

PLANNING AND DEVELOPMENT PROJECT PREVIEW MEETING

April 28, 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:

April 28, 2026

PROJECT PREVIEW MEETING

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



Renovation and Expansion: Greenville Arena District

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.

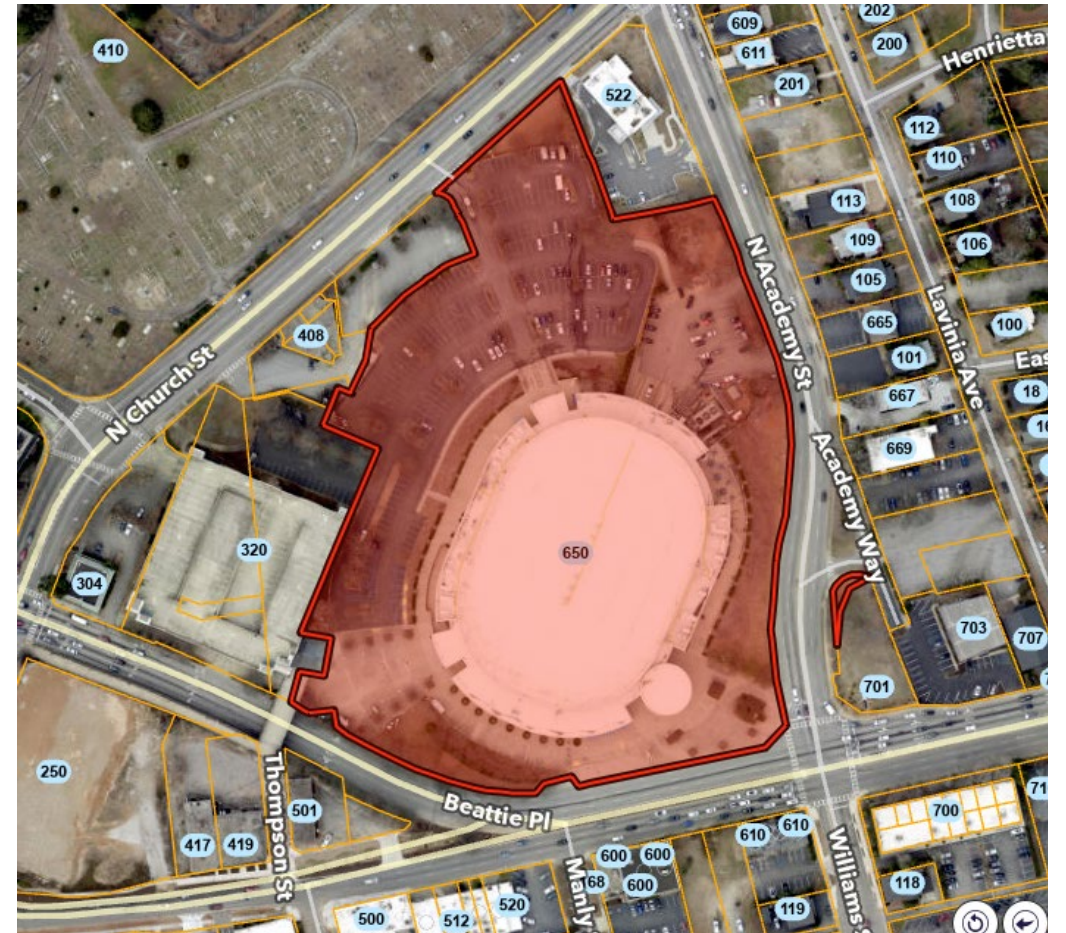
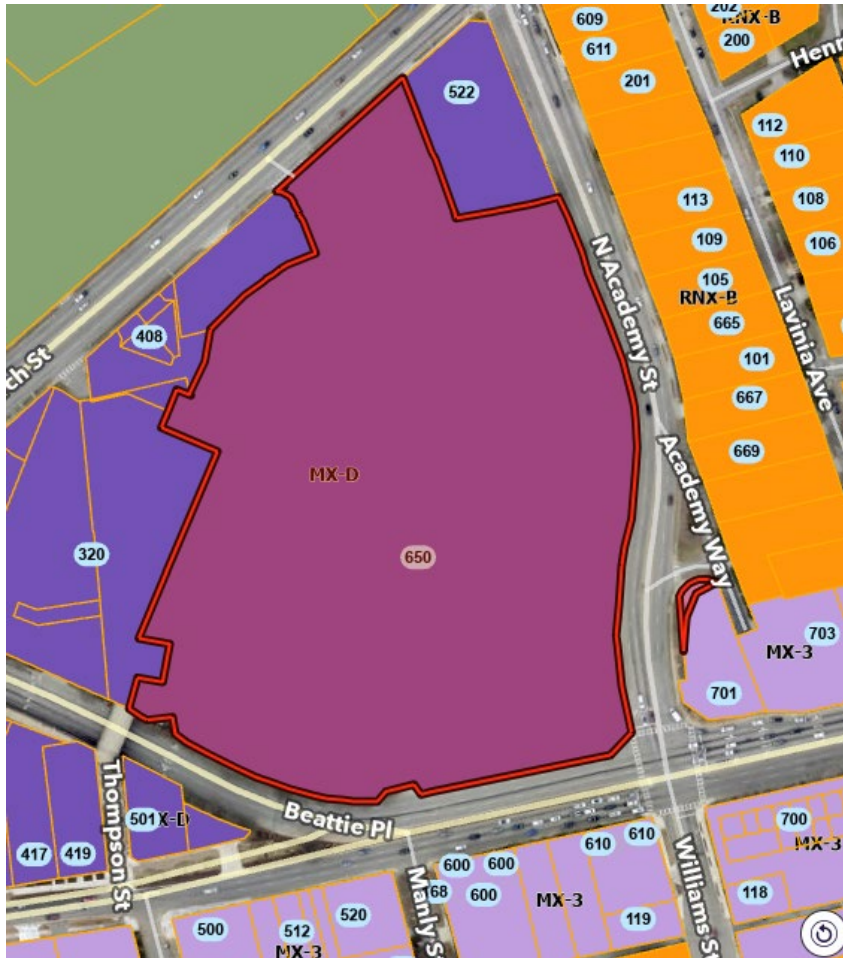
Renovation and Expansion: Greenville Arena District

