

Haynie-Sirrine Master Plan Update Presentation

Documents:

[05-06-2024 SPECIAL CALLED WORKSHOP - HAYNIE SIRRINE.PDF](#)
[PRESENTATION - HAYNIE SIRRINE NEIGHBORHOOD MASTER PLAN.PDF](#)



CITY COUNCIL OF THE CITY OF GREENVILLE

Planning Commission Meeting Haynie-Sirriner Preliminary Master Plan

Monday, May 6, 2024 - 12:00 p.m.
Greenville City Hall, 206 S. Main Street

AGENDA

Haynie-Sirriner Preliminary Master Plan Presentation

12:00 p.m.

NOTE: City Council members have been invited to participate in the above referenced event or meeting, creating the potential of a quorum. While the event or meeting is not an official meeting of City Council, the posting of this notice is provided for the purpose of complying with the public notice requirements of the Freedom of Information Act as far as is practicable. No business of City Council will be deliberated or acted upon during the event or meeting.



**City of Greenville
Planning Commission
Special Called Workshop
12:00 PM Monday, May 6, 2024**

Greenville City Hall, 206 S. Main Street, 9th Floor Conference Room

Note: The primary purpose of this special called workshop is for the Planning Commission to review and discuss the initial findings of the Haynie-Sirriner Neighborhood Master Plan Update.

The special called workshop is a public meeting open to the general public. No action or votes will be taken by the Commission on any agenda item at the workshop. Likewise, no public comments will be received during the special called workshop.

AGENDA

- 1. Call to Order**
- 2. Presentation of the Preliminary Recommendations of the Haynie-Sirriner Neighborhood Master Plan Update (Preview of Public Presentation occurring at 5:30 PM)**
- 3. Adjournment**

An aerial photograph of a city street, likely in Knoxville, Tennessee, showing a wide road with multiple lanes, surrounded by lush green trees and some buildings. The sky is blue with scattered white clouds. The text 'HAYNIE SIRRINE' is prominently displayed in large, colorful, block letters across the top, with 'NEIGHBORHOOD MASTER PLAN' in smaller, black, block letters below it.

HAYNIE SIRRINE

NEIGHBORHOOD MASTER PLAN

Neighborhood Update

May 6, 2024

Project Team

Steering Committee

Felsie Harris, *Haynie-Sirriner Neighborhood President*

Becky Warth, *Haynie-Sirriner Neighborhood Vice-President*

John Slipke, *Tindal Park HOA President*

Anthony Gallo, *Brio Condominium HOA President*

Racquel Collier, *Greenville Housing Authority*

Doug Garrett, *Watkins Garrett & Woods Funeral Home*

Ken Beasley, *Beasley Funeral Home*

Lauren Briles, *Primrose School of Greenville*

David Stone, *Property Owner*

Frances Stone, *Property Owner*

Lauren Stone Hudson, *Property Owner*

Sheila McCullough, *Fleet Feet Greenville*

Joe Hindman, *Modal*

City Participation

City Council

Shannon Lavrin, *City Manager*

Bryant Davis, *Chief Diversity Officer*

Leslie Fletcher, *Public Engagement Manager*

Paul Dow, *City Engineer*

Monique Mattison, *Community Development Manager*

MJ Simpson, *Strategic Communications Administrator*

Mary Douglas Hirsch, *Interim Planning Director*

Edward Kinney, *Principal Urban Designer*

Kris Kurjiaka, *Principal Planner*

Michael Frixen, *Principal Planner*

Barrett Armstrong, *Senior Urban Designer*

Austin Rutherford, *Senior Planner*

Ben Abdo, *Development Planner*



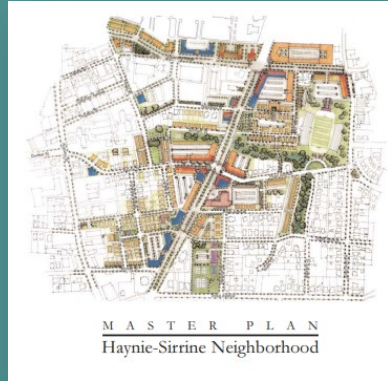
PROJECT UPDATE AND OVERVIEW



How Did We Get Here?

2002

Current Haynie-Sirrine
Master Plan
Adopted



2013

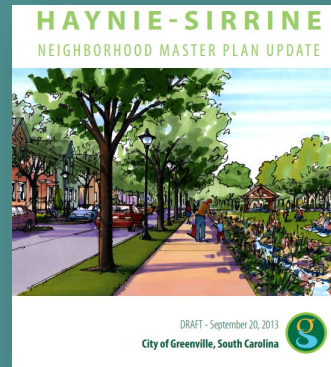
Updated Master Plan
Completed
(was not adopted)

2023

Haynie-Sirrine Neighborhood
Association Requested
New Master Plan

2003

Haynie-Sirrine
Planned Development
Adopted



2020

Planned Development
Modified for County
Square Redevelopment



Master Plan Goals

- 1 Create a proposed land use map
- 2 Recommend zoning consistent with the Greenville Development Code
- 3 Identify potential land acquisitions for affordable housing and open space preservation
- 4 Outline neighborhood design considerations
- 5 Account for transportation and infrastructure improvements
- 6 Identify potential capital projects





