

PLANNING AND DEVELOPMENT PROJECT PREVIEW MEETING

December 17, 2024

When:

4:00 - 6:00 PM

4th Tuesday Every Month

*November & December
will be the third Tuesday
due to holidays.*

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 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)
 - Subdivisions with new roads or 3+ lots
 - 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:

December 17, 2024
PROJECT PREVIEW MEETING

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



Certificate of Appropriateness: 10 Toy Street

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

Certificate of Appropriateness: 10 Toy Street - 2-story Rear Addition

- **Address:** 10 Toy Street
- **Parcel Numbers:** 0045000100700
- **Existing Zoning:** RNX-B Neighborhood Scale
- **Request:** Certificate of Appropriateness for 2-story rear addition
- **Next Step:** Historic Review Board February 20, 2025 (tentative)

Contact:

Name: Matt Jones, MHK Architecture

Please reach out to Planning staff for applicant contact information

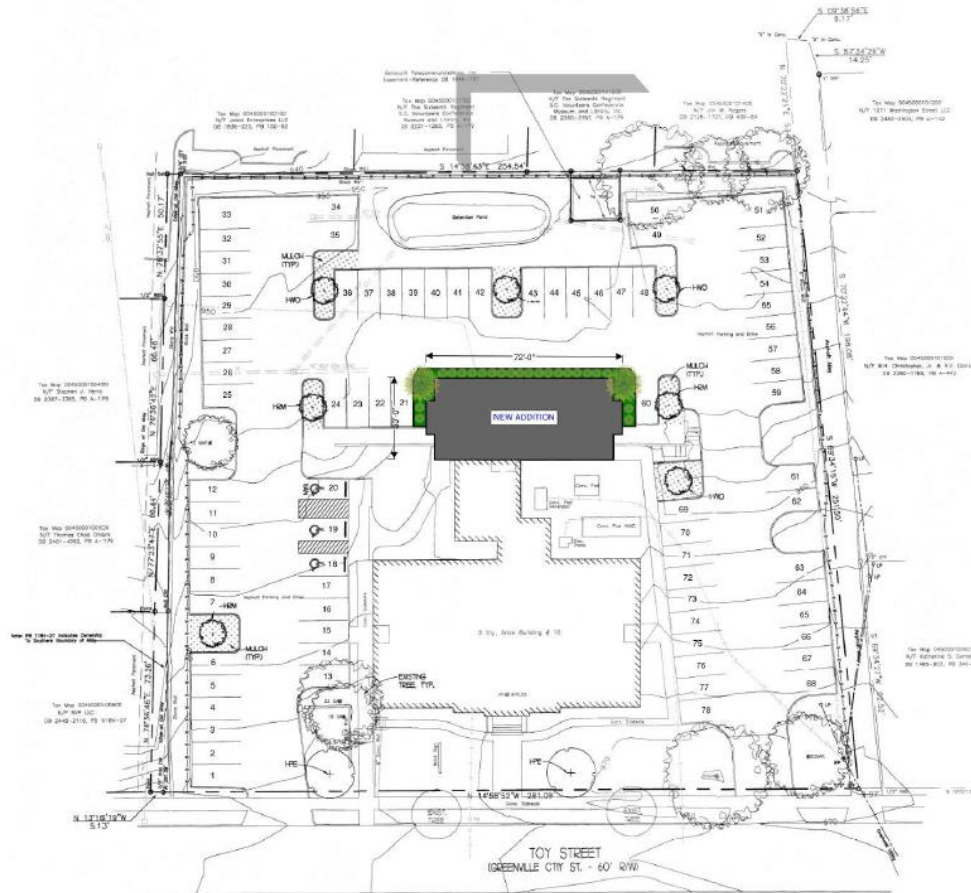
Email: planning@greenvillesc.gov

Phone: 864-467-4476

Certificate of Appropriateness: 10 Toy Street - 2-story Rear Addition



Certificate of Appropriateness: 10 Toy Street - 2-story Rear Addition



Certificate of Appropriateness: 10 Toy Street - 2-story Rear Addition



Certificate of Appropriateness: Woodville Ave

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

Certificate of Appropriateness: Woodville Ave - New Single-Family Residence

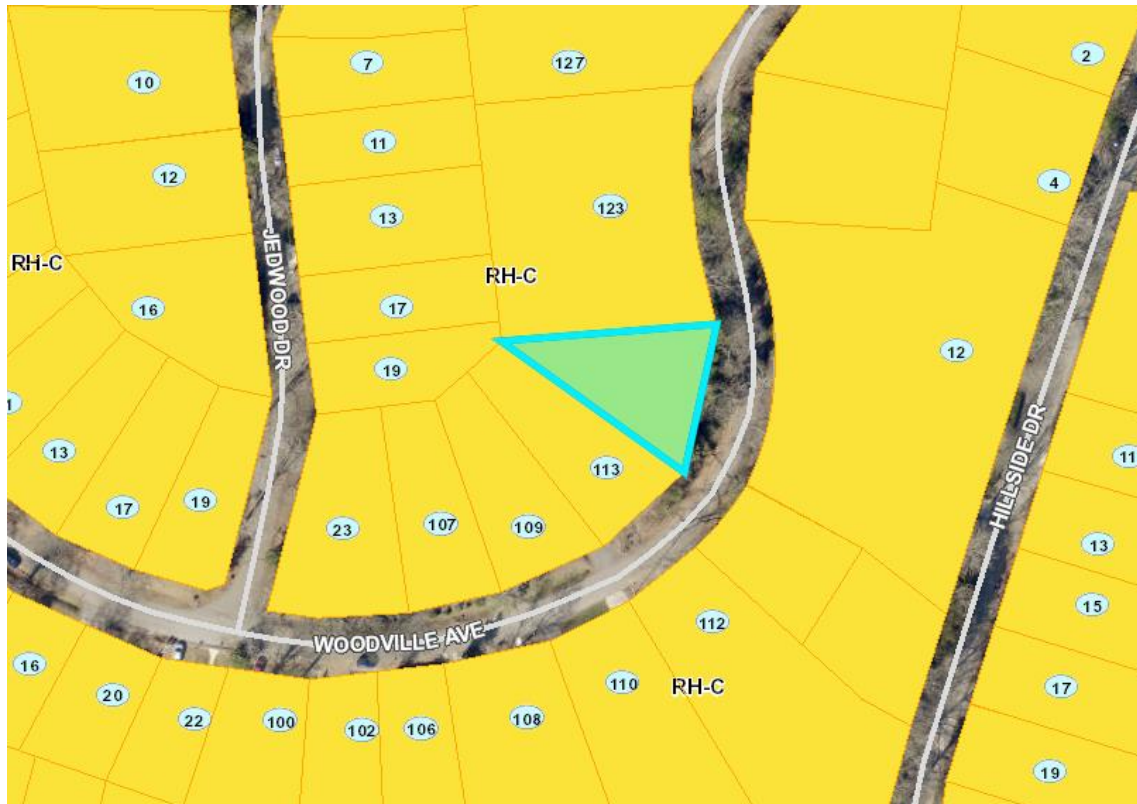
- **Parcel Numbers:** 0191000600600
- **Existing Zoning:** RH-C House Scale
- **Request:** Certificate of Appropriateness for new single-family house
- **Next Step:** Historic Review Board February 20, 2025 (tentative)

Contact:

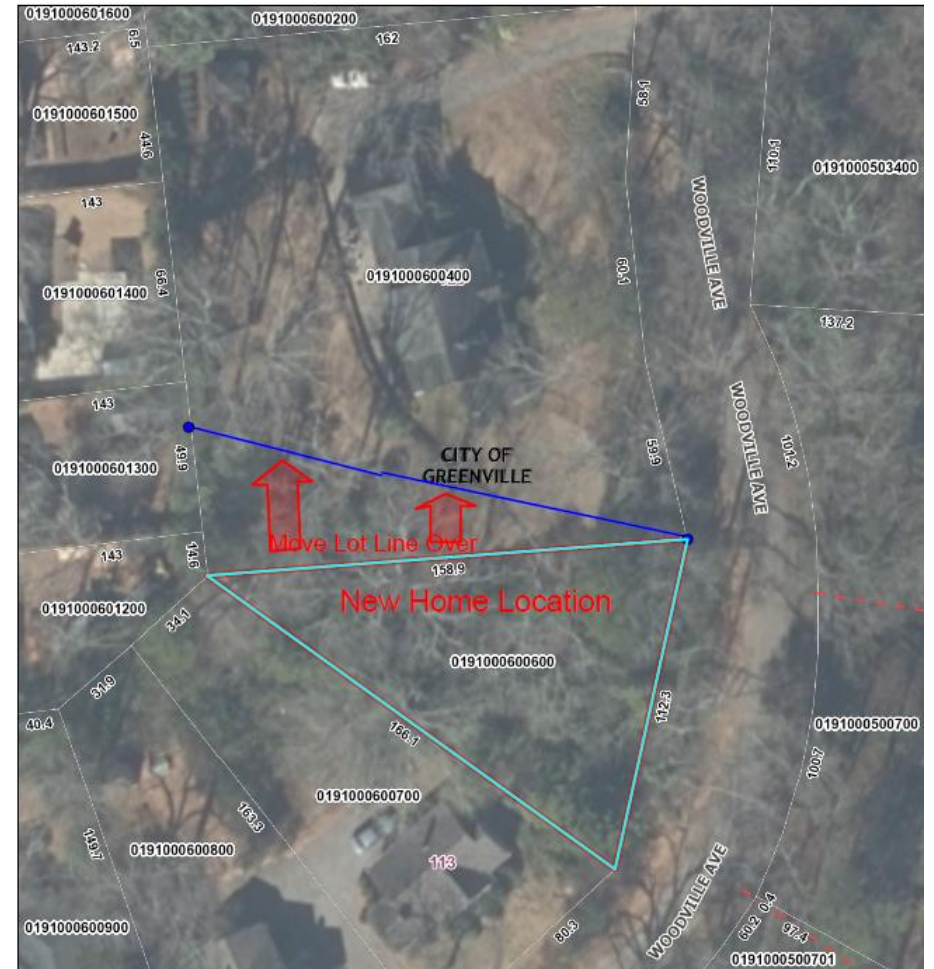
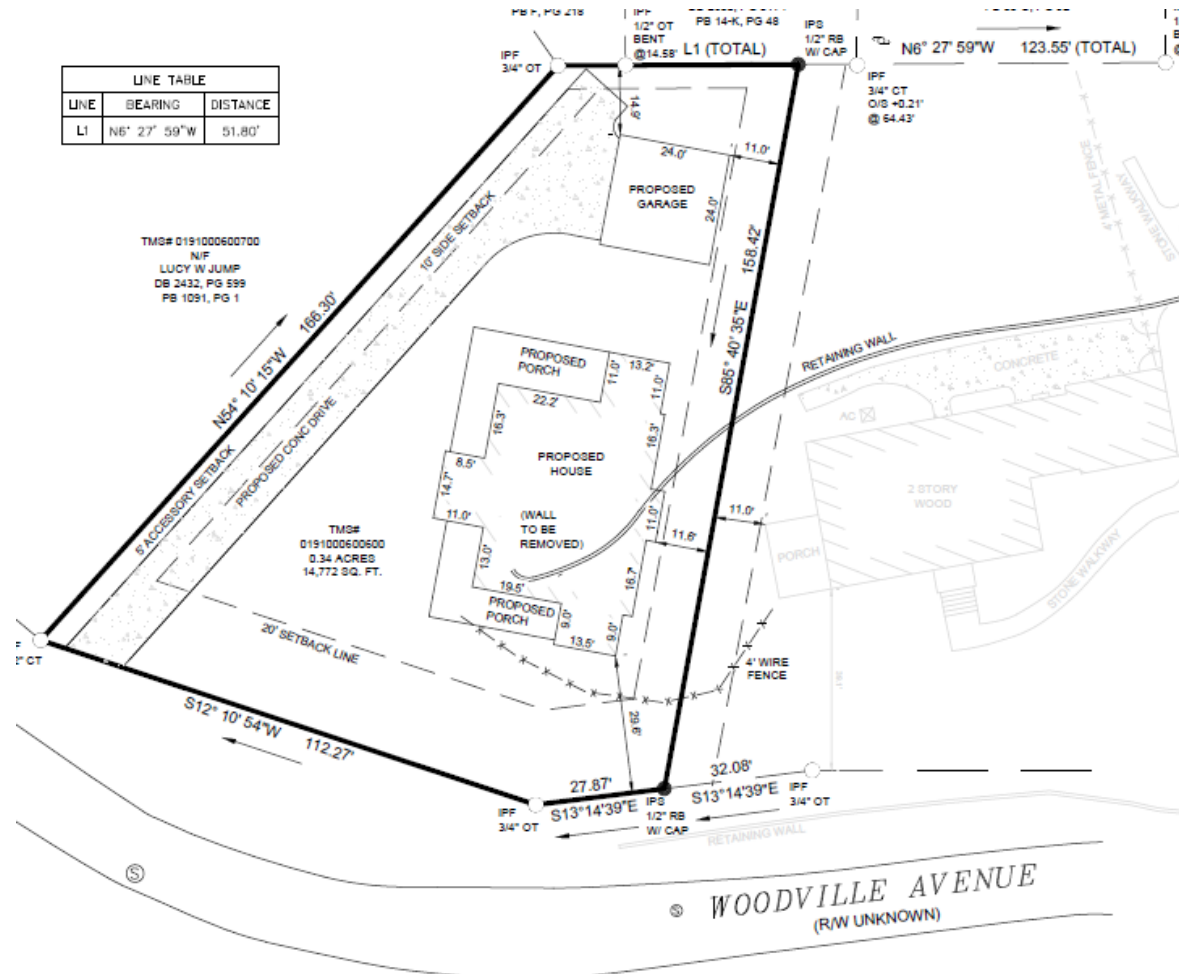
Name: Jason Houston

