

PLANNING AND DEVELOPMENT PROJECT PREVIEW MEETING

August 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



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.

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:

August 27, 2024

PROJECT PREVIEW MEETING

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



Certificate of Appropriateness: Demolition of House at 10 Howe Street

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

Certificate of Appropriateness: Demo House at 10 Howe Street

- **Address:** 10 Howe Street, Greenville
- **Parcel Numbers:** 0090000102700
- **Existing Zoning:** MX-D - Mixed Use Downtown
- **Request:** Certificate of Appropriateness to Demo Home
- **Next Step:** Historic Review Board October 17th (tentative)

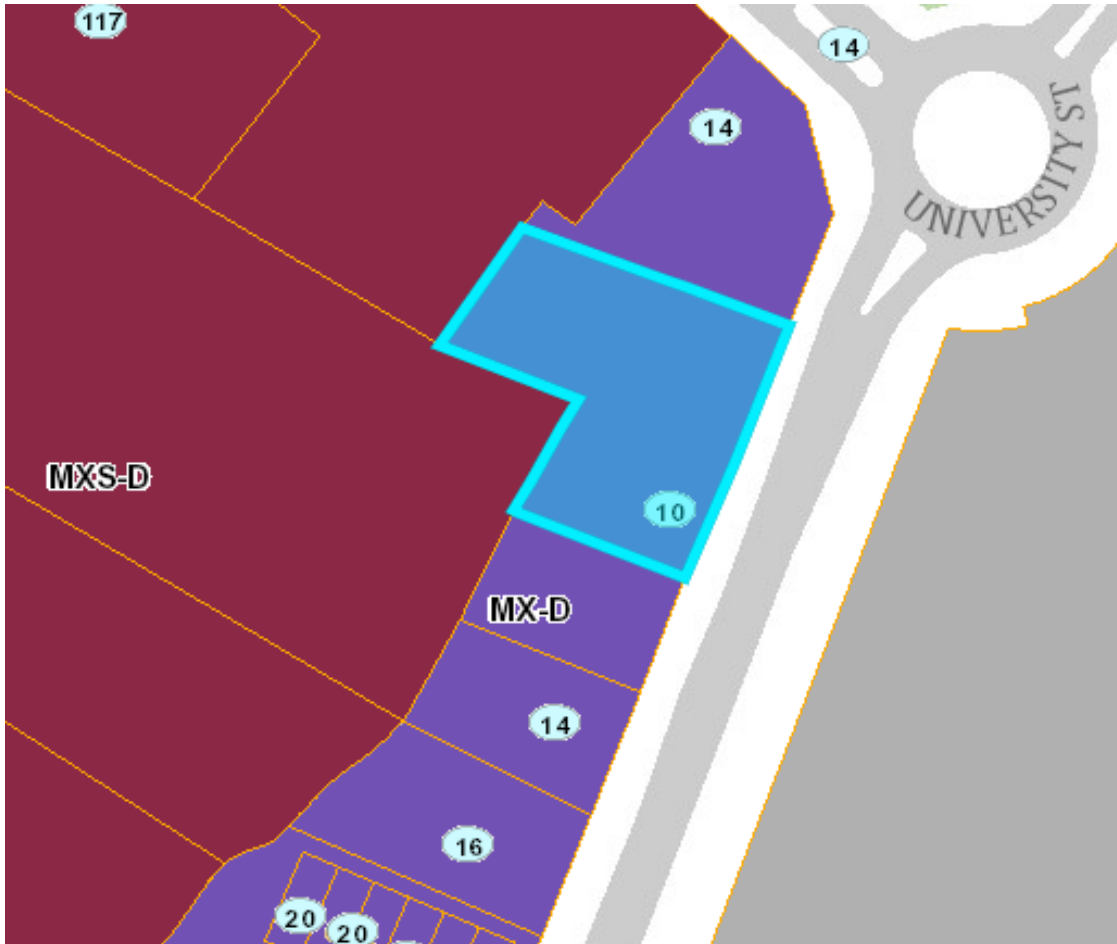
Contact:

Name: Joe Delaney

Email: joe@keelconcepts.com

Phone: (864) 900-2262

Certificate of Appropriateness: Demo House at 10 Howe Street



Certificate of Appropriateness: Demo House at 10 Howe Street



Certificate of Appropriateness: Renovation of 109 N Main Street

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

Certificate of Appropriateness: Renovation of 109 N Main Street

- **Address:** 109 N Main Street, Greenville
- **Parcel Numbers:** 0001000100700
- **Existing Zoning:** MXS-D - Mixed Use Shop Front Downtown
- **Request:** Certificate of Appropriateness
- **Next Step:** Historic Review Board Oct 17th (tentative)

Contact:

Name: David E Langley, AIA

Email: dlangley@la-architects.com

Phone: (864) 968-0224

Certificate of Appropriateness: Renovation of 109 N Main Street



Certificate of Appropriateness: Renovation of 109 N Main Street



Certificate of Appropriateness: Mosaic Townes

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

Certificate of Appropriateness for Mosaic Townes

- **Address:** Mosaic Drive, Motley Way, Perry Avenue, Ware Street
- **Parcel Number:** Multiple - see map
- **Existing Zoning:** RNX-C, RN-C
- **Request:** Certificate of Appropriateness (Design Review Board) for the townhome portion of the Mosaic development

Next Steps:

- Design Review Board Meeting for Certificate of Appropriateness on 9/19/2024 (tentative)

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

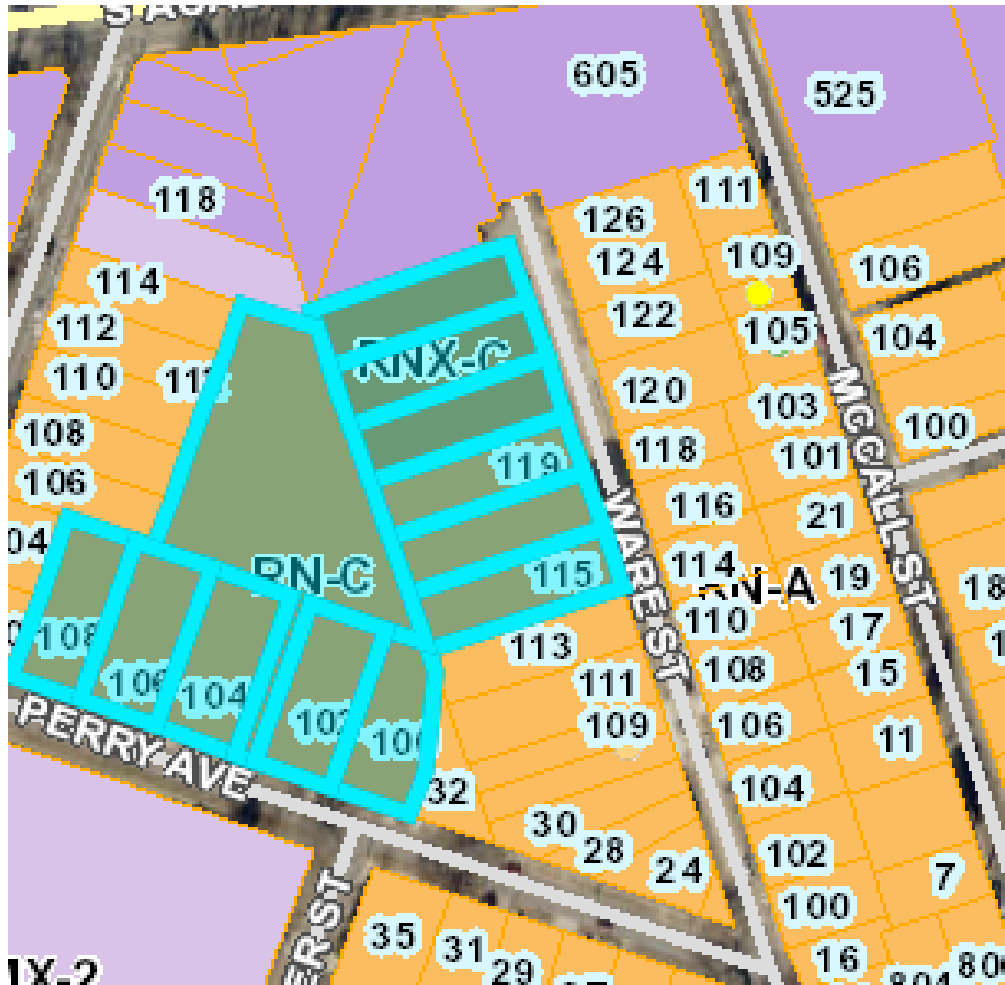
Architect Contact:

Tanya De Leon, LS3P

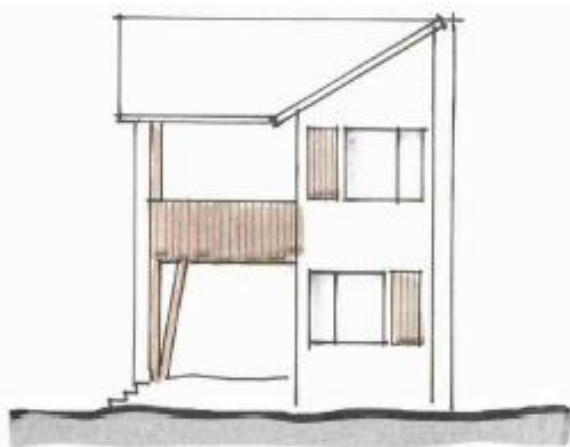
Email: tanyadeleon@ls3p.com

Phone: 864.272.1258

Certificate of Appropriateness for Mosaic Townes







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

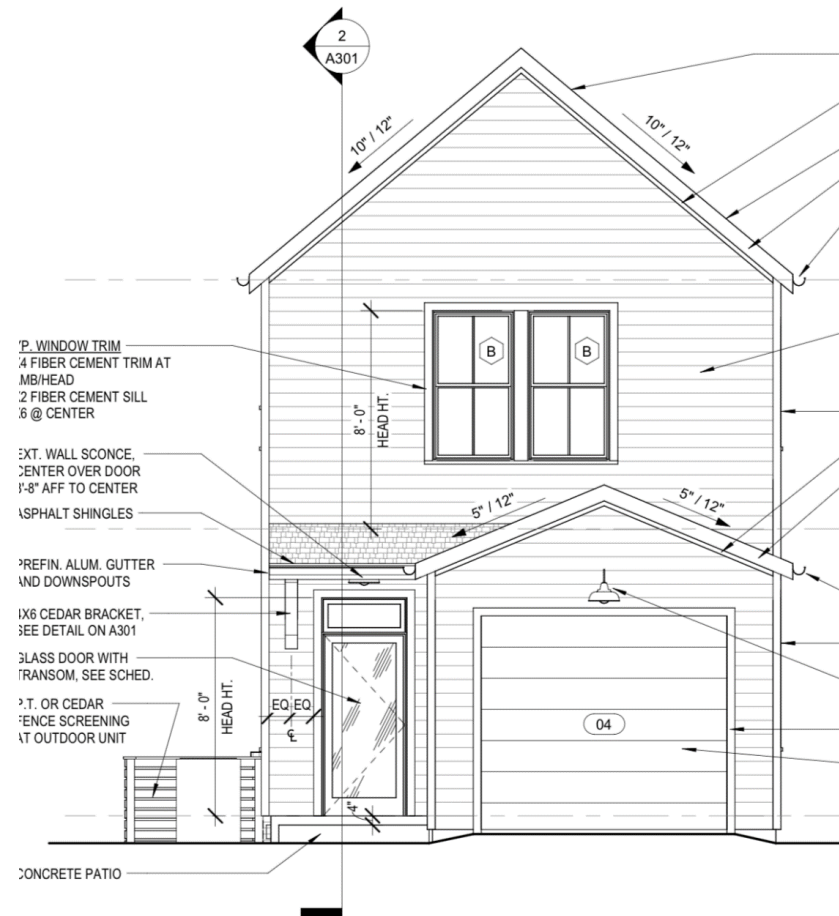
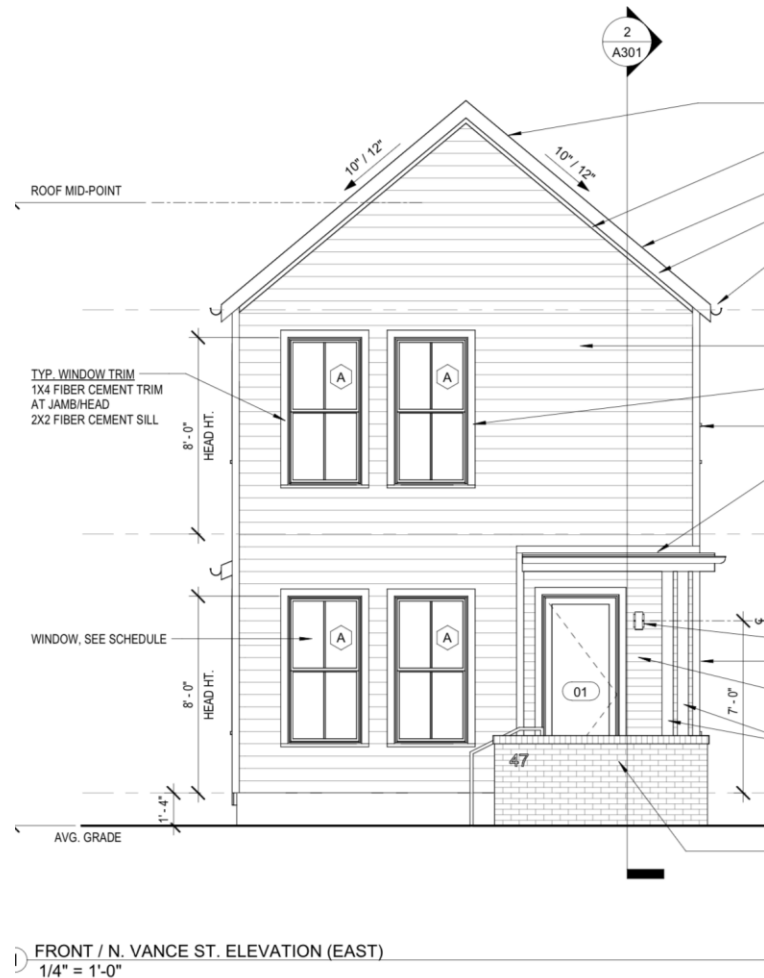
Email: joel.jgbuilders@gmail.com