Project Timeline

INFORMATION GATHERING

Jan 10 – Steering
Committee Meeting
#1

Feb 5-9 – Steering
Committee Meeting
#2

Feb 5 – Launch
Public Input Survey

Feb 13 or 20 –
Public Input
Workshop

PLAN FORMATION

Feb 23 – Close
Public Input Survey

March 11-15 –
Steering Committee
Meeting #3

April 24 – Steering
Committee Meeting
#4

**May 6 – Planning
Commission and
City Council
Workshop**

PLAN APPROVAL

June 26 - Steering
Committee Meeting
#5

August 1 – Planning
Commission Review
and
Recommendation

August 12 or 26 –
City Council
Approval



POPULATION & DEMOGRAPHIC INFORMATION



Population

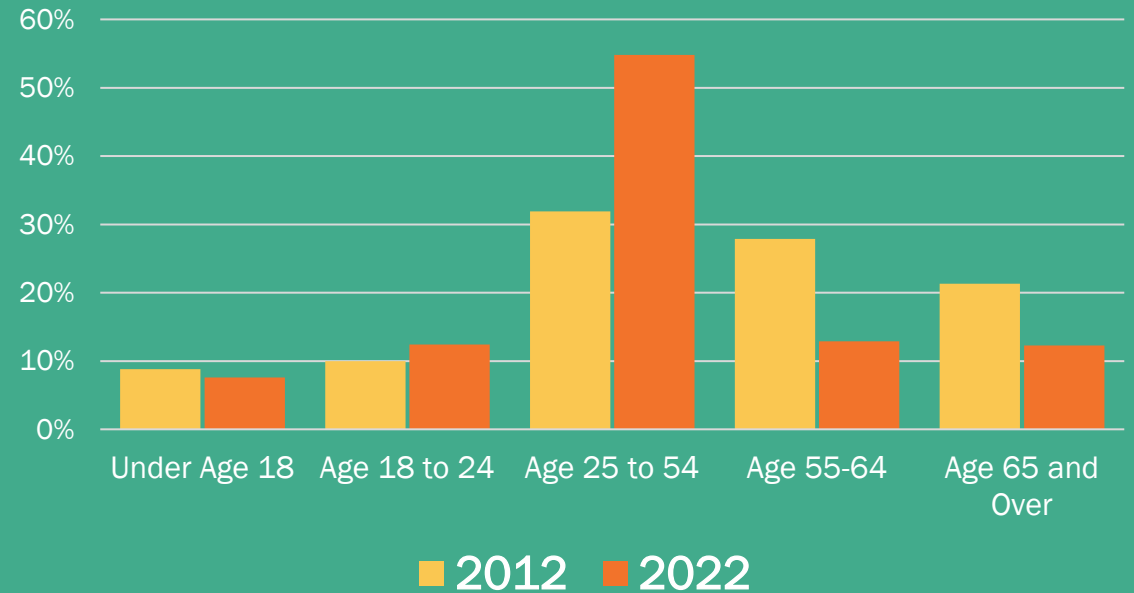
Total Population	2012	2022
Haynie-Sirrine	990	1,456
City of Greenville	59,261	70,838

↗ 47.1%

↗ 19.5%

Median Age		
	2012	2022
Haynie-Sirrine	54.8	33.1
City of Greenville	32.9	33.8

Key Age Groups: Haynie-Sirrine
2012-2022

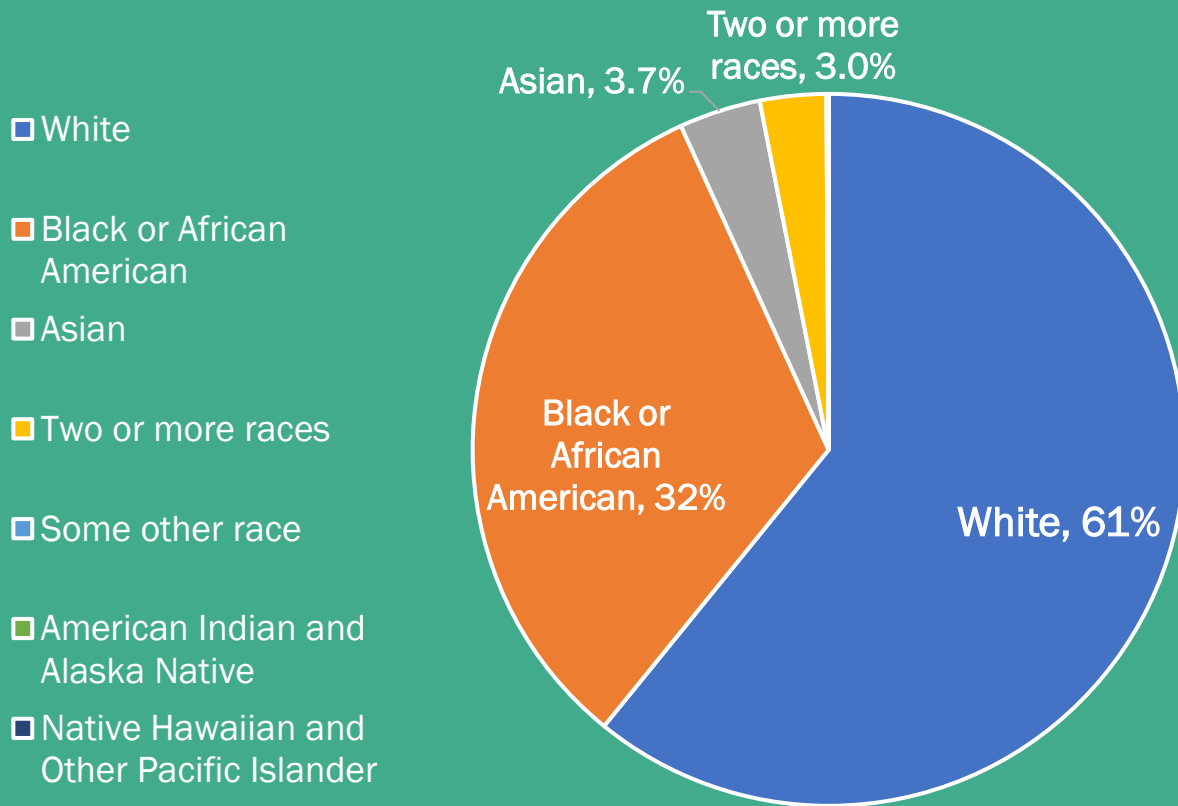


- Population **Aged 65 and Over** has decreased by **-15%**
- **Prime working age** population (Age 25-54) has increased

