

PLANNING AND DEVELOPMENT PROJECT PREVIEW MEETING

March 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:

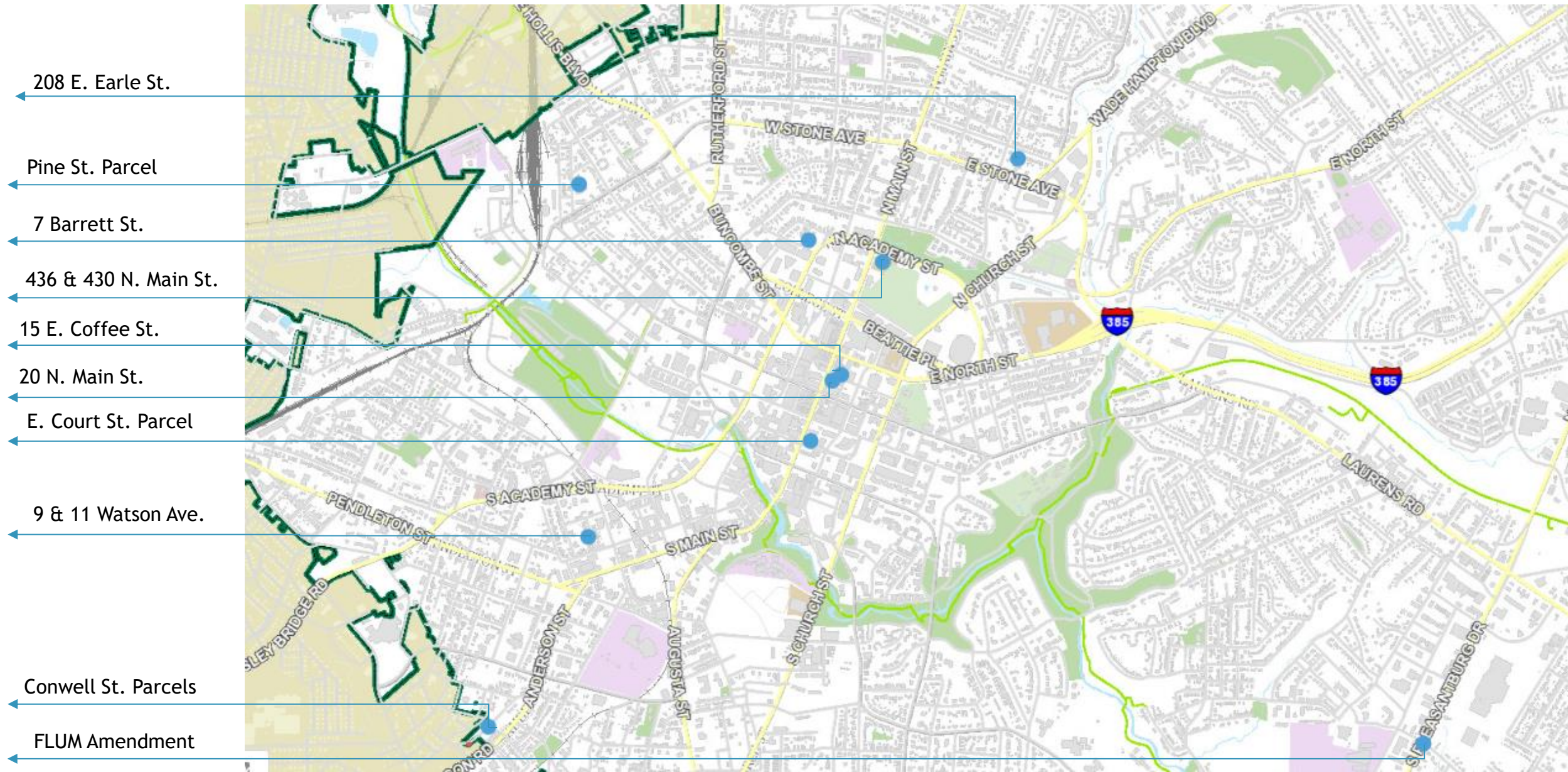
March 25, 2025

PROJECT PREVIEW MEETING

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



Project Locations



Minor Subdivision: Conwell Street Parcels

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

Subdivision: Conwell Street Parcels

- **Address:** Unaddressed
- **Parcel Numbers:** 0085000400600, 011200902000, 0112000900100, 0112000900600, 0112000900700
- **Existing Zoning:** RN-A
- **Request:** To subdivide the lots for 17 single-family homes
- **Next Step:** Administrative Review

