



City of Greenville Planning & Development

Presentation by City of Greenville Planning Staff



city of
greenville

Presentation Overview

■ Long-Range Planning Division

- Planning Commission
- Comprehensive Plans
- Neighborhood & Area Plans
- Public Input and Engagement

■ Current Planning Division

- Development Permits
- Zoning Enforcement
- Board of Zoning Appeals
- Special Exception Permits
- Greenville Development Code

■ Urban Design Division

- Design Review Board
- Historic Preservation
- Design Guidelines
- Design Assistance

■ Zoning Activities

- Activity 1 – Zoning Map Amendment
- Activity 2 – Special Exception Permit

Planning & Development Department

- Department is broken into two main divisions:

- Planning and Zoning
- Building Permitting

- Focus Today: Planning & Zoning

- Long-Range Planning
- Current Planning
- Urban Design

PLANNING & ZONING

MISSION STATEMENT
Our mission is to work towards improving the quality of life for the citizens of Greenville. Staff members work with various boards and commissions including the Planning Commission, the Design Review Board and the Board of Zoning Appeals.



ZONING APPLICATIONS
Residential, subdivision, business, encroachment and zoning permits are online.



SIGNS
Sign regulations ensure public safety, protect property values and maintain visual standards.



COMPREHENSIVE PLAN
You are invited to participate as we create a vision for Greenville in the next 20 years.



UPCOMING PROJECTS
All upcoming planning and zoning applications are available for public review.



CONDITIONAL USE PERMITS
Businesses open after midnight need to apply for review and recommendation.



LANDSCAPING & TREES
Learn about city ordinances about trees on public and private property in the city limits.



Long-Range Planning Division

Long-Range Planning Overview

- Oversees Planning Commission
- Facilitates projects and applications requiring Planning Commission approval
- Manages comprehensive plan
- Small area, neighborhood, and corridor plans and studies
- Facilitates annexation process

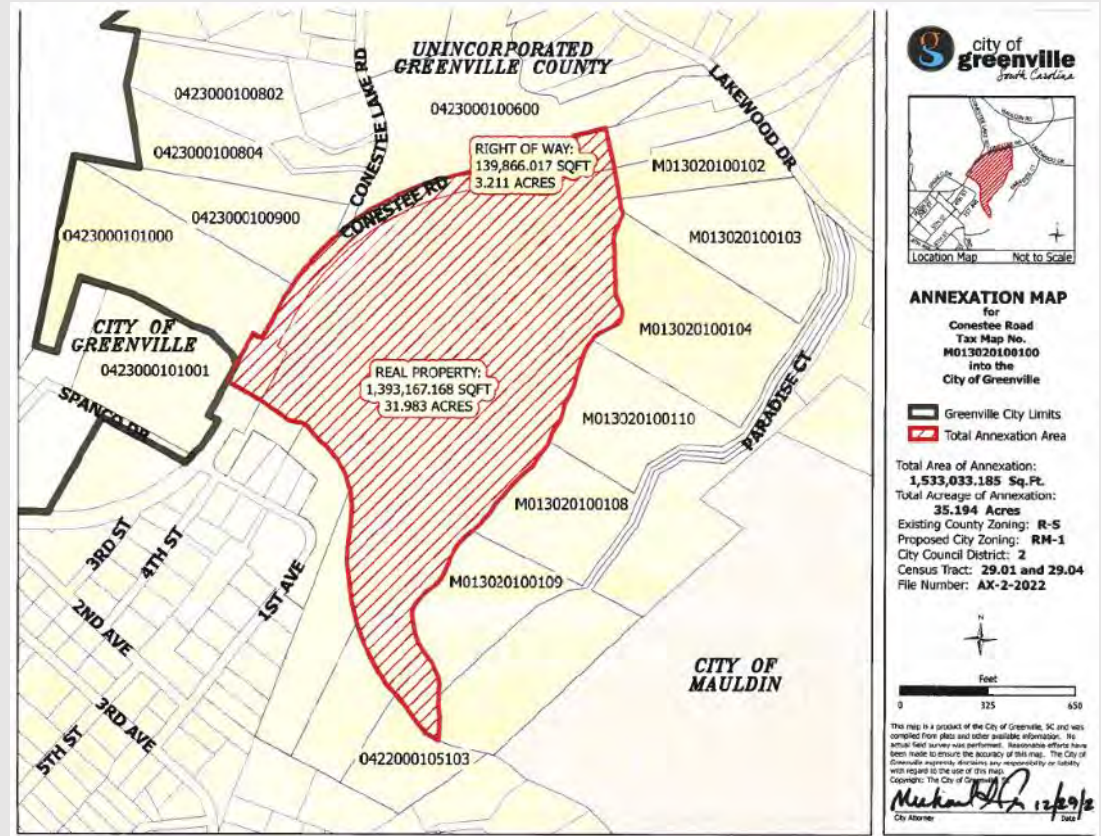


Planning Commission

- ***Review and recommendation*** to city council on the following applications and projects:
 - Zoning map amendments, including Planned Developments
 - Zoning text amendments
 - Annexations
 - Comprehensive plans
 - Small area, neighborhood, and corridor plans
- ***Final decision*** on the following applications and projects:
 - Subdivisions
 - Multi-family Developments
 - Appeals of the Administrator
 - Stormwater Variances
 - Street name changes
 - Development name changes
 - Some Final Development Plans

Annexations

- Annexation of properties from unincorporated Greenville County into the City of Greenville.
- Properties must have contiguity to the existing City limits.
- May be required following provision of new water service.



Comprehensive Plan

- Required by [state law](#).
- New Comprehensive Plans are required every 10 years, with updates every 5 years.
- Purpose – Overview to guide development and capital improvements
- High-level view and recommendations; not parcel-specific
- Current: Greenville 2040 Comprehensive Plan



Required Elements of Comprehensive Plans

Section 6-29-510 of SC Code of Laws

- (1) a **population element** which considers historic trends and projections, household numbers and sizes, educational levels, and income characteristics;
- (2) an **economic development element** which considers labor force and labor force characteristics, employment by place of work and residence, and analysis of the economic base;
- (3) a **natural resources element** which considers coastal resources, slope characteristics, prime agricultural and forest land, plant and animal habitats, parks and recreation areas, scenic views and sites, wetlands, and soil types. Where a separate board exists pursuant to this chapter, this element is the responsibility of the existing board;

Required Elements of Comprehensive Plans

- (4) a **cultural resources element** which considers historic buildings and structures, commercial districts, residential districts, unique, natural, or scenic resources, archaeological, and other cultural resources. Where a separate board exists pursuant to this chapter, this element is the responsibility of the existing board;
- (5) a **community facilities element** which considers water supply, treatment, and distribution; sewage system and wastewater treatment; solid waste collection and disposal, fire protection, emergency medical services, and general government facilities; education facilities; and libraries and other cultural facilities;
- (6) a **housing element** which considers location, types, age, and condition of housing, owner and renter occupancy, and affordability of housing. This element includes an analysis to ascertain nonessential housing regulatory requirements, as defined in this chapter, that add to the cost of developing affordable housing but are not necessary to protect the public health, safety, or welfare and an analysis of market-based incentives that may be made available to encourage development of affordable housing, which incentives may include density bonuses, design flexibility, and streamlined permitting processes;

Required Elements of Comprehensive Plans

(7) a **land use element** which considers existing and future land use by categories, including residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public, recreation, parks, open space, and vacant or undeveloped;

8) a **transportation element** that considers transportation facilities, including major road improvements, new road construction, transit projects, pedestrian and bicycle projects, and other elements of a transportation network. This element must be developed in coordination with the land use element, to ensure transportation efficiency for existing and planned development;

