

City Council Work Session

Documents:

- 1 - [WORK SESSION AGENDA.PDF](#)
- 2 - [DEVELOPMENT CODE UPDATE.PDF](#)



CITY COUNCIL OF THE CITY OF GREENVILLE WORK SESSION MEETING

Monday, January 22, 2023 – 4:00 p.m.

Greenville City Hall, 206 S. Main Street

Citizens may access the meeting at the following web address:

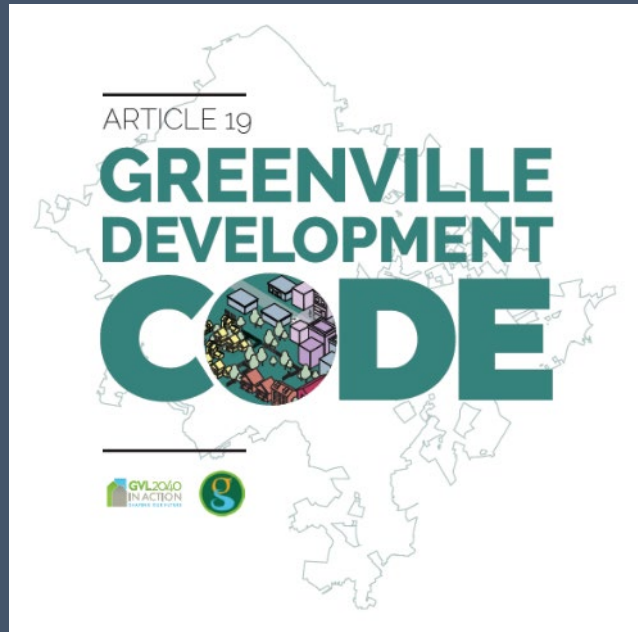
<https://www.greenvillesc.gov/1694/Online-Meetings>

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

CITY STAFF: City Manager Shannon Lavrin, City Attorney Leigh B. Paoletti; City Clerk Camilla G. Pitman

AGENDA

- 1. Call to Order** **4:00 p.m.**
- 2. Development Code Update** **4:00 p.m.**
- 3. Executive Session (S.C. Code §30-4-70):** **4:20 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 Executive Session. No action will be taken prior to adjourning the meeting.
 - a. Economic Development / Legal Briefing**
 - b. Boards and Commissions / Personnel Update**
- 4. Adjourn** **5:15 p.m.**



Greenville Development Code 6-Month Review

City Council Work Session

January 22, 2024

Background and Review Process

- Z-1-2023A and Z-1-2023B adopted June 12, 2023
- Code and map effective July 15, 2023
- *At six (6) months after the effective date, the Administrator shall conduct a thorough review of the Greenville Development Code and Official Zoning Map to address any technical issues or concerns, with recommendations submitted to the Planning Commission and City Council as may be appropriate. The purpose of this review is to ensure the Code and Map remain operational for Greenville, is responsive to development as it occurs throughout the City, and delivers on the goals and priorities of the Comprehensive Plan.*

Timeline

Development Code Amendments

- June 12, 2023 – Code adopted by city council
- July 15, 2023 – Code goes into effect
- August-December, 2023 – Ongoing staff review of code
- December 7, 2023 – Presentation to Planning Commission
- December 8, 2023 – 30-day public notice for January 9, 2024 PC meeting
- December 19, 2023 – Project Preview Meeting for code amendments
- January 3, 2024 – Agenda posting for January 9, 2024 PC meeting
- **February 13, 2024 – Planning Commission public hearing on code amendments**
- February 26 or March 11, 2024 – City Council first reading

Zoning Map Amendments

- June 12, 2023 – Map adopted by city council
- July 15, 2023 – Map go into effect
- August-December 2023 – Identify unzoned parcels and map errors
- January 2024 – Outreach to property owners
- **January 23, 2024 – Project Preview Meeting for map amendments**
- February 21, 2024 – Public notice for map amendments
- March 7, 2024 – Planning Commission public hearing on map amendments
- March 25 or April 8, 2024 – City Council first reading

Public Engagement

- **December 7** - Planning Commission preview presentation.
- **December 9** – 30-day public notice and online publication.
- **December 19** – Amendments shared at Project Preview Meeting
 - *Notice provided to all Neighborhood Association presidents*
- **January 4** – Coffee with the Code at Unity Park
- **January 5** – Publication of staff report



Coffee with the Code – January 4, 2024

6-Month Update: Overview

- Overall, code seems to be working as intended.
- Commercial projects are working to meet new code. Staff has had many meetings with developers to discuss code requirements.
- Adjusting to block requirements, build-to requirements, alternative frontage options, transparency and active depth.
- Continue to receive single-family residential permits under old LMO standards. Can accept through July 15, 2024.
- Updates to applications, schedules, and processes to meet new procedural requirements.