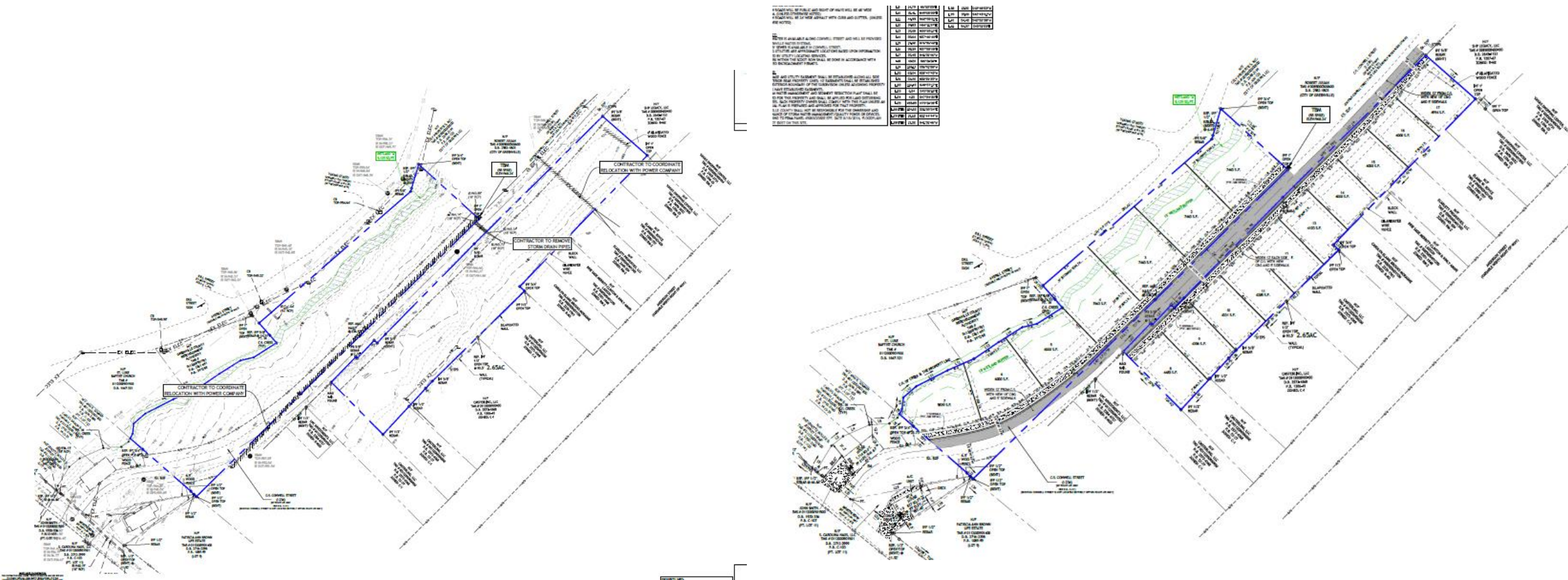
Contact:

Please reach out to Planning staff for applicant contact information
Email: planning@greenvillesc.gov
Phone: 864-467-4476

Minor Subdivision: Conwell Street Parcels



Minor Subdivision: Conwell Street Parcels



Unreasonable Hardship Request: 9 & 11 Watson Avenue

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

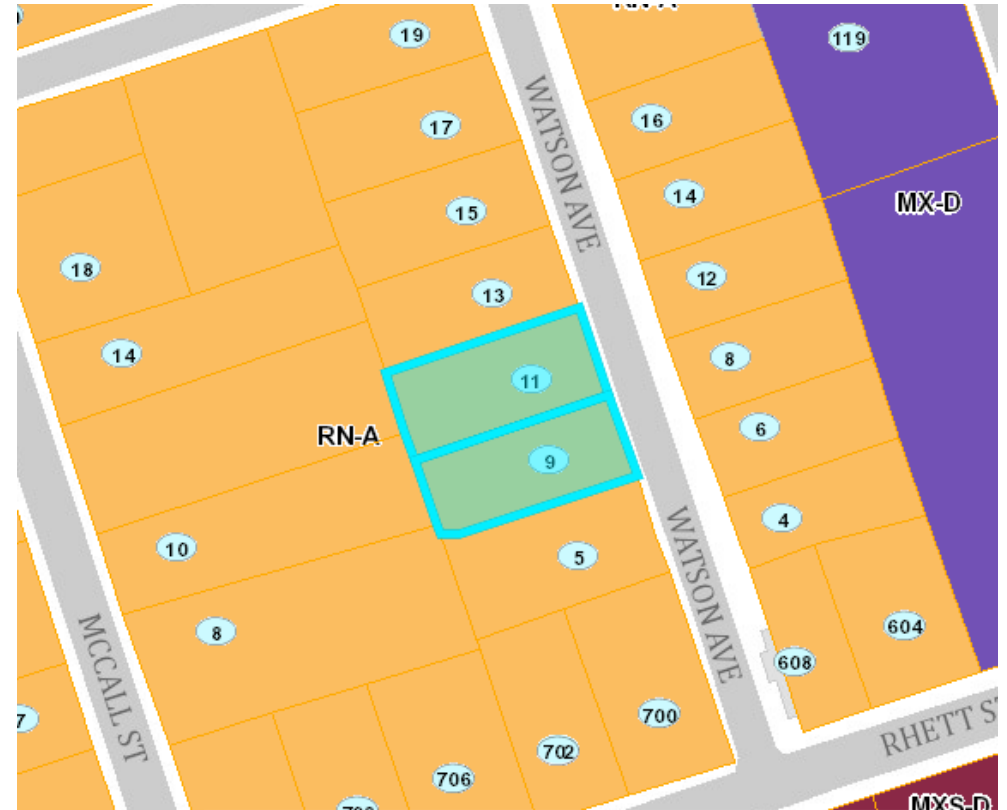
Unreasonable Hardship: 9 & 11 Watson Ave.

- **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:** Historic Review Board Review

Contact:

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Phone: 864-467-4476

Unreasonable Hardship: 9 & 11 Watson Ave.



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Unreasonable Hardship: 9 & 11 Watson Ave.



