

PLANNING AND DEVELOPMENT PROJECT PREVIEW MEETING

November 28, 2023

When:

4:00 - 6:00 PM

4th Tuesday Every Month

*December meeting will be
the 3rd Tuesday (Dec. 19th)*

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:

November 28, 2023

PROJECT PREVIEW MEETING

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



Special Exception Request: Drive-thru for Bank at Woodruff Road and Halton Road

- **Address:** Woodruff Road/Halton Road
- **Parcel Number:** 025900-01-00313
- **Existing Zoning:** MX-2 - Mixed Use
- **Request:** Special Exception for Bank Drive-Thru
- **Next Step:** BZA Public Hearing on January 11th (tentative)

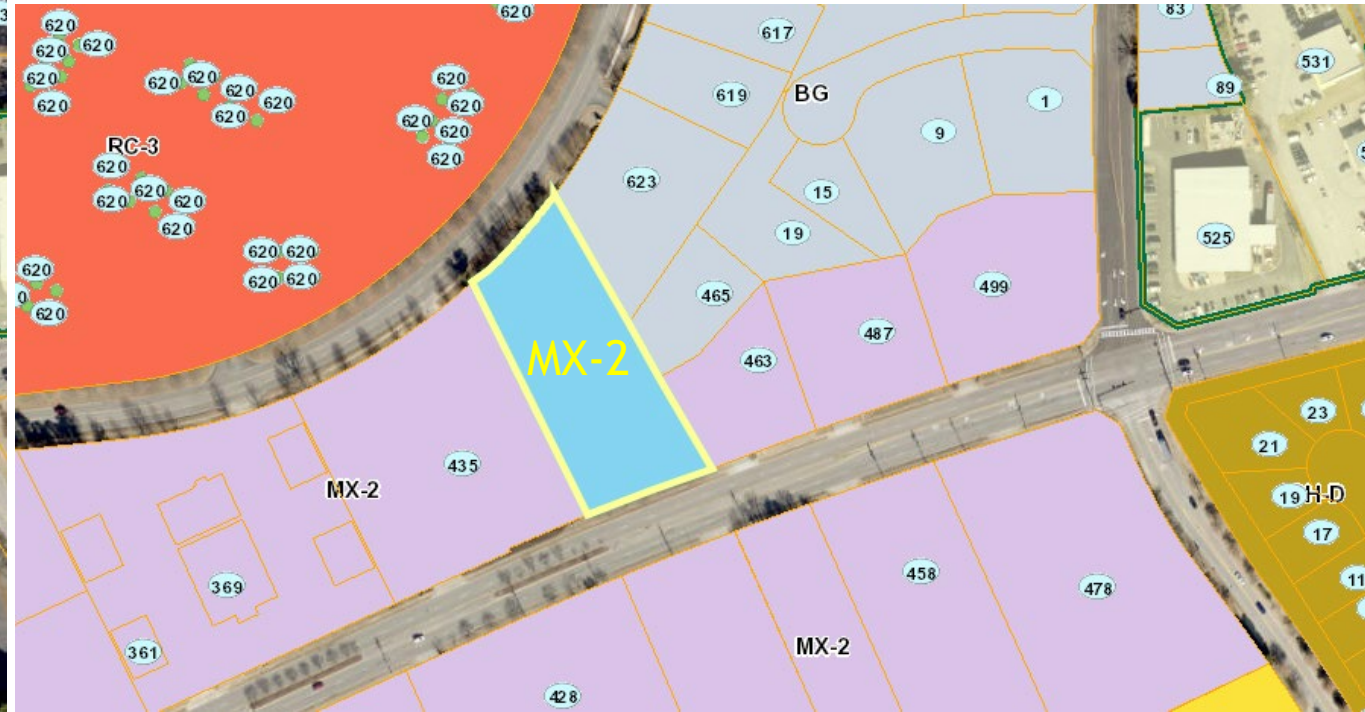
Contact:

Name: Michael Roth

Email: mroth@naiearlefurman.com

Phone: (864) 430-5791

Special Exception Request: Drive-thru for Bank at Woodruff Road and Halton Road



Allison Street Rezoning

- **Address:** Allison Street/25 Winn Street, Greenville, SC 29601
- **Parcel Number:** 002100-01-01900
- **Existing Zoning:** MX-2 - Mixed-Use
- **Proposed Zoning:** RH-D - House D
- **Request:** Rezone portion of property from MX-2 to RH-D
- **Next Step:** Planning Commission Public Hearing on January 9th (tentative)

