

PLANNING AND DEVELOPMENT PROJECT PREVIEW MEETING

February 24, 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 24, 2026

PROJECT PREVIEW MEETING

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



Proposed Demolition of Historic Structure: 310 Perry Avenue

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.

Proposed Demolition: 310 Perry Ave

- **Address:** 310 Perry Ave
- **Parcel Number:** 0078000701000
- **Existing Zoning:** RN-A
- **Request:** Unreasonable Hardship for demolition of a historic resource
- **Next Step:** Design Review Board review

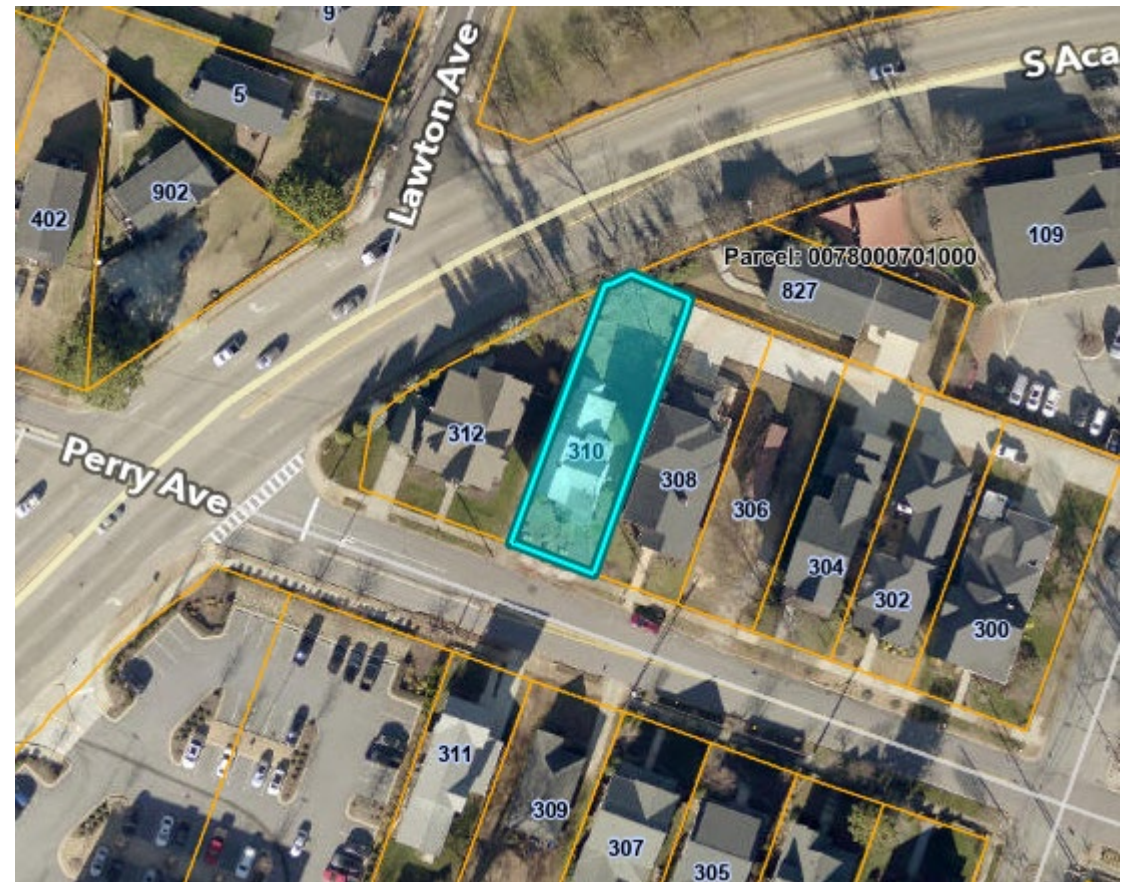
Contact:

Please contact Planning staff for applicant information

Email: planning@greenvillesc.gov

Phone: 864-467-4476

Proposed Demolition: 310 Perry Ave



Proposed Demolition: 310 Perry Ave



Proposed Demolition: 310 Perry Ave



Proposed Rezoning: 1210 N. Pleasantburg Drive

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.

Proposed Rezoning: 1210 N. Pleasantburg Drive

- **Address:** 1210 N. Pleasantburg Drive
- **Parcel Numbers:** 0276000300501
- **Existing Zoning:** PD, Planned Development District (Renaissance Place)
- **Request:** Rezone property to BG, Business General District
- **Next Step:** Planning Commission Review

Contact:

Please contact Planning staff for applicant information

Email: planning@greenvillesc.gov

Phone: 864-467-4476

Certificate of Appropriateness: Pendleton Street Townes - Site 1

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.

Certificate of Appropriateness: Pendleton Street Townes - Site 1

- **Address:** Pendleton Street
- **Parcel Numbers:** 0119000600500
- **Existing Zoning:** RNX-C
- **Request:** Design approval for 16 townhome units
- **Next Step:** Design Review Board Review.

Contact:

Please contact Planning staff for applicant information

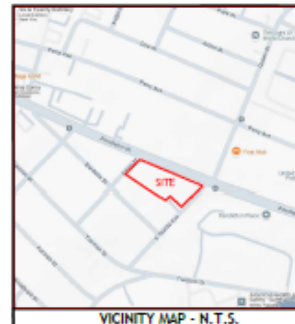
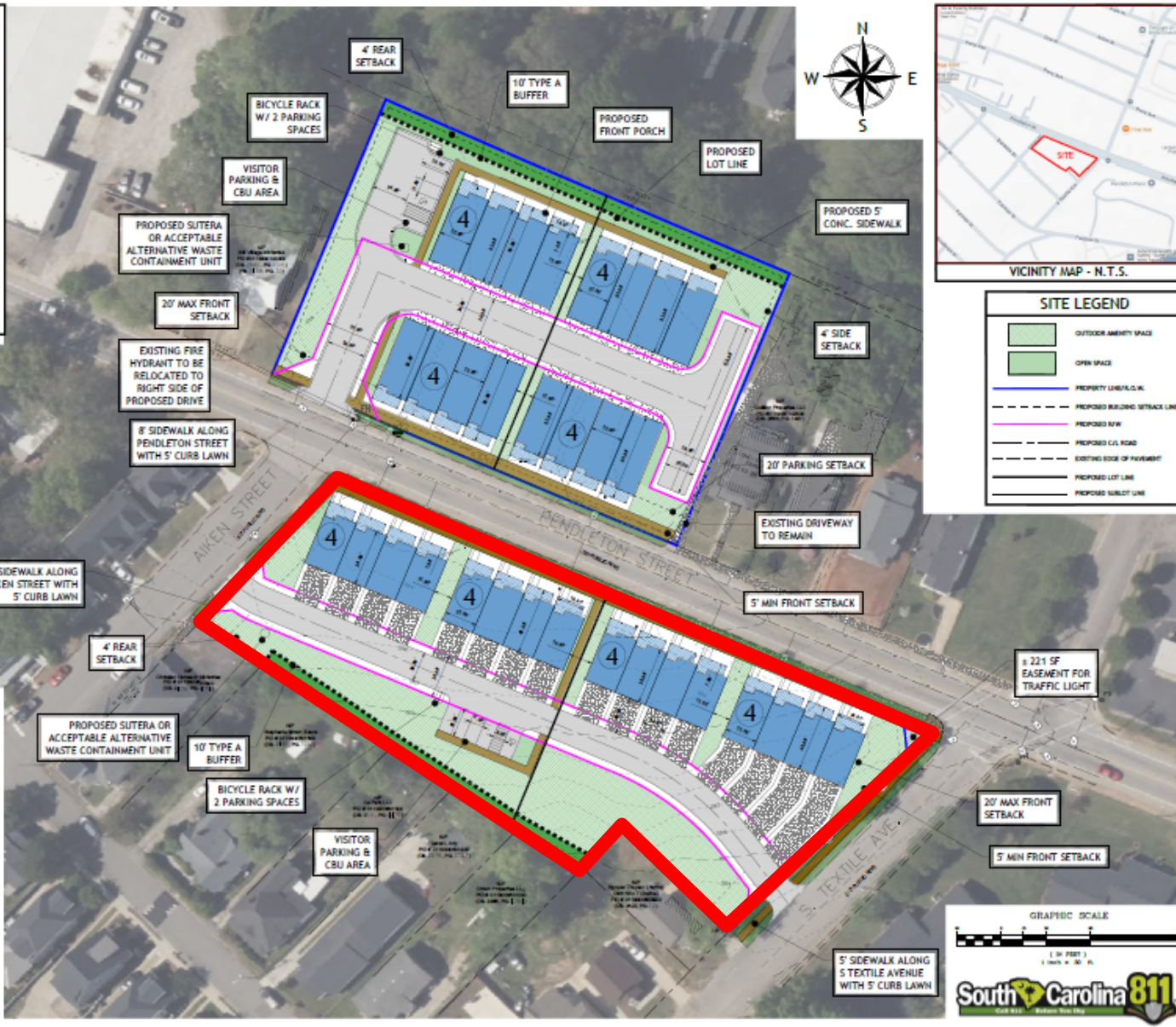
Email: planning@greenvillesc.gov

Phone: 864-467-4476

Certificate of Appropriateness: Pendleton Street Townes - Site 1

SITE DATA - NORTH	
TAX MAP NO.:	011000000001, 011000000002, 011000000003, 011000000004
SITE AREA:	+1.35 AC (NORTH SIDE)
ZONING:	*RNC-C
SETBACKS:	
PENDLETON STREET:	5' MIN. / 20' MAX
5' TEXTILE AVE:	5' MIN. / 20' MAX
SIDE:	4'
REAR:	4'
ALLEY:	4'
PROPOSED ROADWAY:	+135 LF (20' PRIVATE ALLEY) +220 LF (20' PRIVATE ALLEY) +455 TOTAL LF
PROPOSED LOTS:	16 TR UNITS (22' X 54' TYP.)
PROPOSED DENSITY:	11.85 UNITS/ACRE
PROPOSED OUTDOOR AMENITY SPACE:	+7,221 SF
REQUIRED OUTDOOR AMENITY SPACE:	+5,389 SF
PROPOSED PARKING (GARAGE):	16 SPACES
PROPOSED PARKING (DRIVEWAY):	32 SPACES
PROPOSED PARKING (STREET):	5 SPACES
TOTAL PARKING:	53 SPACES
**22' WIDE UNITS TO HAVE DOUBLE DRIVEWAYS.	
*LAYOUT IS SUBJECT TO CITY OF GREENVILLE APPROVAL.	

SITE DATA - SOUTH	
TAX MAP NO.:	011000000005
SITE AREA:	+1.52 AC
ZONING:	*RNC-C
SETBACKS:	
PENDLETON STREET:	5' MIN. / 20' MAX
AIKEN STREET:	5' MIN. / 20' MAX
5' TEXTILE AVE:	5' MIN. / 20' MAX
SIDE:	4'
REAR:	4'
ALLEY:	4'
PROPOSED ROADWAY:	+445 LF (20' PRIVATE ALLEY)
PROPOSED LOTS:	16 TR UNITS (22' X 45' TYP.)
PROPOSED DENSITY:	10.53 UNITS/ACRE
PROPOSED OUTDOOR AMENITY SPACE:	+17,436 SF
REQUIRED OUTDOOR AMENITY SPACE:	+6,622 SF
PROPOSED PARKING (GARAGE):	16 SPACES
PROPOSED PARKING (DRIVEWAY):	28 SPACES
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TOTAL PARKING:	49 SPACES
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SITE LEGEND	
[Green hatched box]	OUTDOOR AMENITY SPACE
[Green box]	OPEN SPACE
[Blue line]	PROPERTY LINE/C.L.R.
[Dashed blue line]	PROPOSED BUILDING SETBACK LINE
[Dashed pink line]	PROPOSED ROW
[Dashed black line]	PROPOSED C.V. ROAD
[Dotted black line]	EXISTING EDGE OF PAVEMENT
[Dashed black line]	PROPOSED LOT LINE
[Dotted black line]	PROPOSED SUBLOT LINE

bluewater
civil design

718 Lovell Rd., Greenville, SC 29615
www.bluewatercivil.com

PENDLETON SQUARE SOUTH
(7th Subdivision - Preliminary)
Pendleton Street & 5 Textile Avenue
City of Greenville, SC

Preliminary Site Plan

SP-OVR

Certificate of Appropriateness: Pendleton Street Townes - Site 1

EXTERIOR RENDERING



Certificate of Appropriateness: Pendleton Street Townes - Site 2

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.

