



AGENDA

**WORK SESSION OF CITY COUNCIL
MONDAY, FEBRUARY 9, 2026 - 4:00 PM
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, Tina Belge

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

1. Call to Order - 4:00 p.m.

2. 30-Month Development Code Update - 4:00 p.m.

3. Executive Session (S.C. Code §30-4-70) - 4:30 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 - 5:25 p.m.



30-MONTH REVIEW



BACKGROUND AND REVIEW PROCESS

- Greenville Development Code adopted June 2023 and effective July 2023
- Four rounds of amendments adopted since implementation, with last update effective August 2025
- Now working on the fifth and sixth rounds of amendments

TIMELINE AND PUBLIC ENGAGEMENT

January 28	Coffee with the Code
February 3	Highlights at Project Preview Meeting
February 5	Highlights at Planning Commission
February 5	30-day public notice
February 18	15-day public notice and amendments
March 5	Planning Commission Public Hearing



AMENDMENTS UNDER CONSIDERATION



CONDITIONAL USE PERMITTING

Key Considerations:

- This is a new option not currently offered in the Development Code
- These permits are a zoning tool that would allow a certain land use that is likely appropriate in the zoning district, but requires further review and decision by City staff
- With approval, staff may impose conditions to ensure the use will be compatible with surrounding lands
- This process is like the special exception permit process, but City staff is the final decision-maker

FOOD/BEVERAGE AND ENTERTAINMENT USES



Require conditional use permit for all bars, nightclubs, brewpubs, micro-breweries, small wineries, micro-distilleries, and indoor/outdoor entertainment venues

Currently, these uses are typically permitted by right (with conditions) in most commercial districts unless operating after midnight



Add to existing use standards for these uses

The changes provide consistency and predictability to the process.



Refine accessory outdoor entertainment use standards



LATE NIGHT USES



Require conditional use permit for uses open to the public between midnight and 5 am.

Currently, these uses require a special exception permit from the Board of Zoning Appeals. This change would reduce board workload.



Refine use standards for after midnight hours to further ongoing downtown safety initiative measures and codify best practices recommended by City staff

For example, add sound study and additional noise protection measures

BANK AND ATM USES

- ✓ Move banks from the current "General Retail" use classification; create a new land use type for banks, financial institutions, and ATMs
- ✓ Banks would continue to be allowed where retail is already permitted
- ✓ Add a 500' separation requirement for banks along most of the city's thoroughfares to limit continued clustering of banks and to encourage more commercial variety and vibrancy
- ✓ Prohibit freestanding ATMs as principal uses in most commercial zoning districts
- ✓ Existing banks and ATMs not meeting these standards could continue as is
- ✓ ATMs would still be permitted as accessory uses to banks and grocery stores



ALTERNATIVE DESIGN IN RH- AND RN- DISTRICTS FOR PUBLIC AND INSTITUTIONAL USES

- ✓ Provide more flexibility for allowed non-residential uses in certain residential districts

*Intended to assist permitted non-residential uses like **religious buildings, daycares, and schools***

- ✓ Current standards in these districts are tailored toward residential buildings, which is not always conducive for non-residential structures

Examples: large parking setbacks, limited building widths, etc.

- ✓ Alternative standards intended to balance the need for design flexibility, while ensuring compatibility within a neighborhood context

Trade-offs would be required, including outdoor amenity space, larger setbacks, active depth, and transition buffers when abutting residential dwellings



FIREWORKS SALES USE **LIMITATION**

Key Considerations:

- Limit fireworks sales as a principal land use within the city limits, including temporary/seasonal fireworks stands (considering allowing them in Industrial General (IG) zoning districts beyond a certain distance from residential uses).
- This regulation would address fire-related concerns from these types of businesses.



TREE PROTECTION STANDARDS



- ✓ Strengthen tree protection provisions based on staff findings over the past 30-months.
- ✓ Remove tree protection exemption for single-family homes owned prior to June 30, 2021.
- ✓ Increase applicability of existing trees that can be credited toward mitigation.
- ✓ Increase fee-in-lieu amount for trees removed from \$50 per inch to \$100 per inch.

ROOFS IN NEIGHBORHOOD REVITALIZATION OVERLAY DISTRICTS (NROs)

Applies to Nicholtown, West Greenville, Green Avenue, and Greater Sullivan

- Roofs must be gable or hipped
- No butterfly, skillion, or shed roofs as primary roof form



QUESTIONS AND DISCUSSION