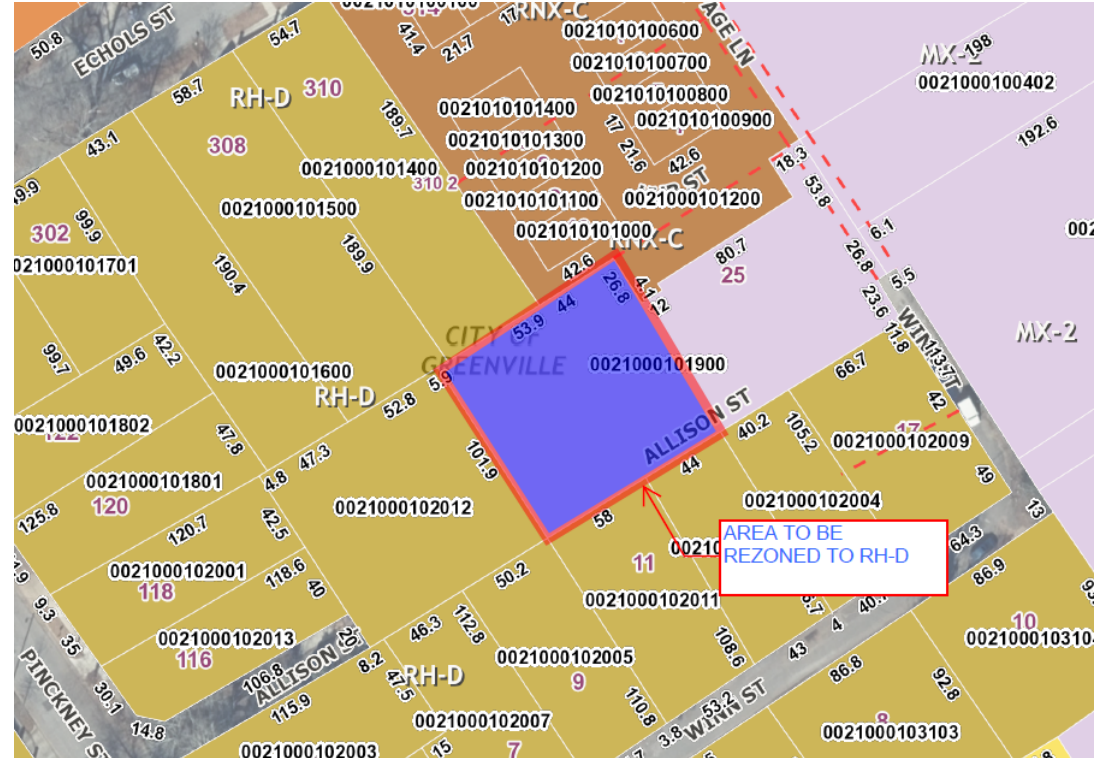
Contact:

Name: Reid Hipp

Email: reid@reidhipp.com

Phone: (864) 449-1779

Allison Street Rezoning



Neighborhood Infrastructure Bond

Engineering staff will share information about several projects that will be completed through the **Neighborhood Infrastructure Bond** at the Project Preview Meeting.

Project areas include:

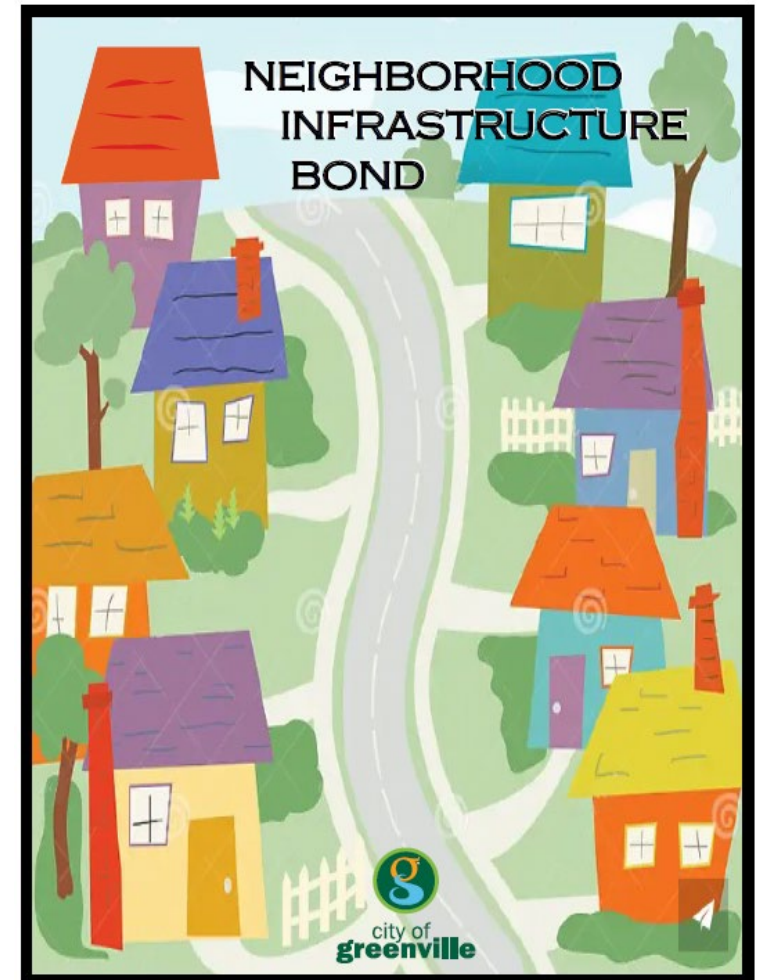
- Chick Springs Road
- Mohawk Drive
- Gallivan Street
- Cary Drive
- Ashley Avenue

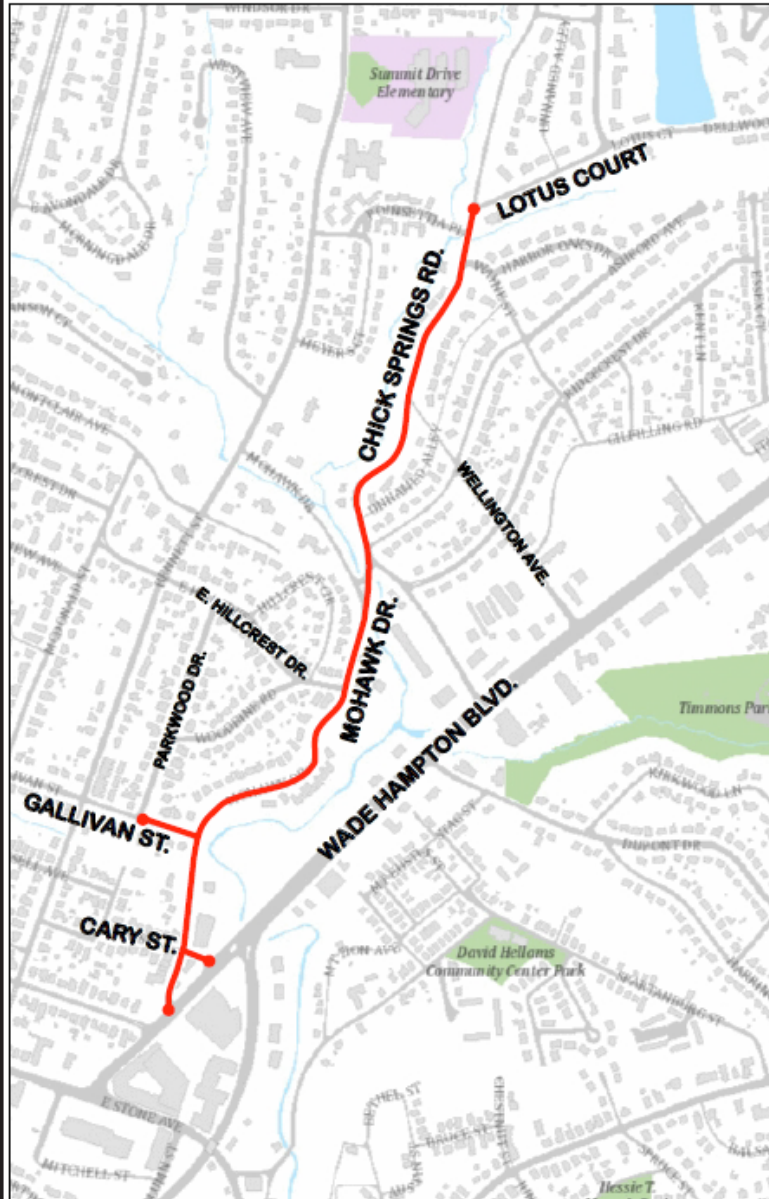
Contact:

Name: Shawn Cunningham & Eddie Littleton

Email: scunningham@greenvillesc.gov & elittleton@greenvillesc.gov

Phone: (864) 467-8893 & (864) 467-4439





LEGEND:
— Project Location

— INFORMATION —

- Installation of approximately 5800 linear feet of new curb and gutter, 5' sidewalk and 3' curb lawn (landscape zone).
- Installation of approximately 1180 linear feet of retaining wall at various height.
- Mohawk - from Wade Hampton to the bridge crossing over Ridgeland Creek tributary, as well as, Cary St., from Mohawk to Wade Hampton will receive streetscaping. Mohawk will get new on-street parking as well.
- Gollivan St. from Mohawk Dr. to Parkwood Dr. (approx. 330 linear feet section) will receive 5' sidewalks, curb and gutter and a 3' curb lawn.
- All streets will receive new drainage systems where necessary.

— CONTACT —

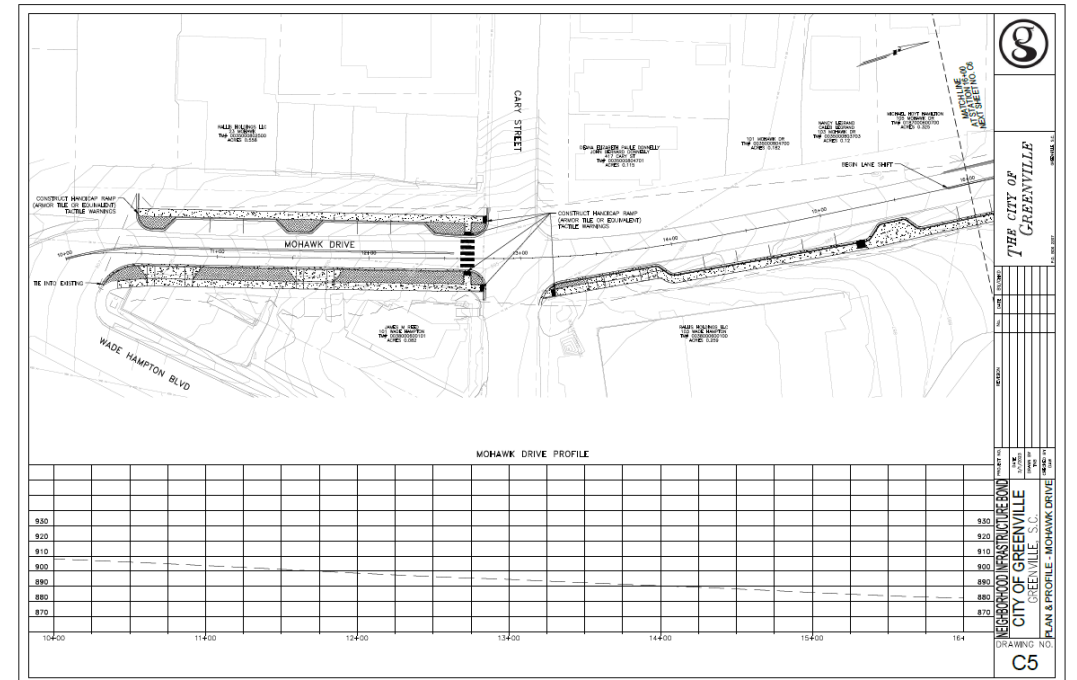
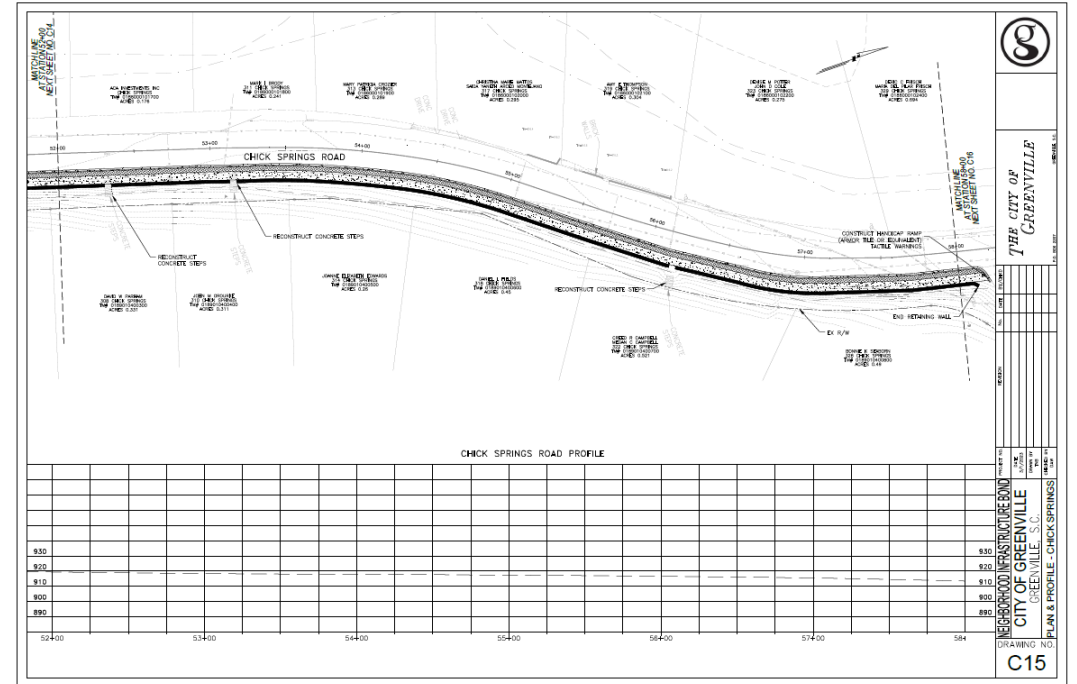
Shawn Cunningham at
864.487.8893 or by email at
scunningham@greenvillesc.gov
or
Eddie Littleton at
864.487.4439
elittleton@greenvillesc.gov
Engineer Services Direct at
864.487.4400

