

PLANNING AND DEVELOPMENT PROJECT PREVIEW MEETING

January 23, 2024

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:

January 23, 2024

PROJECT PREVIEW MEETING

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



Rezone Request: Global Drive

- **Address:** 28 Global Drive, Greenville, SC 29607
- **Parcel Number:** M011010100307 & M011010100313
- **Existing Zoning:** IG - Industrial General
- **Proposed Zoning:** IX - Industrial Flex
- **Request:** Rezone from IG to IX
- **Next Step:** Planning Commission Public Meeting Feb. 1, 2024 (tentative)

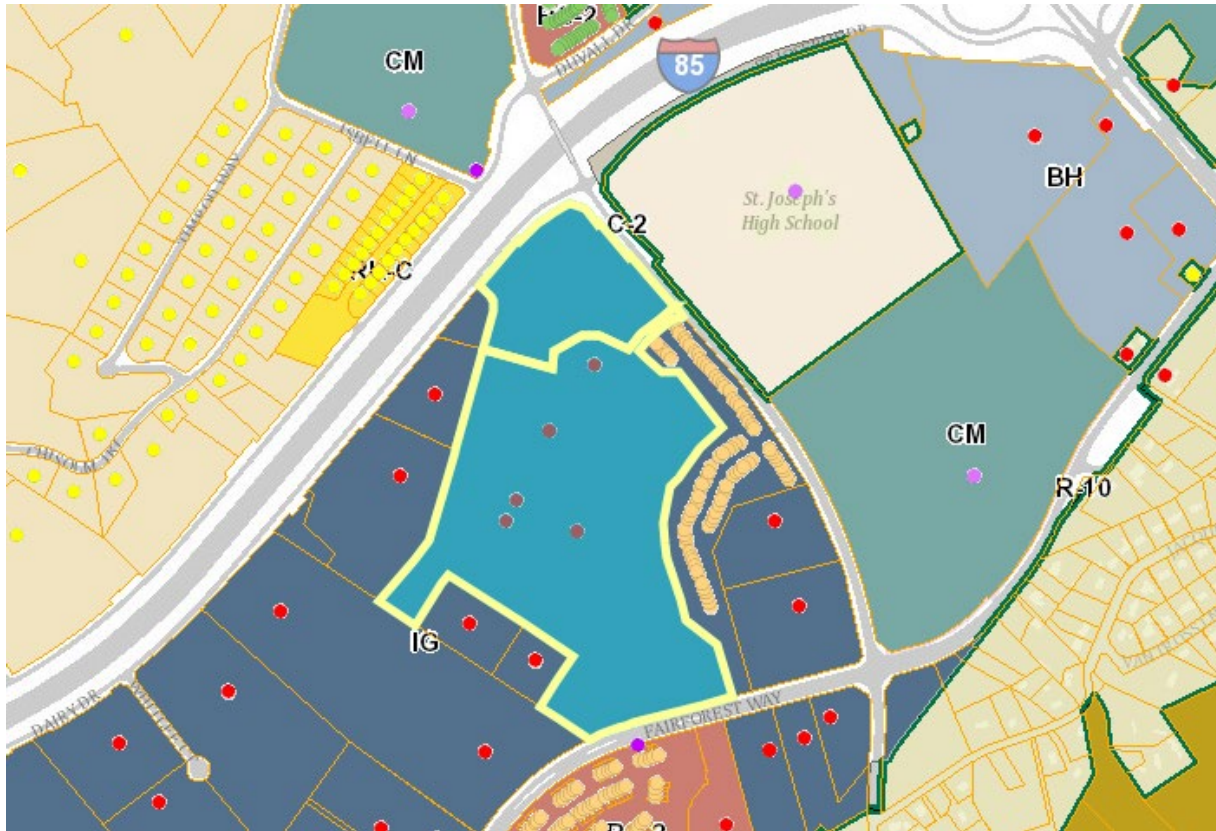
Contact:

Name: Stanley McLeod

Email: StanleyMcLeod@bmemhlaw.com

Phone: (864) 414-3033

Rezone Request: Global Drive



Special Exception for Drive-Thru Restaurant

- **Address:** 1601 Laurens Road, Greenville, SC 29607
- **Parcel Number:** 025700-08-00101
- **Existing Zoning:** MX-2 - Mixed Use
- **Request:** Special Exception for 24-hour drive-thru
- **Next Step:** BZA Public Meeting (tentative)

Contact:

Name: Lauren Harley, Sr Real Estate Manager

Email: lharry@wbhq.com

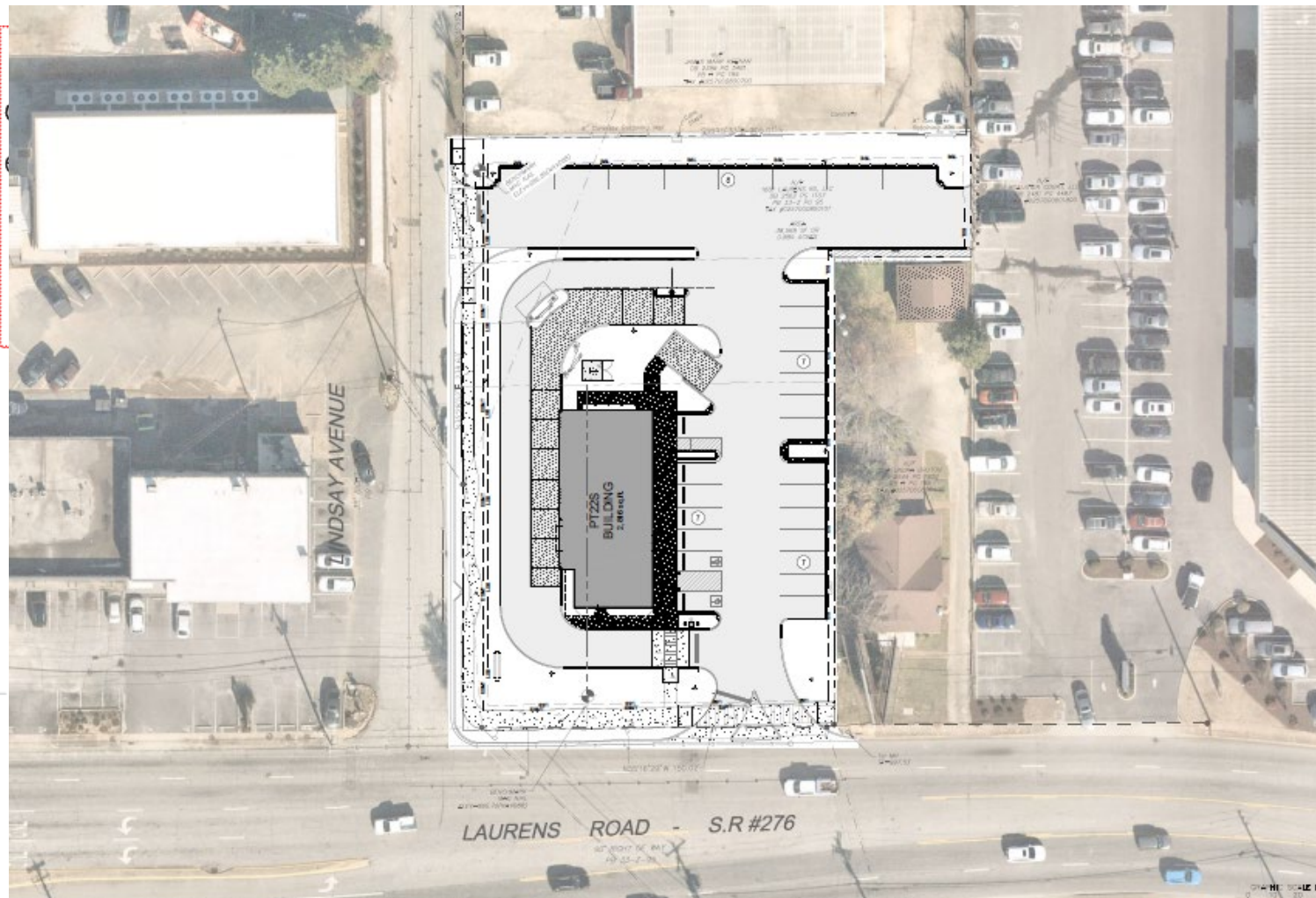
Phone: (205) 317-3360

Special Exception for Drive-Thru Restaurant



Special Exception for Drive-Thru Restaurant





Special Exception: 245 North Main Street

- **Address:** 245 North Main Street, Greenville, SC 29601
- **Parcel Number:** 000200-06-02900
- **Existing Zoning:** MXS-D - Mixed Use
- **Request:** Special Exception to operate bar past midnight
- **Next Step:** BZA Public Meeting (tentative)