Certificate of Appropriateness: 208 E. Earle Street Residential Alteration

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

Certificate of Appropriateness: 208 E. Earle St. Residential Alteration

- **Address:** 208 E. Earle Street
- **Parcel Numbers:** 0035000600700
- **Existing Zoning:** RH-C
- **Request:** Removal of deck and creation of home addition
- **Next Step:** Historic Review Board Review

Contact:

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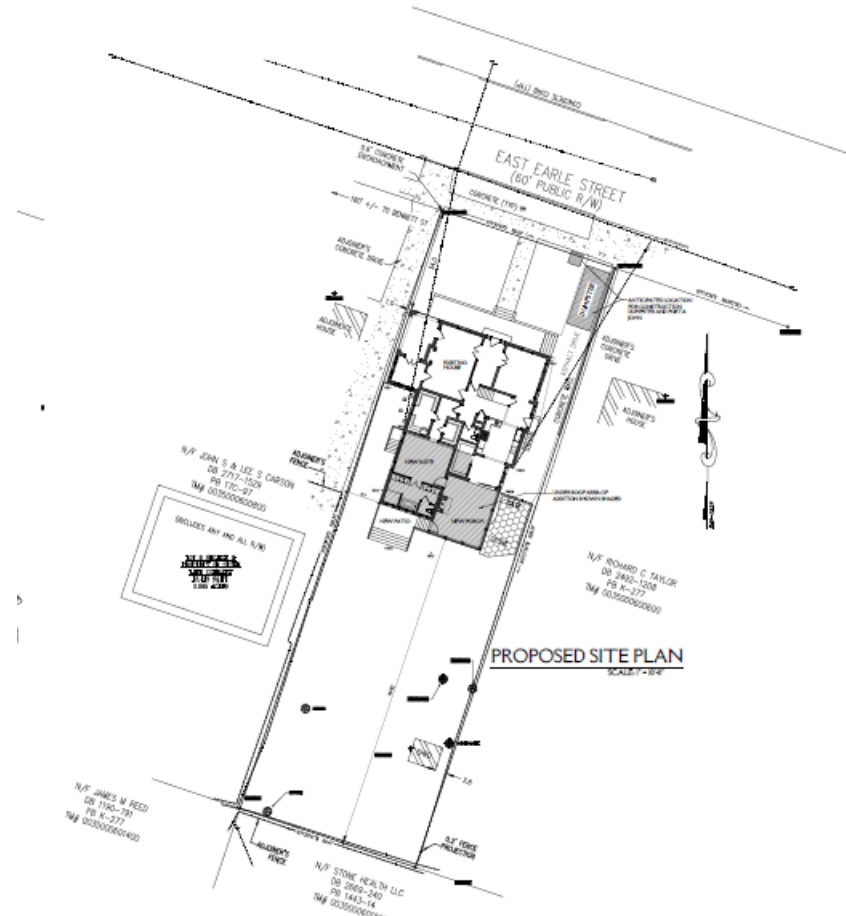
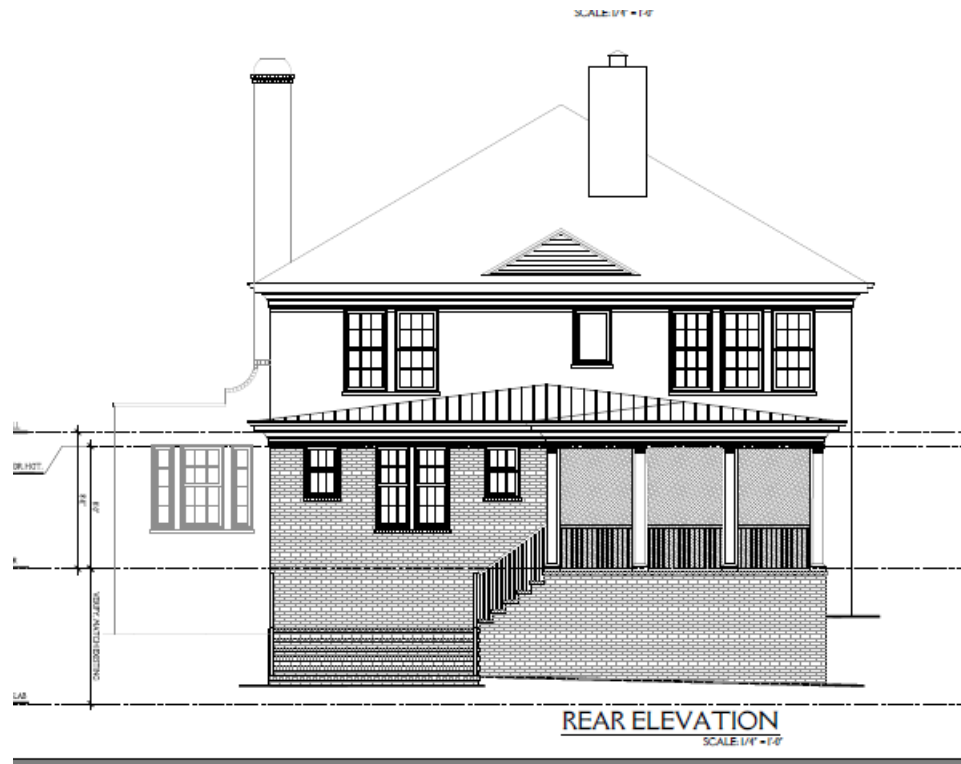
Email: planning@greenvillesc.gov

