

PLANNING AND DEVELOPMENT PROJECT PREVIEW MEETING

April 22, 2025

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:

April 22, 2025

PROJECT PREVIEW MEETING

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



Project Locations

1019 Rutherford Rd.

University Ridge Development

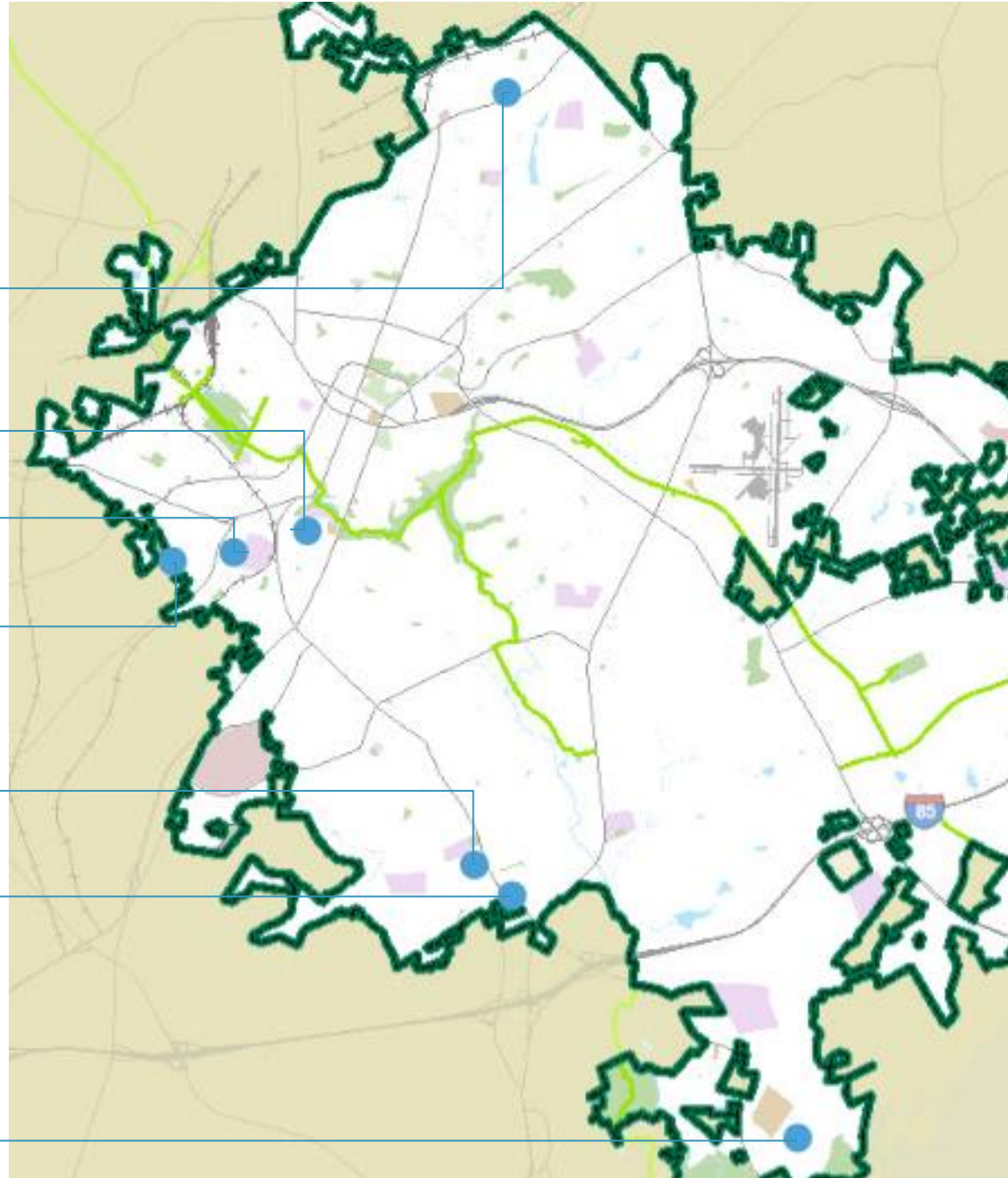
402 Ansel St.

Jenkins St. + S. Calhoun St.

3018 Augusta St.

Gurley Ave.

Ridge Rd.



Minor Subdivision: 1019 Rutherford Road

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

Minor Subdivision: 1019 Rutherford Rd.

- **Address:** 1019 Rutherford Road
- **Parcel Numbers:** 0183010501701
- **Existing Zoning:** RH-C
- **Request:** Subdivide parcel into 3 residential lots
- **Next Step:** Administrative Review

Contact:

Please contact Planning staff for applicant information

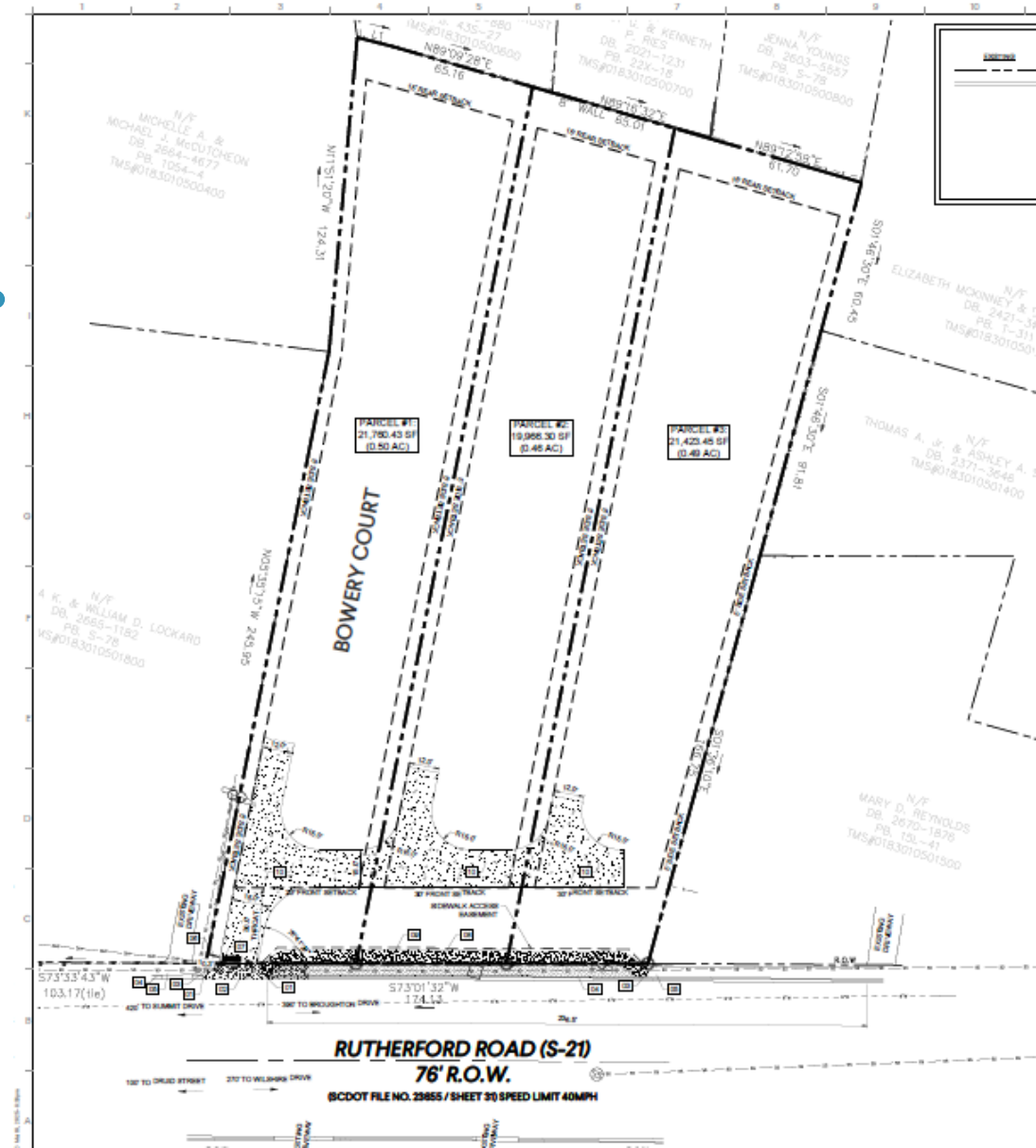
Email: planning@greenvillesc.gov

Phone: 864-467-4476

Minor Subdivision: 1019 Rutherford Rd.



