



WELCOME

Neighborhood Association Presidents' Luncheon - August 24, 2023

FY24 Budget

Budget Overview

- The City's total budget is comprised of a multitude of separate, self-contained funds.
- The budget is driven by City Council's renewed strategy for quality growth, inclusivity, and diversity.
- In conjunction with the following principles:



Invest in people to attract and retain a quality workforce



Reinvest in the City's existing equipment and infrastructure



Make targeted investments to provide Greenville a better future

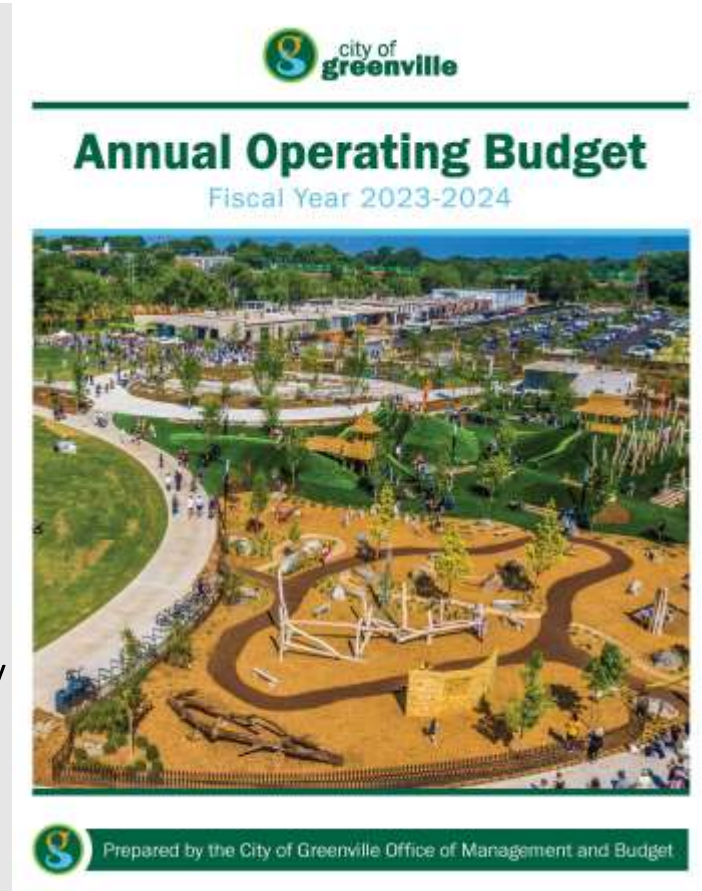


Focuses on Council priorities

Fund Accounting Overview

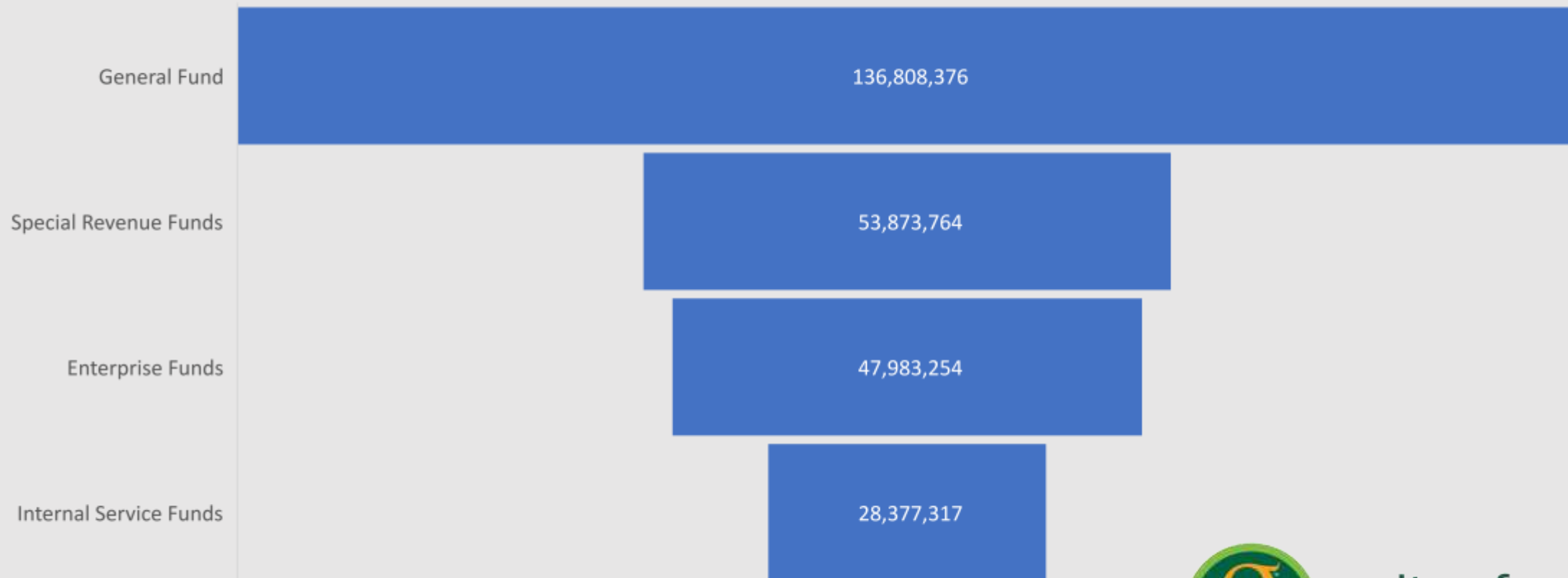
- Types of Funds

- General Fund – accounts for the City’s day-to-day operations.
 - Police patrol, fire protection and administrative activities
- Special Revenue Fund(s) – used to collect money that must be used for a specific purpose.
 - Hospitality Tax, State Accommodations Tax, and Admissions Tax
- Enterprise Fund(s) – used to account for business-type activities
 - Parking, Wastewater, and the Zoo
- Internal Service Fund(s) – used to account for goods or services provided by one Department to other Departments within the City
 - Fleet services, health benefits, and risk management