- **Address:** 650 N. Academy Street
- **Parcel Numbers:** 0041000100200
- **Existing Zoning:** MX-D
- **Request:** Renovation of the existing arena and addition of a 7,000-seat outdoor amphitheater, and expansion of the current parking deck to include 315 additional spots.
- **Next Step:** Design Review Board review

Contact:

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

Renovation and Expansion: Greenville Arena District



Renovation and Expansion: Greenville Arena District



Renovation and Expansion: Greenville Arena District



Renovation and Expansion: Greenville Arena District



FY 2027 City Budget Proposal

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.

FY 2027 City Budget Proposal

Overview: Presentation of the proposed FY 2027 City of Greenville Budget and Capital Improvement Plan.

Representatives from the City Manager's Office and the Budget Department will be available to share information about the proposed city budget, funded projects, and other details. Attendees may ask questions and learn more about this important annual process for the City of Greenville.

Next Step: City Council public hearing and approval

Contact:

Please contact the City of Greenville for additional information

Email: citymanagersoffice@greenvillesc.gov

Phone: 864-232-2273

FY 2027 City Budget Proposal

Fulfilling GREENVILLE CITY COUNCIL PRIORITIES

Public Safety & Engagement

Mobility & Transportation

Recreation, Open Spaces & Resilience

Neighborhoods & Affordable Housing

Economic Development

FY26/27

**BUDGET PREVIEW
MEETING**



Budget details will be presented at the City Council Work Session on April 27th. The public is encouraged to attend the Project Preview Meeting on April 28th to ask questions and learn more about this important local government process.

FY 2027 City Budget Proposal

FY26/27 GENERAL BUDGET ASSUMPTIONS

- Millage rate remains unchanged at 81.4 mills
- Business license tax rates remain flat
- Cost of Living Adjustment (COLA)
- Planned debt issuances:
 - Downtown Greenville Conference Center
 - City Hall
- Utilization of available funds
 - Interest earnings
 - Capital Project Reserve

PROJECTED FY26/27 GENERAL FUND BALANCE

Projected FY27 Ending Balance	FY27 Activity	Amount
FY26 Ending Fund Balance		\$46,340,937
Projected FY27 Revenues	157,796,944	
Projected FY27 Expenses	(160,864,444)	
Projected FY27 Surplus (Use) of Fund Balance	(3,067,500)	(3,067,500)
Projected FY27 Ending Fund Balance		43,273,437
Less 20% of FY27 Projected Expenditures		(32,172,889)
Projected FY27 Available Fund Balance		\$11,100,548

Budget details will be presented at the City Council Work Session on April 27th. The public is encouraged to attend the Project Preview Meeting on April 28th to ask questions and learn more about this important local government process.