Development Bonus Update

- In exchange for additional height or density, a residential project must provide 15% of units at 80% AMI or 10% of units at 60% AMI.
- No fee-in-lieu option; must actually provide affordable units.
- In addition, must pay \$2.50 open space mitigation fee per SF of bonus area.
- While no projects have applied for the development bonus within first six months, staff has had numerous pre-application meetings with developers interested in the development bonus option.
- Will provide additional update at 12-month review.

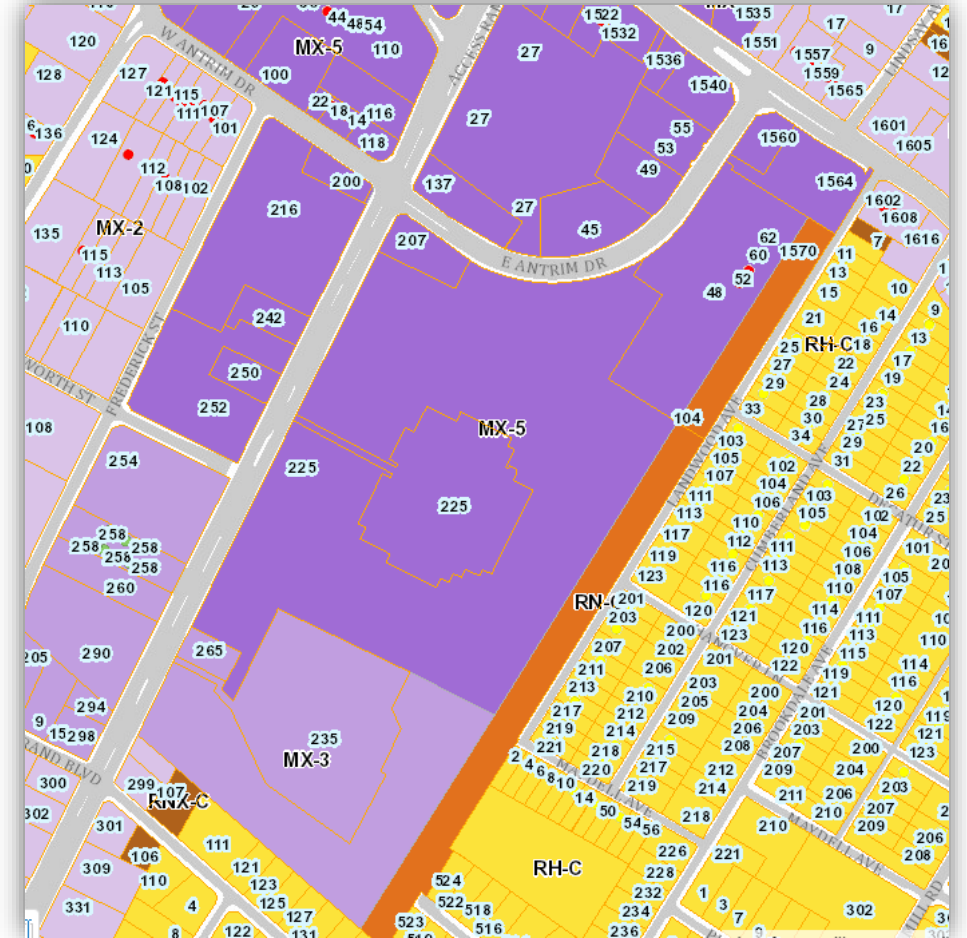
Amendments Under Consideration



ARTICLE 19-1 INTRODUCTORY PROVISIONS

Div. 19-1.3 Official Zoning Map

- Add language to address split-zoning situations.
- Some split-zoning applied intentionally on new zoning map.
- Clarify that development must comply with applicable zoning on each portion of the lot.



