

# PLANNING AND DEVELOPMENT PROJECT PREVIEW MEETING

## August 26, 2025

When:

4:00 - 6:00 PM

4<sup>th</sup> 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:

August 26, 2025

PROJECT PREVIEW MEETING

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



# Rezoning: 104 Cook Street

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

# Rezoning: 104 Cook Street

- **Address:** 104 Cook Street
- **Parcel Number:** 0026000800100
- **Existing Zoning:** RH-D
- **Request:** Rezone to RN-A
- **Next Step:** Planning Commission and City Council Review

## Contact:

Please contact Planning staff for applicant information

Email: [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov)

Phone: 864-467-4476

# Rezoning: 104 Cook Street



# Rezoning: 706 Hampton Avenue

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

# Rezoning: 706 Hampton Avenue

- **Address:** 706 Hampton Avenue
- **Parcel Number:** 0027000102800
- **Existing Zoning:** RH-D
- **Request:** Rezone to RN-A
- **Next Step:** Planning Commission and City Council Review

## Contact:

Please contact Planning staff for applicant information

Email: [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov)

Phone: 864-467-4476

# Rezoning: 706 Hampton Avenue



# Street Renaming: Internal Drives at Bob Jones University

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

# Street Renaming: Bob Jones University

- **Address:** Various
- **Parcel Number:** 0281000100100
- **Existing Zoning:** CM
- **Request:** Rename internal campus streets from “Fine Arts Drive” and “Collegiate Curve” to “Collegiate Circle”
- **Next Step:** Planning Commission Review

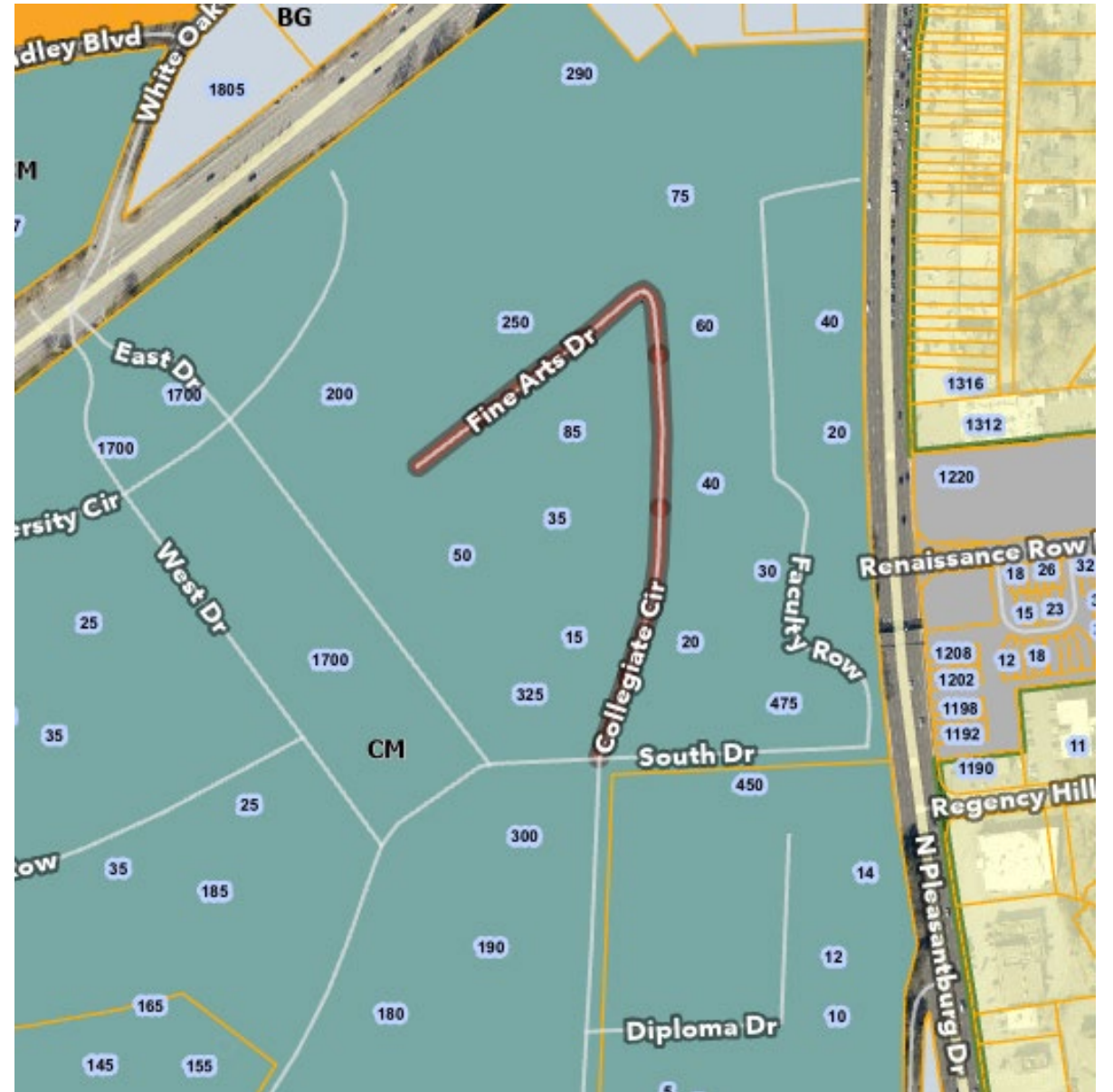
## Contact:

Please contact Planning staff for applicant information

Email: [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov)

