

THE MONAGHAN COMMUNITY PLAN

Greenville County


Greenville
County

THE MONAGHAN COMMUNITY PLAN

prepared by:

THE GREENVILLE COUNTY PLANNING DEPARTMENT

GCPlanning.org

Planning@greenvillecounty.org

301 University Ridge Suite 3800

Greenville, SC 29601

(864)467-7276



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INTRODUCTION

Planning Context

Monaghan is a community that has proven its resiliency since its inception in the early 20th century. From a bustling mill village surrounding an active cotton mill, to the revitalizing neighborhood it is today, it has endured vast changes. Monaghan has seen thriving jobs and services within the neighborhood as well as the down turn of the textile industry. Its ups and downs have taken a toll on the community, but still it has thrived. Families persevered and some are still living in the mill community today. There also exists an influx of new residents as the area has grown in popularity due to its proximity to the Swamp Rabbit Trail and downtown, and for its historic homes and natural beauty.

This community plan is one created by the citizens of Monaghan and Greenville County Long-Range Planning staff. This co-delivered plan serves as a roadmap for residents, as well as county staff and elected and appointed officials, to achieve the community's vision.

In working with Monaghan residents and members of the Monaghan Community Association (MCA), top priorities identified via public meetings and surveys revolved around crime and safety, recreation, and beautification. Prior to the creation of the plan, these issues were addressed in various public meetings. These meetings dove into specific residents' concerns in these areas and brought partners from various county agencies and local and state organizations to help partner with the neighborhood to address these topics. These agencies also learned how they could be part of the community's overall action plan.

Planning Process

In September 2017, county planning staff formally began the planning process, meeting with the MCA for a visioning meeting to kickoff the effort. Then staff and the community engaged residents and business owners with a community survey that would provide direction for the remaining planning process. This survey provided feedback from members of the community and helped identify priority areas moving forward with the MCA. These results from the survey, as well as interactions with Monaghan residents, formed the overall direction for the proceeding plan and the course of all the efforts that followed.

Alongside ongoing task force meetings, monthly meetings hosted by MCA provided planning staff with an opportunity to address certain topic areas related to the plan. These meetings provided education for the community, lists of relevant resources, and representatives from partner agencies. This process garnered constant feedback and interaction with residents regarding these topics and enlightened county staff and other agency partners how they could help Monaghan's residents realize the plans discussed in these meetings. The community meetings hosted by MCA and carried out by planning staff covered: transportation, recreation, housing, future land use, crime & litter, and beautification. There were also task force meetings where community members came together around these issues to create a plan of action after having heard from, and identifying, community partners to assist.

Content

Taskforce's Goals

Engagement/Grants & Fundraising

- Obtain initial funding for various beautification/safety/recreation projects
- Bring in needed community services/facilities

Beautification

- Educate & implement housing redevelopment
- Promote home ownership
- Cleanup & revitalize

Crime & Codes Enforcement

- Reduce crime/litter through Sheriff's Office partnership
- Increase impact of Codes Enforcement
- Decrease crime through CPTED guideline implementation
- Expand lighting district
- Reduce speeding

Recreation

- Improve sidewalk connectivity
- Increase recreational opportunities
- Increase neighborhood green space

Communications

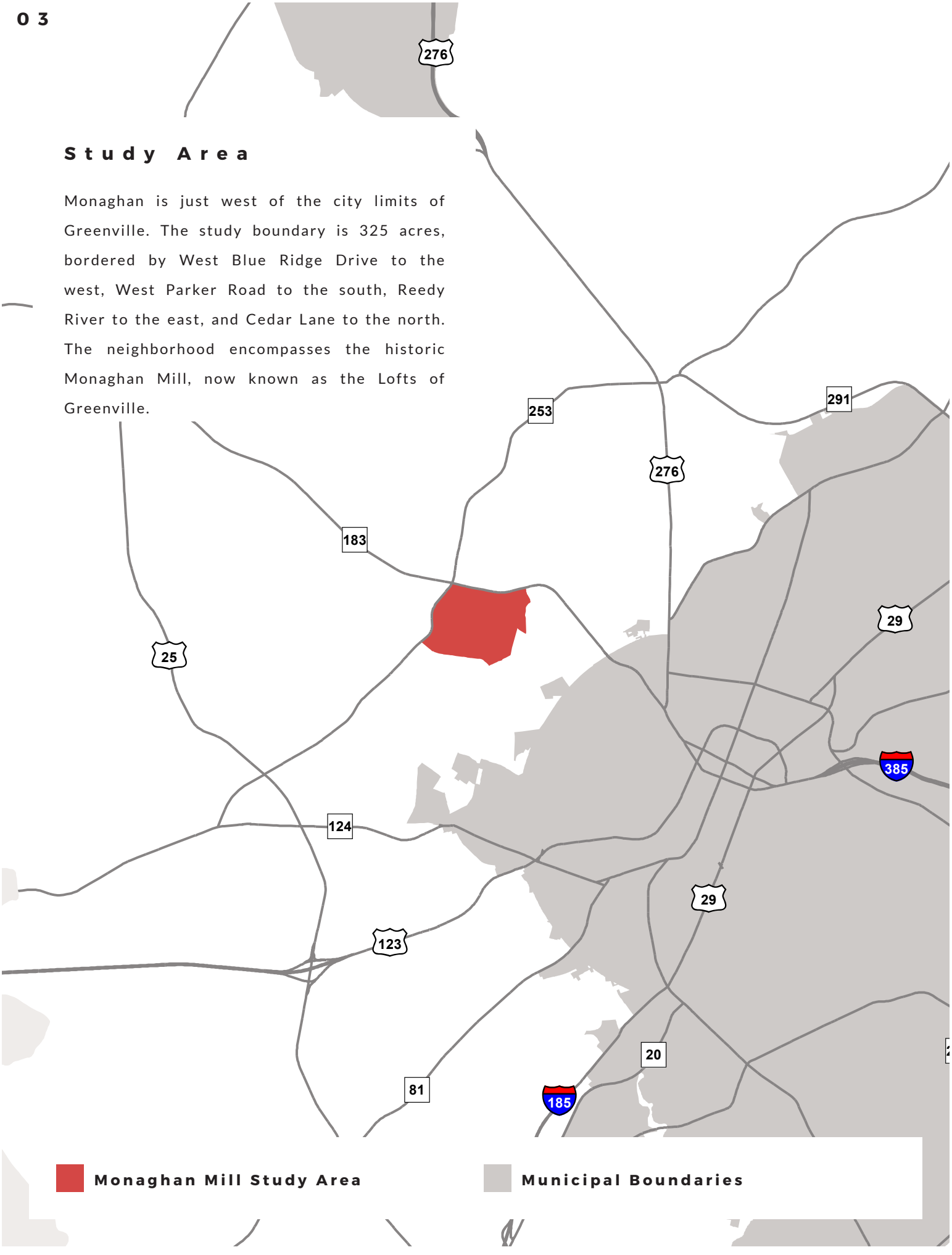
- Build neighborhood involvement
- Communicate regularly with residents & partners

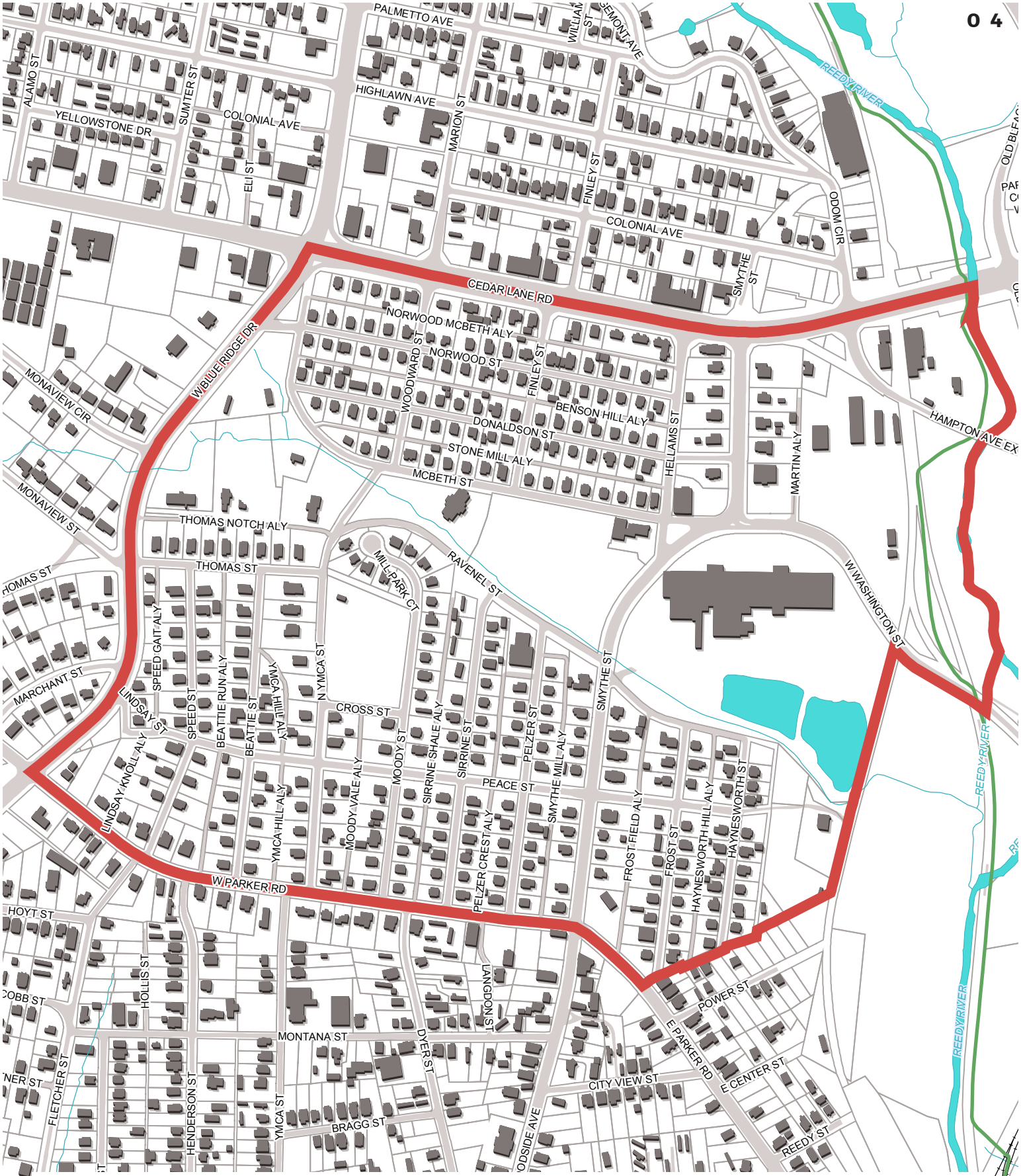
Monaghan Community Association (MCA) meeting



Study Area

Monaghan is just west of the city limits of Greenville. The study boundary is 325 acres, bordered by West Blue Ridge Drive to the west, West Parker Road to the south, Reedy River to the east, and Cedar Lane to the north. The neighborhood encompasses the historic Monaghan Mill, now known as the Lofts of Greenville.