Please reach out to Planning staff for applicant contact information
Email: planning@greenvillesc.gov
Phone: 864-467-4476

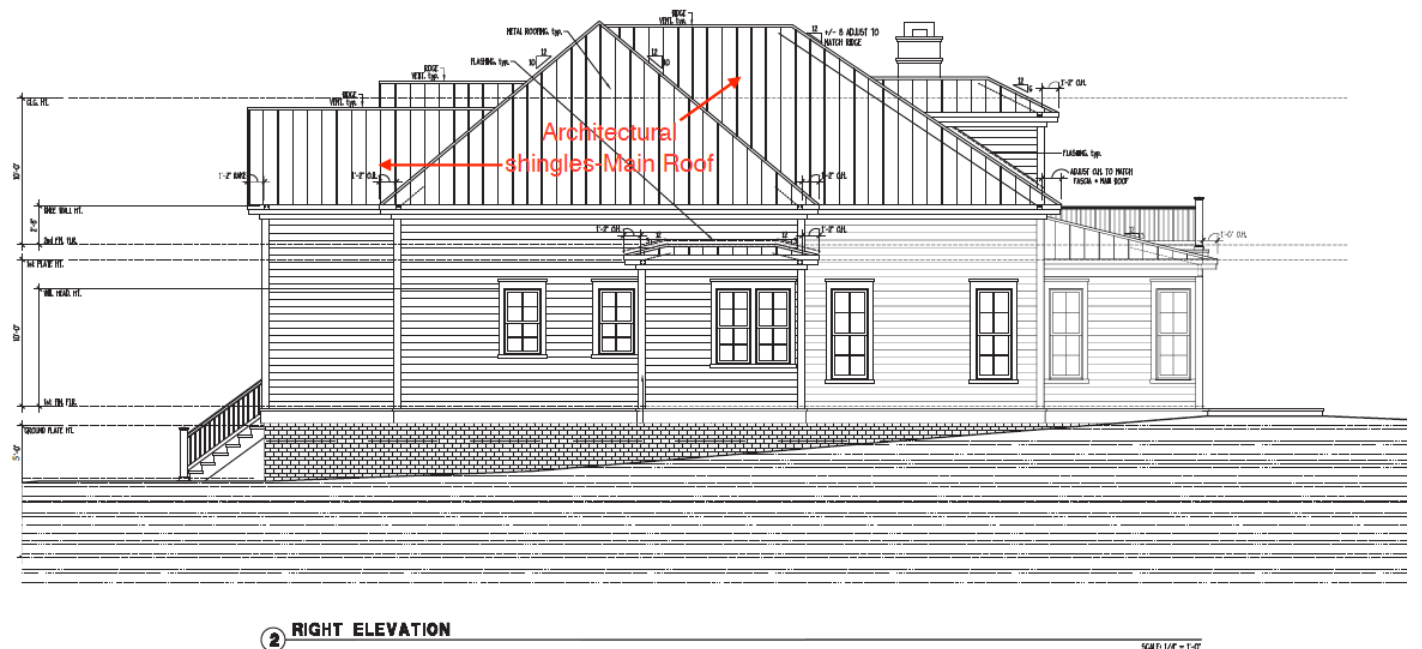
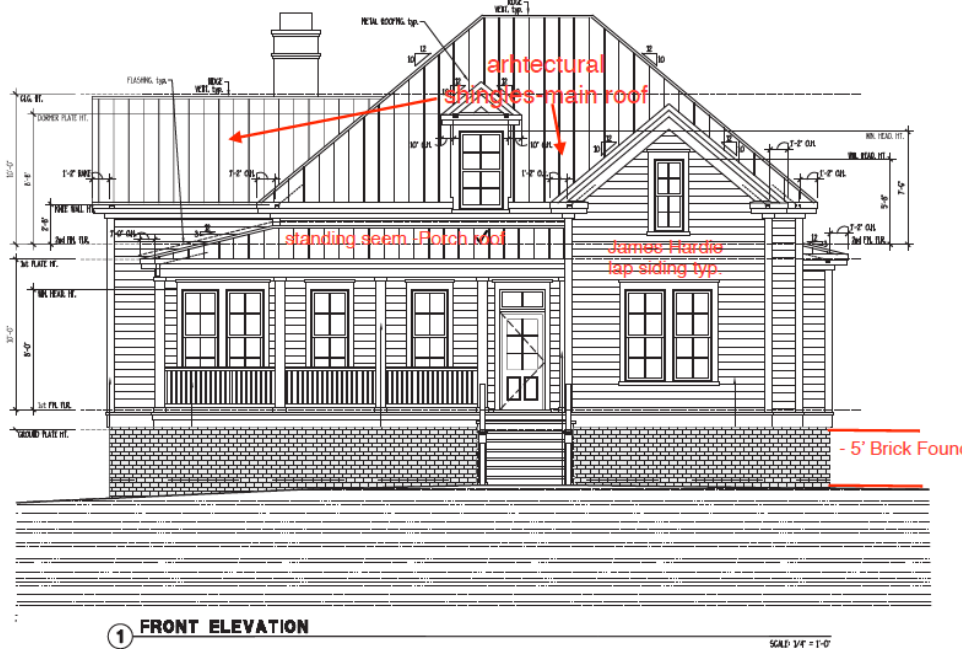
Certificate of Appropriateness: Woodville Ave - New Single-Family Residence



