

PLANNING AND DEVELOPMENT PROJECT PREVIEW MEETING

May 26, 2026

When:

4:00 - 6:00 PM

4th Tuesday Every Month

*November & December will be the
third Tuesday due to holidays.*

NEW LOCATION:

Civic Design Center

15 S. Main Street, Suite 100

Greenville, SC 29601



Location Information

Civic Design Center

15 S. Main Street, Suite 100
Greenville, SC 29601

Parking available throughout downtown.

First 2 hours free in city garages.

<https://www.greenvillesc.gov/513/Parking>



Overview

- The Project Preview Meeting is a monthly meeting hosted by the City of Greenville for the community to learn about upcoming planning and development projects.
- The session is an open-house format. Projects are presented at individual stations at the Civic Design Center. 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.

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:

May 26, 2026

PROJECT PREVIEW MEETING

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



NEW LOCATION FOR PROJECT PREVIEW MEETINGS:

Civic Design Center - 15 S. Main Street in downtown Greenville

Renovation: Greenville City Hall

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: Greenville City Hall

- **Address:** 206 S. Main Street
- **Parcel Numbers:** 0059000400201, 0059000401000, 0059000400202, 0059000400203, 0059000401100, 0059000400204
- **Existing Zoning:** MX-D/MXS-D
- **Request:** Greenville City Hall renovation and expansion
- **Next Step:** Design Review Board review

Contact:

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

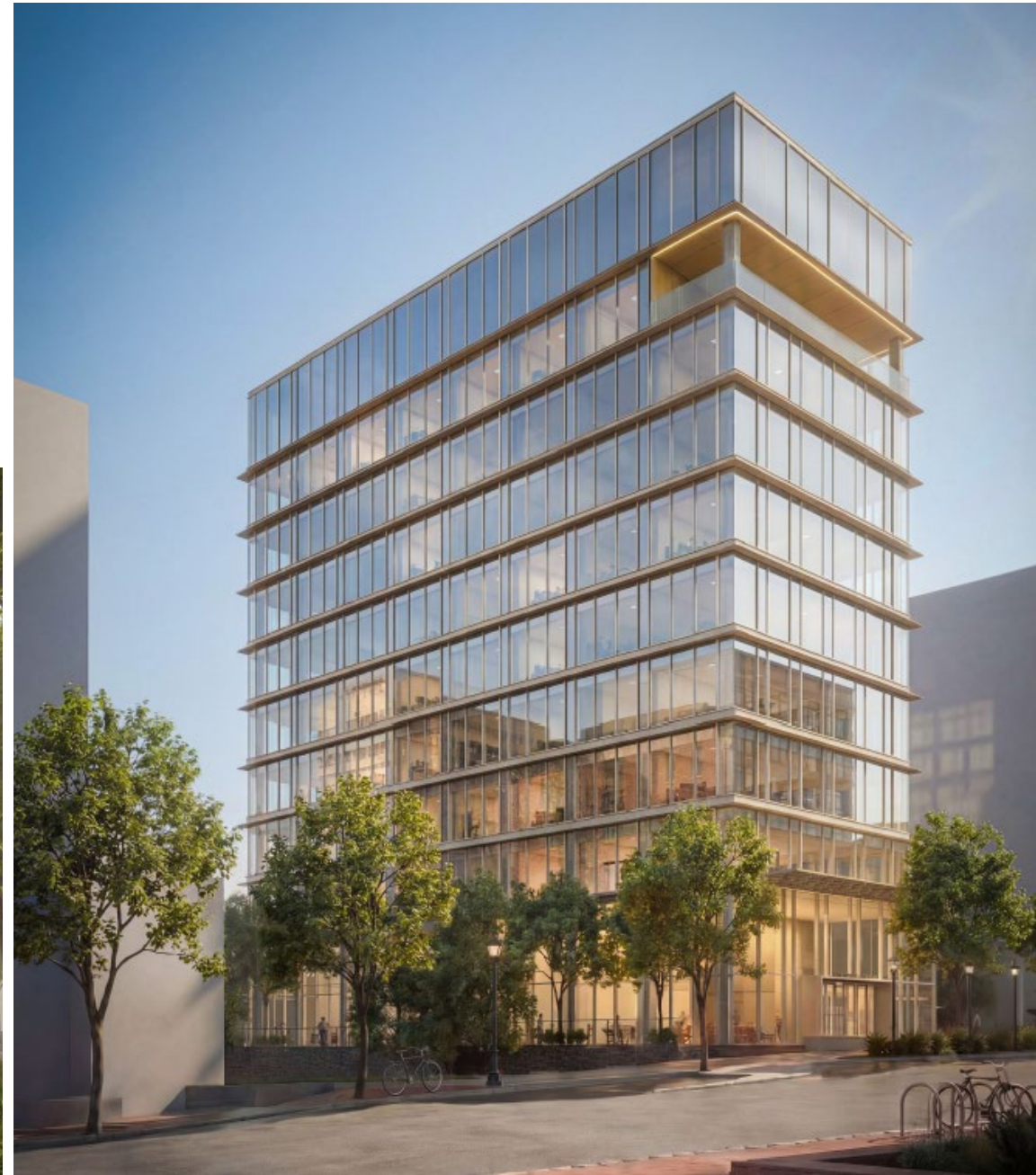