Certificate of Appropriateness: Pendleton Street Townes - Site 2

- **Address:** Pendleton Street
- **Parcel Numbers:** 0119000102901, 0119000102902, 0119000102900, and 0119000102903
- **Existing Zoning:** RNX-C
- **Request:** Design approval for 16 townhome units
- **Next Step:** Design Review Board Review

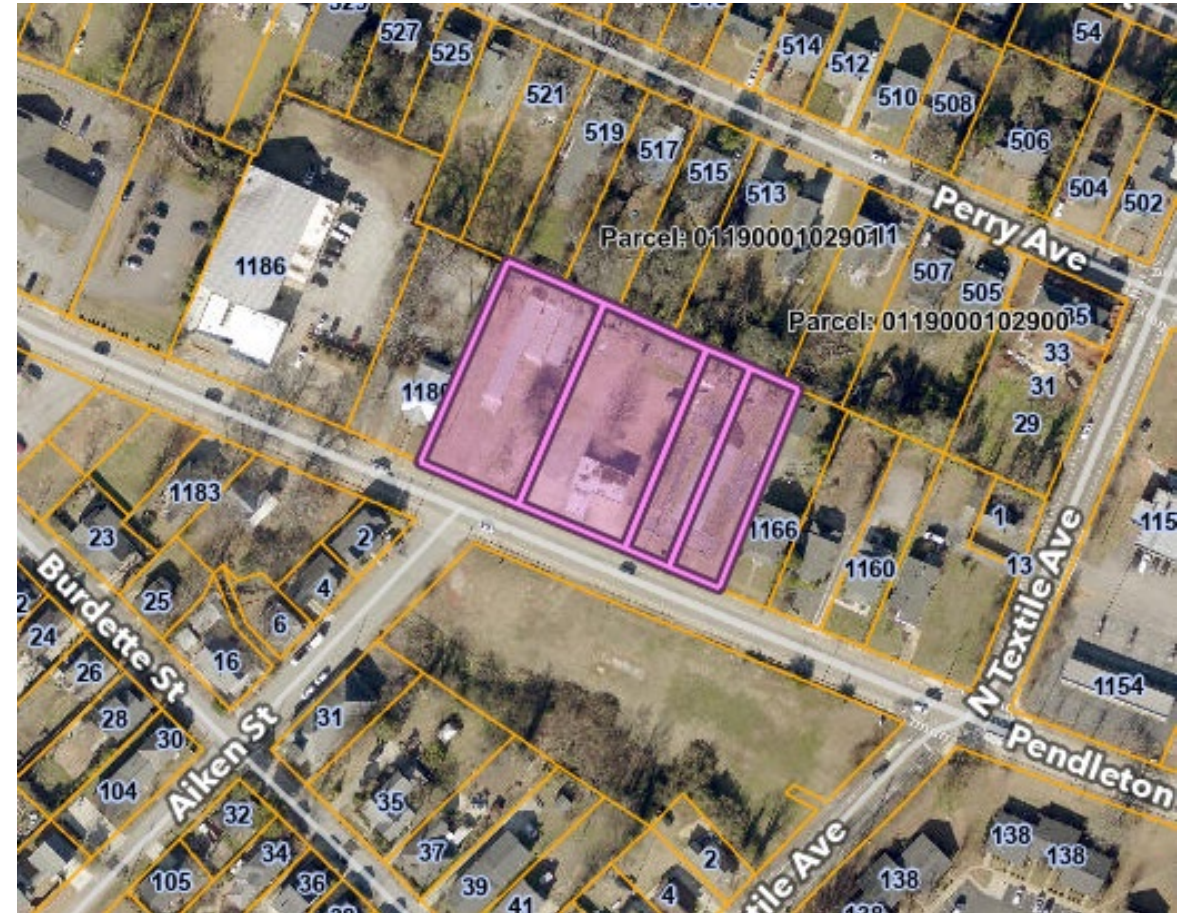
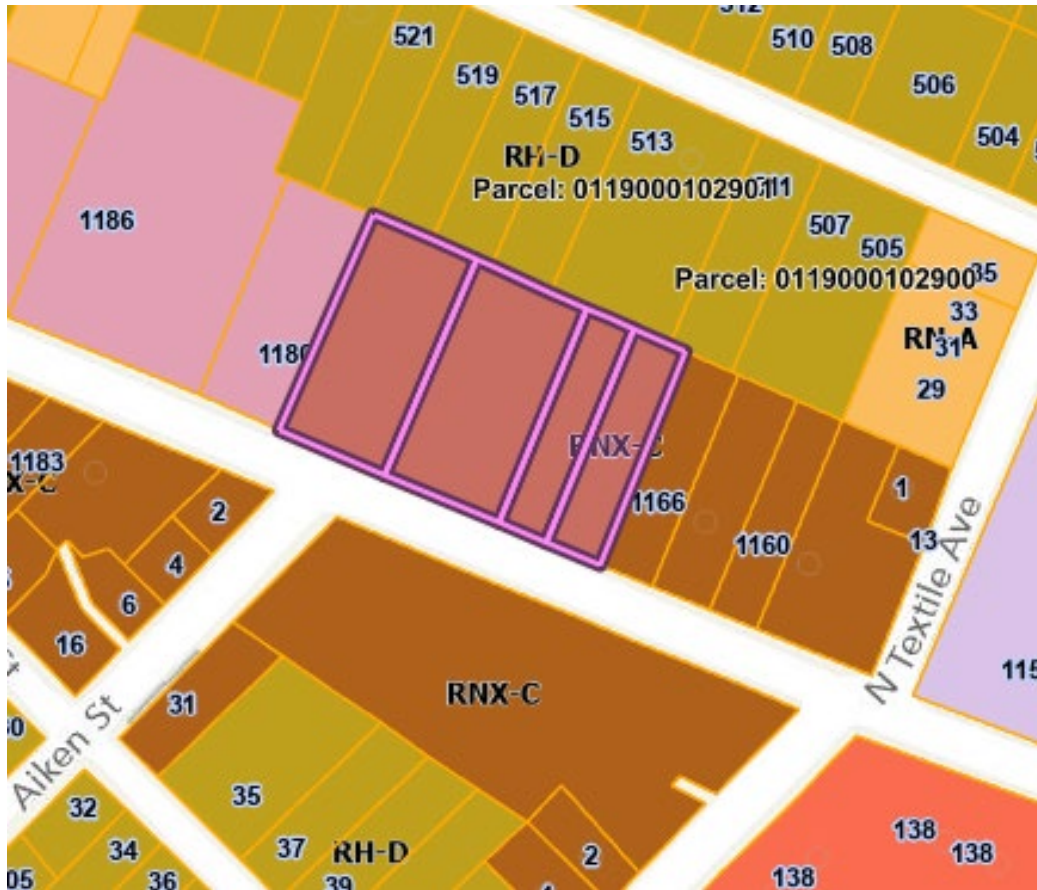
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Phone: 864-467-4476

