

PLANNING AND DEVELOPMENT PROJECT PREVIEW MEETING

June 24, 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

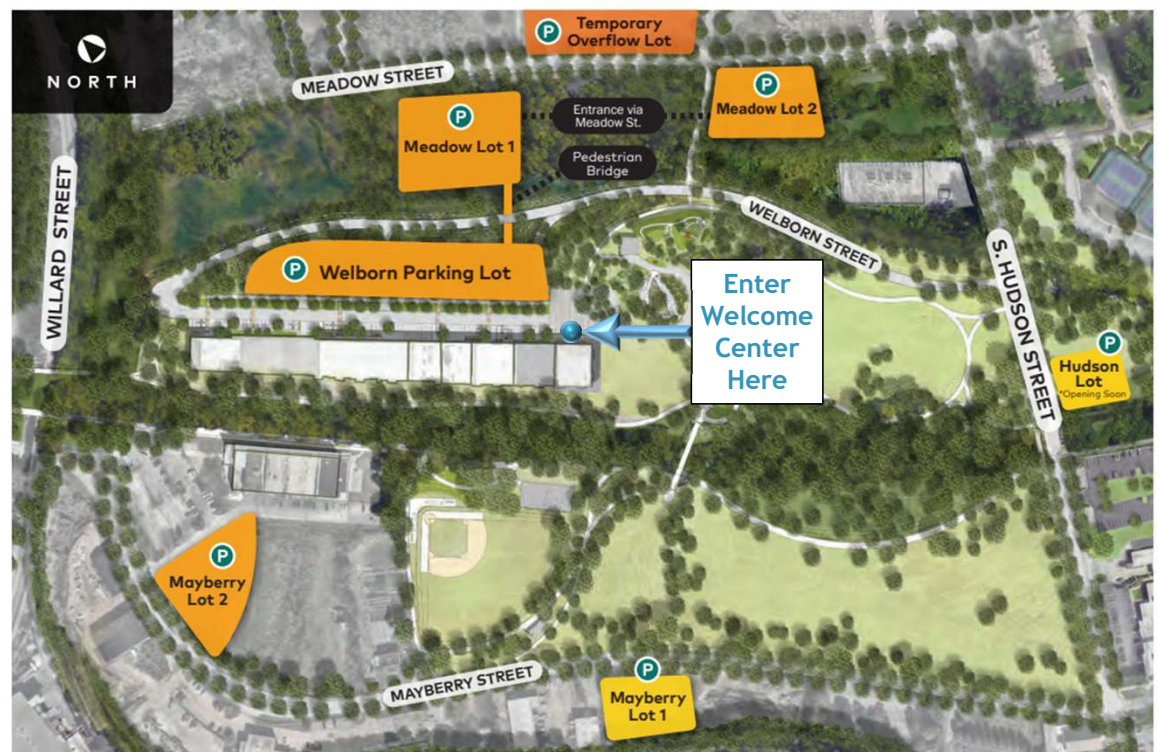
111 Welborn Street

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:

June 24, 2025

PROJECT PREVIEW MEETING

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



Minor Subdivision: 1 Pete Hollis Boulevard

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

Minor Subdivision: 1 Pete Hollis Boulevard

- **Address:** 1 Pete Hollis Boulevard
- **Parcel Number:** 0021000100101, 0021000100200, 0021000100301
- **Existing Zoning:** MX-2
- **Request:** Minor subdivision for 18 townhome units
- **Next Step:** Administrative Review

Contact:

Please contact Planning staff for applicant information

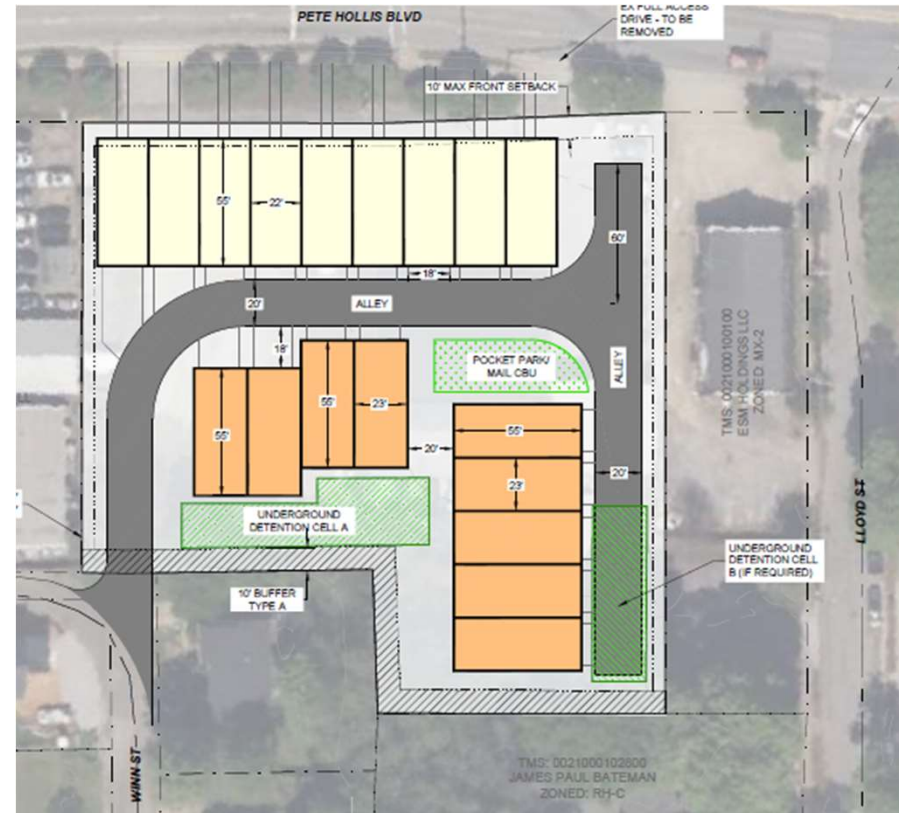
Email: planning@greenvillesc.gov

Phone: 864-467-4476

Minor Subdivision: 1 Pete Hollis Boulevard



Minor Subdivision: 1 Pete Hollis Boulevard



Building Demolition for New Surface Parking Lot: 225 S. Academy Street

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

Building Demolition for New Surface Parking Lot: 225 S. Academy Street

- **Address:** 225 S. Academy Street
- **Parcel Number:** 0071000102800
- **Existing Zoning:** MX-D
- **Request:** Demolition of existing building to allow for additional parking for Second Presbyterian Church
- **Next Step:** Design Review Board Review

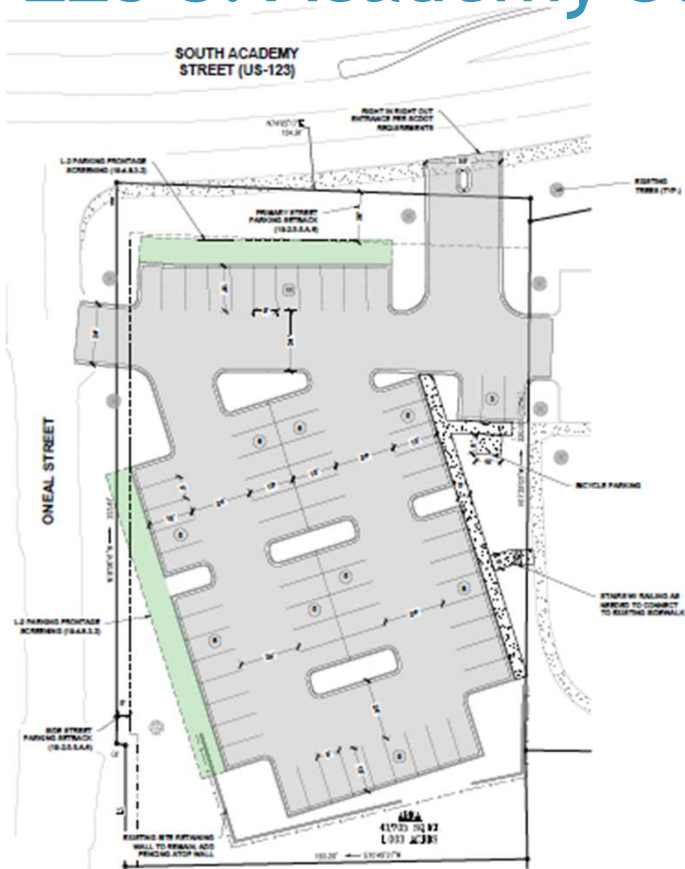
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Building Demolition for New Surface Parking Lot: 225 S. Academy Street



Minor Subdivision: County Square Townhomes

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

Minor Subdivision: County Square Townhomes

- **Address:** President Street and Claussen Avenue
- **Parcel Numbers:** 0091010200100, 0091010700200
- **Existing Zoning:** Haynie-Sirriner PD - Greenville County Square Sub-District
- **Request:** Minor subdivision for 48 townhomes
- **Next Step:** Administrative Review