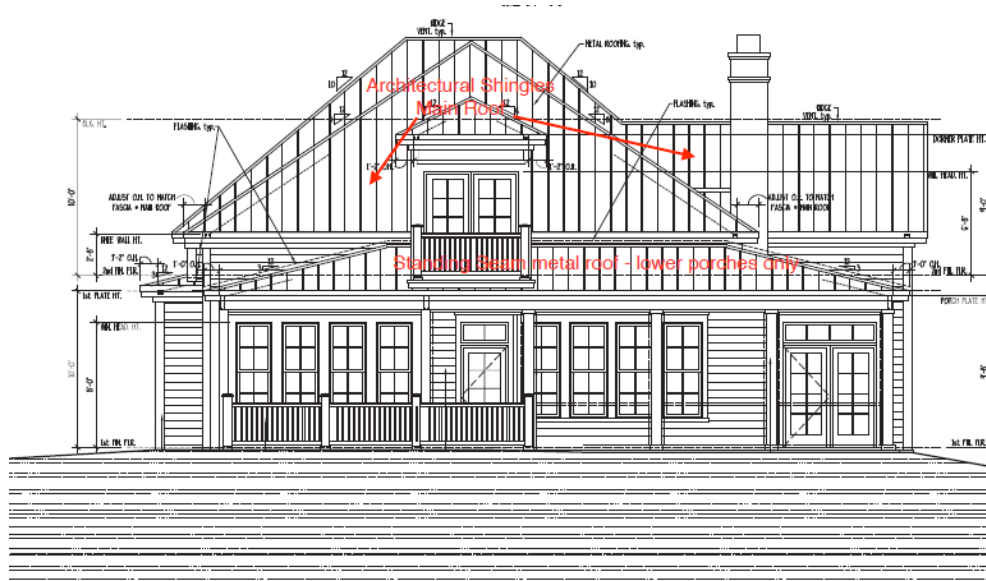
Certificate of Appropriateness: Woodville Ave - New Single-Family Residence



Certificate of Appropriateness: Woodville Ave - New Single-Family Residential



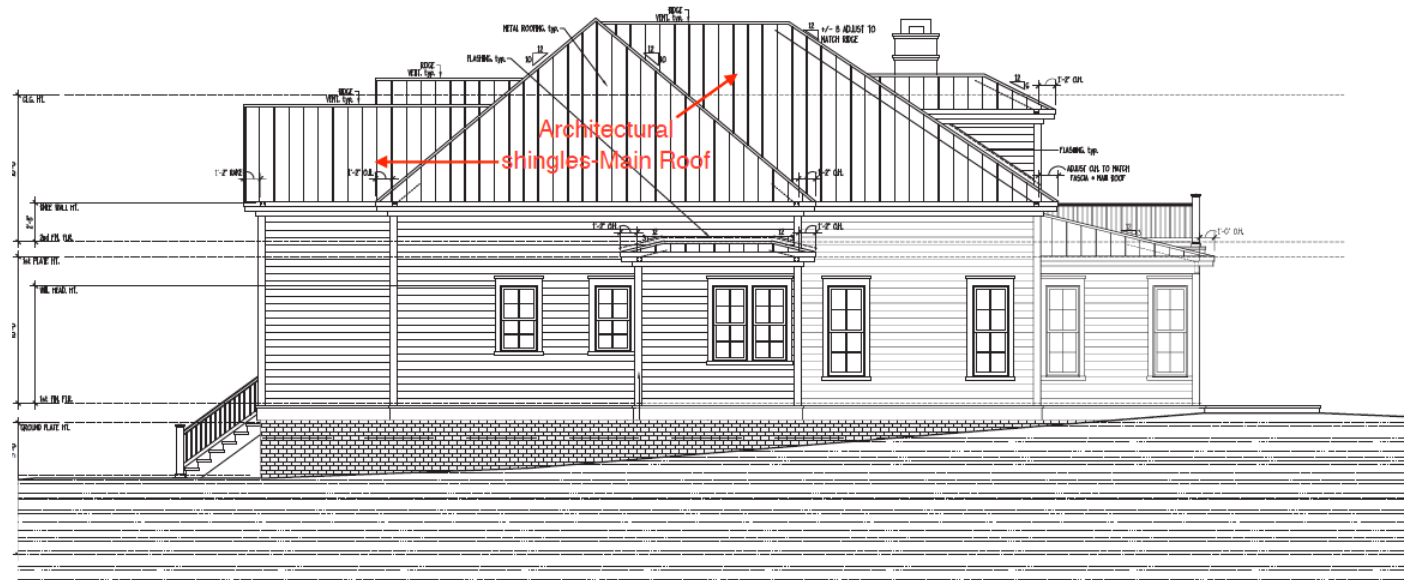
Certificate of Appropriateness: Woodville Ave - New Single-Family Residence