Fiscal Year 2023-2024 Budget

Expenditures by Fund Type





GREENVILLE CITY COUNCIL PRIORITIES

FISCAL YEAR 2022

STRATEGIC PLAN FOR QUALITY GROWTH, INCLUSIVITY & DIVERSITY CONSISTENT WITH #GVL2040



NEIGHBORHOODS &
AFFORDABLE HOUSING



ECONOMIC
DEVELOPMENT



RECREATION, OPEN SPACE,
& ENVIRONMENTAL
SUSTAINABILITY



PUBLIC SAFETY
& ENGAGEMENT



MOBILITY

Renewed Priorities

The FY24 budget reflects
City Council's commitment
to these priorities

PUBLIC SAFETY

NEW POLICE HEADQUARTERS, MORE OFFICERS SHOW COMMITMENT TO PUBLIC SAFETY

The City's FY24 budget puts a strong focus on public safety through facilities, people and pay. Renovation of a facility purchased in FY22 is underway to establish a new public safety campus on Halton Road. The total project cost is estimated at \$39.8 million and will house the new Police headquarters, Fire administration and Municipal Court. The FY24 budget funds 10 new police officers, includes cost-of-living pay increases to keep salaries competitive and \$371,000 for the purchase of additional body-worn cameras.





CITY OF GREENVILLE
BUDGET IN REVIEW
#GREENVILLESC



FY 2023-24

NEIGHBORHOODS

**RECORD INVESTMENT IN
NEIGHBORHOOD INFRASTRUCTURE**

Investing in our neighborhoods - with a focus on sidewalks, road paving and traffic calming - is at the heart of the City of Greenville's \$136.8 million budget.

An additional \$19 million from the Neighborhood Infrastructure Bond (NIB) will resurface city streets, create concrete medians to slow traffic, restripe roads to improve pedestrian safety and add more visible bike lanes. This brings the total NIB investment over three years to just under \$50 million.

Additional funds from the Capital Improvement Projects (CIP) Budget include: renovation of the Nicholtown Community Center, sewer upgrades to corridor roadways including Augusta Street, Stone Avenue and Wade Hampton Boulevard.



NEIGHBORHOOD INVESTMENT BY THE NUMBERS



\$13.7
MILLION

Allocated for roads and bridges
through the Neighborhood
Infrastructure Bond



\$8.7
MILLION

Earmarked for sidewalk construction
in neighborhoods



\$4
MILLION

Dedicated to traffic management
as Greenville grows

Neighborhood Infrastructure Bond

Neighborhood Infrastructure Bond (NIB) Round One		
Roads and Bridges		
	Citywide Street Resurfacing	\$6,000,000
	Citywide Concrete Medians	\$500,000
	Citywide Restriping	\$500,000
	Mohawk/Wade Hampton Streetscape	\$900,000
	Pedestrian Hybrid Signals	\$594,000
	Augusta Street Safety	\$250,000
Traffic Management		
	Traffic Count Stations	\$250,000
	Video Monitoring Cameras	\$200,000
	Signal Detection	\$200,000
	ITS Master Plan	\$150,000
	Uninterruptible Power Supply	\$1,500,000
Sidewalks		
	Sidewalks Phases 1-4 initial funding*	\$1,327,700
Parks and Community Centers		
	Resurfacing - Courts & Parking (Hellams, Holmes, Newtown, Fludd)	\$500,000
	Cleveland Park Improvements (Court only)	\$1,320,000
	McPherson Tennis Court	\$100,000
	North Main Rotary Park	\$150,000
	Gower Park Courts	\$20,000
Public Safety Campus		
	Public Safety Campus	\$13,500,000
Contingency		
	Contingency	\$538,300
Total FY 22 NIB		\$28,500,000

Neighborhood Infrastructure Bond

Neighborhood Infrastructure Bond (NIB) Round Two	
Roads and Bridges	
Citywide Street Resurfacing	\$3,000,000
Bridge Replace Repair (was Willard Street Bridge)	\$800,000
Pendleton/Vardry/Main Intersection	\$400,000
W. Antrim Road Diet	\$450,000
Pedestrian Hybrid Signals	\$306,000
Traffic Management	
Travel Time Monitoring	\$500,000
Emergency Signal Preemption	\$1,200,000
Sidewalks	
Sidewalks Phases 1-4 remaining funding*	\$7,371,540
Parks and Community Centers	
Gower Park Improvements	\$950,000
Nicholtown Community Center	\$1,840,000
Contingency	
Contingency	\$2,182,460
Total FY 24 NIB	\$19,000,000

*Sidewalk areas include: Long Hill St., Potomac Ave, Doe St., Chick Springs Rd., Mohawk Dr., Gallivan St., Algonquin Trl., Henderson Rd., Wembley Rd., Keith Dr., Lowndes Hill/Overbrook, Webster Rd.

QUALITY OF LIFE



1



2



3

- 1. Safe Crossings on the Swamp Rabbit Trail:** The trail extension from Cleveland Park to Verdae Boulevard includes pedestrian bridges at Laurens Road and Haywood Road courtesy of the City of Greenville. The Cleveland Connector provides easy access from the park to the Laurens Road Bridge.
- 2. Connection downtown to Heritage Green:** The City will transform Academy Street into a downtown bypass and build a pedestrian pathway between Main Street and the Children’s Museum of the Upstate and the Hughes Main Library.
- 3. Cleveland Park Investments:** Thanks to a generous donation from a local family and a \$2 million budget allocation, the city will build an accessible playground in Cleveland Park to serve children with disabilities. The Park also will have a new maintenance crew to improve cleanliness and sustainability.

FUNDING COUNCIL PRIORITIES

Affordable Housing

The budget includes a \$2.5 million investment in affordable housing within the city. Recent action by City Council allows the Greenville Housing Fund to issue \$33 million in bonds for an immediate cash infusion to jump-start planned projects. The budget also includes \$904,000 from local accommodations taxes for workforce housing, after state lawmakers approved the new funding source.

Recreation

The City will dedicate \$750,000 to conduct a feasibility study and design a skatepark and pump track.

Economic Development

The budget prioritizes giving a “facelift” to eligible businesses in downtown Greenville. The Downtown Façade Improvement Program will be funded at \$125,000 to complete projects such as improvements at DT’s Tavern.

Mobility

The City will contribute \$250,000 to SCDOT’s Church Street Bridge Rehabilitation and Improvement Project. Upgrades include bridge deck repair, sidewalk and barrier reconstruction, paint and lighting upgrades and new stair access to McBee Avenue.

