



City of Greenville
West End Small Area Plan
Minutes of the April 27, 2021 Public Meeting
Webex Virtual Meeting
Meeting Notice Posted on April 19, 2021
Minutes prepared by Austin Rutherford

Staff Present: Jay Graham, Planning and Development Director; Courtney Powell, Planning Administrator; Shannon Lavrin, Assistant City Manager; Austin Rutherford, Development Planner; Mary Douglas Hirsch, Real Estate Development Manager; Rob Robinson, Urban Design Associates; Ashleigh Walton, Urban Design Associates; Lily Xing, Urban Design Associates; Councilman Russell Stall

Call to Order: The meeting began at 6:04 PM

Business

1. Welcome and Opening Remarks from Consultants

Mr. Graham provided an introduction for the meeting by welcoming all participants and introducing the Urban Design Associates (UDA) team and other City staff members.

2. Review of Feedback Summary from Surveys

Mr. Robinson provided a summary of responses provided by the public through both the UDA survey feedback wall and a City survey that was sent to residents within the subject area.

3. Review of Potential Master Plan Frameworks for West End

Mr. Robinson provided potential frameworks within the West End Neighborhood for architecture and site design options for individual areas, intersections, and road frontages. The UDA provided a new feedback wall for residents and citizens to provide feedback from the meeting's presentation.

4. Public Comment (Limited to 3 minutes per person)

Margaret [last name no provided] – She noted there is a new City parking lot next to the baseball stadium. She liked the idea of building setbacks when they reach a certain height. She approved of the Pendleton Street idea with the improved bike and pedestrian facilities.

Danielle Fontaine – She stated she agreed with most of the presentation but asked about affordable housing opportunities within the area and the low density provided on the developable parcel between Perry Avenue and Academy Street, currently proposed as “The Mosaic.” She wished to retain a mix of income in the neighborhood.

Ian Thomas – He provided thanks to the team for their work on the plan so far. He asked about potential public activation at the GTA site and a trail adjacent to the rail tracks to connect downtown to Unity Park. He appreciates the design concept for the state property at the intersection of Pendleton Street and Calhoun Street and the opportunities for continued single-family home construction.

Debra Powell – She provided thanks to the team for their work on the plan. She appreciates the ideas regarding the cottage area and wishes to preserve the character of this area.

Councilman Russell Staff – He thanked the team for their work so far on behalf of City Council.

5. Next Steps

a. Upcoming Dates

- i. Public Meeting – May 25th at 6:00 PM**
- ii. DRB Urban Panel Workshop – TBD**
- iii. Planning Commission Review of Plan – July 15th at 4:00 PM
(Subject to Change)**
- iv. City Council Review and Approval – August/September**

6. Adjournment

The meeting ended at 7:34 PM.