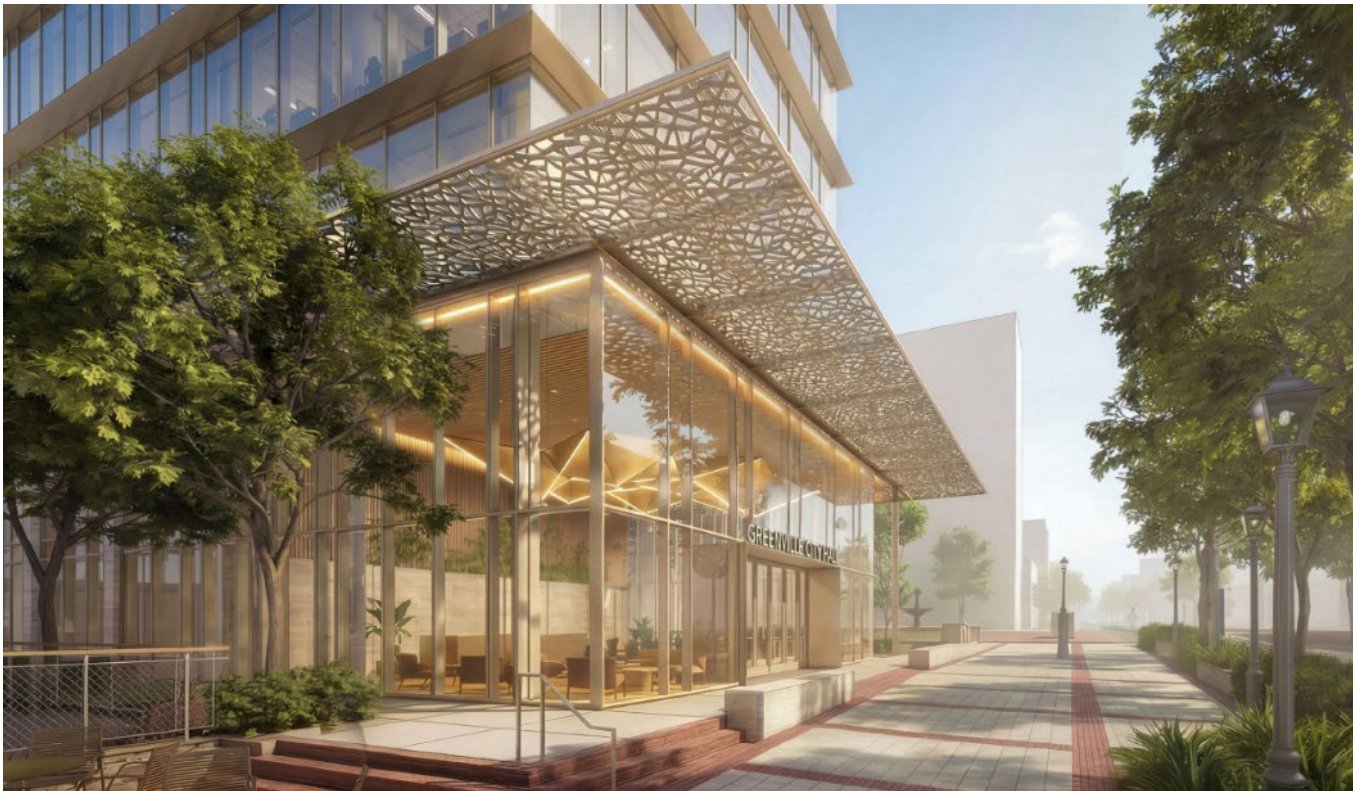
Renovation: Greenville City Hall