Public Safety

The FY24 budget includes \$1 million to improve our fire stations. It funds a fire recruitment officer, four new firefighter positions and cost of living pay increases.

The City will continue to offer events like TD Saturday Market, Bank of America Fall for Greenville, plus weekly seasonal concerts and holiday celebrations including the Poinsettia Christmas Parade and Fireworks on the Fourth.





Diversity Initiative

City of Greenville

Chief Diversity Officer (started in May)

Background

- Building community partnerships
- Facilitating town hall meetings, community meetings, and community conversations
- Advising Council on policies and initiatives impacting underrepresented communities

Background (cont.)

- Member of Government Alliance on Race and Equity (GARE)
- USF DEI in the Workplace Certification
- Cornell University DEI Certification
- Pepperdine University Public Engagement Certification

Current Work

- Greenlink Focus Groups
 - Zoo DEAI Plan
 - NEO Diversity Intro
 - Community Events
 - City Departments

THANK YOU!

Bryant Davis

Chief Diversity Officer

(864)-467-4205

bdavis@greenville-sc.gov



PARKS, RECREATION & TOURISM

CITY OF GREENVILLE



PROJECT UPDATES

Gower Park Renovations

AUGUST 2023 – JANUARY 2024

- The project scope includes replacing aging tennis and basketball courts with:
 - 2 new basketball courts
 - 3 new tennis courts
 - 10 new pickleball courts
- It also includes repaving Evelyn Street and reconstructing the existing parking lot, as well as adding shade structures and benches.
- The renovation of the existing tennis and basketball courts (built in 2003) will expand the footprint of the courts by roughly 9,000 square feet.
- The addition of dedicated pickleball courts will help the City adapt to changes in local recreational trends and alleviate competing demands for court space.





Cleveland Park Pollinator Garden

LATE SEPTEMBER 2023

- The City received a \$25,000 donation for a pollinator garden planned for Cleveland Park.
- This garden will be located between the Cancer Survivors Park and the Anderson Memorial.
- The garden provides a natural habitat for a variety of birds, insects, reptiles and mammals.
- Habitats such as this are critical to ensure a healthy ecosystem for our citizens and visitors.
- This effort promotes the National Wildlife Federation's Mayors' Monarch Pledge, a commitment by more than 600 mayors to help save the endangered monarch butterfly, whose populations have declined precipitously in the last 20 years.



PURPLE CONEFLOWER



CATMINT



CAREX PENN.



CHOKEBERRY



BLACK-EYED SUSAN



LIATRIS



FRINGE TREE



VERBENA



BAPTISIA



SWAMP MILKWEED



BEE BALM



PHLOX - PINK

Nicholtown Community Center

- The existing community center was built in 1977.
- In 2022, the City hired an architecture and engineering firm to conduct a feasibility study on the community center.
- In addition to building and site assessments, the study also included extensive public engagement to gather feedback on the community's needs and wants.
- City Council, through the Neighborhood Infrastructure Bond, allocated \$1.8M for the renovation of the center.
- Representative Chandra Dillard secured an additional \$2.5 million from the state.



Juanita Butler Community Center

- MOA Architecture delivered design concepts for an exterior restroom for the center.
- The exterior restroom will provide access for active users of the park. Hours will adjust seasonally and by occasion as needed.
- Staff is reviewing the contractor proposal and will look to mobilize the construction team within the next 60 days.





Playgrounds & Amenities

- As part of the City's Neighborhood Park Program (NPP) initiative, PRT staff has identified the following playgrounds for replacement:
 - Ella Mae Logan Park (Haynie-Sirrine Neighborhood)
 - Gatlin Park (Brookside Forest Neighborhood)
 - Croftstone Park (North Main Neighborhood)

Park upgrades will also include trash cans, picnic tables and signage.

- Additional park amenity updates include:
 - New exercise equipment in Skyland Park and Cleveland Park
 - Updated signage in our parks

PRT Strategic Plan

AUGUST 2023 – NOVEMBER 2023

- The PRT Department has embarked on a strategic plan initiative in partnership with the Community Planning and Research Collaborative at Clemson University.
- The purpose of this project is to develop an agency-wide strategic plan and facility and program needs assessment.
- The project will consist of a level of service analysis, meetings with key staff and focus groups and input sessions as well as an online survey.
- Valuable information will be provided that can be used to drive future planning efforts, including a department master plan and goals and objectives to achieve accreditation through the National Recreation and Park Association (NRPA).





PROGRAMMING UPDATES



Youth Programs

- **Study Buddies Afterschool Program** is open to students in 5K through 8th grade (ages 5-12). Spaces are still available at the David Hellams and West Greenville Community Centers.
- **Youth Soccer** offers the fundamentals of soccer for ages 3 to 8 years old at Holmes Park.
 - U4: Mondays, Sept 11 - Oct 16
 - U6: Thursdays, Sept 8 - Oct 26
 - U8: Tuesdays, Sept 5 - Oct 24
- **Cheer & Tumble Skills Classes** is a non-competitive performance cheer program for children to learn key cheerleading skills.
 - Session 1: Mondays, Aug 21 - Oct 2
 - Session 2: Mondays, Oct 9 – Nov 13
- **Coming Soon: E-Sports** at Juanita Butler Community Center. A demonstration of the program is scheduled for Sept 19.

Adult Programming

- **Fall pickleball league season** will span eight weeks and consist of different skill level play.
- **Trailside Fridays** concluded its summer season at Unity Park. In partnership with the Kroc Center, spin, core and Pilates fitness classes were facilitated by experienced instructors. Look for upcoming program information.
- **Active Adults** kicks off on Wednesday, August 30 from 10 a.m. to noon at the David Hellams Community Center. Participants will enjoy exercise classes, arts and crafts, games, lunch and learn opportunities and more.
- **Save the date:** Christmas Sweater Luncheon on Friday, December 15 at noon.





