

PLANNING AND DEVELOPMENT PROJECT PREVIEW MEETING

June 25, 2024

When:

4:00 - 6:00 PM
4th Tuesday Every Month

*The June 25th meeting will have
an additional project presented
from 6:00 - 7:00 PM.*

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 Meeting is a monthly meeting hosted by the City of Greenville for the community to learn about 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 June 25th 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:

JUNE 25, 2024

PROJECT PREVIEW MEETING

Drop-in session between 4:00 - 6:00 PM.

Presentation from 6:00 - 7:00 PM.



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

- Major Subdivision and Certificate of Appropriateness - Mosaic Project
- Certificate of Appropriateness - 250 N. Church Street
- Certificate of Appropriateness - Brixton Hall Hotel, 515 Pendleton Street
- Certificate of Appropriateness - Townhomes at ~420 Birnie Street
- Certificate of Appropriateness - 41 N. Vance Street
- Certificate of Appropriateness - Townhomes at Rhett St @ Perry Avenue
- Rezoning Request: 2 sites owned by Greenville County School District

6:00 - 7:00 PM - PRESENTATION

- 505 N. Main Street - Proposed rezoning of “Baby Bi-Lo” property to MX-5
- *Presentation for this item will begin at 6:00 PM. Q&A to follow.*

Major Subdivision and Certificate of Appropriateness: “Mosaic” Mixed-Use Project

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

Certificate of Appropriateness and Major Subdivision: “Mosaic” Mixed-Use Project

- **Address:** S. Academy Street, N. Calhoun Street, Perry Avenue, Ware Street
- **Parcel Number:** Multiple - see map
- **Existing Zoning:** MX-3, MX-2, RNX-C, RN-C
- **Request:** Preliminary Plat for Major Subdivision (Planning Commission review) AND Certificate of Appropriateness (Design Review Board) for new mixed-use project consisting of three five-story buildings containing:
 - Approximately 19,000 SF of space for commercial and grocer tenants
 - Approximately 231 apartment units
 - 8,500 SF of indoor tenant amenities
 - Includes 2 levels of underground parking

Next Steps:

- Planning Commission Meeting for Major Subdivision on 8/1/24 (tentative)
- Design Review Board Meeting for Certificate of Appropriateness on 8/15/24 (tentative)

Note: Project is located within Downtown Design Overlay District and West End Special Emphasis Neighborhood

Engineering/Subdivision Contact:

Name: Eric White, Bluewater Civil Design

Email: eric@bluewatercivil.com

Phone: 864-326-4202

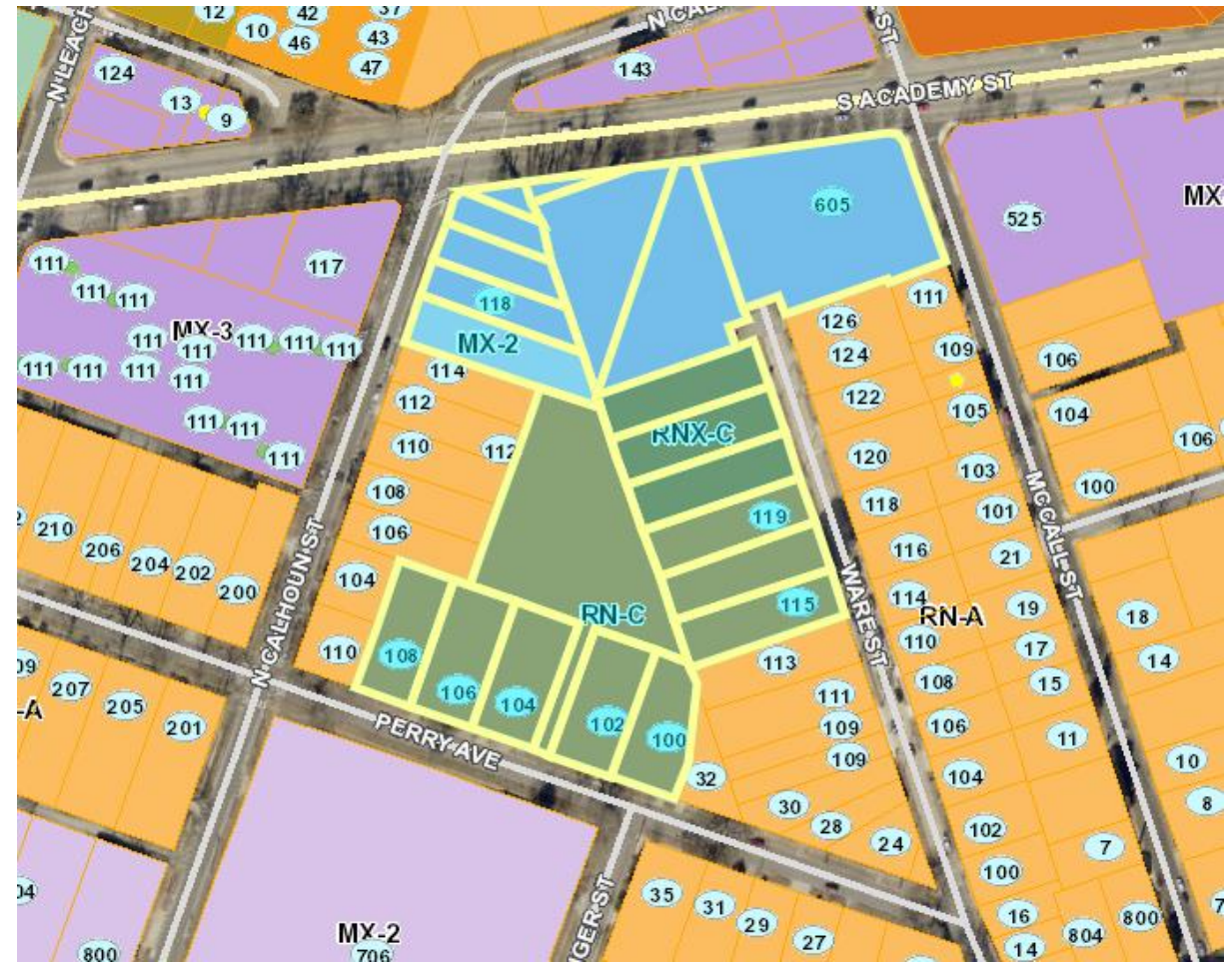
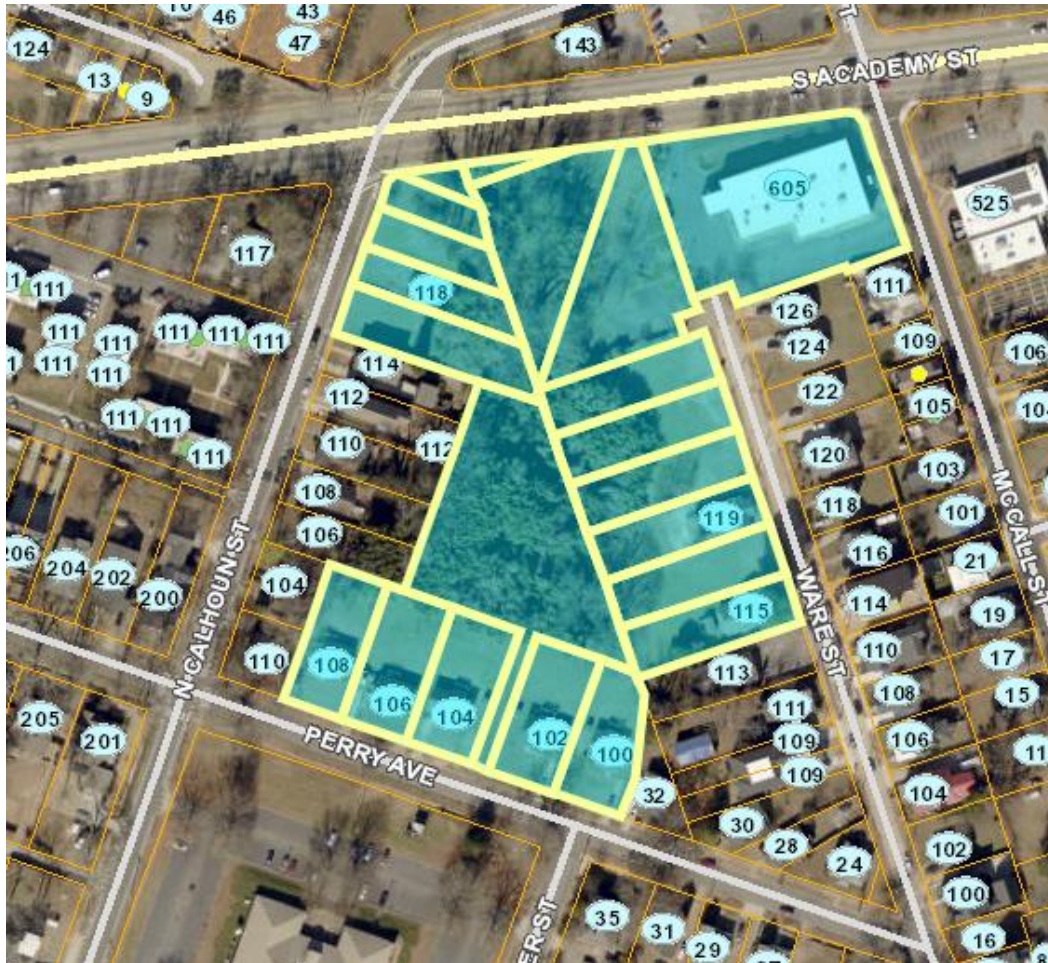
Architect Contact:

Tanya De Leon, LS3P

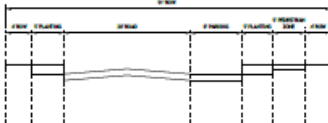
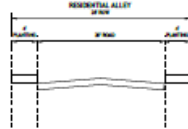
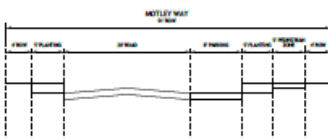
tanyadeleon@ls3p.com

864.272.1258

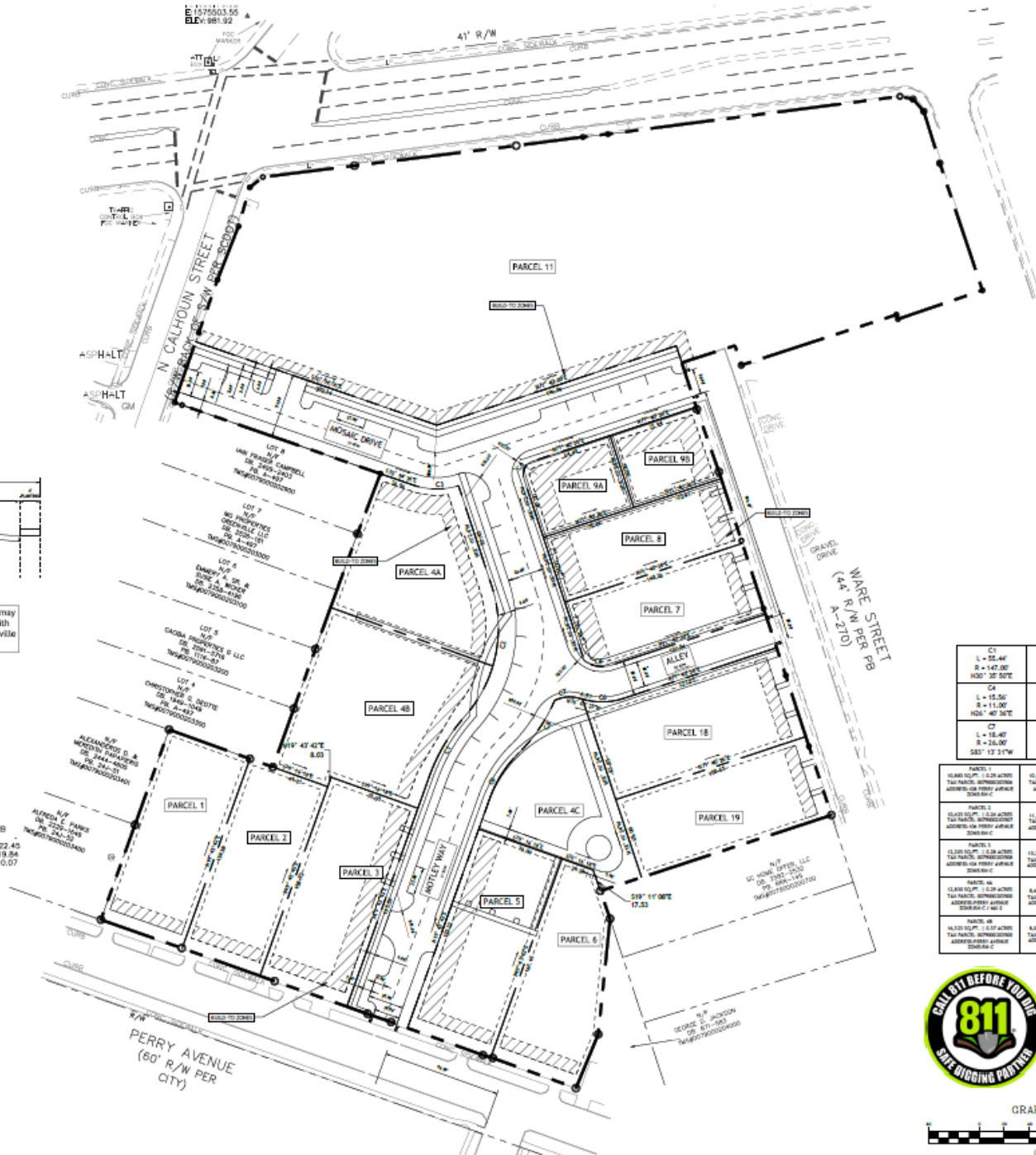
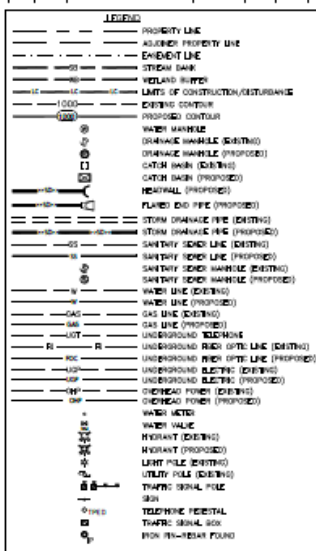
Certificate of Appropriateness and Major Subdivision: “Mosaic” Mixed-Use Project



