

1 - Work Session Agenda

Documents:

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

2 - Greenville Housing Fund Affordable Housing Update

Documents:

[2 - GREENVILLE HOUSING FUND AFFORDABLE HOUSING UPDATE.PDF](#)

Item 3 - Zoning Text Amendments And Stormwater Update

Documents:

[3 - ZONING TEXT AMENDMENTS AND STORMWATER UPDATE.PDF](#)

4 - Encroachment Ordinance Updates

Documents:

[4 - ENCROACHMENT ORDINANCE UPDATES.PDF](#)



## CITY COUNCIL OF THE CITY OF GREENVILLE WORK SESSION MEETING

**Monday, June 28, 2021 - 3:30 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. All attendees at the location will be subject to a temperature screening. Attendees will be required 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** **3:30 p.m.**
- 2. Greenville Housing Fund Affordable Housing Update** **3:30 p.m.**  
*(Presented by GHF Director Bryan Brown)*
- 3. Zoning Text Amendments and Stormwater Update** **4:00 p.m.**  
*(Presented by Assistant City Manager Shannon Lavrin, Assistant City Engineer Paul Dow, and Planning Administrator Courtney Powell)*
- 4. Encroachment Ordinance Updates** **4:30 p.m.**  
*(Presented by Parks, Recreation and Tourism Director Angie Prosser)*
- 5. Executive Session:** **5:00 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 / Legal Briefing**
    - 1. Village of West Greenville Parking**  
*(Presented by Deputy City Manager Eden Freeman)*
- 6. Adjourn** **5:15 p.m.**

# Enabling Diverse Neighborhoods to Thrive Throughout Greenville

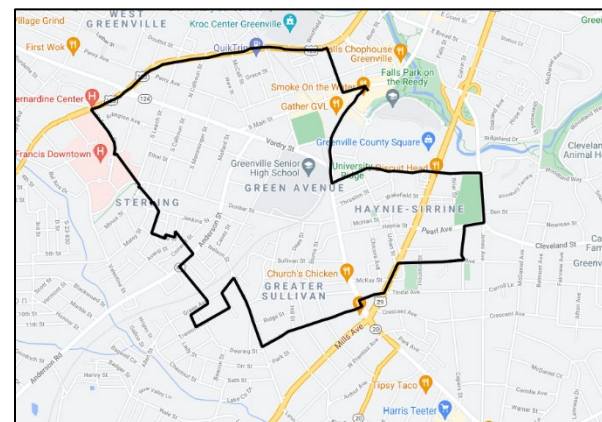


## GHF CITY COUNCIL UPDATE June 28, 2021

**Contact:**  
Bryan Brown  
CEO  
Greenville Housing Fund  
(864) 235 – 6331  
[bbrown@greenvillehousingfund.com](mailto:bbrown@greenvillehousingfund.com)

## 2021 Priorities:

- Lead & Support the Greenville Affordable Housing Coalition to implement the AH Strategic Plan
- Increase capital from public & private sources:
- Create Greenville Housing Impact Fund through \$5 million of private equity
- Identify new debt and equity providers to GHF
- Expand opportunities for acquisition/preservation and new construction of affordable and workforce housing through joint venture partnerships, GHF loan programs, and other GHF initiatives with a goal of 300 units per year
- Pursue opportunities for Affordable and Workforce Home Ownership (actively working on 41 units)
- Align efforts with Community Development and implementation of Greenville 2040



