



**Planning Staff Report to  
Greenville Planning Commission  
January 11, 2018  
for the January 17, 2018 Public Hearing**

---

**Docket Number:** Z-30-2018  
**Applicant:** CITY OF GREENVILLE  
**Proposal:** TEXT AMENDMENT TO REMOVE TEXT ALLOWING MIXED-USE EXEMPTIONS IN RDV ZONE  
**Staff Recommendation:** APPROVE  
**PROPOSED ORDINANCE TEXT AMENDMENT**

---

Strikethrough text to be deleted:

19-3.2.2. *Establishment of zoning districts and specific purposes.*

(O) *RDV: Redevelopment district.*

(1) *Purpose. The intent of the redevelopment district (RDV) is to promote appropriate investment and development in areas that are depressed or underdeveloped. The new development is intended to enhance and support adjacent communities by providing housing and job opportunities as well as convenient access to necessary goods and services. The new development should improve the quality of life for all who live, work, or shop in the area. The RDV is intended to create a gathering place for adjacent neighborhoods, upgrade and improve the physical, social, and economic character of the area and to promote mixed-use developments.*

(2) *Parking and loading requirements/allowances. On street parking directly adjacent to a proposed development may be counted toward the minimum parking requirements of that development.*

~~(3) *Mixed-use exemptions. Mixed-use developments in which at least 30 percent of the total gross floor area is devoted to residential uses shall be exempt from all buffer requirements and the minimum parking requirements.*~~

**Staff Analysis**

---

The proposed amendment to the Land Management Ordinance would modify Section 19-3.2.2, *Establishment of zoning districts and specific purposes*. Specifically, the amendment would remove subsection (O) *RDV: Redevelopment district*, (3) *Mixed use exemptions*.

The amendment would remove exemptions for mixed-use developments in the RDV zoning district. Currently, mixed-use developments, where 30 percent or more of the total square footage is devoted to residential uses, are exempt from all the minimum parking and buffering requirements otherwise required by the Land Management Ordinance. Staff believes this subsection's purpose has evolved from an incentive for redevelopment into a loophole to avoid meeting the city's parking and buffering requirements. The exemption promotes inconsistent development practices within RDV zones and exacerbates parking problems in areas of Greenville already experiencing parking shortages. Removing the exemption will reduce parking spillover on nearby residential streets and help reduce the impacts to existing neighborhoods from new commercial development and mixed-use development.

7-30-2018

Application # <u>(TXT 18-1039)</u>	Fees Paid _____
Date Received: _____	Accepted by _____
Date deemed complete _____	App Deny Conditions _____



## APPLICATION FOR ORDINANCE TEXT AMENDMENT CITY OF GREENVILLE, SOUTH CAROLINA

### APPLICANT INFORMATION

CITY OF GREENVILLE  
 NAME  
206 SOUTH MAIN STREET  
 ADDRESS  
GREENVILLE, SC 29601  
864-467-4476  
 PHONE

PLANNING@GREENVILLESC.GOV  
 EMAIL  
[Signature]  
 SIGNED  
12/12/18  
 DATE

### REQUEST

19-3.2.2 - (0)  
 PERTINENT CODE SECTION(S)

NARRATIVE DESCRIPTION/PROPOSED REVISION(S):

REMOVAL OF SUB-SECTION (0), (3): MIXED USE EXEMPTIONS  
SEE STAFF REPORT FOR ADDITIONAL INFORMATION

### INSTRUCTIONS

1. THE APPLICATION AND FEE, MADE PAYABLE TO THE CITY OF GREENVILLE, MUST BE RECEIVED BY THE PLANNING AND DEVELOPMENT OFFICE NO LATER THAN 5:00 PM OF THE DATE REFLECTED ON THE ATTACHED SCHEDULE.
2. THE APPLICANT MUST RESPOND TO THE "STANDARDS" QUESTIONS ON PAGE 2 OF THIS APPLICATION (YOU MUST ANSWER "WHY" YOU BELIEVE THE APPLICATION MEETS THE TESTS FOR GRANTING A TEXT AMENDMENT). SEE ALSO SECTION 19-2.3.2, AMENDMENTS TO TEXT AND ZONING DISTRICT MAP, FOR ADDITIONAL INFORMATION. YOU MAY ATTACH A SEPARATE SHEET ADDRESSING THESE QUESTIONS.
3. YOU MUST ATTACH THE REQUIRED APPLICATION FEE: \$ 100.00.
4. THE ADMINISTRATOR WILL REVIEW THE APPLICATION FOR "SUFFICIENCY" PURSUANT TO SECTION 19-2.2.6, DETERMINATION OF SUFFICIENCY, PRIOR TO PLACING THE APPLICATION ON THE PLANNING COMMISSION AGENDA. IF THE APPLICATION IS DETERMINED TO BE "INSUFFICIENT", THE ADMINISTRATOR WILL CONTACT THE APPLICANT TO REQUEST THAT THE APPLICANT RESOLVE THE DEFICIENCIES. YOU ARE ENCOURAGED TO SCHEDULE AN APPLICATION CONFERENCE WITH A PLANNER, WHO WILL REVIEW YOUR APPLICATION FOR "SUFFICIENCY" AT THE TIME IT IS SUBMITTED. CALL (864) 467-4476 TO SCHEDULE AN APPOINTMENT.

