

PLANNING AND DEVELOPMENT PROJECT PREVIEW MEETING

May 28, 2024

AGENDA REVISED 05/22/24

The rezoning presentation for 505 N. Main Street (“Baby Bi-Lo” site) has been deferred until the June 25th Project Preview Meeting.

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 Meeting 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.
- The May 28th Meeting includes a 6:00 - 7:00 PM presentation.

What types of projects are presented?

- The Greenville Development Code requires certain projects to participate in a Project Preview Meeting before submitting an application. The following projects are required to participate:
 - Zoning map amendment (rezoning)
 - Major subdivisions
 - Street naming or re-naming
 - Major Certificate of Appropriateness requests - Urban Design Projects
 - Major Certificate of Appropriateness requests - Historic Projects
 - Residential projects containing 12 or more units
 - Requests for Special Exception permits abutting residentially zoned properties
- In addition, the City may present updates and information on various other planning initiatives, engineering projects, capital projects, and more.

Required Step in Development Process

- The city has not received formal applications for projects presented at the Project Preview Meeting. Some material may be conceptual in nature or require additional design work before it is submitted to the city.
- The meeting provides an opportunity for public comments and input to be given to directly to the developer, who may modify their project in response to community feedback before submitting an official application.
- If a project has major changes after the meeting, it may be required to present at another Project Preview Meeting—so that the community can see the changes before the application is submitted.

PROJECTS AND APPLICATIONS FOR:

May 28, 2024

PROJECT PREVIEW MEETING

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



4:00 - 6:00 PM - DROP-IN SESSION

- 6 Barrett St - Residential addition in Heritage Historic District
- 12 Wilton St - New residence in Heritage Historic District
- 1415 East North St - Proposed rezoning to MX-2
- E Faris Rd and McAlister Rd - Modification to previously approved subdivision
- Unity Park - Change to FEMA floodplain map

6:00 - 7:00 PM - NO ITEMS

- The rezoning presentation for 505 N. Main Street (“Baby Bi-Lo” site) has been deferred until the June 25th Project Preview Meeting.

Certificate of Appropriateness: Rear Addition at 6 Barrett Street

Presented during drop-in session, 4-6 PM.

Certificate of Appropriateness: Rear Addition at 6 Barrett Street

- **Address:** 6 Barrett Street, Greenville
- **Parcel Numbers:** 0012000102407
- **Existing Zoning:** RN-A - Residential Neighborhood A
- **Request:** Certificate of Appropriateness
- **Next Step:** Historic Review Board August 15th (tentative)

Contact:

Name: Michael Phillips

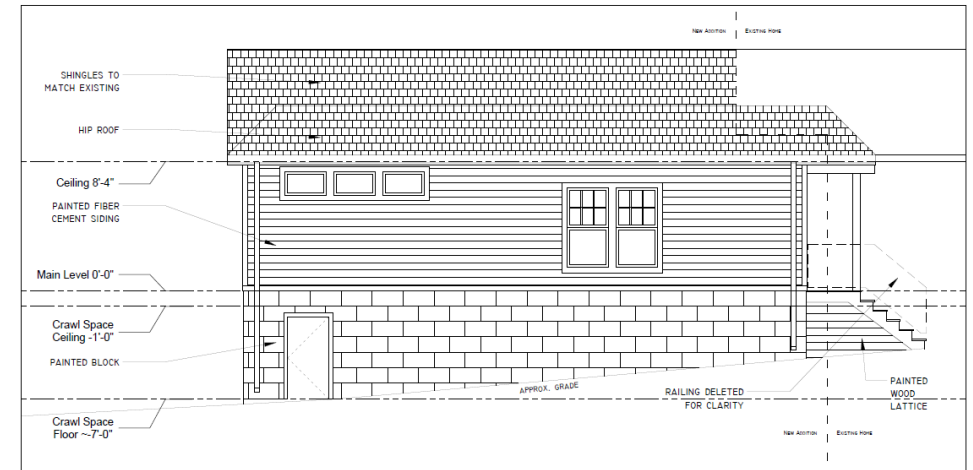
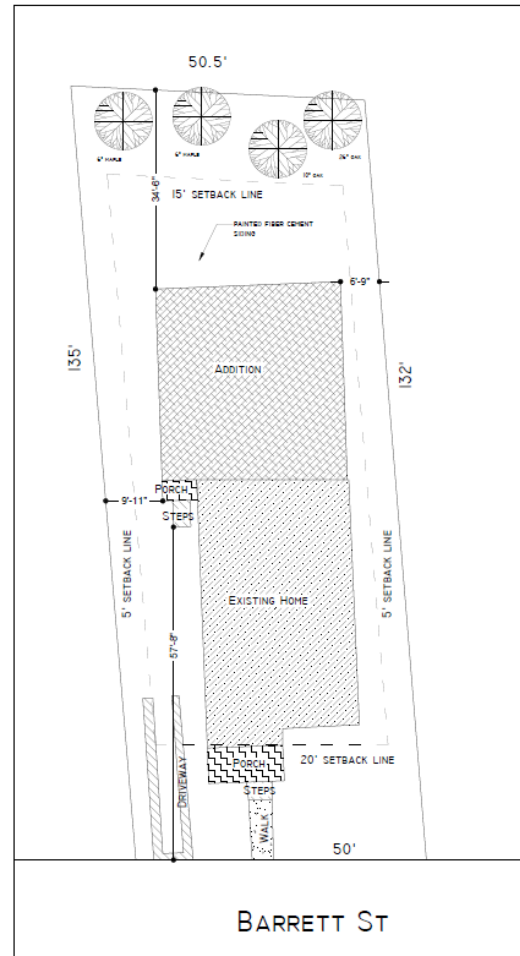
Email: michael@majesticbuilders.net

Phone: (864) 241-0123

Certificate of Appropriateness: Rear Addition at 6 Barrett Street



Certificate of Appropriateness: Rear Addition at 6 Barrett Street



Certificate of Appropriateness: New House at 12 Wilton Street

Presented during drop-in session, 4-6 PM.

Certificate of Appropriateness: New House at 12 Wilton Street

- **Address:** 12 Wilton Street, Greenville
- **Parcel Numbers:** 0009000300400
- **Existing Zoning:** RN-A - Residential Neighborhood A
- **Request:** Certificate of Appropriateness
- **Next Step:** Historic Review Board August 15th (tentative)