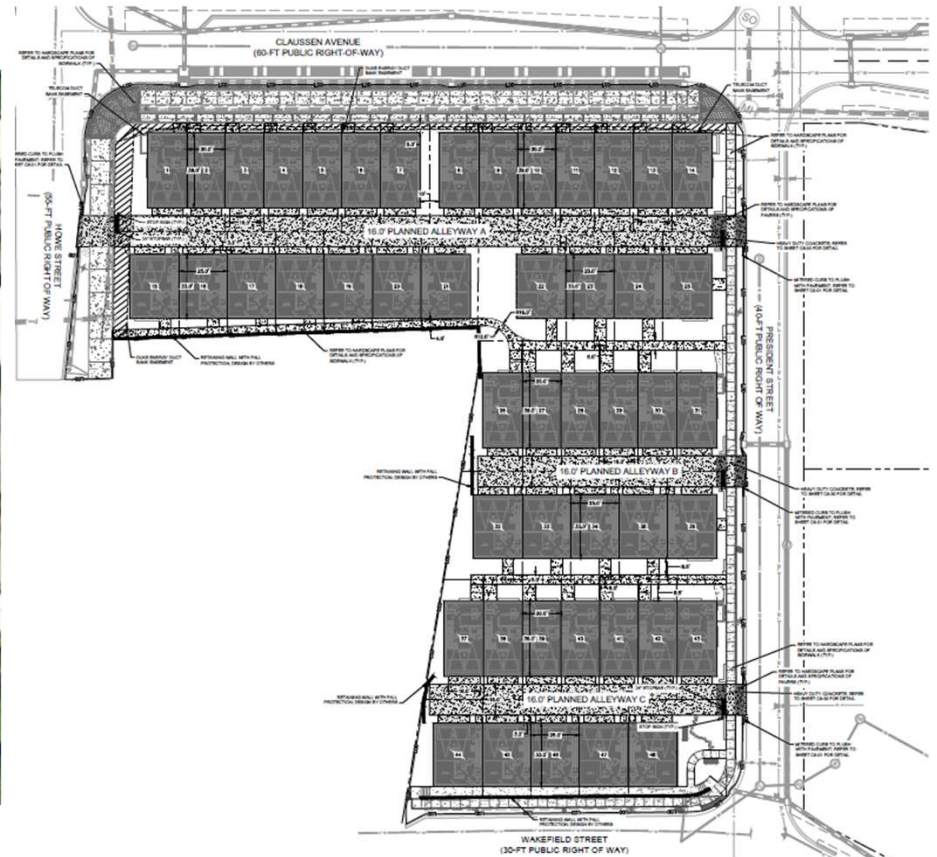
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Minor Subdivision: County Square Townhomes



Minor Subdivision: County Square Townhomes



County Square Development: Rooftop Cinema Request

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

County Square Development: Rooftop Cinema Request

- **Address:** University Ridge
- **Parcel Number:** 0069000300309
- **Existing Zoning:** Haynie-Sirrine PD - Greenville County Square Sub-District
- **Request:** Proposed outdoor rooftop cinema on the top level of a parking garage in the County Square development
- **Next Step:** Requires a special exception permit from the Board of Zoning Appeals

