



THE  
**CITY VIEW**  
COMMUNITY PLAN

2 0 1 9



## GREENVILLE COUNTY

### Long-Range Planning Department

301 University Ridge  
Suite 3800  
Greenville, SC 29601

[www.GCPlanning.org](http://www.GCPlanning.org)  
[Planning@greenvillecounty.org](mailto:Planning@greenvillecounty.org)

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# CONTEXT

“Environment provides us with many cultures. From each we identify our beliefs that give us our values. From our values we pick up our choices and our choices bring out our character. Our characters make us to lead!”

Israelmore Ayivor, Leaders' Watchwords





# CONTEXT

## THE INTERNAL & ADJACENT CONDITIONS OF THE AREA

The boundary for the City View study area was developed in coordination between County planners and members of the City View Coalition. This process began with a map of the previous municipal boundaries of City View during the time of its incorporation; however, residents and stakeholders were invited to redraw these boundaries for the purposes of this plan in order to more accurately reflect their perception of City View's boundaries at the present time.

The City View study area is, broadly speaking, encompassed by the adjacent communities of Monaghan Mill to the north, Woodside Mill to the south, and the City of Greenville to the East. Physically, these boundaries are manifested by key arterials and natural boundaries like W Blue Ridge Road, W Parker Road, the Reedy River, and Long Branch Creek.

While this study area reflects an artificial boundary that is useful for the purposes of this plan, it became clear that alternative subgroups from within the neighborhood recognized different boundaries for their perceived communities. For example, some Hispanic residents perceived their community as extending into the designated Monaghan and Woodside communities. Differences in perception over boundaries is common; however, concentrating on a more limited area permits more focus on specifics in a community plan than may be feasible in a plan that addresses a larger area.

### MAP LEGEND

- 1. MONAVIEW ELEMENTARY SCHOOL
- 2. MONAGHAN PARK
- 3. TEXTILE HERITAGE PARK
- 4. MONAGHAN MILL
- 5. SWAMP RABBIT CAFE & GROCERY
- 6. BIRDS FLY SOUTH ALE PROJECT
- 7. WESTSIDE PARK
- 8. ALEXANDER ELEMENTARY SCHOOL
- 9. SOUTHERN WEAVING CO
- 10. FIRST CHRISTIAN FELLOWSHIP
- 11. NEW HOPE OUTREACH CENTER
- 12. EL VALEDOR RESTAURANT
- 13. LEGACY EARLY COLLEGE PARKER CAMPUS
- 14. GHS SWAMP RABBIT TRAIL
- 15. LEGACY CHARTER ELEMENTARY
- 16. GHS CENTER FOR PEDIATRIC MEDICINE
- 17. WOODSIDE MILL
- 18. FREETOWN COMMUNITY CENTER
- 19. VILLAGE OF WEST GREENVILLE ARTS DISTRICT
- 20. SOUTH CAROLINA CHILDREN'S THEATRE





THE  
HISTORY  
OF CITY VIEW

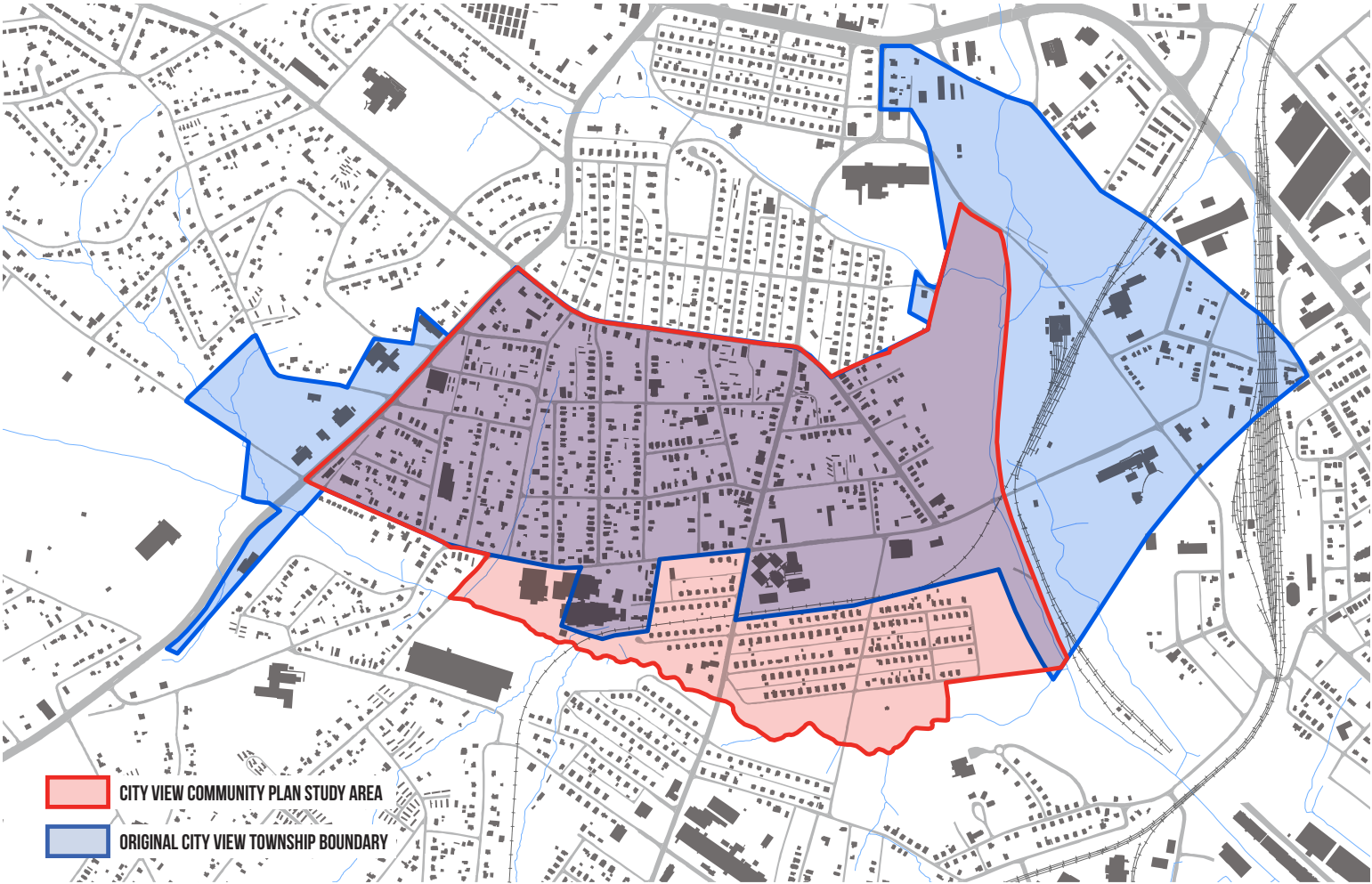
Current day City View is located in what was originally the farmland of John H. O’Neal in the 1880s. O’Neal came to Greenville from his hometown of Abbeville to farm approximately 80 acres of the land between New Cut Road (later Bramlett Road) and Monaghan Mill property. Quickly thereafter - in the years between 1908 and about 1914 - residential plats began to be cut, creating new communities, including City View. In 1909, O’Neal partnered with some investors to incorporate the City View Land Development Company. Over the course of two buyouts totaling \$29,000, O’Neal was divested of his property and the City View Land Development Company came under the ownership of W. T. Henderson and Frank Hurt.

“The subdivision began with 150 lots on a half-dozen new streets. Most lots had 50-foot frontage and at least 150 feet depth and sold for approximately \$300. Their deeds carried

restrictions: Homes had to cost at least \$500; and no lot was to be sold “to a person of the Negro race” (Bainbridge).

City View was designed to take advantage of its relationship to both Monaghan Mill and Woodside Mill by providing more upscale housing than the traditional mill types, along with a planned commercial corridor: “City View was a planned community before its time” (Cornelison).

City View quickly developed its own unique community identity and, in 1913, became home to City View Baptist Church (the first of several thereafter). The community saw another boost in growth with the construction of City View Elementary in 1922. Growth continued as, in 1924, the Southern Weaving Company built a mill along Bramlett Road. In response, Hunt and Henderson cut additional lots, expanding the existing community.



Even as City View grew and drew much of its life from the neighboring mills, it already began to evidence seeds of vulnerability. Besides the community’s relationship to the adjacent mills, City View was, geographically speaking, largely cut off by the adjoining swamps to the west and railroad tracks that severed it from the City of Greenville. As a result, the wellbeing of young City View was tied directly to the wellbeing of the mills. “Many residents worked at textile mills, and when those mills laid off workers during the Depression, the community suffered. So did their now aging homes” (Bainbridge).

Just as the Depression took its toll upon City View, the following decade the community was profoundly impacted by another catastrophic event: World War II. In the 1940s, “many of City View’s young men went off to war, while



Monaghan Mill

their younger brothers and sisters, whose after-school time was often unsupervised, ran a bit wild. Their elders fretted over juvenile delinquency and later about drug usage and dealing” (Bainbridge). From this point forward, City View never seemed able to quite shed this reputation of wildness. Even by 1983, Gary Tollison, City View police chief at the time, reported “I think the outsider views us as a small town in a small area of Greenville County and unfortunately they think it’s a wild place” (Cornelison). In 1990, Beth Lowery, in the Greenville News, reported “the three-square-mile city on the west side of Greenville has hardly overcome its Wild West reputation” (Lowery).

Regardless of these early signs of instability, City View continued to develop in positive ways through the next decade. While homes may have begun showing signs of



Woodside Mill





early aging, “Woodside Avenue boasted, in addition to Parker High School, a Dixie Home Store, beauty parlor and barber shop, several restaurants, a pool room, hardware store, two churches and several stations” (Bainbridge). It is easy to imagine residents of the area recognizing this as a second defining golden age for the community. In fact, with the character of development in the area and the mills beginning to sell off the mill homes to their tenants, even the City of Greenville recognized the positive energy in the area and began talks about annexation.

This became a key turning point in the history of City View. Understandably, City View residents, much like the mill owners, were not interested in the associated taxes that came with annexation. However, the community members of City View took things further: they decided “[t]hey could do it better and cheaper and maintain their own identity, so in 1960 a group of leading citizens got together and incorporated into a township, setting up their own government, police department, fire department, water and sewer service” (Cornelison). And for sometime things worked well. The township leaned upon traffic traps to fund many of the operating expenses for the town and by the late 1960s, through a federal revenue sharing program, constructed a new municipal complex (1105 Woodside Avenue).

Things appeared to drift along for some time, accruing small changes over the years that would eventually amount to catastrophic conditions for the township. And the remote nature of City View's geographic position as well as the town's apparent reclusive attitude would eventually compound their issues. “They stay pretty much to themselves, said John Owings of the Greenville County Planning Commission [in 1977]. ‘We don't hear from them often.’” This relationship to the external community seems to have continued throughout the years, with State Rep. Jim Mattos echoing these sentiments in 1990: “As far as knowing a whole lot about them, I go through there and help them whenever they have a problem. But as far as becoming involved, I've got to be on the outside because they've got their own layer of government, and it's their job to provide for services” (Lowery).

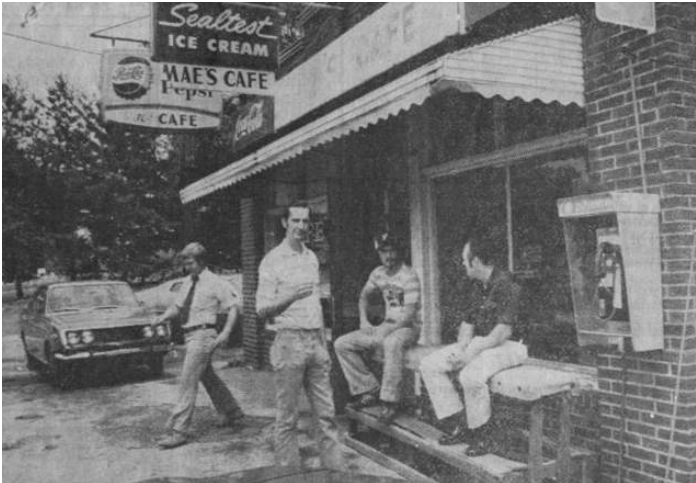
Over the years, federal revenue sharing programs saw cuts and the traffic traps were rolled back, resulting in council raising the town's tax rate (matching tax rates of much larger municipalities like Fountain Inn, Mauldin, and Simpsonville at the time, without similar levels of service). “Tax hikes are not welcome in a town born of a desire to avoid taxes. Nevertheless, City View's financial difficulties, which the tax hike is meant to solve, are indisputable,” Sally Smith noted with extreme foresight in an article she wrote on the state of affairs in City View in 1977. There was also fear regarding how the rising rates would affect the aging in place population of City View who couldn't afford them. The fragmentation



View from Woodside Mill towards Monaghan Mill, circa 1905



First Christian Following (previously First Baptist Church)



City View Residents, 1977 (photo via The Greenville News)

within the community fiber was also coming into starker relief as this older generation was dying off or moving out and the younger generation didn't share the same level of community pride. Even by this time, any comments on the strong fundamental character of City View's residents is always accompanied by a caveat: “We have good people and bad people in City View like anywhere else. . . It's just that we're so small, the bad people just stand out a little more” (Green).

By the 1980s, City View's issues seemed to have become entrenched, if not exacerbated, with time. Cornelison reported in 1983: “There is a hint of it when you talk to [Mayor Zimmie] Mason and some of the people of City View - over the years, something went wrong. . . City View is a sapling with shallow roots facing a strong wind - not the winds of tradition, not the winds of a town in transition, but the winds of survival” (Cornelison). As the textile industry faced competition from a global market, there were massive cutbacks in employment and work hours. Many of the original citizens of City View had moved out and many rental houses took their place, changing the overall dynamic of the neighborhood. Community leaders always remained hopeful about City View's prospects, despite a declining population and waning mill industry. Budget woes aggravated the issues at large, producing, for example, the abolishment of the police department in 1986. Jerry Yearwood, running for town council at the time, explained that as a consequence “hoodlums run[ning] wild in the streets and automobile tire slashings are an everyday occurrence” (Perry).

Unfortunately, moving into the 1990s, conditions continued to decline, with corruption and infighting becoming mainstays of the small township. What had once been non-serious suggestions of unincorporating and dissolving the town charter as a way to express general discontent, was rapidly becoming a genuine proposal in response to specific concerns. Even at the time, the responsible causes for City View's conditions were never entirely transparent. Explanations ranged from a lack of investment by other governmental bodies to the disparity of owner- to renter-occupied housing and even a failure of checks and balances in City View's administration. There were also economic pressures from business owners who were feeling the strain of City View's taxation rates. The on-again, off-again status of City View's police department also seemed to escalate issues with crime in the community. Involvement in local government by residents seemed to falter as more and more residents moved out. County Councilman for the area at the time, James Atwood, commented: “I knew City View when it looked a lot better than it does now. Back in my youth I felt totally safe walking the streets of City View, but now as an adult person, I don't have any reservations saying I would not walk through the streets of City View at 10 o'clock



Southern Weaving Company



Greater Faith Outreach Ministries / previous City View Municipal Bldg



Vacant Historic Restaurant



at night and feel safe.” He also added, “I used to own rental property in City View, but I sold it because I had a time trying to keep it repaired. People would move in, tear it up, and move out in the middle of the night” (Lowrey).

Over the next five years, City View couldn't seem to catch a break. After a series of scandals with City View's fire department, two councilman brought up on charges of lynching colleagues, a rapid turnover in police chiefs (which culminated in the arrest of the last police chief, Harold Padgett, for conspiracy to traffic more than 100 pounds of marijuana), and a \$19,000 deficit by the end of 1994, it seemed City View was losing hope of surviving as a city. Glenda Waltz, a long-time resident of City View, initiated the beginning stages of City View's unincorporation by circulating a petition among residents, calling for a referendum to return to the county. Mrs. Waltz was initially motivated by a slow response time by the City View fire department to a car fire in her front yard. Mrs. Waltz lived just behind the fire department and city complex.

The vote to dissolve City View's charter was held in June 1995. It required a two-thirds (66.6%) majority of voters to pass the motion. Of the 280 votes cast, 189 (67.5%) voted in favor of dissolving the charter. The referendum passed with less than one percent (3 votes) against preserving City View's township.

In the years that followed, City View struggled with a number of issues that are common to many of the former mill villages in Greenville's Textile Crescent. This once thriving community faces challenges that do not have easy solutions, but rather require the committed resolve of community members to address in an ongoing, forceful capacity. This capacity has been spearheaded by the City View Community Coalition and its partners, particularly of Bon Secours St. Francis. In recent years, the City View Community Coalition has reintroduced a number of needs providers and rebuilt relationships with Community Deputies, Code Enforcement Officers, and other neighborhood investment groups. Through the influence of the City View Community Coalition, community members have been able to draw attention to itself and initiate the community planning process that resulted in this document.



Former City View Water & Sewer District Bldg



Historic Building from the original Parker Campus



Longtime local Parker Road Drugs Store

#UNSEENGREENVILLE

HOPE FOR THE FUTURE

City View's changes began with prayer walks, but residents see more steps on road to better future

Members of the City View Community Coalition, led by The Rev. Joe Garrison, pastor of New Hope Outreach

Greenville News article highlighting the progress and aims of the City View Community Coalition



THE

# CITY VIEW COMMUNITY COALITION

## COALITION MEMBERS

- Joseph Garrison, President
- Nancy Clark, Vice President
- Jeannie Simpson, Secretary
- Debra Garrison, Treasurer
- Christine Mills
- Deb Long
- Dennisse Channel
- Lawanda Curry
- Officer Luke Wilkinson
- Barbara Powell
- George Ramos
- Carmen Ogles
- Kishia Williams
- Helen Parks

## OUR VISION:

We envision a vibrant and self-sufficient community where residents feel a sense of pride and ownership.



The City View Community Coalition logo

## OUR MISSION:

The City View Community Coalition organizes empowered residents to improve and transform their community.

## OUR VALUES:

The following organizational values will guide our actions and behaviors:

### Compassion

We care deeply about the City View Residents, our stakeholders and community partners, and we will demonstrate transparency, fairness, equality and a willingness to listen in everything that we do.

### Integrity

We are committed to being respectful, trustworthy and accountable for our actions, and we will be prudent in our efforts to revitalize and nurture the long-term sustainability of the City View Community.

### Inclusion

We are committed to respecting and honoring the diversity of our residents and welcome all cultures to join us in making City View a safe and beautiful community to call home.

### Proactive

We are committed to being forward-thinking and leading the way to ensure that the City View Community continues to evolve and transform into an ideal environment to live and raise families.

### Teamwork

We are committed to working together as a proactive unit in which contributions are recognized, valued and openly communicated.

# INTRODUCTION

Today, City View’s community members are on the cusp of writing a new chapter in its history. The mills that were once the beating hearts of the surrounding communities have taken new shapes in the last decade and the surrounding communities all across the Textile Crescent are figuring out what that means for themselves. The City View Community has taken the initiative to collectively conceive what they want to become and formulate the steps to achieve it. The rest of this document attempts to capture this.

One of the most inspiring aspects about City View today is not only the local leaders who invited and drove the planning

effort, but also the external agencies that have invested themselves in the people and quality of life in City View. This planning process would not have taken the same shape without the help and support of Bon Secours’ staff, most notably Dennisse Channel, Deborah Long, Carmen Ogles, and Anna Vukin. In addition, the staff and administration of Legacy Charter School have made profound donations of time, space, and resources throughout the development of this plan. In addition, the Hispanic Alliance and Dennisse Channel were instrumental to reaching out to Hispanic residents in the area.



City View Community Gateway Signage



# GUIDING PRINCIPLES

## THE KEY ELEMENTS & RECOMMENDATIONS OF THE VISION

After working together with the various residents and stakeholders of City View, the County's Planning Staff was able to distill the prevailing issues and themes that emerged into a coherent list of guiding principles with accompanying objectives. This "guiding principle" orientation also focuses each of these topics towards action and, ultimately, resolution. As a result, this document is intended to serve not only as a guiding manual for elected leaders and other policy makers, but for the community as well.



May 13, 2017, Community-wide Meeting: Hispanic Community Workshop

## HOW WE DEVELOPED THESE PRINCIPLES

Just as important as what the principles in this document are, is the method by which planning staff arrived at these guiding principles. An aspect of the planner's role that is heavily stressed at the beginning of any planning project is how the planner functions as a facilitator to the community: the County planning team does not try to impose their own agenda upon a given community but rather seeks to encapsulate the vision of the community through a process of education about methods and alternatives.

## COMMUNITY MEETINGS

Any planning effort will rely heavily upon community meetings because these gatherings offer the best opportunity to exchange information between community members and planning staff. By collectively reflecting on their area and experiences, residents and business owners can speak to their own testimonies and build upon each person's contributions. Planning staff can encourage and direct this feedback, but the overall goal is, at least initially, to collect as much feedback from the community in as candid a format as possible. Later meetings with the community usually seek to distill some of this information and invite additional analysis.

The community meeting process with City View exhibited four meeting types: large-scale community-wide meetings, City View Coalition meetings (the regularly-conducted, community-led meetings), Steering Committee meetings, and a series of Spanish-language meetings. Each type of meeting serves a unique purpose within the context of the planning process and provides staff with a range of feedback.

## PUBLIC EXERCISES

It is customary for a planning process to begin with a broad-scale outreach to the community in an effort to both

advertise the planning process to the community and also gather as much input from the community at one time as possible. In the case of the City View Plan, a large-scale community-wide meeting was held on May 13, 2017, at Legacy Charter School that produced a wonderful turnout. These community members were invited to participate in alternating exercises that focused on questions of what they would like to see change, what their highest priority issues are, and what they most like/dislike about City View (just to name a few).

## INTERACTIVE SURVEYS

Following the initial kick-off meeting, planning staff began meeting on a monthly basis with the City View Steering Committee. This committee was entirely voluntary and open to any community members who wished to participate. This phase of the process allowed staff to provide more details on the issues that the community at large raised in the public exercises and engage some of these issues on a more exhaustive level. In order to maintain a pattern of education, discussion, and feedback, this phase included some interactive surveys. These surveys largely focused on preferred development types, visual preference reviews, and favored streetscape development strategies.

## COMMUNITY MAPPING

The community mapping exercise was an important element in the formation of this plan. Steering Committee members were introduced to all of the relevant zoning categories and were then asked to designate where they think each zoning, or land use, category would be best suited. This exercise was a discussion-intensive process, so for the Spanish-language counterpart meeting, the residents were presented with the results of the Steering Committee along with their justifications and were then asked for their feedback.





May 13, 2017, Community-wide Meeting: Community Mapping Exercise



August 12, 2017, Back to School Bash: Community Outreach

### COMMUNITY OUTREACH OPPORTUNITIES

Because of the profound support that the City View Coalition introduces to the community with the partnership of other organizations like Bon Secours, there were additional opportunities to take advantage of community members coming out to public events (like a backpack and school supplies giveaway) that would otherwise have lacked the motivation or opportunity to come out to a regularly scheduled community meeting.

#### PUBLIC SURVEYS

Through the solicitation of Bon Secours staff, the Spinx Company generously donated gas cards that planning staff was able to leverage to encourage community members at the backpack giveaway event to complete a “Micro Survey”. This two-sided, half-page survey was designed to be a very quick, to-the-point survey for residents to answer a few relevant questions that were inspired by earlier feedback and discussions from previous meetings.

#### QUESTIONNAIRES

On a couple occasions, residents were given an opportunity to answer open-ended questions, first through a handout that was made available at the initial community-wide meeting and, secondly, through a “Cookie for a Question” exercise at the Backpack Giveaway. During “Cookie for a Question,” community members of all ages were invited to draw a question from a bowl (some fun questions, some serious) and their answers were recorded in exchange for a homemade cookie (over two hundred cookies were given out over the course of this exercise).

### ONLINE FEEDBACK OPPORTUNITIES

While online availability of materials and resources that are introduced in public events are of varying importance, depending upon the availability of internet access across the community, it remains one of the values of the County’s planning department to try to make as many resources available online as possible. While no new responses were collected through the planning homepage ([www.GCPlanning.org](http://www.GCPlanning.org)), this avenue for information was maintained throughout the planning process.

### PROPOSED PRINCIPLES

Based on the input and data collected through the aforementioned means, planning staff developed the following guiding principles for the City View Community Plan. Prior to the drafting of this plan, the individual principles were proposed to the community and staff solicited community members’ feedback. Residents offered some additional points that are reflected in this document and the individual principles were approved of with broad agreement by the community. The resulting principles, which also compose the structure of this document, are as follows:

- COMMUNITY SPIRIT
- COMMUNITY SAFETY
- COMMUNITY DEVELOPMENT





# COMMUNITY SPIRIT

## THE DEVELOPMENT & PRESERVATION OF COMMUNITY

In recent years, the City View Community Coalition and other local stakeholders have worked hard to promote and develop community spirit within the neighborhood through community cookouts, a number of successful community-wide clean-up events, regularly scheduled neighborhood meetings, and even give-away events designed to provide local residents with some basic needs. A considerable amount of space could be dedicated to what has already been accomplished in City View in regards to organization and benefiting the community welfare. However, there are still definitive steps that community members and the City View Community Coalition can pursue (or, in some cases, continue pursuing) to create an environment for community spirit to develop and flourish.

