

1 - Work Session Agenda

Documents:

[1 - WORK SESSION AGENDA.PDF](#)

2 - Budget Workshop #3

Documents:

[2 - BUDGET WORKSHOP 3.PDF](#)

4 - UpstateSCAlliance - Upstate Economic Development Update

Documents:

[4 - UPSTATESCALLIANCE - UPSTATE ECONOMIC DEVELOPMENT
UPDATE.PDF](#)

5 - Land Management Ordinance Update

Documents:

[5 - LAND MANAGEMENT ORDINANCE UPDATE.PDF](#)



CITY COUNCIL OF THE CITY OF GREENVILLE WORK SESSION MEETING

Monday, May 24, 2021 - 3:00 p.m.

Meeting Location:
Greenville Convention Center
1 Exposition Drive, Room 102

The city of Greenville seeks input from citizens while adhering to public health and safety guidelines. Attendees at the location may be subject to a temperature screening. Attendees who have not received vaccination are encouraged to wear a covering over their mouth and nose, unless it violates a religious tenant or belief or causes difficulty breathing.

Citizens may also access the meeting at the following web address:

<https://www.greenvillesc.gov/1694/Online-Meetings>

CITY COUNCIL: Mayor Knox White; Councilmember Wil Brasington; Councilmember John DeWorken, Councilmember Dorothy Dowe, Councilmember Lillian Flemming; Councilmember Ken Gibson; Councilmember Russell Stall

CITY STAFF: City Manager John McDonough; City Attorney Michael S. Pitts; Deputy City Clerk Lori Sondov

AGENDA

- 1. Call to Order** **3:00 p.m.**
- 2. Budget Workshop #3** **3:00 p.m.**
(Presented by Office of Management and Budget Director Matt Efird)
- 3. Executive Session:** **3:45 p.m.**
NOTE: City Council will leave the Work Session to conduct an Executive Session which is not open to the public. The Work Session meeting will adjourn following the completion of the Execution Session. No action will be taken prior to adjourning the meeting.
 - a. Economic Development – Acquisition/Disposition of City Property**
(City Manager John McDonough)
- 4. UpstateSCAlliance – Upstate Economic Development Update** **4:15 p.m.**
(Presented by Economic and Community Development Director Merle Johnson)
- 5. Land Management Ordinance Update** **4:45 p.m.**
(Presented by Assistant City Manager Shannon Lavrin)
- 6. Adjourn** **5:00 p.m.**

FY 22 Budget Workshop #3

May 24, 2021



FY22 Budget Process – Conceptual Framework

- **FY22 Budget will focus on:**
 - **Delivering on the City's Work Plan**
 - **Implementing the recommendations of GVL2040**
 - **Addressing critical infrastructure needs through significant investments**
 - **Continuing to provide excellent day-to-day service to our community**
 - **Economic Development initiatives**
 - **Public Safety and First Responders**

FY 22 Budget Assumptions

- **Specific priority areas for budget investment**
 - **GVL2040 Priorities**
 - \$750,000 for Open Space and Tree Canopy
 - \$1,000,000 for Affordable Housing (not including CDBG/HOME, County Square funding, or Unity Park property donations)
 - \$6,650,000 for sidewalks, trails and intersection improvements
 - **“World Class” Planning & Development – additional staff resources, funding for outside consultants, space for Community Design Studio**
 - **Unity Park Operations – maintenance and programming**
 - **Police/LEC Facilities – space needs assessment and planning funds**
 - **Critical Infrastructure Needs – Make a Big Dent (Neighborhood Infrastructure Bond program)**

FY 22 Proposed Budget – Highlights and Changes from Workshops

- **The following material changes have been made since Workshop #2**
 - **\$150,000 added to General Fund CIP for Downtown Façade Improvements**
 - **\$500,000 added to General Fund CIP for Affordable Housing, increasing the total to \$1 million**

FY 22 Budget Calendar

Date	Item
February –April	Department Budget meetings / OMB Review
April 12	Budget Workshop #1
April 26	Budget Workshop #2
May 24	Budget Public Hearing, 1 st Reading of Ordinance
June 7	Adoption of Annual Operating Budget

Budgeting Best Practices

- **Conservatively determine revenue and expenses**
 - Solid estimating decreases pressure to inflate revenue estimates to deal with budget pressures
- **Do not use one-time revenue sources for ongoing expenses**
 - When non-recurring revenues are used to fund recurring expenses, an “automatic unfunded increase” is built into the budget for the following year

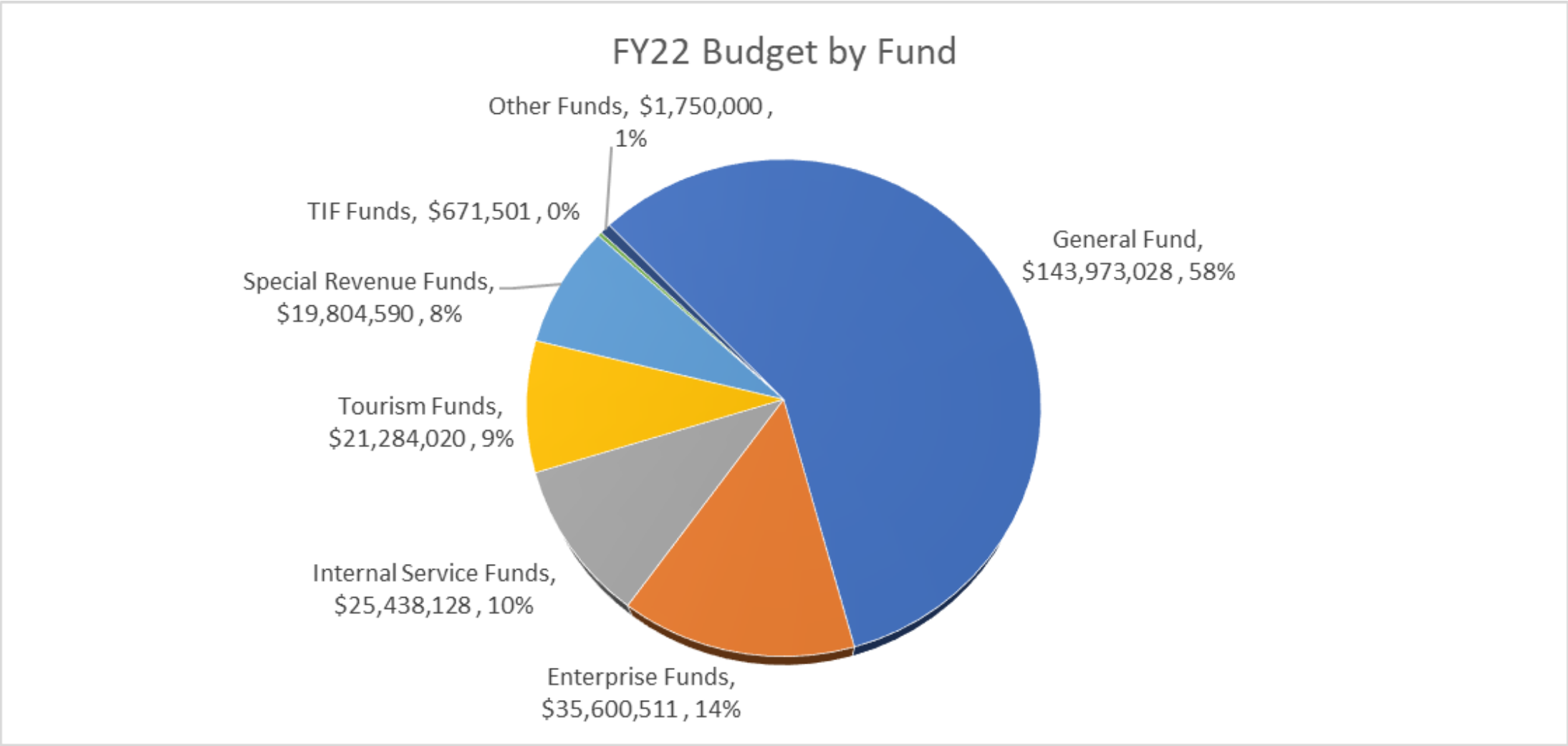
FY22 City Council Priorities



FY22 Summary of All Funds

Fund Name	FY22 Budgeted Revenue	FY22 Budgeted Expenses	Surplus/ (Deficit)
General Fund	\$ 136,157,807	\$ 143,973,028	\$ (7,815,221)
Health Benefits Fund	\$ 16,965,108	\$ 16,965,108	\$ -
Risk Management Fund	\$ 3,927,240	\$ 3,927,240	\$ -
Fleet Management Fund	\$ 4,545,780	\$ 4,545,780	\$ -
Community Development Fund	\$ 884,492	\$ 884,492	\$ -
HOME Fund	\$ 399,897	\$ 399,897	\$ -
HOPWA Fund	\$ 705,716	\$ 705,716	\$ -
Hospitality Tax Fund	\$ 11,507,705	\$ 16,003,927	\$ (4,496,222)
Sunday Alcohol Permits Fund	\$ 270,081	\$ 150,000	\$ 120,081
State Accommodations Tax Fund	\$ 2,593,867	\$ 2,424,103	\$ 169,764
Local Accommodations Tax Fund	\$ 3,762,824	\$ 2,705,990	\$ 1,056,834
Admissions Tax Fund	\$ 15,000	\$ -	\$ 15,000
Victim Advocate Fund	\$ 138,860	\$ 138,860	\$ -
Utility Undergrounding Fund	\$ 1,146,026	\$ 1,146,026	\$ -
Event Management Fund	\$ 710,558	\$ 993,393	\$ (282,835)
Solid Waste Fund	\$ 6,969,769	\$ 7,279,258	\$ (309,489)
Transit Fund	\$ 8,256,948	\$ 8,256,948	\$ -
Greenville Convention Center Fund	\$ 7,116,540	\$ 7,116,540	\$ -
Wastewater Fund	\$ 8,351,964	\$ 8,157,899	\$ 194,065
Stormwater Fund	\$ 6,254,325	\$ 6,336,151	\$ (81,826)
Zoo Fund	\$ 3,587,485	\$ 3,671,036	\$ (83,551)
Parking Fund	\$ 10,118,249	\$ 10,318,885	\$ (200,636)
CBD TIF Fund	\$ -	\$ 396,517	\$ (396,517)
West End TIF Fund	\$ -	\$ 274,984	\$ (274,984)
Capital Projects Fund	\$ 1,500,000	\$ 1,500,000	\$ -
Miscellaneous Grants Fund	\$ 250,000	\$ 250,000	\$ -
Total, All Funds	\$ 236,136,241	\$ 248,521,778	\$ (12,385,537)

