

SANS SOUCI

THE SANS SOUCI COMMUNITY PLAN
ADOPTED 05 MARCH 2019



Contents



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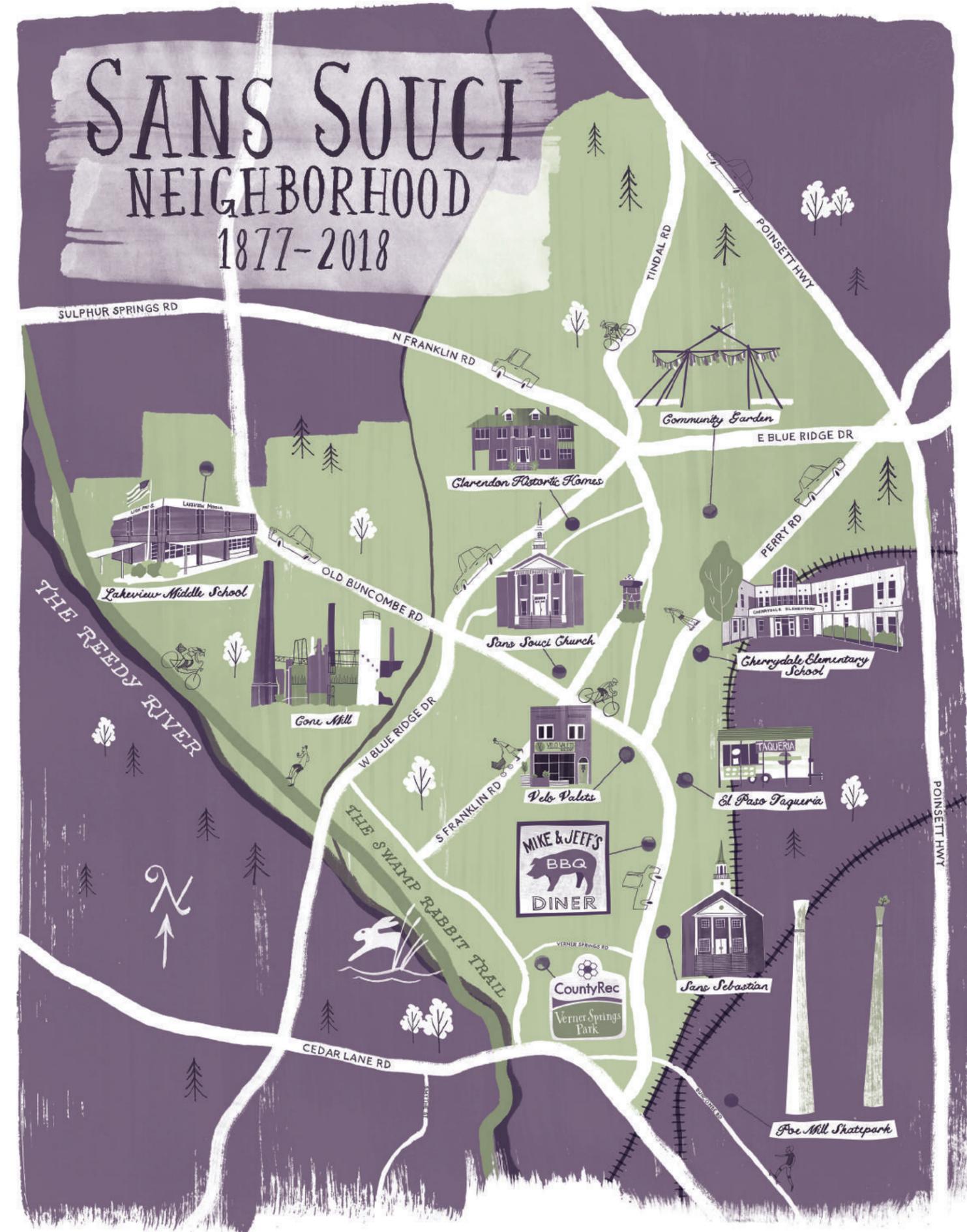
Introduction

PLANNING CONTEXT

The following community plan is one created by the citizens of Sans Souci and Greenville County Long-Range Planning Staff. This co-delivered plan will serve as a roadmap for residents as well as county staff and elected and appointed officials.

In working with Sans Souci residents and members of the Sans Souci Neighborhood Alliance (SSNA) top priorities identified via public meetings and surveys revolved around road improvement and maintenance, crime and safety, housing, and beautification. Prior to the creation of the plan these issues were addressed in various public meetings. These meetings dove into residents' specific concerns in these areas and brought in partners from various county agencies and local organizations to work with the neighborhood in addressing these topics.

Additionally, the EPA's College/Underserved Community Partnership Program (CUPP) contacted county staff and Sans Souci residents to assist in the redevelopment of the US Cone Finishing site, one of the main areas of concern of residents revealed in the neighborhood survey.



SANS SOUCI NEIGHBORHOOD ALLIANCE

The Sans Souci Neighborhood Alliance informally started in 2009 when neighbors began meeting to discuss ways to help revitalize the neighborhood. These meetings grew larger over time, being held at the local churches, and lead to the creation of the Sans Souci Community Garden two years later.

In 2013, there was enough interest and participation to begin formal discussions of a neighborhood alliance. A group of involved neighbors voted and chose the formal name, Sans Souci Neighborhood Alliance (SSNA), which was incorporated and filed with the state of South Carolina.

With successful community initiatives such as the neighborhood community garden, the SSNA introduced an incredibly successful garden concert series that continues to run throughout each summer. SSNA has been expanding their communications network via their website, social media, email chains, signage, flyer distribution, and other methods of

interacting with neighbors across the community. They also have an established brand with logo and 501(c)3 status with which they have received grant funding from the United Way, Greenville County Redevelopment Authority, and GE for community improvement projects. SSNA has hosted resource fairs, held regular meetings, and garnered support for their community from issues such as speed reduction and the restriping of Old Buncombe, to Hands on Greenville (HOG) cleanup days, and more.

SSNA is composed of several pre-existing committees that helped direct this plan.

- (a) Community Outreach, Communications, & Events
- (b) Infrastructure, Economic Development, & Finance
- (c) Crime Prevention, Beautification, & Code Enforcement



Sans Souci Community Garden Concert Series (photo courtesy of Daniel McCord).

THE PLANNING PROCESS

Due to the extent of the Sans Souci Neighborhood Alliance's development as a self-organized body, Greenville County Planning Staff was able to expedite much of the planning process that takes place in the early phases. Planning began even prior to the formal initiation of the process as Greenville County Planning Department Staff was able to sit in on board of director meetings with SSNA and meet with residents, conducting some baseline information gathering on the area. Because SSNA was already well-organized, staff determined it was to serve as a kind of support to the existing community framework, but also assist in encouraging new participation from the community.

Early in 2017, County Planning Staff formally began the planning process, meeting with SSNA board of directors to deliver a scope of work and general outline of a time frame for the plan. Following this introduction, staff developed a more case-specific community engagement strategy. The first stage of the strategy involved engaging residents and business owners with a community survey that would provide direction for the bulk of the remaining planning process. This survey provided feedback from members of the community and helped identify priority areas for the SSNA moving forward. These results

from the survey, as well as interactions with Sans Souci residents, formed the overall direction of the proceeding plan and the course of all the efforts that followed. These priority areas, not surprisingly, were similar to the already established topic areas of the existing SSNA committees. There was an additional survey created by the neighborhood association, which brought greater participation from residents living in the southern part of the neighborhood and helped confirm these issue areas as prevalent in the community.

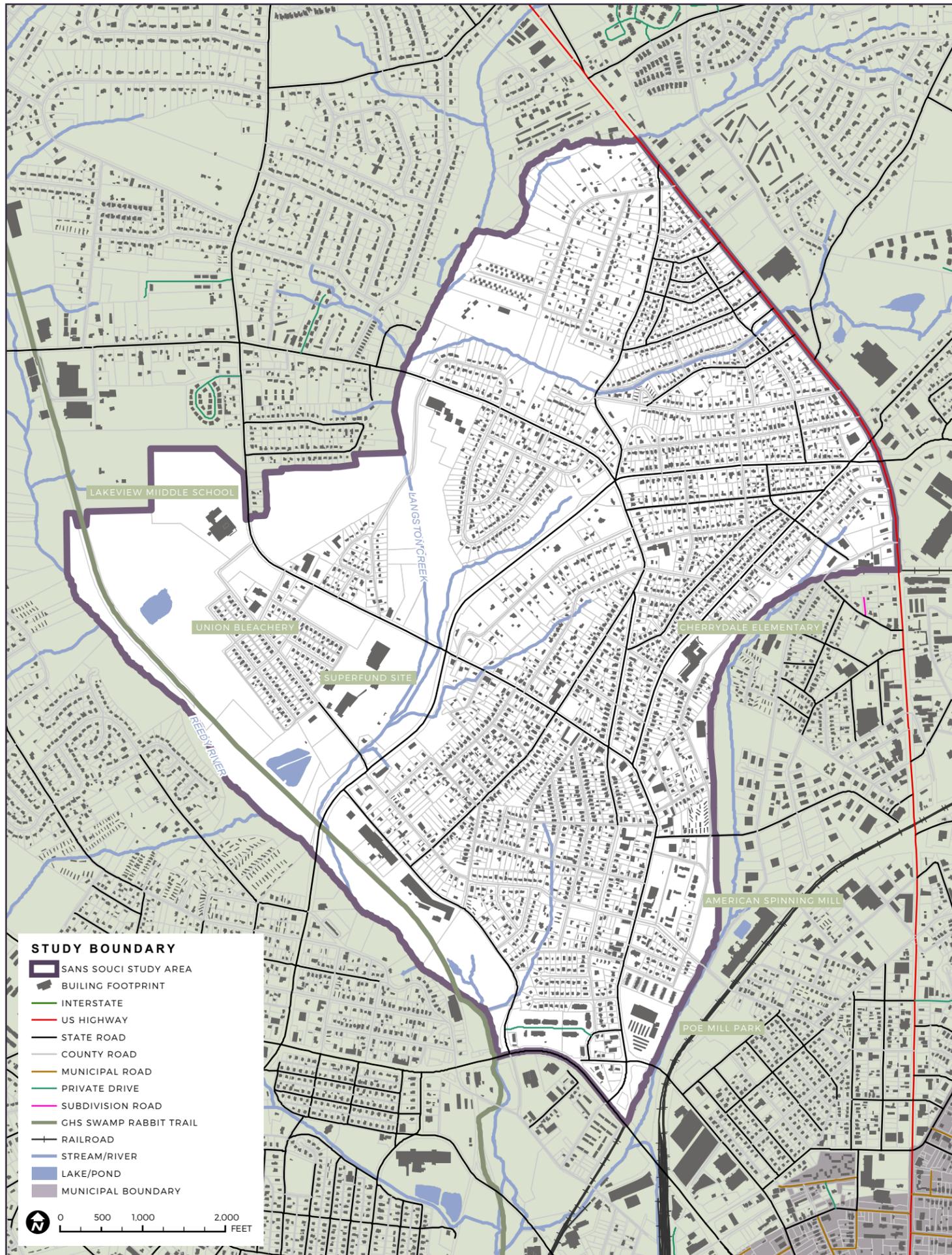
Alongside ongoing committee meetings, monthly meetings hosted by SSNA provided planning staff with an opportunity to address certain topic areas related to the plan. These meetings provided education for the community, lists of relevant resources, and representatives from partner agencies. This process garnered constant feedback and interaction with residents regarding these topics and enlightened county staff and other agency partners on how they could help Sans Souci's residents realize the plans discussed in these meetings. The community meetings hosted by SSNA and carried out by planning staff covered: Community Enrichment, Reimagining the Travel Space, Affordable Housing, Future Land Use, Streets & Safety, Crime & Litter, and Beautification.



Sans Souci Neighborhood Alliance Meeting

STUDY AREA

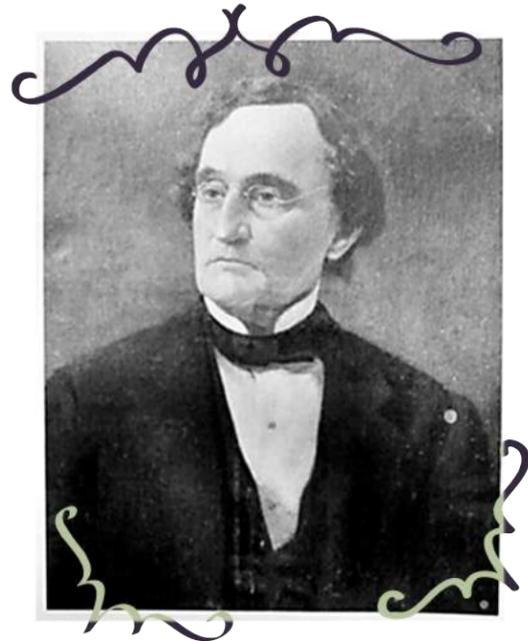
While the formal Sans Souci census tract extends nearly the entire distance between the City of Greenville and the City of Travelers Rest, the scope of study for the current Sans Souci Community Plan has been reduced to maintain a community-level approach. This approach enables County Planning Staff and community members to focus on more specific issues and target areas. The resulting study boundary surrounds an area of more than 1300 acres, bordered by the Reedy River to the southwest, the CSX railroad line to the southeast, Poinsett Highway to the northeast, and Langston Creek to the northwest. The study area also extends to the west to include the Union Bleachery community and Lakeview Middle School.



