

PLANNING AND DEVELOPMENT PROJECT PREVIEW MEETING

September 23, 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



city of
greenville

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:

September 23, 2025

PROJECT PREVIEW MEETING

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



Project Locations

Kelly Avenue



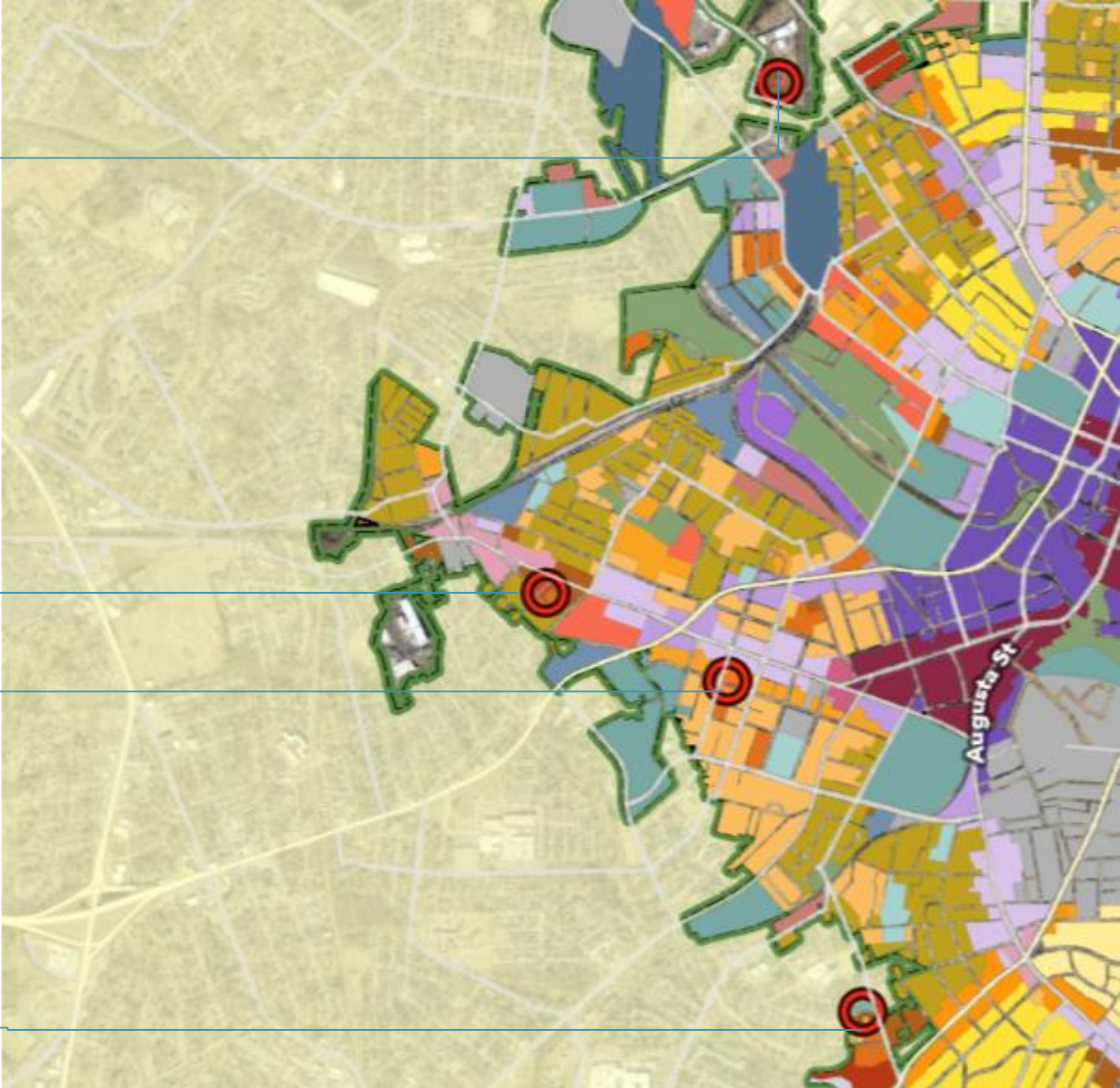
31 Burdette Street



514 Arlington Avenue



14 Deering Street



Rezoning: 514 Arlington Avenue

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

Rezoning: 514 Arlington Avenue

- **Address:** 514 Arlington Avenue
- **Parcel Number:** 0078000400800
- **Existing Zoning:** RN-B
- **Request:** Rezone to RNX-B
- **Next Step:** Planning Commission and City Council Review