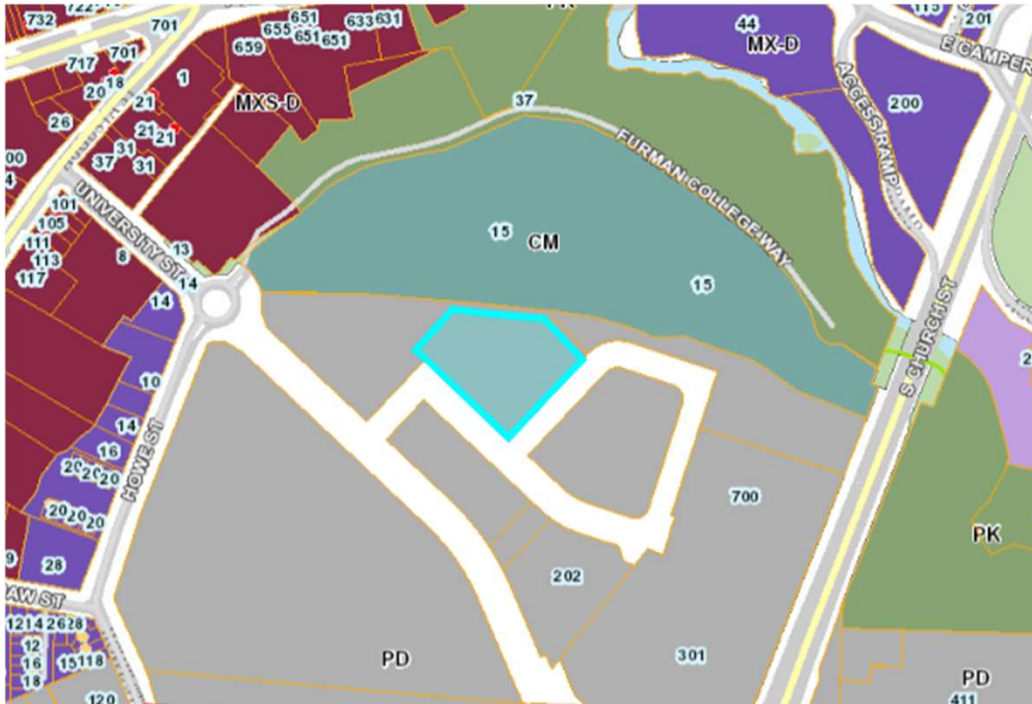
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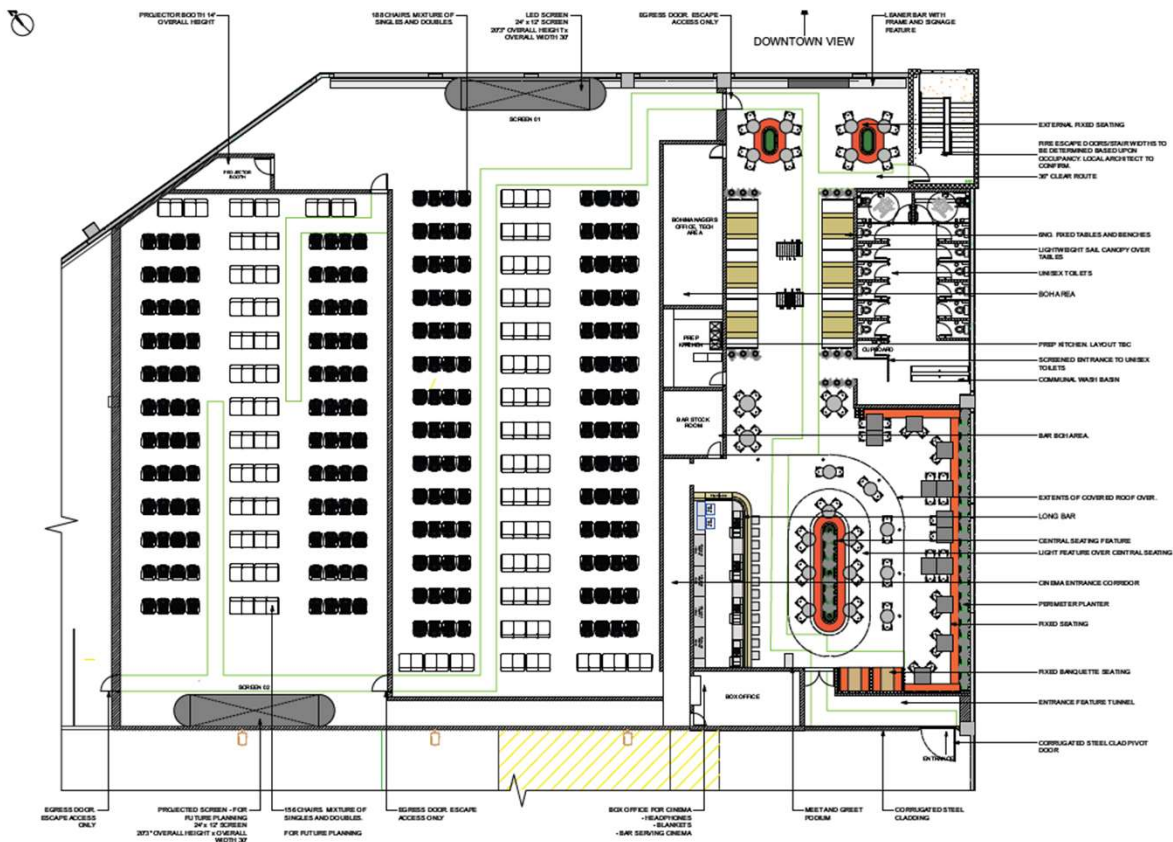
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County Square Development: Rooftop Cinema Request



