

1 - Work Session Agenda

Documents:

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

2 - Affordable Housing Update

Documents:

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

3 - Swamp Rabbit Trail Extension

Documents:

[3 - SWAMP RABBIT TRAIL EXTENSION.PDF](#)

4 - Wireless Facility RF Testing And Safety Training

Documents:

[4 - WIRELESS FACILITY RF TESTING AND SAFETY TRAINING.PDF](#)

5 - Short Term Rentals

Documents:

[5 - SHORT TERM RENTALS.PDF](#)



CITY COUNCIL OF THE CITY OF GREENVILLE WORK SESSION MEETING

**Monday, August 24, 2020
3:00 p.m.**

Greenville City Hall is currently closed to the public. Please use the following methods to attend the Work Session Meeting:

Virtual Meeting Viewing
<https://www.greenvillesc.gov/meeting>
Password: meetnow

**Telephone: 1-415-655-0002
WebEx Event Number: 129 356 7441**

**Remote Viewing 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 remote viewing location will be subject to a temperature screening with a touch-less forehead thermometer. Anyone with a temperature reading above 100 degrees Fahrenheit will not be admitted. 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.

AGENDA

ATTENDEES:

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; City Clerk Camilla G. Pitman

- | | | |
|-----------|--|------------------|
| 1. | Call to Order | 3:00 p.m. |
| 2. | Affordable Housing Update
<i>(Presented by Community Development Administrator Ginny Stroud)</i> | 3:00 p.m. |
| 3. | Swamp Rabbit Trail Extension Master Plan
<i>(Presented by Assistant City Manager Shannon Lavrin and Economic Development Project Manager Kevin Howard)</i> | 3:20 p.m. |
| 4. | Wireless Facility RF Testing and Safety Training
<i>(Presented by Assistant to the City Manager Michael Frixen)</i> | 3:50 p.m. |
| 5. | Short Term Rentals
<i>(Presented by City Attorney Mike Pitts, Interim Planning and Development Services Director Jay Graham, and Assistant to the City Manager Michael Frixen)</i> | 4:20 p.m. |

6. Executive Session: 4:40 p.m.

a. Economic Development / Legal Briefing *(City Attorney Mike Pitts)*

b. Boards and Commissions *(City Clerk Camilla Pitman)*

1. *Green Ribbon Advisory Committee*
2. *Greenville Housing Authority*
3. *Accommodation Tax Advisory Committee*
4. *Richland Cemetery Advisory Committee*

NOTE: City Council will leave the Work Session Webex virtual meeting to conduct an Executive Session (by electronic means) 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.

7. Adjourn 5:15 p.m.

Affordable Housing Update

August 24, 2020

City CD Accomplishments using CDBG and HOME funding

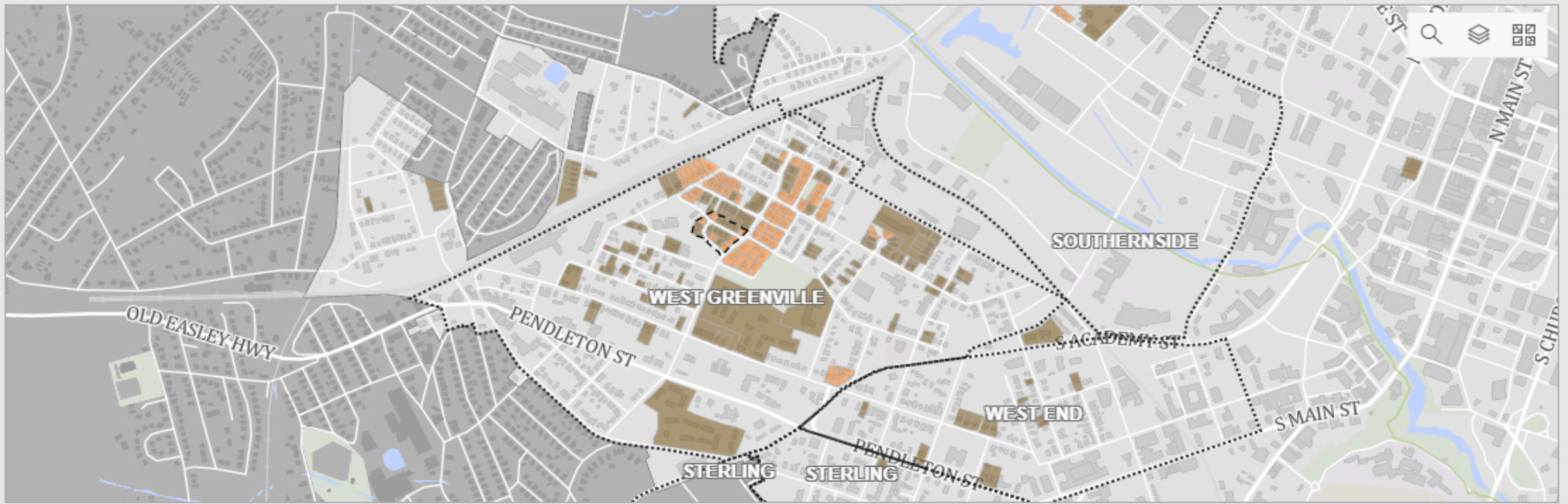
Community Development Accomplishments		
<u>Goal</u>	<u>Accomplishments by June 30, 2020</u>	<u>FY21 Priorities</u>
Homeowner Rehabs	17 homes	22 homes
Rental Homes	18 homes	25 newly constructed/rehabilitated homes
For Sale Homes	4 homes	5 new homes
Property Acquisition	7 homes acquired and preserved; 4 parcels	6 parcels

Community Development Accomplishments

- Special Tax Assessment
 - Completion of Greenville Summit (100 units)
 - Stratham Place (88 units) in partnership with Greenville Housing Fund
- MCIP/FILOT approval – 99 affordable units in downtown
 - Citisculpt (52 units)
 - McClaren (47 units)
- Unity Park Neighborhood District Code (affordable housing incentives)
- Small Rental Development Program applications submitted to State Housing Authority (funding decisions to be made in September/October):
 - Homes of Hope's West Greenville Development – 26 units near St. Anthony's Catholic Church
 - Church Street Place – 36 units for homeless citizens with mental and physical disabilities

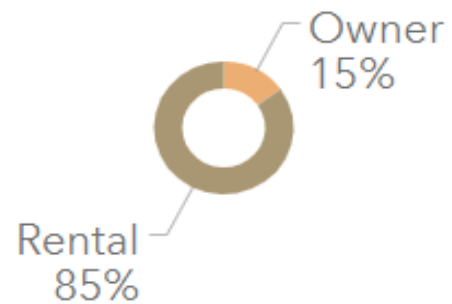
Community Development Accomplishments

- Low Income Housing Tax Credit Program
 - Complete:
 - Pleasantburg Senior Housing – 38 units (seniors)
 - Garden Apartments (renovation) - 88 units (seniors)
 - Under construction:
 - Renaissance Senior Housing – 57 units (seniors)
 - Preserve at Logan Park – 113 units (seniors)
 - Applications submitted and under review at State Housing Authority (funding decisions to be made in September/October):
 - Parkside at Verdae, Phase II – 90 units
 - Laurel Creek Commons – 70 units
 - Woodruff Terrace – 72 units (seniors)

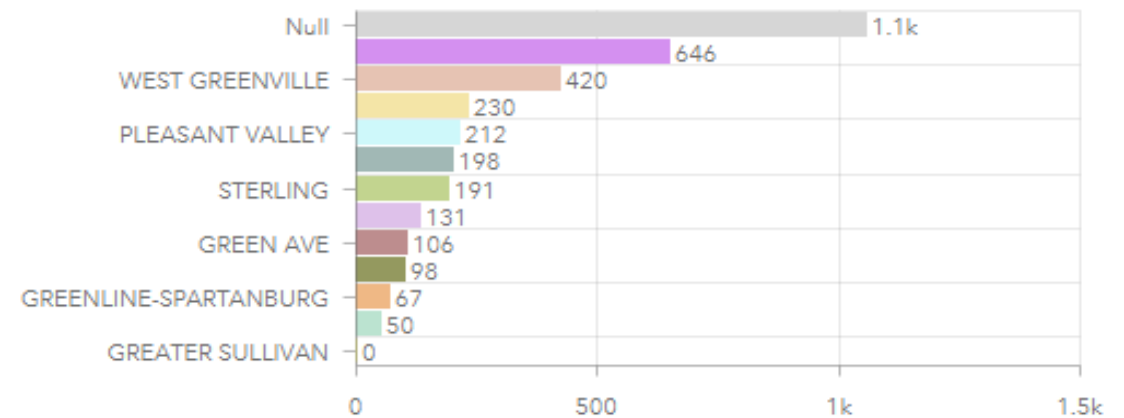


3,411
Units

Units by Owner Type



Units by Neighborhood



Units



Projects

Units

Investment

Projects

Units

Investment



Invest



Acquire



Advocate

Greenville Housing Fund – Investor in Affordable Housing

GHF as Short Term Investor:

- Revolving Loans
- Forgivable Loans

GHF as equity investor:

- Use capital funds as an equity investment and generate a better return
- Equity investment could position GHF as a General Partner, Limited Partner or as an owner of real estate that supports more affordability and creates a revenue stream
- Anticipate a typical equity investment will range from \$10,000 - \$50,000 per unit depending on whether its preservation, new construction, income levels served and the density of the project
- These equity investments will allow GHF to be self-sustaining.

GHF as partner to leverage other City tools to support preservation and new construction of affordable housing

