

PLANNING AND DEVELOPMENT PROJECT PREVIEW MEETING

February 27, 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



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:

February 27, 2024
PROJECT PREVIEW MEETING

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



Rezone Request: Oscar Street Parcels

- **Address:** Oscar Street
- **Parcel Numbers:** 005300-03-01700, 005300-03-00101, 005300-04-00200, 005300-04-01800, 005300-04-01700
- **Existing Zoning:** RC-3 and PK - Community Scale and Special
- **Proposed Zoning:** RC-3 - Community Scale
- **Request:** Rezone from PK to RC-3
- **Next Step:** Planning Commission Public Hearing on 4/4/24 (tentative)

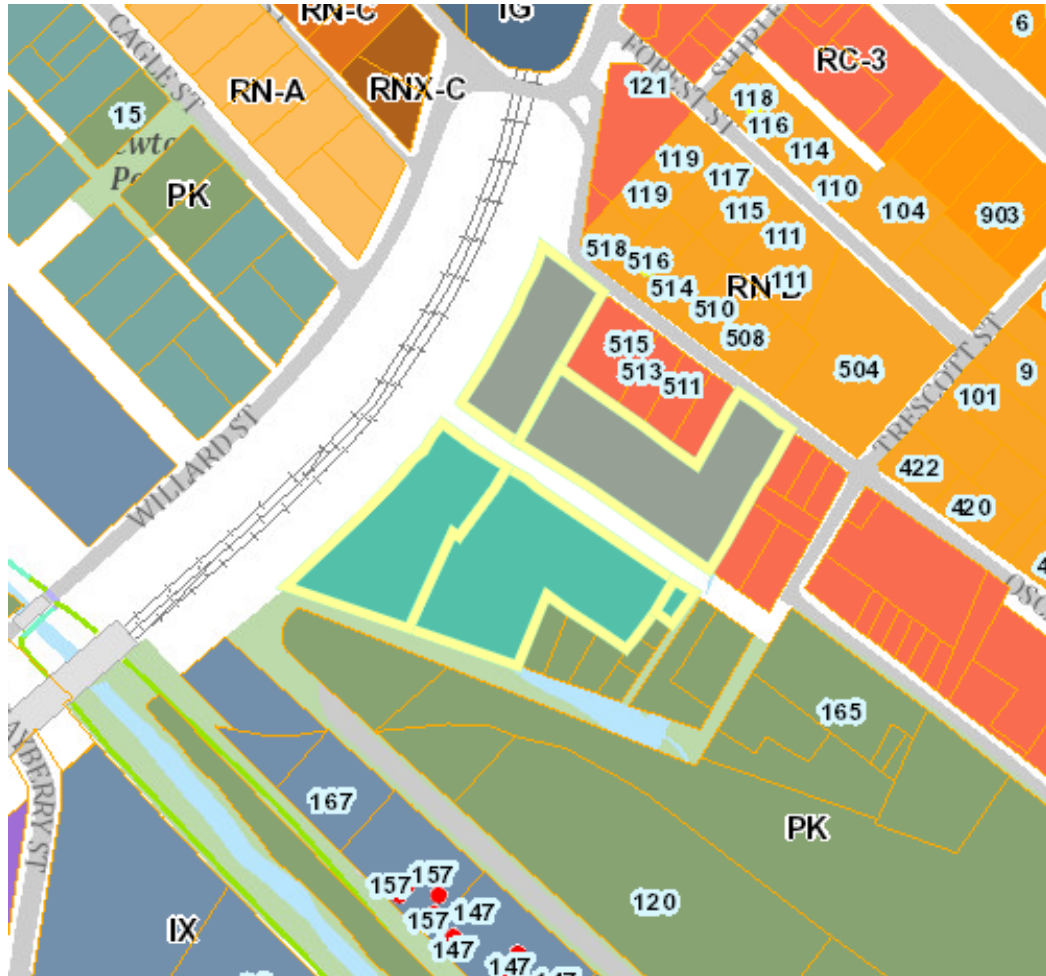
Contact:

Name: Will McCauley and Shane Birckbichler

Email: will@creativebuilders.net and shaneb@creativebuilders.net

Phone: (864) 233-1631

Rezone Request: Oscar Street Parcels



Rezone Request: 516 Arlington Avenue

- **Address:** 516 Arlington Avenue
- **Parcel Number:** 007800-04-00801
- **Existing Zoning:** RN-B - Neighborhood Scale
- **Proposed Zoning:** RNX-B - Neighborhood Flex
- **Request:** Rezone from RN-B to RNX-B
- **Next Step:** Planning Commission Public Hearing on 4/4/24 (tentative)