**APPLICANT RESPONSE TO SECTION 19-2.3.2(E)(1), AMENDMENTS TO TEXT**  
**(YOU MAY ATTACH A SEPARATE SHEET)**

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

---

---

---

2. DESCRIBE THE WAYS IN WHICH THE PROPOSAL IS CONSISTENT WITH THE PROVISIONS OF THE ORDINANCE AND RELATED CITY REGULATIONS.

---

---

---

3. DESCRIBE THE CONDITIONS THAT HAVE CHANGED FROM THE CONDITIONS PREVAILING AT THE TIME THAT THE ORIGINAL TEXT WAS ADOPTED.

---

---

---

4. DESCRIBE THE WAYS IN WHICH THE PROPOSAL ADDRESSES A DEMONSTRATED COMMUNITY NEED.

---

---

---

5. DESCRIBE THE WAYS IN WHICH THE PROPOSAL IS CONSISTENT WITH THE PURPOSE AND INTENT OF THE ZONING DISTRICTS IN THE ORDINANCE, WILL PROMOTE COMPATIBILITY AMONG USES, AND WILL PROMOTE EFFICIENT AND RESPONSIBLE DEVELOPMENT WITHIN THE CITY.

---

---

---

6. DESCRIBE THE WAYS IN WHICH THE PROPOSAL PROMOTES A LOGICAL AND ORDERLY DEVELOPMENT PATTERN.

---

---

---

7. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT WILL RESULT IN BENEFICIAL IMPACTS ON THE NATURAL ENVIRONMENT AND ITS ECOLOGY, INCLUDING BUT NOT LIMITED TO: WATER; AIR; NOISE; STORMWATER MANAGEMENT; WILDLIFE; VEGETATION; AND, WETLANDS.

---

---

---

8. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT WILL RESULT IN DEVELOPMENT THAT IS ADEQUATELY SERVED BY PUBLIC FACILITIES AND SERVICES (ROADS, POTABLE WATER, SEWERAGE, SCHOOLS, PARKS, POLICE, FIRE, AND EMERGENCY FACILITIES).

---

---

---

**Docket Number:** Z-30-2018  
**Applicant:** CITY OF GREENVILLE  
**Proposal:** TEXT AMENDMENT TO REMOVE PARKING AND BUFFERING EXEMPTIONS  
FOR MIXED-USE DEVELOPMENTS IN RDV ZONING DISTRICT

**Purpose:**

The proposed amendment to the Land Management Ordinance would modify Section: 19-3.2.2, *Establishment of zoning districts and specific purposes*. Specifically, the amendment would remove subsection (O) RDV: *Redevelopment district, (3) Mixed use exemptions*.

The amendment would remove certain exemptions for mixed-use developments in the RDV zoning district. Currently, mixed-use developments where 30 percent or more of the total square footage is devoted to residential uses are exempt from the minimum parking and buffering requirements of the Land Management Ordinance. Staff believes this subsection's purpose has evolved from an incentive for redevelopment into a loophole to avoid meeting the city's parking and buffering requirements. The exemption promotes inconsistent development practices within RDV zones and exacerbates parking problems in areas of Greenville already experiencing parking shortages. Removing the exemption will reduce parking spillover on nearby residential streets and help reduce the impacts to existing neighborhoods from new commercial development.

**PROPOSED ORDINANCE TEXT AMENDMENT**

---

*Strikethrough text to be deleted:*

19-3.2.2. *Establishment of zoning districts and specific purposes.*

(O) *RDV: Redevelopment district.*

(1) *Purpose. The intent of the redevelopment district (RDV) is to promote appropriate investment and development in areas that are depressed or underdeveloped. The new development is intended to enhance and support adjacent communities by providing housing and job opportunities as well as convenient access to necessary goods and services. The new development should improve the quality of life for all who live, work, or shop in the area. The RDV is intended to create a gathering place for adjacent neighborhoods, upgrade and improve the physical, social, and economic character of the area and to promote mixed-use developments.*

(2) *Parking and loading requirements/allowances. On street parking directly adjacent to a proposed development may be counted toward the minimum parking requirements of that development.*

~~(3) *Mixed-use exemptions. Mixed-use developments in which at least 30 percent of the total gross floor area is devoted to residential uses shall be exempt from all buffer requirements and the minimum parking requirements.*~~