Required Elements of Comprehensive Plans

(9) a **priority investment element** that analyzes the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years, and recommends the projects for expenditure of those funds during the next ten years for needed public infrastructure and facilities such as water, sewer, roads, and schools. The recommendation of those projects for public expenditure must be done through coordination with adjacent and relevant jurisdictions and agencies. For the purposes of this item, "adjacent and relevant jurisdictions and agencies" means those counties, municipalities, public service districts, school districts, public and private utilities, transportation agencies, and other public entities that are affected by or have planning authority over the public project. For the purposes of this item, "coordination" means written notification by the local planning commission or its staff to adjacent and relevant jurisdictions and agencies of the proposed projects and the opportunity for adjacent and relevant jurisdictions and agencies to provide comment to the planning commission or its staff concerning the proposed projects. Failure of the planning commission or its staff to identify or notify an adjacent or relevant jurisdiction or agency does not invalidate the local comprehensive plan and does not give rise to a civil cause of action,

Required Elements of Comprehensive Plans

(10) a **resiliency element** that considers the impacts of flooding, high water, and natural hazards on individuals, communities, institutions, businesses, economic development, public infrastructure and facilities, and public health, safety and welfare. This element includes an inventory of existing resiliency conditions, promotes resilient planning, design and development, and is coordinated with adjacent and relevant jurisdictions and agencies. For the purposes of this item, "adjacent and relevant jurisdictions and agencies" means those counties, municipalities, public service districts, school districts, public and private utilities, transportation agencies, and other public entities that are affected by or have planning authority over the public project. For the purposes of this item, "coordination" means written notification by the local planning commission or its staff to adjacent and relevant jurisdictions and agencies of the proposed projects and the opportunity for adjacent and relevant jurisdictions and agencies to provide comment to the planning commission or its staff concerning the proposed projects. Failure of the planning commission or its staff to identify or notify an adjacent or relevant jurisdiction or agency does not invalidate the local comprehensive plan and does not give rise to a civil cause of action. This element shall be developed in coordination with all preceding elements and integrated into the goals and strategies of each of the other plan elements.



Greenville's New Comprehensive Plan

The City of Greenville and Greenville County have **grown and changed significantly since 2000**. The population of the county is now over half a million after growing by nearly 40%. The city's population has grown by over 25%, reversing declines of the late 20th century.

Growth has meant more jobs, more housing, and a higher quality of life for many Greenville residents. But growth is never cost-free. It has also meant more traffic, higher housing costs, more land consumption, and other less desirable trends.

What about ***the next 20 years?***

Growth is very likely to continue, but ***how will Greenville grow*** and ***what trade-offs will the community willingly make?***

GVL2040 is a comprehensive plan that the City of Greenville can use to shape its growth and evolution over the next two decades in ways that reflect how the community wants to grow.



PRIORITIES



OPEN SPACE AND THE ENVIRONMENT



AFFORDABLE HOUSING OPPORTUNITIES



TRANSPORTATION AND MOBILITY

RECENT TRENDS

2,700 acres of vacant land remain in the City of Greenville, most of which is zoned for development.

If Greenville keeps growing as it has been, very little vacant land will be left in 2040.

Home prices and rents have risen faster than inflation in recent years.

While income growth has allowed some households to keep pace, many with lower incomes struggle to keep up and have diminishing options—especially for homeownership.

Traffic volumes have grown and the capacity of road systems to continue to absorb growth will diminish.

Other mobility options, meanwhile, are too limited or inconvenient for most people to regularly use them unless they absolutely have to.

GOAL FOR 2040



Proactively preserve as much as 35% of Greenville's remaining vacant land as open space or parkland in order to bolster quality of life and protect environmental assets.



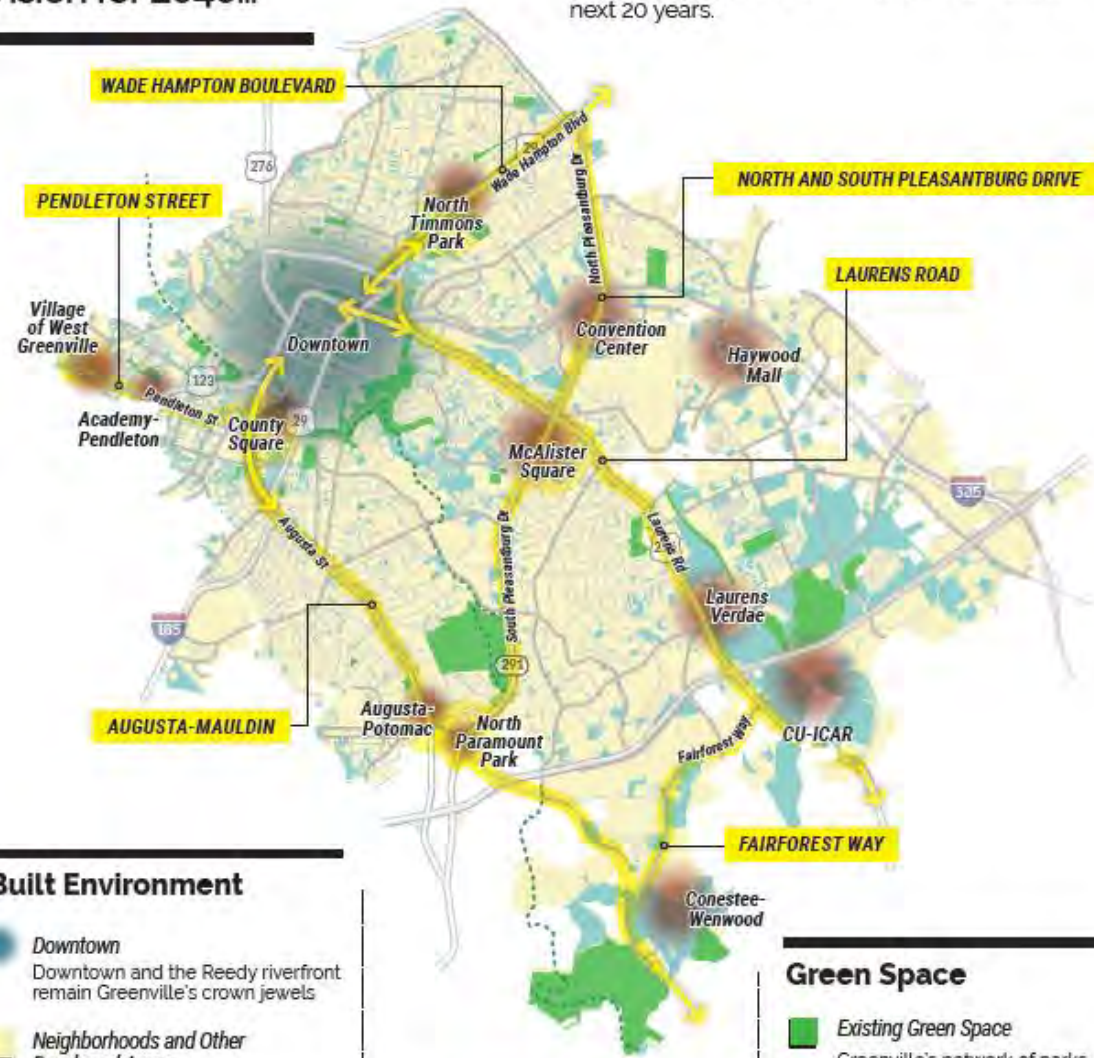
Make at least 10% of all new housing in Greenville income-restricted to preserve access to high-quality affordable housing—an increase from 8.5% of all current housing.



