



WORK SESSION MEETING

MONDAY, SEPTEMBER 14, 2026

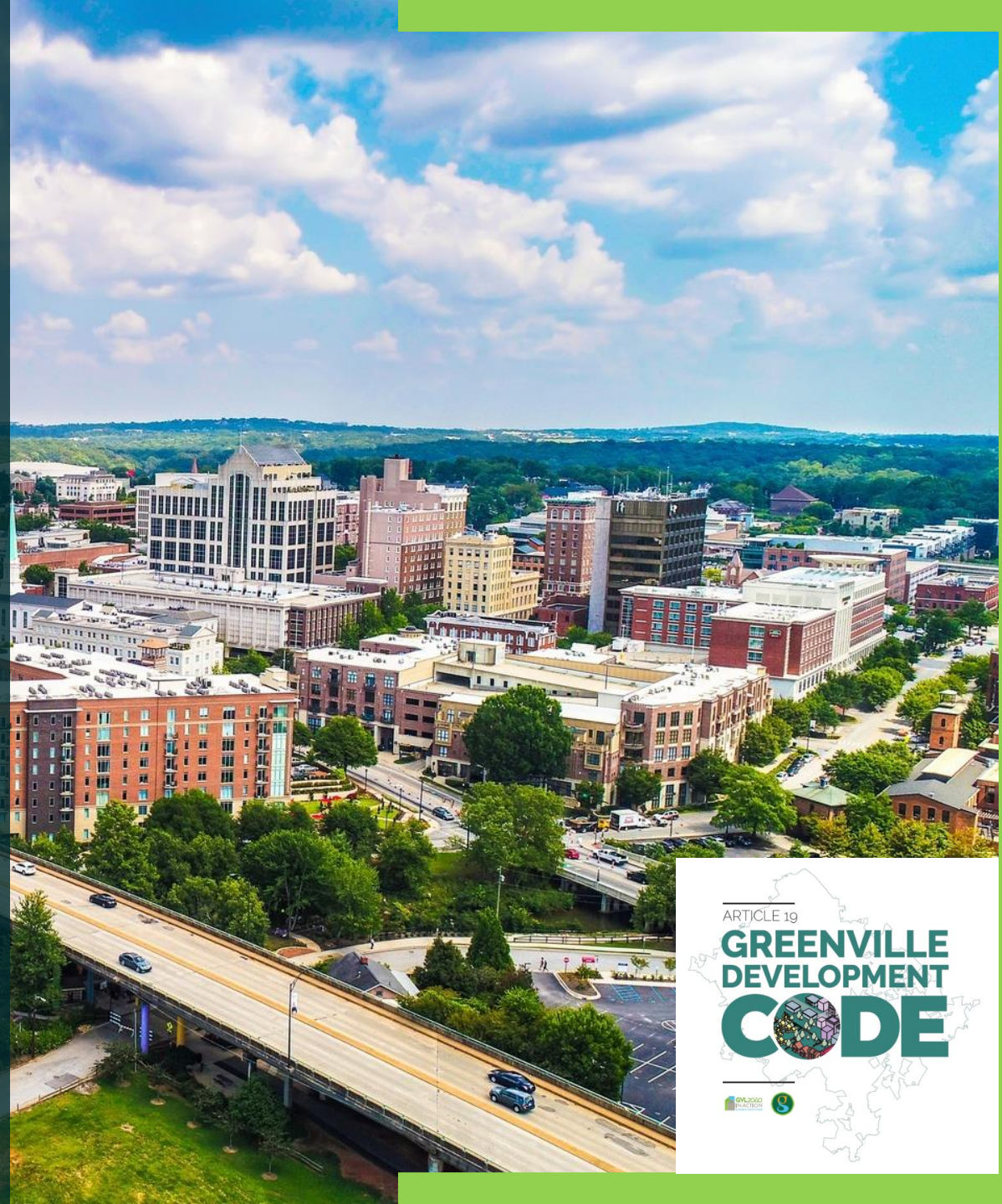
WORK SESSION

- **SHORT-TERM RENTALS**
- **PARKS, RECREATION AND TOURISM MASTER PLAN**
- **GREENVILLE POLICE DEPARTMENT UPDATE**





SHORT-TERM RENTALS CODE DISCUSSION



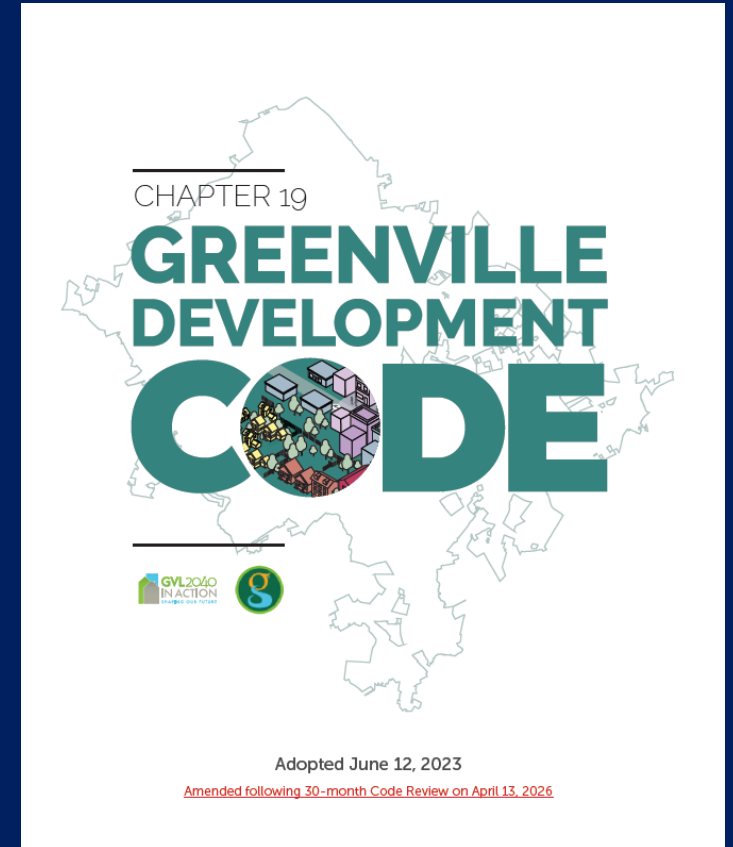
Background – Land Management Ordinance

- Short-term rentals (STR) not specifically addressed in the previous Land Management Ordinance
- Previously classified as “Bed and Breakfast Inn” or “Hotel.” B&Bs required a special exception permit from the BZA in residential districts. Hotels required a special exception in OD and C2
- Hotel and B&B special exception requests comprised much of BZA’s caseload during the last several years while the LMO was in effect
- Neighborhood meetings and public hearings were frequently contentious. Staff spent hundreds of hours each month reviewing applications, preparing staff reports, responding to FOIAs, and addressing public concerns
- Process frustrated applicants, neighborhoods, and BZA members. The City looked for solutions to this framework in the new Greenville Development Code

Use Category	Use Type	Residential						Nonresidential								Additional Regulations
		R6	R9	RM 1	RM 1.5	RM2	RM3	OD	C1	C2	C3	C4	S1	I1	RDV	
Visitor accommodations	Bed and breakfast inn	S	S	S	S	S	S	P		P	P	P	P		P	19-4.3.3(H)
	Hotel or motel							S		S	P	P	P		P	

Greenville Development Code

- While writing the Greenville Development Code, the City's consultants held community workshops and prepared small-area plans for five areas of Greenville. In every scenario, most respondents opposed short-term rentals in their neighborhood.
- Given the response data from the neighborhood small-area plans, ongoing opposition to Hotel and B&B special exception requests at BZA, potential impacts to affordable housing supply, and neighborhood concerns about transient populations, the originally released draft GDC did not recommend any short-term rentals or other Lodging uses in residential districts. This is the framework that was ultimately adopted by City Council.
- After several rounds of code updates and three years of the GDC being in effect, the STR framework remains unchanged. Lodging uses are NOT permitted in residential districts but ARE allowed by-right in the City's mixed-use and commercial districts.



