

PLANNING AND DEVELOPMENT PROJECT PREVIEW MEETING

SEPTEMBER 26, 2023

When:

4:00 - 6:00 PM

4th Tuesday Every Month

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



unity park

PARKING MAP

Overview

- The Project Preview 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.

What types of projects are presented?

- The Greenville Development Code requires certain projects to participate in a “Development Public Meeting” before submitting an application. The Project Preview meeting satisfies this requirement.
- The following projects are required to participate:
 - Zoning map amendment (rezoning)
 - Major subdivisions
 - Street naming or re-naming
 - Multi-unit residential projects containing 12 or more units
 - Requests for special exception permits
- In addition, the City may present updates and information on various other planning initiatives, engineering projects, capital projects, and more.

PROJECTS AND APPLICATIONS FOR: SEPTEMBER 26, 2023 PROJECT PREVIEW MEETING

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



On the Roxx Special Exception

- **Address:** 734 S. Main St. Greenville, SC 29601
- **Parcel Number:** 00700-00-01300
- **Existing Zoning:** MXS-D - Shopfront Downtown
- **Request:** Special Exception to operate past midnight
- **Next Step:** Board of Zoning Appeal Public Hearing on October 12th (tentative)

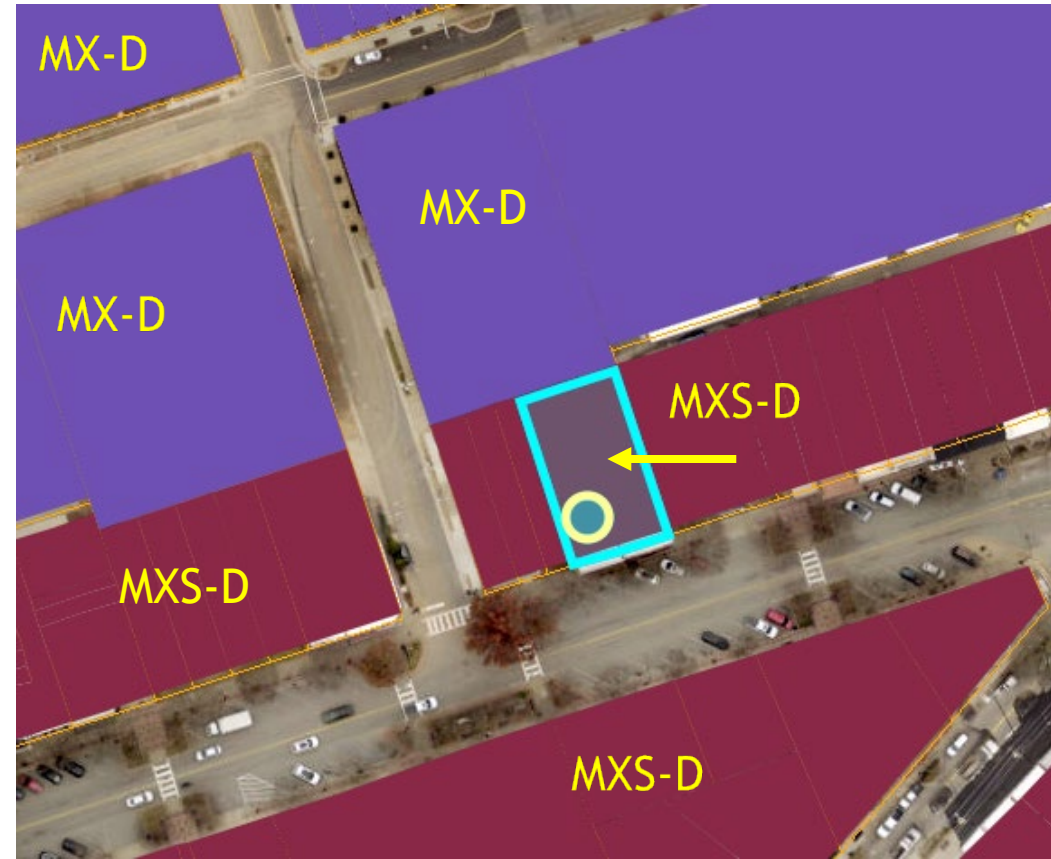
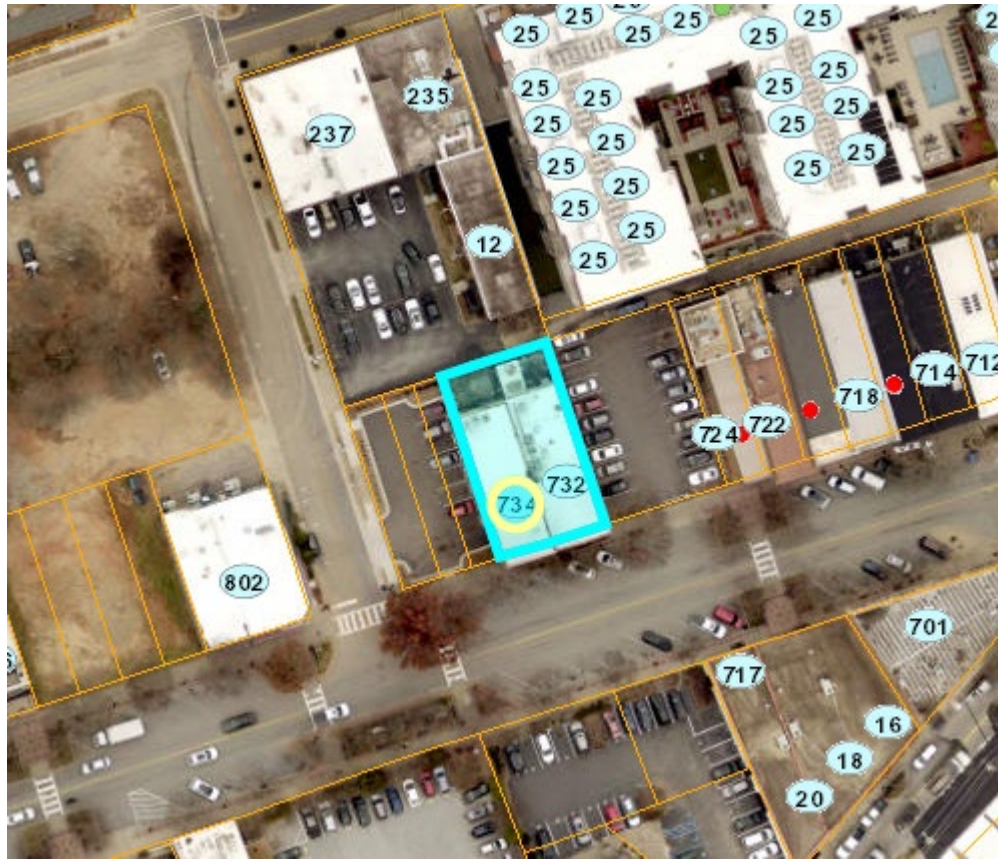
Contact:

Name: Heather Frechette and Todd Zillmer

Email: heather@ontheroxxgreenville.com

Phone: (864) 608-6088

On the Roxx Special Exception



Truline Music Venue Special Exception

- **Address:** 401 Rhett Street, Greenville, SC 29601
- **Parcel Number:** 007200-02-00100
- **Existing Zoning:** MX-D - Mixed Use Downtown
- **Request:** Special Exception to operate past midnight
- **Next Step:** Board of Zoning Appeal Public Hearing on October 12th (tentative)

Contact:

Name: Mike Grozier

Email: michaelgrozier17@gmail.com

Phone: (504) 416-4247

Truline Music Venue Special Exception



Truline Music Venue Special Exception



Lowndes Hill & Woodlark Rezoning

- **Address:** Lowndes Hill
- **Parcel Number:** 028200-02-01500, 028200-02-01300, 028200-02-01401
- **Existing Zoning:** RC-3 - Community 3
- **Proposed Zoning:** MX-3 - Mixed Use 3
- **Next Step:** Planning Commission on November 2nd (tentative)