Phone: 864-467-4476

Certificate of Appropriateness: 208 E. Earle St. Residential Alteration



Certificate of Appropriateness: 208 E. Earle St. Residential Alteration



Certificate of Appropriateness: 7 Barrett Street Residential Alteration

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

Certificate of Appropriateness: 7 Barrett St. Residential Alteration

- **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

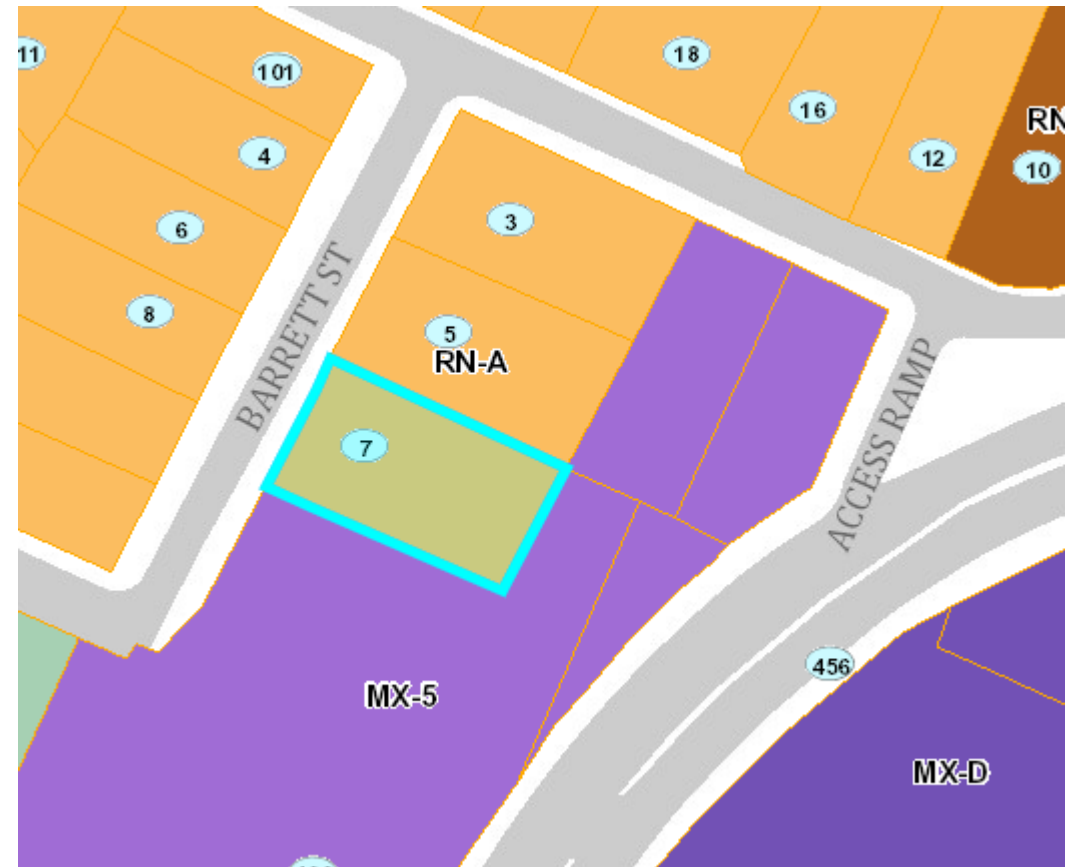
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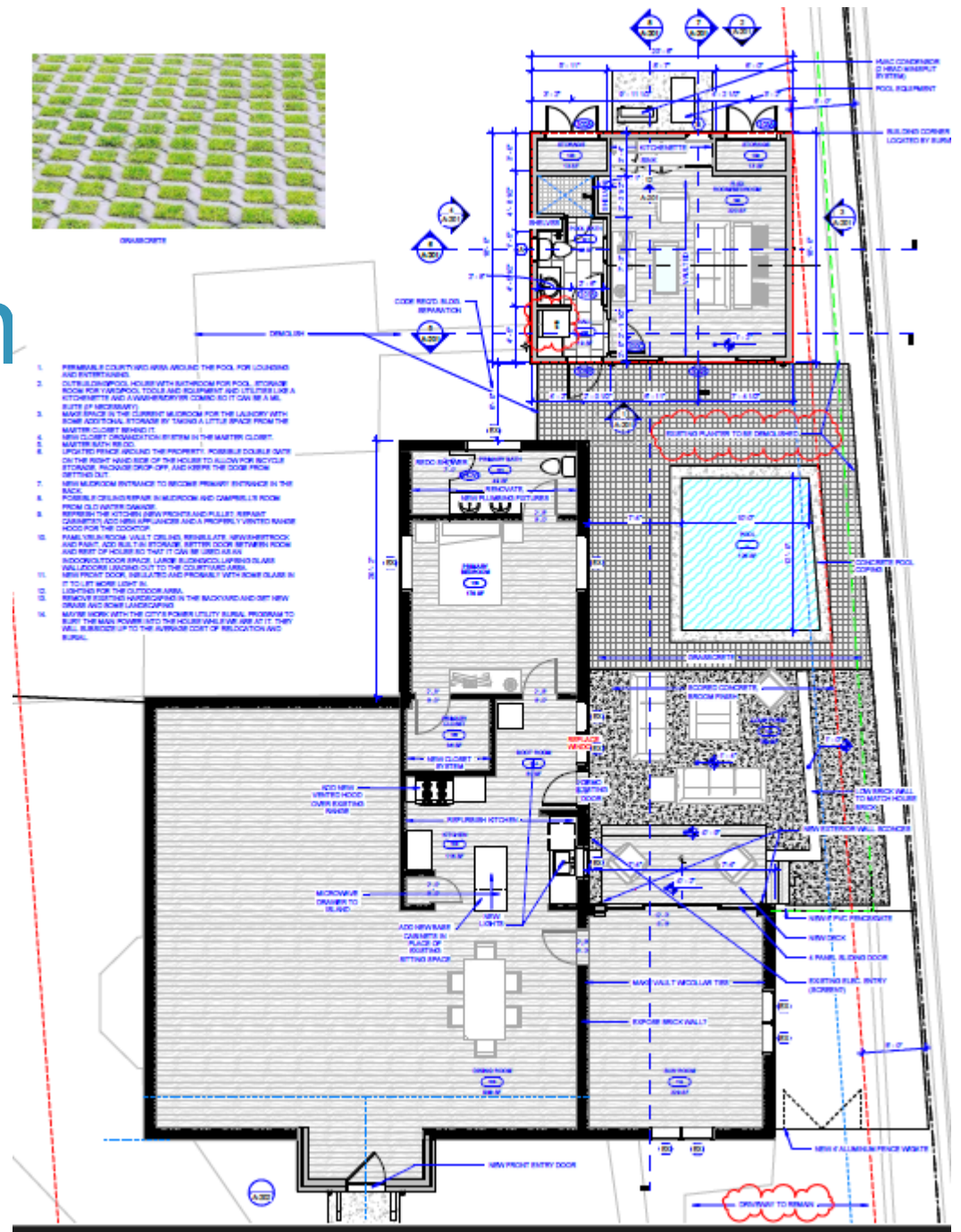
Phone: 864-467-4476

Certificate of Appropriateness: 7 Barrett St.