Study Area

Buildings

Swamp Rabbit Trail

Pavement Edge

Ponds/Streams

Tax Parcels

History

Monaghan was the brainchild of Lewis and Thomas Parker, grandsons of Thomas Fleming who was an immigrant from County Monaghan in Northern Ireland. He was a successful merchant who invested in his grandsons' idea to run a cotton mill in Greenville, SC in 1900. They created the mill and neighborhood with the help of a landscape architect, Harlan Kelsey, showcasing cedar trees, a playground, a medical clinic, a boarding house, and the first industrial YMCA in the south. He later went on to lead the beautification of Greenville in 1907 and called the Monaghan village a model of neatness and design.

The YMCA was directed by Pete Hollis a few years after opening. Hollis brought back games such as basketball and soccer from the national YMCA headquarters and summer camps in New York and Lake George. As a result he built a baseball field and gymnasium to increase worker loyalty.

Five years after the opening, Monaghan Mill made print cloths, fancy dress goods, shorting, and shade cloth. By 1910, Lewis Parker consolidated 16 mills into the Parker Cotton Mills Company, including Monaghan Mill, and Thomas Parker was trying to avoid unionization. However, in 1914 the International Workers of the World staged a walkout regarding overtime and work rules, leading a labor parade down Main Street. Thomas Parker appealed to the workers' racial fears and threats of job replacement; and the workers returned within a week.

By 1915, the price for cotton dropped drastically and the mill closed. It was then operated by the Victor Monaghan group of M.C. Branch and W.E. Beattie. Eventually, Thomas Marchant became president and the mill was operating again, this time with an integrated workforce. This led to the creation of segregated kindergarten and elementary schools as well as recreational facilities including a swimming pool at the new YMCA, as the old one had burned down. They also constructed a small golf course.

Workers were content as Marchant followed in Parker's footsteps, providing whatever was needed for the community. They gave seeds for the gardens, installed bathtubs for workers, and even rebuilt houses if they burned down. Workers were given a week off during the Fourth of July. They celebrated with sack races, greased pig competitions, baseball, tubs of lemonade, and fireworks. Mayday and Christmas celebrations also took place.

This contentment didn't last forever. By 1930, hours had been reduced, and as the Depression came workers were laid off. However, Marchant still strived to pay his workers higher than competing mills. This goodwill and past history of loyalty faired well as Monaghan was untouched by the 1934 General Textile strike. This was no doubt aided by the presence of the National Guard, protecting the mill and keeping workers inside when unionizers marched on local mills, including Monaghan.

But even through the Depression, Monaghan kept their culture alive, celebrating with Parker's

Thanksgiving Day game and Southern Textile basketball tournament.

Conditions did improve throughout World War II as garments for uniforms were produced and hours went back to full time. In 1946, J.P. Stevens & Co. purchased the mill and sold the houses for $2,300-$5,000 to workers. Despite the sale the community continued to thrive, hosting fish fries and rook tournaments at the YMCA, continuing their sports games in the ‘50s and ‘60s. Decline followed, however, as the YMCA was torn down, the baseball field was asphalted over for mill parking, and houses started to fall apart.

In the 1980s Greenville County Redevelopment Authority (GCRA) rehabilitated 134 of its 340 homes and renovated part of the old Monaghan school site. Today it is an adult daycare facility. The mill eventually closed in 2000, reaching its 100th anniversary but succumbing to the shift of the world textile market. The mill was redeveloped into luxury apartments in 2004, now known as the “Lofts of Greenville”.

The Lofts of Greenville (historic Monaghan Mill)



EXISTING CONDITIONS

Demographics

Some of the broad takeaways from these existing conditions are:

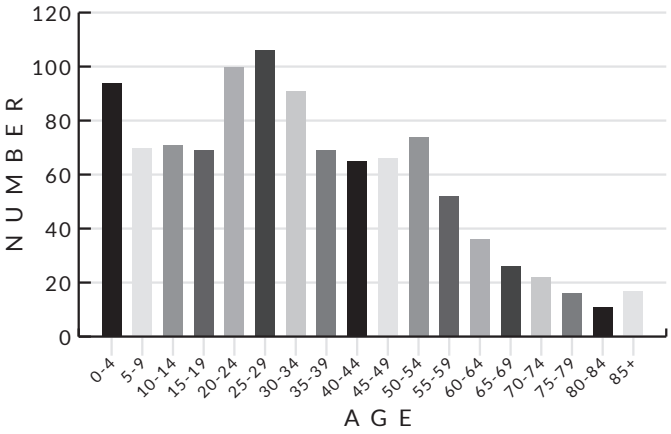
- A majority of the neighborhood's income is below $24,000 annually.
- Renter occupation is high. (66% including the mill lofts, 60% not including the lofts).
- Theft was the most common crime, centered in the Southwest and Northeast portions of the neighborhood.
- There is a strong Hispanic population who make up nearly a third of the neighborhood.

Knowledge of these baseline conditions helped staff and the Monaghan Community Association be cognizant of the importance of ensuring feedback from the entire community. In particular, as a result all flyers and surveys were translated, and door to door canvassing occurred throughout the planning process.

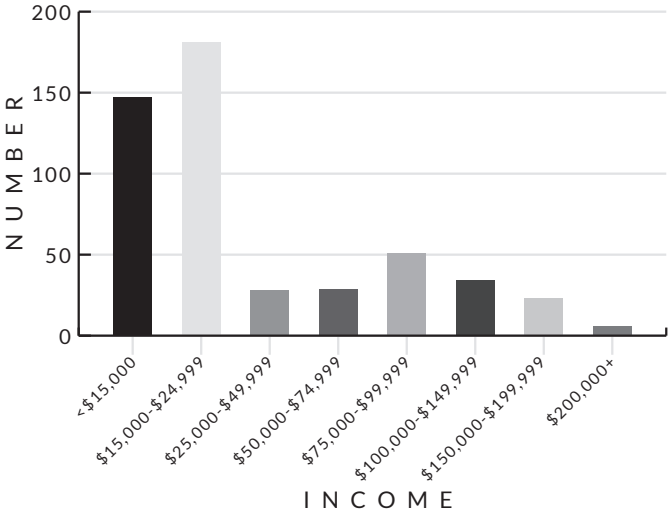


Heritage Baptist Church

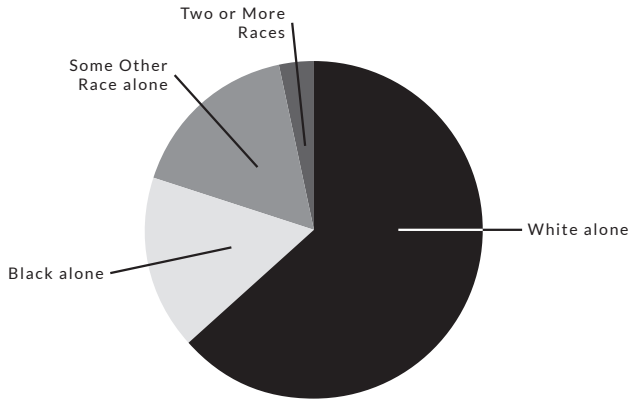
POPULATION BY AGE



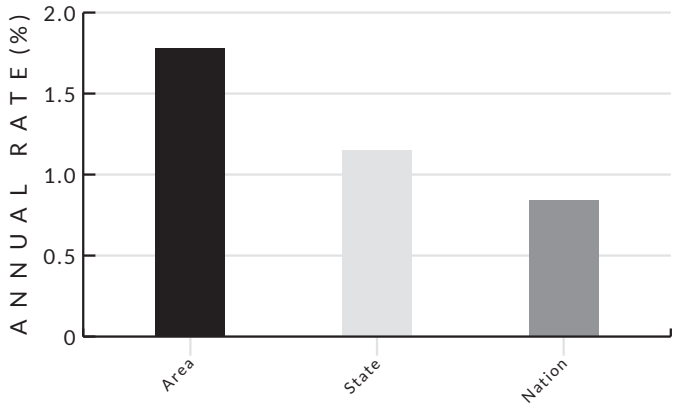
HOUSEHOLDS BY INCOME



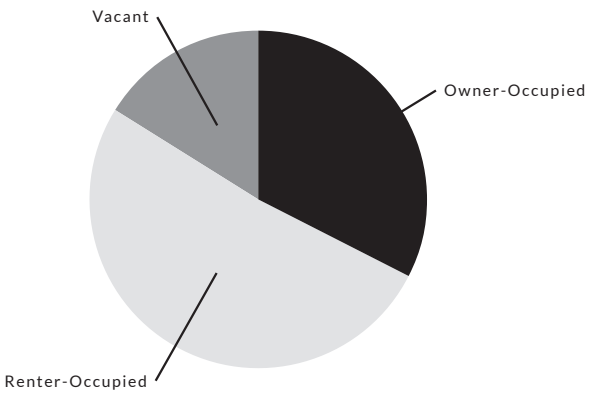
POPULATION BY RACE/ETHNICITY



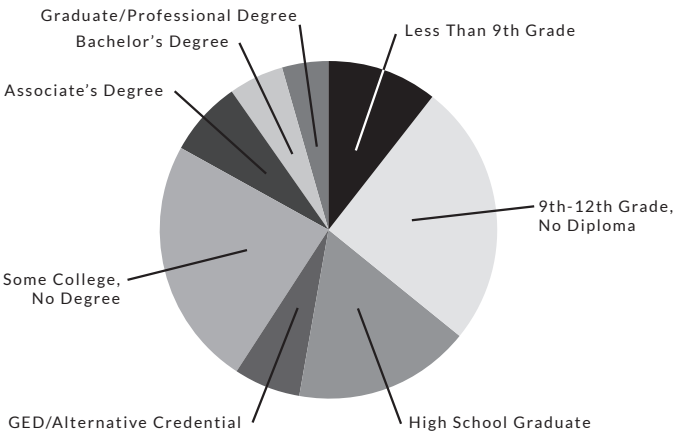
POPULATION GROWTH 2016-2021



HOUSING UNITS BY STATUS



POPULATION BY EDUCATION





Tree Canopy on N YMCA Street

PUBLIC PARTICIPATION

Projects

Before exploring the task forces made up of the community members and their corresponding goals, first is a list of ongoing projects Monaghan, area residents, and local volunteers have engaged in throughout the planning process.

