

PLANNING AND DEVELOPMENT PROJECT PREVIEW MEETING

September 24, 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 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:

September 24, 2024

PROJECT PREVIEW MEETING

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



Certificate of Appropriateness: 301 Lloyd St

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

Certificate of Appropriateness: 301 Lloyd St - New Porte Cochere Addition

- **Address:** 301 Lloyd Street
- **Parcel Numbers:** 0021000102300
- **Existing Zoning:** RH-C
- **Request:** Certificate of Appropriateness for New Porte Cochere
- **Next Step:** Historic Review Board November 21st (tentative)

Property is located in Hampton-Pinckney Historic District.

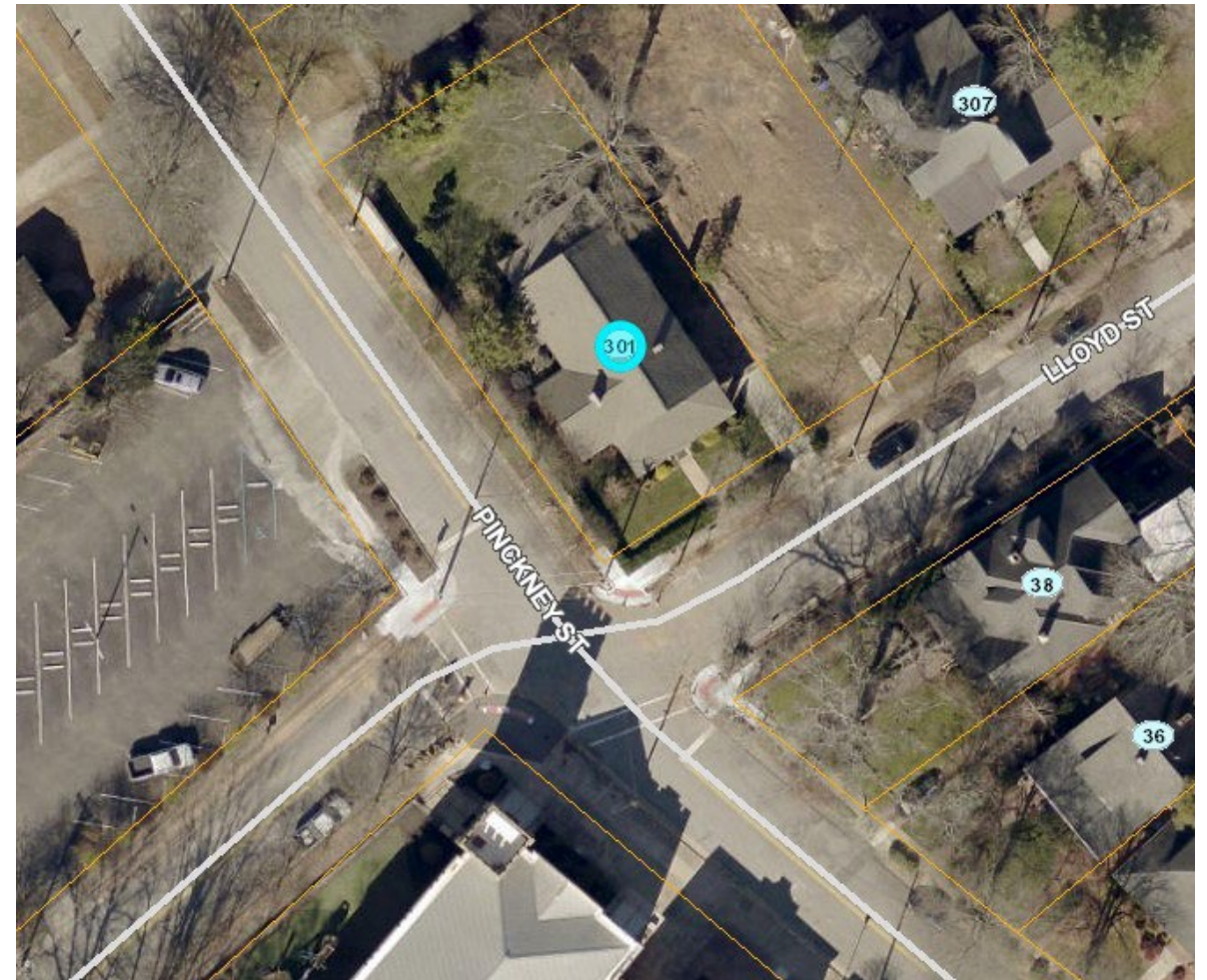
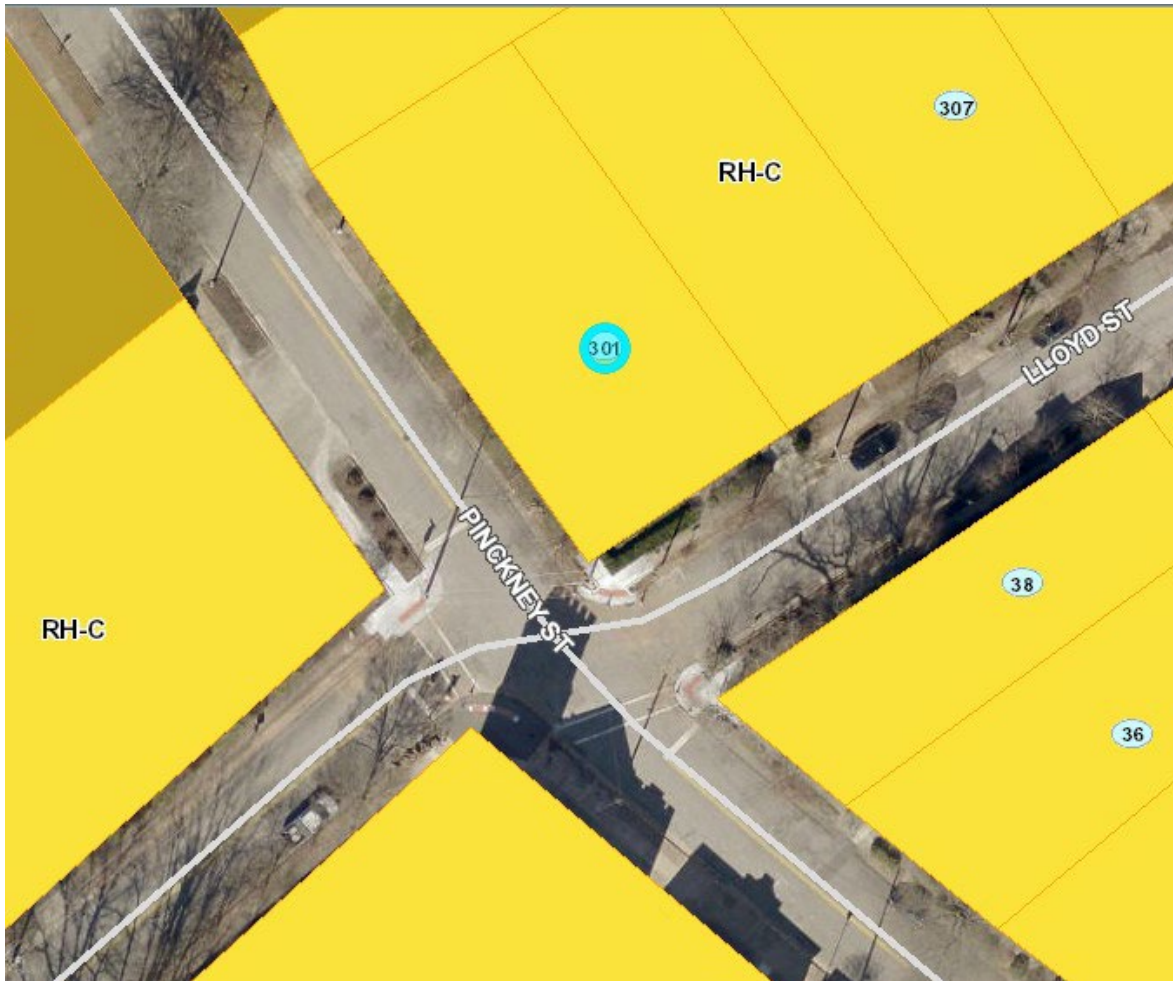
Contact:

Name: Eric Vinson

Email: earlv@gmail.com

Phone: (864) 313-2984

Certificate of Appropriateness: 301 Lloyd St - New Porte Cochere Addition



Certificate of Appropriateness: 301 Lloyd St - New Porte Cochere Addition

PLANT SCHEDULE

PHOTO	SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
		2	<i>Camellia japonica</i> 'Greensboro Red'	Greensboro Red Camellia	4-6' HT	10 Gal.
		18	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Green Arborvitae	3-4' HT	10 Gal.
		1	<i>Ulmus parvifolia</i> 'Virens'	European Lacebark Elm	2' GAL	8.5L
		1	<i>Hibiscus syriacus</i> 'Minerva'	First Edition® Tallest™ Hibiscus	24-30" HT	3 Gal.
		7	<i>Hydrangea paniculata</i> 'Star of Persia'	Little Quick Fire® Panicle Hydrangea	18-24" HT	3 Gal.
		21	<i>Muhlenbergia capillaris</i> 'Lencia'	Royal Mids Pink Misty Grass	2 gal.	Pot
		3	<i>Rosmarinus officinalis</i> 'Asp'	Asp Rosemary	1 Gal.	Pot

PHOTO	SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
		176	<i>Agave repleta</i> 'Chocolate Chip'	Chocolate Chip Carpet Bugle	4"	Pot	10" o.c.
		12	<i>Alythium filix-foemina</i> 'Lady in Red'	Lady in Red Fern	1 Gal.	Pot	30" o.c.
		7	<i>Hosta x 'Guacamole'</i>	Guacamole Hosta	1 gal.	Pot	36" o.c.
		3	<i>Leucantherum x superbum</i> 'Becky'	Becky Shasta Daisy	1 Gal.	Pot	24" o.c.
		25	<i>Liriodendron</i> 'Vanguard'	Vanillagold Liriodendron	1 gal.	Pot	18" o.c.
		1,337 sf	Turf Sod	Falladesa Zoysia	SF	Sod	

REFERENCE NOTES

SYMBOL	CODE	DESCRIPTION
	1	Colored Concrete
	2	Pine Hall Brick - Pathway Cocoa Full Range

QTY
1,216 sf
990 sf

PROJECT #123

PRELIMINARY LANDSCAPE PLAN

DATE: 2/25/20

SCALE: 1" = 10'-0"

REVISIONS:

REVISION	DESCRIPTION	DATE
1	Client Comments	2/25/20

NOT FOR CONSTRUCTION

Bowden Residence

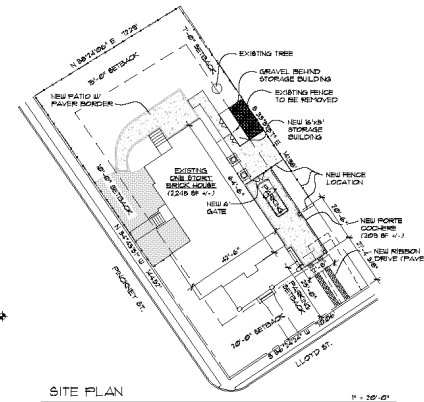
301 Lloyd St.
GREENVILLE, SOUTH CAROLINA

KNIGHT Strategies

landscape architecture | design + build

1001 North Main Street, Suite 200
Greenville, SC 29601 | 803.405.4249

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SITE PLAN AND ELEVATIONS

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 November 21st (tentative)

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

Contact:

Name: Joel Nunez

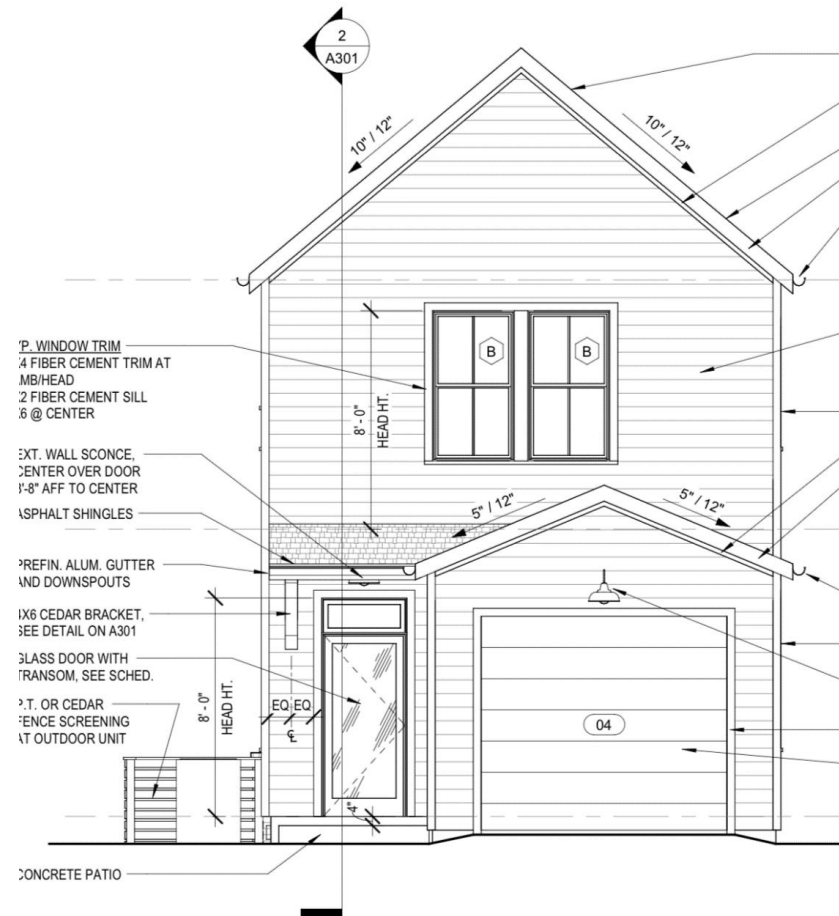
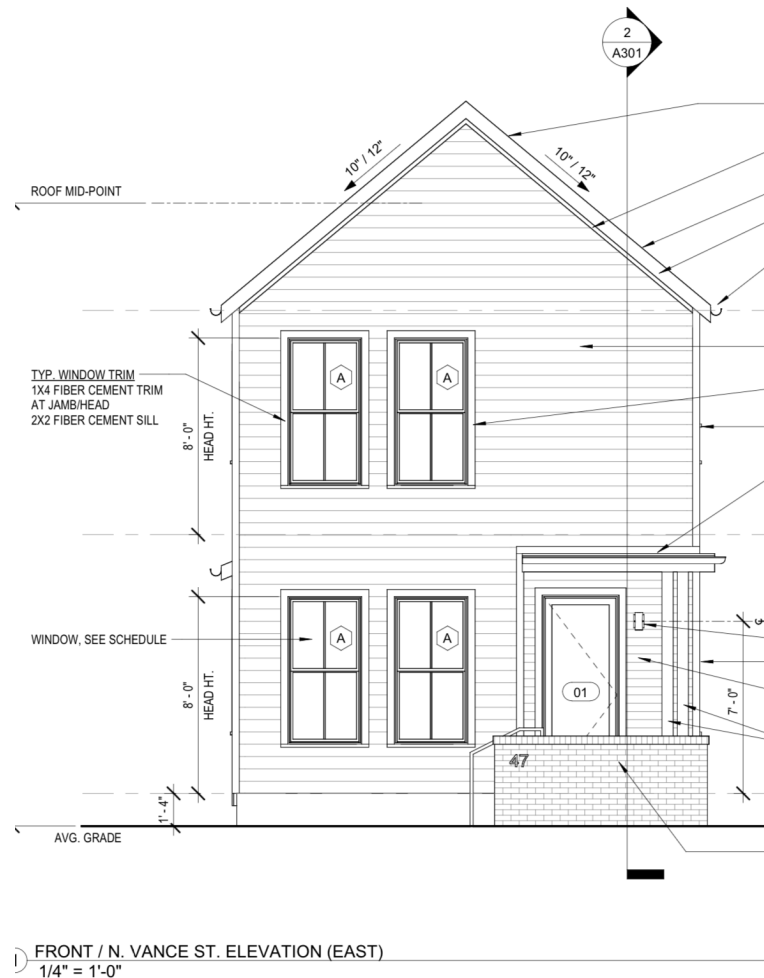
Email: joel.jgbuilders@gmail.com

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: 211 E Earle St - Addition

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

Certificate of Appropriateness: 211 E Earle St - Addition

- **Address:** 211 E Earle St
- **Parcel Numbers:** 0035000801600
- **Existing Zoning:** RH-C
- **Request:** Certificate of Appropriateness for New Addition
- **Next Step:** Historic Review Board November 21st (tentative)

Property is located in Colonel Elias Earle Historic District.

