



CITY VIEW STEERING COMMITTEE MINUTES

DATE September 19, 2017

SUBJECT City View Steering Committee Meeting #4

PRESENT Committee Members: Debbie Inman, Jeannie Simpson, Conway Glenn, Joy Little, Mitchell Little, Dennisse Channel, Deb Long
Staff: Jonathan Hanna, Suzanne Terry, Tina Belge

I. Introductions (Jonathan Hanna)

- A. Introduction of volunteering staff members: Suzanne Terry, Tina Belge (who has begun working with the Monaghan Community on their own community plan)
- B. Designation of scribe for minutes: Suzanne Terry
- C. ***Proposal to Steering Committee:** We will be pausing the City View Steering Committee for the next few months as we try to work with the Hispanic City View residents and bring them up to speed in the planning process and include their input. We will continue to attend the regular City View Coalition meetings and provide you with updates. This will hopefully give your group a break and get the entirety of the engaged portion of the community on the same page. In the meantime, County Staff will also continue to try to develop written elements of the first draft of the City View Community Plan to present to the community at a future date.
 - 1. The proposal was received with unanimous oral consent.

II. An Introduction to Zoning (Jonathan Hanna)

- A. All land is divided into pieces, with each piece owned by a particular party. These pieces are called Parcels.
- B. A Zoning Map is one in which each parcel is assigned a color. Each color on the Zoning Map represents one of the zoning categories that is described in the County's Zoning Ordinance.
- C. A Zoning Ordinance is a written description about each of the zoning categories on the Zoning Map. The Zoning Ordinance describes what kind of uses can be performed on the property (residential, commercial, etc.) and how much of the property can be utilized (density, setbacks, etc.).
- D. There are 72 different zoning classifications. That's a lot to keep straight, even for a planner. So, for our present discussion and exercise, I simplified the zoning categories to eight general Land Use Categories: *Single-family Residential, Multi-family Residential, Commercial, Office, Mixed-Use, Service, Industrial, and Recreational*.
 - 1. Single-family Residential: this is one house in which one family lives.
 - 2. Multi-family Residential: this could include multiple homes on one parcel, or multiple families in one unit.
 - 3. Commercial: this zoning category includes any kind of typical business (retail, entertainment, dining, etc.).
 - 4. Office: these parcels traditionally provide high skill services (such as an office for doctors, attorneys, accountants, architects, etc.), but no goods are produced.
 - 5. Service: this zoning category provides space for service commercial facilities. It's commonly used to permit heavy equipment and outdoor storage (such as with a vehicle terminal or an auto

repair shop).

6. Industrial: this category is usually used for manufacturing plants and storage facilities.
 7. Mixed-Use: this is any blend of the other zoning categories, but is most often residential plus one other use (commercial being the most common).
 8. Recreational: this land use category doesn't actually represent a particular zoning classification, but it's still something that we want you to consider when you work on the exercise. Recreation can represent anything from walking trails and benches to playgrounds, open spaces, and sports fields or courts.
 9. Note: notice that there are no church, school, or other institutional categories. The reason for this is because these are considered special uses that are independent of zoning and simply apply for what is called a "Special Exception" from Greenville County.
- E. Upcoming Rezoning Case in City View
1. There is a zoning change request coming to the former City View Offices property (810 W Bramlett Rd). The zoning change request is from Residential to Commercial zoning.
 - The proposed use is for a "restaurant/coffee shoppe."
 - The community can choose to advocate either for or against this rezoning request when it goes to Public Hearing at County Council Chambers on October 16th at 6:00 pm.
 - In the meantime, if you would like more information on this rezoning case, you may contact Phoenix Buathier by calling (864) 320-6785 and referring to Zoning Docket Number: **CZ-2017-59**.
 2. The City View Coalition would like to host a meeting with the developer in order to get more information about the project.

