

PLANNING AND DEVELOPMENT PROJECT PREVIEW MEETING

October 28, 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:

October 28, 2025

PROJECT PREVIEW MEETING

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



Rezoning: King Street Parcel

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

Rezoning: King Street Parcel

- **Address:** Unaddressed
- **Parcel Number:** 0026000101001
- **Existing Zoning:** RH-D
- **Request:** Rezone to RN-A
- **Next Step:** Planning Commission and City Council Review

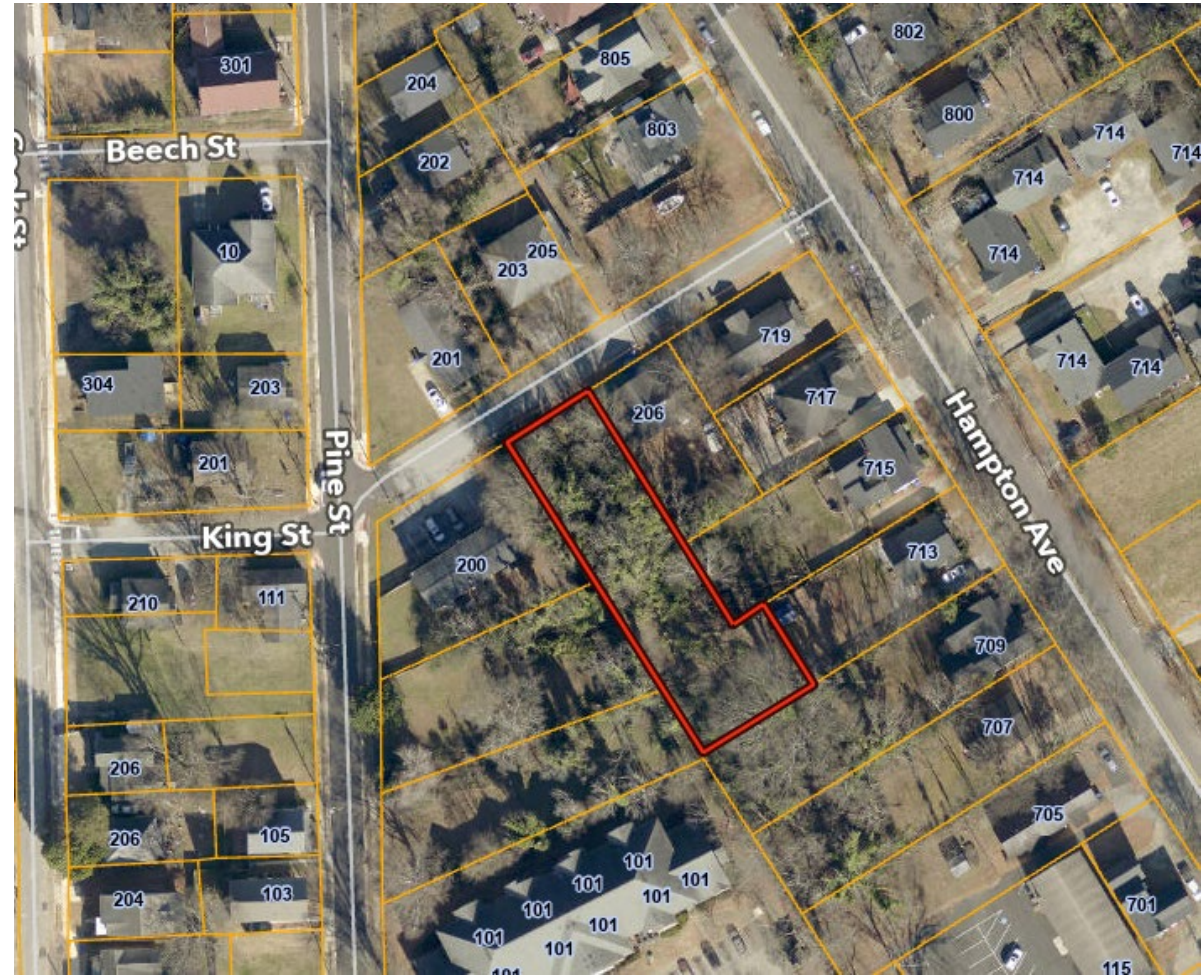
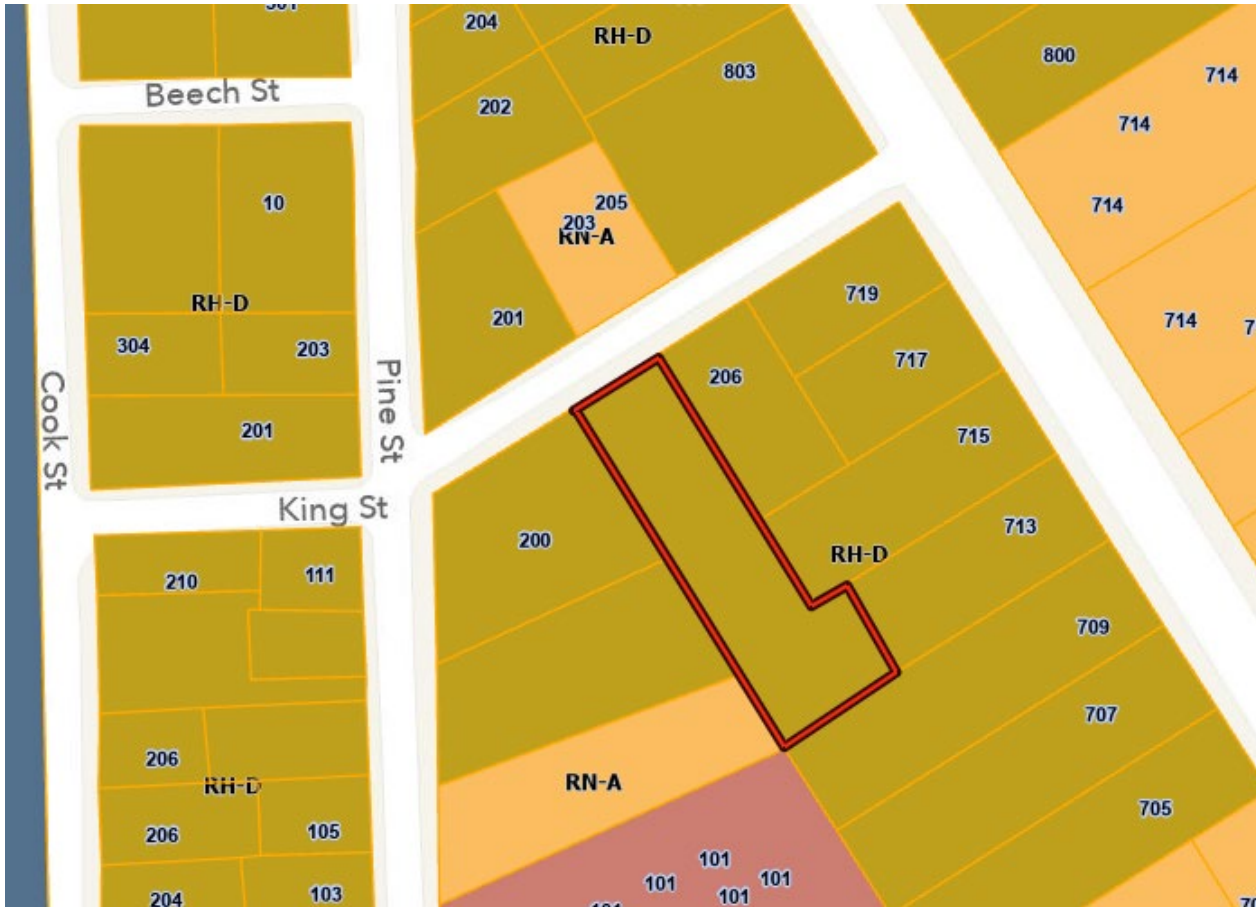
Contact:

Please contact Planning staff for applicant information

Email: planning@greenvillesc.gov

Phone: 864-467-4476

Rezoning: King Street Parcel



Rezoning/Restoration of Historic Property: 212 Asbury Avenue

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

Rezoning/Restoration of Historic Property: 212 Asbury Avenue

- **Address:** 212 Asbury Avenue
- **Parcel Number:** 0023000101900
- **Existing Zoning:** RH-D
- **Request:** Rezone to MX-2 to allow for the restoration of the existing main house to use as a short-term rental and construction of a secondary dwelling unit for the permanent resident of the new owner.
- **Next Step:** Planning Commission and City Council Review

Contact:

Please contact Planning staff for applicant information

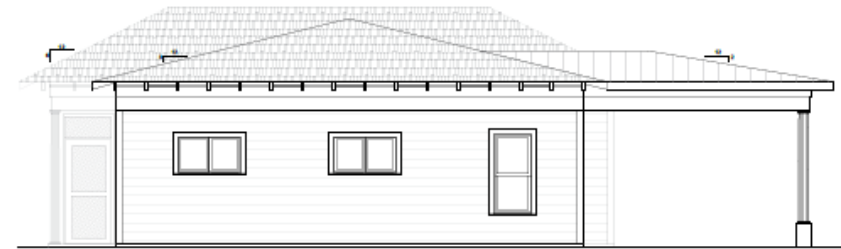
Email: planning@greenvillesc.gov

Phone: 864-467-4476

Rezoning/Restoration of Historic Property: 212 Asbury Avenue



Main House



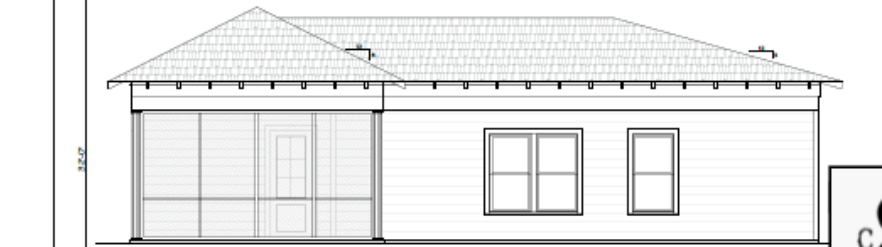
4 EAST SIDE ELEVATION

1/4" = 1'-0"



5 NORTH SIDE ELEVATION

1/4" = 1'-0"



6 SOUTH SIDE ELEVATION

1/4" = 1'-0"

RC
DESI

Carriage House

Commercial Development: 420 Mills Avenue

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

Commercial Development: 420 Mills Avenue

- **Address:** 420 Mills Avenue
- **Parcel Number:** 0106000700100
- **Existing Zoning:** BG
- **Request:** To receive public feedback for a mini golf course with a neighborhood coffee shop/bar use.
- **Next Step:** Planning Commission and City Council Review

Contact:

Please contact Planning staff for applicant information

Email: planning@greenvillesc.gov

Phone: 864-467-4476

Final Development Plan: Fred Garrett Street

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

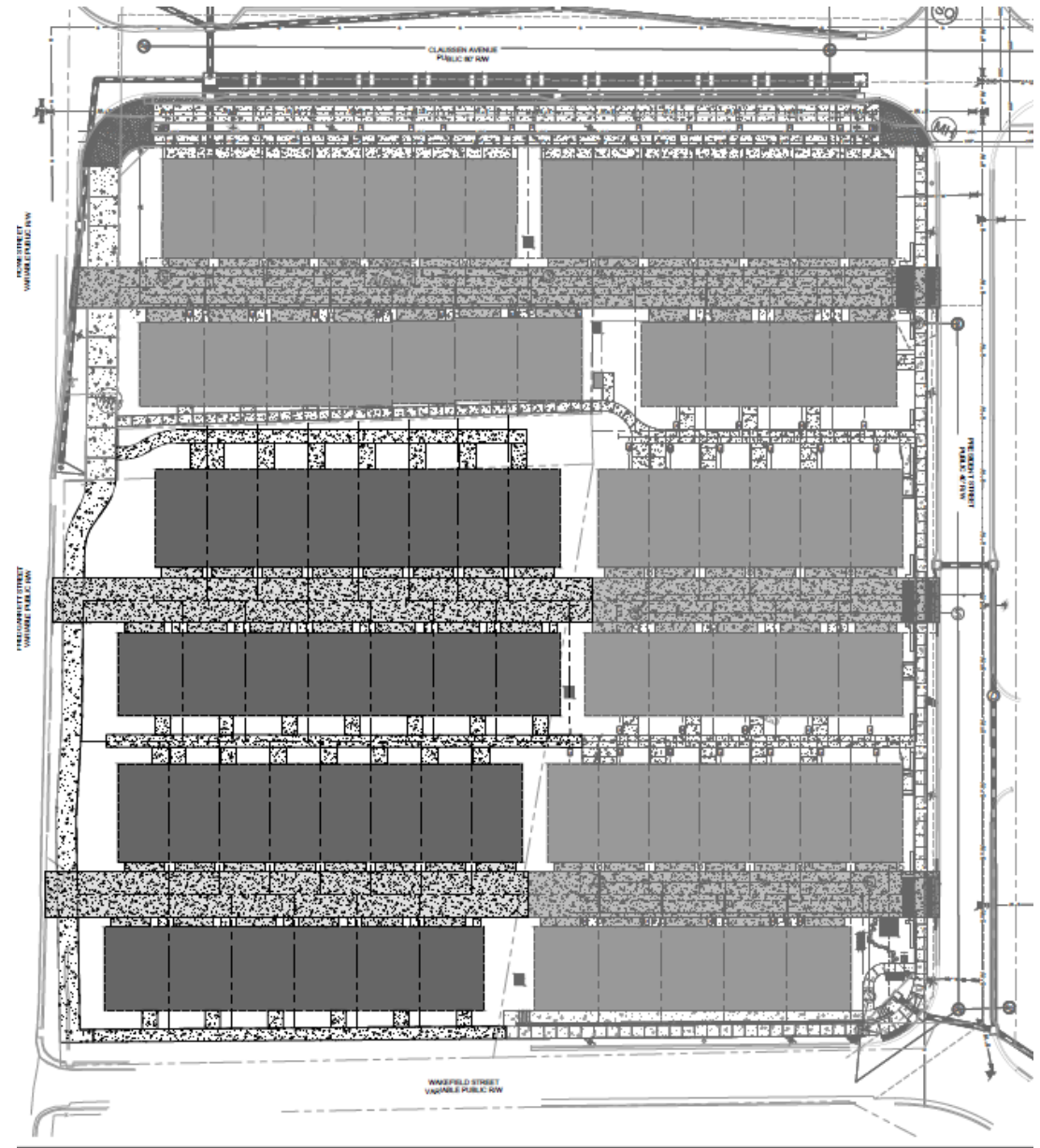
Final Development Plan: Fred Garrett Street

- **Address:** Unaddressed
- **Parcel Numbers:** 0091010700302, 0091010700301, 0091010700304, 0091010700300, 0091010700303
- **Existing Zoning:** PD
- **Request:** Final Development Plan for a 29-unit townhome project
- **Next Step:** Planning Commission and City Council Review

Contact:

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

Final Development Plan: Fred Garrett Street



Final Development Plan: Fred Garrett Street



Subdivision: Townes Street Subdivision

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

Townes Street Subdivision

- **Address:** Unaddressed
- **Parcel Numbers:** 0004000100501
- **Existing Zoning:** RN-C
- **Request:** Divide the property into 4 single-family residential sublots.
- **Next Step:** Staff Review

Contact:

Please contact Planning staff for applicant information

Email: planning@greenvillesc.gov

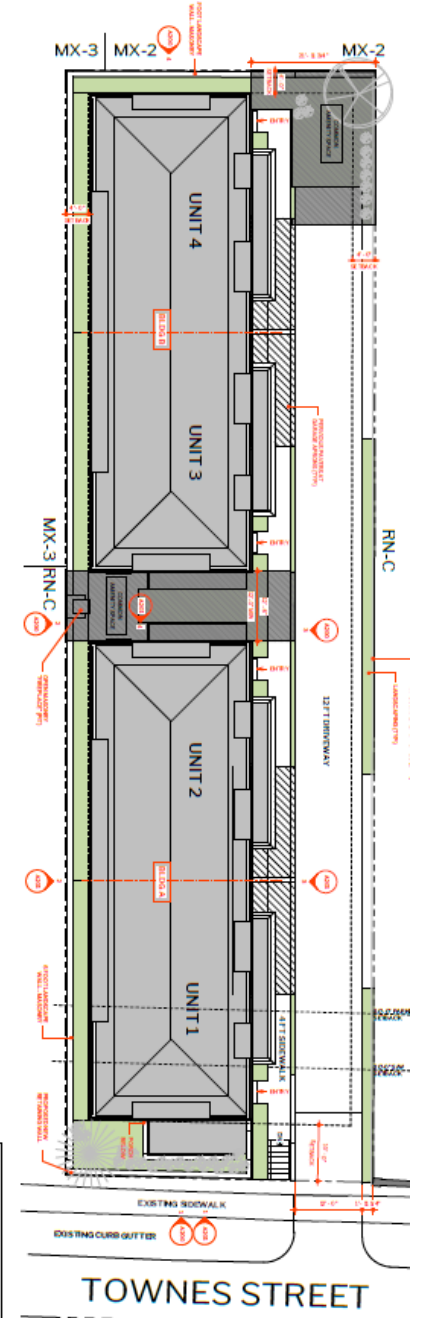
Phone: 864-467-4476

Townes Street Subdivision



SOUTH ELEVATION - SITE
SCALE: 1/8" = 1'-0"

SITE AREA	30,800 SF
MAX. ALLOWED ZON.	4,628 SF
MIN. COVER	3,024 SF
PROVIDED	3,024 SF
10% OPEN RESIDUAL	308 SF
ALLOWED	912 SF



Minor Subdivision: Ansel Street + Green Avenue

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

Ansel Street + Green Ave Subdivision

- **Address:** 402 Ansel Street and Vacant Parcel on Green Avenue
- **Parcel Numbers:** 0082000201900, 0082000202000
- **Existing Zoning:** RH-D; Neighborhood Revitalization Overlay
- **Request:** Resubdivide the property from 2 lots into 3 lots
- **Next Step:** Staff Review

Contact:

Please contact Planning staff for applicant information

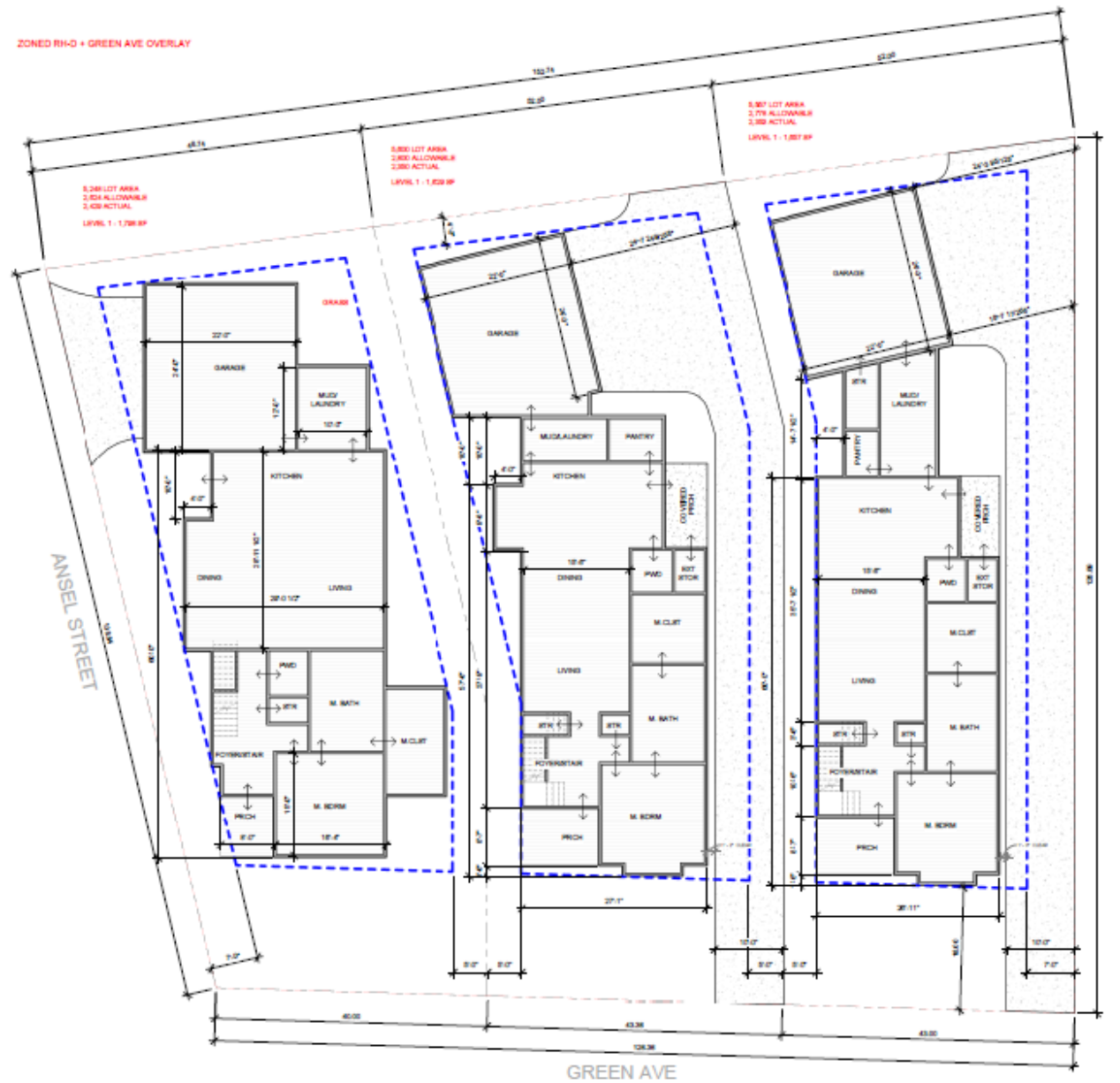
Email: planning@greenvillesc.gov

Phone: 864-467-4476

Ansel Street + Green Ave Subdivision



Ansel Street + Green Ave Subdivision



Certificate of Appropriateness: Residential Addition at 11 Wilton Street

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

Certificate of Appropriateness: 11 Wilton Street

- **Address:** 11 Wilton Street
- **Parcel Numbers:** 0009000201900
- **Existing Zoning:** RN-A
- **Request:** Home addition
- **Next Step:** Historic Review Board

Contact:

Please contact Planning staff for applicant information

Email: planning@greenvillesc.gov

Phone: 864-467-4476

Unreasonable Hardship: Demolition at 109 Green Avenue

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

Demolition: 109 Green Avenue

- **Address:** 109 Green Avenue
- **Parcel Numbers:** 0073000500100
- **Existing Zoning:** MX-D
- **Request:** Demolition of parsonage structure and replace with green space
- **Next Step:** Historic Review Board

Contact:

Please contact Planning staff for applicant information

Email: planning@greenvillesc.gov

Phone: 864-467-4476

Demolition: 109 Green Avenue



Demolition: 109 Green Avenue



Demolition: 109 Green Avenue



Rezoning and Text Amendment: Entertainment District Overlay

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

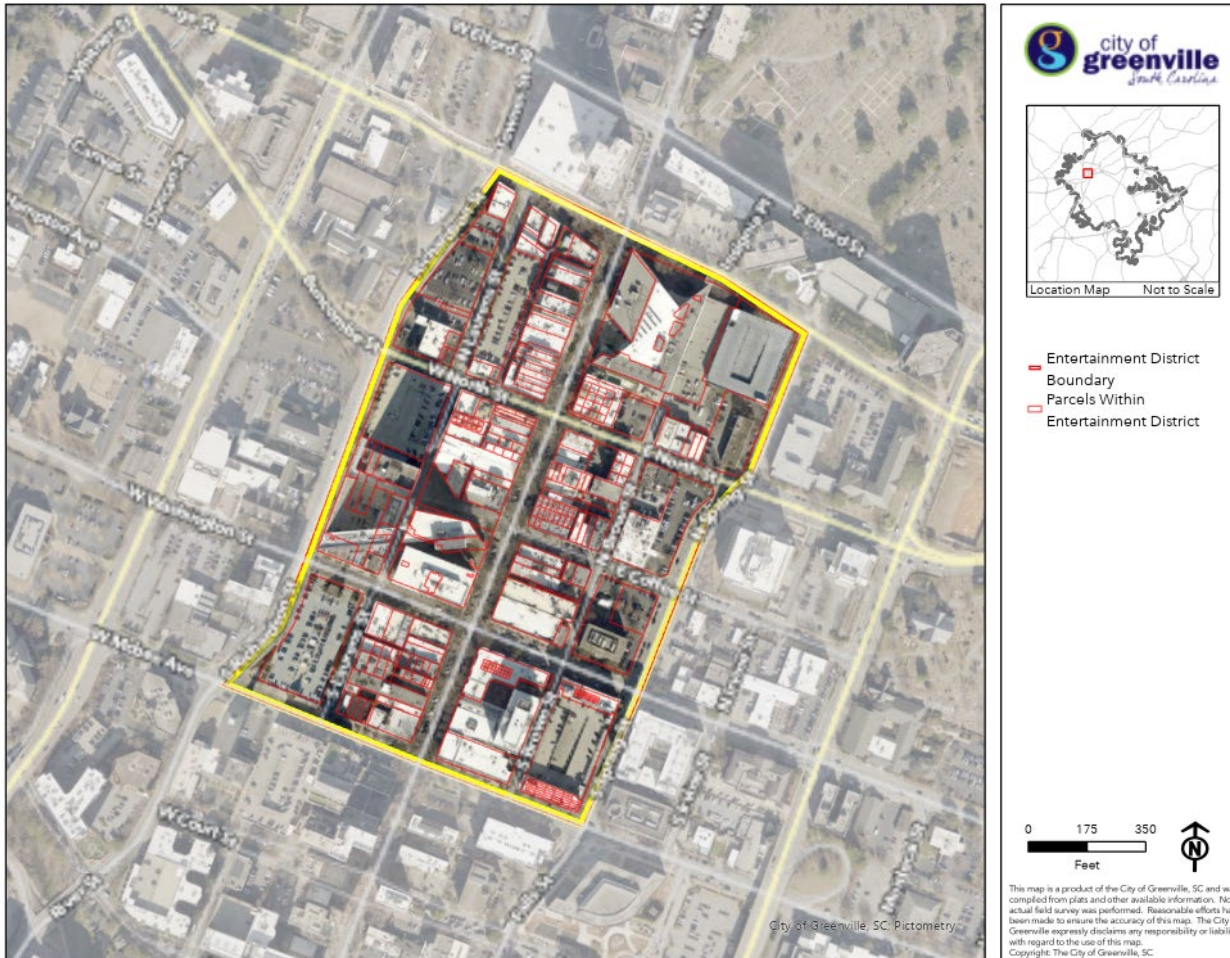
Entertainment District Overlay

- **Address:** Various - see map
- **Existing Zoning:** MX-D and MXS-D; Downtown Design Overlay District
- **Request:** The City of Greenville proposes the following:
 - Establish a new Entertainment Overlay District (see map on next slide) that would prohibit new special exception permits for businesses seeking to operate from 12 midnight to 5 am.
 - Require outdoor dining on city property or public sidewalks within the Entertainment District to close by 10:00 PM (applies to new applications only)
 - The City would evaluate the District and standards at the end of 2026 to determine their effectiveness and assess whether they should remain or be modified.
 - **Existing businesses with late-night permits and outdoor café encroachments are not affected by these changes.**
- **Next Step:** Planning Commission public hearing on November 6, 2025; City Council consideration to follow

Contact:

Please contact Planning staff for additional information
Email: planning@greenvillesc.gov
Phone: 864-467-4476