10 3D View 2



Certificate of Appropriateness: 7 Barrett St. Residential Alteration



2 NEW FRONT DOOR CANOPY



ENTRY DOOR, STAINED

Certificate of Appropriateness: 15 E. Coffee Street Commercial Alteration

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

Certificate of Appropriateness: 15 E. Coffee St. Commercial Alteration

- **Address:** 15 E. Coffee Street
- **Parcel Numbers:** 0001000600700
- **Existing Zoning:** MX-D
- **Request:** Façade improvements and creation of two retail spaces
- **Next Step:** Design Review Board Review

Contact:

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Certificate of Appropriateness: 15 E. Coffee St. Commercial Alteration



Certificate of Appropriateness: 15 E. Coffee St. Commercial Alteration



Certificate of Appropriateness: 20 N. Main Street Commercial Alteration

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

Certificate of Appropriateness: 20 N. Main St. Commercial Alteration

- **Address:** 20 N. Main Street
- **Parcel Numbers:** 0001000500200
- **Existing Zoning:** MXS-D
- **Request:** Renovation of 1st floor street entry
- **Next Step:** Design Review Board Review

Contact:

Please reach out to Planning staff for applicant contact information

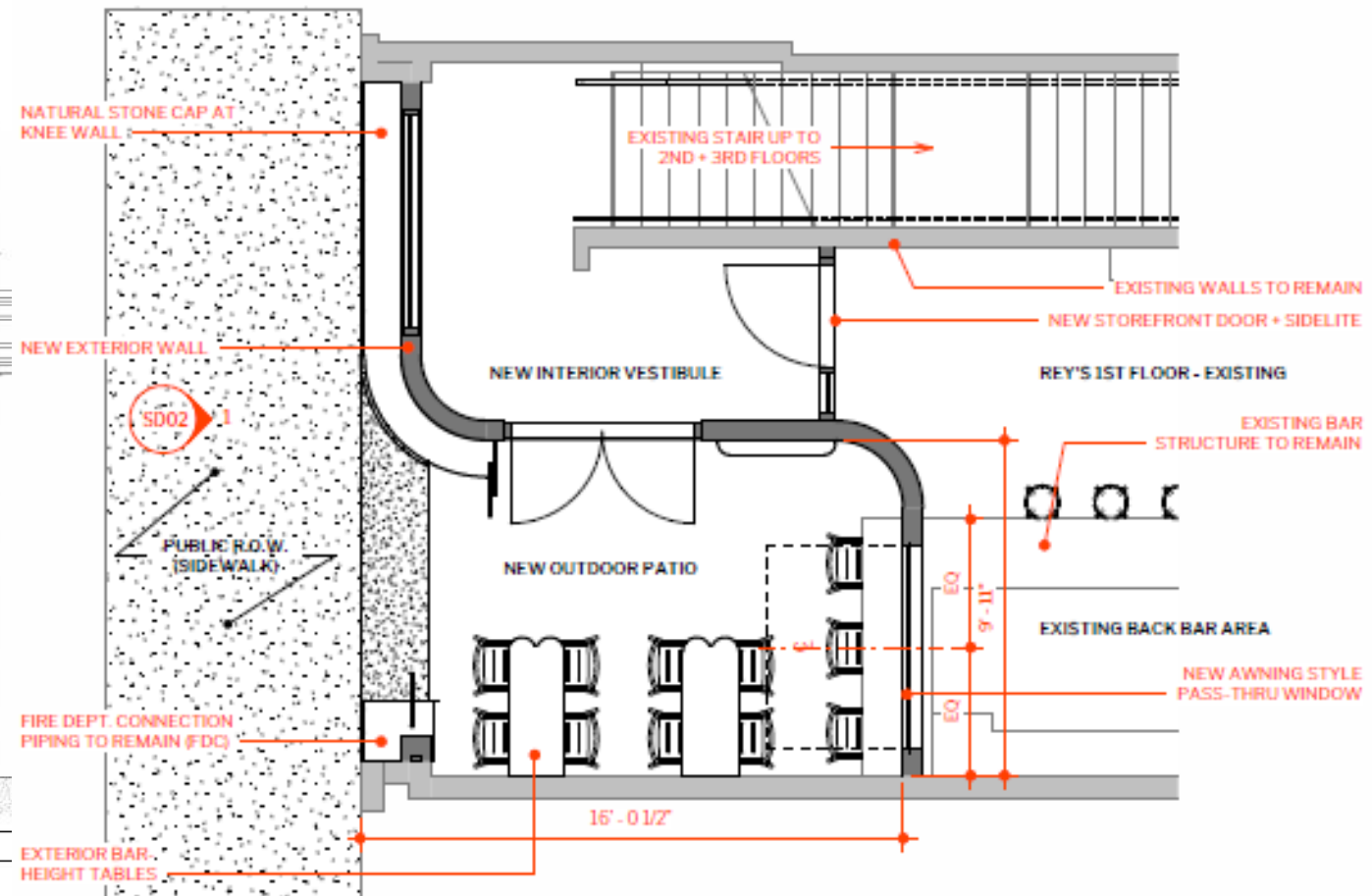
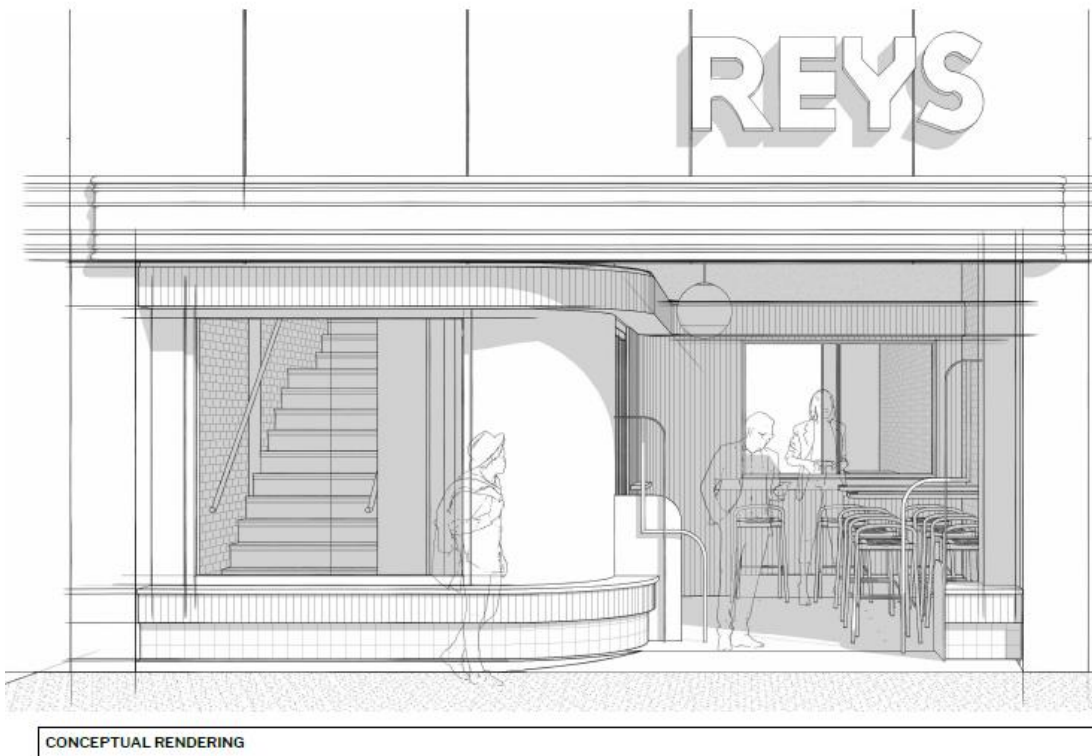
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Phone: 864-467-4476