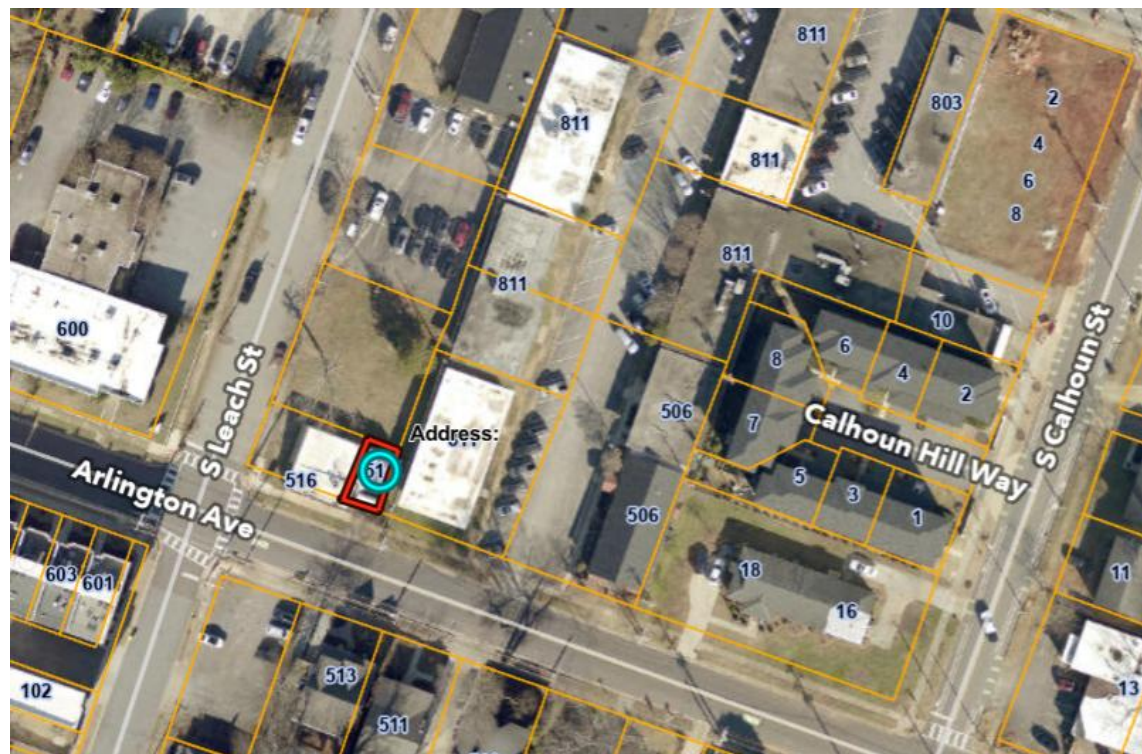
Contact:

Please contact Planning staff for applicant information

Email: planning@greenvillesc.gov

Phone: 864-467-4476

Rezoning: 514 Arlington Avenue



Subdivision: Kelly Avenue Subdivision

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

Kelly Avenue Subdivision

- **Address:** Kelly Avenue, Hampton Avenue Ext., Cedar Lane Court
- **Parcel Numbers:** Multiple; see map on next slide
- **Existing Zoning:** RC-3
- **Request:** Subdivision of parcels into 62 townhome units
- **Next Step:** Staff Review