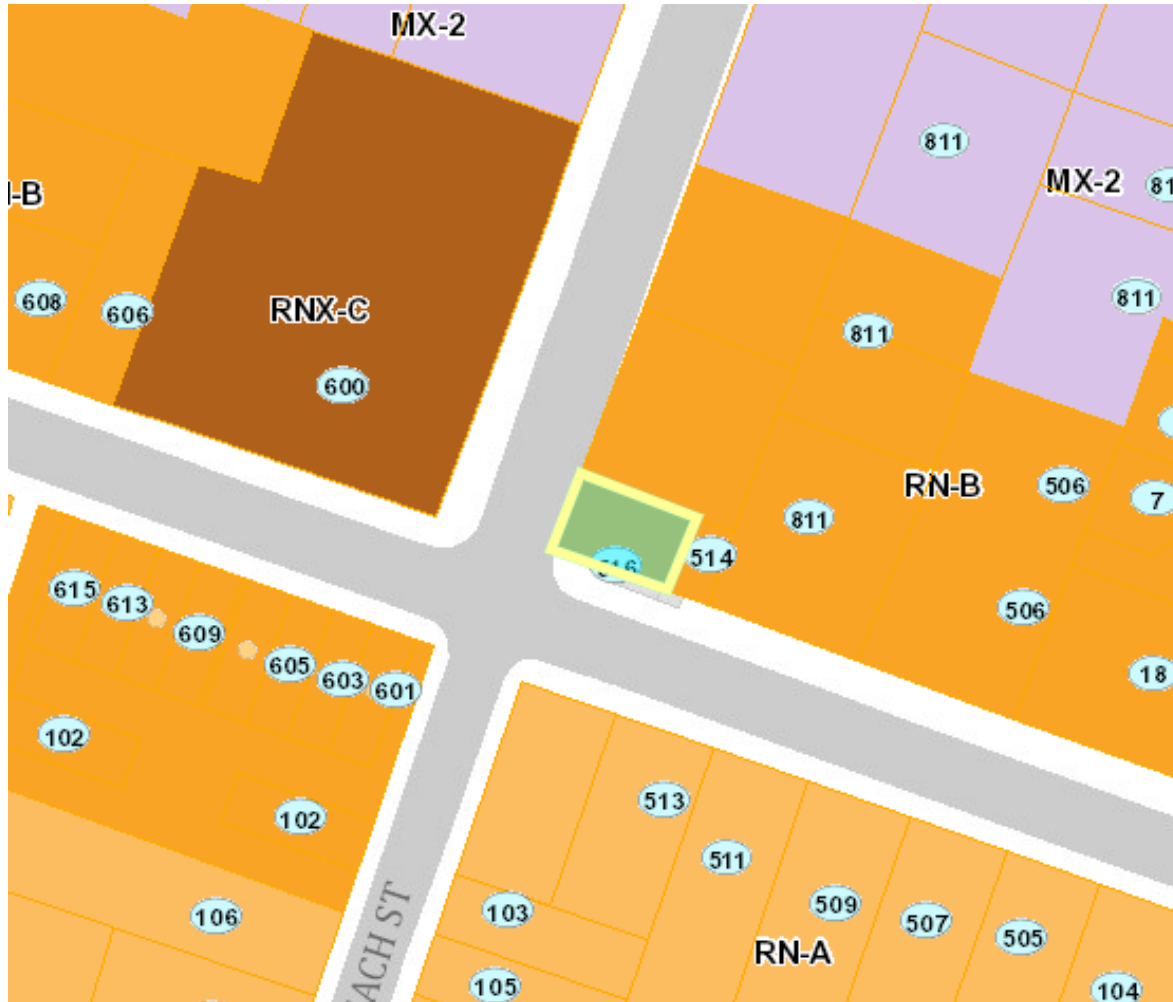
Contact:

Name: Vanessa Arnold, Jordon Development Company

Email: varnold@jcccontractors.com

Phone: (864) 881-8093

Rezone Request: 516 Arlington Avenue



Certificate of Appropriateness for Demolition of Historic Structure: 14 University Street