Minor Subdivision: 1019 Rutherford Rd.



Minor Subdivision & Residential Development: Jenkins Street + S. Calhoun Street

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

Jenkins Street + S. Calhoun Street Annexation and Development

- **Address:** Jenkins St., S. Calhoun St., Short Minus Street
- **Parcel Numbers:** 0112000200200, 0112000200500, 0112000200700
- **Existing Zoning:** Un-zoned in City, R-7.5 in Greenville County
- **Request:** Subdivide lot for a 10-home affordable housing rental initiative to be annexed into the City. Requires annexation and rezoning.
- **Next Step:** Annexation and rezoning (Planning Commission Public Hearing and City Council Review)

Contact:

Please contact Planning staff for applicant information

Email: planning@greenvillesc.gov

Phone: 864-467-4476

Jenkins Street + S. Calhoun Street Annexation and Development



Major Subdivision: Ridge Road Property

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

Major Subdivision: Ridge Road Property

- **Address:** Unaddressed
- **Parcel Numbers:** M012030100104
- **Existing Zoning:** IX
- **Request:** Major subdivision with new roads for residential development to include 228 townhomes, 65 cottages, and approx. 200 multifamily units
- **Next Step:** Planning Commission Review of Major Subdivision

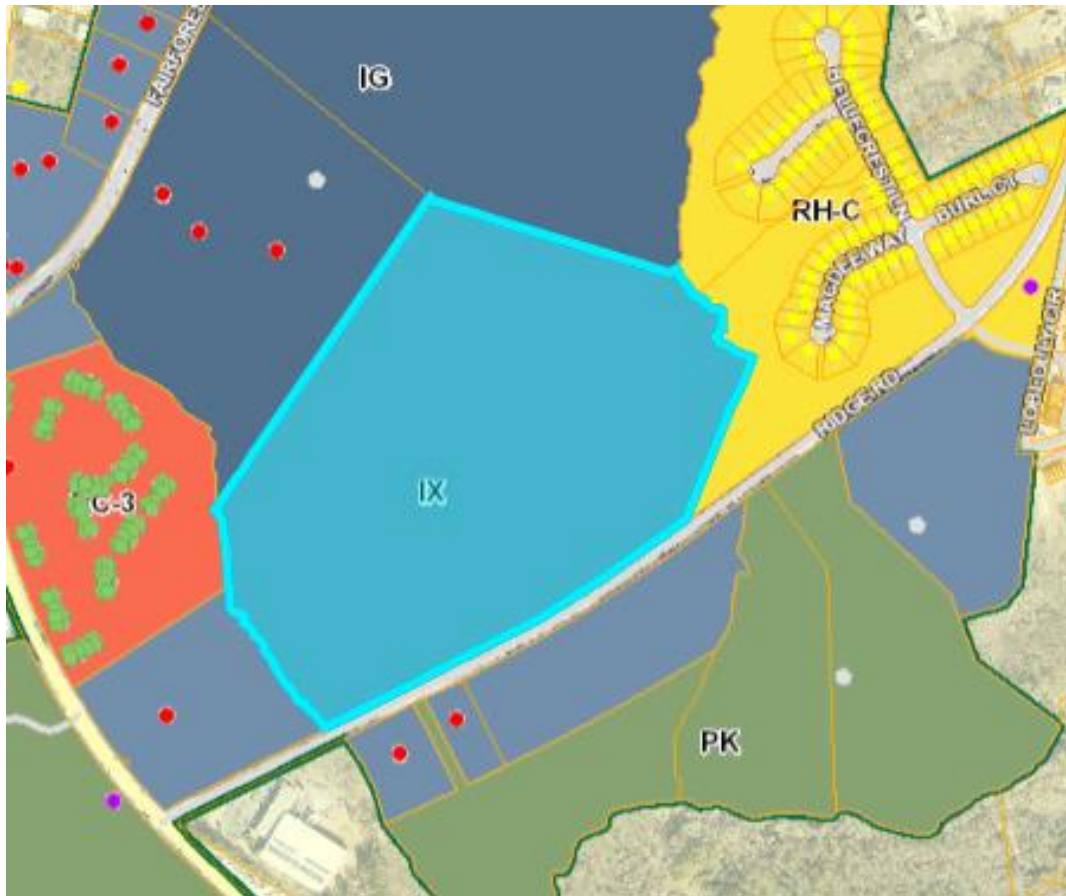
Contact:

Please contact Planning staff for applicant information

Email: planning@greenvillesc.gov

Phone: 864-467-4476

Major Subdivision: Ridge Road Property



SITE DATA:

TMS: M012030100104 | SITE AREA: ± 66.5 ACRES
 MUNICIPALITY: CITY OF GREENVILLE | ZONING: IX (INDUSTRIAL FLEX)

SETBACKS / TRANSITIONS:

PRIMARY STREET - 5' MIN. / 20' MAX. SETBACK
 SIDE STREET - 5' MIN. / 20' MAX. SETBACK
 PARKING - 20' MIN. SETBACK (PRIMARY STREET)

UNIT BREAKDOWN:

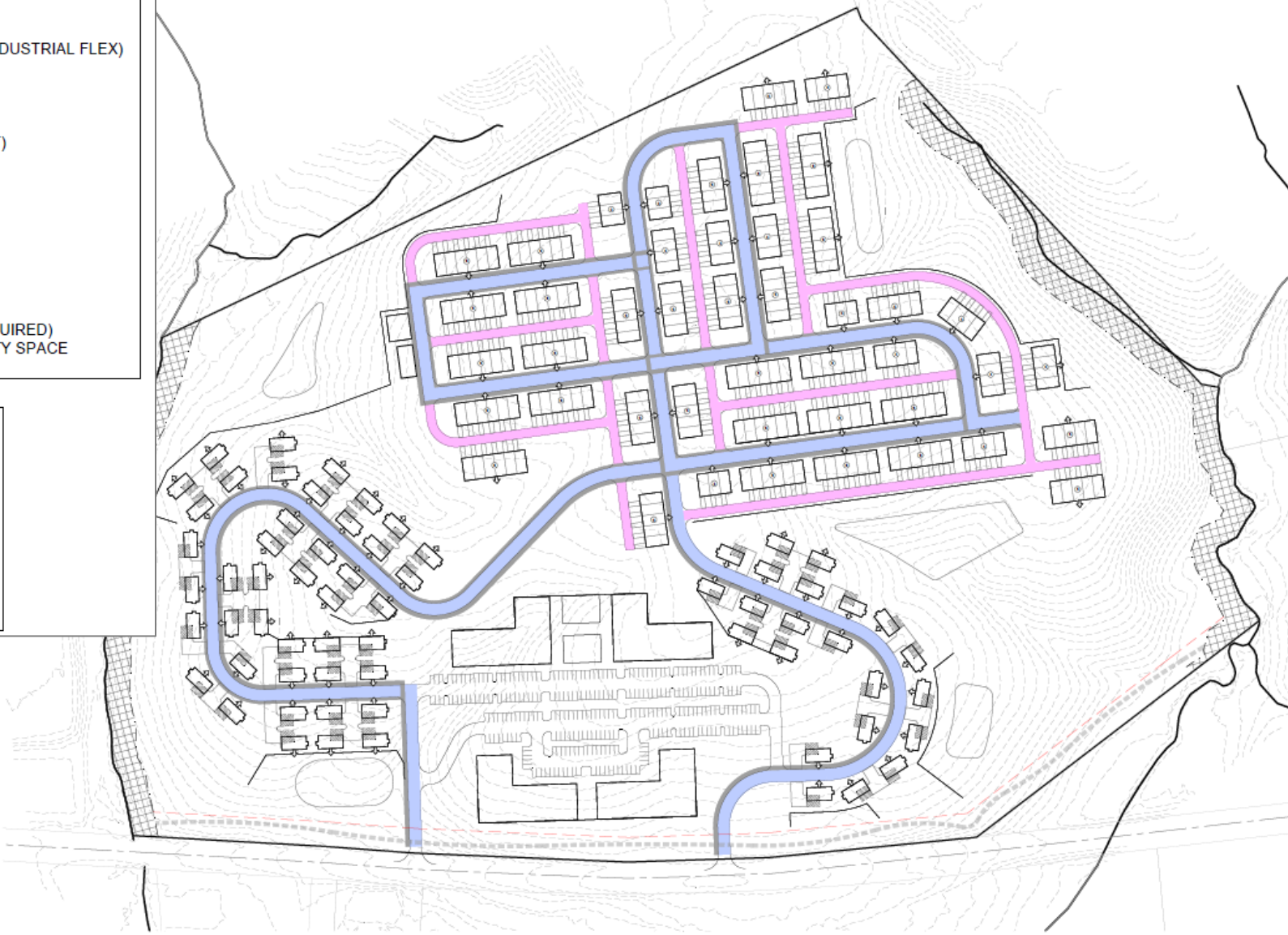
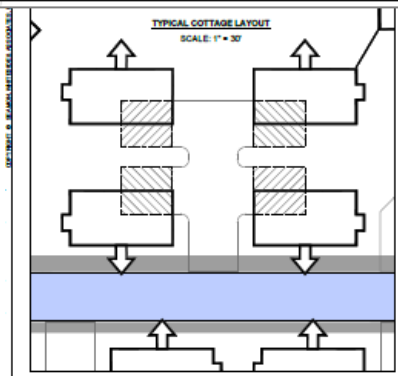
TOWNHOMES: 228 UNITS | 21.5' X 46'
 COTTAGES: 65 COTTAGES
 MULTIFAMILY: ± 200 UNITS

OUTDOOR AMENITY SPACE REQUIREMENT:

IX ZONING = 10% OF SITE (± 6.65 AC. REQUIRED)
 PROVIDED => 6.65 AC. OUTDOOR AMENITY SPACE

SITE LEGEND

- NEIGHBORHOOD LD TYPOLOGY
- ALLEY RESIDENTIAL TYPOLOGY
- SIDEWALK - WIDTH VARIES



SITE PLAN NOTES:

- CONTRACTOR TO ENSURE THAT ADA ACCESSIBLE ROUTE MEET THE ADA STANDARDS FOR ACCESSIBLE DESIGN (LATEST ADDITION) AND LOCAL ACCESSIBILITY REGULATIONS.
- ALL ROADWAY AND DRIVEWAY DIMENSIONS ARE SHOWN TO FACE OF CURBS WHERE APPLICABLE. WHERE CURBS AND GUTTER IS NOT SHOWN, DIMENSIONS ARE SHOWN TO EDGE OF PAVEMENT.
- PAVEMENT SECTION DESIGNS SHALL BE CONFIRMED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION. CONCRETE JOINT LAYOUTS SHALL BE SUBMITTED TO GEOTECHNICAL ENGINEER FOR REVIEW AND APPROVAL.
- ALL STRIPING WITHIN PUBLIC RIGHT OF WAY BE IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION REQUIREMENTS.

RETAINING WALL NOTES:

- THE RETAINING WALLS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR AS A DESIGN / BUILD COMPONENT OF THE PROJECT. SUBMITTALS SHALL BE SIGNED AND SEALED BY A REGISTERED SC PROFESSIONAL ENGINEER AND SUBMITTED TO THE GEOTECHNICAL ENGINEER FOR REVIEW AND TO THE CIVIL ENGINEER FOR GRADING AND LINE REVIEW ONLY. THE DESIGN SHALL ENCOMPASS COMPONENTS AND ASPECTS OF THE RETAINING WALL TO CONSTITUTE A COMPLETE INSTALLATION, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, TIEBACKS, DRAINAGE PROTECTION (SURFACE AND GROUNDWATER), AND EROSION PROTECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE GEOTECHNICAL ENGINEER TO PROVIDE ACCEPTABLE BACKFILL MATERIAL FOR THE DESIGN AND INSTALLATION OF THE WALL.
- RETAINING WALL COLOR AND FINISH SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.

SCOTT & LANE CLOSURE NOTES PLACEHOLDER

EXISTING UTILITY NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Know what's below.
Call before you dig.

SCALE: 1" = 100'

SW SEAMONWHITESIDE

MOUNT PLEASANT, SC 29504-1997
 GREENVILLE, SC 29606-0534
 SUMMERVILLE, SC 29572-0710
 SPARTANBURG, SC 29172-1372
 CHARLOTTE, NC 28212-5450
 RALEIGH, NC 27612-5262
 WWW.SWSEAMONWHITESIDE.COM



NOT FOR CONSTRUCTION

MAULDIN RD & RIDGE RD
 THE MERIDIAN GROUP
 TMS: M012030100104
 GREENVILLE, SOUTH CAROLINA

SO SET (NOT FOR CONSTRUCTION)

SWA PROJECT: 11110
 DATE: 1/17/25
 DRAWN BY: AC
 CHECKED BY: DM/JAL

REVISION HISTORY

NO.	DESCRIPTION

DATE: 2025-04-01

OVERALL CONCEPTUAL SITE PLAN

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE & SUBJECT TO CHANGE

Rezoning Request: Property at Mauldin Road, Waters Avenue, and Gurley Avenue

Rezone portions of property from MX-2 to RH-C

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

Mauldin Road, Waters Avenue, and Gurley Avenue Rezoning Request for Portion of Property to RH-C

- **Address:** Mauldin Road, Waters Avenue, and Gurley Avenue
- **Parcel Numbers:** 0211000607902
- **Existing Zoning:** MX-2
- **Request:** Rezone portions of parcel to RH-C
- **Next Step:** Planning Commission and City Council Review

Contact:

Please contact Planning staff for applicant information

Email: planning@greenvillesc.gov

Phone: 864-467-4476

Mauldin Road, Waters Avenue, and Gurley Avenue Rezoning Request for Portion of Property to RH-C





LEGEND:

- 5/8" IRON PIN SET (5/8" REBAR)
- 1/2" IRON PIN FOUND
- R/W RIGHT-OF-WAY
- PP POWER POLE
- LIGHT POLE
- OE OVERHEAD ELECTRIC LINE
- GATE BASIN DROP INLET
- S.D. STORM DRAIN PIP
- S.C.P. SCHEDULED CONCRETE PIPE
- S.S.H. SANITARY SEWER MANHOLE
- X FENCE
- SBN SIGN