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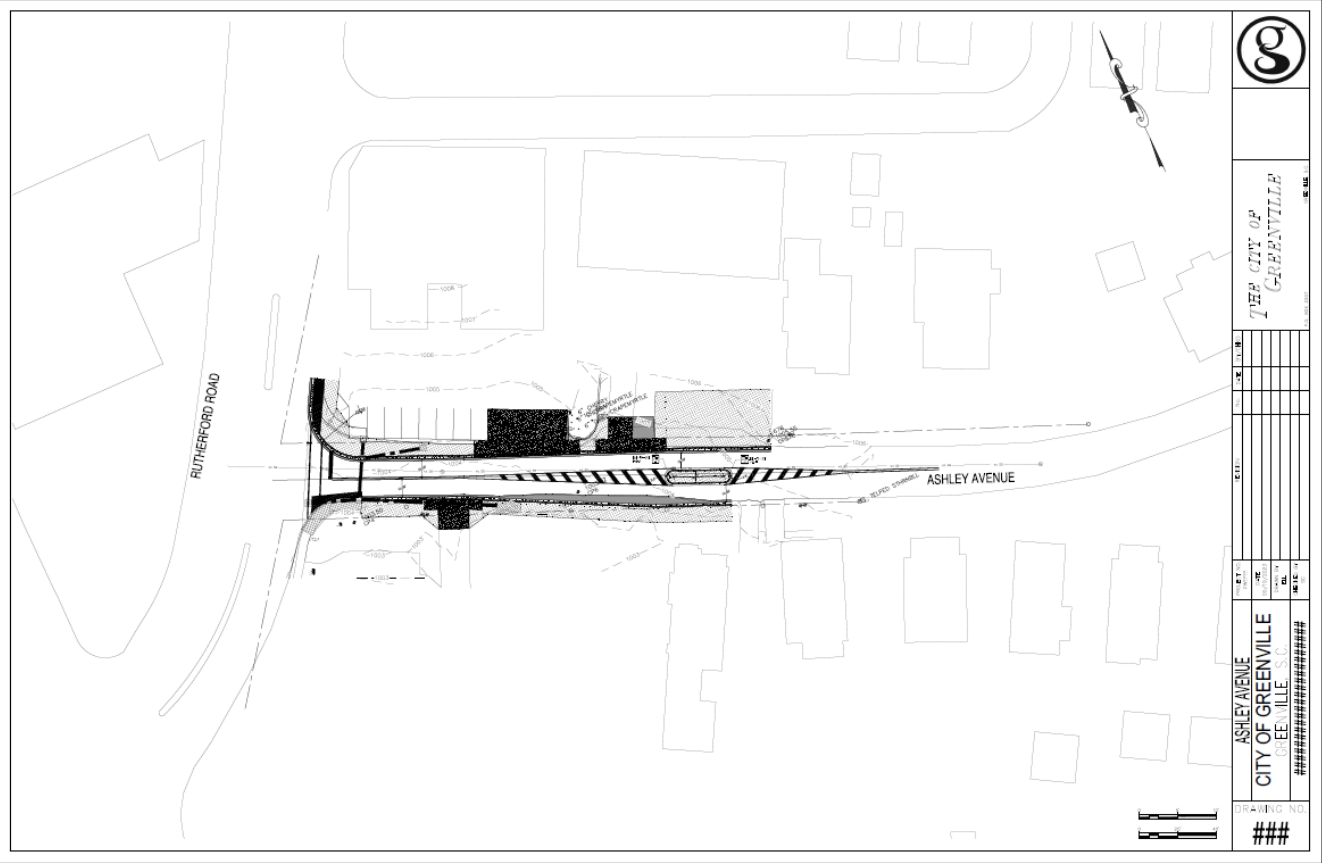