- **Address:** 14 University Street
- **Parcel Number:** 009000-01-03000
- **Existing Zoning:** MX-D - Mixed Use
- **Request:** Demolition of historic resource structure in downtown boundary
- **Next Step:** Design Review Board Meeting on 4/18/24 (tentative)

Contact:

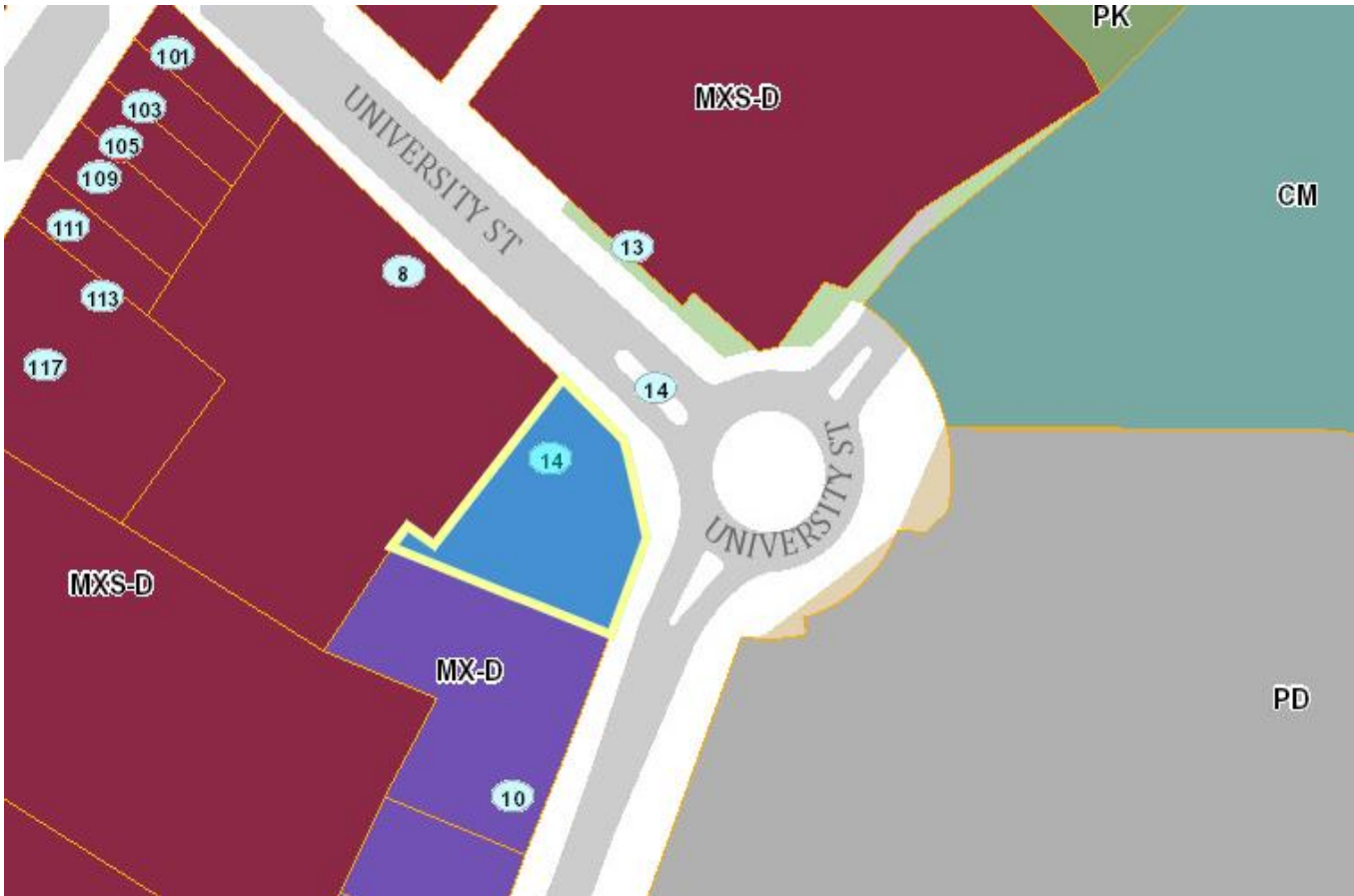
Name: Michael Redmon

Email: mredmon@theboardmangroup.com

Phone: (864) 414-5250



Certificate of Appropriateness for Demolition of Historic Structure: 14 University Street