Minor Subdivision: 211 Minus 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.

Minor Subdivision: 211 Minus Street

- **Address:** 211 Minus Street
- **Parcel Number:** 0112001302000
- **Existing Zoning:** RN-A
- **Request:** Divide existing lot into 3 separate lots
- **Next Step:** Staff Review

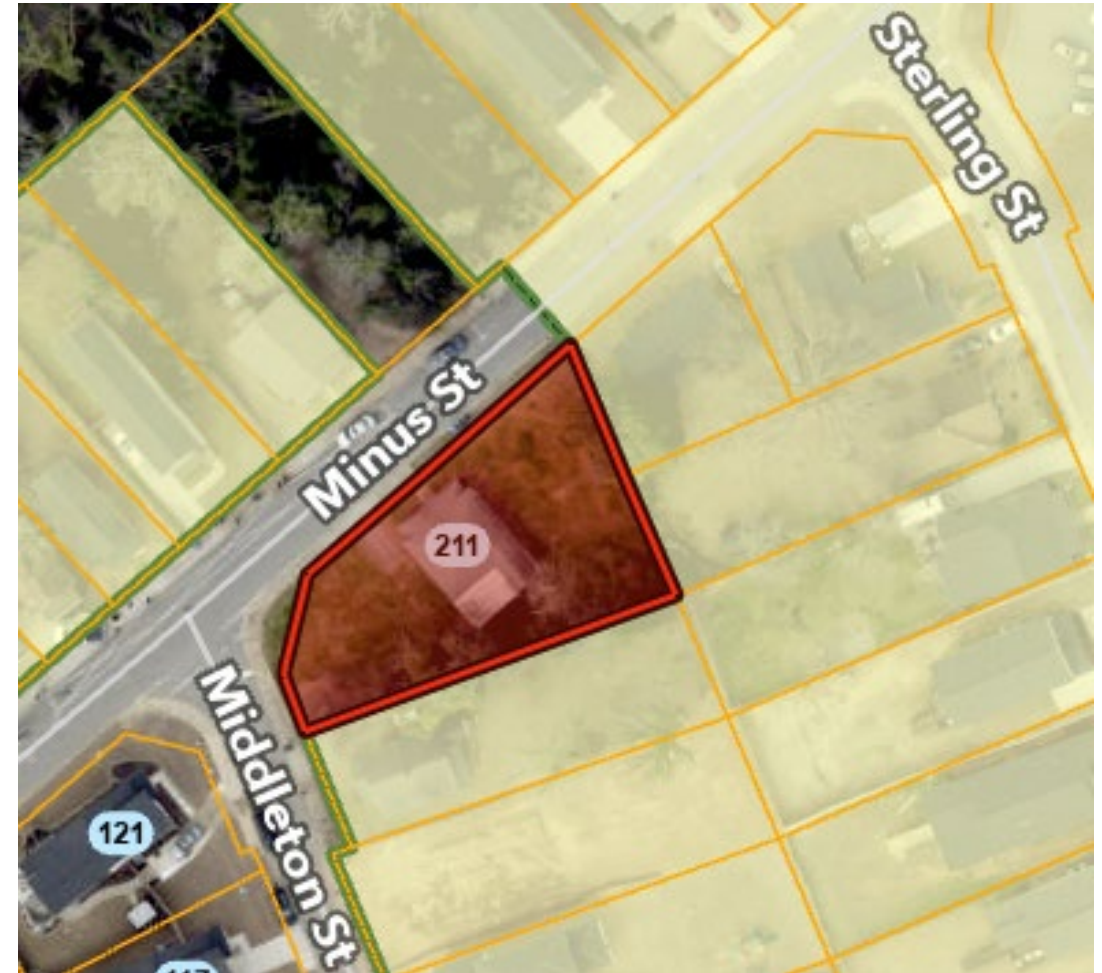
Contact:

Please contact Planning staff for applicant information

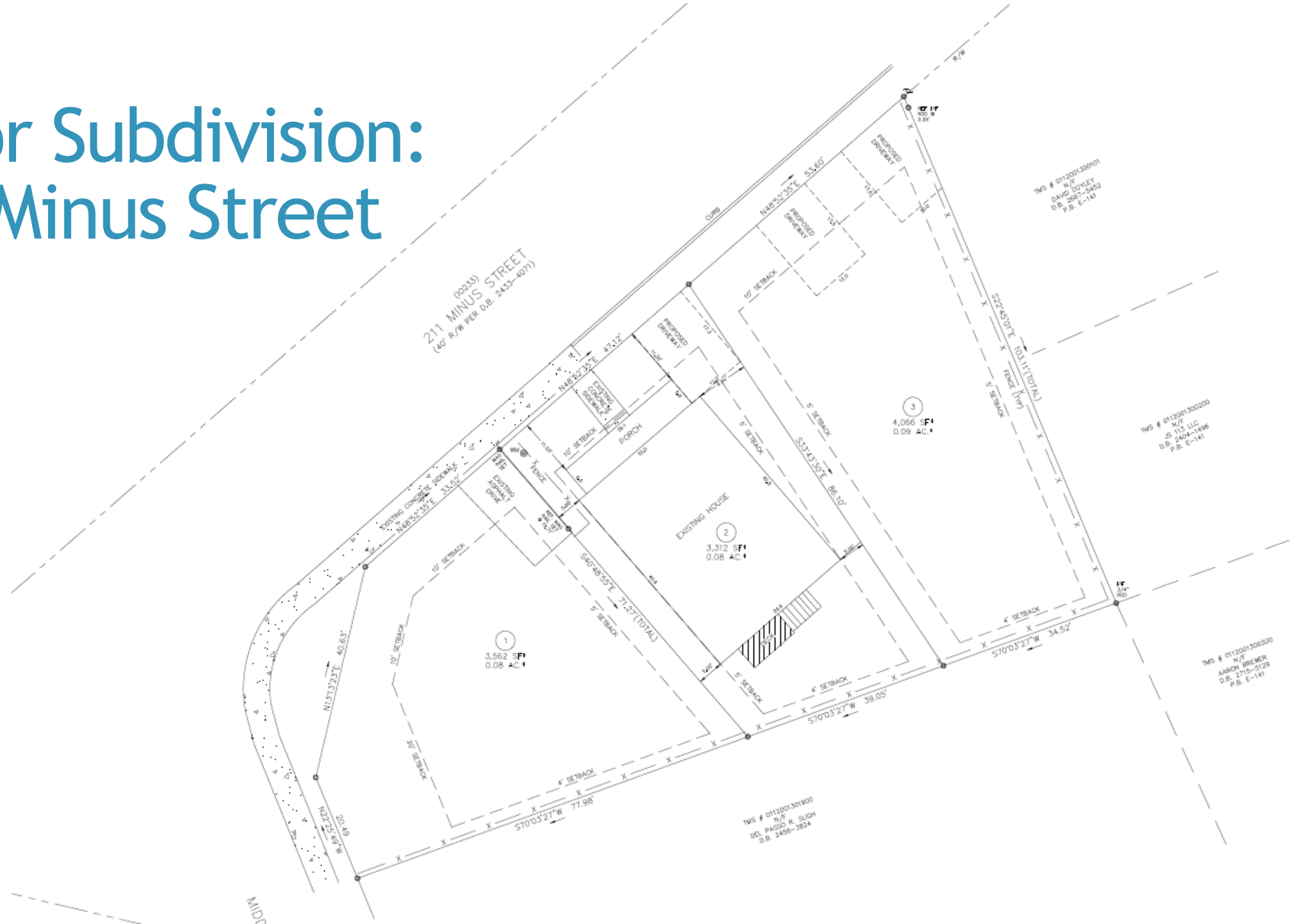
Email: planning@greenvillesc.gov

Phone: 864-467-4476

Minor Subdivision: 211 Minus Street



Minor Subdivision: 211 Minus Street



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