## Accomplishments:

**\$971,935.71** Deployed on Land Bank

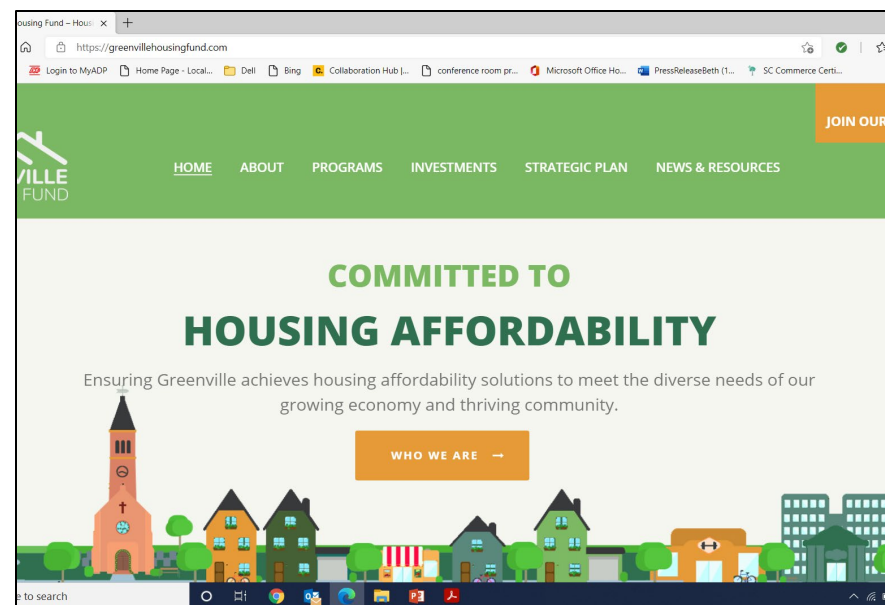
**\$3,573,000** Deployed on Affordable & Workforce Housing

- 280 UNITS PRESERVED
- 304 UNITS PRODUCED
- 584 UNITS with GHF investment, PLUS
- 106 UNITS SUPPORTED WITH TAX INCENTIVES
- 690 TOTAL UNITS

Home Again partnership with  
UHC & United Way (60 families)

Revised & Relaunched  
<https://greenvillehousingfund.com>

Greenville Housing  
Impact Fund (\$5 million)



## Member List

1. Greenville Housing Fund
2. Greenville County Redevelopment Authority
3. The Greenville Housing Authority
4. The City of Greenville
5. Greenville County
6. United Way of Greenville County-Greenville Dreams
7. Habitat for Humanity
8. Homes of Hope
9. Rebuild Upstate
10. United Housing Connections-
11. Continuum of Care
12. SHARE
13. Allen Temple CDC
14. Neighborhood Housing Corporation
15. Genesis Homes
16. Greenville Homeless Alliance
17. Upstate Mobility Alliance
18. Ten at the Top
19. Greenville County Human Relations Commission
20. Urban League of the Upstate
21. Community Works
22. Homeworks of America
23. Soteria CDC
24. Sterling Land Trust
25. Minority Economic Development Institute
26. City of Greer
27. City of Mauldin
28. City of Simpsonville
29. City of Fountain Inn
30. City of Travelers Rest
31. NHE
32. Homes Urban LLC
33. De Bruin Law Firm
34. Affordable Upstate
35. Jordon Development Company
36. Nrg
37. Restoration 52
38. Lighthouse Greenville, LLC
39. Dupree Development LLC
40. Bywater Development Group
41. LS3P
42. Macmillan Pazdan Smith
43. Greater Greenville Association of Realtors
44. Home Builders Association
45. Furman University
46. Greenville County School District
47. Public Education Partners
48. Mountainview Baptist Church
49. Graycliff Capital

- Along with UHC helping lead coalition of partners
  - non-profits
  - local governments
  - community leaders
- Holistic deployment of ARP dollars (housing, homelessness, childcare, mental health, and other supportive services)
- Focused on most vulnerable communities for fund distribution