Certificate of Appropriateness: 20 N. Main St. Commercial Alteration



Certificate of Appropriateness: 20 N. Main St. Commercial Alteration



Certificate of Appropriateness: E. Court Street - New 5-Story Building

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

Certificate of Appropriateness: E. Court Street - New 5-Story Building

- **Address:** Unaddressed
- **Parcel Numbers:** 0059000101700
- **Existing Zoning:** MXS-D
- **Request:** New mixed-use 5-story building
- **Next Step:** Design Review Board Review

Contact:

Please reach out to Planning staff for applicant contact information

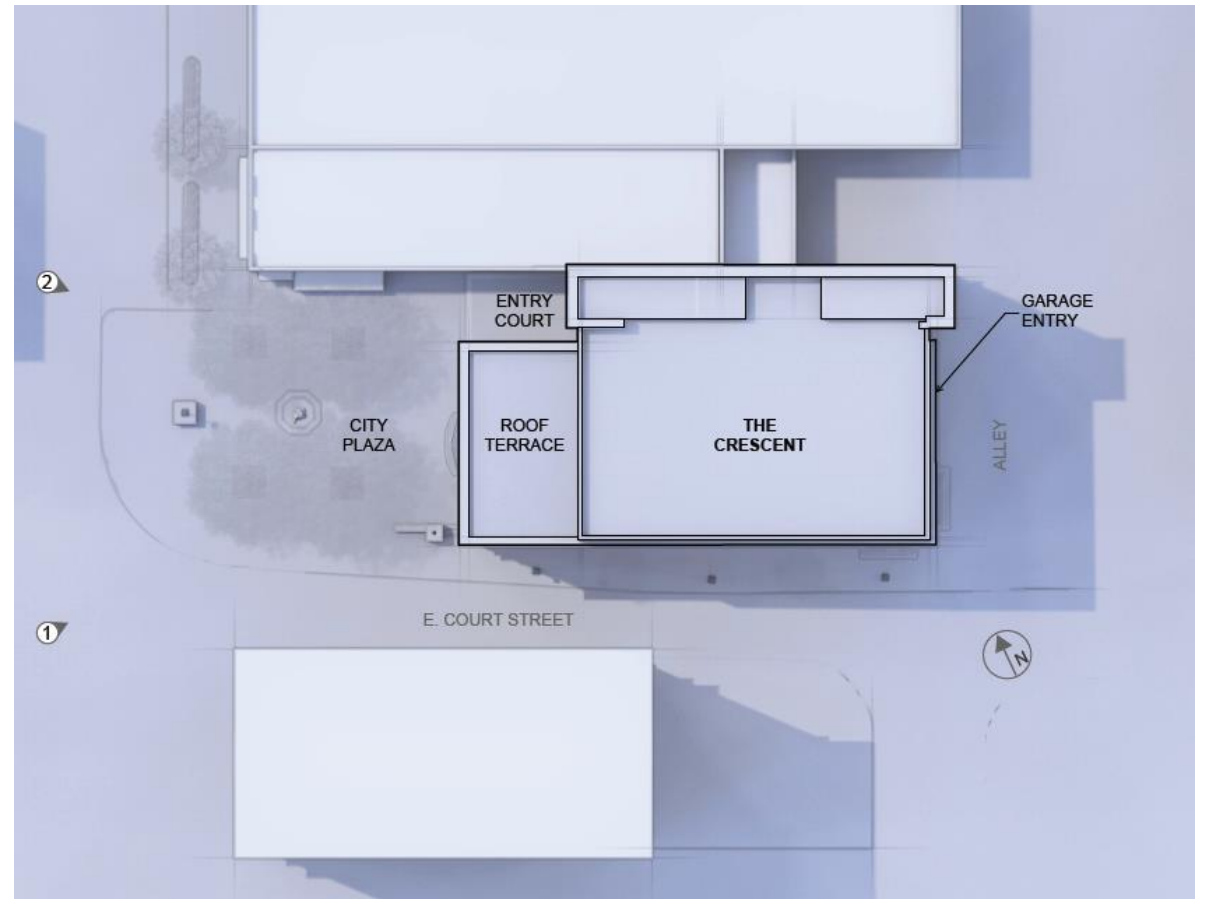
Email: planning@greenvillesc.gov

Phone: 864-467-4476

Certificate of Appropriateness: E. Court Street - New 5-Story Building



Certificate of Appropriateness: E. Court Street - New 5-Story Building



Certificate of Appropriateness: 426 & 430 N. Main Street - New Mixed-Use Development

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

Certificate of Appropriateness: 426 & 430 N. Main Street - New Mixed-Use Development

- **Address:** 426 & 430 N. Main Street
- **Parcel Numbers:** 0033000101000, 0033000101101
- **Existing Zoning:** MXS-D & CV
- **Request:** New mixed-use development
- **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

Certificate of Appropriateness: 426 & 430 N. Main Street - New Mixed-Use Development



Certificate of Appropriateness: 426 & 430 N. Main Street - New Mixed-Use Development