Make a range of appealing and safe mobility options possible along Greenville's major corridors to reduce dependence on cars.

A Comprehensive Vision for 2040...

All of Greenville has a role to play in realizing the community's goals and its overall vision for the next 20 years.



Built Environment

- **Downtown**
Downtown and the Reedy riverfront remain Greenville's crown jewels
- **Neighborhoods and Other Developed Areas**
Existing neighborhoods are preserved and strengthened; appropriate forms of infill are allowed to help make the housing stock more diverse
- **Potential Nodes**
Growth is directed to nodes that are well-suited to become small downtowns

Mobility

- **Potential Corridors**
Corridors that connect nodes and neighborhoods support a range of mobility options; appropriate infill occurs to replace obsolete suburban-style commercial development

Green Space

- **Existing Green Space**
Greenville's network of parks, trails, and other green spaces is preserved and expanded
- **Potential Green Space (vacant land in 2020)**
Expansion of the network of green spaces occurs through preservation of a portion of Greenville's supply of vacant land.

Neighborhood & Small Area Plans

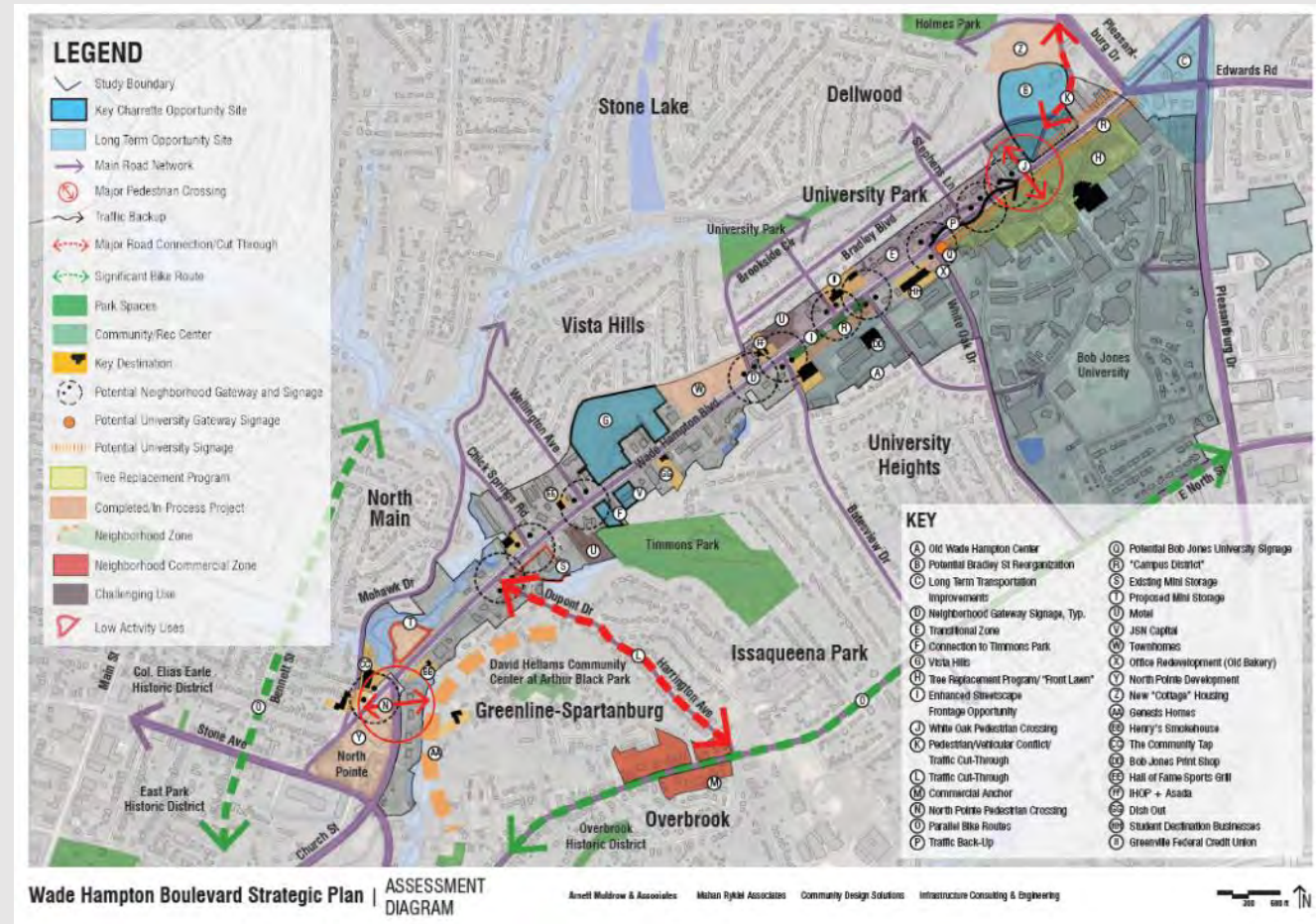
- Smaller in area and extent than comprehensive plan
- Generally consistent with comprehensive plan and applies principles within focus area
- Can be parcel-specific
- Frequently include recommendations for land use, development, building height, connectivity, transportation, etc.



Neighborhood & Small Area Plans



<https://www.greenvillesc.gov/1530/Wade-Hampton-Boulevard-Strategic-Plan>



Neighborhood & Small Area Plans



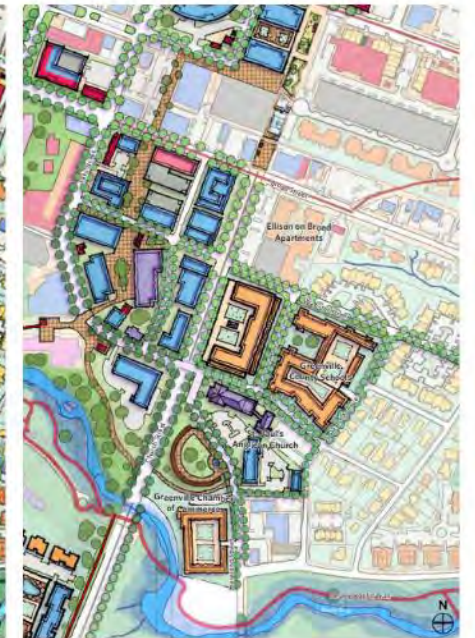
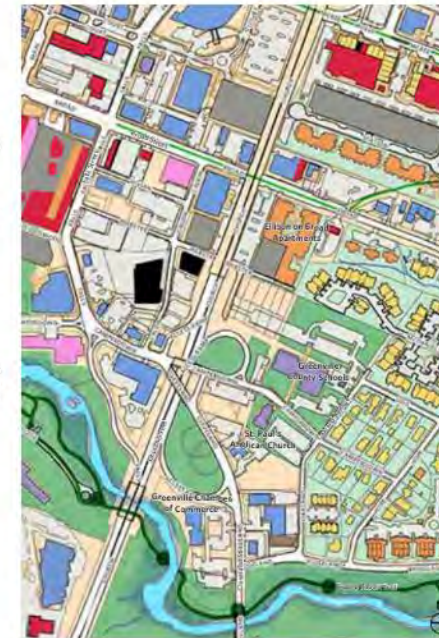
East Downtown

A NEW ADDRESS DOWNTOWN

The proposed improvements to Church Street ramps and the Cleveland/Camperdown intersection as well as the Webster Street extension, help to fuse the downtown district with the east side neighborhoods. New redevelopment opportunities are created on both sides of Church Street, especially around Greenville County School District-owned facilities and properties.