1. Lighting District Expansion
2. Crime Watch Establishment
3. Monaghan Park Improvements
4. Textile Mill Park
5. Beautification Days
6. Neighborhood Socials

Monaghan Taskforces

The purpose of our task force is to:

1) Establish a working group to help implement the plan once it is completed in collaboration with one another.

2) Review together steps forward in the masterplan and final timeline for meetings/ projects/topics.

Each committee met several times over the course of five monthly meetings after the topic based meetings concluded. The following goals. objectives, and actions are grouped under these committees:

- **Engagement/Grants & Fundraising**
- **Beautification**
- **Crime & Codes Enforcement**
- **Recreation**
- **Communications**

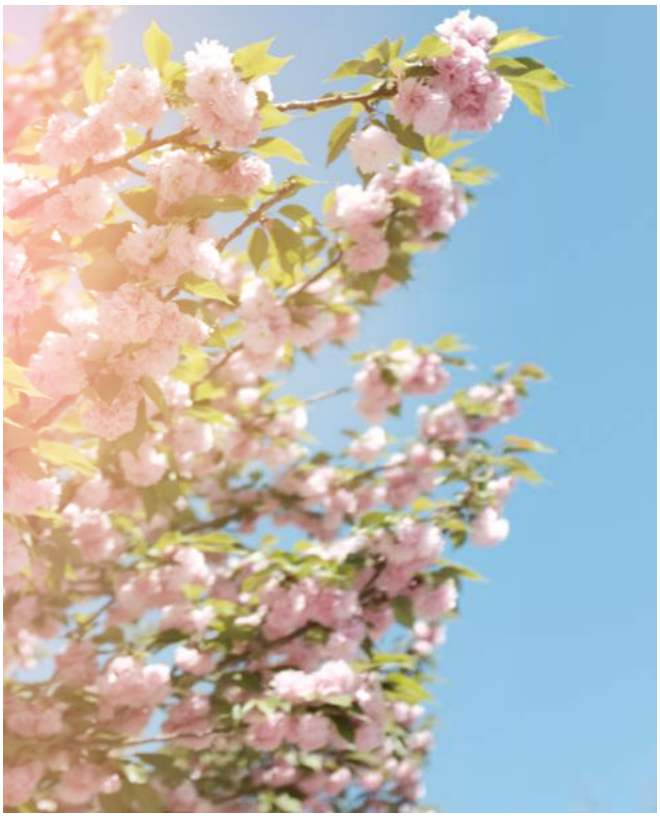
Mill homes on Beattie Street



ENGAGEMENT / GRANTS& FUNDRAISING

This committee serves two purposes:

1. Build relationships with outside partners to help address community priorities
    - Community Services and Facilities (GHS, Bon Secours, Furman, Habitat, Duke, Homes of Hope, etc.)
2. Identify and apply for grant opportunities to fund projects and programs as well as manage grant funding.



Cherry tree on Peace Street

Goal #1

Obtain Initial Funding for Various Beautification/Safety/Recreation projects

Objective #1

Compose applicable grant list

Action Items	Community Partners	Timeframe
A. Narrow down list of grants for beautification*	MCA, GCRA, Palmetto Pride, Ten at the Top, Duke Energy, etc.	Immediate (0-1 year)
B. Narrow down list of grants for safety	MCA, Litter Ends Here, Junior League, Community Foundation, Greenville Women Giving, etc.	Immediate (0-1 year)
C. Narrow down list of grants for recreation	MCA, Statefarm, Bike Walk Greenville, and Greenville County Parks, Recreation, and Tourism	Immediate (0-1 year)

* Possible funding opportunities include several neighborhood revitalization grants through corporate banks such as TD, PNC, Bank of America, Wells Fargo, via the Community Reinvestment Act (CRA). Other local grant partners include Ten at the Top, the GAP Program through United Way and GCRA, Community Foundation, Jolly Foundation, Hollingsworth Funds, Junior League, Leadership Greenville, Greenville County, and Greenville Women Giving.

Goal #1, continued

Obtain Initial Funding for Various Beautification/Safety/Recreation projects

Objective #2

Apply for and manage grants

Action Items	Community Partners	Timeframe
A. Apply for identified grants	MCA and grant partners	Short range (1-3 years)
B. Analyze feedback from grant applications	MCA and grant partners	Short range (1-3 years)
C. Manage grant funds to maximize end results	MCA and grant partners	Short range (1-3 years)

Goal #2

Bring in Needed Community Services/Facilities

Objective #1

Continue to build relationships with desired community partners*

Action Items	Community Partners	Timeframe
A. List partners based on desired facilities	MCA	Ongoing
B. Initiate meetings to determine capacity for services	MCA and partners	Immediate (0-1 year)

* See bonefish diagram in addendum

Objective #2

Connect partners with neighborhood developers and LLCs

Action Items	Community Partners	Timeframe
A. Network meetings	MCA, partners, neighborhood LLCs, and developers	Short range (1-3 years)



White dogwoods on Peace Street



The Lofts of Greenville (Monaghan Mill)



Methodical Coffee Roasters on Smythe Street

BEAUTIFICATION

The purpose of this committee is to focus on beautification through increased homeownership, branding, cleanups, tree plantings, signage, yard of the month, home repair programs, community gardens, etc. This will not only rejuvenate the area but help prevent future decay. Housing and residential beautification was identified as part of this category by MCA due to blighted properties in the neighborhood.



Azalea bush on McBeth Street

Goal #1

Educate and Implement Housing Redevelopment

Objective #1

Educate community about current housing assistance programs

Action Items	Community Partners	Timeframe
A. Design literature regarding mortgage assistance, property tax payment assistance, as well as house value, and home repair	MCA, SCHelp, Human Relations Commission (HRC), Greenville County Homestead Office, Rebuild Upstate, GCRA, Furman Conservation Corps, and Greenville Dreams	Short range (1-3 years)

Objective #2

Work with housing partners to increase affordable owner-occupied units

Action Items	Community Partners	Timeframe
A. With limited infill opportunities, identify types of acceptable multi-family examples (duplex, senior)	MCA	Immediate (0-1 year)
B. Identify vacant, public, abandoned or blighted lots for community partners	MCA, GCRA, Homes of Hope, Greenville Housing Authority (GHA), and landlords	Short range (1-3 years)

Goal #2
Promote Home Ownership

Objective #1
Assist renters

Action Items	Community Partners	Timeframe
A. Target rental homes- financial stability/home ownership and down payment assistance programs	MCA, HRC, SCHelp, and Community Works Carolina	Short range (1-3 years)

Goal #3
Cleanup

Objective #1
Preserve natural resources

Action Items	Community Partners	Timeframe
A. Clean Reedy River to improve water quality	MCA, Clemson Extension, United Way, and Greenville Revitalization Corporation (GRC)	Short range (1-3 years)

Goal #4
Revitalize

Objective #1
Initiate community pride programs

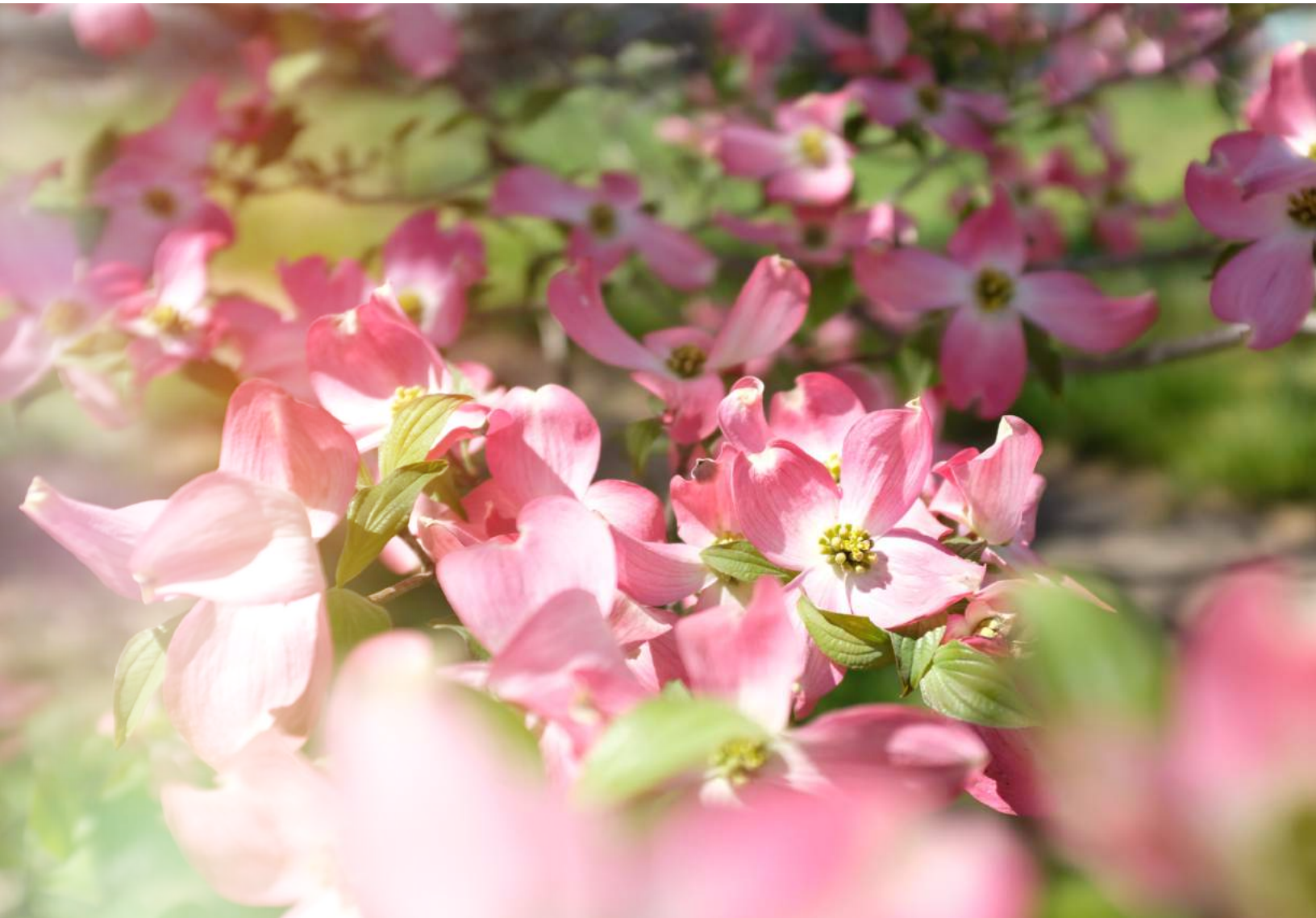
Action Items	Community Partners	Timeframe
A. Create quarterly clean up days (themed with food & music)	MCA, Keep Greenville County Beautiful (KGCB), and Litter Ends Here	Short range (1-3 years)
B. Commence yard of the month program	MCA	Short range (1-3 years)