Local Barbeque Restaurant on Old Buncombe Road

HISTORY

Originally, Sans Souci was the vision of a vast, private estate by a lone man, Benjamin Franklin Perry. Following the Civil War, this provisional statesman, attorney, and editor by trade established his dream retreat in the heart of what is today called Sans Souci, which derives its name (French for "Without Worry") from that given by Perry to his thirteen room mansion. Over time, Perry's 700 acres were bought, sold off, and otherwise transformed into numerous housing developments, industries, and recreational features. At one point the area developed to become a country club destination with golfing greens and frequent tourist visits from all over the southeast. There were also substantial bottling industries present in Sans Souci: companies such as Coca-Cola and Cheerwine once occupied manufacturing space in the neighborhood. Additionally, small storefronts provided various neighborhood goods and services, including a doughnut shop, barber shops, beauty parlors, a cafe, pharmacy, and more.



Benjamin Franklin Perry

Nevertheless, as Sans Souci has evolved over the decade, it has remained a place that fosters passion and commitment. Many current residents were born and raised in the very same neighborhood, with memories of their parents working in the nearby Union Bleachery or bottling plants.

The Sans Souci of today is far removed from the context of its origins and Benjamin Perry. Today, the direction of Sans Souci is not led by the inspiration of a single visionary, but the collective will of an entire community. Residents of all ages, races, incomes, housing, and marital status are part of SSNA and participate in the community planning process. To further breakdown what Sans Souci looks like today we must first understand the makeup of the community's demographics.



Sans Souci Country Club



Old Bleachery Road Warehouse



Existing Conditions

DEMOGRAPHICS

Some of the broad takeaways from the block group analysis were the following points:

- The southern part of the study area has the highest percent of households below the poverty level at between 36 and 47%.
- The median household income is highest, between \$34,000 and \$46,000, in the north/northwest portion of the study area, and lowest, between \$15,000 and \$25,000, in the southern portion of the study area.
- The unemployment rate is highest in the southern portion of the study area between 11 and 21.5%.
- The percent of minorities in the population is higher in the southern portion of the study area between 47 and 56%.
- The southern portion of the study area has a higher total crime index.

Knowledge of these baseline conditions helped staff and the SSNA to more effectively generate participation from the entire community. Refer to the Appendix (p. 65) for additional demographic information.



Velo Valets Bike Shop

Public Participation

PROJECTS

Before exploring the community-identified issue areas and their corresponding goals, first is a list of ongoing projects SSNA, area residents, and local volunteers have engaged in throughout the planning process.

- A.* Phase 1 Cleanup of Verner Springs Park
- B.* Creation of Path Linking the Swamp Rabbit Trail
- C.* Maintenance and Growth of the Community Garden
- D.* Summer Garden Concert Series
- E.* Old Buncombe Restriping
- F.* Community Mural
- G.* Beautification Days



Historic Trolley Stop Marker, N Franklin Rd



Little Free Library, Sans Souci Community Garden

ISSUE AREAS & GOALS

The following initiatives are all resident led and inspired. The principles behind each of the following goals may be traced back to specific directives issued by community members through various surveys or personal interactions at the many community meetings held over the past 18 months. Greenville County will remain involved in assisting with the implementation of this plan although it is not expressly listed as a partner agent under each objective.

ROAD & SIDEWALK IMPROVEMENT, MAINTENANCE, & TRANSIT

Improve Old Buncombe Corridor
Increase Pedestrian Safety
Connect Sidewalk Infrastructure

BEAUTIFICATION

Control and Reduce Litter and Blight
Refine Neighborhood Green Space
Increase Neighborhood Green Space

HOUSING

Maintain and Increase Housing Affordability
Promote Home Ownership
Protect Historic Homes

CRIME & SAFETY

Reduce Crime through Sheriff's Office Partnership
Implement Property Owner Education Campaign
Establish Lighting District

OLD MILL REDEVELOPMENT

Cone Mills/US Finishing/"Union Bleachery" (Superfund) Site
Old Bleachery Road Warehouse



ROAD & SIDEWALK IMPROVEMENT, MAINTENANCE, & TRANSIT

One of the first initiatives on the part of Greenville County's Long Range Planning Staff was to incorporate members of the County's Transportation Planning Staff at the ground level so that Transportation Staff could form a relationship with the SSNA members, develop an understanding of the current issues and goals of the community, and assist in the creation of design recommendations. This was in response to the community survey where residents and business owners responded overwhelmingly (over 84%) that road maintenance was inadequately administered.

Survey Question 24 Results

Do you think the **Road Maintenance** is adequately or inadequately administered across Sans Souci?



GOAL 1: IMPROVE OLD BUNCOMBE CORRIDOR

From pavement edge to pavement edge Old Buncombe Rd. measures 36-38 feet, depending on where along this corridor the measurement is taken. As a result of these narrow lanes, there have been recurring pedestrian and vehicular safety issues. As mentioned previously, when the opportunity for repaving Old Buncombe emerged, community residents worked hard to push for a reduction in the number of travel lanes, with a widening of the resulting travel lanes (hopefully improving safety) at the same time.

However, the recent re-paving of Old Buncombe Rd. did not include a lane reduction and, as a result, delayed the opportunity for another consideration by the South Carolina Department of Transportation (SCDOT). Despite this development, neighborhood representation and Greenville County staff met with SCDOT and determined there is a possibility to revisit the lane reduction proposal within ten years for maintenance purposes. Sufficient support in the form of a completed traffic study would be critical before re-striping could occur.

For safer pedestrian crossings, suggested recommendations include:

1. Two Lane Options
 - a. Two Way Left Turn Lane and two wide lane share roads
 - b. Two Way Left Turn Lane, two lanes, and a landscaped buffer and wide sidewalk (on one side)

With an average estimated cost of \$5,000-\$15,000 for the 1.2 mile stretch of Old Buncombe, some financial and political support is needed for a completed traffic study to occur. Below are the objectives and action items needed to gain this support. Two avenues were identified during the planning process to enhance these kinds of support. Through the establishment of Old Buncombe as a scenic corridor, state funding could be available to revitalize this road. While not inherently scenic, Old Buncombe is nevertheless historically significant and could apply for a designation as a historic corridor. The other identified avenue for securing funding is that of garnering political support from representatives serving on the Greenville Legislative Delegation Transportation Committee (GLDTC) and County Public Works & Infrastructure Committee. In some instances, funding is a possible result of this kind of advocacy by a local representative, in addition to prioritization they may be able to attach to the project. Local case studies for similar lane reductions may be appealed to in the road diets that were successfully executed on East North Street (between Laurens Road and White Oak Drive) and, more recently, Woodside Avenue (between Pendleton Street and Cedar Lane Road).



Woodside Avenue is a nearby example of an effective lane reduction project that improves both pedestrian and vehicular safety.



Old Buncombe Rd

Objective 1: Establish Old Buncombe Road as a Scenic Corridor

<i>Action Items</i>	<i>Community Partners</i>	<i>Timeframe</i>
A. Initiate National Historic Register Process	SSNA, County Historic Preservation Commission, State Historic Preservation Office, National Historic Register	Immediate (0-1 year)
B. Establish Historic Sites	SSNA, State Historic Preservation Office, National & SC Historic Registers	Short Range (1-3 years)
C. Apply for Scenic Corridor Certification	Scenic Highway Foundation	Short Range (1-3 years)
D. Apply for Funding to Improve Corridor	Scenic Highway Foundation	Mid Range (3-10 years)

Objective 2: Garner Political Support from State & Local Representatives

<i>Action Items</i>	<i>Community Partners</i>	<i>Timeframe</i>
A. Attend GLDTC & County Public Works & Infrastructure Committee Meetings	SSNA, State House Representative, State Senate Representative, County Councilperson	Ongoing
B. Establish Historic Sites	SSNA, State Historic Preservation Office, National & SC Historic Registers	Short Range (1-3 years)
C. Apply for Scenic Corridor Certification	Scenic Highway Foundation	Short Range (1-3 years)
D. Apply for Funding to Improve Corridor	Scenic Highway Foundation	Mid Range (3-10 years)





photo courtesy of Daniel McCord



photo courtesy of Daniel McCord



GOAL 2: INCREASE PEDESTRIAN SAFETY

Another result of the community survey showed the desire for Sans Souci to be more pedestrian-friendly. Whether residents are headed to work, school, or downtown, the community and staff recognize the importance of protecting pedestrians and improving the overall safety of the neighborhood.

PERRY ROAD

One location particularly important to the Sans Souci community is Perry Road, which is home to Cherrydale Elementary. With average daily traffic of 2,300 cars, it is one of the busiest roads in the community and despite having several crossing guards in front of the school there have been several accidents including one in which a child was nearly killed crossing the street. Planning staff met with Greenville County Roads & Bridges staff to develop a practical solution to the vehicular and pedestrian safety issues that persist. These recommendations assume an opportunity to resurface Perry Rd, at which point the solutions offered in this section may possibly be implemented.

One of the key alterations that is proposed is a general lane reduction for the majority of Perry Rd. This will transition the existing four travel lanes to be converted to two travel lanes with a middle turning lane. In order to provide for safer school crossing safety, staff is recommending school crossing at the Perry Rd/Vine St intersection, which will result in crossing fewer lanes of traffic. Flashing LED strips for pedestrian crossing at this intersection may also be implemented to increase drivers' general awareness (including at hours when a crossing guard is not on hand). Due to bus traffic and required storage lanes for waiting pick-up vehicles, some concessions have to be made to Perry Rd where it runs directly along the length of Cherrydale Elementary; however, staff believes that the recommended alterations will nevertheless create a safer environment for crossing students than what is currently on site.

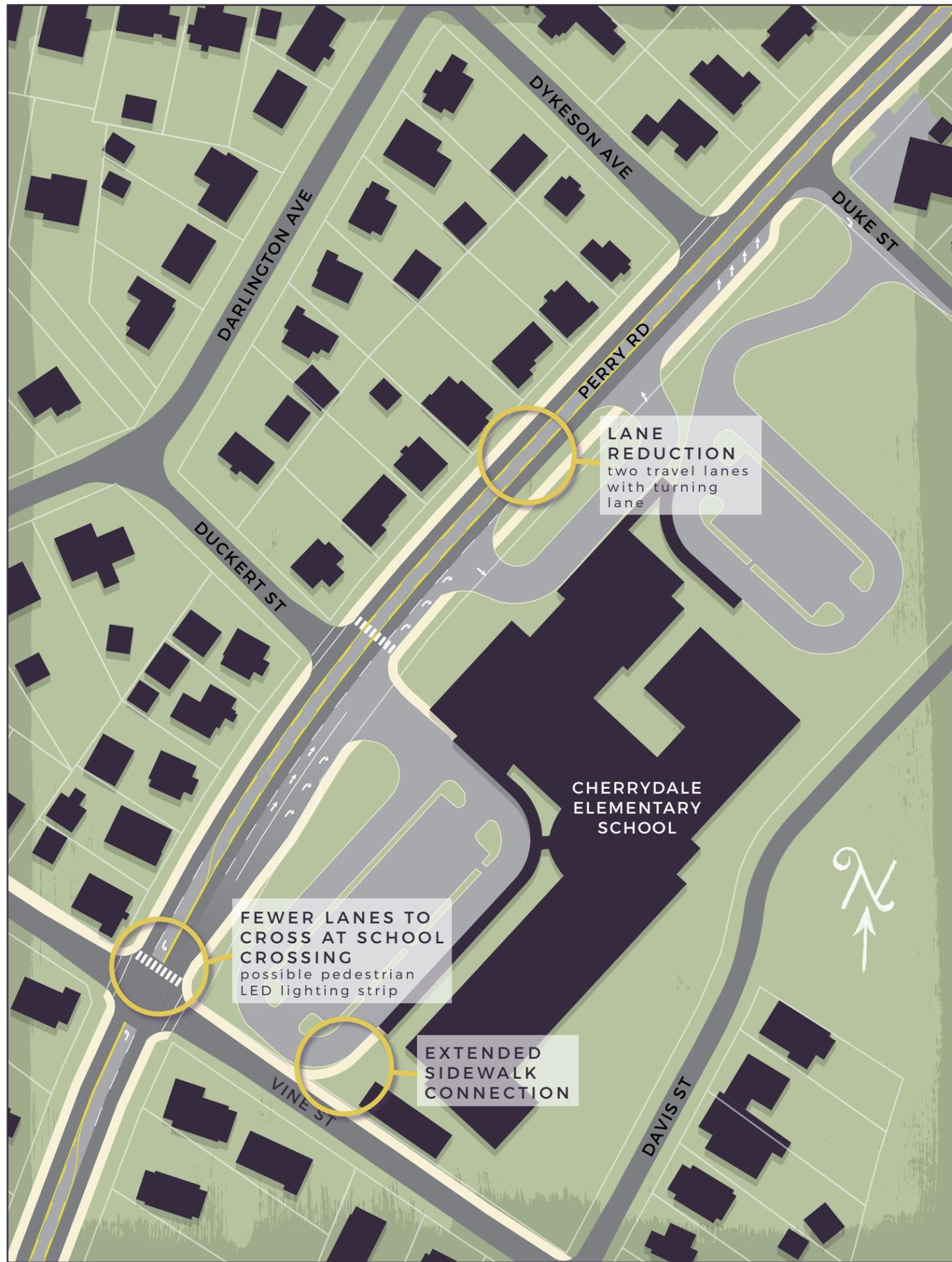
In the event that a lane reduction is achieved in the next resurfacing effort for Perry Rd, an additional strategy that may be possible to curb speeding along this roadway is the incorporation of chicanes (sometimes referred to as bulb-outs or curb extensions). Chicanes are frequently used to break up long straightaways by imposing periodic points of changing direction that require the driver to check his or her speed. This strategy will require the cooperation of SCDOT and adjacent property owners.