# American Rescue Plan

Emergency  
Rental Assistance

**RENTAL/UTILITIES  
ASSISTANCE**

**CASE  
MANAGEMENT**

**HOUSING SUPPORT  
SERVICES**

ESG-CV

**OUTREACH/SHELTER  
SERVICES**

**HOMELESS  
PREVENTION**

**RAPID RE-  
HOUSING**

Emergency  
Housing Vouchers

**INDIVIDUALS IN  
SHELTER**

**FAMILIES IN  
SHELTER**

**SPECIAL  
POPULATIONS  
I.E.,  
DVV/VETERANS**

HOME Program

**PROPERTY  
ACQUISITION**

**PROPERTY  
REHABILITATION  
/DEVELOPMENT**

**RENT  
STABILIZATION**

# Current City Pipe Line

| Project                   | General Location       | # of Affordable Units | AMI Restriction | Est. GHF Contribution | Current Dev. Stage | Est. Construction Start |
|---------------------------|------------------------|-----------------------|-----------------|-----------------------|--------------------|-------------------------|
| Legacy Oaks II            | Verdae                 | 90                    | 50% - 60%       | \$750,000             | Closing Financing  | Fall 2021               |
| Mosaic                    | Greater Haynie Sirmine | 33                    | 60% - 80%       | \$1,000,000           | Design Development | Spring 2022             |
| Unity Park Senior Housing | Unity Park             | 146                   | 30% - 60%       | \$1,000,000           | Schematic Design   | Spring 2022             |
| Nassau and Meadow Street  | Unity Park             | 45                    | 70% - 80%       | \$790,000             | Schematic Design   | Summer 2022             |
| The Riley                 | Overbrook              | 88                    | 30% - 60%       | \$720,000             | Schematic Design   | Fall 2022               |
| Gateway on the Green      | Haywood Mall           | 72                    | 30% - 60%       | \$576,000             | Schematic Design   | Fall 2022               |
| Green Plaza               | Southernside           | 80                    | 60% -80%        | \$1,000,000           | Schematic Design   | Fall 2022               |
| <b>Total</b>              |                        | <b>554</b>            |                 | <b>\$5,836,000</b>    |                    |                         |



### Other projects in the pipeline:

- West End redevelopment with 20% affordable and workforce housing (~54 units)
- New Development in Haynie Sirrine: approaching developer to propose support for inclusion of 20% affordable and workforce
- Reviewing GHF site in Nicholtown for possible infill development with mix of affordable homeownership and missing middle rental
- Working with private partner on single family attached development near downtown; start as rental with planned conversion to homeownership with 20-25% WF (~8)
- New Development Southernside 40 Unit Mixed Income infill development 20% WF/Low Income (~8)
- New Development in Unity Park for possible 100% Low Income/Workforce of 35 – 40 Units.
- TOTAL INVESTMENT = TBD

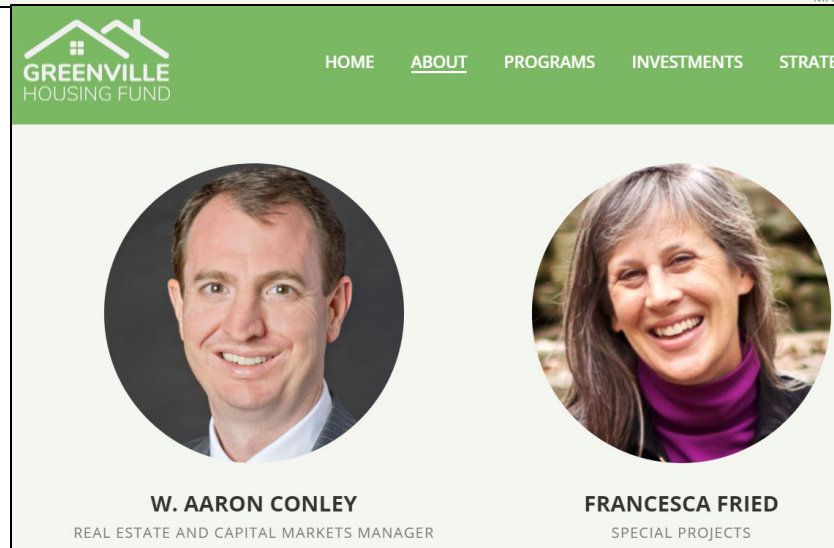
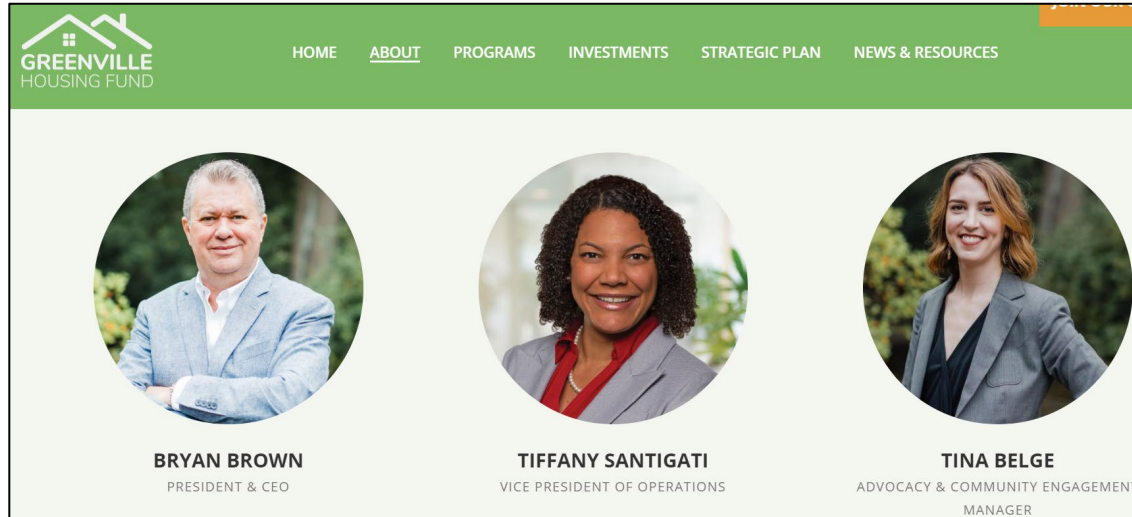