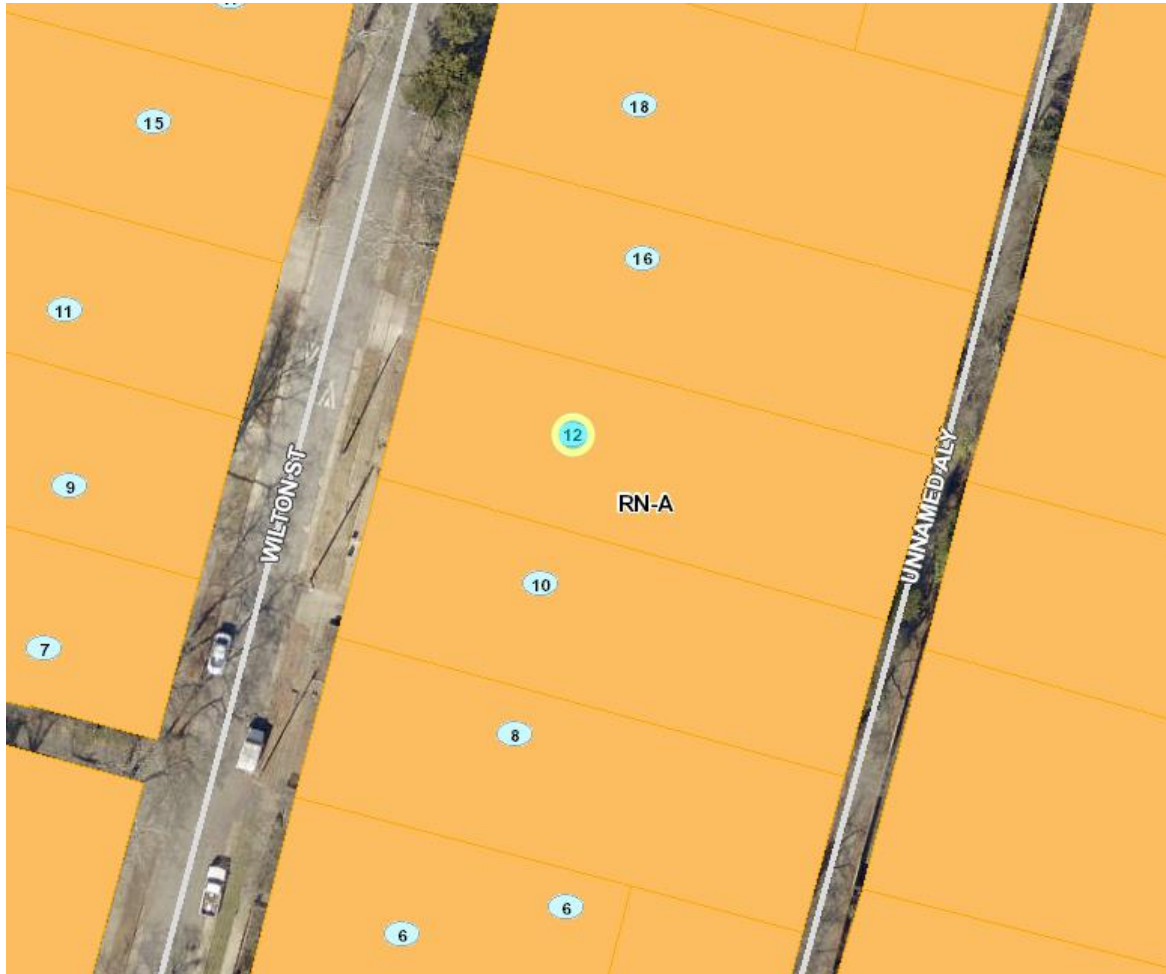
Contact:

Name: Jeremy Driskell

Email: jdriskell@mhkarchitecture.com

Phone: 864-603-3260 x242

Certificate of Appropriateness: New House at 12 Wilton Street



ALLEY



Certificate of Appropriateness: New House at 12 Wilton Street

Current Zoning: RN-A

Project Location: 12 Wilton Street, Heritage Historic District

Description of Project: Proposed design for new construction on an empty lot within the Heritage Historic District for a single-family dwelling unit with a 2-car alley-loading garage and approximately 4,000 sq ft space. The home will have a charming English Revival Cottage façade with an interior courtyard featuring a small pool surrounded by lush landscaping.



Rezoning Request: 1415 East North St. from RNX-C to MX-2

Presented during drop-in session, 4-6 PM.

Rezoning Request:

1415 East North St. from RNX-C to MX-2

- **Address:** 1415 East North St., Greenville
- **Parcel Numbers:** 0190000206800
- **Existing Zoning:** RNX-C - Neighborhood Flex C
- **Request:** Rezone to MX-2, Mixed-Use District
- **Next Step:** Planning Commission Public Hearing August 1st (tentative)

Contact:

Name: Saralee Shuler

Email: Tedsaraleellc@aol.com

Phone: 540-529-2968

Rezoning Request: 1415 East North St. from RNX-C to MX-2



Information on Rezoning Process



Click [here](#) to access the Greenville Development Code

- Article 19-2 contains information for each zoning district.
- Division 19-3.2. lists the uses allowed in each district.
- Section 19-6.2.2., Legislative Review, outlines the procedural requirements to rezone property.
- Rezoning require a public hearing by Planning Commission and two readings by City Council to be approved.