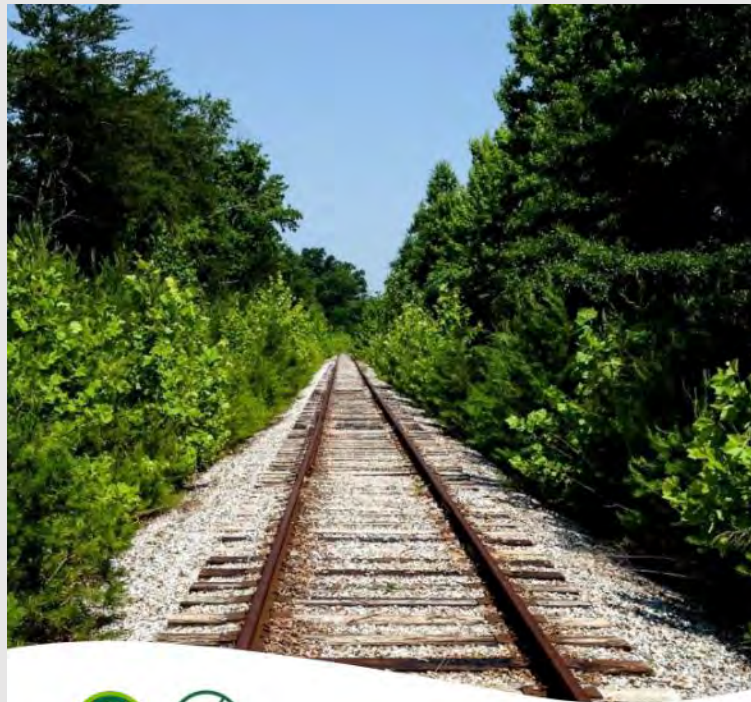
This new district would be organized around a sequence of public spaces connecting the northernmost development parcels to the Reedy River and the Swamp Rabbit Trail. These improvements would include a major new public plaza with programming to complement the existing programming on Main Street and in Falls Park.

This plan also proposes to better utilize the elevated section of Church Street by creating a dynamic new park space that can become a downtown venue for events as well as everyday use.



<https://www.greenvillesc.gov/1536/Downtown-Master-Plan>

Neighborhood & Small Area Plans



Swamp Rabbit Trail Extension Master Plan

City of Greenville, South Carolina

November, 2020



TOP PUBLIC PRIORITIES

the design process, and implementation analysis. Please review the implementation chapter for detailed information on the timing of these individual projects, as not all will occur at once, in the short-term or in the order as presented on these pages. Many of these projects will take time and unfortunately, may be impacted by the COVID-19 pandemic. Not all of these projects are publicly funded by the City of Greenville. The City will work with other public entities, including federal, county, and regional governments, as well as private entities to share costs or pursue alternative funding resources such as grants.



Enhance priority crosswalks

(See Chapter 4, Mobility and Access Strategies and Appendix A for specific priority crosswalks)



Laurens Road streetscape improvements (Washington to W. Antrim)



Laurens Road streetscape improvements (W. Antrim to Waite)



Land acquisition for below affordable housing



Elimination or reduction of parking standards for adaptive re-use/infill



Land acquisition or easements for green/open space



Implement design guidelines in ordinance or overlay district



Laurens Road at Pleasantburg Drive intersection plan



Airport Road realignment

<https://www.greenvillesc.gov/1668/Swamp-Rabbit-Trail-Extension-Master-Plan>

Public Input & Engagement

AICP Code of Ethics (Rev. November 2021)

2. People who participate in the planning process shall do so with integrity.

b. Facilitate the exchange of ideas and ensure that people have the opportunity for meaningful, timely, and informed participation in the development of plans and programs that may affect them. Participation should be broad enough to include those who lack formal organization or influence, especially underrepresented communities and marginalized people. Attention and resources should be given to issues of equity, diversity, and inclusion and should reflect the diversity of the community.

Public Input & Engagement

City of Greenville methods for input and public engagement:

- Citizen membership on boards and commissions
- Public hearings
- Neighborhood meetings
- Neighborhood associations
- Ability to submit written comments
- Drop-in open houses
- Websites for planning projects
- Online input and surveys
- Focus groups and steering committees
- And more!



May 11, 2022
SESSION #5 | **code connection**

A New Type of Development Code | A Code That Informs What Should Be Done to Implement GVL2040

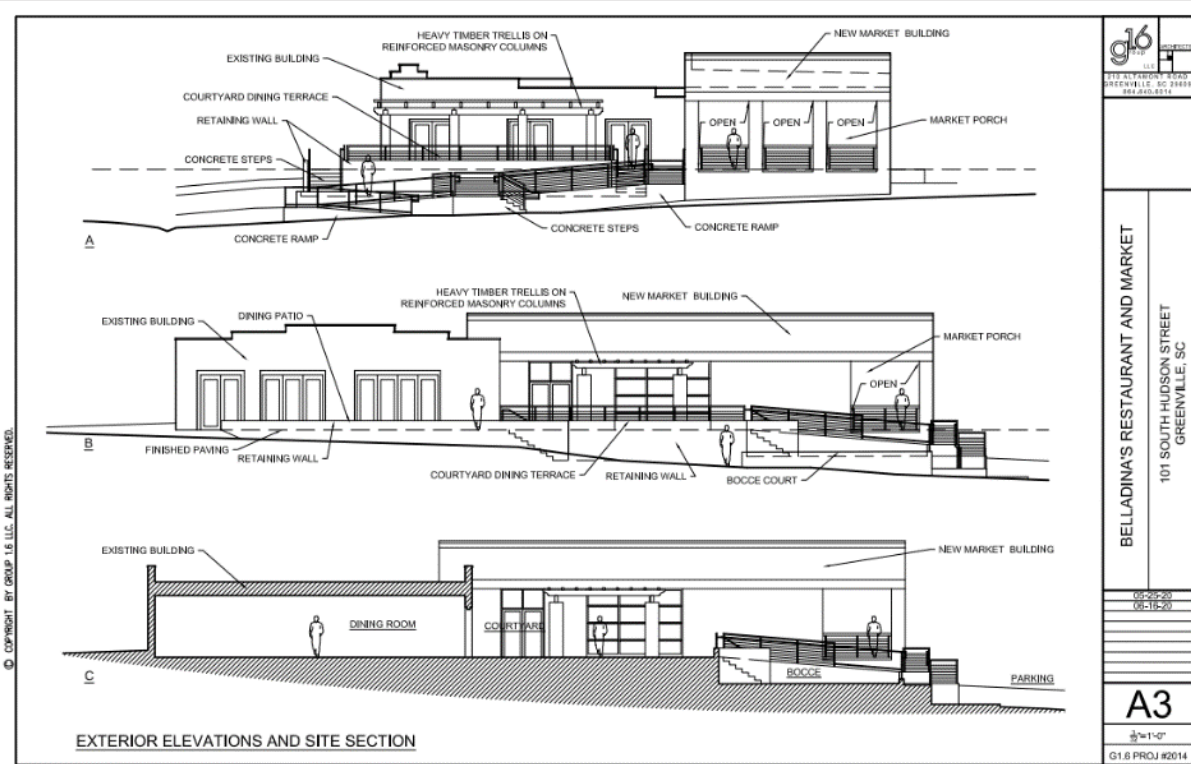
GVL 2040 IN ACTION SHAPING OUR FUTURE

czb czb LLC
INGALLS Ingalls Planning & Design
CODE STUDIO Code Studio
WESTON CONSULTING Weston Consulting, Inc.
MRB group MRB Group



Current Planning Division

Current Planning Overview



- Applies development regulations to construction and development projects
- Issues development permits for subdivisions, construction, signs, and other projects
- Zoning code enforcement
- Oversees Board of Zoning Appeals

Development Permits

Process and review permit applications for compliance with land development regulations:

- Site plans for commercial and residential development
- Building permits for commercial and residential development
- Zoning verification letters
- Subdivisions
- Sign permits

Zoning Enforcement

- Zoning inspections to ensure construction complies with zoning ordinance and approved permits.
- Investigate alleged violations of zoning ordinance.
- Remove illegal or unpermitted signs.
- Short-term rental enforcement.