County Square Development: Rooftop Cinema Request



Terrace seating



Cinema screen

County Square Development: Rooftop Cinema Request



(A) Exterior street view



(E) Exterior street view



(B) Exterior view from Governor's school dorms



(D) Exterior view from bridge

Major Subdivision: Dallas Road Duplex Project

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

Major Subdivision: Dallas Road Duplex Project

- **Address:** No address assigned; property located on Dallas Road
- **Parcel Numbers:** M011020201408, M011020201407
- **Existing Zoning:** RN-A
- **Request:** Major subdivision for 56-unit duplex community
- **Next Step:** Planning Commission Review

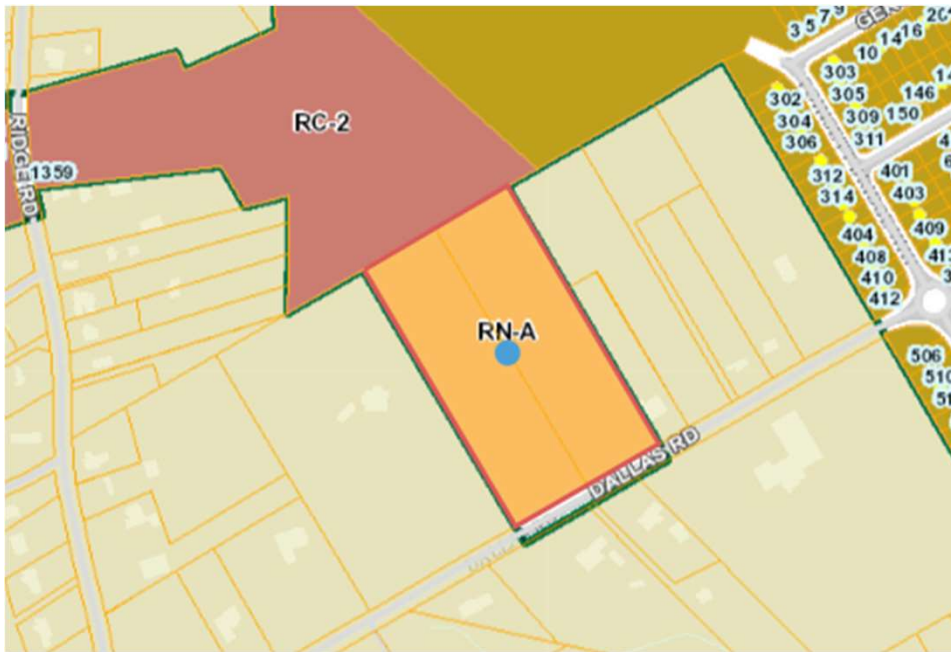
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Major Subdivision: Dallas Road Duplex Project



Mixed-Use Development: 803 Laurens Road

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

Mixed-Use Development: 803 Laurens Road

- **Address:** 803 Laurens Road
- **Parcel Numbers:** 0195000501300, 0195000501500
- **Existing Zoning:** MX-2
- **Request:** Minor subdivision and mixed-use project with 56 residential units
- **Next Step:** Administrative Review

Contact:

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Phone: 864-467-4476

Mixed-Use Development: 803 Laurens Road



Enclave Laurens Final Development Plan Phase 1: Mixed-Use Project at Laurens Road, N. Pleasantburg Drive, and Airport Road

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

Enclave Laurens Final Development Plan

- **Address:** Unaddressed
- **Parcel Numbers:** 0256000600100, 0256000601201, 0256000600200, 0256000600101, 0256000600102
- **Existing Zoning:** PD (“Enclave Laurens” Planned Development)
- **Request:** Final Development Plan Phase 1 approval by Planning Commission
- **Next Step:** Planning Commission Review