Potential Code Update

Allow as Permitted Use with STR Permit in all Zoning Districts

- Conditional Use Permit, non-transferrable, valid only to applicant
- Subject to all code/fire regulations
- Must receive zoning approval and a business license
- Limit to owner-occupied dwellings – to prevent LLCs or individuals from buying multiple properties to operate as STRs. Reviewed based on tax assessment rate at time of application
- Minimum 2-night stay; Maximum 2 people per bedroom
- In RH and RN zoning districts, no closer than 250' of another STR measured as a 360° buffer from property line
- Number of total permits in RH and RN districts would be capped at 1% of total housing units in those districts (currently 20,045 per City GIS)
- No Project Preview Meeting proposed due to anticipated volume of applications
- All parking must be provided off-street
- Violations are subject to 365-day permit revocation

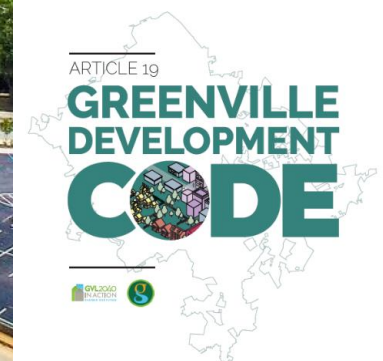
Next Steps

If City Council would like to proceed with an amendment to allow short-term rentals in residential districts, the following next steps would occur.

- Staff prepare draft amendment
- Present proposal at Project Preview Meeting, which includes public posting and notification of neighborhood leadership
- Public hearing at Planning Commission
- City Council consideration to follow
- If approved, a future effective date would be requested to allow sufficient time to hire and train staff and develop processes for applications, permitting, and long-term program implementation



QUESTIONS & DISCUSSION



Greenville Parks, Recreation & Tourism Master Plan Update



Master Plan Timeline



Engagement Process

- Community Needs Survey
- Pop-Up Engagement
- Community Workshops
- Online Survey
- Public Stakeholder Input
- Staff Input and Workshops



12
pop-ups



2
community
workshops

350
comments
received

100
stakeholders
engaged



408
statistically valid
survey responses

10
staff interviews

Summary of Engagement Findings



**More Ways
to Connect
with Nature**



**Spaces for
Everyone**



**Enhance
Multimodal
Mobility**



**More
Recreation
Opportunities**



**Conserving
Green Space**



**Quality and
Maintenance**



Parks & Trails Priorities

- Expand amenities and improve connectivity and access
- Develop long-range plans to address maintenance, erosion issues and accessibility
- Optimize operations to support the high use and unique demands of Destination Parks (Unity, Falls, Cleveland)
- Reinvest in Regional (i.e. McPherson, Gower, Legacy) and Neighborhood Parks
- Expand recreation opportunities to reduce pressure on highly used parks
- Develop new parks in areas with limited access and locations experiencing or anticipating growth
- Expand and enhance the trail network and amenities





Recreation & Tourism Priorities

Recreation

- Broaden programs to meet demand
- Increase program capacity and awareness
- Modernize and improve community centers

Tourism

- Explore partnerships to enhance capacity and expand the range of experiences
- Regularly evaluate recurring events
- Streamline event permitting process to manage increasing demand



Vision & Principles

Together, we imagine
a vibrant future where
people thrive, **spaces**
come alive, and
experiences foster joy
for generations
to come.

**PRT Vision
Statement**



Principle 1

Investing in PEOPLE



Principle 2

SPACES That Connect



Principle 3

Leveling Up EXPERIENCES

PRINCIPLE 1

Investing in People



Goals



Improve physical accessibility throughout the park and trail system



Expand opportunities that support health, wellness, and connection



Continue to prioritize and enhance safety throughout the system

PRINCIPLE 2

Spaces That Connect



Goals



Continue to reinvest in Neighborhood and Regional Parks



Continue to enhance Destination Parks



Close gaps in park and recreation facilities across the system



Protect open space as the community grows, supporting GVL2040's target to preserve up to 35% of vacant land



Enhance heat resilience, with a focus on health and safety



Expand environmental best practices and address flooding and erosion

PRINCIPLE 3

Leveling Up Experiences



Goals



Enhance and expand the Swamp Rabbit Trail network and improve multimodal access



Deliver high-quality events with a focus on innovation, efficient operations, and sustainable staffing



Strengthen community centers to meet community needs and align with PRT's reputation for high-quality experiences



Enhance recreation programming to support health/wellness, community connections, and arts/culture and nature experiences.