What CAN'T zoning do?

- Regulate owner vs. rental housing
- Restrict occupancy based on race or ethnicity
- Mandate affordable housing (varies by state)
- Force an owner to sell his or her land
- Discriminate between functionally equivalent businesses
- Prohibit national chain stores or restaurants
- Violate state or federal law



Board of Zoning Appeals

Powers and duties. The board of zoning appeals (BZA) has the following powers and duties:

1. *Special exceptions.* To review and decide special exception permits.
2. *Variance permits.* To review and decide applications for variance permits.
3. *Appeals.* To hear and decide appeals taken by any person aggrieved by a decision or interpretation of the administrator.

Special Exception Permits

19-2.3.5. Special exception permit.

(A) *Purpose.* Special exceptions are uses that may be generally compatible with the other uses permitted in a zoning district but require individual review of their location, design, configuration, density, and intensity of use and may require the imposition of conditions to ensure the appropriateness of the use at a particular location.

Special Exception Permits

Use Category	Use Type	Residential						Nonresidential						Additional Regulations		
		R6	R9	RM 1	RM 1.5	RM2	RM3	OD	C1	C2	C3	C4	S1		I1	RDV
PUBLIC AND INSTITUTIONAL USES ^{1,4}																
Community service	All uses	S	S	S	S	S	S	P	P	P	P	P	P		P	
Day care	Day care center (13+ people)			S	S	S	S	S	S	S	P	P	P		P	19-4.3.2(C)
	Group day care home (7 to 12 people)			S	S	S	S	S	S	S	P	P	P		P	19-4.3.2(C)
	Preschool			S	S	S	S	P	C	P	P	P	P		P	19-4.3.2(C)
Educational facilities	Business school							P	S	P	P	P	P		P	19-4.3.2(D)(1)
	College or university			S	S	S	S	P			P	P	P		P	
	School, public or private	S	S	S	S	S	S	P	S	P	P	P	P		S	19-4.3.2(D)(2)
	Trade school												P	S		19-4.3.2(D)(3)

Special Exception Permits

19-2.3.5. (D)(1) Standards. A special exception permit shall be approved only upon a finding that the applicant demonstrates all of the following standards are met:

- (a) ***Consistent with the comprehensive plan.*** The proposed special exception is consistent with the comprehensive plan.
- (b) ***Complies with use specific standards.*** The proposed special exception complies with all standards in section 19-4.3, use specific standards.
- (c) ***Compatibility.*** The proposed special exception is appropriate for its location and compatible with the character of surrounding lands and the uses permitted in the zoning districts of surrounding lands, and will not reduce property values of surrounding lands.
- (d) ***Design does not have substantial adverse impact.*** The design of the proposed special exception minimizes adverse effects, including visual impacts of the proposed use on adjacent lands; furthermore, the proposed special exception does not impose significant adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, vibration, and does not create a nuisance.

New Greenville Development Code

- Effort to rewrite city's zoning and development ordinance to implement GVL2040 Comprehensive Plan.
- Goal is to accommodate growth in a responsible manner.
- Shift from suburban to urban development patterns.
- Height and density in nodes and along corridors, with transitions provided to limit impacts on single-family neighborhoods.
- More control over form, massing, site layout, and urban form.
- Draft code released to public around December 1, 2022. Expected adoption in March/April 2023.
- <https://www.greenvillesc.gov/182/Greenville-Development-Code>



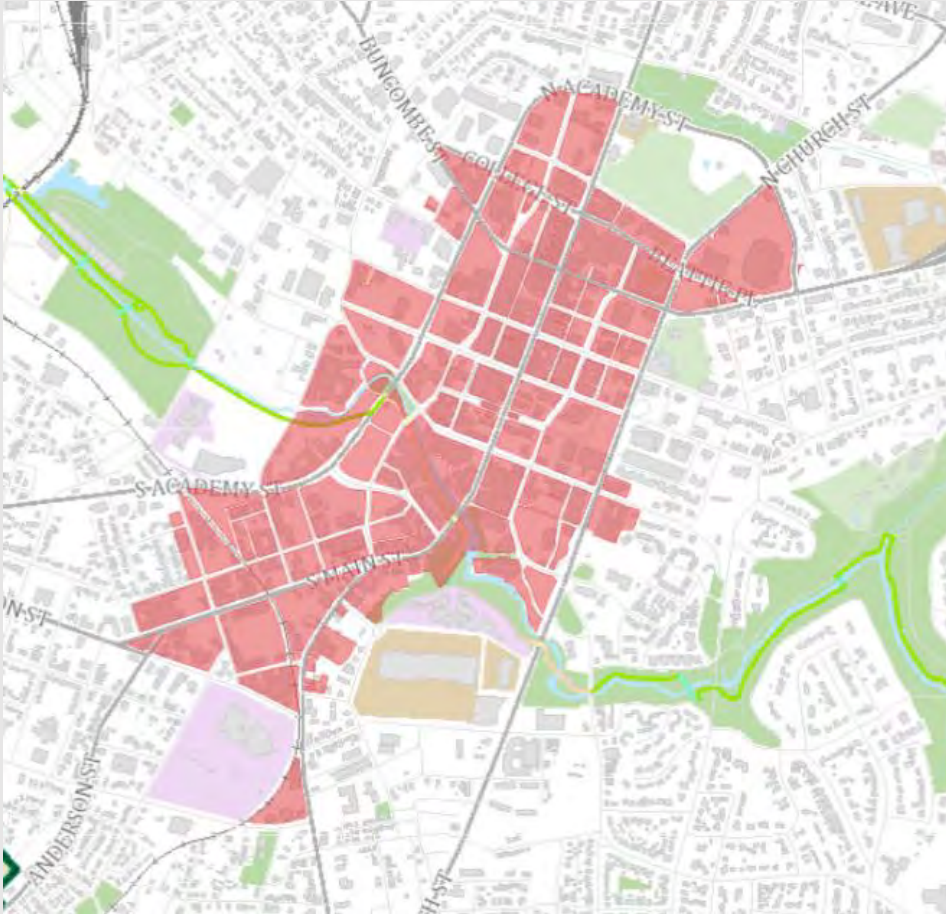
Urban Design Division

Urban Design Overview

- Oversees Design Review Board
- Historic Preservation
- Assists with design for private and public developments
- Maintains Design Guidelines for Downtown and Multi-family developments
- Tree preservation and landscape ordinance compliance



Design Review Board



Urban Panel

- Review applications for certificates of appropriateness in downtown central business district
- Review demolition permits for historic structures in C-4 district
- Advice and comment for multifamily projects
- Exceptions to sign standards
- Appeals and unreasonable hardship exemptions

Design Review Board

Neighborhood Panel

- Review applications for certificates of appropriateness in preservation overlay districts
- Review demolition permits for historic structures
- Review requests for local landmark designations
- Appeals and unreasonable hardship exemptions



Historic Preservation



- Purpose: to protect designated areas having architectural significance against intrusion of designs that fail to protect such significance
- Includes:
 - Exterior alterations, additions, or demolition of existing buildings
 - Design of new buildings within Preservation Overlay Districts
- Encourages restoration of historic structures to original design or intent, and incorporation of new structures as modern interpretation of historic context