1 REAR ELEVATION

NOTE: ROOF SHOWN REMOVED FROM ELEVATIONS FOR CLARITY

SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

Unreasonable Hardship Request: 430 N Main St

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

Unreasonable Hardship Request: 430 N Main St- Demolition

- **Address:** 430 N Main St
- **Parcel Numbers:** 003300101101
- **Existing Zoning:** CV Civic
- **Request:** Unreasonable Hardship Request for demolition
- **Next Step:** Design Review Board February 20, 2025 (tentative)

Contact:

Name: Kirk Conover

Please reach out to Planning staff for applicant contact information

Email: planning@greenvillesc.gov

Phone: 864-467-4476

Unreasonable Hardship Request: 430 N Main St- Demolition



Unreasonable Hardship Request: 430 N Main St- Demolition



Minor Subdivision: Forest View Drive Subdivision

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

Minor Subdivision: Forest View Drive Subdivision

- **Address:** Forest View Drive & 800 Crescent Ave
- **Parcel Numbers:** 0097000300300
- **Existing Zoning:** RH-B - House Scale
- **Request:** Minor Subdivision for 4 Residential Lots
- **Next Step:** Administrator Review upon Submittal

Contact:

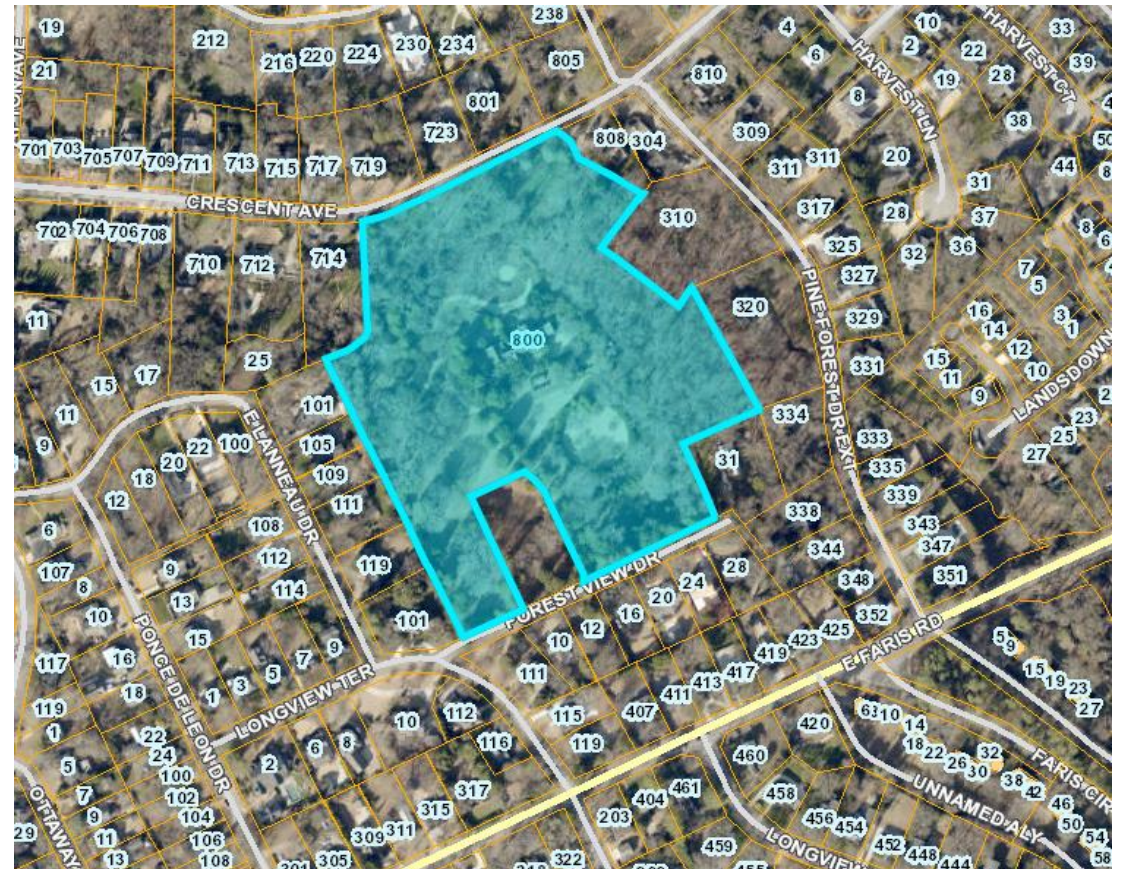
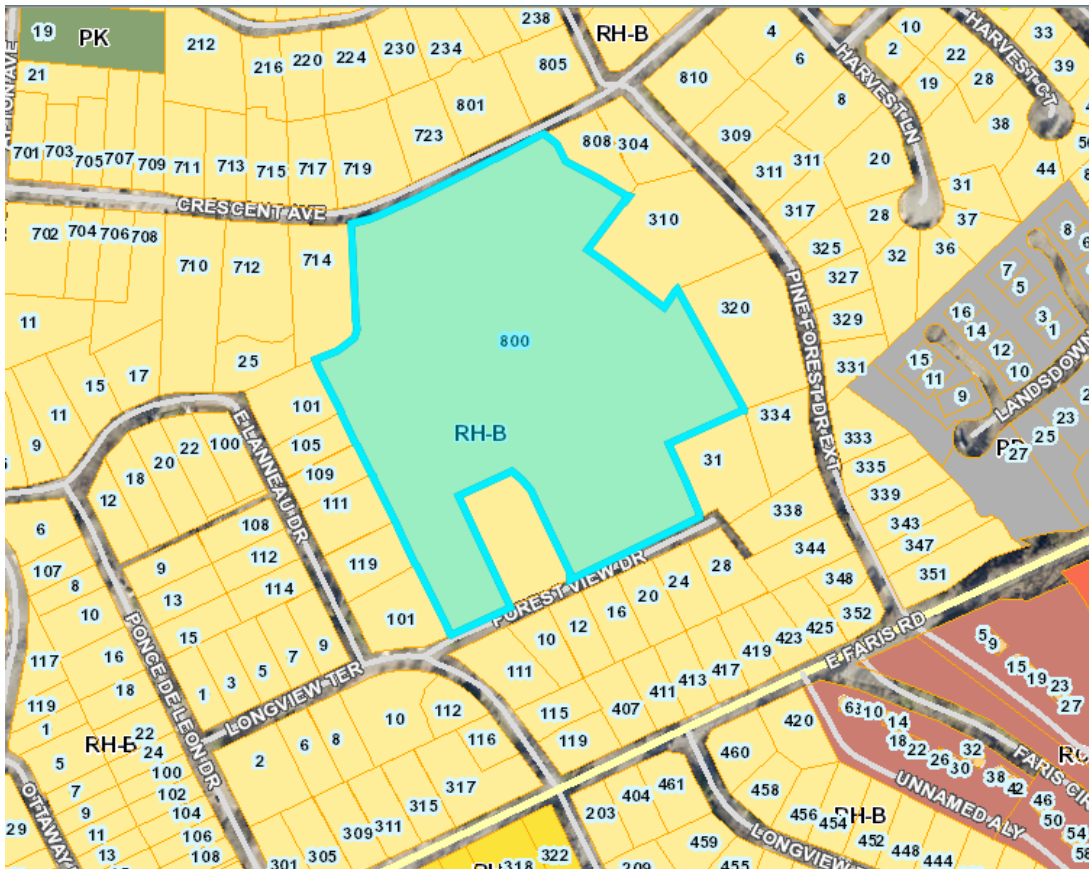
Name: Tom Croft