Grow nature-based experiences

Next Steps:

September 16

Staff Workshop With Consultants

November 9

Work Session #2

December 14

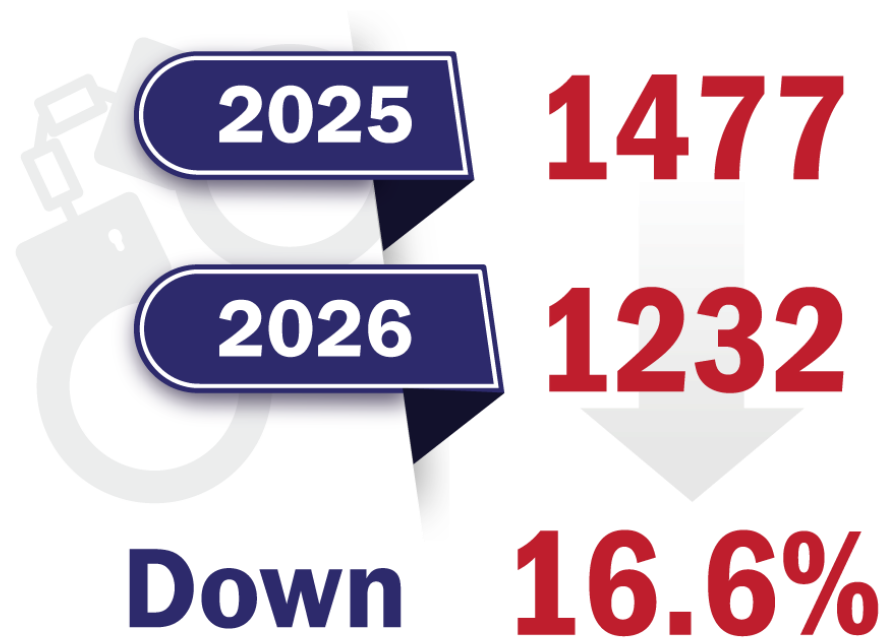
City Council Formal Agenda Approval

Public Safety Successes and Surveys