Goal #4, continued
Revitalize

Objective #2
Incorporate neighborhood branding

Action Items	Community Partners	Timeframe
A. Create neighborhood signage	MCA	Short range (1-3 years)
B. Uniform tree/flower/shrub plantings	MCA, TreesUpstate, and KGCB	Mid range (3-10 years)

Pink dogwoods on Peace Street



CRIME & CODES ENFORCEMENT

This committee is a result of the Neighborhood Watch group that formed as part of MCA. This group reports and follows up on crime and codes enforcement issues. This ranges from animal control problems to accessory dwelling units, illegal dumping, drugs, and more.

Crime and Public Safety

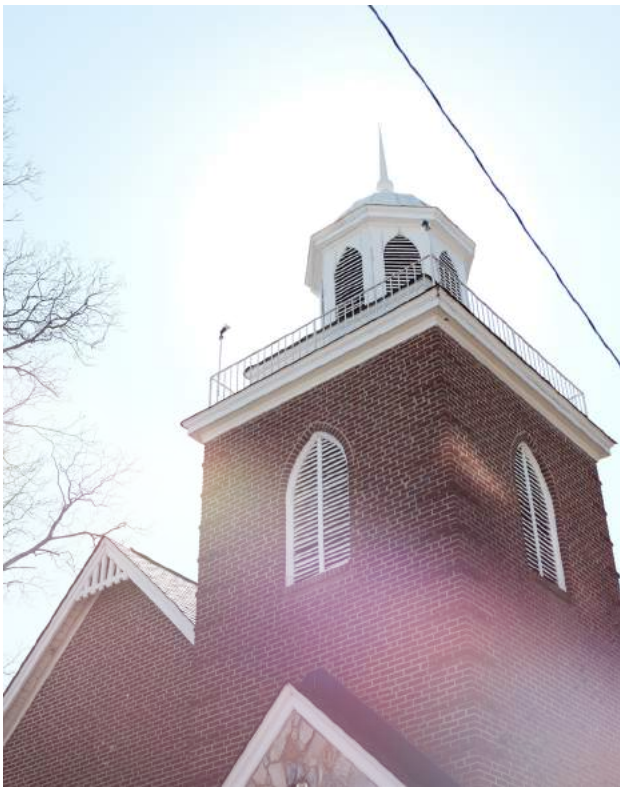
When asked to identify the principles that define a resilient community, the most popular answer residents identified was “a sense of safety” (94% of all respondents). But how is a sense of safety restored to a community? Similarly, when asked what Monaghan’s biggest obstacles are to realizing its potential, 73% of all respondents identified “crime (perceived or actual).” So how does a community combat the perception of crime, let alone actual crimes?

First, relationships need to be built to have greater resources invested in the neighborhood. Second, cleaning up of the area through increased codes enforcement would reduce the perception of crime as well as the number of actual crimes, according to studies by the Center for Community Progress*. Third, both private and public property could deter crime through Crime Prevention Through Environmental Design (CPTED) principles. Last, the crime of speeding is an ongoing battle and is addressed by this commmittee as well.

*https://www.communityprogress.net/tool-2--reducing-crime-pages-280.php



Monaghan Park



Monaghan United Methodist Church



Neighborhood pet



Mill houses on Pelzer Street

Goal #1

Reduce Crime/Litter through Sheriff's Office Partnership

Objective #1

Implement citizen ride arounds

Action Items	Community Partners	Timeframe
A. Committee members request citizen ride-arounds with community officers to learn about their daily job and identify issues in Monaghan together	MCA, Greenville County Sheriff's Office	Immediate (0-1 year)

Objective #2

Expand existing neighborhood watch

Action Items	Community Partners	Timeframe
A. Designate watchers for areas (block captains)	MCA, Greenville County Sheriff's Office	Short range (1-3 years)
B. Report monthly to Sheriff's Office	MCA, Greenville County Sheriff's Office	Mid range (3-10 years)

Mill houses on McBeth Street



Goal #2

Increase Impact of Codes Enforcement

Objective #1

Refine and reform current partnership & process

Action Items	Community Partners	Timeframe
A. Establish "street officers" who monitor streets/districts	MCA	Immediate (0-1 year)
B. Officers report quarterly to Codes Enforcement following regular committee meeting	MCA and Greenville County Codes Enforcement	Immediate & ongoing (0-1 year)
C. Start committee ride-alongs with Codes Enforcement (with notes from committee and history from Codes)	MCA, Greenville County Codes Enforcement, and County Councilperson	Short range (1-3 years)
D. Update ordinance*	MCA, Greenville County Codes Enforcement, and County Councilperson	Short range (1-3 years)

* The Greenville County ordinance currently states at least five residents of the County must submit a complaint to be considered filed however,the operating policy of the department requires just one complaint to be made before staff can investigate.

Objective #2

Educate citizens on proper animal control procedures

Action Items	Community Partners	Timeframe
A. Purchase neighborhood traps	MCA and Greenville County Animal Control	Immediate (0-1 year)
B. Report quarterly from Animal Control	MCA and Greenville County Animal Control	Immediate & ongoing(0-1 year)
C. Distribute educational materials	MCA, Neighborhood Watch, Greenville County Sheriff's Office, and Parker Fire & Sewer District	Short range (1-3 years)

Goal #3

Decrease Crime through CPTED Guideline Implementation

Objective #1

Personal security strategies

Action Items	Community Partners	Timeframe
A. Create literature for personal/ public measures	MCA, Neighborhood Watch, and Greenville County Sheriff's Office	Immediate (0-1 year)
B. Distribute to residents & landlords at targeted event (Smoke Alarm Blitz)	MCA, Neighborhood Watch, Greenville County Sheriff's Office, Parker Fire & Sewer, and American Red Cross	Immediate & ongoing (0-1 year)

Objective #2

Use CPTED Guidelines to improve area

Action Items	Community Partners	Timeframe
A. Conduct CPTED audit of Monaghan	Palmetto Pride	Short range (1-3 years)
B. Share results with neighborhood and approach property owners regarding Improvements	MCA and Palmetto Pride	Short range (1-3 years)

Historical street marker



Goal #4

Expand Lighting District

Monaghan is fortunate to already have a lighting district. With the creation of this district in 1988 the neighborhood has collected funds annually through taxes to install 54 lights. However, in working with Duke Energy, lighting has still been identified as a major problem within the community. Many streets lack sufficient lighting which contributes to the growth of crime in the area. MCA has already worked to fix the broken lights in the district and are currently working to expand to 84 lights. They are doing so by managing their account funds through the county and partnering with Duke Energy to identify optimal placement of future lights. According to CPTED guidelines this will help improve visibility, lowering opportunity for crime. Since this is a separate community effort that is already ongoing by MCA no goals objectives are listed.

Goal #5

Reduce Speeding

In conjunction with increased patrol by the Sheriff's office, as well as the neighborhood watch, traffic calming efforts to reduce speeding and increase safety on Smythe Street and Cedar Lane were echoed by many community members. With 78% of survey respondents favoring a "Pedestrian Friendly Environment" this is a top priority for the community. This can only be done by reducing some of the safety risks that plague the neighborhood. The objective below outlines several action items that require political support as well as coordination with SCDOT to achieve.