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NEW LOCATION FOR PROJECT PREVIEW MEETINGS:

Civic Design Center - 15 S. Main Street in downtown Greenville

Downtown Design Guidelines

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.

Downtown Design Guidelines

Overview: Presentation of the draft updates to the City of Greenville Downtown Design Guidelines

Representatives from the consultant team leading the guidelines updates will be available to answer questions regarding proposed changes and edits.

Next Step: Design Review Board review

Contact:

Please contact the Planning Department for additional information

Email: planning@greenvillesc.gov

Phone: (864) 467-4476

Downtown Design Guidelines

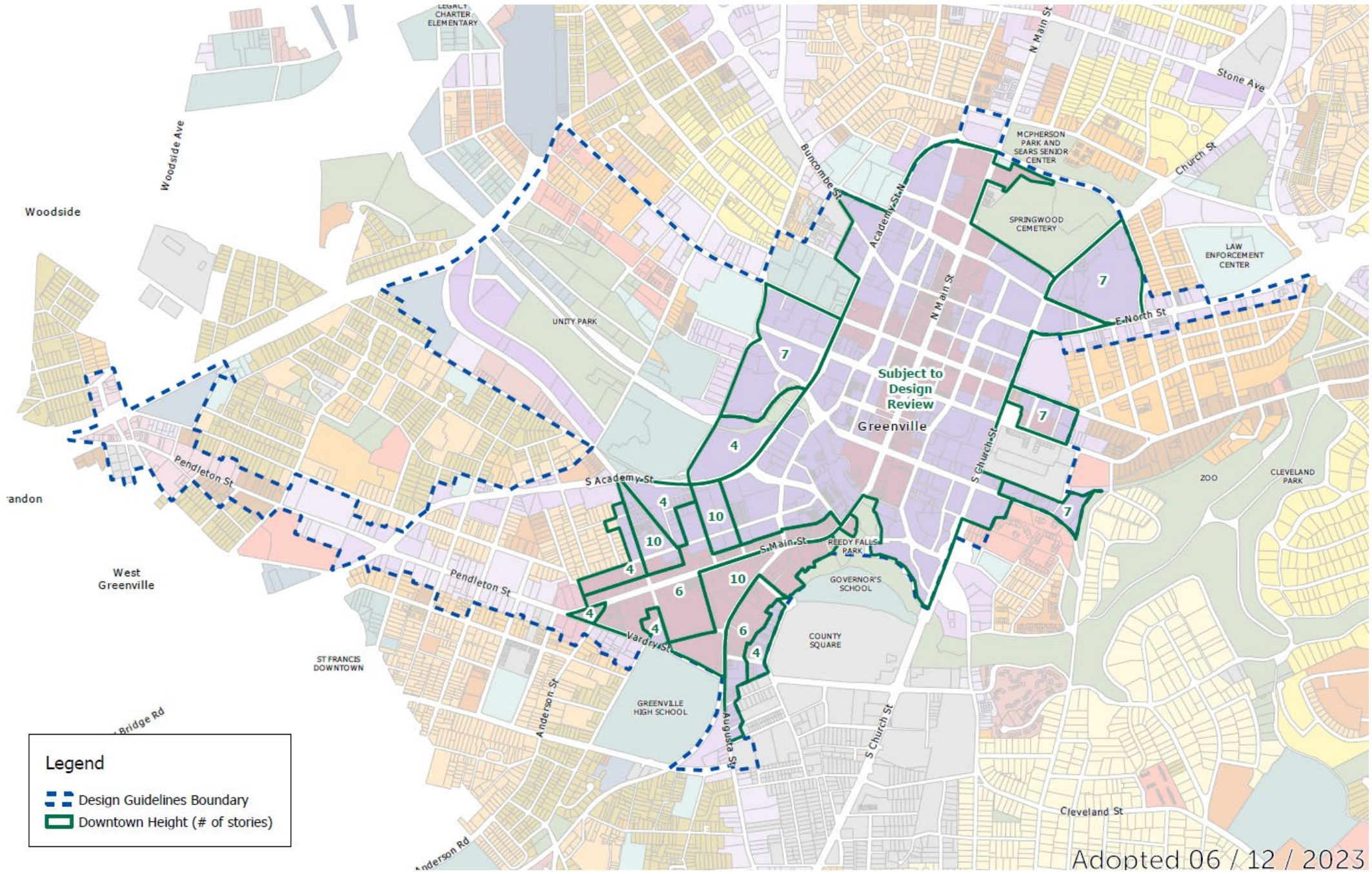
Draft guidelines will be presented at the
May 2026 Project Preview Meeting.