Entertainment District Overlay



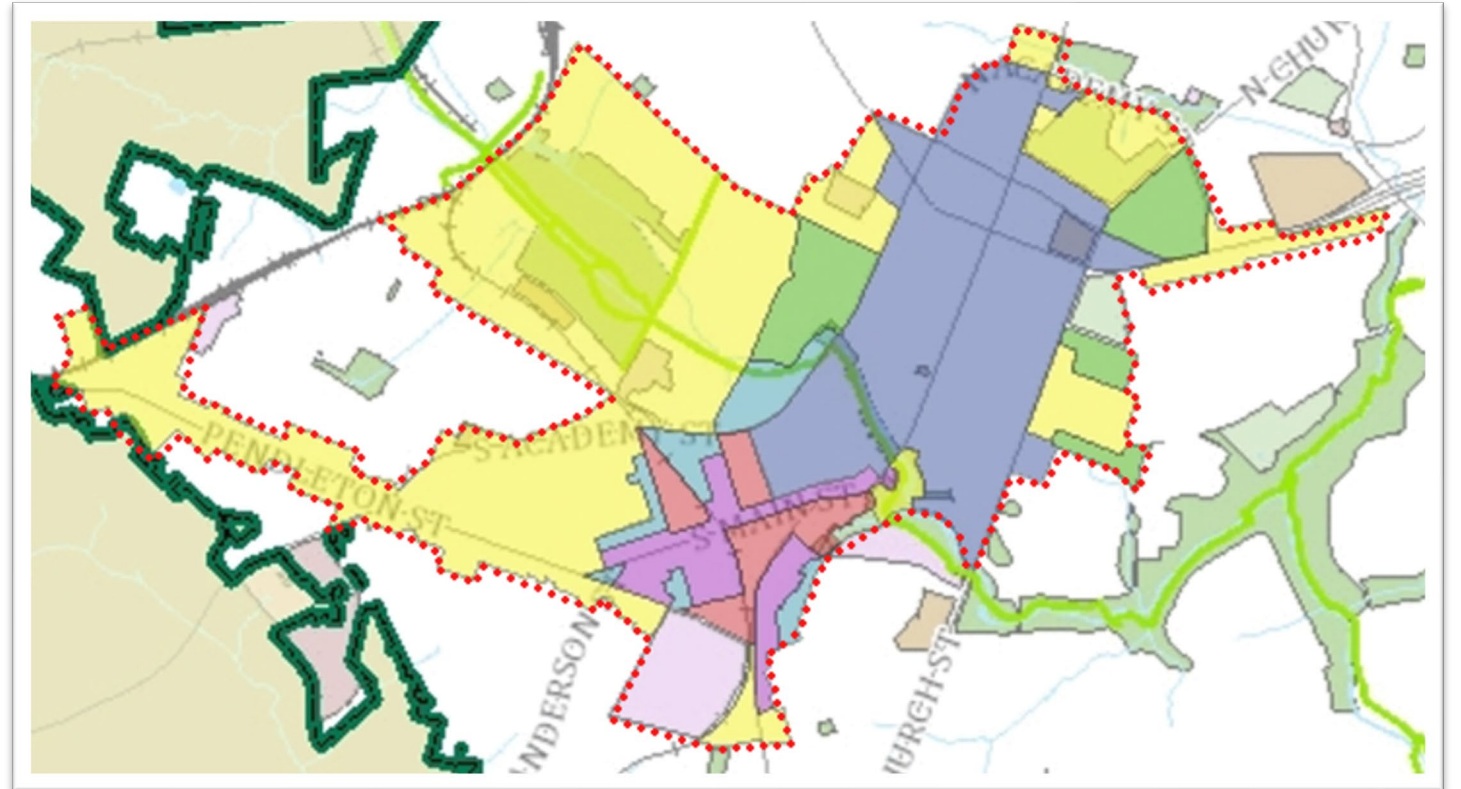
- Establish a new Entertainment District Overlay that would prohibit new special exception permits for businesses seeking to operate from 12 midnight to 5 am.
- Require outdoor dining on city property or public sidewalks within the Entertainment District to close by 10:00 PM (applies to new applications only)
- The City would evaluate the District and standards at the end of 2026 to determine their effectiveness and assess whether they should remain or be modified.
- Request is to address crowding, public safety, and emergency response concerns when existing late-night businesses close
- **Existing businesses with late-night permits and outdoor café encroachments are not affected by these changes.**

Public Input Workshop: Downtown Design Guidelines

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

Public Input Workshop: Downtown Design Guidelines

The consultants for the Downtown Design Guidelines update will be hosting their second public engagement session to discuss feedback they received during the first session and identify key takeaways which will shape their final recommendations. Consultants and staff will be available from 12-2 and from 4-6 at the Unity Park Welcome Center to discuss their findings and any comments the public may have.



GVL2040 Five-Year Update

AFFORDABLE HOUSING PUBLIC INPUT WORKSHOP

Contact:

Planning & Development Department

Email: planning@greenvillesc.gov

Phone: 864-467-4476

www.gvl2040.com



GVL2040 Affordable Housing Public Input Workshop

The public is invited to attend this GVL2040 workshop to provide input and feedback on the plan's affordable housing 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

