Living Area:** The existing living area is retained but modified.
- Bedroom:** The existing bedroom is retained but modified.
- Bath:** The existing bathroom is retained but modified.
- Hall:** The existing hallway is retained but modified.
- Closets:** Multiple closets throughout the plan, including a large closet in the Master Bedroom.

Both plans include detailed dimensions, room names, and construction notes. The right plan is labeled "TERRACE LEVEL FLOOR PLAN" and "SCALE: 1/8" = 1'-0".

1 TERRACE LEVEL FLOOR PLAN
SCALE : 1/8" = 1'-0"

Certificate of Appropriateness: Rear Addition at 21 Wilton St.



Certificate of Appropriateness: New Residence at 305 Lloyd Street

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

Certificate of Appropriateness: New Residence at 305 Lloyd St.

- **Address:** 305 Lloyd Street
- **Parcel Numbers:** 0021000102400
- **Existing Zoning:** RH-C
- **Request:** New home build
- **Next Step:** Historic Review Board Review

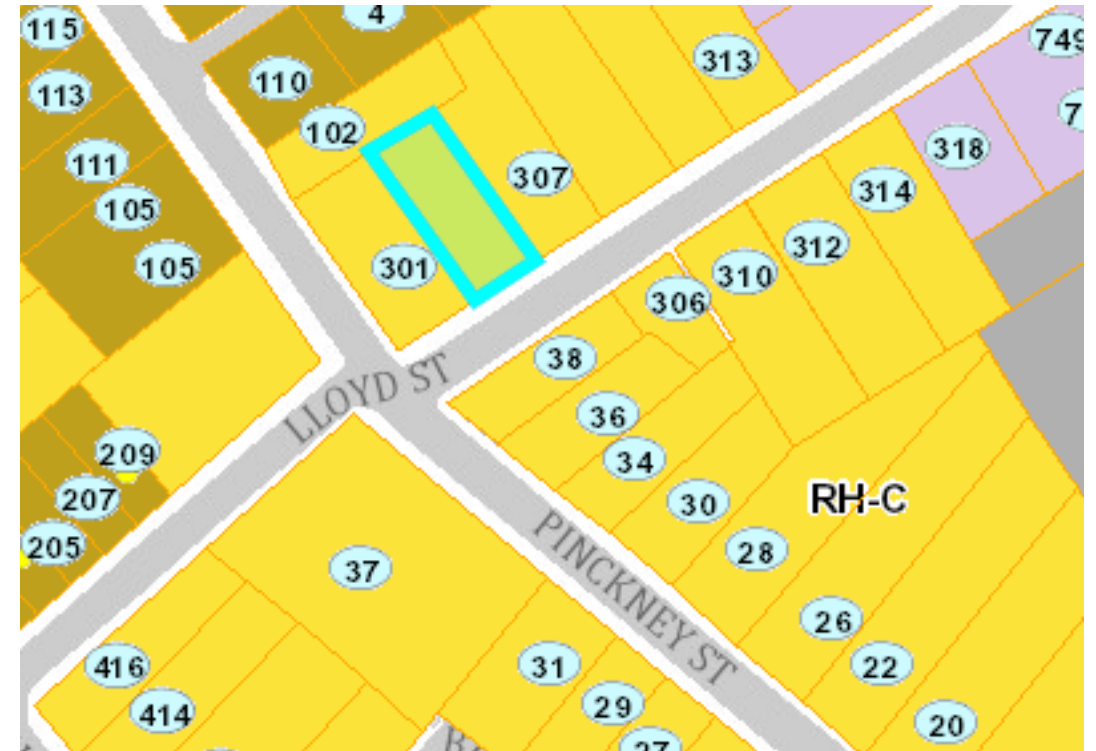
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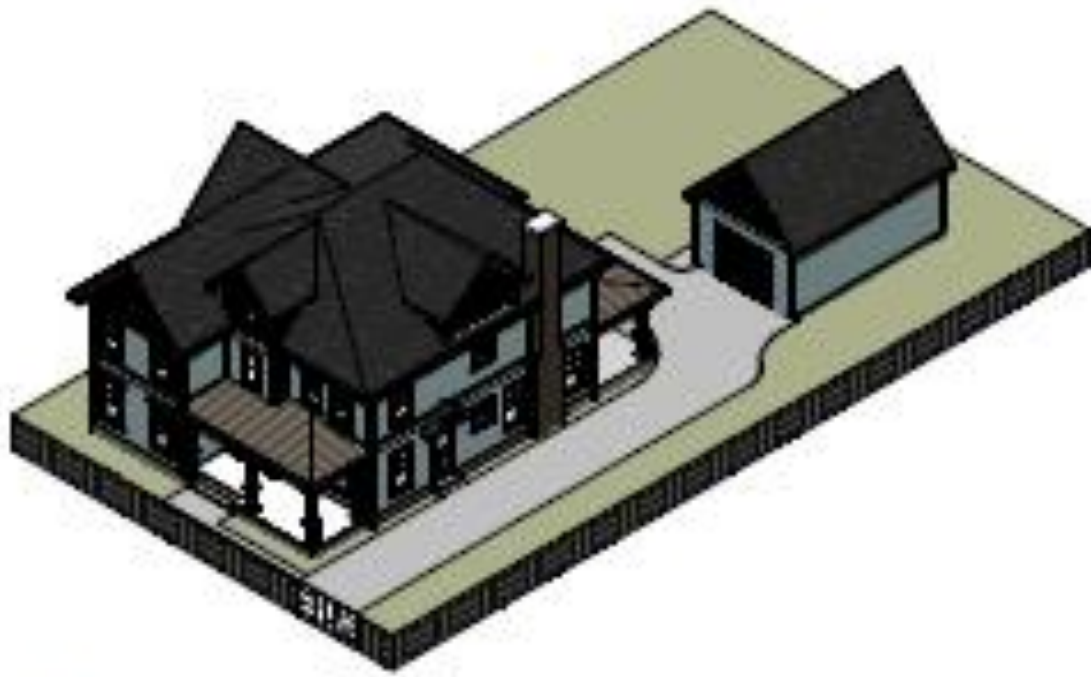
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Phone: 864-467-4476