Survey Question 11 Results

For what qualities (existing or potential) do you want Sans Souci to be known in the area?



Perry Road at Cherydale Elementary





Velo Valets Bike Shop

GENERAL PEDESTRIAN SAFETY GOALS

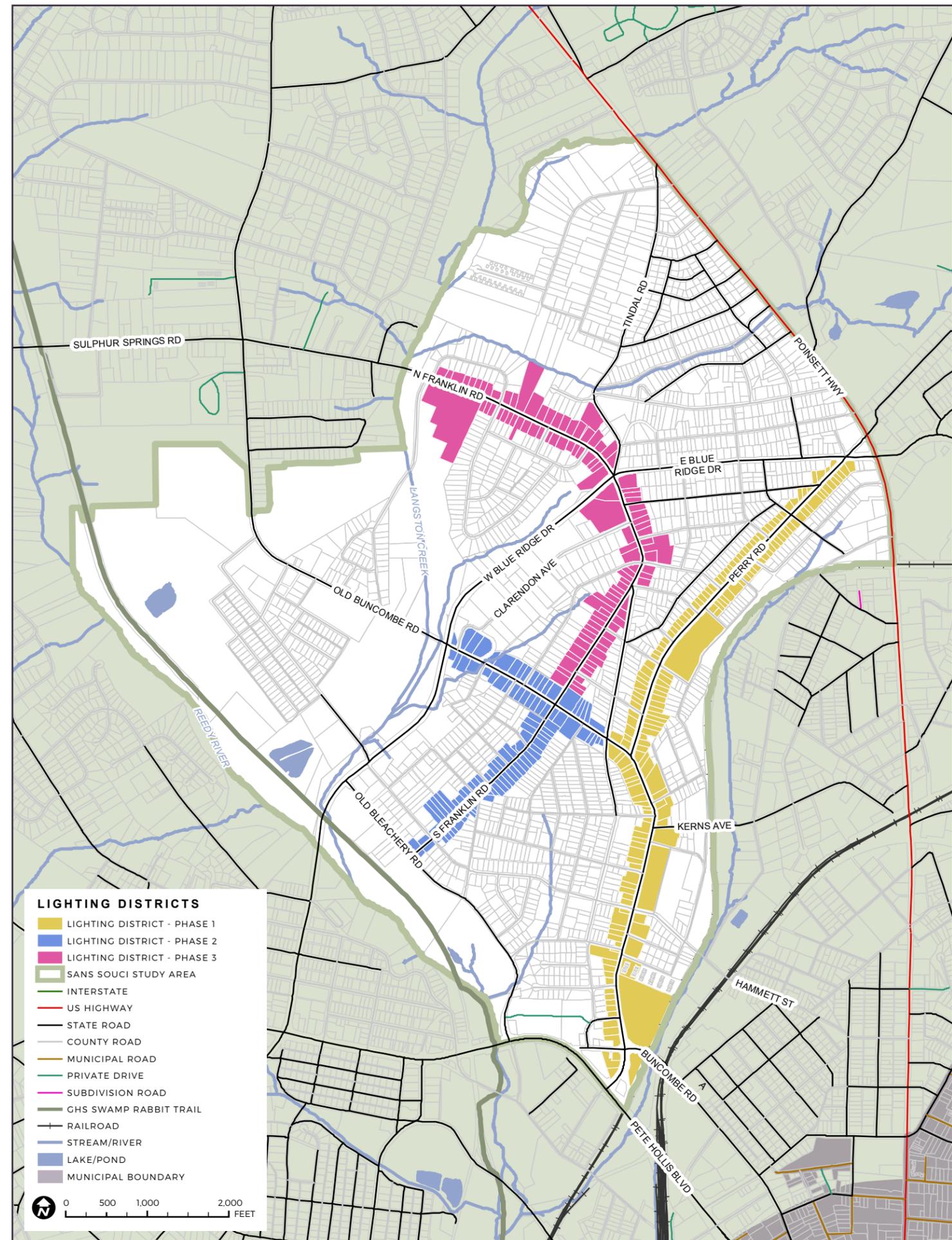
The objective below outlines several action items that require political support as well as coordination with SCDOT to achieve. Please refer to the previous objective box for strategies for garnering political support.

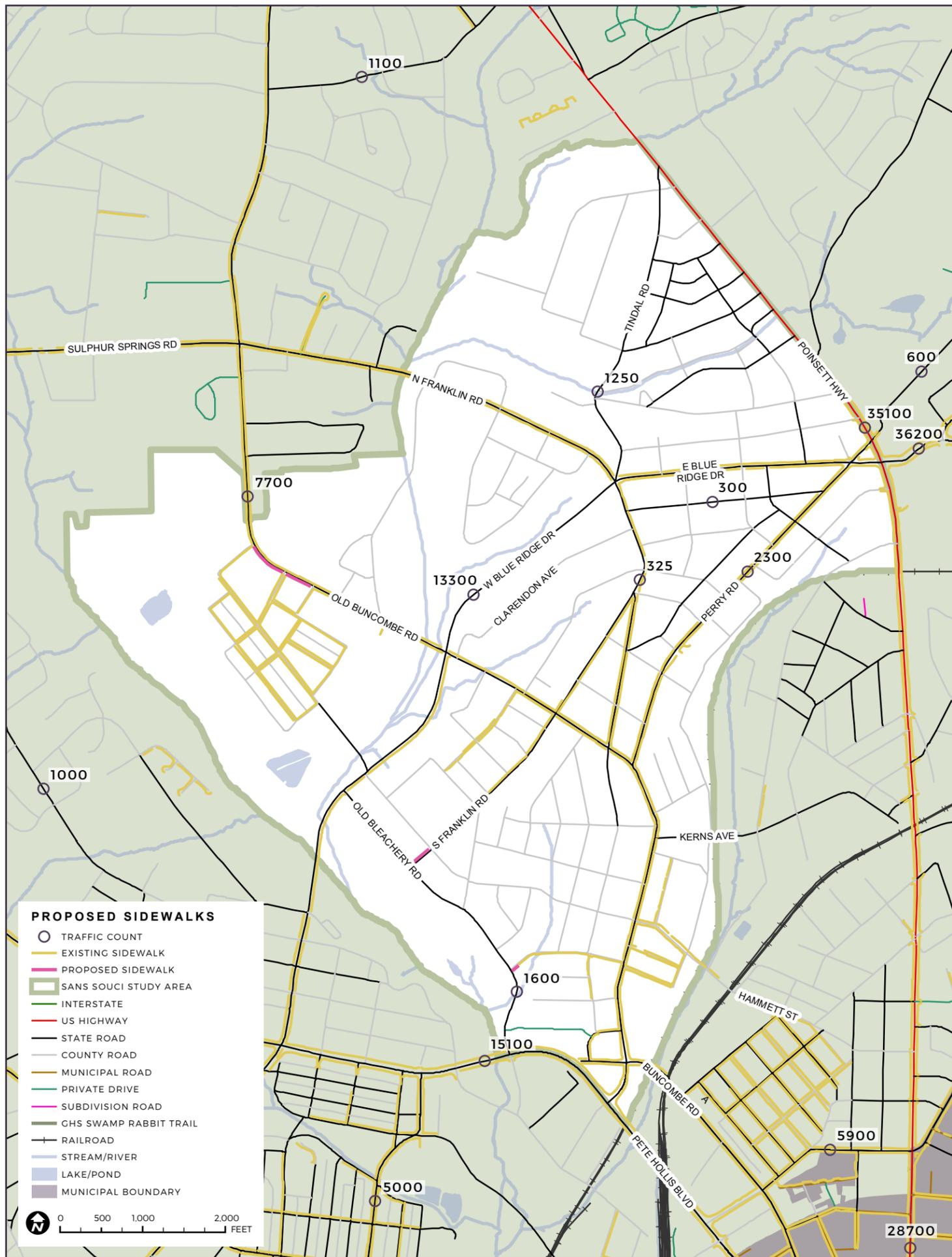
Objective 1: Improve Crosswalk Safety

Action Items	Community Partners	Timeframe
A. Implement Traffic Calming (Roundabouts)	SSNA, State House Representative, State Senate Representative, County Councilperson, and SCDOT District 3 Office Management	Long Range (10-30 years)
B. Establish Pedestrian-Oriented Lighting* *See Lighting District Objective in Crime and Safety	SSNA, Duke Energy, County Councilperson, Greenville County Attorney's Office	Short Range (1-3 years)
C. Stop Control (All-way stop at major intersections)	SSNA, State House Representative, State Senate Representative, County Councilperson, and SCDOT District 3 Office Management	Mid Range (3-10 years)
D. Safe Routes to School Improvements	GPATS, SSNA, State House Representative, State Senate Representative, County Councilperson, and SCDOT District 3 Office Management	Mid Range (3-10 years)



Infrastructure, Economic Development, & Finance Committee meeting





GOAL 3: CONNECT SIDEWALK INFRASTRUCTURE

A simple inventory of existing sidewalks throughout the study area reveals existing infrastructure primarily only along major corridors (Old Buncombe Rd, Perry Rd, N Franklin Rd, a portion of E Blue Ridge Dr behind Clarendon Ave); however, apart from the small community adjacent to the former Cone Mill in Union Bleachery there is very little in the way of sidewalk infrastructure. Furthermore, the state of the existing sidewalk infrastructure varies widely between well-maintained safe spaces and dangerous, deteriorated stretches of concrete. The justification for analyzing and prioritizing sidewalks is the 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 more conveniently over a larger area, improvements in sidewalk networks may also benefit the local economy. These networks are frequently utilized by residents without dependable access to personal transportation, providing an avenue for them to better reach public transit, services, education, or employment.

In addition to prioritization and political support, financial support is needed to realize its 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.)

Objective 1: Enhance and Repair Sidewalks

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

BEAUTIFICATION

GOAL 1: CONTROL AND REDUCE LITTER & BLIGHT

The following objectives outline a plan of action for SSNA to implement with their partners in order to continue reducing litter and blight. Please reference (*) for further notes on on a specific action item.

Objective 1: Establish Visible Litter Enforcement

Action Items	Community Partners	Timeframe
A. Camera Installation in Illegal Dumping Sites	SSNA, Litter Ends Here Office, Greenville County Environmental Enforcement Office	Immediate (0-1 year)
B. Monitor Progress/Follow Up	SSNA	Ongoing

Objective 2: Increase Impact of Codes Enforcement

Action Items	Community Partners	Timeframe
A. Meeting and Committee Ride Arouns with Codes Enforcement (with notes from committee and history from Codes)	SSNA, Greenville County Codes Enforcement, County Councilperson	Short Range (1-3 years)
B. Establish "Street Officers" who monitor streets/districts	SSNA	Ongoing
C. Officers report quarterly to Codes Enforcement following regular committee meeting	SSNA, Greenville County Codes Enforcement	Ongoing
D. Increased outreach/clean-up days (communication and education)	SSNA, Greenville County Litter Prevention Coordinator, Greater Greenville Sanitation Commission	Ongoing

Objective 3: Enhance Landlord Tenant Relations

Action Items	Community Partners	Timeframe
A. Create programming with Human Relations Commission targeted at renters/landlords ¹ for rights and Code Enforcement education	SSNA, Greenville County Codes Enforcement, Human Relations Commission	Short Range (1-3 years)
B. Focus on Education Rather than Reporting ²	SSNA	Ongoing
C. Help Establish Rental Registration ³	SSNA, Greenville County Codes Enforcement, County Council Representative, Greenville Dreams	Mid Range (3-10 years)

¹ Using GIS Data to identify rental properties and landlord contact information which has been gathered by planning staff.