FY22 Budget Breakdown by Fund



FY22 Proposed Budget – Debt Service

Debt Type	FY21 Ending Balance	FY22 Ending Balance
General Obligation	\$ 3,185,000	\$ 34,565,000
Installment Purchase Revenue Bond	\$ 10,050,000	\$ 9,570,000
Capital Leases	\$ 3,300,721	\$ 2,616,498
Hospitality Tax Bonds	\$ 40,812,000	\$ 37,157,000
Parking Bonds	\$ 19,705,000	\$ 16,360,000
Stormwater Bonds	\$ 4,552,000	\$ 4,135,000
Wastewater Bonds	\$ 10,764,820	\$ 17,446,434
TIF Bonds	\$ 661,000	\$ -
Total Outstanding Debt	\$ 93,030,541	\$ 121,849,932

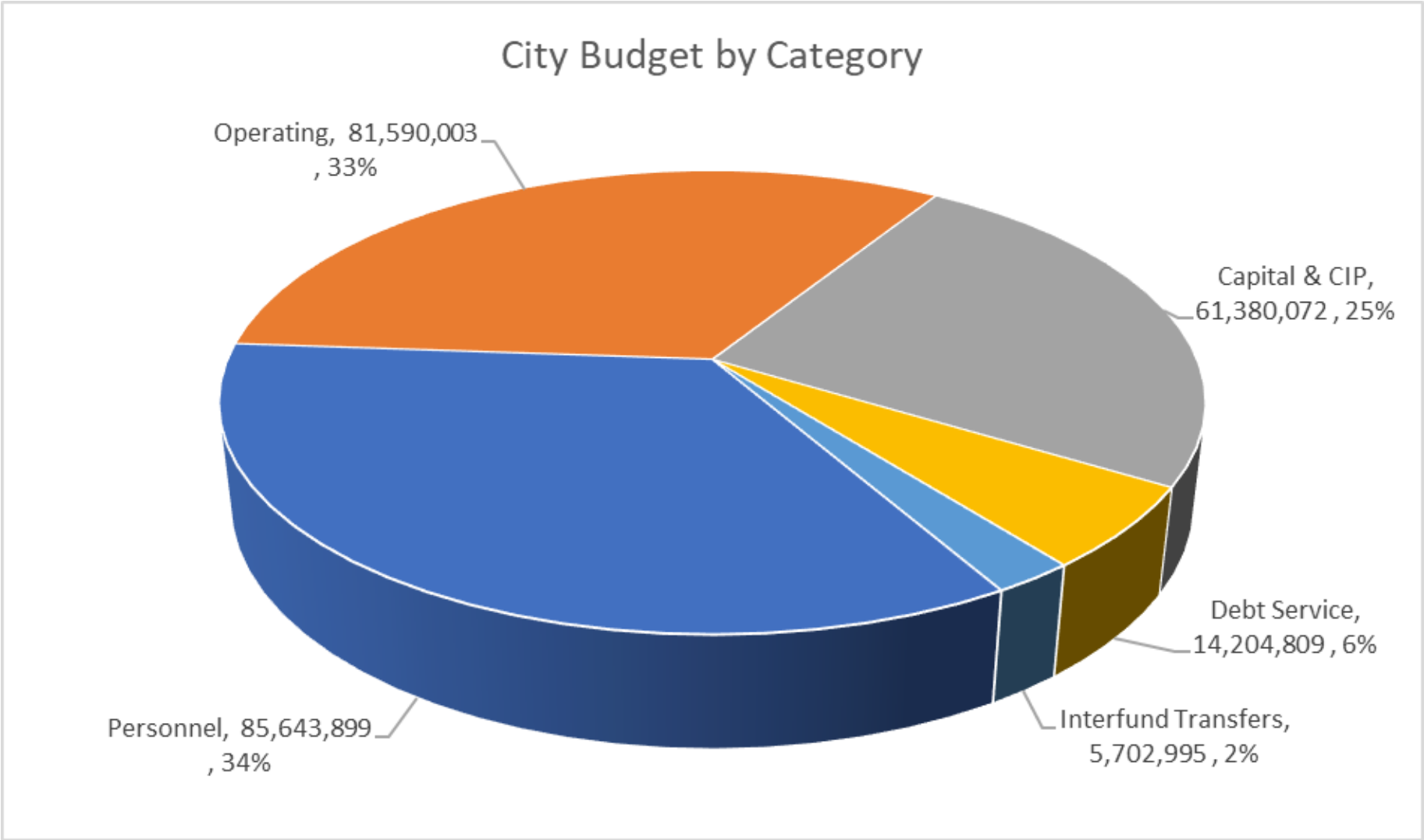
Fund Name	FY21 Debt Service	FY22 Debt Service	Budget-Budget Variance (%)
General Fund	\$ 1,699,925	\$ 1,621,577	-4.6%
Stormwater Fund	\$ 547,324	\$ 499,463	-8.7%
Wastewater Fund	\$ 1,631,135	\$ 1,587,788	-2.7%
Parking Fund	\$ 4,208,903	\$ 4,251,462	1.0%
Solid Waste Fund	\$ 914,062	\$ 446,497	-51.2%
Greenville Convention Center	\$ 214,675	\$ 215,547	0.4%
Zoo Fund	\$ 6,441	\$ 6,467	0.4%
Hospitality Tax Fund	\$ 2,934,475	\$ 4,325,412	47.4%
CBD TIF	\$ 2,784,384	\$ 396,517	-85.8%
West End TIF	\$ 273,894	\$ 274,984	0.4%
Total, All Funds	\$ 15,215,218	\$ 13,625,714	-10.4%

FY22 Proposed Budget – Capital and CIP

Fund Name	FY21 Capital	FY22 Capital	FY21 CIP	FY22 CIP	Budget-Budget Variance (%)
General Fund	\$ 3,353,000	\$ 4,002,114	\$ 6,832,904	\$ 44,573,640	376.9%
Hospitality Tax Fund	\$ -	\$ -	\$ 500,000	\$ 3,950,000	690.0%
Sunday Alcohol Permits Fund	\$ -	\$ -	\$ 120,000	\$ 150,000	25.0%
Local Accommodations Tax Fund	\$ -	\$ -	\$ 125,000	\$ 75,000	-40.0%
Capital Projects Fund	\$ -	\$ -	\$ 680,000	\$ 1,500,000	120.6%
Solid Waste Fund	\$ 627,045	\$ 665,813	\$ -	\$ -	6.2%
Wastewater Fund	\$ 377,400	\$ 315,241	\$ 3,750,000	\$ 3,000,000	-19.7%
Stormwater Fund	\$ -	\$ 645,532	\$ 1,275,000	\$ 1,185,000	43.6%
Parking Fund	\$ 97,500	\$ 67,732	\$ 250,000	\$ 1,250,000	279.2%
CBD TIF Fund	\$ -	\$ -	\$ 2,357,264	\$ -	-100.0%
West End TIF Fund	\$ -	\$ -	\$ 1,804,900	\$ -	-100.0%
Total, All Funds	\$ 4,454,945	\$ 5,696,432	\$ 17,695,068	\$ 55,683,640	177.1%

- Capital Equipment and CIP represents 22.4% of the total City budget

FY22 Budget Breakdown by Category



General Fund



FY22 General Fund Budget Summary

Revenue	\$136,157,807
Expenditures	<u>(\$143,973,028)</u>
Subtotal	(\$7,815,221)
Use of Fund Balance	<u>\$7,815,221</u>
Total	\$0

FY22 General Fund Fund Balance

Projected June 30, 2021 Fund Balance	\$ 31,625,125
FY22 Budgeted Revenues	\$136,157,807
FY22 Budgeted Expenses	(\$143,973,028)
Surplus/(Deficit)	(\$7,815,221)
Projected FY22 Ending Fund Balance	23,809,904
Less 20% Reserve	(22,038,215)
Projected FY22 Available Fund Balance	\$1,771,689

General Fund Revenues

Approved FY21 vs. Proposed FY22

Category	FY21 Budget (amended)	FY22 Proposed Budget	Budget - Budget Variance (\$)	Budget - Budget Variance (%)
Property Taxes	\$ 44,438,639	\$ 51,354,530	\$ 6,915,891	15.6%
Licenses & Permits	\$ 36,162,340	\$ 38,556,587	\$ 2,394,247	6.6%
Intergovernmental Revenues	\$ 3,957,470	\$ 3,958,168	\$ 698	0.0%
Fees & Charges	\$ 944,923	\$ 1,025,616	\$ 80,693	8.5%
Fines and Costs	\$ 318,339	\$ 173,428	\$ (144,911)	-45.5%
Other Revenues	\$ 1,700,475	\$ 1,225,762	\$ (474,713)	-27.9%
Transfers In	\$ 6,419,667	\$ 7,833,194	\$ 1,413,527	22.0%
Debt Proceeds	\$ 1,144,000	\$ 32,000,000	\$ 30,856,000	2697.2%
Total Revenues	\$ 95,085,853	\$ 136,127,285	\$ 41,041,432	43.2%

- FY22 includes a proposed Neighborhood Infrastructure Bond of \$32,000,000. Absent that item, the FY21 budget varies from FY21 by 10.8%, partially because of low FY21 budgeted revenues due to COVID-19, partially because of the reflection of TIF revenues in the FY22 General Fund budget.