BLOCK PARTY PERMITS



Neighborhood Block Parties

- The Tourism Division approves permits for over 20 block parties each year.
- Applicants must fill out a Special Event Permit (D) form and include the following items:
 - Road closure notification letter to be distributed to all affected neighbors (all neighbors must be notified and approve of the closure)
 - Digital copy of event site map



Permit Link



Neighborhood Block Parties

- \$50 application fee
- No insurance requirement
- Permit application must be submitted 15 days prior to the event
- Event is responsible for picking up and placing their own barricades
- **Contact Information**
Mandy Watson, Special Events Manager
awatson@greenvillesc.gov
864-467-4485



GREENVILLE'S TREES



Emerald Ash Borer



Crepe Myrtle Bark Scale



Wood Decay Fungi (Oaks)



Hemlock Woolly Adelgid

Common Tree Diseases

- **Emerald Ash Borer** – Only attacks Ash trees. If you have an ash pay close attention to tip dieback. Borer will bore from the top down.
- **Crepe Myrtle Bark Scale** – New to the area. Sucking insect that looks like white dots on stem and trunk. Honey Dew from scale excretion is sticky and is a food source for sooty mold grow turning the tree black.
- **Wood Decay Fungi (Oaks)** - Look for mushrooms near the base of the tree. This may not always mean a death sentence for the tree but is something an arborist should evaluate.
- **Hemlock Woolly Adelgid** - Only attacks hemlock. Little white bug in the base of the needle slowly sucking the life out of the tree.

Tree Plantings & Giveaways

Tree Plantings (October 2022-May 2023):

- Unity Park: 1652 trees
- Parks and Community Centers: 91
- CBD: 26
- Residential ROW Street Trees: 350
- **Total=2,119**

Fall Giveaways (October 2022-May 2023):

- 450 trees were given away in conjunction with special events, Arbor Day and neighborhood association meetings.
- Plans are underway for tree giveaways this fall. A sign-up sheet will be available after the meeting for our team to attend upcoming neighborhood meetings.

Contact Information

Drew Smith, Urban Forester

dsmith@greenvillesc.gov

864-467-5796





Traffic Calming

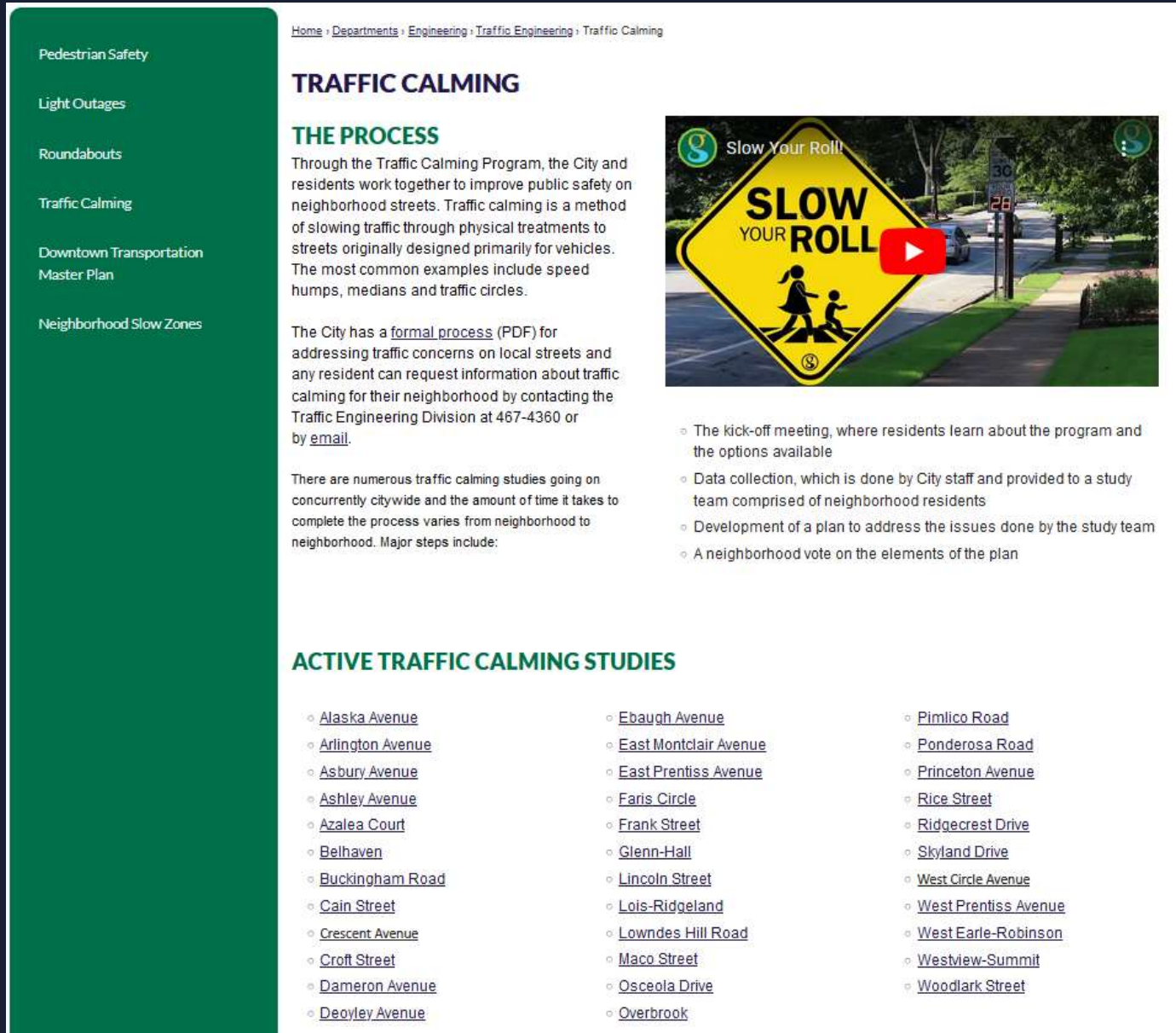
Neighborhood Association Presidents' Luncheon - August 24, 2023

[Neighborhood Traffic Calming – Information]

<https://greenvillesc.gov/498/Traffic-Calming>

Process updated in 2020

- Increased maximum threshold to 2,500 vpd
- Eliminated certain devices
 - Street closures
 - Lane Reductions
 - Diverters
- Formalized process to remove an installed device
- Eliminated a street from consideration when enough devices preclude the addition of more



Home › Departments › Engineering › Traffic Engineering › Traffic Calming

TRAFFIC CALMING

THE PROCESS

Through the Traffic Calming Program, the City and residents work together to improve public safety on neighborhood streets. Traffic calming is a method of slowing traffic through physical treatments to streets originally designed primarily for vehicles. The most common examples include speed humps, medians and traffic circles.