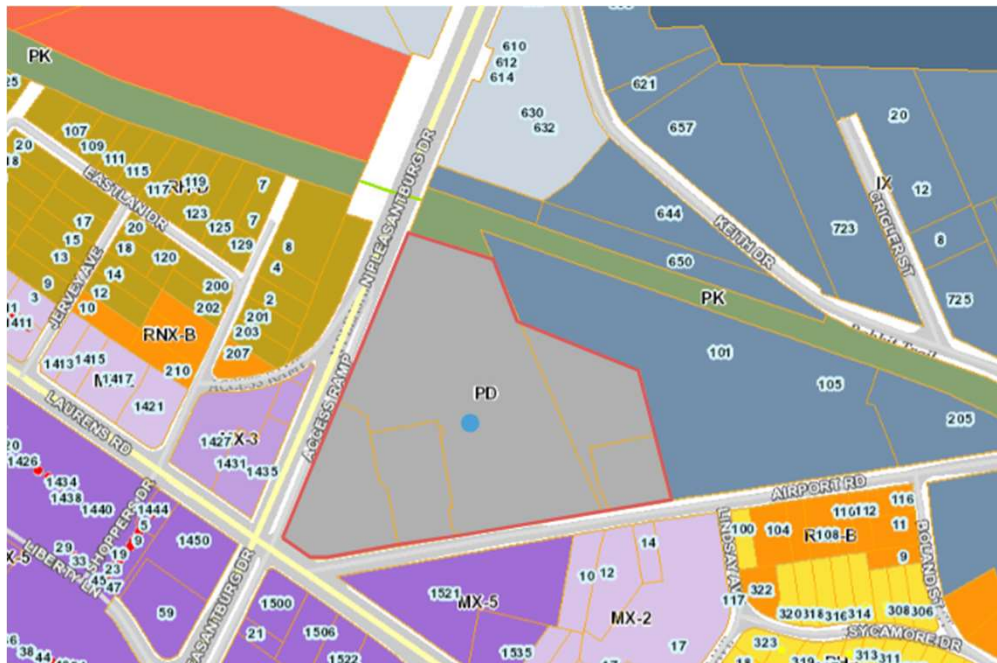
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Enclave Laurens Final Development Plan



Enclave Laurens Final Development Plan Phase 1



Phase 1

Mills Avenue Residential Project

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

Mills Avenue Residential Project

- **Address:** Unaddressed (approx. 515 Mills Ave)
- **Parcel Numbers:** 0105000202200, 0105000202300, 0105000202400
- **Existing Zoning:** RNX-C
- **Request:** 14-unit residential development
- **Next Step:** Administrative Review

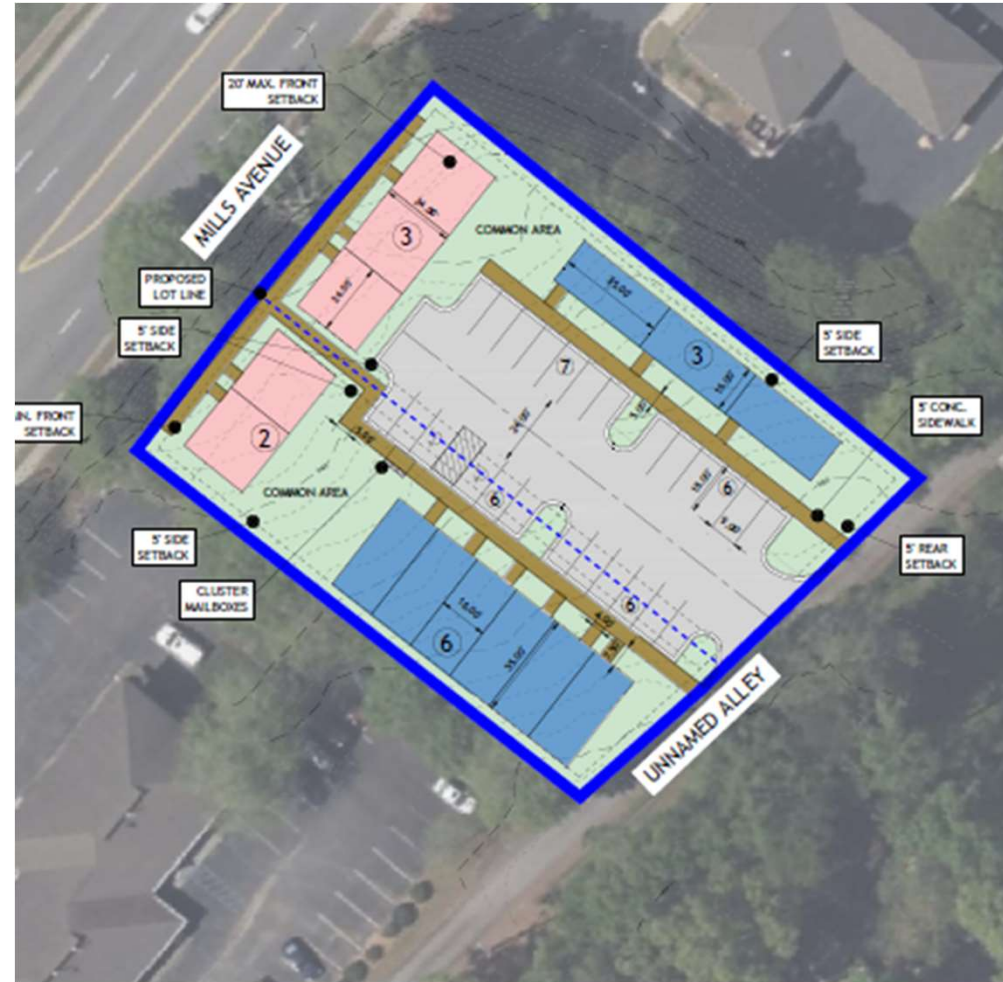
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Mills Avenue Residential Project