General Fund Expenditures

Approved FY21 vs. Proposed FY22

Category	FY21 Budget (amended)	FY22 Proposed Budget	Budget - Budget Variance (\$)	Budget - Budget Variance (%)
General Government	\$ 17,889,027	\$ 19,460,998	\$ 1,571,971	8.8%
Police Department	\$ 27,926,281	\$ 29,315,922	\$ 1,389,641	5.0%
Fire Department	\$ 15,683,227	\$ 15,331,382	\$ (351,845)	-2.2%
Public Works	\$ 13,168,081	\$ 13,942,909	\$ 774,828	5.9%
PARCZ	\$ 7,517,149	\$ 8,076,700	\$ 559,551	7.4%
Non-Departmental	\$ 3,649,503	\$ 3,939,200	\$ 289,697	7.9%
Capital	\$ 4,811,524	\$ 4,002,114	\$ (809,410)	-16.8%
CIP	\$ 7,661,519	\$ 44,573,640	\$ 36,912,121	481.8%
Transfers-Out (Non-CIP)	\$ 5,473,752	\$ 3,708,586	\$ (1,765,166)	-32.2%
Debt Service	\$ 1,700,345	\$ 1,621,577	\$ (78,768)	-4.6%
Total Expenditures	\$ 105,480,408	\$ 143,973,028	\$ 38,492,620	36.5%

- FY22 includes the issuance of the \$32,000,000 Neighborhood Infrastructure Bond. Absent that item, the FY22 budget varies from FY21 by 6.2%

FY22 GF Operating Enhancements

Recommended Enhancements		
New Position - Digital Content Coordinator (Communications)	\$71,106 (recurring), \$2,500 (1X)	Public Safety & Engagement
Funding - Homeless Service Coordinator (PD)	\$45,000	Neighborhoods & Affordable Housing
Economic Development Strategic Plan	\$75,000	Economic Development
Police/LEC Plans and Studies	\$125,000	Public Safety & Engagement
PARCZ - Expanded Cemetery and Tourism District Staff (HTAX)	\$201,632 (recurring), \$25,000 (1X)	Recreation, Open Space, & Environmental Sustainability
PARCZ - Cancer Survivors Park, Falls Park Upgrades (HTAX)	\$18,000 (recurring), \$80,000 (1X)	Recreation, Open Space, & Environmental Sustainability
PARCZ - Unity Park Maintenance and Operations (HTAX)	\$301,760	Recreation, Open Space, & Environmental Sustainability
Traffic Engineering - ITMS Master Plan, Travel Time Monitoring, Radar Speed Signs	\$85,000 (recurring), \$150,000 (1X)	Mobility
Planning & Development - Additional Staff	\$511,238 (recurring), \$50,000 (1X)	Neighborhoods & Affordable Housing
Planning & Development - Additional Resources	\$100,000 (recurring), \$160,000 (1X)	Neighborhoods & Affordable Housing
Total Enhancements	\$2,001,236 (\$1,333,763 recurring, \$667,500 1X)	

FY22 Recommended General Fund CIP

<u>Assumption</u>	<u>Cost</u>	<u>Council Priority Area</u>
Neighborhood Infrastructure Bond	\$32,000,000	All
CIP Infrastructure Reserve	\$2,000,000	N/A
ED Fund (Former TIF)	\$1,500,000	Economic Development
Commercial Corridors	\$1,500,000	Economic Development
Fire Station Improvements	\$1,180,495	Public Safety & Engagement
NSTEP - New Sidewalks	\$1,000,000	Mobility
Affordable Housing	\$1,000,000	Neighborhoods & Affordable Housing
ED Initiatives (Former TIF)	\$850,000	Economic Development
Neighborhood Park Project (NPP) - Final Year	\$703,078	Recreation, Open Space, & Environmental Sustainability
Comp Plan/Land Acquisition	\$500,000	Recreation, Open Space, & Environmental Sustainability
Intersection Safety Improvements	\$400,000	Mobility
Police Body Camera Contract	\$371,073	Public Safety & Engagement
ED Fund - Viola	\$293,994	Neighborhoods & Affordable Housing
Tree Fund Seed Money	\$250,000	Recreation, Open Space, & Environmental Sustainability
Bike/Ped Infrastructure	\$250,000	Mobility
Traffic Calming	\$250,000	Neighborhoods & Affordable Housing
Sidewalk ADA Improvements	\$200,000	Mobility
Downtown Façade Improvements	\$150,000	Economic Development
Street Lighting Maintenance/Upgrades	\$100,000	Neighborhoods & Affordable Housing
Main Street Trees (Former TIF)	\$75,000	Recreation, Open Space, & Environmental Sustainability
Total General Fund CIP	\$44,573,640	

FY22 Recommended General Fund CIP



NIB

Investing in Roads, Sidewalks
and Public Spaces

Neighborhood Infrastructure Bond Program		
<u>Project</u>	<u>Proposed Funding</u>	<u>Notes</u>
Road Improvements	\$11,500,000	Generate as much SCDOT Match as Possible, Includes Bridges and Restriping
Park and Recreation Center Improvements	\$7,000,000	Courts, Playgrounds, Community Centers, etc.
Transportation Management	\$6,100,000	Traffic Signals, Communications, Traffic Management Center
Sidewalk Construction	\$5,400,000	In addition to CIP funding
Contingency Reserve	\$2,000,000	
<u>Total Proposed Program</u>	\$32,000,000	

FY22-26 General Fund CIP

*****Planning Years Only*****

<u>Funding Source/Project</u>	Capital Budget					Total
	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26	
General Fund Transfer						
Affordable Housing	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
Bike/Ped Infrastructure	250,000	250,000	250,000	250,000	250,000	1,250,000
Capital Project Reserve (old TIF)	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	10,000,000
Commercial Corridors	1,500,000	1,000,000	1,000,000	1,000,000	1,000,000	5,500,000
Downtown Façade Improvements	150,000	150,000	150,000	150,000	150,000	750,000
Economic Development Project Fund -Viola	293,994	333,308	334,975	336,650	338,333	1,637,260
ED Fund Deposit (old TIF)	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	7,500,000
Ed Initiatives	850,000	750,000	750,000	750,000	750,000	3,850,000
Fire Station Improvements	1,180,495	1,202,018	1,211,723	1,221,335	1,241,069	6,056,640
GVI2040 Open Space Acquisition	500,000	500,000	500,000	500,000	500,000	2,500,000
Infrastructure Bond	32,000,000	-	-	-	-	32,000,000
Intersection Safety Improvements	400,000	400,000	400,000	400,000	400,000	2,000,000
Main Street Trees (old TIF)	75,000	75,000	75,000	75,000	75,000	375,000
Neighborhood Park Improvements II (NPP)	703,078	-	-	-	-	703,078
NSTEP (New Sidewalk Targeted Expansion Program)	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
Police Body Cameras	371,073	371,073	371,073	371,073	389,627	1,873,919
Sidewalk ADA Improvements	200,000	200,000	200,000	200,000	200,000	1,000,000
Street Lighting Maint/Upgrades	100,000	100,000	100,000	100,000	100,000	500,000
Traffic Calming	250,000	250,000	250,000	250,000	250,000	1,250,000
Tree Fund Seed Money	250,000	250,000	250,000	250,000	250,000	1,250,000
Total	44,573,640	11,331,399	11,342,771	11,354,058	11,394,029	89,995,897

FY22-26 General Fund CIP – Proposed Amendment

<u>Category</u>	<u>FY21/22</u>	<u>FY22/23</u>	<u>FY23/24</u>	<u>FY24/25</u>	<u>FY25/26</u>	<u>Five Year Total</u>
Projected CIP Affordable & Workforce Housing (PRE-GVL2040)	\$500,000	\$1,500,000	\$500,000	\$1,500,000	N/A	\$4,000,000
Staff Proposal	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$5,000,000
Updated Council Proposal (5/24)	\$1,000,000	\$2,000,000	\$2,500,000	\$2,500,000	\$2,500,000	\$10,500,000
Additional County Square Funding	\$3,000,000	\$2,000,000	\$1,000,000	\$1,000,000	N/A	\$7,000,000
Total Affordable Housing Proposal	\$4,000,000	\$4,000,000	\$3,500,000	\$3,500,000	\$2,500,000	\$17,500,000

- County Square funding includes \$5 million from City and \$2 million from County to be deployed in the Haynie-Sirrine area

General Fund CIP History

Year	Funding	% of GF Budget
FY12	\$316,000	0.50%
FY13	\$1,125,000	1.72%
FY14	\$1,526,000	2.25%
FY15	\$2,219,450	2.97%
FY16	\$4,789,083	6.28%
FY17	\$3,222,347	4.10%
FY18	\$7,508,254	8.95%
FY19	\$5,000,742	5.62%
FY20	\$6,303,871	6.48%
FY21	\$6,832,904	6.16%
Total	\$38,843,651	Average – 4.50%

Major Tourism Funds



FY22 Tourism Funds

Hospitality Tax	Amount
Projected FY21 Ending Fund Balance	\$ 7,144,974
Projected FY22 Revenues	11,507,705
Projected FY22 Expenses	(16,003,927)
Surplus/(Deficit)	(4,496,223)
Projected FY22 Ending Fund Balance	2,648,752
Less Required Debt Service Reserve	(769,770)
Projected FY22 Available Fund Balance	\$ 1,878,981

- Expenses include:
 - Support for Lake Conestee Nature Park (\$152,500)
 - Discretionary support for VisitGreenvilleSC (\$560,000)
 - Debt Service (\$4,327,530)
 - General Fund Transfer (\$5,510,892)
 - CIP – Public Safety Cameras (\$200,000), SRT Bridge Maintenance (\$250,000), Greenways & Trails (\$1,500,000), Cultural Corridor Urban Trail (\$2,000,000)
 - Greenville Convention Center Subsidy (\$997,993) – assumes normal-ish operations
 - Greenville Zoo Subsidy (\$505,012)

FY22 Tourism Funds

Local Accommodations Tax	Amount
Projected FY21 Ending Fund Balance	\$ 1,163,721
Projected FY22 Revenues	3,762,824
Projected FY22 Expenses	(2,705,990)
Surplus/(Deficit)	1,056,834
Projected FY22 Ending Fund Balance	2,220,555
Less 8% Fund Balance Reserve	(301,026)
Projected FY22 Available Fund Balance	\$ 1,919,529

- Expenses include:
 - Statutory pass-through to VisitGreenvilleSC (\$842,832)
 - Greenville Arena District Debt (\$1,307,371)
 - General Fund Transfer (\$255,786)
 - BSW Arena Operating Assistance Contract (\$225,000)

FY22 Tourism Funds

State Accommodations Tax	Amount
Projected FY21 Ending Fund Balance	\$ 309,624
Projected FY22 Revenues	2,593,867
Projected FY22 Expenses	(2,424,103)
Surplus/(Deficit)	169,763
Projected FY22 Available Fund Balance	\$ 479,387

- Expenses include:
 - Statutory General Fund Set-Aside (\$153,443)
 - Statutory VisitGreenvilleSC Set-Aside (\$770,660)
 - Support for Tourism Projects/Promotions (\$1,500,000)

FY22 Tourism Funds CIP

Project	Funding	Council Priority Area
Cultural Corridor Urban Trail	\$2,000,000 (Hospitality Tax)	Mobility
Greenways & Trails	\$1,500,000 (Hospitality Tax)	Mobility
Swamp Rabbit Trail Bridge Maintenance	\$250,000 (Hospitality Tax)	Mobility
Public Safety Cameras & Infrastructure	\$200,000 (Hospitality Tax)	Public Safety & Engagement
Fluor Field Capital Maintenance	\$150,000 (Sunday Alcohol)	Recreation, Open Space & Environmental Sustainability
Art in Public Places	\$75,000 (Local ATax)	Recreation, Open Space & Environmental Sustainability
Total	\$4,175,000	