Design Guidelines

- Purpose: to encourage ongoing development and architecture to extend the unique and walkable character of downtown Greenville across the C-4 district
- Includes:
 - Exterior alterations and additions to existing buildings within C-4
 - All new construction within C-4
- Prioritizes the public realm and pedestrian experience, focusing on critical spatial proportions, and quality of details and materials



Design Assistance



- In-house design team with experience in public and private sectors
- Provides evaluation of proposed developments & offers creative solutions for conformance with land development ordinance, GVL2040 vision, or other governing documents
- Advocates for best practice design solutions, primarily for the public realm

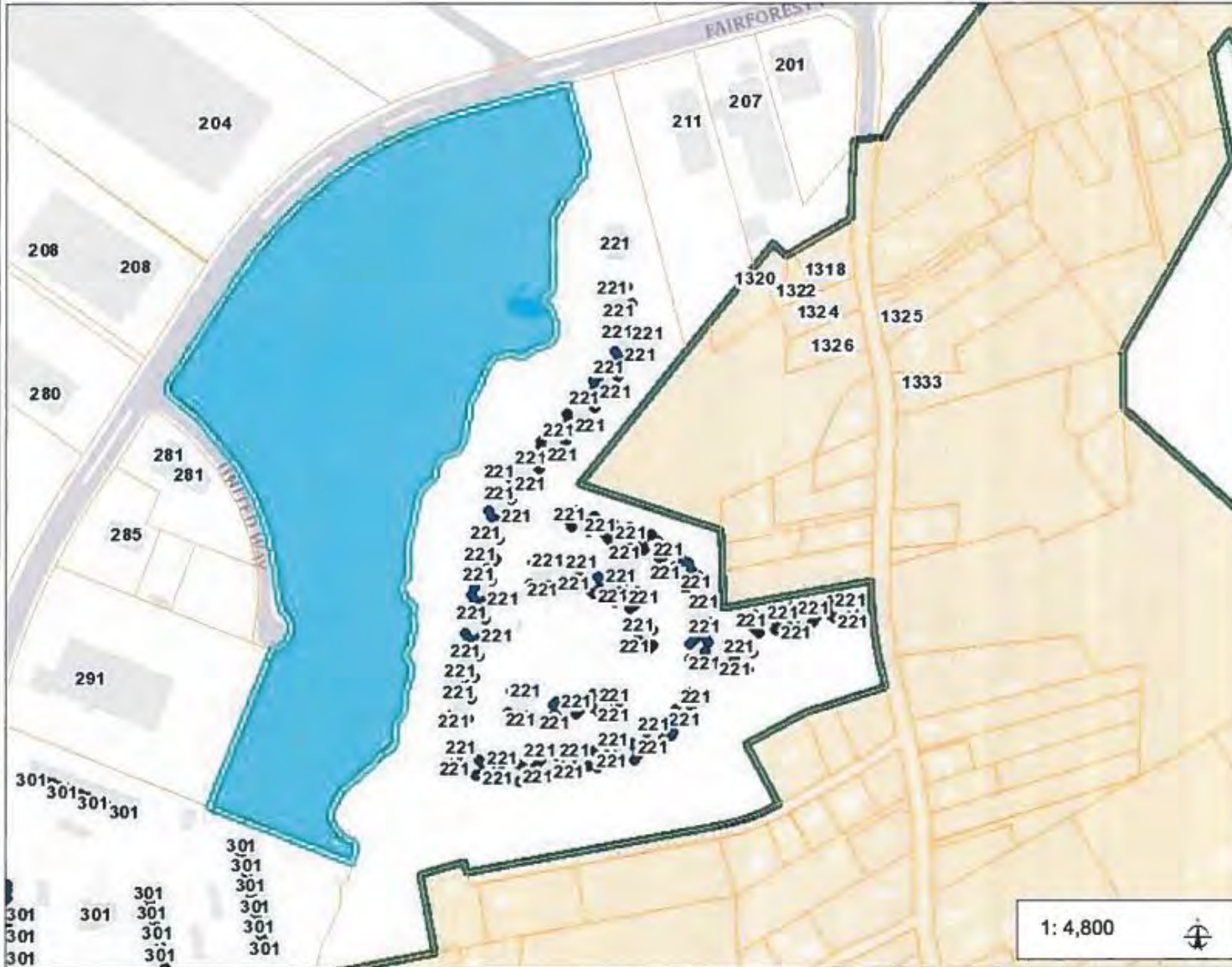


ZONING PRACTICE

Zoning Map Amendment

Evaluating a Zoning Map Amendment

- Application for zoning map amendment
- Address: 215 Fairforest Way
- Request to rezone from I-1 Industrial to RM-3 Single-Family and Multifamily Development District
- Suggested steps:
 - Review submitted application
 - Review criteria for a zoning map amendment
 - Recommend to approve or deny the rezoning



Legend

- Parcels with Ownership
- City of Greenville Limits
- BND_Gville_City_Limit

Notes

800 0 400 800 Feet

NAD_1983_HARN_StatePlane_South_Carolina_FIPS_3900_Feet_Intl
© City of Greenville, SC Date Created: 4/12/2019

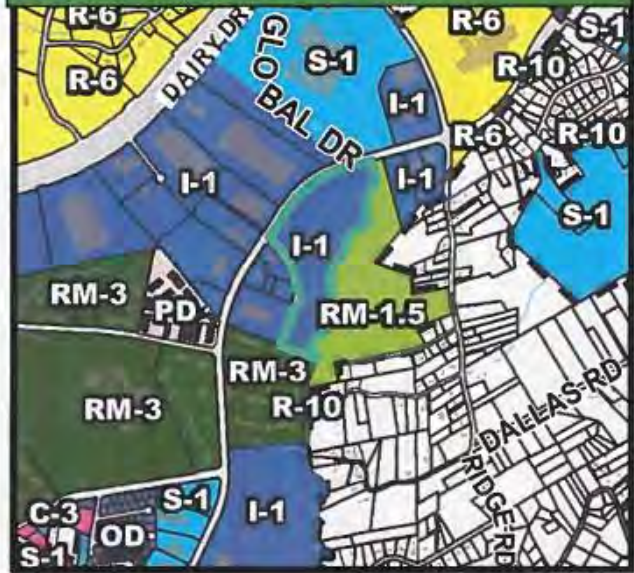
This map is user generated from the City of Greenville's MapIT 2.0 intranet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable and should be appropriately used with caution. Contact the GIS Division for all questions pertaining to the MapIT 2.0 program and data.