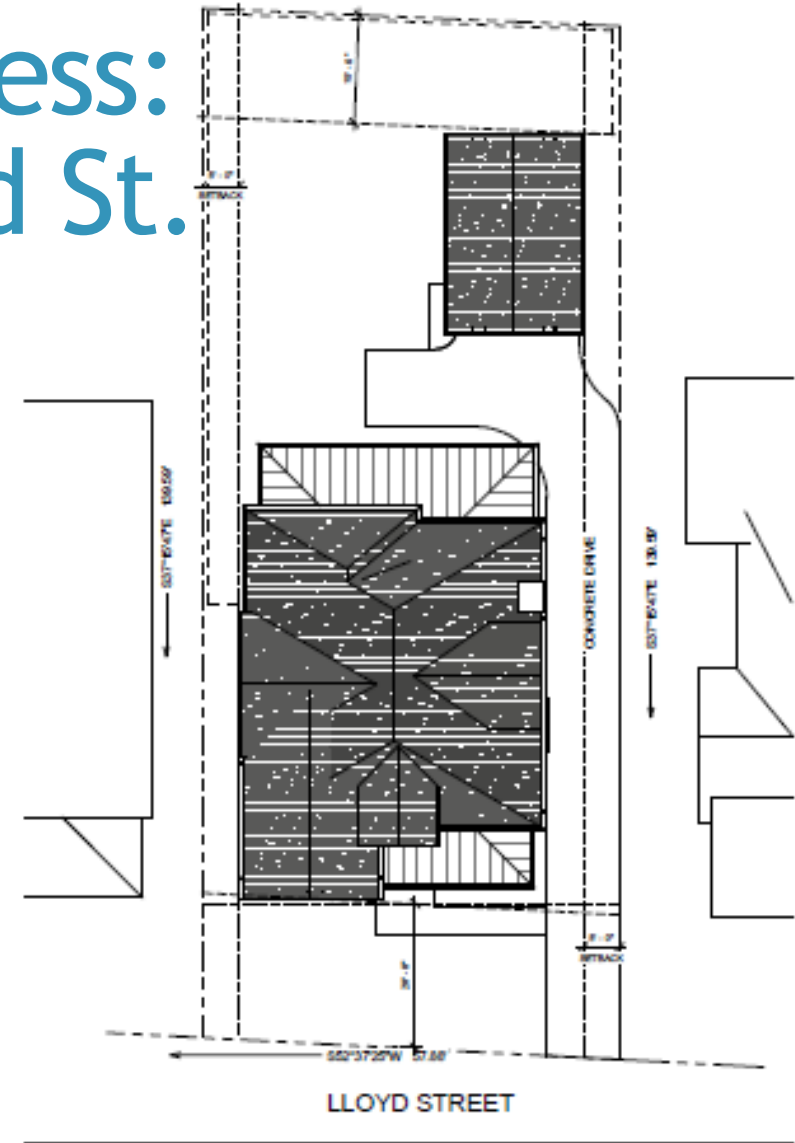
Certificate of Appropriateness: New Residence at 305 Lloyd St.



Certificate of Appropriateness: New Residence at 305 Lloyd St.



③ AXON



① ARCHITECTURAL SITE PLAN
1/4/2024

Certificate of Appropriateness: New Residence at 305 Lloyd St.