Certificate of Appropriateness - Wyche Pavilion Renovation

- **Address:** 20 Japanese Dogwood Lane
- **Parcel Number:** 006000-02-00200
- **Existing Zoning:** MX-D - Mixed Use
- **Request:** Certificate of Appropriateness - Improvements to the Wyche Pavilion
- **Next Step:** Design Review Board Meeting on 4/18/24 (tentative)

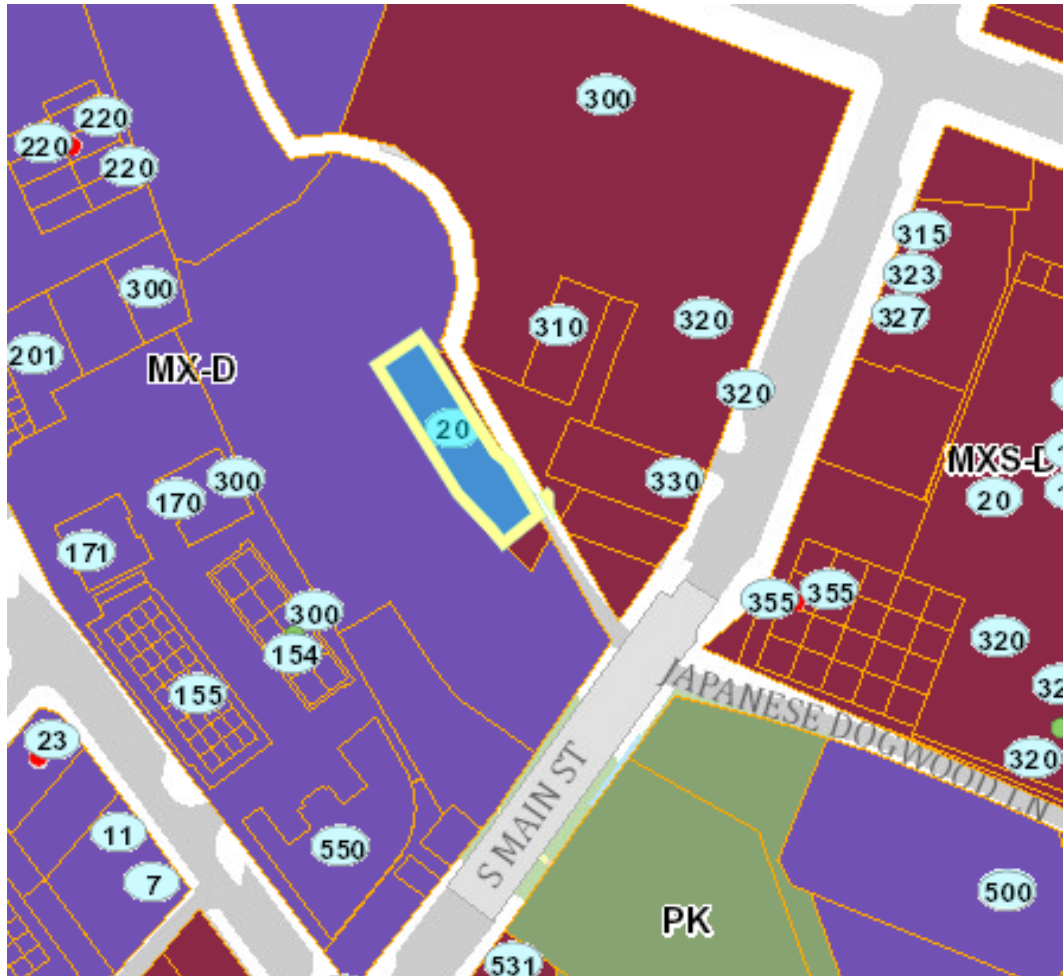
Contact:

Name: Stuart Stenger and Darren Meyer

Email: sstenger@cgdarch.com and dmeyer@mkskstudios.com

Phone: (864) 242-0761 and (864) 626-5715

Certificate of Appropriateness - Wyche Pavilion Renovation



Certificate of Appropriateness - Wyche Pavilion Renovation



Certificate of Appropriateness - Gracie Plaza

- **Address:** 250 North Church Street
- **Parcel Number:** 004200-01-00201
- **Existing Zoning:** MX-D - Mixed Use
- **Request:** Certificate of Appropriateness - Design of Gracie Plaza
- **Next Step:** Design Review Board Meeting on 4/18/24 (tentative)