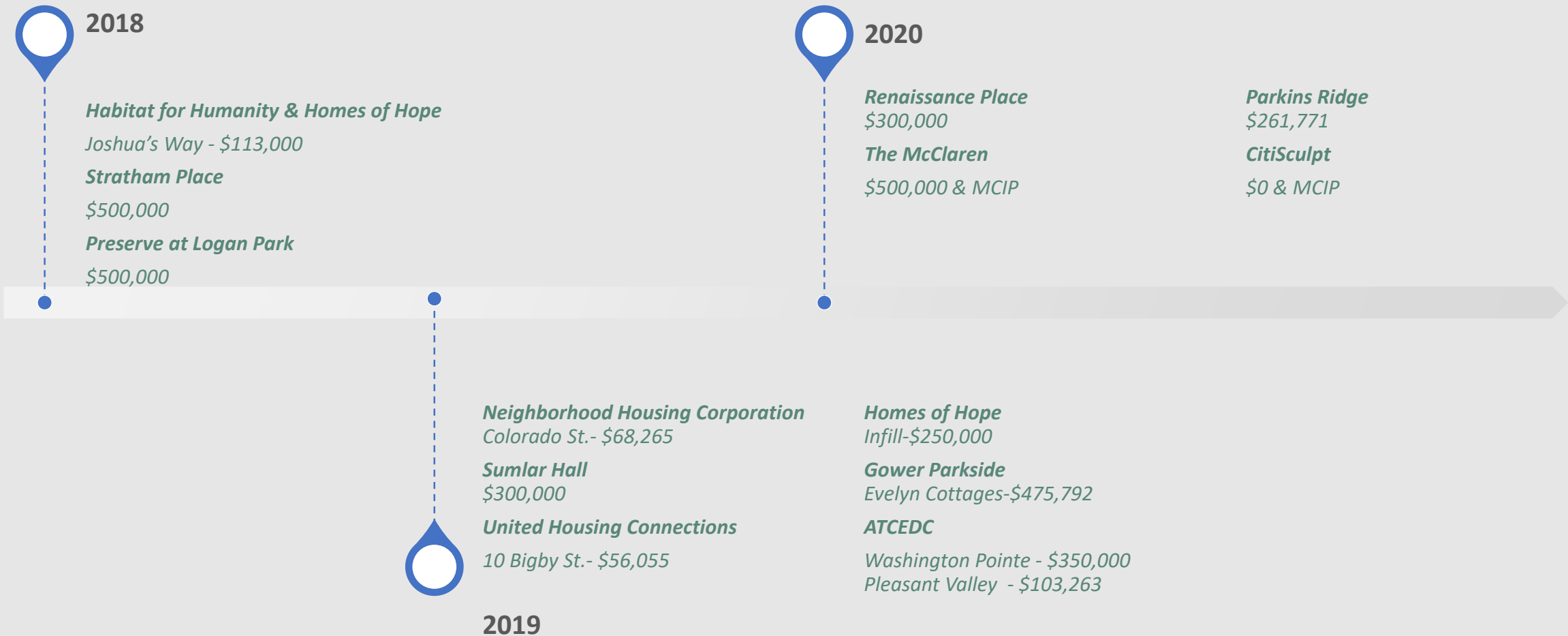


Public Investment Funding





Deployment of Funding



Total Units: 539

Greenville Housing Fund

To date, GHF has deployed over **\$3,377,354 supporting 539 units** at or below 80% AMI

Leveraged our investment at \$6,266 per unit as “last dollar in” across capital stack with multiple sources

Land Bank Investments of \$938,577.08 on strategic parcels

Working with developers on new ways of structuring deals with GHF investment to include equity, allocation of depreciation, and Opportunity Zones

Awarded \$25,000 grants to two providers for HOPP.



2020 Pipeline

Over 1,000 units of affordable housing at over 10 different locations

- Two 9% LIHTC deals (160 units) all affordable
- New Construction/Mixed Income Development (100+ units) with private partner & GHF in TBD % of equity ownership in West End
- New Construction affordable & workforce housing (100 units) with GHF as owner
- New Construction Affordable Senior Homes (300 units) 4% LIHTC Bond and using SC HTC deal with GHF supporting non-profit & private developer partners
- Unity Park GHF parcels: selected two private developer partners with MBE participation to provide +/-100 units of affordable and workforce units
- Others include Social Impact Fund investors, single family infill, and mixed income (currently 250+ units)

Recent Acquisition & Preservation Summary

Parkins Ridge Town Homes Apartments

101 Ridge Road

Greenville, SC

- 52 Units
- 49 Two Bedroom 1- ½ Bathroom Units
- 3 Three Bedroom Units 2- ½ Bathroom Units
- Built in 1983
- 9 Independent 2-Story Buildings
- 94% Leased
- \$749 AMR Per Unit (Current Rent)

Acquisition Costs: \$4,173,000

Development Costs: \$458,000

Total: \$4,631,000

Joint Venture:

-GHF

-Affordable Upstate

Conventional & 2nd Mortgage Community Works
Financing with HUD 223(F) Take Out Year 4



Location



Exteriors



TPMA Strategic Planning

- Initial Strategies – Continuing to work with GHF Board on final strategy
- 10 year planning
- Housing Preservation Strategy – goal 1,500-2,000 units
- Housing Production Strategy – goal 10,000 units
- Strategic affordable housing locations – employment, transit & amenities
- Housing Tools – policies and incentives for capital and revenue enhancement to include AH units, and to stimulate the private sector
- Organizational Capacity – increase capacity through synergies, alignment and support



Swamp Rabbit Trail Extension Master Plan Update

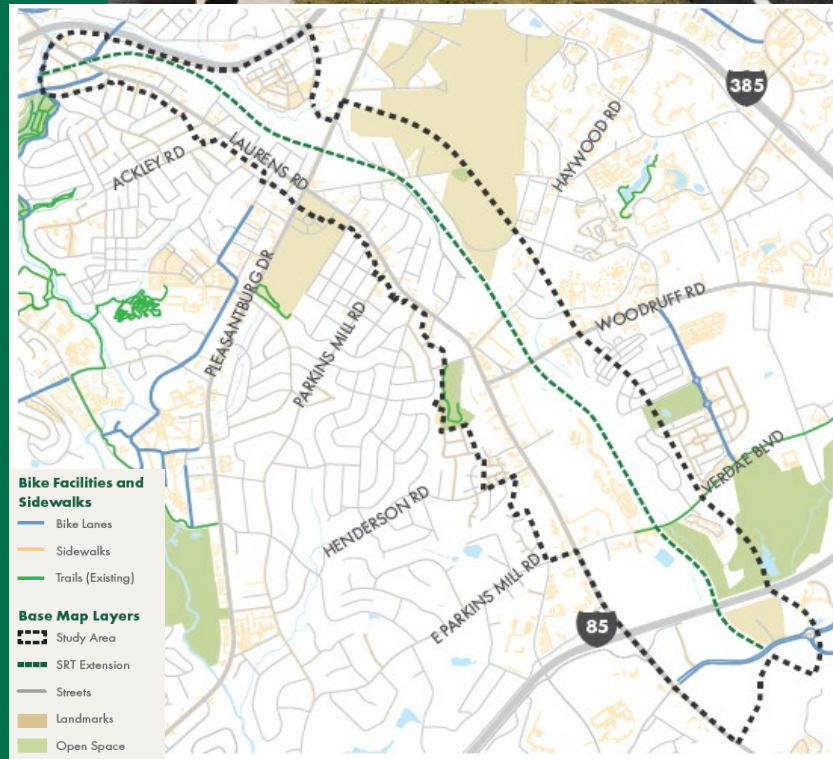
Final Draft

August 24, 2020

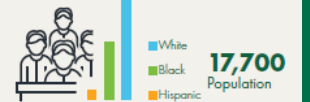


Why Master Plan?

- Vision for development of the trail corridor
- Direction for City policy and infrastructure improvements
- Provide trail connectivity with existing neighborhoods and businesses



Snapshot Statistics (within 1 mile of the trail)



+36%
Population Growth
(2010-2019)



7,000
Households



19%
Cost-burdened
Households
(pay over 30% of
income for housing)



48%
Single
Family

7,900
Housing Units



13%
Renter Households
without a vehicle

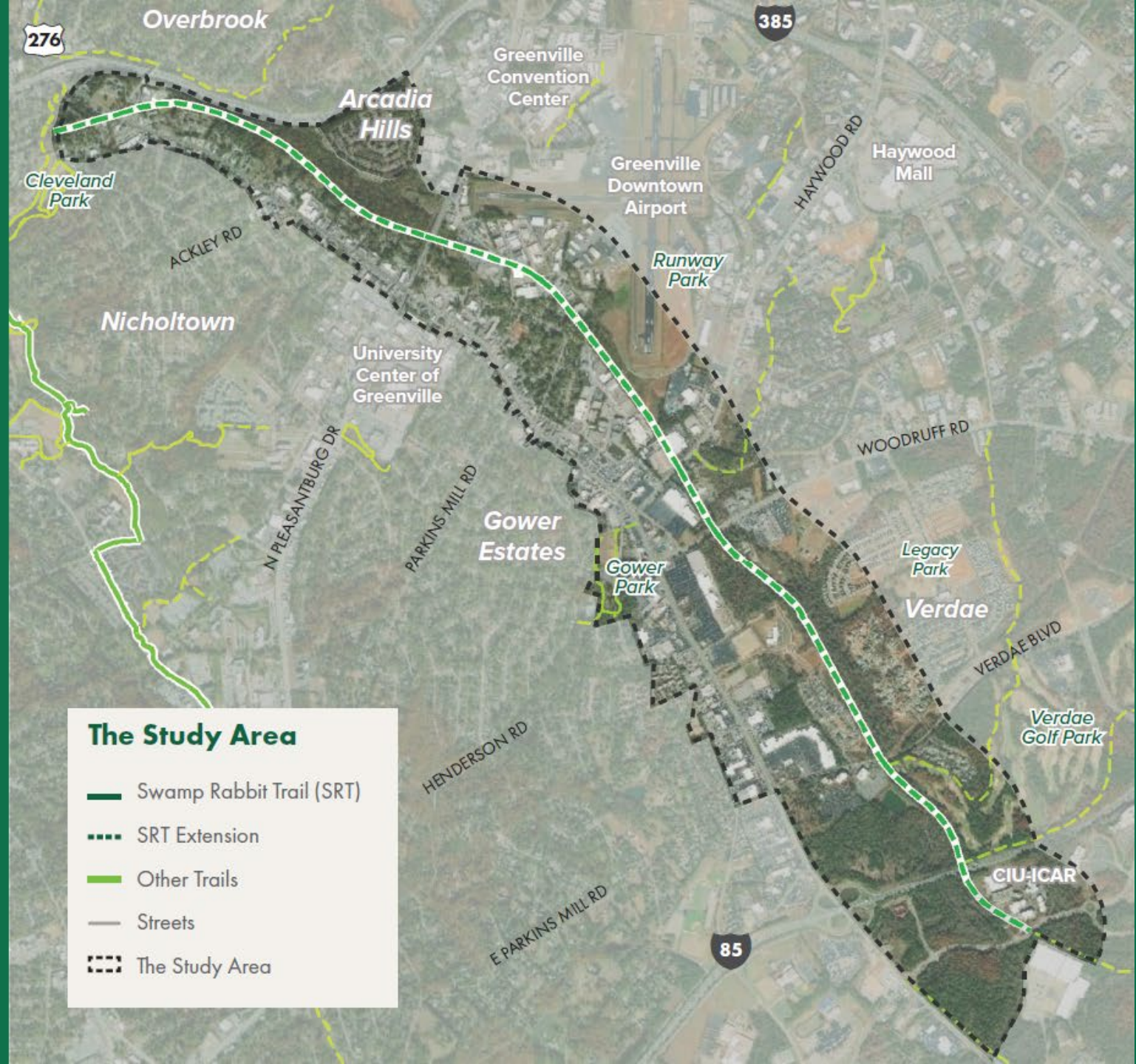


32,000
Employees



The Study Area

- Study area within approx. 5-minute walk (1/4 mile) of trail extension
- Focusing on land use, zoning, and connectivity
- Design guidelines, conceptual redevelopment plans, policy recommendations, implementation strategy



The Study Area

- Swamp Rabbit Trail (SRT)
- - - SRT Extension
- Other Trails
- Streets
- - - The Study Area

Public Open House



- November – Public Kickoff
- December – Week-long Charrette
- December – Public Presentation of Preliminary Recommendations
- August – Final Steering Committee Meeting

Snapshot of Public Opinion

What the Study Area
Needs More of...



What the Study Area
Needs Less of...

