

PLANNING AND DEVELOPMENT PROJECT PREVIEW MEETING

March 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:

March 24, 2026

PROJECT PREVIEW MEETING

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



Minor Subdivision: 321 Ackley Road

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.

Minor Subdivision: 321 Ackley Road

- **Address:** 321 Ackley Road
- **Parcel Number:** 0200000700700
- **Existing Zoning:** RH-D
- **Request:** Divide existing lot into 3 separate lots
- **Next Step:** Staff Review

Contact:

Please contact Planning staff for applicant information

Email: planning@greenvillesc.gov

Phone: 864-467-4476

Minor Subdivision: 321 Ackley Road



Minor Subdivision: 321 Ackley Road



Minor Subdivision: Avondale Drive Parcels

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Minor Subdivision: Avondale Drive Parcels

- **Address:** 240 E. Avondale and 107 N. Avondale Drive
- **Parcel Numbers:** 0180000300400, 0180000300200
- **Existing Zoning:** RH-C
- **Request:** Recombine and divide the 2 existing parcels into 7 separate lots
- **Next Step:** Staff Review

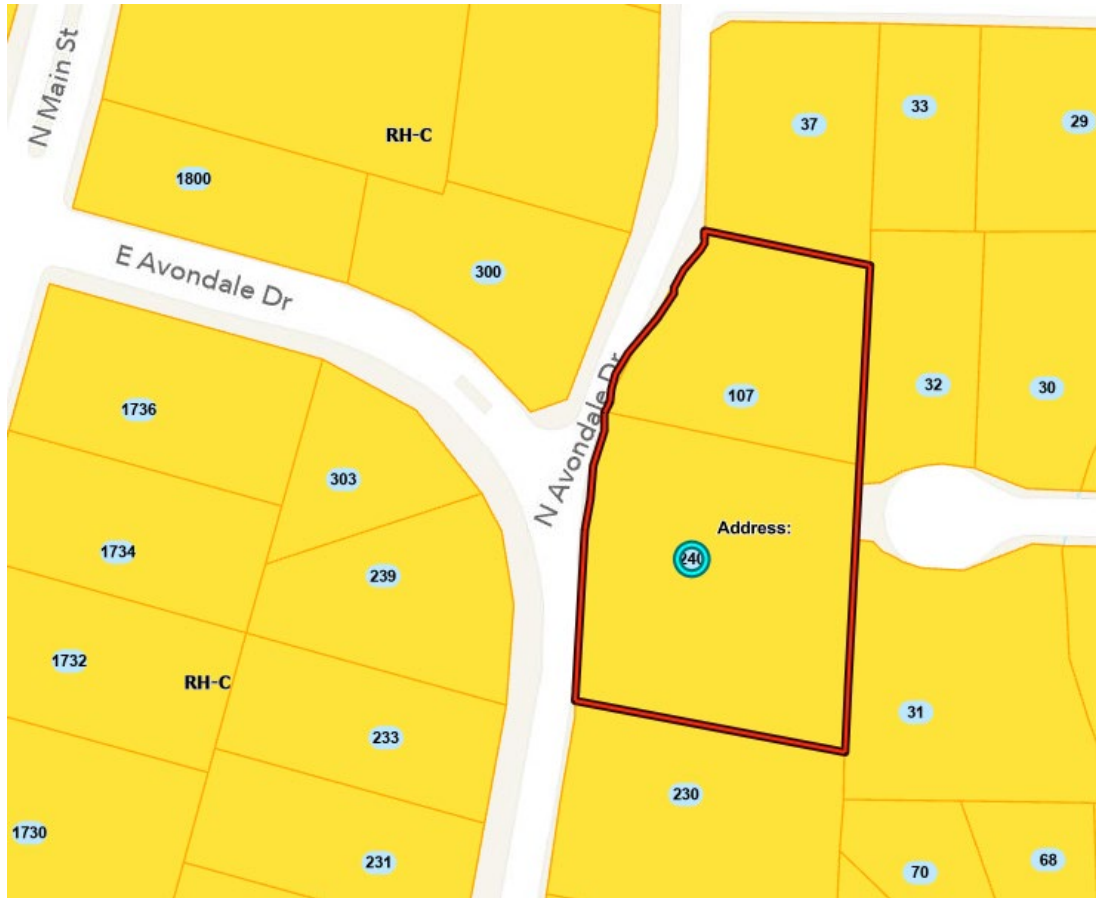
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Phone: 864-467-4476