Phone: 864-467-4476

# Street Renaming: Bob Jones University



# Subdivision: Rice Street Subdivision

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

# Rice Street Subdivision

- **Address:** Approximately 320 Rice Street
- **Parcel Numbers:** 0222020303204
- **Existing Zoning:** RH-C
- **Request:** Subdivision of parcel into 4 new lots and recombining section with other parcel. Previously approved in 2018.
- **Next Step:** Staff Review

## Contact:

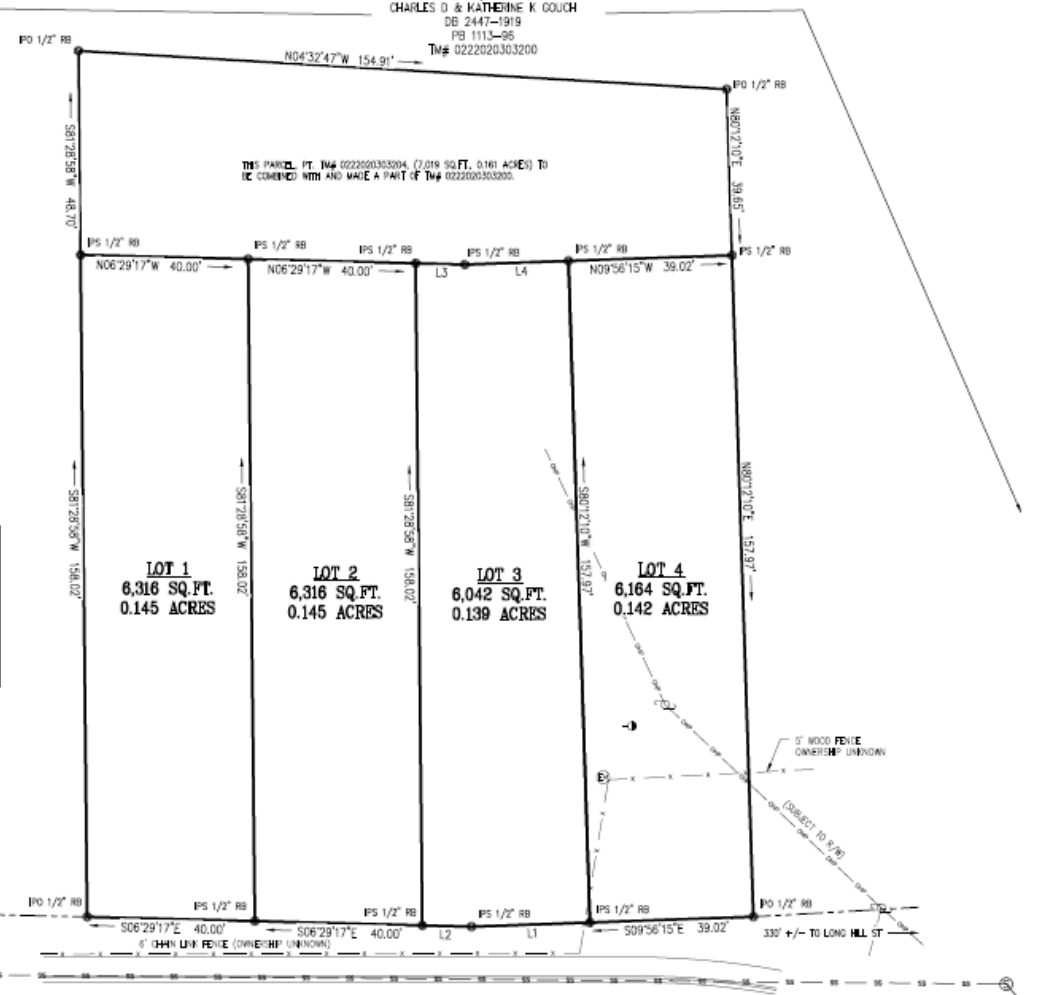
Please contact Planning staff for applicant information  
Email: [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov)  
Phone: 864-467-4476

# Rice Street Subdivision



NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY, BUILDING RESTRICTION LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT A FLOOD PLAN, OGC SHOWN HEREIN IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND Delineation OR ENVIRONMENTAL INSPECTION BY SURVEYOR.

N/E  
CHARLES D & KATHERINE K GOUCH  
DB 2447-1919  
PB 1113-06  
TM# 0222020303200



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S09°56'15"E	28.28
L2	S06°29'17"E	11.73
L3	S06°29'17"E	11.73
L4	S09°56'15"E	24.75

- LEGEND**
- RL BUILDING LINE
  - CL CENTERLINE
  - CMF CORRUGATED METAL PIPE
  - CT CRIMP TOP
  - DC DRAINAGE EASEMENT
  - EP EDGE OF PAVEMENT
  - FO IRON PIN OLD-D
  - FS IRON PIN SET-D
  - MC MANHOLE & CAP
  - OT OPEN TOP
  - RB REBAR
  - ROP REINFORCED CONC PIPE
  - N/W FRONT OF WALK
  - SD STORM DRAIN
  - SS SANITARY SENDER
  - SSK SS EASEMENT
  - TEL TELEPHONE REINETHL
  - EM ELECTRIC METER
  - CB CATCH BASIN
  - DI DROP INLET
  - TR TRANS
  - EL ELEVATION
  - FR FIVE HYDRANT
  - GM GAS METER
  - GV GAS VALVE
  - LP LP UNIT POLE
  - PP TOL-POWER POLE
  - OP GUY ANCHOR
  - SM SS MANHOLE
  - SSH SS MANHOLE
  - TH TELEPHONE MANHOLE
  - CO CLEAN OUT
  - TS/BC TOP/BOTTOM CURB
  - TS/BM TOP/BOTTOM WALL
  - VCP VITRIFIED CLAY PIPE
  - WM WATER METER
  - WV WATER VALVE
  - CTV CABLE TV
  - FL FENCE LINE
  - POC FIBER OPTIC CABLE
  - GC GAS LINE
  - OH OVERHEAD POWER
  - OH TELEPHONE
  - SD STORM DRAIN
  - SS SANITARY SENDER
  - UG UNDERGROUND POWER
  - UT UNDERGROUND TEL
  - W WATER LINE