Amendments Under Consideration



ARTICLE 19-2 ZONING DISTRICTS

Alternate Primary Street Designations

Section 19-2.11.1. General Provisions

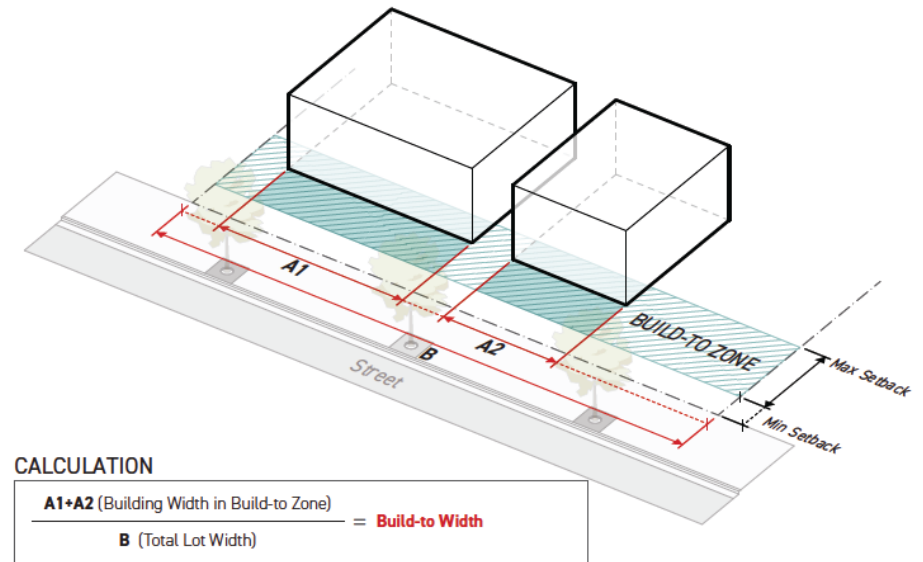
- E. Lot Line Designation
 - 2. Primary Street Lot Line – add additional criteria for open space, a park, trail, etc. or qualify for a “Primary Street Lot Line.”
 - Currently considering 25-foot minimum depth requirement, which is $\frac{1}{2}$ of the ROW for a new residential street.



Build-To Requirements

Section 19-2.11.7. Build-To

- Code includes “build-to” width requirements along primary and secondary streets.
- Important component of urban form-based code.
- Can be difficult to meet all build-to requirements on lots with multiple frontages, site constraints, or unusual configurations.
- Propose additional flexibility for lots where build-to is difficult to meet.
- May be used to help save heritage trees.
- Administrator may require other improvements (plazas, public art, etc.) to frame the public realm.



Amendments Under Consideration



ARTICLE 19-3 USE REGULATIONS

Div. 19-3.2. Permitted Use Table

Section 19-3.2.2. Use Table

- Several proposed changes to use table:
 - “Wireless communications facilities, freestanding tower”
 - “Entertainment and recreation”
 - “Animal Care, outdoor”
 - “Tattoo Facility” (new)
 - “General office (up to 6,000 SF)”

Use Category Specific Use	HOUSE-SCALE			NEIGHBORHOOD-SCALE			COMMUNITY-SCALE		MIXED USE			SHOPFRONT MIXED USE			BUSINESS		INDUSTRIAL	SPECIAL			Use Standards						
	RH-A	RH-B	RH-C	RH-D	RN-A	RN-B	RN-C	RN-D	RC-2	RC-5	MX-2	MX-3	MX-5	MX-D	MXS-2	MXS-3	MXS-5	MXS-D	BG	BH		IX	IG	CV	CM	PK	
General parks and open space (up to 1 acre)	P*	P*	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 3.4.3.C.
General parks and open space (1+ acres)	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Commercial Greenhouse/ Nursery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	P	
Cemetery, columbarium or mausoleum	-	-	-	-	-	-	-	-	S	S	S	-	-	-	-	-	-	-	-	S	S	-	-	S	-	P	
Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Utility, major	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	
Utility, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Wireless communications facilities, freestanding tower	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	P*	P*	-	P*	P*	P*	P*	P*	P*	P*	P*	Sec. 3.4.3.D.
Wireless communications facilities, all other	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	Sec. 3.4.3.D.
COMMERCIAL USES																											Sec. 3.4.4.A.
Entertainment and Recreation																											
General indoor entertainment and recreation (up to 6,000 SF)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	
General indoor entertainment and recreation (6,000+ SF)	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	P	-	P	P	P	S	P	-	
General outdoor entertainment and recreation	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	P	P	S	P	P	P	S	P	S	
Casino or gambling establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	
Private civic club or lodge	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	

KEY: P = Use allowed S = Use requires Special Exception approval * = Use standards apply - = Use not allowed

Div. 19-3.3. Use Definitions

Section 19-3.3.2. Residential Uses

GDC Page 3-10

- Update to residential use definition

Section 19-3.3.4. Commercial Uses

GDC Page 3-14

- Remove “**tattoo**” from General Personal Services.
- Add definition for “**Tattoo Facility**” as separate use under the “Personal Service Use Category.” – covered on later slide
- Update definitions for “**Animal Care, outdoor.**”

Indoor + Outdoor Entertainment

Section 19-3.4.4. Commercial Use Standards

- B. Entertainment and Recreation
 - Some entertainment uses may have many patrons, amplified music, and serve alcohol.
 - Add use standards to help protect public safety and reduce impacts on surrounding properties.
 - Similar provisions to “bar or nightclub.” All standards may not be applicable to each entertainment use.