Z-7-2019 • FAIRFOREST WAY

AERIAL VIEW



CURRENT ZONING



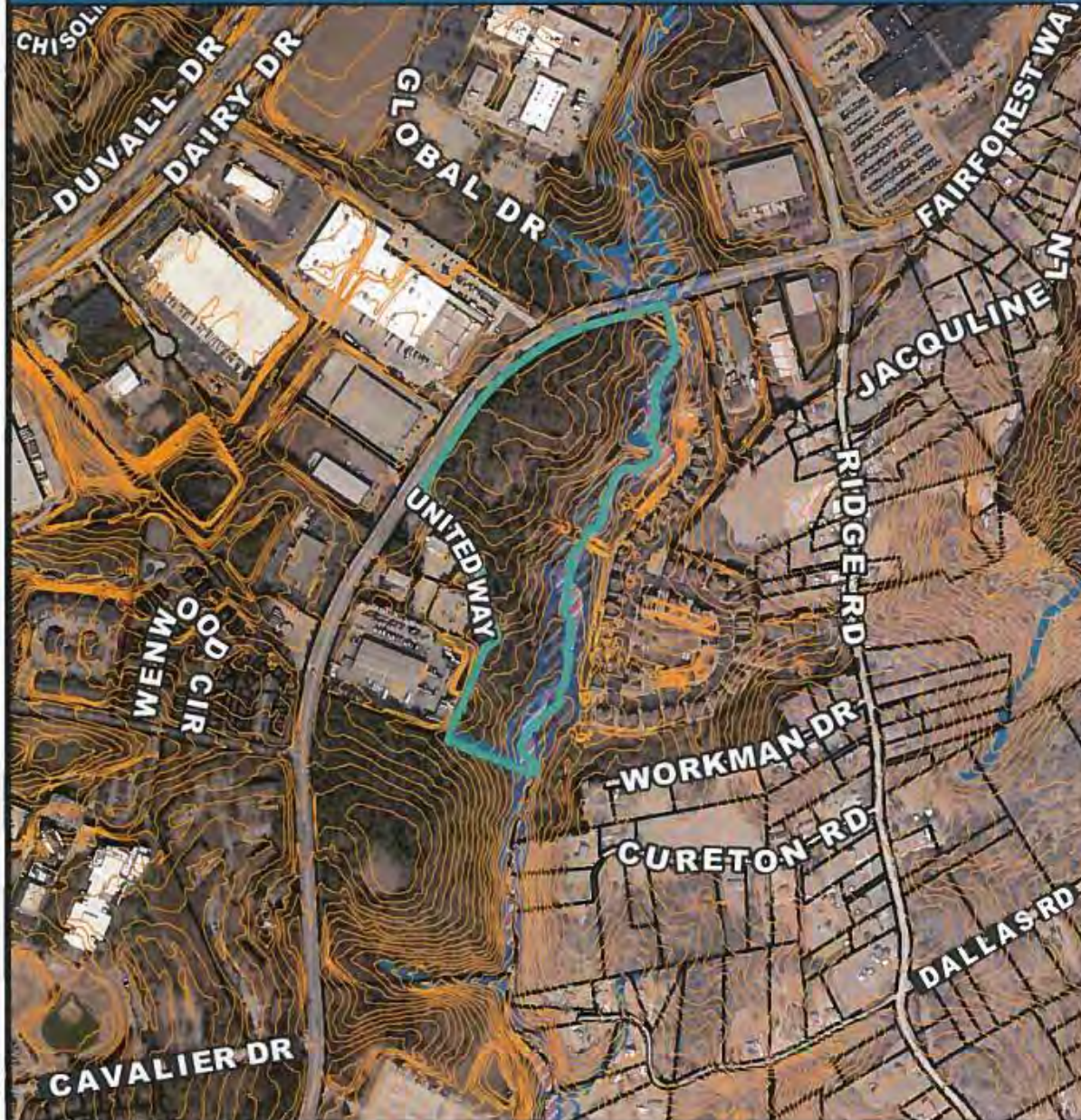
FUTURE LAND USE



Future Land Use:
High Intensity
Non-Residential
and Urban
Residential

Z-7-2019 • FAIRFOREST WAY

NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



Evaluating a Zoning Map Amendment

Section 19-2.3.2. (D)

(2) *Amendments to zoning district map.* In considering a rezoning, the city council may adopt a change for only part of the area requested or for a less intense zoning district than requested by the applicant, or both. If the city council chooses to consider rezoning an area larger than requested or a more intense zoning district, the matter shall be referred to the planning commission for public hearing and recommendation consistent with the provisions of this chapter. In determining whether to adopt or disapprove the proposed amendment, the city council may consider and weight the relevance of the following factors:

- (a) **Consistent with comprehensive plan.** Whether, and the extent to which, the proposed amendment is consistent with the comprehensive plan.
- (b) **Changed conditions.** Whether, and the extent to which, there are changed conditions from the conditions prevailing at the time that the original designation was adopted.
- (c) **Community need.** Whether, and the extent to which, the proposed amendment addresses a demonstrated community need.
- (d) **Compatible with surrounding uses.** Whether, and the extent to which, the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.

Evaluating a Zoning Map Amendment

- e) **Development patterns.** Whether, and the extent to which, the proposed amendment will promote a logical and orderly development pattern.
- f) **Strip or ribbon commercial development.** Whether, and the extent to which, the proposed amendment will result in undesirable strip or ribbon commercial development.
- g) **Isolated zoning district.** Whether, and the extent to which, the proposed amendment will result in the creation of an inappropriately isolated zoning district unrelated to adjacent and surrounding zoning districts.
- h) **Property values.** Whether, and the extent to which, the proposed amendment will result in significant adverse impacts on the property values of surrounding lands.
(i) Effect on natural environment. Whether, and the extent to which, the proposed amendment will result in detrimental impacts on the natural environment and its ecology, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, and wetlands.
- i) **Public facilities and services.** Whether, and the extent to which, the proposed amendment will result in development that is adequately served by public facilities and services (roads, potable water, sewerage, schools, parks, police, fire, and emergency medical facilities).



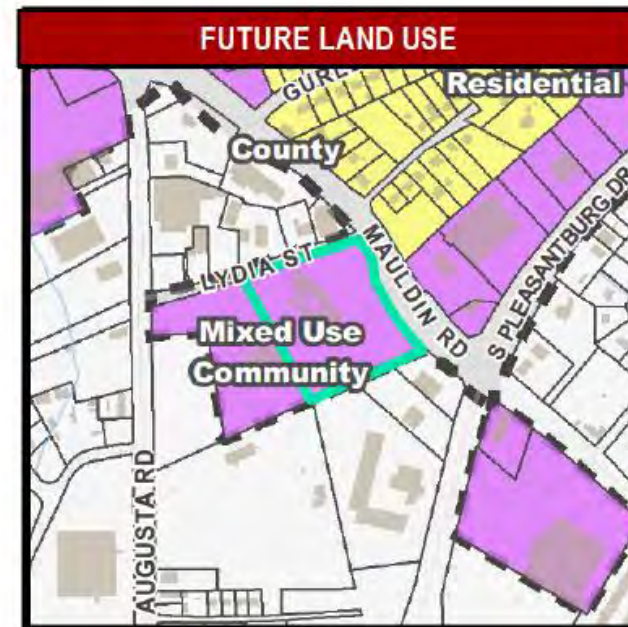
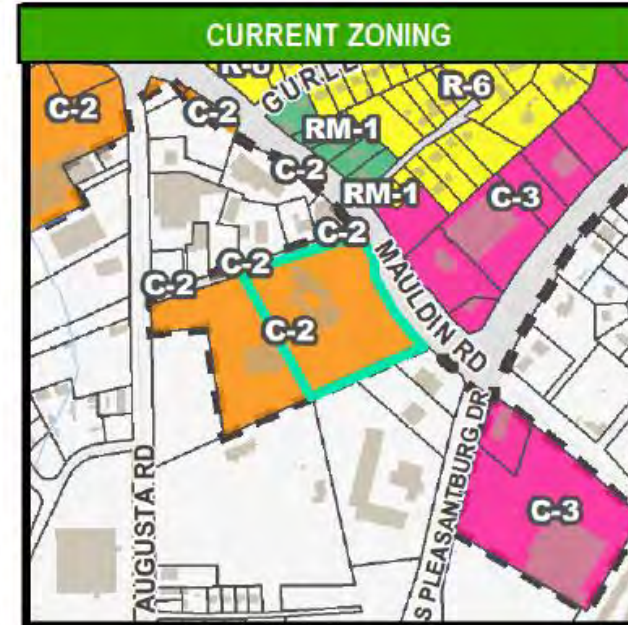
ZONING PRACTICE

Special Exception Permit

Evaluating a Special Exception Permit

- Application for special exception permit
- Address: 120 Mauldin Road
- Request to use a portion of the existing church property to construct a cemetery for the interment and/or scattering of sterilized, cremated pet animal remains.
- Suggested steps:
 - Review submitted application
 - Review criteria for BZA to grant special exception permit
 - Approve or deny the permit

S 19-371 • 120 MAULDIN RD.