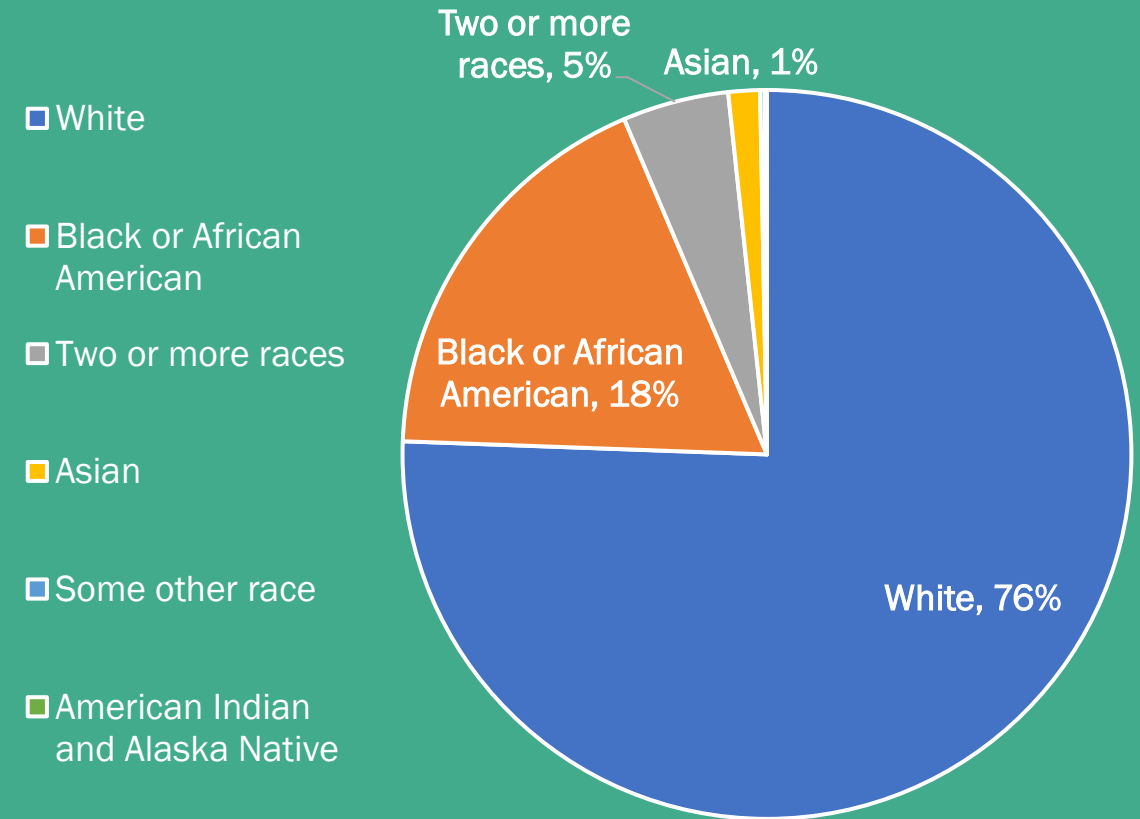


Race and Ethnicity

2012



2022



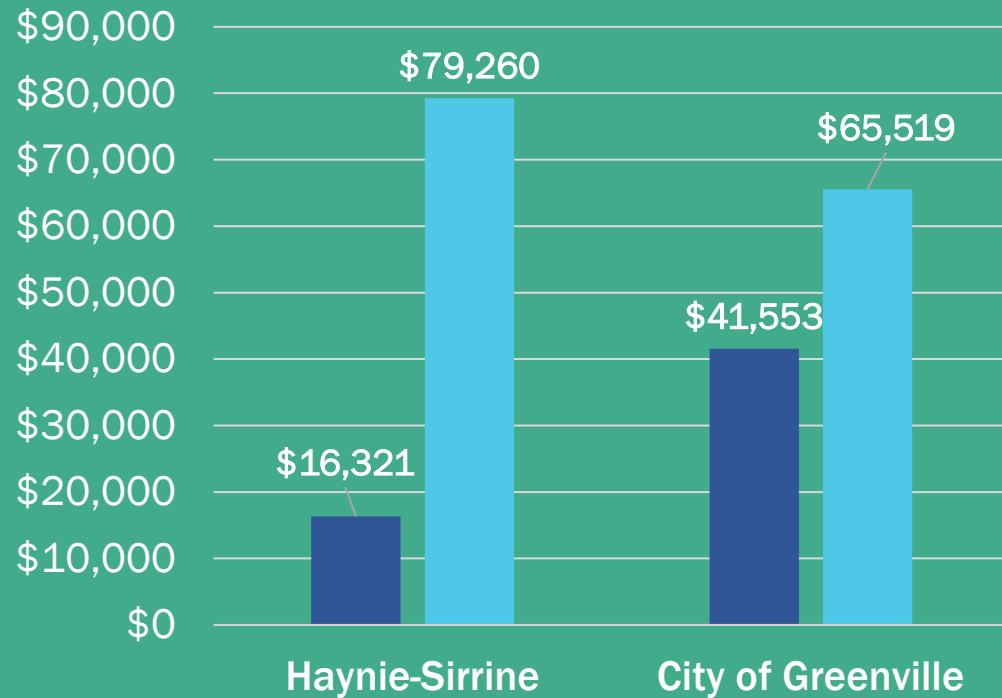
Data for Haynie-Sirrine Neighborhood Only