SURVEYOR'S NOTES:

- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
- THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY FOR ROADS, UTILITIES AND ANY OTHER ENCUMBRANCES THAT MAY APPEAR OF RECORD, INCLUDING RESTRICTIONS GOVERNING PICKWICK HEIGHTS.
- THE WORDS "CERTIFY", "CERTIFIED" OR "CERTIFICATION" AS USED HEREON ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
- THIS SURVEY DOES NOT REPRESENT ITEMS THAT WOULD BE DISCLOSED BY A PROVIDED TITLE SEARCH INCLUDING CONVEYANCES OF RECORD NOT DISCOVERED THROUGH STANDARD RESEARCH PROCEDURES, EASEMENTS, RIGHT OF WAYS, OR OTHER ENCUMBRANCES UPON THE SUBJECT PROPERTY UN-KNOWN TO THE SURVEYOR.
- SEE SUBDIVISION PLAT RECORDED IN BOOK X PAGE 141 FOR ADDITIONAL NOTES.
- PROPERTY CORNERS ARE 5/8" REBAR SET UNLESS OTHERWISE NOTED.

LAND AREA:
 *21,458 SQ.FT.
 *0.49 ACRES
 *INCLUDES ANY & ALL ROAD R/W

BASIS OF BEARINGS:
 BEARINGS BASED ON
 S.C. VRS NETWORK OBSERVATION
 NAD 83(2011)

FREELAND
 SURVEYING & ENGINEERING

FREELAND & ASSOCIATES, INC.
 323 WEST STONE AVE.
 GREENVILLE S.C. 29609
 TEL. (864) 271-4924 FAX: (864) 233-0315
 EMAIL: info@freeland-associates.com

DRAWN: BMB PARTY CHER: GRA CHECKED: MVA

REF. PLAT BOOK: X-141 / S-L-23
 REF. DEED BOOK: 2523-1422
 TAX MAP: 0211000607902
 DATE OF SURVEY: 3-9-2025
 DATE DRAWN: 3-17-2025
 DRAWING NO: 63113-REZONING
 DATE OF LAST REVISION: 4-2-2024

0' 30' 60' 90'
 SCALE: 1" = 30'



STATE OF SOUTH CAROLINA
 GREENVILLE COUNTY
 CITY OF GREENVILLE

PICKWICK HEIGHTS
 PART LOT 26
 REZONING PLAT FOR
 MCGEEHEE REAL ESTATE GROUP

SITE ADDRESS:
 7 GURLEY AVENUE
 GREENVILLE, SC 29605

THIS PORTION OF ZONE MX-2
 TO BE REZONED AS RH-C

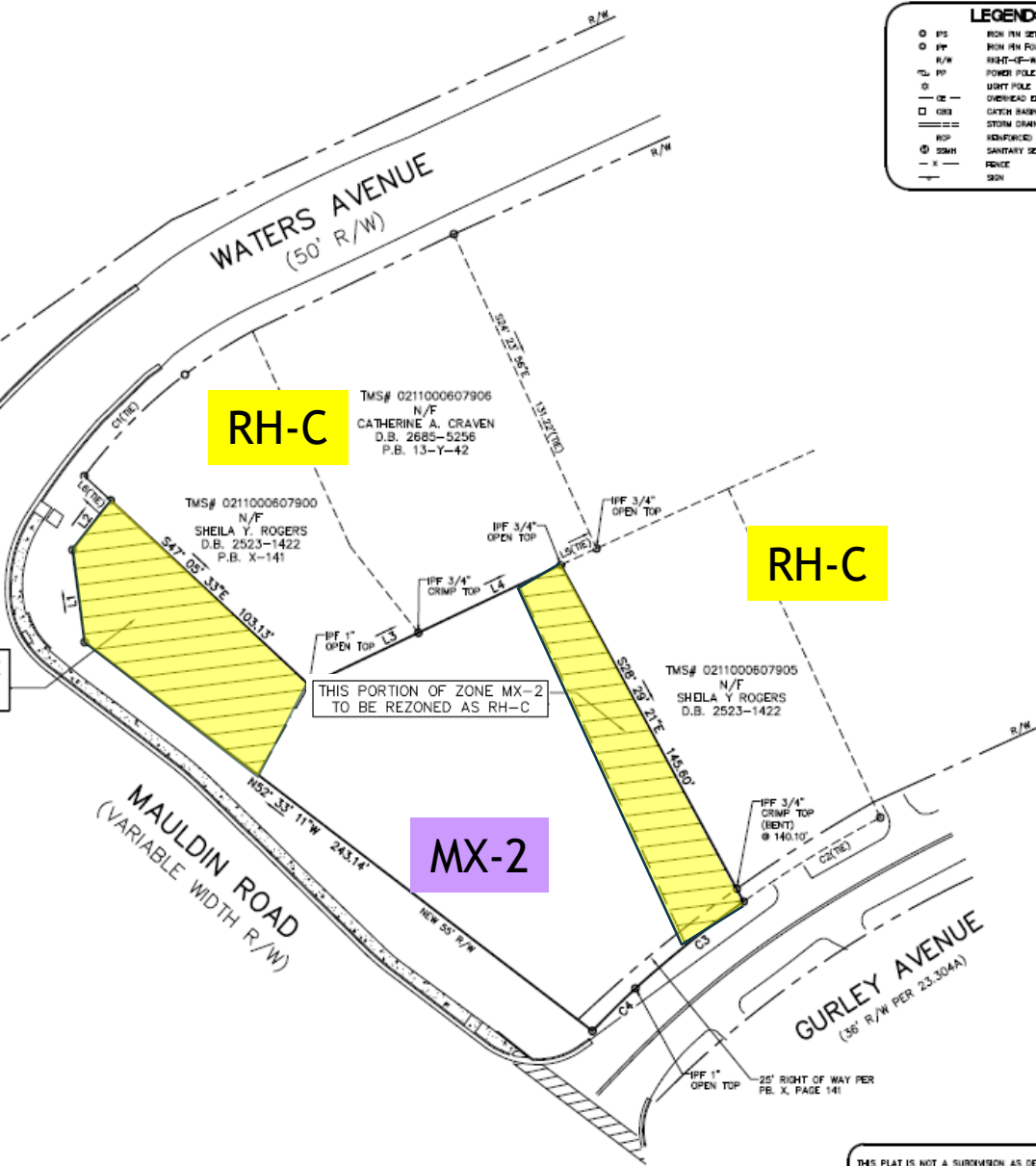
THIS PORTION OF ZONE MX-2
 TO BE REZONED AS RH-C

Line Table

Line #	Length	Direction
L1	35.36	N7°33'11"W
L2	23.72	N37°24'09"E
L3	46.04	N64°23'56"E
L4	60.04	N64°35'40"E
L5(TIE)	14.89	N65°03'39"E
L6(TIE)	13.54	N47°05'33"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1(TIE)	85.11	194.39	25°05'11"	S49°13'31"W	84.44
C2(TIE)	61.06	452.67	7°43'42"	S58°26'28"W	61.01
C3	52.77	452.67	6°40'44"	S51°14'15"W	52.74
C4	23.00	393.15	3°21'08"	S45°17'22"W	23.00



THIS PLAT IS NOT A SUBMISSION AS DEFINED IN THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS, ARTICLE 2, DEFINITIONS.

NOTICE: PURSUANT TO THE PROVISIONS OF SC CODE OF LAWS, SECTION 46-22-270(3), THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.