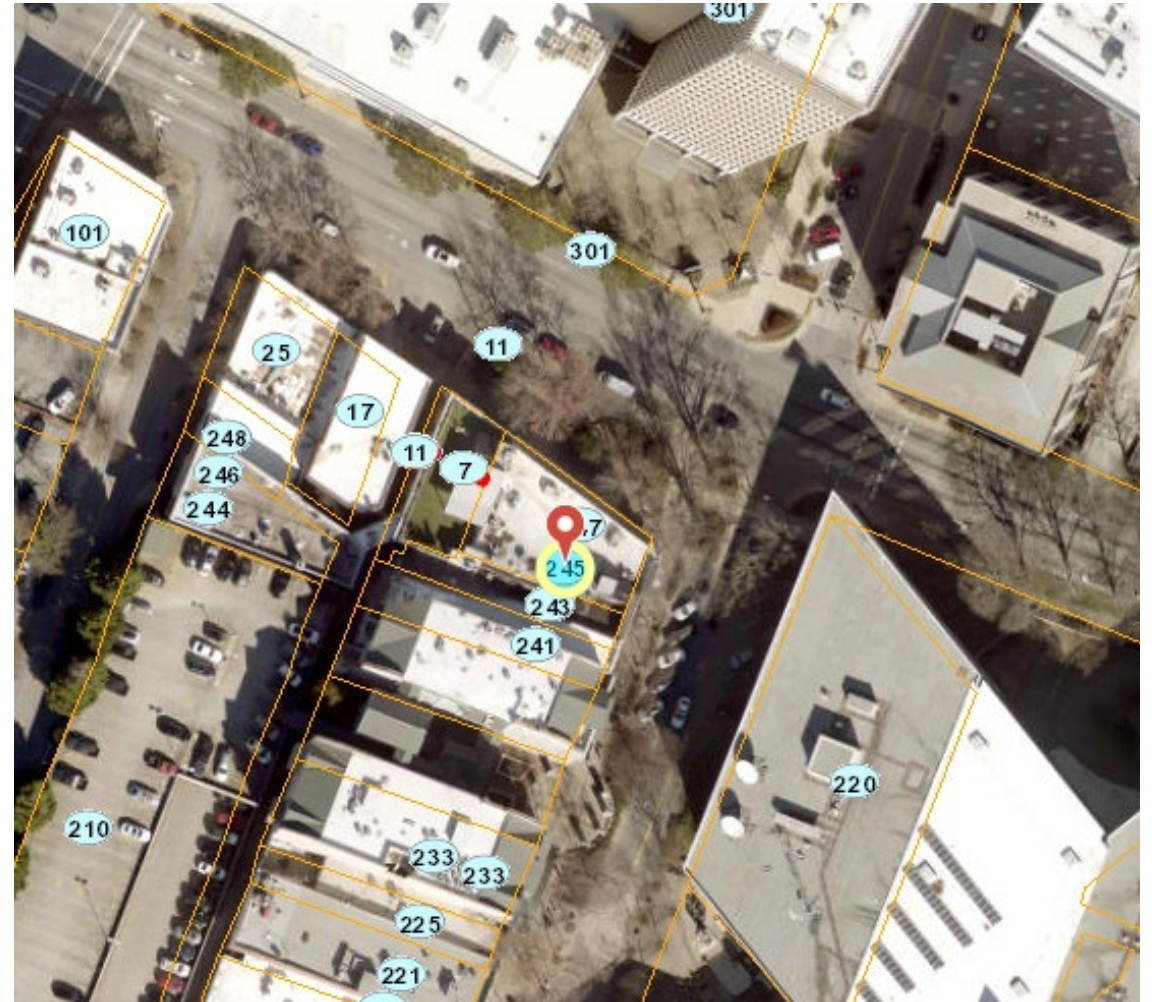
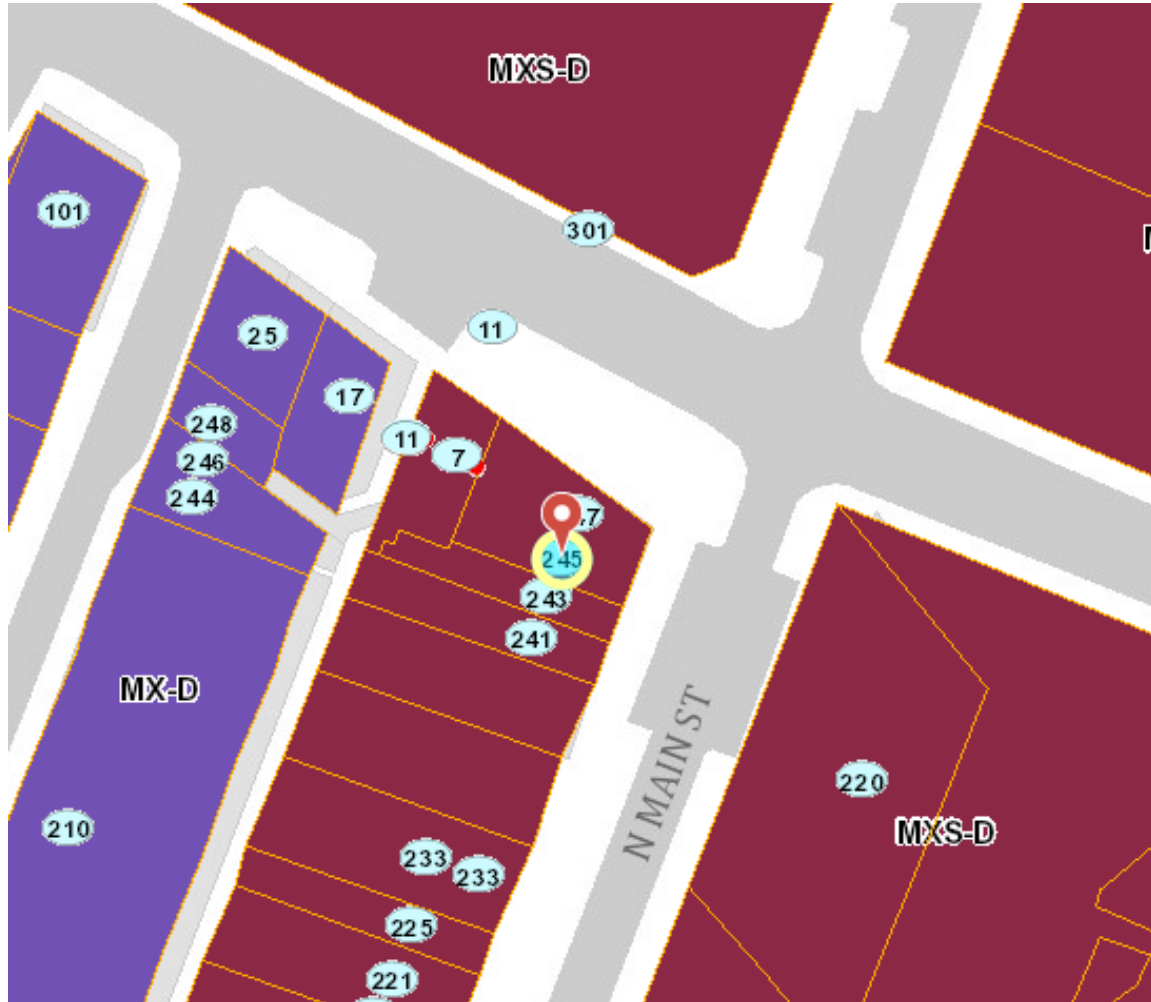
Contact:

Name: Jessica Kearns

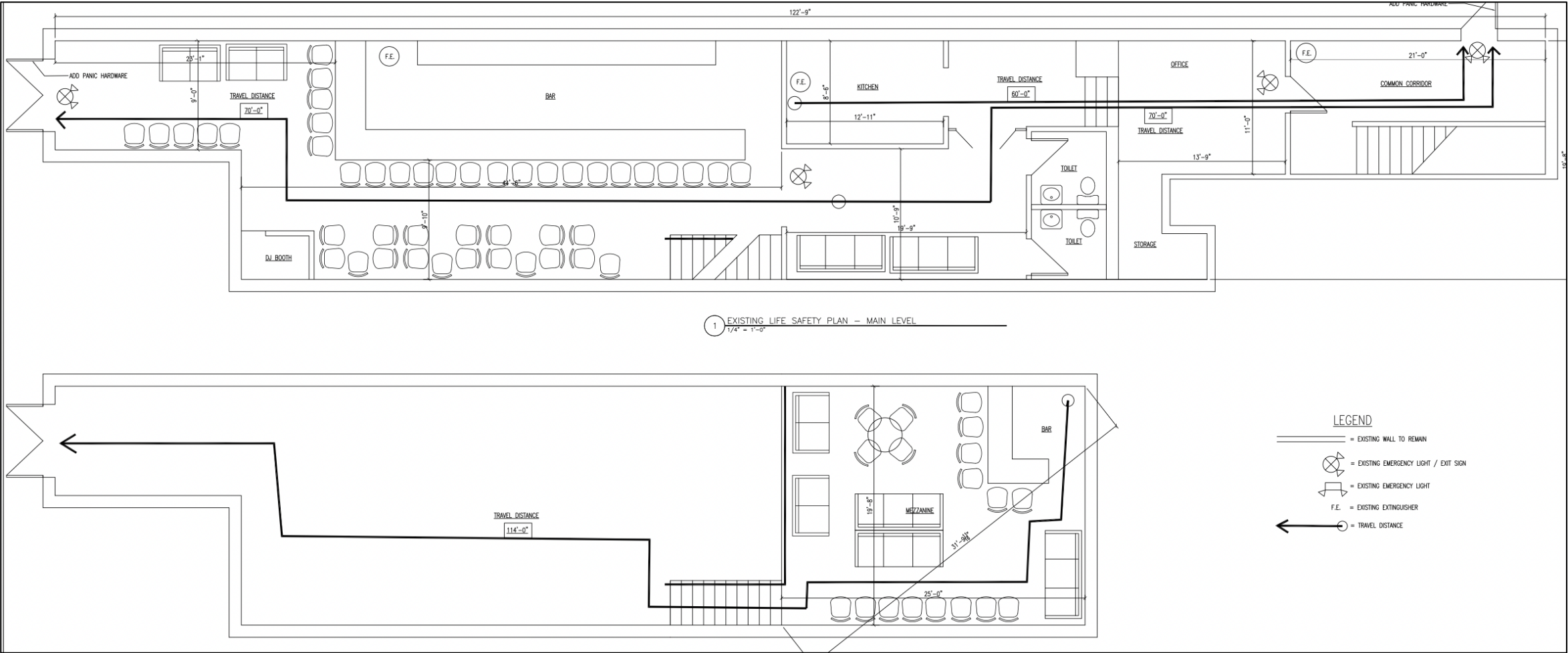
Email: thelostandfoundgvl@gmail.com

Phone: (864) 735-0857

Special Exception: 245 North Main Street



Special Exception: 245 North Main Street



Cleveland Street Townhome Development

- **Address:** 817 Cleveland Street, Greenville, SC 29601
- **Parcel Number:** 020200-03-00602
- **Existing Zoning:** RC-3
- **Request:** This project is an 83-unit townhome development that utilizes alley loaded townhomes fronting on public streets and greenspaces to create a traditional neighborhood feel and de-emphasize garages and parking. Includes an 8' multiuse path that follows the streets of the development to a swamp rabbit trail connection point behind the adjacent church.
- **Next Step:** Planning Commission Meeting (TBD)

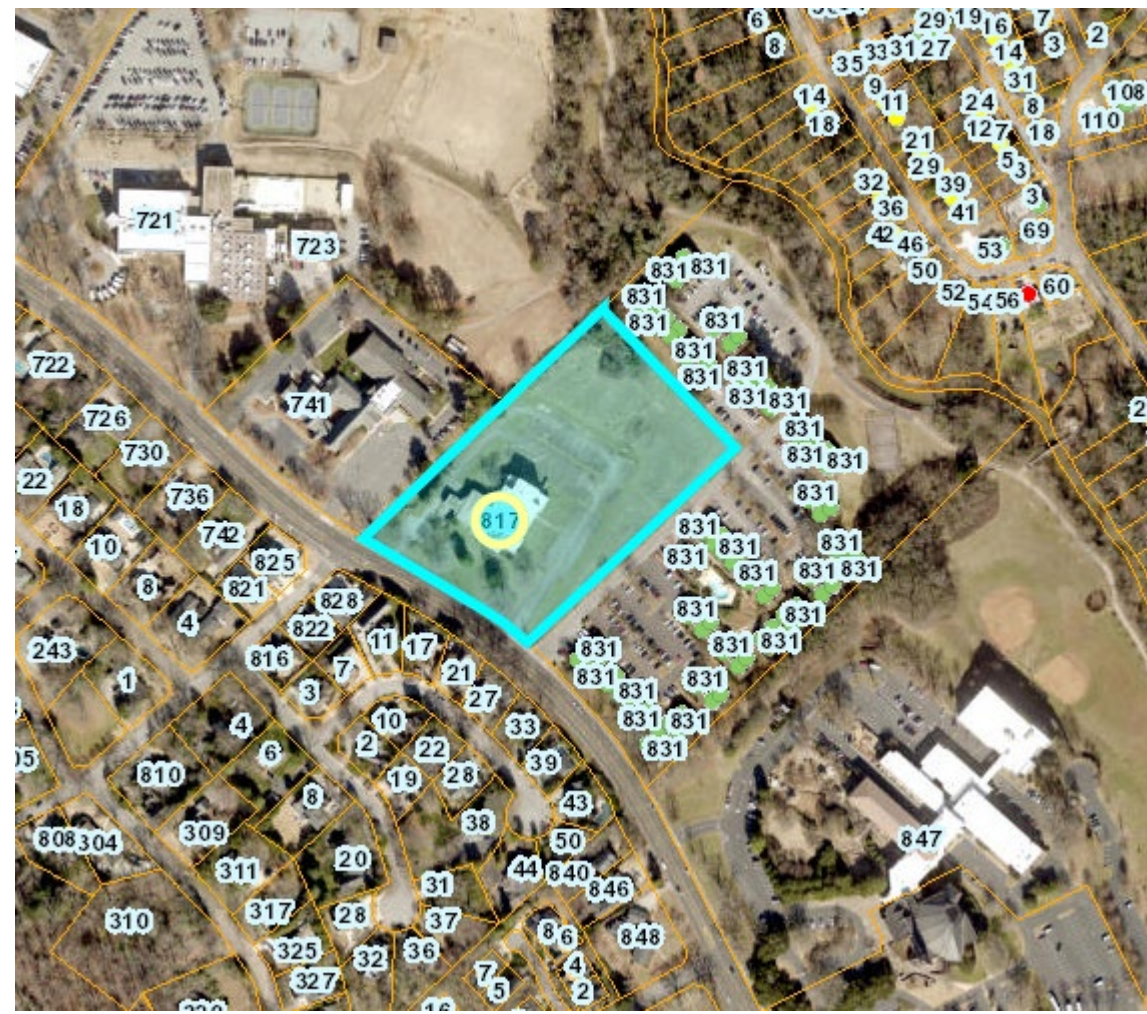
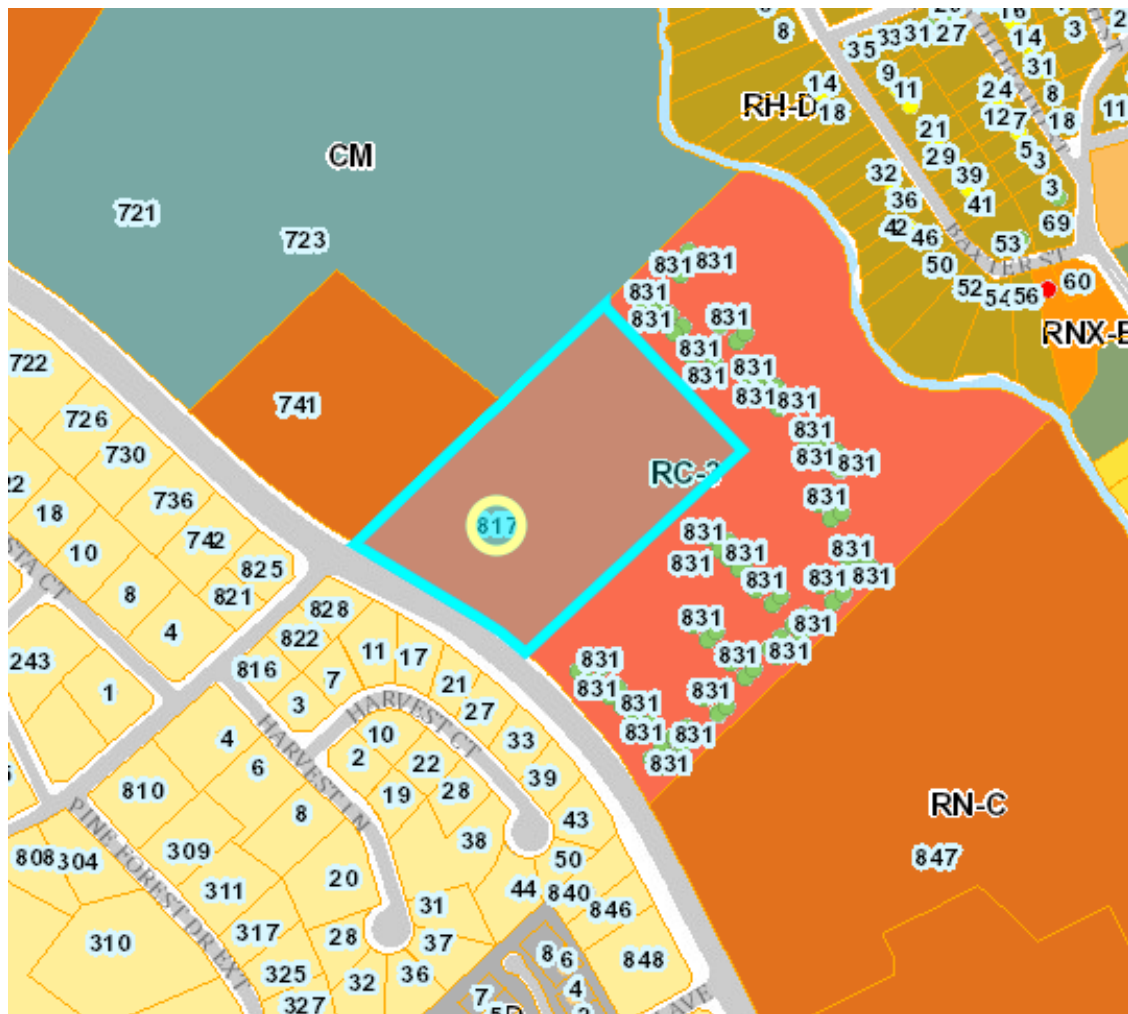
Contact:

Name: Bret Hewett

Email: Bret.Hewett@acremgt.com

Phone: (212) 266-6900

Cleveland Street Townhome Development



Cleveland Street Townhome Development



Rezone Request: 108 Orange Street

- **Address:** 108 Orange St., Greenville, SC 29609
- **Parcel Number:** 017700-02-01400
- **Existing Zoning:** RH-C
- **Proposed Zoning:** RN-A
- **Request:** Rezone from RH-C to RN-A
- **Next Step:** March 7th Planning Commission Public Hearing (tentative)

Contact:

Name: William Mecklenburg

Email: willm@mektra.com

Phone: (864) 380-7465

Rezone Request: 108 Orange Street



Rezone Request: 427 Birnie Street

- **Address:** 427 Birnie Street, Greenville, SC 29611
- **Parcel Number:** 007602-04-00400
- **Existing Zoning:** CV
- **Proposed Zoning:** RC-2
- **Request:** Rezone from CV to RC-2
- **Next Step:** March 7th Planning Commission Public Hearing (tentative)

Contact:

Name: Austin Rutherford, Senior Development Planner

Email: arutherford@greenvillesc.gov

Phone: (864) 467-4247

Rezone requested as part of 6-month zoning map and development code updates.

This map illustrates a residential neighborhood in San Jose, California, with various zoning districts and a specific property highlighted in red. The map includes streets like BIRNIE ST, HOWARD ST, and LINDBERG AVE. Zoning districts shown include RN-A, MX-2, RR-ROW, RC-2, and RH-D. Numerous lots are numbered, and the highlighted property is lot 427.



Rezone Request: 520 Rutherford Road

- **Address:** 520 Rutherford Road, Greenville, SC 29609
- **Parcel Number:** 017600-03-02600
- **Existing Zoning:** RN-A
- **Proposed Zoning:** MX-2
- **Request:** Rezone from RN-A to MX-2
- **Next Step:** March 7th Planning Commission Public Hearing (tentative)

Contact:

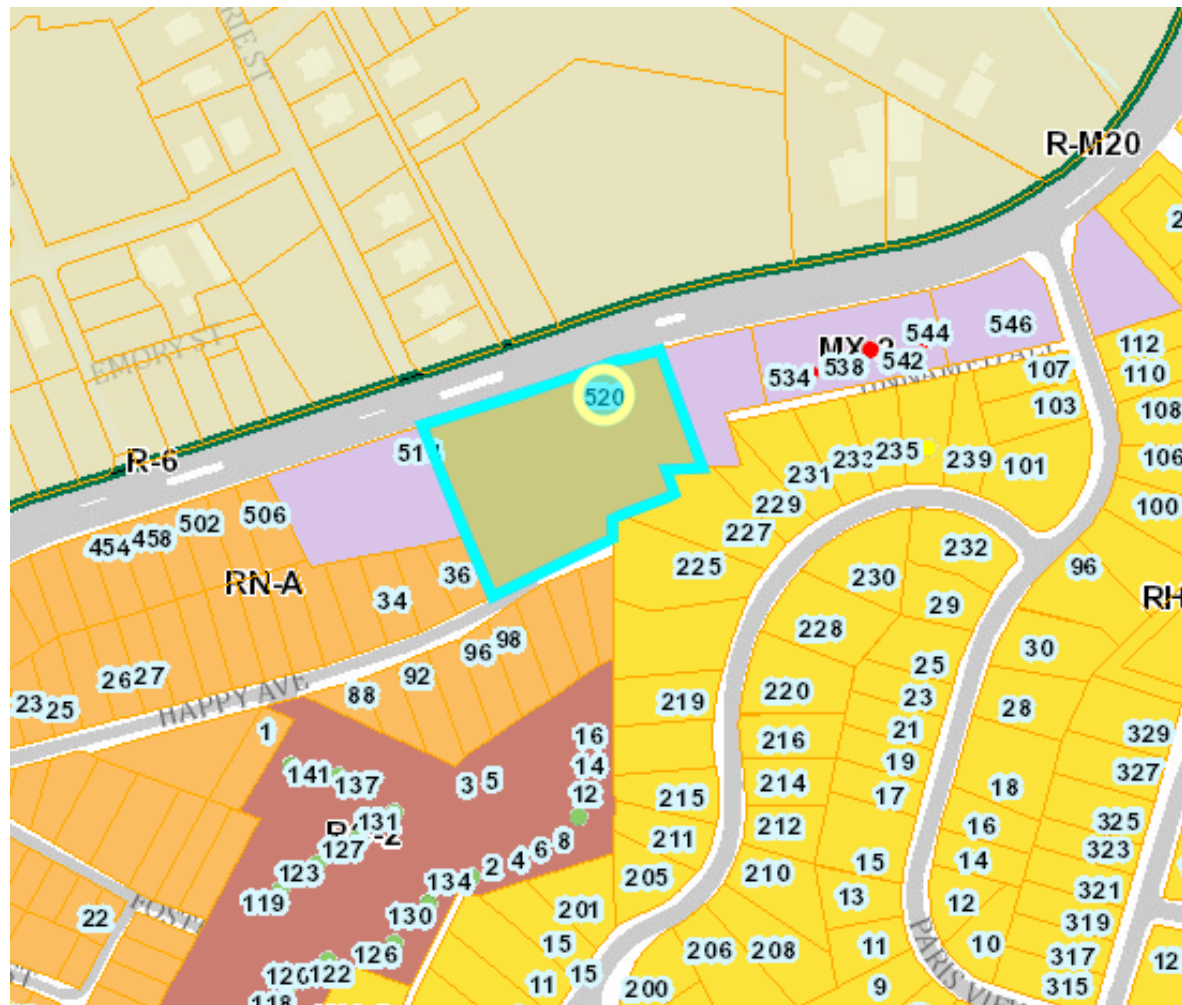
Name: Austin Rutherford, Senior Development Planner

Email: arutherford@greenvillesc.gov

Phone: (864) 467-4247

Rezone requested as part of 6-month zoning map and development code updates.