Objective #1

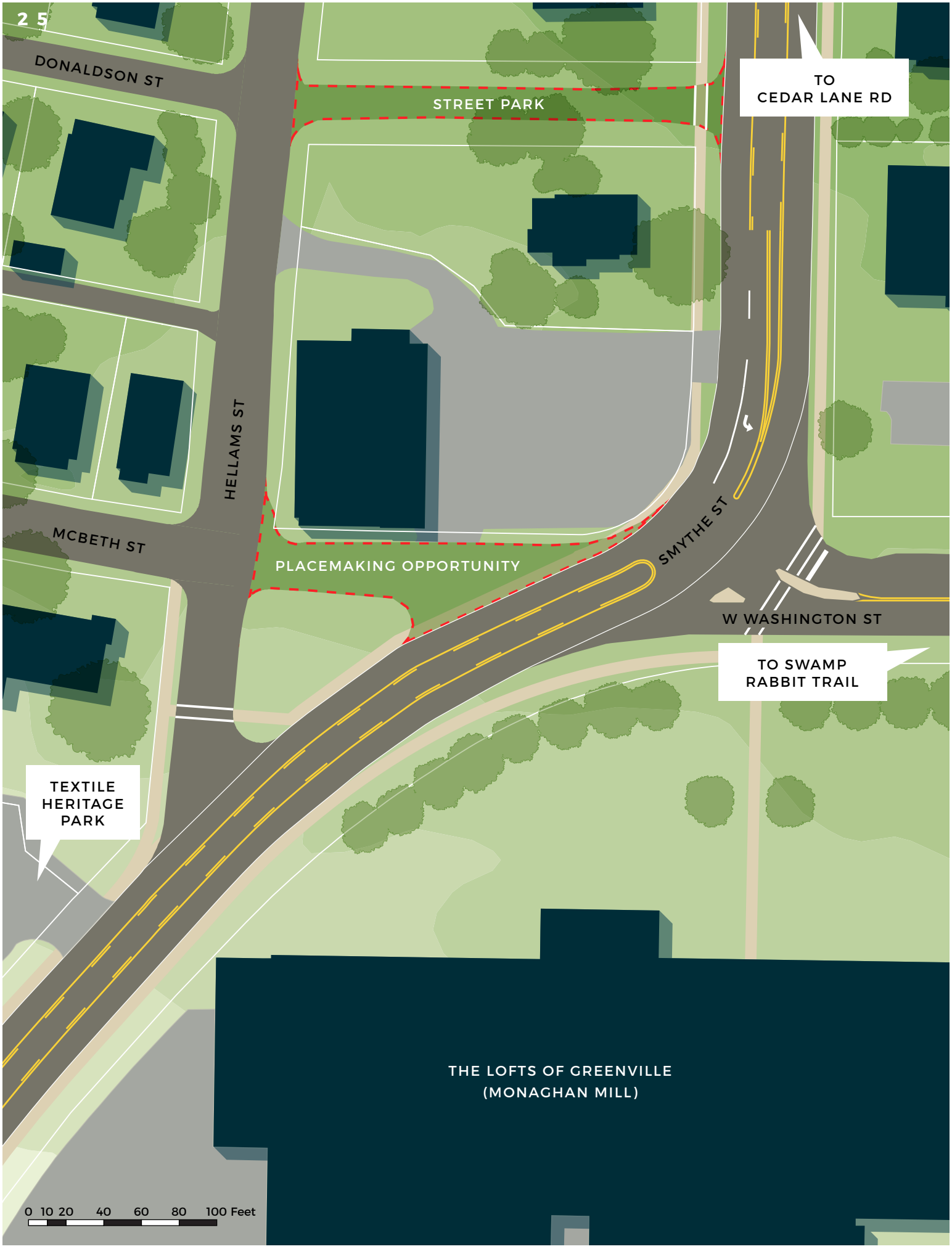
Improve pedestrian safety

Action Items	Community Partners	Timeframe
A. Measure speeding with MPH detector	MCA and Greenville County Sherriff's Office	Short range (1-3 years)
B. Implement traffic calming (roundabouts)	MCA, State House Representative, State Senate Representative, County Councilperson, and SCDOT District 3 Office Management	Long range (10-30 years)



Lighting District & Pole Inventory

Existing Lighting District **Existing Poles** **New Poles** **Existing Lights**


DONALDSON ST
STREET PARK
TO
CEDAR LANE RD
HELLAMS ST
MCBETH ST
PLACEMAKING OPPORTUNITY
SMYTHE ST
W WASHINGTON ST
TO SWAMP
RABBIT TRAIL
TEXTILE
HERITAGE
PARK
THE LOFTS OF GREENVILLE
(MONAGHAN MILL)
0 10 20 40 60 80 100 Feet



McBeth Street and Smythe Street

Safety & Fun off Smythe

With additional traffic to the Textile Mill Park coming from the Swamp Rabbit Extension, a safe crossing across Smythe Street is essential. Currently there is a crosswalk along Cedar Lane; however, most pedestrians and cyclists coming straight from the trail are coming from West Washington Street. A crossing on Smythe and Donaldson is a possibility. This would be closer in and help create a greater feel of pedestrian movement in front of the mill and adjacent commercial buildings.

Another possibility is a crosswalk further down Smythe at Ravenel Street (see map on page 31). This is a narrow part of Smythe, however, it has low visibility. Due to aforementioned traffic, pedestrians and cyclists could cross safely provided there are reflectors along the road, a pedestrian crossing sign in the middle, and a lit crosswalk that is triggered by motion off each corner.

As for placemaking possibilities, Donaldson Street could become a kind of street park with removable bollards to create a community play area with a great tree canopy. Street parks generally included benches, kid's tables, chalk art and paint, and are generally colorful in design. There is also a placemaking opportunity off of McBeth Street. With improved landscaping, street seating, building lighting, and outdoor string lighting there could be a big difference in terms of ambience. This greater pedestrian presence would help make Smythe a less speedy road and bring members of the community together.


CEDAR LANE RD
W BLUE RIDGE DR
WOODWARD ST
FINLEY ST
NORWOOD ST
DONALDSON ST
MCBETH ST
HELLAMS ST
SMYTHE ST
HAMPTON AVE E
RAVENEL ST
THOMAS ST
SPEED ST
BEATTIE ST
N YMCA ST
MOODY ST
CROSS ST
SIRRINE ST
PELZER ST
SMYTHE ST
W WASHINGTON ST
PEACE ST
FROST ST
HAYNESWORTH ST
W PARKER RD
E PARKER RD
WOODSIDE AVE
Sidewalk Inventory
Sidewalks
Tax Parcels

RECREATION

The purpose of this committee is to build relationships with Greenville County Parks, Recreation, and Tourism as well as other recreation groups to improve Monaghan. Together, these groups could plan and implement recreational opportunities in the neighborhood (more youth sports, walking groups, family recreation days, Swamp Rabbit extension, etc.) as well as improving mechanisms for increased recreation and mobility options, such as the sidewalk system.

Improve Sidewalk Connectivity

A simple inventory of existing sidewalks throughout the study area reveals existing infrastructure primarily only along Smythe, Peace, & W Parker; however, even along these streets there are gaps in the sidewalk network. Furthermore, the state of the existing sidewalk infrastructure varies widely between well-maintained safe spaces and really dangerous, deteriorated stretches of concrete. The justification for analyzing and prioritizing sidewalks is the underlying goal of improving the overall pedestrian safety of the area.

Effective sidewalks can provide safe routes for students to reach school just as well as connecting young professionals and baby boomers with the places in which they recreate, work, and retire. By connecting individuals conveniently over a broader area, improvements in sidewalk networks



Monaghan Park

may benefit the local economy as well. These networks are frequently utilized by those without access to dependable transportation, providing an avenue for them to better reach public transit, services, education, or employment. This is particularly true for communities such as Monaghan which is alongside the Swamp Rabbit Trail which connects to downtown Greenville.

In addition to prioritization and political support, financial support is needed to realize the following goals. Some funding options include:

- 50/50 Sidewalk Program
- Small Community Grants (Keep America Beautiful, REI, State Farm, etc.)
- Sponsorships (Major area employers, Bike Walk Greenville, etc.)



Homes along Smythe Street

Goal #1

Improve Sidewalk Connectivity

Objective #1

Expand sidewalks for greater pedestrian friendly mobility

Action Items	Community Partners	Timeframe
A. Meet with SCDOT District 3 to discuss current gaps identified in the inventory (remediation and costs)	MCA, SCDOT District 3 Office Management	Short Range (1-3 years)
B. Partner with Monaview Elementary for support (petitions)	MCA, Monaview Elementary	Mid Range (3-10 years)
C. Apply for Supportive Funding	MCA, State House Representative, State Senate Representative, County Councilperson, and SCDOT District 3 Office Management, GPATS, Bike Walk Greenville	Long Range (10-30 years)

Objective #2

Create formal extension to Swamp Rabbit Trail through Textile Mill Park

Action Items	Community Partners	Timeframe
A. Meet with Duke Energy and Parker Fire and Sewer District to determine use of land	MCA, Greenville County Parks, Recreation, and Tourism, Duke Energy, GRC, and Parker Sewer and Fire District	Short Range (1-3 years)
B. Raise funds for extension to purchase materials (asphalt, etc.)*	MCA, Greenville County Parks, Recreation, and Tourism, Greenville County Roads & Bridges, Duke Energy, GRC	Mid Range (3-10 years)
C. Work with county to implement	MCA, Greenville County Parks, Recreation, and Tourism, Greenville County Roads & Bridges, Duke Energy, GRC	Mid Range (3-10 years)

* see fundraising and grants committee


TEXTILE HERITAGE PARK
POTENTIAL CONNECTOR #1
POTENTIAL CONNECTOR #2
PALMETTO AVE
HIGHLAWN AVE
COLONIAL AVE
CEDAR LANE RD
W BLUE RIDGE DR
NORWOOD MCBETH ALY
NORWOOD ST
DONALDSON ST
STONE MILL ALY
MCBETH ST
THOMAS NOTCH ALY
THOMAS ST
RAVENEL ST
MILL PARK CT
CROSS ST
PEACE ST
W PARKER RD
E PARKER RD
MONTANA ST
BRAGG ST
CITY VIEW ST
E MORGAN ST
POWER ST
E CENTER ST
REEDY ST
W WASHINGTON ST
HAMPTON AVE EXT
REEDY RIVER
ALAMO ST
SUMTER ST
YELLOWSTONE DR
ELI ST
MARION ST
FINLEY ST
ODOM CIR
SMYTHE ST
WOODWARD ST
BENSON HILL ALY
HELLAMS ST
MARTIN ALY
MONAVIEW CIR
MONAVIEW ST
MARCHANT ST
SPEED GAIT ALY
SPEED ST
BEATTIE RUN ALY
BEATTIE ST
YMCA HILL ALY
N YMCA ST
LINDSAY ST
LINDSAY KNOLL ALY
MOODY VALE ALY
MOODY ST
SIRRINE SHALE ALY
SIRRINE ST
PELZER ST
PELZER CREST ALY
SMYTHE MILL ALY
SMYTHE ST
FROST FIELD ALY
FROST ST
HAYNESWORTH HILL ALY
HAYNESWORTH ST
HOYT ST
COBB ST
HOLLIS ST
LANGDON ST
DYER ST
FLETCHER ST
HENDERSON ST
YMCA ST
WOODSIDE AVE
Trail Connections
Potential Trail
Parker Sewer & Fire
Duke Power Company



Sidewalks down Peace Street

Goal #2

Increase Recreational Opportunities

Next to improvements to the roadway infrastructure, one of the most frequently requested items by respondents of the community survey was the development of additional recreational opportunities. With Monaghan's history of recreational programs this comes at no surprise, and is an excellent way to build community relationships and neighborhood involvement.

Monaghan Park

A great asset in the community is Monaghan Park. Owned and maintained by Greenville County Parks, Recreation, & Tourism this field serves multiple purposes: soccer field, community gathering space, walking space. Currently United FC- Furman soccer club, in partnership with Greenville County Parks, Recreation, & Tourism host games at Monaghan Park.