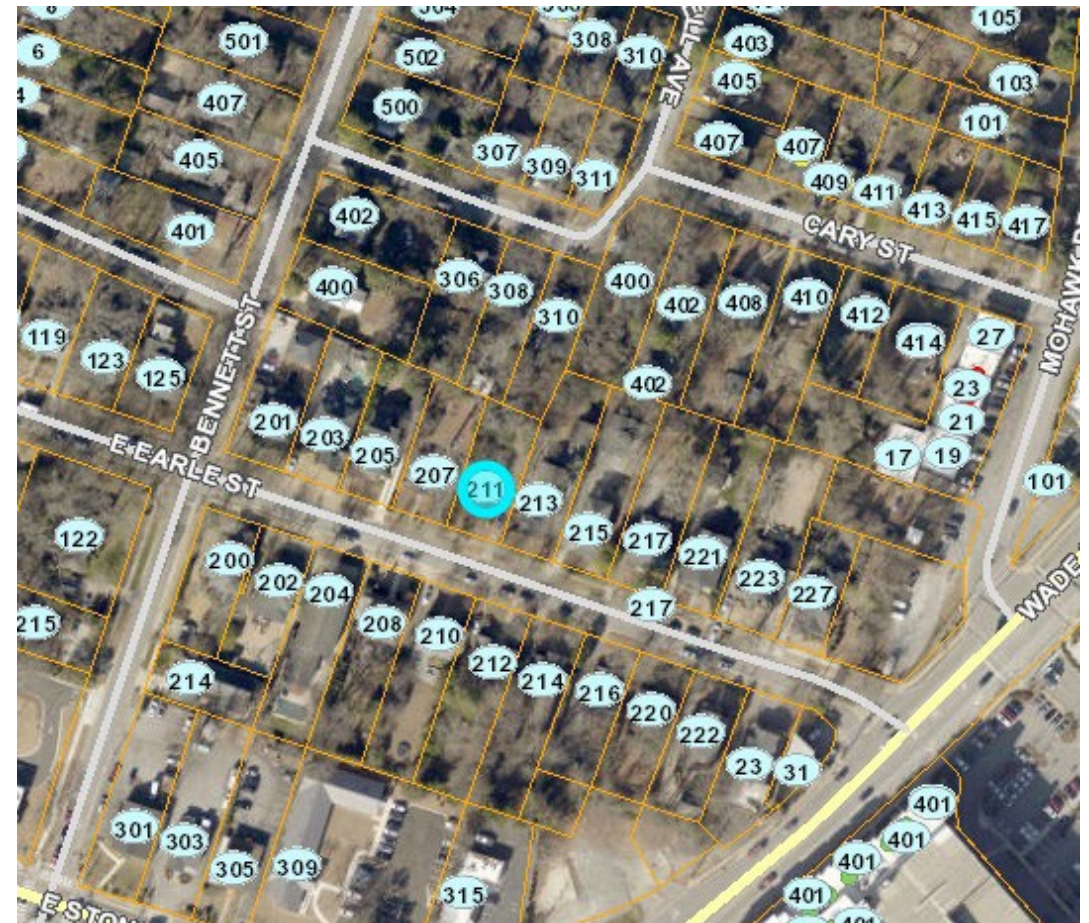
Contact:

Name: Lee H. O'Shields

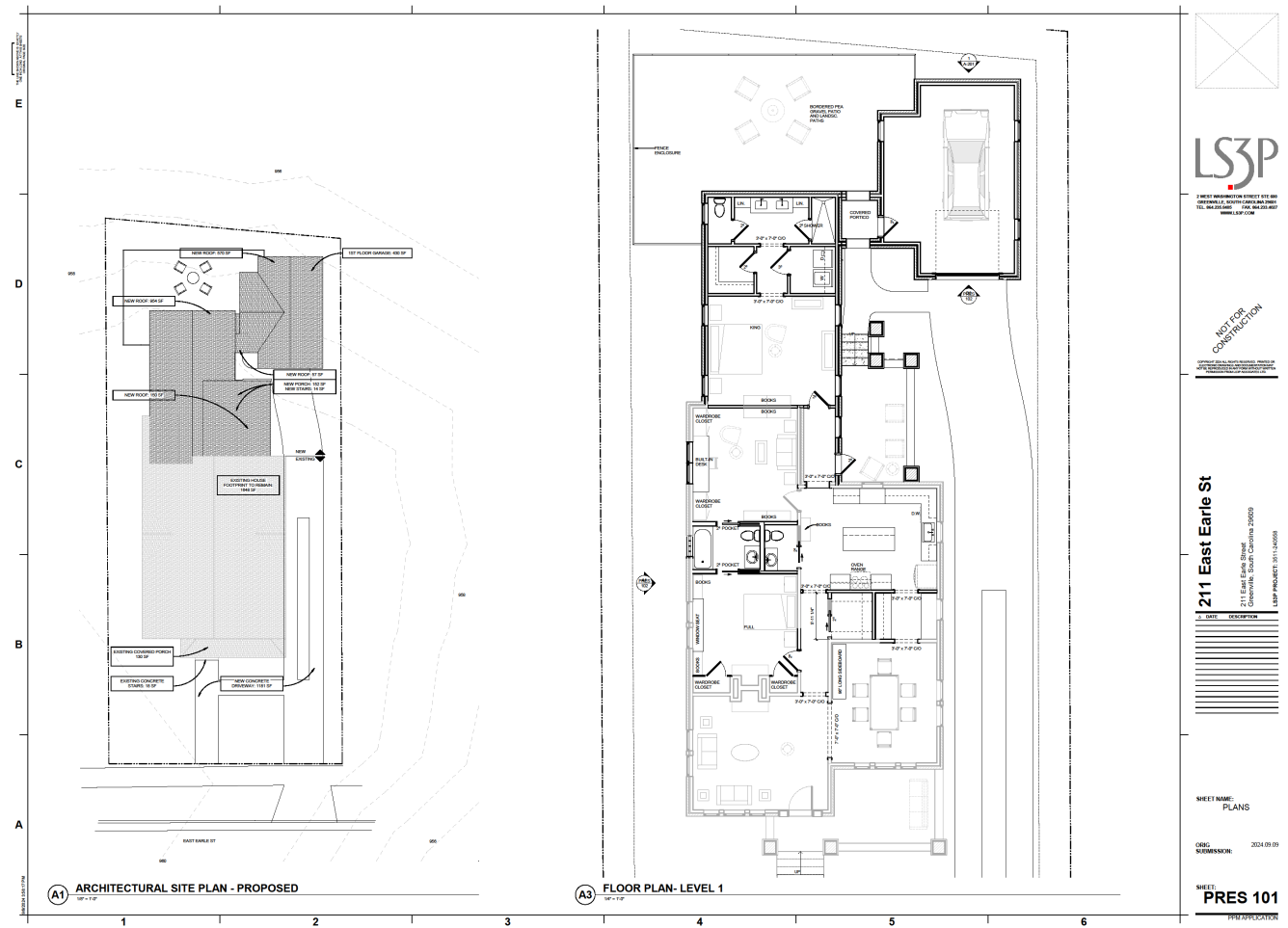
Email: leeoshields@ls3p.com

Phone: (864) 235-0405

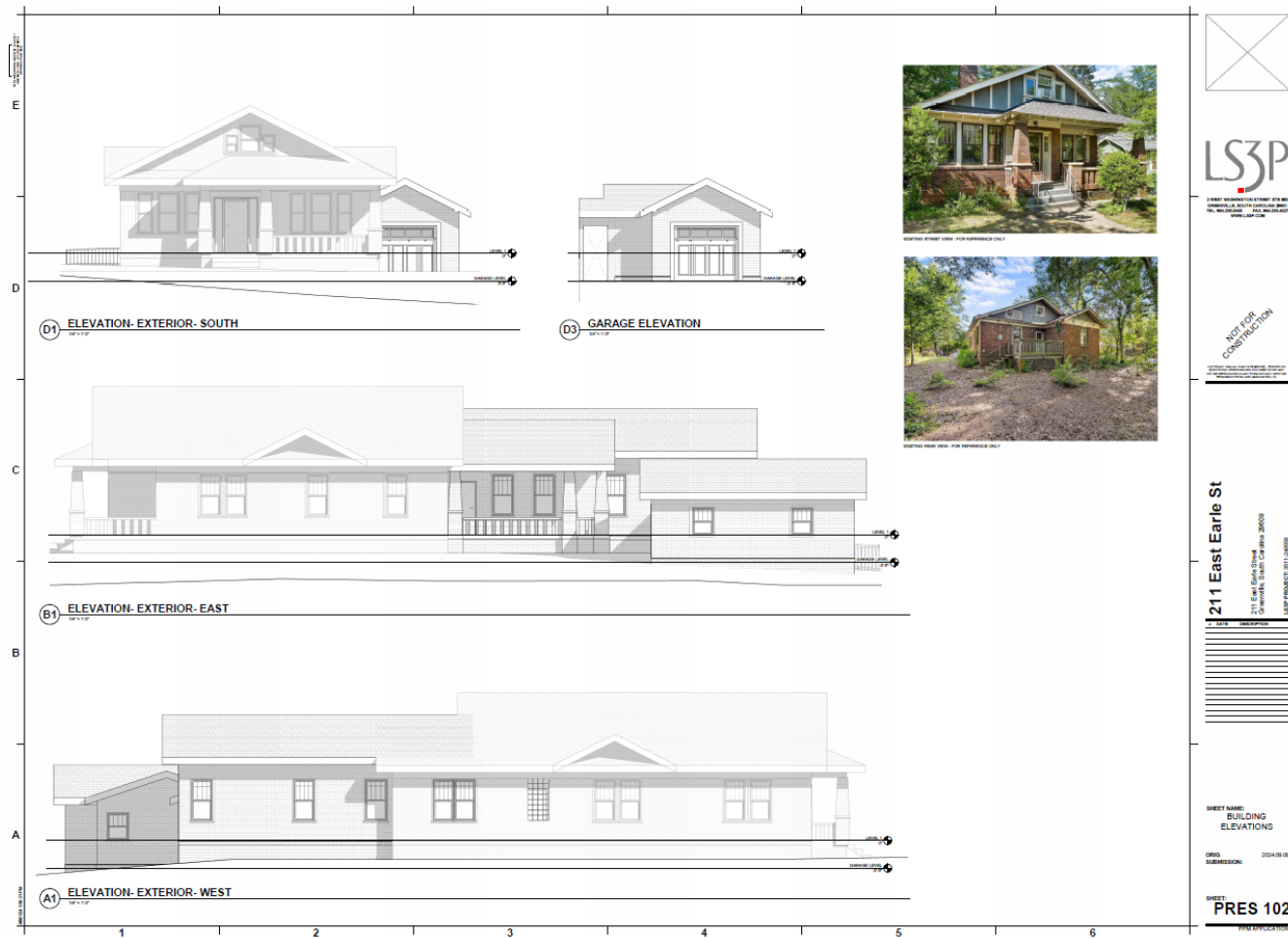
Certificate of Appropriateness: 211 E Earle St - Addition



Certificate of Appropriateness: 211 E Earle St - Addition



Certificate of Appropriateness: 211 E Earle St - Addition



Certificate of Appropriateness: 6 Watson Ave - Demolition

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

Certificate of Appropriateness: 6 Watson Ave - Residential Demolition

- **Address:** 6 Watson Ave
- **Parcel Numbers:** 0074000800500
- **Existing Zoning:** RN-A
- **Request:** Certificate of Appropriateness for Residential Demolition
- **Next Step:** Design Review Board November 21st (tentative)

Property is located in Downtown Overlay District and the West End Special Emphasis Neighborhood.

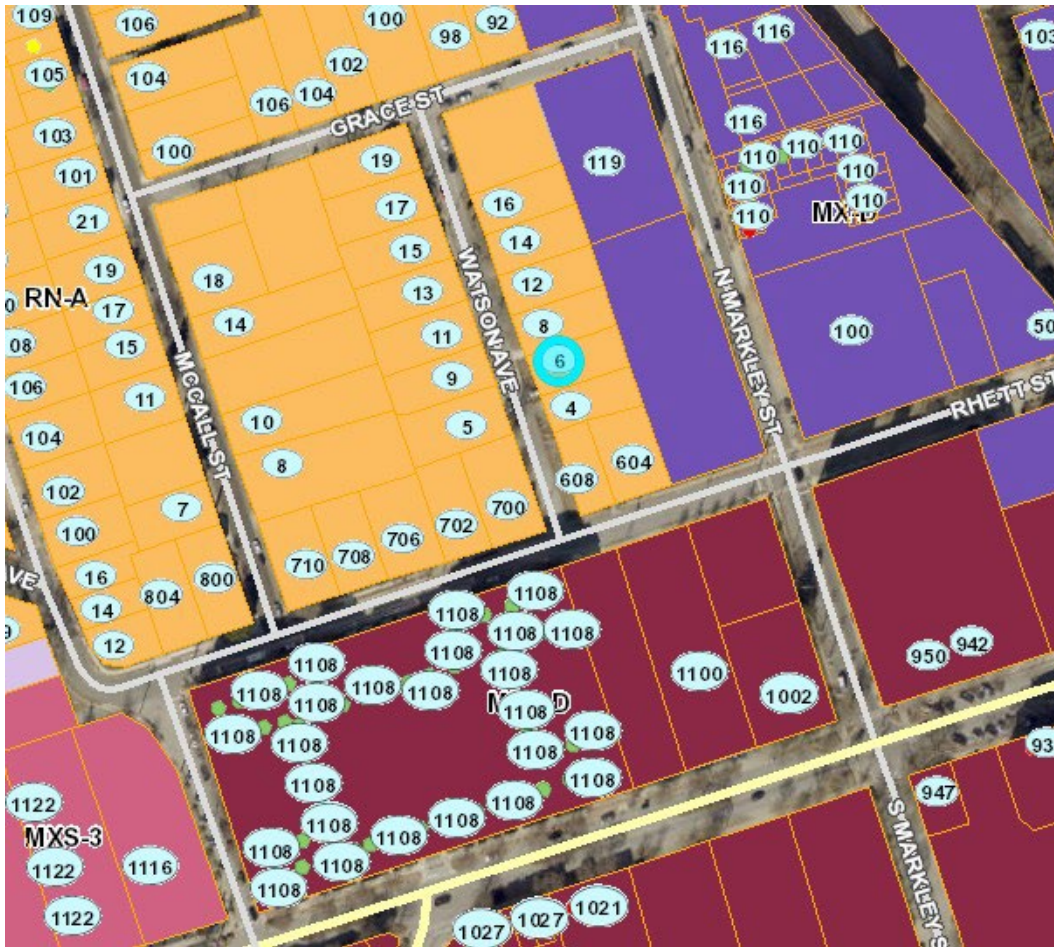
Contact:

Name: Shane Conlin

Email: shane.conlin7@gmail.com

Phone: (973) 224-7019

Certificate of Appropriateness: 6 Watson Ave - Residential Demolition



Certificate of Appropriateness: 6 Watson Ave - Residential Demolition



Minor Subdivision: Residential Development

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

Minor Subdivision: Residential Development

- **Address:** 97 Ancient Way, Greenville
- **Parcel Numbers:** M011020200400, M011020200402, M011020200401
- **Existing Zoning:** RN-C - Neighborhood Scale
- **Request:** Minor Subdivision for 46-unit Townhome Community
- **Next Step:** Administrator Review upon Submittal

Contact:

Name: Steve McNair

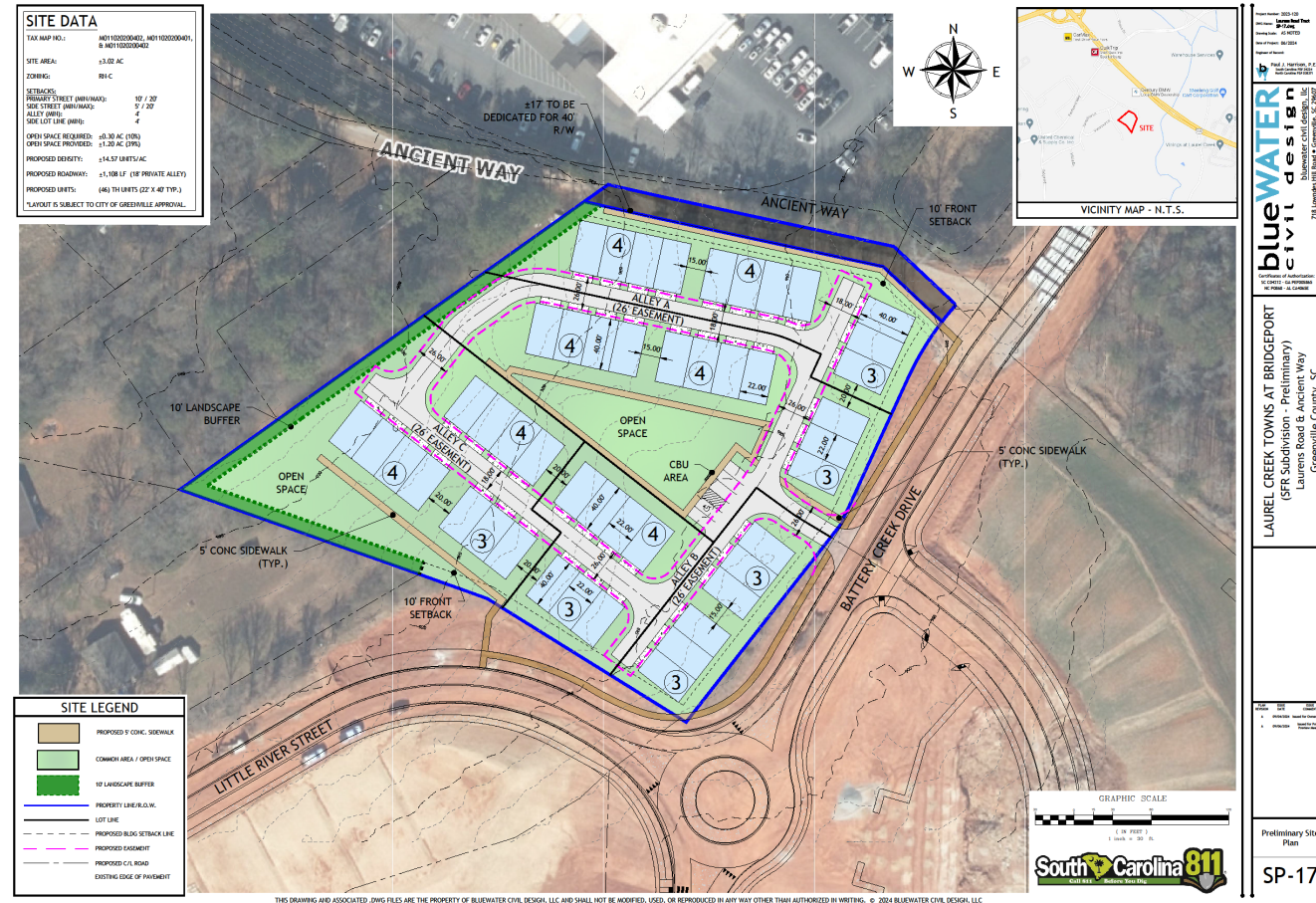
Email: steve.mcnaair@palmettoalliance.com

Phone: (704) 564-9994

Minor Subdivision: Residential Development



Major Subdivision: Residential Development



Rezoning Request: 702 E Washington St. from RNX-C to MX-3

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

Rezoning Request:

702 E Washington St. from RNX-C to MX-3

- Address: 702 E Washington St
- Parcel Numbers: 0064000100700
- Existing Zoning: RHX-C
- Request: Rezone property to MX-3 - Mixed Use
- Next Step: Planning Commission Public Hearing November 7th (tentative)

Contact:

Name: Michael Thacker

Email: mjthacker@aol.com

Phone: (864) 606-9195

Rezoning Request: 702 E Washington St. from RNX-C to MX-3



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: 101 Pine St. from RH-D to RN-A

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

Rezoning Request:

101 Pine St. from RH-D to RN-A

- Address: 101 Pine St
- Parcel Numbers: 0026000700100
- Existing Zoning: RH-D
- Request: Rezone property to RN-A - Neighborhood Scale
- Next Step: Planning Commission Public Hearing November 7th (tentative)

Contact:

Name: Sheila Dogan, Beyond Housing

Email: sheila@beyondhousingsc.org

Phone: (864) 631-2041

Rezoning Request: 101 Pine St. from RH-D to RN-A



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: 7 Gower St. & 211 McCall St. from RH-D to RN-A

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

Rezoning Request:

7 Gower St. & 211 McCall St. from RH-D to RN-A

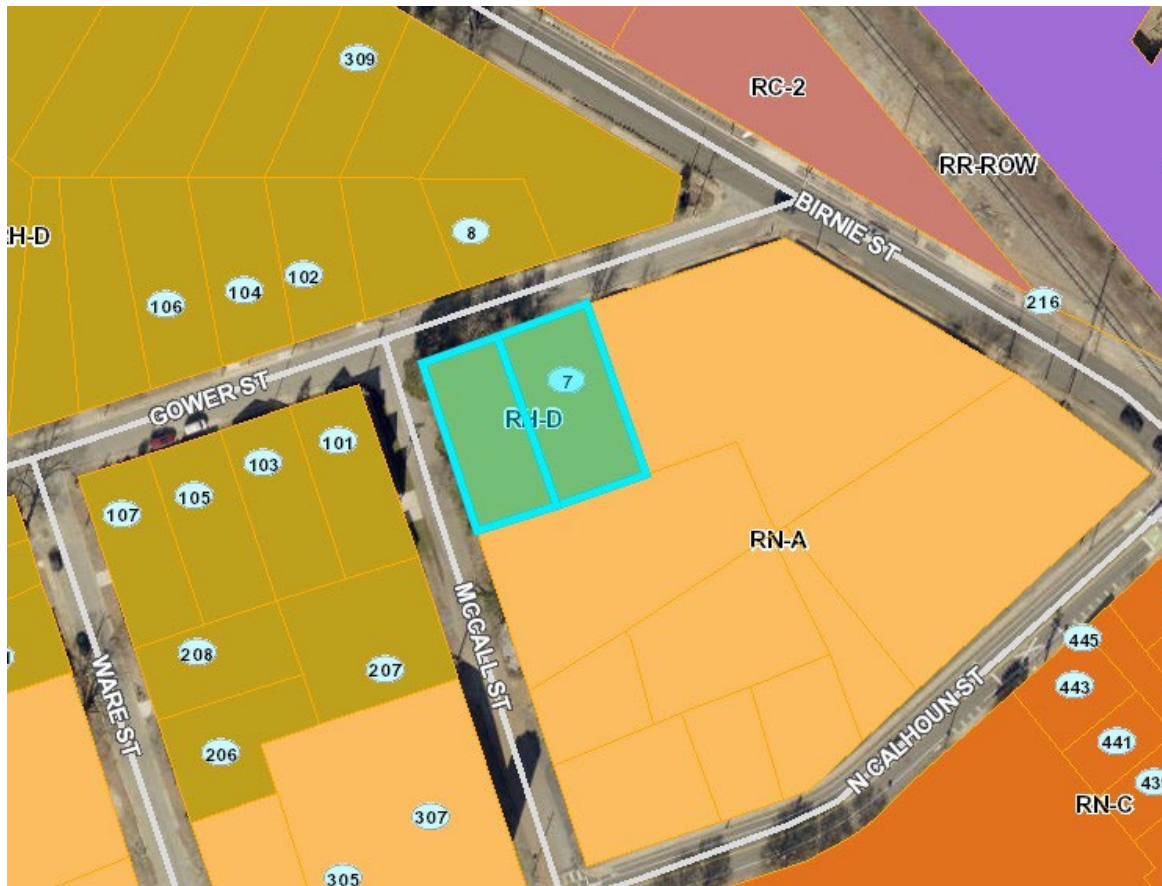
- **Address:** 7 Gower St. & 211 McCall St.
- **Parcel Numbers:** 0075000100300, 0075000100400
- **Existing Zoning:** RH-D - House Scale
- **Request:** Rezone property to RN-A - Neighborhood Scale
- **Next Step:** Planning Commission Public Hearing November 7th (tentative)

Contact:

Name: Jamil Woody

Email: jamilwoody1@gmail.com

Rezoning Request: 7 Gower St. & 211 McCall St. from RH-D to RN-A



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.

Special Exception Request: 299 S. Pleasantburg Dr.

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

Special Exception Request: 299 S. Pleasantburg Dr.