Community spirit, as it is used and understood in this document, includes the internal perception, cohesion, and cooperation by community members of a particular

neighborhood. The internal perception is evidenced by the emotional language that individuals use to describe their community to outsiders (for a list of some of these responses, see Appendix D: Community-Wide Meeting Exercise Results: Community Questionnaire Results). This perception is largely guided by the external conditions and anecdotal background (property maintenance, crime, litter, etc.) that create distinct connotations between their idea of their neighborhood and their experience. These particular external issues are broader in nature and are therefore covered in separate sections of this plan. This section will instead focus on the mechanics of internal community cohesion and participation. These are the issues that determine how successfully a community can coordinate between its leaders and related community members. Involvement, organization, and delegation are critical elements of maintaining a community association and protecting the interests of the neighborhood.



City View Community Coalition meeting

### COMMUNITY INVOLVEMENT/ PARTICIPATION

A community association and a community plan must both function through its community members. Involvement by local area residents has been an ongoing concern throughout the planning process apart from the large-scale events (such as the kick-off meeting and the backpack handout events); however, early meager participation numbers of residents were somewhat offset by the residents who became involved in the additional Spanish-language meetings. City View Community Coalition and Core Team members have been regularly distributing flyers and putting out signs to advertise future meetings and events in an effort to increase exposure and participation.

In their extensive survey of the meaning of community, McMillan and Chavis' article "Sense of Community: A Definition and Theory" from the Journal of Community Psychology (Volume 14, January 1986) identifies membership as one of the cornerstones of community. Membership is defined as "a feeling that one has invested part of oneself to become a member and therefore has a right to belong." Additionally, within membership McMillan and Chavis identify five core attributes: "boundaries, emotional safety, a sense of belonging and identification, personal investment, and a common symbol system. These attributes work together and contribute to a sense of who is part of the community and who is not."

### INCREASING SUSTAINED MEMBERSHIP

As mentioned earlier, a healthy community organization requires a consistently involved core number of members. There's often no better mechanism than a common goal to keep people interested and involved. It is one of the hopes for this planning document that it will provide the community with a list of achievable goals (in addition to their existing vision) that will help organizers to maintain focus and involvement among residents through reaching new community milestones.

### DEVELOPING COMMUNITY INVOLVEMENT

Delegation is an important tool for both maintaining an active community body as well as for developing a plurality of leadership and responsibility. These advantages are important for the purpose of establishing a sustainable community organization as well as avoiding burning out a minority leadership team. Successful delegation, however, isn't usually as simple as issuing assignments to community members.

In order to successfully share responsibilities with community members, the organization needs to (1) identify the goals that are being pursued (as explicitly as possible). If members maintain a common understanding of what they are working towards and what the community organization hopes to accomplish, they will have a motivation to participate and not let their fellow neighbors down.

In addition, community members should have (2) clear instructions that include a list or description of the expected task - whether it could be securing a venue, acquiring donations from local businesses, or merely getting word out about an event to every household on their street - and a deadline. If leaders are clear in what they need accomplished and can provide some direction for how to get started, then community members will be better equipped to support the group by meeting expectations.

An additional consideration when delegating tasks is to (3) look for opportunities for the assigned individual to present or report on the success or progress of their assignment. This both allows the community member to assume some ownership of their project and attributes dignity to their role in the community. Similarly, (4) it is critical that these community members are thanked and shown appreciation publicly for their contribution to the success of the community. This could be as simple as verbal affirmation during a community meeting. Yet, however it is demonstrated, it should be conscious and specific. These steps should attach members to their community, foster more ownership over their neighborhood, and foster more overall community pride.







Attendees at a City View Community Coalition cookout event.

CREATING AN ADVOCACY NETWORK

One of the most important rights and responsibilities of a community association is to advocate on its own behalf the issues that affect the area. There are features of this plan that depend upon community members raising these issues before their broader community and their elected leaders in order to defend and promote their interests. In order to do so effectively, a community organization needs to be able to both promptly respond to issues of importance as soon as they arise and also assemble the highest possible number of community members at the relevant public hearings, council meetings, etc. A communication network functions by enabling a handful of community leaders to rapidly reach out to neighbors and stakeholders to organize an united response to issues of emergency or critical importance. Many issues that face a community may spring up without much warning and require a concerted response in a timely fashion. If a community association can create a chain of communication (whether that's a telephone chain, email chain, text chain, or some combination with social media), they will be better prepared to advocate their particular interests on their own behalf.

CAPACITY BUILDING

Capacity building is a term that has been used in a number of ways across a range of fields and practices. For the purposes of this document the term will be confined to an organization's ability to develop a sustainable membership that provides an opportunity to grow in number and scope.

Along these lines, McMillan and Chavis also identified influence as a fundamental element of community. This concept also justifies some of the recommended steps that follow. "Influence is a bidirectional concept. In one direction, there is the notion that for a member to be attracted to a group, he or she must have some influence over what the group does. On the other hand, cohesiveness is contingent on a group's ability to influence its members" (McMillan & Chavis). The authors go on to explain how numerous studies indicate that the group members who recognize the "needs, values, and opinions" of other group members are typically the more influential members. Conversely, those members who frequently dismiss the positions of others and push their own interests are usually the least influential.

McMillan and Chavis also go on to mention the significance of integration and fulfillment of needs in a group dynamic. They write: "When people who share values come together, they find that they have similar needs, priorities, and goals, thus fostering the belief that in joining together they might be better able to satisfy these needs and obtain the reinforcement they seek." By communicating the community's honest shared values, a group may leverage the mutually beneficial relationships that will organically develop around reciprocally meeting each other's needs (and thereby meeting one's own needs).



Attendees at a First Christian Fellowship neighborhood fish fry event.

FOSTERING LEADERS FOR THE FUTURE

Regardless of all the efforts and opportunities to develop participation among residents and stakeholders, a community champion is always valuable. This leader is depended upon to maintain the ongoing agenda, organize the overall team, and develop new goals and creative concepts for the organization. In some cases, this has resulted in an unfeasible degree of responsibility being placed upon a single individual. In these situations, should this leader begin to disengage or for external reasons be prompted to leave the leadership role, then the resulting vacuum in leadership can have unfortunate consequences.

With some ongoing preparation, a community organization can enjoy an enduring presence for positive change in their neighborhood. One of the primary methods of accomplishing this end is by grooming a number of future leaders from the organization: a sufficient number of members is needed to see who rises to the occasion. Also, some residents may begin the grooming process prior to their present availability with the expectation that in the future they will have more flexibility in their schedules as their lifestyle circumstances may predictably shift. The principle in effect is that it is important to create expectations for potential leaders and foster their potential through concrete opportunities to develop as leaders. In fact, a handful of the City View Community Coalition's leaders have already been able to avail themselves of a prime example of one of these concrete opportunities through participating in United Way's Greenville Dreams Grassroots Leadership Development Program. This particular program "is a state-wide leadership training session where resident leaders come together to learn new ways to effectively improve the quality of life in their community, network, and become eligible to apply for grants." This is one example of investing skills and, subsequently, responsibilities into future leaders, thereby grooming the next generation to continue the ongoing work of current residents and maintain a consistent vision for the area. Additional representatives from the City

View Community Coalition and the neighborhood are encouraged to participate in future programs, developing seeds for future leaders and securing a solid plurality of leadership. Smaller examples include allowing these individuals to occasionally lead one of the public meetings or assist in organizing an upcoming event.



Grassroots Leadership Development Class graduates.





Attendees at a City View Community Coalition cookout event.

DEVELOPING DELEGATION CHAINS

In addition to grooming future leaders, capacity building depends upon leadership that is also willing to share the responsibilities of managing and sustaining an organization with the members that are willing to assume designated roles. Many community associations, including the City View Community Coalition, possess an existing leadership structure that includes the standard president, vice president, secretary, and treasurer roles. However, it can be beneficial to spread responsibilities among a wide variety of the members in order to foster personal investment and a feeling of ownership in the organization's enterprise.

Granted, individuals usually require more than the commissioning of a task to feel connected to the group. Leaders need to reinforce these members with positive affirmation and opportunities to provide constructive feedback. Inviting participation will enable current leaders to identify potential future leaders while spreading the workload and creating a feeling of ownership and stake in the group by its involved members..

Volumes have been written over the decades on motivating team members, so this document can only pass a scant glance at the resources available to anyone interested in developing these skills. This document urges the value of pursuing this direction with any formalized community association.

COMMUNITY UNITY

Community unity is generally used to describe the cohesion of a given neighborhood. This is still too broad of a definition because cohesion may be created around a variety of common features. In some ways, City View is composed of a fractured culture. Small as the City View study area may be, there is a variety of cultures, backgrounds, languages, and identities that may appear to be discordant; however, through the course of this planning process, it's clear there is a remarkable cohesion in vision among residents and business owners in the area. In fact, there has been surprisingly little disparity over general principles throughout the course of any exercises or discussions among participants of the planning process. It has been more common to hear residents echoing common sentiments and interests and it is upon these common goals that a community unity may be established. This document aims to identify and describe these goals with practical applications to follow through with, as the community sees fit.

To go back to the academic justification for this element of community spirit, McMillan and Chavis once again identify a related concept, shared emotional connection, as a core concept of a sense of community. This shared emotional connection emphasizes the importance of a shared history that the members identify with (read: the individual members do not need to have personally experienced the history, but only need to identify with it).



May 13, 2017, Community-wide Meeting: Hispanic Community Workshop

STRENGTHENING THE COMMUNITY IDENTITY

The identity of a community isn't merely the summation or representation of what a community is: a community identity may also pay respect to what has come before - to history and heritage. Like most communities that work with the County's Planning Department, City View residents are very attached to their unique and storied history. Unfortunately, many of these stories are not recorded or readily available. The story of City View's relationship to the mills in their heydays, the formation and eventual dissolution of the City View municipality, and other anecdotes tell a complex story. There have been some communities who have undertaken the project of formally recording their history, preserving available first-hand accounts, and recording historical documents that date and confirm historic events alongside photographs that complete the overall picture. There is a reciprocal relationship between personal and corporate identity in the community and, as a result, the history of place is important to community identity just as personal history is fundamental to individual identity.

Beyond being a symbol for the past, a community identity may serve another equal, if not more important, function: serving as a banner that signifies the new goals for the future. Occasionally, communities choose to visually represent their new vision (metaphorically, symbolically, suggestively, or otherwise) in a community brand. However, not every community feels the need to brand themselves in this way, nor should this kind of project be pursued if a community association believes any particular brand mark may be more divisive than unifying. Nevertheless, if desirable, formal branding can sometimes provide an affordable project for a community group to work towards together and explore the unique meaning and character of the community.





Local restaurant and host of the Spanish-language planning meetings, Taqueria El Valedor

**BUILDING RELATIONSHIPS ACROSS CULTURAL LINES**

One of the most readily apparent outcomes of the meetings between the City View Steering Committee and the residents who attended the Spanish language community meetings is the fact that, in general, everyone is on the same page about what needs they perceive in their community as well as what their strengths and potentials are. Bridging the cultural divide between these two communities and partnering in accomplishing their community goals is the strongest latent potential in City View. The Spanish language community meetings were made possible by the hard work of Dennisse Channel of Bon Secours, who provided live

translation and the feedback and support of the Hispanic Alliance; however, it would be wonderful to see more bilingual support from within the community to bridge this divide (so that the community will not be dependent upon any external organization or resource to communicate with each other). Incorporating the Hispanic community into the regularly scheduled City View Community Coalition meetings should be a priority through the provision of live translation on a regular basis in or order to make meetings more inclusive.



Youth volunteers from Legacy Charter School for Hands On Greenville Day in City View

**COMMUNITY FUNDING**

With a lot of hard work, communities can achieve a strong and stable organization, but without significant resources to achieve their united goals, it will still be impossible to accomplish some of the community's more ambitious projects. With proper funding and resources, the community will have the tools to execute its goals in a faster, more meaningful way.

**DEVELOPING STRATEGIES FOR ACQUIRING GRANTS/FUNDING FOR COMMUNITY PROJECTS**

A valuable potential resource to the residents of the study area would be for the City View Community Coalition to pursue acquiring federal non-profit status. This status would enable the Coalition to independently pursue funding resources that would not otherwise be available. These commonly take the shape of grants or other similar funding sources, but can also include tax-deductible charitable donations made to the Coalition. A list of potential grants and foundations can be made available to the City View Community Coalition; however, staff recommends the approach of identifying a specific project, goal, or outcome and then matching funding sources to the community's proposal.



# COMMUNITY SAFETY

## THE HEALTH, SAFETY, AND WELL-BEING OF CITY VIEW

Public safety is oftentimes one of the first and most often repeated concerns of community members whenever County Planning Staff initiates a planning process. Many times these concerns are accompanied by anecdotal evidence from residents or business owners who have experienced crime on a first hand basis. Because this is such a common theme across many of the neighborhoods and areas where County Planning Staff is invited to facilitate a planning process, it is customary to conduct a ride-along with a local law enforcement officer to gain the insight of

a community deputy. Officer Wes Kilgore of the Greenville County Sheriff's Office provided an opportunity for planning staff to learn more about the City View area from a public safety perspective with actual data on reported incidents. The Sheriff's Department has been an engaged stakeholder in the City View Coalition by providing Community Deputies to regularly attend their meetings and provide updates from the Sheriff's Office and offer an invaluable perspective to planning staff.



Vacant Property in City View

## SAFE STREETS

Prior to even beginning the planning process for City View, members of the City View Coalition met with County Roads & Bridges Staff to discuss concerns about traffic speeds throughout the neighborhood, so planning staff knew this would be a highly valued issue with the residents in the area. The context of City View's road network is a very inter-connected, near-grid pattern. The majority of roads in the study area are State roads and thereby fall under SCDOT jurisdiction, thus limiting some of the influence that Greenville County can directly exert on these particular roadways.

However, before those discussions can even begin, roadways must be eligible by engineers' standards to ensure their effectiveness and minimize their disrupting capabilities. In order to qualify for speed humps, the street in question would need a minimum of 675 vehicles per day at an 85th percentile speed of 35 mph. Traffic count studies were conducted on every potential candidate road in City View; however, as demonstrated in the accompanying chart, none of the streets in City View qualified for installation of speed humps. Given these results, it is advisable to explore alternative methods for encouraging safer traffic speeds. Unfortunately, many of the traditional methods of traffic calming are entirely cost prohibitive. The construction of roundabouts, chicanes, or bulb-outs comes with a hefty price tag (even when adjacent property owners and DOT officials are on board). Consequently, the immediate effect that residents could have on speed in their area is to make efforts to park in the street, thereby narrowing the travel space and encouraging drivers to slow down in order to navigate a more constricted-feeling environment.

## TRAFFIC CALMING STRATEGIES

"Developed in Europe, traffic calming (a direct translation of the German 'verkehrsberuhigung') is a system of design and management strategies that aim to balance traffic on streets with other uses. It is founded on the idea that streets should help create and preserve a sense of place, that their purpose is for people to walk, stroll, look, gaze, meet, play, shop and even work alongside cars - but not [be] dominated by them. The tools of traffic calming take a different approach from treating the street only as a conduit for vehicles passing through at the greatest possible speed. They include techniques designed to lessen the impact of motor vehicle traffic by slowing it down, or literally 'calming' it. This helps build human-scale places and an environment friendly to people on foot." ("Traffic Calming 101." RSS, www.pps.org/article/livememtraffic.)

Residents frequently cited concerns over safety - particularly for that of children - when cars speed through the neighborhood. The most popularly requested traffic calming approach by residents and stakeholders of the area has been speed humps. Speed humps have been declining in application over recent years due to some of their drawbacks, including ongoing maintenance costs and their impact on emergency service providers. In the case of speed humps, the road in question must have over 675 average daily trips (ADT) and at least 15% of all traffic need to be exceeding the speed limit by 10 mph or more (the 85th percentile - 85%).

STREET NAME	ADT	85%
E. MORGAN ST	175	28.3 MPH
W. MORGAN ST	498	31.2 MPH
FLETCHER ST	174	24.1 MPH
ZARLINE ST	70	27.2 MPH
MONTANA ST	140	24.9 MPH

Residents can also request Slow Down for Safety yard signs to create awareness and attract attention from passing cars for playing children. Another relatively low-cost approach to encouraging more awareness from drivers is a street painting project to brighten up, beautify, and compel the attention of vehicles. With more funding, it would be possible to install either radar-activated LED speed limit signs or dynamic speed feedback signs (cf. study here). However, the long-term effectiveness of these measures is questionable and deserves careful consideration.







Community Deputy Luke Wilkinson at a City View Community Coalition Meeting

### COMMUNITY DEPUTY RELATIONSHIP

One of the most effective strategies for engaging criminal activity in any neighborhood is through the cultivation of an ongoing relationship with an area’s designated Community Deputy. Fortunately, the City View Community Coalition has fostered a consistent relationship with its Community Deputy, who makes regular check-in’s with local area residents at monthly meetings. If increasing numbers of residents can expand and develop this same level of trust and line of communication with their community deputy that the City View Community Coalition has been working to establish, then further organic surveillance and incident reporting can take place. That being said, it should be understood that Greenville County law enforcement works within the confines of limited resources. As of the time of this document’s writing, there are 0.7 deputies per 1000 people in the County. The national average is 1.8 deputies per 1000 - that’s an over 60% difference. As a result, response times and the ability to make routine drive-throughs are limited. This, of course, is not intended to discourage residents, but to illustrate why local law enforcement must rely so heavily upon residents reporting suspicious behavior and being engaged citizens in their neighborhood’s wellbeing.

Among the specific public safety concerns that were raised under the umbrella of crime, the most frequently cited issues from the public exercises revolved around drugs and prostitution in the community. Of course, these are not unique issues to City View, but they are felt deeply by residents, as testified by their personal anecdotes. As just mentioned, local law enforcement relies heavily upon the vigilance and perseverance of community members to report suspicious activity make formal reports by calling 23-CRIME (the number for the Greenville Crime Stoppers) or 271-5210 (the Greenville County Sheriff’s Office Non-emergency Line). Anyone calling Crime Stoppers may report anonymously. For anyone with friends or family currently suffering from addiction or in need of safe housing, a list of resources is provided in Appendix C of this document.

IN CASE OF EMERGENCY, DIAL 9-1-1

FOR CASES OF NON-EMERGENCY/UNCERTAINTY  
SHERIFF’S NON-EMERGENCY LINE: 271-5210

### ANIMAL CONTROL SERVICES

Another frequently cited concern among residents at early community meetings was the presence of feral animals roaming the neighborhood. This is obviously an issue of significant gravity for a neighborhood like City View that has a large youth population that will be playing outdoors. While Greenville County Animal Control does not handle every occasion of wild or feral animals around the neighborhood, they will be a resource to direct or address community members’ concerns. While they can respond to the report of a feral or dangerous looking dog, they will have have to direct inquiries concerning certain other species (such as owls or raccoons) to the Department of Natural Resources. Regardless, they are a great resource to start with and can offer direct help in the majority of cases. Greenville County Animal Control may be contacted at (864) 467-7595

Greenville County Animal Care also offers a suite of additional resources to help communities including adoption, education, a clinic, lost and found, and volunteering opportunities, and a community cat stabilization program called Trap-Neuter-Return (TNR). Greenville County Animal Care may be reached by calling (864) 467-3950.

TO REPORT FERAL/DANGEROUS ANIMALS

ANIMAL CONTROL: 467-7595

FOR OTHER ANIMAL-RELATED RESOURCES

ANIMAL CARE: 467-3950



City View resident with his dog.



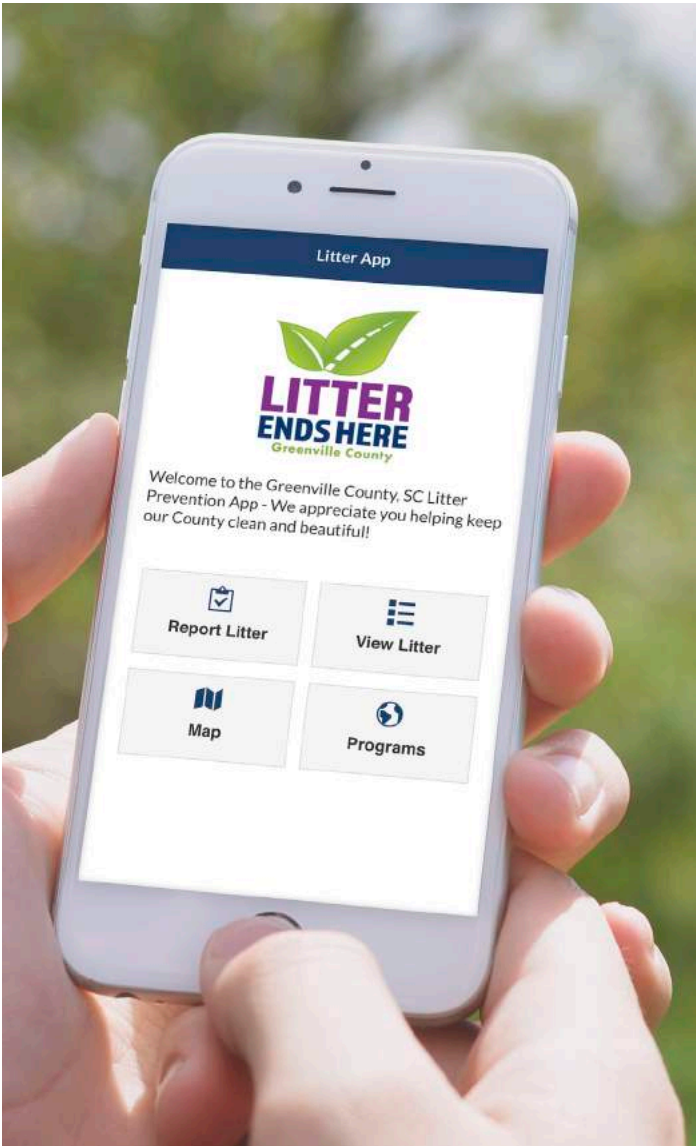


Local residents and volunteers participating in a neighborhood clean-up event.

LITTER REPORTING STRATEGIES

Presentation is always a key element of creating a positive impression of something and a community is no different. The view from passing cars communicates a lot to both visitors and residents about the expectations of behavior and attitude towards the City View area. This is all to suggest that if individuals notice unattended litter along the roadsides then there is a subtle message that City View doesn't command respect or appreciation. Fortunately, many residents and community stakeholders have demonstrated real commitment to staying on top of the litter situation and promoting a clean, respectful environment that encourages others to treat it with the same level of appreciation. Several clean-up events have been conducted throughout the neighborhood over the past several years; however, just like many neighborhoods, there remains the challenge of increasing community pride and, with it, the personal responsibility for maintaining one's property.

Besides organizing neighborhood clean-up events, the City View Community Coalition has been very consistent to remind community members of one the County's newest, most effective tools to address roadside litter: Litter Ends Here ([www.litterendshere.org](http://www.litterendshere.org)), Greenville County's Litter Prevention Initiative. The Litter Prevention Coordinator has been designated especially by County Council to assist communities in reporting and addressing roadside litter, coordinating community clean-up events, and even developing the new "Adopt a Spot" program (in which groups or individuals commit to cleaning up a specific area for an extended time period), among other initiatives. Residents can report litter through the official "Greenville SC Litter Ends Here" smartphone app with just the press of a button. The app allows users to attach a photo and record the specific location so that clean-up crews are provided with the most detailed information possible.



Greenville County Litter Ends Here Smartphone App



County Code Enforcement Staff, City View Community Coalition Meeting

SAFE HOMES

Of course, a safe environment doesn't end at the edge of the curb - it includes the home or place of business along with its surrounding property. The character of the landscape, hardscape, and building conditions can all contribute to the identity of a place and how individuals function within it. Delinquent properties frequently attract delinquent behavior. By minimizing the opportunities for these types of behavior, the hope is that the overall quality of life for the City View area will increase for everyone.

CODE ENFORCEMENT

In combination with City View's Community Officer, one of the residents' greatest resources is the area's designated Code Enforcement Officer. Community members can leverage a working relationship with their local Code Enforcement Officer to enforce the property maintenance codes that promote a safe and attractive environment for everyone. Fortunately, the City View Community Coalition has already developed an excellent working relationship with their designated officer who regularly attends Coalition meetings to report and receive updates. However, Code Enforcement functions most efficiently through community members filing specific claims that their officer may respond to. This, of course, requires that as many residents as possible are aware of the resources available and the processes related to their local Code Enforcement Department. Any resident or property owner in Greenville County may submit a complaint or referral to the Greenville County Code Enforcement Department by filing an E-Service Request Online (<http://www.greenvillecounty.org/apps/servicerequest/request.aspx>), by calling 864.467.7090 to submit a report, or by visiting their offices in person at 301 University Ridge, Suite 4100, Greenville, SC 29601.