There have even been improvements made at the park due to the Monaghan Community Association's involvement. This past year lighting, bathrooms, and steps leading into the park were all repaired because of community effort. However, there is still some programming that the community would like to see take place in the park and neighborhood.

Objective #1

Implement Phase 2 of Monaghan Park Improvement

Action Items	Community Partners	Timeframe
A. Paint bathrooms and install new benches and drainage pavers	MCA, Greenville County Parks, Recreation, and Tourism, Eagle Scout Program	Immediate (0-1 year)
B. Plantings around signage	MCA, Greenville County Parks, Recreation, and Tourism	Short range (1-3 years)



Adult Day Care parking lot

Goal #1, continued
Increase Recreational Opportunities

Objective #2
Implement more neighborhood recreational programs

Action Items	Community Partners	Timeframe
A. Create rental slots for open programming and identify existing recreation programs in the southeast suitable for field (lacrosse, yoga, etc.)	MCA, Greenville County Parks, Recreation, and Tourism	Immediate (0-1 year)
B. Reach out to desired partners for programming/funding & secure MOU with Greenville County Parks, Recreation, and Tourism	MCA, Greenville County Parks, Recreation, and Tourism, Partner	Short Range (1-3 years)
C. Set up concession stand	MCA, Greenville County Parks, Recreation, and Tourism, Partner	Mid Range (3-10 years)

Goal #2
Increase neighborhood green space

With recreation and pedestrian-friendly environment at the forefront of neighbors' interest, there is the potential to explore new initiatives that will promote healthy community pride and activity. Beyond the programmed activities of park spaces, open green-spaces afford additional opportunities for developing a sense of community. In the case of the W. Blue Ridge properties, this open space presents the opportunity for several key additional park-like concepts.

West Blue Ridge Drive

Some identified properties located in the flood zone along the backside of Monaghan Textile Mill Park provide a useful walking trail along the tributary of the Reedy River. This could connect the park to the otherside of the neighborhood and across the street to local restaurants. In order for this to happen the owners would need to grant permission for the neighborhood association to clear a pathway through their property (see properties mapped on page 38).



Textile Mill Park

Textile Mill Park

Currently Greenville Revitalization Corporation (GRC) is developing the Textile Mill Park to showcase Greenville's Mill History and provide an outdoor classroom, playground, restroom facilities as well as a textile mill walking tour. Groundbreaking has already occured, playgrounds and parking constructed, and phase 2 is underway. The project is scheduled to be completed by the end of summer of 2020.

Objective #1

Clear identified wooded areas within the flood zone

Action Items	Community Partners	Timeframe
A. Initiate meetings with grant partners*	MCA and partners	Immediate (0-1 year)
B. Survey property owners for permission	MCA	Short Range (1-3 years)

* see fundraising and grants committee

Objective #2

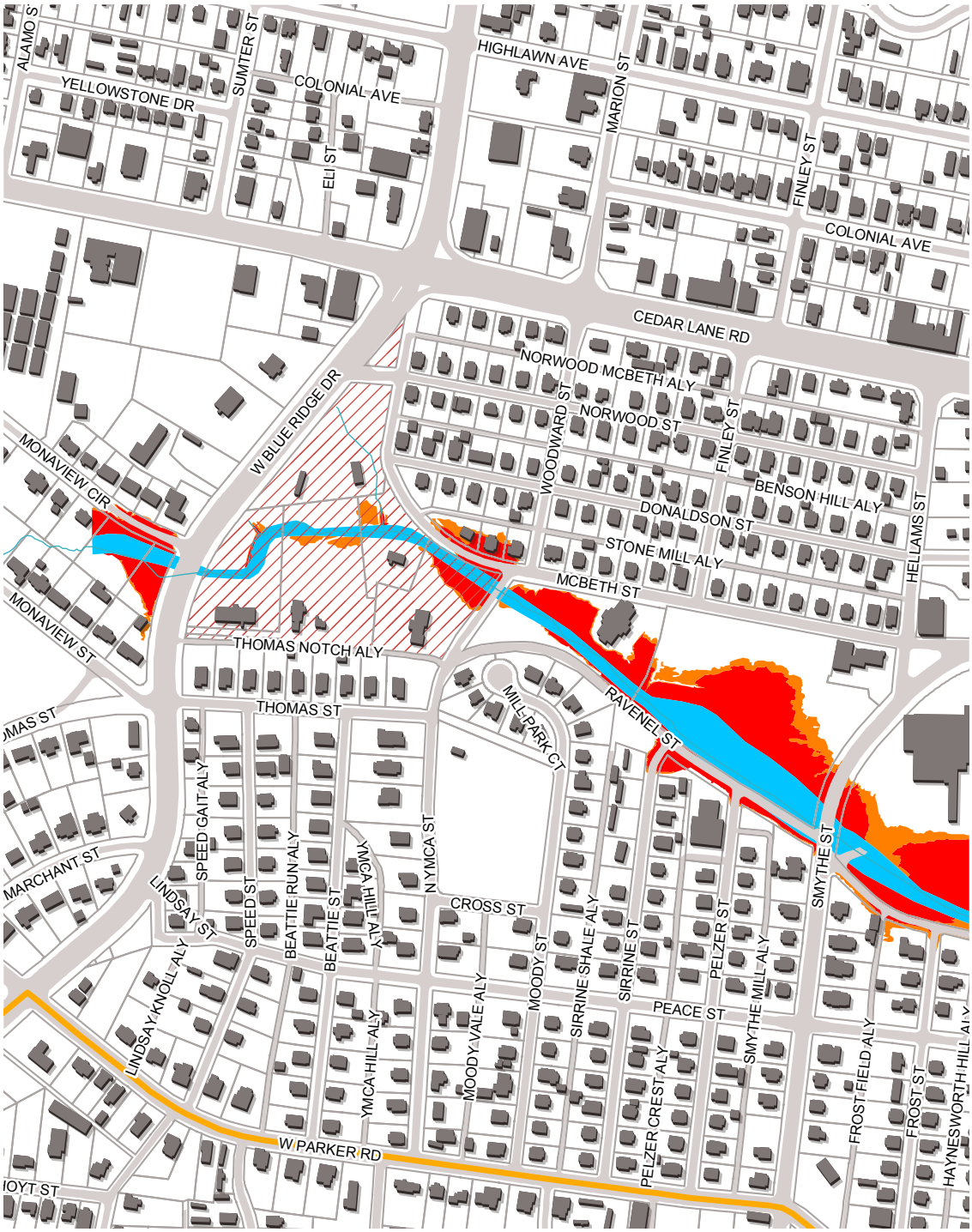
Develop passive recreation

Action Items	Community Partners	Timeframe
A. Create concept & maintenance plan (to include solar pathway lighting along West Blue Ridge Drive)	MCA and Greater Greenville Master Gardeners	Mid Range (3-10 years)
B. Plantings of Cedar Trees* and Branded Bushes	MCA, Greater Greenville Master Gardeners, Boys & Girls Scouts of America, and KGCB	Mid Range (3-10 years)
C. Maintenance of Trails and Plantings	MCA, Greater Greenville Master Gardeners, Boys & Girls Scouts of America, Beautiful, and KGCB	MidRange & Ongoing (3-10 years)

*historically have been used in Monaghan

New Textile Heritage Park





Flood Zone areas identified for Clearing

Streams

Regulatory Floodway

1% Annual Flood
100 Year Flood

0.2% Annual Flood
500 Year Flood

COMMUNICATIONS

The purpose of this committee is to build involvement in the neighborhood with homeowners, renters, landlords, local businesses, and representatives, as well as gathering feedback to inform decision making.

This committee oversees general events (neighborhood involvement building), advertising, surveys, emails, Facebook, door to door communication, welcoming new residents, and the neighborhod newsletter.

Goal #1
Build Neighborhood Involvement

Objective #1
Create interest & recruit

Action Items	Community Partners	Timeframe
A. Canvas neighborhood to advertise attraction event*	MCA	Immediate (0-1 year)
B. Door to door follow up- MCA recruitment	MCA	Immediate (0-1 year)
C. Establish regular annual events** (in addition to Christmas party and HOG day)	MCA	Short Range (1-3 years)

*gather contact information

**recreation teams and walking groups as part of this event planning. Monaghan history serves as a good source for this.

Goal #2
Communicate regularly with residents & partners

Objective #1
Establish Communication Channels

Action Items	Community Partners	Timeframe
A. Set up social media channels & officers	MCA	Immediate (0-1 year)
B. Create posting schedule & text tree	MCA	Immediate (0-1 year)



MCA meeting

FUTURE LAND USE

The Monaghan Future Land Use map represents a guide for landowners, developers, and staff as well as elected/appointed policy makers when making important land use decisions about the community. From zoning decisions to utility service expansions, and the placement of schools, businesses, and recreation, the Future Land Use Map serves as the community's vision for the future. While not a legally binding document, the Future Land Use Map shows the community's desires for growth and preservation within their area, giving valuable insight into the decision-making process for staff, Planning Commissioners, and County Council members. Upon its adoption, the Future Land Use Map for the Monaghan Community provided in this document will update the Greenville County Comprehensive Plan.

The proposed land use map shows eight types of land use classifications based on existing and anticipated development trends for the area. These land use classifications include Commercial, Office, Mixed Use, Single Family Residential, Multi-Family Residential, Service, Recreation, and Industrial.

Commercial

The areas designated as commercial are intended for commercial developments of an appropriate size to serve the area, in particular "neighborhood commercial" as defined in Greenville County's Zoning Ordinance.

This may include:

1. Restaurants
2. Laundromats
3. Convenience stores
4. Daycare facilities
5. Entertainment

Mixed Use

The Mixed Use classification primarily contains a blend of residential and at least one other use in a single development. While this other use is most commonly commercial, mixed-use development can also blend office, civic, or even light industrial uses. These areas are traditionally characterized as pedestrian-friendly and accessible to surrounding neighborhoods. Enhancing the pre-existing architectural styles has the potential to foster a new community atmosphere of interaction and identity.