Rezone Request: 520 Rutherford Road



Rezone Request: 514 Rutherford Road

- **Address:** 514 Rutherford Road, Greenville, SC 29609
- **Parcel Number:** 017600-03-02800
- **Existing Zoning:** MX-2
- **Proposed Zoning:** CV
- **Request:** Rezone from MX-2 to CV
- **Next Step:** March 7th Planning Commission Public Hearing (tentative)

Contact:

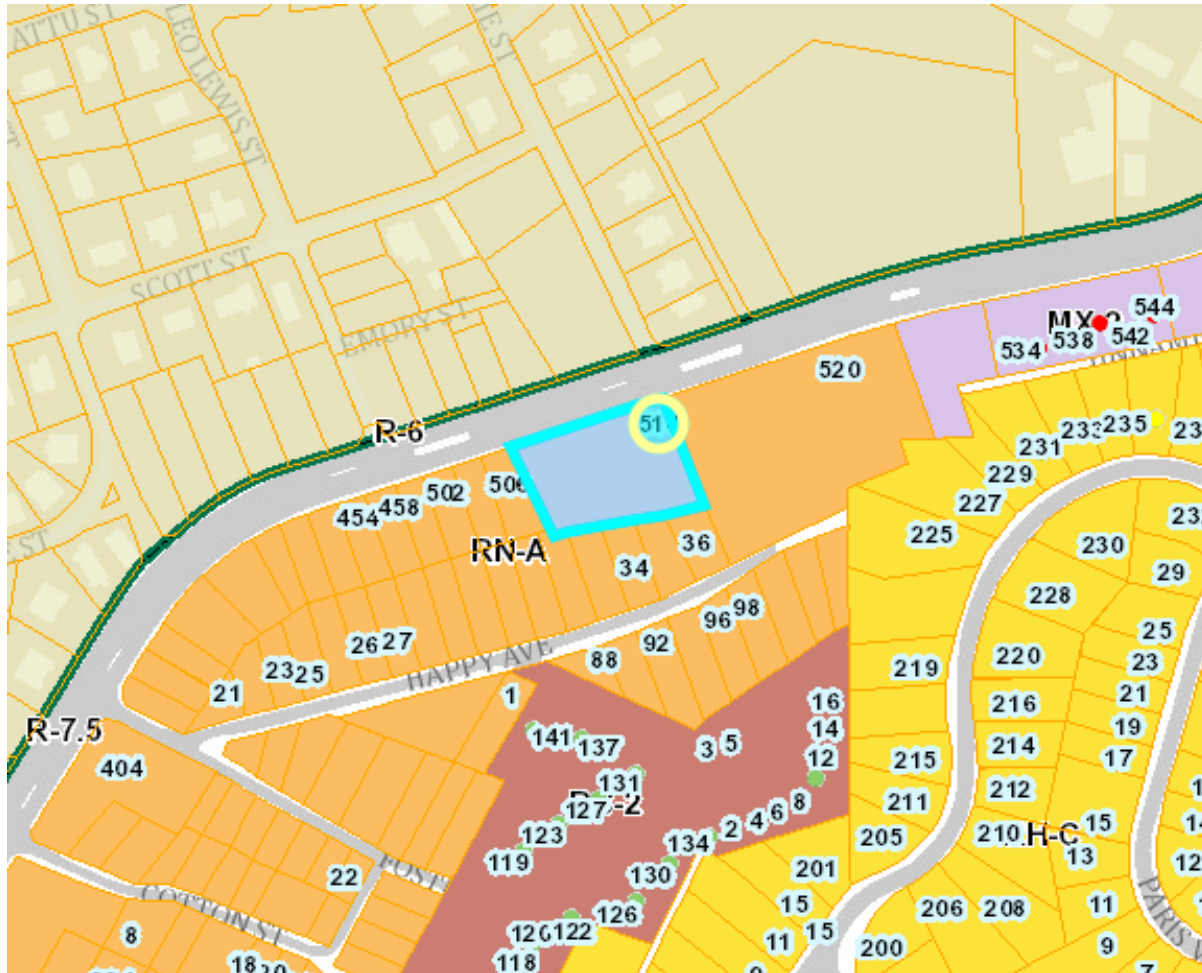
Name: Austin Rutherford, Senior Development Planner

Email: arutherford@greenvillesc.gov

Phone: (864) 467-4247

Rezone requested as part of 6-month zoning map and development code updates.

Rezone Request: 514 Rutherford Road



Rezone Request: 110 Butler Avenue

- **Address:** 110 Butler Ave., Greenville, SC 29601
- **Parcel Number:** 001500-02-00500
- **Existing Zoning:** Included in Downtown Design Overlay District (DDOD)
- **Proposed Zoning:** Remove from DDOD
- **Request:** Remove from DDOD
- **Next Step:** March 7th Planning Commission Public Hearing (tentative)

Contact:

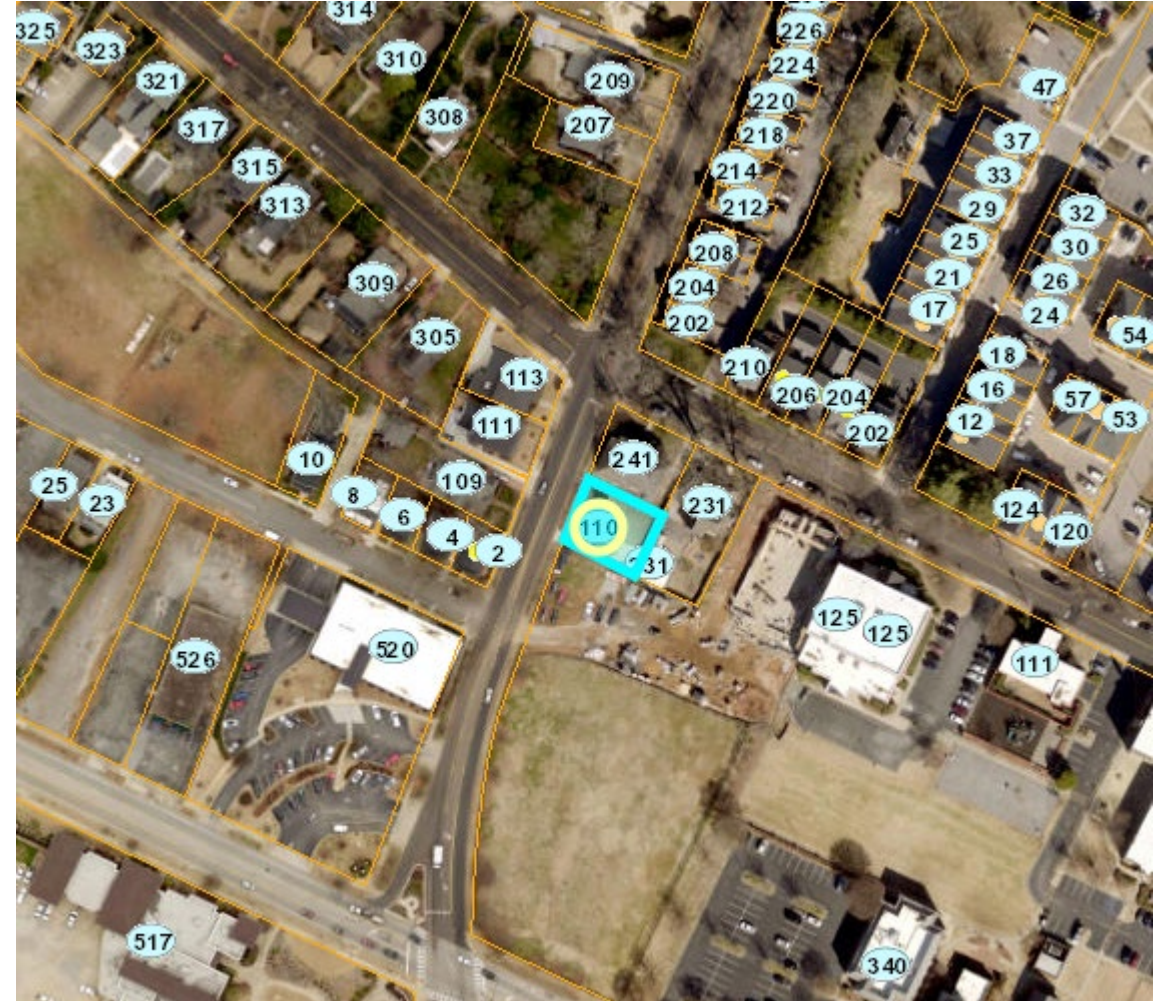
Name: Austin Rutherford, Senior Development Planner

Email: arutherford@greenvillesc.gov

Phone: (864) 467-4247

Rezone requested as part of 6-month zoning map and development code updates.

