

PLANNING AND DEVELOPMENT PROJECT PREVIEW MEETING

AUGUST 22, 2023

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



Overview

- The Project Preview 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 “Development Public Meeting” before submitting an application. The Project Preview meeting satisfies this requirement.
- The following projects are required to participate:
 - Zoning map amendment (rezoning)
 - Major subdivisions
 - Street naming or re-naming
 - Multi-unit residential projects containing 12 or more units
 - Requests for special exception permits
- In addition, the City may present updates and information on various other planning initiatives, engineering projects, capital projects, and more.

PROJECTS AND APPLICATIONS FOR:

AUGUST 22, 2023

PROJECT PREVIEW MEETING

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



City-Owned Parcel Rezoning

- **Address:** N. Main Street (Municipal Court Parking Lot)
- **Parcel Number:** 003300-01-0100
- **Existing Zoning:** PD – Planned Development
- **Proposed Zoning:** MXS-D – Mixed-Use Shopfront - Downtown
- **Next Step:** Planning Commission Public Hearing on October 5th (tentative)

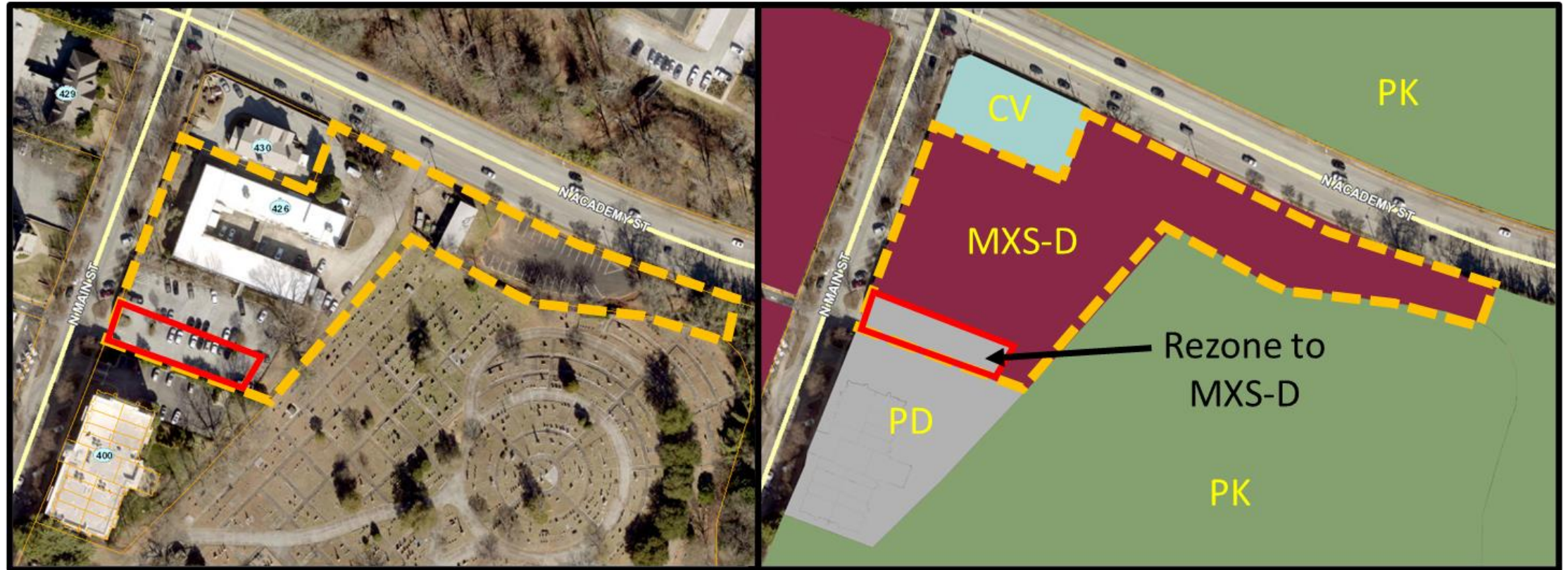
Contact:

Name: City of Greenville - Austin Rutherford

Email: arutherford@greenvillesc.gov

Phone: (864) 467-4247

City-Owned Parcel Rezoning



300 Airport Road Rezoning

- **Address:** 300 Airport Road
- **Parcel Number:** 025800-02-00104
- **Existing Zoning:** IG – Industrial General
- **Proposed Zoning:** IX – Industrial Flex
- **Next Step:** Planning Commission Public Hearing on October 5th (tentative)

Contact:

Name: McMillan Pazdan Smith - Cary Perkins

Email: cperkins@mcmillanpazdansmith.com

Phone: (864) 770-5607

Draft Engineering Design & Specifications Manual

Engineering staff will share information about the draft **Design and Specifications Manual (EDSM)** at the Project Preview Meeting. This technical document contains the proposed engineering standards for elements such as:

- Streets, Sidewalks, and Trails
- Traffic
- Stormwater
- Wastewater
- Other Construction Details