REF: DB 2447, PG 4303  
REF: PB 1113, PG 06



LOCATION MAP NOT TO SCALE

**CERTIFICATE OF ACCURACY**

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

DATE: \_\_\_\_\_ A. CLAY JONES, P.L.S.  
20210  
S.C. REGISTRATION NO. \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

"THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I (WE) HEREBY ADVERTISE THE PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND THAT I (WE) ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND HEREBY DEDICATE TO PUBLIC USE AS ROADS, STREETS, AND EASEMENTS, FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAN.

DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_  
DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING**

"I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GREENVILLE WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE CITY OF GREENVILLE PLANNING COMMISSION OF GREENVILLE COUNTY, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

DATE: \_\_\_\_\_ CITY ENGINEER - CITY OF GREENVILLE  
**SUMMARY PLAT**  
SSD 18-XXXX  
CITY OF GREENVILLE, GREENVILLE COUNTY, STATE OF SOUTH CAROLINA

**BRUSHY CREEK FARM "A"**

NO. OF ACRES: 0.570 MILES OF NEW ROAD: N/A  
NO. OF LOTS: 4 CURRENT ZONING: R-6  
ERROR OF CLOSURE: 1:10,000

OWNER: CHARLES D. GOUCH  
327 RICE STREET, GREENVILLE, SC 29605

SCALE: 1" = 20'	PROPERTY ADDRESS: 327 RICE STREET	BY TM# 0222020303204
DATE: 6/8/18	FIELD DIER: JA/SM	DRAWN BY: GCC



**SITE DESIGN, INC.**  
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

800 E. WASHINGTON ST. STE. B GREENVILLE, SC 29601  
PH: (864)271-0406 FAX: (864)271-0402  
www.sitedesign-inc.com



# Demolition Request: 429 N Main Street

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

# Demolition Request: 429 N Main Street

- **Address:** 429 N Main Street
- **Parcel Numbers:** 003000202400
- **Existing Zoning:** MXS-D
- **Request:** Seeking demolition of all existing structures
- **Next Step:** Design Review Board determination of an “Unreasonable Hardship” to approve the demolition request

## Contact:

Please contact Planning staff for applicant information  
Email: [planning@greenville.gov](mailto:planning@greenville.gov)  
Phone: 864-467-4476

# Demolition Request: 429 N Main Street



# Demolition Request: 429 N Main Street



# Renovation Request: 6 Watson Avenue

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

# Renovation Request: 6 Watson Avenue

- **Address:** 6 Watson Avenue
- **Parcel Numbers:** 0074000800500
- **Existing Zoning:** RN-A
- **Request:** Seeking renovation of the existing structure.
- **Next Step:** Design Review Board determination of a Certificate of Appropriateness for renovation

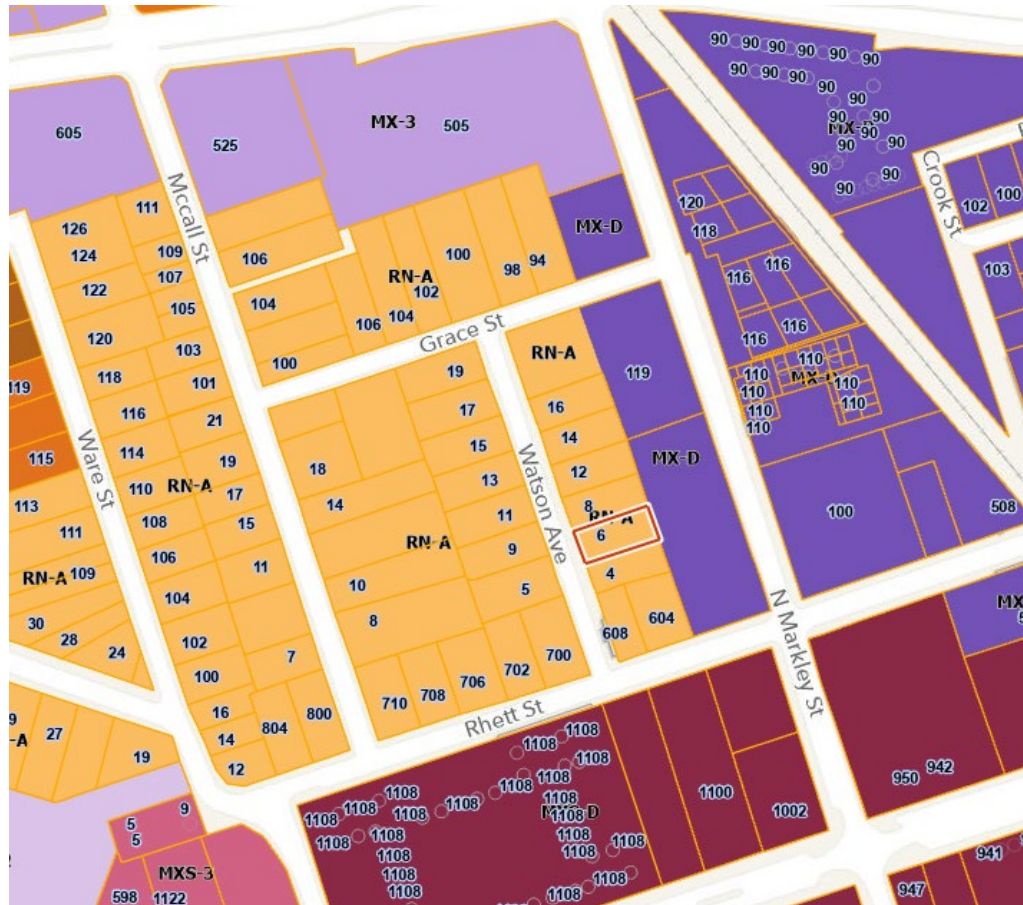
## Contact:

Please contact Planning staff for applicant information

Email: [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov)

Phone: 864-467-4476

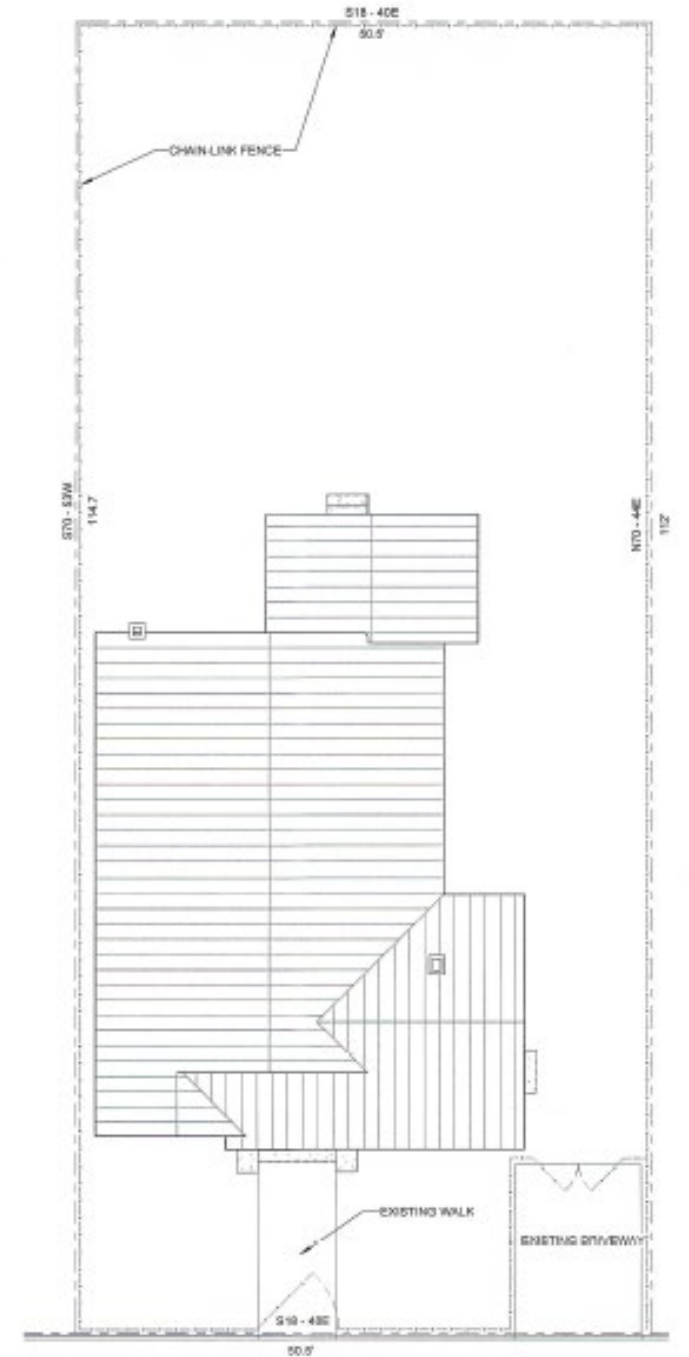
# Renovation Request: 6 Watson Avenue



# Renovation Request: 6 Watson Avenue



# Renovation Request: 6 Watson Avenue



# Certificate of Appropriateness: Carriage House at 110 Whitsett Street

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

# Certificate of Appropriateness: 110 Whitsett Street

- **Address:** 110 Whitsett Street
- **Parcel Numbers:** 0047000400200
- **Existing Zoning:** RNX-B
- **Request:** Request to build a carriage house adjacent to the existing home in the same style and format as the existing house.
- **Next Step:** Historic Review Board (Pettigru Overlay District)

## Contact:

Please contact Planning staff for applicant information  
Email: [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov)  
Phone: 864-467-4476