Example of a local Neighborhood Watch community sign

NEIGHBORHOOD WATCH

Stakeholders have demonstrated an interest in assembling a formal Neighborhood Watch, which is strongly recommended. Residents need to continue to foster an environment in which those conducting suspicious activity will always have concern over being monitored and reported. A Neighborhood Watch could operate as one of the functions of the City View Coalition (and, therefore, wouldn't need to be recognized as an entirely separate group). In addition to meeting regularly with the neighborhood's community officer for updates and follow-up on reports, a formal Neighborhood Watch allows community members to advertise the initiative through signage, to better coordinate amongst community members to advocate for problem areas, and to develop a more connected network of community members (built on a shared interest). In some cases, a common threat (such as crime) can further motivate community unity and organization. Inviting residents to participate in Neighborhood Watch meetings could even be a gateway to additional community involvement and participation. To set up a Neighborhood Watch, all that any community needs to do is contact the Sheriff's Office Non-Emergency Line (271-5210) and express their interest in formally establishing a chapter. An officer will then meet with the community and assist them in the process of organizing their own Neighborhood Watch program.



Vacant lot in the City View community

VACANT PROPERTIES

Throughout discussions with the community, many residents of City View expressed a concern regarding the vacant or abandoned properties that are affecting the neighborhood by creating a neighborhood image and public safety issue. Abandoned properties have the potential to become dumping spots for litter, squatters' dens, breeding grounds for rats or other vermin, and more. In a study performed by the National Criminal Justice Reference Service, it was reported that "blocks with unsecured [vacant] buildings had 3.2 times as many drug calls to police, 1.8 times as many theft calls, and twice the number of violent calls" as blocks without vacant buildings (Spelman, William. "Abandoned Buildings: Magnets for Crime?" Journal of Criminal Justice, vol. 21, no. 5, 1993, pp. 481-495., doi:10.1016/0047-2352(93)90033-j.). The correlation would suggest that these properties may represent a significant security concern.

One of the most important things that a community organization can do to address vacant properties is to communicate problem sites with their local Code Enforcement officer and follow up on a regular basis. Occasionally, these frequently reported sites become candidates for demolition, which was the case for several properties that took advantage of the Greenville County Redevelopment Authority's Neighborhood Improvement Program, which funded the purchase and demolition of several houses in the neighborhood. The County's

Litter Prevention Coordinator and the Sheriff's Office's Environmental Enforcement Division are also extremely helpful agents for addressing vacant sites that become targets for illegal dumping. The City View Community Coalition has maintained one of the most successful campaigns of reporting vacant properties and pursuing blight which has resulted in eight homes being demolished and two being refurbished or remodeled. This track record demonstrates the strong momentum within this neighborhood to change for the better.

Addressing vacant properties can be an opportunity to not merely beautify but to breathe new life into a neighborhood through the creation of new community features or amenities. If the City View Community Coalition were able to acquire a federal non-profit status, then any property that is owned by the Coalition would not then pay property tax. Thus, if the City View Community Coalition were then to purchase vacant properties (either directly or through a tax sale), they could manage these properties, potentially holding onto them until a preferred developer (someone offering to develop affordable housing as per the community's standards, for example) proposes a desired re-use of the site. These properties, in the meantime - both residential and commercial - could be restored and repurposed with temporary "soft repurposing" uses that do not disturb the land or its value.





*"Target hardening" is an important component of Access Control.*

CPTED RECOMMENDATIONS

A further layer of crime prevention that may be applied to homes is a particular set of guidelines that are concerned with the environmental context of any building/use and its surrounding landscape. These are referred to as Crime Prevention Through Environmental Design, or CPTED, guidelines. CPTED recommendations are usually broken down into three core principles: Natural Surveillance, Territorial Reinforcement, and Access Control.

Natural surveillance is concerned with arranging elements of the environment in such a way as to facilitate broad exposure by as many eyes as possible. The environment should give the impression that if a crime is committed, then it is probable that it will be witnessed and reported.

Territorial reinforcement is the practice of clearly demarcating the boundaries of private space and public space across one's property (ownership). This is accomplished through signage, landscaping, hardscaping, low fences, hedges, or any other low-scale or semi-transparent boundary. This has the byproduct of communicating what are illegitimate uses for particular areas and signaling appropriate use for others.

Access Control, as a guideline, is concerned with purposefully directing traffic through one's property, highlighting approved points of entry, and limiting unapproved paths of access. This tactic ensures that anyone approaching the building in question must follow paths that are lighted and exposed to public view and also makes it more difficult for anyone with criminal intent to access potentially sensitive alternative points of entry. Some of these elements are also what are referred to as "target hardening," and include deadbolt locks, sliding glass door locks, alarms, and any additional features that secure access points and make physical access more difficult.

An assessment of CPTED standards may be performed on a resident's or business owner's personal property by requesting an analysis from your local community deputy (the results of which do not affect property value or taxes in any way: this is merely for the edification of the property owner to identify ways to improve their personal security).



*Greenville Health System Mobile Health Clinic*

SAFE PERSONS

Environmental and community health culminate in a sense of individual safety and wellbeing. While community officers, Code Enforcement staff, and various other departments and organizations assist neighborhoods in promoting and enforcing safety across the overall area, residents also require personal and relational care. Fortunately, there are several resources, many of which are locally based, that can provide key services. There are also a few ways in which opportunities could be improved to meet the diversity of needs that emerge within City View.



*GHS Center for Pediatric Medicine West*

HEALTH CLINICS

City View residents are advantaged due to their proximity to two key Greenville Health System resources, located just south of the neighborhood off Woodside Avenue and adjacent to the historic Woodside Mill. The first invaluable resource is the Greenville Health System Center for Pediatric Medicine West (5 W. Main St. Greenville, SC 29611). This is a permanent location that is designed to serve infants, children, and youth in the area regardless of their insurance status (all Medicaid). More information on this facility is available on [www.ghschildrens.org](http://www.ghschildrens.org) or by calling (864) 220-7270. An adult clinic is scheduled to open at this location in 2018; however, in the meantime, the Greenville Health System also provides a Mobile Health Clinic - with bilingual support - that serves the area from the Woodside Baptist Church location (301 Woodside Avenue, Greenville, SC 29611) once or twice a month (from 9:00 am to 4:00 pm). All insurance types are accepted, including the uninsured. Residents may get in touch with the clinic by calling (864) 455-9349 or by emailing [mhcct@ghs.org](mailto:mhcct@ghs.org). In addition, the Greenville Health System provides an initiative supported by the Duke Endowment called Access Health that assists uninsured residents below a certain income threshold with accessing medical support in order to mitigate Emergency Room visits. By providing these community members with more preventative care and non-emergency resources and helping them to establish a "medical home" with a physician they trust, Access Health hopes to prevent more problematic health issues, alleviate some of the unnecessary stress on ER systems, and improve proactive care.





Care packages for local needy community members, provided by New Hope Outreach Center

HOMELESS SHELTERS & SUPPORT PROGRAMS

From conversations and exercises with the community, it became clear that concern for homeless (or otherwise vulnerable) persons in the neighborhood was a significant theme among community members. While this plan document makes no attempt to solve the homelessness issue, it can better equip community members to connect people with both immediate and long-term resources. While there is no comprehensive solution for the itinerant population, one of the helpful things that a community can do is to connect these persons with local resources that are designed to meet their particular needs in a safe and responsible manner. Many such programs and organizations exist in the Greenville area, so an extensive list of available resources is made available in Appendix C.



An example from City View of transparent boundaries creating territorial reinforcement and access control

BEST STRATEGIES TO PREVENT BECOMING A VICTIM OF CRIME

One of City View Community Deputy Wes Kilgore’s most common sayings is, “When seconds count, I’m only minutes away.” The weight of the proverb is two-fold: help is on the way, but you need to be realistic about how quickly it can reach you. As with all of the crime-related topics mentioned earlier in this document, the takeaway remains the same: prevention is the best proactive step that a community can take towards alleviating crime in their neighborhood. The same principle also extends to the individual’s household: when it counts, an ounce of prevention is worth a pound of cure. So what steps can an individual take to protect him or herself and their family? There are several steps that are recommended to everyone (see below) and the guiding principle is this: you are trying to make crime as inconvenient on your property as possible. In other words, *strive to be the hardest target on your block*. Here are a few tips on how:

- 1. Use aggressive vegetation around your home, particularly at potential points of entry, such as windows. There is a wide range of anti-intruder landscaping species that can be powerful dissuaders to would-be burglars and any local plant nursery can help a homeowner or tenant make the best choice for the particular conditions.

- 2. Deadbolt your home. If you don’t have a deadbolt on each of your home’s points of entry, this is a critical investment.
- 3. Light your home. Features like motion-sensing, solar-powered lights can provide a significant layer of deterrence. If every point of potential entry provides a feeling of exposure, then would-be burglars are more likely to risk notice from neighbors.
- 4. Lock your car doors. This is a frequent target for crimes of opportunity. In the same manner, keep all valuables out of sight of anyone passing by your vehicle.
- 5. And finally, know your neighbors. Creating relationships with the people around you can be a powerful crime deterrent when they begin to recognize your patterns of behavior and they can notice and report unusual behavior on your property.

The Sheriff’s Office also has an expanded list of tips for citizens on its website: <http://www.gcso.org/community-safety-tips.php>. For more specific questions and details, please refer to your designated community deputy.



# COMMUNITY DEVELOPMENT

## THE VISION OF THE BUILT ENVIRONMENT

The lion's share of the planning department's time with the community has consisted of two aspects of the planning process: education and visioning. The educational component largely has to do with explaining some of the terminology that planners use in order to share a common language in our discussion as well as some of the broad elements of zoning, land use classifications, and development types. The visioning aspect of the process

uses this information to enable residents and stakeholders to communicate to staff in more precise terms what they would like to see in their community in the future. These visioning exercises invited residents to consider their neighborhood and its future from a variety of scales and timeframes, the broadest and most future-minded of which is what planners refer to as a Future Land Use Map.



A dilapidated multi-family housing complex in City View

## THE FUTURE LAND USE PLAN

A Future Land Use (FLU) Plan or Map surveys the entire study area at once and imagines its future in terms of land use category from the perspective of 30 years into the future. The process of creating a FLU Map with residents began with an introduction to zoning. For the purposes of making communication and discussion easier, the dozens of various zoning designations were condensed into eight separate zoning classifications: Single-family Residential, Multi-family Residential, Commercial, Office, Mixed-Use, Service, Industrial, and Recreational (Recreational does not actually relate to any particular zoning designations, but was useful as a designation from the perspective of the exercise). After a brief introduction to each type, community members were given a blank map on which to project their ideal spatial arrangement of land use categories across the study area. Residents and stakeholders were able to discuss and determine in broad strokes what nature of development they would like to see and where they would like to see it in the neighborhood.



Neighborhood residential redevelopment







Oblique photo of Woodside Avenue

DESIRED SPATIAL ARRANGEMENT  
OF GENERAL ZONING CATEGORIES

The results of the Future Land Use (FLU) Map exercise and the surrounding discussion resulted in a very thoughtful organization of land uses that acknowledges the character of the surrounding transportation corridors, existing land use and infrastructure, and the distinct needs and goals of the community.

One of the first future land use suggestions that the Steering Committee members made was to highlight the Woodside Avenue corridor from the Piedmont-Northern Railroad crossing, north, to the Parker Road intersection as primarily commercial land use. This follows naturally from the historic function of the corridor (including some historic commercial buildings) as well as the potential market pressure that will be created by the development projects on either end (the completed Monaghan Mill project to the north and the in-progress project at Woodside Mill to the south). These mill redevelopment projects can anchor more commercial activity along this corridor, much like a shopping mall. Furthermore, staff's discussions and exercises with community members have continually identified a need for a small-scale grocery store, laundromat, daycare, etc. Occasionally, business development in an area can also produce local jobs as well as a distinct culture that can further define the area. In fact, development of this character has already begun naturally taking place along this corridor where property owners have started redeveloping old properties (such as the Wings 'n Wash building). In similar fashion, the residents also highlighted for commercial land use the portion of W Bramlett just off of Woodside Avenue

that includes both the former municipal office building as well as the vacant site of a former community grocery store (with the expectation of seeing the return of a similar basic community need provider within that space). The intersection of Parker Road and Woodside Avenue was identified for its historic and contemporary value as a commercial hub and community gateway. In fact, the City View Coalition worked with property owners to erect a gateway sign on the side of the Parker Road Drugs Store building.

The exercise participants also recognized the potential of W Parker Road and its function as a minor arterial to develop business along this corridor, but in a more transitional way, by blending commercial uses (in this case, office use in particular) into the adjacent residential land uses. This may be achieved through residential office reuse (also referred to as adaptive reuse) that utilizes existing residential buildings or new development that reproduces the character of the adjacent single-family dwelling units for new commercial (or office) use.

Similarly, the W Blue Ridge Drive corridor was highlighted by the Steering Committee to be an ideal place to continue the service-related industry that has developed along this edge of the community. W Blue Ridge Drive is a significant arterial roadway that connects White Horse Road (US Highway 25), Cedar Lane Road (State Highway 183), and Poinsett Hwy (US Highway 276). This continues the trend of existing service uses along this corridor, while also



Oblique photo of Woodside Avenue

discouraging it from bleeding too far into the residential area of the neighborhood.

During the FLU exercise, committee members reimagined the Industrial-zoned space located off W Bramlett Road that is occupied by the Southern Weaving Company as a site for potential mixed-use. Inspiration was drawn from the redevelopment of local projects like the Taylors Mill that has, over time, shifted from traditional industrial use to more creative uses like a coffee shop, a brewery, artist studios, and more. Discussion during the exercise brought up the potential for public event spaces, creative business types, and flexible studio spaces. The remaining Industrial-zoned area to the east of the study area along the Reedy River and the Swamp Rabbit Trail was also reimagined as a proposed green space that offers (natural) riparian buffers for the Reedy River along with passive recreational amenities. Currently, this tract is home to Vaughn Excavating.

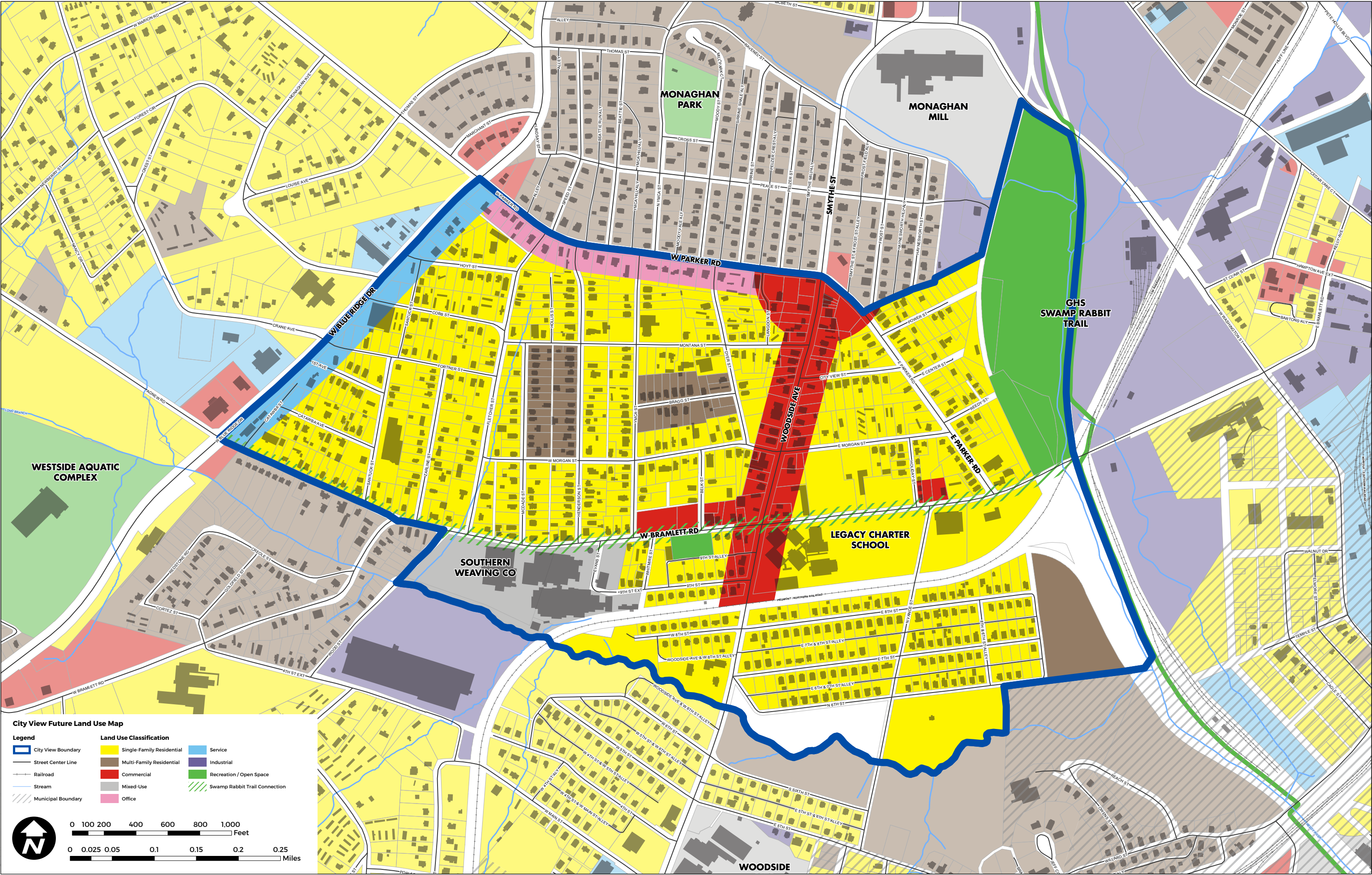
Some additional points of note from the exercise include a suggested day care facility located at the the intersection of E Bramlett Road and Holiday Street (near Legacy Charter School) to meet the needs of this commonly requested amenity. The adjacency to the school is intended to serve families with children attending either Legacy Charter Parker Campus or the nearby Legacy Charter Elementary. The community also highlighted the currently planned Recreational space on W Bramlett Road (to the south of the Belk Street intersection). This property was deeded to New Hope Outreach Center, and the City View Coalition has

been working on a design concept for the site that includes a public park (currently a vacant, asphalt lot). Discussions also included proposing cluster single-family housing around the community park area. The existing and future Recreational land uses were also proposed to be connected through a bicycle and pedestrian corridor that creates a connection running along W Bramlett Road all the way from the Swamp Rabbit Trail to the Westside Aquatic Center.

The remaining portions of the City View study area were designated primarily for Single-Family Residential that preserves the existing residential scale and fabric. However, there are a handful of internal neighborhood blocks that were selected for potential Multi-Family Residential to be integrated into the neighborhood while maintaining a majority of Single-Family Residence (the locations highlighted for Multi-Family are largely representational and should not be used to suggest literal locations for future multi-family projects).

Further discussion points that came up through the course of the FLU exercise included mention of a mini library with more focused services, such as educational attainment (GED support) and children's literature. Additionally, community members stated that they would love to see some sort of Head Start (a school readiness program) or similarly focused Child Care Center.









A neighborhood home with solar panels and automated gate



City View house with need of rehabilitation

RESIDENTIAL DEVELOPMENT

City View is composed of mostly single-family dwelling units with a few pockets of multi-section manufactured homes. The majority of homes were built either as part of Woodside mill village in the early 1900’s or towards the end of the 1930’s and early 1940’s. These structures provide a strong housing stock that continues to offer solid housing for long-term residents and individuals looking to rehabilitate project homes as first-time buyers. This particular housing market has made the community ideal for Greenville’s historically working class residents. Over the last several decades, housing costs have managed to maintain an affordable entry status due to the dissolution of the municipality (as well as its proximity to areas notorious for criminal activity). Residents and community leaders are concerned about the potential for future displacement of existing residents and the resulting change in the character and, more importantly, the culture of the community. Nevertheless, there are also clear benefits to these trends for home owners in the area through social stability, increased return on property investment, and potential crime abatement. These issues are complex and while no mere planning document can sincerely attempt to solve the issue, it can make recommendations in anticipation of potential shifts in the market.



A neighborhood victory-style garden

REHABILITATION

Like many of the old mill communities, City View is in a state of flux. As affordable housing becomes increasingly scarce both inside and outside of the City of Greenville’s municipal boundary, the market will continue to draw attention to County communities like City View where an entry-level housing stock currently exists. These homes are frequently the jewels that house flippers are looking for, or they become the project homes of general workforce residents. Examples of similar neighborhoods in Greenville and the County that have experienced spikes in property values for similar reasons include Nicholstown, Sterling, and Sans Souci.

Over the course of the Spanish-language meetings, a number of Hispanic residents communicated a desire to invest in the neighborhood by rehabilitating vacant or condemned housing structures. These residents saw the potential in these properties and wanted to repair them for friends and family to enter the neighborhood and thereby extend and deepen the community. Planning staff encouraged these initiatives because when community members invest in their own neighborhood in this way, the result is a dual investment (financial and emotional) with a deeper sense of community pride and ownership. Practically speaking, these efforts also maintain a positive momentum of change and reuse. This aspect is important because it’s not merely neighbors or market opportunists who take advantage of communities in positions of potential transition like City View, but also sometimes criminal elements who are looking for low overhead and minimal oversight. Disengaged or out-of-state landlords oftentimes provide the ideal type of rental property for this brand of tenant who doesn’t bring any positive energy or activity to the community. With all of this in mind, residents were also clearly concerned about having as many opportunities as possible to invest in City View and preserve the rich cultural diversity and character of the community.

REHABILITATION STRATEGY

Throughout the discussions that occurred over the course of the planning process, there was a frequently raised concern that was expressed in a variety of terms, but all had the same objective in mind: how can we protect the existing residents and prevent displacement? Planning Staff is always careful to explain that, as planners, staff can in no way guarantee any future outcome. Rather, staff works to provide a guide that is intended to detail the recommended steps to most likely achieve the goals as stated by the community. As a result, this document is not designed or intended to limit or enforce any individual or otherwise prevent him or her from acting in their own best interest in respect to that individual’s private property.

Real estate markets are notoriously volatile in nature, therefore the demand for property in the City View area from external persons is impossible to predict with any responsible level of certainty. However, it is not unreasonable to expect that as a result of redevelopment occurring in and around Monaghan Mill and, even more recently, the redevelopment project scheduled for Woodside Mill, that areas like City View will witness renewed exposure, particularly given its proximity to the GHS Swamp Rabbit Trail. These features, in combination with low housing costs, certainly make City View a potential target for speculative house flippers.

However, the desired trajectory of the community members, as they have vocalized it, is to redevelop from within. In fact, residents wanted to know whether there were any “first-rite-of-refusal” guidelines that could be instituted so that many of the homes that go on the market could be redeveloped by community members for the purpose of providing housing for their friends and family, rather than going to bidders outside of the community. Unfortunately, there is no precedent in real estate for this kind of a guideline; however, there are approaches that individual citizens may pursue.





*New construction in City View*

Residents may regularly monitor tax sale rosters for local properties and share upcoming opportunities to purchase land with the neighborhood. Local property owners may also be invited into an informal “gentleman’s agreement” in which the owner(s) will alert the City View Coalition before a house or other property is formally listed for sale.

There are also some additional variations that may be avenues for a similar effect. For example, residents could potentially formulate an LLC in which the community could gather funds to collectively purchase properties (for example, at a tax sale) to rehabilitate and thereby purposefully maintain affordable values (LLCs also create new funding opportunities or, alternatively, could be used to develop an emergency fund for community members). Another option could be to establish a Community Land Trust (such as the Sterling Community with the help of Bon Secours) to purchase property for the exclusive purpose of providing development (or redevelopment) opportunities for affordable housing.

“Land banks are governmental entities or nonprofit corporations that are focused on the conversion of vacant, abandoned, and tax delinquent properties into productive use. Vacant, abandoned, and tax-delinquent properties are often grouped together as ‘problem properties’ because they destabilize neighborhoods, create fire and safety hazards, drive down property values, and drain local tax dollars. In some sense, these are properties the private market has altogether rejected” (Center for Community Progress). There are a number of benefits that come with being a formal land bank (holding land tax free, extinguishing back taxes, leasing property for temporary uses, etc.); however, a community and its partners have to decide whether there is enough vacant or delinquent property in the area to make the creation of a land bank worthwhile to develop and maintain.

Of course, these approaches are not without their particular hurdles nor can they guarantee the desired outcome; rather, it is likely that nothing will be more immediately effective to accomplishing these goals than a coordinated, communicative neighborhood network. Residents and stakeholders must be able to organize, share information, and work together in order to witness the most rapid positive changes for the neighborhood.

REHABILITATION STANDARDS

The Woodside Cotton Mill Village Historic District to the south of City View (a portion of the designated historic district overlaps the southern boundary of the City View study area) was added to the National Register of Historic Places in 1986. In addition, through the work of the Greenville County Redevelopment Authority (GCRA) and the Jaeger Company, the Woodside Mill area was provided with design guidelines in 2010. These design guidelines are intended to guide all new construction and rehabilitation projects in the historic district.

Unfortunately, as a result of these design guidelines, rehabilitation projects have actually become cost prohibitive for any group or agency that intends to utilize federal funding (by accepting Federal money, they are required to comply with the design guidelines). It is possible that these design guidelines have actually functioned as a constraint on potential development projects around the historic mill village. By contrast, City View is hungry for new development and restorative rehabilitation projects across the neighborhood. As such, planning staff believes that rehabilitation or construction standards beyond the standard safety protocols that the County already administers would discourage redevelopment and increase the barrier to entry for potential small business owners.