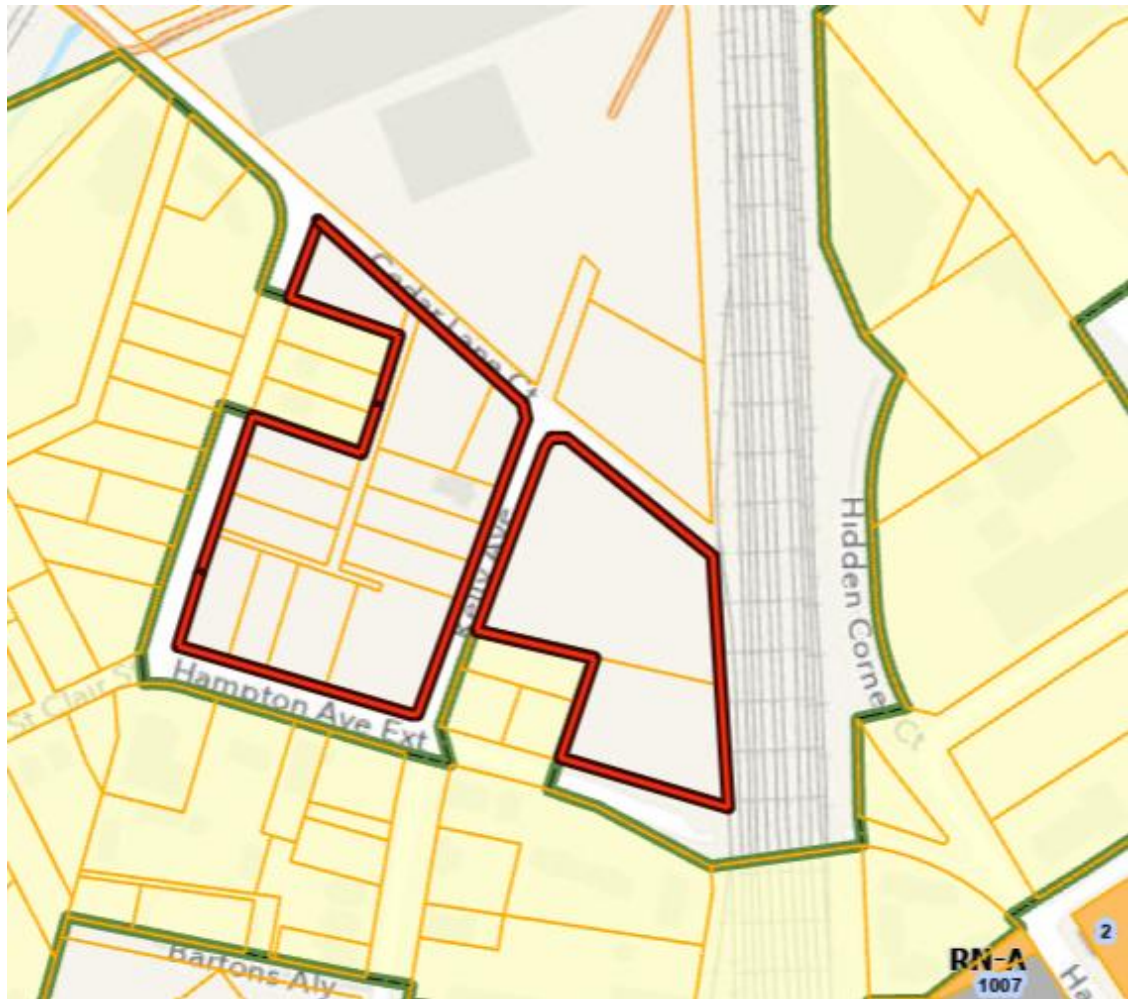
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Phone: 864-467-4476

Kelly Avenue Subdivision



Kelly Avenue Subdivision



Kelly Avenue Subdivision



Certificate of Appropriateness: Renovation of Historic Church at 31 Burdette Street

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

Certificate of Appropriateness: 31 Burdette Street

- **Address:** 31 Burdette Street
- **Parcel Numbers:** 0119000601800
- **Existing Zoning:** RNX-C
- **Request:** Commercial renovation of historic church for art studio
- **Next Step:** Historic Review Board