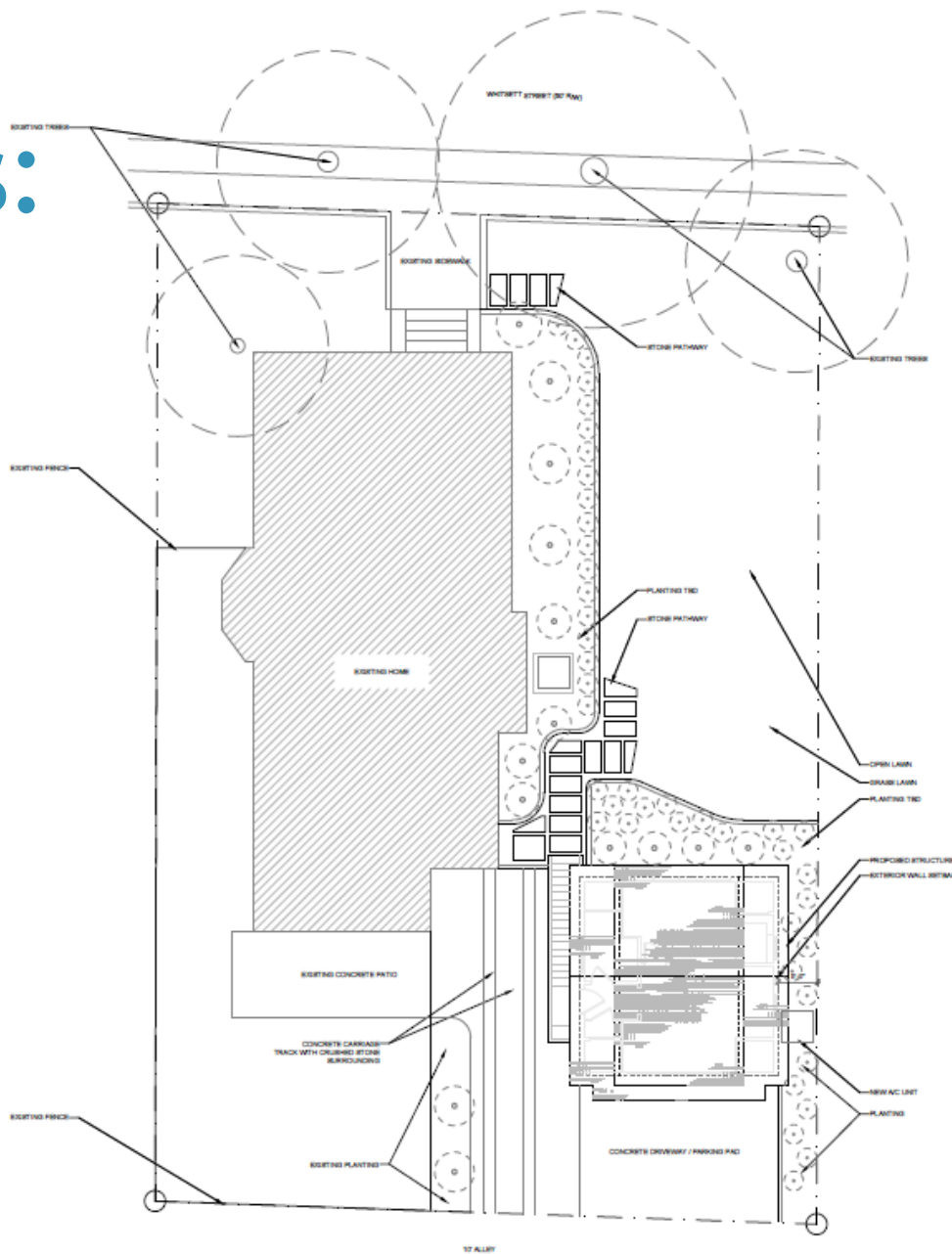
# Certificate of Appropriateness: 110 Whitsett Street



# Certificate of Appropriateness: 110 Whitsett Street



SW CORNER - 3D MASSING



PROPOSED LANDSCAPE PLAN  
SCALE 1/8\"/>

# Certificate of Appropriateness: Residential Addition at 714 N Main Street

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

# Certificate of Appropriateness: 714 N Main Street

- **Address:** 714 N Main Street
- **Parcel Numbers:** 0035000400901
- **Existing Zoning:** RNX-B
- **Request:** Interior remodel and residential addition
- **Next Step:** Historic Review Board (Col. Elias Earle Overlay District)

## Contact:

Please contact Planning staff for applicant information

Email: [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov)

Phone: 864-467-4476

# Certificate of Appropriateness: 714 N Main Street



# Certificate of Appropriateness: 714 N Main Street



# Certificate of Appropriateness: New Building at 105 River Street

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

# Certificate of Appropriateness: 105 River Street

- **Address:** 105 River Street
- **Parcel Numbers:** 0071000101300
- **Existing Zoning:** MX-D
- **Request:** Request to build a new 2-story structure on current surface parking lot for a fellowship hall/classrooms
- **Next Step:** Design Review Board

## Contact:

Please contact Planning staff for applicant information  
Email: [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov)  
Phone: 864-467-4476