Minor Subdivision: Avondale Drive Parcels



Minor Subdivision: Avondale Drive Parcels



Minor Subdivision: Darwin Avenue and Rector Street Parcels

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Minor Subdivision: Darwin Avenue and Rector Street Parcels

- **Address:** Property on Darwin Avenue and Rector Street
- **Parcel Numbers:** 0196000200500, 0196000200400, 0196000200300, 0196000200200, 0196000200100, 0196000300100, 0196000301400, 0196000301300, 0196000301200, 0196000300500, 0196000300400, 0196000300300, 0196000300200
- **Existing Zoning:** RN-A
- **Request:** Minor subdivision request for 20 townhome units
- **Next Step:** Staff Review

Contact:

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Phone: 864-467-4476

Minor Subdivision: Darwin Avenue and Rector Street Parcels



Rezoning Request: Pine Street 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.

Rezoning Request: Pine Street Parcel

- **Address:** Unaddressed
- **Parcel Numbers:** 0026000101300
- **Existing Zoning:** RH-D
- **Request:** Request to rezone to RN-A
- **Next Step:** Planning Commission Review

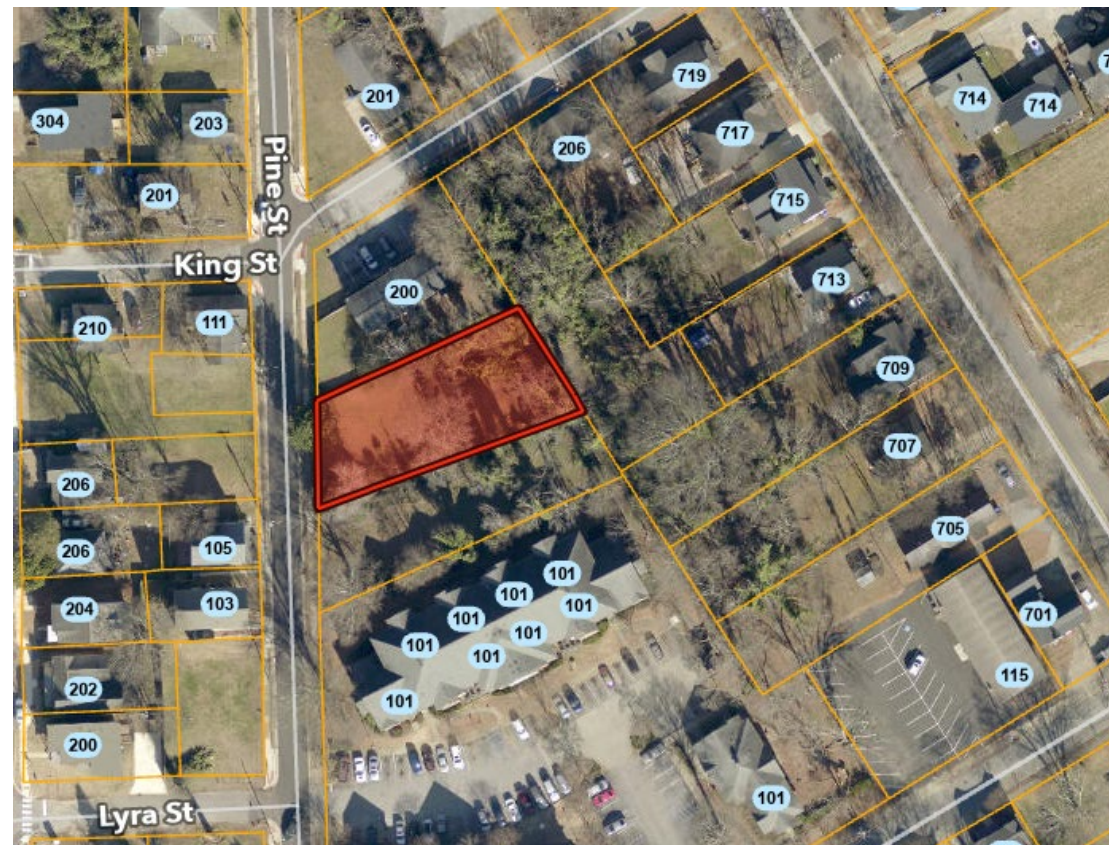
Contact:

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Email: planning@greenvillesc.gov

Phone: 864-467-4476

Rezoning Request: Pine Street Parcel



Rezoning Request: 316 Mulberry 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 Request: 316 Mulberry Street

- **Address:** 316 Mulberry Street
- **Parcel Numbers:** 0028000100117
- **Existing Zoning:** RN-C
- **Request:** Rezone to MX-2 to allow for short-term rentals
- **Next Step:** Planning Commission Review

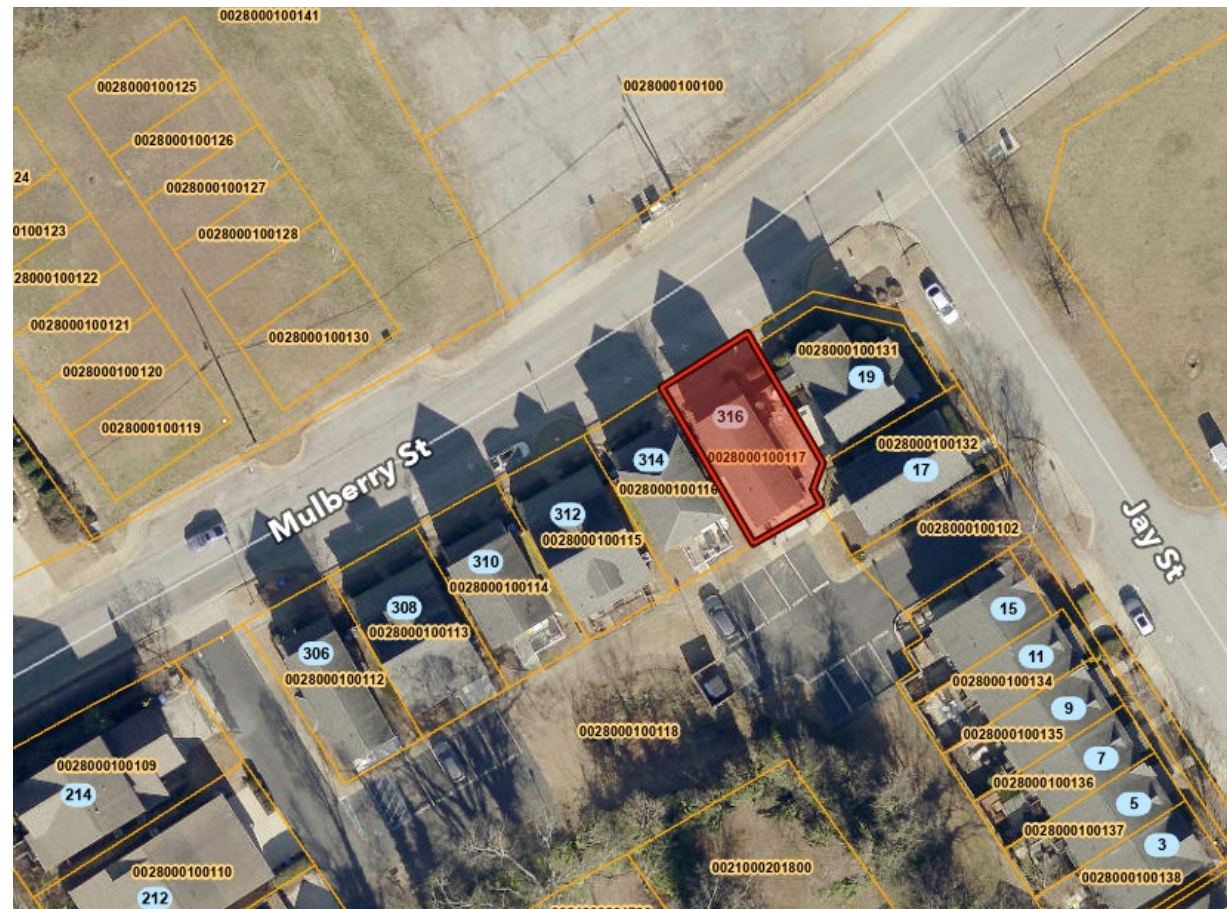
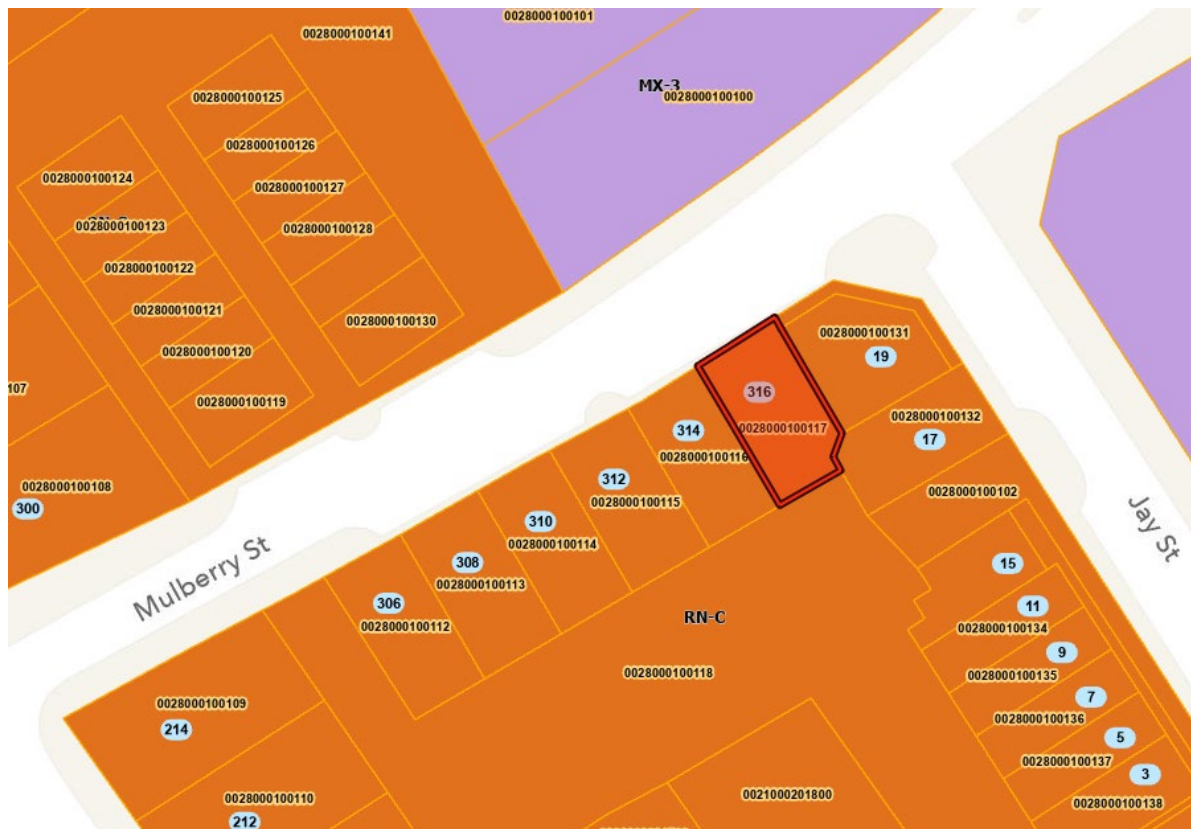
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Email: planning@greenvillesc.gov

Phone: 864-467-4476

Rezoning Request: 316 Mulberry Street



Certificate of Appropriateness: 17 Jedwood 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.