PERSPECTIVE 2



PERSPECTIVE 1

Unreasonable Hardship Request: 9 & 11 Watson Avenue

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

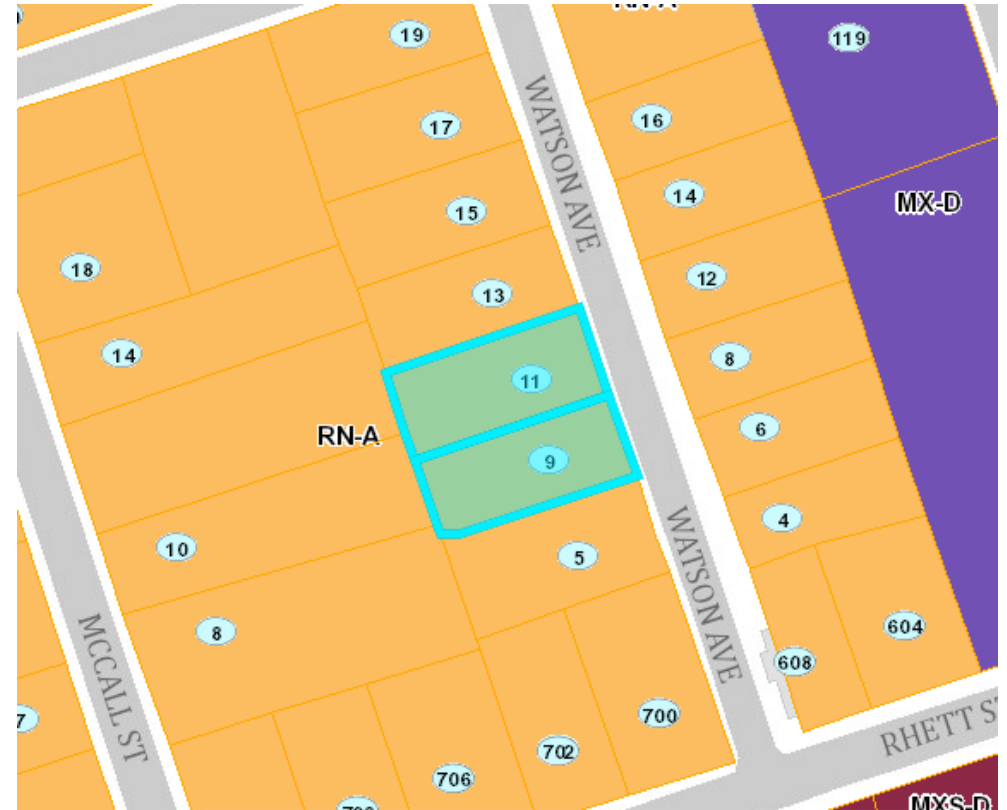
Unreasonable Hardship: 9 & 11 Watson Ave.

- **Address:** 9 & 11 Watson Avenue
- **Parcel Numbers:** 0074000700300, 074000700400
- **Existing Zoning:** RN-A
- **Request:** Designate an unreasonable hardship to renovate the existing structures to allow for a new development of 4 single family homes
- **Next Step:** Design Review Board

Contact:

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Email: planning@greenville.sc.gov
Phone: 864-467-4476

Unreasonable Hardship: 9 & 11 Watson Ave.



Unreasonable Hardship: 9 & 11 Watson Ave.



Unreasonable Hardship: 9 & 11 Watson Ave.



Certificate of Appropriateness for New Townhome Project: 14 Units at Oscar & Meadow Street

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

Certificate of Appropriateness: Oscar & Meadow Street Townhomes

- **Addresses:** Oscar Street and Meadow Street
- **Parcel Numbers:** 0052000400500, 0052000400400, 0052000400805, 0052000400804, 0052000400803, 0052000400802, 0052000400801
- **Existing Zoning:** RC-3
- **Request:** 14 three-story townhomes with internal private drive
- **Next Step:** Design Review Board Review