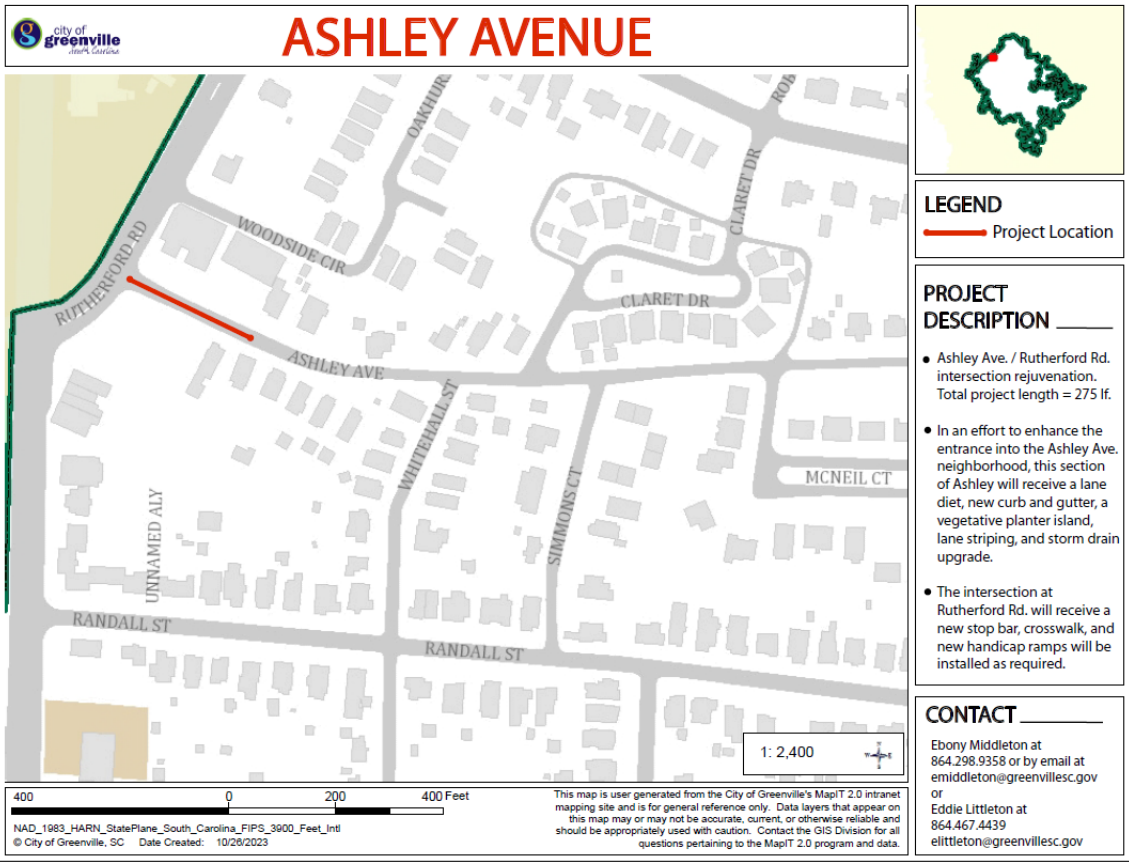
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Neighborhood Infrastructure Bond