² It is important when addressing issues of blight to develop a rapport with neighbors prior to heavy reporting through Codes Enforcement. Research from the Center for Community Progress shows the benefit of relationship-building in regards to behavior change. This strategy should be explored with the renter and/or property owner prior to action taken resulting in write-ups or fines.

³ Rental registration is an increasingly popular tactic for reducing blight. The purpose of registration is to enable the county to find property owners in case of emergencies or code violations, and to make sure the owner understands their obligations under county ordinances. Owners should provide contact information for the owner and/or owner's agent; if the owner lives outside the area, they should provide contact information for a local property management firm or other agent capable of addressing problems. The registration application form should list key county legal requirements for landlords and require the owner to acknowledge that he is aware of them. The fee for the registration should be modest, reflecting no more than the cost of sending out notices and maintaining a rental property database. Counties should consider imposing a greater penalty on owners who fail to register as an incentive for timely registration. This fee can then provide assistance for renters who find themselves suddenly without housing due to uninhabitable circumstances or inability to pay due to increased rent for said blight abatement.



Vintage Car in the Old Bleachery Road Warehouse

GOAL 2: REFINE NEIGHBORHOOD GREEN SPACE

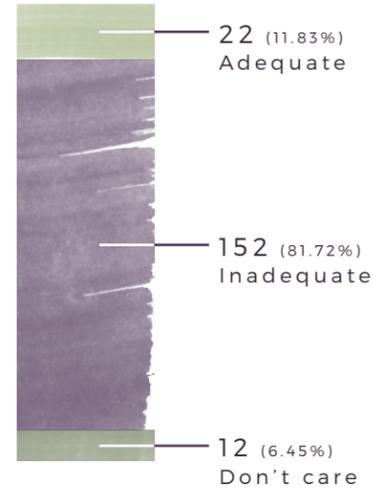
Next to roadway infrastructure improvements, the most frequently requested item in the community survey is the development of additional recreational opportunities and green space. A quick exploration of the study area suggests a number of opportunities for recreational open space in Sans Souci.

VERNER SPRINGS

The Verner Springs Park is the only official public park in all of Sans Souci. This park is owned and operated by Greenville County Habitat for Humanity who developed many of the homes in the surrounding Verner Springs area. The predominantly open, hourglass-shaped space is home to a handful of swings and benches that overlook a small, unnamed creek. The eastern side of the park is carved out by Christine's Place, a small bar tucked away in this corner of Sans Souci, and the owner's adjacent home. Despite the challenges to this space, there is real potential for the park, which is currently being undertaken by Velo Valets Gives Back, the SSNA, and partnering groups like GE. However, one of the key latent opportunities lies in the potential for an at-grade connection to the GHS Swamp Rabbit Trail just across Old Bleachery Rd from the neighborhood park.

Survey Question 23 Results

Please indicate whether Sans Souci's Protected Open Space/Natural Areas meet your needs adequately, inadequately, or whether you're simply indifferent.



Verner Springs Clean-up Project volunteers



Objective 1: Complete Verner Springs Park Improvements (Phase 2)

Action Items	Community Partners	Timeframe
A. Permanent Removal of Foliage to Increase Visibility	SSNA, Greenville County Parks and Recreation	Immediate (0-1 year)
B. Install New Swingsets	SSNA, Greenville County Parks and Recreation	Ongoing

Objective 2: Complete Verner Springs Park Improvements (Phase 3)

Action Items	Community Partners	Timeframe
A. Raise funds for Playground ¹	SSNA, Greenville County Parks and Recreation	Short Range (1-3 years)
B. Installation/Maintenance of Playground	SSNA	Ongoing

¹ 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 3: INCREASE NEIGHBORHOOD GREEN SPACE

The Sans Souci Neighborhood Alliance has found a tremendous amount of success with their Garden Concert Series. Building off of this sustained success, 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 105 Tindal Road Property, this north-centrally located open space presents the opportunity for several key additional park-life concepts.

105 TINDAL ROAD

Centrally located in the northern half of Sans Souci is a tract of land (estimated 4.8 acres) owned by Greenville County as a product of their flood hazard mitigation program. Although a portion of the property is subject to flooding in a 100-year flood event, approximately half of the property remains outside of the floodway. This property affords an excellent opportunity for the SSNA to enter into a lease agreement with Greenville County (at a nominal cost of a dollar per year) to develop an open space program. Additionally, the cost of clearing out wooded areas is approximately \$1500-\$3000 per acre.

Objective 1: Clear Identified Wooded Areas within the Flood Zone

<i>Action Items</i>	<i>Community Partners</i>	<i>Timeframe</i>
A. Raise funds for Clearance	SSNA	Mid Range (3-10 years)
B. Clearance of area with bush hog	SSNA	Mid Range (3-10 years)

Objective 2: Develop Passive Recreation

<i>Action Items</i>	<i>Community Partners</i>	<i>Timeframe</i>
A. Create Concept & Maintenance Plan (to include solar pathway lighting)	SSNA, Greater Greenville Master Gardeners	Mid Range (3-10 years)
B. Plantings of Magnolia, Canna Lilies, and Blackberry Thickets ¹	SSNA, Greater Greenville Master Gardeners, Boys & Girls Scouts of America, Keep Greenville County Beautiful (KGCB)	Mid Range (3-10 years)
C. Maintenance of Trails and Plantings	SSNA, Greater Greenville Master Gardeners, Boys & Girls Scouts of America, Beautiful, KGCB	Ongoing

¹ Historically have been native to Sans Souci



105 Tindal Road property.

HOUSING

GOAL 1: MAINTAIN & INCREASE HOUSING AFFORDABILITY

Objective 1: Educate Community About Current Programs

Action Items	Community Partners	Timeframe
A. Design Literature Regarding Mortgage Assistance, Property Tax Payment Assistance, as well as House Value, and Home Repair	SSNA, SCHelp, HRC, and Greenville County Homestead Office, Rebuild Upstate, GCRA, SC Furman Conservation Corps, Greenville Dreams	Short Range (1-3 years)
B. Reach out to Local Senior Programs and Centers (Home Repair & Homestead)	Greenville Parks, Recreation, and Tourism, Senior Action, etc.	Short Range (1-3 years)

Objective 2: Work with Housing Partners to Increase Affordable Units

Action Items	Community Partners	Timeframe
A. Identify Vacant, Public, Abandoned or Blighted Lots for Community Partners	SSNA, GCRA, Homes of Hope, GHA, & Landlords	Short Range (1-3 years)
B. With Limited Infill Opportunities, Identify Types of Acceptable Multi-Family Examples (Duplex, Senior)	SSNA	Immediate (0-1 year)



Multi-familii housing in Sans Souci.



GOAL 2: PROMOTE HOME OWNERSHIP

Objective 1: Work with HRC to Promote Homeownership to Renters

<i>Action Items</i>	<i>Community Partners</i>	<i>Timeframe</i>
A. Target Rental Homes (see Objective #3 in Beautification) to Reach for Financial Stability/HomeOwnership and Down Payment Assistance Programs	SSNA, HRC, SCHelp, Community Works Carolina	Short Range (1-3 years)

GOAL 3: PROTECT HISTORIC HOMES

Objective 1: Establish Historic District

<i>Action Items</i>	<i>Community Partners</i>	<i>Timeframe</i>
A. Meet with SHPO to gather further information/steps for process	SSNA, SHPO, Historic Preservation Commission	Short Range (1-3 years)
B. Present current benefits gathered as well as more from SHPO to Clarendon residents for signatures	SSNA, SHPO, Historic Preservation Commission	Short Range (1-3 years)
C. Once adopted, apply for applicable funding for signage, sidewalk improvement, etc.	SSNA	Mid Range (3-10 years)

CRIME & PUBLIC SAFETY

When asked to identify the principles that define a resilient community, the most popular answer residents identified was “a sense of safety.” This response was overwhelmingly recognized (83.5% of all respondents) as a fundamental component to that end. Similarly, when asked what Sans Souci’s biggest obstacles are to realizing its potential, half of all respondents identified “crime (perceived or actual).” Community officers reported that a lot of the criminal elements that residents of Sans Souci witnesses are spillover from adjacent areas. Nevertheless, the community still reports numerous criminal activities within their own neighborhood and the issue deserves attention.

GOAL 1: REDUCE CRIME THROUGH SHERIFF’S OFFICE PARTNERSHIP

Objective 1: Encourage Citizen Ride Alongs (TRIP Initiative)

Action Items	Community Partners	Timeframe
A. Committee Members take advantage of the Sheriff Office’s TRIP (TRU Ride Initiative Patrol) that invites citizens to ride along with a Community Officer, learning about their daily job and identifying issues in Sans Souci	SSNA, Greenville County Sheriff’s Office	Immediate (0-1 year)

Objective 2: Establish Regular Meeting Attendance

Action Items	Community Partners	Timeframe
A. Attendance of Citizen’s Academy and Sans Souci Meetings	SSNA, Greenville County Sheriff’s Office	Immediate (0-1 year)

Objective 3: Create a Neighborhood Watch

Action Items	Community Partners	Timeframe
A. Host Interest Meeting for Establishment	SSNA, Greenville County Sheriff’s Office	Short Range (1-3 years)
B. Designate Watchers for Areas	SSNA, Greenville County Sheriff’s Office	Short Range (1-3 years)
C. Report Monthly to Sheriff’s Office	SSNA, Greenville County Sheriff’s Office	Mid Range (3-10 years)

COUNTY SHERIFF’S DEPARTMENT

The Greenville County Sheriff’s Department has a lot of experience working with communities to reduce criminal activity. When dealing with criminal elements in a community, there are certain practices that residents can exercise to make crime more difficult for potential perpetrators. Some of these practices are outlined in this document and provide an initial step for community members to take toward protecting themselves, their families, their property, and ultimately the character of their community.



Beacon Pumping Co Building, McCrary Street

GOAL 2: IMPLEMENT PROPERTY OWNER EDUCATION CAMPAIGN

Objective 1: Personal Security Strategies

<i>Action Items</i>	<i>Community Partners</i>	<i>Timeframe</i>
A. Create Literature for Personal/Public Measures	SSNA, Neighborhood Watch, Greenville County Sheriff's Office, Parker Fire & Sewer	Short Range (1-3 years)
B. Distribute to Residents at Targeted Event	SSNA, Neighborhood Watch, Greenville County Sheriff's Office, Parker Fire & Sewer	Short Range (1-3 years)

Objective 2: Use CPTED Guidelines to Improve Area

<i>Action Items</i>	<i>Community Partners</i>	<i>Timeframe</i>
A. Conduct CPTED audit of Sans Souci	Palmetto Pride	Short Range (1-3 years)
B. Share Results with Neighborhood and Approach Property Owners on Improvements	SSNA, Palmetto Pride	Short Range (1-3 years)