NEW CONSTRUCTION

Following the Future Land Use Map, the exercises and discussion slightly narrowed the scale of focus by inquiring what development types residents believed would be acceptable or desirable in the City View study area. Among the residential development types listed, there were single-family detached units, duplexes, townhouses, apartments, and cluster homes/townhomes. The exercise participants were briefly introduced to these various development types and were then asked to place a sticker dot by the development types that they thought they would most like to see or the types that seem the most appropriate for the City View area.

DESIRED RESIDENTIAL TYPES (USE)

Among the most popular residential types from this exercise were Single-Family Detached housing, Cluster Homes/Townhomes, and Duplexes. These development types went on to constitute the bulk of examples that were submitted to the community to review in the visual preference survey.

DESIRED RESIDENTIAL STANDARDS (FORM)

The visual preference survey asked residents to evaluate examples of residential development and rank each example on a four point scale (1 = very unappealing, 4 = very appealing). Planning Staff then drew general conclusions from the results and discussed them with the community. Through discussions of the survey results, community members brought some clarity to their motivating factors and helped planners shape the guiding design principles that this document puts forward.

Upon assessing a variety of examples of **single-family detached units**, the survey respondents demonstrated a general affinity for the small-scale options that would appear to blend more successfully with the existing housing stock of City View. Some of the popular survey slides were examples of recent Homes for Hope projects in the City of Greenville with their craftsman-like architecture. Generally, there was a demonstrable attraction for affordable, workforce-style housing projects. However, unlike most of the existing homes in City View, respondents spoke to their preference for the attached garages of some examples. Individuals also verbalized their desire for adequate green space around the houses, the inclusion of front porches, sidewalks, and wide setbacks between units. Another interesting conclusion was the apparent disinterest in Latino-inspired vernacular architecture, even among Hispanic respondents.

Compared to the single-family detached examples, **duplexes** generally scored lower. When available, respondents showed preference for models that appear to blend more naturally with the existing single-family types. The highest scoring example, however, was a two-story model because, as discussions revealed, it offered more privacy on both sides and suggested more room for larger families.

Although there may have been initial interest in earlier group discussions in **cluster homes/townhomes** development patterns, respondents clearly preferred more space between units than this style is designed to provide. Cluster developments are intended to trade personal green space for a communal green space in order to achieve greater density of units. The results from the survey for this section were very difficult to generalize, but there appeared to be general preference for the cluster models that still used mill village scale single-family housing, although there were some notable exceptions to this rule.

DESIRED PRICING MODELS (AFFORDABILITY)

As mentioned earlier, a common concern among residents and stakeholders has been the preservation of the community character. Given the priority of this issue among residents, there is interest in affordable housing developments and rehabilitation projects in order to keep home costs low and encourage more residents to become homeowners. The agencies who traditionally invest in community revitalization (such as GCRA) are largely restricted in their ability to invest in a community by federal budgeting that dictates how much money goes to these causes. However, there is interest by these groups in potentially acquiring land in City View for the express purpose of providing and maintaining affordable housing options.

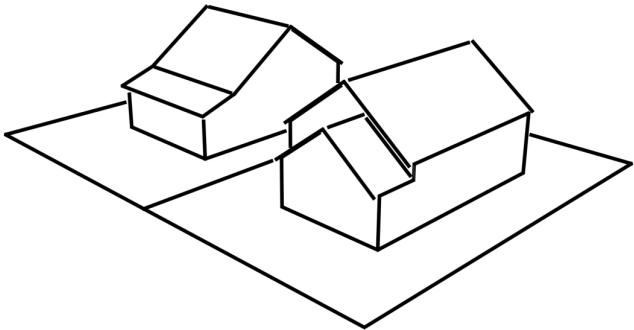
RESOURCES

For local residents of City View, there are fortunately a number of resources that may be of practical help for homeowners, tenants, or persons looking to become homeowners. One example of these kinds of resources is the Greenville County Redevelopment Authority’s (GCRA) Home Repair Program. This program allows residents to apply for a home repair loan of up to \$5,000, which may be applied to roof repairs, replacing windows, or other miscellaneous critical repairs. For individuals looking to become first-time homeowners, CommunityWorks provides a valuable Homebuyer Assistance program that offers a forgivable five year loan of up to \$4,000 that may be applied to closing costs or even a down payment. CommunityWorks also makes available Financial Wellness courses to help citizens create a strategy to realize some of their long-term goals by reviewing their credit status and developing a budgeting strategy. Greenville County’s Human Relations Department is also particularly concentrated on assisting Greenville’s residents with all matters of subjects ranging from first-time home buying to tenant-landlord relationships. They also offer financial counseling along with a variety of workshops that are designed to target the very issues concerning local residents’ housing statuses.



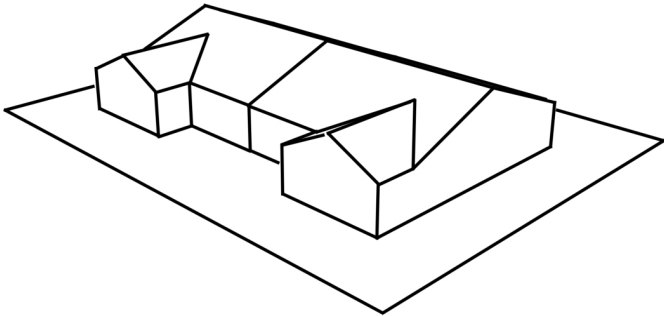
DEVELOPMENT TYPE EXAMPLES: **RESIDENTIAL**

In the course of utilizing visual preference surveys of various development types, residents were provided with a brief, conceptual description of a given development type. In addition, a handful of example photographs were provided, demonstrating some of the inherent variety of each category. The definitions used in the public meetings are provided below along with various supporting images.



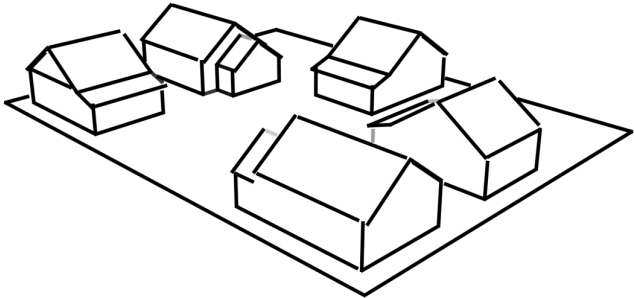
**SINGLE-FAMILY DETACHED DWELLING UNIT**

A single-family detached home is any free-standing house that is structurally separated from its neighboring houses, usually separated by open land



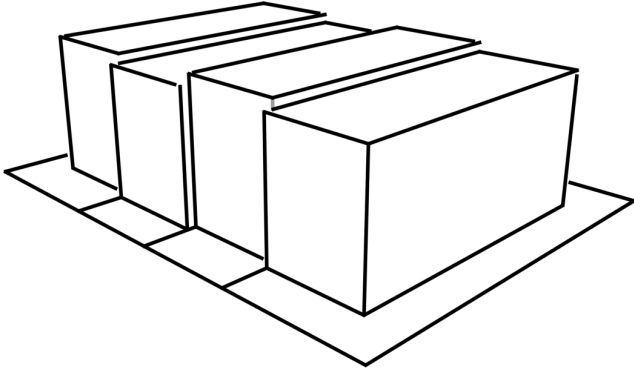
**DUPLEXES**

A residential building that does not contain more than two individual units of housing located on a single lot or plot of land



**CLUSTER HOMES/CLUSTER TOWNHOMES**

Single-family houses or townhouses that are grouped into a shared lot, often sharing a common green or central yard with several other houses



**TOWNHOMES**

Single-family houses or townhouses that are grouped into a shared lot, often sharing a common green or central yard with several other houses







An example of commercial redevelopment potential along Woodside Avenue.

COMMERCIAL DEVELOPMENT

Community members had the opportunity to host Doug Dent, CEO of the Greenville Revitalization Corporation, at one of the Steering Committee meetings in which he discussed the commercial potential of Woodside Avenue. The community recognized the value and feasibility of this development and highlighted the corridor for Commercial land use in their Future Land Use Map exercise. With the potential for the corridor to restore its historic commercial character, it was important to engage community members (which included local business owners) regarding what type of commercial development they would prefer to see in City View and what that development ought to look like.

DESIRED COMMERCIAL USES (USE)

Although several of the commercial buildings in City View currently stand vacant, one can still recognize an earlier commercial development pattern that existed alongside interspersed single-family residential. Largely in keeping with this historic and contemporary context, community members highlighted free-standing commercial, mixed-use, and adaptive reuse development types as the most suitable land use designation for the overall character of the corridor. To be clear, this is not a suggestion to displace any residential housing types along the corridor, but it does designate Woodside Avenue as the prime location for commercial development in the community.

DESIRED DEVELOPMENT STANDARDS (FORM)

Along with various residential types, residents were also exposed to numerous commercial development examples and asked to evaluate each based upon the same four

point scale as the residential types. Similar to the residential portion of the visual preference survey, the commercial side allowed Planning Staff to make general conclusions that were discussed with community members and compose the following guidelines.

With regard to **free-standing commercial** development, survey respondents generally found the small-scale community-oriented examples to be more appealing. In the follow-up discussion, residents spoke to their preference for the historic, compact models. This development pattern corresponds to the overall context of the surrounding neighborhood and several of the historic buildings that are still located on Woodside Avenue (such as the vintage service station at 1100 Woodside Avenue).

One significant difference, however, between the Steering Committee and the Hispanic group was the former’s preference for pedestrian-friendly examples of development (wherein the free-standing commercial building exhibits a narrow setback from the sidewalk or even making use of an inviting, outdoor patio area). Conversely, respondents at the Spanish-language meetings valued the convenience of more traditional commercial development patterns (that situated the free-standing commercial building in the center of a parking lot). Throughout discussions with the community, pedestrian safety was a high priority (particularly among Steering Committee members), therefore Planning Staff recommends an approach to commercial development that attempts to address both pedestrian access and safety without compromising convenient vehicular access.

**Adaptive reuse**, or residential office reuse, was not a significant element of the visual preference survey



A free-standing commercial property currently undergoing redevelopment on Woodside Avenue.

(community members were still presented with examples of how the development type functions) due to the fact that this particular land use simply makes use of existing building stock in the study area rather than proposing a new, potentially controversial development style.

An alternative commercial development type is **mixed-use** development. This development type incorporates two different land uses, usually commercial and residential. In general, the response to mixed-use development was comparatively unenthusiastic. However, there were two examples in the visual preference survey that stood out. One example that many residents found very appealing is a three-story live-work model from Tempe, AZ, that demonstrates a deep, landscaped setback with wide sidewalks and street trees, all of which combine to create a more pedestrian-welcoming environment and under-emphasize the additional building stories. Another popular example was a more traditional-looking mixed-use strip mall project with adjacent parking. This model utilizes familiar architectural features of small-town American main street businesses from the mid-century. Mixed-use development could reasonably be located anywhere along Woodside Avenue to provide live-work options for community business owners or provide rental space for extra revenue earning for property owners. Mixed-use was broadly endorsed by community members and was even, in the course of the Hispanic residents’ meetings, suggested by a resident before staff even introduced the concept.

DEVELOPMENT INCENTIVES

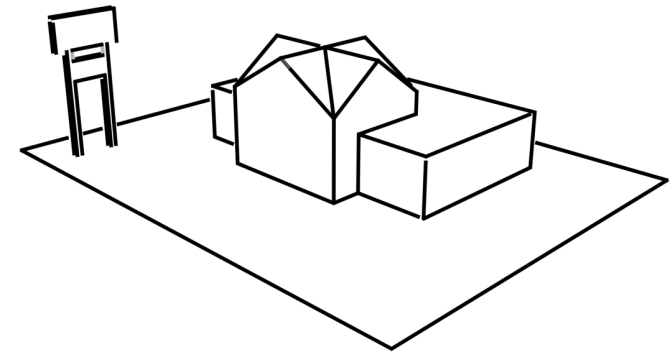
One of the City View community’s most powerful resources is the interest and investment of groups like the Greenville Revitalization Corporation (GRC). The GRC is targeted specifically at promoting economic development in Greenville’s Textile Crescent. In fact, just north of the City View area is the developing site of the Textile Heritage Park (10621 Smythe Street), which is a project by the GRC that will pay homage to the mill history of the area and provide passive recreation options for the people of the area. As mentioned at the beginning of the Commercial Development section, Doug Dent, CEO of the GRC, spoke to the City View Steering Committee and described the commercial potential of Woodside Avenue to the community. Since that time, the Greenville Revitalization Corp has been working individually with property owners in order to support economic development as well as to promote the health and wellbeing of the surrounding community.

Among the resources that GRC has to offer to encourage and incentivize commercial development in this area is the potential for establishing the area as an “opportunity zone.” The Investing in Opportunities Act (IIOA) - co-authored by Sen. Tim Scott of South Carolina - is designed to encourage investors to allocate capital gains towards designated distressed communities by offering a decreased capital gains rate (based upon length) by investing this money in these areas. These “opportunity zones” are designated by



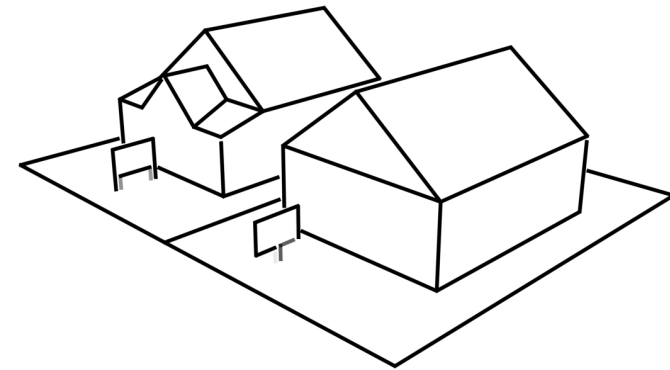
DEVELOPMENT TYPE EXAMPLES: COMMERCIAL

In the course of utilizing visual preference surveys of various development types, residents were provided with a brief, conceptual description of a given development type. In addition, a handful of example photographs were provided, demonstrating some of the inherent variety of each category. The definitions used in the public meetings are provided below along with various supporting images.



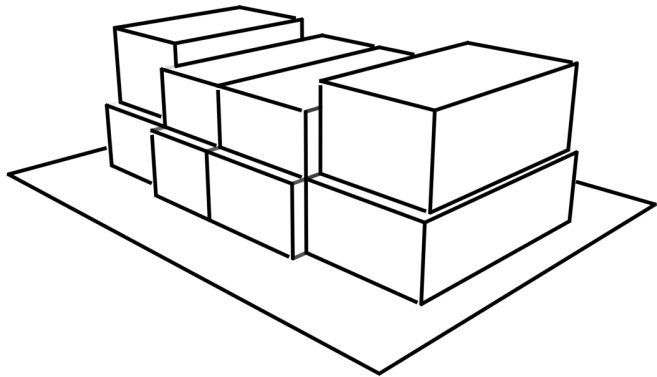
FREE-STANDING COMMERCIAL

A commercial building that is not linked to other structures or commercial spaces and occupied by a single commercial company



ADAPTIVE REUSE

A single-family residential structure occupied or converted for an office use



MIXED-USE

A building that contains more than one type of use and typically contains residential housing located above the commercial or office use of the ground floor



VERNACULAR ARCHITECTURE/STYLINGS

In the course of utilizing visual preference surveys of various development types, residents were provided with a brief, conceptual description of a given development type. In addition, a handful of example photographs were provided, demonstrating some of the inherent variety of each category. The definitions used in the public meetings are provided below along with various supporting images.





their respective governors and local leaders, and GRC has already begun the work of applying for the area including City View to become qualified for this benefit. As Sen. Scott explains, “The solution isn’t nested in another taxpayer funded government program or initiative that fails to get to the root of the problem, but rather public-private partnerships that encourage long-term investment and continued success.”

GRC also has an ongoing reputation for working individually with property owners to promote economic development in a responsible manner that respects the vision of the community. In some cases, the GRC is available to offer economic development loans to these developers. It may also be possible to extend the Greenville Redevelopment Authority’s facade improvement grant (offered for Poinsett Highway) to Woodside Avenue in the future to offer assistance to businesses looking to improve the quality of building frontage or signage for the benefit of the corridor. Hopefully, GCRA will have the ability to also continue its history of working with Greenville County Code Enforcement in the area to acquire blighted or dilapidated properties for demolition. The resulting vacant properties could produce excellent new opportunities for mixed-use or commercial development along Parker Road, Woodside Avenue, or W Bramlett Road, thereby expanding the offered services and employment opportunities to the area.

Representatives from GRC confirmed the viability of many of the proposed commercial uses that were suggested by community members, such as restaurants, cafés, laundromats, and other basic needs providers for the area. In addition, commercial developers view the community cornerstone of Legacy Charter School as an asset and an encouragement to overall economic development of the area. Also, depending upon the state of federal funding for future projects, GRC would like to acquire more properties for rehabilitation and revitalization. Overall, these various tools of economic development are encouraging elements that work to paint a positive future for City View’s commercial growth.

RESOURCES

A handful of resources exist for new or growing commercial businesses that may be of value to new or expanding entrepreneurs in the area. A powerful resource is the aforementioned Greenville County Redevelopment Authority (GCRA) and Greenville Revitalization Corporation (GRC). One of the resources in particular that they can offer business owners is an Economic Development Loan. This loan enables business owners that are focused on areas that GCRA is invested in (like City View) to potentially receive between \$5,000 and \$25,000 at interest rates somewhere between 3% and 5%. This is an important loan for small business operators because it is usually an amount that banks do not often engage with; however, these small loans can oftentimes be the critical start-up capital that business owners need to get their business idea off the ground. Similarly, CommunityWorks also offers a small business loan for anyone starting out that needs coaching or training to get their business model and financing in order so that their project can become as successful as possible. Business owners that work with their team may even qualify for a small business loan of up to \$50,000.

VERNACULAR ARCHITECTURE & STYLINGS

Given that approximately one third of City View’s population is Hispanic, Planning Staff incorporated a section into the visual preference survey that included Latino-inspired vernacular architecture or other environmental expressions of culture. As mentioned in the section on Desired Development Standards, neither the Steering Committee nor the Hispanic Steering Committee participants demonstrated any particular interest (if not active disinterest) in literal Latino architectural embellishments on dwelling units (such as regionally-inspired roofline treatments, building materials, color palettes, etc.). However, there remained a number of environmental and lifestyle elements that planners have noticed in areas of significantly higher Hispanic populations, such as Los Angeles, CA, in which there is a blending of cultures in the environments of their neighborhoods. In an article in Opolis, Michael Mendez wrote “Latinos have continually used adaptive methods to transform their communities to better suit their needs and to promote social interaction” (“Latino New Urbanism: Building on Cultural Preferences,” Opolis, Vol. 1, No. 1: Winter 2005, pp. 33-48). The visual preference survey picked up on these examples and attempted to gauge the overall receptivity to some of these differences, should they appear in City View.



Colorful front porch elements on a neighborhood house.



City View residents celebrating Mexican culture.

PREFERRED STANDARDS FOR CULTURAL EXPRESSION

One of the examples of Latino-inspired elements that received broad acceptance from the entire community (especially among the Hispanic residents: 80% of which gave it a full four points) was the cultural mural example. When planners asked residents what kinds of subject matter they would like to see in murals, they suggested subjects of religious or local historical themes. The remaining slides in this section of the Visual Preference Survey related to the function of the outdoor space and they asked residents what functions appear acceptable and which seemed inappropriate. For all but one of these slides, there was a noticeable split in the responses between the Steering Committee and the Hispanic residents. While the responses from community members in the Spanish-language meetings ranged from mild to positive, the Steering Committee was largely negative. The examples in question include front yards that are brick-paved from edge to edge, one that is a garden social space, another that includes potted plants and religious/cultural iconography, and one with a child’s play area (with trampoline). However, the Steering Committee was more open-minded to an example that was extremely popular with the Hispanic community and depicts an attractively hardscaped front yard with outdoor furniture that is also attractively, yet minimally landscaped. Apart from some of the clear regional inspirations of some of the examples, the exercise clearly demonstrates a cultural variance that allocates different activities to the front yard (outward, inclusive, community-facing) as opposed to the backyard (private, personal). When asked to speak to their survey responses on this section, Hispanic community members responded that they liked the idea of the front yard as a place for relaxing, preserving the backyard for garden space.

Community members from the Spanish-language planning meetings expressed interest in rehabilitated homes in the area for family and friends in order to grow and invest in their neighborhood. If the community continues to grow in this way, it should be expected that the environment will increasingly reflect the shifting demographics, at least in the ways in which outdoor space is utilized. In East Los Angeles, Mendez notes, “the introverted American-style homes are transformed to extroverted, Mexicanized or Latinized homes. The Latino house expands to all four corners of the lot, allowing for a more efficient, maximum use of space.” In the Mexican-American housescape, there may be a variety of semi-private and semi-public uses that include the front yard up to the fence or wall.

While there’s no way to predict how the environment may evolve based on shifting demographics, and despite some disagreement about the best use of private space, there remains a much broader consensus among the participating community members. Points of consensus include the following:

- General uniformity among preferred housing scales and types.
- Commitment to community pride and development.
- Stated interest in addressing vacant and dilapidated properties by all groups.

With all of the inherent solidarity across most of the visual preference survey categories, planning staff hopes that there will be both flexibility and understanding when it comes to how a portion of the community may potentially arrange their landscape (or hardscape).



PEDESTRIAN SPACE

One of the most significant contributors to pedestrian safety is the overall design of the pedestrian space. Some of the key considerations include:

- Does the space protect pedestrians from vehicular traffic?
- Does the pedestrian space influence the behavior of drivers, cyclists, and pedestrians?
- Is there even any designed pedestrian space at all?

Much of the pedestrian travel space throughout City View is either incidental or non-existent. However, if new development and rehabilitation is to follow in upcoming years, then this could be an excellent opportunity to highlight what residents expect from and prefer in the pedestrian space. By reflecting these upgrades to infrastructure, developers have the opportunity to introduce an additional layer of healing and restoration to City View.

By investing in pedestrian infrastructure, local business and property owners are not merely improving safety standards for the community, but are also contributing to the overall economic development potential of the area. In an article for The National Center for Transit Research the Florida DOT authors reported that these “[streetscape improvement] projects, in many cases, are showing economic benefits. In most cases, a direct causal link cannot be established; however, there is a strong association between such projects and increased economic activity that often outpaces other areas in the city and the city itself.”

Anecdotal evidence of the economic advantages of pedestrian improvement efforts can be found locally on Main Street in both downtown Greenville and Travelers Rest, which have experienced significant economic growth that continues to this day. Woodside Avenue (and the surrounding City View area) stand to benefit as well from property owners who will accommodate the vision of the community for the pedestrian space as described in this document whenever possible.

PREFERRED MODEL FOR WOODSIDE AVE/SMYTHE ST STREETSCAPE CHARACTER

Planning Staff took the opportunity to discuss the general elements that compose a complete, walkable pedestrian space and were then asked to prioritize the individual elements. A planning intern utilized the existing setback of a historic commercial building footprint to create a three-dimensional model that interchanged elements to demonstrate the various effects for the audience.

Staff introduced this exercise by mentioning that the single most impactful feature is also the most expensive: burying power lines. Staff believed that no discussion of an ideal pedestrian environment would be complete without mentioning this feature; however, it was explained that this component is so cost prohibitive as to make it extremely unlikely.

That being noted, there were actually two pedestrian space



Woodside Avenue pedestrian space



Woodside Avenue pedestrian space

design components that were even more popular in the final analysis than even burying power lines. The first of these is the introduction of landscape components, namely as a buffer between the pedestrian and vehicular travel lanes. Small-scale street trees (short enough to grow underneath power lines) can provide a multitude of benefits. These benefits may include a more hospitable and attractive environment for pedestrians through provision of shade, microclimate effects (evapotranspiration), seasonal color, and overall beautification. By increasing walkability, adjacent property owners may experience increased commercial viability through walk-in business while the community itself may witness benefits to general health and wellness. In an article presented at the Urban Street Symposium, the authors explained that the physical activity promoted by a more walkable environment has the potential to “combat obesity, improve cardiovascular health, and increase longevity” (Benefits and Risks of Urban Roadside Landscape: Finding a Livable Balanced Response). The same report also mentioned the potential safety benefits, citing studies in which “it was observed that the presence of a well-defined road edge might cause drivers to be more attentive and cautious.”

