



Location - Greenville, South Carolina  
 Type - Greenfield  
 Year Design - 2006  
 Status - In Progress  
 Size - 320 Acres  
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Griffin Park, Greenville, South Carolina

Griffin Park is situated at the highly traveled crossroads of West Georgia Road and Fork Shoals Road, fifteen miles southwest of downtown Greenville. The area has been heavily developed as the city has expanded, and much of the land surrounding the site has been developed into conventional housing subdivisions. Griffin Park will offer an alternative to this sprawl development, and will give residents a chance to live in a more community-oriented atmosphere with public space, recreational offerings, and retail within walking distance of their homes.

When completed, Griffin Park will include more than one thousand single-family homes as well as large-scale retail offerings. The majority of the retail activity will be within the town center at the major intersection, which was originally zoned for big-box retail development. The big-box components have been re-designed to be integrated with a pedestrian-scaled Main Street, lined with smaller-scaled retail establishments and live/work units. This Main Street development spine will connect the various neighborhoods, each of which will have its own smaller community center featuring a plaza or a square. Additionally, each neighborhood will have a unique landscape character and design adhering to the site's topography and natural features.

Beyond Griffin Park's town center, larger single-family houses are interspersed with townhouses and carriage houses along streets designed for pedestrian activity. Many of these streets follow the curves of the Reedy River, preserving the site's wetlands and providing a buffer to nearby development. The town plan also preserves green space by including public civic spaces such as parks, playgrounds, trails, and sports areas. By preserving open space as well as serving as an example of compact, mixed-use development, Griffin Park is envisioned as a precedent for how the Greenville area can accommodate further growth.