FY22-FY26 Tourism Funds CIP

*****Planning Years Only*****

Funding Source/Project	Capital Budget					Total
	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26	
Hospitality Tax Fund						
Cultural Corridor Urban Trail	2,000,000	-	-	-	-	2,000,000
Greenways and Trails	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
Laurens Road Trail	500,000	-	-	-	-	500,000
Public Safety Cameras and Infrastructure	200,000	200,000	200,000	200,000	200,000	1,000,000
SRT Bridges (Inspection/Maintenance)	250,000	250,000	250,000	250,000	250,000	1,250,000
Subtotal, Hospitality Tax Fund	3,950,000	1,450,000	1,450,000	1,450,000	1,450,000	9,750,000
Local Accomodations Tax Fund						
Arts in Public Places	75,000	75,000	75,000	75,000	75,000	375,000
Subtotal, Local Accommodations Tax Fund	75,000	75,000	75,000	75,000	75,000	375,000
Sunday Alcohol Permits Fund						
Fluor Field Capital Maintenance	150,000	150,000	150,000	150,000	150,000	750,000
Subtotal, Sunday Alcohol Permits Fund	150,000	150,000	150,000	150,000	150,000	750,000
Total Tourism Funds	4,175,000	1,675,000	1,675,000	1,675,000	1,675,000	10,875,000

Tourism Funds CIP History

Year	Hospitality Tax	Local Accommodations Tax	Admissions Tax	Sunday Alcohol Permit	Total, All Funds
FY12	\$1,246,161	\$-	\$-	\$150,000	\$1,396,161
FY13	\$3,795,000	\$-	\$-	\$-	\$3,795,000
FY14	\$2,581,000	\$400,000	\$-	\$40,000	\$3,021,000
FY15	\$2,475,000	\$135,000	\$250,000	\$100,000	\$2,960,000
FY16	\$4,725,000	\$400,000	\$-	\$75,000	\$5,200,000
FY17	\$1,250,000	\$1,625,000	\$-	\$725,000	\$3,600,000
FY18	\$3,550,000	\$1,345,000	\$-	\$325,000	\$5,220,000
FY19	\$5,050,000	\$1,965,000	\$185,000	\$425,000	\$7,625,000
FY20	\$1,800,000	\$1,250,000	\$30,000	\$195,000	\$3,275,000
FY21	\$500,000	\$125,000	\$30,000	\$120,000	\$775,000
Total	\$26,972,161	\$7,245,000	\$495,000	\$2,155,000	\$36,867,161

Enterprise and Special Revenue Funds



FY22 Enterprise Funds

Stormwater Fund	Amount
Projected FY21 Ending Fund Balance	\$ 1,434,062
Projected FY22 Revenues	6,254,325
Projected FY22 Expenses	(6,336,151)
Surplus/(Deficit)	(81,826)
Projected FY22 Ending Fund Balance	1,352,236
Less 16% Fund Balance Reserve	(989,309)
Projected FY22 Available Fund Balance	\$ 362,927

- Expenses include:
 - Operations & Maintenance (\$3,436,260)
 - Debt Service Payments (\$505,163)
 - General Fund Transfer (\$564,196)
 - Capital Equipment (\$645,532)
 - CIP (\$1,185,000) – Stormwater Projects (\$860,000). Asset Management and Modeling (\$325,000)

FY22 Enterprise Funds

Wastewater Fund	Amount
Projected FY21 Ending Fund Balance	\$ 1,431,782
Projected FY22 Revenues	8,351,965
Projected FY22 Expenses	(8,157,899)
Surplus/(Deficit)	194,065
Projected FY21 Ending Fund Balance	1,625,847
Less 16% Fund Balance Reserve	(1,090,865)
Projected FY22 Available Fund Balance	\$ 534,982

- Expenses include:
 - Operations & Maintenance (\$2,697,172)
 - Debt Service Payments (\$1,602,377)
 - General Fund Transfer (\$543,109)
 - Capital Equipment (\$315,241)
 - CIP (\$3,000,000) – Wastewater System Rehab. Partially cash funded (\$1,500,000) partially bond funded (\$1,500,000)

FY22 Enterprise Funds

Parking Fund	Amount
Projected FY21 Ending Fund Balance	\$ 3,450,081
Projected FY22 Revenues	10,118,249
Projected FY22 Expenses	(10,318,885)
Surplus/(Deficit)	(200,636)
Projected FY22 Ending Fund Balance	3,249,445
Less 16% Fund Balance Reserve	(1,605,999)
Projected FY22 Available Fund Balance	\$ 1,643,446

- Expenses include:
 - Operations & Maintenance (\$3,977,066)
 - Debt Service Payments (\$4,254,844)
 - General Fund Transfer (\$769,243)
 - Capital Equipment (\$67,732)
 - CIP (\$1,250,000)

FY22 Enterprise Funds

Zoo Fund	Amount
Projected FY21 Ending Fund Balance	\$ 721,117
Projected FY22 Revenues	3,587,485
Projected FY22 Expenses	(3,671,036)
Surplus/(Deficit)	(83,551)
Projected FY22 Ending Fund Balance (No Reserve)	\$ 637,566

- Revenue includes \$505,012 transfer from Hospitality Tax.
- Expenses include:
 - Operations & Maintenance (\$3,646,369)
 - Debt Service Payments (\$6,467)
 - Assumes zoo is open and operating at normal capacity for most of the year

FY22 Enterprise Funds CIP

Project	Funding
Sewer Basin Rehab	\$1,500,000 (Wastewater Fund) \$1,500,000 (Wastewater Bond)
Stream Restoration & Stabilization	\$500,000 (Stormwater Fund)
Culvert Level of Service Improvements	\$360,000 (Stormwater Fund)
Stormwater Asset Management & Modeling	\$325,000 (Stormwater Fund)
Parking Garage Rehab	\$1,250,000 (Parking Fund)
Total Enterprise Funds CIP	\$5,435,000

FY22-FY26 Enterprise Funds CIP

*****Planning Years Only*****

Funding Source/Project	Capital Budget					Total
	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26	
Parking Enterprise Fund						
Parking Garage Rehabilitation	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	6,250,000
Subtotal, Parking Fund	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	6,250,000
Stormwater Fund						
Culvert Level of Service Improvements	360,000	-	-	-	-	360,000
Stream Restoration and Stabilization	500,000	800,000	500,000	900,000	750,000	3,450,000
Stormwater Asset Management & Modeling	325,000	325,000	225,000	225,000	-	1,100,000
Subtotal, Stormwater Fund	1,185,000	1,125,000	725,000	1,125,000	750,000	4,910,000
Wastewater Fund						
Undesignated Sewer Basin Rehabilitation - Cash	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	7,500,000
Undesignated Sewer Basin Rehabilitation - Bonds	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	7,500,000
Subtotal, Wastewater Fund	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	15,000,000
Total Enterprise Funds	5,435,000	5,375,000	4,975,000	5,375,000	5,000,000	26,160,000

Enterprise Funds CIP History

Year	Parking Fund	Stormwater Fund	Wastewater Fund	Total, All Funds
FY12	\$557,000	\$-	\$2,000,000	\$2,557,000
FY13	\$1,520,000	\$2,545,000	\$2,000,000	\$6,065,000
FY14	\$632,000	\$437,000	\$2,365,000	\$3,434,000
FY15	\$-	\$1,475,000	\$1,100,000	\$2,575,000
FY16	\$2,587,309	\$1,275,000	\$2,350,000	\$6,212,309
FY17	\$625,000	\$275,000	\$2,100,000	\$3,000,000
FY18	\$625,000	\$275,000	\$3,350,000	\$4,250,000
FY19	\$625,000	\$3,713,190	\$3,250,000	\$7,588,190
FY20	\$3,950,000	\$6,575,000	\$2,800,000	\$13,325,000
FY21	\$250,000	\$1,275,000	\$3,750,000	\$5,275,000
Total	\$11,371,309	\$17,845,190	\$25,065,000	\$54,281,499

FY22 Special Revenue Fund – Community Development

Expected Resources:

Award 2021 – 2022 \$748,708

Prior year resources (reallocation) \$143,326 (est.)

Program Income \$3,331

TOTAL \$895,365

Projects/Funding Priorities:

Activity	Description	Amount
Administration	Funds will be used for the operating/payroll expenses of administering City’s HUD grants (20% of allocation)	\$147,567
Housing Assistance Administration	Funds used for operating/payroll expenses of the Community Development Division to administer rehabilitation and housing unit construction programs for the program year	\$142,753
Property Acquisition	Funds will be used for continued maintenance of properties and the acquisition of 2 parcels in Special Emphasis neighborhoods	\$136,923
Financial Empowerment Centers	Funds will be used to support Financial Empowerment Centers within the City of Greenville.	\$27,500
Fair Housing Counseling	Funds used to provide the Fair Housing Counseling Program provided by the Greenville County Human Relations Commission. Approximately 150 persons will be assisted.	\$10,000
Homebuyer Assistance	Funds will be used to provide down payment and closing cost assistance to qualified buyers of partner projects	\$10,000
Infrastructure Project	Funds will be used for infrastructure improvement projects in a Special Emphasis neighborhoods in coordination with City’s Engineering division	\$270,622
Owner-occupied Rehabilitation	Funds will be used to provide owner-occupied rehabilitation services through partner agencies	\$150,000
TOTAL		\$895,365

FY22 Special Revenue Fund –

Special Emphasis Neighborhood Infrastructure

- In addition to the proposed \$32 million Neighborhood Infrastructure Bond program that will invest in roads, sidewalks and public places throughout the City, staff is proposing an additional investment of approximately \$3.6 million for Special Emphasis Neighborhood infrastructure projects
- The proposed funding will come from the City's CDBG Entitlement funds, utilizing a program known as a Section 108 Loan Guarantee Program, which will designate a small portion of the City's annual CDBG funding to repay the loan
- The City is currently eligible to borrow up to \$3,689,175 (5x CDBG allocation)
- Proposal is for sidewalk construction in Special Emphasis Neighborhoods
 - Using list of NSTEP-eligible sidewalks that improve existing connectivity in the neighborhoods
 - Sidewalk projects proposed because they are highly visible and can be implemented rapidly
- **Proposal is for approximately 13,000 LF (2.5 mi) of sidewalk (including curb and gutter) in the following neighborhoods:**
 - **Arcadia Hills**
 - **Greater Sullivan**
 - **Greenline-Spartanburg**
 - **Nicholtown**
 - **Pleasant Valley**
 - **Southernside**
 - **West Greenville**

FY22 Special Revenue Fund – HOME Program

Expected Resources:

Award 2021 – 2022 \$295,059

Prior year resources (reallocation) \$95,179 (est.)