S 19-371 • 120 MAULDIN RD.

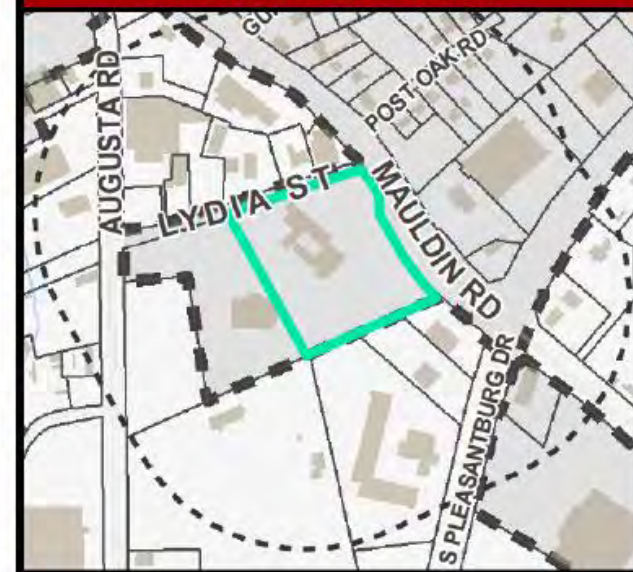
NATURAL / ENVIRONMENTAL FEATURES

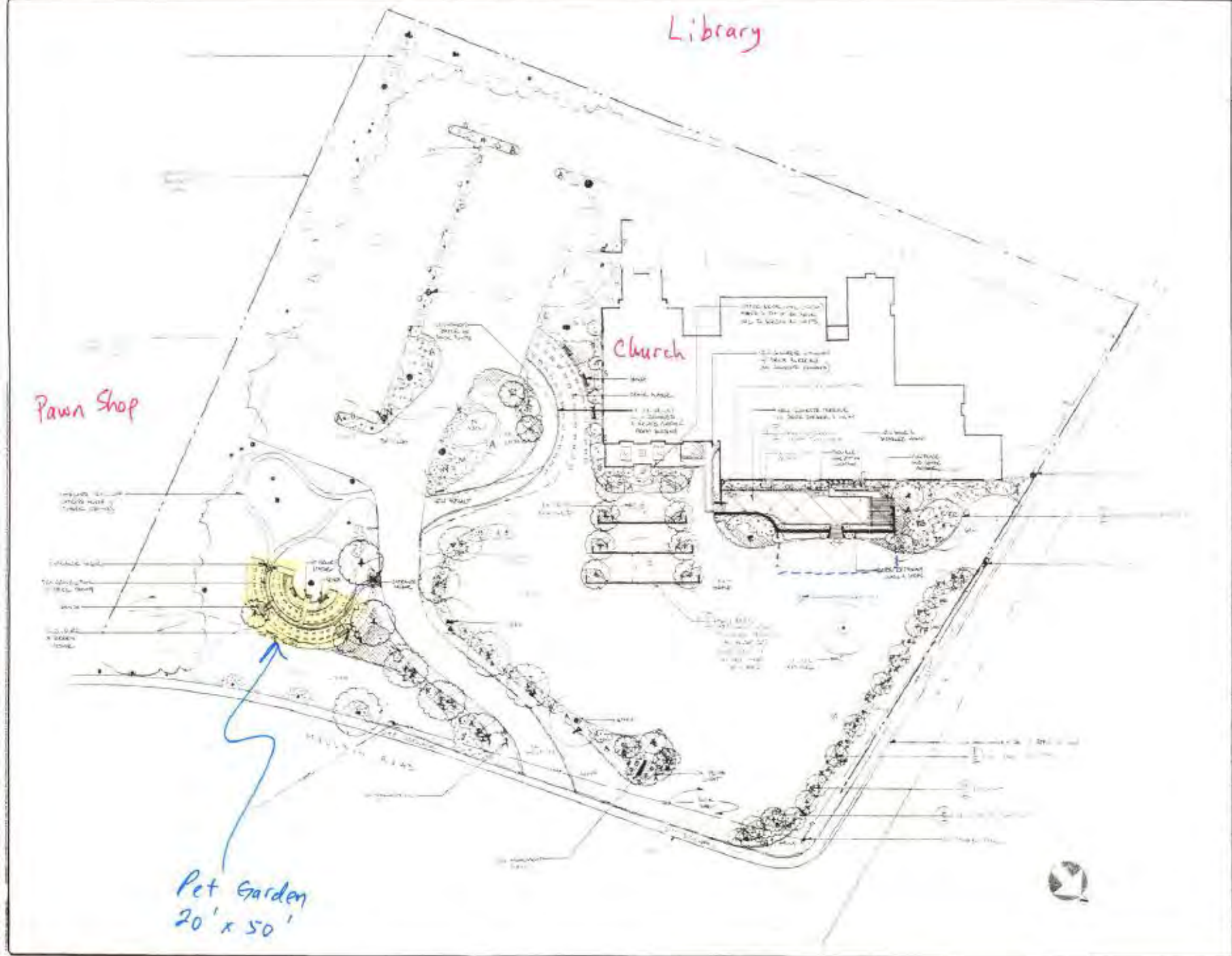


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





Pawn Shop

Library

Church

Pet Garden
20' x 50'



CHURCH OF THE REDEEMER
120 MAULDIN ROAD
GREENVILLE
SOUTH CAROLINA

LEGEND

- TREE
- SHRUB
- LAWN
- WALKWAY
- PARKING
- FENCE
- UTILITY
- LIGHT FIXTURE

LIGHTING LEGEND

- STREET LIGHTING
- LANDSCAPE LIGHTING
- BUILDING LIGHTING
- PARKING LIGHTING
- UTILITY LIGHTING

REVISIONS

NO.	DATE	DESCRIPTION
1		PRELIMINARY
2		REVISED PER CLIENT
3		REVISED PER CLIENT
4		REVISED PER CLIENT

DRAWING

DATE: 06/20/2012
 DESIGN: JACOB / JACOB
 DRAWING: JACOB
 SCALE: 1/8" = 1'-0"

SHEET NO: L-1 OF 2

Special Exception Permits

19-2.3.5. (D)(1) Standards. A special exception permit shall be approved only upon a finding that the applicant demonstrates all of the following standards are met:

(a) ***Consistent with the comprehensive plan.*** The proposed special exception is consistent with the comprehensive plan.

(b) ***Complies with use specific standards.*** The proposed special exception complies with all standards in section 19-4.3, use specific standards.

Note: There are no use-specific standards for cemeteries.

(c) ***Compatibility.*** The proposed special exception is appropriate for its location and compatible with the character of surrounding lands and the uses permitted in the zoning districts of surrounding lands, and will not reduce property values of surrounding lands.

(d) ***Design does not have substantial adverse impact.*** The design of the proposed special exception minimizes adverse effects, including visual impacts of the proposed use on adjacent lands; furthermore, the proposed special exception does not impose significant adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, vibration, and does not create a nuisance.



QUESTIONS & DISCUSSION

PLANNING & DEVELOPMENT

131 Falls Street, 2nd Floor

Greenville, SC 29601

Phone: 864-467-4476

Email: planning@greenvillesc.gov