Next Step: Planning Commission Public Hearing on October 5th (tentative)

Contact:

Name: City of Greenville - Paul Dow, City Engineer

Email: pdow@greenvillesc.gov

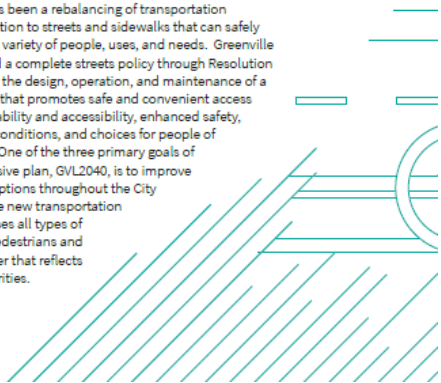
Phone: (864) 467-4410

Draft Engineering Design & Specifications Manual

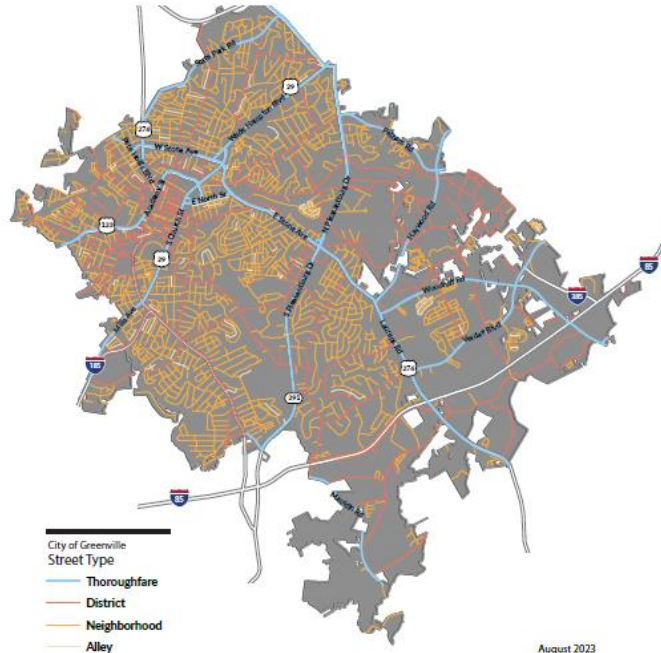
Chapter 6

Street, Sidewalk and Trail Standards

Good street and sidewalk design accommodates a variety of users, improves public safety, reduces environmental impacts, and enhances community character. Urban, suburban and rural communities alike have, for decades adopted street-design standards that showed strong preference to cars. However, in recent years, there has been a rebalancing of transportation priorities, giving attention to streets and sidewalks that can safely accommodate a wide variety of people, uses, and needs. Greenville City Council endorsed a complete streets policy through Resolution 2008-49 to encourage the design, operation, and maintenance of a transportation system that promotes safe and convenient access through improved livability and accessibility, enhanced safety, and improved travel conditions, and choices for people of all ages and abilities. One of the three primary goals of the City's comprehensive plan, GVL2040, is to improve transit and mobility options throughout the City of Greenville to ensure new transportation infrastructure addresses all types of users—specifically pedestrians and bicyclists—in a manner that reflects the community's priorities.



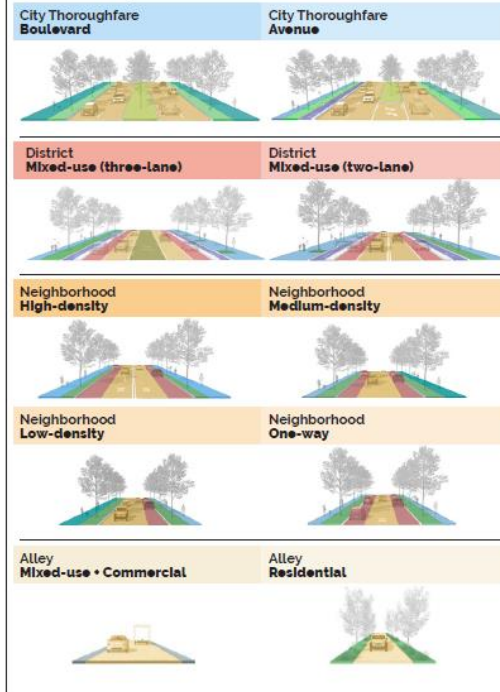
B. Regulating Street Map
The Street types are included in the map below.



6.3

6.3 Street Standards

Each street type includes standards and a cross-section that is intended to illustrate an expected street design to serve all users.



NEXT STEPS AND FREQUENTLY ASKED QUESTIONS

Next Steps

Depending on the type of project, it may proceed with permitting. However, other projects 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
Multi-unit residential project containing 12 or more units— <u>within</u> Design Review Boundary (Requires Certificate of Appropriateness)	Design Review Board or Historic Review Board	No
Multi-unit residential project containing 12 or more units— <u>outside</u> 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.