

PLANNING AND DEVELOPMENT PROJECT PREVIEW MEETING

February 3, 2026

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.

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:

February 3, 2026

PROJECT PREVIEW MEETING

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



Project Locations

Butler/Buncombe- Rezone/Special Exception

40 John McCarroll Way- Special Exception

Fork Shoals Road- Rezone



Rezoning request: Fork Shoals Road Parcel

Note: The City has not received a formal application for this item. The PPM is required before submitting an application to receive community input and feedback. Presentation at a PPM does not constitute City endorsement or approval of a project.

Fork Shoals Road Parcel - Rezone

- **Address:** Unaddressed
- **Parcel Number:** 0395000100610
- **Existing Zoning:** RH-B
- **Request:** Rezone parcel to IG
- **Next Step:** Planning Commission Review

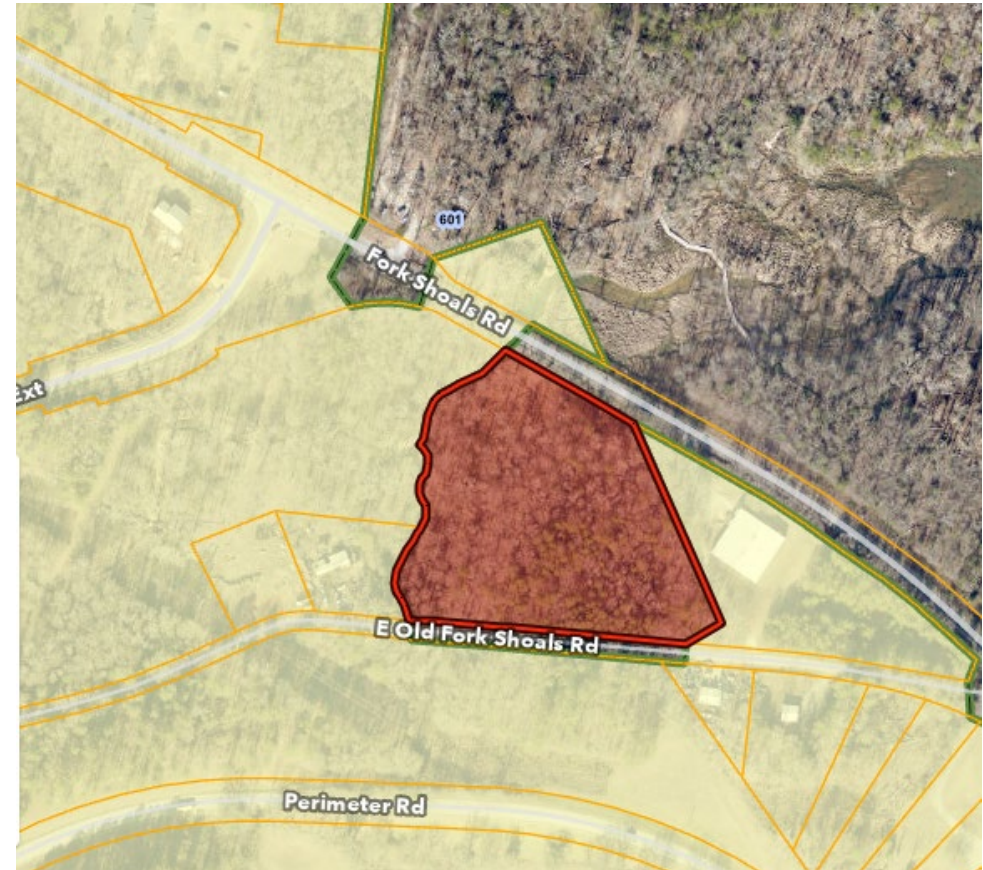
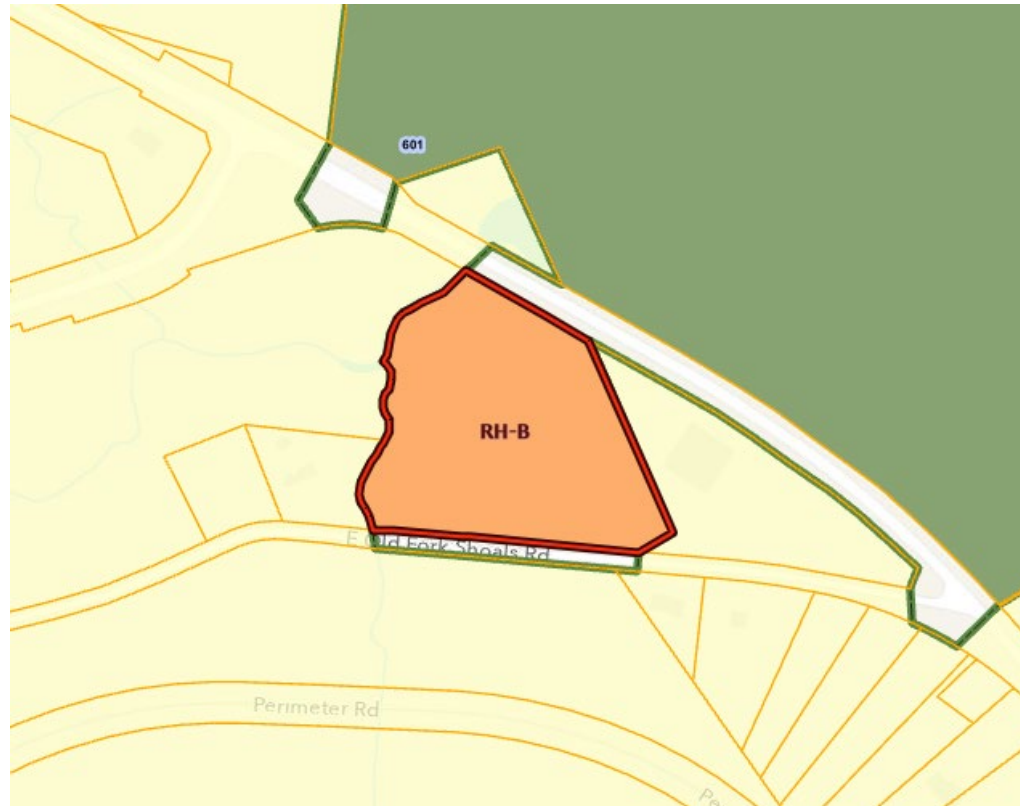
Contact:

Please contact Planning staff for applicant information

Email: planning@greenvillesc.gov

Phone: 864-467-4476

Fork Shoals Road Parcel - Rezone



Special Exception: 40 John McCarroll Way

Note: The City has not received a formal application for this item. The PPM is required before submitting an application to receive community input and feedback. Presentation at a PPM does not constitute City endorsement or approval of a project.

Special Exception: 40 John McCarroll Way

- **Address:** 40 John McCarroll Way
- **Parcel Numbers:** 0199020500101
- **Existing Zoning:** CV
- **Request:** Requesting a special exception to allow for a “general indoor entertainment and recreation” use within CV zoning
- **Next Step:** Board of Zoning Appeals

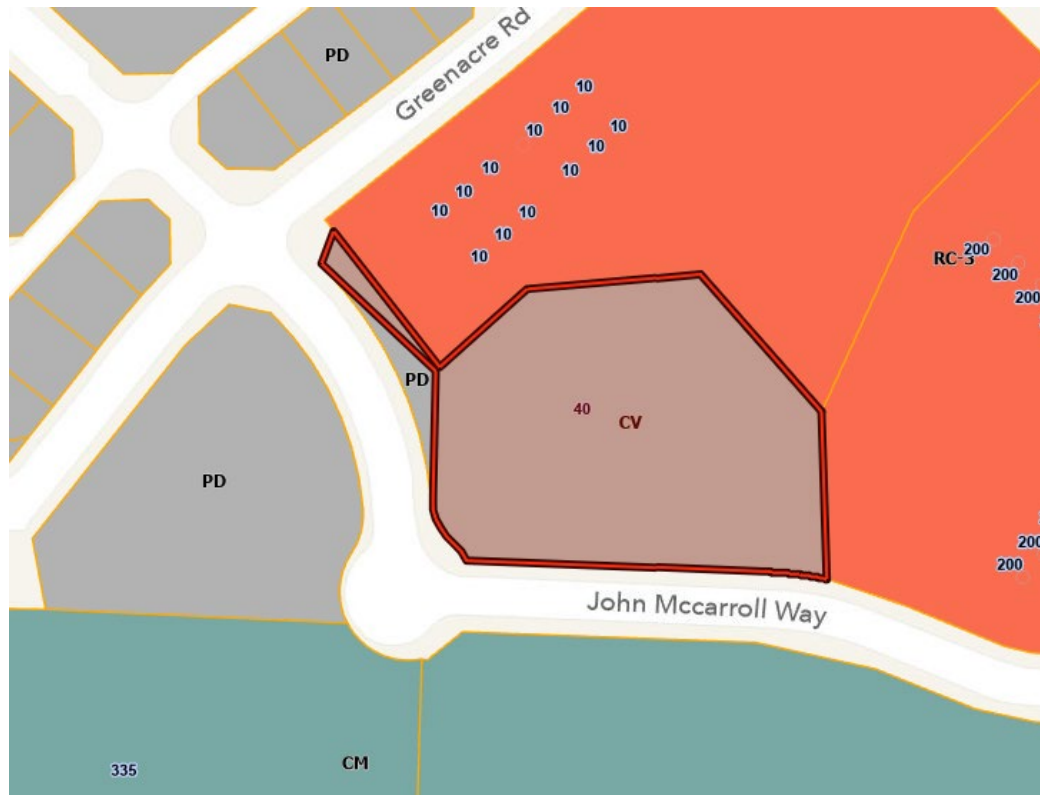
Contact:

Please contact Planning staff for applicant information

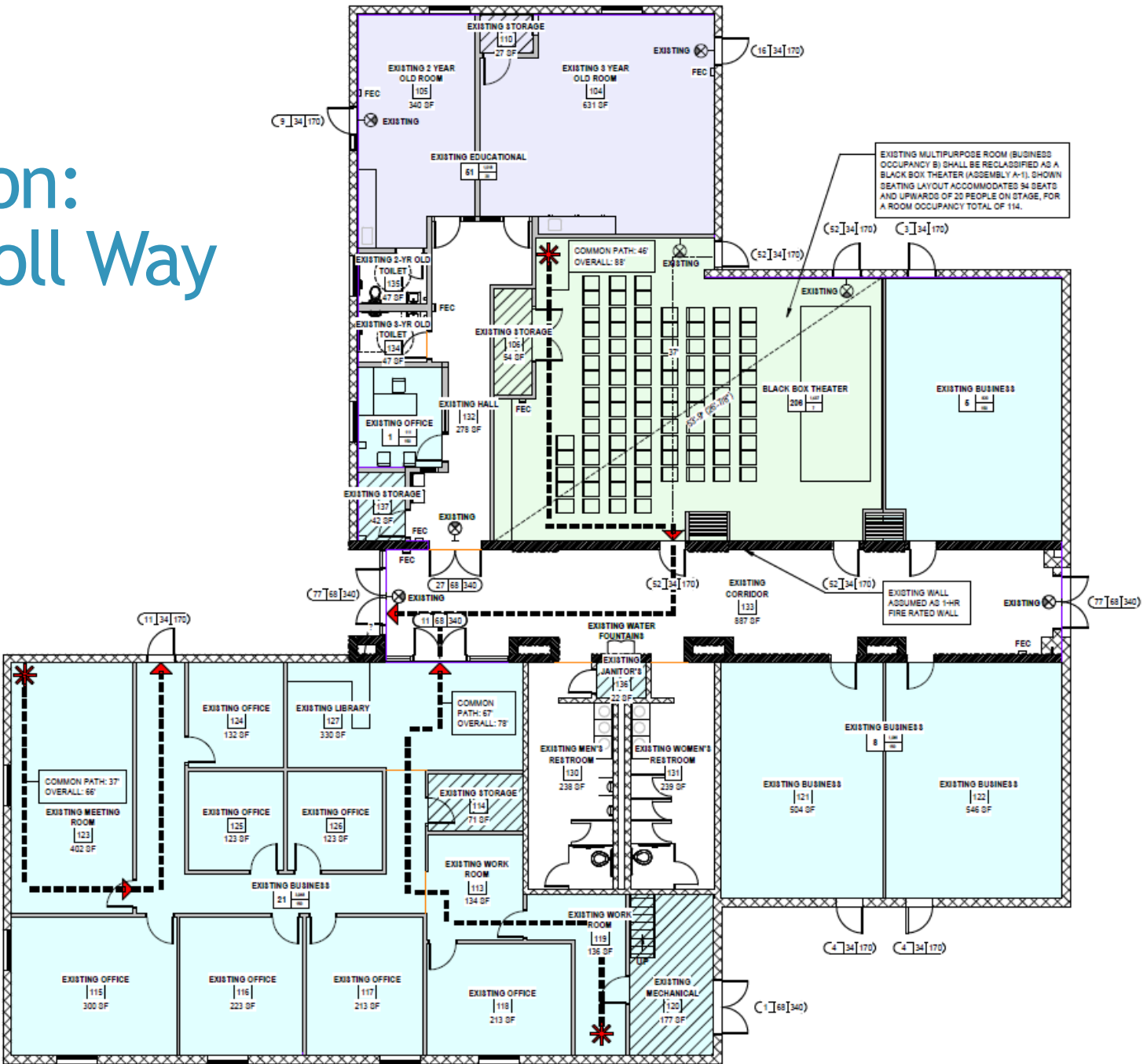
Email: planning@greenvillesc.gov

Phone: 864-467-4476

Special Exception: 40 John McCarroll Way



Special Exception: 40 John McCarroll Way



PHILLIS WHEATLEY COMMUNITY CENTER

PHILLIS WHEATLEY COMMUNITY CENTER
BLACK BOX THEATER

40 John McCarroll Way, Greenville, SC 29607

Rezoning and Special Exception: Butler Avenue and Buncombe Street

Note: The City has not received a formal application for this item. The PPM is required before submitting an application to receive community input and feedback. Presentation at a PPM does not constitute City endorsement or approval of a project.