GOAL 3: ESTABLISH LIGHTING DISTRICT

Objective 1: Complete Phase 1 of District Creation

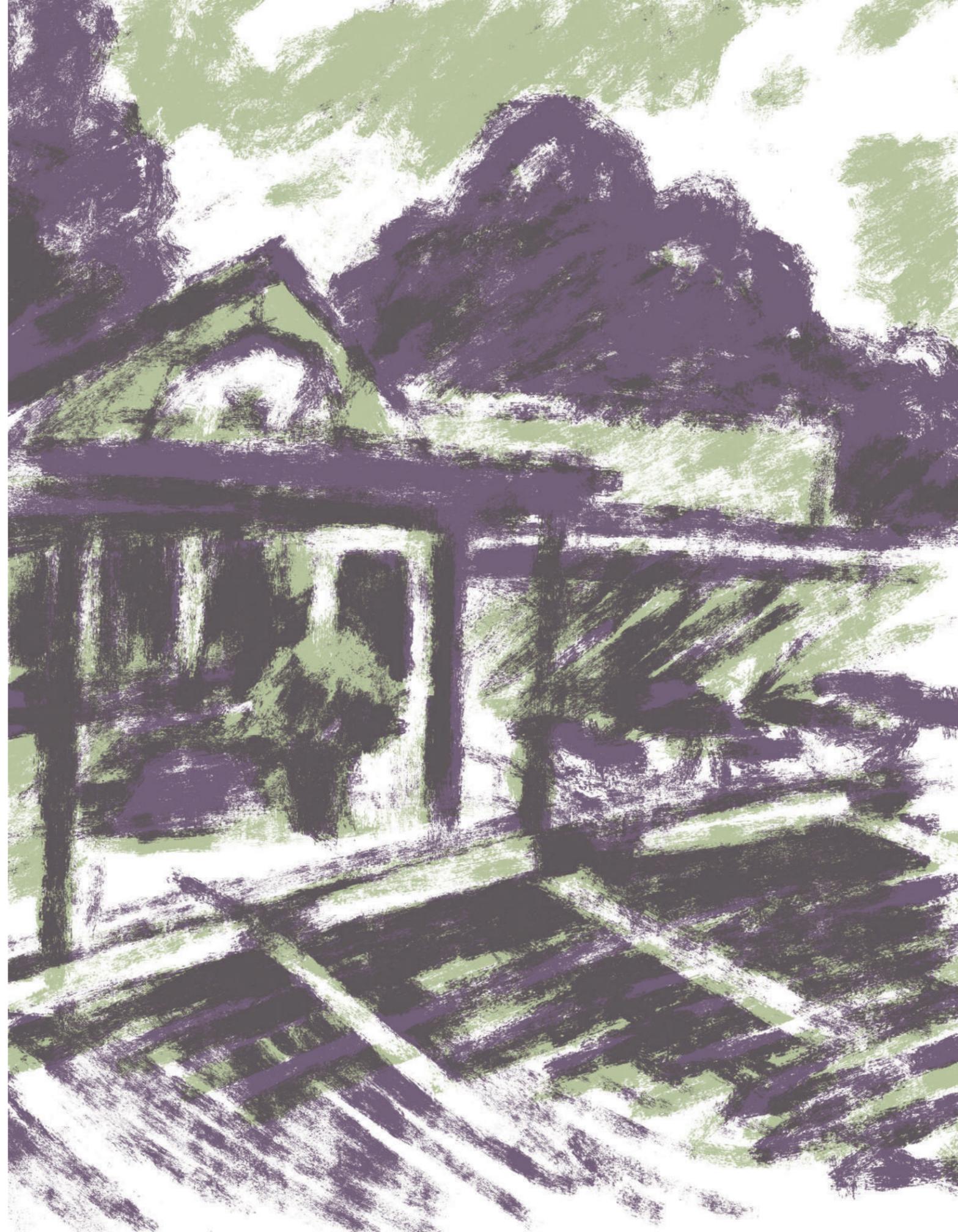
<i>Action Items</i>	<i>Community Partners</i>	<i>Timeframe</i>
A. Contact Duke Energy with current light inventory and desired lighting spots	SSNA, Duke Energy	Immediate (0-1 year)
B. Conduct Site Visit with Duke Energy & Determine Lighting Type (for cost estimate)	SSNA, Duke Energy	Immediate (0-1 year)
C. Gather Signatures for Referendum ¹ (with cost estimate)	SSNA, Greenville County	Immediate (0-1 year)

¹ 15% required

Objective 2: Complete Phase 2 of District Creation

<i>Action Items</i>	<i>Community Partners</i>	<i>Timeframe</i>
A. If passed ¹ , Contract with Duke Energy is created	Greenville County, Duke Energy	Short Term (1-3 years)
B. Property Taxes Charged	Greenville County, Duke Energy	Short Term (1-3 years)
C. Installation of Lights	Duke Energy	Mid Range (3-10 years)

¹ with at least 51% approval



OLD MILL SITE REDEVELOPMENT

When asked “What kind of interest/investment/development do you want Sans Souci to attract?” the most popular answer (over 80%* of all respondents) was “Creative Redevelopment of the former mill spaces.” The community is eager to see these spaces transformed in creative ways while taking advantage of the Swamp Rabbit Trail by making it more accessible to the area. The design of the unused land surrounding some of these old mills could become a compelling community open space, as well (incidentally, the second most popular response to the above question is “Community open spaces or parks” at nearly 70% of respondents).

US Finishing/Cone Mill Superfund Site

The Environmental Protection Agency, Region 4, has created the College Underserved Community Partnership Program (CUPP) to enlist college students to improve the health, land, and economic viability of selected communities. Specifically, the EPA and Greenville County have invited the Master of Real Estate Development (MRED) Program and other related programs to complete a redevelopment plan for the former Cone Mills/U.S. Finishing Plant at 3335 Old Buncombe Road, Greenville County, SC. The subject site is a Superfund Site that consists of 259 acres and was formerly a textile mill constructed in 1903 for Union Bleachery. It was subsequently

sold to Aspinock Corporation (Cone Mills) and American Fast Print, Ltd. (U.S. Finishing Plant). Following two devastating fires, the site was heavily contaminated from chromium leakage into the groundwater. The property owner declared bankruptcy and due to the severity of the contamination, the State of South Carolina referred the site to the EPA. Under the EPA's Emergency Response and Removal Branch, a time-critical removal action commenced. The EPA completed a Remedial Investigation/Feasibility Study in 2013 of the areas around the main facility. Additional clean up by the EPA is anticipated but a purchaser will qualify for Superfund liability protection as long as “reasonable steps” are taken. These include no further releases and limiting human, natural resources to existing contamination. No wells may be drilled on the site for irrigation or consumption purposes.

For the Fall semester of 2018, Students will be divided into teams to complete a redevelopment proposal for the subject property. There are 20 MRED students and this will be their Practicum. It is anticipated there will be five teams. Each team will also have a student from the Master of Landscape Architecture assigned to prepare the final site plan and one additional board. The MLA student will be compensated \$500 for a maximum of 20 hours work. The classes will focus on a comprehensive development proposal with supporting site analysis, market research, financial analysis, sustainable design, and adaptive-use strategies. Issues to be addressed will include building/land relationships, community economic viability, site planning, recreation, and health, entitlement processes for the intended uses, neighborhood compatibility, market demand analysis and financial feasibility parameters.

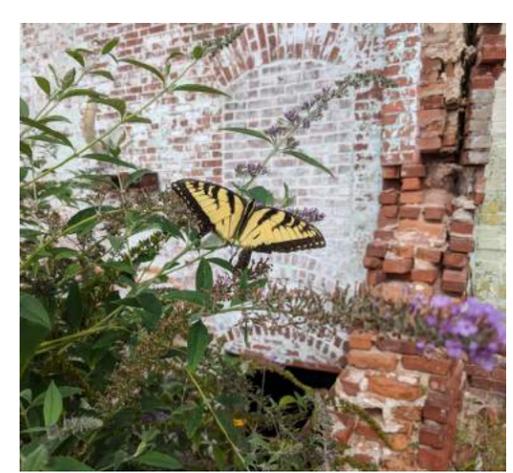
Deliverables from the students will include the following:

1. Complete a Site Analysis Report and Site Environs Board. The report should include as a minimum, zoning regulations, entitlements, environmental assessment, geotechnical issues, SCDOT and traffic issues. The Site Environs Board should include as a minimum, demand generators, historic landmarks/districts, schools, hospitals, roads, environmental sites, recreation destinations, adjacent zoning information, public transportation, public parks and amenities.
2. Complete a Market Analysis Report; and
3. Case study presentation

Each team will prepare a comprehensive development proposal consisting of a written submission and a formal presentation to the stakeholders. The community will also be invited. Greenville County Planning Staff believes this process will be beneficial by providing potential developers with an introductory base of knowledge and pool of development potentials that may inform them as to how to reactivate this property in a responsive and responsible manner.



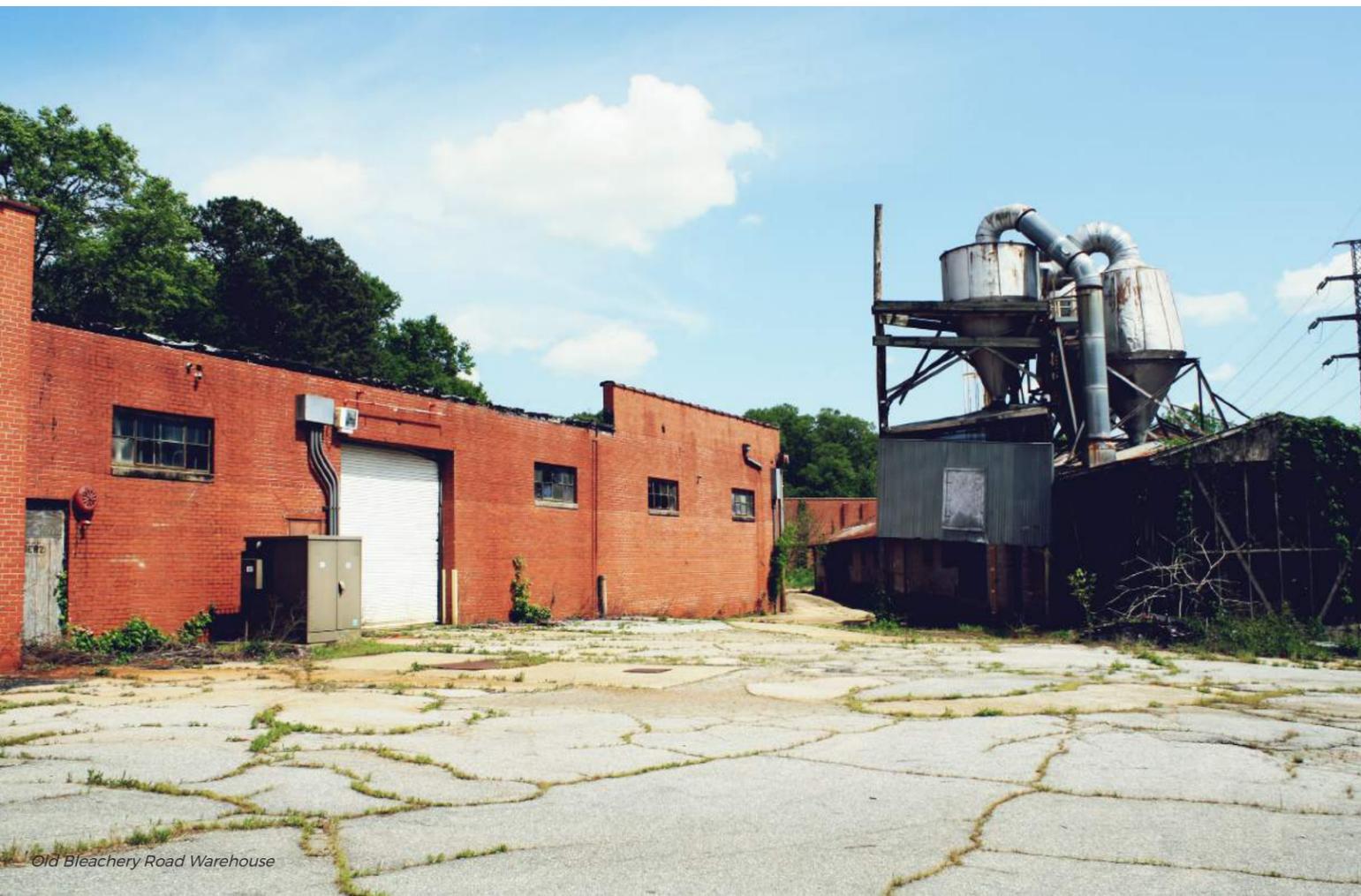
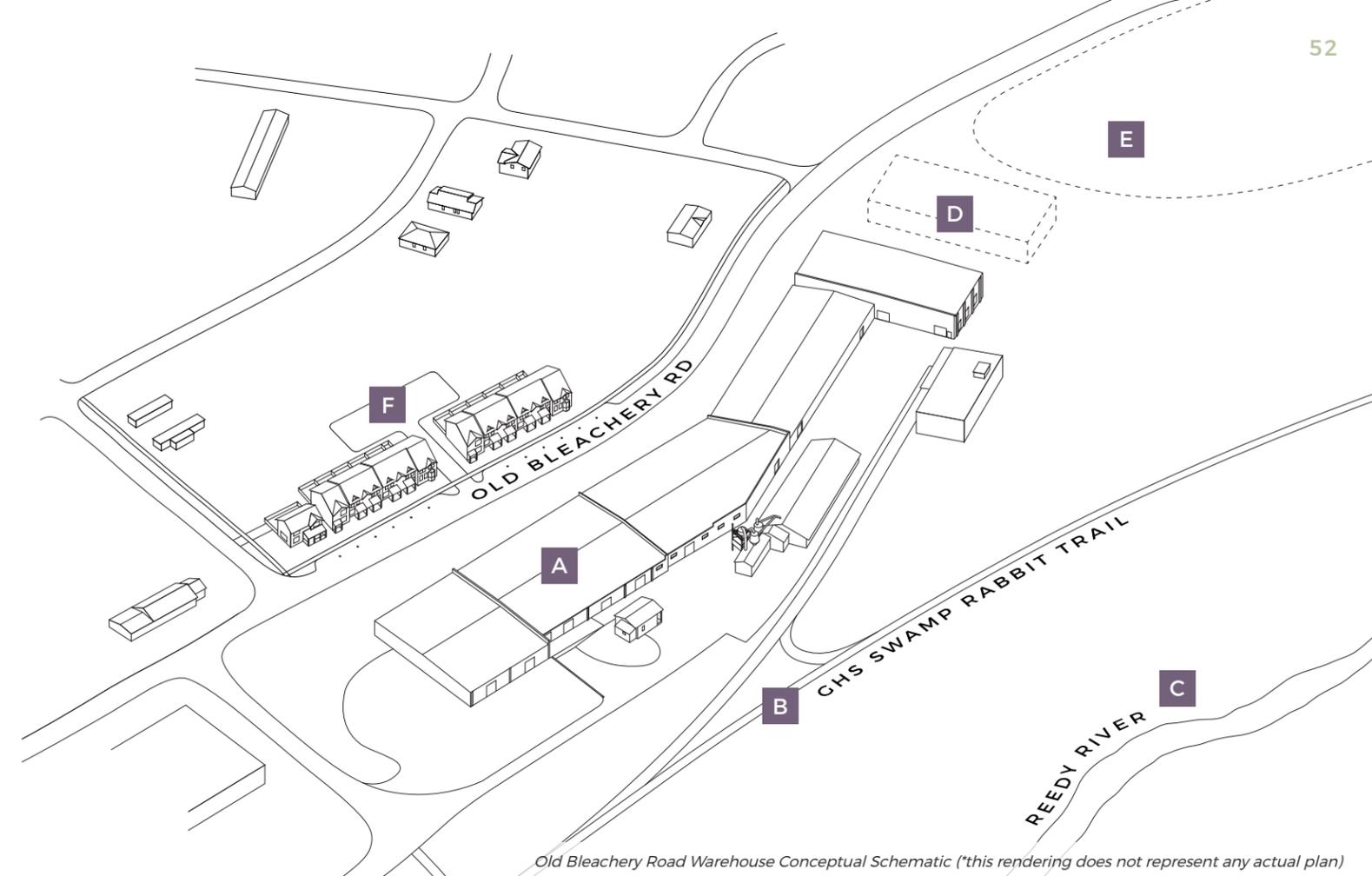
Cone Mills/U.S. Finishing Superfund Site