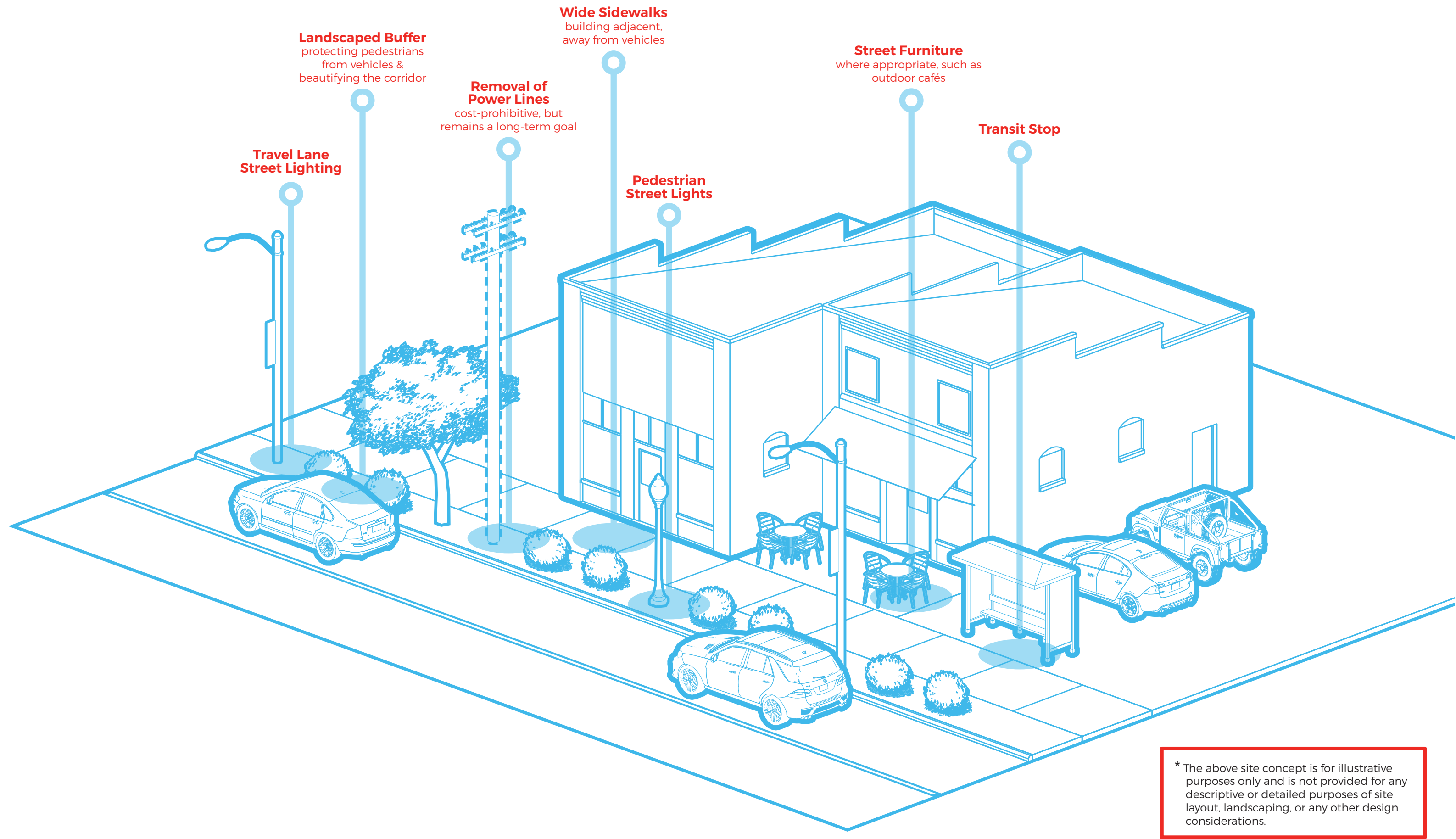
The second most important pedestrian element to the community is street lighting. The potential benefits of street lighting are far-reaching. For example, while an overall improvement in security cannot be guaranteed, some argue that street lighting “is a situational crime-prevention measure that focuses on reducing opportunity and increasing risk through modification of the physical environment” (Improving Street Lighting to Reduce Crime in Residential Areas). They also suggest that “Street lighting strengthens informal social control and community cohesion through the promotion of social interaction and investment in neighborhood infrastructure.” The correlation between street lights and improved security is sometimes difficult to prove because it is often uncertain how much

to attribute to “improved community pride and cohesion,” which may also be a by-product of community improvement projects like street lighting and how the result makes them “feel” about their neighborhood (cf. Street Lights and Crime: A Seemingly Endless Debate). Regardless, street lighting has still been attached to other beneficial ramifications, such as safety for drivers, riders, and pedestrians (through reduction of nighttime crashes) and overall quality of life improvements (by increasing the hours of commercial activity and generating renewed community pride).

Currently, some of the literature on street lighting is examining the effects of LED lighting on circadian sleep rhythms via high color temperatures (blue light emissions). Furthermore, there has been recent literature that is also suggesting that night lighting is having a significant impact on wildlife that could potentially have far-reaching effect on local ecology. The subject of fixtures and bulb types should be thoughtfully considered and residents ought to advocate for their best interests should the opportunity to install or update street lighting arrive.

The remaining elements of the pedestrian streetscape that were presented to the community had less to do with the sidewalk as a travel lane and more to do with opportunities to rest, congregate, or expand businesses. When planning staff enquired as to the slightly cooler response to these features, residents explained that while outdoor seating that is associated with a specific restaurant or café is acceptable, the sporadic benches and street amenities that were represented in some of the examples appeared potentially unsafe. Discussions revealed that street amenity features that are under natural surveillance (such as in the case of a business’ outdoor seating) or part of a key community feature like a bus stop (that would benefit from dedicated, covered seating and wastebaskets) are appropriate, while street furniture that is independent of these contexts is discouraged.









Legacy Early College Parker Campus

LEGACY CHARTER SCHOOL

Legacy Charter School has already been mentioned as a cornerstone of the City View community. Legacy’s mission has been to “offer a quality, rigorous, and relevant educational program leading to college graduation and empowering underserved urban students to become productive, fit, principled citizens in a changing society.” and has been very successful in realizing this vision. While Legacy has plans in a number of areas across the County (including the site of the old Berea Elementary School), the former Parker High School location in City View has no stated plans for expansion within the community. Regardless, in the discussions revolving around the future land use exercise with the Steering Committee, community members were positive about Legacy Charter School’s potential to grow in the area. It is worth noting, there is no specific zoning or land use required for a school (these are always permitted by special exception), and expansion is not limited by County regulations.



City View residents engaging in the Participatory Mapping Exercise

PARTICIPATORY MAPPING EXERCISE

In addition to the Future Land Use exercise, County Planning Staff also conducted a more improvisational mapping exercise with residents encouraging them to consider potential in their neighborhood. This exercise involved creating a large scale map of the study area on the floor in tape and invited meeting attendees to place various icons representing different features or issues in their desired locations. Some of the map icons included amenities such as street lights, bus stops, cafés, playgrounds, dog parks, and more. Conversely, some of the issue icons included dilapidated housing, illegal dumping sites, roadway repairs, and sidewalk repairs. Residents could even create their own custom icons for any features that staff may have not considered.

In some ways, this exercise was an opportunity for residents to informally vote for desired features within their community

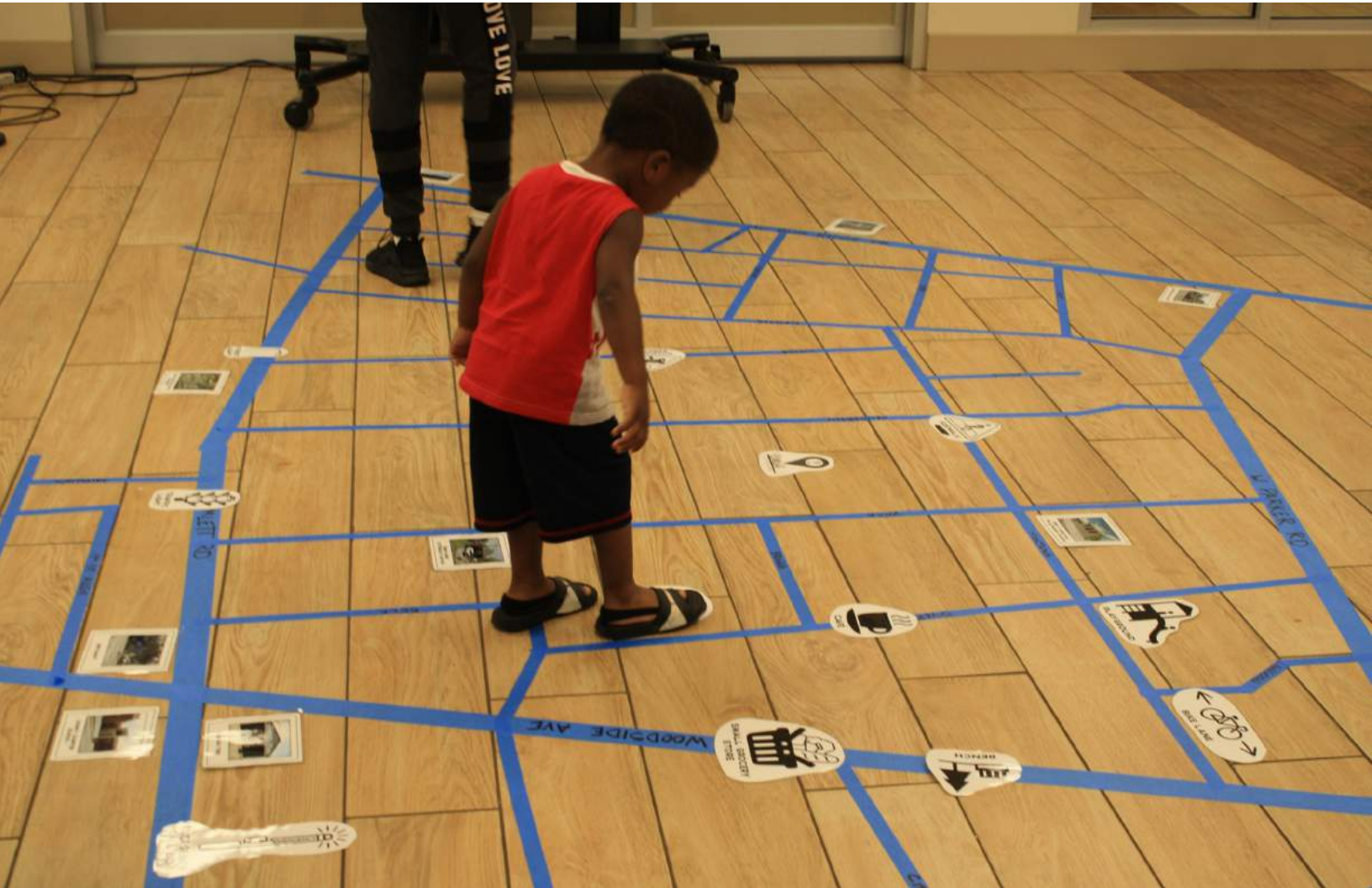
(such as in the case of showing support for the idea of a small grocery store or laundromat), to think critically about the weaknesses that persist in their neighborhood, as well as to specifically locate these elements. As mentioned before, this exercise was improvisational in that it did not need leverage any planning-related knowledge or education, but instead relied on community knowledge. This was valuable for the purpose of engaging residents in thinking creatively about the future without the burdens of weighing aspects such as zoning, land use, or other potentially limiting factors. As a result, the specific results of the exercise are not expressed in guiding principles in this document, but rather served as a launching point of discussion for Steering Committee and Hispanic Community meetings. The results, however, are still provided in this document in Appendix D.



# DEFINING PROJECTS

THE PROJECTS THAT ARE CRITICAL TO RE-SHAPING THE NEIGHBORHOOD TOWARDS THE VISION OF THE COMMUNITY

This document has covered a variety of guiding principles that are intended to provide a general direction with some practical steps, all of which has the purpose of creating a safer, healthier, and happier community. Apart from these principles, there are also a handful of specific keystone projects that should be priorities for community leaders and the neighborhood’s public representatives. These projects represent milestones, or goals, that mark the approach to their realized vision.



GHS Swamp Rabbit access near City View

## GHS SWAMP RABBIT TRAIL CONNECTION

One of the single most unrecognized and undeveloped strengths of the City View community is its relation to the GHS Swamp Rabbit Trail. City View residents stand to benefit both by how conveniently the GHS SRT can connect community members to outlying resources (such as downtown Greenville, Travelers Rest, Hampton Station, and eventually Poe Mill, including all of the recreational features that are planned in that direction) as well as how - through intentional design - City View can draw users off the trail and into their community. However, in order to genuinely succeed at these ambitions, City View requires a clearly delineated and guided connection that begins with the Swamp Rabbit Trail (where it intersects W Bramlett Road) and ends, ideally, at the Westside Aquatic Center (on W Blue Ridge Drive).

The intersection of the Swamp Rabbit Trail and W Bramlett Road is certainly impacted by the additional intersection of the railroad line; however, the extra caution that this requires from riders and pedestrians presents an additional opportunity to create awareness among trail users of features in the community. This project requires an attention to environmental graphic design (signage, striping, etc.) to instruct riders to and from the Swamp Rabbit Trail and guide them through the neighborhood. Where possible, it would be advantageous to eventually broaden sidewalks to create multi-use paths that accommodate both cyclists and the volume of student pedestrian traffic that occupies this corridor. Connecting the Westside Aquatic Center to the GHS Swamp Rabbit Trail would be of significant benefit to people from all over the area, not merely the residents of City View. This could possibly serve as a basis for securing attention and funds for this project from grants and government representatives.







Woodside Avenue, looking North

RE-IMAGINED WOODSIDE AVE COMMUNITY PARK

In many ways, Woodside Avenue functions as the Main Street for City View. This commercial-focused corridor cuts right through the heart of the community, providing its primary gateways and its central intersection (Woodside Avenue and W Bramlett Road) that highlights one of City View’s most prominent features, Legacy Charter School. For many people, this corridor is their only connection to City View, therefore it stands to reason that revitalizing this corridor from a visual aesthetic perspective would benefit the momentum of ongoing redevelopment, interest, and investment on Woodside Avenue and the surrounding areas.

What this kind of revitalization requires are property owners who are invested in the community and willing to make adjustments to their streetscape that are in line with the community’s vision.

With the development of the Textile Heritage Park by GCRA and the Woodside Mill (by private developers), it may be possible to request that GCRA include Woodside Avenue in its façade improvement grant that currently assists business owners along the Poinsett Highway corridor. The goal that residents and business owners would be benefited by this transformation in the pedestrian infrastructure. Through resources like community enhancement grants, it may become possible to fill in the gaps in the sidewalk infrastructure and, with the support of property owners, establish a new streetscape that reflects the priorities outlined by the community in this document. The principles that will hopefully come to shape and define Woodside Avenue in the future include landscaped buffers, street lighting, reduced curb cuts, pedestrian-oriented businesses, community signage, and more.

The City View Community Coalition has been working on a cornerstone project for the community independent of this planning process that entails providing a brand new, neighborhood-scale recreational amenity for residents within their neighborhood. While the Westside Aquatic Center offers some playground features, the fact that it’s across W Blue Ridge Drive makes it a dangerous proposition for any pedestrians (and unattended children, in particular). Also, the distance to Monaghan’s Park makes pedestrian travel for childcare providers difficult to access at that distance if traveling by foot. The currently in-development Textile Heritage Park is designed with some additional playground features; however, its relative distance (much like Monaghan Park) also makes this future park somewhat of a journey for some residents. As a result, this park that is internal to the community is more than a project of mere convenience: this initiative began with community members and has been continued through their efforts. The fulfillment of this project would provide testimony to the impact of community leadership upon the neighborhood and the new direction of a community initiating revitalization from within and according to their own unique vision.

Currently, a parcel occupying a vacant lot has been deeded to New Hope Outreach Ministries for the purpose of providing a community park. Designs for the park presently include a playground structure for children and a basketball court. These primary elements are the results of community feedback that was solicited by the City View Community Coalition. It is, of course, important to provide the recreational components that are in high demand by a community; nevertheless, it is also important to balance a community’s feedback with professional experience. At 0.84 acre, the donated site offers ample room to offer

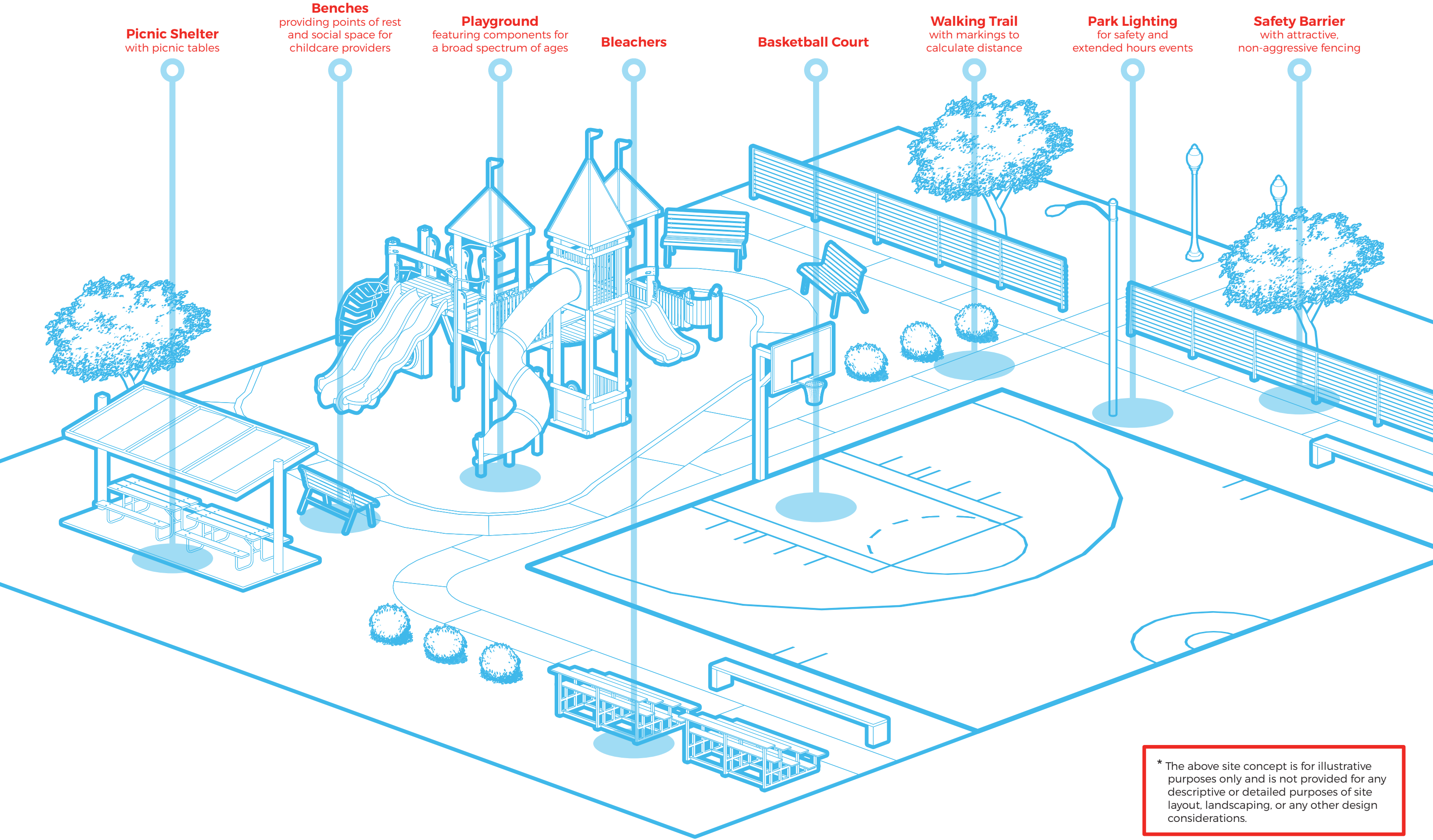


Future Community Park site (W Bramlett Rd/Belk St intersection)

the requested elements and arrange them or pair them with other features that make the community park more appealing to a broader sample of the population with things to do for hopefully everyone. An interview on the Project for Public Spaces with a cultural anthropologist from the City University of New York provides a few guidelines for designing park space oriented towards youth (Peinhardt, Katherine. “What the (Young) People Want: A Q&A with Setha Low.” RSS, 20 Mar. 2018, [www.pps.org/article/what-the-young-people-want-a-q-a-with-setha-low](http://www.pps.org/article/what-the-young-people-want-a-q-a-with-setha-low)). These guidelines stress the importance of “flexibility and sense of welcoming” in the park environment: young people are looking for a space in which to be themselves away from onerous rules. Young people are also interested in activities that afford great participation opportunities (this is where something like the basketball court is perfect!). On the other hand, there is usually a simultaneous contingent of young people who are simply looking “for places to sit and watch other young people.” A vantage point like bleachers or a covered sitting area could be an ideal opportunity for this kind of passive recreation. And one of the key takeaways from the cultural anthropologist’s research is the desire of young people “not [for] secret places, but [for] places where they can retreat and have some privacy.” In addition to home and school, hopefully, this community park will one day become a new “third space” in which young people in the neighborhood will have the opportunity to interact, develop, and define themselves as individuals.

As mentioned previously, early plans have been drafted for the site to include the playground and basketball court; however, future phases of the park could be utilized to introduce additional layers of amenities that may serve an increasingly broader user base. Some considerations for potential features may include simple things like additional markings/stripping on the basketball court for alternative games like four square or pickleball (an activity popular with mature residents in other Greenville neighborhoods); differentiated toddler and youth playgrounds (for different ability levels); areas for freeform creativity like short walls for chalk drawing; also picnic tables with grills and a dedicated covered area; lighting for extended hours activities or events (some methods of creative lighting - beyond simple cobra head lights - may also add visual interest as well as added security); features for childcare providers such as shade trees with benches or even outdoor fitness equipment; concrete chess tables; and more. Portions of the park could even include non-programmed elements like loose parts that kids can combine in new ways or ambiguous blacktop markings that may encourage kids to create their own original games to make use of them. There is no limit to the directions in which the park can go over time and with support from local residents, business owners, and grant-making funding sources.









View of W Bramlett Rd/Agnew St intersection, looking South-west

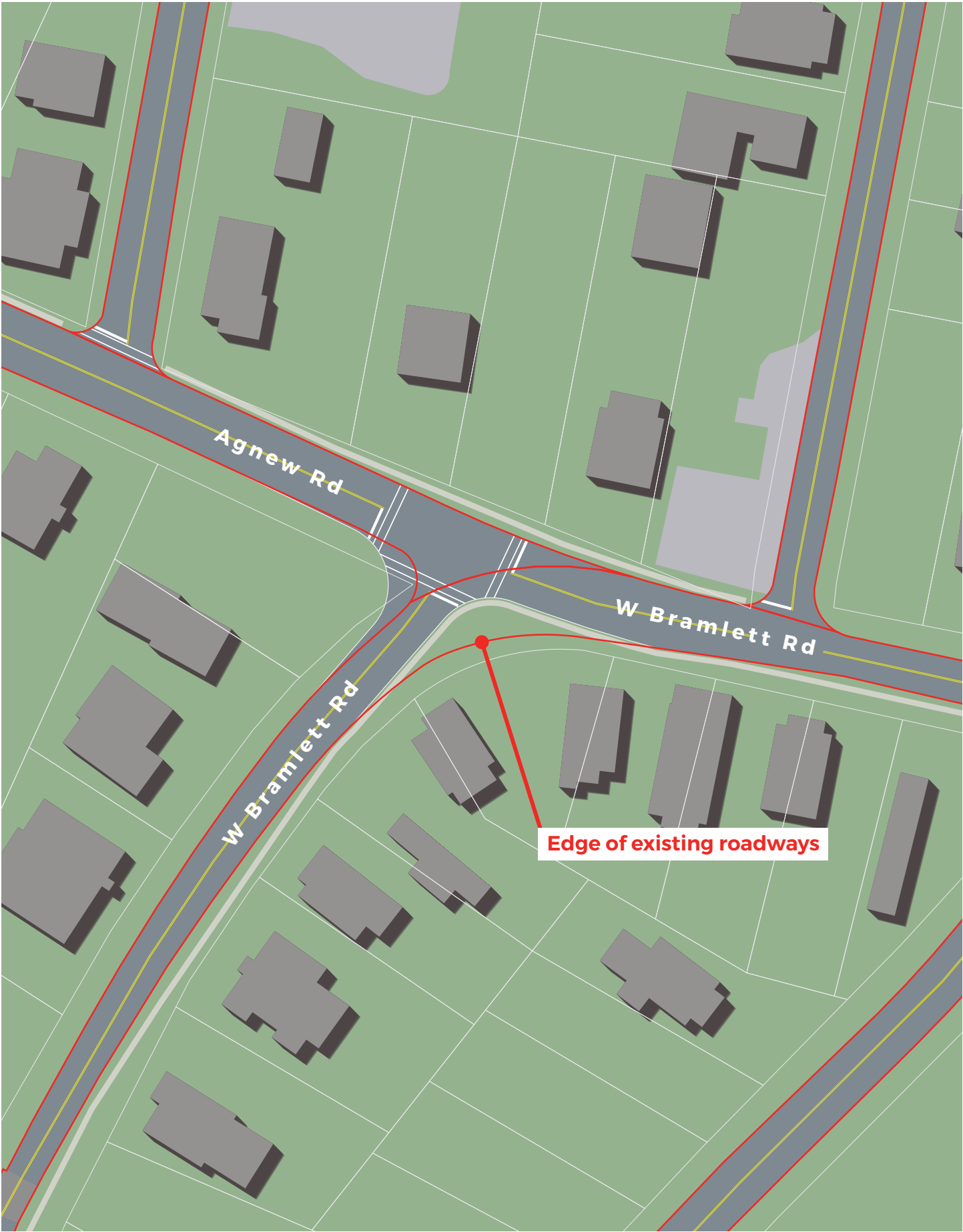
W BRAMLETT/AGNEW  
INTERSECTION REALIGNMENT

This project is in direct response to concerns and requests raised by community members through the course of community meetings and exercises. While the traffic numbers prohibit many of the traffic calming measures that were suggested by the community in the early rounds of conversations (such as speed humps), W Bramlett Road does have the potential for a re-engineering project that would benefit the community in immediate and long-term ways. Currently, Agnew Road terminates at the apex of a severe curve along W Bramlett Road, creating a rather unintuitive and dangerous intersection. However, there are a number of additional reasons that make this intersection even more sensitive. To the south of the intersection in question (approximately 1000 feet along W Bramlett Road) lies Alexander Elementary School, which is the grade school for many of the children in the City View study area. Many of these students travel to and from school, crossing at this very intersection without the aid or assistance of crosswalks, crossing guards, or any object designed to alert drivers. Furthermore, W Bramlett Road is, as mentioned in the previous project, the prime corridor to connect the Swamp Rabbit Trail to the Westside Aquatic Center; however, if users are to take advantage of sidewalks, they must cross the road at this intersection, which has very limited visibility for drivers coming around the bend. Moreover, nearly adjacent to the intersection is the Southern Weaving Company which generates additional industrial traffic along W Bramlett. All of these conflicting features could be improved by the realignment of this intersection, allowing the southern approach of W Bramlett to “T” into the point where Agnew Road and W Bramlett Road meet. Additionally, instead of traffic continuing along W Bramlett along the bend, or even traveling uninterrupted between Bramlett and Agnew, staff suggested creating a three-way stop with at least two striped

crosswalks. By forcing drivers to stop as they approach the intersection from any direction, they will be more likely to become aware of pedestrians or cyclists.