Animal Care, Outdoor

Section 19-3.4.4. Commercial Use Standards

- H. Personal Service
 - 2. Animal Care, Outdoor (New)
 - Add 300-foot distance requirements for outdoor animal care areas from residential districts.
 - Administrator may require noise attenuation study and baffling to reduce noise impacts.

Tattoo Facilities

Definition:

- A use that involves the application of tattoos to the human body. Tattoo facilities do not include the removal of tattoos nor the practice of micropigmentation, which are classified as “General Medical” uses for the purposes of this Chapter. This use furthermore does not apply to removal procedures done at a physician’s office, such as by a dermatologist, cosmetic surgeon, or similar physician.

Proposed Districts Permitted:

- BG, BH, IX

Use Standards:

- Must receive DHEC permits.
- Not allowed within 300 feet of a parcel zoned “Park” (PK).
- Cannot locate on a parcel abutting a House-Scale (RH-) District.
- Must close by 9:00 PM.

Tattoo Permissions in Other Jurisdictions

Tattoo Establishment Regulations Across Greenville County	
<u>Location</u>	<u>Regulations</u>
Greenville County	Not Permitted in Any Zoning District
City of Simpsonville	Not Permitted in Any Zoning District
City of Travelers Rest	Not Permitted in Any Zoning District
City of Mauldin	Permitted in C-2 (commercial) and S-1 (services)
City of Greer	Permitted with Special Exception in I-1 (industrial) and S-1 (services)
City of Fountain Inn	Permitted with Special Exception in S-1 (services)

Mobile Food Units

Div. 19-3.6 Temporary Uses and Structures

Section 19-3.6.2. Specific Standards

- G. Mobile Food Units
 - Clarify that they cannot be the primary use of a site.
 - Require mobile food units to be removed at the end of each day
 - No signage or site fixtures permitted
 - Must be parked or stored at an approved location (e.g. commissary kitchen)

Amendments Under Consideration



ARTICLE 19-4 DEVELOPMENT STANDARDS

Trail Construction Requirement

Div. 19-4.4. Streets

Section 19-4.4.3.C.3.c. Multi-use trails

- As currently written, many project activity types (e.g. residential addition) would trigger a requirement to construct a multi-use trail across the property if one is indicated as part of a city master plan.
- Provision will eventually help develop trail network. However, no consideration for scope or cost of project activity, location, or age/validity of master plan.
- Propose exemption for “additions” to single-unit dwellings.
- Provision to waive requirement to construct trail and require an easement instead to accommodate future trail construction.

Circular Driveways

Div. 19-4.6. Vehicle Access and Parking

Section 19-4.6.1. VEHICLE ACCESS

- Previous LMO prohibited circular driveways unless 50% of the houses on a block already had them.
- GDC does not directly address circular driveways.
- Considering allowing them in RH and RN districts.
- Must meet parking setbacks and engineering standards.

Commercial Vehicle Parking

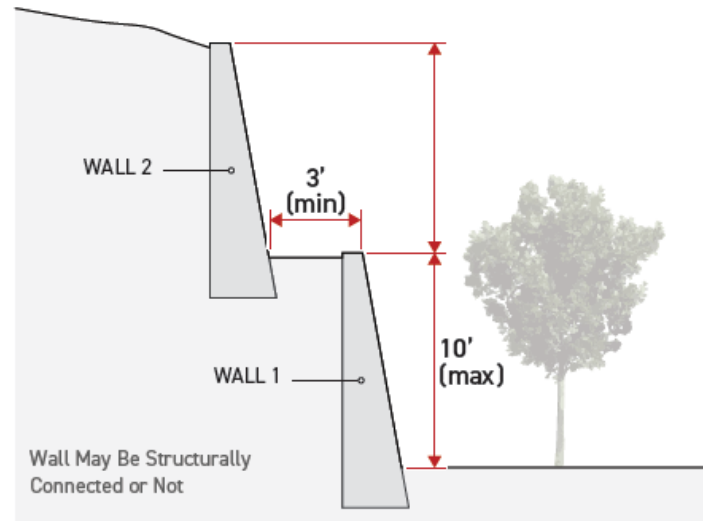
Section 19-4.6.2. Vehicle Parking

- Add provisions regulating the parking of commercial vehicles in residential districts
- Previously included in LMO. Missing from code currently.