[Draft document is available via the
City's website.](#)



GREENVILLE DOWNTOWN DESIGN GUIDELINES

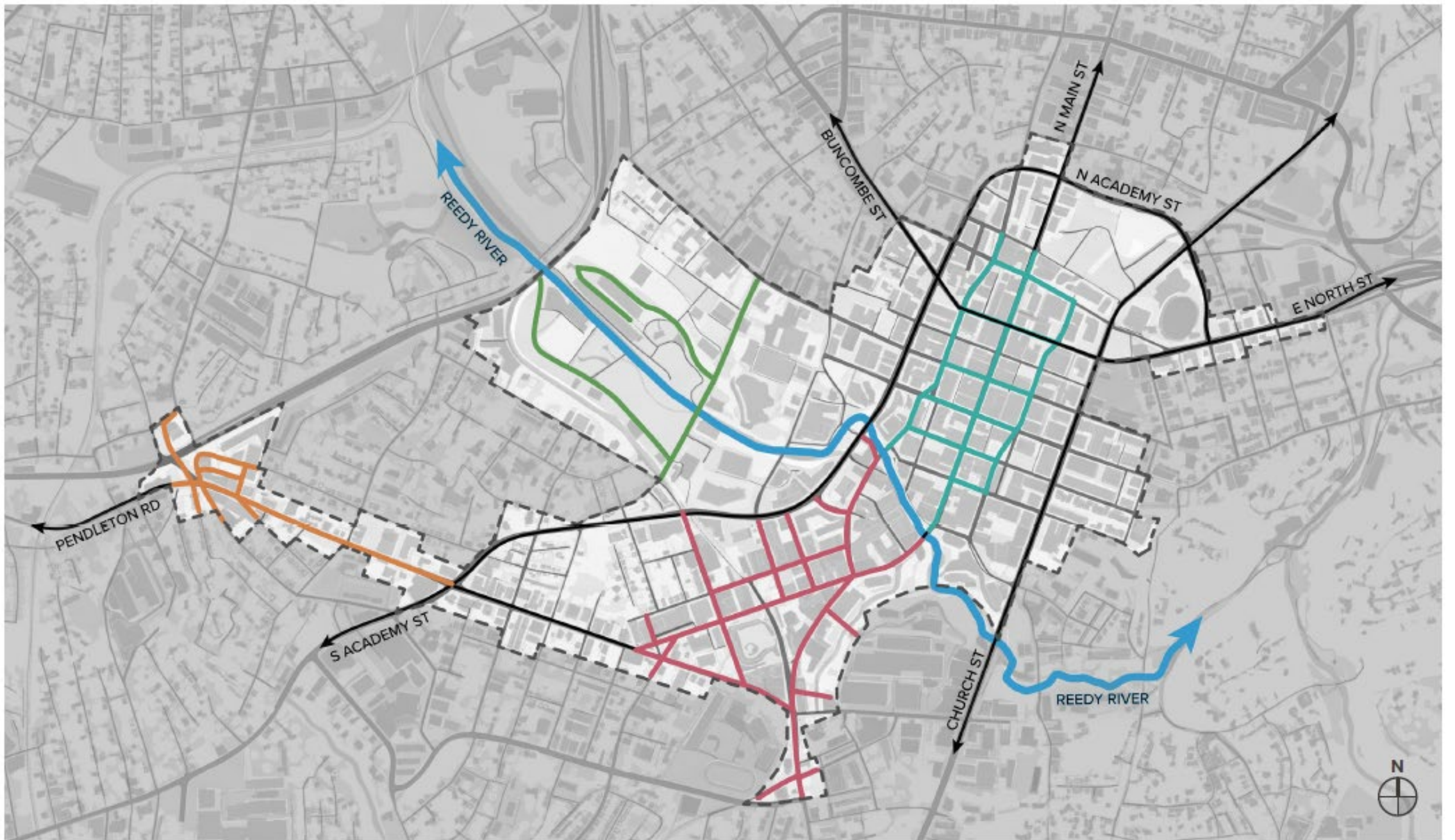
DIAGRAM LABELS, IMAGES, AND IMAGE
CAPTIONS ARE IN-PROGRESS



Legend

- Design Guidelines Boundary
- Downtown Height (# of stories)

Adopted 06 / 12 / 2023



 Halprin District

 Unity Park District

 West End District

 The Village of West Greenville

NEW LOCATION FOR PROJECT PREVIEW MEETINGS:

Civic Design Center - 15 S. Main Street in downtown Greenville

Minor Subdivision: 7 Gurley 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.

Minor Subdivision: 7 Gurley Avenue

- **Address:** 7 Gurley Avenue
- **Parcel Number:** 0211000207900, 0211000207902, 0211000207905
- **Existing Zoning:** RH-C, MX-2
- **Request:** Divide existing lots into 7 separate lots
- **Next Step:** Staff Review