Rezoning Request: 402 Ansel Street RH-D to CM-Campus District

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

Rezone 402 Ansel Street from RH-D to CM

- **Address:** 402 Ansel Street
- **Parcel Numbers:** 0082000201900, 0082000202000
- **Existing Zoning:** RH-D
- **Request:** Rezone property to CM to allow for expansion of Greenville High School campus. Current proposed use of property is Remote Parking.
- **Next Step:** Planning Commission Public Hearing

Contact:

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

Rezone 402 Ansel Street from RH-D to CM



Special Exception request to establish a school
in the RH-C Zoning District:
3018 Augusta Street & Old Augusta Road

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

Special Exception for School in RH-C District: 3018 Augusta St. & Old Augusta Road

- **Address:** 3018 Augusta Street & Old Augusta Road
- **Parcel Numbers:** 0211000100501, 0211000100400
- **Existing Zoning:** RH-C and MX-2
- **Request:** A private elementary school is proposed for a portion of the Augusta Heights Baptist Church property. The site is currently divided between the MX-2 and RH-C zoning districts. A school is permitted by-right in the MX-2 district but requires a Special Exception Permit in the RH-C district.
- **Next Step:** Board of Zoning Appeals Review

Contact:

Please contact Planning staff for applicant information

Email: planning@greenvillesc.gov

Phone: 864-467-4476

Special Exception for School in RH-C District: 3018 Augusta St. & Old Augusta Road



Special Exception for School in RH-C District: 3018 Augusta St. & Old Augusta Road



County Square Redevelopment Project Update

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

County Square Redevelopment - Project Update

- **Address:** University Ridge, Wakefield Street, Howe Street
- **Existing Zoning:** Haynie Serrine PD - Greenville County Square Sub-District
- **Next Step:** Staff review and approval

- **Overview:**
 - *The developer will provide an update on the County Square redevelopment, including conceptual architectural plans for several buildings throughout the project.*
 - *Final Development Plans for two multifamily buildings will be presented per the project's zoning requirements (included in this PPM agenda).*
 - *This update will be presented at a station during the regular Project Preview Meeting. Attendees may visit any time from 4-6 PM.*

County Square Redevelopment - Project Update





University Ridge Multifamily Development

*Part of the County Square Planned
Development*

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



“MF1” Building

Final Development Plan

University Ridge Multifamily Building (MF1)

- **Address:** University Ridge
- **Parcel Number(s):** 0069000300308
- **Existing Zoning:** Haynie Serrine PD - Greenville County Square Sub-District
- **Request:** Final Development Plan approval for Multifamily Building #1
- **Next Step:** Staff review and approval

Contact:

Please contact Planning staff for applicant information

Email: planning@greenvillesc.gov

Phone: 864-467-4476

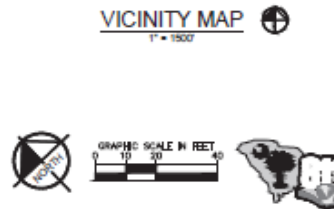
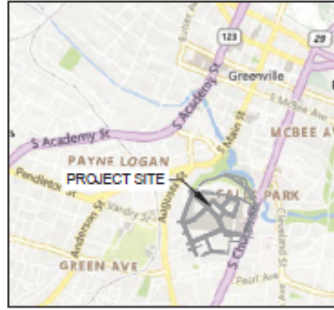
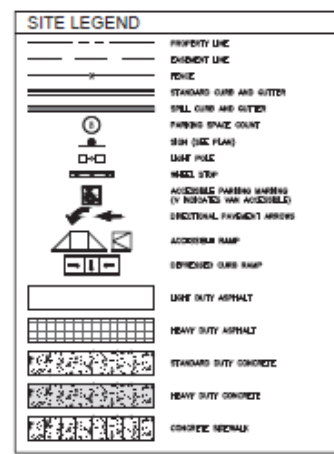
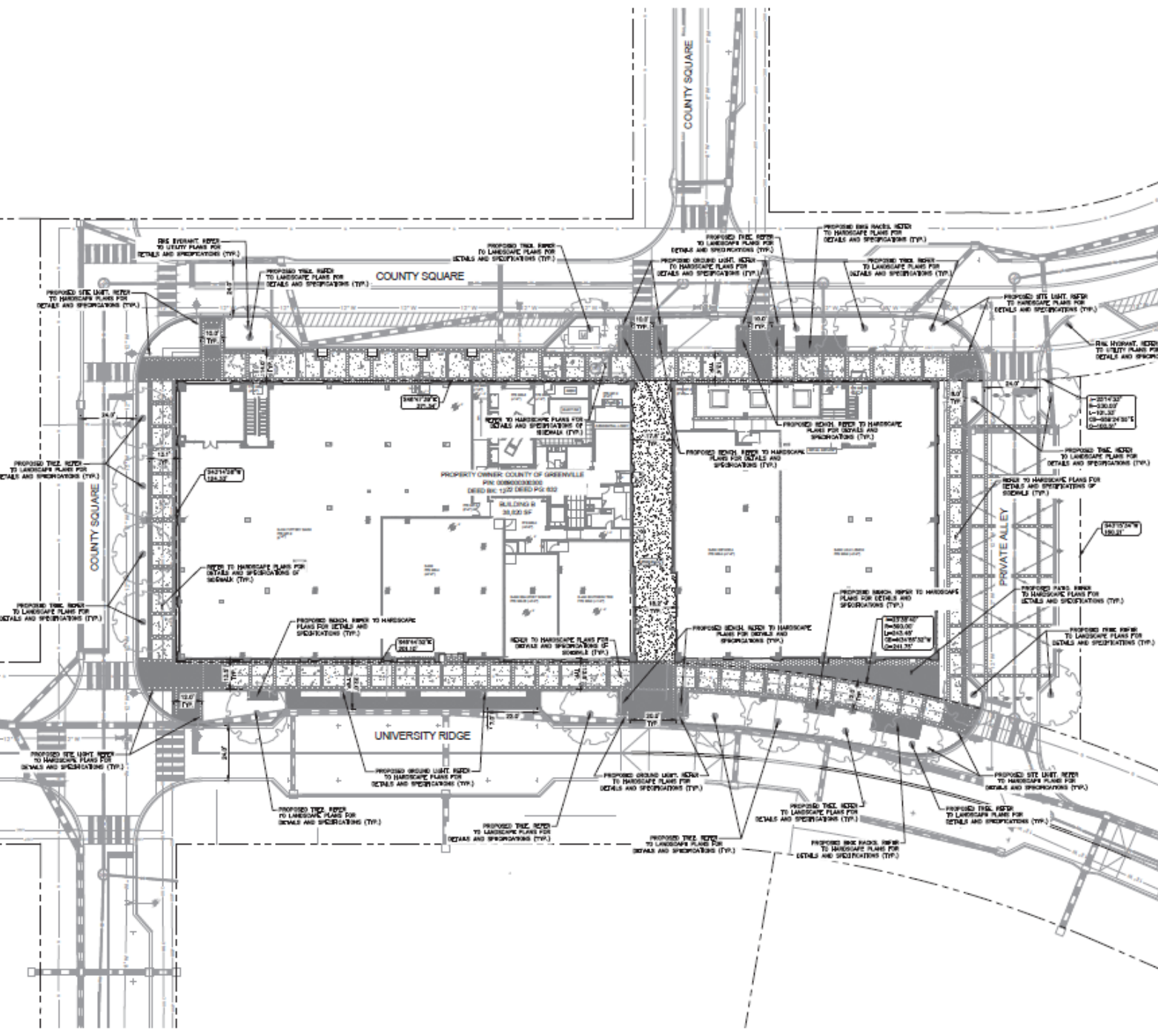
Final Development Plan University Ridge Multifamily Building (MF1)



Final Development Plan University Ridge Multifamily Building (MF1)



Project: GCS - BUILDING B - DEVELOPMENT PARCELS 7 & 8
 Location: GREENVILLE, SOUTH CAROLINA
 Date: 04/25/2023
 Scale: 1" = 1500'
 Drawing: SITE PLAN
 Author: J. HARRIS
 Checker: J. HARRIS
 Title: SITE PLAN
 Project No: 20230003
 Sheet No: 04/25/2023
 The information on this drawing is the property of the client and is not to be used for any other project without the written consent of the client. The client is responsible for the accuracy of the information provided. The information on this drawing is not to be used for any other project without the written consent of the client. The client is responsible for the accuracy of the information provided.