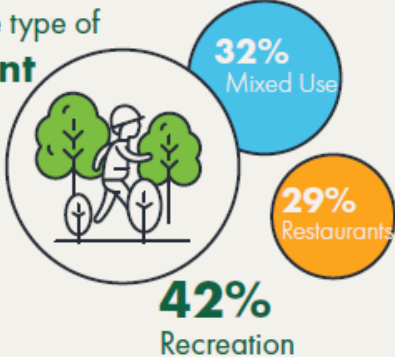


Public Investment
Priorities

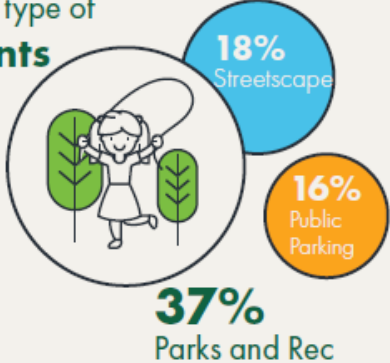


Online Survey Snapshot Results

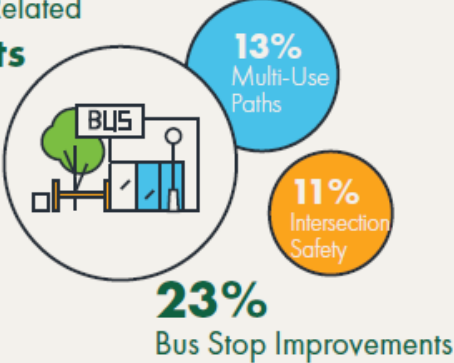
Most Appropriate type of **Development**



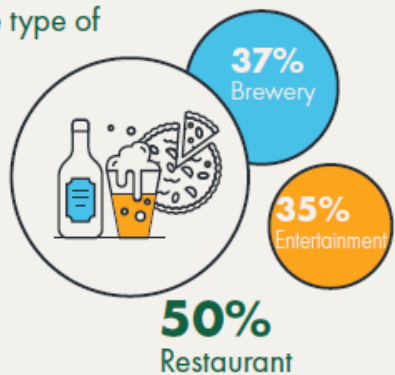
Most Appropriate type of **Improvements**



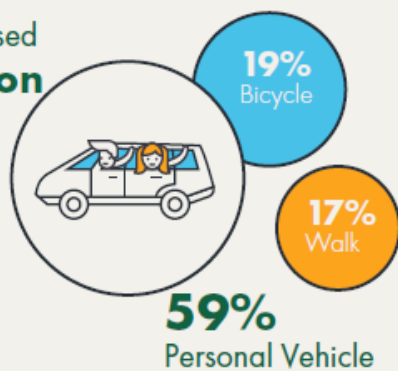
Preferred Mobility-Related **Improvements**



Most Appropriate type of **Business**



Most Commonly Used **Transportation**



Key Priorities for Respondents



Core Values

WALKABILITY

Value walkability to create vibrancy.

EQUITY

Increase equitable access to the trail.

DIVERSITY

Create a welcoming environment that promotes diversity of users and mobility choices.



Project Goals

The core values influence every aspect of the master plan, which perhaps most importantly include the project goals.

The success of the master plan will be measured by the success of the following goals.



1 Fill the trail with people

The Swamp Rabbit Trail is a community amenity intended for everyone—all ages, races, and ability levels.



2 Connect every nearby neighborhood to the trail

Neighborhood connectivity is about providing safe access and predictable trailhead locations along the route.



3 Transform Laurens Road

As redevelopment occurs, Laurens Road should be transformed to create a parallel multi-modal route to the Swamp Rabbit Trail.



4 Build walkable density in the study area

Building compact critical mass will provide nodes of activity and capitalize on increased property value perpetuated by the trail's success.



5 Respect the trail as a "Main Street"

Engaging the trail as a second "front door" to new development will help create a cohesive, walkable neighborhood.



6 Preserve housing and economic diversity in the study area

The stock of established housing, both single family and multifamily, should be blended with any new development.



TOP PUBLIC PRIORITIES



Enhance priority crosswalks

(see Chapter 4: Mobility and Access Strategies and Appendix A for specific priority crosswalks)



Laurens Road streetscape improvements (Washington to W. Antrim)



Laurens Road streetscape improvements (W. Antrim to Waite)

Land acquisition for below affordable housing



Elimination or reduction of parking standards for adaptive re-use/infill



Land acquisition or easements for green/open space



Implement design guidelines in ordinance or overlay district



Laurens Road at Pleasantburg Drive intersection plan

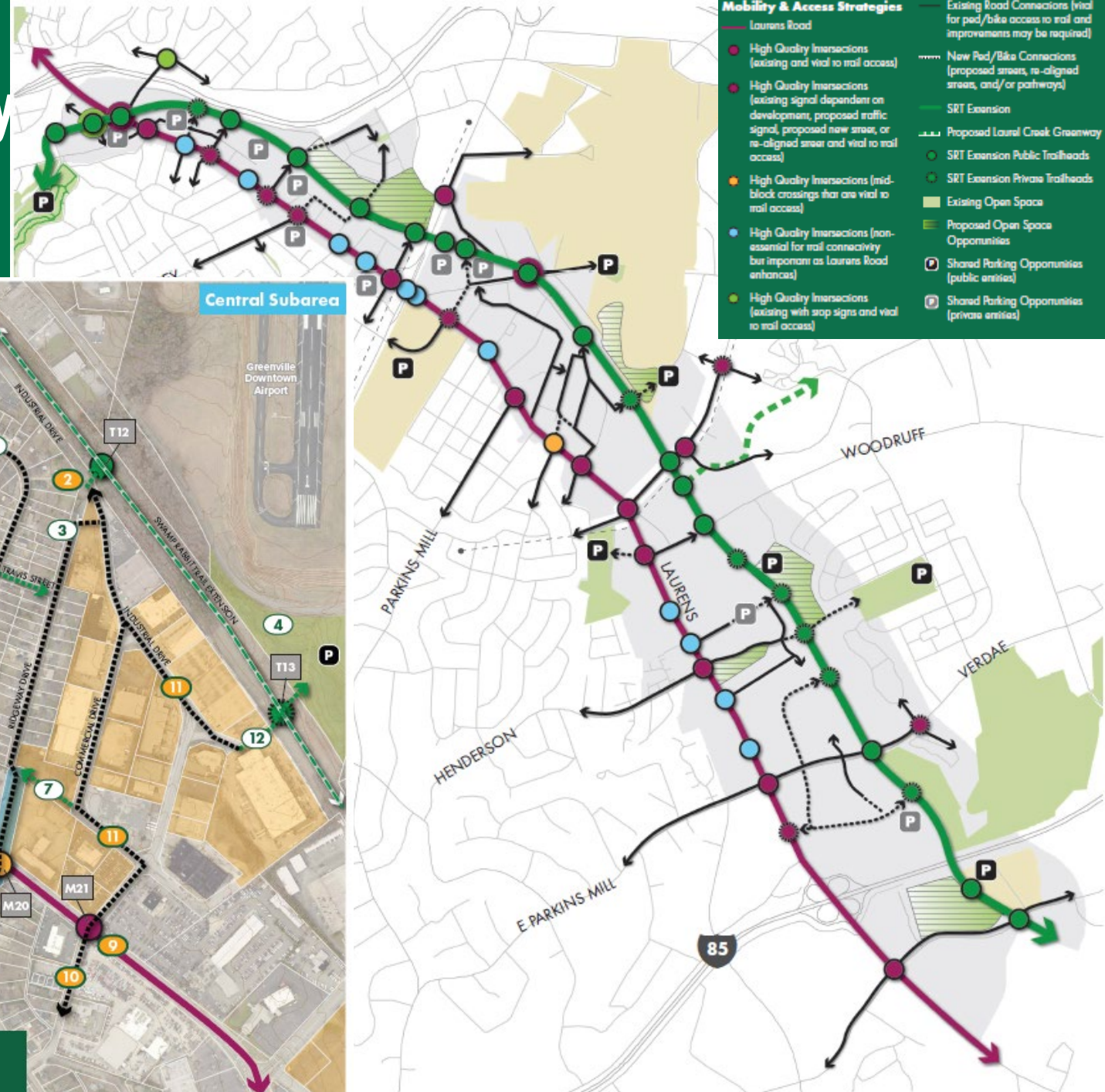
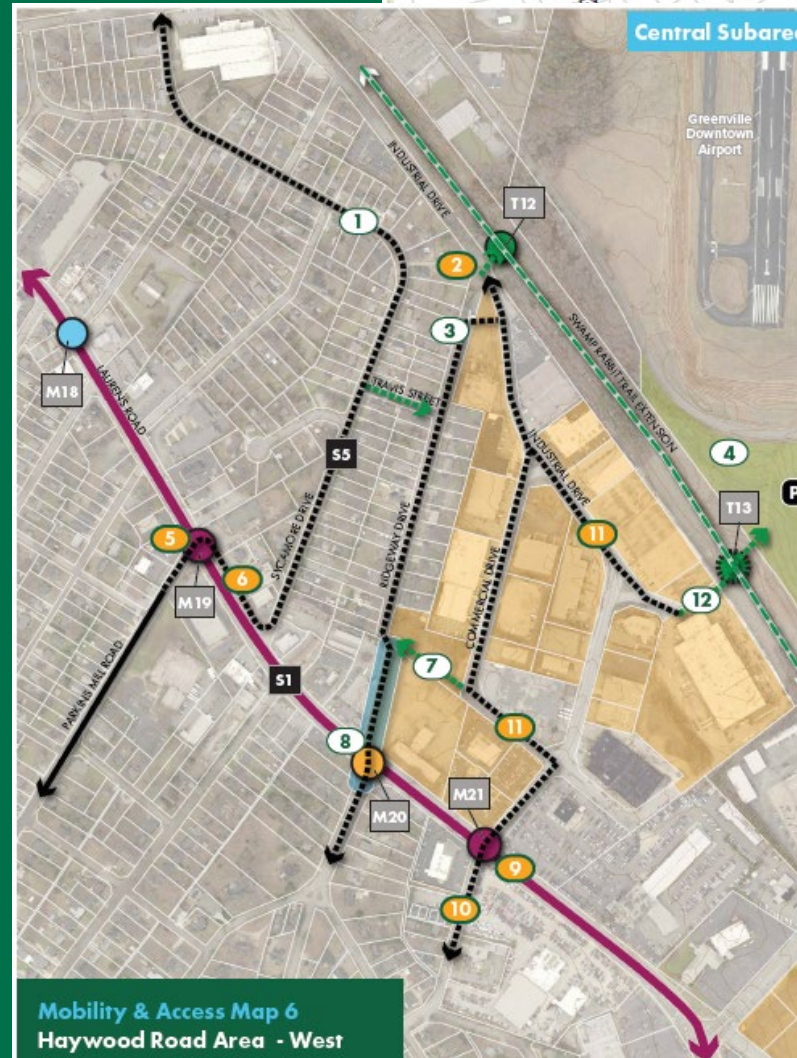