Certificate of Appropriateness: New Office Building at Mordecai Street and E. McBee Avenue

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

New Office Building at Mordecai + E. McBee

- **Address:** Unaddressed
- **Parcel Numbers:** 0063000201300
- **Existing Zoning:** MXS-D + Downtown Design Overlay District
- **Request:** Development of 4-story office building
- **Next Step:** Design Review Board

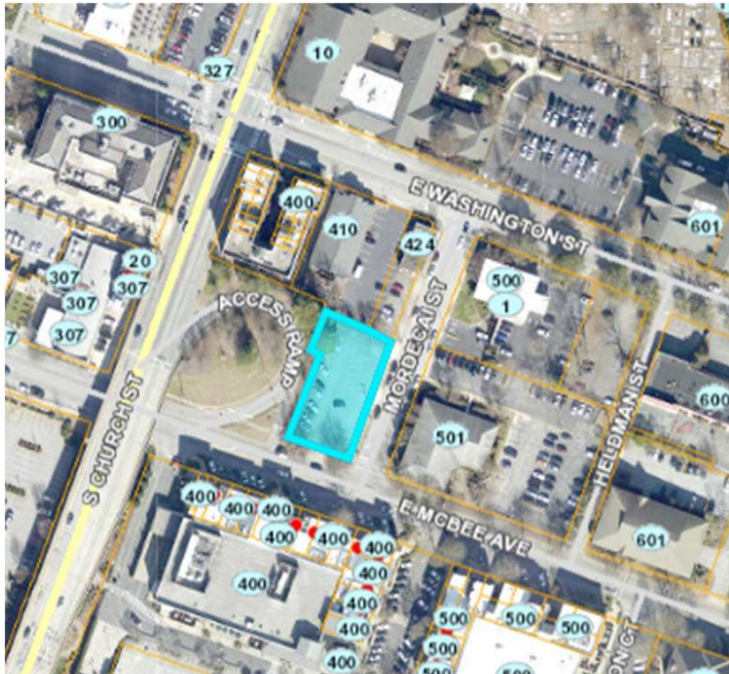
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Phone: 864-467-4476

New Office Building at Mordecai + E. McBee



New Office Building at Mordecai + McBee



Certificate of Appropriateness: 1172 Pendleton Street- Townhomes

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

Certificate of Appropriateness: 1172 Pendleton Street- Townhomes

- **Address:** 1172 Pendleton Street
- **Parcel Numbers:** 0119000600500, 0119000102901, 0119000102902, 0119000102900, 0119000102903
- **Existing Zoning:** RNX-C + Downtown Design Overlay District
- **Request:** Certificate of Appropriateness for 44-unit townhome community
- **Next Step:** Design Review Board