DATE OF SURVEY: 07/19/2023



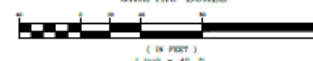
Note: Road typical sections may vary from DSH standard with approval from City of Greenville Engineering



C1	C2	C3
L = 55.46° N30° 30' 50"E	L = 105.66° N11° 34' 17"E	L = 36.41° N 59.00° S28° 53' 06"E
C4	C5	C6
L = 15.56° N26° 40' 36"E	L = 32.54° S21° 37' 42"E	L = 30.01° N 54.00° N87° 48' 37"E
C7	C8	C9
L = 18.40° S21° 33' 19"W	L = 55.10° S34° 17' 50"W	L = 42.60° N 96.00° S13° 32' 55"W

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GRAPHIC SCALE



Project Number: 2020-095
 PI Name: 2020-095 Dr. Jing
 Funding Source: NSFC
 Date of Project: 1/1/2021
 Engineer of Record:

blueWATER
civil design llc
718 Lowndes Hill Road • Greenville, SC 29607
www.bluewatercivil.com • info@bluewatercivil.com

Certificates of Authorization:
NC CDOT - DA PIPEDRILL
NC PDMA - AL CANTON

Mosaic West
End
Perry Avenue
Greenville, SC 29601

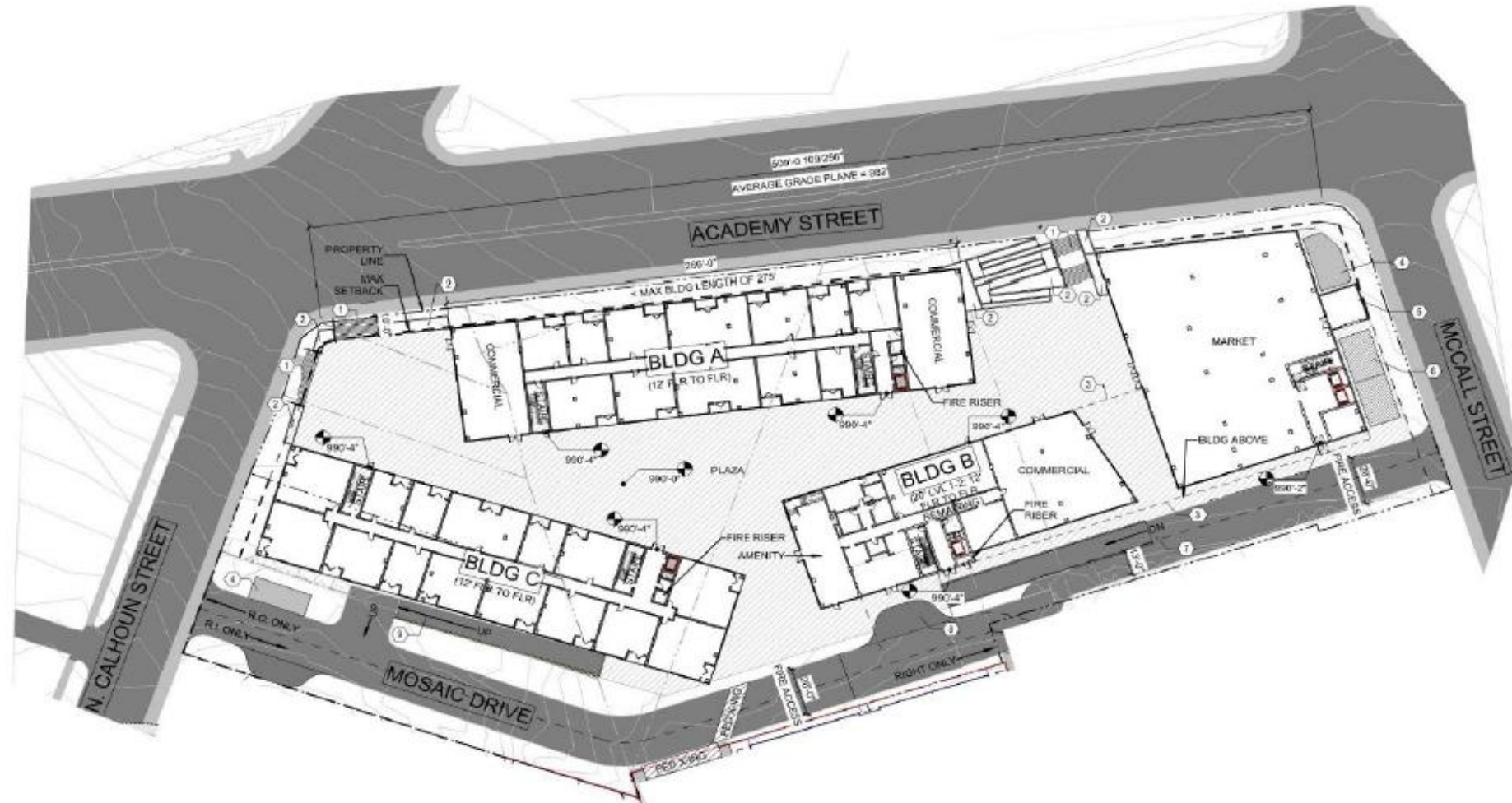
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Preliminary Plan