# Certificate of Appropriateness: 105 River Street





# Certificate of Appropriateness: Exterior Modification at 15 S. Main Street City of Greenville Civic Design Center

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

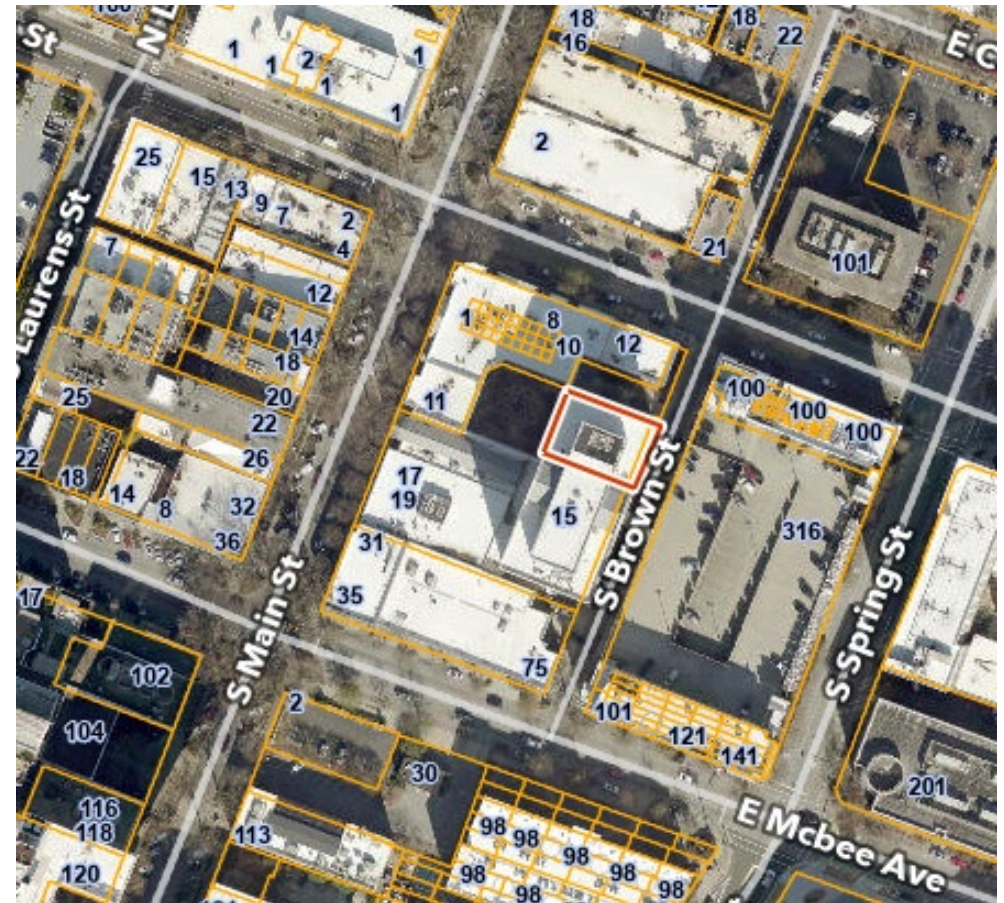
# Certificate of Appropriateness: Civic Design Center

- **Address:** 15 S Main Street
- **Parcel Numbers:** 0001000400300
- **Existing Zoning:** MXS-D
- **Request:** Exterior façade modification including the addition of a new building entrance for the City of Greenville's new Civic Design Center
- **Next Step:** Design Review Board Review

## Contact:

Please contact Planning staff for applicant information  
Email: [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov)  
Phone: 864-467-4476

# Certificate of Appropriateness: Civic Design Center



# Certificate of Appropriateness: Civic Design Center



# Certificate of Appropriateness: 505 N. Main Street (“Baby Bi-Lo” Site)

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

# Certificate of Appropriateness: 505 N. Main Street (“Baby Bi-Lo” Site)

- **Address:** 505 N Main Street
- **Parcel Numbers:** 0003000200100
- **Existing Zoning:** MX-2/MX-3
- **Request:** Façade modification
- **Next Step:** Design Review Board

## Contact:

Please contact Planning staff for applicant information

Email: [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov)

Phone: 864-467-4476

# Certificate of Appropriateness: 505 N. Main Street (“Baby Bi-Lo” Site)



# Certificate of Appropriateness: 505 N. Main Street (“Baby Bi-Lo” Site)



# Certificate of Appropriateness: New Hotel at Main Street and McBee Avenue

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

# Certificate of Appropriateness: New Hotel at Main + McBee

- **Address:** 30 & 2 E McBee Avenue
- **Parcel Numbers:** 0059000100100, 0059000100700
- **Existing Zoning:** MXS-D
- **Request:** New construction of a 145-149 room hotel and restaurant
- **Next Step:** Design Review Board

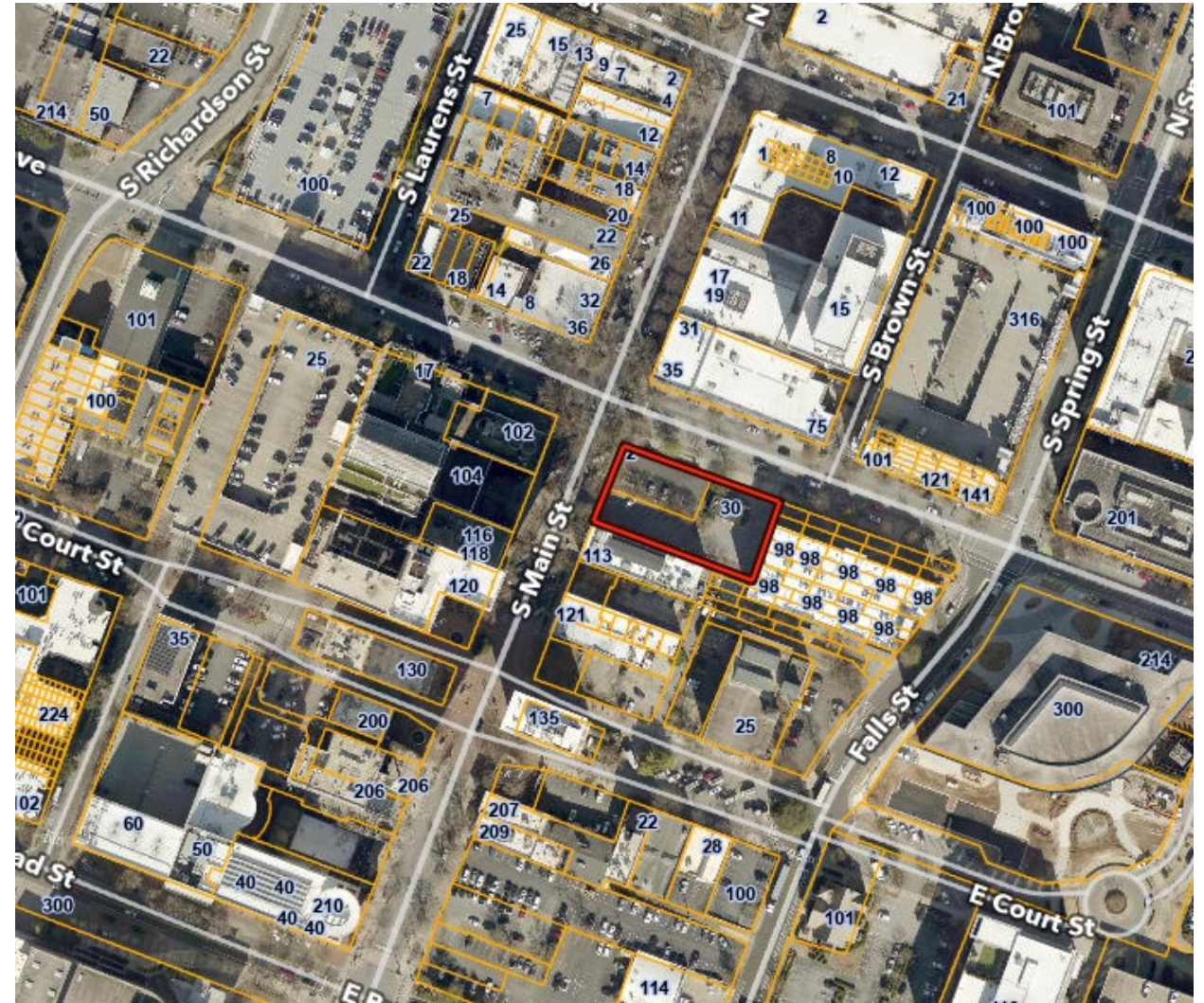
## Contact:

Please contact Planning staff for applicant information

Email: [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov)

Phone: 864-467-4476

# Certificate of Appropriateness: New Hotel at Main + McBee

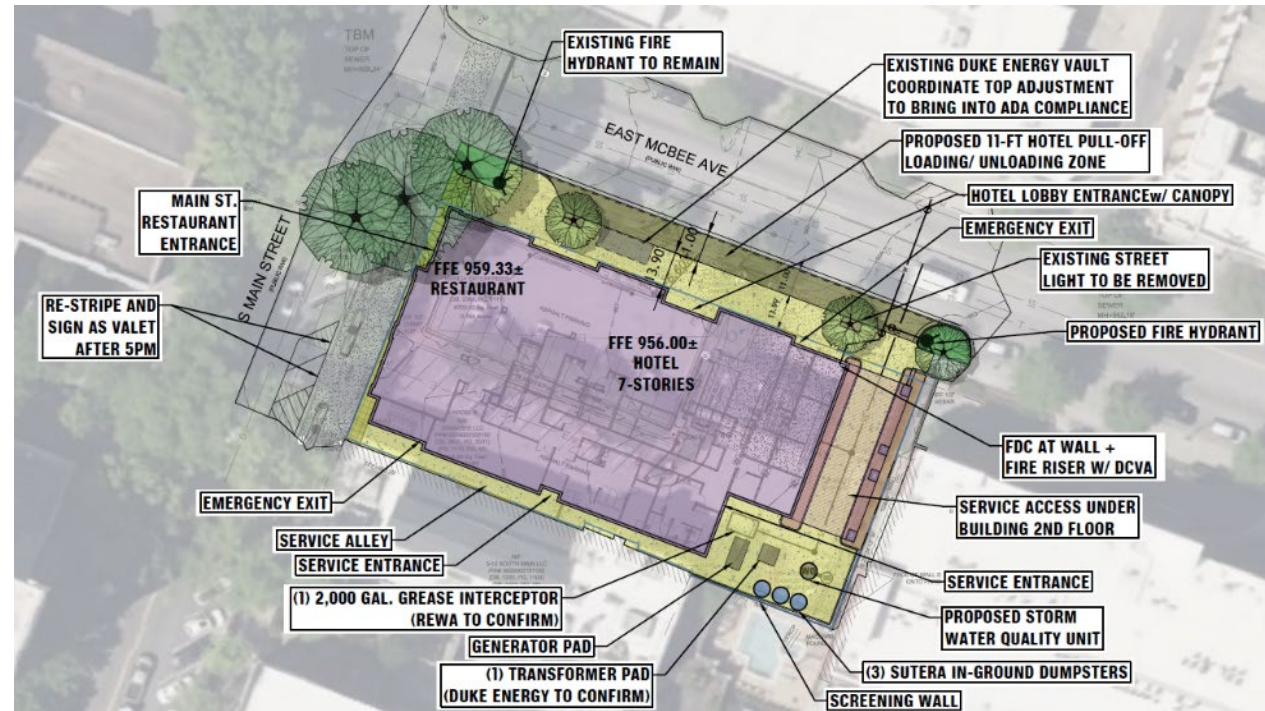


# Certificate of Appropriateness: New Hotel at Main + McBee

DATE: 01/11/2024  
 PROJECT: 2024001001  
 DRAWING: 01-01-01



EXTERIOR FINISH LEGEND	
FINISH	NOTATION
[Brick Pattern]	BRICK, 4" MODULAR, COMMON BRICK, TO BE IDENTIFIED TO BE IDENTIFIED
[Stone Pattern]	STONE, 4" MODULAR, COMMON BRICK, TO BE IDENTIFIED TO BE IDENTIFIED
[Dark Grey]	SMOOTH, 4" MODULAR, COMMON BRICK, TO BE IDENTIFIED TO BE IDENTIFIED
[Light Grey]	SMOOTH, 4" MODULAR, COMMON BRICK, TO BE IDENTIFIED TO BE IDENTIFIED
[Dark Grey]	SMOOTH, 4" MODULAR, COMMON BRICK, TO BE IDENTIFIED TO BE IDENTIFIED
[Dark Grey]	SMOOTH, 4" MODULAR, COMMON BRICK, TO BE IDENTIFIED TO BE IDENTIFIED