Major Modification of “Faris Townes” Subdivision

*Located at E. Faris Road and McAlister Road.
Adding rear portion of lot at 522 Glenn Road.*

Presented during drop-in session, 4-6 PM.

Modification of Approved Subdivision E. Faris Road, McAlister Road, 522 Glenn Road

- **Address:** Existing approved subdivision located at corner of E. Faris Road and McAlister Road. Request to add rear portion of parcel at 522 Glenn Road.
- **Parcel Numbers:** 0267000301500, portion of 0267000301201
- **Existing Zoning:** RNX-C - Neighborhood Flex C and RH-C - Residential House C.
- *Note: Subdivision is vested under previous Land Management Ordinance. Preliminary plat approved by Planning Commission October 5, 2023.*
- **Request:** Include additional property (rear portion of lot at 522 Glenn Road) for grading, which will remove need for a large retaining wall. No other changes to previously approved residential lots or road layouts are proposed.
- **Next Step:** Planning Commission Public Hearing June 6th

Contact:

Name: Austin Allen

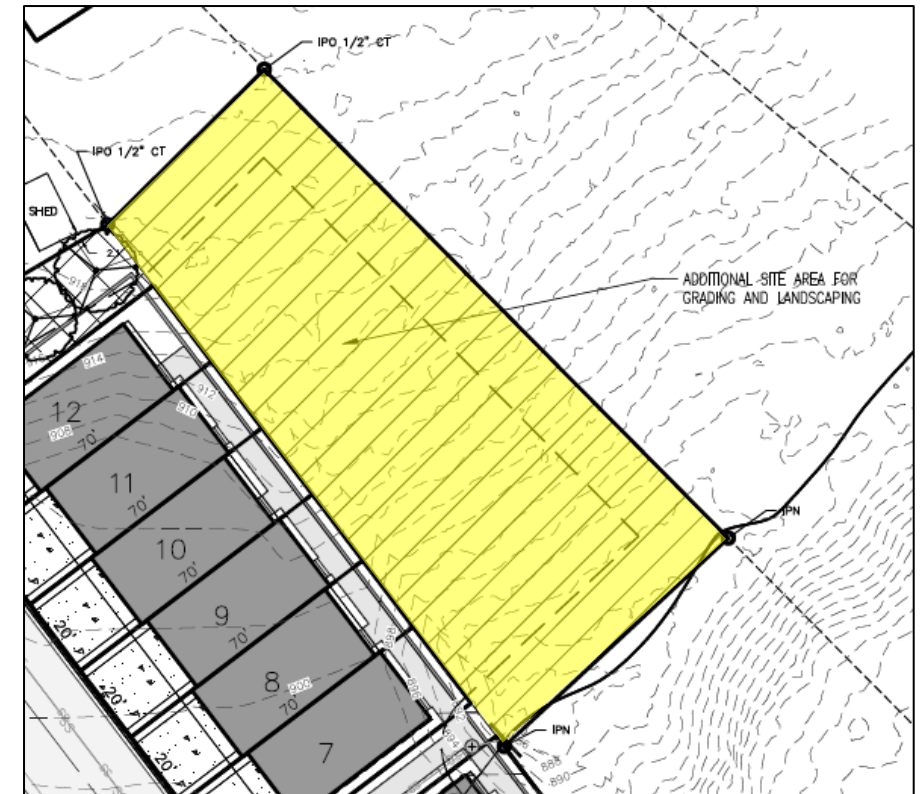
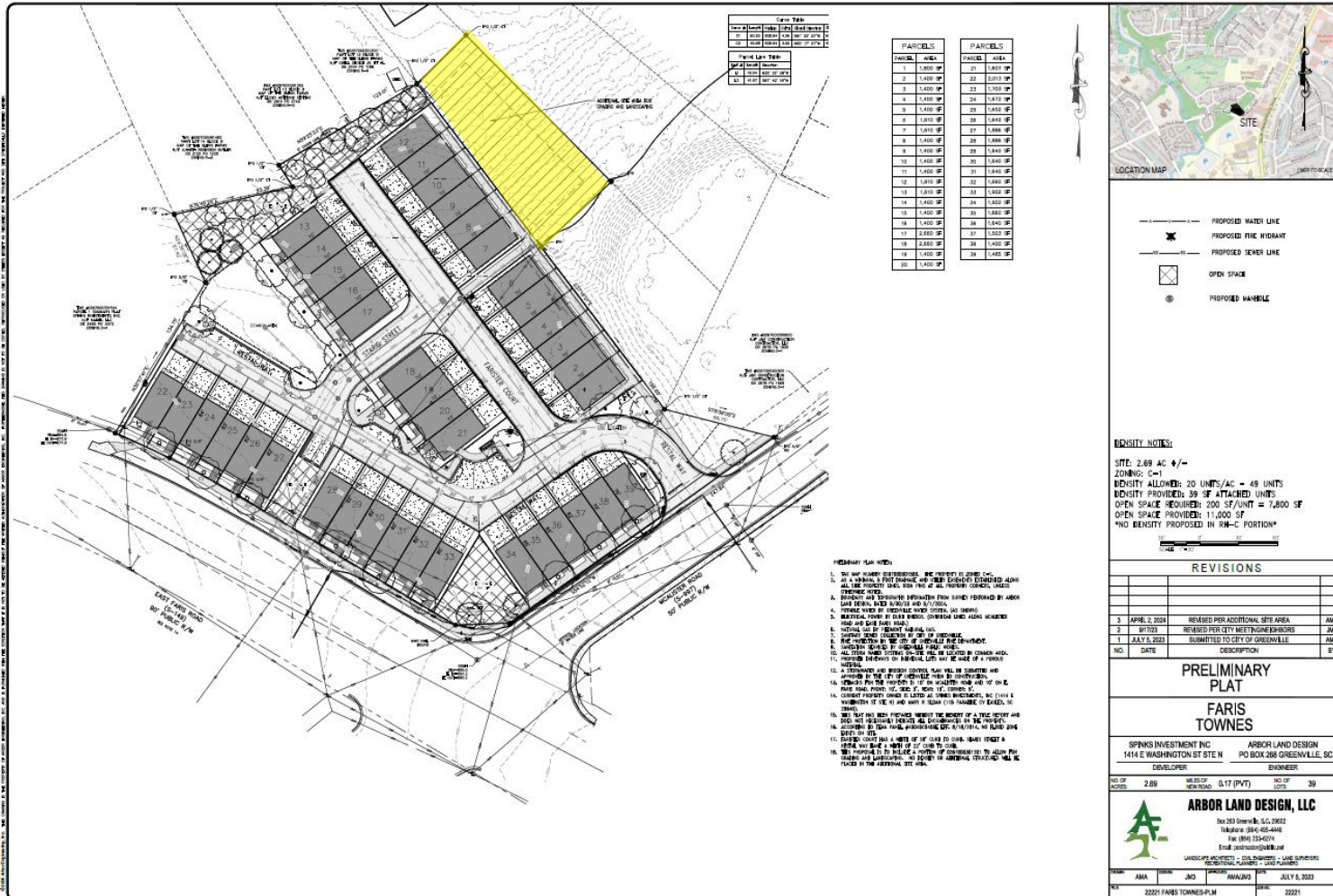
Email: ama@aldllc.net

Phone: (864) 495-4450

Modification of Approved Subdivision E. Faris Road, McAlister Road, 522 Glenn Road



Modification of Approved Subdivision E. Faris Road, McAlister Road, 522 Glenn Road



Area to be added to subdivision.
Rear portion of 522 Glenn Road.

Unity Park FEMA Floodplain Map Change

Presented during drop-in session, 4-6 PM.