Program Income \$9,267

TOTAL \$399,505

Projects/Funding Priorities:

Activity	Description	Amount
Administration	Funds will be used for the operating/payroll expenses of administering HOME activities (10% of allocation)	\$29,505
Genesis Homes	Funds will be used to construct one (1) affordable rental unit in Greenline-Spartanburg neighborhood	\$85,000
Habitat for Humanity of Greenville County	Funds will be used to construct potentially seven (7) for sale affordable units in the Sterling neighborhood	\$60,000
United Housing Connections	Funds will be used to construct two (2) affordable rental units in the Nicholtown neighborhood	\$225,000
TOTAL		\$399,505

FY22 Special Revenue Fund - HOPWA

Expected Resources:

Award 2021 – 2022 \$680,082

Prior year resources (reallocation) \$25,634 (est.)

TOTAL \$705,716

Projects/Funding Priorities:

Activity	Description	Amount
Administration	Funds will be used for the operating/payroll expenses of administering HOPWA activities (10% of allocation)	\$20,402
AID Upstate	Funds will be used to provide rent, utility, mortgage assistance to persons living with HIV/AIDS in Anderson, Greenville, and Pickens counties	\$466,938
Upper Savannah Care Services	Funds will be used to provide rent, utility, mortgage assistance to persons living with HIV/AIDS in Laurens county	\$43,376
United Housing Connections	Funds will be used to repair approximately twenty-seven (27) housing units in Greenville county housing persons with HIV/AIDS	\$175,000
TOTAL		\$705,716

FY22 Special Revenue Fund

Expected Resources: \$1,068,364

American Rescue Plan – Housing Overview

Homeless Assistance and Supportive Services Program (distributed under HOME Program)

- \$5 billion available through 9.30.2029
- Uses:
 - Tenant Based Rental Assistance
 - Development of affordable housing
 - Supportive services (housing counseling and homeless prevention services)
 - Acquisition and development of non-congregate shelter for shelter or permanent housing
 - 15% admin
 - 5% operating costs for CHDO capacity building
- Qualifying households:
 1. Households that are homeless or are at risk of homelessness,
 2. People fleeing or attempting to flee domestic violence, dating violence, stalking, sexual assault, or human trafficking,
 3. Populations for whom supportive services would prevent the family 's homelessness or having a high risk of housing instability, or
 4. Households with a veteran that meets one of these criteria.

FY22 Special Revenue Fund

Solid Waste Fund	Amount
Projected FY21 Ending Fund Balance	\$ 385,217
Projected FY22 Revenues	6,969,769
Projected FY22 Expenses	(7,279,258)
Surplus/(Deficit)	(309,489)
Projected FY22 Available Fund Balance	\$ 75,728

- Revenue includes General Fund Transfer of \$3,611,233, or 51.8% of revenues
 - Increase of \$250,000 (7.4%) over FY21
- Expenses include:
 - Operations & Maintenance (\$6,166,950)
 - Debt Service Payments (\$446,495)
 - Capital Equipment (\$665,813)

Discussion



UPSTATE ECONOMIC DEVELOPMENT UPDATE



UpstateSCAlliance

2020 ANNOUNCEMENTS



\$1.25B

in new capital
investment



3,017

new job
announcements

57 TOTAL ANNOUNCEMENTS

MARKETING MATERIALS: Refreshed & Interactive



Digital CAMPAIGN: Coronavirus Response

Gina Smith O'Donnell, Wil Martin and 19 other connections follow Upstate SC Alliance

Upstate SC Alliance
5,229 followers
Promoted

Is your company considering new business operations? Learn why the life science industry is finding success in Upstate South Carolina.



Upstate South Carolina
A Production Powerhouse

20,000+ graduating into the workforce each year

Connect with the Upstate SC Alliance team for support and resources for your project. [Learn more](#)

Like Comment Share

Gina Smith O'Donnell, Wil Martin and 19 other connections follow Upstate SC Alliance

Upstate SC Alliance
5,229 followers
Promoted

Is your company exploring new markets for increased manufacturing capacity? Upstate South Carolina is a production powerhouse. Learn why the life science industry is finding success here.



Upstate South Carolina is ready to support your business expansion.

Schedule a 20-minute Zoom call today with Marc Metcalf, Senior Business Recruitment Officer.

Connect with the Upstate SC Alliance team for support and resources for your project. [Learn more](#)

Like Comment Share

Gina Smith O'Donnell, Wil Martin and 19 other connections follow Upstate SC Alliance

Upstate SC Alliance
5,229 followers
Promoted

In a world where speed to market is essential, the Upstate stands ready to support your business expansion.



400+ available sites and buildings

Connect with the Upstate SC Alliance team for support and resources for your project. [Learn more](#)

Like Comment Share

VIRTUAL Events: REAL Connections

Fall Consultant Inbound Gathering



Hello

Sending you well wishes from #TeamUpstate and a box of goodies for cooking up a good time at home. As we are all spending more time and eating more meals at home, here are some Upstate products to spice up, spread on, and sweeten up your meals.

Bon Appetite.

MEET THE Upstate SC Alliance Team

JOHN LUMMUS
President & CEO

JACOB HICKMAN
Director of Business Recruitment

AIMEE REDICK
Director of Global Engagement

MARC METCALF
Senior Business Recruitment Officer

TIFFANY TATE
Global Cities Program Coordinator



UpstateSCAlliance
Business moves here.

International COI

Greetings International Friends,

We can't wait to catch up with you during our Global Gathering from 4:30-5:30pm on September 24th. Our team plans to share a few updates on our efforts to assist international businesses with growth opportunities in an increasingly connected, global marketplace. We will also test your knowledge of our region with an interactive trivia session. So, study up.

No happy hour is complete without the proper supplies. Please enjoy the enclosed goodies as you raise a glass with #TeamUpstate!

Cheers!

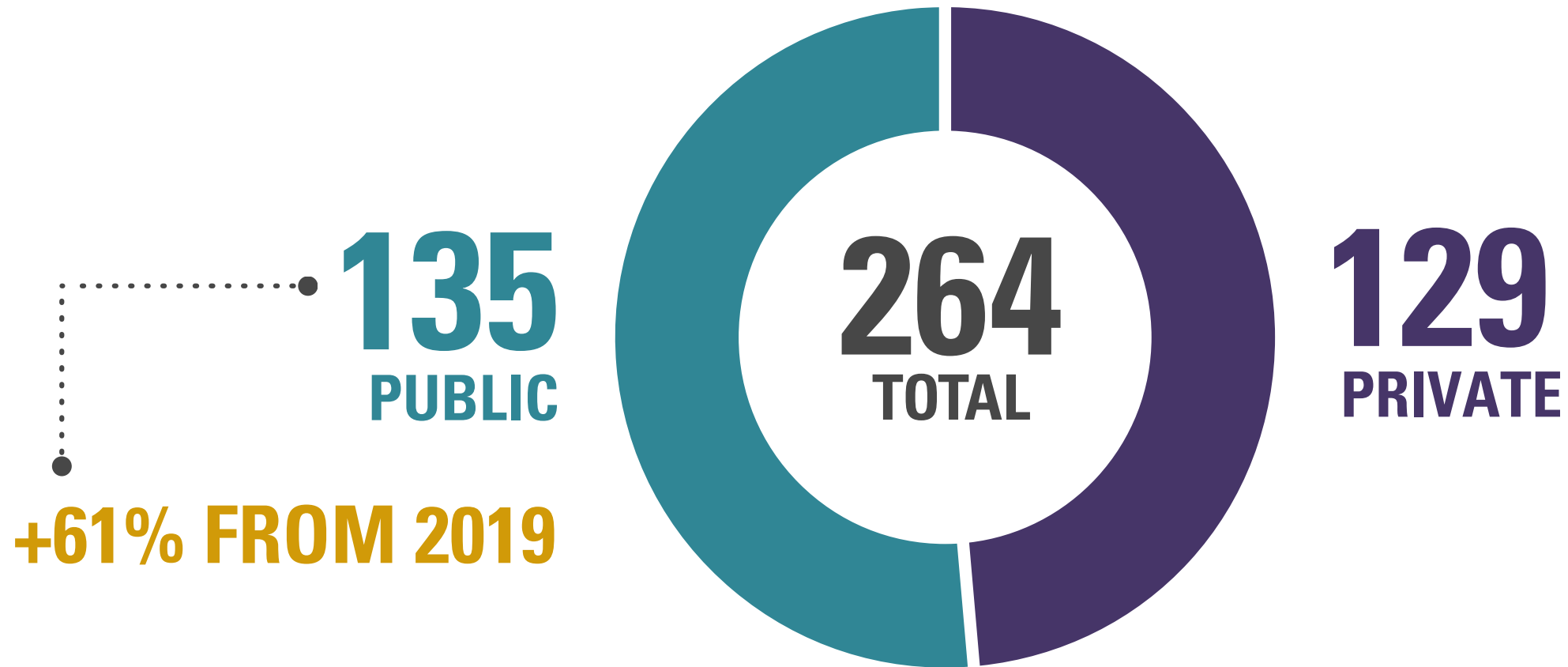
Webinar Link: us02web.zoom.us/j/89018142957 // Trivia Link: kahoot.it

Salude! ^{Norac!} Mogba!
Cheers! Gorn bu!
Genatsso! Vakhtanguri!
Sláinte! Sacha! Aviva!
Kanpai! Mazel tov!
Na zdrowie!
Prost! ^{Shereve!} Osasuna!
Gan bei! Salam ati!
Le'chajim! ^{Skål!} Auguryo!
Mabuhay! Terviseks!
Tim-tim! ^{Ivjeji!} Keshi!
Iermat! Mubarak!
Na zdave! ^{Prost!} Vashe zdorovie!
Salut! Salut!
Kasugta! Gèzu!
Kippis! Santé!
Tavakel Chokdee!
Selamat minum!
Viva! ^{Op wa gezonde!} Teched da! ^{Salute!}
Serefe! ^{Djani!} Vashi!