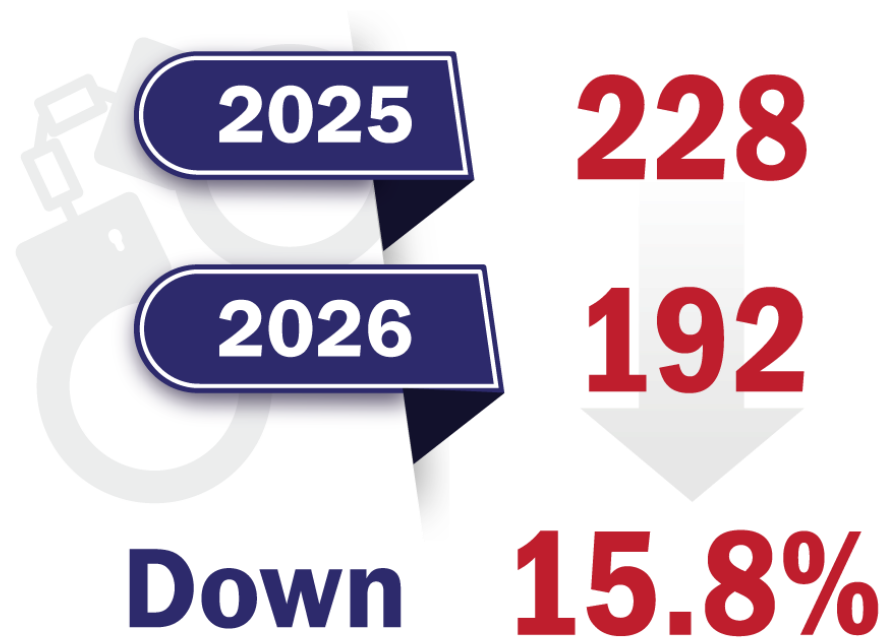
YEAR TO DATE COMPARISON

TOTAL CRIME REDUCTION



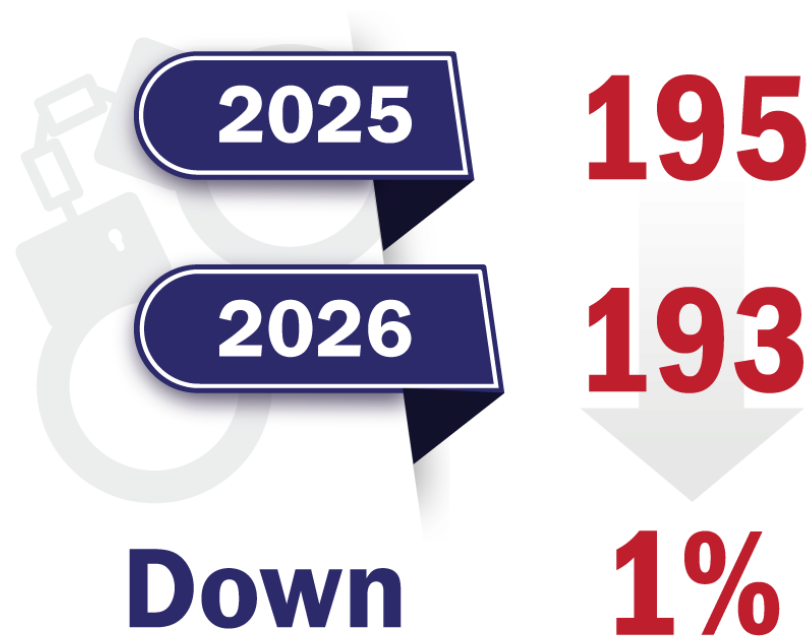
JULY COMPARISON

TOTAL CRIME REDUCTION



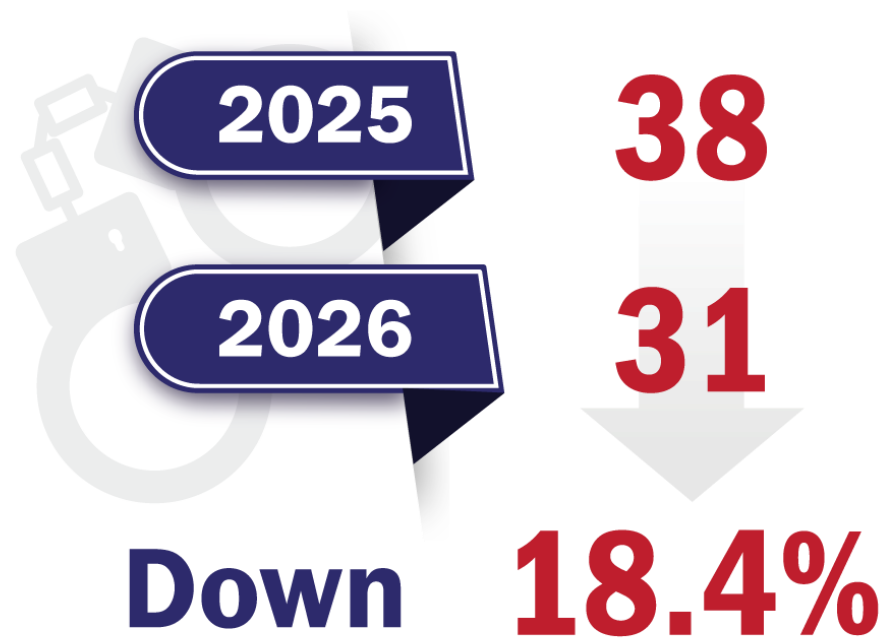
YEAR TO DATE COMPARISON

VIOLENT CRIME
(murder, assault, robbery)