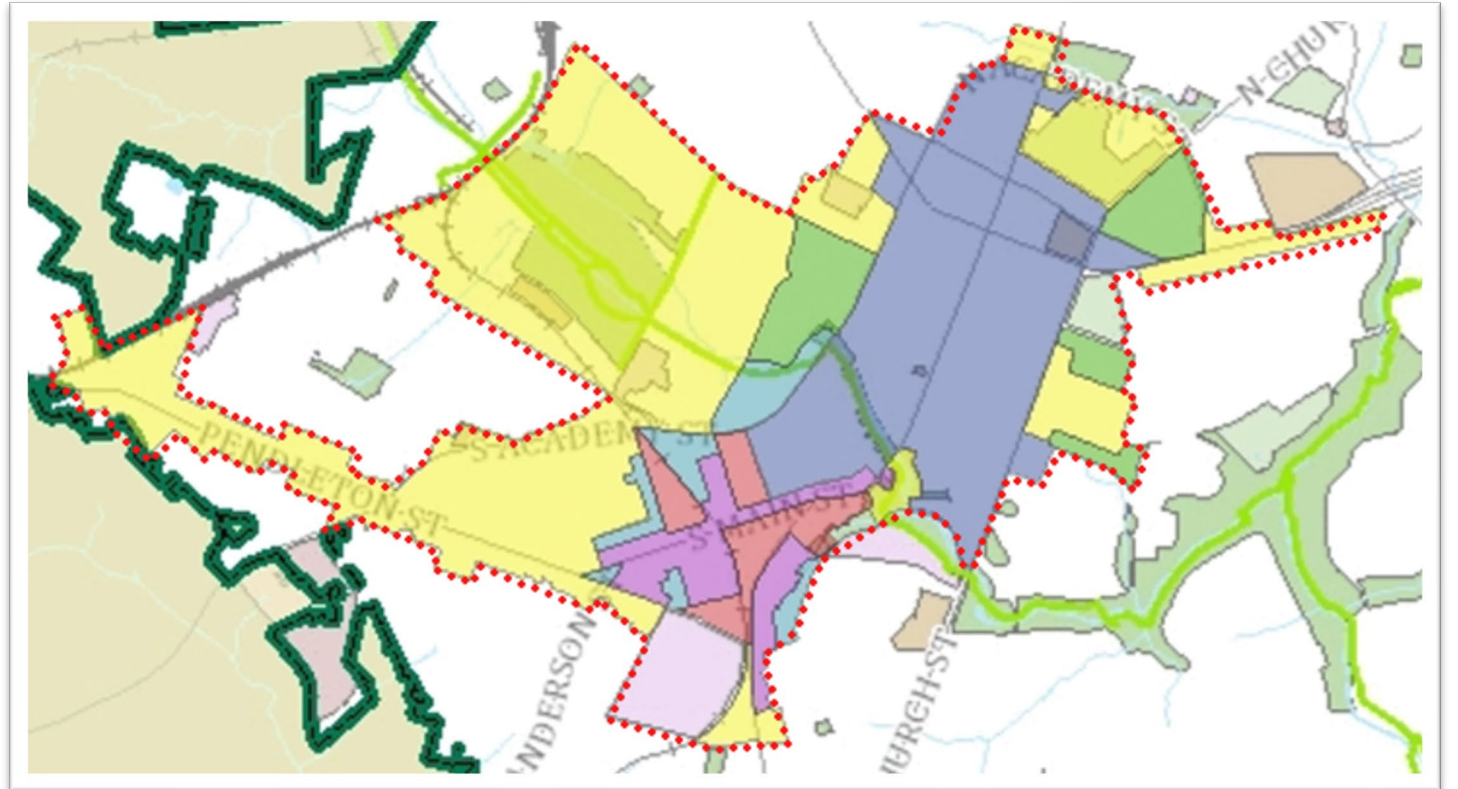
# Public Input Workshop: Downtown Design Guidelines

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

# Public Input Workshop: Downtown Design Guidelines

The City of Greenville and its consultants are hosting a drop-in style public engagement session to gather feedback regarding character zones, the public realm, architectural elements, and other necessary improvements to the current Downtown Design Guidelines.

Stations will educate participants on how the guidelines work and generate feedback on various design considerations. A second community engagement session will be held later this fall.



# GVL2040 Five-Year Update

## TRANSPORTATION & MOBILITY PUBLIC INPUT WORKSHOP

### Contact:

Planning & Development Department

Email: [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov)

Phone: 864-467-4476

[www.gvl2040.com](http://www.gvl2040.com)



# GVL2040 Transportation + Mobility Public Input Workshop

The public is invited to attend this GVL2040 workshop to provide input and feedback on the plan's transportation and mobility elements.

Attend the workshop to review the city's progress over the last four years and weigh in on transportation and mobility priorities moving forward.

*For more information, please visit [www.gvl2040.com](http://www.gvl2040.com) or contact the Planning Office at 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. 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](mailto:planning@greenvillesc.gov).

Comments or concerns about proposed projects should be emailed to [planning@greenvillesc.gov](mailto: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](http://GreenvilleSC.gov/list.aspx)