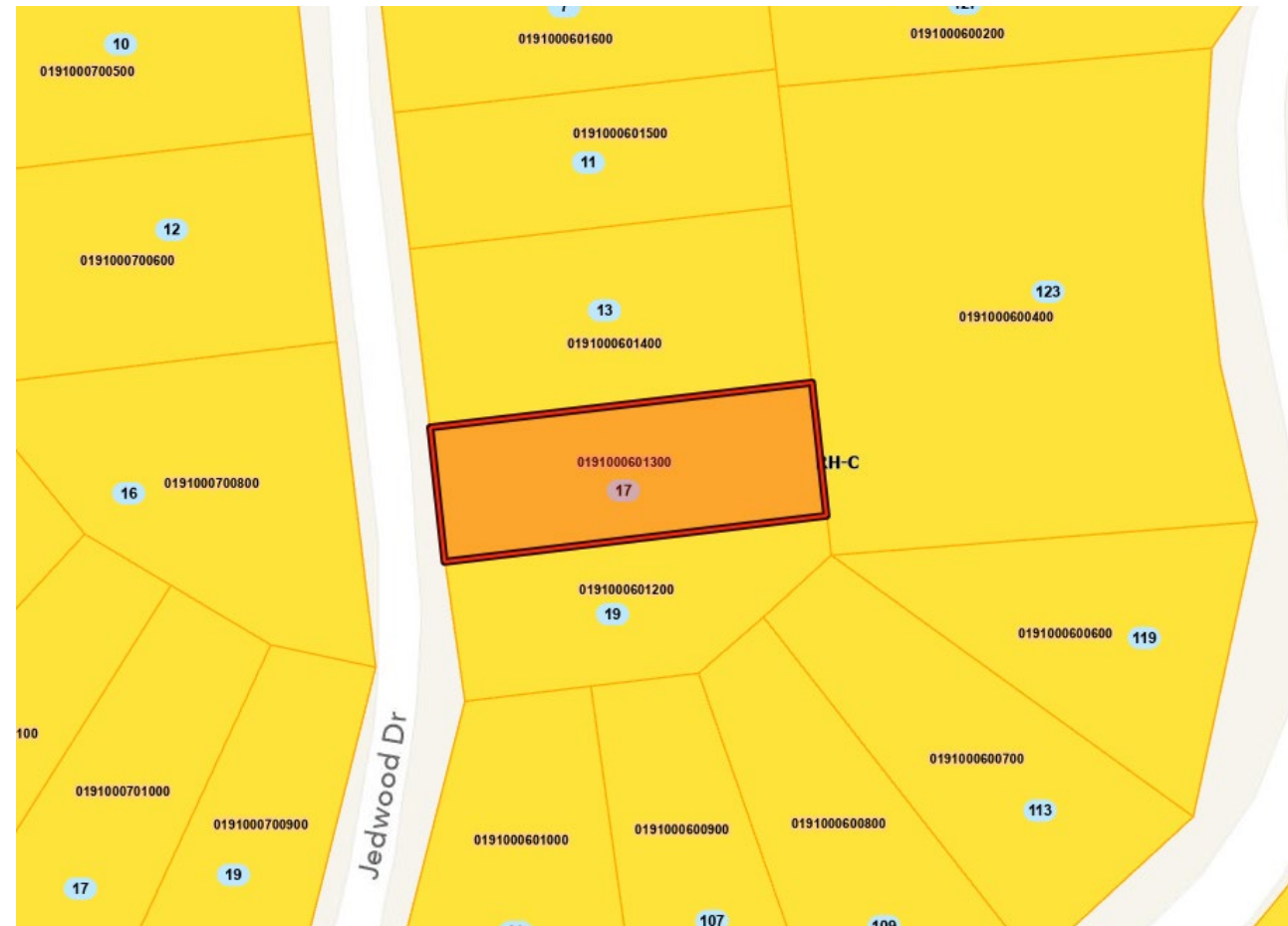
Certificate of Appropriateness: 17 Jedwood Drive

- **Address:** 17 Jedwood Drive
- **Parcel Numbers:** 0191000601300
- **Existing Zoning:** RH-C
- **Request:** Request for Historic Certificate of Appropriateness for a 1.5 story rear addition
- **Next Step:** Historic Review Board Review

Contact:

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Phone: 864-467-4476

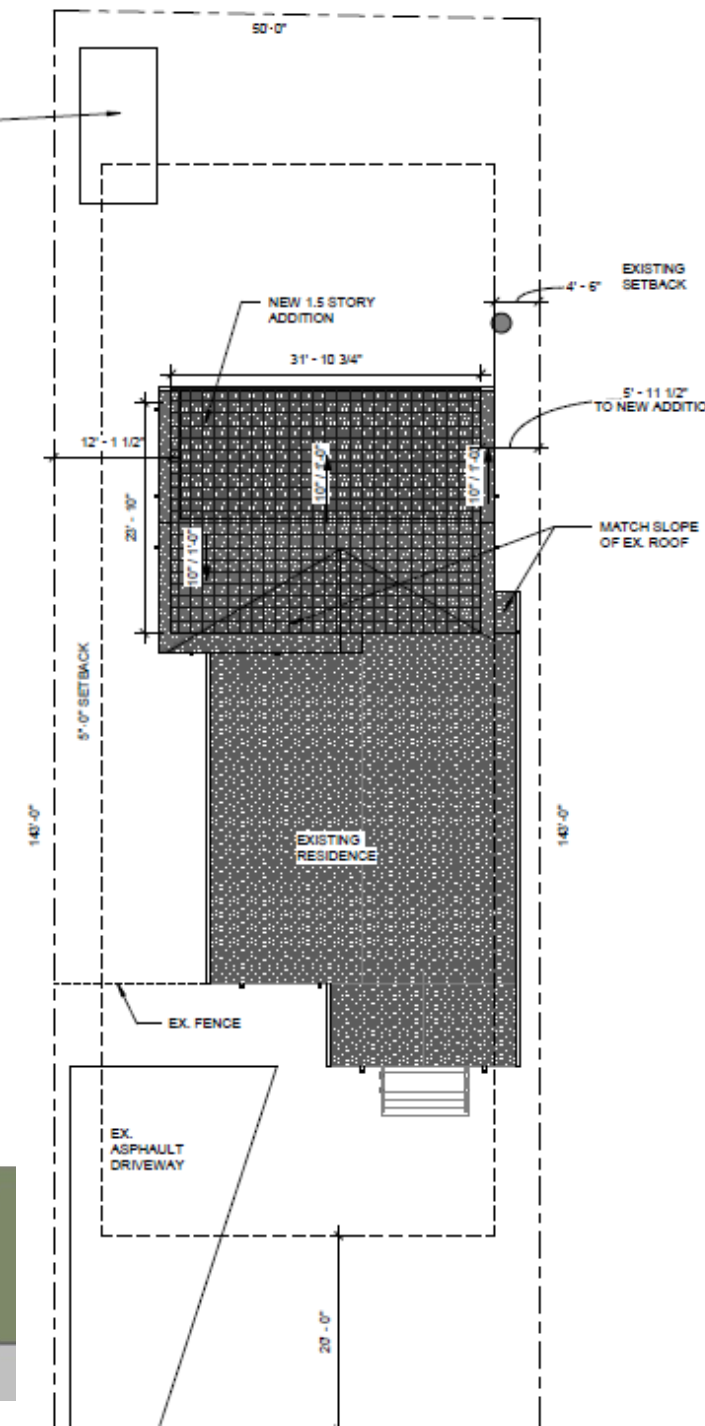
Certificate of Appropriateness: 17 Jedwood Drive