III. Future Land Use Map Exercise

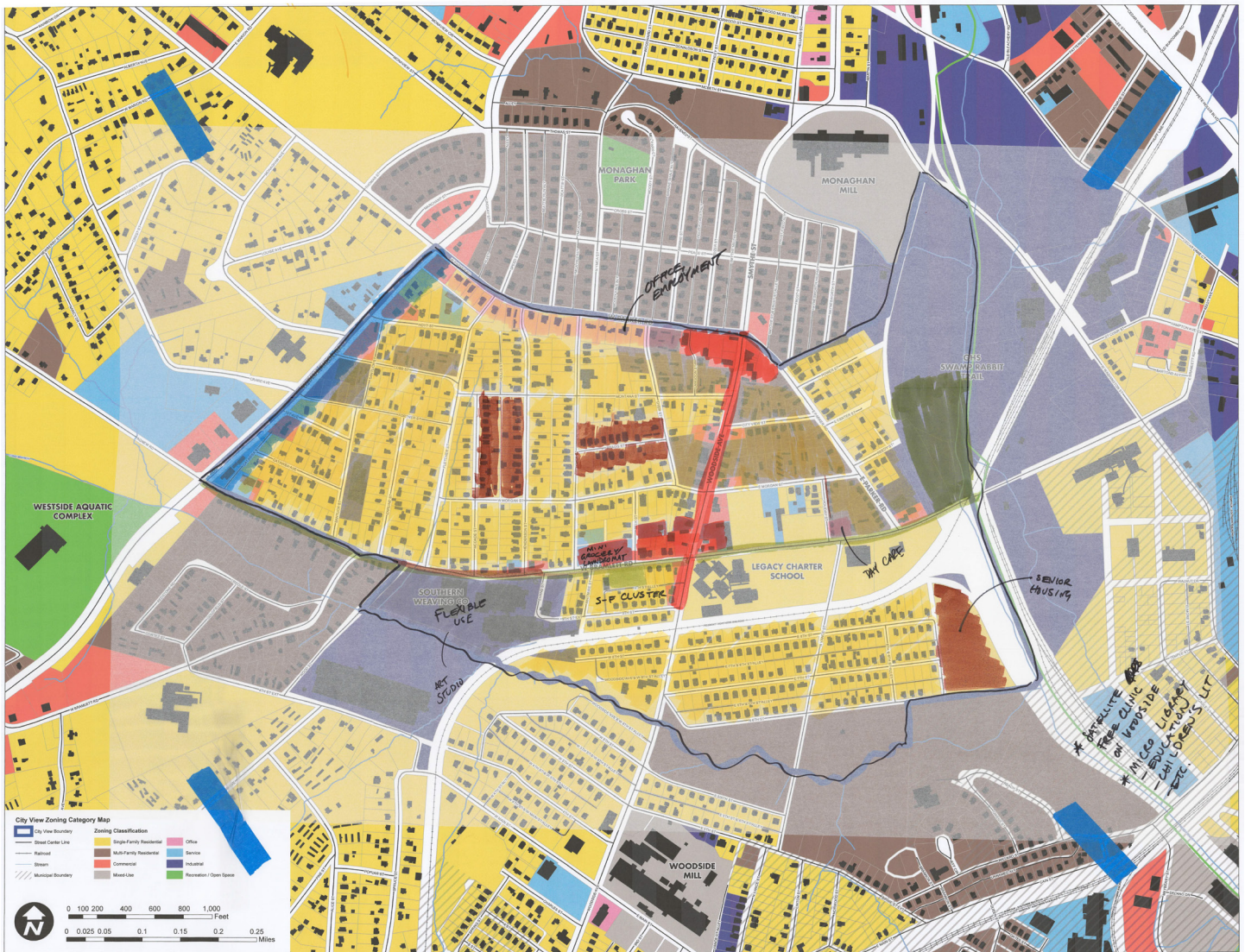
A. Exercise Instructions

1. This map will use the categories we just covered to describe how you desire the future of City View to be organized (think long-term future, approximately 20-30 years out).
2. One of the valuable things about Land Use Categories is that they can help a community set general goals about how they want their area to grow, change, or even NOT to change in the future.
3. It should be noted that a Future Land Use Map does not change the Zoning for any piece of property. It is only used by your elected officials to determine how to make decisions in your area with the community's goals in mind.
4. Greenville County has a very general Future Land Use map that is applied very broadly across the county, but when your plan is adopted, the Future Land Use map that you create for your area supersedes the county-wide map (because it's more specific).
5. There's no telling how the demand for housing or places of business will change in the future, but this is your opportunity to communicate what your desire is for your area.

B. Group Discussion

1. Designated Woodside Cotton Mill Historic District will remain single-family residential
2. Discussion regarding the potential for County-owned vacant property at 6 90th St. Representatives from Greenville County Rec have noted how it's uncondusive for recreation investment by the County. In the end, the site was selected for potential senior housing/assisted-living options.
3. The Woodside Ave corridor was highlighted as a prime Commercial land use corridor, given its current land use, centrality to the area, and situation between the cornerstone Monaghan Mill and Woodside Mill redevelopments.
 - Commercial was also extended down W Bramlett to include the vacant parcel between

- Belk St and YMCA St with the intent of providing a neighborhood-scale grocery store, laundromat, or other basic community needs providers.
- Community members also chose to reinforce the Commercial hub and community gateway at the intersection of Parker Rd and Woodside Ave.
4. Office-style development and residential office reuse was chosen for the W Parker Rd corridor, given the character of the area and volume of the roadway.
 5. The W Blue Ridge Rd corridor was selected as a focus for Service land use activity, taking advantage of the access advantage of the community arterial and current trends as well as offering local employment options.