Bleachery Rd Warehouse Property

The Bleachery Road Warehouse, LLC Property is a large, currently vacant plant with a significant portion of undeveloped property on the southwestern portion of the study area. The GHS Swamp Rabbit Trail runs approximately 2000 feet along the length of the property to the south. The scale of this building, its relationship to the SRT, and the broad green space to the southeast of the plant all contribute to the incredible potential of this property for redevelopment. A redevelopment project of this scale could have a profound impact on the Sans Souci area.

Initial analysis of this site recommends commercial re-use of the existing buildings (with some potential for additional buildings to be added) for the highest and best use. In addition, there remains a significant portion of the property that lies within the 100-year floodplain that may afford such benefits as passive recreation opportunities for residents, a Reedy River riparian buffer restoration, and even a convenient access point to the GHS Swamp Rabbit Trail. Given that this is all private property, the nature of these developments are contingent upon the direction of the landholder and future developers.



A PROPOSED COMMERCIAL

- Upon analysis, a commercial land use was projected to be the highest and best use of this property.
- Suggested uses include any retail or light industry that could take advantage of nearby trail access and/or exposure. Some particular uses may include flex office spaces, a distillery, private studios, and more.

B SRT RAIL SPUR CONNECTION

- The single greatest advantage to redevelopment of the Old Bleachery Rd Warehouse property is the immediate access and visibility from the GHS Swamp Rabbit Trail.
- A former rail spur additionally provides a smooth grade for access to the site and creating a SRT gateway for both the development and the community at-large.

C REEDY RIVER RESTORATION

- A broad swath of undevelopable property is available along the Reedy River that provides an incredible opportunity to introduce a river restoration project. This initiative could restore the Reedy's channel and banks to a healthy condition, thereby serving environmental needs, providing ecological education, and abating surrounding flooding patterns.

D POTENTIAL FOR NEW ON-SITE DEVELOPMENT

- Between Duke easements and floodplain limitations, there may not be extensive development opportunities on the site as-is; however, there may be some potential for additional development on the site, particularly if stream restoration abates some of the broader flooding impacts and 100-year floodplain.

E PUBLIC OPEN SPACE

- Much of the available green space on the property is divided between Duke Power easements and floodplain. While these conditions prohibit most kinds of development, they do provide an excellent opportunity for recreational elements such as trails, fields, or other elements that are not damaged by occasional flooding.

F PROPOSED MULTI-FAMILY

- With the development of new commercial space, employees and owners may be interested in housing that makes their lives more convenient. Nearby multi-family housing could be built with the surrounding context in mind, while also providing a higher level of density to capitalize on available space and prioritize affordability.

Future Land Use

EXISTING LAND USE

The Sans Souci Future Land Use map represents a guide for policymakers 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 maintenance 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 Sans Souci Community provided in this document will update the Greenville County Future Land Use Map for the Sans Souci community found in the County's 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.

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 traditionally benefit from being particularly 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.



Future Land Use Mapping Exercise

Single Family Residential

The Single-Family category is for single family housing developments or dwelling units.

Multi-Family Residential

The Multi-Family category is for multi-family housing developments or dwelling units.

This may include:

1. Townhomes
2. Cluster Housing
3. Duplexes
4. Apartments
5. Assisted Living

Office

This classification may be for larger institutional and corporate users as well as 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 access to transportation systems and full range of urban services are available. This classification designation may be accommodated in rural areas where full urban services are not required for the intended use.

This may include:

1. Manufacturing
2. Warehouses

Recreational

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

This may include:

1. Playgrounds
2. Walking Trails
3. Open Space
4. Sports Fields/courts



Future Land Use Mapping Exercise

PROPOSED FLU MAP

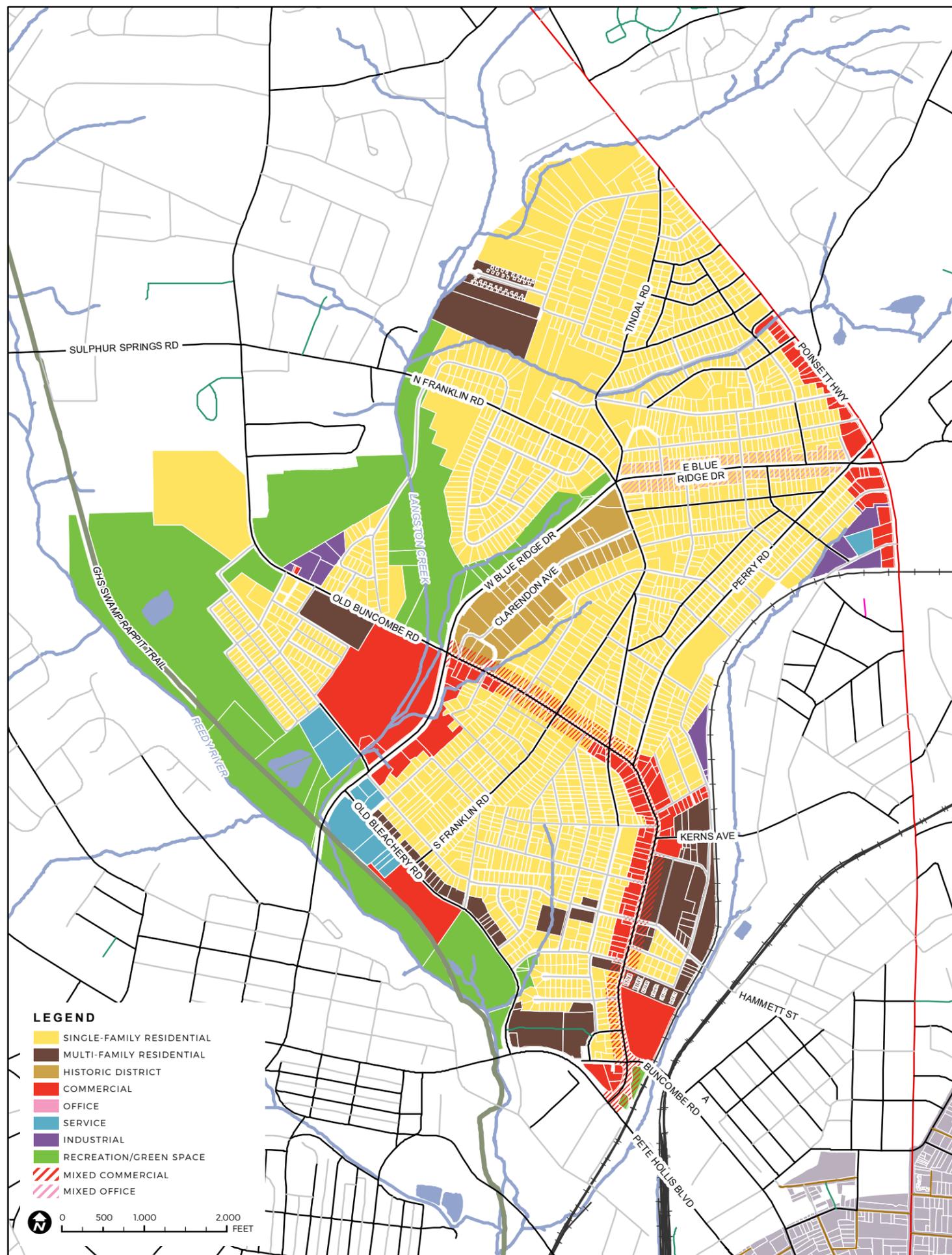
The process of developing a coherent, consistent FLU map with the input of as many community members as possible involved hosting multiple workstations that were directed by Planning Staff members. Each table began with the same base map of the study area as staff members guided residents and stakeholders through communicating their preferences for particular areas of their community. These staff members recorded the feedback at each station and reconvened at a later time to share the results of each citizen group. These results were then merged into a single map that considered existing conditions, preferred changes, and best practices. The resulting FLU map is explained in more detail in the following sections.

RESIDENTIAL DEVELOPMENT

Based on discussions, surveys, and other feedback from the community, there are two core principles that emerge regarding residential development in the Sans Souci area. The first principle is maintenance of the existing character and density of the neighborhood, namely in its single-family areas. Residents realize that much of the charm of Sans Souci is rooted in its historic homes. As a result, the areas of the Future Land Use (FLU) map that are designated Single-Family Residential are intended to reflect the predominantly R-7.5 zoning (5.8 dwelling units per acre) and the general mill-era craftsman style of architecture.

Within this initial principle are two additional elements. As a result of the strong desire for local preservation, the first of these elements prescribes the designation of Clarendon Avenue as a Historic District. By acquiring historic register status, these homes may be ensured to be preserved in their historic character for generations to come as well as potentially affording some resources for certain preservation costs. The second additional element is residents' flexibility in regards to the Single-Family Residential-designated areas on the FLU map. Residents generally welcome alternative development patterns, such as duplexes or accessory dwelling units ("mother-in-law suite") that may increase density and affordable options if these developments reflect the appearance of the existing character and density of the surrounding area.

The second principle of residential development in the Sans Souci study area builds upon this latter element: residents have communicated the priority of maintaining a diversity of household incomes by preserving multi-family housing and encouraging affordable housing where opportunity is available. Currently, the Greenville County Redevelopment Authority (GCRA) is working on an affordable housing project (duplexes or possibly triplexes) on a vacant lot they previously cleared at the corner of Gridley Street and Morris Street. These units will be intentionally designed to reflect the character of the surrounding area. In addition, the FLU map highlights several vacant properties along Old Bleachery Rd that have the capacity to offer denser residential development (i.e., townhomes) and take advantage of the commercial potential and trail access across the street.



COMMERCIAL DEVELOPMENT

Commercial development recommendations were informed by a number of factors including trending patterns, transportation, and community feedback through exercises, surveys, and discussion. The final FLU map highlights several key corridors and a couple site-specific areas for commercial designation. Each of these commercial zones have different characteristics that make them better suited to particular markets that will be touched on in general terms in the following paragraphs.

Commercial Corridor Development

Poinsett Commercial Corridor

Poinsett Highway (US Hwy 276) is classified as a Principal Arterial with 33,100 average daily trips (ADT). The Sans Souci study area boundary includes a portion of Poinsett Hwy as it abuts the neighborhood to the West. At the time of this writing, construction is scheduled to begin on a streetscape project for Poinsett Hwy that may ultimately reach the intersection at E Blue Ridge. In the meantime, this commercial corridor is more of a regional rather than neighborhood-specific market. As such, this document will defer to the Poinsett District Zoning Overlay that will have more impact in determining the character of this corridor. Details on the Poinsett District Zoning Overlay may be acquired by contacting the Greenville County Planning Department.