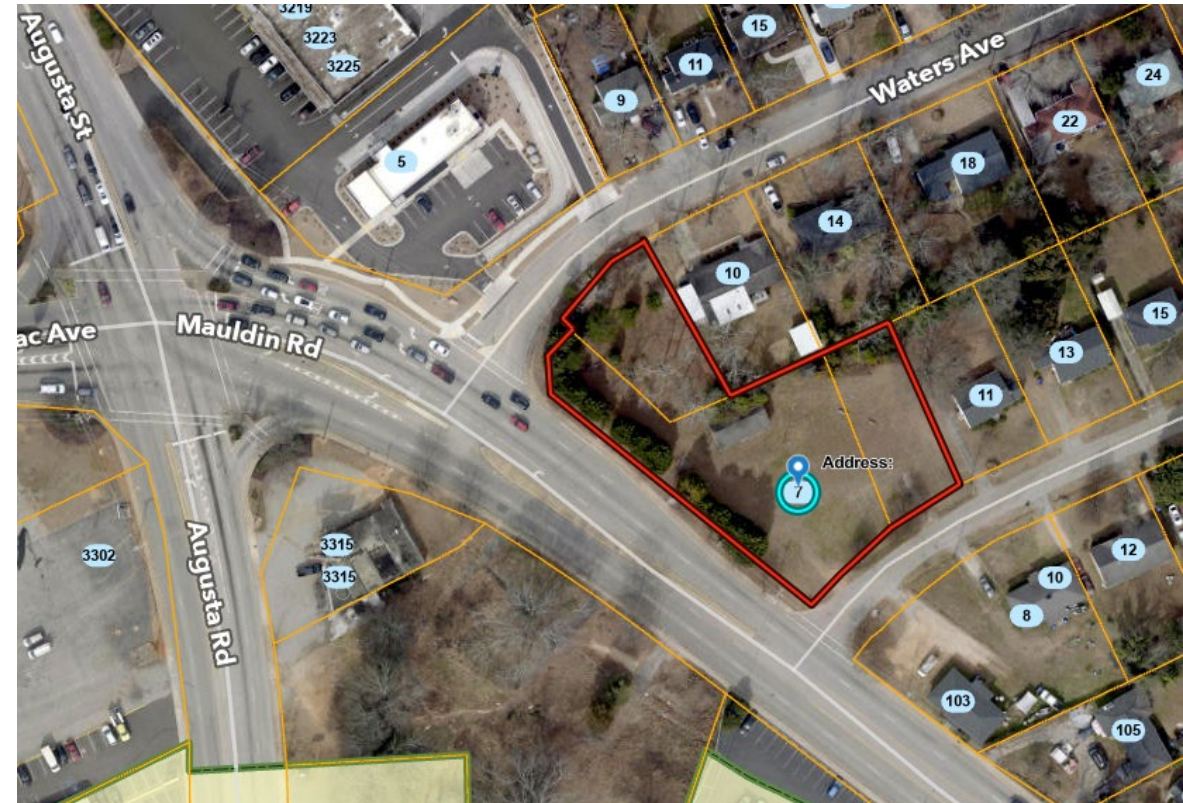
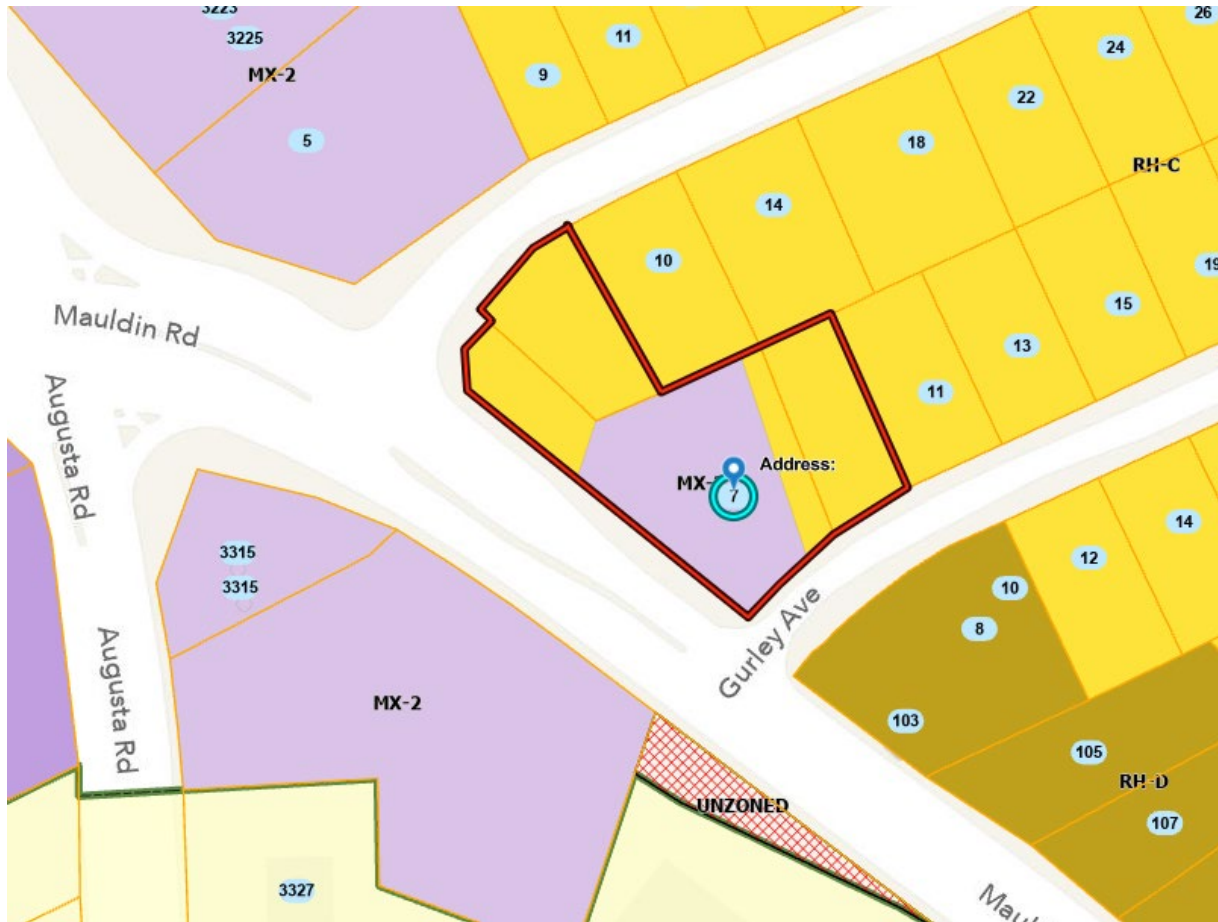
Contact:

Please contact Planning staff for applicant information

Email: planning@greenvillesc.gov

Phone: 864-467-4476

Minor Subdivision: 7 Gurley Avenue



Minor Subdivision: 7 Gurley Avenue



NEW LOCATION FOR PROJECT PREVIEW MEETINGS:

Civic Design Center - 15 S. Main Street in downtown Greenville

Minor Subdivision: 400 Long Hill 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: 400 Long Hill Street

- **Address:** 400 Long Hill Street
- **Parcel Number:** 021000701100
- **Existing Zoning:** RH-C
- **Request:** Divide existing lot into 3 separate lots
- **Next Step:** Staff Review

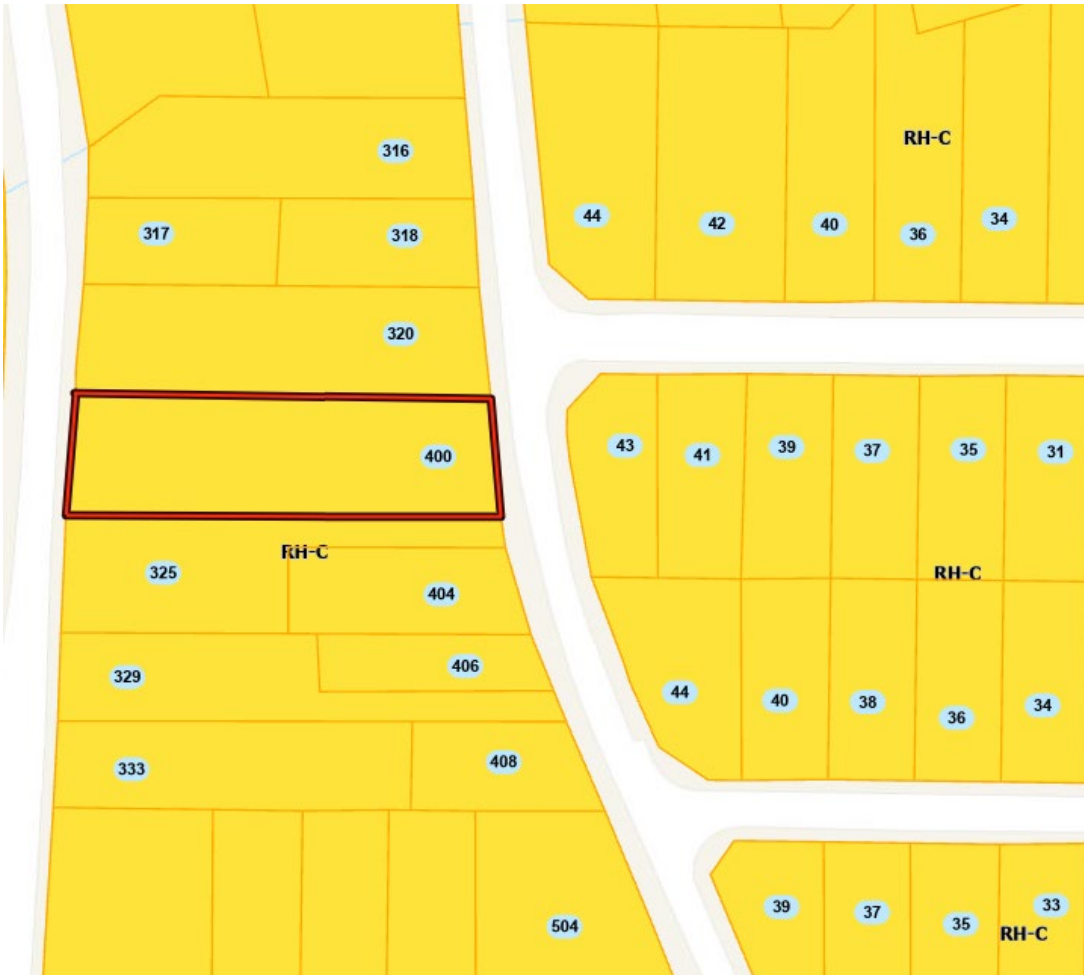
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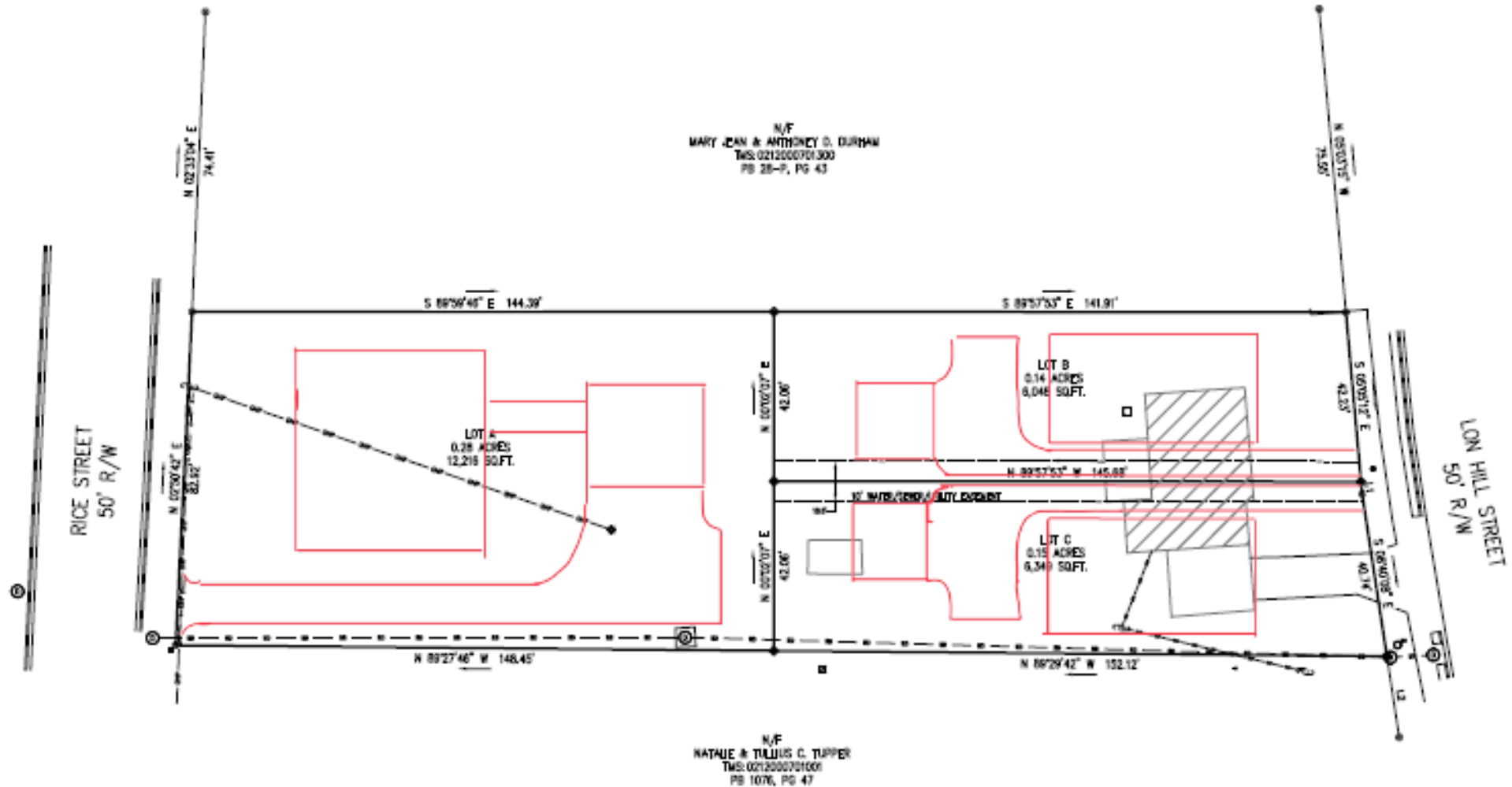
Email: planning@greenvillesc.gov

Phone: 864-467-4476

Minor Subdivision: 400 Long Hill Street



Minor Subdivision: 400 Long Hill 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, 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