INTERNATIONAL MODEL: IRELAND



2020 INVESTOR RESEARCH REQUESTS

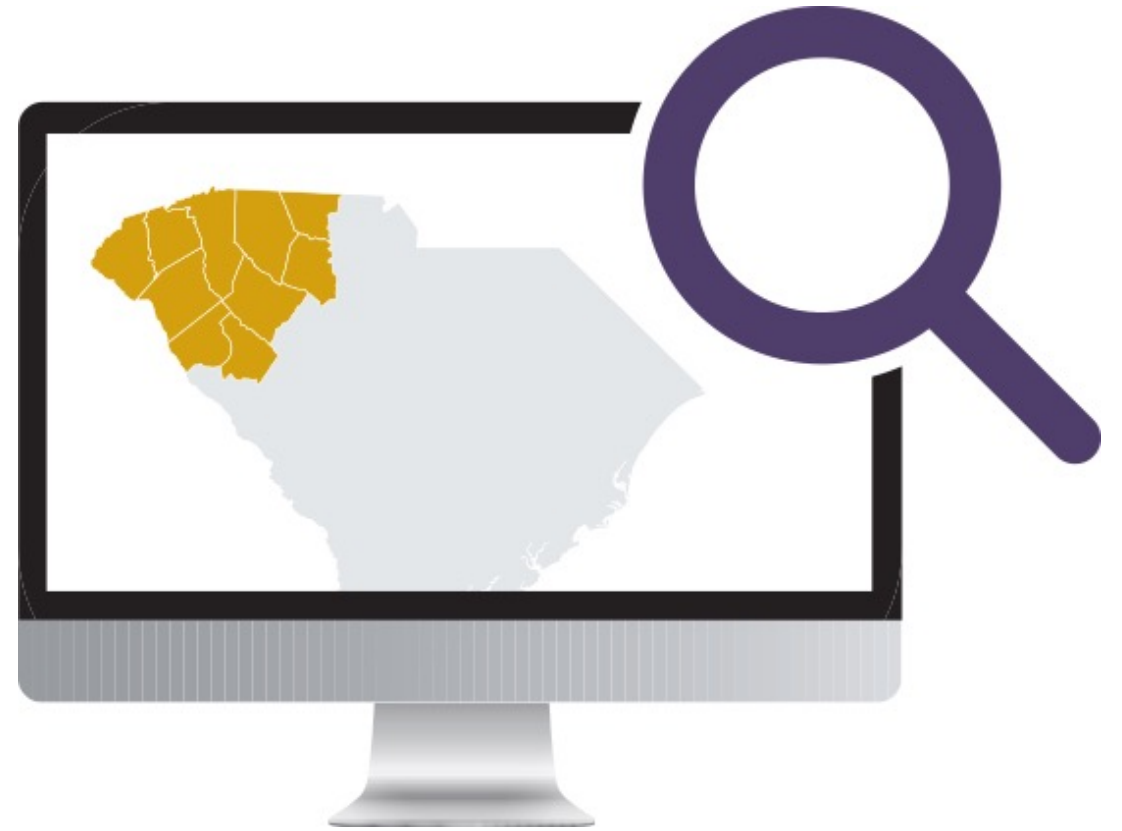


“UPSTATE SOUTH CAROLINA” searches

Nationwide searches of
“Upstate South Carolina”