Unity Park FEMA Map Change

- **Address:** Unity Park, Greenville
- **Parcel Numbers:** 0055000200116, 0055000100301, 0055000100303, others
- **Existing Zoning:** PK - Park
- **Request:** Unity Park was constructed in a mapped FEMA floodplain and floodway. There were no increases in flood hazards due to the construction of Unity Park. The official FEMA maps must now be updated to incorporate Unity Park.
- **Next Step:** After the PPM, the City will submit technical information to FEMA to update the floodplain map in this area.

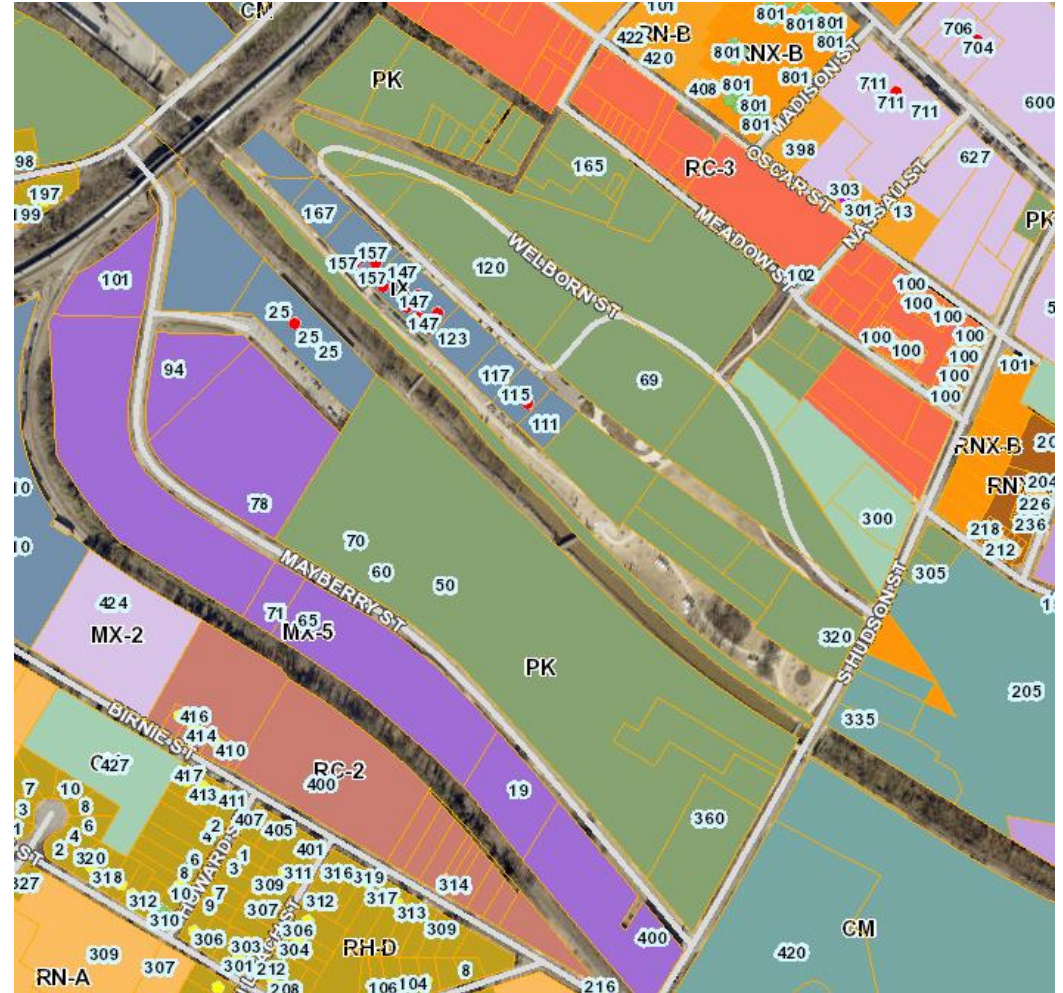
Contact:

Name: Paul Dow, City Engineer

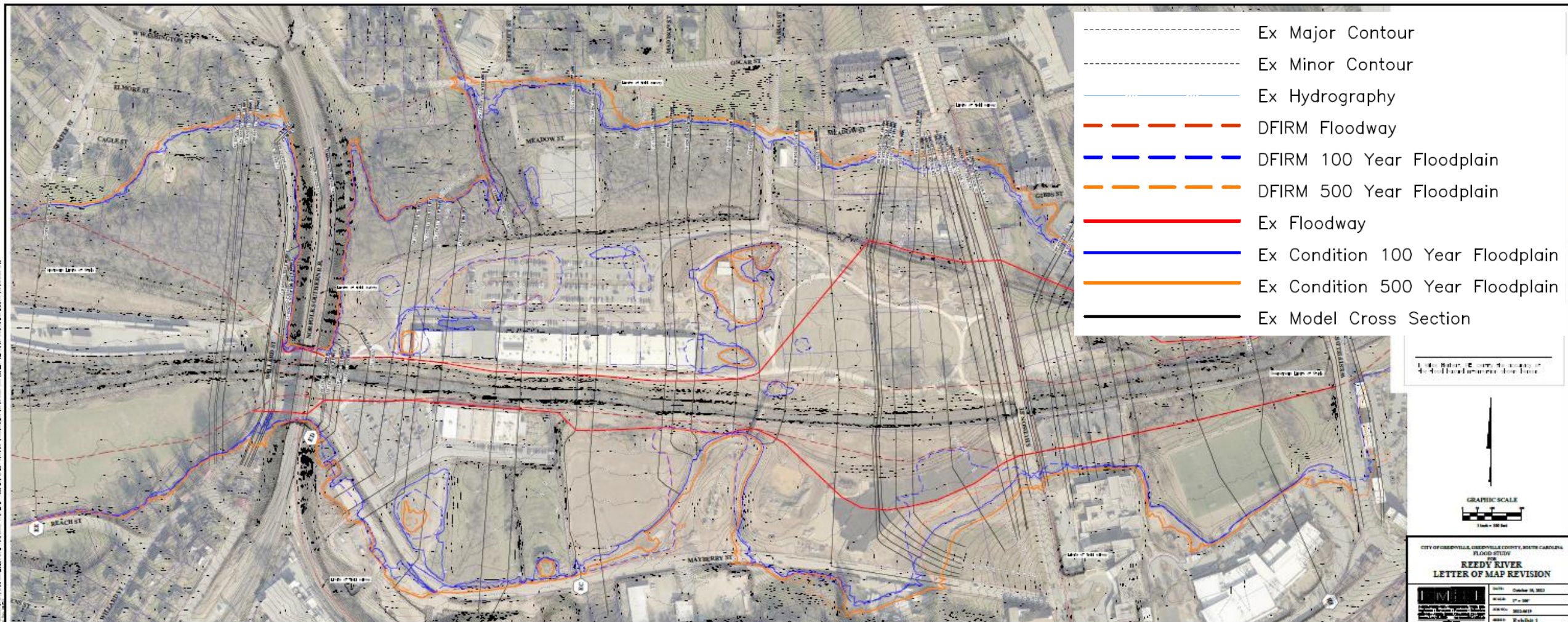
Email: pdow@greenvillesc.gov

Phone: 864-232-2273

Unity Park FEMA Map Change



Unity Park FEMA Map Change



ITEM DEFERRED

Rezoning Request:
505 N. Main Street (“Baby Bi-Lo” site)
from MX-2 and MX-3 to MX-5

The presentation for this item has been deferred until the June 25th Project Preview Meeting.

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
Projects requiring a Major Certificate of Appropriateness (inside the Design Review Boundary or a Historic District)	Design Review Board or Historic Review Board	No
Residential project containing 12 or more units (outside 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