Rezone Request: 110 Butler Avenue



Rezone Request: 231 & 241 Hampton Avenue

- **Address:** 231 & 241 Hampton Ave., Greenville, SC 29601
- **Parcel Number:** 001500-02-00600 & 001500-02-00400
- **Existing Zoning:** Included in Downtown Design Overlay District (DDOD)
- **Proposed Zoning:** Remove from DDOD
- **Request:** Remove from DDOD
- **Next Step:** March 7th Planning Commission Public Hearing (tentative)

Contact:

Name: Austin Rutherford, Senior Development Planner

Email: arutherford@greenvillesc.gov

Phone: (864) 467-4247

Rezone requested as part of 6-month zoning map and development code updates.

Rezone Request: 231 & 241 Hampton Avenue



Rezone Request: 15 Endel Street

- **Address:** 15 Endel Street, Greenville, SC 29611
- **Parcel Number:** 012300-07-01900 & 012300-07-01801
- **Existing Zoning:** Included in Downtown Design Overlay District (DDOD)
- **Proposed Zoning:** Remove from DDOD
- **Request:** Remove from DDOD
- **Next Step:** March 7th Planning Commission Public Hearing (tentative)

Contact:

Name: Austin Rutherford, Senior Development Planner

Email: arutherford@greenvillesc.gov

Phone: (864) 467-4247

Rezone requested as part of 6-month zoning map and development code updates.

Rezone Request: 15 Endel Street



Rezone Request: 301 East Camperdown Way

- **Address:** 301 E. Camperdown Way, Greenville, SC 29601
- **Parcel Number:** 006900-01-00100, 006900-01-00200, 006900-01-00300, 006900-01-00400, 006900-01-00500, 006900-01-00600, 006900-01-01400, 006900-01-01500, 006900-01-01600, 006900-01-01700, 006900-01-01800,
- **Existing Zoning:** Included in Downtown Design Overlay District (DDOD)
- **Proposed Zoning:** Remove from DDOD
- **Request:** Remove from DDOD
- **Next Step:** March 7th Planning Commission Public Hearing (tentative)

Contact:

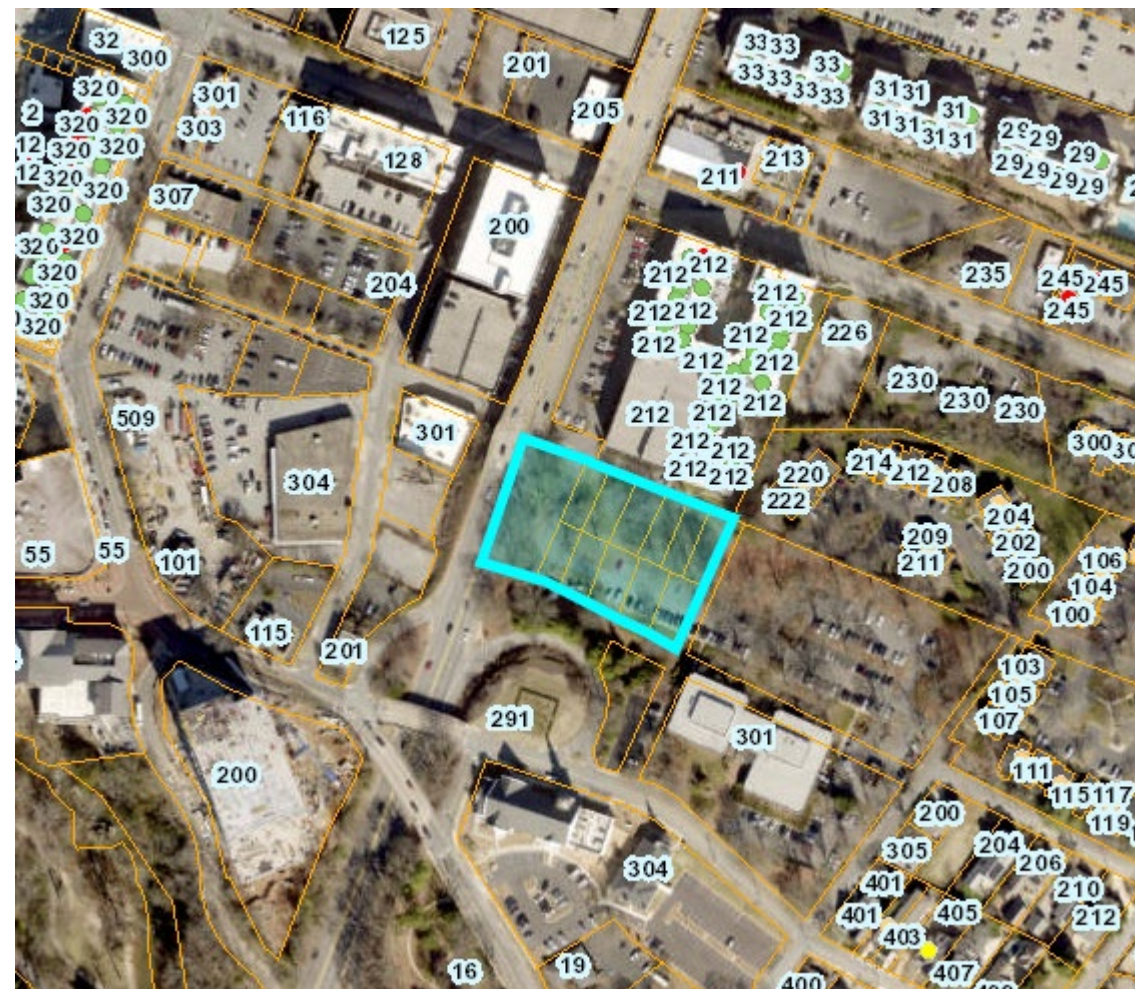
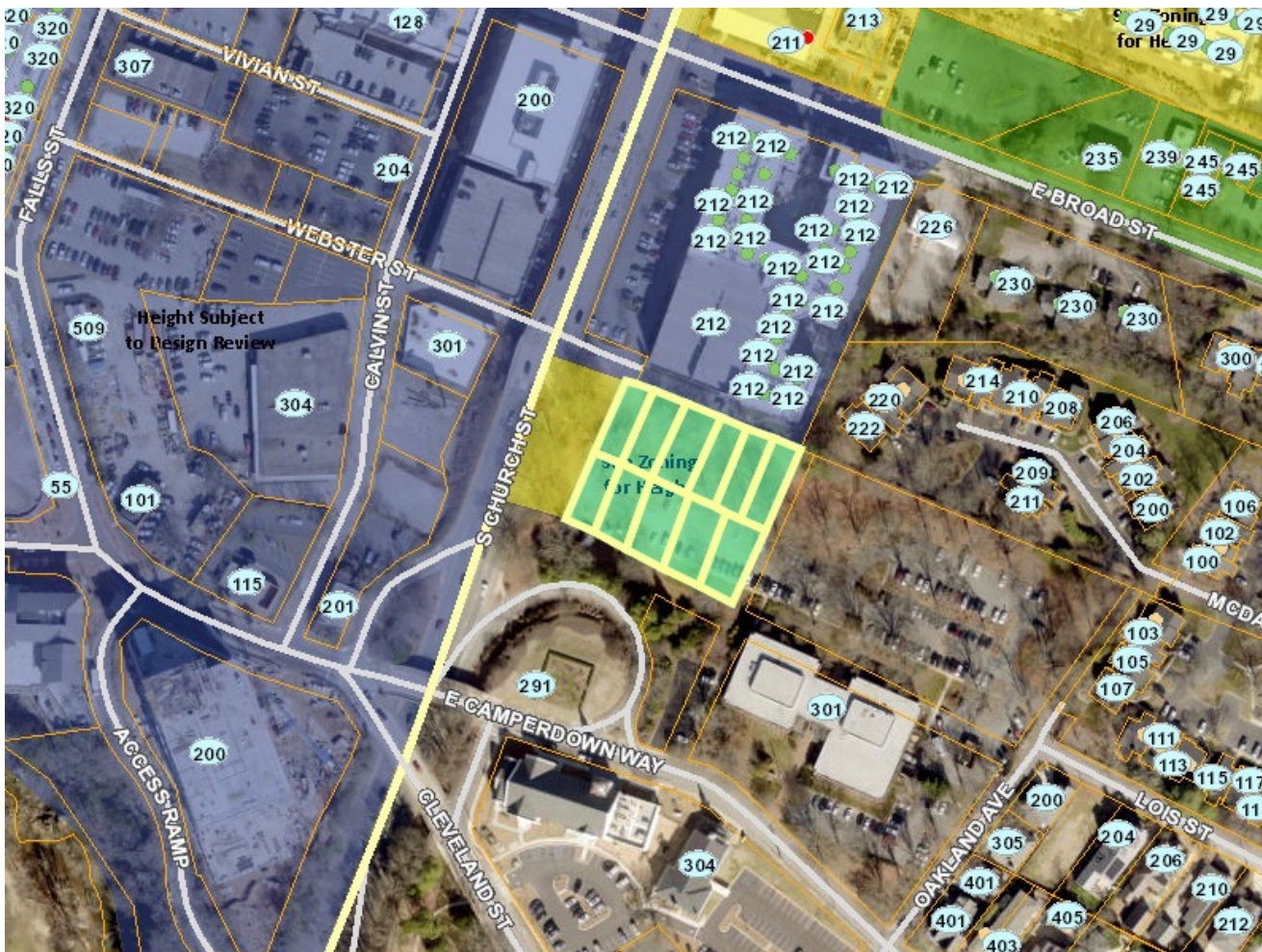
Name: Austin Rutherford, Senior Development Planner