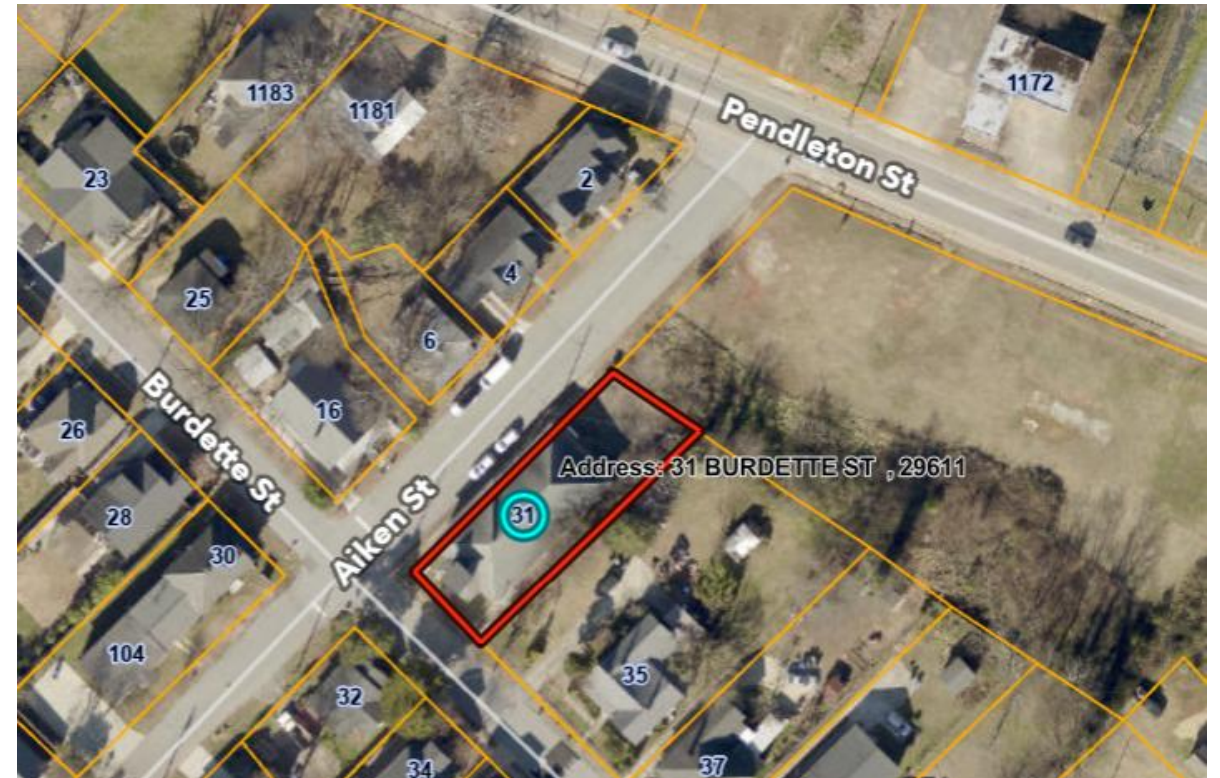
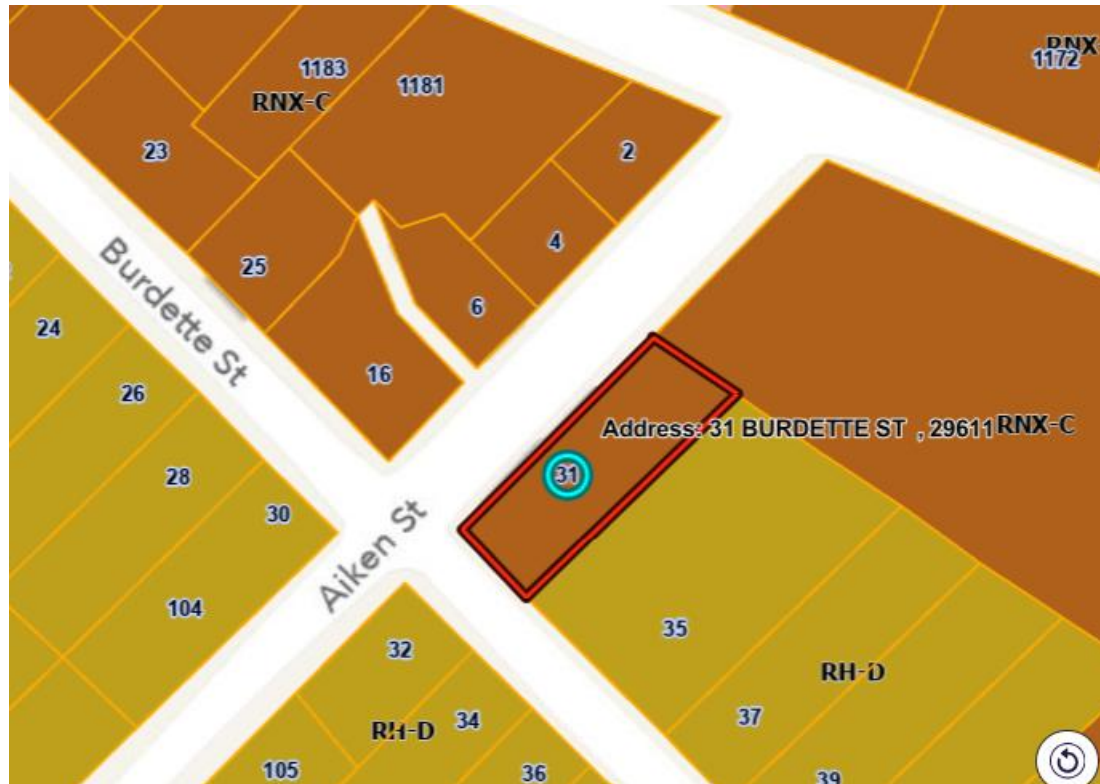
Contact:

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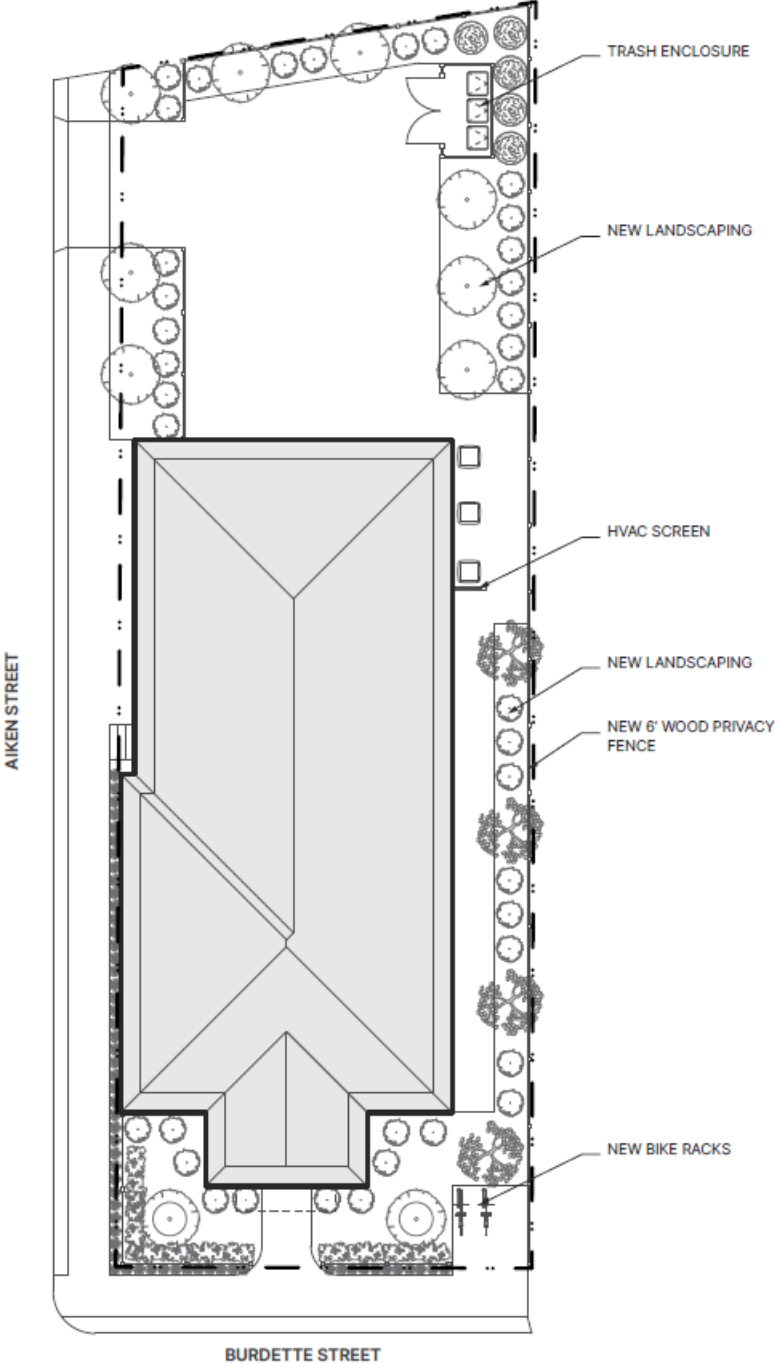
Email: planning@greenvillesc.gov

Phone: 864-467-4476

Certificate of Appropriateness: 31 Burdette Street



Certificate of Appropriateness: 31 Burdette Street



Certificate of Appropriateness: Adaptive Reuse at 14 Deering Street

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

Certificate of Appropriateness: 14 Deering Street

- **Address:** 14 Deering Street
- **Parcel Numbers:** 0106000900800
- **Existing Zoning:** R7.5 (Currently in the County, going through annexation)
- **Request:** Adaptive reuse of historic church for affordable multifamily housing
- **Next Step:** Historic Review Board