# Thank You!

## City Funding Plan

| <u>CURRENT YEAR*</u><br>(for information only) | <u>First Budget w/in GVL2040**</u> | <u>Assume County pulls first<br/>permit this year<br/>(triggers \$2M contribution)</u> | <u>Latest Year to Begin<br/>Deployment of \$7M in H-S<br/>Geography</u> |                |                | <u>Total Projected Expenditure<br/>(FY20/21 thru FY 26/27)</u> |
|------------------------------------------------|------------------------------------|----------------------------------------------------------------------------------------|-------------------------------------------------------------------------|----------------|----------------|----------------------------------------------------------------|
| <u>FY20/21</u>                                 | <u>FY21/22</u>                     | <u>FY22/23</u>                                                                         | <u>FY23/24</u>                                                          | <u>FY24/25</u> | <u>FY25/26</u> |                                                                |
| \$2,000,000                                    | \$500,000                          | \$1,500,000                                                                            | \$500,000                                                               | \$1,500,000    | N/A            | \$6,000,000                                                    |
| \$2,000,000                                    | \$1,000,000                        | \$2,000,000                                                                            | \$2,500,000                                                             | \$2,500,000    | \$2,500,000    | \$12,500,000                                                   |
| 0                                              | \$3,000,000                        | \$2,000,000                                                                            | \$1,000,000                                                             | \$1,000,000    | \$0            | \$7,000,000                                                    |
|                                                | \$4,000,000                        | \$4,000,000                                                                            | \$3,500,000                                                             | \$3,500,000    | \$2,500,000    | \$17,500,000                                                   |
|                                                |                                    |                                                                                        |                                                                         |                |                | 19.5 over 6 years (incl 20/21)                                 |
|                                                |                                    |                                                                                        |                                                                         |                |                |                                                                |

# Building Organizational Capacity



# Questions?

# **Protecting Neighborhoods Text Amendment Updates**

June 28, 2021



# Z-6-2021 | Text Amendment

## APPLICANT

City of Greenville

## REQUEST

**TEXT AMENDMENT** to Section(s) 19-2.3, 19-5.2, 19-6.1 of the City’s Land Management Ordinance to create affordable and workforce housing incentives

## AFFORDABLE HOUSING



| Current Ordinance                                                                                                                                                                                                                                                                                                                                 | Proposed Change<br>Z-6-2021                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Currently, the Land Management Ordinance does not provide development incentives for affordable housing projects in multi-family zoning districts. Affordable housing incentives are only offered for hotel/motel conversions in commercial districts C-2 and C-3 or projects located within the Unity Park Neighborhood District Character Code. | We propose providing the same development incentives offered for projects located within the Unity Park Neighborhood District Character Code for affordable housing projects in multi-family districts RM-1, RM-1.5 and RM-2. |