Income and Poverty

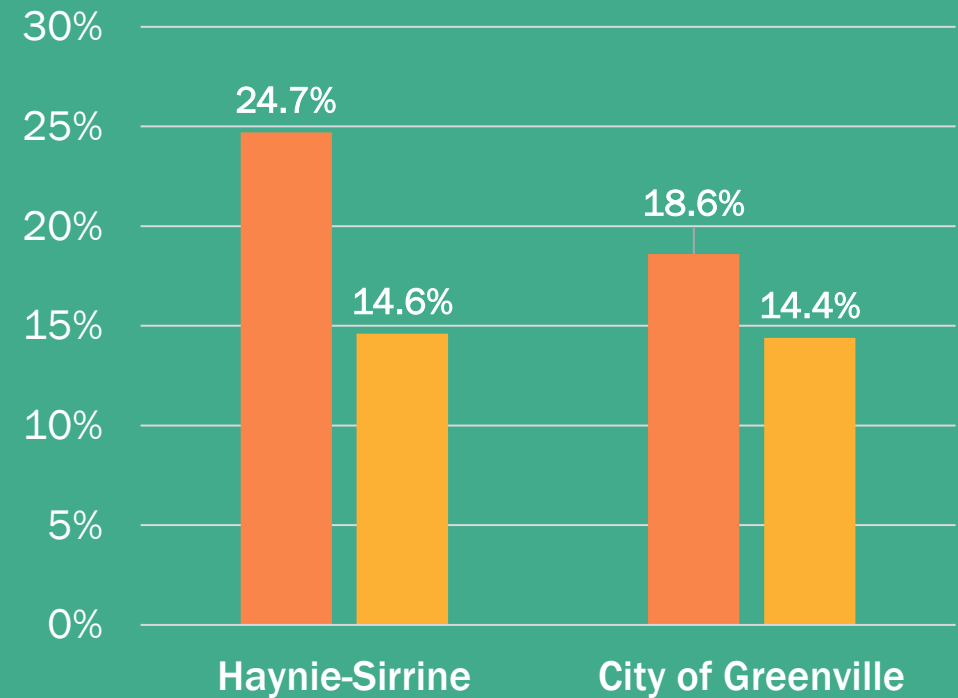
Median Income*

■ 2012 ■ 2022



Population Below Poverty Level

■ 2012 ■ 2022



*2022 Inflation-Adjusted Dollars



HOUSING & INFRASTRUCTURE



Housing

Total Housing Units, Haynie-Sirrine

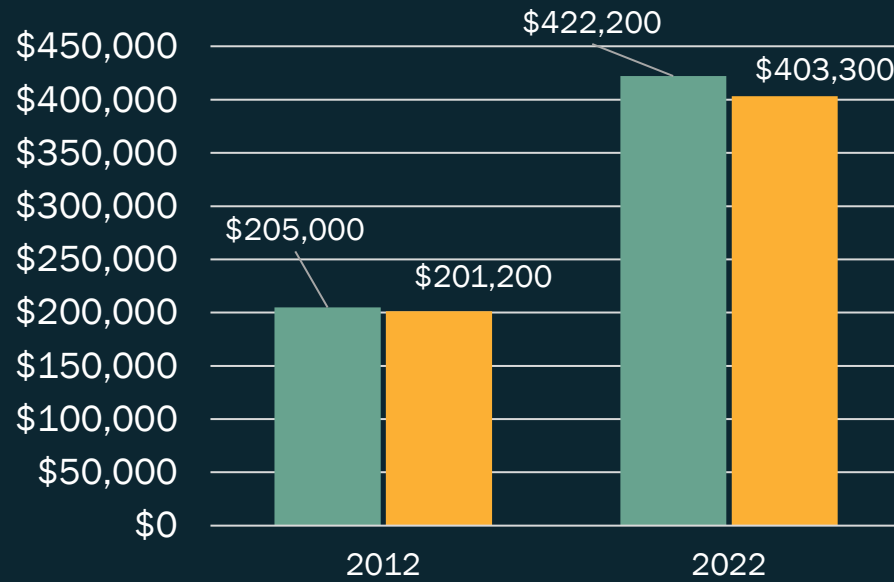
2012	2022	Pct. Change
723	890	+23%

Total units city-wide has increased 27%



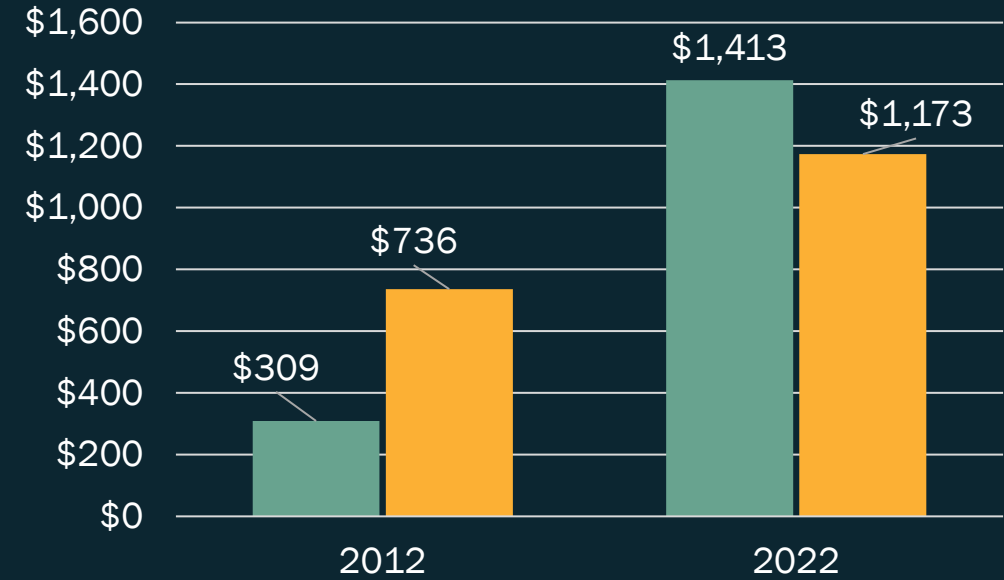
Housing

Median Value of Owner Occupied Units



Haynie-Sirrine
City of Greenville

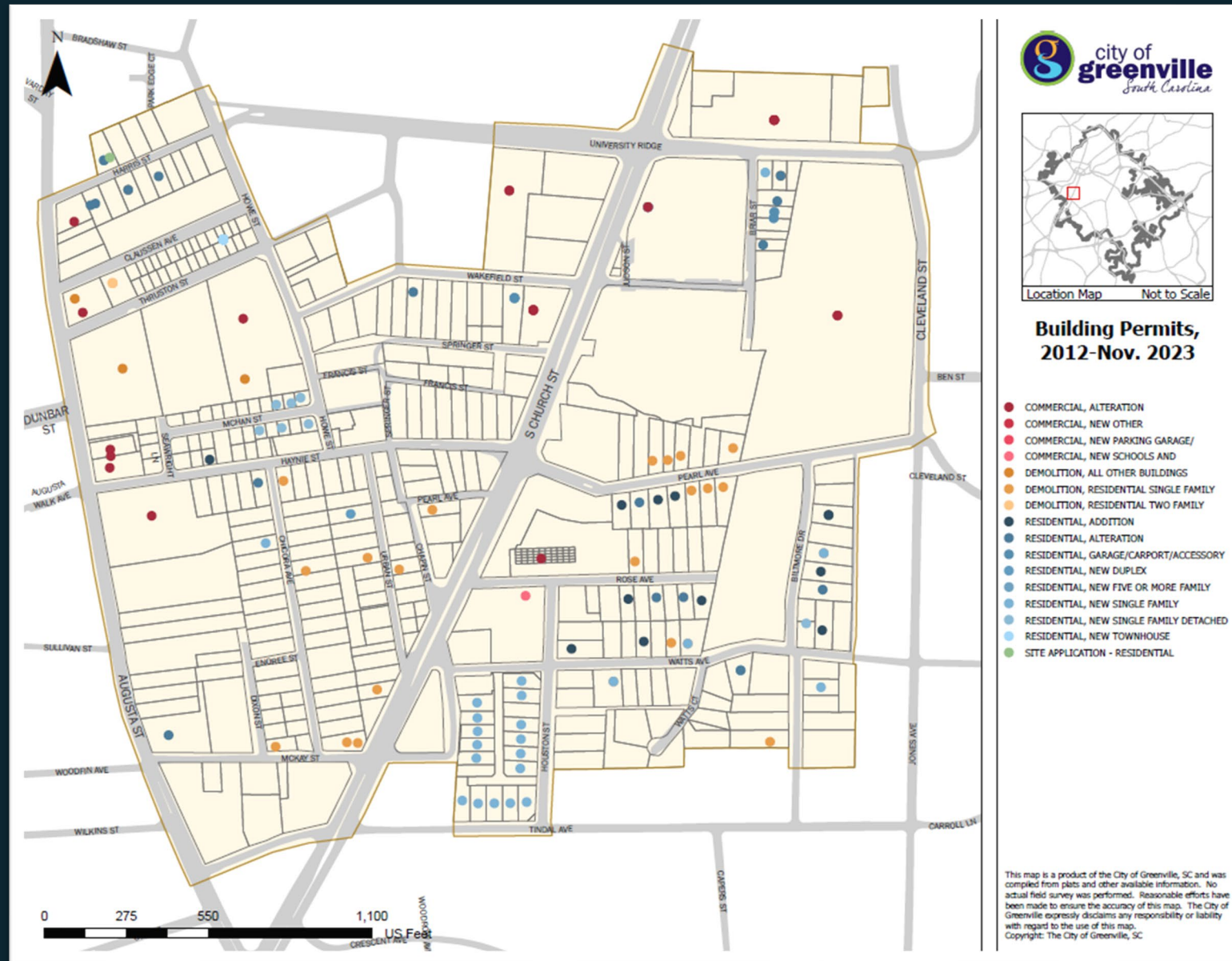
Median Gross Rent



Haynie-Sirrine
City of Greenville



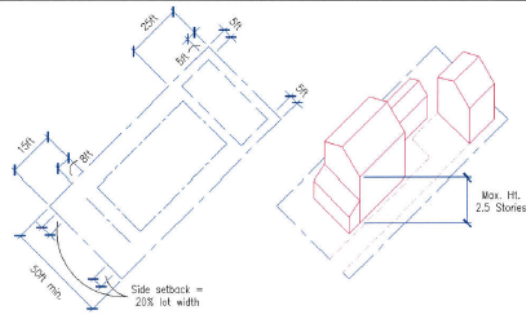
Building Permit Activity



Haynie-Sirrine Neighborhood Code

Description: The detached house is the predominant building type in the City of Greenville. It is flexible in use (where permitted), accommodating single family uses, multi-family uses up to four units, home