PP

MOSAIC SITE PLAN

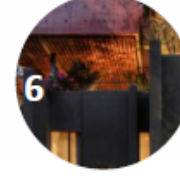
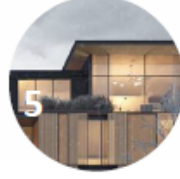
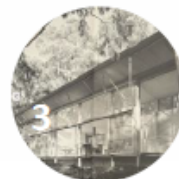
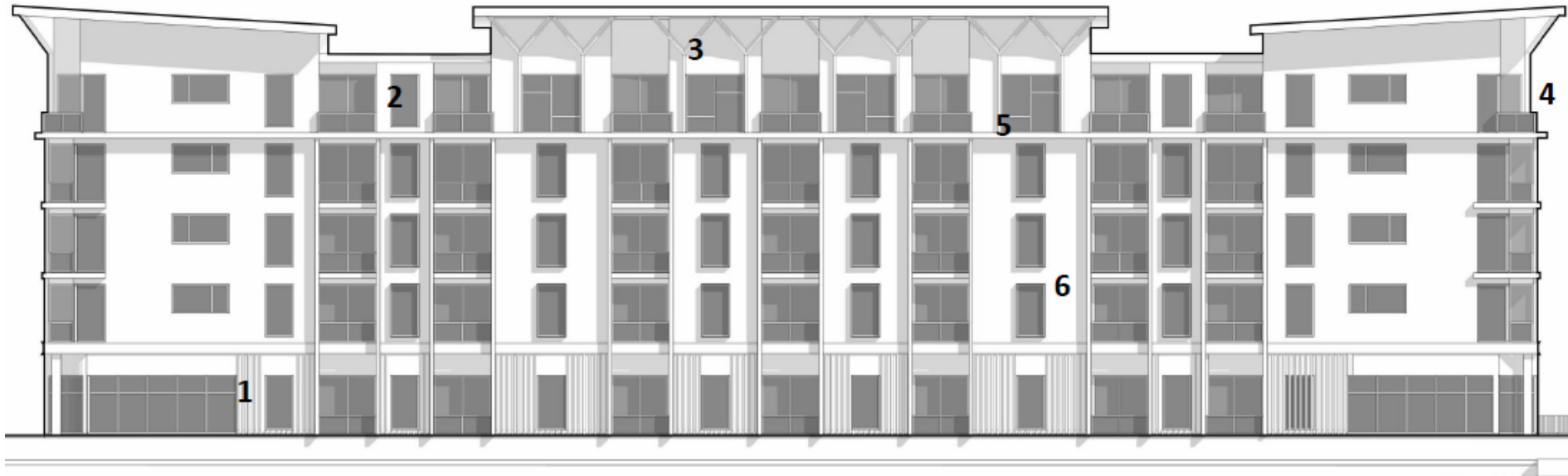
Site Photos | Reedy River Views



MOSAIC | CONCEPT 1 CONCEPT OVERVIEW

CASE STUDY KEY

1. RIBBED BRICK @ 1ST LEVEL WITH CUSTOM HORIZONTAL BRICK BANDING
2. UNIT WINDOWS FRAMED W/BLACKENED STEEL
3. KICKER BRACING
4. BUTTERFLY, SHED & FLAT ROOF VARIATION
5. TOP LEVEL INSET CREATING LEDGE FOR PLANTING & STRONG HORIZONTAL ELEMENTS
6. PROJECTING STONE MASS WALLS



MOSAIC | CONCEPT 1 MATERIAL APPLICATION

MATERIAL EXPRESSION KEY

1. Belden Brick Company_141-145 Vertical
2. Equitone - Natura_Agate Red, Green Mist, Muted Yellow, Sea Mist
*Locations vary above balcony doors
3. Longboard Architectural Products_Onyx Black
4. Reclaimed Wood_Thermally Modified Radiata Pine - Siding
5. Reclaimed Wood_Thermally Modified Triple Shadow Knotty Spruce - Siding
6. Surface Shop_PLANC_Platinum Lavastone Large Format Tile by Norstone
7. Trespa_New York Grey - Pura NFC_laminate



* WILL GO ABOVE
BALCONY DOORS

MOSAIC | CONCEPT 1 PRECEDENT INSPIRATION

Precedents Enlarged



Certificate of Appropriateness: 250 N. Church Street *(Memorial Auditorium site)*

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

Certificate of Appropriateness: 250 N. Church Street Mixed-Use Project

- **Address:** 250 North Church Street
- **Parcel Number:** 004200-01-00201
- **Existing Zoning:** MX-D - Mixed Use
- **Request:** Certificate of Appropriateness - design and architectural details of new mixed-use building
- **Next Step:** Design Review Board Meeting on 8/15/24 or 9/19/24 (tentative)