Certificate of Appropriateness: 17 Jedwood Drive



EXISTING STORAGE BUILDING TO REMAIN



Certificate of Appropriateness: Memminger Street Parcel

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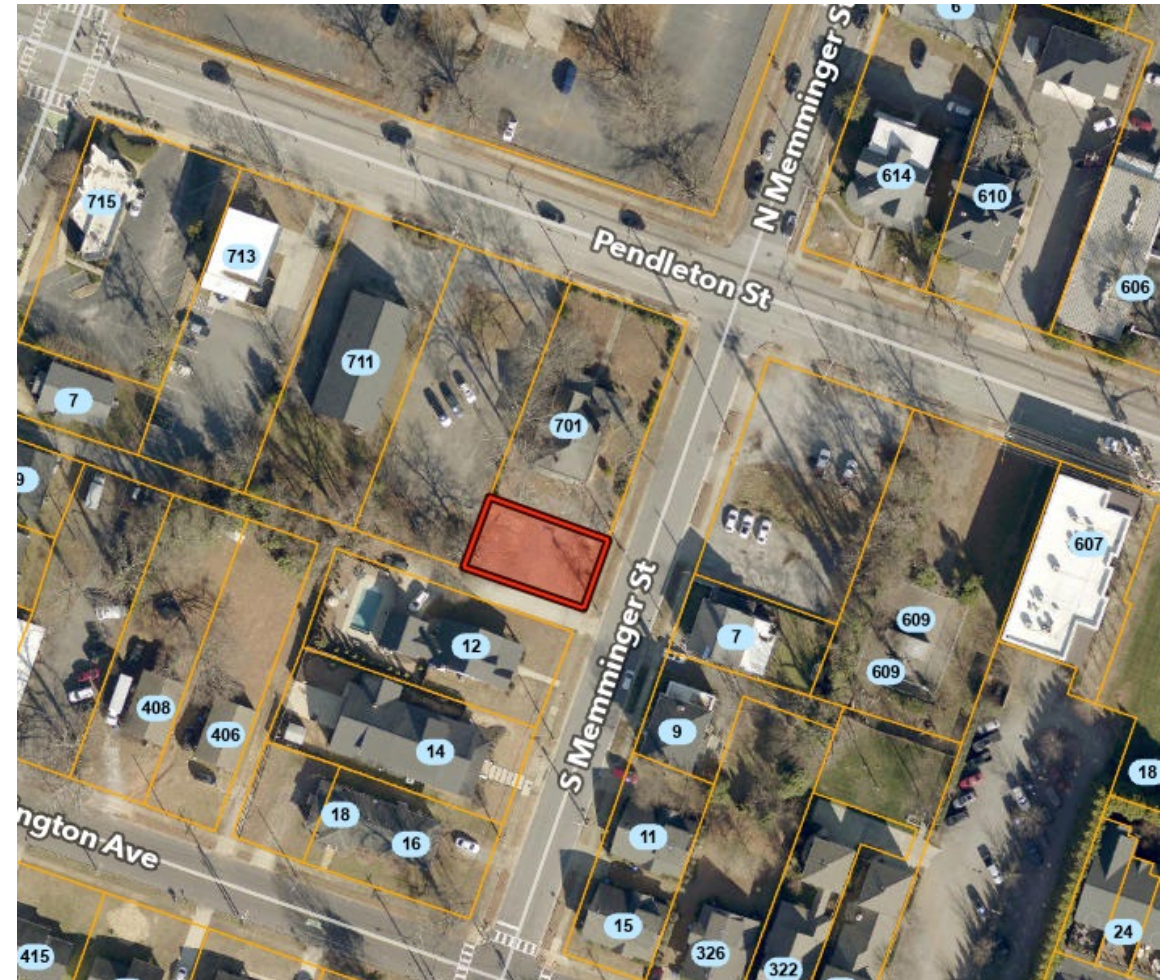
Certificate of Appropriateness: Memminger Street

- **Address:** Unaddressed
- **Parcel Numbers:** 0080000300101
- **Existing Zoning:** MX-2
- **Request:** Request for a Certificate of Appropriateness for a single-family residence.
- **Next Step:** Design Review Board Review

Contact:

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

Certificate of Appropriateness: Memminger Street



Special Exception Modification: 3030 Augusta 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.