Rezoning Request on Pine Street

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

Rezoning Request: Pine Street Parcel

- **Addresses:** Unaddressed
- **Parcel Numbers:** 0026000101400
- **Existing Zoning:** RH-D
- **Request:** Rezone from RH-D to RN-A
- **Next Step:** Planning Commission Review

Contact:

Please reach out to Planning staff for applicant contact information

Email: planning@greenvillesc.gov

Phone: 864-467-4476

Rezoning Request: Pine Street Parcel



South Pleasantburg Drive Future Land Use Map Amendment

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

South Pleasantburg FLUM Amendment

- **Existing Zoning:** MX-2, MX-3, RNX-C
- **Request:** Amend the Future Land Use Map (FLUM) in the GVL 2040 Comprehensive Plan by removing the “Urban Node Mixed-Use” designation from the intersection of South Pleasantburg Drive and LeGrand Boulevard. The “Corridor Mixed-Use” designation will be applied in its place.
- **Next Step:** Planning Commission Review. Requires City Council approval.

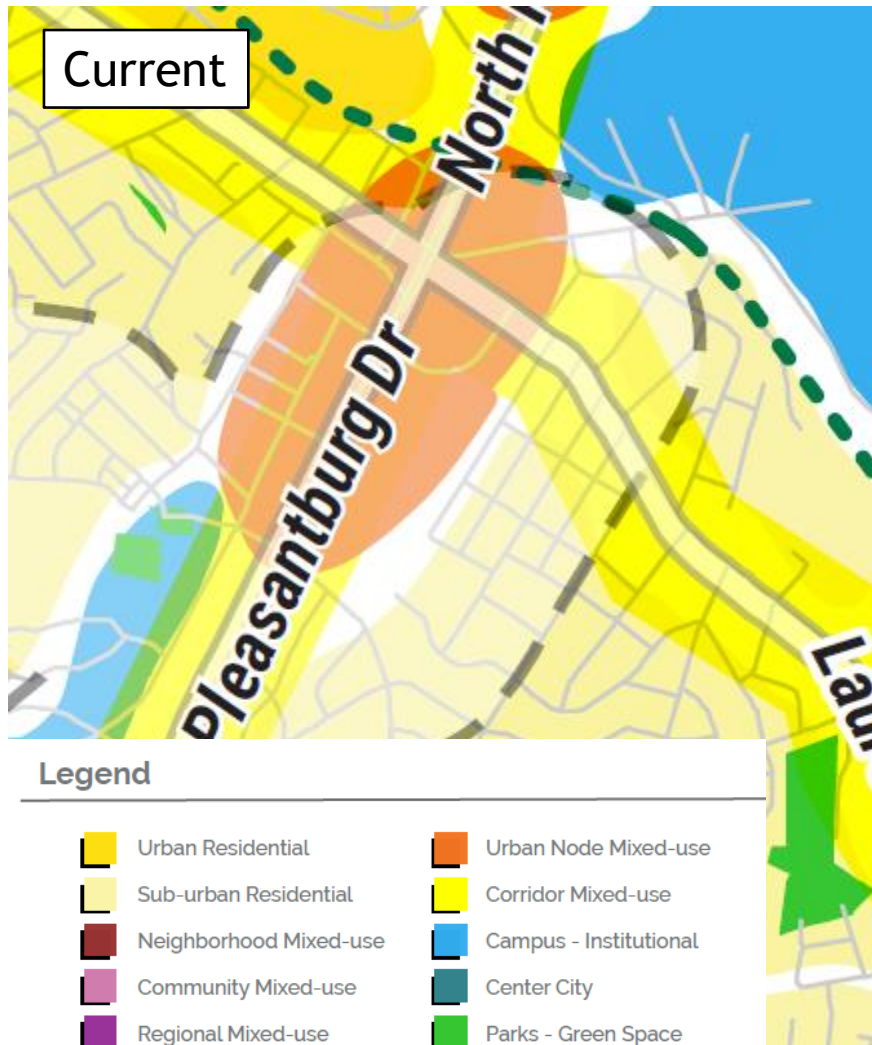
Contact:

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Email: planning@greenvillesc.gov

Phone: 864-467-4476

South Pleasantburg FLUM Amendment



Area to be modified.
Change to
"Corridor
Mixed-Use"

Note: A future land use map amendment does not constitute a rezoning. Any future zoning changes require public notice, a public hearing, and approval by Greenville City Council.