Rezoning and Special Exception: Butler Avenue and Buncombe Street

- **Address:** 309 Butler Avenue, 601 & 615 Buncombe Street
- **Parcel Numbers:** 0019000100100, 019000102700, 001900100500
- **Existing Zoning:** PD (“The Holbrook”)
- **Request:** Rezone the parcels from PD to MX-2 and request a special exception to allow for a drive-thru use
- **Next Step:** Planning Commission and City Council review (Rezone), then Board of Zoning Appeals Review (Special Exception)

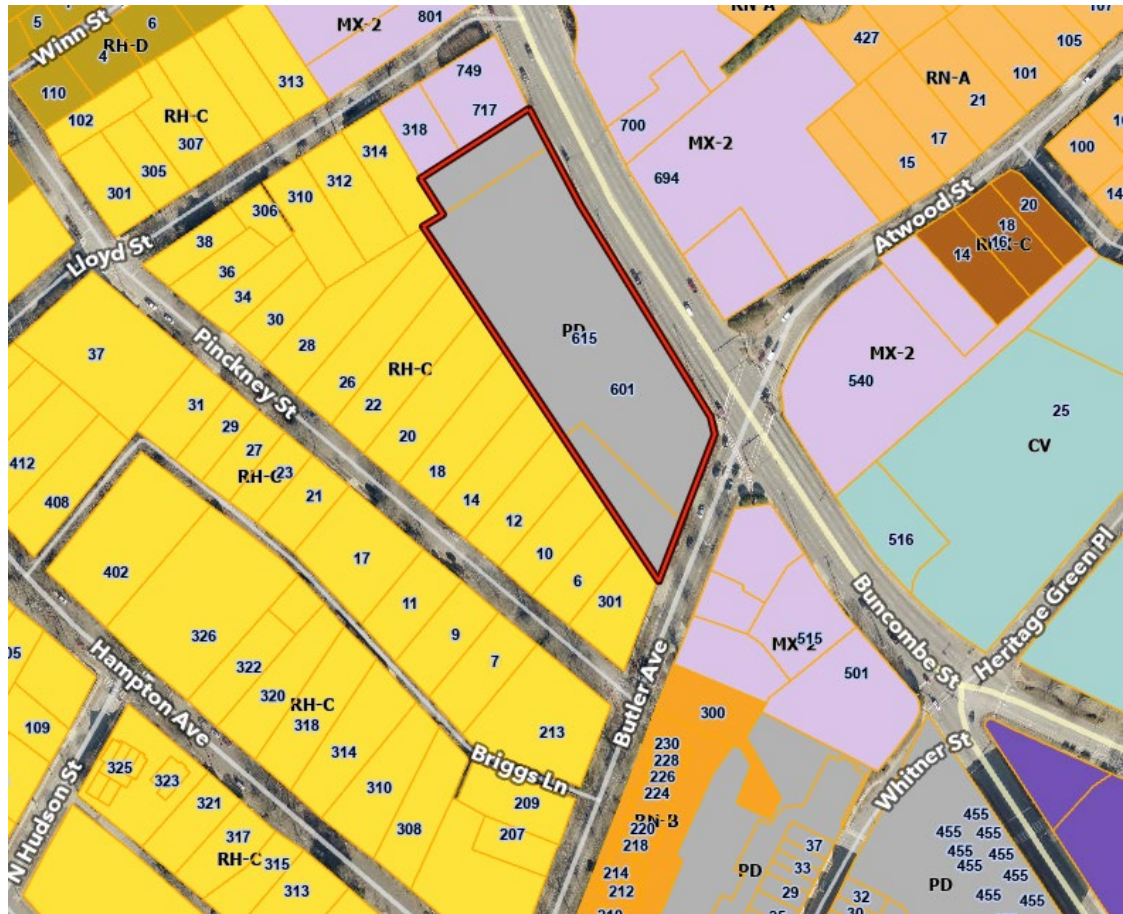
Contact:

Please contact Planning staff for applicant information

Email: planning@greenvillesc.gov

Phone: 864-467-4476

Rezoning and Special Exception: Butler Avenue and Buncombe Street



Rezoning and Special Exception: Butler Avenue and Buncombe Street

PROJECT DATA

309 BUTLER AVENUE AND 601 BUNCOMBE ROAD

GREENVILLE, SC 29601

PARCEL ID #'s: 0019000100100, 019000102700, 0019000100500

SITE DATA

TOTAL SITE AREA	2.9 AC
PROJECT AREA	2.9 AC

BUILDING DATA

RESTAURANT BUILDING AREA (SQUARE FEET)	3,435 SF
RETAIL BUILDING (SQUARE FEET)	7,800 SF
URGENT CARE (SQUARE FEET)	4,000 SF

PARKING DATA - CAFE RACER RESTAURANT AREA - OUTPARCEL #2

MINIMUM PARKING REQUIRED	1 SPACE/125 SF. = 27.48 SPACES
MAXIMUM PARKING ALLOWED	1 SPACE/100 SF. = 34.35 SPACES
PARKING PROVIDED	34
ACCESSIBLE PARKING REQUIRED	2
ACCESSIBLE PARKING PROVIDED	2

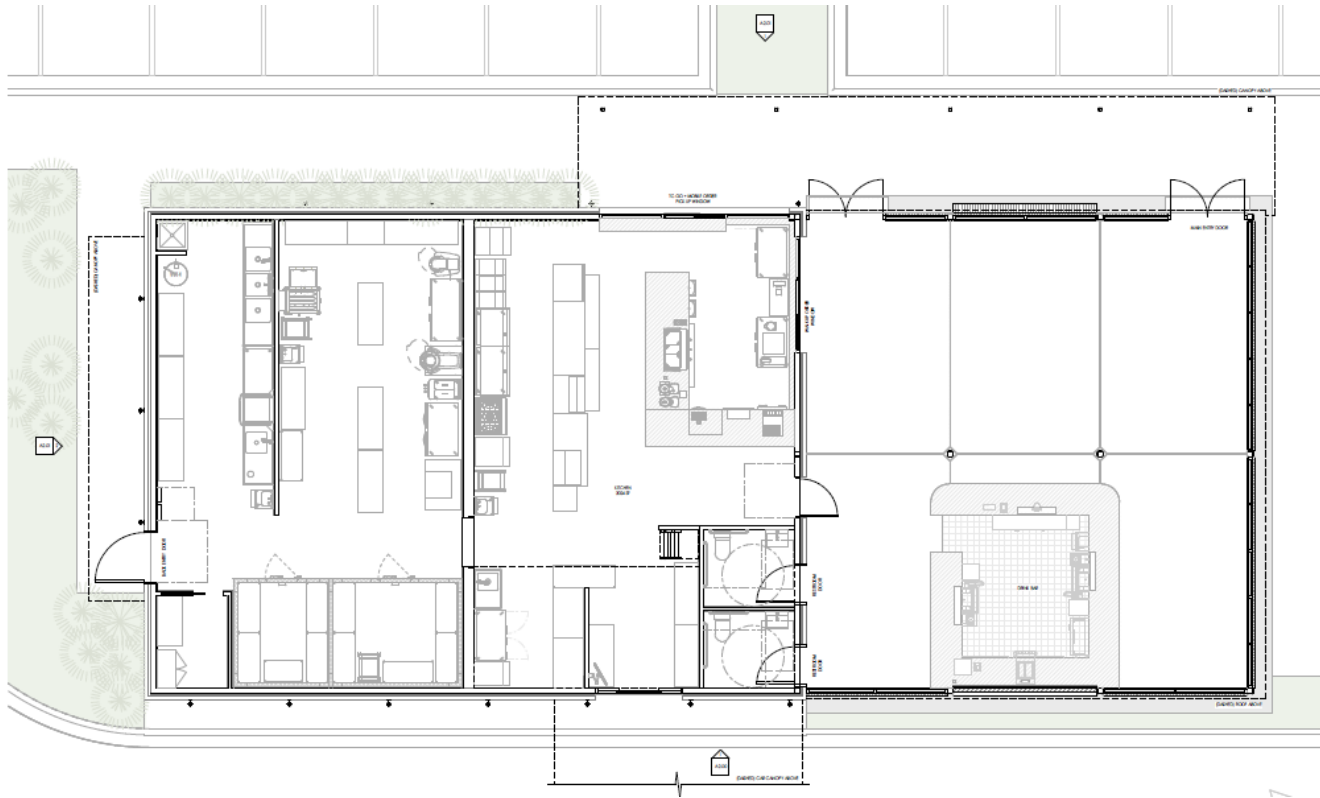
PARKING DATA - RETAIL - OUTPARCEL #3

MINIMUM PARKING REQUIRED	1 SPACE/500 SF. = 15.60 SPACES
MAXIMUM PARKING ALLOWED	1 SPACE/250 SF. = 31.20 SPACES
PARKING PROVIDED	37
ACCESSIBLE PARKING REQUIRED	2
ACCESSIBLE PARKING PROVIDED	2

PARKING DATA - GENERAL MEDICAL - OUTPARCEL #1

MINIMUM PARKING REQUIRED	1 SPACE/600 SF. = 6.70 SPACES
MAXIMUM PARKING ALLOWED	NONE
PARKING PROVIDED	37
ACCESSIBLE PARKING REQUIRED	2
ACCESSIBLE PARKING PROVIDED	2

Rezoning and Special Exception: Butler Avenue and Buncombe Street



Greenville Development Code 30-Month Update

Greenville Development Code 30-Month Update

Planning staff will share information about proposed amendments to the Greenville Development Code. These updates are proposed as part of the Council requested 30-month code update. Staff will be available to answer questions about the code and the proposed amendments.

The amendment document will be published on greenvillesc.gov at least 30 days before the Planning Commission public hearing.

Contact:

Name: Ross Zelenske, Senior Development Planner

Email: planning@greenvillesc.gov

Phone: (864) 467-4476

Greenville Development Code 30-Month Update

Amendment Highlights:

- **Conditional Use Permits** (or similar permit) - introduce an additional zoning tool that would allow a certain land use, which is likely appropriate in the zoning district, but requires further review and decision by city staff. City staff may impose conditions to ensure the use will be compatible with surrounding lands. Conditional uses are proposed to apply to all bars, nightclubs, and similar establishments along with uses open to the public after midnight.
- **Entertainment, bar, and late-night use standards** - update standards for bars, nightclubs, indoor and outdoor entertainment venues, and uses operating after midnight. These changes further the ongoing downtown safety initiative measures and codify best practices recommended by city staff.
- **Alternative design standards** - implement new design standards for nonresidential uses, such as churches, daycares, and schools, seeking to build in certain residential zoning districts. Current design standards in these districts are tailored toward residential buildings, which may not work for the needs of nonresidential structures. Alternative standards would offer a second option to designers, while still ensuring compatibility within a neighborhood context.
- **Bank and ATM standards** - propose new requirements that separate banks from the current general retail classification, require minimum distance between banks along the Augusta Street corridor, and prohibit freestanding ATMs as principal uses in most zoning districts.
- **Tree mitigation revisions** - remove the exemption for single family homes owned prior to June 2021. All properties would be subject to tree mitigation.

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