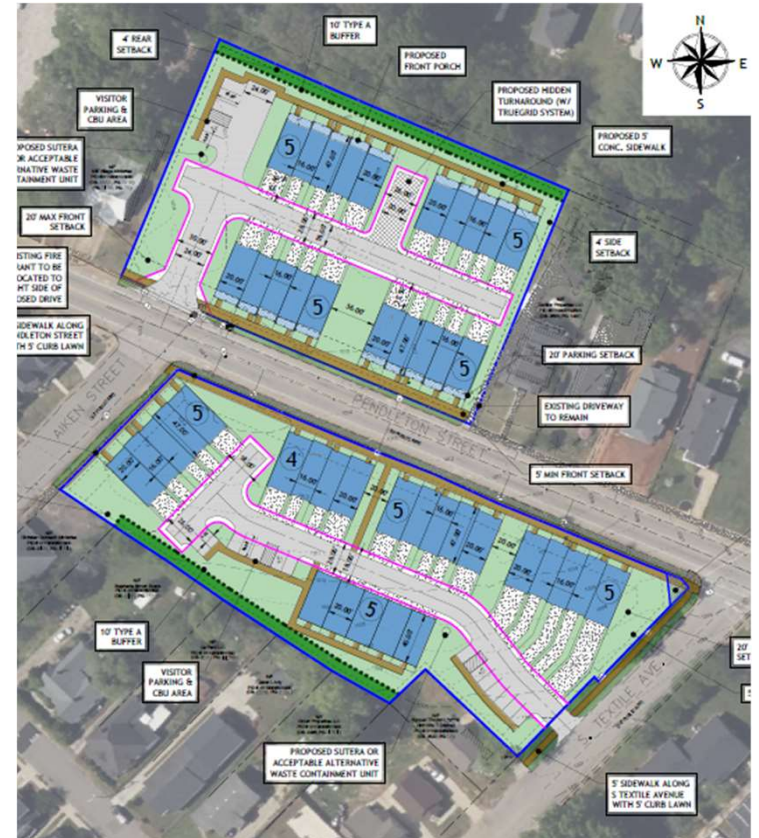
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Email: planning@greenvillesc.gov

Phone: 864-467-4476

Certificate of Appropriateness: 1172 Pendleton Street- Townhomes



Certificate of Appropriateness: Rear Addition at 103 Walnut Street

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

Rear Addition at 103 Walnut Street

- **Address:** 103 Walnut Street
- **Parcel Numbers:** 0191000100600
- **Existing Zoning:** RH-C + Overbrook Preservation Overlay District
- **Request:** Certificate of Appropriateness for renovation and rear addition
- **Next Step:** Historic Review Board

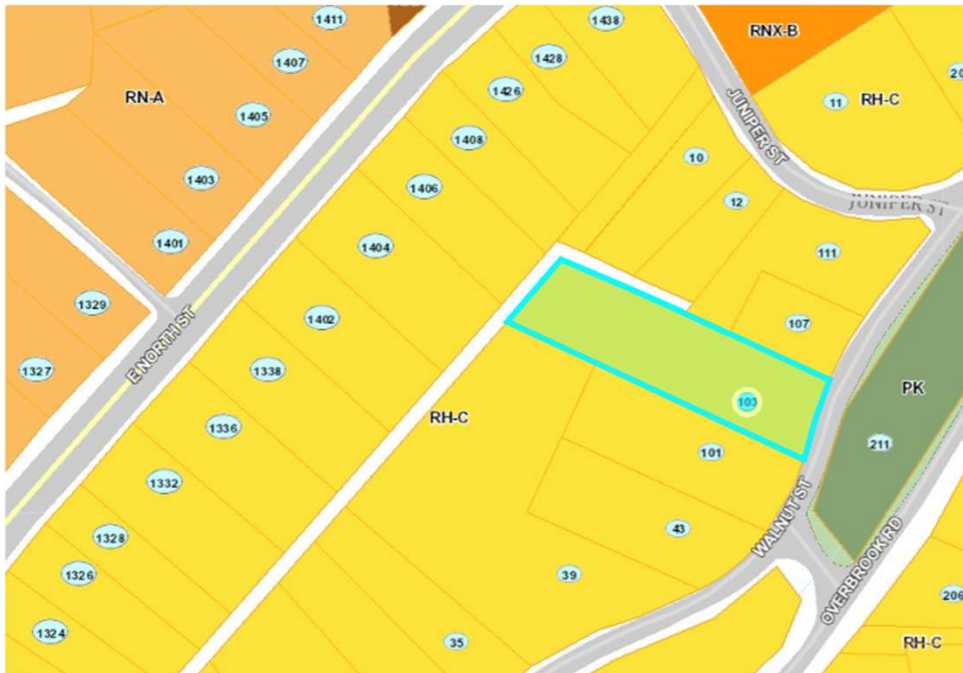
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Rear Addition at 103 Walnut Street



Rear Addition at 103 Walnut Street



Greenville Development Code Proposed 24-Month Amendments

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

Greenville Development Code 24-Month Update

Planning staff will share information about proposed amendments to the Greenville Development Code. These updates are proposed as part of the required 24-month code update. Staff will be available to answer questions about the code and the proposed amendments.

The amendment document will be posted to the city website in early July. For more information, please visit <https://www.greenvillesc.gov/182/Greenville-Development-Code>

Contact:

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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 website at GreenvilleSC.gov/list.aspx