The City has a [formal process](#) (PDF) for addressing traffic concerns on local streets and any resident can request information about traffic calming for their neighborhood by contacting the Traffic Engineering Division at 467-4360 or by [email](#).

There are numerous traffic calming studies going on concurrently citywide and the amount of time it takes to complete the process varies from neighborhood to neighborhood. Major steps include:

- The kick-off meeting, where residents learn about the program and the options available
- Data collection, which is done by City staff and provided to a study team comprised of neighborhood residents
- Development of a plan to address the issues done by the study team
- A neighborhood vote on the elements of the plan

ACTIVE TRAFFIC CALMING STUDIES

◦ Alaska Avenue	◦ Ebaugh Avenue	◦ Pimlico Road
◦ Arlington Avenue	◦ East Montclair Avenue	◦ Ponderosa Road
◦ Asbury Avenue	◦ East Prentiss Avenue	◦ Princeton Avenue
◦ Ashley Avenue	◦ Faris Circle	◦ Rice Street
◦ Azalea Court	◦ Frank Street	◦ Ridgecrest Drive
◦ Belhaven	◦ Glenn-Hall	◦ Skyland Drive
◦ Buckingham Road	◦ Lincoln Street	◦ West Circle Avenue
◦ Cain Street	◦ Lois-Ridgeland	◦ West Prentiss Avenue
◦ Crescent Avenue	◦ Lowndes Hill Road	◦ West Earle-Robinson
◦ Croft Street	◦ Maco Street	◦ Westview-Summit
◦ Dameron Avenue	◦ Osceola Drive	◦ Woodlark Street
◦ Deoyley Avenue	◦ Overbrook	

[Neighborhood Traffic Calming – A Snapshot]

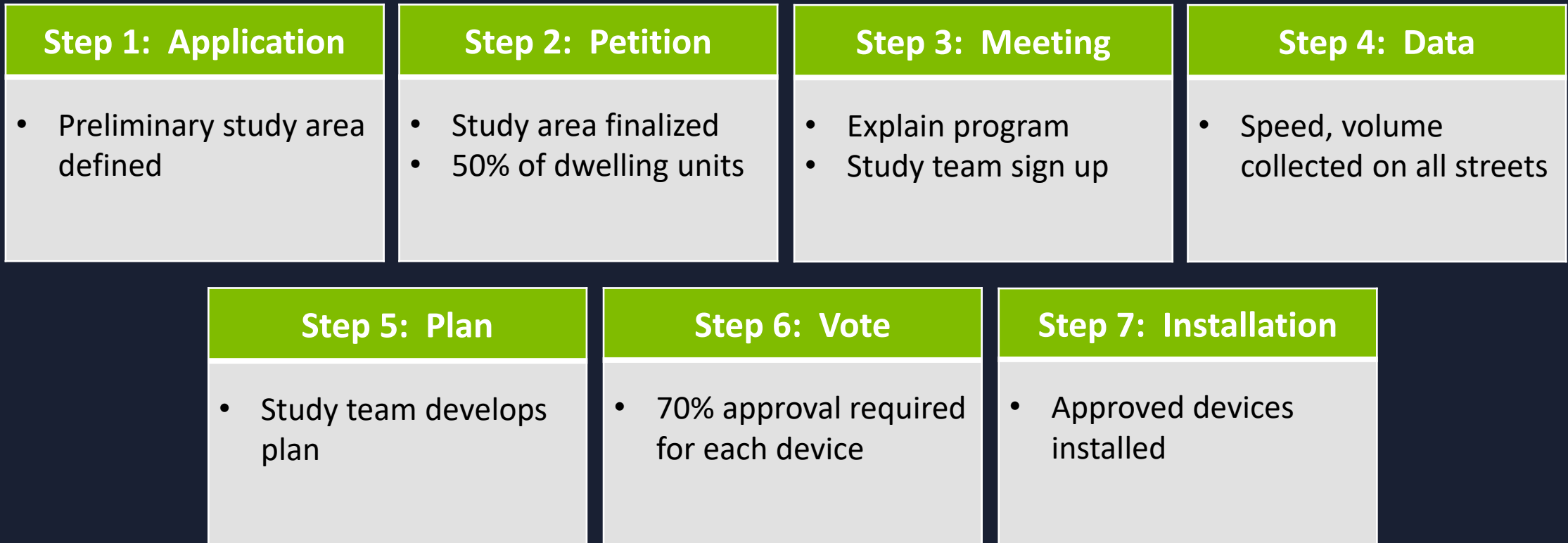
<https://greenvillesc.gov/498/Traffic-Calming>

- Active petitions – 28
- Data collection – 1
- Plans in development – 4
- Ballot finalization – 1
- Awaiting installation – 1



[Neighborhood Traffic Calming – The Process]

<https://greenvillesc.gov/498/Traffic-Calming>



[Neighborhood Traffic Calming – Current Policy]