DATE	04/25/2023
PROJECT NO.	20230003
DRAWN BY	J. HARRIS
CHECKED BY	J. HARRIS
TITLE	SITE PLAN
SHEET NUMBER	C4-00
PROJECT	GCS - BUILDING B - DEVELOPMENT PARCELS 7 & 8
LOCATION	GREENVILLE, SOUTH CAROLINA
CLIENT	GT RP GREENVILLE, LLC
SCALE	AS SHOWN
DATE	04/25/2023
PROJECT NO.	20230003
DRAWN BY	J. HARRIS
CHECKED BY	J. HARRIS
TITLE	SITE PLAN
SHEET NUMBER	C4-00

Kimley-Horn
 & ASSOCIATES, INC.
 200 WALTON WAY AND ASSOCIATES, INC.
 GREENVILLE, SC 29615
 PHONE: (704) 333-2131
 WWW.KIMLEY-HORN.COM

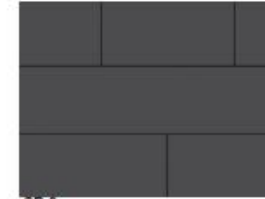


PRELIMINARY
 NOT FOR CONSTRUCTION

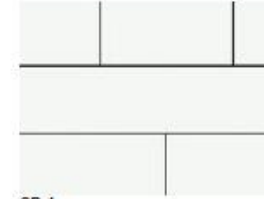
PRELIMINARY: NOT FOR CONSTRUCTION



MULTIFAMILY



CP-3
PA 041: EQUITONE PICTURA



CP-4
PW 141: EQUITONE PICTURA



CL-1
AMERICAN NUT BROWN: WOODTONE



BR-1
FARO BLACK SMOOTH: ROBEN BRICK



BR-2
WHITE: PALMETTO BRICK



GR-1
BLACK: ARGOS



VW-1
DARK BRONZE: PLYGEM OR MI WINDOWS



FG-1 DARK BRONZE
FIBERGLASS BALCONY
PATIO DOORS



MR-1 DARK BRONZE
METAL RAILING

RETAIL

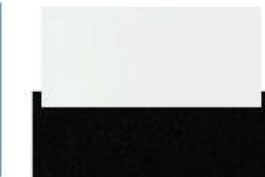


CL-2 RETAIL
ARTISAN CHANNEL: HARDIE SIDING
BENJAMIN MOORE "ALABASTER"
631-X AURA



SW 6510
Loyal Blue

CL-3 RETAIL
ARTISAN CHANNEL: HARDIE SIDING
SW 6510 ROYAL BLUE



ST-1/ ST-2 RETAIL
"NANO WHITE" GLASSOS
"ABSOLUTE BLACK" GRANITE SLAB



AS-1
DARK BRONZE STOREFRONT: KYNAR 500



AS-2
WHITE STOREFRONT: KYNAR 500



STOREFRONT CANOPY - RETAIL
DAR BRONZE



LIGHTING CONCEPT - EXTERIOR & PASEO
LINEAR VERTICAL FIXTURE AND LINEAR RECESSES



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



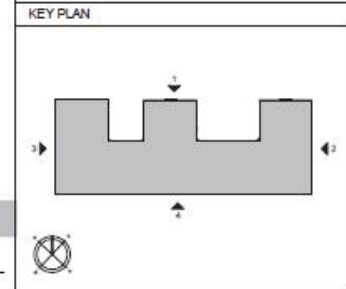
2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES			
TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
GENERAL			
W-1	BRICK MASONRY	1/2" BRICK OR POLY	COLORADO BRICK IN LIGHT BROWN MORTAR
W-2	BRICK MASONRY	1/2" BRICK OR POLY	WHITE MORTAR NO WHITE MORTAR
W-3	CLADDING	CLADDING	WOOD GRAIN OR CLADDING MIMIC
W-4	CONCRETE	CONCRETE	CONCRETE MIMIC
W-5	CONCRETE	CONCRETE	CONCRETE MIMIC
ROOFING			
R-1	FLAT ROOFING	ON LUMBER OR POLY	EPDM/FLAT ROOF
R-2	FLAT ROOFING	ON LUMBER OR POLY	CLAY TILE ROOF
R-3	FLAT ROOFING	ON LUMBER OR POLY	WOOD SHAKE ROOF
INTERIORS			
I-1	INTERIORS	INTERIORS	INTERIORS
I-2	INTERIORS	INTERIORS	INTERIORS
I-3	INTERIORS	INTERIORS	INTERIORS
I-4	INTERIORS	INTERIORS	INTERIORS
I-5	INTERIORS	INTERIORS	INTERIORS
I-6	INTERIORS	INTERIORS	INTERIORS
I-7	INTERIORS	INTERIORS	INTERIORS
I-8	INTERIORS	INTERIORS	INTERIORS
I-9	INTERIORS	INTERIORS	INTERIORS
I-10	INTERIORS	INTERIORS	INTERIORS
I-11	INTERIORS	INTERIORS	INTERIORS
I-12	INTERIORS	INTERIORS	INTERIORS
I-13	INTERIORS	INTERIORS	INTERIORS
I-14	INTERIORS	INTERIORS	INTERIORS
I-15	INTERIORS	INTERIORS	INTERIORS
I-16	INTERIORS	INTERIORS	INTERIORS
I-17	INTERIORS	INTERIORS	INTERIORS
I-18	INTERIORS	INTERIORS	INTERIORS
I-19	INTERIORS	INTERIORS	INTERIORS
I-20	INTERIORS	INTERIORS	INTERIORS
I-21	INTERIORS	INTERIORS	INTERIORS
I-22	INTERIORS	INTERIORS	INTERIORS
I-23	INTERIORS	INTERIORS	INTERIORS
I-24	INTERIORS	INTERIORS	INTERIORS
I-25	INTERIORS	INTERIORS	INTERIORS
I-26	INTERIORS	INTERIORS	INTERIORS
I-27	INTERIORS	INTERIORS	INTERIORS
I-28	INTERIORS	INTERIORS	INTERIORS
I-29	INTERIORS	INTERIORS	INTERIORS
I-30	INTERIORS	INTERIORS	INTERIORS
I-31	INTERIORS	INTERIORS	INTERIORS
I-32	INTERIORS	INTERIORS	INTERIORS
I-33	INTERIORS	INTERIORS	INTERIORS
I-34	INTERIORS	INTERIORS	INTERIORS
I-35	INTERIORS	INTERIORS	INTERIORS
I-36	INTERIORS	INTERIORS	INTERIORS
I-37	INTERIORS	INTERIORS	INTERIORS
I-38	INTERIORS	INTERIORS	INTERIORS
I-39	INTERIORS	INTERIORS	INTERIORS
I-40	INTERIORS	INTERIORS	INTERIORS
I-41	INTERIORS	INTERIORS	INTERIORS
I-42	INTERIORS	INTERIORS	INTERIORS
I-43	INTERIORS	INTERIORS	INTERIORS
I-44	INTERIORS	INTERIORS	INTERIORS
I-45	INTERIORS	INTERIORS	INTERIORS
I-46	INTERIORS	INTERIORS	INTERIORS
I-47	INTERIORS	INTERIORS	INTERIORS
I-48	INTERIORS	INTERIORS	INTERIORS
I-49	INTERIORS	INTERIORS	INTERIORS
I-50	INTERIORS	INTERIORS	INTERIORS
I-51	INTERIORS	INTERIORS	INTERIORS
I-52	INTERIORS	INTERIORS	INTERIORS
I-53	INTERIORS	INTERIORS	INTERIORS
I-54	INTERIORS	INTERIORS	INTERIORS
I-55	INTERIORS	INTERIORS	INTERIORS
I-56	INTERIORS	INTERIORS	INTERIORS
I-57	INTERIORS	INTERIORS	INTERIORS
I-58	INTERIORS	INTERIORS	INTERIORS
I-59	INTERIORS	INTERIORS	INTERIORS
I-60	INTERIORS	INTERIORS	INTERIORS
I-61	INTERIORS	INTERIORS	INTERIORS
I-62	INTERIORS	INTERIORS	INTERIORS
I-63	INTERIORS	INTERIORS	INTERIORS
I-64	INTERIORS	INTERIORS	INTERIORS
I-65	INTERIORS	INTERIORS	INTERIORS
I-66	INTERIORS	INTERIORS	INTERIORS
I-67	INTERIORS	INTERIORS	INTERIORS
I-68	INTERIORS	INTERIORS	INTERIORS
I-69	INTERIORS	INTERIORS	INTERIORS
I-70	INTERIORS	INTERIORS	INTERIORS
I-71	INTERIORS	INTERIORS	INTERIORS
I-72	INTERIORS	INTERIORS	INTERIORS
I-73	INTERIORS	INTERIORS	INTERIORS
I-74	INTERIORS	INTERIORS	INTERIORS
I-75	INTERIORS	INTERIORS	INTERIORS
I-76	INTERIORS	INTERIORS	INTERIORS
I-77	INTERIORS	INTERIORS	INTERIORS
I-78	INTERIORS	INTERIORS	INTERIORS
I-79	INTERIORS	INTERIORS	INTERIORS
I-80	INTERIORS	INTERIORS	INTERIORS
I-81	INTERIORS	INTERIORS	INTERIORS
I-82	INTERIORS	INTERIORS	INTERIORS
I-83	INTERIORS	INTERIORS	INTERIORS
I-84	INTERIORS	INTERIORS	INTERIORS
I-85	INTERIORS	INTERIORS	INTERIORS
I-86	INTERIORS	INTERIORS	INTERIORS
I-87	INTERIORS	INTERIORS	INTERIORS
I-88	INTERIORS	INTERIORS	INTERIORS
I-89	INTERIORS	INTERIORS	INTERIORS
I-90	INTERIORS	INTERIORS	INTERIORS
I-91	INTERIORS	INTERIORS	INTERIORS
I-92	INTERIORS	INTERIORS	INTERIORS
I-93	INTERIORS	INTERIORS	INTERIORS
I-94	INTERIORS	INTERIORS	INTERIORS
I-95	INTERIORS	INTERIORS	INTERIORS
I-96	INTERIORS	INTERIORS	INTERIORS
I-97	INTERIORS	INTERIORS	INTERIORS
I-98	INTERIORS	INTERIORS	INTERIORS
I-99	INTERIORS	INTERIORS	INTERIORS
I-100	INTERIORS	INTERIORS	INTERIORS