Meyers Drive Culvert Replacement Project

Project scope includes upgrading the culvert at 235 Meyers Drive to decrease flooding caused by the current undersized culvert. Work is scheduled to begin the week of December 4 and is expected to take 90 days to complete. A road closure will be in place at the work site for the duration of the project.

- Work hours will be 8 a.m. to 5 p.m. Monday - Friday

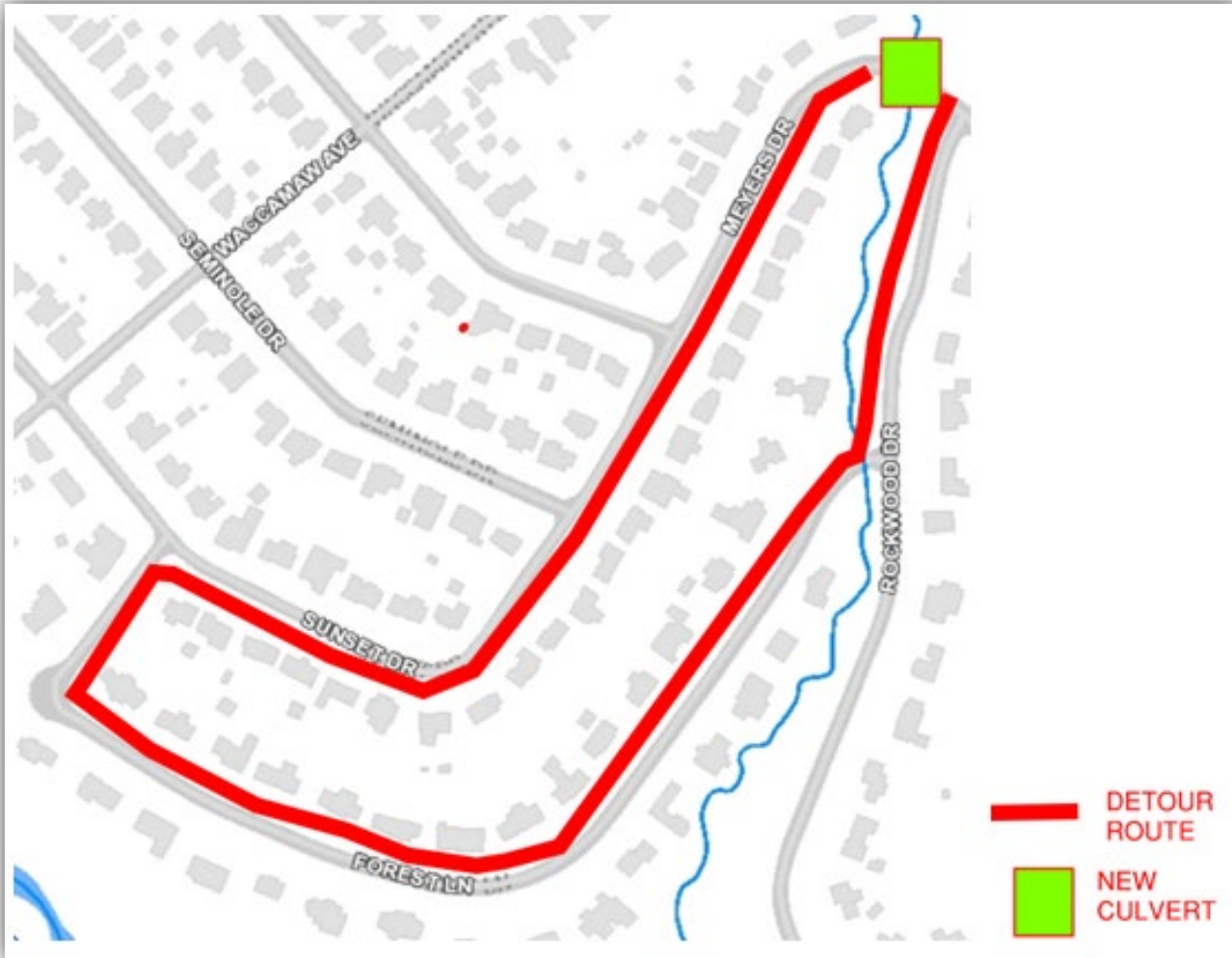
Contact:

Name: Shawn Cunningham & Eddie Littleton

Email: scunningham@greenvillesc.gov & elittleton@greenvillesc.gov

Phone: (864) 467-8893 & (864) 467-4439

Meyers Drive Culvert Replacement Project



- Culvert upgrade at 235 Meyers Drive
- Work scheduled to begin the week of December 4 and is expected to take 90 days to complete.
- A road closure and detour will be in place at the work site for the duration of the project.
- Work hours will be 8 a.m. to 5 p.m. Monday - Friday