 6. The existing Industrial property in the community was anticipated to redevelop into Mixed-Use (or a flexible use) that could include uses like public event spaces, creative business types, or even artist studios (i.e., Taylors Mill). The Industrial property along the Reedy River was reimagined as passive open space or even recreational elements.
 7. The community also highlighted the currently planned Recreational space on W Bramlett to the south of the Belk St intersection. Cluster Single-Family Housing was proposed for the Residential space surrounding this planned park.
 - The existing and future Recreational land uses were proposed to be connected through a bicycle and pedestrian corridor that develops a connection running all the way from the Swamp Rabbit Trail to the Westside Aquatic Center.
 8. An additional proposal includes a day care facility located at the intersection of E Bramlett and Holiday St (near Legacy Charter School) to meet needs of a commonly recurring request from the community.
 9. The remaining portions of the City View study area were designated primarily for Single-Family Residential that maintains the existing residential scale and fabric. However, there are a handful of internal neighborhood blocks that were selected to represent potential for Multi-Family Residential development to be integrated into the neighborhood (while maintaining a majority of Single-Family Residence).
 10. Additional Comments:
 - There was a desire to see a free clinic potentially along Woodside Ave in order to provide care for patients without Medicaid (and who cannot receive service from the existing GHS clinic across from Woodside Mill).
 - The concept was also proposed for a type of mini library with more focused services, such as educational attainment (GED support), children's literature, etc.
 - Residents would also love to see some sort of Head Start or similar level Child Care Center.



IV. The Future Land Use Plan

- A. We will attempt to take your feedback (along with other groups from the area) and create a Future Land Use Plan that takes everyone's contributions into consideration.
 1. A Future Land Use Plan is the expression of your desire for what type of development you would like to see and where you think it should go.
 2. We will share this Future Land Use Plan with you in the hopes of getting the majority's shared support.

V. Future Meetings

1. Planning staff will continue to attend City View Coalition meetings and keep the community posted on the status of the planning process and make everyone aware of the next time we will meet with the Steering Committee or the community as a whole.

VI. Staff Contact Information

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