Single Family Residential

The single family category, as defined in Greenville County's Zoning Ordinance, is housing developments or dwelling units in conventional or cluster-style development.This can also include:

1. Unattached single family homes
2. Townhomes
3. Duplexes and triplexes

Multi-Family Residential

The Multi-Family category, as defined in Greenville County's Zoning Ordinance includes:

1. Quadplexes
2. Apartments
3. Assisted living

Office

Per the neighborhood commercial zone, this classification is for individual office spaces located within traditionally residential homes.

This may include:

1. Medical clinic
2. Attorney's office
3. Accountant's office
4. Architect's office

Service

The service category provides a transition between commercial and industrial for service-related businesses.

This may include:

1. Contractor's office
2. Vehicle terminal
3. Auto repair
4. Heavy equipment, outdoor storage

Industrial

This designation provides for general industrial and manufacturing uses, typically in urban areas, convenient to transportation systems and a full range of urban services.

This may include:

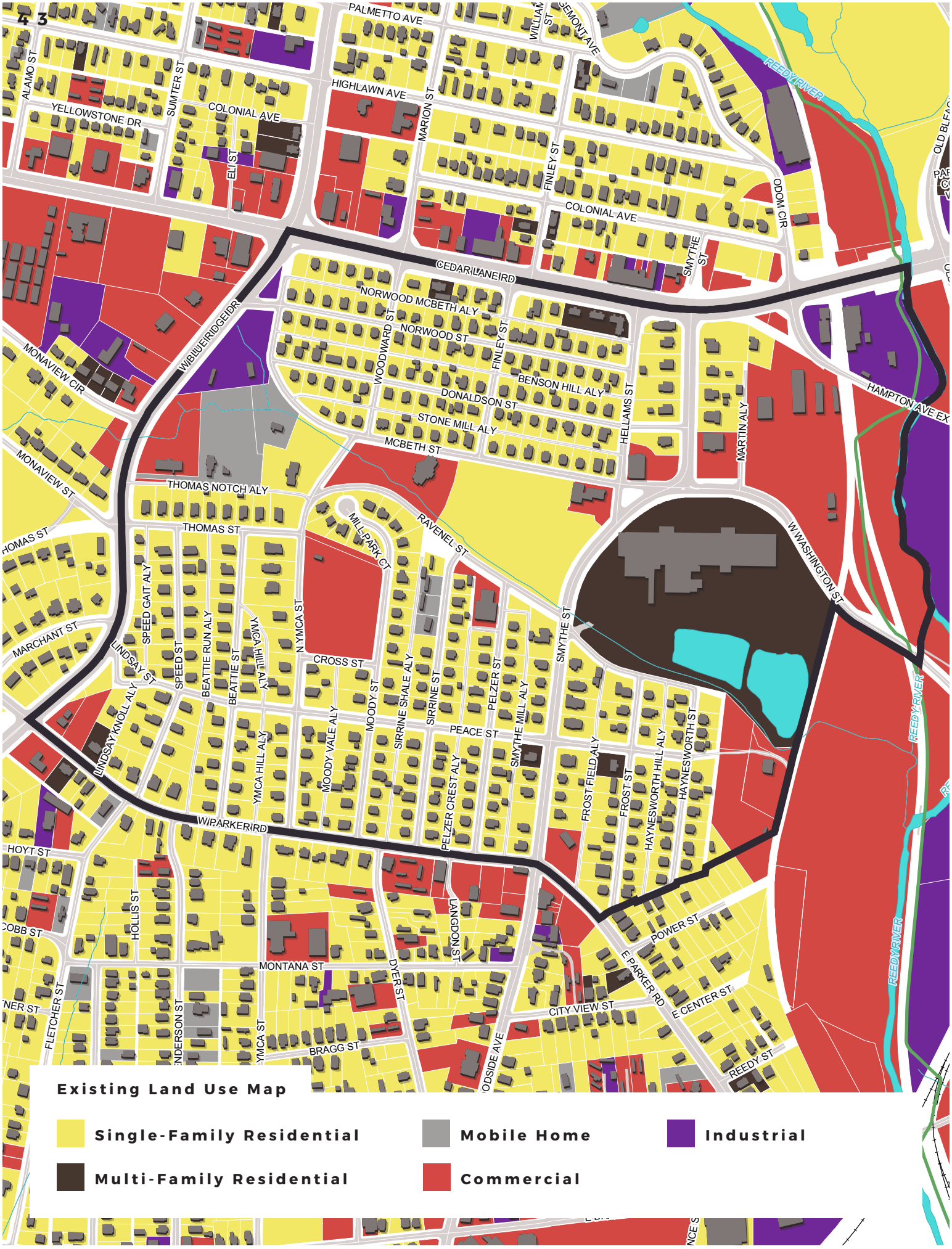
1. Manufacturing
2. Warehouses

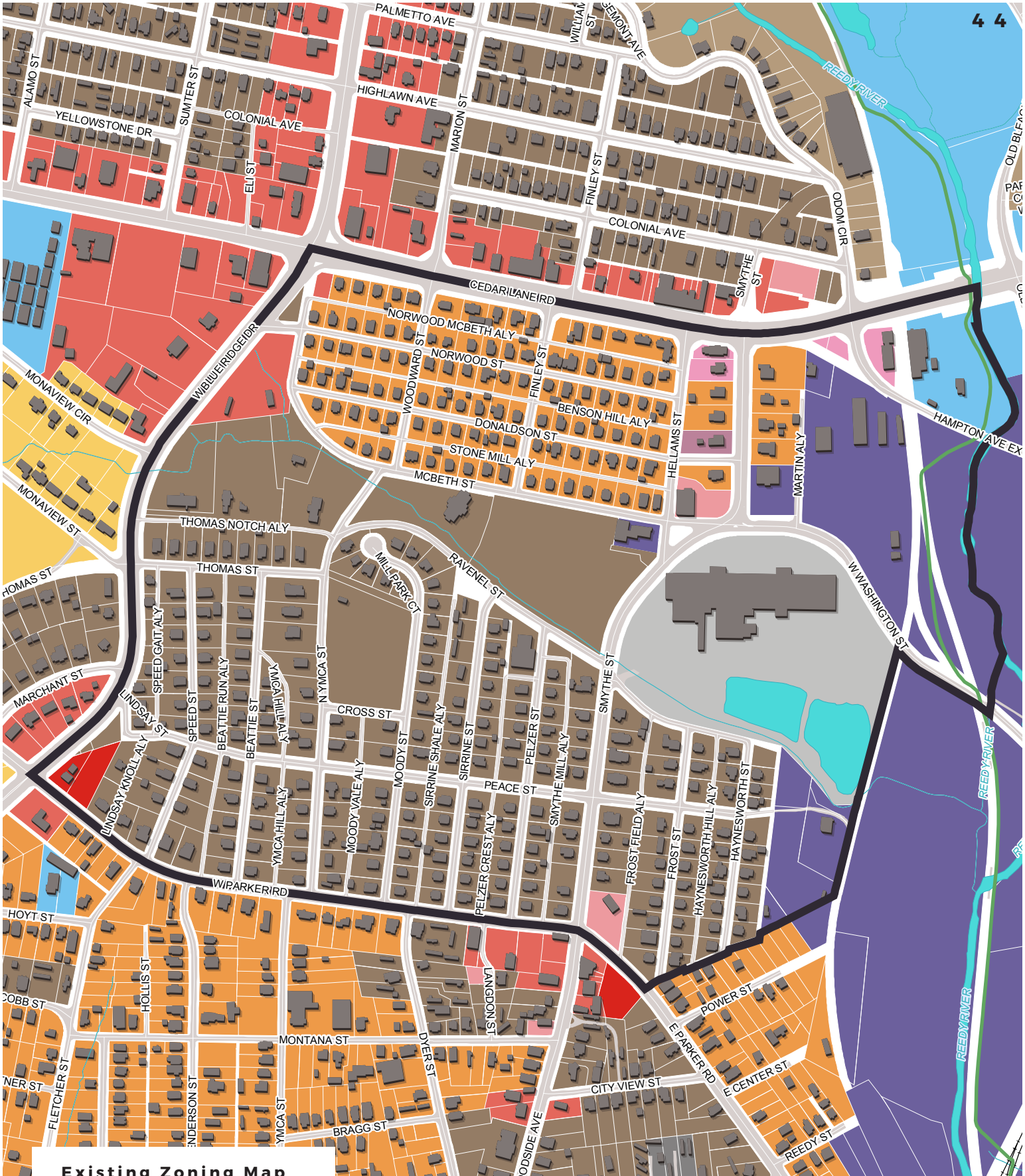
Recreational

This classification applies to public recreational uses and open-space areas. Uses include wildlife management, active and passive recreation, environmental restoration/mitigation/ preservation, open space, and educational uses.

This may include:

1. Playgrounds
2. Walking trails
3. Open space
4. Sports fields/courts


PALMETTO AVE
HIGHLAWN AVE
COLONIAL AVE
YELLOWSTONE DR
ALAMO ST
SUMTER ST
ELI ST
MARION ST
FINLEY ST
ODOM CIR
SMYTHE ST
REEDY RIVER
CEDAR LANE RD
NORWOOD MCBETH ALY
NORWOOD ST
WOODWARD ST
BENSON HILL ALY
DONALDSON ST
STONE MILL ALY
MCBETH ST
HELLAMS ST
MARTIN ALY
HAMPTON AVE EXT
WIBLUE RIDGE DR
MONAVIEW CIR
MONAVIEW ST
THOMAS NOTCH ALY
THOMAS ST
MILL PARK CT
RAVENEL ST
W WASHINGTON ST
SMYTHE ST
MARCHANT ST
LINDSAY ST
SPEED GAIT ALY
SPEED ST
BEATTIE RUN ALY
BEATTIE ST
YMCA HILL ALY
N YMCA ST
CROSS ST
LINDSAY KNOLL ALY
MOODY VALE ALY
MOODY ST
SIRRINE SHALE ALY
SIRRINE ST
PELZER ST
SMYTHE MILL ALY
PEACE ST
FROST FIELD ALY
FROST ST
HAYNESWORTH HILL ALY
HAYNESWORTH ST
W PARKER RD
PELZER CREST ALY
HOYT ST
COBB ST
HOLLIS ST
LANGDON ST
POWER ST
E PARKER RD
MONTANA ST
DYER ST
CITY VIEW ST
E CENTER ST
FLETCHER ST
ANDERSON ST
YMCA ST
BRAGG ST
WOODSIDE AVE
REEDY ST
Existing Land Use Map
Single-Family Residential
Mobile Home
Industrial
Multi-Family Residential
Commercial



Existing Zoning Map

C-1	C-3	POD	S-1	R-7.5	R-MA
C-2	PD	O-D	I-1	R-10	R-M20

*See Appendix Figure B for details on zoning classifications (p.51)

Future Land Use Map

Along Cedar Lane the mixed uses desired by MCA are neighborhood commercial and multifamily residential. Based on community feedback and the restriction of narrow roads throughout the neighborhood, multifamily is to be no larger than quadplexes. This is also true for the mixed use area along the western side of Smythe Street. As for the east side of Smythe Street the mixed use identified could be either single family residential, commercial, or office. It should be noted that no additional curb cuts should take place along these corridors, and instead create access along side streets to ease flow of traffic. Parking should also be carefully considered as properties are developed due to the lack of street parking available in the neighborhood.