- Address: 299 S Pleasantburg Dr
- Parcel Numbers: 0266000101107, 0266000101101
- Existing Zoning: MX-2 - Mixed Used
- Request: Special Exception for Drive-Thru
- Next Step: Board of Zoning Appeals November 14th (tentative)

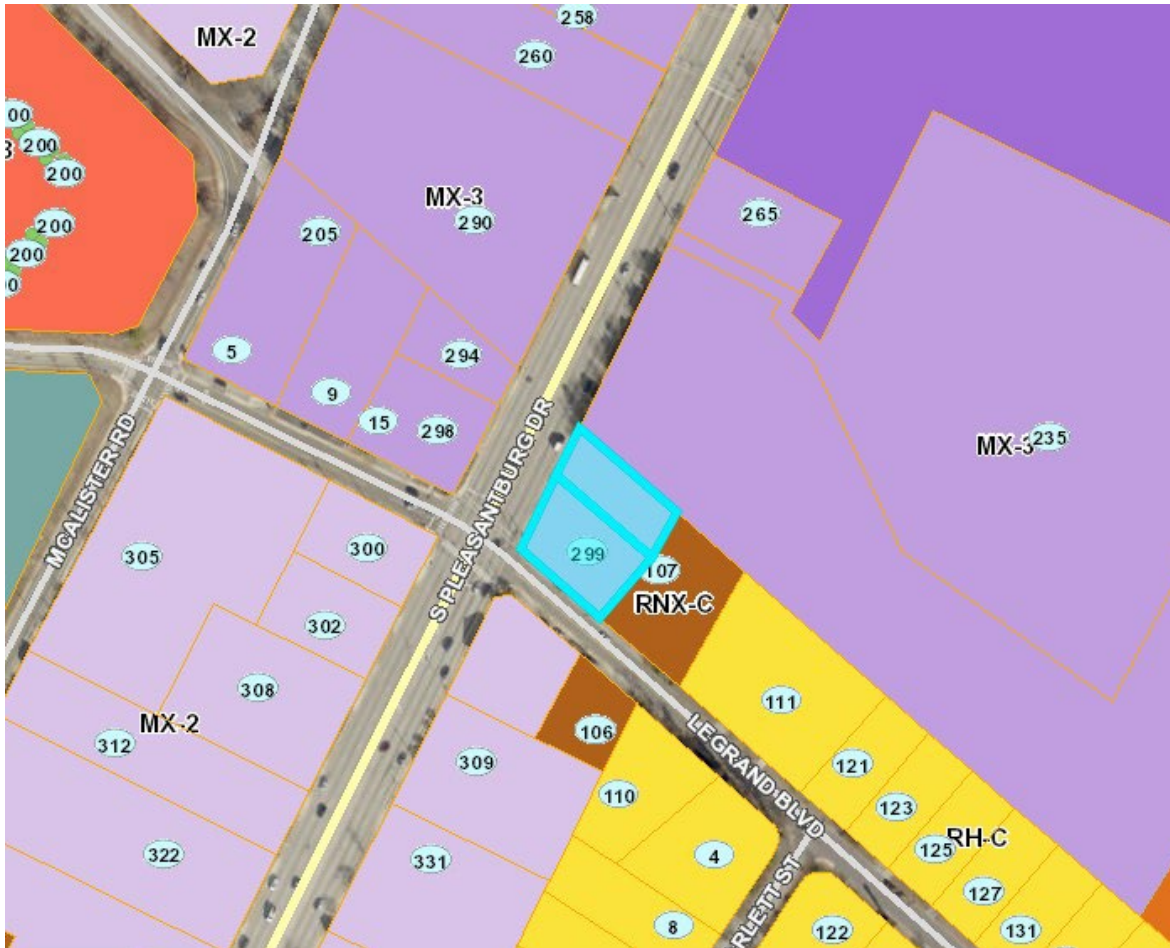
Contact:

Name: Gary Davies

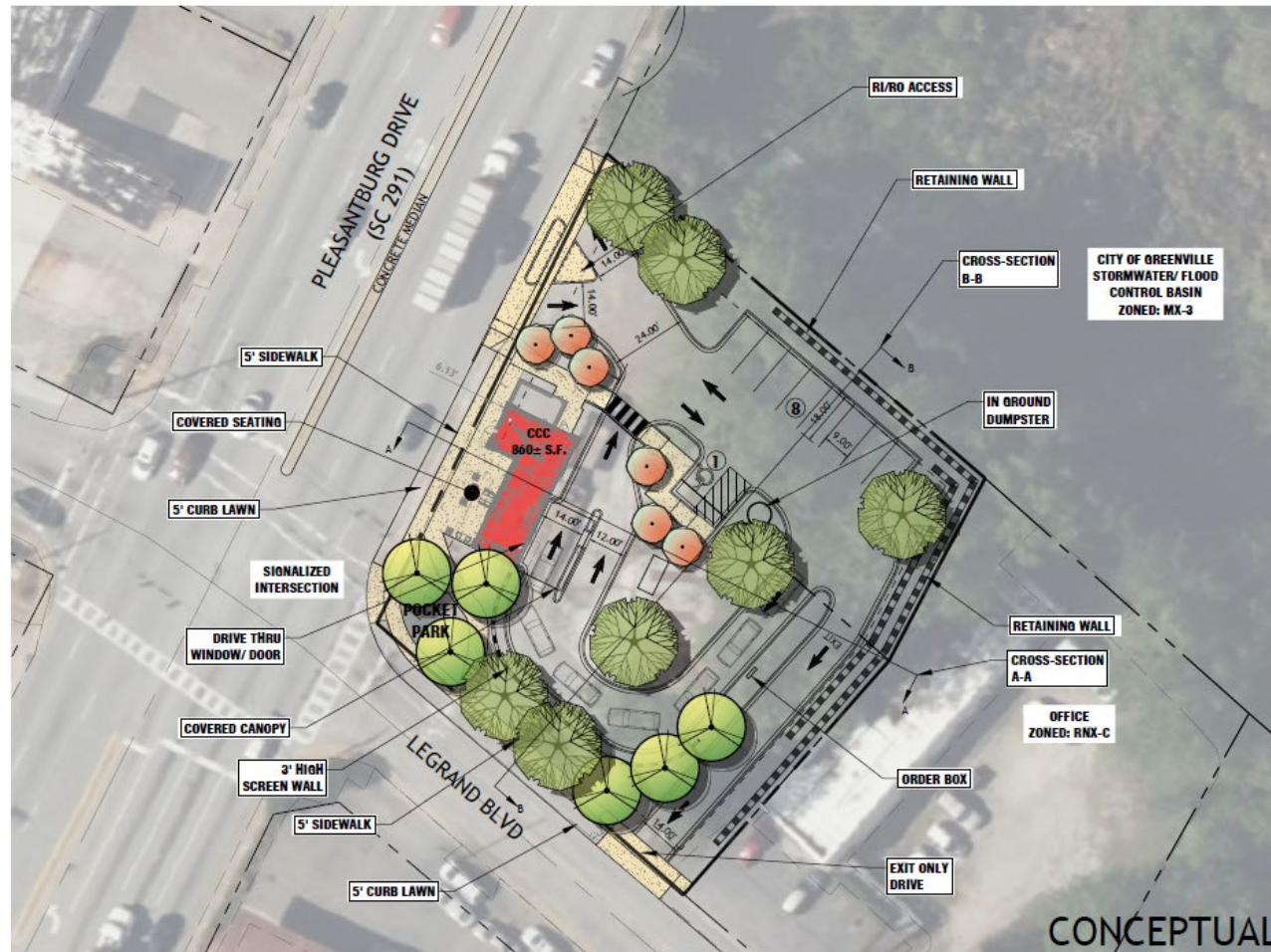
Email: gary@capeam.com

Phone: (704) 496-7120

Special Exception Request: 299 S. Pleasantburg Dr.