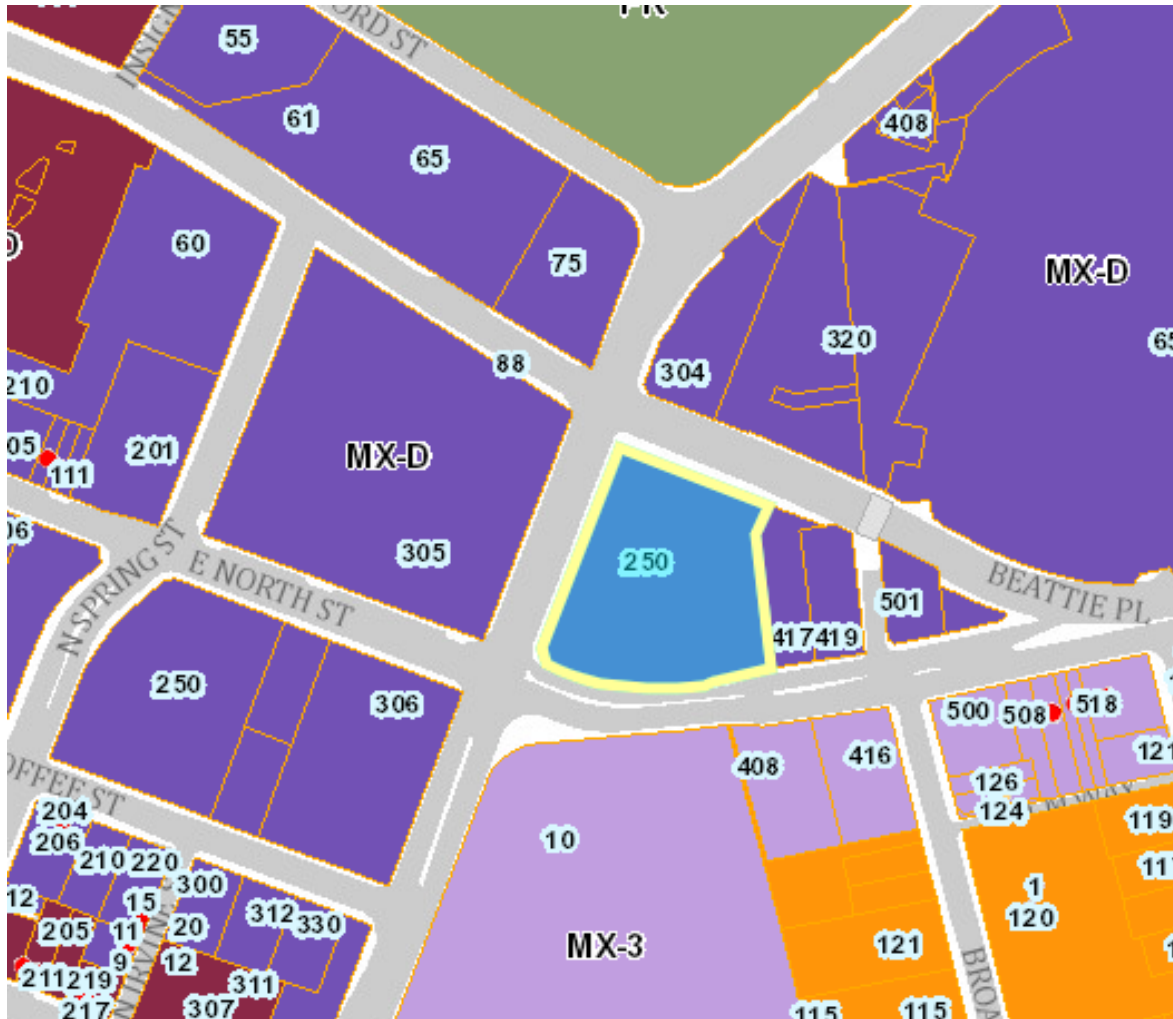
Contact:

Name: Scott Johnston

Email: scott@johnstondesigngroup.us

Phone: (864) 346-2535

Certificate of Appropriateness: 250 N. Church Street Mixed-Use Project





ZONING: **MX-D**

PARCEL SIZE: **1.83 acres**

TOTAL GROSS CONSTRUCTION AREA:

592,773 SF*

RESIDENTIAL: **407,565 SF**

COMMERCIAL: **12,000 SF**

AMENITY/ POOL DECK: **28,806 SF**

PARKING/ SERVICE: **144,402 SF**

APARTMENTS: **342**

TYPOLGY: 28% Studio; 33% 1BR; 33% 2BR; 6% 3BR

PARKING SPACES: **360**

*Does not include roofs, roof terraces, or balconies

SITE FEATURES & CONTEXT

1. Building Footprint
2. Edge of Canopy
3. Main Plaza (Stone or Brick Pavers)
4. Tree Grove
5. Cultural Corridor (stone or brick pavers)
6. Dining Terrace
7. Residents' Entrance
8. Lawn (reinforced for Fire Department Access)
9. Landscape Edge (30" massing)
10. Curb Lawn with Canopy Trees
11. Retractable Bollards
12. Fixed Bollards
13. Unobstructed Plaza for Fire Department Access
14. Performance Venues with AV and Power
15. Patterned Concrete Pedestrian Walk
16. Patterned Concrete Pedestrian Cross Walk
17. Curb Lawn with 30" Tall Evergreen Hedge
18. South Plaza
19. Sculpture Garden
20. Unobstructed Electrical Service Access
21. Enclosed Electrical Utilities
22. Access to Enclosed Waste and Recycling Center
23. Access for Moving & Delivery Trucks
24. Passenger Vehicle Garage Access
25. Tinted Concrete Motor Court
26. Signature Landscape Feature
27. Property Line
28. New Sidewalk to be Coordinated with Updated DOT Designs for E. North St.
29. DOT Sight Triangle Line

Certificate of Appropriateness: 250 N. Church Street Mixed-Use Project



Certificate of Appropriateness: 250 N. Church Street Mixed-Use Project



Frame Accent
Alucobond - Galaxy Blue



Restaurant & Amenity Cladding
Polycor - Indiana Limestone, Standard Gray



Notch Cladding & Window Framing
Alucobond - 962 Zinc Light



Notch Glazing
Vitro - Solarban 70 (2) Solarbronze



Pedestrian Level Canopies
Alucobond - 962 Zinc Light



Amenity Deck Glazing
Vitro - Solarban 70 (2) Solarbronze



Residence Glazing
Vitro - Solarban 60 (2) Pacifica



Elevator Tower Accent Cladding
Alucobond - Alabaster



Tower Primary Cladding
Alucobond - Beige



Standard Window Frame
Alucobond - Anodized Clear



Retail Glazing
Vitro - Solarban 90 (2) Clear

Certificate of Appropriateness: 515 Pendleton Street - Brixton Hall Hotel

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

Certificate of Appropriateness: 515 Pendleton Street - “Brixton Hall” Hotel

- **Address:** 515 Pendleton Street
- **Parcel Number:** 0080000500301, 0080000500900, 0080000500300, 0080000500800, 0080000500101, 0080000500200, 0080000500400
- **Existing Zoning:** MXS-3, MX-3, RN-B
- **Request:** Certificate of Appropriateness for new 92-room hotel project
- **Next Step:** Design Review Board Meeting on 8/15/24 (tentative)

Note: Project is located within Downtown Design Overlay District and Sterling Special Emphasis Neighborhood

Contact:

Name: Wade Woodworth

Email: wade.woodworth@beauxwright.com

Certificate of Appropriateness: 515 Pendleton Street - Brixton Hall Hotel



Certificate of Appropriateness: 515 Pendleton Street - Brixton Hall Hotel



Certificate of Appropriateness: 515 Pendleton Street - Brixton Hall Hotel

Project Images

Exterior View: West Facing Pendleton Street



RENDERINGS ARE CONCEPTUAL IMAGES ONLY AND SUBJECT TO CHANGE

Certificate of Appropriateness: 515 Pendleton Street - Brixton Hall Hotel

Project Images

Exterior View: Pendleton Street



Certificate of Appropriateness: Birnie Street Townhomes *(approx. 420 Birnie Street)*

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

Certificate of Appropriateness: Birnie Street Townhomes

- **Address:** Approx. 420 Birnie Street
- **Parcel Number:** 0055000301500
- **Existing Zoning:** RC-2
- **Request:** Certificate of Appropriateness for 25-unit residential development
- **Next Step:** Design Review Board Meeting on 8/15/24 (tentative)

Note: Project is located within Downtown Design Overlay District and West Greenville Special Emphasis Neighborhood

Contact:

Name: Nick Myers

Email: NMyers@seamonwhiteside.com

Phone: (864) 298-0534 ext. 544

Certificate of Appropriateness: Birnie Street Townhomes



Certificate of Appropriateness: 41 N. Vance Street

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

Certificate of Appropriateness: 41 N. Vance Street - New Residence

- **Address:** 41 N. Vance Street
- **Parcel Numbers:** 0123000100301
- **Existing Zoning:** RH-D
- **Request:** Certificate of Appropriateness for new residence
- **Next Step:** Historic Review Board August 15th (tentative)

Property is located in Woodside Cotton Mill Village Historic District and West Greenville Special Emphasis Neighborhood.

Contact:

Name: Joel Nunez

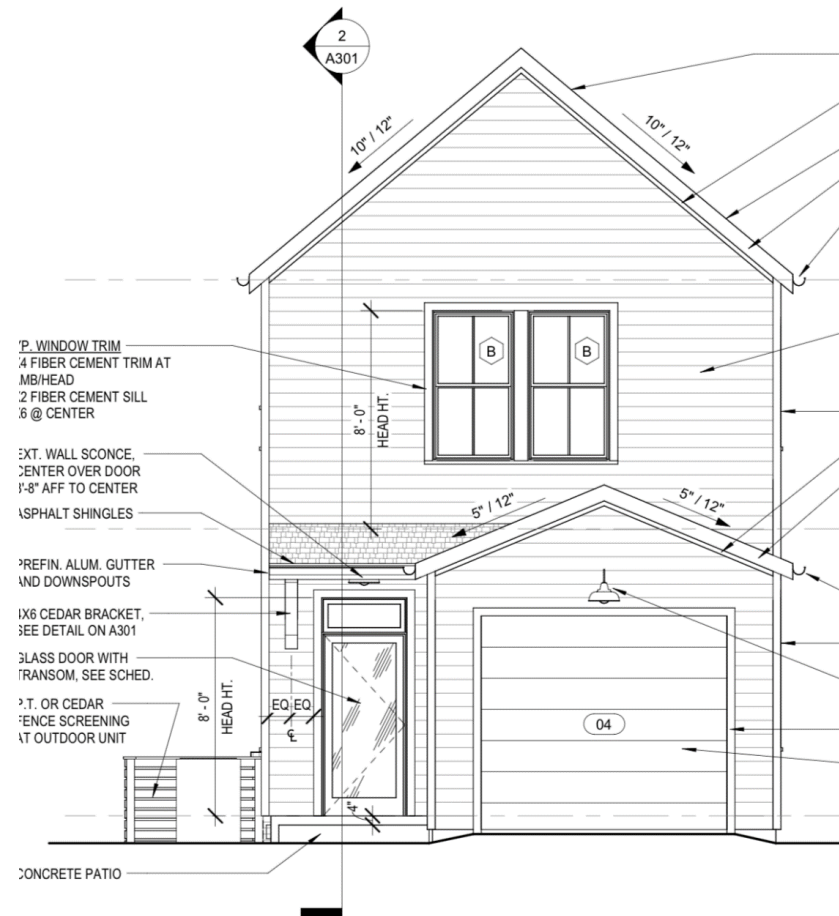
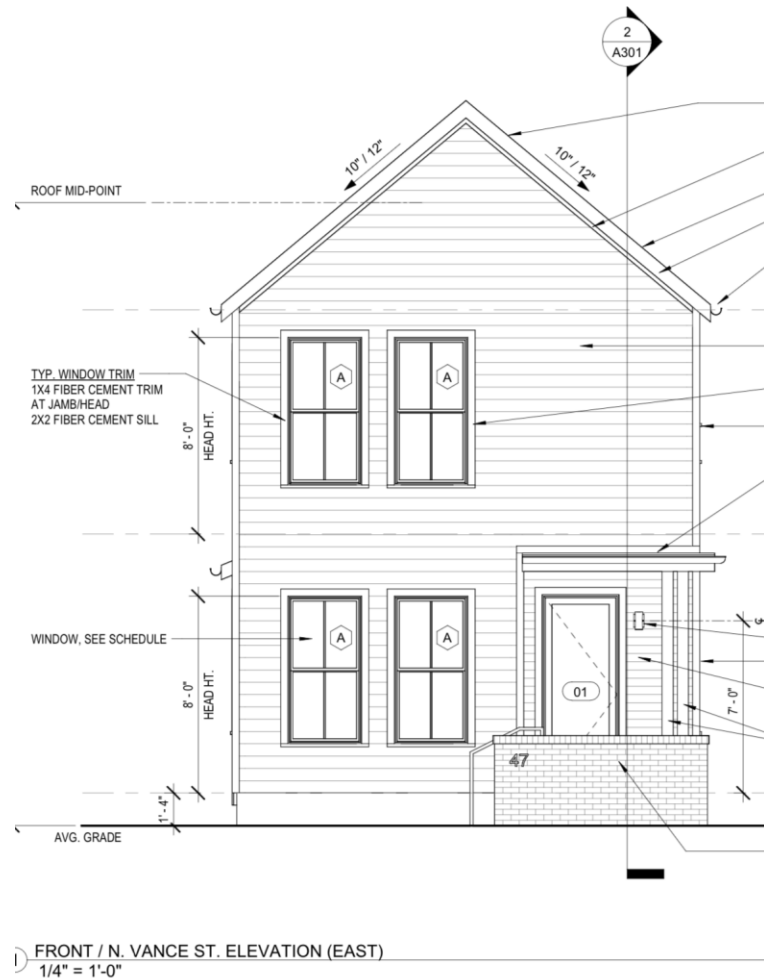
Email: joel.jgbuilders@gmail.com