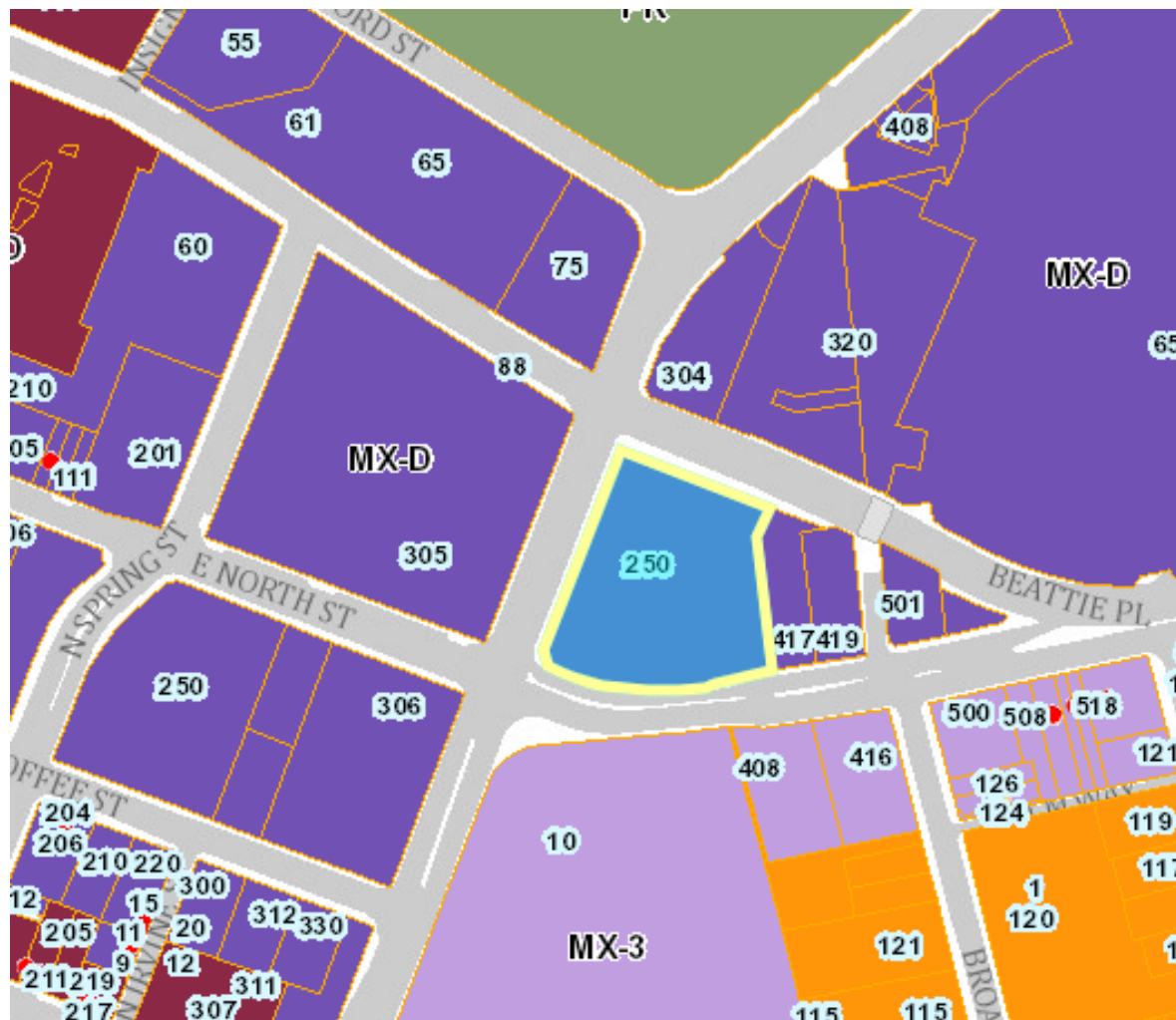
Contact:

Name: Scott Johnston

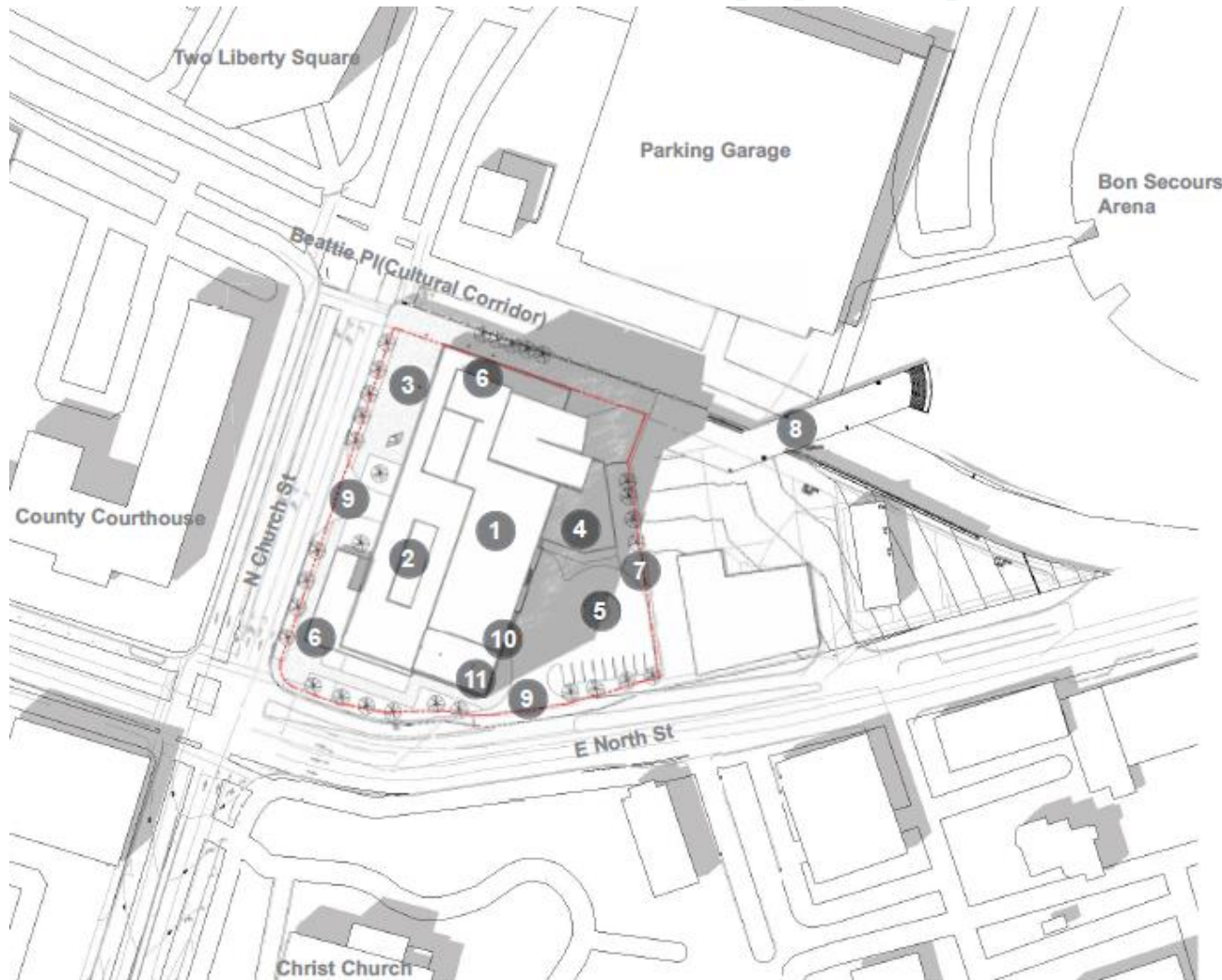
Email: scott@johnstondesigngroup.us

Phone: (864) 346-2535

Certificate of Appropriateness - Gracie Plaza



Certificate of Appropriateness - Gracie Plaza



SITE FEATURES & CONTEXT

1. 25-Story Tower
2. Outdoor Amenity Terrace/ Pool Deck over Parking
3. Public Plaza
4. Residential Lobby/ Entrance
5. Vehicular Entrance/ Drop-Off
6. Ground Level Retail/ Commercial
7. Property Line
8. Proposed New Pedestrian Bridge (Future Phase)
9. Vehicular Access (DOT Approved)
10. Trash Loading
11. Electrical Utilities (Within Parking Deck Footprint)

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