Airport Road realignment

Mobility and Access Strategy

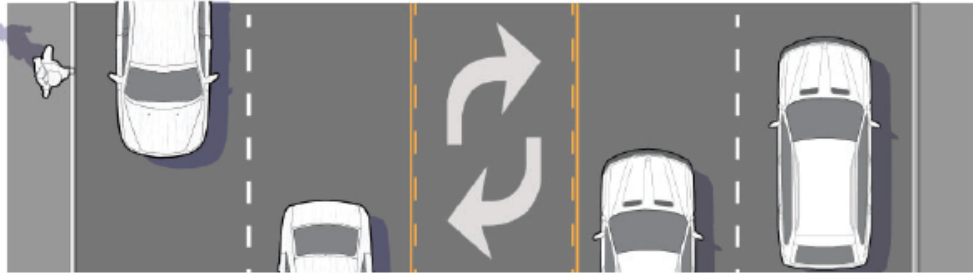
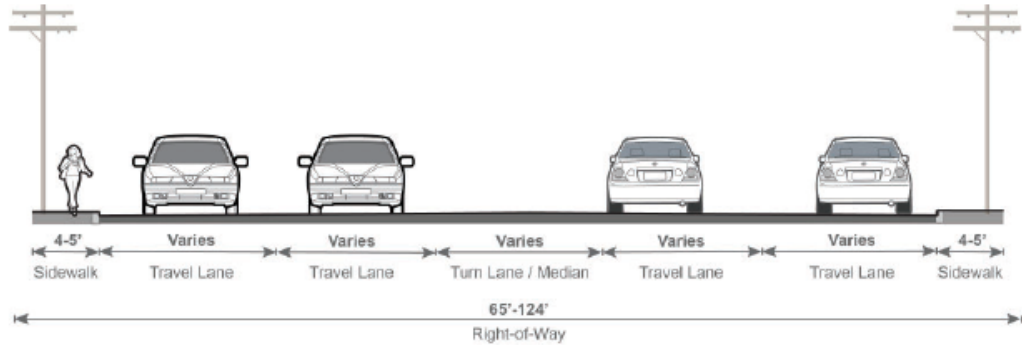
Detailed analysis and prioritization of improvements related to:

- High Quality Intersections
- Connectivity
- Trail Access
- Streetscape improvements

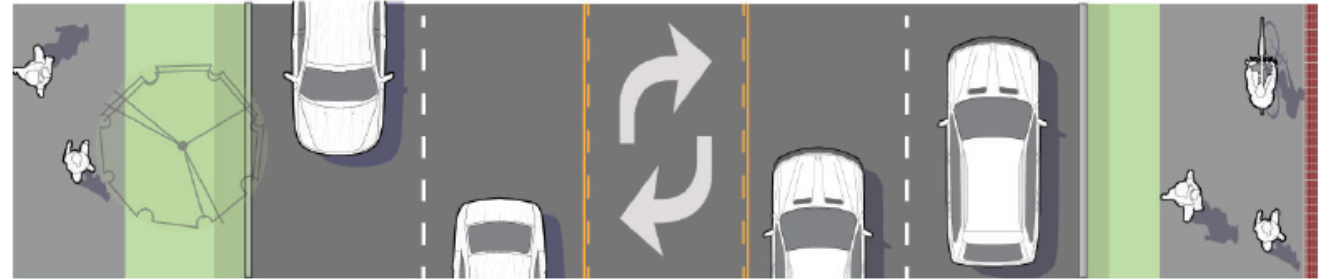
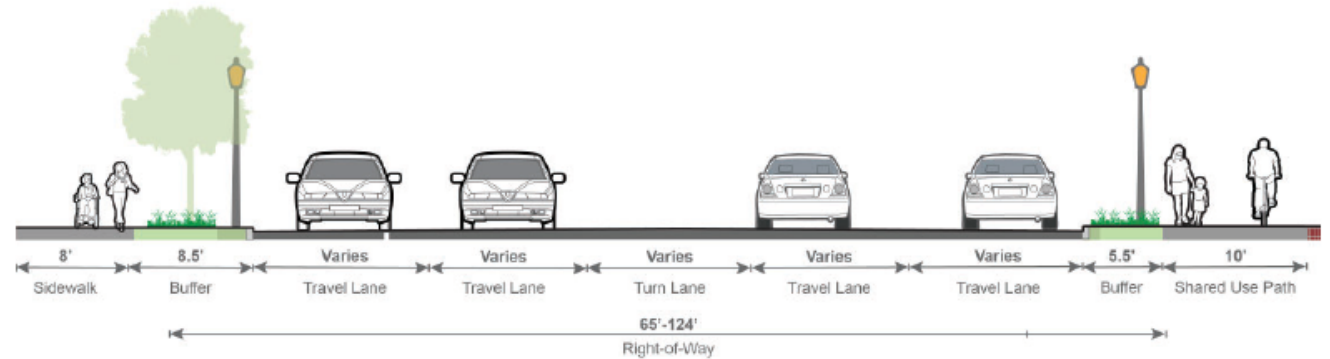


Mobility Strategies

Laurens Road - Existing and Improvement Sections

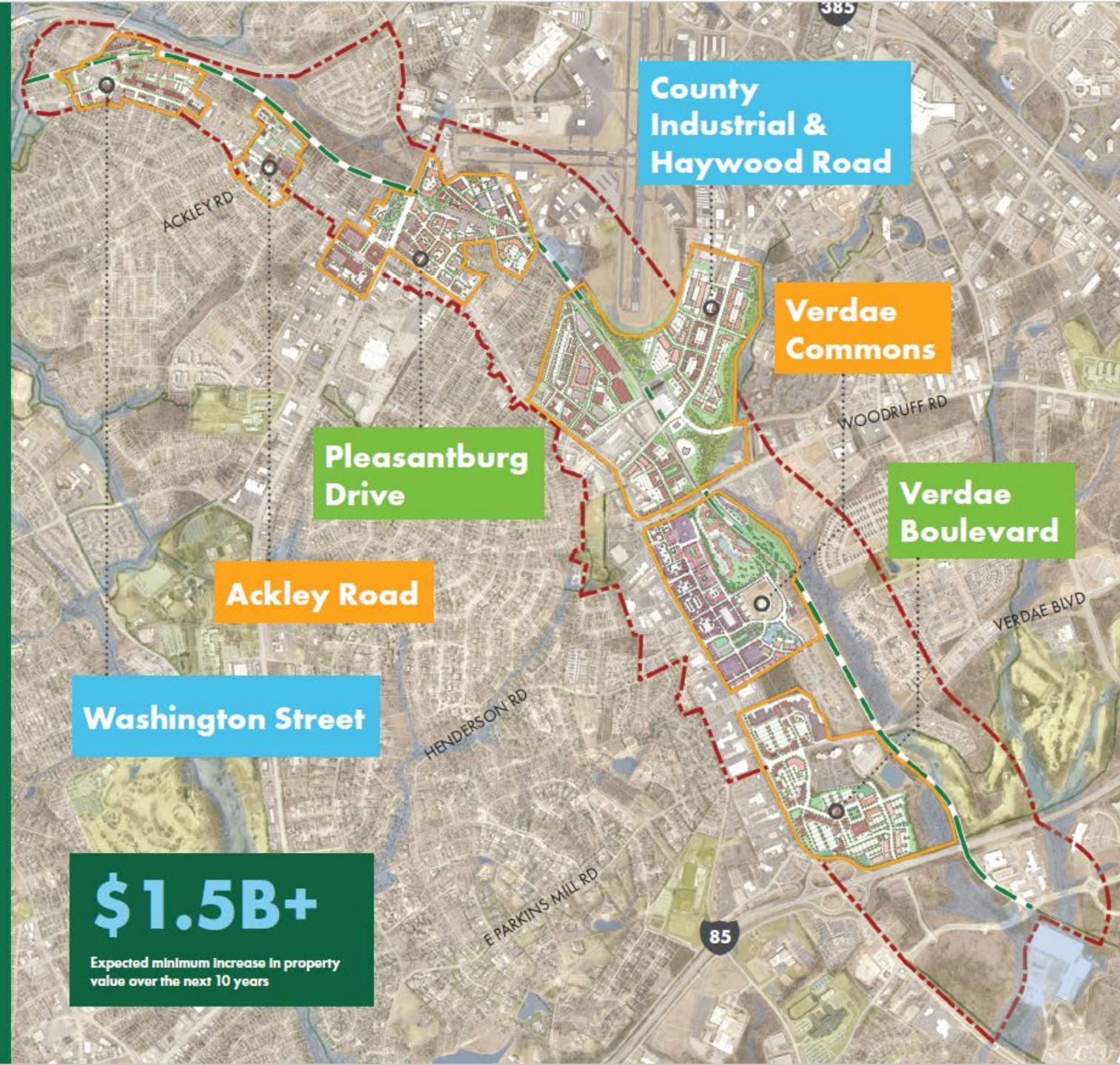


▲ The existing cross section of Laurens Road includes a narrow back-of-curb sidewalk, poorly placed utility poles and signage, and frequent driveways to create a hazardous pedestrian and cycling experience.



▲ A proposed cross section of Laurens Road with streetscape improvements. The improvements, located behind the existing curb line, include a wide sidewalk or shared-use path and a planted buffer with street trees, vegetation, and pedestrian-scaled lighting.

- Address the topographic and grading challenges
- Engage with major landowners to explore redevelopment opportunities
- Develop a public/private partnership to ensure below market-rate housing is incorporated as redevelopment occurs
- Explore open space opportunities for parks of various sizes and typologies
- Adaptively re-use/infill properties wherever possible, with a focus on industrial sites



Washington Street



Eastbound on SRT



Westbound on SRT

Pleasantburg Drive



Westbound Keith Drive
at Crigler Street



Haywood Road / Industrial



Westbound on SRT



Northbound Waite Street



Top Public Priorities Matrix



Top Public Priorities	Key Goals						Investment Level			Priority			Grant Eligible	Program/ Study/ Policy
	Fill the trail with people	Connect every nearby neighborhood to the trail	Transform Laurens Road	Build walkable density in the study area	Respect the trail as a "Main Street"	Preserve housing and economic diversity in the study area	Low Investment	Medium Investment	High Investment	High	Medium	Low		
Enhance priority crosswalks		✓	✓					✓		✓			✓	
Laurens Road streetscape improvements (Washington Street to W. Antrim Drive)		✓	✓						✓	✓			✓	
Laurens Road streetscape improvements (W. Antrim Drive to Waite Street)		✓	✓						✓		✓		✓	
Land acquisition for affordable housing				✓		✓		✓		✓			✓	✓
Elimination or reduction of parking standards for adaptive re-use/ infill	✓				✓		✓			✓				✓
Land acquisition or easements for green/ open space	✓				✓			✓		✓			✓	✓
Implement design guidelines in ordinance or overlay district	✓	✓	✓	✓	✓		✓			✓				✓
Laurens Road at Pleasantburg Drive intersection plan		✓	✓	✓			✓			✓			✓	✓
Airport Road realignment		✓	✓	✓					✓		✓		✓	

Implementation - Policy

Policy

- Adopt Design Guidelines
- Proceed with codifying these into LMO

Key Design Guideline elements

- Trail-fronting building design elements
- Block/building frontage
- Private trail connection design
- Setbacks and encroachments
- Parking location
- Ground floor engagement and entrances