Retaining Walls

Section 19-4.9.2. Retaining Walls

- Adjustments to retaining height allowance, landscaping trigger, and finish requirements.



Lighting

Div. 19-4.12 Lighting

- Add provisions for lighting at outdoor entertainment and recreation uses.
- Similar standards as previous LMO.



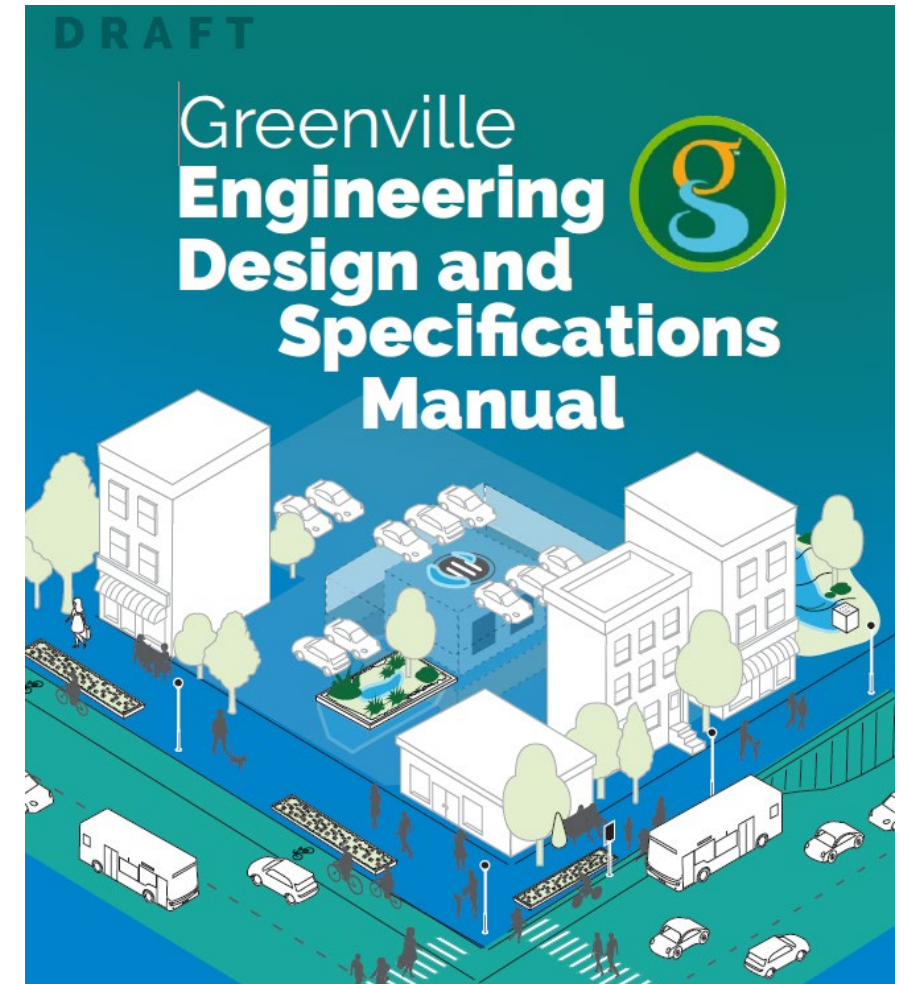
Amendments Under Consideration



ARTICLE 19-5 ENVIRONMENTAL PROTECTION

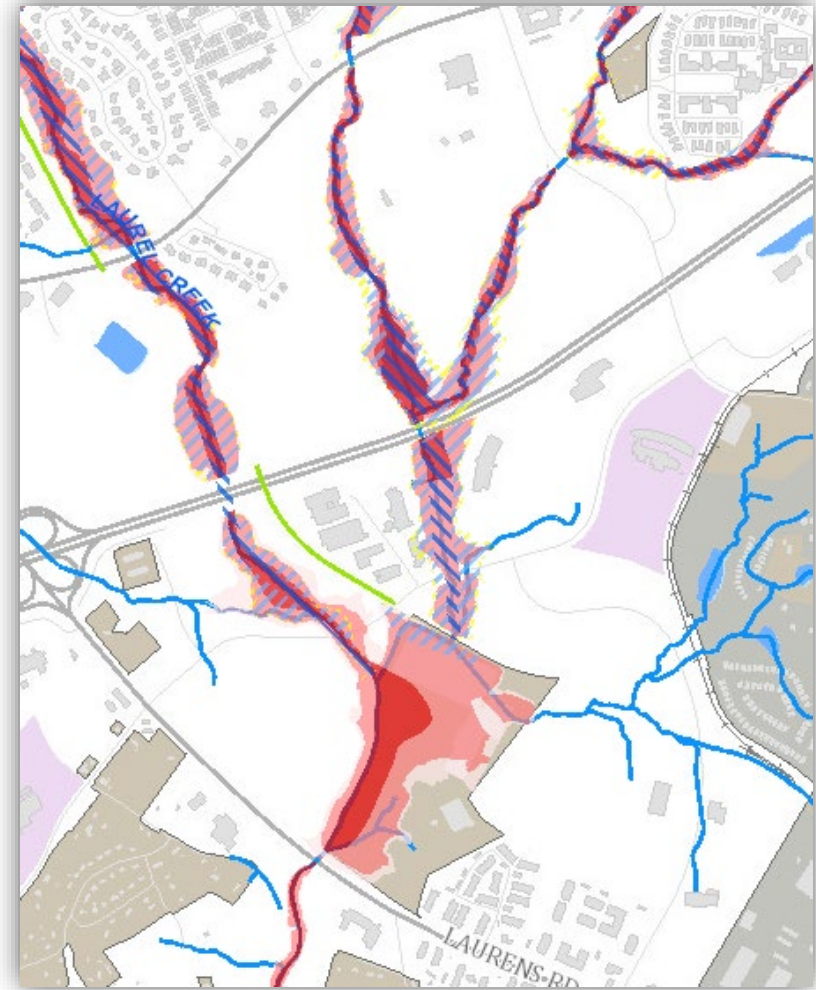
Integrating EDSM + Development Code

- Updates throughout section to better align provisions of new DSM with the Development Code

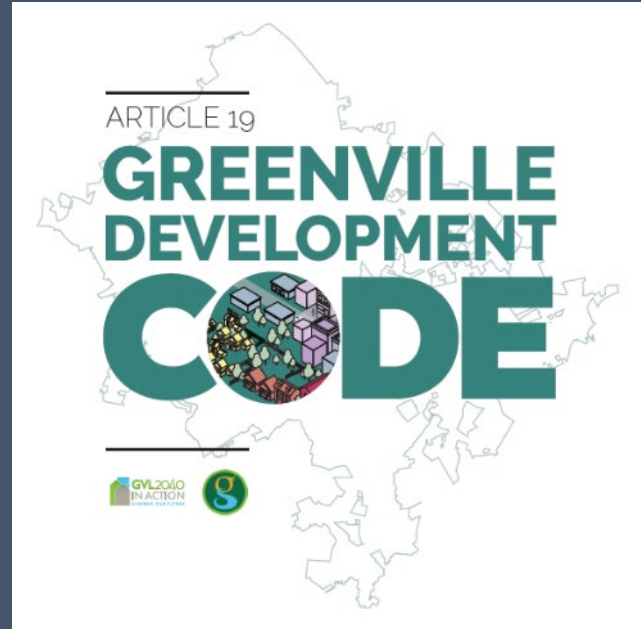


Floodplain Mapping

- Update section to adopt new city floodplain map. Effect of updates:
 - Consistent Floodplain Boundary Throughout the City
 - Better Data Used for Floodplain Extents
 - More Houses Removed Than Added to Regulated Floodplain



Amendments Under Consideration



ARTICLE 19-6 ADMINISTRATION

Historic Properties

- Add requirements and procedures for:
 - Local Landmark Designation [HRB approval]
 - Designation of Historically Significant Structures [HRB + City Council]
 - Demolition of Historically Significant Structures [Administrator]
- Processes same or similar to previous LMO requirements.
- Increasing waiting period for demolitions from 30 to 90 days.

Project Preview Meetings

- Section 19-6.2.1. Common Review Procedures
- Change name from “Development Public Meeting” to “Project Preview Meeting”
- Update list of projects that require a Project Preview Meeting
 - Main additions are Major Certificates of Appropriateness for Urban Design and Historic projects
- Update requirements for Project Preview Meetings

Questions & Discussion