Commercial Corridor Development

Along these mixed use and commercial areas, residents identified the desire for certain amenities. They called for neighborhood-oriented businesses, a cafe, and local deli, as well as creative small businesses.

Smythe Street





Future Land Use Map

- Commercial
- Single-Family
- Service
- Community Facilities
- Mixed-Use
- Multi-Family
- Recreational

MOVING FORWARD

Conclusion

While this plan covers many focus areas derived from neighborhood residents, businesses, and stakeholders, and is co-delivered by the community and planning staff, it is in no way an exhaustive list of all goals and interests in Monaghan. These priorities were identified and expounded upon by surveys, interaction at meetings and events, canvassing of the neighborhood, and other community engagement activities such as social media and blogging.

Planning staff invites members of the community who did not participate in the planning process and are interested in further involvement to contact MCA and planning staff through the contact information located on the back page of the plan.



Beattie Street home

Acknowledgments

Monaghan Community Association

Special Thanks to:

Sharon LaMotte
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Greenville Revitalization Corporation

Greenville County

Sheriff's Office
Litter Prevention Office
Soil & Water Conservation District
Roads and Bridges Engineering
Animal Control
Parks, Recreation, & Tourism
Codes Enforcement

Keep Greenville County Beautiful

Greater Greenville Sanitation

Palmetto Pride

Duke Energy

SCDOT District 3 Office

Parker Sewer and Fire District

United Way of Greenville County

Greenville County Council

Special Thanks To:

Councilwoman Xanthene Norris
Councilman Willis Meadows

Greenville County Planning & Development Committee

Greenville County Planning Commission



YMCA Street home



Donaldson Street and Smythe Street

APPENDIX

Figure A. Bonefish Diagram

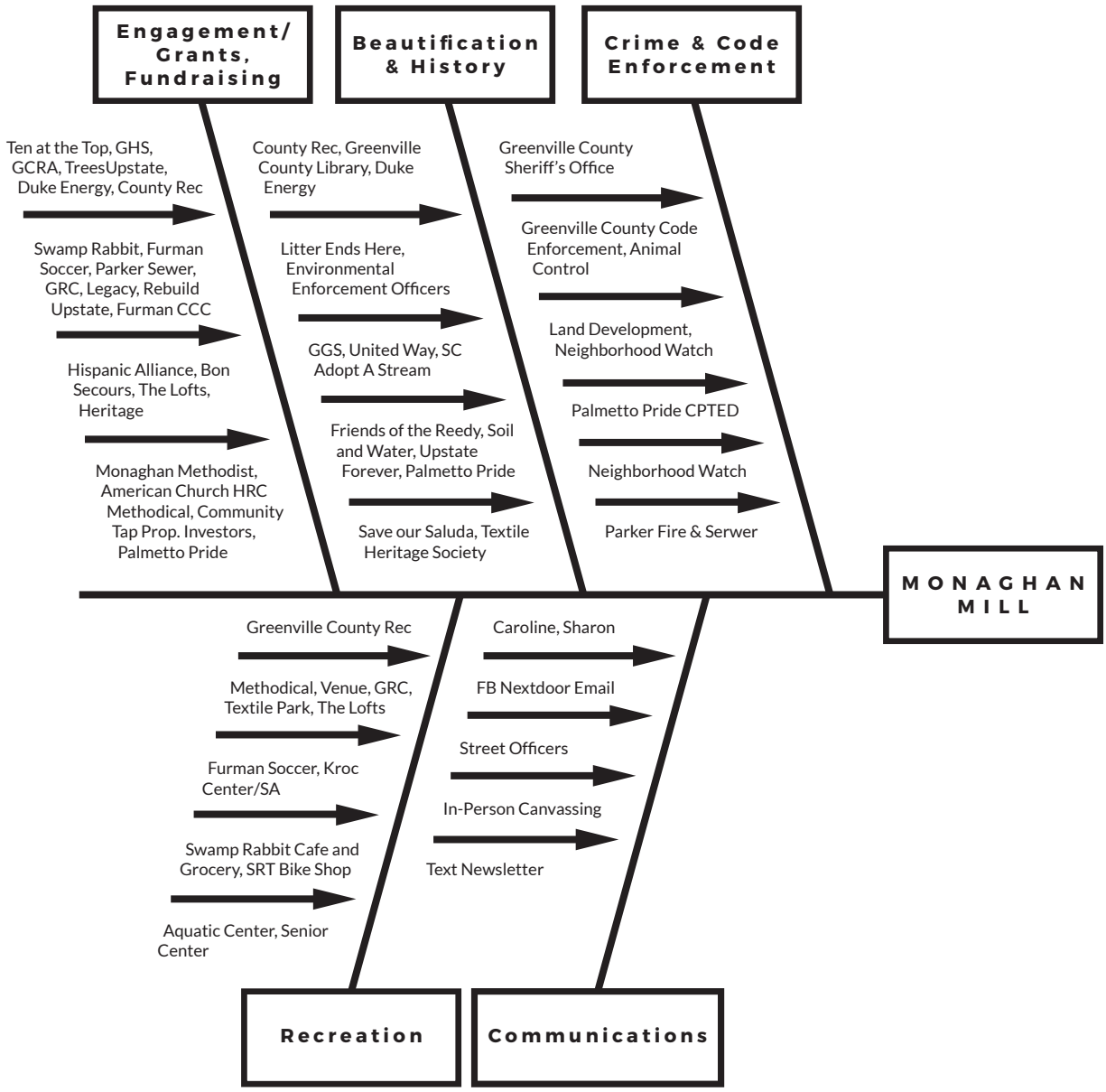


Figure B. Zoning Classifications

C-1, Commercial

Established to provide commercial establishments for the convenience of local residents including but not limited to the following: garden center, laundromat, medical clinic and office and commercial uses including group commercial (shopping centers), and group offices uses not exceeding 75,000 sq ft. Single-Family and Multifamily uses are allowed as conditional uses.

C-2, Commercial

Established to provide for the development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobiles and for the convenience of local residents including but not limited to the following: Auto Service Facilities and Stations, Catering Establishment, Electronics and home appliance repair. The C-2 districts is the only district in Greenville County that allows for ABC (liquor sales), and night clubs/taverns. Single-Family and Multifamily residential uses are allowed as conditional uses.

C-3, Commercial

Established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile located in non-residentially zoned areas and along major thoroughfares and for the convenience of local residents including but not limited to the following: commercial amusements, animal shelters, cabinet/carpentry shops, nursing care facilities, firework stands, hospitals, museums, pawn shops, recording studios, sign manufacturing. Single-Family and Multifamily Residential uses are allowed as conditional uses.

PD, Planned Development

Established to encourage innovative and creative design of residential and commercial developments, to permit a greater amount of flexibility by removing some of the restrictions of conventional zoning. Mixed use required. Minimum Site Size = 5 acres.

POD, Planned Office Development

Established to accommodate office development that is found to be compatible with surrounding physical development. Minimum Site Size = None.

O-D, Office District

Established to provide for office uses including but not limited to the following: accounting, advertising agency, bank, savings and loan, broadcasting studio, brokerage house, employment agency, insurance, professional offices, real estate and research facilities.

S-1

Established to provide a transition between commercial and industrial districts by allowing commercial uses which are service related and uses which involve light industry having a minimal effect of adjoining properties. The following are examples of permitted uses not limited to the following: institutional dry-cleaning, commercial and industrial gas sales, kennel (outside runs), pest or insect control business, photo processing (production).

I-1, Industrial

Established as a district for manufacturing plants, assembly plants and warehouses. The following are examples of permitted uses not limited to the following: junkyards with a Special Exception, group industrial development, and industrial uses.

R-7.5, Single-Family Residential

These districts are established as areas in which the principal use of land is for single-family dwellings, both attached (R-10, R-7.5, and R-6) and detached (all districts). Minimum lot size: **7,500** sq ft, **5.8** dwelling units per acre

R-10, Single-Family Residential

These districts are established as areas in which the principal use of land is for single-family dwellings, both attached (R-10, R-7.5, and R-6) and detached (all districts). Minimum lot size: **10,000** sq ft, **4.4** dwelling units per acre

R-MA, Multifamily Residential

Established to provide for high population density. Minimum lot size - No minimum lot area for single-family detached, single-family attached (townhouses, condominiums), and two-family (duplex developments) under the open space option. Minimum lot size - 7,500 sq ft. For single-family detached and two-family (duplex developments). Minimum lot size for Multifamily dwellings - 12,000 sq ft; however, within a 12,000 sq ft multifamily development, no minimum lot size is required. Density = Maximum of 20 units per acre.

R-M20, Multifamily Residential

Established to provide for varying population densities. Minimum lot size (Open Space) - No minimum lot area for single-family detached, single-family attached (townhouses, condominiums), and two-family (duplex developments) under the open space option. Minimum lot size - 7,500 sq ft. For single-family detached and two-family (duplex developments). Minimum lot size for Multifamily dwellings - 2 acres, however, within a 2 acre multifamily development, no minimum lot size required. Density is based on a maximum number of dwelling units per acre as specified by the zoning district.



Monaghan Community Association

mracommunitywatch@gmail.com

Meets 2nd Tuesdays at 6pm

Heritage Baptist Church

103 Ravenel St.

Greenville, SC 29611

Greenville County Planning

GCPlanning.org

Planning@greenvillecounty.org

301 University Ridge Suite 3800

Greenville, SC 29601

(864)467-7276