Email: arutherford@greenvillesc.gov

Phone: (864) 467-4247

Rezone requested as part of 6-month zoning map and development code updates.

Rezone Request: 301 East Camperdown Way



Rezone Request: Ridge Road & Fairforest Way

- **Address:** Ridge Rd. & Fairforest Way, Greenville, SC 29607
- **Parcel Number:** M011010100339
- **Existing Zoning:** IG
- **Proposed Zoning:** RC-2
- **Request:** Rezone from IG to RC-2
- **Next Step:** March 7th Planning Commission Public Hearing (tentative)

Contact:

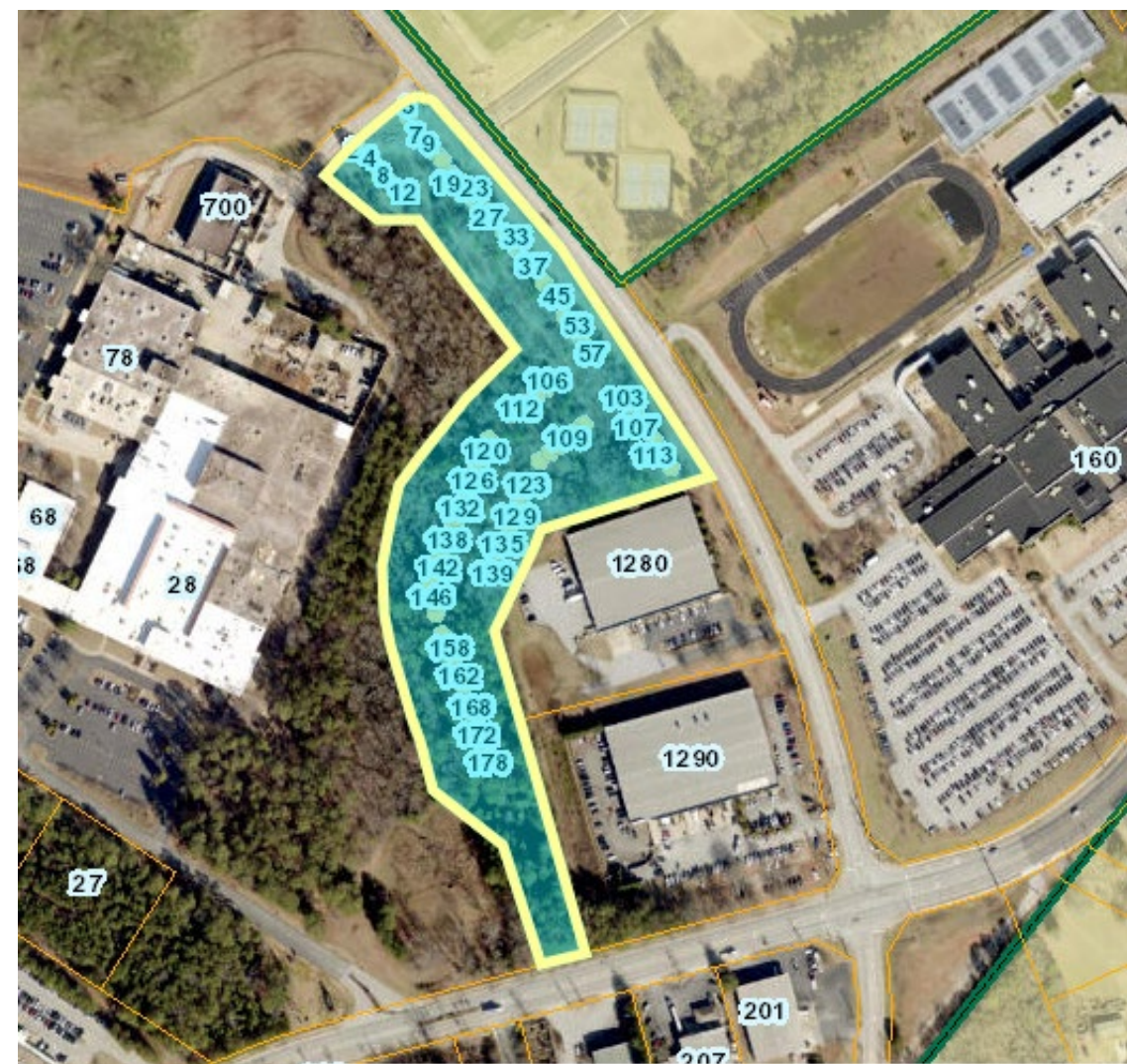
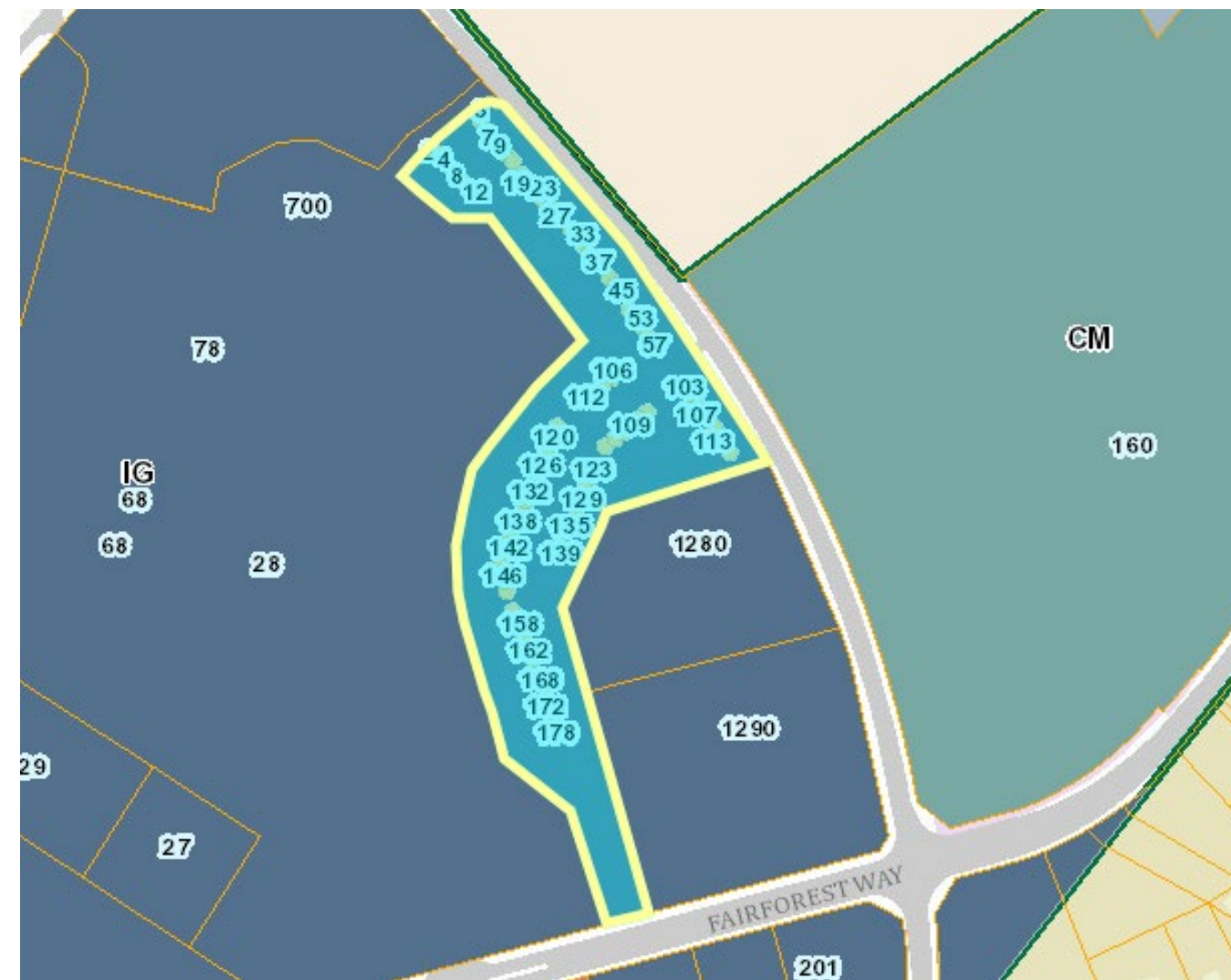
Name: Austin Rutherford, Senior Development Planner