COMMITTEE			
MEAL			
PROJECT NUMBER: TORRENT B - GCS-BUILDING B - DEV. PARCELS 7 & 8			
CLIENT: ROCAPOINT & TREVATO			
PROJECT LOCATION: 1000 S. GATEWAY BLVD, ORLANDO, FL 32809			
CLIENT ADDRESS: 1000 S. GATEWAY BLVD, ORLANDO, FL 32809			
CLIENT CONTACT: 407-344-1111			
DATE: 10/20/2024			
DRAWN BY: [Name]			
CHECKED BY: [Name]			
DESIGNED BY: [Name]			
SCALE: 1/8" = 1'-0"			



DYNAMIK

DESIGN

8501 W. GARDNER BLVD. SUITE 200
MIRAGE, FL 32918
TEL: 407.888.8800
WWW.DYNAMIKDESIGN.COM

PROJECT NUMBER: TORRENT B - GCS-BUILDING B - DEV. PARCELS 7 & 8

CLIENT: ROCAPOINT & TREVATO

PROJECT LOCATION: 1000 S. GATEWAY BLVD, ORLANDO, FL 32809

CLIENT ADDRESS: 1000 S. GATEWAY BLVD, ORLANDO, FL 32809

CLIENT CONTACT: 407-344-1111

DATE: 10/20/2024

DRAWN BY: [Name]

CHECKED BY: [Name]

DESIGNED BY: [Name]

SCALE: 1/8" = 1'-0"

TITLE: BUILDING ELEVATIONS

SHEET NUMBER: A4-01

© COPYRIGHT 2024 DYNAMIK DESIGN

University Ridge Multifamily Development

*Part of the County Square Planned
Development*

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



“MF2” Building

Final Development Plan

University Ridge Multifamily Building (MF2)

- **Address:** University Ridge
- **Parcel Number(s):** 0069000300305
- **Existing Zoning:** Haynie Serrine PD - Greenville County Square Sub-District
- **Request:** Final Development Plan approval for Multifamily Building #2
- **Next Step:** Staff review and approval

Contact:

Please contact Planning staff for applicant information

Email: planning@greenvillesc.gov

Phone: 864-467-4476

Final Development Plan University Ridge Multifamily Building (MF2)



Final Development Plan University Ridge Multifamily Building (MF2)