The Greenville-Pickens Area Transportation Study (GPATS) is unable to fund this intersection improvement project as a result of State Act 114 which requires them to pursue a “worst first” policy that issues an objective standard on all potential road projects and seeks to derive the most benefit for the highest number of citizens. An investigation by South Carolina Department of Transportation (SCDOT) into this intersection by a Safety Program Engineer revealed that there has only been one reported crash in the past 3.5 years, which would also disqualify the project based on minimum Safety Office requirements. While accident numbers (pedestrian or vehicular) have, fortunately, remained almost non-existent, the community recognizes the increased activity that this corridor could see over the coming years and wishes to take preventative measures against potential incidents. As a result, funding for this project will need to be sourced from alternative funding providers. A SCDOT representative conducted a cursory estimate of the project and presented the following breakdown for the total project cost.

PRELIMINARY ENGINEERING PHASE	\$75000
RIGHT-OF-WAY PHASE	\$4000
UTILITIES	\$20000
CONSTRUCTION	\$250000
CERTIFICATION & INSPECTION	\$35000
TOTAL	\$384000



Proposed design concept for W Bramlett Rd/Agnew St intersection, realignment



# CLOSING STATEMENTS

This community plan has been created through the diligent and persevering work of City View's residents, business owners, property owners, and stakeholders. The goal of this document has always been to represent the will and vision of these parties and not the agenda of any governing body or agency. As such, the object of this community plan is to communicate to both internal and external audiences. The plan is targeted to serve the community by providing them with careful guidance in the hard work of internal neighborhood revitalization. This document also addresses the area's elected and representative officials in local government along with any potential developers or community revitalization organizations that would seek to know the will and desire of the community and their vision for its future.

The City View Community has been genuinely blessed with extremely committed and generous parties that seek the wellbeing and improvement of City View and its residents. In particular, the Greenville County Planning Department and the City View Community Coalition are deeply indebted to the ongoing investments of the Bon Secours St. Francis Health System and its Faith Communities Initiatives and Healthy Community Initiatives. Bon Secours continues to provide health services to the community through their mobile mammography and mobile dental care units in addition to providing meeting facilities for core team meetings and connecting community leaders to new

partners and neighborhood assets. In addition, the Hispanic Alliance has provided support for a number of projects in the community including the Spanish-language community meetings and a Hispanic Health Fair. The neighborhood of City View is also beholden to the steadfast commitment and passion that come from its indigenous churches. These local church bodies continue to provide critical services as well as community-building opportunities to enrich local residents, regardless of their individual religious affiliation. Some of their activities include conducting the annual backpack giveaway for needy students, hosting mobile health units, food and clothing outreach ministries, as well as providing caseworkers and nurse practitioners for area residents. New Hope Outreach Ministries and First Christian Fellowship are examples of local churches that have been instrumental throughout the planning process and their ongoing support and investment will be critical to the continued flourishing of City View. Furthermore, the Greenville Redevelopment Authority and Greenville Revitalization Corporation have made commitments to the area, not just in words but financially by investing in land for future projects and introducing new partners to the community through their network of associates.

In light of these committed partners and the steps they have taken alongside area residents, Greenville County Planning Staff is confident that the goals and vision expressed in this document can be attained and surpassed.



Pastor Bobby Inman, Jr. of First Christian Fellowship with community member.



Bon Secours St. Francis Mobile Mammography Unit



Bon Secours St. Francis Mobile Mammography Unit



Bon Secours St. Francis Mobile Dental Care Unit



Pastor Joe Garrison and Co-Pastor Debra Garrison of New Hope Outreach Center



Hispanic Health Fair, co-sponsored by the Hispanic Alliance



# ACKNOWLEDGMENTS

## GREENVILLE COUNTY COUNCIL

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Willis Meadows, Vice Chairman  
Xanthene Norris, Chairman Pro Term  
Joe Dill  
Michael Barnes  
Sid Cates  
Rick Roberts  
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Katherine Howard

## GREENVILLE COUNTY LONG-RANGE PLANNING DEPARTMENT

Sarah Holt, Director  
Tyler Stone, Manager  
Suzanne Terry  
Jonathan Hanna  
Ben Cotton  
Greg Gordos  
Tina Belge

## SPECIAL THANKS

Teresa Barber, Director, Building Safety & Code Compliance  
Phoenix, Buathier, Zoning Administrator  
George Ramos, Code Enforcement  
Wes Kilgore, Sheriff's Office

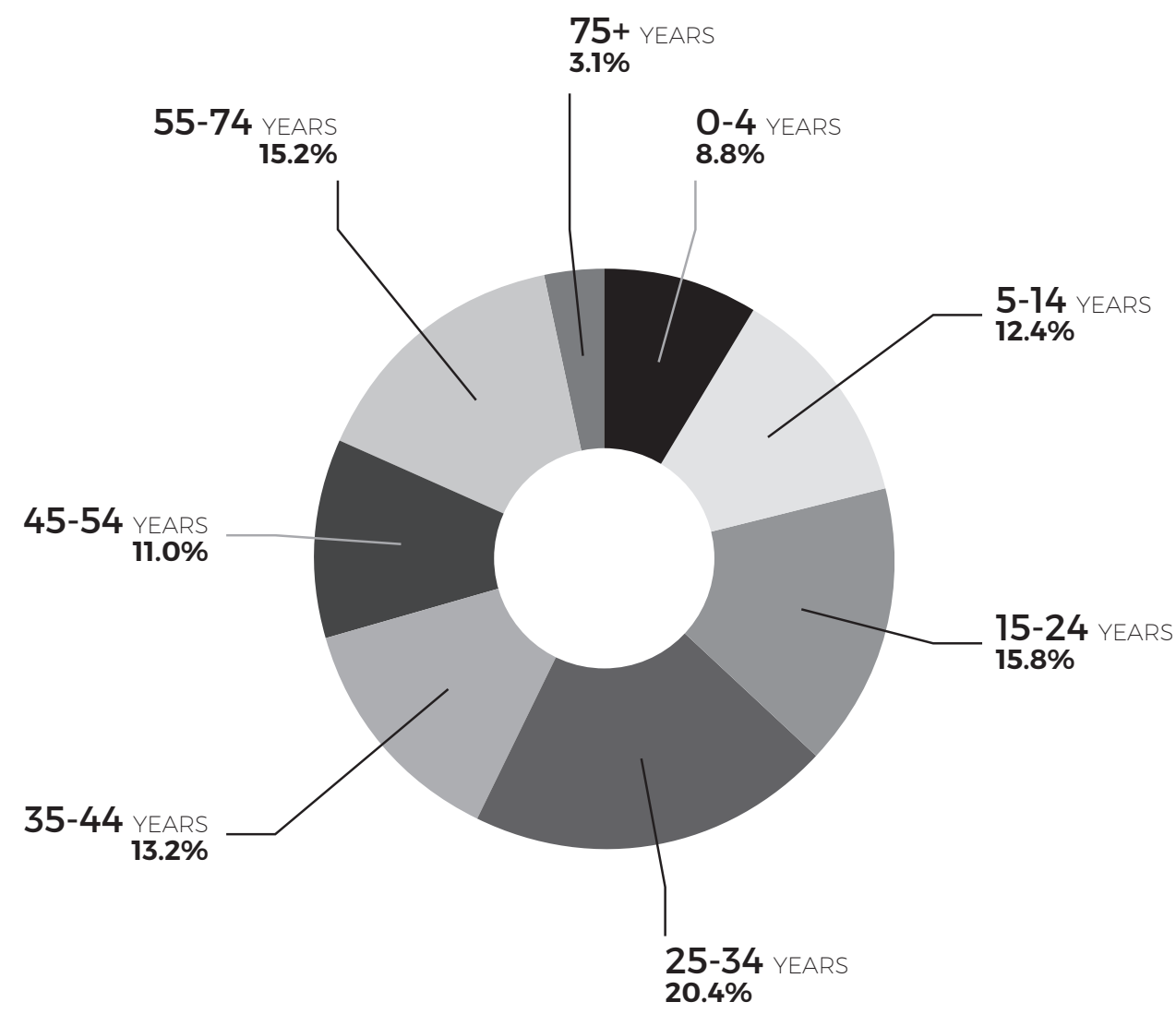
# APPENDICES



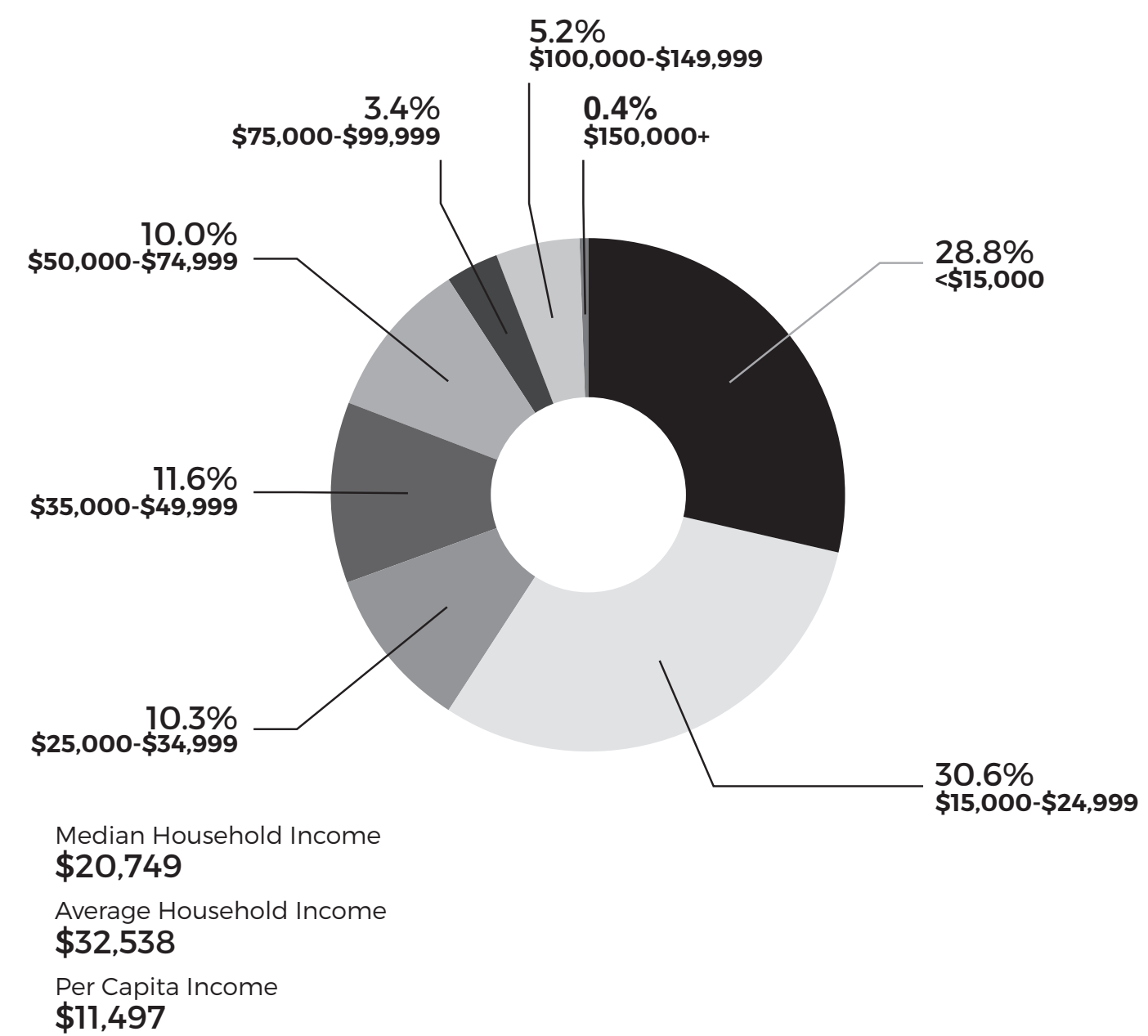
APPENDIX A: DEMOGRAPHIC DATA

The following demographic data was provided by ESRI and utilizes US Census Data.