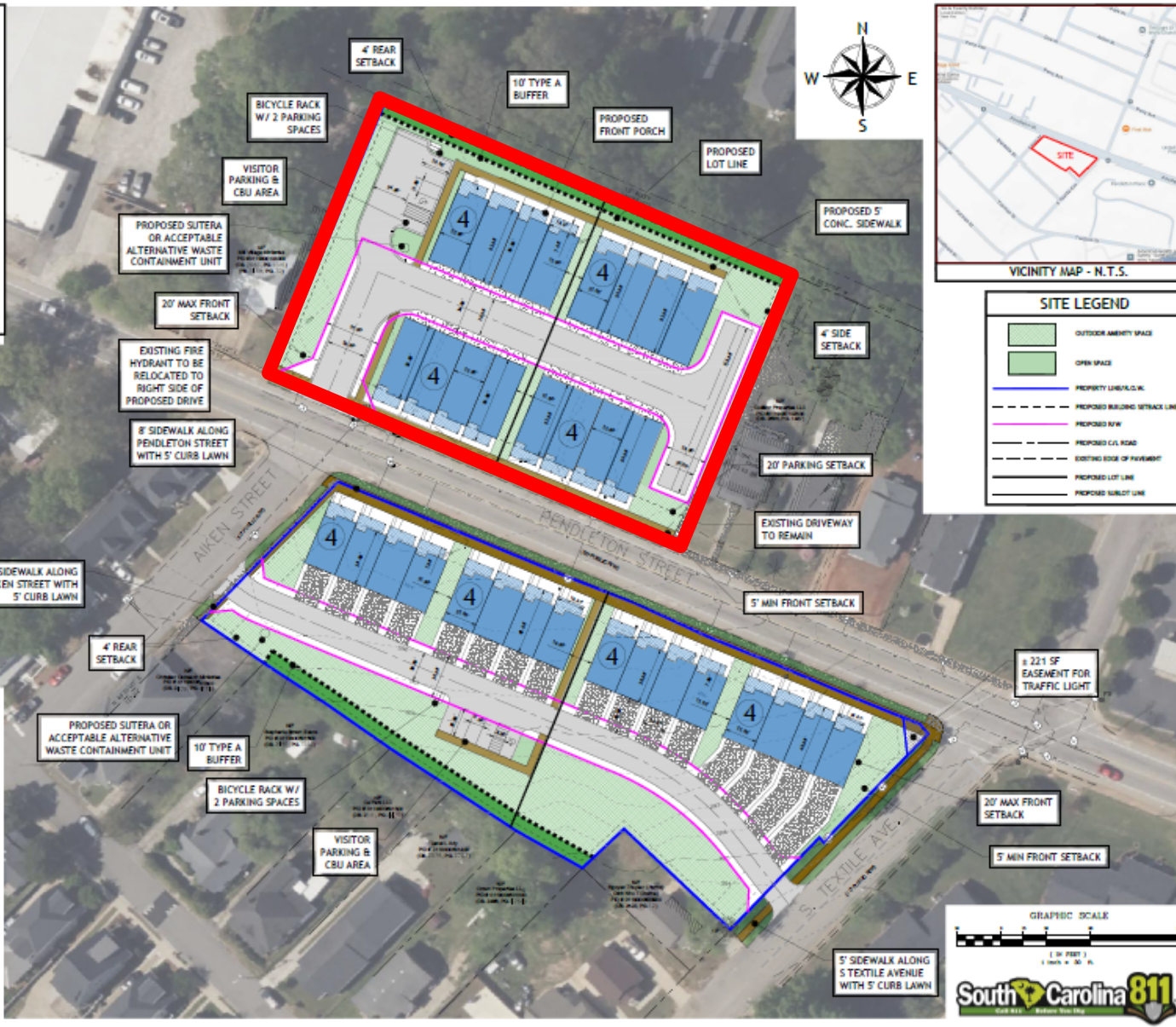
Certificate of Appropriateness: Pendleton Street Townes - Site 2



Certificate of Appropriateness: Pendleton Street Townes - Site 2

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SITE LEGEND	
	OUTDOOR AMENITY SPACE
	OPEN SPACE
	PROPERTY LINE/C.L.R.
	PROPOSED BUILDING SETBACK LINE
	PROPOSED ROW
	PROPOSED C.V. ROAD
	EXISTING EDGE OF PAVEMENT
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PENDLETON SQUARE SOUTH
(TH Subdivision - Preliminary)
Pendleton Street & 5 Textile Avenue
City of Greenville, SC

Preliminary Site Plan
SP-OVR

Certificate of Appropriateness: Pendleton Street Townes - Site 2

EXTERIOR RENDERING



Certificate of Appropriateness: Pendleton Street Townes - Site 3

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.