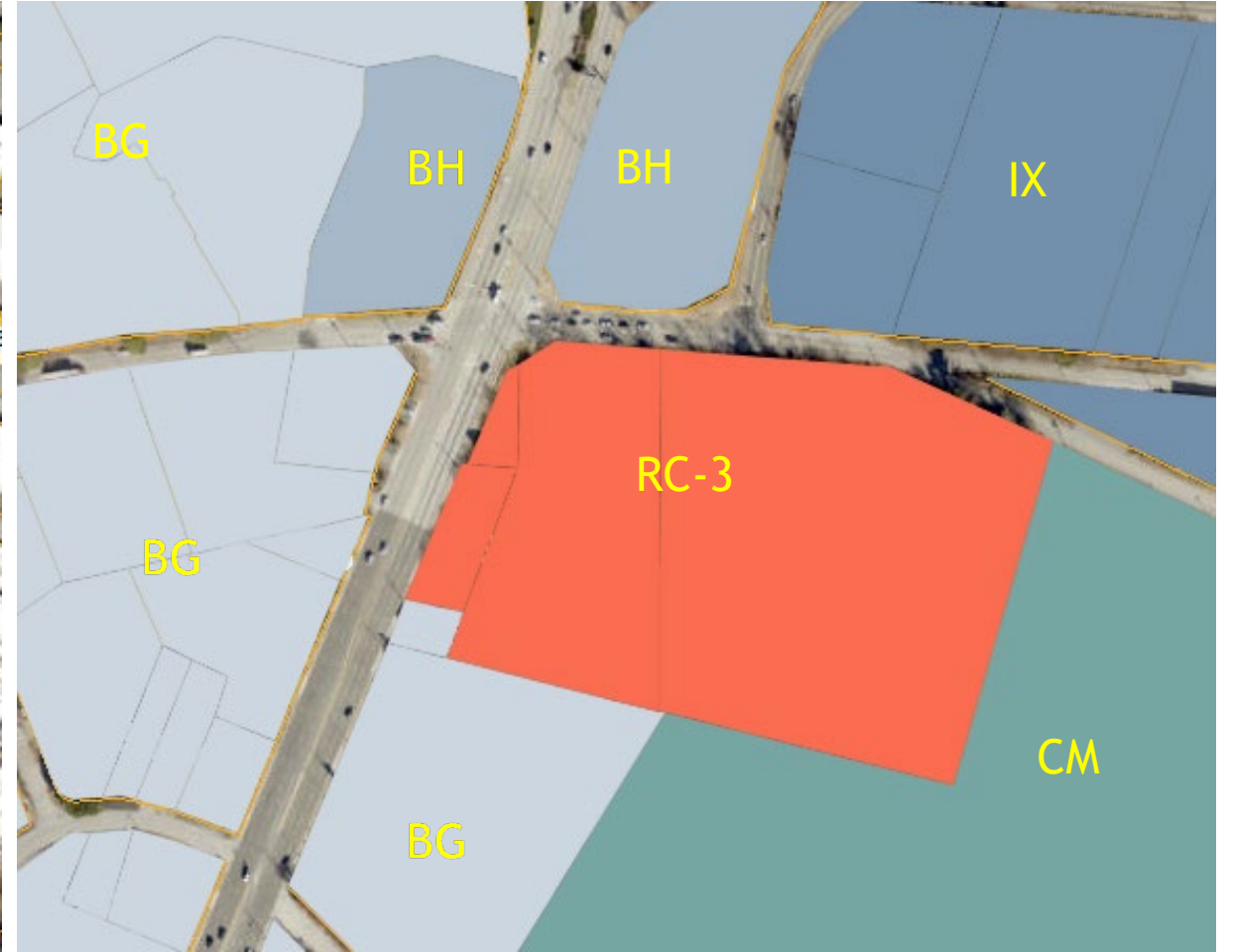
Contact:

Name: Adam Plous

Email: adam@contenderdevelopment.com

Phone: (913) 484-1943

Lowndes Hill & Woodlark Rezoning



Design Review for PKL Park

- **Address:** 78 Mayberry Street, Greenville, SC 29601
- **Parcel Number:** 005500-02-00109
- **Existing Zoning:** MX-5 - Mixed Use
- **Request:** Outdoor recreation and restaurant concept -- Pickleball, Kitchen, and Leisure (“PKL”)
- **Next Step:** Design Review Board for October 19th (tentative)

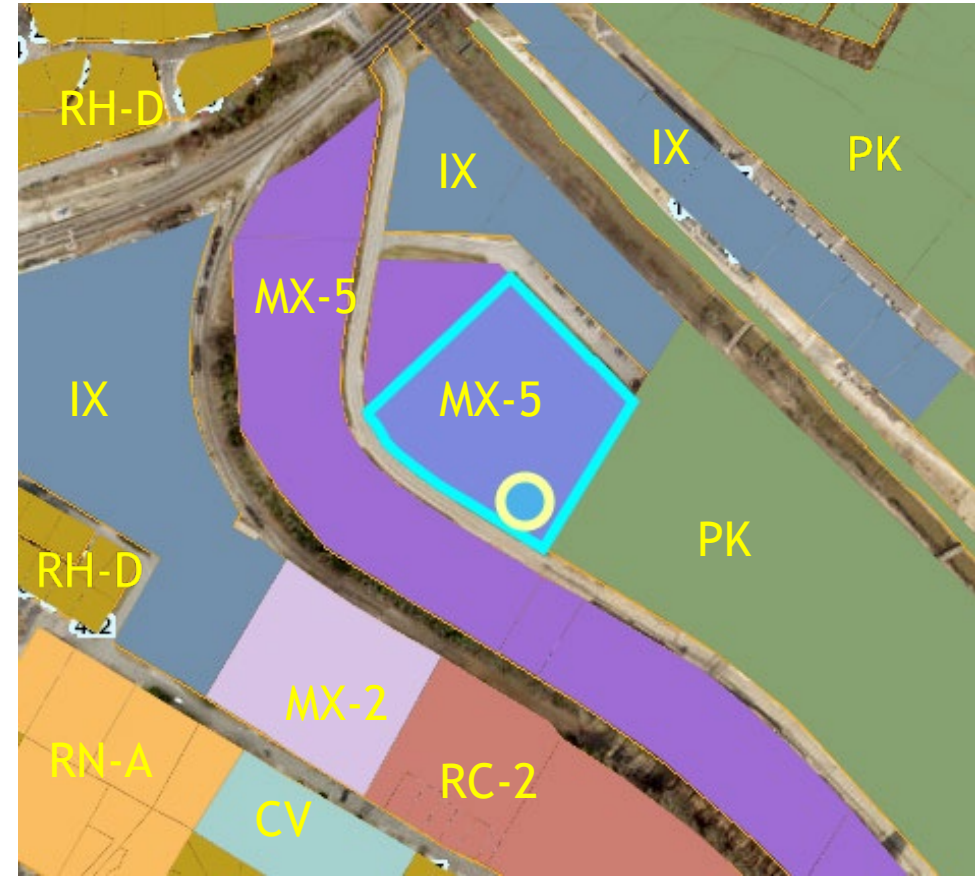
Contact:

Name: Project Manager Zach Si

Email: zach@johnstondesigngroup.us

Phone: (864) 250-0701

Design Review for PKL Park



Design Review for PKL Park



Biltmore Park Multi-Unit Development

- **Address:** 128 Biltmore Drive; 118, 120, & 122 Pearl Avenue; 119 & 121 Rose Avenue
- **Parcel Numbers:** 0091020502200, 0091020505300, 0091020505200, 0091020505100, 0091020504900, and 0091020505000
- **Existing Zoning:** PD – Haynie-Sirrine Planned Development – Neighborhood General
- **Request:** Multi-unit residential development
- **Next Step:** Administrative review and permitting