Please reach out to Planning staff for applicant contact information

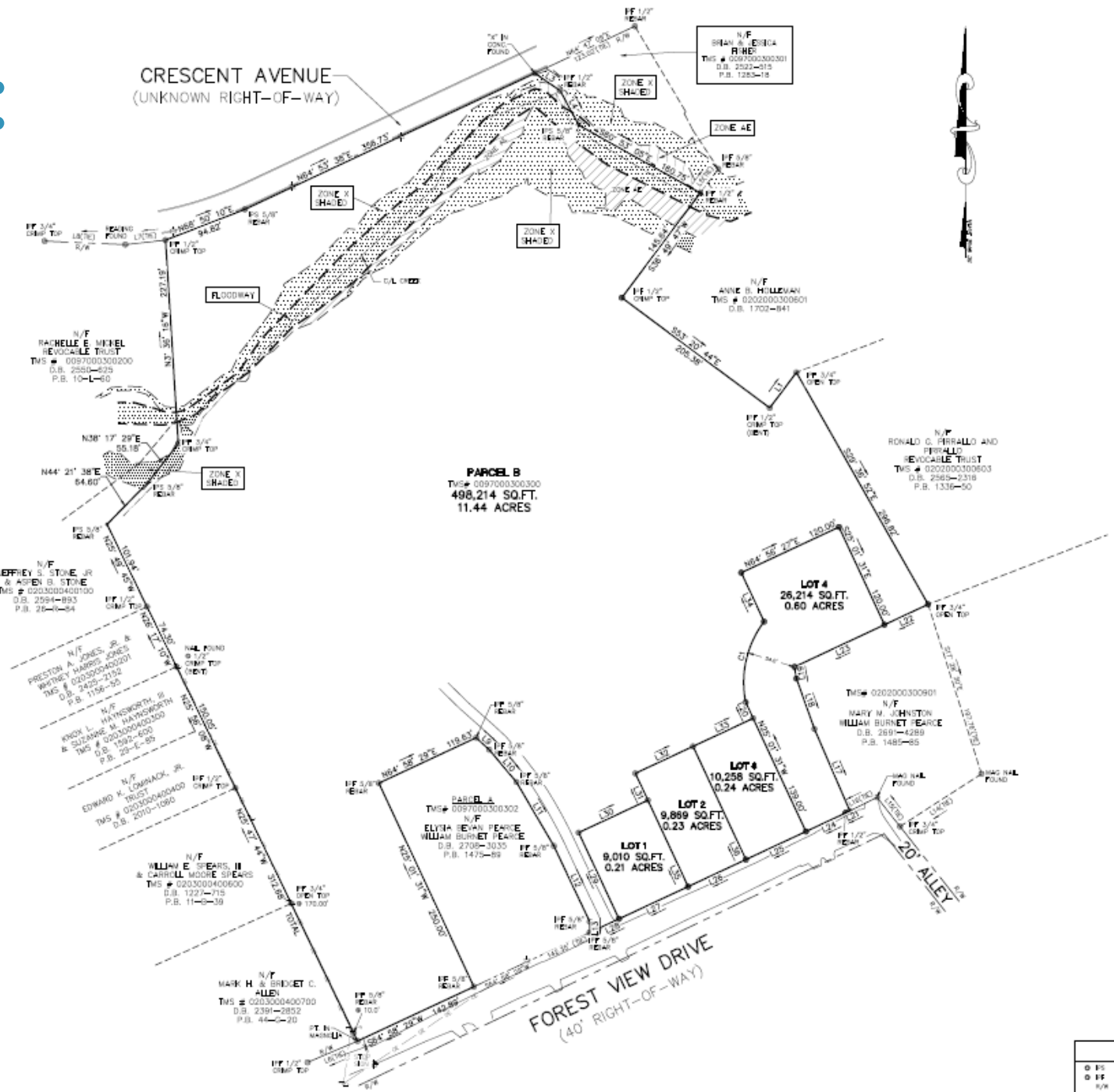
Email: planning@greenvillesc.gov

Phone: 864-467-4476

Minor Subdivision: Forest View Drive Subdivision



Minor Subdivision: Forest View Drive Subdivision



Greenville Development Code 18-Month Update

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

Greenville Development Code 18-Month Update

Planning staff will share information about proposed amendments to the Greenville Development Code. These updates are proposed as part of the required 18-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: Ross Zelenske, Principal Development Planner

Email: planning@greenvillesc.gov

Phone: (864) 467-4476

Greenville Development Code 18-Month Update

Amendment Highlights:

- **Change of Use** - updated change of use standards to lessen the burden on businesses moving into existing buildings or tenant spaces. Every land use has been assigned a High, Medium, or Low Intensity designation. Businesses changing to a similar or less-intense use will have fewer required upgrades they must make. New construction and projects costing 50% or more in fair market value must comply with all applicable standards to the extent practicable.
- **Change of Use in multi-tenant developments** - standards updated for multi-tenant developments (i.e. shopping centers) to provide an order of magnitude for required improvements for changes of use in smaller suites vs. anchor tenants. Nonconforming signs older than 10 years must be brought into compliance if there is a change in an anchor tenant.
- **Form-based and dimensional standards** - updated several standards to provide either greater clarity or flexibility for specific development projects including building width, building breaks, measurement of building height, and entry spacing.
- **Trees along interstates** - Added landscaping requirements for properties directly abutting I-85 and I-385, and increased tree protection/planting requirements for properties within 100 feet of the travel way.
- **Project Preview Meetings** - Added requirement for subdivisions that create 3 or more residentially zoned lots be presented at a 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