<https://greenvillesc.gov/498/Traffic-Calming>

Qualifying Criteria

- Greater than 300 vehicles per day and fewer than 2,500 vehicles per day

Data Collected

- Volume
- Speed - average and 85th percentile

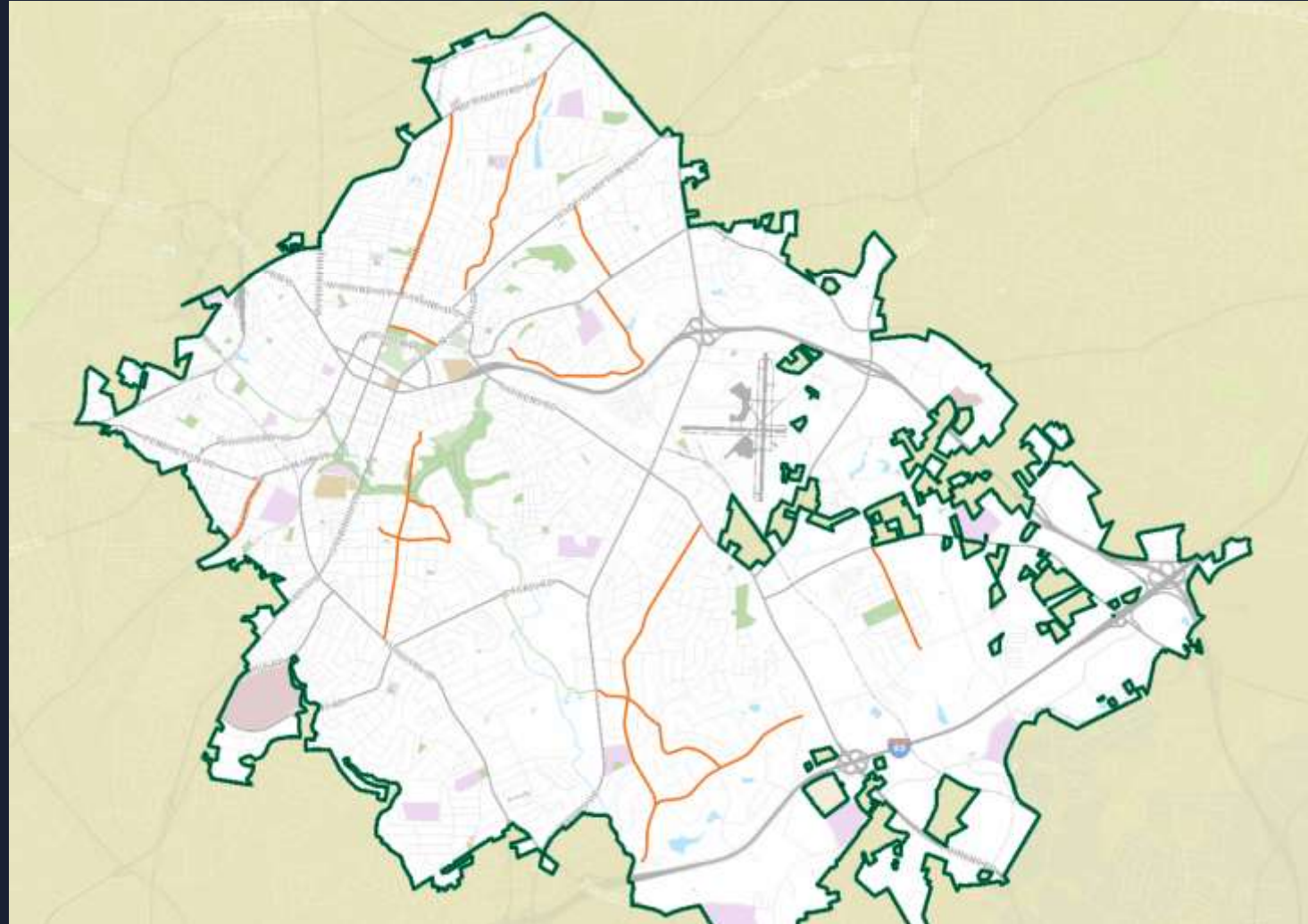
Eligible Voters

- Anyone with a driver's license OR
- Anyone 18 years old or older

Three-year wait period after a completed vote

[Residential Collector Streets]

- Higher volume roadways require additional consideration for control of vehicle speeds
- Two-lane roads in residential areas
- Volume exceeds threshold for traffic calming
- Maximum of 12,000 vpd
- Residential collectors
 - Anderson St.
 - Batesview Dr.
 - Chick Springs Rd.
 - Cleveland St.
 - Cleveland St. Ext.
 - E. Park Ave.
 - E. Parkins Mill Rd.
 - Keith Dr.
 - McDaniel Ave.
 - Mohawk Dr.
 - N. Main St.
 - Parkins Mill Rd.
 - Rocky Slope Rd.
 - Southland Ave.
 - Woodland Way



[Residential Collector Treatments]

Consider appropriate options

- Radar Signs
 - 50 signs are installed on streets that do not otherwise qualify for traffic calming – residential collectors
- Raised Intersections
 - Reserved for higher traffic roadways
- Roundabouts
 - Mini-roundabouts allow for slow-speed traffic control in lieu of stop signs
- Curb Extensions
 - Reduce roadway width to encourage slower speeds
- Medians
 - Beautification and reduction in road width
- Bike Lanes
 - Encourage alternative modes of transportation



[Collector Street Traffic Calming Projects]

- Cleveland Street
 - Road diet through lane reductions
 - New pedestrian crosswalk with flashing beacon sign
- East Parkins Mill Road
 - Traffic calming measures being evaluated
 - Speed tables
 - Raised intersections
 - Landscape islands
 - Landscape management to improve sight distance at intersections
- Old Augusta Road
 - Intersection improvements
 - Sidewalk and crosswalk improvements
- Ashley Avenue
 - Gateway improvements