Phone: (864) 908-5252

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



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



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 October 3rd (tentative)

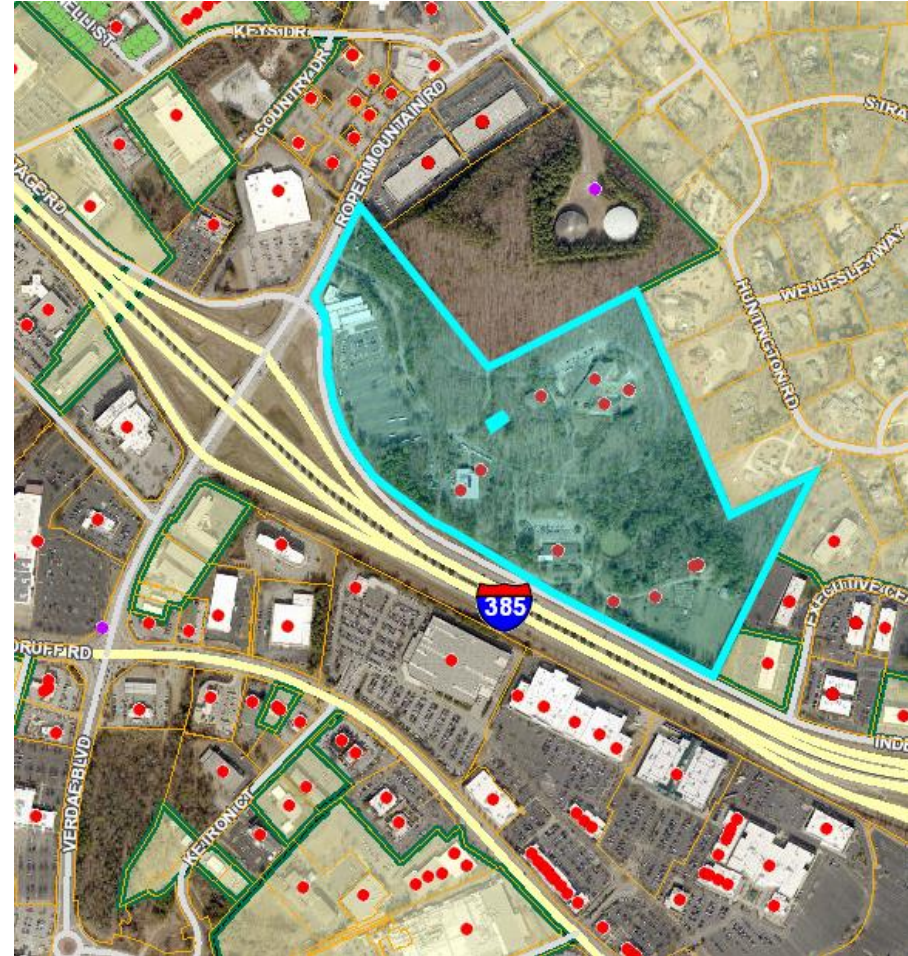
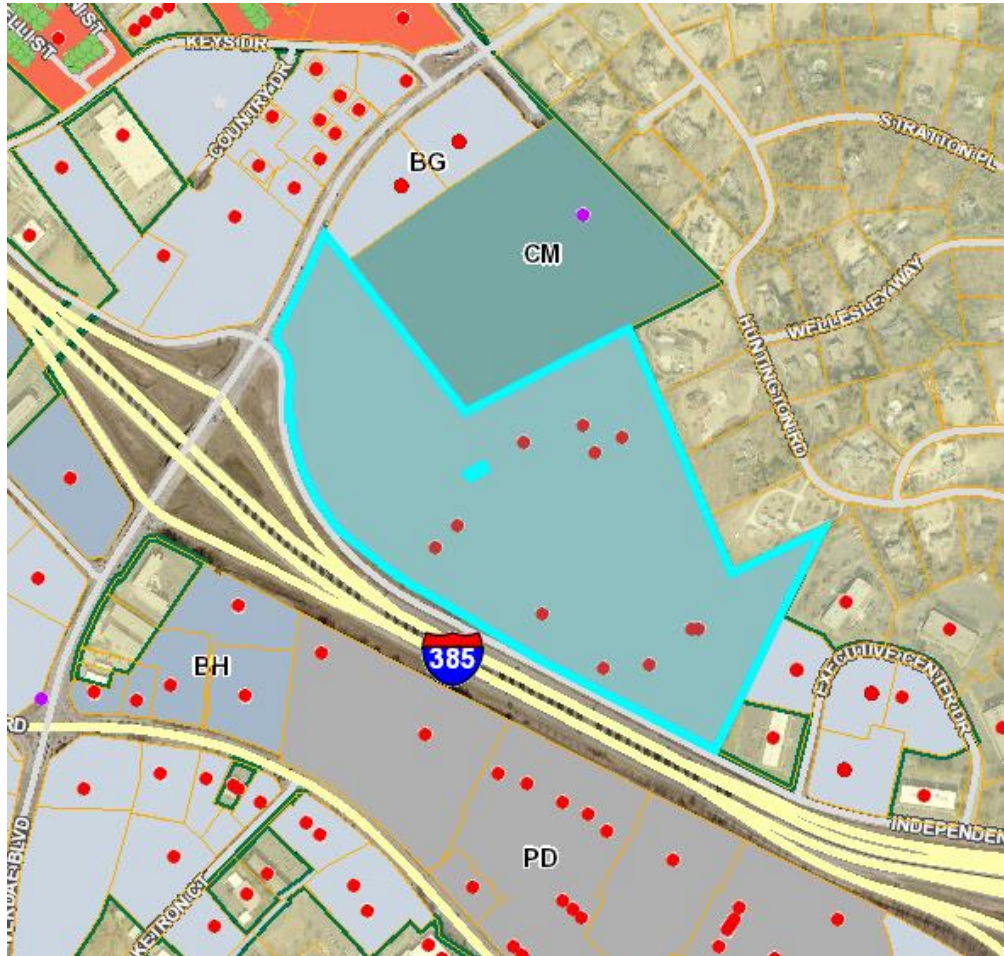
Contact:

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 October 3rd (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.

Greenville Development Code 12-Month Update

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

Greenville Development Code 12-Month Update

Planning staff will share information about proposed amendments to the Greenville Development Code. These updates are proposed as part of the required 12-month code update. Staff will be available to answer questions about the code and the proposed amendments.

Please [click here](#) to view the amendment document.

Contact:

Name: Michael Frixen, Principal Development Planner

Email: mfrixen@greenvillesc.gov or planning@greenvillesc.gov

Phone: (864) 467-4476

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