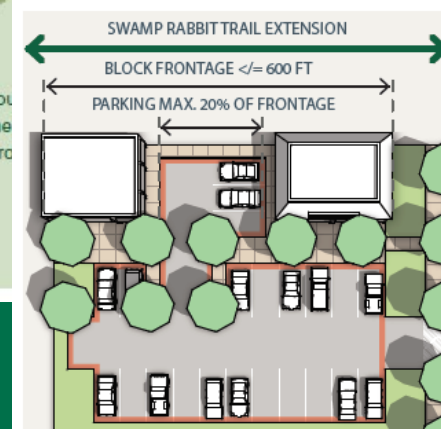
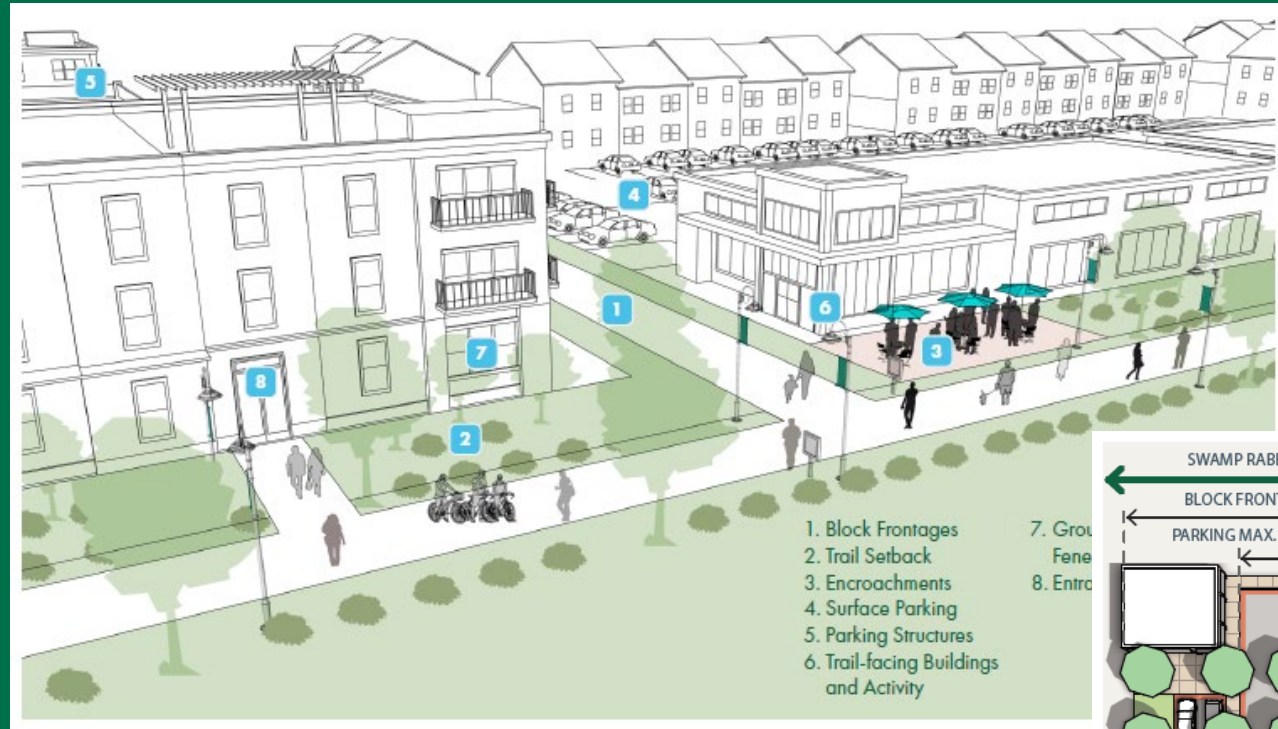


Figure 1: Block Frontages and Surface Parking

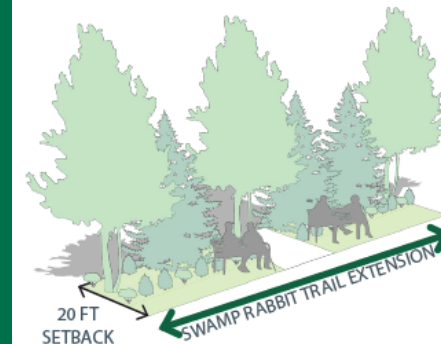
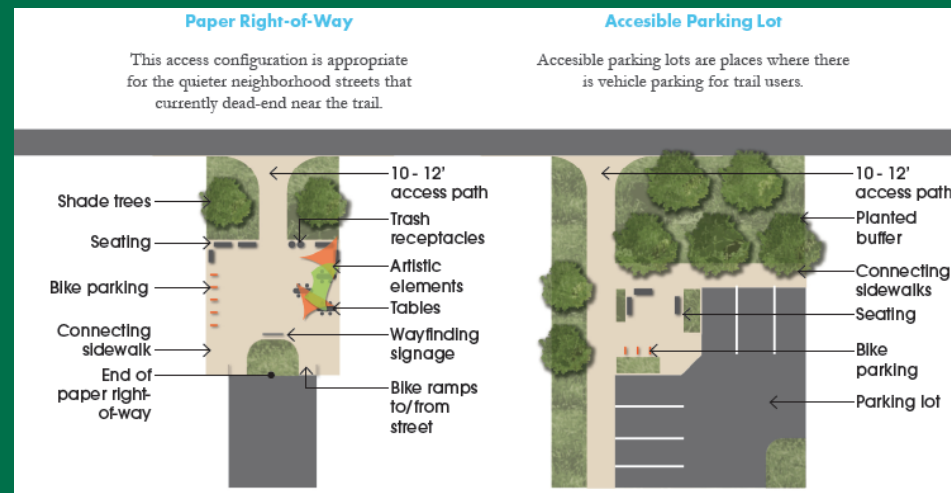
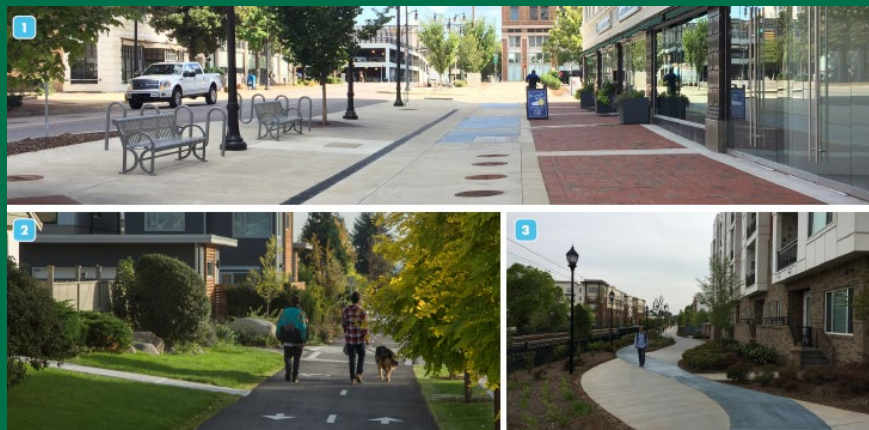


Figure 2: Trail Setback

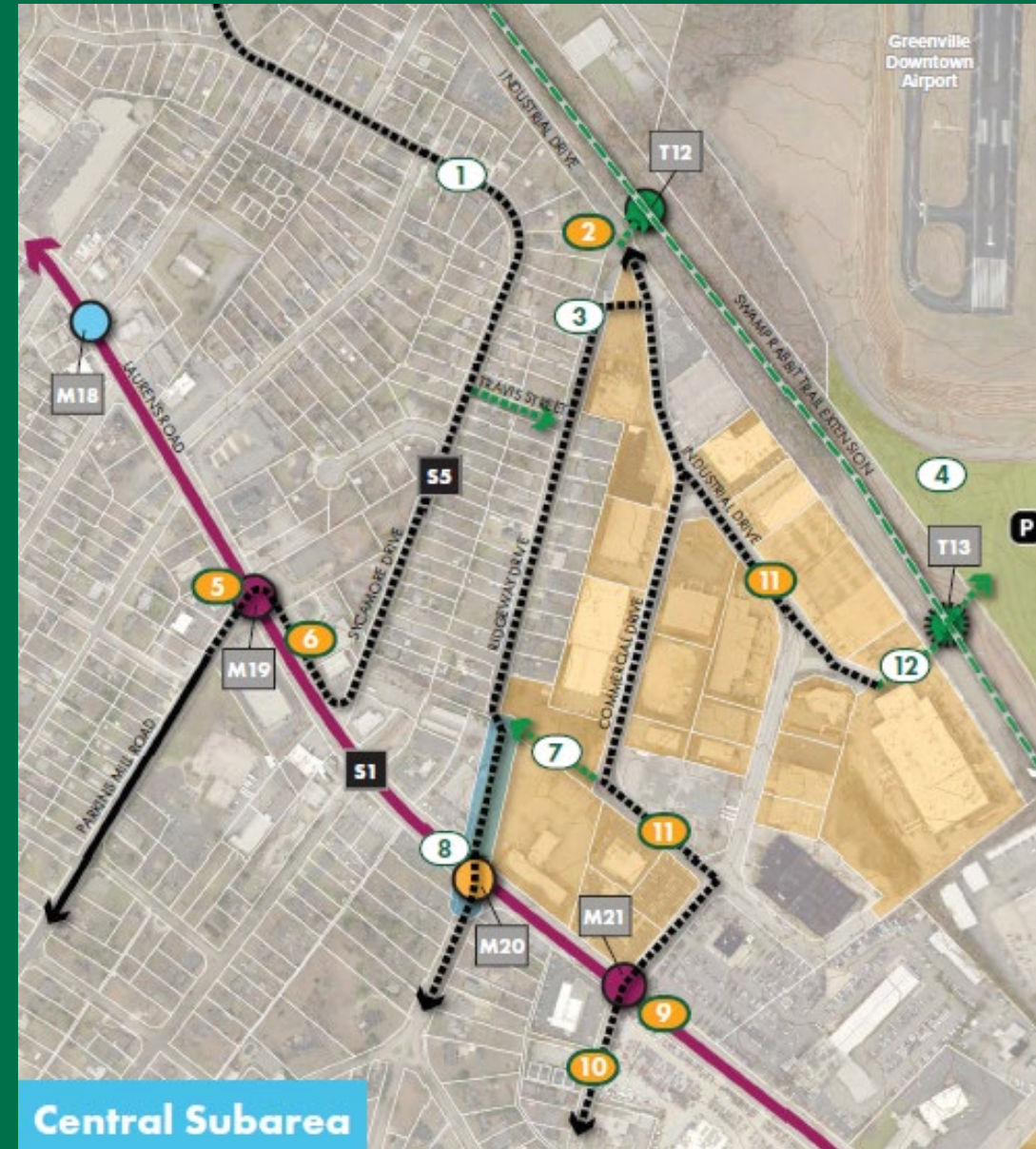


Implementation - Infrastructure

Infrastructure

- Partner with redevelopments for continued streetscape and additional intersection improvements
- High priority intersection improvements