South Pleasantburg FLUM Amendment

Future Land Use Descriptions:

Urban Node Mixed-Use -- The Urban Nodes have an urban form of 4 to 6 story buildings and front streets and other public spaces designed to a human scale. These areas include more vertical mixed-use than horizontal mixed-use with a preference for commercial/retail uses on the first two floors and office and/or residential uses on the upper floors. Average residential density is 30 housing units per acre. Emphasis is on quality urban design that seamlessly integrates the public and private realms to create a vibrant atmosphere that encourages walking, biking, and higher levels of transit service.

Corridor Mixed-Use -- Corridors are the major streets that connect nodes to each other, to Greenville's traditional neighborhoods, and to established nodes such as downtown Greenville. They are designed to safely support a range of travel options and are lined with buildings that engage the street at a scale and density similar to the Urban Nodes. The Corridors accommodate a blend of vertical and horizontal mix of land uses including commercial, retail, and residential. It is generally expected that all properties fronting the street will be included in this category and density and building heights will step-up near Urban Nodes. Adjacent neighborhoods should be buffered where needed.

GVL 2040 Update

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

GVL 2040 Update

Throughout 2025, the City of Greenville will update the 5-year update process of its GVL 2040 Comprehensive Plan.

This month:

- Review of GVL 2040 Goals and Priorities
- Introduce Resiliency Component

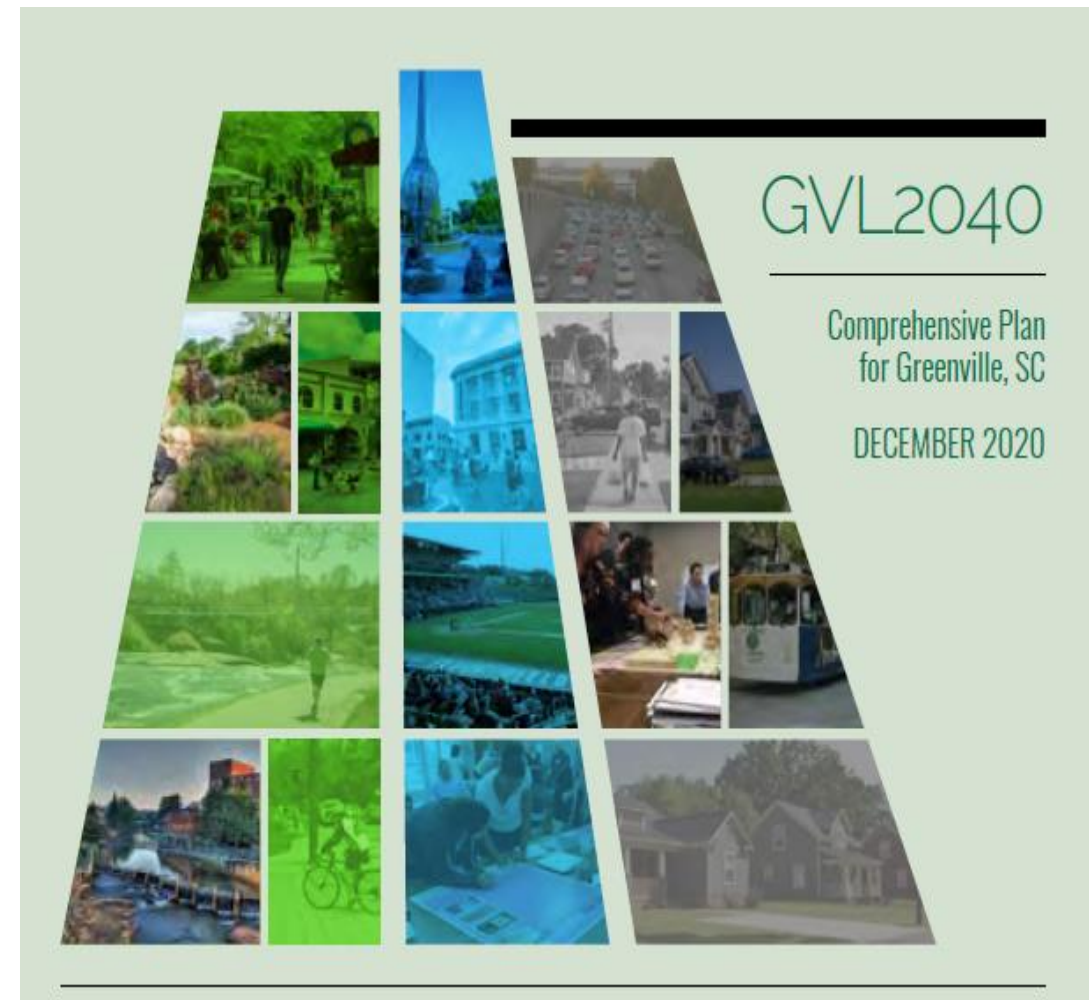
Contact:

Name: Michael Frixen, City of Greenville

Email: planning@greenvillesc.gov

Phone: 864-467-4476

www.gvl2040.com



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