Phone: (864) 908-5252

Certificate of Appropriateness: 41 N. Vance Street - New Residence



Certificate of Appropriateness: 41 N. Vance Street - New Residence



Certificate of Appropriateness: Rhett Street + Perry Avenue Townhomes

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

Certificate of Appropriateness: Rhett Street + Perry Avenue Townhomes

- **Address:** Intersection of Rhett Street and Perry Avenue
- **Parcel Number:** 0080000100200
- **Existing Zoning:** MXS-3
- **Request:** Certificate of Appropriateness for new 4-unit townhome project
- **Next Step:** Design Review Board Meeting on 8/15/24 (tentative)

Note: Project is located within Downtown Design Overlay District and West End Special Emphasis Neighborhood

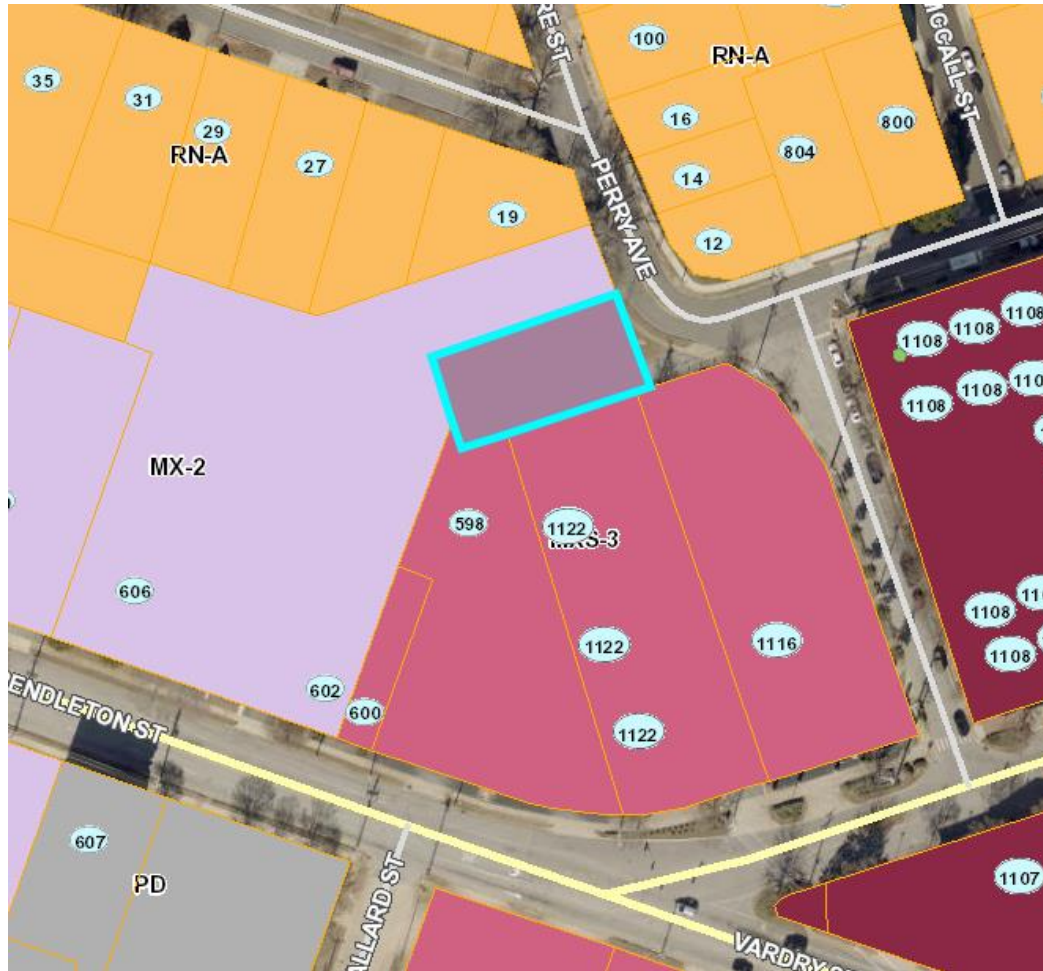
Contact:

Name: Ryan Rosenfeld

Email: ryan@rosenfeldproperties.com

Phone: (864) 561-3557

Certificate of Appropriateness: Rhett Street + Perry Avenue Townhomes



Certificate of Appropriateness: Rhett Street + Perry Avenue Townhomes



Certificate of Appropriateness: Rhett Street + Perry Avenue Townhomes



Rezoning Request: Properties owned by Greenville County School District

2 Locations:

1. **Roper Mountain Science Center** - rezone from PD to CM
2. **Central Office Properties** - rezone from CV & RC-3 to CV and remove from Downtown Design Overlay District

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

Rezoning Request: Roper Mountain Science Center

- **Address:** 402 Roper Mountain Road
- **Parcel Numbers:** 0547020102503 , 0547020102507
- **Existing Zoning:** PD - Planned Development
- **Request:** Rezone property to CM - Campus District
- **Next Step:** Planning Commission Public Hearing August 1st (tentative)