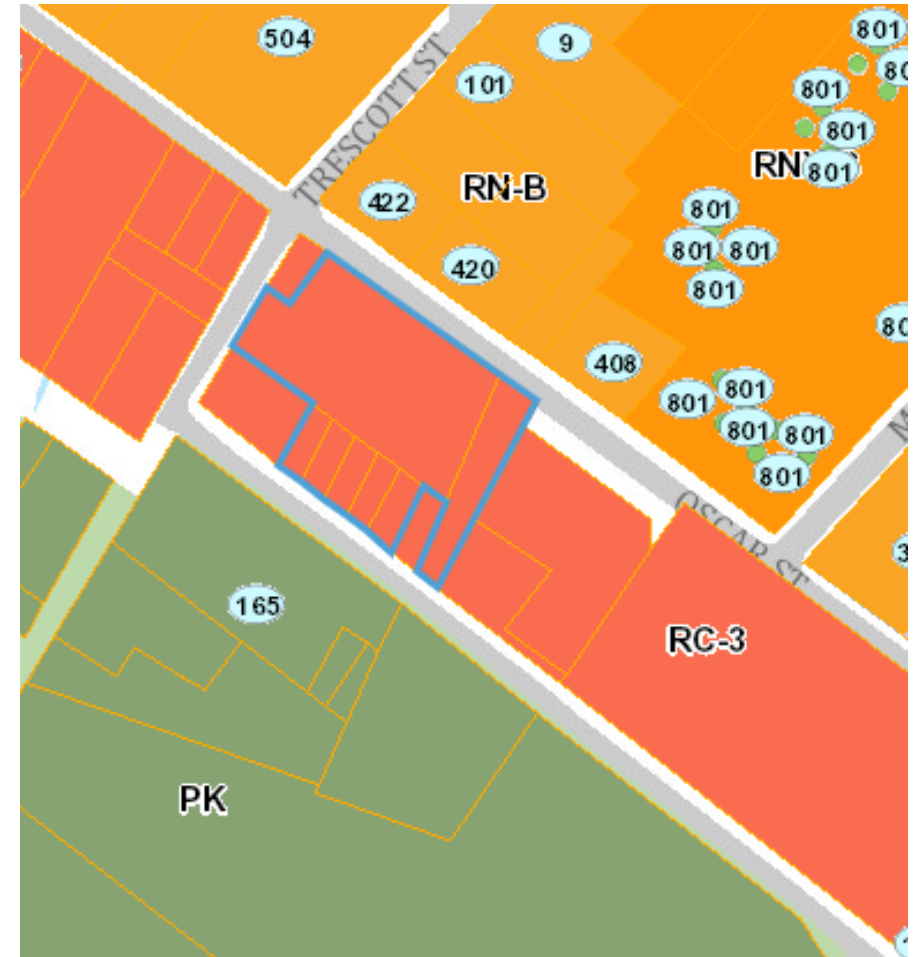
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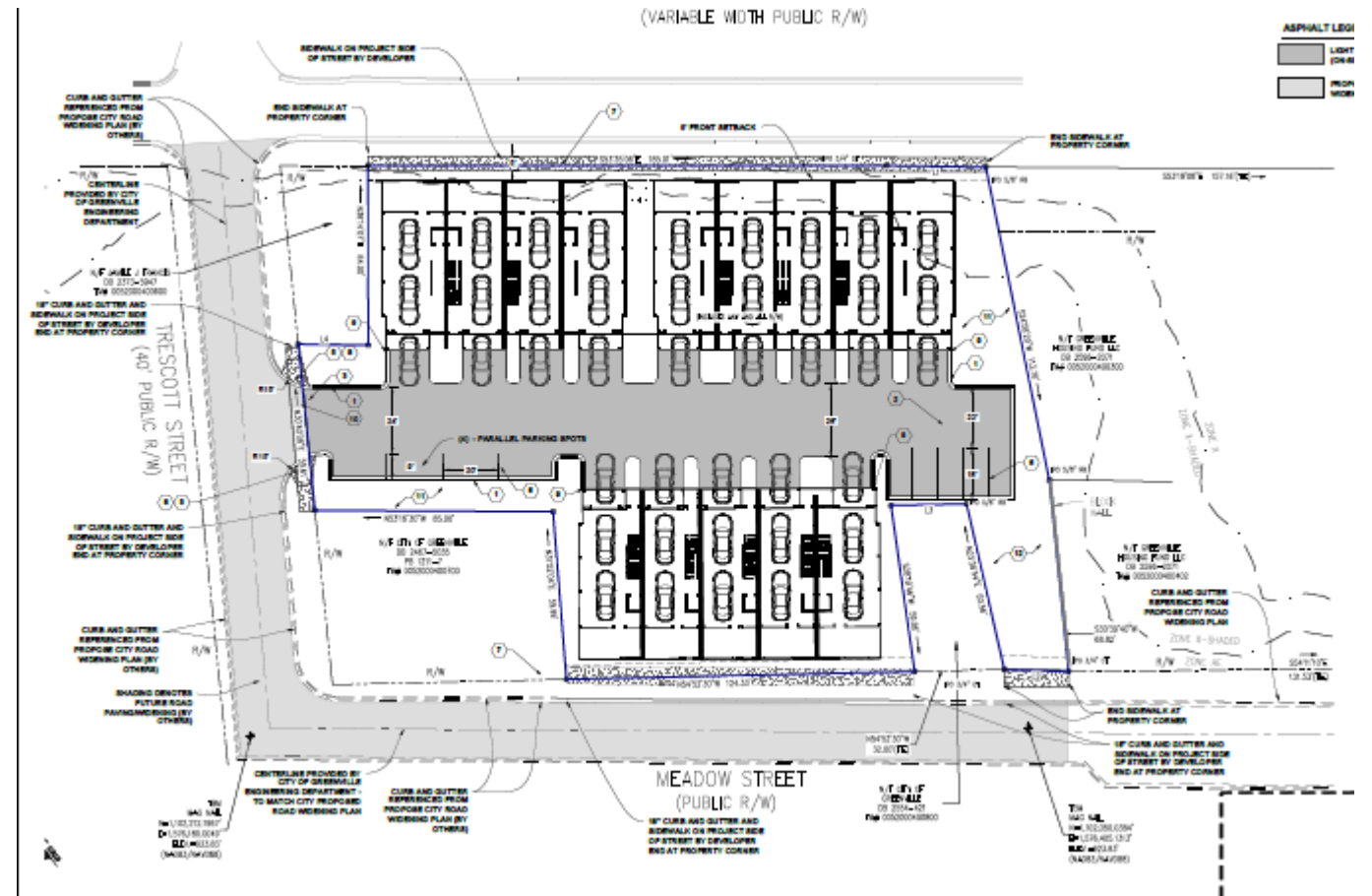
Please reach out to Planning staff for applicant contact information