Certificate of Appropriateness: Pendleton Street Townes - Site 3

- **Address:** Pendleton Street
- **Parcel Numbers:** 0119000900400, 0119000900300, and 0119000900301
- **Existing Zoning:** RNX-C
- **Request:** Design approval for 4 townhome units and 1 detached dwelling unit
- **Next Step:** Design Review Board Review

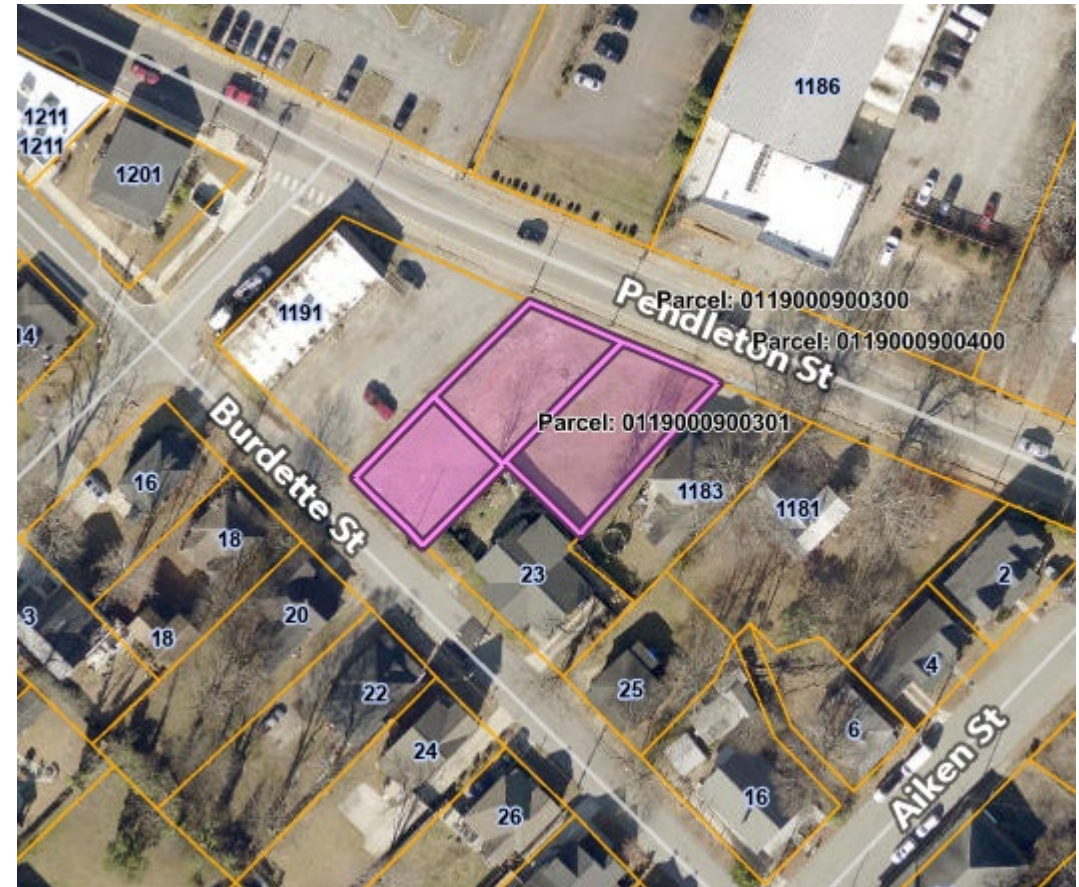
Contact:

Please contact Planning staff for applicant information

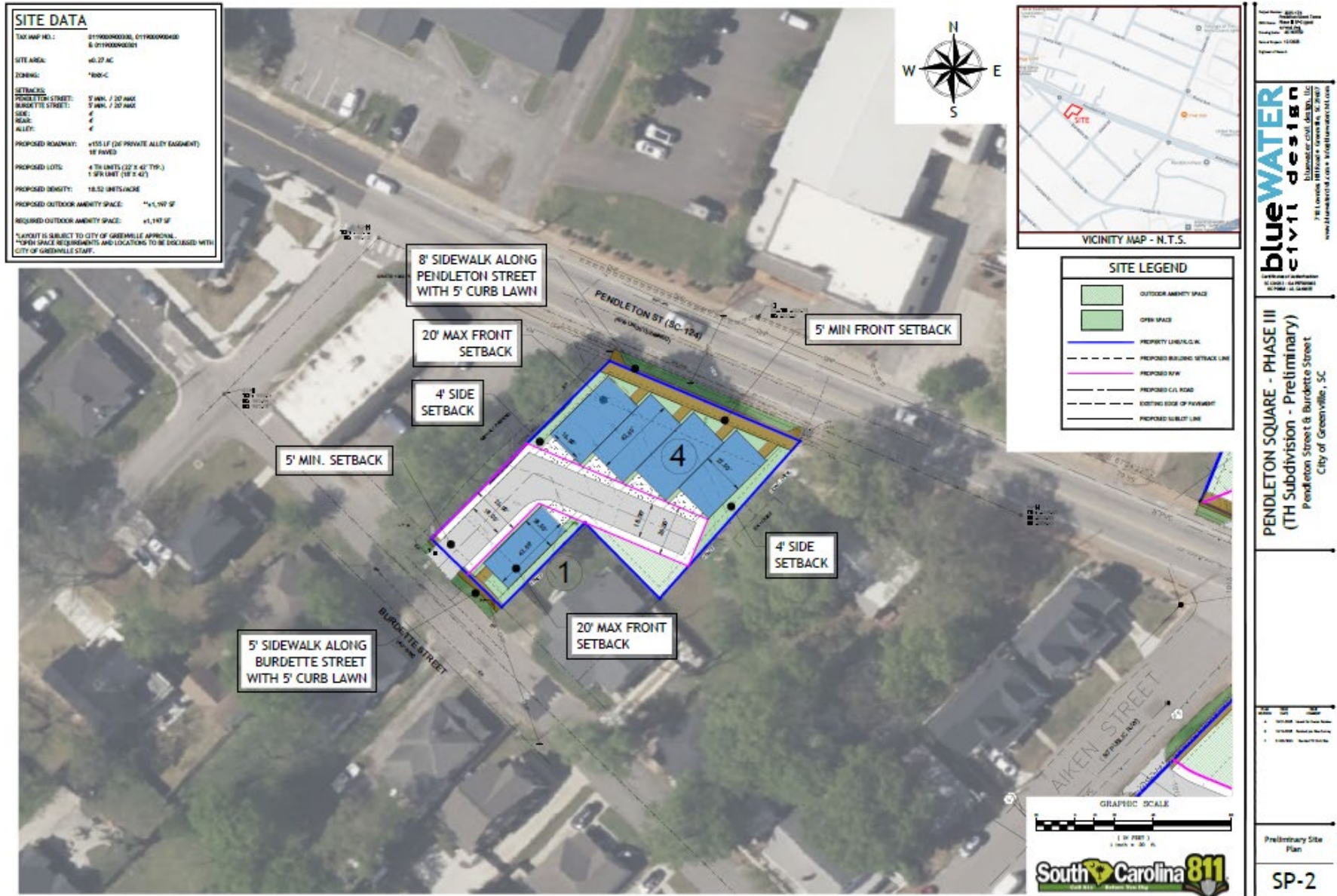
Email: planning@greenvillesc.gov

Phone: 864-467-4476

Certificate of Appropriateness: Pendleton Street Townes - Site 3



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Certificate of Appropriateness: Pendleton Street Townes - Site 3

EXTERIOR RENDERING



EXTERIOR RENDERING - BUILDING 1

Certificate of Appropriateness: Pendleton Street Townes - Site 3

EXTERIOR RENDERING



EXTERIOR RENDERING - BUILDING 2

VILLAGE TOWNHOMES | SCHEMATIC DESIGN

CREATIVE FOUNDER DESIGN STUDIO

A4

Certificate of Appropriateness: 101 College 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.

Certificate of Appropriateness: 101 College Street

- **Address:** 101 College Street
- **Parcel Numbers:** 0002000501400, 0002000501500, 0002000501600
- **Existing Zoning:** MX-D
- **Request:** Convert the property into a 17-room boutique hotel with restaurant, rooftop bar, and speakeasy
- **Next Step:** Design Review Board Review

Contact:

Please contact Planning staff for applicant information

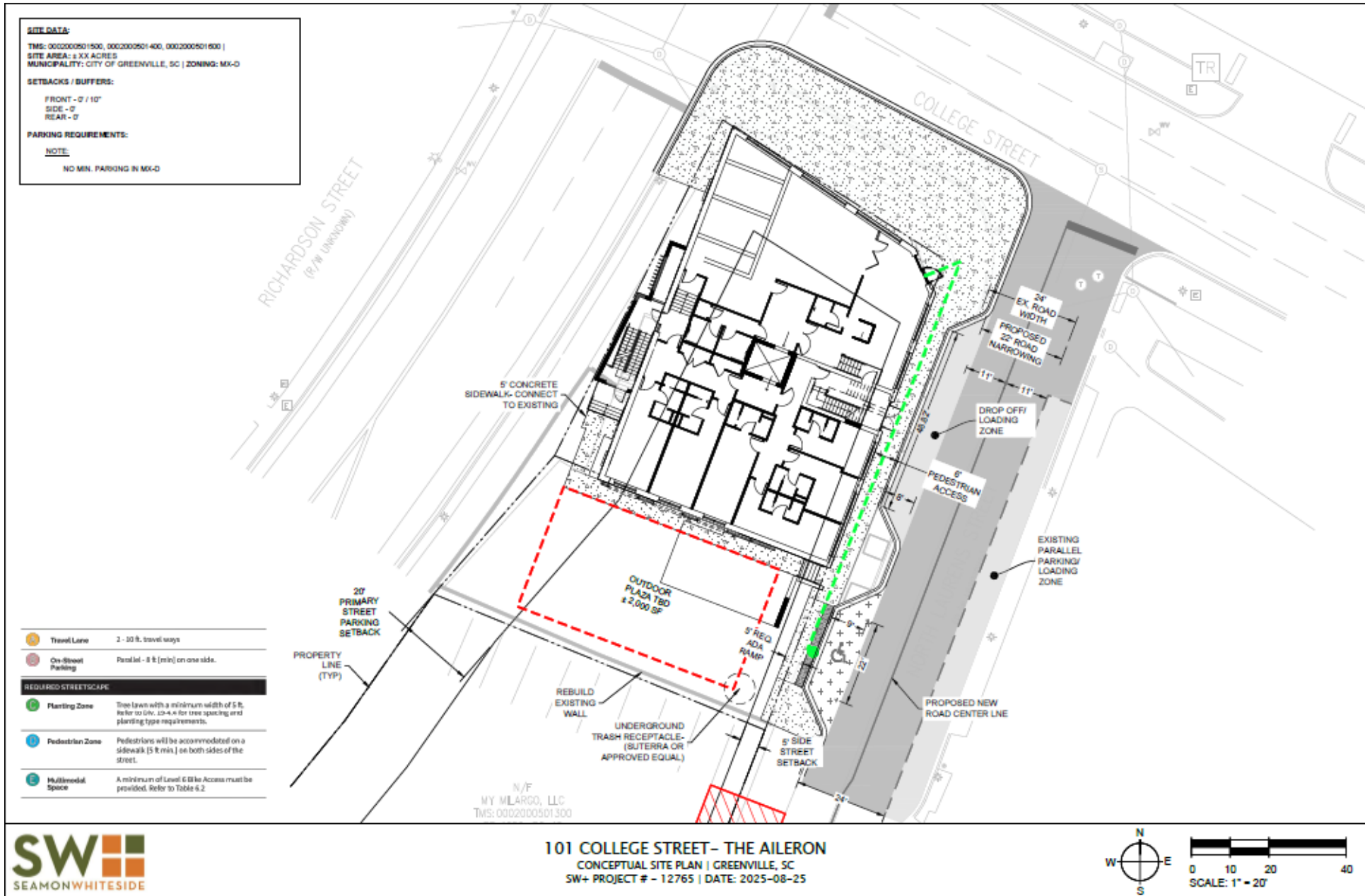
Email: planning@greenvillesc.gov

Phone: 864-467-4476

Certificate of Appropriateness: 101 College Street



Certificate of Appropriateness: 101 College Street



Certificate of Appropriateness: 101 College Street



ISSUE DATE: 02/10/2026

13 PERSPECTIVE RENDER 'A'
SCALE: N.T.S.
101 COLLEGE ST. - THE AILERON

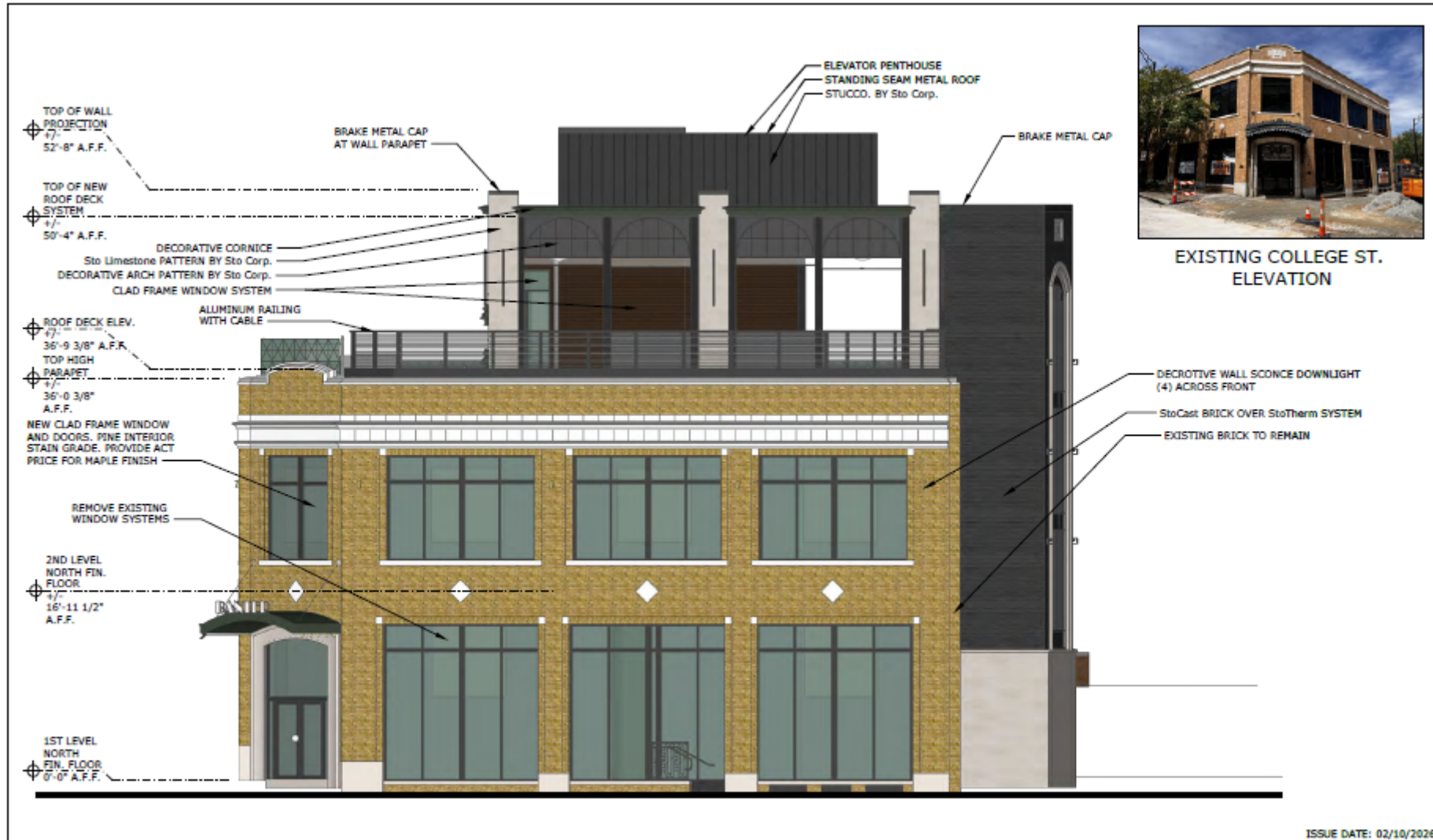


ISSUE DATE: 02/10/2026

14 PERSPECTIVE RENDER 'B'
SCALE: N.T.S.
101 COLLEGE ST. - THE AILERON



Certificate of Appropriateness: 101 College Street



10 PROPOSED COLLEGE STREET ELEVATION
 SCALE: 1/8" = 1' - 0"

101 COLLEGE ST. - THE AILERON



Certificate of Appropriateness: 102 Meadow 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.