MULTIFAMILY



BR-1 FARMINGTON: GLEN GERY



CS-1 CRYSTAL WHITE: ROCKCAST



CS-2 SHADOW: ROCKCAST



BR-2 COLONIAL GRAY VELOUR: US BRICK



CP-1 PA 041: EQUITONE PICTURA



BR-3 BELLE MEADE: US BRICK



CP-2 PG 243: EQUITONE PICTURA



GR-1 IVORY BUFF: ARGOS



SOLDIER COURSE WINDOW HEADER

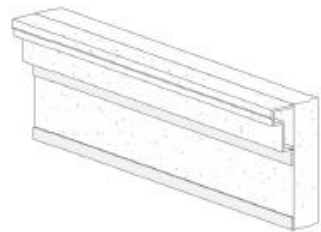


ARCH OPENING



INSET HORIZONTAL BANDING

BRICK DETAILS



STO-1 WHITE: STUCCO FINISH OVER FOAM SHAPE



VW-1 DARK BRONZE: PLYGEM OR MI WINDOWS



FG-1 DARK BRONZE FIBERGLASS BALCONY PATIO DOORS



MR-1 DARK BRONZE METAL RAILING



2 OVERALL ELEVATION - WEST (ALLEY)
SCALE: 1/8" = 1'-0"



1 OVERALL ELEVATION - NORTH (PLAZA)
SCALE: 1/8" = 1'-0"

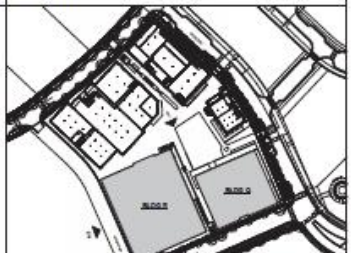
EXTERIOR FINISHES

TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH	TAG	DESCRIPTION	MANUFACTURER	COLOR/FINISH
1A42-01	BRICK	TRUSS	TRUSS BRICK	1A42-02	TRUSS	TRUSS	TRUSS
1A42-03	TRUSS	TRUSS	TRUSS	1A42-04	TRUSS	TRUSS	TRUSS
1A42-05	TRUSS	TRUSS	TRUSS	1A42-06	TRUSS	TRUSS	TRUSS
1A42-07	TRUSS	TRUSS	TRUSS	1A42-08	TRUSS	TRUSS	TRUSS
1A42-09	TRUSS	TRUSS	TRUSS	1A42-10	TRUSS	TRUSS	TRUSS
1A42-11	TRUSS	TRUSS	TRUSS	1A42-12	TRUSS	TRUSS	TRUSS
1A42-13	TRUSS	TRUSS	TRUSS	1A42-14	TRUSS	TRUSS	TRUSS
1A42-15	TRUSS	TRUSS	TRUSS	1A42-16	TRUSS	TRUSS	TRUSS
1A42-17	TRUSS	TRUSS	TRUSS	1A42-18	TRUSS	TRUSS	TRUSS
1A42-19	TRUSS	TRUSS	TRUSS	1A42-20	TRUSS	TRUSS	TRUSS
1A42-21	TRUSS	TRUSS	TRUSS	1A42-22	TRUSS	TRUSS	TRUSS
1A42-23	TRUSS	TRUSS	TRUSS	1A42-24	TRUSS	TRUSS	TRUSS
1A42-25	TRUSS	TRUSS	TRUSS	1A42-26	TRUSS	TRUSS	TRUSS
1A42-27	TRUSS	TRUSS	TRUSS	1A42-28	TRUSS	TRUSS	TRUSS
1A42-29	TRUSS	TRUSS	TRUSS	1A42-30	TRUSS	TRUSS	TRUSS
1A42-31	TRUSS	TRUSS	TRUSS	1A42-32	TRUSS	TRUSS	TRUSS
1A42-33	TRUSS	TRUSS	TRUSS	1A42-34	TRUSS	TRUSS	TRUSS
1A42-35	TRUSS	TRUSS	TRUSS	1A42-36	TRUSS	TRUSS	TRUSS
1A42-37	TRUSS	TRUSS	TRUSS	1A42-38	TRUSS	TRUSS	TRUSS
1A42-39	TRUSS	TRUSS	TRUSS	1A42-40	TRUSS	TRUSS	TRUSS
1A42-41	TRUSS	TRUSS	TRUSS	1A42-42	TRUSS	TRUSS	TRUSS
1A42-43	TRUSS	TRUSS	TRUSS	1A42-44	TRUSS	TRUSS	TRUSS
1A42-45	TRUSS	TRUSS	TRUSS	1A42-46	TRUSS	TRUSS	TRUSS
1A42-47	TRUSS	TRUSS	TRUSS	1A42-48	TRUSS	TRUSS	TRUSS
1A42-49	TRUSS	TRUSS	TRUSS	1A42-50	TRUSS	TRUSS	TRUSS
1A42-51	TRUSS	TRUSS	TRUSS	1A42-52	TRUSS	TRUSS	TRUSS
1A42-53	TRUSS	TRUSS	TRUSS	1A42-54	TRUSS	TRUSS	TRUSS
1A42-55	TRUSS	TRUSS	TRUSS	1A42-56	TRUSS	TRUSS	TRUSS
1A42-57	TRUSS	TRUSS	TRUSS	1A42-58	TRUSS	TRUSS	TRUSS
1A42-59	TRUSS	TRUSS	TRUSS	1A42-60	TRUSS	TRUSS	TRUSS
1A42-61	TRUSS	TRUSS	TRUSS	1A42-62	TRUSS	TRUSS	TRUSS
1A42-63	TRUSS	TRUSS	TRUSS	1A42-64	TRUSS	TRUSS	TRUSS
1A42-65	TRUSS	TRUSS	TRUSS	1A42-66	TRUSS	TRUSS	TRUSS
1A42-67	TRUSS	TRUSS	TRUSS	1A42-68	TRUSS	TRUSS	TRUSS
1A42-69	TRUSS	TRUSS	TRUSS	1A42-70	TRUSS	TRUSS	TRUSS
1A42-71	TRUSS	TRUSS	TRUSS	1A42-72	TRUSS	TRUSS	TRUSS
1A42-73	TRUSS	TRUSS	TRUSS	1A42-74	TRUSS	TRUSS	TRUSS
1A42-75	TRUSS	TRUSS	TRUSS	1A42-76	TRUSS	TRUSS	TRUSS
1A42-77	TRUSS	TRUSS	TRUSS	1A42-78	TRUSS	TRUSS	TRUSS
1A42-79	TRUSS	TRUSS	TRUSS	1A42-80	TRUSS	TRUSS	TRUSS
1A42-81	TRUSS	TRUSS	TRUSS	1A42-82	TRUSS	TRUSS	TRUSS
1A42-83	TRUSS	TRUSS	TRUSS	1A42-84	TRUSS	TRUSS	TRUSS
1A42-85	TRUSS	TRUSS	TRUSS	1A42-86	TRUSS	TRUSS	TRUSS
1A42-87	TRUSS	TRUSS	TRUSS	1A42-88	TRUSS	TRUSS	TRUSS
1A42-89	TRUSS	TRUSS	TRUSS	1A42-90	TRUSS	TRUSS	TRUSS
1A42-91	TRUSS	TRUSS	TRUSS	1A42-92	TRUSS	TRUSS	TRUSS
1A42-93	TRUSS	TRUSS	TRUSS	1A42-94	TRUSS	TRUSS	TRUSS
1A42-95	TRUSS	TRUSS	TRUSS	1A42-96	TRUSS	TRUSS	TRUSS
1A42-97	TRUSS	TRUSS	TRUSS	1A42-98	TRUSS	TRUSS	TRUSS
1A42-99	TRUSS	TRUSS	TRUSS	1A42-100	TRUSS	TRUSS	TRUSS

GENERAL NOTES

1. INSTALL SUPPLIERS AT THE TOP OF THE FRAME CONCRETE TRIM AT WINDOWS AND DOOR LINTLS. TYPICAL.
 2. SQUARE UP TOP OF FINISHES TO TOP OF FINISHES AT EXTERIOR WALLS THROUGHOUT.
 3. INSTALL EXTERIOR VENTS WITH 1/2" MINIMUM AIR GAP AT EXTERIOR WALLS THROUGHOUT.

KEY PLAN



PROJECT NAME: GREENVILLE DOWNTOWN REDEVELOPMENT MULTI 2
 CLIENT: ROCAPPOINT + TREVATO
 ARCHITECT: TREVATO

PROJECT NUMBER: TCG2024-02
 GREENVILLE DOWNTOWN REDEVELOPMENT MULTI 2
 CLIENT: ROCAPPOINT + TREVATO
 ARCHITECT: TREVATO

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	08/20/24
2	SCHEMATIC DESIGN	08/20/24
3	DEVELOPMENT	08/20/24

TITLE: BUILDING ELEVATIONS
 SHEET NUMBER: A4-02

GVL 2040 Update

*Join us again in May for the next
GVL2040 Update!*

Contact:

Name: Michael Frixen, City of Greenville

Email: planning@greenvillesc.gov

Phone: 864-467-4476

www.gvl2040.com

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 website at GreenvilleSC.gov/list.aspx