Location	Cost	w/Mast Arm signals
Parkins Mill @ Laurens	\$250,000	\$525,000
Henderson Rd @ Laurens	\$100,000	\$375,000
E. Parkins Mill @ Laurens	\$50,000	\$350,000
Total	\$400,000	\$1.25M



Next Steps

- September – share draft with public, neighborhoods and real estate community
- September – Final Public Open House
- October – Begin Plan and Design Guidelines Adoption Process



RF Testing and Training

August 24, 2020



Background

- Antennas that support wireless cellular networks emit radio frequency (RF) emissions as part of their normal operations and technology.
- High levels of RF emissions can pose a risk to human health and safety.
- The Federal Communications Commission (FCC) has set nationwide standards for acceptable RF limits in consultation with expert non-government organizations such as the Electrical and Electronics Engineers (IEEE) and the National Council on Radiation Protection and Measurements (NCRP).
- Since 1996, the FCC has required that all wireless communications devices sold in the United States meet its minimum guidelines for safe human exposure to RF energy.
- All wireless devices sold in the US go through a formal FCC approval process to ensure that they do not exceed the maximum allowable levels when operating at the device's highest possible power level.
- If the FCC learns that a device does not confirm with the test report upon which FCC approval is based – in essence, if the device in stores is not the device the FCC approved – the FCC can withdraw its approval and pursue enforcement action against the appropriate party.
- Source: <https://www.fcc.gov/consumers/guides/wireless-devices-and-health-concerns>

Federal Law

47 U.S. Code §332(c)(7)(B)

(i) The regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government or instrumentality thereof—

(I) shall not unreasonably discriminate among providers of functionally equivalent services; and

(II) shall not prohibit or have the effect of prohibiting the provision of personal wireless services.

(iv) No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions.

Source: <https://www.law.cornell.edu/uscode/text/47/332>

Options for Greenville: RF Testing

Option 1: Outside Testing

Hire an outside contractor to independently test and measure RF emissions to ensure compliance with FCC standards

Pros:

- Third-party testing
- No risk to city personnel (may require use of city lift truck)
- Maintain existing city staffing levels; no need to purchase new equipment
- Ability to verify compliance with FCC standards
- Address public concerns

Cons:

- Cost for ongoing testing (fee structure TBD)
- No local contractors – limited options nationwide

Options for Greenville: RF Testing

Option 2: City Testing

Establish ability to perform testing by city staff. New or reclassified position in Engineering (C&I Division). Would require purchase of testing equipment and professional training.

Pros:

- City able to self-perform testing
- Position could become in-house expert on wireless facilities, reducing reliance on outside consultants
- Verify compliance with FCC standards
- Address public concerns

Cons:

- Cost of new position, if adding an employee, plus training and purchase of equipment
- Risk and liability of RF exposure without proper training
- Employee turnover

Options for Greenville: RF Testing

Option 3: No-Action Alternative

The City does not perform testing of wireless facilities and trusts that installed facilities are in compliance with federal RF standards.

Pros:

- Rely on self-certification by wireless companies
- No increased cost to city

Cons:

- Possible violation of FCC standards
- Potential safety risk of malfunctioning or unauthorized equipment installed in the city
- Ongoing public concerns

Occupational Risk

- Safety risk when working in close proximity to wireless antennas
- High levels of RF radiation can result in “thermal effects” such as heating of biological tissue and increase in body temperature, resulting in tissue damage.
- Extent of heating depends on several factors including:
 - radiation frequency
 - size, shape, and orientation of the exposed object
 - duration of exposure;
 - environmental conditions
 - efficiency of heat dissipation
- Source: <https://files.cwa-union.org/national/issues/osh/RadioFrequencyRadiationHazards.pdf>

Proposed Safety Training

- Coordinate with Risk Manager and HR for possible safety training
- Lower potential risk of workplace RF exposure (e.g. traffic signal maintenance, tree trimming, electrical inspections)
- Safety training provided by professional consultants
- Work able to be completed safely with proper training



Short-Term Rentals

City Council Work Session

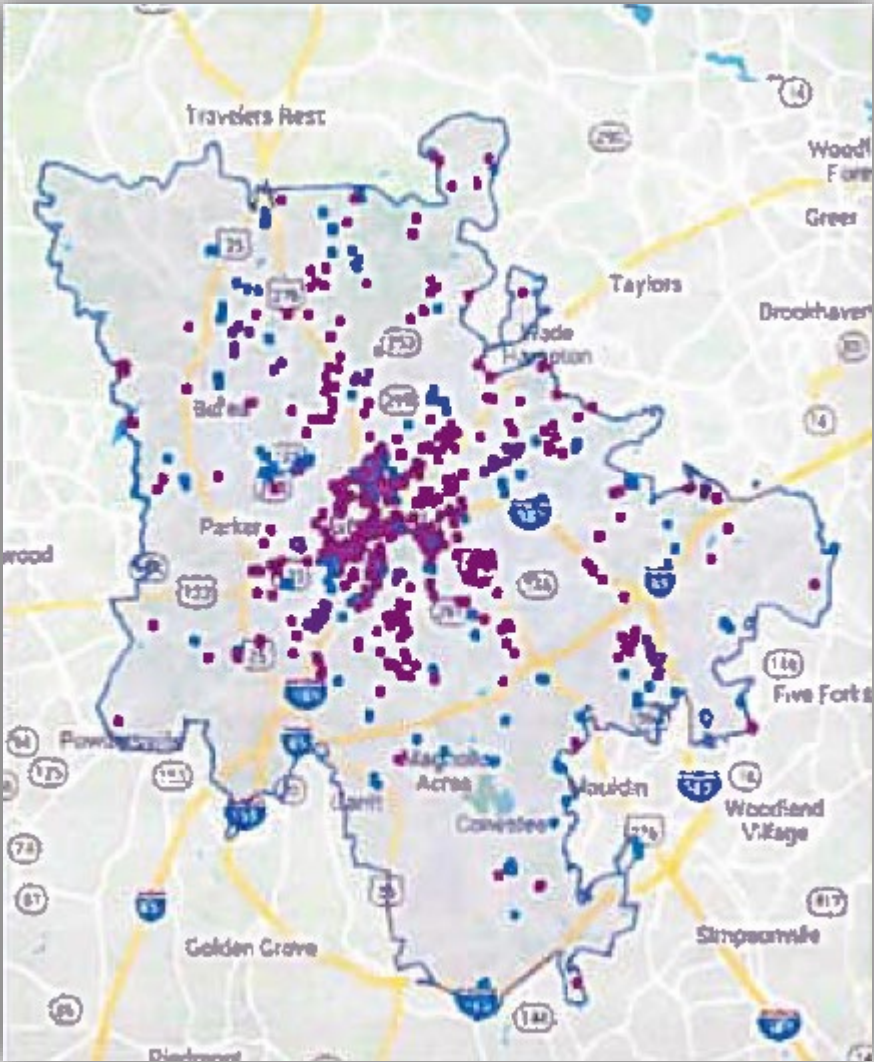
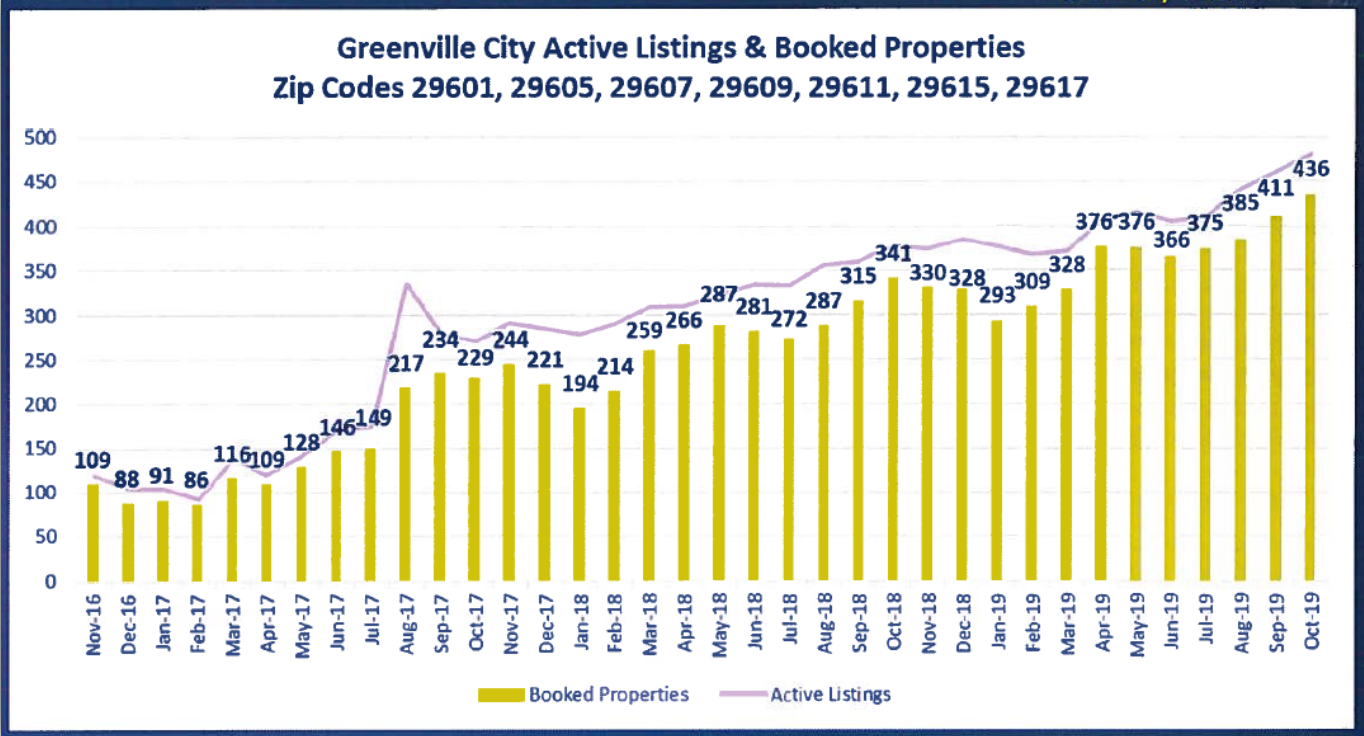
August 24, 2020