Special Exception Request: 299 S. Pleasantburg Dr.



date:9/10/24

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

CAPE
ASSET MANAGEMENT

site data

jurisdiction: Greenville County
tax map no.: 0266000101101
zoning: MX-2
parcel area: ±0.55 acres
building area: ±860 SF
parking: 9 spaces



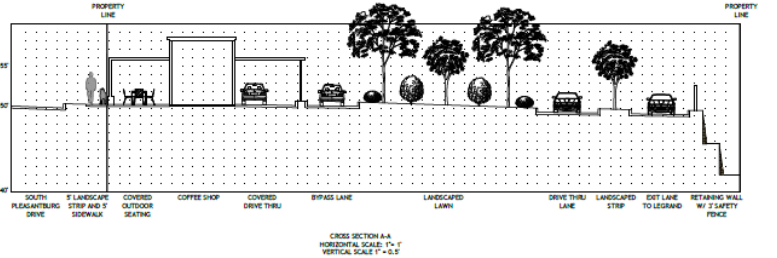
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COFFEE SHOP
S. PLEASANTBURG DR.
GREENVILLE, SC

SITE PLAN

SP-6

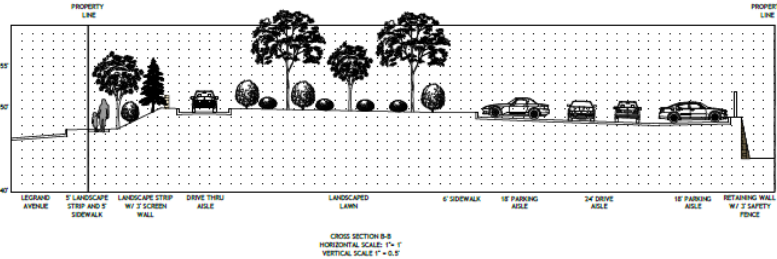
Special Exception Request: 299 S. Pleasantburg Dr.



POCKET PARK



MASONRY SCREENING



POCKET PARK



Figure 10: Example of Parking Lot Headlight Screening

VEHICLE SCREENING

CONCEPTUAL

date:9/10/24

CONCEPTUAL

date:9/10/24

City of Greenville Engineering: Queen St Bridge

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

City of Greenville Engineering: Queen St Bridge Replacement

- **Address:** Queen St Bridge spanning Norfolk Southern Rail Line, between Southernside and West Greenville Neighborhoods
- **Request:** Queen St Bridge Replacement
- **Project Description:** The bridge's dilapidated state currently impedes community connectivity. The city, who does not own the bridge and is not responsible for its maintenance, and its consultant, Mead and Hunt, have identified two potential alternatives/alignments for replacement and are seeking community feedback. While no funding for finalizing design or construction is currently in place, the city is taking the lead in planning a shovel ready project for the future.

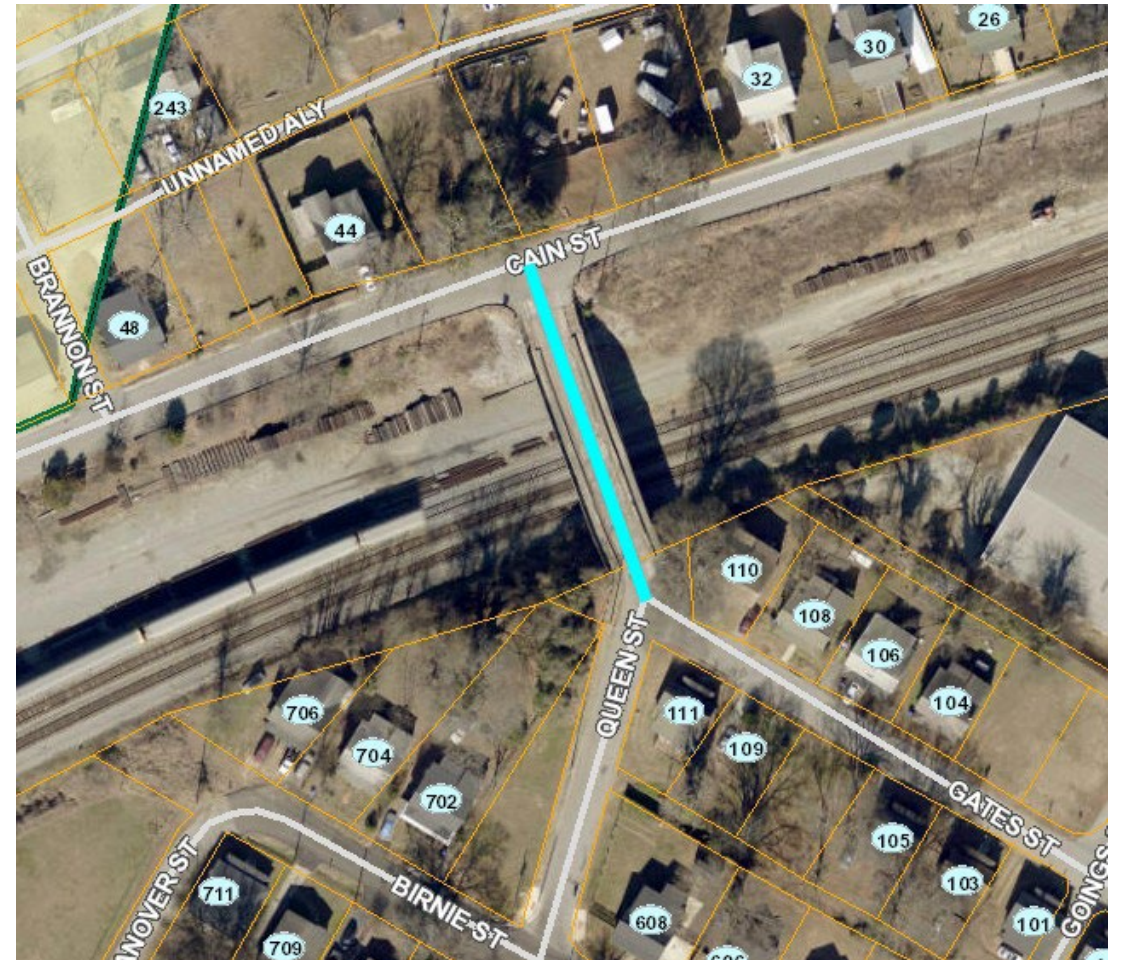
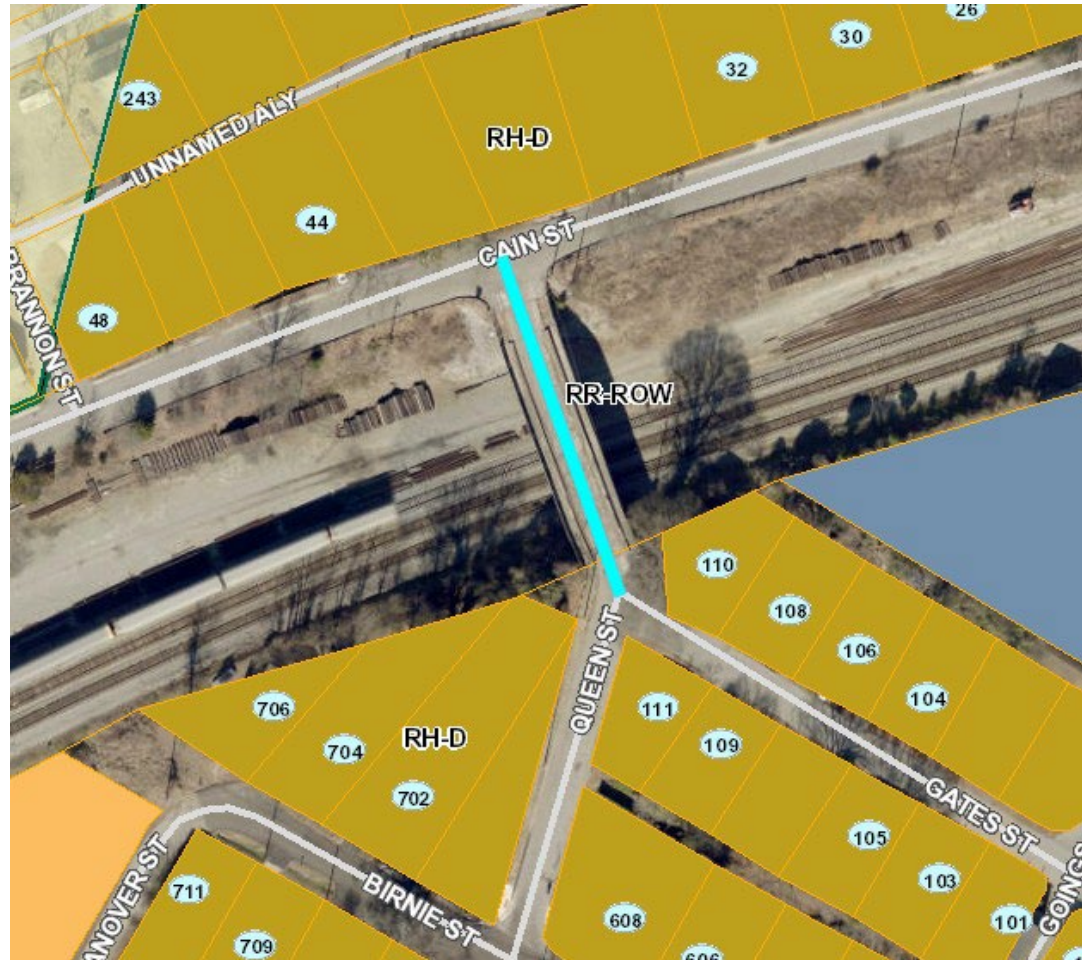
Contact:

Name: Nick De Palma

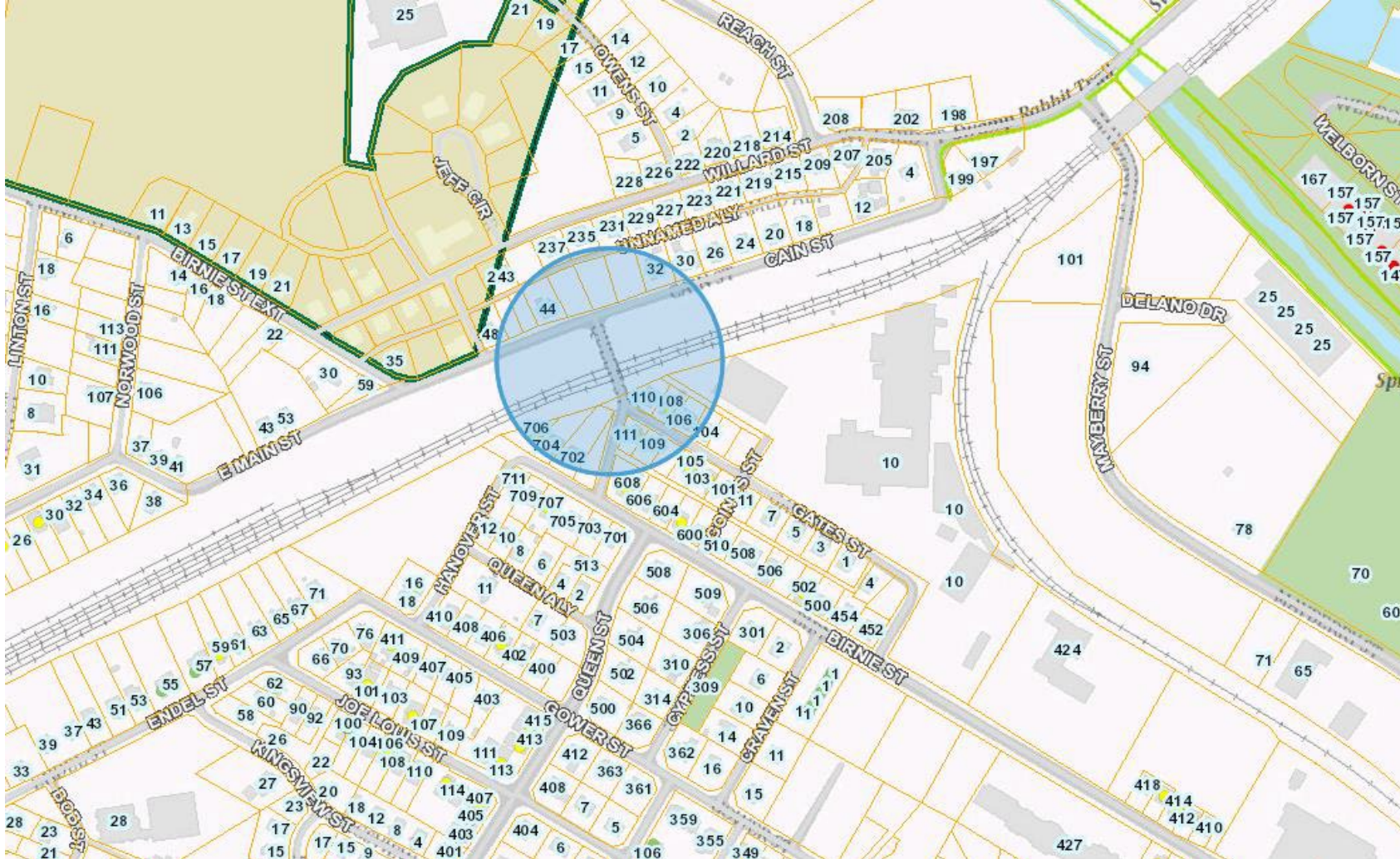
Email: ndepalma@greenvillesc.gov

Phone: (864) 467-3128

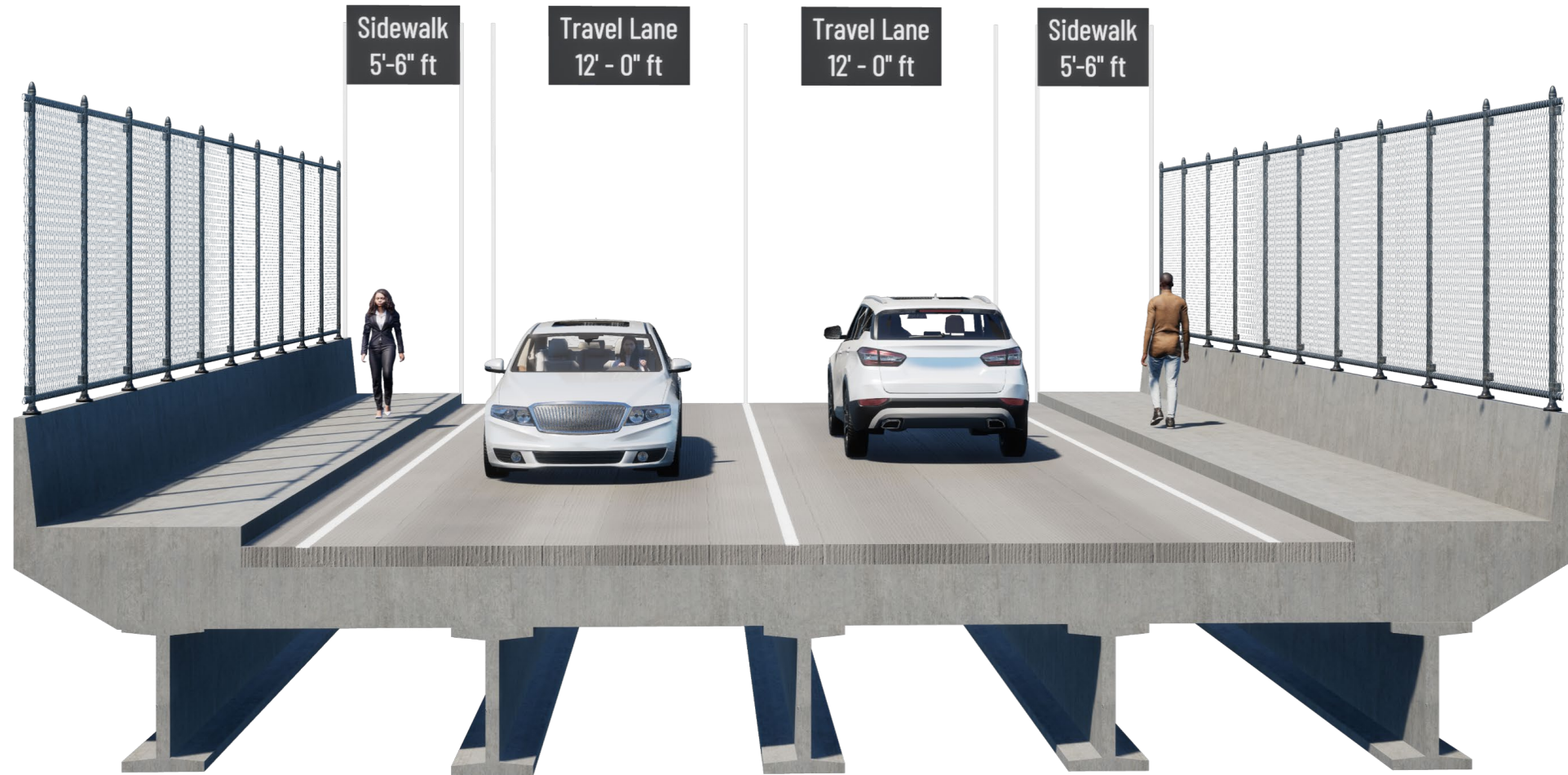
City of Greenville Engineering: Queen St Bridge



City of Greenville Engineering: Queen St Bridge



City of Greenville Engineering: Queen St Bridge



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