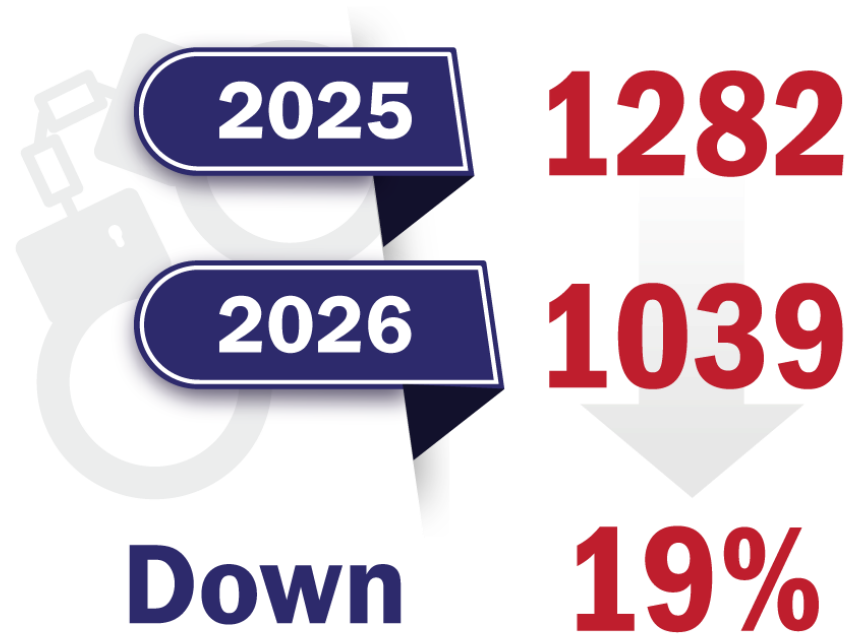
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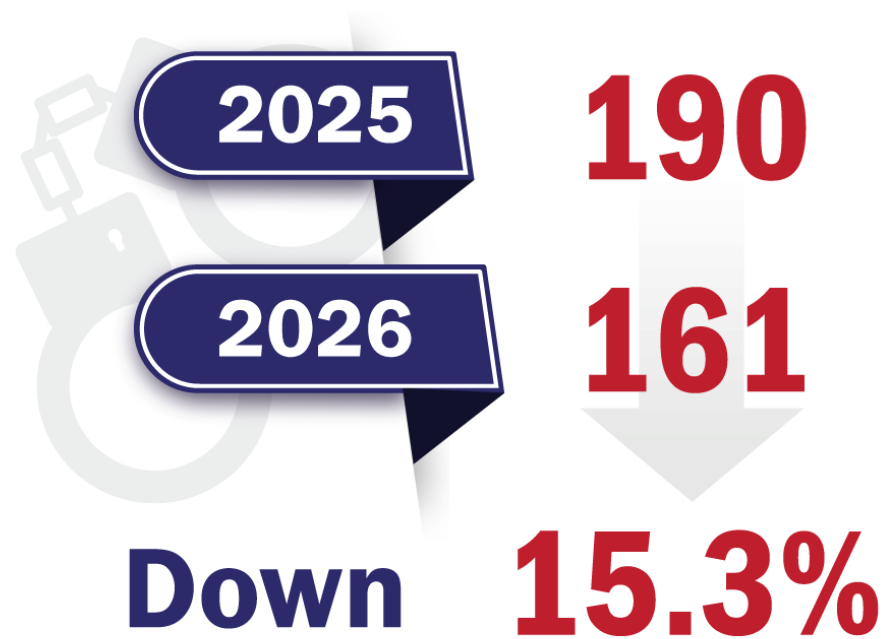
YEAR TO DATE COMPARISON

PROPERTY CRIME
(burglary, theft, shoplifting)



JULY COMPARISON

PROPERTY CRIME
(burglary, theft, shoplifting)



SURVEY OVERVIEW

The Greenville Police Department uses the **My90 Community Engagement** tool.

The My90 system is linked to the department's CAD system and automatically sends a link to a brief survey via text message to complainants on calls regarding non-violent incidents.

The link is sent after the call is closed out by the responding officer.



SURVEY DATA

91%

rated their interaction with the officer positively (3% negative)

91%

rated the dispatcher positively (2% negative)



COMMUNITY SENTIMENT

95%

Positive view of GPD

94%

Treated with respect

93%

Felt they were listened to



COMMUNITY SENTIMENT

91%

Felt treated fairly

96%

Understood what they were told

90%

Had their questions answered



SURVEY RESPONSES

AUGUST 2026

“Quick response and follow through, very professional.”

“The response time was incredible. The officer was extremely polite and informative. Well done GPD.”

“Dispatcher was on her A game. Kudos.”

“Love our police department. They have always responded appropriately to anything I have reported.”



SURVEY RESPONSES

AUGUST 2026

“The officer was great, respectful, helped me and understood where I was coming from. He wasn't one-sided.”

“GPD's response time was very impressive. They were on the scene in minutes. Outstanding.”

“The officers that arrived were very helpful and they listened to me. They didn't rush and I felt very heard.”

“These officers are fantastic.”



SURVEY WORD CLOUD

grateful great job
quick accident
difficult black understood timely listen
professional safety assured
thank you safer danger respect
no police response
dispatch white pleased
polite
comfort threat good job traffic perfect intoxicated
unhelpful efficient resolve
neighbor thanks appreciate



SURVEY DATA

TOP SAFETY CONCERNS

Homelessness	23%
Traffic offenses & crashes	20%
Quality of life offenses (noise, disorderly conduct, litter)	13%
Theft	16%
Drug Use	9%
Guns	9%





QUESTIONS?