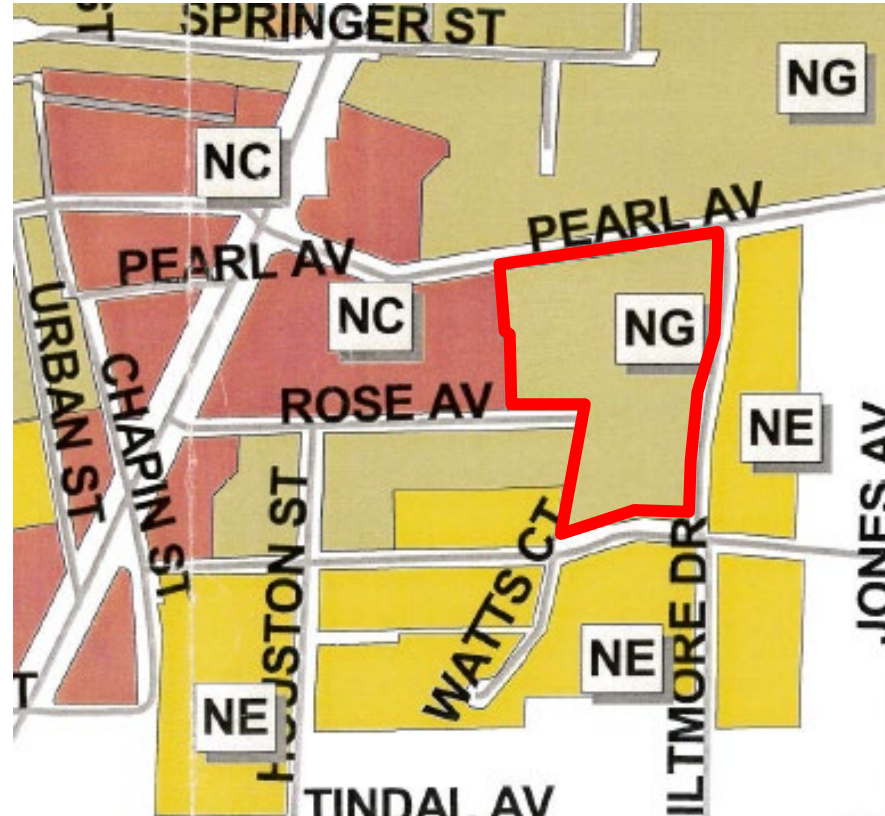
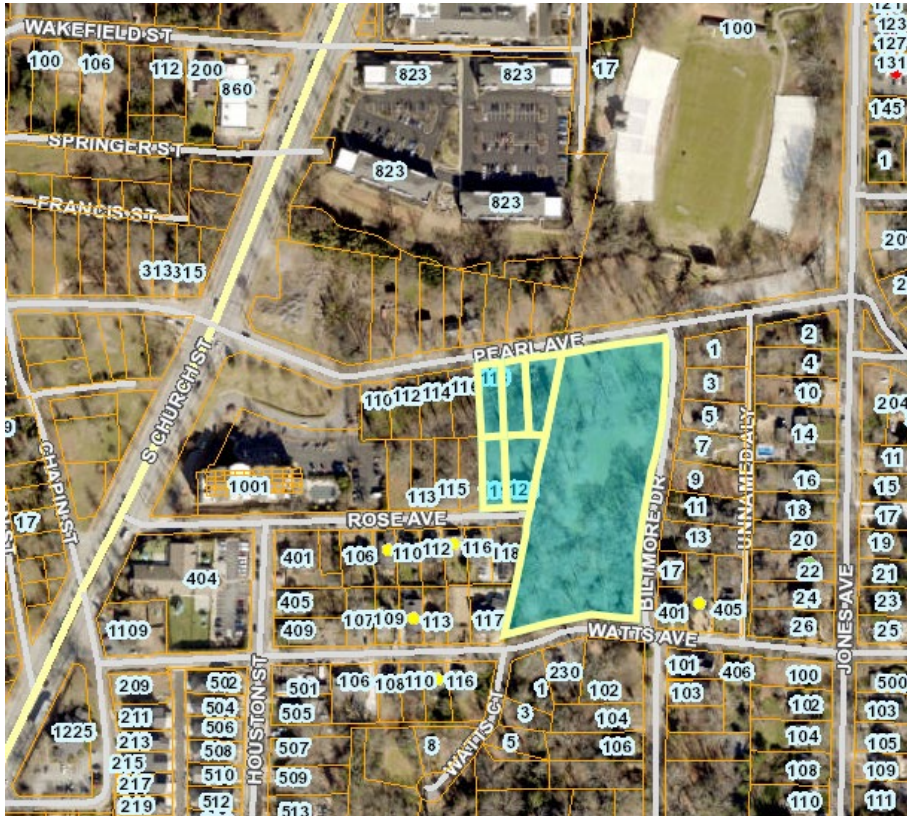
Contact:

Name: Matthew Jones

Email: mjones@mhkarchitecture.com

Phone: (864) 603-3260

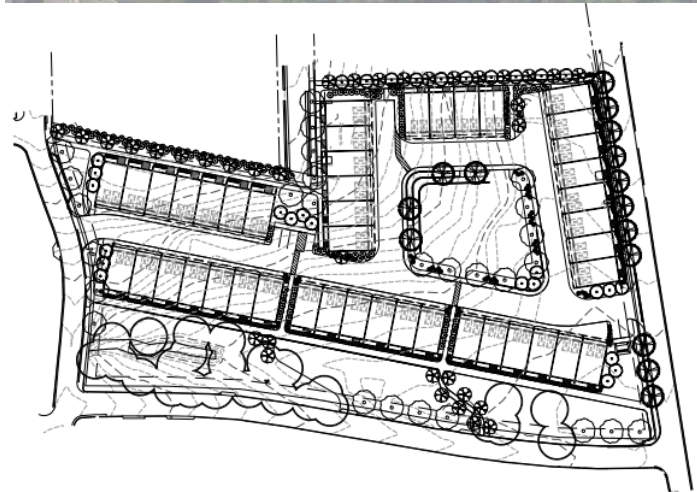
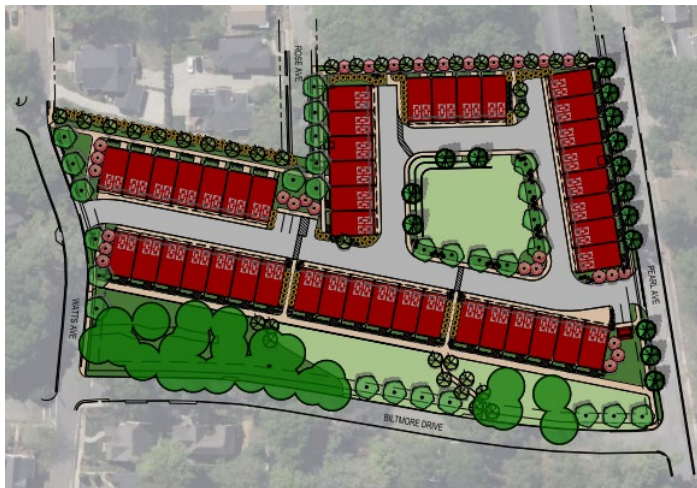
Biltmore Park Multi-Unit Development



Haynie-Sirrre
Planned Development

NG- Neighborhood
General Subdistrict

Biltmore Park Multi-Unit Development



Airport District Planning Study

Planning staff will share information about the draft **Airport District Planning Study** at the Project Preview Meeting. This document contains recommendations for the City of Greenville Airport District study area such as:

- Redevelopment strategies and opportunities
- Road, streetscape, and connectivity enhancements
- Recreation amenities and Swamp Rabbit Trail connections
- Stormwater and utility improvements
- District wayfinding and placemaking recommendations

Next Step: Planning Commission Public Hearing on October 5th

Contact:

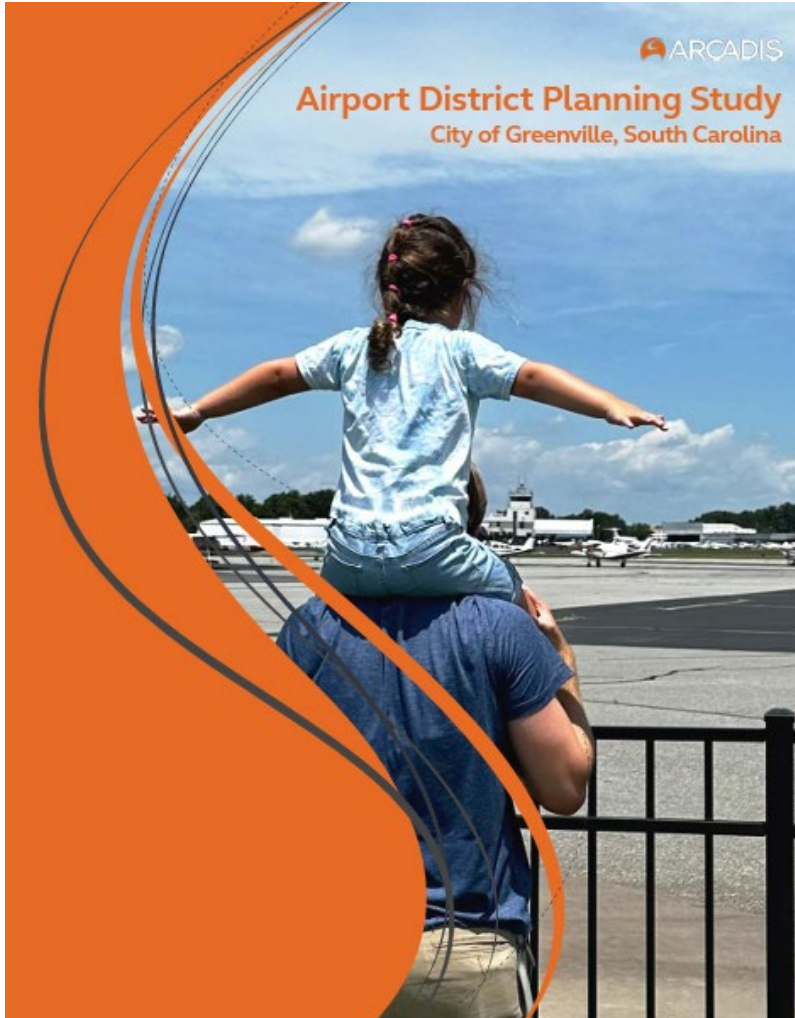
Name: Ben Abdo, City of Greenville Planning Department

Email: planning@greenvillesc.gov

Phone: (864) 467-4476

**REVIEW THE
DRAFT PLAN
[HERE.](#)**

Airport District Planning Study



Multi-Hazard Mitigation Plan

The City of Greenville will share information on its Multi-Hazard Mitigation Plan and is seeking public input on updates to the plan. This will help guide the City's risk assessment and mitigation strategies in response to potential disasters such as flooding, fires, winter storms, and other hazards.

Contact:

Name: City of Greenville - Paul Dow, City Engineer

Email: pdow@greenvillesc.gov

Phone: (864) 467-4410



City of Greenville

Multi-Hazard Mitigation Plan

UPDATE

2023



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
Multi-unit residential project containing 12 or more units— <u>within</u> Design Review Boundary (Requires Certificate of Appropriateness)	Design Review Board or Historic Review Board	No
Multi-unit residential project containing 12 or more units— <u>outside</u> 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. You may also contact the developer directly. 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 web-site at GreenvilleSC.gov/list.aspx