Sidewalk Program

Neighborhood Association Presidents' Luncheon - August 24, 2023

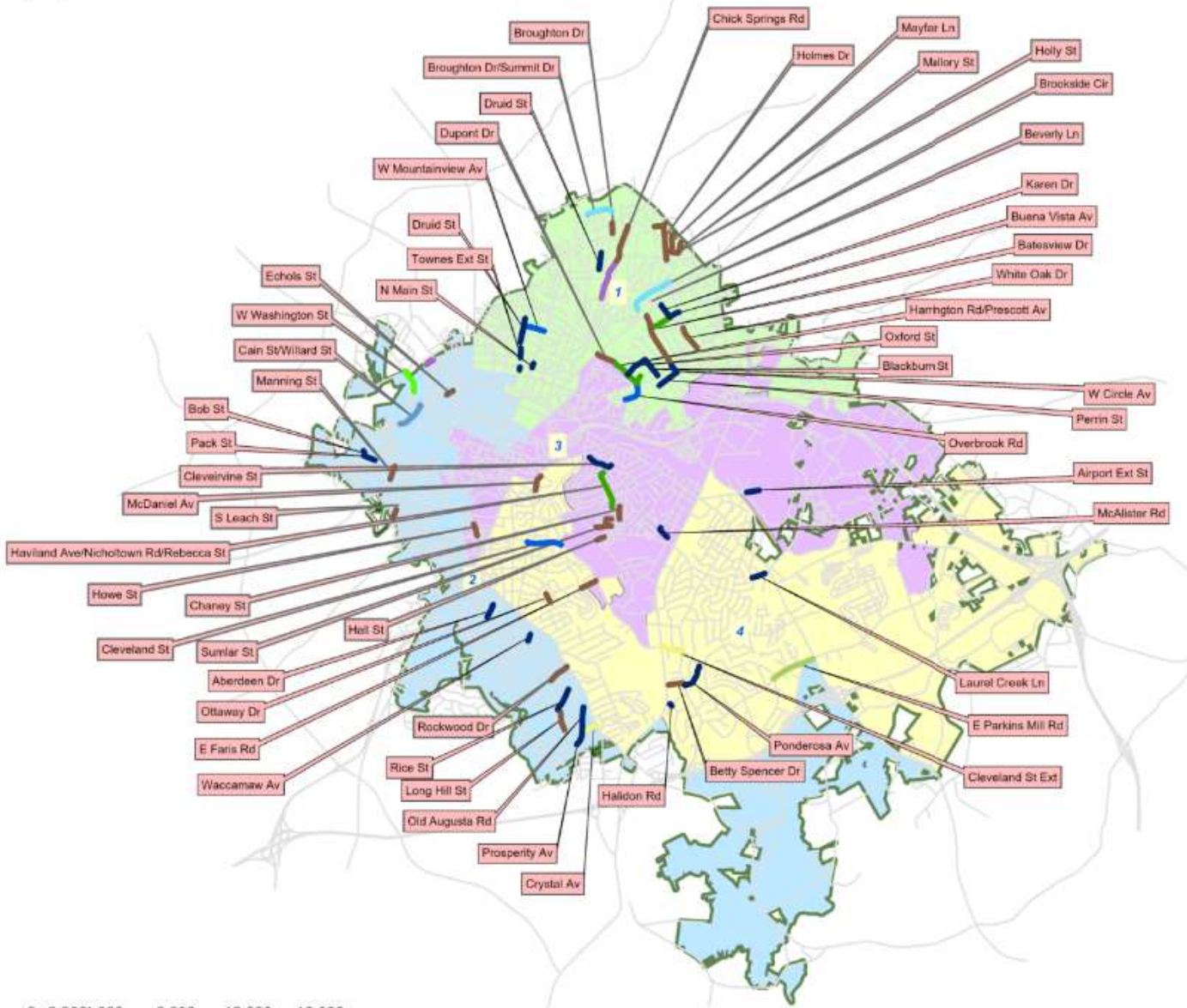
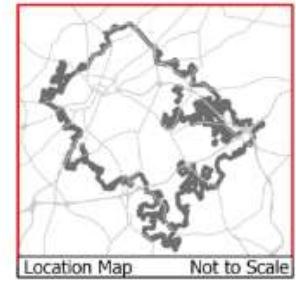
[NSTEP Program]

- NSTEP established in 1999 for the construction of new sidewalks
- Current funding is \$1M/Yr
- Approximately 12 miles of sidewalk constructed to date
















Table 1: Absent Sidewalk Prioritization Matrix Pedestrian Attractors Score (PAS) 0 - 100 Base Score Weight (33%)				
Element	Criteria	Points		
		1/8 Mile	1/4 Mile	1/2 Mile
Attractors Max 100 Pts	Multiply Possible Points by Number of Attractors within specific radius of:			
	Schools	20	10	5
	Public Transportation (Greenlink)	20	10	5
	Parks and Recreation Centers	20	10	5
	Major Grocery Store	20	10	5
System Connectivity	20 if Connected 0 if Not Connected			

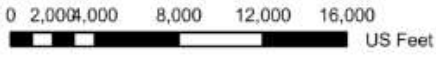
Table 2: Absent Sidewalk Prioritization Matrix Pedestrian Population Score (PAS) 0 - 100 Base Score Weight (33%)		
Element	Criteria	Points
Residential Population Max 100 Pts	1. Population >= 1000	100
	2. Population >= 750 and < 1000	75
	3. Population >= 500 and < 750	50
	4. Population >= 250 and < 500	25
	5. Population >= 100 and < 250	0

Table 3: Absent Sidewalk Prioritization Matrix Pedestrian Safety Score (PSS) 0 - 100 Base Score Weight (33%)		
Element	Criteria	Points
Street Classification Max 100 Pts	1. Arterial/Collector	100
	2. Residential	50
	3. Local Low Volume	0



NSTEP Rounds 1 Through 15

-  NSTEP_Rd_1
-  NSTEP_Rd_2
-  NSTEP_Rd_3
-  NSTEP_Rd_4
-  NSTEP_Rd_5
-  NSTEP_Rd_6
-  NSTEP_Rd_7
-  NSTEP_Rd_8
-  NSTEP_Rd_9
-  NSTEP_Rd_10
-  NSTEP_Rd_11
-  NSTEP_Rd_12
-  NSTEP_Rd_13
-  NSTEP_Rd_14
-  NSTEP_Rd_15



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[NSTEP & NEIGHBORHOOD INFRASTRUCTURE BOND]

- Project Description: Sidewalk project on various City streets
- Identification Source: Sidewalk rankings/project request
- Estimated Cost: \$12M
- Construction of approximately 4.73 miles of sidewalk

Street	Cross Streets	Status
LONG HILL STREET	RICE STREET TO END	BIDS RECEIVED
POTOMAC AVENUE	PANAMA AVENUE TO PRINCE AVENUE	BIDS RECEIVED
DOE STREET	ENDEL STREET TO EXISTING SIDEWALK	COMPLETE
CHICK SPRINGS RD	LOTUS COURT TO MOHAWK DRIVE	DESIGN 70% COMPLETE; BID FALL 2023
MOHAWK DR	CHICK SPRINGS TO WADE HAMPTON	DESIGN 70% COMPLETE; BID FALL 2023
GALLIVAN STREET	MOHAWK DRIVE TO PARKWOOD DRIVE	DESIGN 50% COMPLETE; BID FALL 2023
ALGONQUIN TRAIL	NORTH SIDE BETWEEN 10 AND 18	SUBSTANTIALLY COMPLETE
HENDERSON ROAD	LAURENS ROAD TO ANNACEY PLACE, HIGHCROFT COURT SUBDIVISION TO WEMBLEY ROAD	DESIGN 70% COMPLETE; BID FALL 2023
WEMBLEY ROAD	HENDERSON ROAD TO SHELBURNE ROAD	DESIGN 70% COMPLETE; BID FALL 2023
KEITH DR	PERRIN STREET TO LOWNDES HILL, WOODLARK TO PLEASANTBURG	IN DESIGN; ANTICIPATE BID SPRING 2024
LOWNDES HILL RD/OVERBROOK RD	E NORTH STREET TO KEITH DRIVE	IN DESIGN; ANTICIPATE BID SPRING 2024
WEBSTER RD.	WARREN CT TO ALLENDALE LN	DESIGN 30% COMPLETE; BID JANUARY 2024
CLARK STREET	WEBSTER ROAD TO REBECCA ST	DESIGN 30%; BID JANUARY 2024
WOODLAND WAY	GARDENVIEW DR TO MCDANIEL AVE	BIDS RECEIVED