Recap of Retreat Presentation and Data

Current Situation

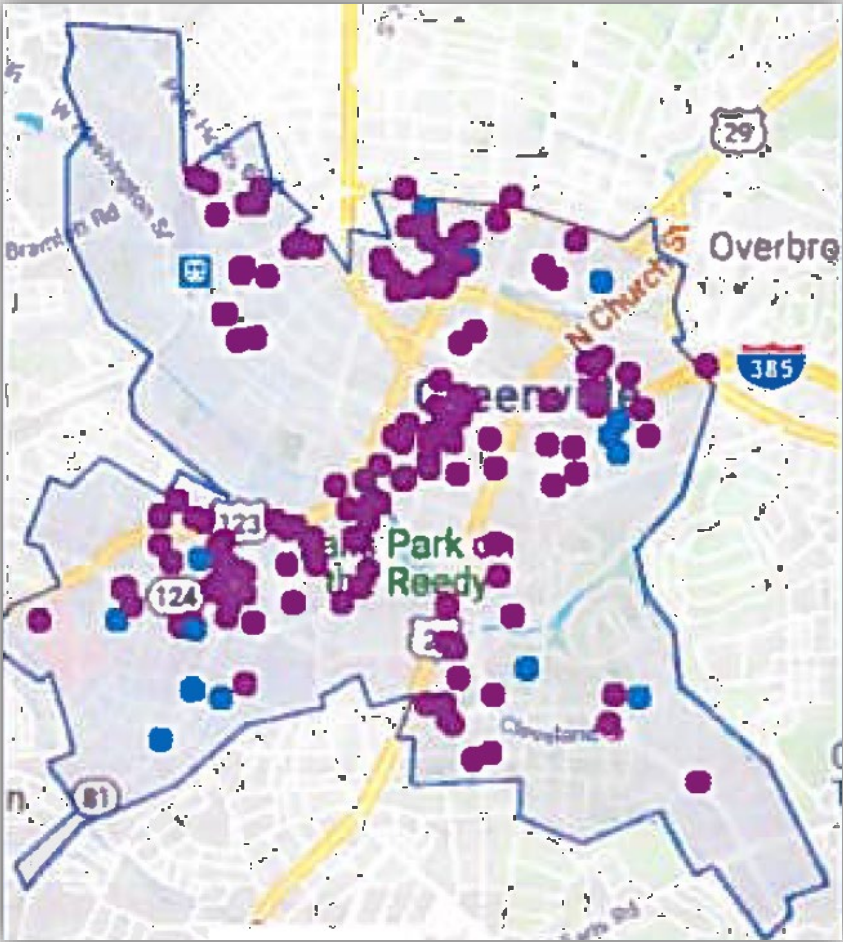
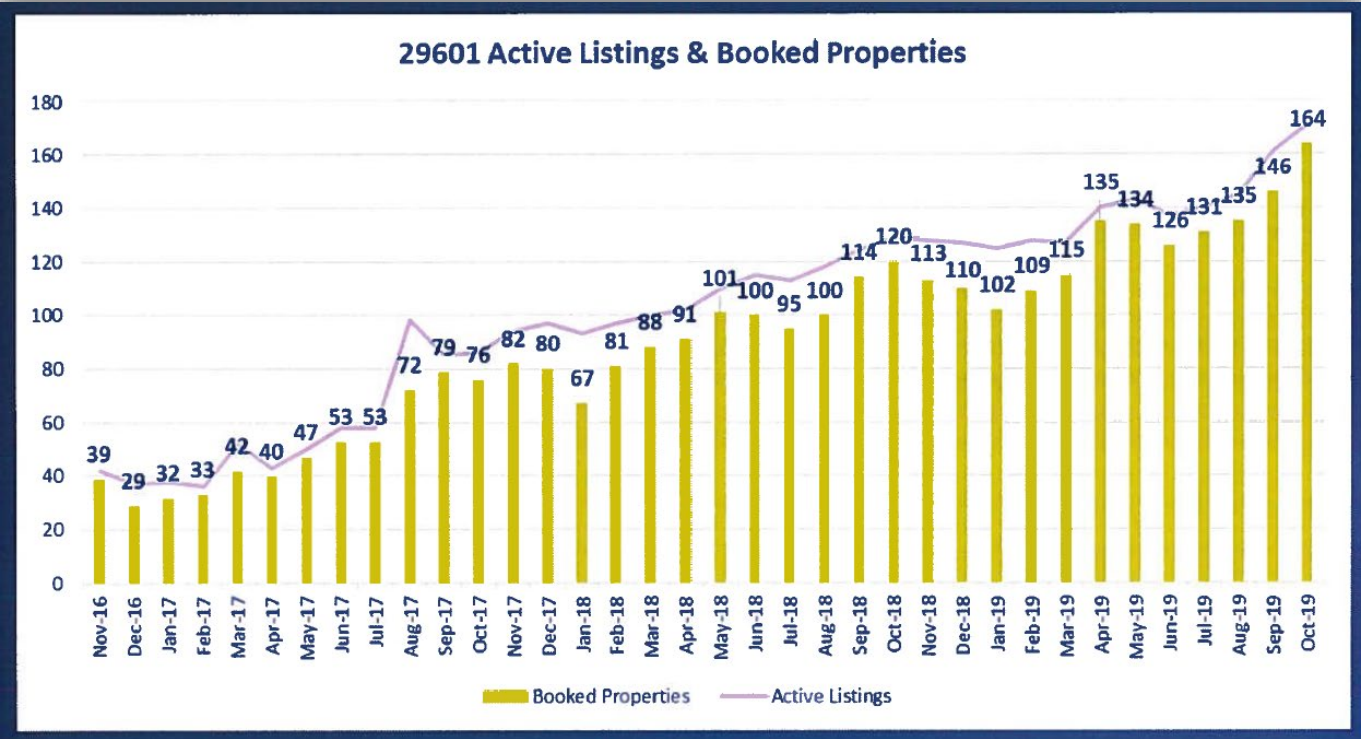
- Significant growth in hotel room inventory
 - +50% room availability growth from '14-'21
- Significant growth in short term rentals
 - +1,991% room availability growth from '14-'20
- Same # of visitors spread out across more hotel rooms & short-term rentals
- Six-month moratorium passed by City Council on May 15, 2020
 - No applications accepted for STRs or developments that include STRs in any zoning district
- Significant decrease in hotel room stays and business and leisure travel due to COVID-19.