## **STAFF RECOMMENDATION**

- Recommend approval of text amendment

## **PLANNING COMMISSION RECOMMENDATION**

- Recommend approval with staff comments of text amendment by a vote of 5-0 at their June 17, 2021 regular meeting
  - Revise definitions of Affordable Housing, Affordable Housing Dwelling Unit, and Very Low-Income Housing to maintain consistency.
  - Revise Sec. 19-2.3.21(E)(3) to remain consistent with language on quality and maintenance of units utilized in the Hotel or Motel to Multi-family conversion ordinance.
  - Revise defining numbers in Table 19-6.1-8 to remain consistent with the overall definitions provided in Sec. 19-2.3.21(B)(9).



# Z-22-2021 | Text Amendment

## APPLICANT

City of Greenville

## REQUEST

**TEXT AMENDMENT** to Section(s) 19-6.10 of the City's Land Management Ordinance to amend the requirements for a traffic impact analysis

## TRAFFIC



### Current Ordinance

Currently, a traffic impact analysis is required for new construction or an addition that will generate 100 or more trips during peak traffic hours. Additionally, improvements are required when the level of service on the existing infrastructure is projected to descend below level "D."

### Proposed Change Z-22-2021

We propose modifying when a traffic impact analysis is required for certain trip generation thresholds and for projects being rezoned to a PD or FRD. We also propose modifying the threshold for required improvements when the delay for the build-out year of the development is projected to increase by more than 10%.

## **STAFF RECOMMENDATION**

- Recommend approval of text amendment

## **PLANNING COMMISSION RECOMMENDATION**

- Recommend approval of text amendment by a vote of 5-0 at their June 17, 2021 regular meeting

# Z-23-2021 | Text Amendment

## APPLICANT

City of Greenville

## REQUEST

**TEXT AMENDMENT** to Section 19-6.1.3 and Table 19-6.1-1 of the City’s Land Management Ordinance to modify off-street parking requirements for restaurants and bars/nightclubs and to add parking standards for breweries, wineries and distilleries

## PARKING LOTS



| Current Ordinance                                                                                                                                                                                                                                                                         | Proposed Change<br>Z-23-2021                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Currently, the Land Management Ordinance does not provide a different minimum and maximum for the number of parking spaces required for restaurant uses. Additionally, the ordinance does not provide a minimum and maximum parking requirement for breweries, wineries and distilleries. | We propose providing a different minimum and maximum for the number of parking spaces required for restaurant uses and providing a minimum and maximum parking requirement for breweries, wineries and distilleries. |

## **STAFF RECOMMENDATION**

- Recommend approval of text amendment

## **PLANNING COMMISSION RECOMMENDATION**

- Recommend approval of text amendment by a vote of 5-0 at their June 17, 2021 regular meeting

# Z-24-2021 | Text Amendment

## APPLICANT

City of Greenville

## REQUEST

**TEXT AMENDMENT** to Section(s) 19-1.11, 19-4.1.2, and Table 19-4.1-2 of the City’s Land Management Ordinance modifying the Table of Uses to promote land use compatibility between certain nonresidential uses and existing residential

## TABLE OF USES



| Current Ordinance                                                                                                                                                                                                                                                                                        | Proposed Change<br>Z-24-2021                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Currently, the Land Management Ordinance does not provide specifications in the Table of Uses to ensure use compatibility with abutting single-family detached residential uses. Additionally, the current Table of Uses does not provide a use classification for breweries, wineries and distilleries. | We propose modifying the Table of Uses to address specific use compatibility with abutting single-family detached residential uses by either eliminating a use in a district, requiring a use to obtain a Special Exception Permit or modifying the proposed use based on its expected impact on adjacent properties. We also propose adding a use classification for breweries, wineries and distilleries. |

## **STAFF RECOMMENDATION**

- Recommend approval of text amendment

## **PLANNING COMMISSION RECOMMENDATION**

- Recommend approval with staff comments of text amendment by a vote of 5-0 at their June 17, 2021 regular meeting
  - Check cashing be modified to a Special Exception Use

# Z-25-2021 | Text Amendment

## APPLICANT

City of Greenville

## REQUEST

**TEXT AMENDMENT** to Section(s) 19-7.5 and 19.7.6.2 of the City's Land Management Ordinance to create additional stormwater control standards for commercial and multifamily developments that abut and drain to a single-family detached use

## STORMWATER



### Current Ordinance

Currently, the Land Management Ordinance does not provide specifications within the stormwater portion of the ordinance to ensure compatible stormwater requirements for commercial and multi-family developments that abut single-family detached residential uses.