occupations, professional offices, and limited retail uses. When other building types are integrated with Detached Houses, the scale of the Detached House shall control (exception: Civic Buildings).

Applicability: The street lot is a medium or large sized lot that provides primary vehicular access from the street. The use permitted within the building is determined by the Zone in which it is located.



Rear: 15 ft

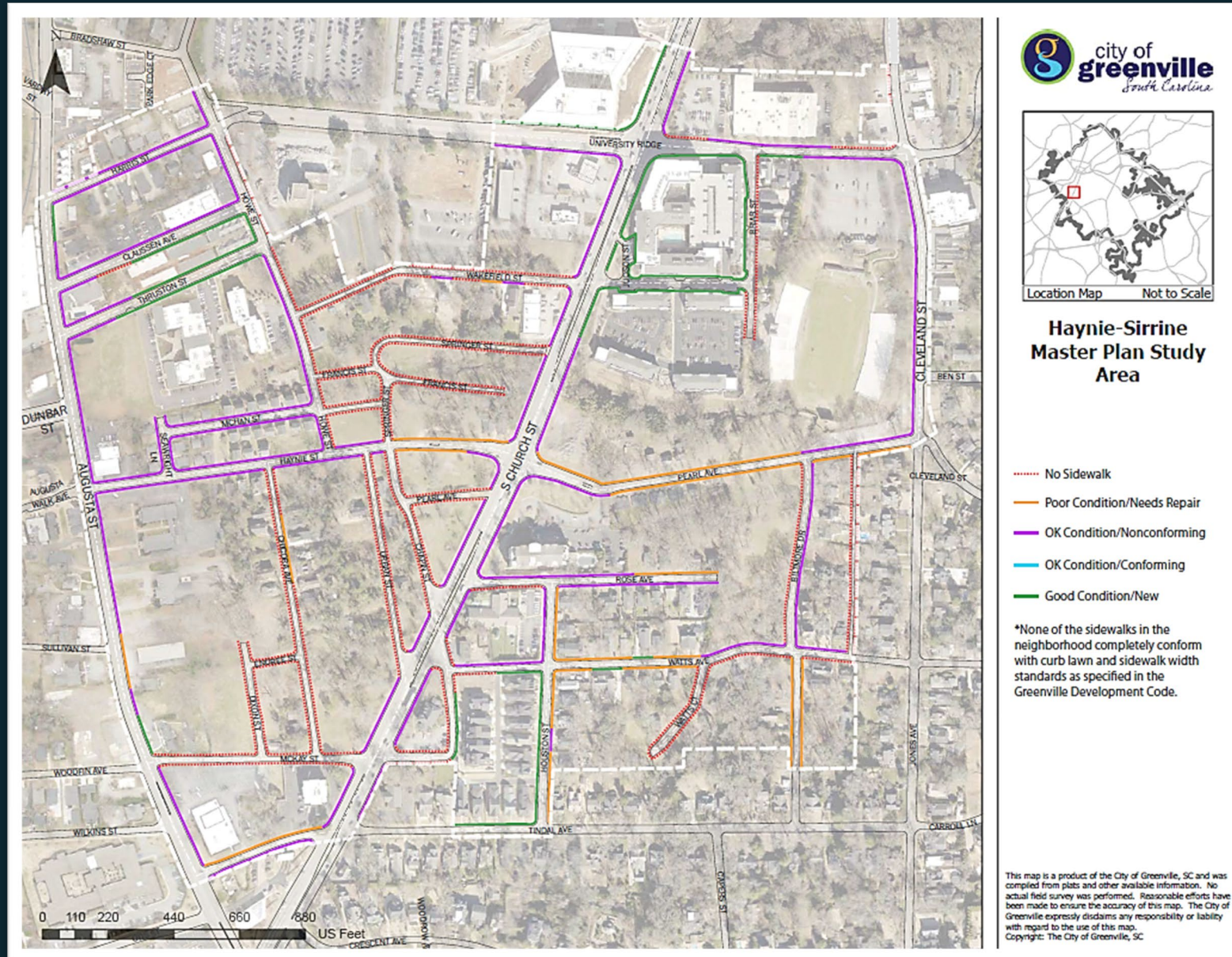
Accessory Structures:
Side/Rear Setback: 3 ft
Maximum Footprint: 650 sq ft
Maximum Number of Structures: 1
Maximum Height: 2 Stories

1. Residential building walls shall be wood clapboard, wood shingle, wood drop siding, primed board, wood board and batten, brick, stone, stucco, vinyl, or similar material. Accessory buildings with a floor area greater than 150 square feet shall be clad in materials similar in appearance to the principal structure.