Old Buncombe Commercial Corridor

A Minor Arterial (7,700 ADT), Old Buncombe Rd (State Road 13) is designated in the FLU map to function as a central, neighborhood-focused mixed-commercial corridor. This corridor is central both in its relationship to the study area boundary as well as its historic character. Some of the remnants of older commercial buildings can still be found along Old Buncombe Rd that demonstrate a narrower setback from the street, a design principle often used to create more pedestrian-friendly and neighborhood-scaled commercial interaction (rather than the typical broad parking lot that separates the building from the roadway).

The Old Buncombe Rd corridor is neighborhood-focused because of the community-oriented businesses and basic needs providers that have been requested and encouraged in community feedback sessions. Residents have highlighted uses such as a local café, creative small businesses that add to the local character (like Velo Valets, 2901 Old Buncombe Rd), more neighborhood-oriented businesses (i.e., childcare providers, a laundromat, etc.), and even local arts (e.g., Augmented Aesthetic, 2913 Old Buncombe Rd). This neighborhood focus may also be sustained and supported by commercial development that is consistent with the historic pattern of building setbacks (with parking to the rear or side) and streetside transparency (such as large, open windows rather long, blank walls). Residents are excited for the potential to support more locally owned and operated original businesses along this heart of their neighborhood.

This corridor is also mixed-commercial because the commercial land uses are interspersed with residential land uses. The single-family dwelling units and churches that are blended into the commercial uses give this corridor its own character (hence the aforementioned neighborhood focus) and would justify additional mixed-use or live-work opportunities that provide additional options for potential business owners that are interested in taking advantage of Sans Souci's commercial potential along with its residential amenities.



Local Sans Souci antiques store located on Old Buncombe Rd

West Blue Ridge Drive Corridor

Another Minor Arterial (13,300 ADT), W Blue Ridge Dr provide two distinct community functions that are not changed in the FLU map from their existing properties but reinforced. The first of these functions is a commercial/service corridor that extends from Old Bleachery Rd up to Old Buncombe Rd on the Southwestern side (the adjacent side being composed of the Cone Mills/US Finishing Superfund Site). This corridor is currently home to several commercial and service-related industries that are well suited to this arterial due to the five lanes (four travel lanes with a turning lane) that offer more accessibility to heavier traffic as well as this corridor's proximity to several key US and State Highways.

An additional feature of W Blue Ridge Dr is the wooded area between Old Buncombe Rd and N Franklin Rd that operates like a transitional zone between the commercial/service uses to the west and the residential uses of E Blue Ridge Dr. The FLU mapping exercise with area residents demonstrates a clear interest in preserving the natural character of the historic lots to the South of W Blue Ridge as well as the green space to the North. This green space was also frequently recommended for potential trail connections where possible.

East Blue Ridge Drive Corridor

In contrast to W Blue Ridge Dr's commercial/service corridor, E Blue Ridge (a Minor Arterial) is only four lanes (all dedicated to travel) and the zoning along this corridor between N Franklin Rd and Poinsett Hwy is all R-7.5, a single-family residential district. Given the volume and velocity of traffic along this corridor, it is not ideally suited for the existing single-family residential; however, the residential character of this area is still important to the overall quality of the neighborhood. With these considerations in mind, this portion of Blue Ridge Dr offers an ideal opportunity for adaptive reuse for various professional services. Also sometimes referred to as residential office reuse, these kinds of professional services may include practices such as the offices of a lawyer, accountant, architect or some other low-intensity business that only requires a small footprint. These types of businesses function largely by appointment so they should create a relatively small impact on traffic volume throughout the day and the nature of their business will preserve the character and density of the surrounding single-family residential land-uses while taking advantage of E Blue Ridge Dr's access and capacity. Live/work situations may also take advantage of the unique hybrid character of the residential development and the high-volume thoroughfare.

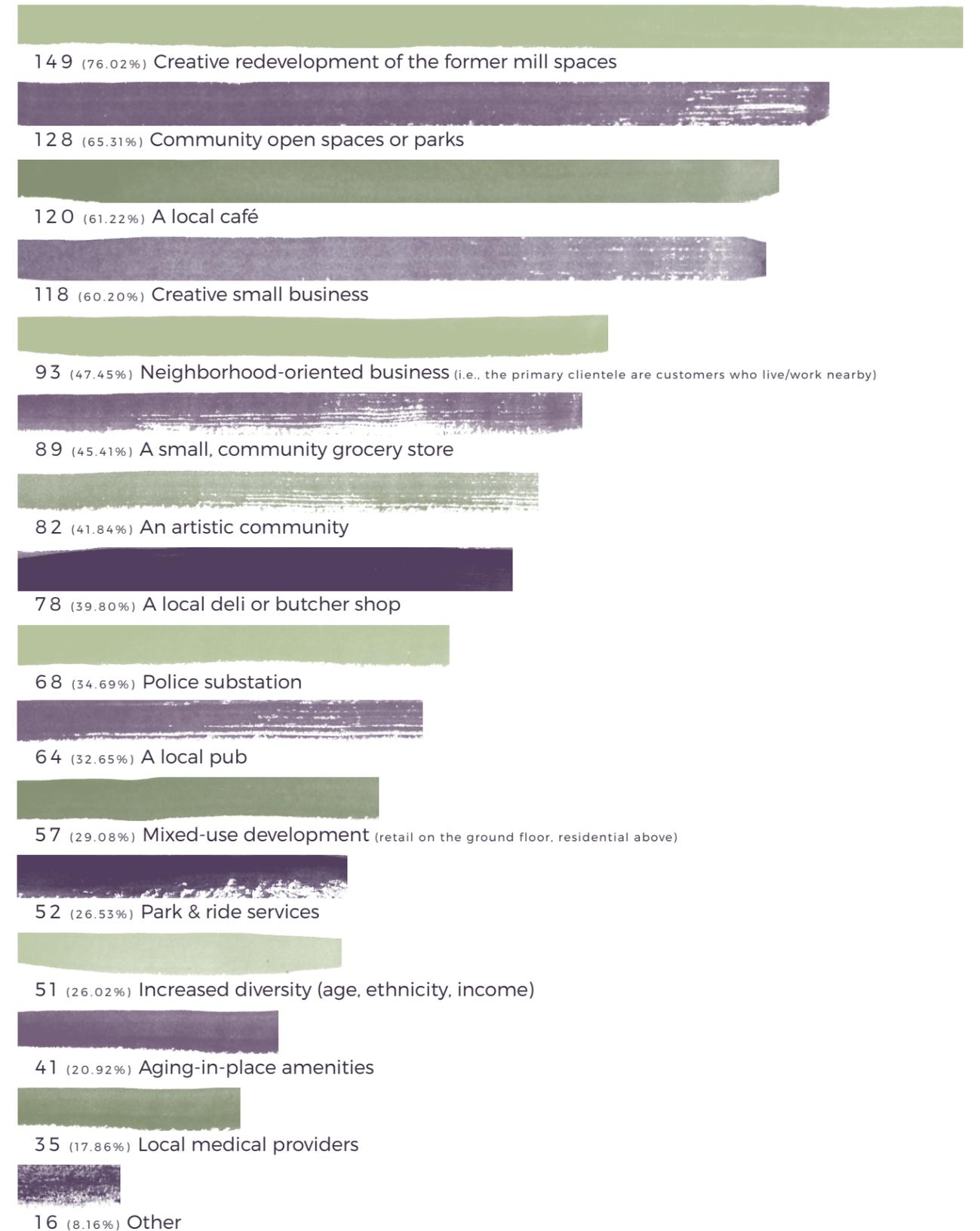
Site-Specific Commercial Development

Cone Mills/US Finishing Site (Superfund Site) & the Old Bleachery Road Warehouse

These two sites represent a pair of powerful potential loci of new activity and attraction for the Sans Souci area. These properties afford highly marketable trailside property with the capacity for creative commercial business development along with potential recreational opportunities across their massive open green space areas. For more detail on these sites, please refer to the "Old Mill Redevelopment Section" that is provided earlier in this document.

Survey Question 12 Results

What kind of interest/investment/development do you want Sans Souci to attract? (select all that apply)



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 Sans Souci. 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 SSNA and planning staff through the below information.

Sans Souci Neighborhood Alliance

info@sans-souci.org

PO Box 4682

Greenville, SC 29608

Greenville County Planning

www.GCPlanning.org

301 University Ridge, Suite 3800

Greenville, SC 29601

(864) 467-7276



Councilman Willis Meadows speaking at a Sans Souci Neighborhood Alliance Meeting.

Acknowledgments

Greenville County Council

Butch Kirven, Chairman
 Willis Meadows, Vice Chairman
 Xanthe Norris
 Joe Dill
 Michael Barnes
 Liz Seaman
 Ennis Fant, Sr.
 Sid Cates
 Lynn Ballar
 Rick Roberts
 Bob Taylor
 Fred Payne

Planning Commission

Jay Rogers, Chairman
 Steven Bichel, Vice Chairman
 Chris Harrison
 Nick Hollingshad
 Katherine Howard
 Metz Looper
 Fred Moore
 Milton Shockley, Jr.
 David Stevenson

Our Partners

Sans Souci Neighborhood Alliance Board
 Soren King
 Rachel Rossmann (President)
 Ellison Manley (Treasurer)
 Laura Bain
 Bill Powell
 Kathleen Powell
 Neil Collins
 Tonda King
 Sarah Franco (Vice President)
 Shane Herron
 Shanna Raines
 Hao Wu
 Thomas (Tee) Thompson

Verner Springs Neighborhood Association
 Greenville County Parks and Recreation
 Greenville County Sheriff's Office
 Habitat for Humanity
 Palmetto Pride
 SC Department of Transportation



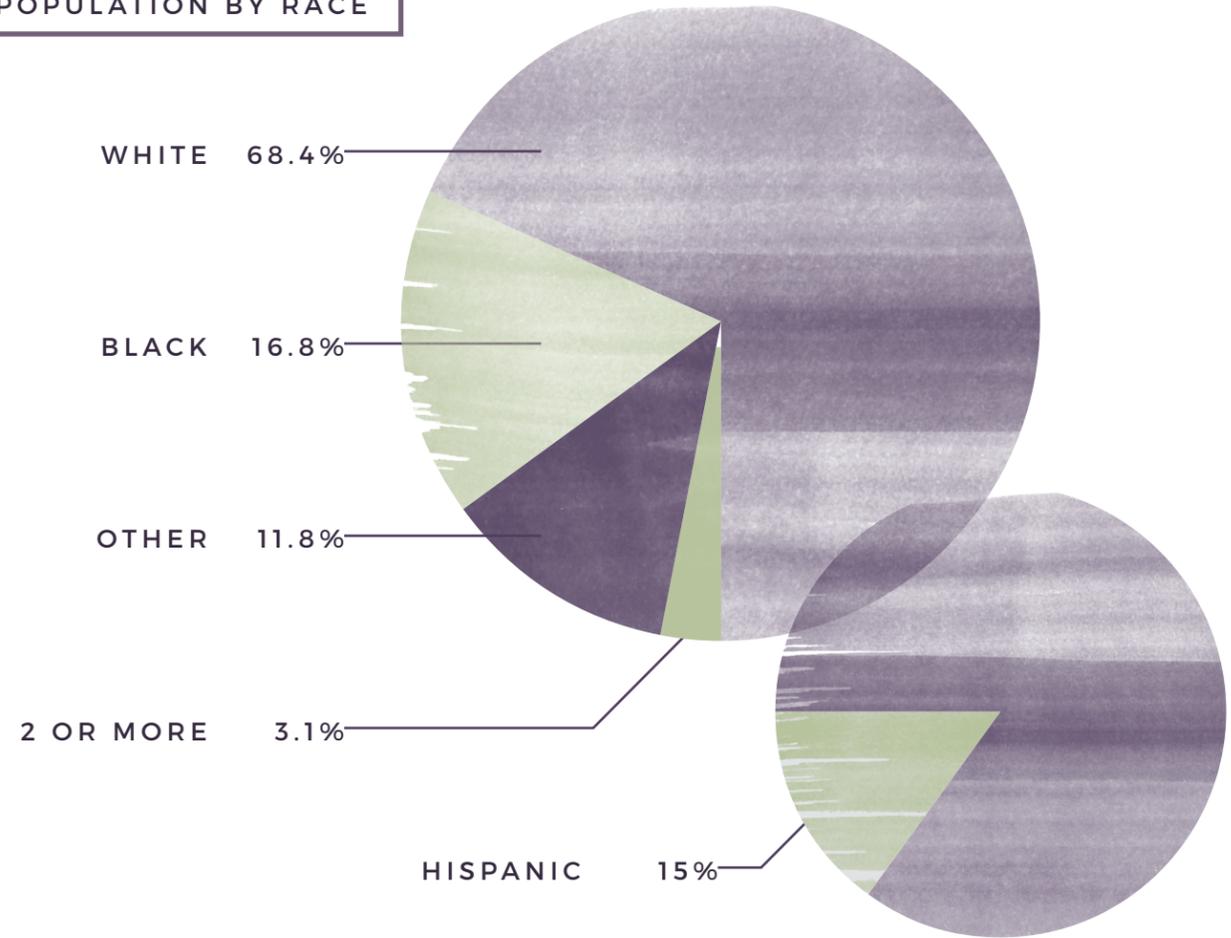
Mourning Dove performing at a Sans Souci Community Garden Concert Series show (photo courtesy of Daniel McCord).