POPULATION BY AGE 2016

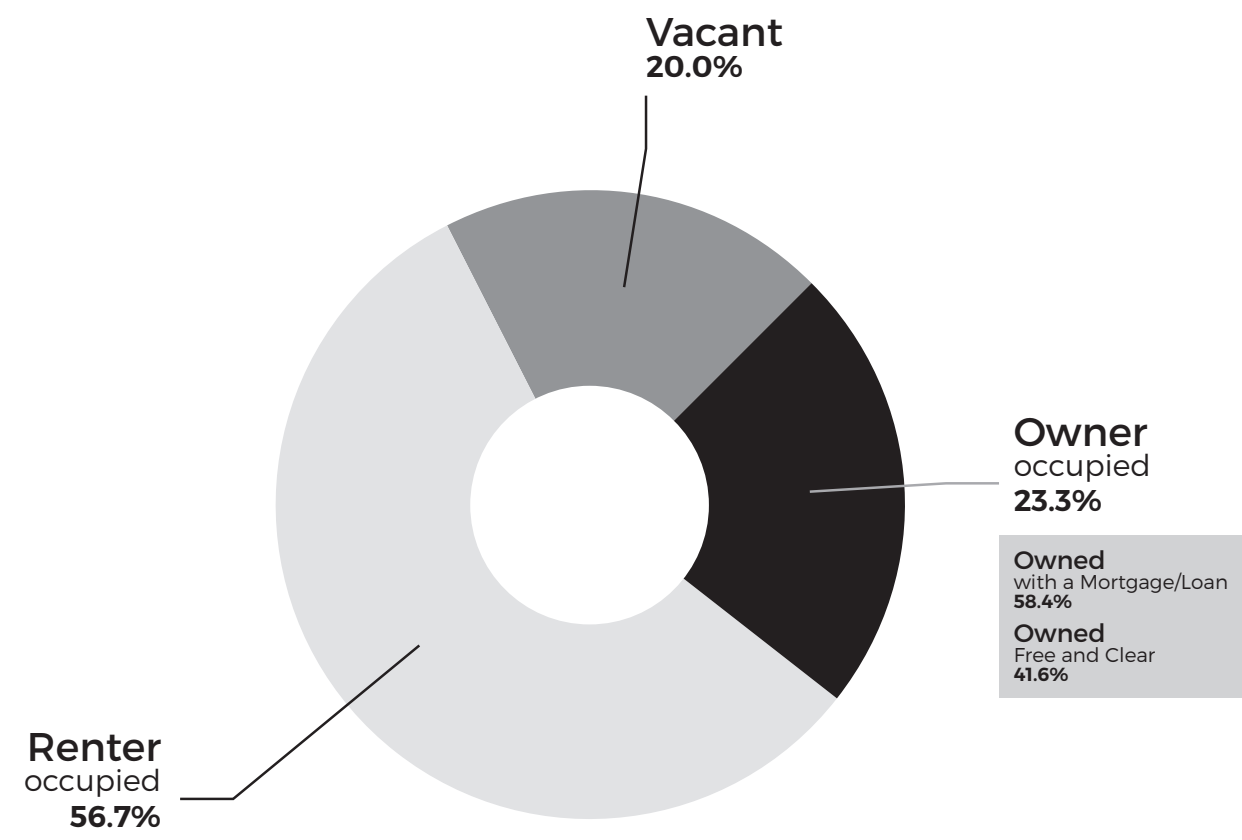


HOUSEHOLDS BY INCOME 2016

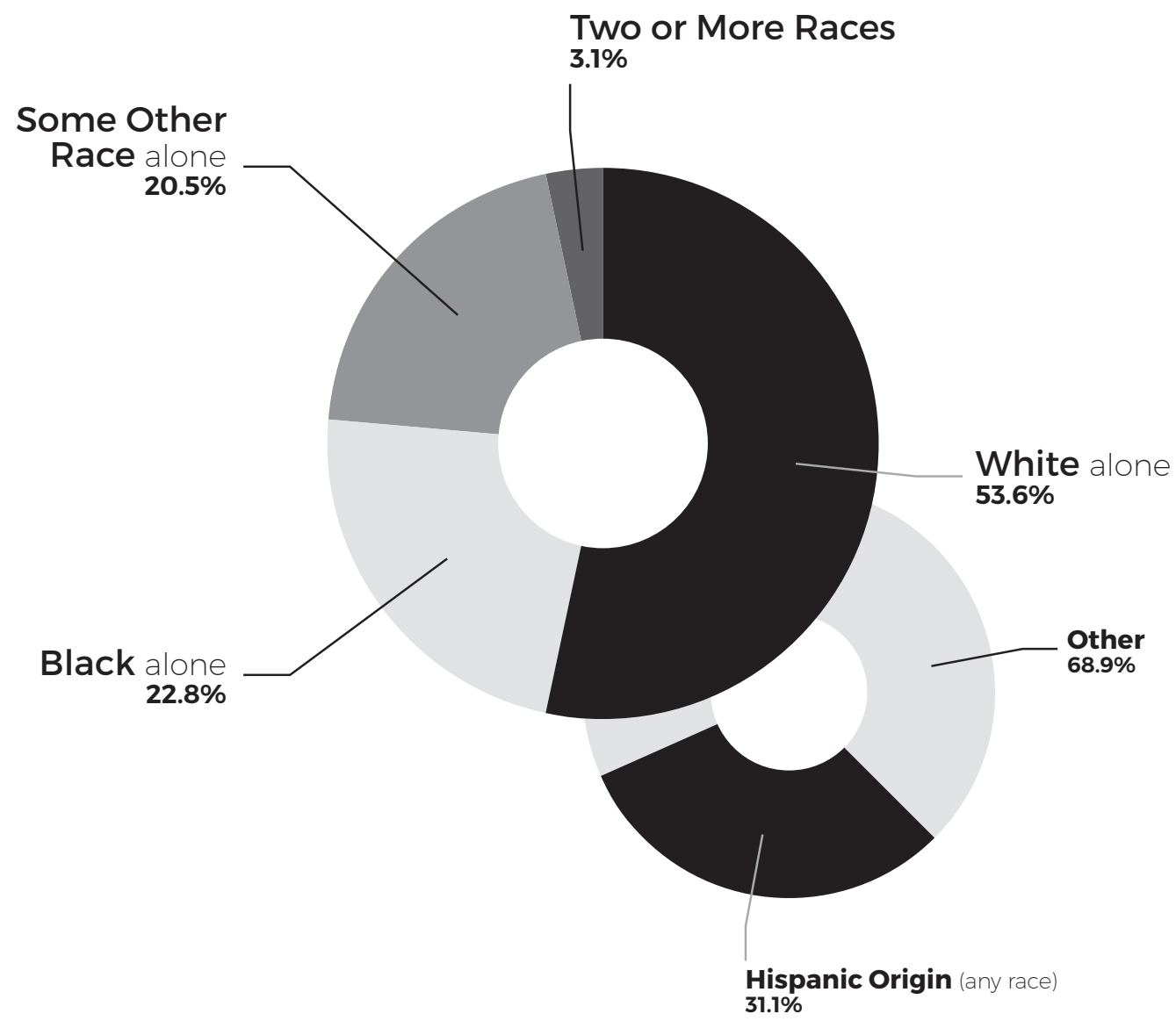




HOUSING UNITS BY OCCUPANCY STATUS 2016

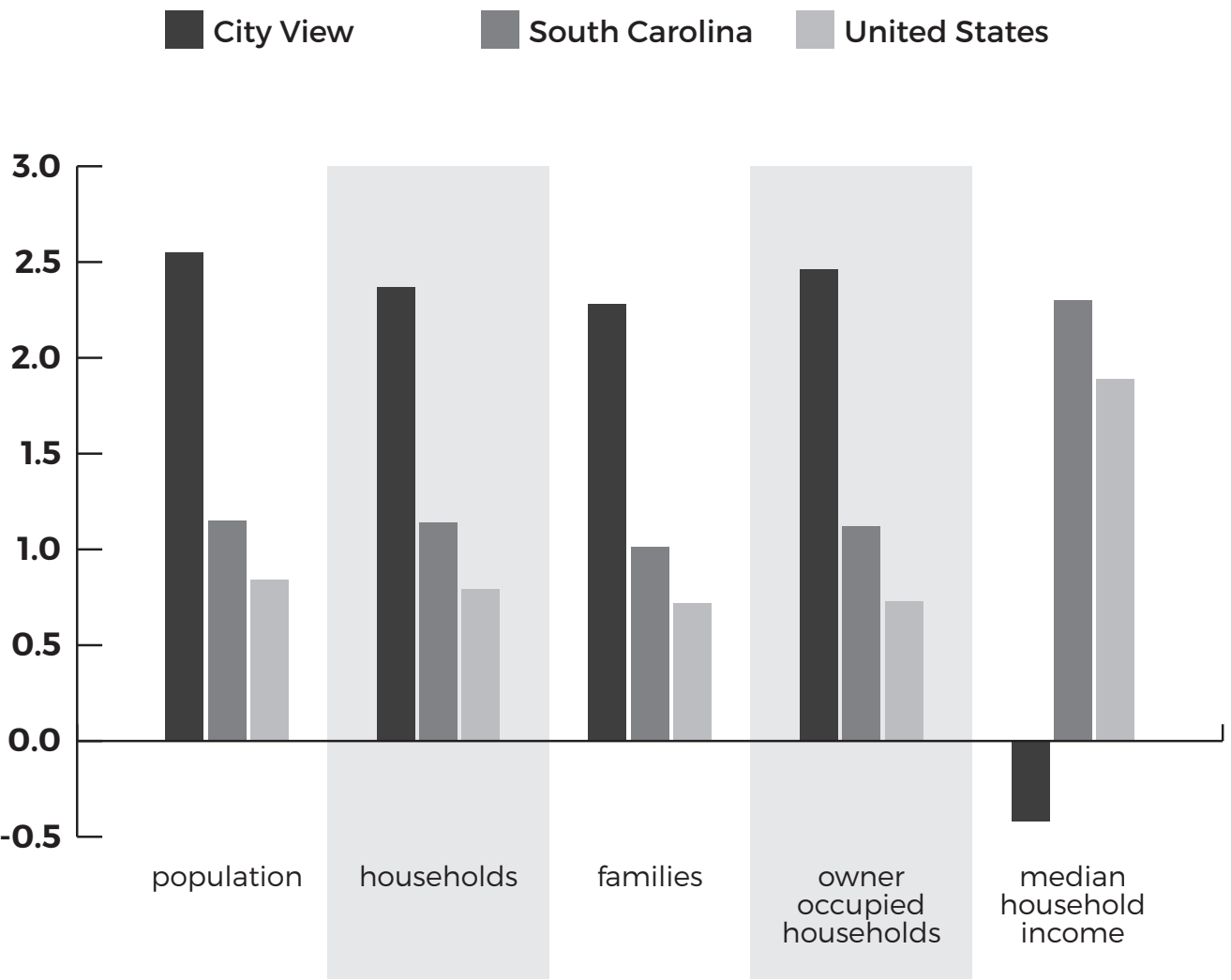


RACE & ETHNICITY 2016



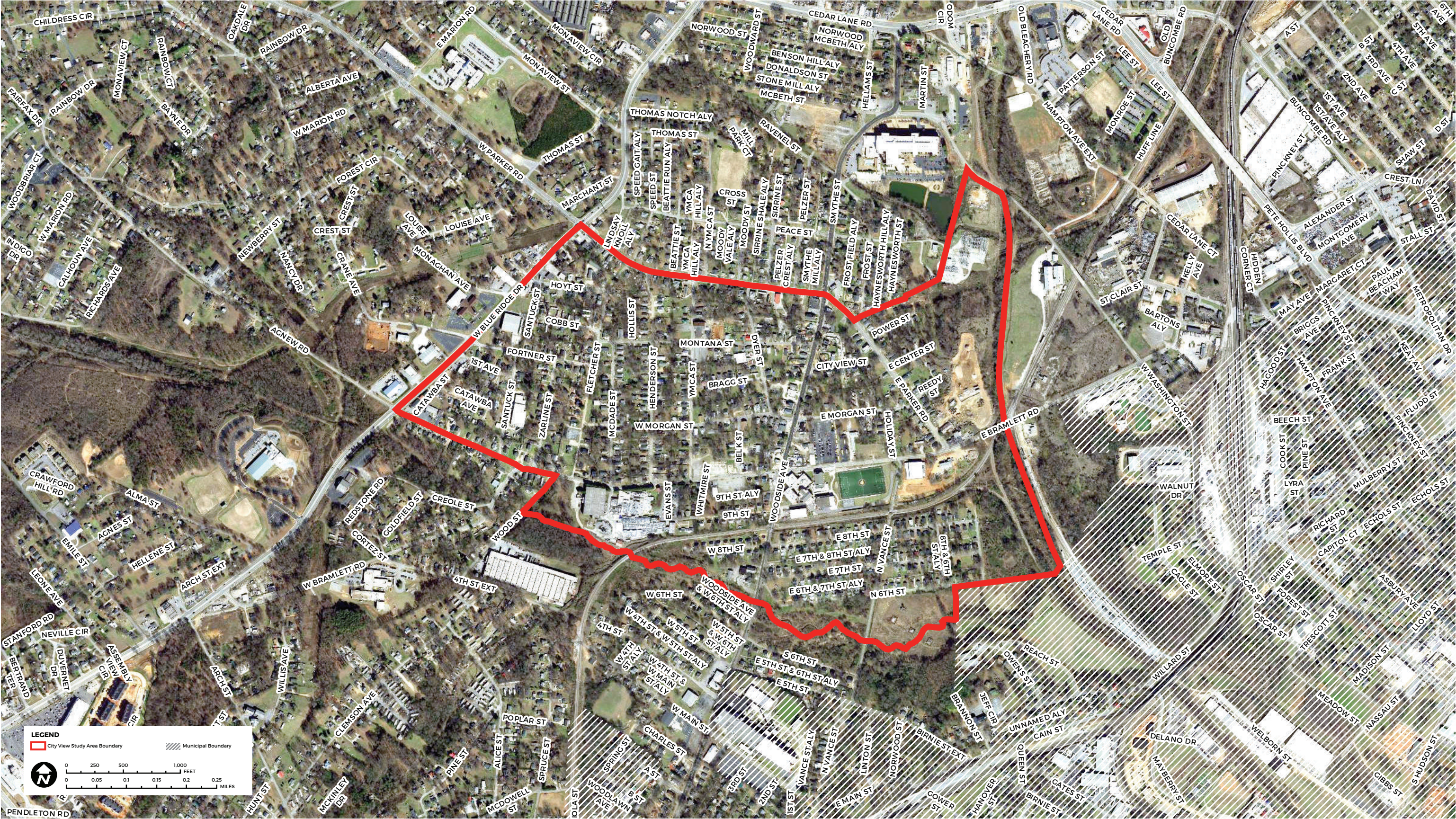


TRENDS 2016 - 2021 ANNUAL RATE

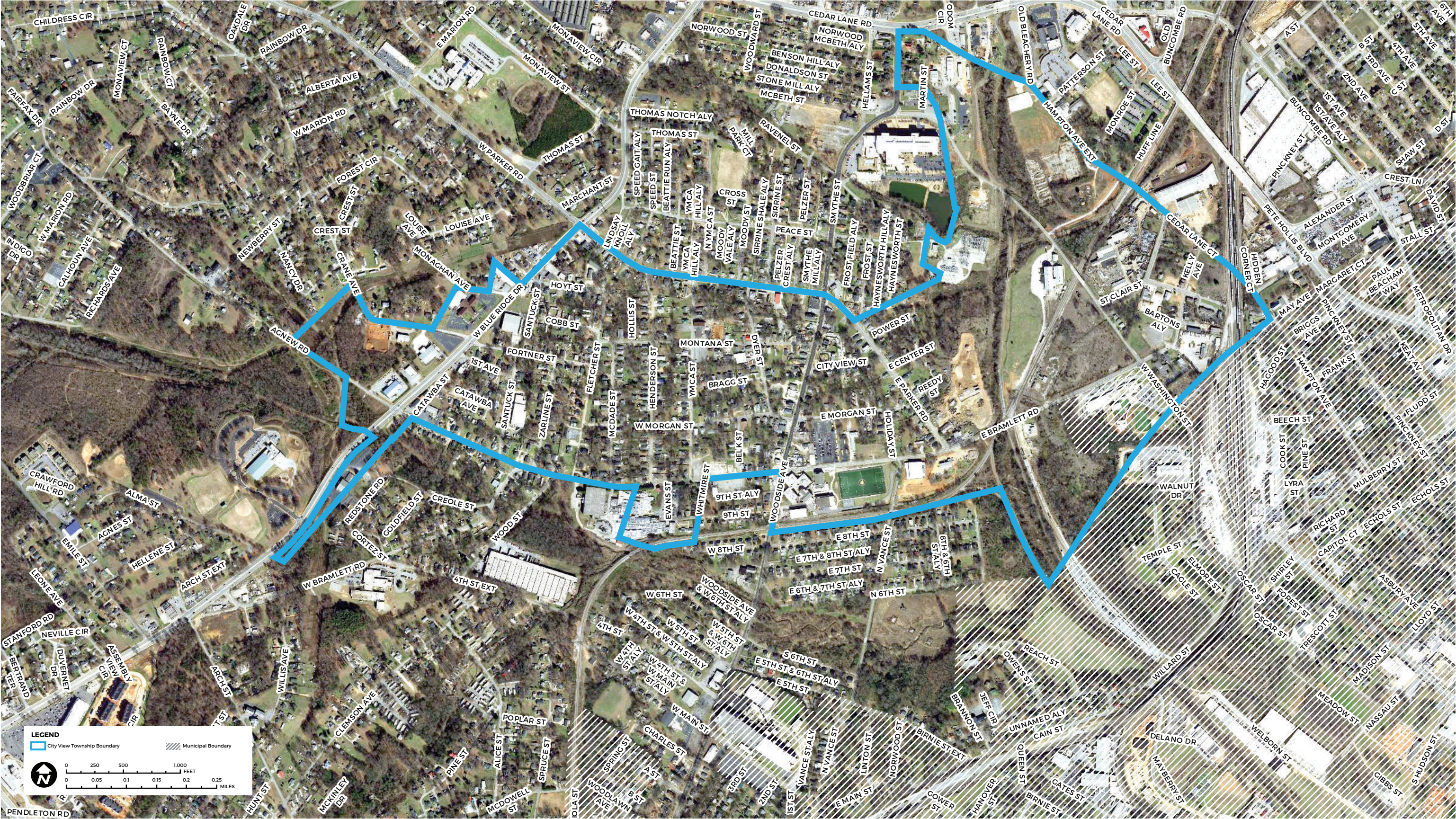




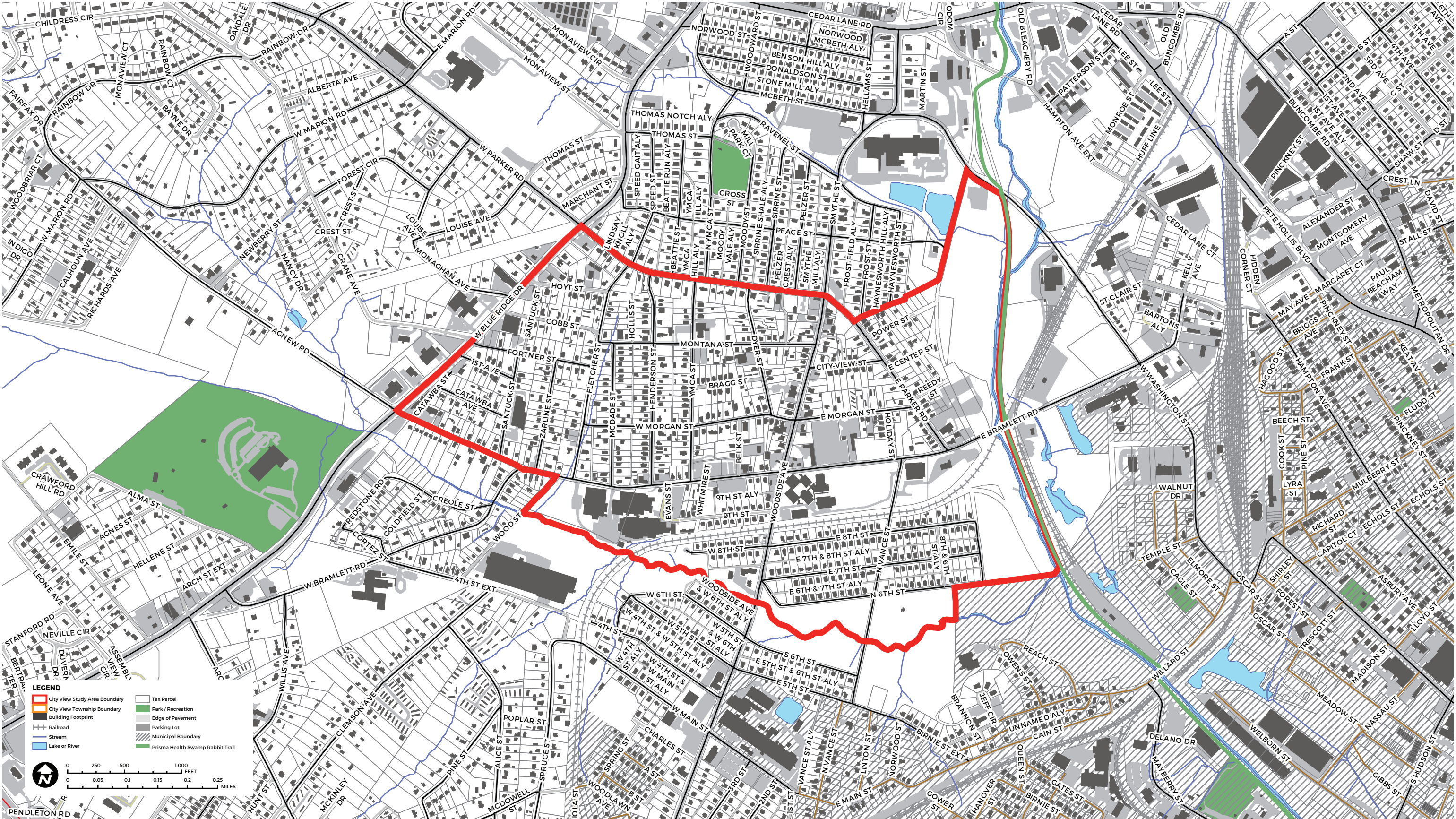
The following maps were prepared by Greenville County Planning Staff using ArcMap software.







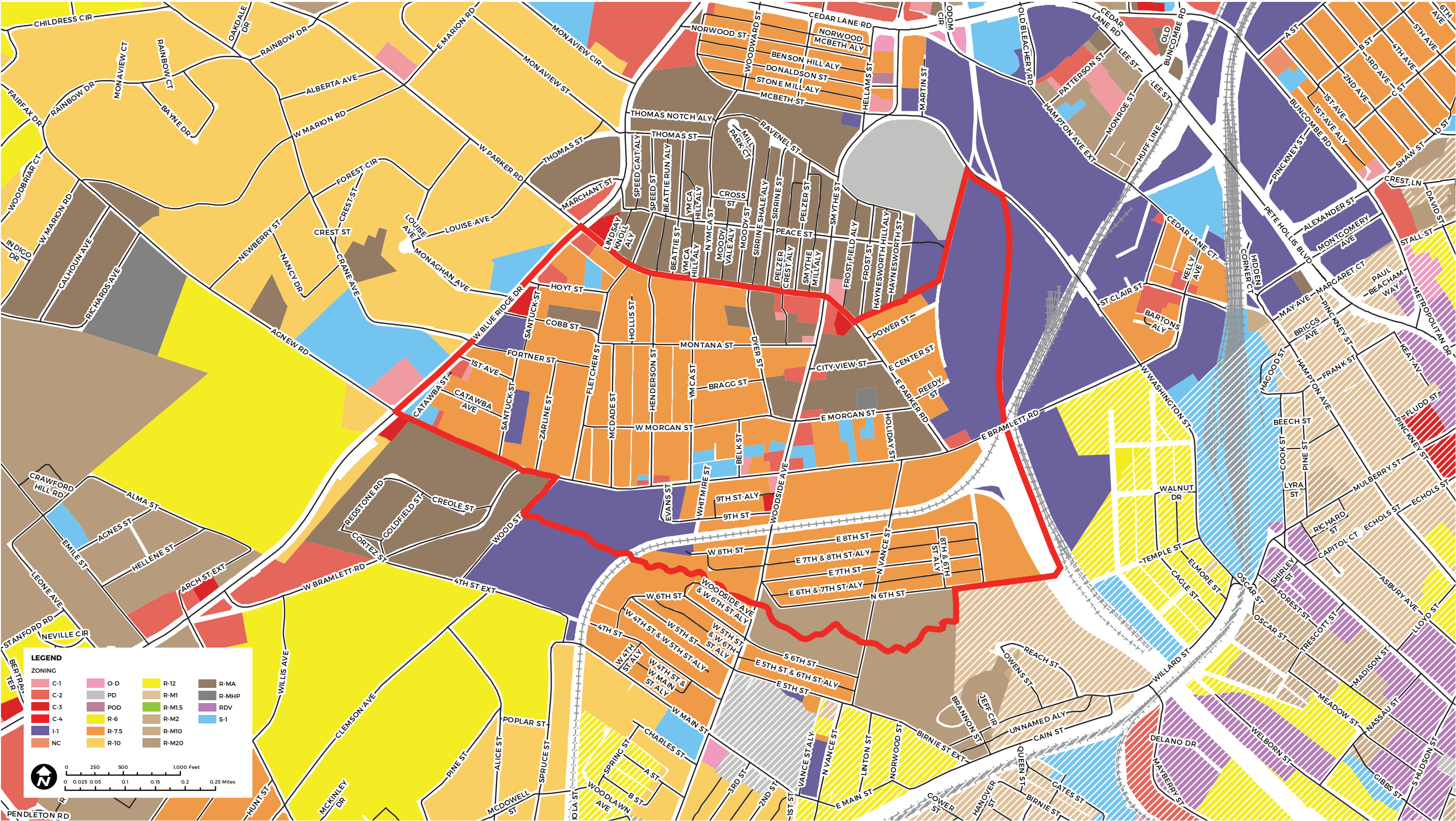














APPENDIX C: EMERGENCY RESOURCES & INFORMATION LISTING

All addresses are Greenville unless otherwise noted.  
All phone number area codes are 864 unless otherwise noted.  
Greenville police department: (864) 467-5333  
Greenville County EMS: 911

FINANCIAL ASSISTANCE

Buncombe St UMC

Services: Rent/Utilities  
Hours: Mon 9 a.m.  
Location: 200 Buncombe St.  
Number: 235-6011

Catholic Charities

Services: Financial Assistance  
Hours: Mon, Wed 9 a.m. – 11 a.m.  
Location: 204 Douthit St  
Number: 242-2233 x2

SHARE

Services: Financial Assistance  
Hours: Mon, Tues, Thurs  
Location: 245 S. Pleasantburg Dr.  
Number: 269-0700

United Ministries Emergency Assistance

Services: Financial Assistance  
Hours: Call 864-335- 2603 Mondays at 8:30 a.m. for appt  
Seniors (60+) call 864-336- 2661 Tuesdays at 11 a.m. for appt  
Location: 606 Pendleton St  
Number: See above

Salvation Army

Services: Rent/Mortgage/Utilities  
Hours: Call Mondays at 8 a.m.  
Location: 417 Rutherford Street  
Number: 864-235- 4803 x 1

Urban League of the Upstate

Services: Financial Assistance  
Hours: M-Th 8:30a-5:30p, F 8:30a-1p  
Location: 15 Regency Hill Dr  
Number: 244-3862

FOOD & CLOTHING

DSS

Services: Food Stamps  
Hours: Mon-Fri 8 a.m. – 5 p.m.  
Location: 301 University Ridge  
Number: 467-7700

Berea First Baptist Church

Services: Food & Clothing  
Hours: Tue 9:30 – 11:30 a.m.  
Location: 529 Farris Bridge Rd.  
Number: 246-1921

Harvest Hope

Services: Food Pantry  
Hours: Mon-Fri 9 a.m. – 1 p.m.  
Location: 2818 White Horse Rd  
Number: 281-3995 x 3117

Laurel Creek UMC

Services: Food Pantry  
Hours: 2nd/4th Wed 9 – 11 a.m.  
Location: 3598 Laurens Rd  
Number: 297-8463

Meals on Wheels

Services: Elderly/Handicapped  
Hours: Mon-Fri 8 a.m – 5 p.m.  
Location: 15 Oregon St  
Number: 233-6565

Our Lady of the Rosary

Services: Financial, Food Pantry  
Hours: Sat a.m. – 12 p.m.  
Location: 3710 Augusta Rd  
Number: 298-8002

Project Host

Services: Soup Kitchen  
Hours: Lunch Sun-Fri 11 a.m. – 12 p.m.  
Location: 525 S Academy St  
Number: 235-3403

Redemption

Services: Food & Clothing  
Hours: Mon-Weds 10 a.m. – 12 p.m. and 2-4p  
Location: 635 Haywood Road  
Number: 281-1520 x 1106

Salem United Methodist Church

Services: Food Pantry  
Hours: Wed 10 – 11:30 a.m.  
Location: 2700 White Horse Rd  
Number: 269-1191

Salvation Army

Services: Food & Clothing  
Food Pantry: M-Th 8a-10a  
Soup Kitchen: T, Th 12:30-1p  
Hours: Mon & Fri before 10 a.m.  
Location: 417 Rutherford Rd  
Number: 235-4803

Samaritan House

Services: Food & Clothing  
Hours: Thurs 9 a.m. – 2 p.m.  
Location: 105 Old Augusta Rd  
Number: 299-5898

Soteria

Services: Food Pantry  
Hours: Mon-Fri 10 a.m. – 2 p.m.  
Location: 210 Shaw St  
Number: 272-0681

Triune Mercy Center

Services: Food Pantry  
Hours: Food Pantry Wed 9a-11a  
Soup Kitchen Mon 7am, Sat 12pm, Sun 12p & 5pm  
Location: 222 Rutherford St  
Number: 233-8020

United Ministries Em. Assistance

Services: Food Pantry  
Hours: Mon, Tues, Fri 8 – 11 a.m.  
Location: 606 Pendleton St  
Number: 232-6463

Woodside Baptist Church

Services: Food & clothing  
Hours: Mon, Tues, Thurs 10 a.m. – 12 p.m.  
Location: 301 Woodside Ave  
Number: 271-3740



HEALTH SERVICES

24 Hour Crisis Line

Services: Crisis Support  
Hours: 24 hrs/7 days  
Location: Text “Answer” to 839863  
Number: 1800-273-8255

Agape Hospice

Services: Assisted Living, Therapy  
Hours: Mon-Fri 9 a.m. – 5 p.m.  
Location: 529 Mills Ave  
Number: 246-7004

AID Upstate

Services: HIV/AIDS Testing/Info  
Hours: Mon-Fri 9 a.m. – 5 p.m.  
Location: 13 S. Calhoun Street  
Number: 250-0607

Compass of Carolina

Services: Family & Crisis Counseling  
Hours: Mon-Fri 8:30 a.m. – 5 p.m.  
Location: 1100 Rutherford Rd  
Number: 467-3434

Greenville Free Medical Clinic

Services: Health Care w/o insurance  
Hours: Mon&Weds 9 a.m. – 5 p.m., Tues&Thurs 10 a.m.- 5 p.m.  
Location: 600 Arlington Ave  
Number: 232-1470

Greenville Health Department

Services: WIC, Immunizations  
Hours: Mon-Fri 8:30a-4:30p  
Location: 200 University Ridge  
Number: 282-4100

Med Shore

Services: Trans for Medicaid  
Hours: Mon-Fri 9 a.m. – 5 p.m.  
Location: 2 Cannon Dr  
Number: 235-8888

Medicaid Transportation

Services: Trans. For Medicaid  
Hours: Mon-Fri 9 a.m. – 5 p.m.  
Location: Call for services  
Number: 1-866-910-7688

New Horizons Health Services

Services: Primary Care, Dental, and Behavioral Health services available for children and adults  
Hours: West Faris Road Office – Greenville: Monday – Saturday 8 a.m. – 9 p.m.  
Location: Medical Services  
Greenville Office: 975 West Faris Road, Greenville, SC 29605  
Greer Office: 111-A Berry Avenue, Greer, SC 29651  
Travelers Rest Office: 1588 Geer Highway, Travelers Rest, SC 29690  
Dental Services: 1 Memorial Medical Drive, Greenville, SC 29605  
Number: Medical: 864-729-8330, Dental: 864-351-2400

Phoenix Center

Services: Addiction treatment  
Hours: Mon-Fri 8:30 a.m. – 5 p.m.  
Location:1400 Cleveland St  
Number: 467-3790

Senior Solutions

Services: Transport for seniors  
Hours: Mon-Fri 9 a.m. – 5 p.m.  
Location: 940 Grove Rd  
Number: 467-3120

United Ministries Em. Assist

Services: Medication Assistance  
Hours: Mon, Tues, Fri 8 – 11 a.m.  
Location: 606 Pendleton St  
Number: 232-6463

Veterans Medical Clinic

Services: Medical for Veterans  
Hours: Mon-Fri 8 a.m. – 4 p.m.  
Location: 41 Park Creek Dr  
Number: 299-1600

SHELTER & HOUSING

Greenville County Redevelopment Authority

Services: Housing assistance  
Hours: Mon-Thu 8 a.m. – 5 p.m., Fri 8 a.m. – 1:30 p.m.  
Location: 301 University Ridge, Suite 2500  
Number: 242-9801

Greenville Rescue Mission

Services: Shelter for Homeless  
Hours: Mon-Fri 9 a.m. – 5 p.m.  
Location: 575 W Washington St  
Number: 242-6933

United Ministries-Interfaith Hospitality Network (formerly GAIHN)

Services: Shelter for families  
Hours: Mon-Fri 9 a.m. – 5 p.m.  
Location: PO Box 2083 Greenville  
Number: 271-3424

Greenville Housing Authority

Services: Housing assistance  
Hours: Mon-Thurs 8:30 a.m. – 5 p.m.  
Location: 122 Edinburgh Ct  
Number: 467-4250

Homes of Hope

Services: Home ownership/rentals  
Hours: Mon-Thurs 8:30 a.m. – 4 p.m.  
Location: 3 Dunean St  
Number: 269-4663

Safe Harbor Shelter

Services: Shelter/abused women  
Hours: 24 hrs/7 days  
Location: PO Box 174 Greenville  
Number: 1-800-291-2139

Salvation Army

Services: Men/Women Shelter  
Hours: Call for services  
Location: 417 Rutherford St  
Number: 235-4803

SHARE

Services: Transitional Housing  
Hours: Mon-Fri 8:30 a.m. – 5 p.m.  
Location: 254 S Pleasantburg Drive  
Number: 269-0700

Shepherd’s Gate

Services: Shelter/women/children  
Hours: Call for screening  
Location: 11 Regency Hill Dr  
Number: 268-5589

Turning Point

Services: Transitional Housing  
Hours: Mon-Fri 9 a.m. – 5 p.m.  
Location: 24 Bruce Rd  
Number: 299-0900

United Ministries Place of Hope

Services: Day Shelter  
Hours: Mon-Fri 8 – 11 a.m.  
Location: 600 Pendleton St  
Number: 232-6463

United Veterans Association

Services: Emergency Shelter  
Hours: Mon-Fri 8 a.m. – 5 p.m.  
Location: 20 3rd St  
Number: 483-0317

United Housing Connections

Services: Housing  
Hours: 8:30 a.m. – 6 p.m. Mon-Th., 8:30 a.m. – 12:30 p.m. Fridays  
Location: 135 Edinburgh Ct.  
Number: 864-241-0462

Women Reaching Out

Services: Transitional Housing  
Hours: Mon-Fri 9 a.m. – 5 p.m.  
Location: 11400 Old White Horse Rd, TR  
Number: 834-5600