increased
22%

averaging
4,400
searches per month



Between December 2018 & December 2020

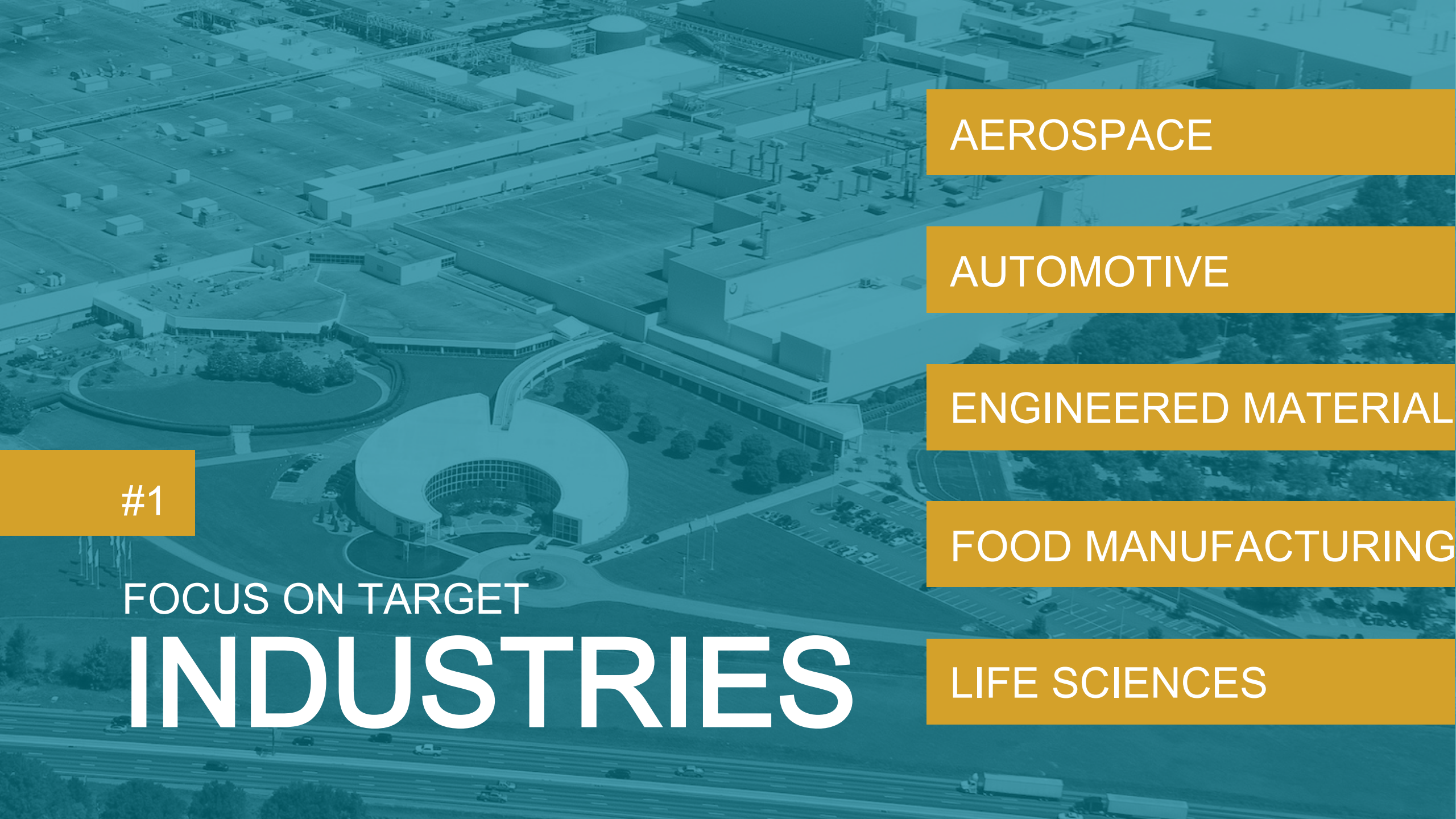


REGAIN OUR

**ECONOMIC
HEALTH**

AND CONTINUE TO

**ADAPT &
STAY AHEAD**



#1

FOCUS ON TARGET

INDUSTRIES

AEROSPACE

AUTOMOTIVE

ENGINEERED MATERIAL

FOOD MANUFACTURING

LIFE SCIENCES



#2

EMBRACING

INNOVATION



#3

WELCOMING

SMALLER PROJECTS

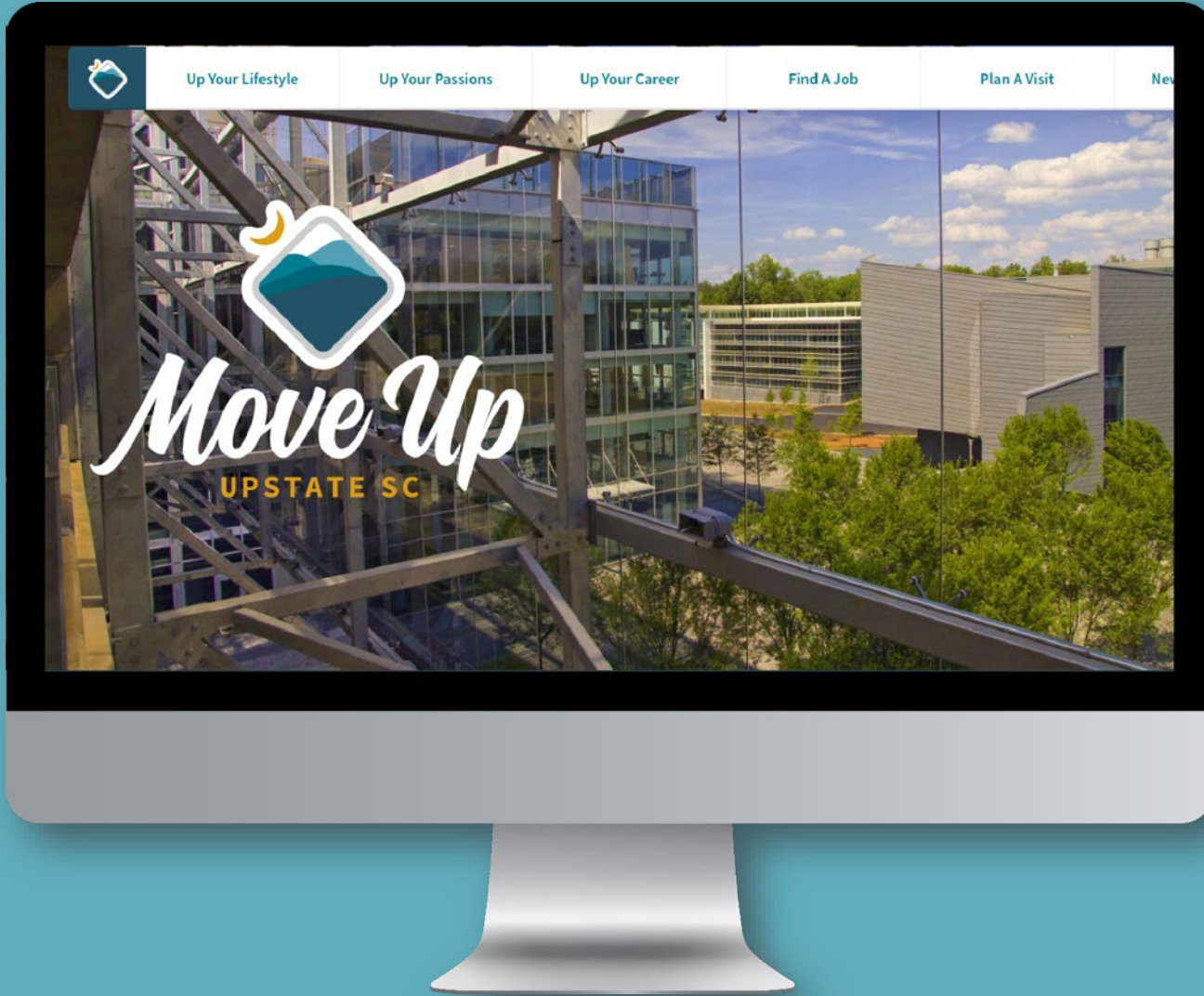


LANDING PADS

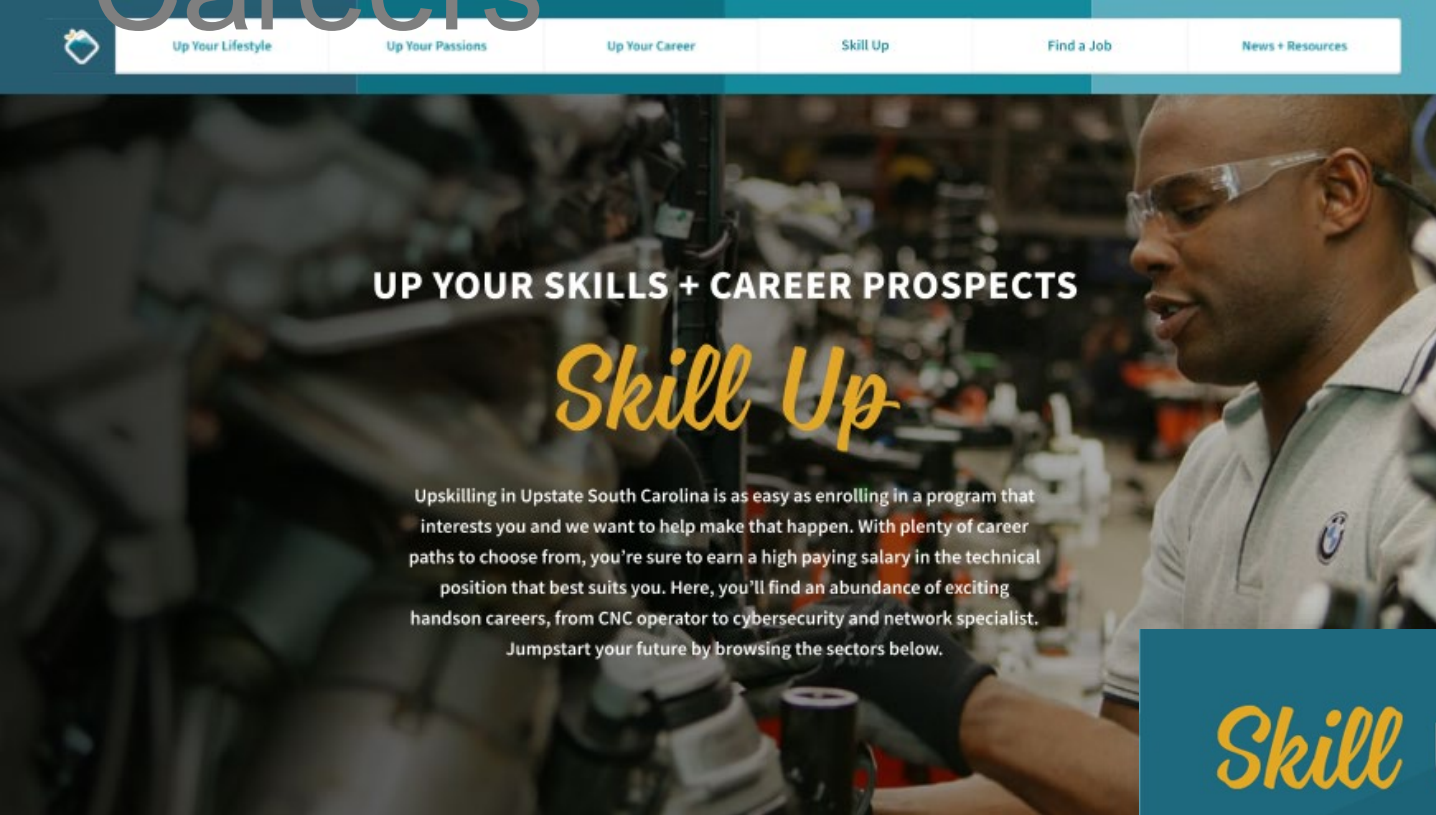


#4

CONNECTING EMPLOYERS WITH THE TALENT TO
MAKE IT HAPPEN



SKILL UP: Showcasing In-Demand Careers



Skill Up. *Move* Up.

Connect to short-term
training for in-demand jobs.



A background image of a construction site with a teal overlay. It features a large crane and several building structures under construction, with visible rebar and scaffolding.

#5

MAINTAINING A STABLE BUSINESS

ENVIRONMENT

CHANGE IS AN OPPORTUNITY



UpstateSCAlliance
Business moves here.

Land Management Ordinance Updates

May 24, 2021



Considerations for Text Amendments



Text Amendment Considerations – Round 1

- Project Website:
<https://www.greenvillesc.gov/1864/Land-Management-Ordinance-Text-Amendment>.
- Deferred from May 20th Planning Commission Meeting to June 9th Special-Called Planning Commission Meeting.
- Anticipated for City Council first reading consideration in June 2021.

Posted on: May 6, 2021

[ARCHIVED] CITY SEEKING COMMENT ON LAND MANAGEMENT CODE UPDATE

While the City's Land Management Ordinance (LMO) must be updated in order to effectively implement the recommendations in GVL2040, City Council recognizes that a comprehensive revision to the LMO is a complex, involved process that can't be accomplished quickly. As a result, City Council recently directed staff to develop text amendments to the LMO that will help protect the character of existing neighborhoods from the impact of commercial and multi-family development in the near term. Staff's first charge was to address a series of specific development issues, including outdoor dining, commercial trash collection, light pollution, field changes, lot coverage allowances, height transitions, setback requirements and landscape buffers.

The proposed text amendments addressing those issues are now available for review and comment. In each case, the current ordinance and the proposed change(s) are provided side-by-side for easier comparison. The Planning Commission will consider the proposed text amendments at their meeting on May 20 and will make a recommendation to City Council.

We value your input and are interested in hearing your feedback on the proposed changes by May 18.

[View & Comment on Proposed Changes](#)



Text Amendment Considerations – Round 2

- Review, evaluate, and prepare for consideration additional text amendments for developments directly abutting single-family uses:
 - Parking Requirements
 - Table of Uses
 - Traffic Impact Analysis
 - Stormwater Requirements and Controls
- Additional text amendments may be considered in response to ongoing public input and feedback. All text amendments will be posted to Project Website and follow public notice requirements.

Checklist and Calendar

- ✓ Post proposed text amendments on special web page created for public feedback.
- ✓ Submit text amendments for Planning Commission review and public hearing.
- After review by Planning Commission, present text amendments to City Council for consideration.
- Select LMO consultant June 2021.
- Begin LMO revision process with community input July 2021.

Section 19-6.1.3: Off-Street Parking Requirements



Goals of Study

- Compare Greenville's off-street parking space requirements to:
 - Other communities who have adopted modern policies for off-street parking; and
 - Model off-street parking tables from planning sources.
- Develop a menu of options for modifying off-street parking standards.
- Provide long-term considerations related to parking policy for the Land Management Ordinance rewrite.

Methodology

Staff selected the following use type categories from the Table 19-6.1-1, *Off-street parking requirements*, as a point of comparison to other communities and the model ordinance:

- A. Restaurant, all other eating establishments.
- B. Other offices
- C. Bank, financial institution, or ATM
- D. Department or discount store, exceeding 25,000 sq. ft.
- E. Nightclub or bar
- F. Personal services, all other uses
- G. Retail sales and services, all other uses



Summary of Findings

Minimum Parking Requirements (per sq. ft. unless otherwise noted)

Use Type	Community								21 st Century Dev. Code
	Greenville	Ann Arbor	Winston-Salem	Madison	Indianapolis	Albuquerque	Columbia	Anderson	
Restaurant	1 per 100	1 per 100	1 per 100	15% capacity*	1 per 150	1 per 125	1 per 125	1 per 100	1 per 75
Office	1 per 600	1 per 333	1 per 300	1 per 400	1 per 350	1 per 286	1 per 300	1 per 250	1 per 250
Bank	1 per 500	1 per 220	1 per 350	1 per 400	--*	1 per 333	1 per 333	1 per 300	1 per 250
Department store	1 per 650	1 per 285	1 per 400	--*	1 per 400	1 per 250	1 per 285	1 per 200	1 per 300
Nightclub/bar	1 per 100	1 per 100	1 per 100	15% capacity*	1 per 150	1 per 125	1 per 83	1 per 100	1 per 75
Personal Service	1 per 500	1 per 100	1 per 450	1 per 400	1 per 350	1 per 285	1 per 285	1 per 200	--*
Retail sales	1 per 500	1 per 310	1 per 300	1 per 400	1 per 350	1 per 250	1 per 285	1 per 200	1 per 300

RED = Requires more spaces than GVL **GREEN** = Requires fewer spaces than GVL **TAN** = Requires same spaces as GVL

* Different unit of measurement or no requirement – unable to compare.



Summary of Findings

Maximum Parking Requirements (per sq. ft. unless otherwise noted)

Use Type	Community								21 st Century Dev. Code
	Greenville	Ann Arbor	Winston-Salem	Madison	Indianapolis	Albuquerque	Columbia	Anderson	
Restaurant	1 per 100	--*	--*	40% capacity*	1 per 100	--*	--*	--*	1 per 50
Office	1 per 150	1 per 250	--*	1 per 250	1 per 200	--*	--*	--*	1 per 200
Bank	1 per 200	1 per 250	--*	1 per 200	--*	--*	--*	--*	1 per 200
Department store	1 per 250	1 per 250	1 per 200	--*	--*	1 per 250	--*	--*	1 per 200
Nightclub/bar	SCHEDULE B	--*	--*	40% capacity*	1 per 100*	--*	--*	--*	1 per 50*
Personal Service	1 per 250	--*	--*	1 per 200	--*	--*	--*	--*	--*
Retail sales	1 per 500	1 per 265	--*	1 per 200	1 per 200	--*	--*	--*	1 per 200

RED = Requires more spaces than GVL **GREEN** = Requires fewer spaces than GVL **TAN** = Requires same spaces as GVL

* Different unit of measurement or no requirement – unable to compare.