Certificate of Appropriateness: 102 Meadow Street

- **Address:** 102 Meadow and Unaddressed Parcels
- **Parcel Numbers:** 0052000400200, 0052000400300, 0052000400402
- **Existing Zoning:** RC-2
- **Request:** Review for site and massing of a proposed 80-unit affordable housing development
- **Next Step:** Design Review Board Review

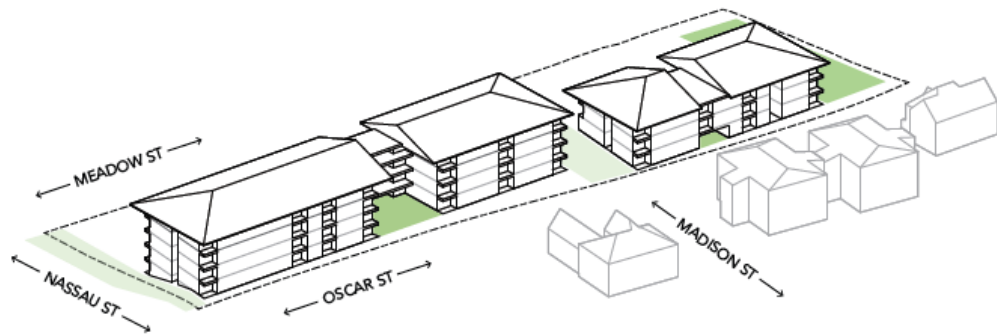
Contact:

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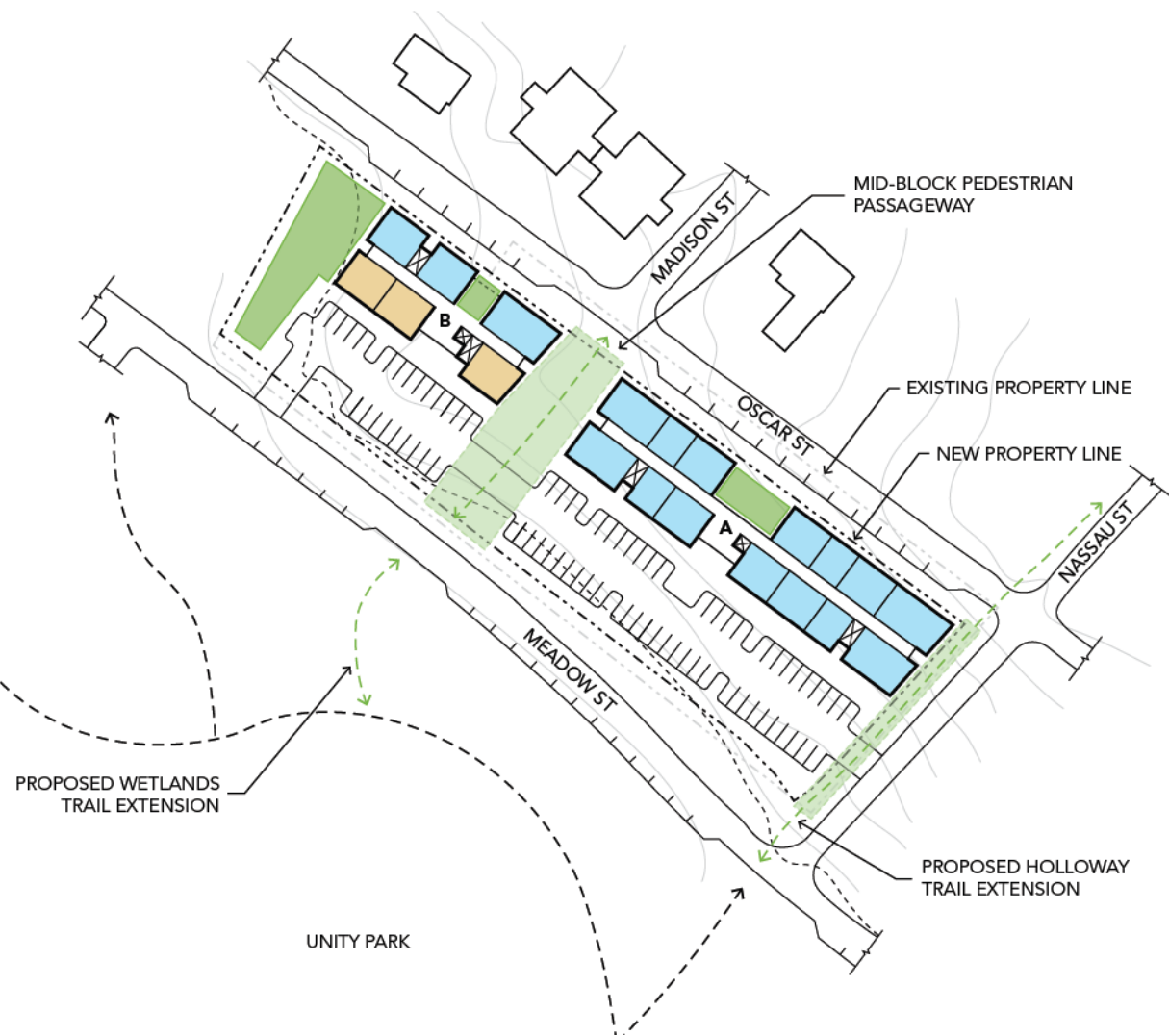
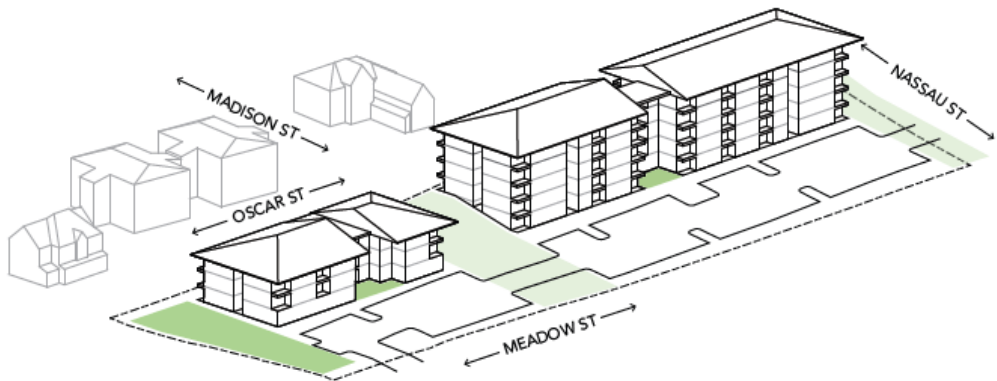
Email: planning@greenvillesc.gov

Phone: 864-467-4476

Certificate of Appropriateness: 102 Meadow Street



EAST AXON
WEST AXON



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