Appendix

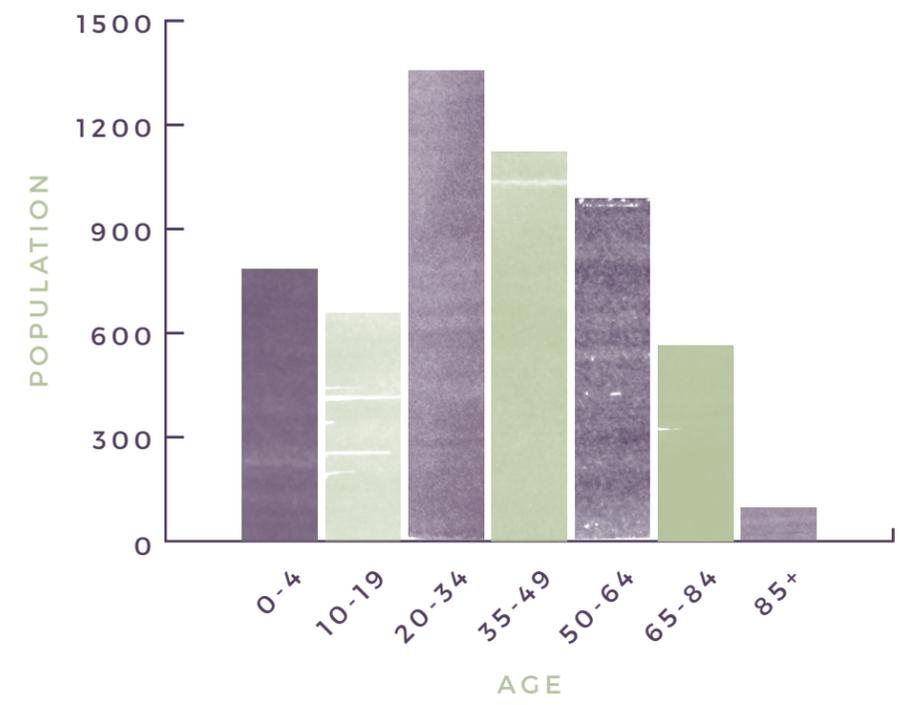
DEMOGRAPHICS

This appendix offers supplemental demographics to what were introduced earlier in this document. These statistics are based on US Census Data and were collected using ESRI software. The following numbers reflect 2016 data collection figures.

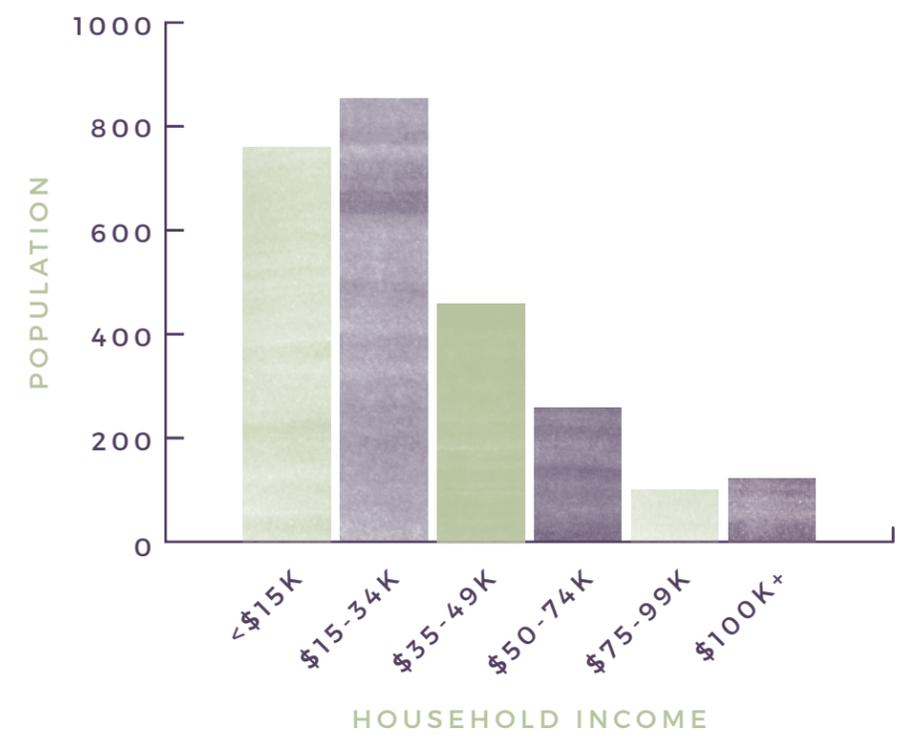
POPULATION BY RACE



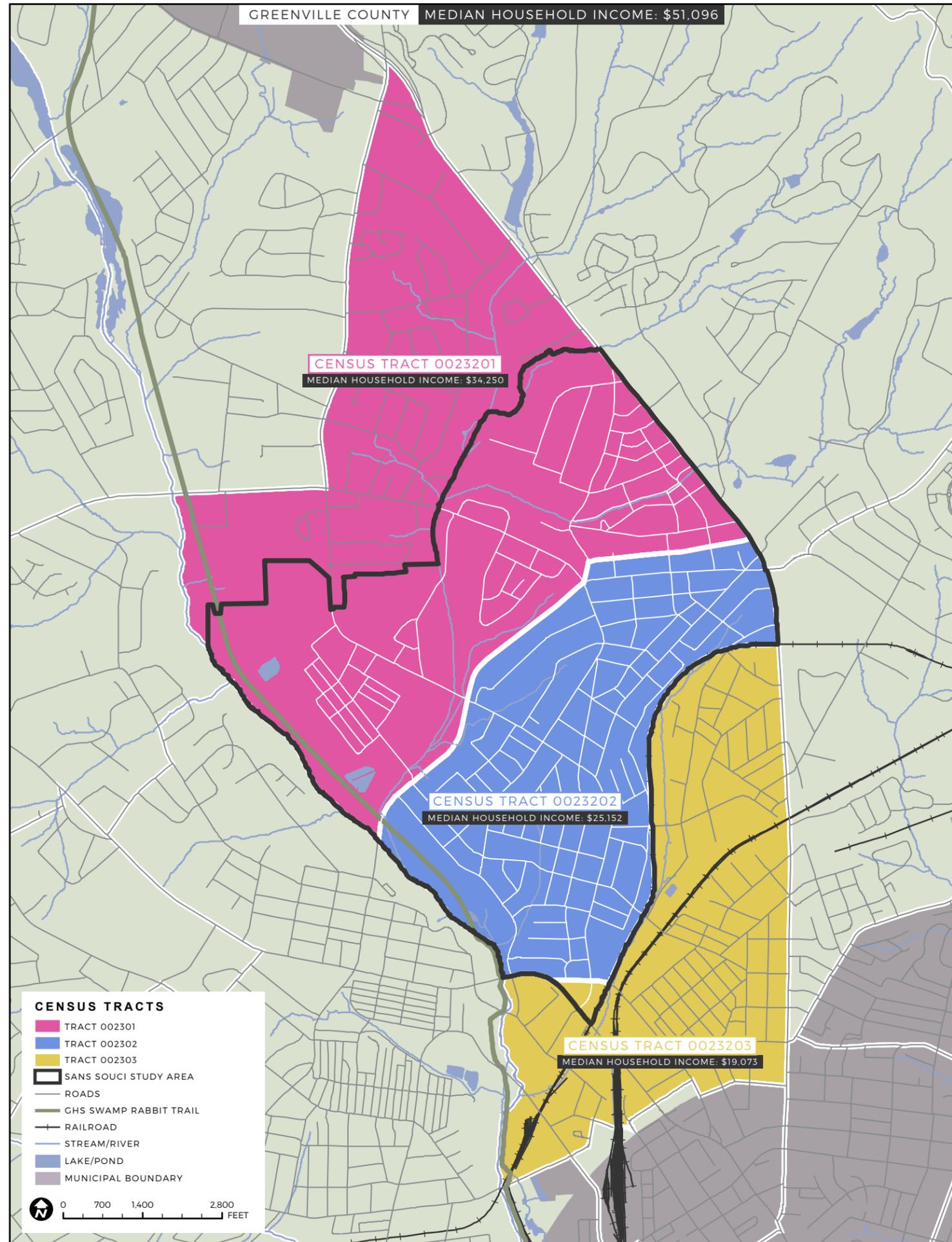
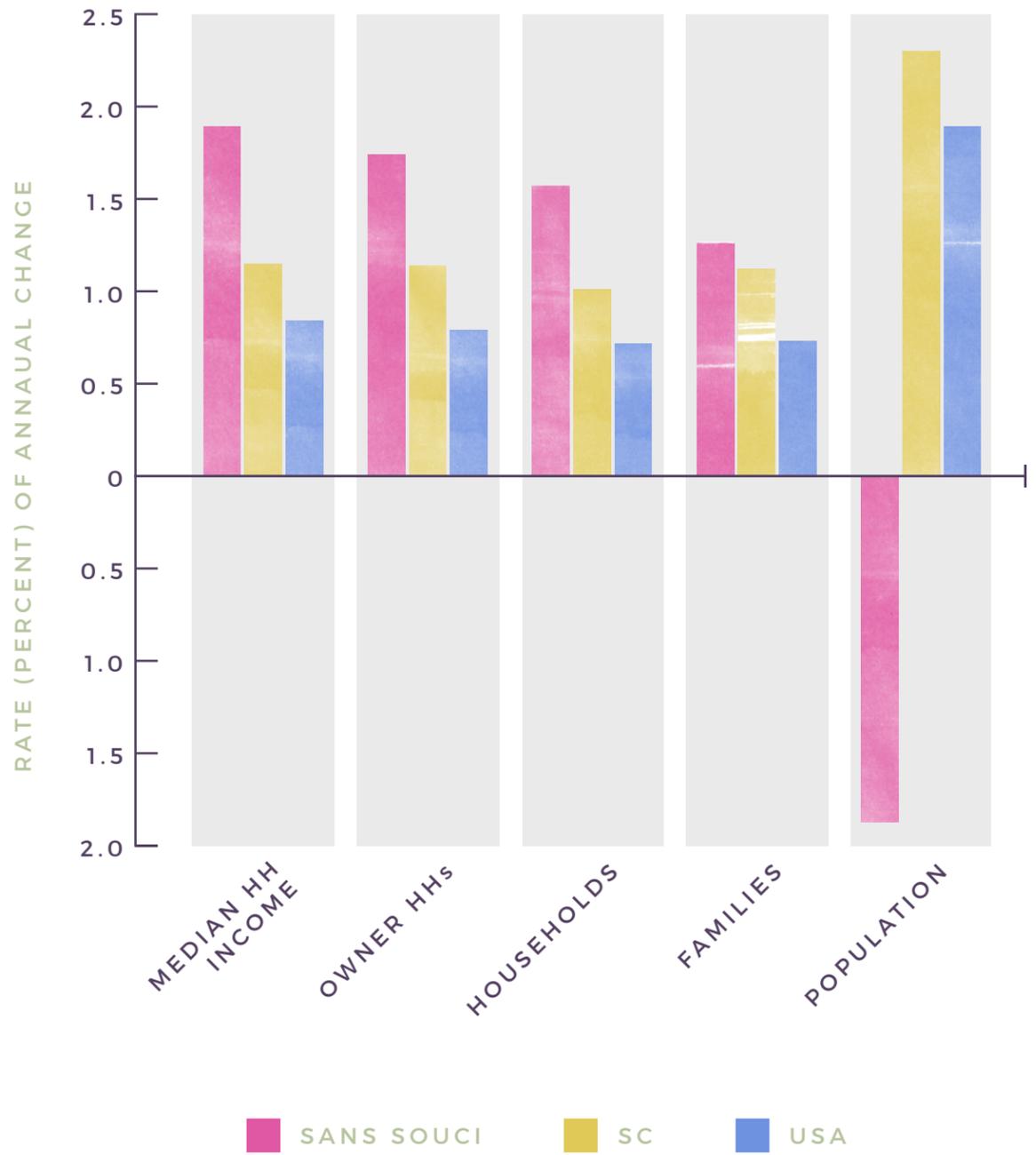
POPULATION BY AGE



HOUSEHOLD BY INCOME



TRENDS (2016-2021)





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