Email: planning@greenvillesc.gov

Phone: 864-467-4476

Certificate of Appropriateness: Oscar & Meadow Street Townhomes





Oscar & Meadow Street Townhomes



Minor Subdivision: 6 Townhome Lots at Haynie Street and Fred Garrett Street (formerly Howe Street)

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

Townhome Subdivision – Haynie Street

- **Address:**
- **Parcel Numbers:** 0091010601700
- **Existing Zoning:** PD
- **Request:** Subdivision for 6 residential units
- **Next Step:** Administrative Review

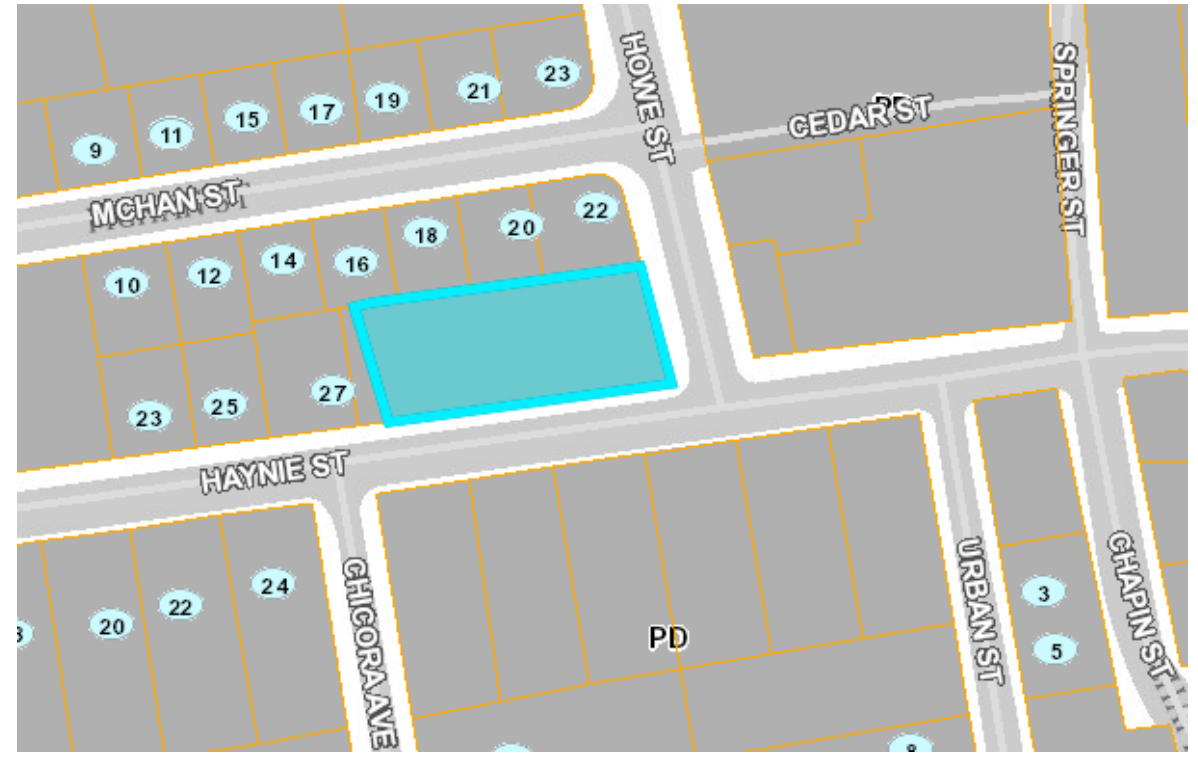
Contact:

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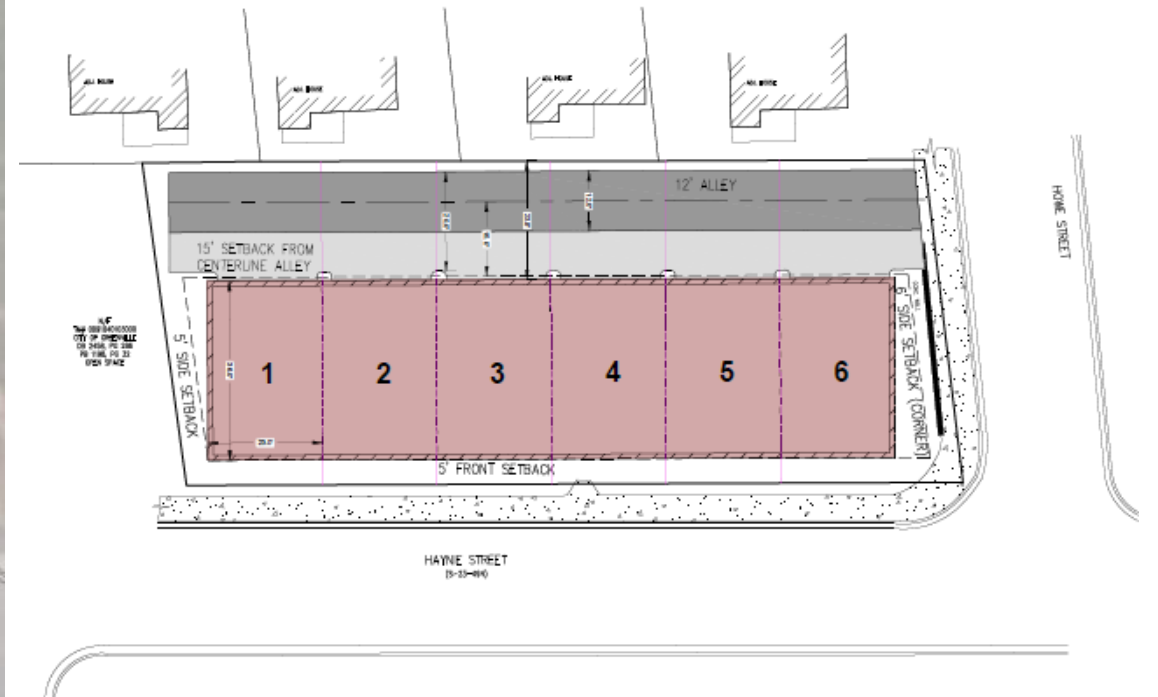
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Phone: 864-467-4476