### Proposed Change Z-25-2021

We propose modifying the stormwater requirements related to commercial and multifamily developments that abut and drain to single-family detached residential uses, including either of the following: new construction, renovation or reconstruction of existing structures that exceeds 25% of the current fair market value of the property or new construction, renovation or reconstruction of existing structures that disturbs 50% or more the parcel.

## **STAFF RECOMMENDATION**

- Recommend approval of text amendment

## **PLANNING COMMISSION RECOMMENDATION**

- Recommend approval of text amendment by a vote of 5-0 at their June 17, 2021 regular meeting

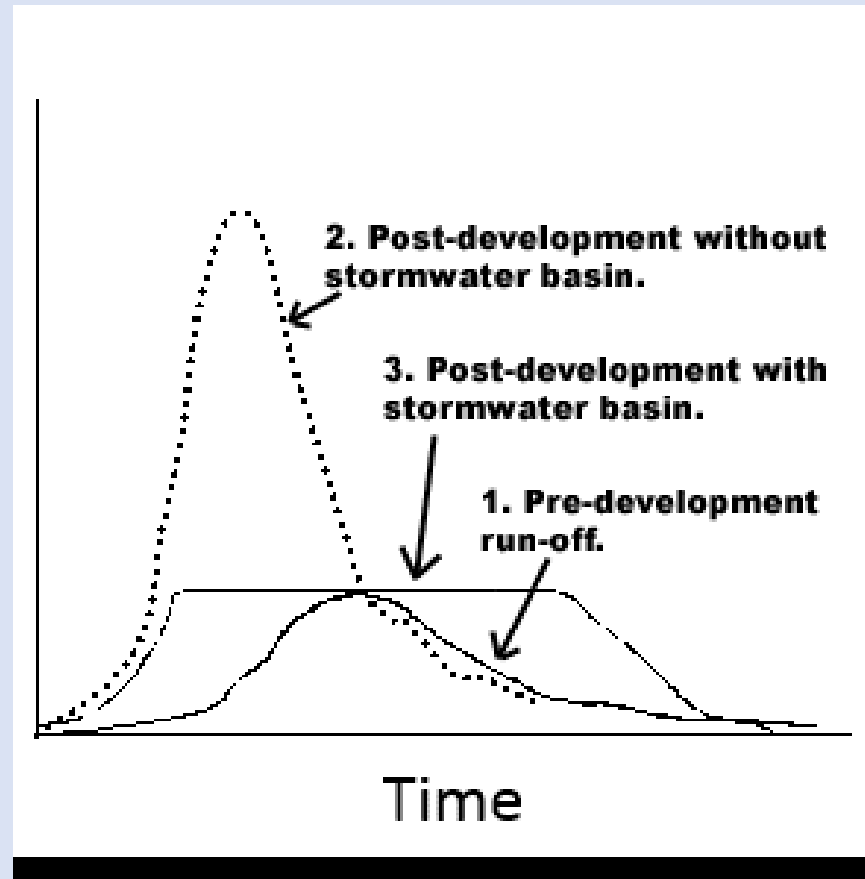
## Stormwater Alternatives

City Council Work  
Session  
June 28, 2021

---



## Water Quantity Control



# Water Quality Control

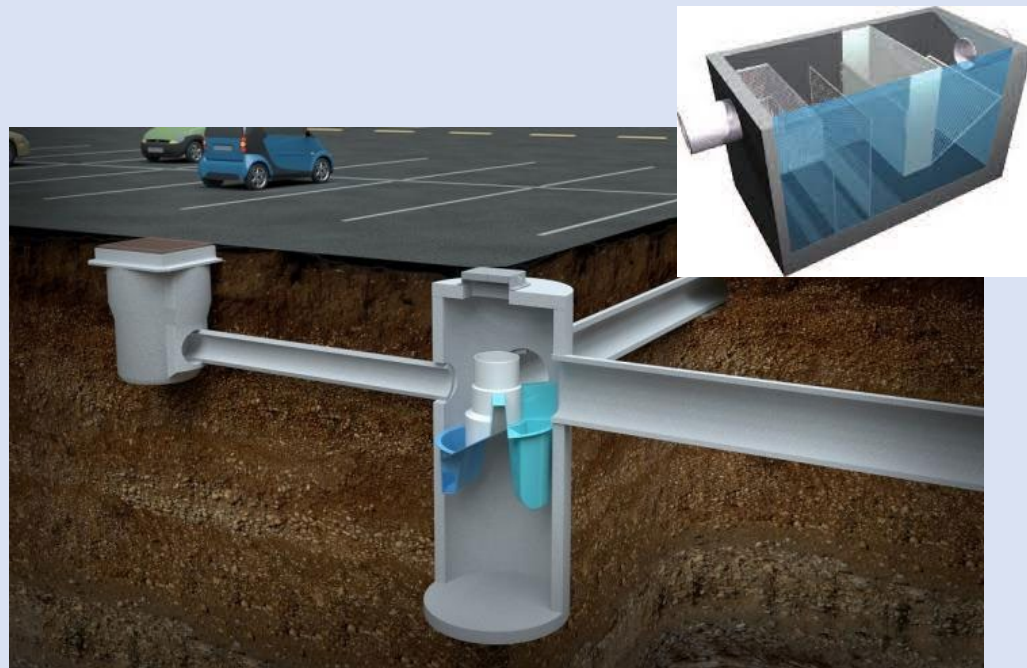






WQv = 1-inch





## Underground Detention and WQ Devices





## Bioretention





# Green Infrastructure & LID



# **Text Amendment Updates – Questions and Discussion**

June 28, 2021





# **Unity Park Outdoor Dining**

# Unity Park - Encroachment Permit

## Encroachments

- Yearly application
- Fees generated by square footage
  - Estimated – Commons – over \$500 per year
- Only regulates tables, chairs, umbrellas, a-frame signs and displays
- No service or consumption of alcohol beverages between hours of 12:00am and 10:00am
- Beer, wine and liquor can be served in encroachment areas as long as the patrons are seated
- Possible ordinance needed to allow dining in landscaped areas on public property



# Businesses located at Unity Park

- Commons tenants
  - Automatic Taco
  - Golden Brown and Delicious
  - Methodical Coffee
  - Community Tap
  - Bake Room
- Pangea Brewing
- Carolina Triathlon

\*Currently – the Commons tenants are sharing the space that is located adjacent to the Swamp Rabbit Trail