[Special Emphasis Neighborhood Sidewalks]

- Project Description: Sidewalk project on various streets in Special Emphasis Neighborhoods
- Identification Source: Sidewalk rankings/project request
- Funded through HUD Section 108 Loan Program
- Estimated Cost: \$5.5M
- Construction of approximately 2.3 miles

Street	Cross Streets	Status
COOK STREET	MULBERRY STREET TO FRAN STREET	DESIGN COMPLETE; BID FALL 2023
TRACTION STREET	S. TEXTILE TO PENDLETON STREET	DESIGN COMPLETE; BID FALL 2023
LONG HILL STREET	DEOYLEY STREET TO PHOENIX AVE	DESIGN COMPLETE; BID FALL 2023
PHOENIX AVENUE	PHOENIX AVE TO PROSPERITY STREET	DESIGN COMPLETE; BID FALL 2023
KEITH DRIVE	LOWNDES HILL RD TO EXIST SW	IN DESIGN; SPRING 2024
LOWNDES HILL RD	KEITH DR TO N. PLEASANTBURG DR.	IN DESIGN; SPRING 2024
ALAMEDA ROAD	CLARK ST TO E. FARIS RD.	DESIGN SUBSTANTIALLY COMPLETE; BID JANUARY 2024
REBECCA STREET	CLARK ST TO COMMUNITY CENTER	IN DESIGN; BID JANUARY 2024
MT. EUSTIS STREET	STAG ST TO SPARTANBURG ST	DESIGN 50% COMPLETE; BID SUMMER 2024
STAG STREET	MT. EUSTIS TO DUPONT DR	DESIGN 50% COMPLETE; BID SUMMER 2024
ACKLEY ROAD	REBECCA ST TO CARTER ST	IN DESIGN

New Greenville Development Code: Protecting Neighborhoods, Preserving Open Space, Promoting Economic Vitality



Greenville City Council approved a new Development Code, providing a path for growth that is thoughtful, equitable and sustainable. The new code, in effect since July 15, offers an easy-to-understand document and predictable regulations for residents and developers. Doubling the number of zoning districts to be more specific, residents now have the security of knowing what can be built on or near their property. Dense development is guided to areas of the city where the infrastructure supports it, protecting neighborhoods and preserving open space, while continuing to promote economic vitality.

“ Greenville was built on a foundation of strong neighborhoods. This code protects those established neighborhoods by creating a predictable pattern for future development. We’ve studied other cities, we’ve learned from their mistakes. We have a plan for balanced growth. ”

– Mayor Knox White



Accessory Dwelling Units (ADUs) - NEW

The new code will allow for accessory dwelling units (ADUs) on residential lots that can support them. ADUs are sometimes referred to as "granny flats," "carriage houses" or "garage apartments." Proposed ADUs must comply with setbacks, side wall heights and building coverage. In addition, the property owner must reside on the property. As a layer of neighborhood protection, these units may not be utilized for short-term rentals in any residential districts.

Short-Term Rental (STR) Regulations

Through extensive public engagement and feedback, short-term rentals were identified by the community as incompatible with neighborhood character and affordability. Feedback received indicated that short-term rentals were appropriate in mixed-use and commercial areas, close to other accommodations and attractions. The new development code specifically lists short-term rentals under the "Lodging" use category and does not permit their operation in any residential districts.

"Flexible zoning promotes opportunity for entrepreneurs, developers, business owners and residents to grow Greenville in a balanced way." – Council Member Lillian Flemming (Dist. 2)

Urban Centers and Corridors

The new code expands the number of zoning classifications from 12 to 26 designations. It protects what we have now and creates a framework for the future. The new code creates multiple residential zones based on existing lot sizes to ensure new homes fit in with surrounding neighbors. The code identified the location of existing business clusters and added new protections for residential areas that are surrounded by commercial development.

"The new code is a direct result of a long and productive conversation with our neighborhoods. We listened to their needs and delivered to their expectations." – City Manager Shannon Lavrin



IX Industrial Flex District - NEW

The new Industrial Flex zoning district is intended to offer a variety of light industrial and manufacturing uses while also encouraging retail, service and commercial activity, as well as residential options in a pedestrian-friendly environment. This zoning district matches well with Greenville's former textile heritage, encouraging the adaptive reuse of former warehouses into vibrant, people-oriented businesses such as food halls, creative office spaces for entrepreneurs and small retail businesses. Built examples of this concept include Welborn Street in Unity Park and Poe West in West Greenville.

"Greenville has always valued its open space, and this new code reinforces its importance for our community's livability and long-term sustainability." – Council Member Russell Stall (At Large)

Park District (PK) - NEW

For the new code, a unique Park district (PK) was designed and designated specifically for the City's open spaces. This new zoning classification for parks was created to ensure the future protection of Greenville's green space. Prior to the new code, community resources like Cleveland Park and Timmons Park were zoned for residential uses and Falls Park was zoned as a downtown commercial district. The new park zoning limits uses and building types, formally preserving and enhancing the City's open space and recreational needs.

A Community-Created Code

Residents and stakeholders worked with City staff throughout the creation of the new development code.



65 public meetings, 25 neighborhood meetings and 14 learning labs held



1,637 people attended public meetings



60,000 people viewed the development code web pages



More than 30 social media posts provided ongoing updates