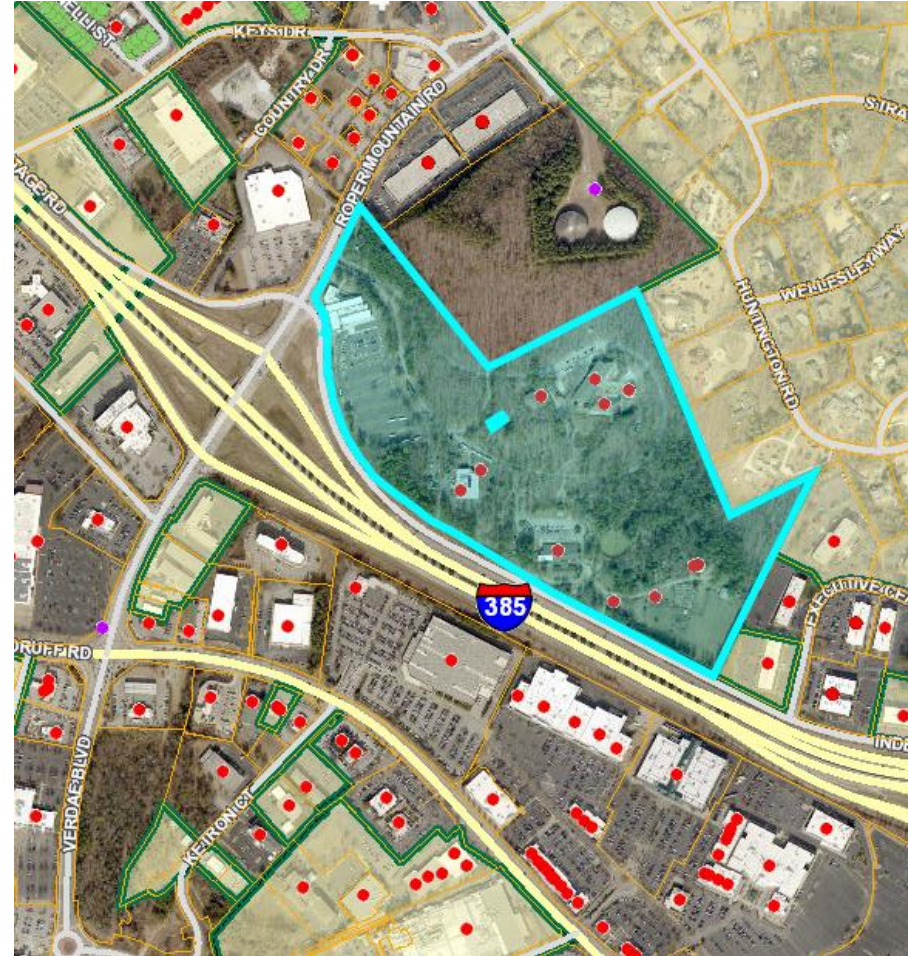
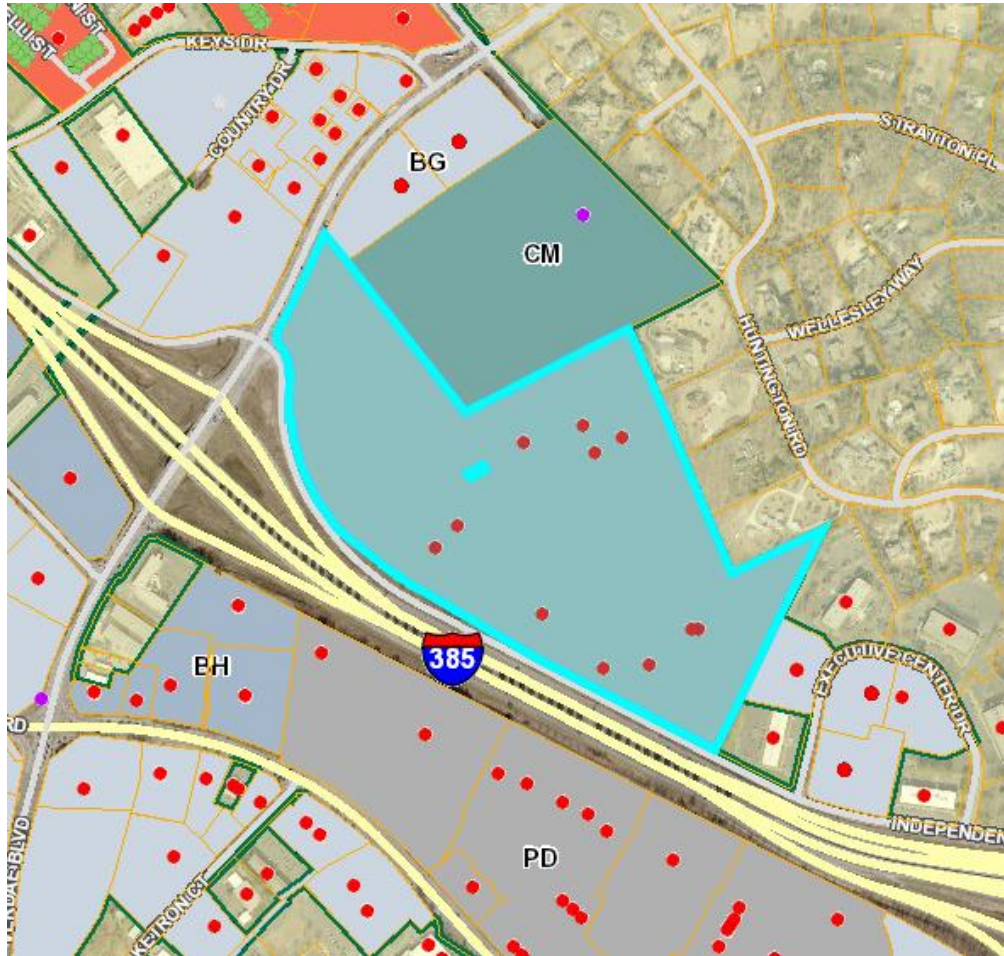
Contact:

Name: Scott Carlin, GCS Executive Director of Facilities

Email: scarlin@greenville.k12.sc.us

Phone: 864-355-7775

Rezoning Request: Roper Mountain Science Center



Rezoning Request:

Greenville County Schools Central Office Properties

- **Address:** 301 E. Camperdown Way, Greenville
- **Parcel Numbers:** Multiple - see map
- **Existing Zoning:** CV and RC-3
- **Request:** Rezone property CV and remove from Downtown Design Overlay District
- **Next Step:** Planning Commission Public Hearing August 1st (tentative)

Contact:

Name: Scott Carlin, GCS Executive Director of Facilities

Email: scarlin@greenville.k12.sc.us

Phone: 864-355-7775

Rezoning Request: Greenville County Schools Central Office Properties



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.

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

Item will be presented from 6-7 PM at Prisma Health Welcome Center, located at 111 Welborn Street in Unity Park. Developer presentation will begin at 6:00 PM. Q&A to follow.

Presentation for this item will begin at 6:00 PM.

Rezoning Request: 505 N. Main Street from MX-2 & MX-3 to MX-5

- **Address:** 505 N. Main Street, Greenville
- **Parcel Numbers:** 0003000200100
- **Existing Zoning:** MX-2 and MX-3, Mixed-Use Districts
- **Request:** Rezone property to MX-5, Mixed-Use District
- **Next Step:** Planning Commission Public Hearing August 1st (tentative)

Contact:

Name: Bret Hewett

Email: Bret.Hewett@acremgt.com

Phone: 678-507-7255

Presentation for this item will begin at 6:00 PM.

Rezoning Request: 505 N. Main Street from MX-2 & MX-3 to MX-5



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.

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 Meeting meets the requirements of 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