# Unity Park Outdoor Dining

## PRT recommendations for encroachments in Unity Park

- Allow business owners to apply for a yearly encroachment permit for their space
- Proposed ordinance change: allow for encroachments in landscaping (only in Unity Park)
- Businesses would be required to follow all encroachment rules and regulations
- City will develop design guidelines for Unity Park that all businesses with encroachments will follow
  - This would allow picnic tables
- City will investigate small structure or landscaping to fence in encroachment areas for the Commons building





# Ordinance Change - Landscaping

Current encroachment ordinance states:

**Sec 8-256. (1) Place any items for sale or other equipment, tables or chairs on any portion of the public property other than that directly in front of his existing place of business without the written consent of adjacent landowners and businesses. In no event shall such items be placed in the landscaped areas or extend beyond the authorized 25 feet from each side of the applicant's business.**

This sentence would need to be adjusted under the current ordinance to allow for tables, chairs, signs in and around Unity Park.

**Recommendation:**

**Sec 8-256. (1) Place any items for sale or other equipment, tables or chairs on any portion of the public property other than that directly adjacent to one active portion of the applicant's place of business (i.e., front side or rear) without the written consent of adjoining landowners and businesses. With the sole exception of plazas within Unity Park which are immediately adjacent to commercial establishments serving food or drink to the public, no such items shall be placed in the landscaped areas. In no event shall such items extend beyond the authorized 25 feet from each side of the applicant's business**