EMPLOYMENT & EDUCATION

<b>Goodwill Job Connections</b>
Services: Job, Resume, Skills
Hours: Mon-Thurs 9 a.m. – 12 p.m., 1 – 4:30 p.m.
Location: 115 Haywood Rd
Number: 351-0100
<b>Greenville Literacy</b>
Services: Classes, job training
Hours: Mon-Thurs 8 a.m. – 6 p.m.
Location: 225 S Pleasantburg
Number: 467-3456
<b>Job Corp</b>
Services: Job Training
Hours: Mon-Fri 9 a.m. – 5 p.m.
Location: 225 S Pleasantburg
Number: 467-0022
<b>SC Works</b>
Services: Employment Assistance
Hours: Mon-Fri 8:30 a.m. – 5 p.m.
Location: 225 Pleasantburg Ste E1
Number: 467-8080
<b>United Ministries Adult Ed</b>
Services: GED Program
Hours: Mon, Tues, Thurs 8a-7p and Weds 8a-12p
Location: 503 Vardry St
Number: 242-0917
<b>UM Employment Readiness</b>
Services: Employment Assistance
Hours: Orientation Thursday at 9 a.m.
Location: 503 Vardry St
Number: 242-9017
<b>Urban League of the Upstate</b>
Services: Employment Assistance
Hours: Monday-Thurs 8:30 a.m. – 5:30 p.m., Fri 8:30 a.m. – 1 p.m.
Location: 15 Regency Hill Dr
Number: 244-3862

MISCELLANEOUS SERVICES

<b>Duke Power</b>
Services: Electric Services
Hours: 24 hrs/7 days
Location: N/A
Number: 1-800-777-9898
<b>Greenville Transit Authority</b>
Services: Bus Service
Hours: Mon-Fri 5:30 am – 7:30 pm, Sat 8:30 am – 6:30 pm
Location: 100 W McBee
Number: 467-5001
<b>Greenville Water System</b>
Services: Water service
Hours: Mon-Fri 8 a.m. – 5 p.m.
Location: 407 W Broad St
Number: 241-6000
<b>Greyhound Bus Line</b>
Services: Long Distance Bus
Hours: Mon-Sun 8:30 a.m. – 11:59 p.m.
Location: 9 Hendrix Dr
Number: 235-4741
<b>Laurens Electric</b>
Services: Electric Service
Hours: 24 hrs/7 days
Location: 1201 E Butler Rd
Number: 1-800-942-3141
<b>SC Legal Service</b>
Services: Legal Assistance
Hours: Mon-Fri 9 a.m. – 5 p.m.
Location: 701 S Main St
Number: Intake Line: 1-888- 346-5592
Greenville Office: 864-679- 3232
<b>Piedmont Natural Gas</b>
Services: Gas service
Hours: Mon-Fri 1 a.m. – 7 p.m., Sat 8 a.m. – 5 p.m.
Location: N/A
Number: 1-800-752-7504
<b>Social Security Administration</b>
Services: SS Benefits
Hours: Mon-Fri 9 a.m. – 4 p.m.
Location: 319 Pelham Rd
Number: 1-800- 772-1213

CONTACTS

<b>Greenville Revitalization Corporation</b>
Services: Economic development organization
Hours: Mon-Thu 8 a.m. – 5 p.m., Fri 8 a.m. – 1:30 p.m.
Location: 301 University Ridge, Suite 2500
Number: 242-9801
<b>United Ministries (Place of Hope)</b>
Nick Bush
864-335-2605
864-232-6463
<b>United Way</b>
2-1-1: You can call this and say what you are looking for regarding services.
<b>US Department of Housing &amp; Urban Development</b>
1-800-225-5342



APPENDIX D: SURVEY & EXERCISE RESULTS

COMMUNITY-WIDE MEETING EXERCISE RESULTS (13 May 2017)  
PARTICIPATORY MAPPING EXERCISE RESULTS





COMMUNITY-WIDE MEETING EXERCISE RESULTS (13 May 2017)  
COMMUNITY FEEDBACK EXERCISES RESULTS

“I DON’T WANT IN MY COMMUNITY”  
RESPONSES

- The homeless
- Drugs
- Piles of trash everywhere
- Abandoned & condemned housing
- Robbery/break-ins
- Division of . . . neighborhoods
- Roadkill/things in the middle of the road
- Pollution
- Prostitution
- Bullies
- More ways to sterilize homeless animals
- No dog abuse/animals in street
- No dog waste
- No racism
- Fast food

- Home ownership
- More law enforcement to raid drug houses
- Prostitution put to a halt
- Friendly/sociable neighbors
- Playground
- Low cost medical assistance
- Better streets
- Bike lanes
- Speed humps
- Better transportation
- Someone to keep elderly people’s grass cut
- Homes and food for homeless
- Clinic
- Firefighter
- More police officers on Donaldson St.
- More school resources
- More trails
- Clean the sewers, especially McDade Street
- Improvement in houses and apartments
- More community libraries w/ computers
- High quality school
- Bilingual school
- Safe Ubers
- More charities
- No more alcohol
- More stores

“I WANT IN MY COMMUNITY”  
RESPONSES

- Green space
- Community sports programs
- Employment
- Affordable housing
- Positive energy in community when visiting gym built by First Christian Fellowship
- Healthier food options
- Sidewalks
- Community gardens
- Dog park
- Accountability for law to keep properties updated
- Stronger organization
- Activities geared towards teens
- YMCA
- Laundromat
- More services for the underprivileged
- Home renovations
- Grocery store
- Dinners once a month
- Community involvement in revitalization efforts
- Community center
- Community park

“IN 20 YEARS I WANT MY  
COMMUNITY TO . . . ” RESPONSES

- Provide ways for those on the streets to be off the streets w/ better living
- Have more places to eat
- Be a thriving community
- Downtown G’ville at Falls Park
- Have affordable housing
- Provide free public transit
- More home ownership
- More sidewalks
- Fix boarded-up houses or rent them to the disabled
- Have better roads
- Be family friendly
- Training center
- Social service organizations located in City View

- Safe streets w/o police harassments, which means officers that know the community
- More businesses
- Adult community center
- Reflect the pride people have in their homes and communities
- Have a zoo
- Health clinic
- More garbage bins
- Be INCLUSIVE and diverse

“CITY VIEW: POSITIVES”  
RESPONSES

- Schools
- Many souls for this community
- Plethora of churches to reach out to the community
- Happy, friendly people
- Cheap rent
- Neighborhood support system
- Service stations/drug stores
- Buses run longer w/ good drivers
- Quiet at night

“CITY VIEW: NEGATIVES”  
RESPONSES

- Stray dogs/cats
- Poor housing conditions
- No communication (newsletters, social events, etc.)
- Fixed roads are not even
- Drugs
- Prostitution
- Crime
- No local jobs
- Evictionis
- Safety
- Dirty area

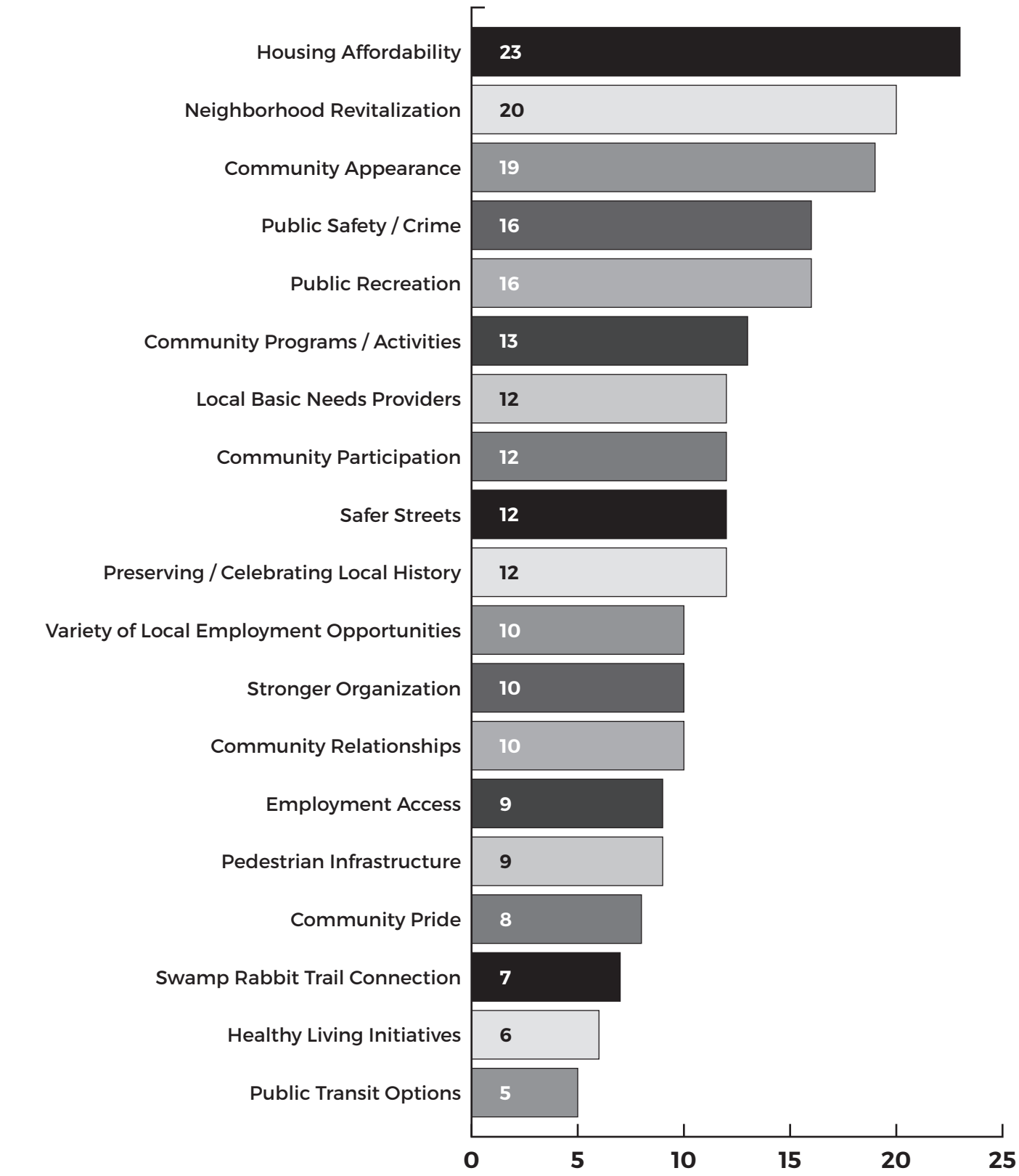


Community Feedback Exercise in progress.



COMMUNITY-WIDE MEETING EXERCISE RESULTS (13 May 2017)  
COMMUNITY PRIORITIES EXERCISES RESULTS

“WHAT’S IMPORTANT TO YOU?”



COMMUNITY-WIDE MEETING EXERCISE RESULTS (13 May 2017)  
COMMUNITY QUESTIONNAIRE RESULTS (\*Repeated answers are only listed once)

“WHAT DO YOU LOVE ABOUT YOUR COMMUNITY?” RESPONSES

- The people and the potential
- Its location to downtown and easy access to shopping area
- Legacy Charter being a central hub that encourages education and healthy living
- Affordable housing
- Peace and quiet
- The neighborhood

- Reaching out to other communities outside of Greenville or Woodside Community
- More community activities and cafés
- Infrastructure - local amenities to make it livable and walkable
- Fresh, healthy, and affordable food
- Stores/restaurants

“WHAT CONCERNS YOU MOST ABOUT YOUR COMMUNITY?” RESPONSES

- Safety
- Dilapidated houses
- Crime
- Cleanliness
- Negative influences on children (drug dealing, prostitution, “trashy neighborhoods”)
- Lack of eateries (coffee shops especially)
- Employment
- Drug use and sales
- The loss of “community” and concern for neighbors
- There are too many young/able people with idle hands
- Prostitution
- Slum lords

“IF THE COMMUNITY BEGAN DOING MORE PROJECTS (BEAUTIFICATION, PARKS, COMMUNITY GARDENS, ETC.) WOULD YOU PARTICIPATE? WHY OR WHY NOT?” RESPONSES

- Yes
- I want to see a change in the lives of people in the City View area & surrounding areas as well
- I would enjoy seeing a community as a whole despite some of sectionalism involved in all of Greenville
- As long as I know about it, can also include Girl Scouts
- Important in the progression
- Physically
- Absolutely! I’m particularly interested in community gardens and starting a true CSA and co-op grocery
- Yes, but I only work here during the week. It is hard for me to get here on Saturday & Sunday and on the evenings. Mon-Fri. during the day is good. I know this is true for other business owners.
- Beautification, parks
- Yes, I tell people where I live and they say “I’m not coming”

“WHAT WOULD YOU SAY THAT CITY VIEW IS CURRENTLY MISSING?” RESPONSES

- Participation
- Safe streets
- Recreation/Community Center
- Appearance
- Housing affordability
- Community park
- Sidewalks
- Better housing
- Jobs
- Transportation

“WHEN YOU DESCRIBE CITY VIEW TO OTHERS, WHAT DO YOU SAY? WHAT WORDS DO YOU USE?” RESPONSES

- It is one of the poorest areas of Greenville
- Forgotten, but emerging
- Great neighborhood with potential
- Bad neighborhoods
- Nice churches
- Quiet community
- Overlooked and important
- Fantastic school
- It’s my home
- Community-focused



“COOKIE FOR A QUESTION” EXERCISE RESULTS (12 August 2017)  
QUESTION RESPONSES SELECTED FOR RELEVANCE (\*Repeated answers are only listed once)

“FOR WHAT QUALITIES DO YOU WISH THAT CITY VIEW WAS KNOWN IN THE AREA?” RESPONSES

- Growing, its revitalization
- Safe environment
- Drug free/nice environment
- Good place to live
- Friendly
- Affordable
- I'd like to see City View remain inclusive with loads of accessible infrastructure/basic needs
- Landscape and harmony

“WHAT ARE SOME OF YOUR FAVORITE MEMORIES OF CITY VIEW? OR, ALTERNATIVELY, WHAT WOULD YOU MISS ABOUT CITY VIEW IF YOU WERE TO MOVE AWAY TOMORROW?” RESPONSES

- People
- Nothing
- My home
- Spending time at LCS [Legacy Charter School] and creating a local urban farm
- I grew up here

“IS THERE ANYTHING THAT YOU CONSIDER ALMOST SACRED ABOUT CITY VIEW?” RESPONSES

- Could be better
- Older buildings needing repairs, but sentimental
- No
- Affordable housing near communities that are getting expensive
- LCS and Legacy City Farm [no longer in operation - author's note]

“HOW/WHERE DO YOU TYPICALLY ENGAGE WITH YOUR NEIGHBORS?” RESPONSES

- Meetings
- Don't socialize with neighbors
- At church
- Legacy City Farm, on the street, barber shop, Nthakut, Coalition Meetings, Legacy Charter School
- At Legacy City Farm w/ neighbors and students at LCS
- Talking
- Online (Nextdoor app), Foothills Philharmonic Orchestra, Greenville Concert Band, Upstate Winds (offers free instrumental concerts, check website for concert dates)
- School
- By going next door and talking

“WHAT’S ONE THING YOU WOULD LOVE TO HAVE A PLAYGROUND IN CITY VIEW?” RESPONSES

- Play with Barbie Dolls, sandbox
- Slide, swing
- Swimming pool/splash pads
- Swings (adult and children scale)

“IS THERE A STREET IN CITY VIEW THAT YOU THINK HAS A PROBLEM WITH TOO MANY SPEEDING CARS?” RESPONSES

- Woodside Ave
- Bramlett St

“WHAT KIND OF RESTAURANT WOULD YOU LIKE TO HAVE IN CITY VIEW?” RESPONSES

- Chick-fil-A
- Ryan's
- Pizza

WHAT’S SOMETHING THAT YOU WISH THE CITY VIEW NEIGHBORHOOD DID TOGETHER?” RESPONSES

- Cookout
- Movie night
- Fireworks and cookout
- Cookouts

“WHAT ARE SOME WAYS IN WHICH YOU HAVE HELPED A NEIGHBOR OR A NEIGHBOR HAS HELPED YOU?” RESPONSES

- Helped cut a neighbor's grass (3 times)
- Keep the streets clean
- Clean the yard
- Caught loose dog

“WHAT’S ONE WAY IN WHICH YOU HOPE TO SEE CITY VIEW CHANGE IN THE FUTURE?” RESPONSES

- More stores
- More playgrounds
- Gym
- People liking each other

“WOULD YOU FEEL SAFE WALKING AROUND CITY VIEW AT NIGHT?” RESPONSES

- No
- No, never (drugs, prostitution)
- No

“HAVE YOU EVER VISITED MONAGHAN PARK” RESPONSES

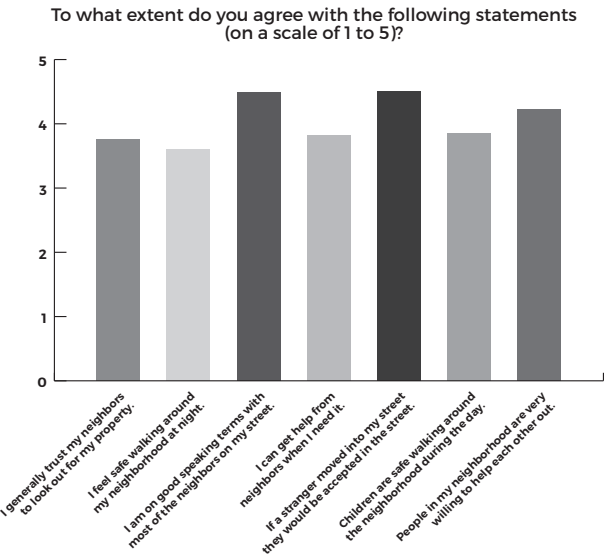
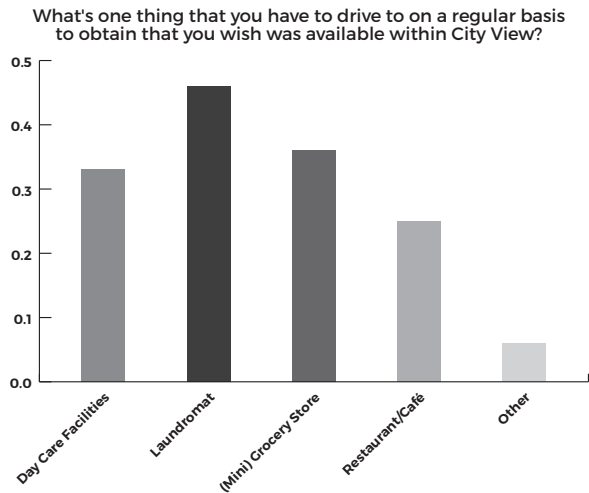
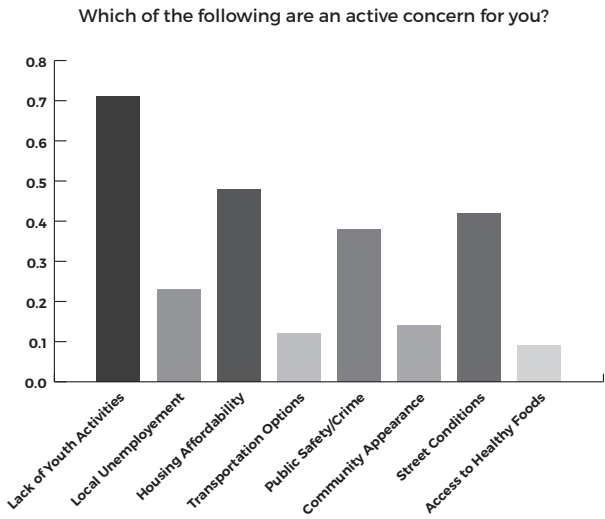
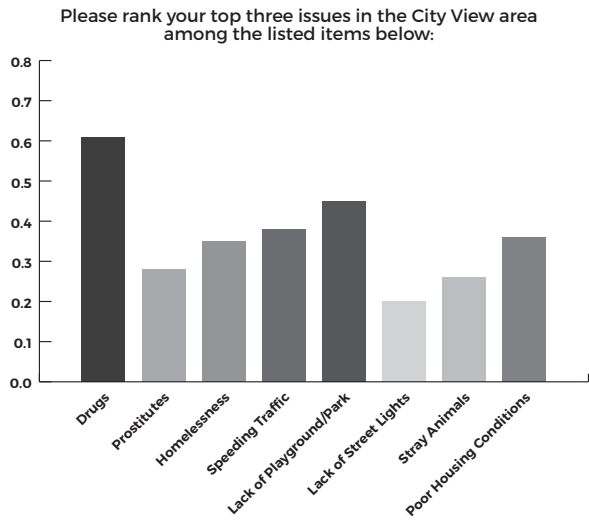
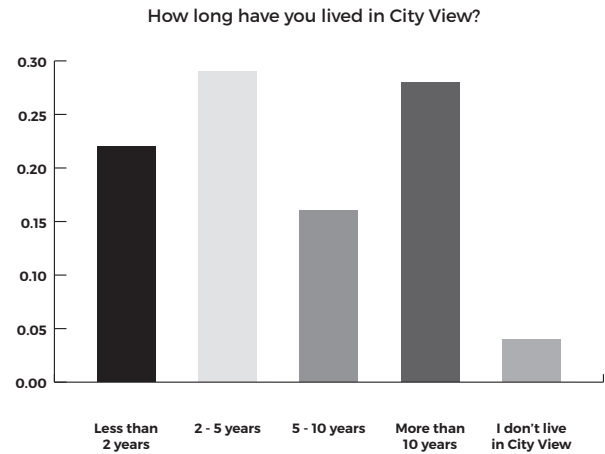
- No
- No
- Yes

“HAVE YOU EVER VISITED THE WESTSIDE AQUATIC CENTER?” RESPONSES

- No
- Yes
- No



MICRO SURVEY RESULTS (12 August 2017)



Piedmont-Northern Railroad, view towards Legacy Charter School



# QUICK REFERENCE GUIDE

## USEFUL RESOURCES WITH CONTACT INFORMATION



### FOR EMERGENCIES, CALL 9-1-1

An emergency is any situation that requires immediate assistance from the police/sheriff, the fire department or an ambulance. If you are ever in doubt of whether a situation is an emergency you should call 9-1-1. It's better to be safe and let the 9-1-1 call taker determine if you need emergency assistance.

#### Examples of When to Call 9-1-1:

- Medical Emergencies
- Heart attack or stroke
- House fire
- Domestic violence
- Burglary or theft in progress
- Car accident with life threatening injuries
- Suspicious activities
- Anything else that seems like an emergency!

#### Do NOT call 9-1-1 ...

- for information
- when the power is out
- to report a broken fire hydrant
- when your water pipes burst
- to get a ride for doctor's appointment
- for paying tickets
- for your pet
- as a prank

### FOR NON-EMERGENCIES, CALL (864) 271-5210

All non-emergency calls to the Greenville County Sheriff's Office should go through the dedicated non-emergency line. This may include any requests for information or even situations in which a resident is unsure of the seriousness of a situation and would like to request a deputy to look into the matter.



### FOR CODE ENFORCEMENT, CALL (864) 467-7090

The objective of Code Enforcement is to promote a clean, healthy, and safe environment for the citizens of Greenville County. The Division is achieving this objective through the enforcement of local ordinances related to, environmental control, junkyards, nuisance signs, substandard housing, and property maintenance.

### FOR LITTER ENDS HERE, CALL (864) 467-7289 OR VISIT [WWW.LITTERENDSHERE.ORG](http://WWW.LITTERENDSHERE.ORG)

Litter Ends Here is the program developed by Greenville County's Litter Prevention Coordinator. If you have any questions about litter in your community or don't know who's jurisdiction some illegal dumping falls within, you can contact Litter Ends Here and all inquiries will be directed to their correct agency. Litter Ends Here also utilizes a vacuum truck to effectively collect roadside litter. In addition, one of the County's easiest tools is the Litter Ends Here smartphone app, with which you can take a photo and report a litter case in one simple step. The Litter Prevention Coordinator can also help communities with organizing community clean-up events by coordinating trash pickup and providing supplies.



### FOR ANIMAL CONTROL, CALL (864) 467-7595

### FOR ANIMAL CARE , CALL (864) 467-7595 OR VISIT [WWW.GREENVILLECOUNTY.ORG/ACS/](http://WWW.GREENVILLECOUNTY.ORG/ACS/)

In the case of any feral animals, particularly any that are behaving strangely, should be reported to Animal Control. Many requests for information can also be provided by Animal Care, including affordable spay/neuter options, the Community Cat TNR program, and volunteer or fostering opportunities.

### FOR STATE ROADS, CALL (864) 241-1224

### FOR COUNTY ROADS, CALL (864) 467-7016

Depending upon which government agency owns the roadway in question, residents may submit maintenance work requests for street or sidewalk repairs. Any safety concerns may also be reported to these lines along with needs for ditch and pipe cleaning, sign replacement, and other miscellaneous maintenance requests.



### FOR THE GHS MOBILE HEALTH CLINIC, CALL (864) 455-9349

### FOR GHS CENTER FOR PEDIATRIC MEDICINE, CALL (864) 241-1224

If you have any questions about the mobile health clinic's schedule, what patient conditions may be treated on site, or any other general questions about how the mobile clinic or the Center for Pediatric Medicine works, please call the numbers listed above.









## GREENVILLE COUNTY

### Long-Range Planning Department

301 University Ridge  
Suite 3800  
Greenville, SC 29601

[www.GCPlanning.org](http://www.GCPlanning.org)  
[Planning@greenvillecounty.org](mailto:Planning@greenvillecounty.org)