Email: arutherford@greenvillesc.gov

Phone: (864) 467-4247

Rezone requested as part of 6-month zoning map and development code updates.

Rezone Request: Ridge Road & Fairforest Way



Rezone Request: 814 Hampton Avenue

- **Address:** 814 Hampton Ave., Greenville, SC 29601
- **Parcel Number:** 002600-02-00701 & 002600-02-006000
- **Existing Zoning:** RN-A
- **Proposed Zoning:** CV
- **Request:** Rezone from RN-A to CV
- **Next Step:** March 7th Planning Commission Public Hearing (tentative)

Contact:

Name: Austin Rutherford, Senior Development Planner

Email: arutherford@greenvillesc.gov

Phone: (864) 467-4247

Rezone requested as part of 6-month zoning map and development code updates.

Rezone Request: 814 Hampton Avenue



Rezone Request: 218 Viola Street

- **Address:** 218 Viola St., Greenville, SC 29601
- **Parcel Number:** 001000-01-06800
- **Existing Zoning:** RN-A
- **Proposed Zoning:** CV
- **Request:** Rezone from RN-A to CV
- **Next Step:** March 7th Planning Commission Public Hearing (tentative)

Contact:

Name: Austin Rutherford, Senior Development Planner

Email: arutherford@greenvillesc.gov

Phone: (864) 467-4247

Rezone requested as part of 6-month zoning map and development code updates.

Rezone Request: 218 Viola Street



Rezone Request: 204 Viola Street

- **Address:** 204 Viola St, Greenville, SC 29601
- **Parcel Number:** 001000-01-02001, 001000-01-06500, 001000-01-06600
- **Existing Zoning:** RN-A
- **Proposed Zoning:** PK
- **Request:** Rezone from RN-A to PK
- **Next Step:** March 7th Planning Commission Public Hearing (tentative)

Contact:

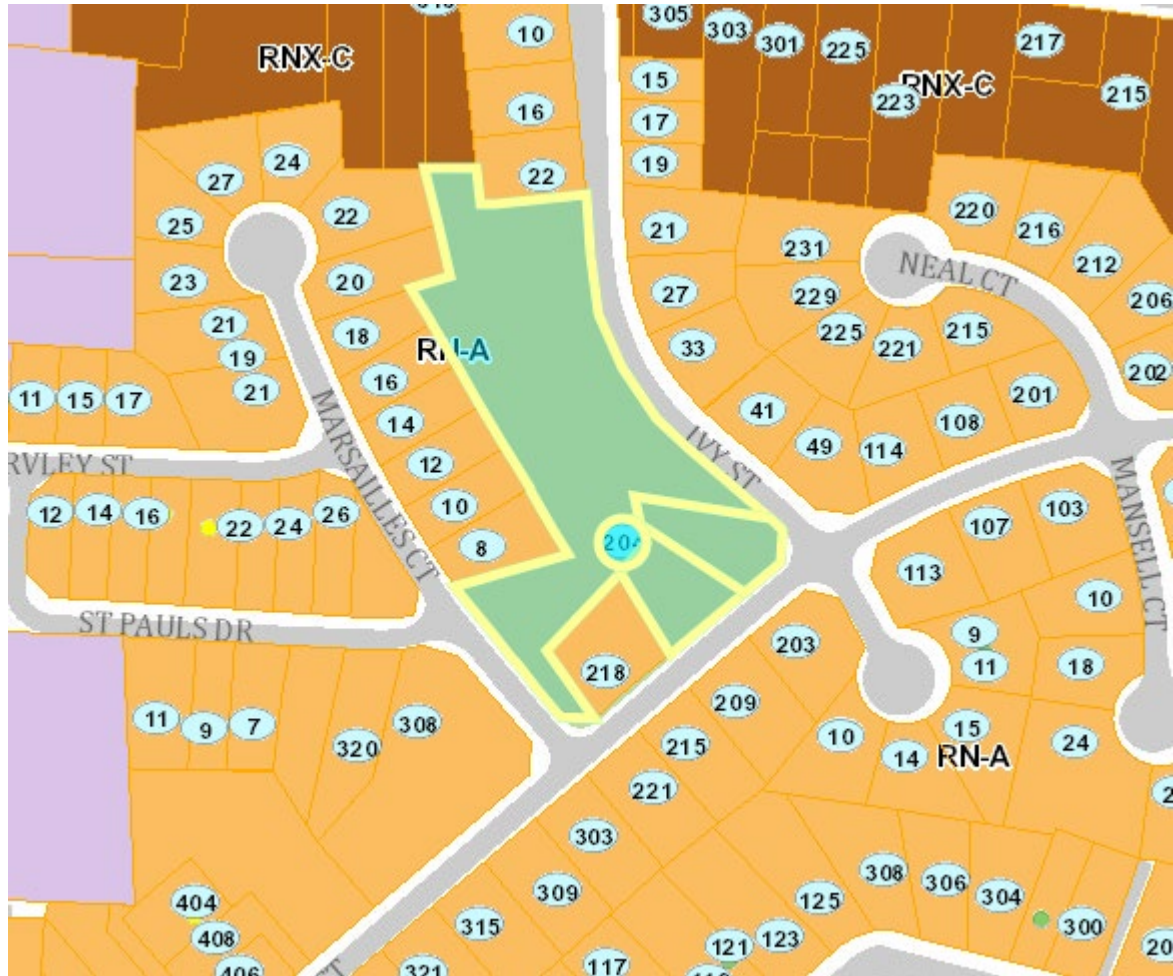
Name: Austin Rutherford, Senior Development Planner

Email: arutherford@greenvillesc.gov

Phone: (864) 467-4247

Rezone requested as part of 6-month zoning map and development code updates.

Rezone Request: 204 Viola Street



City of Greenville Floodplain Map Adoption

Engineering staff will share information about proposed amendments to the Floodplain Map. These have been updated based on a 2019 citywide floodplain study. Staff will be available to answer questions.

More information at

<https://storymaps.arcgis.com/stories/1098af04ae4a4931bbc697333b7e3749>

Contact:

Name: Paul Dow, City Engineer

Email: pdow@greenvillesc.gov

Phone: (864) 467-4410

City of Greenville Floodplain Map Adoption

FLOODPLAIN MAPPING

- Update section to adopt new city floodplain map. Effect of updates:
 - Consistent Floodplain Boundary Throughout the City
 - Better Data Used for Floodplain Extents
 - More Houses Removed Than Added to Regulated Floodplain



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