Townhome Subdivision - Haynie Street



Townhome Subdivision - Haynie Street



Townhome Subdivision: Church Street & Pearl Street

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

Townhome Subdivision: Church Street & Pearl Street

- **Address:** Church Street and Pearl Street
- **Parcel Numbers:** 0091020400700, 0091020401000, 0091020401400, 0091020401500, 0091020401600, 0091020401700, 0091020401800, 0091020401900, 00910204012000, 00910204012100
- **Existing Zoning:** PD - Haynie-Sirrine Planned Development
- **Request:** Major Subdivision for 18 4-story townhomes
- **Next Step:** Administrative Review (tentative)

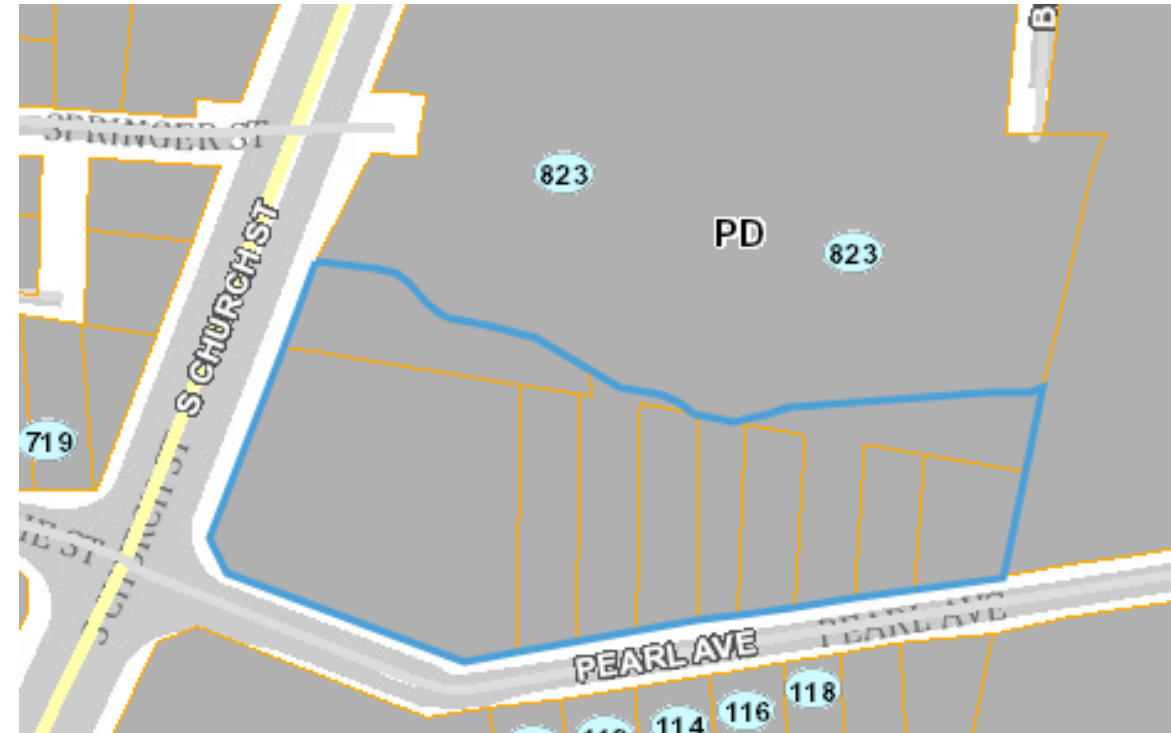
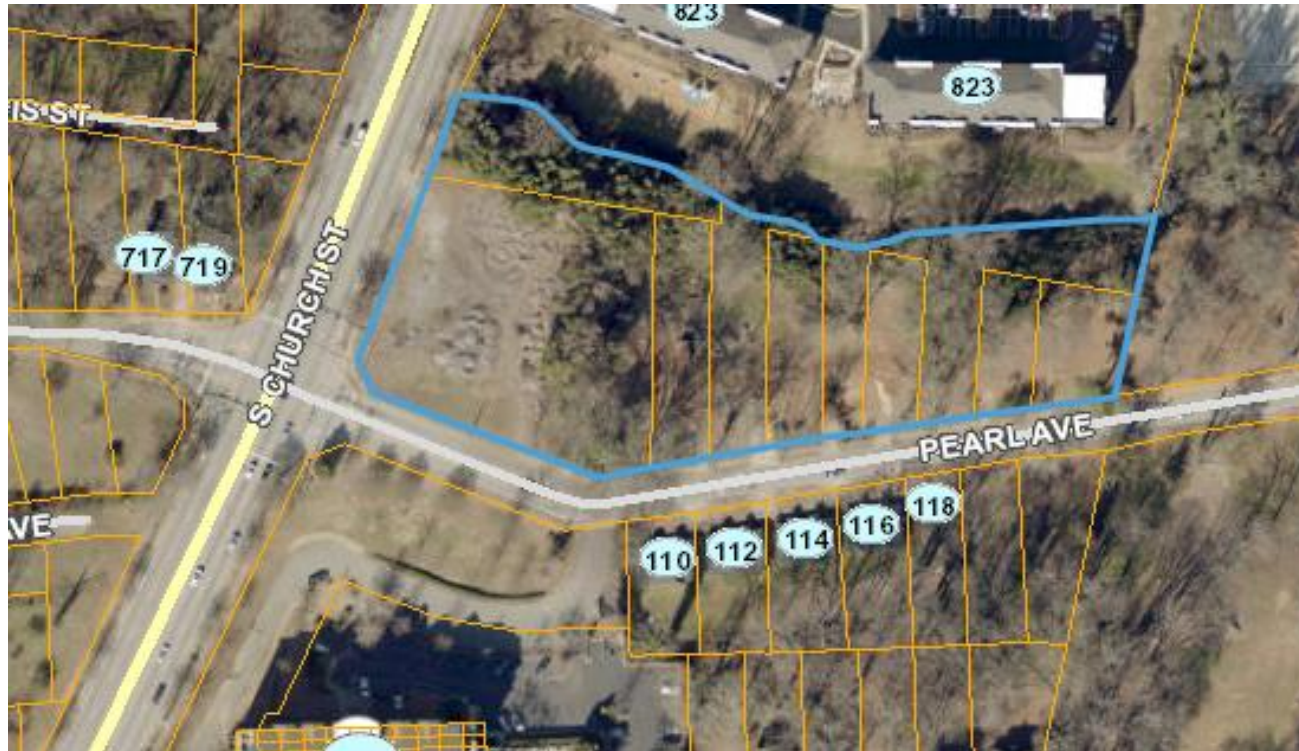
Contact:

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Email: planning@greenvillesc.gov

Phone: 864-467-4476

Townhome Subdivision: Church Street & Pearl Street



Townhome Subdivision: Church Street & Pearl Street



Townhome Subdivision: Church Street & Pearl Street



Elevation AR-E



Elevation B



Elevation C

E. North Street Improvements:

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

E. North St. Improvements:

- **Address:** 408-801 E. North Street
- **Parcel Numbers:** State Right-of-Way
- **Request:** landscaping, right-of-way and sidewalk improvements, lighting, and pedestrian improvements along E. North Street
- **Next Step:** Design Review Board

Contact:

Name: Nick DePalma, City of Greenville

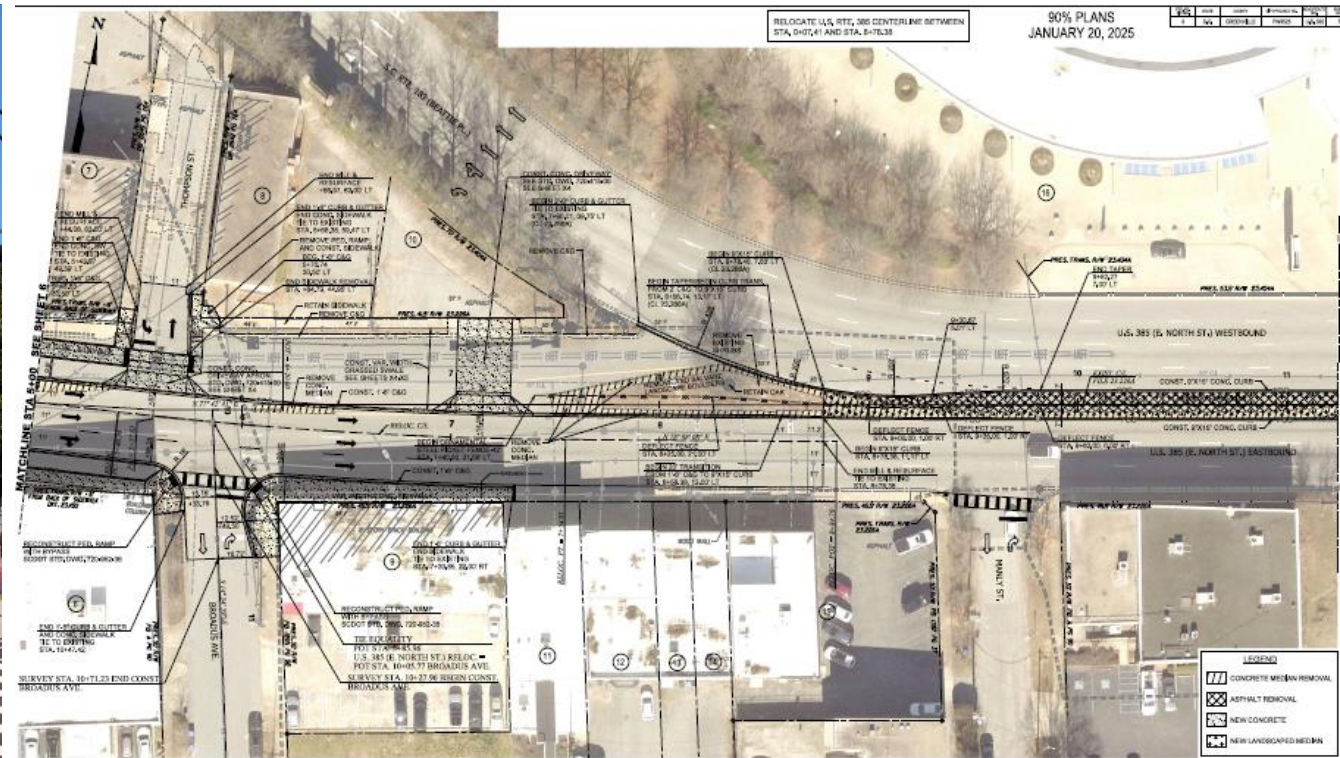
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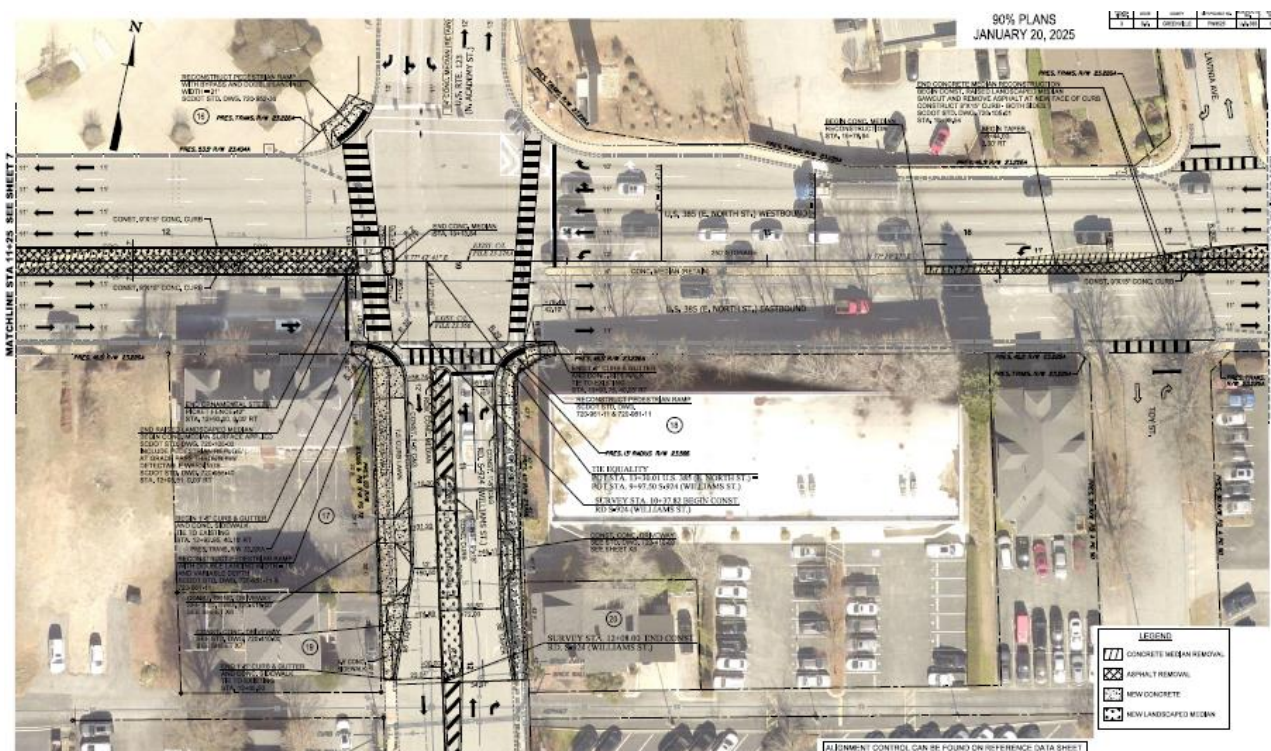
E. North St. Improvements:



E. North St. Improvements:



E. North St. Improvements:



GVL2040 5-Year Update:

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

GVL2040 5-Year Update

In the coming months, the City of Greenville will begin the 5-year update process of its GVL 2040 Comprehensive Plan.

At the PPM, staff will present the process, schedule, public engagement opportunities, and other information.

Contact:

Name: Michael Frixen, City of Greenville

Email: planning@greenvillesc.gov
Phone: 864-467-4476



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