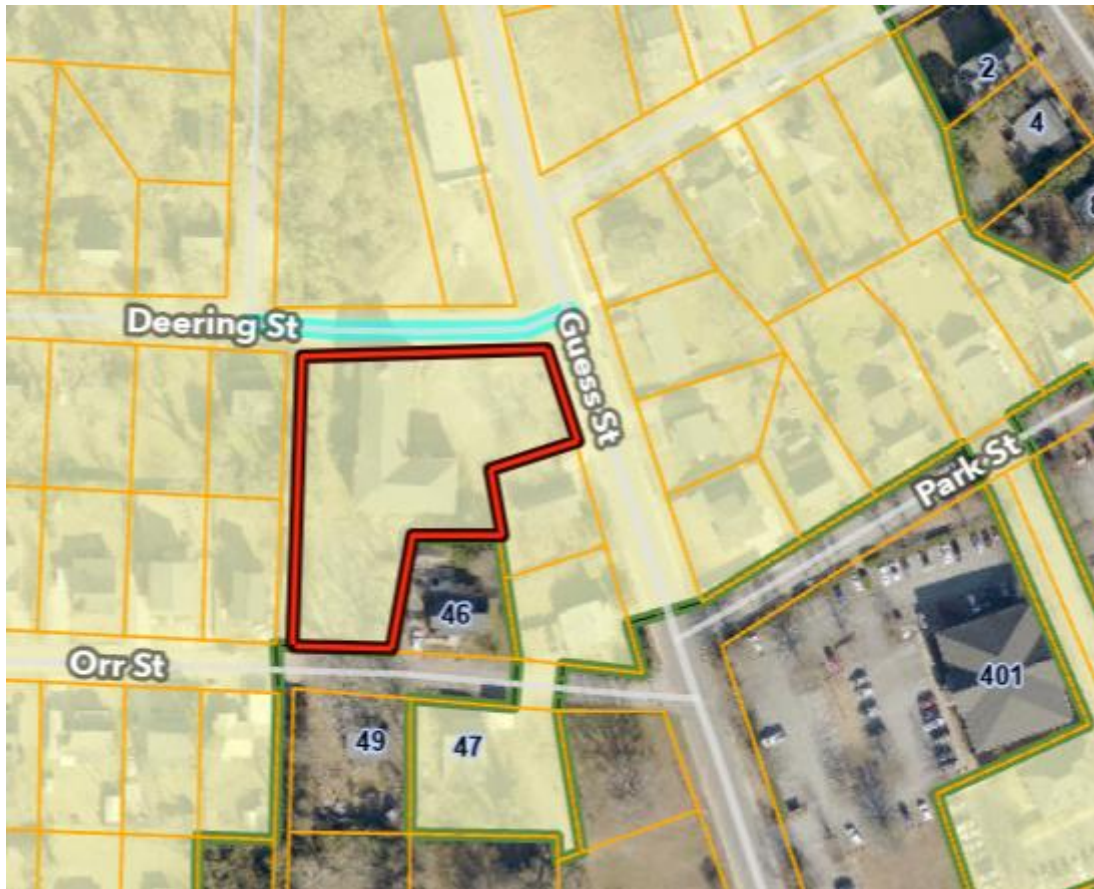
Contact:

Please contact Planning staff for applicant information

Email: planning@greenvillesc.gov

Phone: 864-467-4476

Certificate of Appropriateness: 14 Deering Street



Rezoning: Haynie-Sirriner Planned Development to Greenville Development Code (GDC) Districts

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

Rezoning: Haynie-Sirrine Neighborhood

- **Address:** Haynie-Sirrine Neighborhood
- **Parcel Number:** various - see map on next slide
- **Existing Zoning:** PD, Planned Development
- **Request:** Rezone to GDC zoning districts
- **Next Step:** Planning Commission and City Council Review

Contact:

Please contact Planning staff for applicant information

Email: planning@greenvillesc.gov

Phone: 864-467-4476

Haynie-Sirriner Rezoning: Approval Timeline

- **October 22nd:** Public Notice Posted. Public Hearing Signs will be posted throughout neighborhood and postcards mailed.
- **November 6th:** Planning Commission (PC) to hold Public Hearing. PC provides a recommendation to City Council. Public is welcome to attend and speak on the item. Comments are limited to 3 minutes.
- **November 24th:** City Council to consider 1st reading for approval.
- **December 8th:** City Council to consider final reading for approval.

GVL2040 Five-Year Update

ECONOMIC DEVELOPMENT PUBLIC INPUT WORKSHOP

Contact:

Planning & Development Department

Email: planning@greenvillesc.gov

Phone: 864-467-4476

www.gvl2040.com



GVL2040 Economic Development Public Input Workshop

The public is invited to attend this GVL2040 workshop to provide input and feedback on the plan's economic development element.

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

For more information, please visit 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.

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