Increase in STRs: 2016-2019



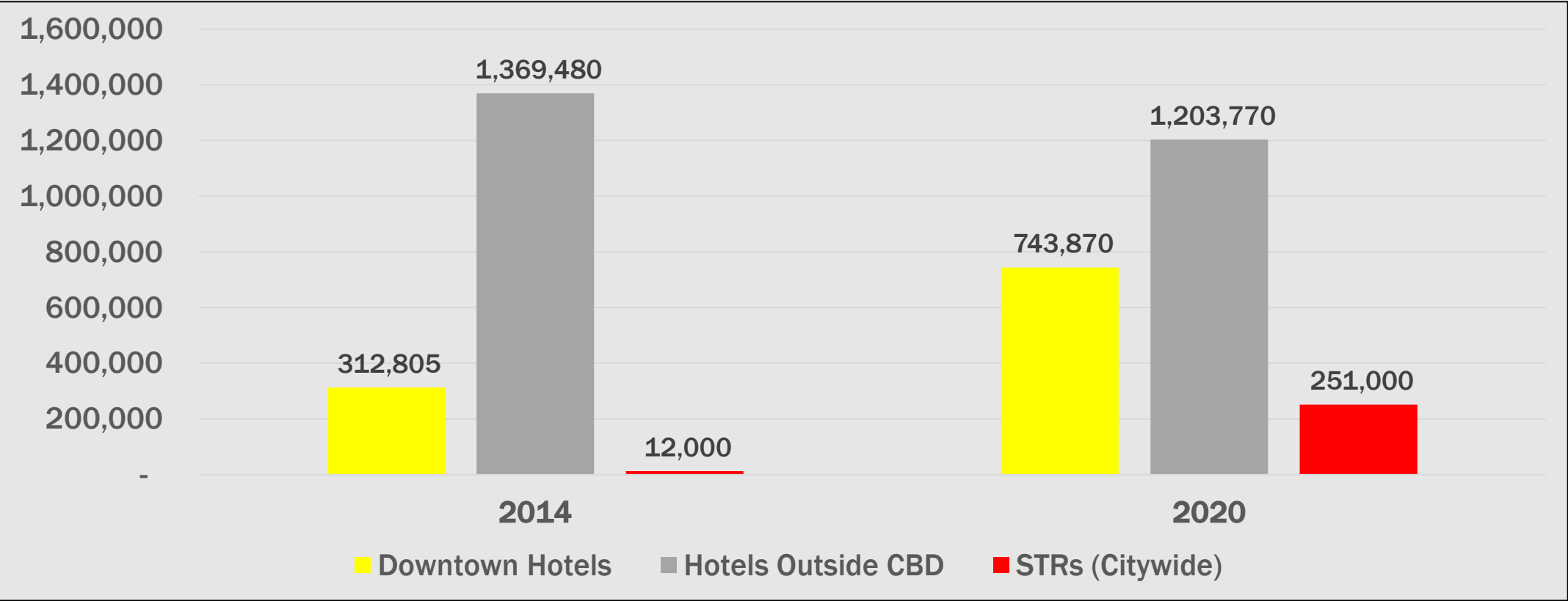
Source: AirDNA, via VisitGreenvilleSC

Increase in STRs: 2016-2019



Source: AirDNA, via VisitGreenvilleSC

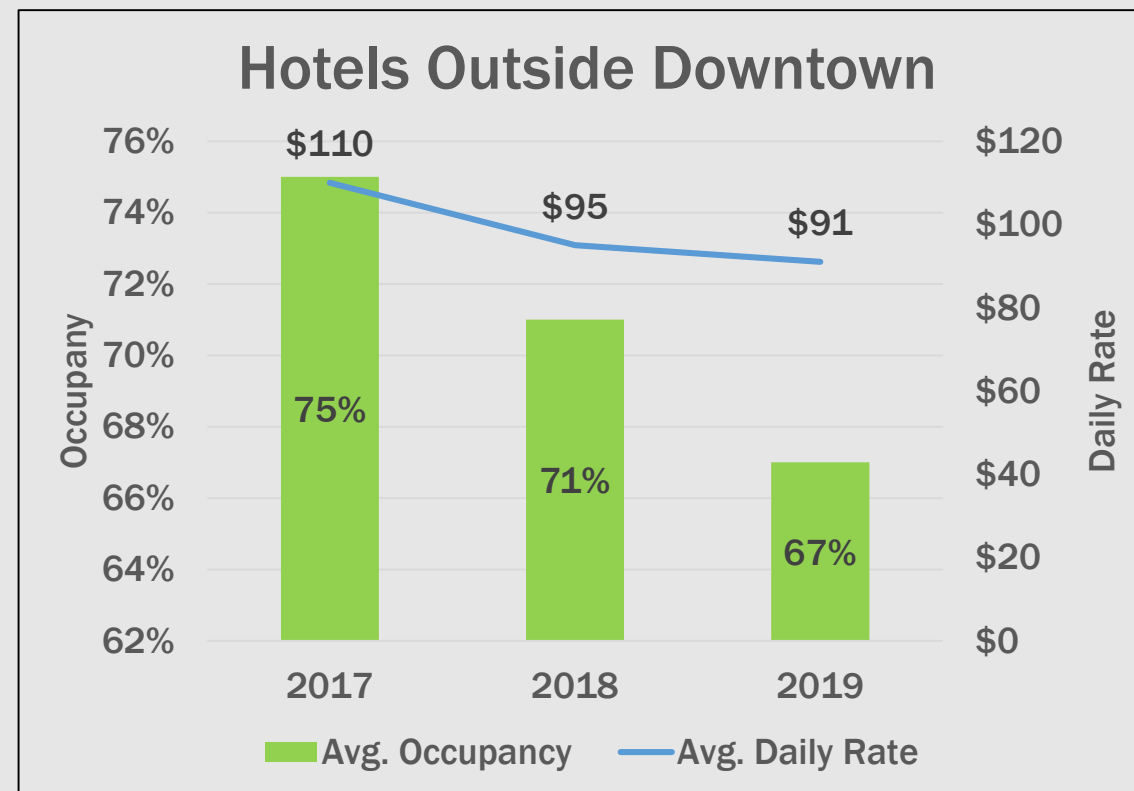
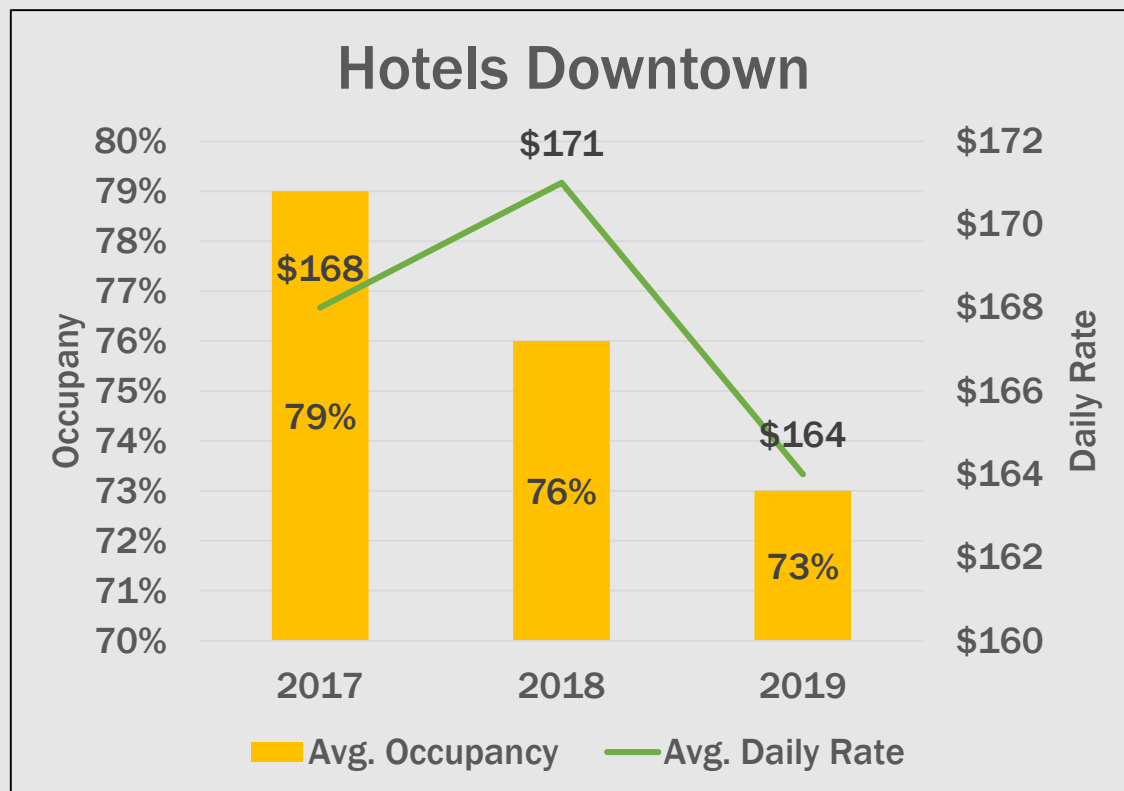
Annual Lodging Room Nights



Data provided by Visit Greenville SC



Hotel Occupancy Rates: 2017-2019



Data provided by Visit Greenville SC

City of Greenville

Accommodations Business Licenses

	Jan-Dec 2019		Jan-June 2020	
Businesses with Accommodations	Number	Taxes Collected 3% Accommodations Tax	Number	Taxes Collected 3% Accommodations Tax
Apt Sub-Lease STR	41	\$15,421.11	40	\$9,043.13
Hotels	34	\$4,022,576.84	37	\$994,463.88
Online Booking Business	10	\$389,116.02	11	\$114,176.98
Resident With STR	8	\$1,863.47	5	\$744.13
Overall - Total	93	\$4,428,977.44	93	\$1,118,428.12

STR Regulation in Other Communities

STR Regulation in Other Communities

- Researched STR regulations in Charleston, Asheville, Nashville, Jersey City, and several other communities.

Common Elements

- Property and operational requirements:
 - Owner-occupancy requirements
 - Cap on number of guests
 - Maximum length of stay of 30 days
 - Off-street parking requirements
- Application and Administrative Requirements:
 - Separate permit & approval process for short-term rentals
 - Notification letter to surrounding property owners
 - Annual permit renewal requirement; non-transferrable
 - Must receive business license and pay accommodations taxes
 - One-time or annual inspection by to ensure compliance with building and fire safety codes

Other Considerations

- Liability insurance
- City staff for processing applications and enforcement
- Third-party compliance
- Restrictions on rental of low-income housing
- Legal basis for regulation

STRs in Greenville

- 436 listings in City in October 2019
 - 164 (38%) in 29601 zip code
- Not specifically addressed under existing zoning code. Instead, regulated as “Hotel/Motel” or “Bed and Breakfast”
- Must adhere to building code classifications.
- Require business license and must pay accommodations tax.
- Permitted in residential district as bed & breakfast.
- Conversion of hotel & apartment units for STR use.



STRs in Greenville Residential Districts

Applicable Definition(s) in Greenville LMO

- **Section 19-1.11 Definitions**
 - *Bed and breakfast inn* means an owner-occupied dwelling having ten or fewer guest rooms where overnight accommodations and a morning meal are provided to transients for compensation. This use type is regulated under the “visitor accommodations” use category.

Greenville: Bed & Breakfasts in Residential Districts

Table 19-4.1-2: Table of Uses		Residential						Nonresidential							
Use Category	Use Type	R6	R9	RM 1	RM 1.5	RM 2	RM 3	OD	C1	C2	C3	C4	S1	I1	RDV
Visitor Accommodations	Bed & Breakfast Inn	S	S	S	S	S	S	P		P	P	P	P		P
	Hotel or Motel							S		S	P	P	P		P

- Permitted as a Bed & Breakfast in residential districts:
- Requires **Special Exception permit** from the Board of Zoning Appeals
 - **Neighborhood meeting required** (mailed invitations to property owners w/in 500 feet)
 - **BZA Public hearing required** (mailed public notice to all property owners within 500 feet)
 - Standard **max of 4 bedrooms** in residential districts, 10 in commercial districts
 - **Owner Occupancy Requirement:** Owner or members of owner's family must reside on the premises
 - No cooking facilities in guest rooms
 - No guest rooms in accessory structures
 - In SF residential districts, must be located on street with traffic counts greater than 2,200 AADT
 - Shall not be located within 200 feet of another B&B or group living facility
 - In general, no front-yard parking
 - Meal service (breakfast) implied by definition in LMO

Options for Greenville: Residential Districts

- **Current Approach:**

- Continue to allow as bed and breakfasts in qualifying residential districts.
- Must meet requirements including a public hearing, neighbor notification, and receiving a special exception permit from the BZA.
- Must receive business license and pay required taxes.

- **Options:**

- Add new land use category for short-term rentals with specific use-specific standards (TBD) and approval process.
- Additional information on City website.
- Third-party compliance and enforcement.

STRs in Greenville Commercial Districts

Applicable Definition(s) in Greenville LMO

- **Section 19-1.11 Definitions**

- *Bed and breakfast inn* means an owner-occupied dwelling having ten or fewer guest rooms where overnight accommodations and a morning meal are provided to transients for compensation. This use type is regulated under the “visitor accommodations” use category.
- *Dwelling, multiple-family* means a residential building containing three or more dwelling units located on a single lot. This use type is regulated under the “household living” use category.
- *Hotel or motel* means a building or group of buildings containing individual sleeping or living units designed for temporary occupancy of persons who, for compensation, are lodged with or without meals. This use type is regulated under the “visitor accommodations” use category.

Greenville: Hotels vs. Apartments in Downtown C-4 District

Table 19-4.1-2: Table of Uses		Residential						Nonresidential							
Use Category	Use Type	R6	R9	RM 1	RM 1.5	RM 2	RM 3	OD	C1	C2	C3	C4	S1	I1	RDV
Visitor Accommodations	Bed & Breakfast Inn	S	S	S	S	S	S	P		P	P	P	P		P
	Hotel or Motel							S		S	P	P	P		P
Household Living	Multiple Family Dwelling			P	P	P	P	P	P	P	P	P	P		P
	High-Rise Multiple Family Dwelling						P	P		P	P	P	P		P

- Both require a **Certificate of Appropriateness** from the Design Review Board
- **DRB Public hearing required** for both (mailed public notice to all property owners within 500 feet)
- **No height maximum or limit on # of rooms** in C-4 for either building type
- Parking reviewed on a per-project basis (*on-site parking not required in C-4*)
- Both must comply with Downtown Design Guidelines
- Apartment projects must additionally comply with multifamily standards in LMO
- No formal zoning approval required to convert from condo/apartment to hotel use in C-4 district.

Building Code Differences in Hotels vs. Apartments

- Due to transient populations, hotels have higher building code standards than apartments.
- Residential Group R-1 standards are for structures housing “transient” populations less than 30 days, such as hotels and motels.
- Residential Group R-2 standards are for structures with occupants staying longer than 30 days, such as apartments.
- Building code classification is based on the “primary” use. The City of Greenville currently applies a 50% rule. Once 50% of the units in an R-2 building have been converted to hotel units (STR), the entire building must be upgraded to R-1 standards.
- Converting from R-2 to R-1 requires an architect to complete a code analysis. Depending on the results, modifications may be required in areas of accessibility, signage, fire code, etc.

Options for Greenville: Commercial Districts

- **Current approach:**
 - Permitted by right in most commercial districts as a hotel or motel
 - No special zoning approvals or permissions required to convert from apartment to hotel, since both are permitted by right in most commercial districts.
 - Continue to regulate through the building code (which requires possible upgrades from R-2 to R-1 residential building type upon reaching 50% transient population).
 - Must receive business license and pay required taxes.
- **Options:**
 - Add new land use category for short-term rentals with use-specific standards (TBD) and approval process.
 - Establish legal basis to disallow short-term rentals while still allowing hotels in commercial districts.
 - Preservation of Affordable Housing (Charleston basis)
 - Protection of apartment communities from transient guests
 - Owner-occupancy requirement.
 - Additional parking requirements.
 - Additional information on City website.
 - Third-party compliance and enforcement.

Discussion & Next Steps

Discussion & Next Steps

- Receive feedback and direction from Council
 - Allow STRs in residential districts?
 - Requirements for STRs in commercial districts?
 - Continue to regulate as bed & breakfast, hotel, and motel, or add new Short-Term Rental land use category?
- Explore options for third-party enforcement and compliance
- If required, write LMO amendments and present to Planning Commission for a public hearing and recommendation
- Final council meeting before current moratorium expires is on November 9, 2020