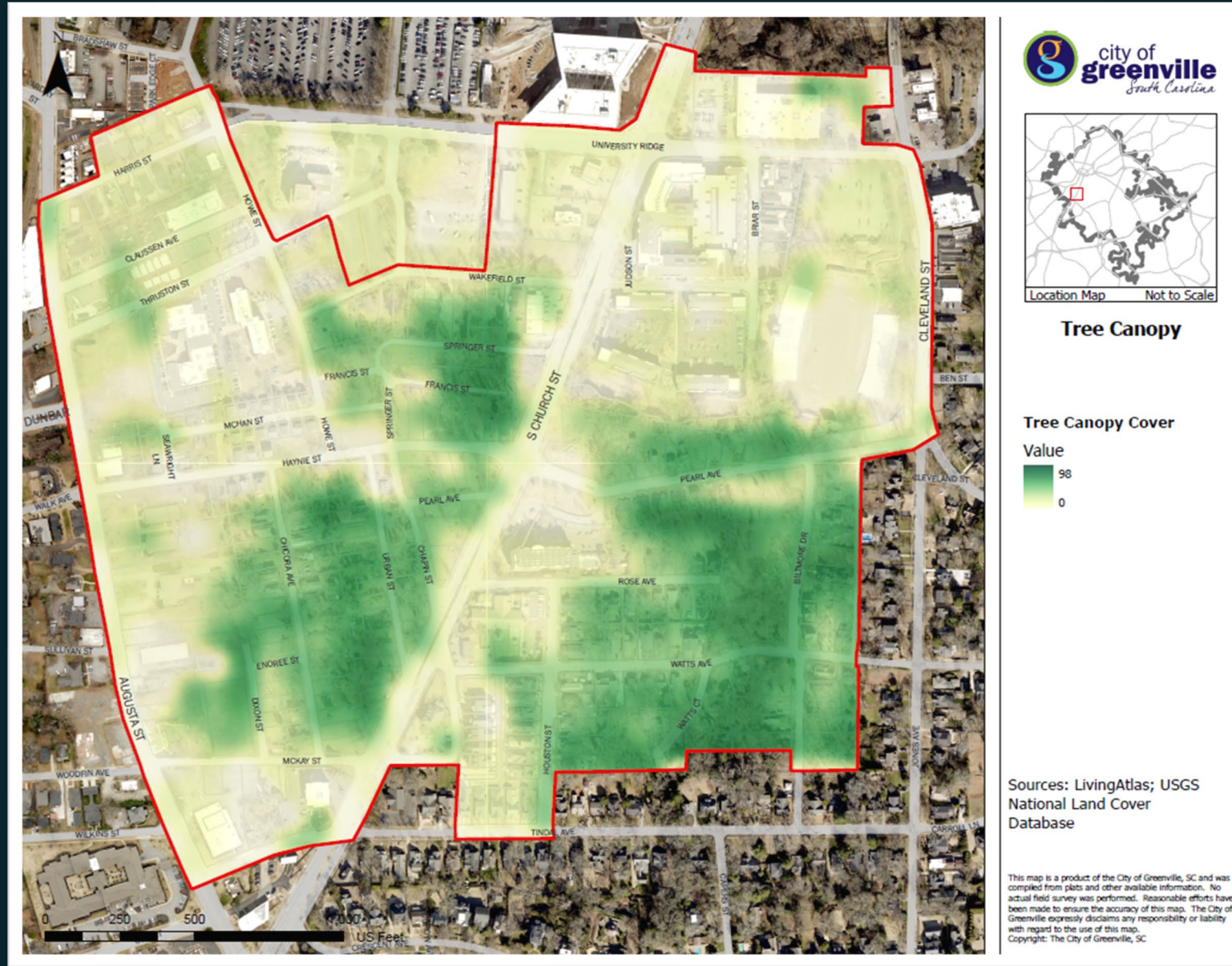
1. Overhanging eaves may expose rafters.
2. Flush eaves shall be finished by profiled molding or gutters.
3. All rooftop equipment shall be enclosed in building material that matches the structure or is visually compatible with the structure.



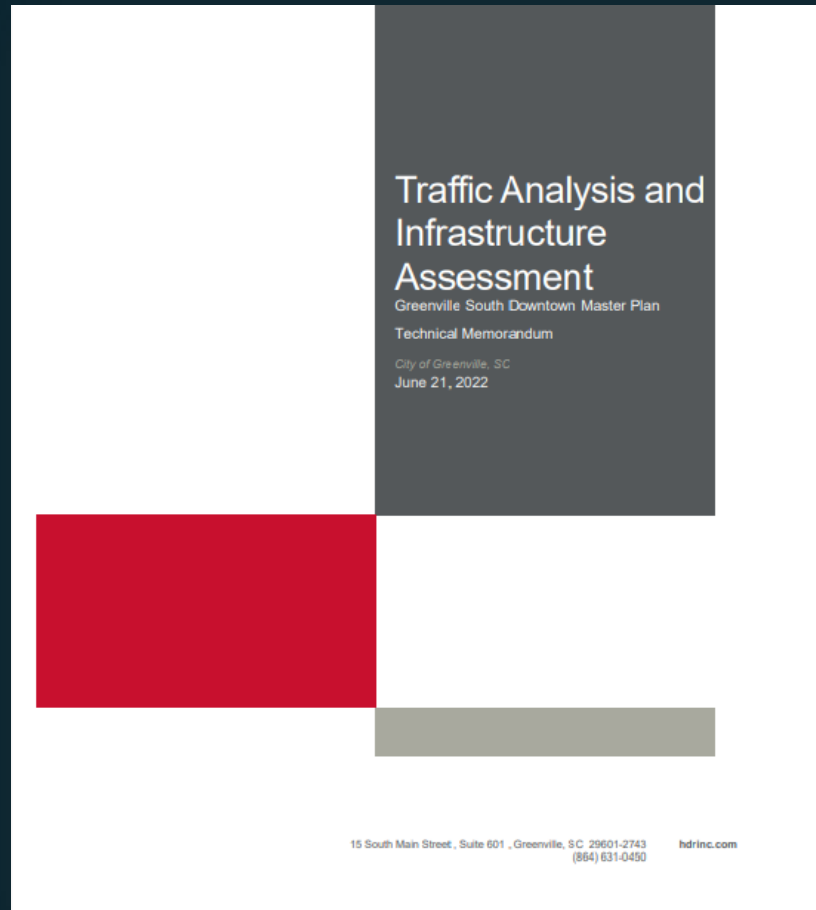
Sidewalk Conditions



Tree Canopy



HDR Engineering Study (2022)