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



McNeil Court Residential Development

- **Address:** McNeil Court, Greenville, SC
- **Parcel Numbers:** 0177000800500; 0177000800600; 0177000800700; 0177000800800; 0177000800900; 0177000801000; 0177000801100; 0177000801200; 0007000100101; 0007000100102; 0007000100103; 0007000100104; 0007000100105; 0007000100106; 0007000100107
- **Existing Zoning:** RN-B - Residential Neighborhood
- **Request:** 38 Townhome Unit Development
- **Next Step:** Project may proceed with permitting

Contact:

Name: Akhil Singh

Email: Akhil.singh@beauxwright.com

Phone: (704) 877-4820

McNeil Court Residential Development

1. ANY REVIEW / ACCEPTANCE BY THE CITY OF GREENSBORO SHALL NOT RELIEVE THE CONTRACTOR OF COMPLIANCE WITH ALL CITY AND STATE CONSTRUCTION REQUIREMENTS (NOTICED ACTION, ORDER OF LAWS, ETC.) ON 10-16-09 AND 10-17-09.
2. A CITY OF GREENSBORO PERMIT IS REQUIRED FOR DRAINAGE, ASPHALT, WATER AND SEWER TAPS OR OTHER CONSTRUCTION TO THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF GREENSBORO PRIOR TO THE PUBLIC RIGHT OF WAY. AN ENCROACHMENT PERMIT MUST FIRST BE OBTAINED. CONTACT THE CITY OF GREENSBORO PERMITTING DEPARTMENT AT (336) 361-2200 FOR APPLICATION, TAP, (336) 361-4000.
3. THE CONTRACTOR MUST NOTIFY THE CITY OF GREENSBORO CONSTRUCTION INSPECTION BUREAU (CIB) PRIOR TO ANY WORK BEING INITIATED FOR ANY EXCAVATION AND CONSTRUCTION. "NO EXCAVATION PERMIT FROM THE LOCAL OR STATE GOVERN OR FROM THE CITY OF GREENSBORO FOR CITY STREETS" CONTACT THE CONSTRUCTION INSPECTION BUREAU (CIB) AT (336) 361-2200 FOR APPLICATION, TAP, (336) 361-4000.
4. THE CONTRACTOR SHALL COMPLY WITH THE ENGINEER OF RECORD FOR A FINAL STADING PLAN TO STABILIZE GROUND, MINIMIZE AND VERTICAL CONTROL. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND THE PROTECTION OF THE PAVEMENT, VERTICAL TABLE AND FIELD CONDITIONS. BE INFORMED TO THE ENGINEER OF RECORD FOR ANY CHANGES TO THE EXISTING CONDITIONS OR CONSULTATION OF RECORDS, IMPROVEMENTS, VERTICAL TABLE AND DATA ON AROUND.

SITE DATA

NAME OF DEVELOPMENT: WHEEL COURT
NAME OF DEVELOPER: COTTAGES AT NORTH HAVEN LLC

NAME OF ENGINEER: Blumwater Civil Design, LLC
718 Lowndes Hill Road
Greenville, SC 29607
864-326-4205
Christopher L. Price, P.E.

TAX MAP NUMBERS: 0007000100102

ADDRESS: Wickell Court

Greenville, SC

ZOWING: R34-B

LAND AREA: 1.34 acres

EXISTING UNITS:	30
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PROPOSED UNITS:	38
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Land Use: Residential

EXISTING LOTS: 15

EXISTING IMPERVIOUS AREA TOTAL:

PROPOSED IMPERVIOUS AREA TOTAL:

PARKING: \$5 (INCLUDES C)

1000

_____ **LOWEST PRIORITY LINE**

— 1 —

UNIT OF CONSTRUCTION
1000
ESTIMATED COST

PREPARED BY: **DR. F. H. H. H.**

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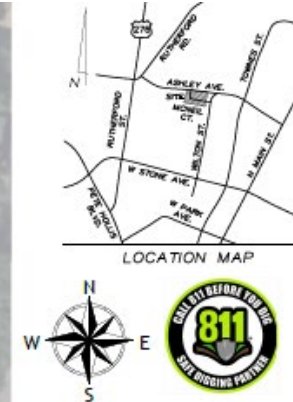
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FROM THE
FEDERAL BUREAU OF INVESTIGATION



CITY APPROVAL STAMP

McNeil Court Residential Development



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