Short-Term Recommendations

- **Minimum Parking Standards:** Staff recommends reducing minimum parking requirements for restaurants, nightclubs and bars to 1 space per 125 sq. ft.
- Staff advises against increasing minimum parking requirements.

Mid-Range Recommendations

“Mid-Range” Timeframe – Further Study Needed

- **Minimum Parking Standards:** Explore potential to replace minimum ‘Schedule B’ requirements with set ratios to streamline the development proposal process.
- **Maximum Parking Standards:** Explore potential to replace unique maximum parking caps based on use with a general maximum ratio applicable to all uses.

Long-Term Recommendations

Staff recommends exploring and studying the following topics during the Land Management Ordinance rewrite:

- Shared Parking
- Parking Reductions for Adaptive Re-use/Redevelopment
- Parking Reductions adjacent to Swamp Rabbit Trail
- Parking Reduction Areas/Overlays

Article 19-4. Use Regulations and Table 19-4.1-2: Table of Uses



Goals of Study

- Review potential nuisance or high impact uses currently allowed in the C-2, C-3, and RDV districts.
- Analyze the compatibility of these uses to the overall district development goals, and with residential uses.
- Provide recommendations on appropriate classifications for such uses in the referenced district in Section 19-4.1-2 Table of Uses.

Methodology

- In its review of identified high-impact or nuisance uses, staff applied the following considerations in forming recommendations for changes to the Table of Uses and supporting Land Management Ordinance sections:
 - Is the change consistent with the purpose of the zoning district?
 - Does the use pose a threat or apparent nuisance to existing residential neighborhoods? Or to the City, in general?
 - What is the correct level of review to ensure a use is not detrimental to the district and surrounding area? Specifically, is this a review that can be completed by Staff, or is a review by the Board of Zoning Appeals necessary?

Recommendations – Short Term

- 1) Addition of a footnote to require a Special Exception Permit for establishment of a use adjacent to an existing property improved with a single-family use. This requirement will allow for a public input process and Board (BZA) review to ensure that appropriate conditions can be applied to mitigate anticipated negative impacts and nuisances of uses that otherwise provide a valuable service in the district they are proposed.
- 2) Changes from “Conditional Use” to “Special Exception” in cases that a Board (BZA) review with full public comment is more appropriate than decision by the Administrator, which is based on limited public feedback.
- 3) Splitting of certain uses that are considered to have substantially different impacts yet are classified as the same use type. For example, “Health Club and Spa” use split to “Health Club” use and “Spa” use.

Recommendations – Long Term

- 1) Addition of new use to address an existing gap in the ordinance (Brewery, winery, distillery)
- 2) Adjustment and creation of new “Use specific standards” for uses that are under-regulated or need more clarity as to the appropriate way for the use to occur within the City.

Section 19-6.10: Traffic Impact Analysis



Goals of Study

- Update Traffic Impact Analysis (TIA) ordinance to:
 - Consider context of environment surrounding a proposed development
 - Introduce tiered volume thresholds to better capture impacts to smaller streets
- Identify improvements to permitting process in order to better track TIA submittals.
- Provide long-term recommendations related to TIA warrants for the Land Management Ordinance rewrite.

Analysis

- Current City ordinance establishes minimum thresholds to warrant a TIA:
 - New Construction or Addition - 100 peak hour trips
 - Substantial Improvement or Change-in-Use - 125 peak hour trips
- The ordinance is unclear as to whether these are new or total trips.
- Ordinance should provide flexibility when determining whether a study should be performed.
- Current ordinance relies on impact to level of service for congestion mitigation.
- Responsibility for network improvements rests with “last man in”.

Short-Term Recommendations

- Introduce tiered volume thresholds with respect to street frontages, with lower threshold governing. For example:
 - Local low volume: 25 new trips
 - Local residential: 50 new trips
 - Collector: 75 new trips
 - Arterial: 100 new trips
- Require a TIA for all PD and FRD developments, unless waived by City's Traffic Engineer. Allow "undue hardship" cases to go before the PC.
 - Require the TIA to be a component of the application to the PC.
- Improve permitting process to better track TIA submittals and reviews for both planning and building permits.
- Require mitigation to maintain existing level of service until LMO is rewritten.

Long-Term Recommendations

- Review efficacy of Short-Term Recommendations to determine inclusion in the LMO update.
- Compare requirements of comparable cities to determine appropriate scope of TIA.
- Give more consideration to increased delay and volume-to-capacity (v/c) ratios when determining need for mitigation.

Stormwater Management



Goals of Study

- For commercial projects that drain into adjacent residential zones, review options to mitigate nuisance stormwater impacts.
- Provide updated stormwater control measures along with technical guidance to streamline process and review.

Potential Option 1 – Stormwater BMP

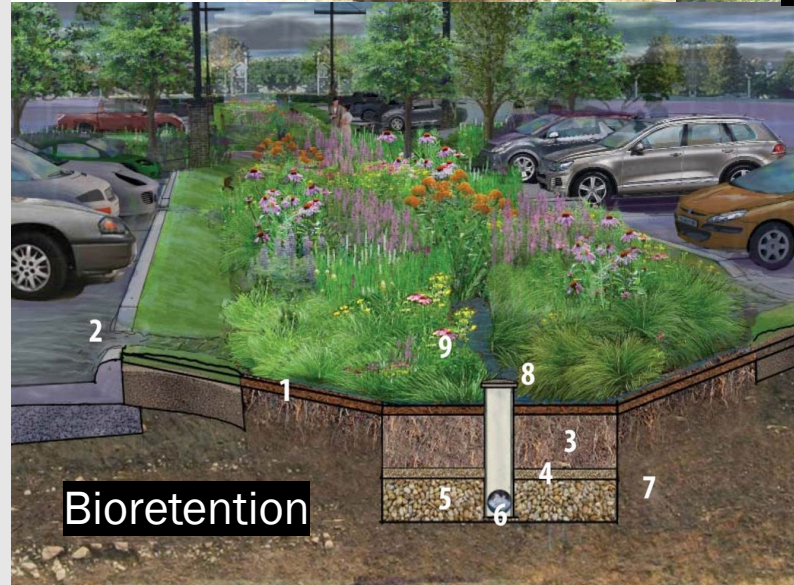
- Sizing: capture 1 inch of runoff from the site (New or Existing)
 - Dry Detention Pond
 - Dry Well
 - Bioretention
 - Permeable Pavers/Permeable Pavement/Grass Pave
 - Other BMP's approved by admin



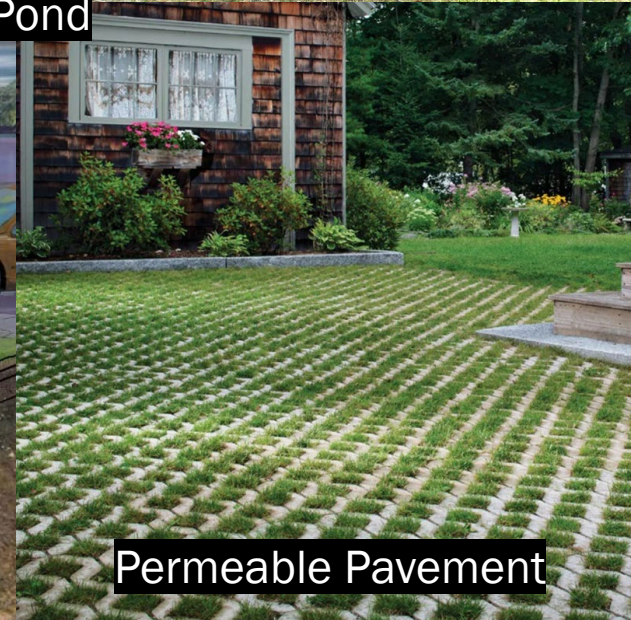
Dry Well



Dry Detention Pond



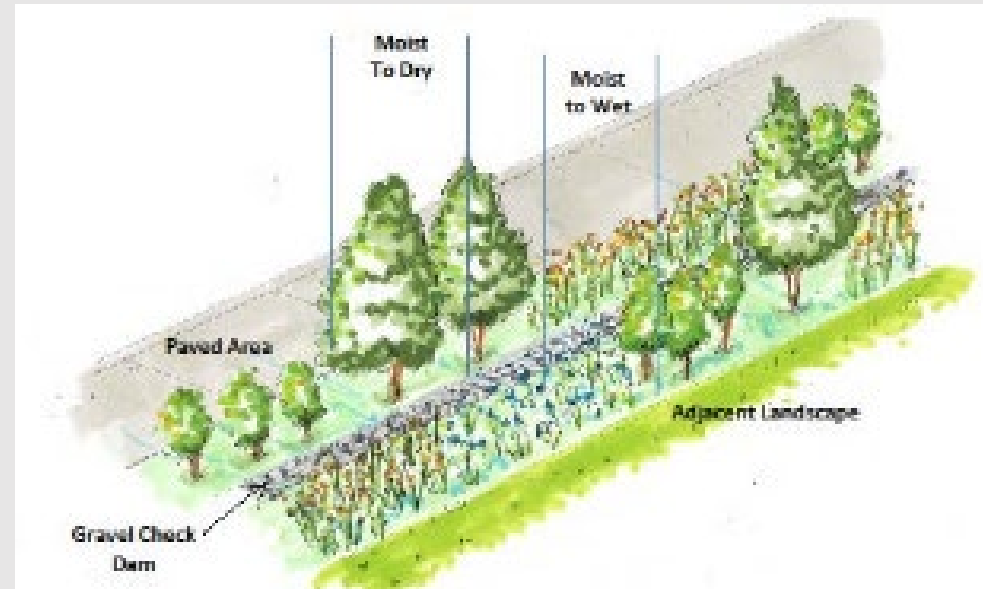
Bioretention



Permeable Pavement

Potential Option 2 – Filter Strip/Buffer

- 25-foot vegetated filter strip located between impervious surfaces and the rear property line OR 15 feet with permeable berm on side adjacent to residential property.



Short-Term Recommendations

- BMPs and stormwater engineering technical guidance draft due from consultant by May 31, 2021
- Staff review for changes in June 2021
- Staff draft text amendment to bring forward to Planning Commission at the July 15, 2021 Meeting

Land Management Ordinance Update

Questions & Discussion