Special Exception Modification: 3030 Augusta Street

- **Address:** 109 Old Augusta Road, 3018 Augusta Street, and 3030 Augusta Street
- **Parcel Numbers:** 0211000100500, 0211000100501
- **Existing Zoning:** RH-C and MX-2
- **Request:** Amend a Special Exception Permit to allow for a modular building and expansion of a private school
- **Next Step:** Board of Zoning Appeals Review

Contact:

Please contact Planning staff for applicant information

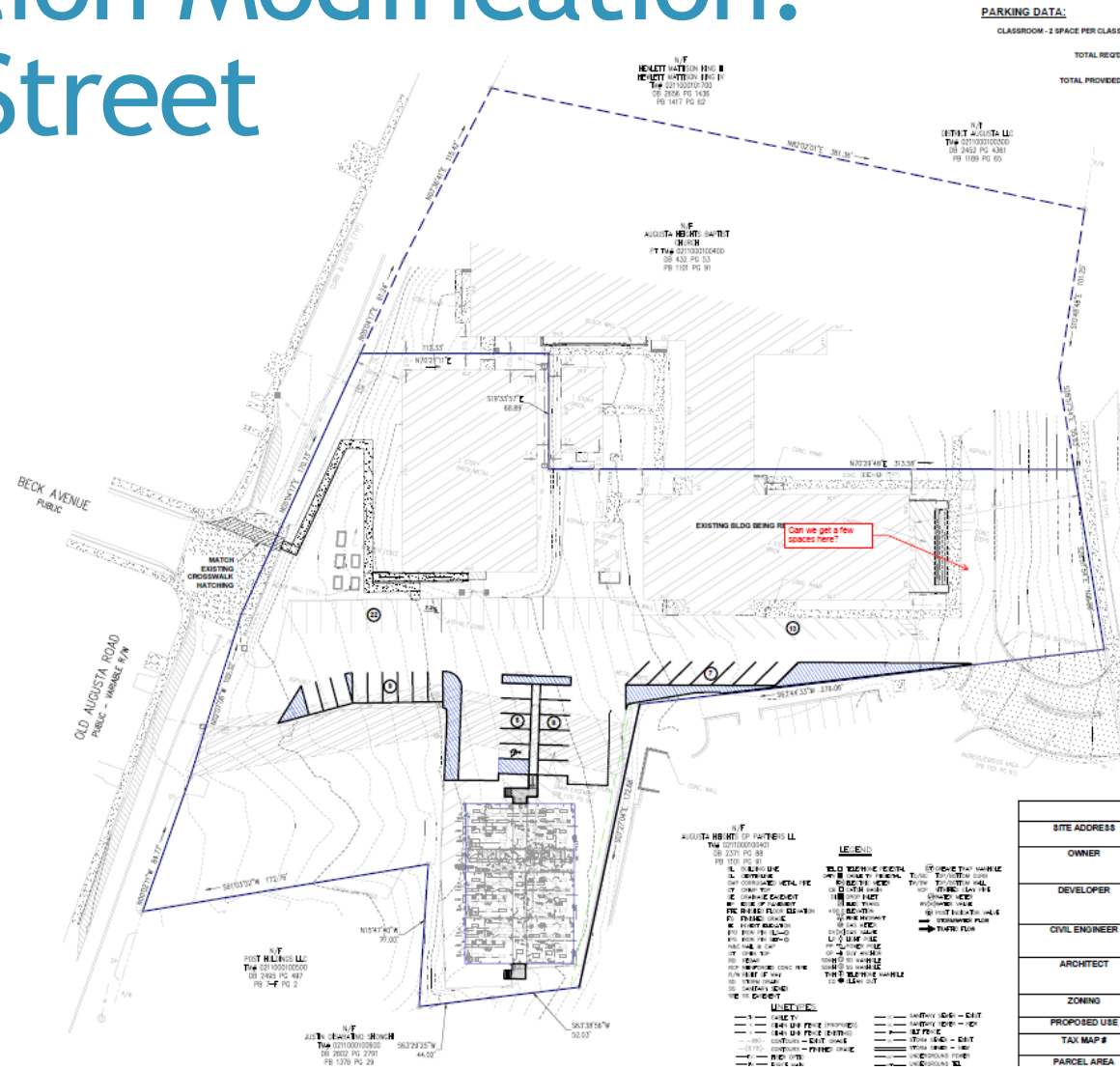
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Phone: 864-467-4476

Special Exception Modification: 3030 Augusta Street



Special Exception Modification: 3030 Augusta Street



SITE ADDRESS
OWNER
DEVELOPER
CIVIL ENGINEER
ARCHITECT
ZONING
PROPOSED USE
TAX MAP #
PARCEL AREA

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