PLAN FORMATION



Plan Considerations

Previous Planning
Efforts

Public Comments and
Feedback

Steering Committee
Input

Existing Assets and
Conditions

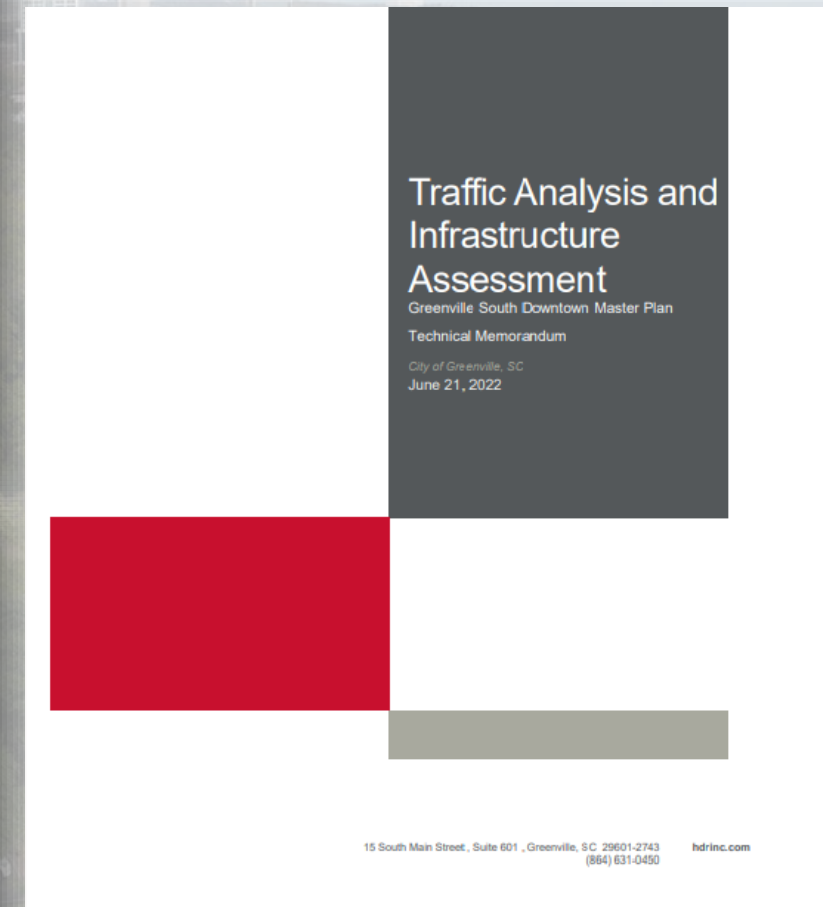
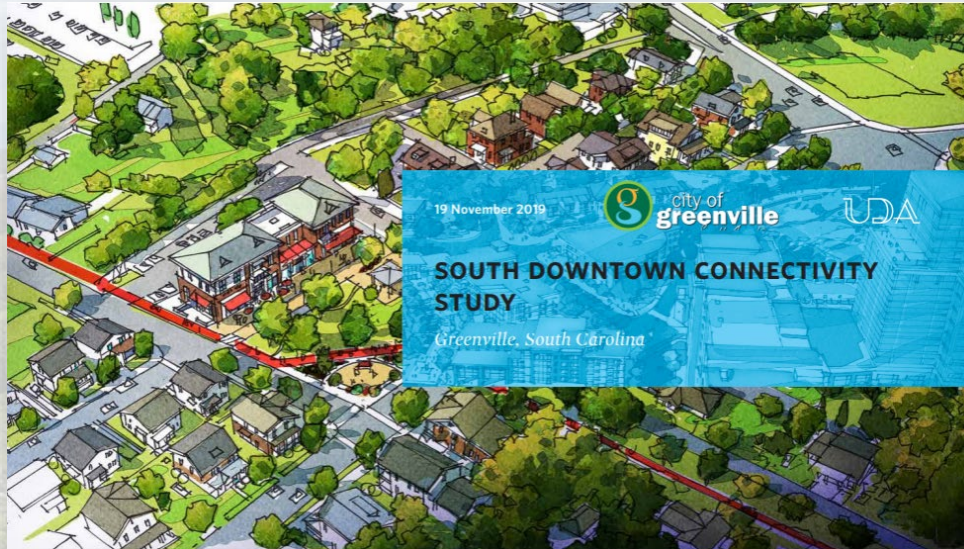
Planned Infrastructure
Projects

Private Development

Planning Best
Practices



Recent Planning Efforts



Community Input



Community Input

“What kinds of uses does the neighborhood need?”

“How often do you walk or bike through the neighborhood?”

“Map the routes you use...”

“I love my neighborhood because...”

“What building types are most appropriate on Church St.?”

“In 20 years, I hope Haynie-Sirriner is...”

“What physical elements of the neighborhood need the most attention?”

“What issues should the master plan address?”

“How tall should buildings be on Augusta St.?”

“What style of homes would you prefer to see?”



Keep in mind...

The plan is still in draft format...

*The project team will be collecting feedback until the final plan is adopted.
All comments are welcome and important to the process.*

This will be a balancing act...

Given its location and amount of vacant land, the plan must adequately protect the existing neighborhood while also sensitively guiding future growth and opportunity.

The GVL 2040 Comprehensive Plan established a vision...

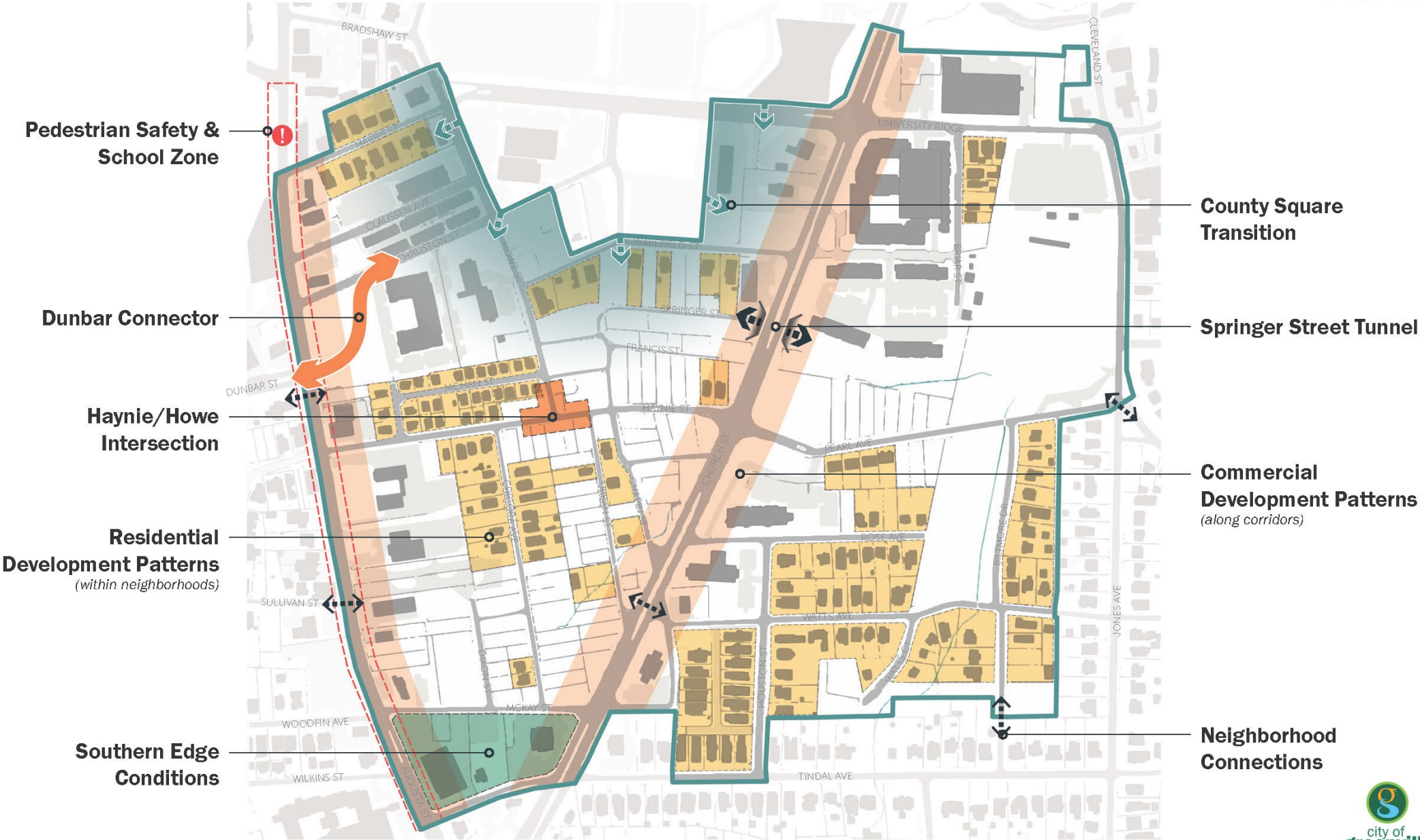
Through extensive public input, the comprehensive plan identified key priorities for the future growth of our city:

- Prioritize *affordable housing* opportunities
- Preserve *open space*
- Support alternative modes of *transportation and mobility*
- Preserve residential *neighborhoods*



Master Plan Priorities & Draft Future Land Use Map

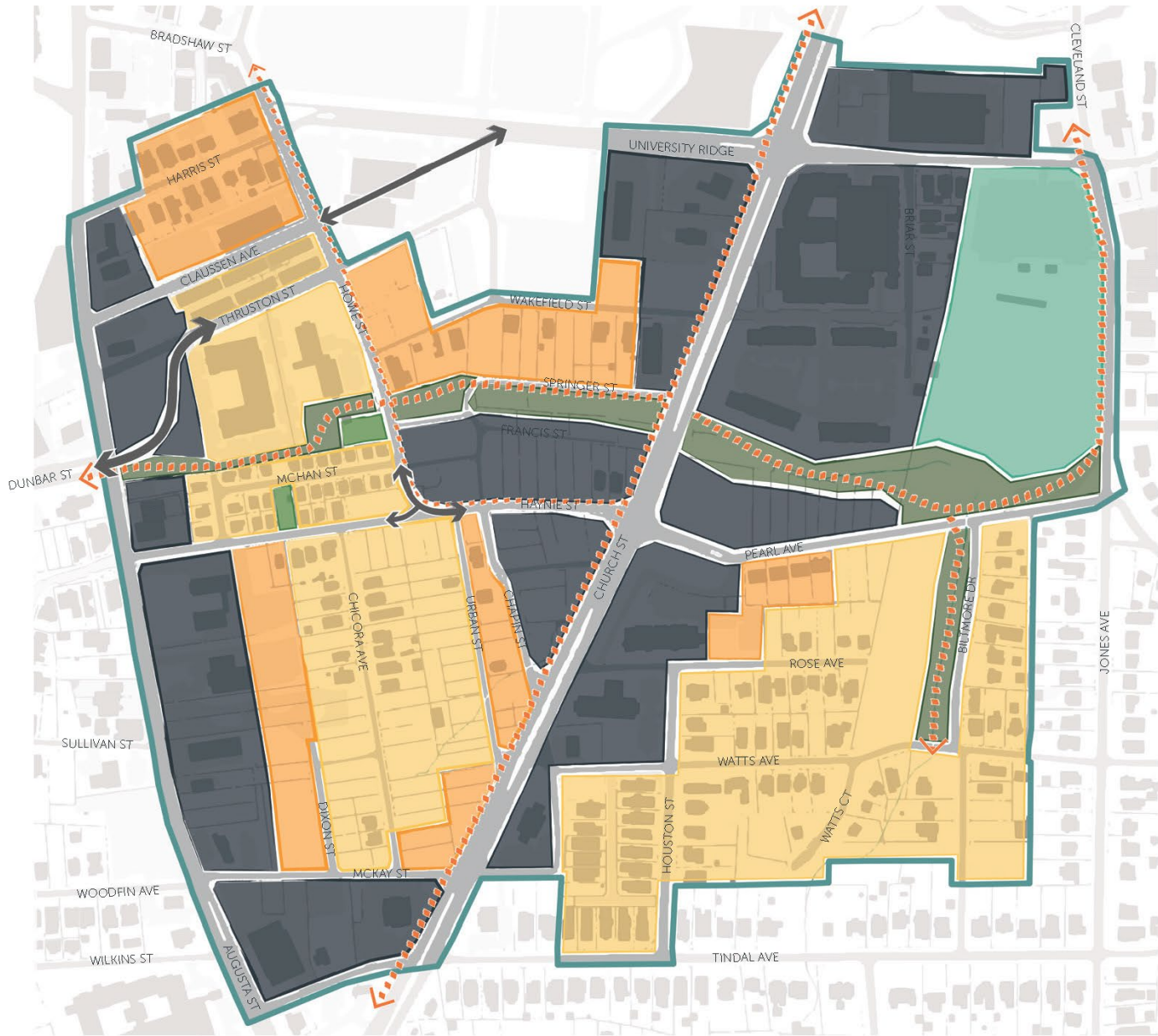






General Land Use Zone

- Mixed-Use
- Transitional
- Residential
- Campus & Institutional
- Parks & Open Space
- New Street/Realignment
- Trail





Max. Allowable Heights

- 2.5 Stories
- 3 Stories
- 4 Stories
- 5 Stories
- 7 Stories
- X Adjacent Allowed Height



NEXT STEPS & UPCOMING MEETINGS



Next Steps

May – June

Write draft plan and provide copy to steering committee

June 26

Steering Committee Meeting #5

By July 2

Post draft plan to city website

August 1

Planning Commission review and recommendation

August-September

City council approval



THANK YOU!

