



**Planning Staff Report to
Greenville Planning Commission
March 10, 2020**
for the March 19, 2020 Public Hearing

Docket Number: Z-22-2019
Applicant: City of Greenville
Proposal: **TEXT AMENDMENT** to **MODIFY** Section 19-3.2.2(Q), NRO: Neighborhood Revitalization Overlay District, and **ADD** new Section 19-6.12, Design Standards for Neighborhood Revitalization Overlay District.
Staff Recommendation: **Recommend Approval to City Council**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 2-372 *Function, Powers, and Duties of the Planning Commission*
Sec. 19-3.2.2(Q) *Neighborhood Revitalization Overlay District*

Background

Application was deferred at the February 20, 2020 Regular Planning Commission meeting and referred to two members of the commission to meet with city staff to discuss concerns and address questions. Staff met with Commission members Catherine Smith and Jonathan Pait on March 1, 2020. Revisions to the proposed text amendment include modifications to applicability of the requirements, specific dimensional requirements, and creating consistency with infill requirements.

Planning and Community Development staff worked with four neighborhoods that are designated as Neighborhood Revitalization Overlay districts in order to update the design guidelines for those particular neighborhood districts. The four neighborhood districts include West End, Greater Sullivan, Green Avenue and Nicholatown.

Currently, there is a discrepancy between the Land Management Ordinance and the neighborhood district plans in how to enforce these design guidelines. Under Sec. 19-3.2.2(Q), *Neighborhood Revitalization Overlay District*, regulations within the neighborhood district plans shall apply to those lands that are located within one of the designated neighborhood revitalization overlay district; however, the neighborhood district plans are written in a voluntary manner.

Public Involvement

City staff has conducted numerous public involvement workshops and neighborhood meetings to obtain public input and feedback about the proposed changes. Below is a summary of those events.

- Nicholatown Neighborhood Executive Board Presentation-August 19, 2019
- Nicholatown Neighborhood Assoc. Presentation-August 22, 2019
- Greater Sullivan Neighborhood Meeting Presentation-September 10, 2019
- Sterling Neighborhood Assoc. Meeting Presentation-September 12, 2019
- Public Meeting- Log Cabin, McPherson Park-Tuesday, September 24, 2019
- West End Neighborhood Assoc. Presentation-October 1, 2019
- West Greenville Neighborhood Assoc. Presentation-October 8, 2019
- City Council Work Session-January 13, 2020

Staff Analysis:

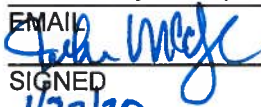
The City of Greenville desires to adopt and implement revised design guidelines for these neighborhoods based on community input. This text amendment proposal streamlines the neighborhood district guidelines into one document and incorporates it into the Land Management Ordinance. Adopting these elements into the Land Management Ordinance designates them as design standards, rather than design guidelines, and become enforceable through the administration of the Land Management Ordinance.

Application # 2-22-2019 Fees Paid
Date Received: Accepted by
Date deemed complete App Deny Conditions



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

APPLICANT INFORMATION

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	DATE

REQUEST

19-3.2.2 (Q) and 19-6.12
PERTINENT CODE SECTION(S)

NARRATIVE DESCRIPTION/PROPOSED REVISION(S):

Planning and Community Development staff have been working with the four neighborhoods that are designated as Neighborhood Revitalization Overlay districts to update the design guidelines for their districts. Currently, the guidelines for each district are written as optional, even though they are enforceable based on the text of the ordinance. This proposals streamlines the guidelines into one document, incorporates them into the Land Management Ordinance and designates them as design standards.

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.

The 2009 Comprehensive Plan supports neighborhood design guidelines, pointing out that with infill development, "it will become important to address the character of existing neighborhoods and supply citizens with guidelines and tools to help preserve the character of existing and historic neighborhoods. "

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

19-3.2.2 (Q) establishes the Neighborhood Revitalization Overlay Districts "to enhance the compatibility of new development with design guidelines established for each neighborhood master plan approved by city council"

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

Even though the guidelines are enforceable, many are written as suggestions. As staff has been enforcing guidelines with building permits submitted, we recognize the need for more written design standards that will be incorporated in the Land Management Ordinance.

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

Many of our Special Emphasis Neighborhoods are concerned about the impact of infill development in their neighborhoods. This proposal is intended to strengthen the guidelines as standards that are clearly and easily enforceable.

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.

The purpose of the Neighborhood Revitalization Overlay is " to enhance the compatibility of new development." The proposal will ensure that new development is compatible with the surrounding neighborhoods.

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

The design standards are intended to create compatible development between existing neighborhoods and new infill development. This proposal strengthens the standards to better ensure compatibility.

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.

This proposal addresses site and architectural compatibility with existing neighborhoods. It will likely not have an impact on the natural environment.

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).

This proposal is related to infill development in existing neighborhoods, where public facilities and services should be adequate for new development.

19-3.2.2 (Q) *NRO: Neighborhood revitalization overlay district.*

- (1) *Purpose.* The purpose of the neighborhood revitalization overlay district (NRO) is to enhance the compatibility of new development with design ~~guidelines~~standards established for each neighborhood master plan approved by city council. Providing for compatible development in NRO districts increases the opportunity for public, nonprofit, and private funds to be invested in these areas and eliminates or reduces the need for continual re-investment of time and funds to maintain or improve the neighborhood's quality of life.
- (2) *Location and applicability.* NRO districts are overlaid upon lands in the city having a base zoning district designation (see subsection 19-3.1.2). The boundaries of the various districts are reflected upon a map to be used in conjunction with the official zoning map; the regulations that apply to the districts, in addition to the underlying zoning district regulations, are contained within the NRO master plans approved by the city council.
- (3) *District-specific development standards.*

~~(a) — Compliance with approved design guidelines. No permit for any new construction or expansion of existing structures that results in an increase in building footprint area of 50 percent or more on property within the NRO district may be issued until the administrator determines that the proposal complies with the design guidelines established for the NRO in which the property is located.~~

~~(b) — Design guidelines. Each NRO master plan shall identify the design criteria to be applied to all new construction and expansion of existing structures.~~

The design standards of section 19-6.12 shall apply to the following developments located within an NRO District:

(A) New lots created by summary plat or major subdivision (subsection 19-2.3.13).

(B) Construction of a new single-family attached or detached dwelling, duplex dwelling, or garage/carport.

(C) Addition of an attached garage/carport.

(D) Installation and/or expansion of a driveway.

(E) Renovations/additions to a dwelling whose construction value exceeds 50 percent of the fair market value of the property as reflected on the Greenville County Tax Assessor's role. Renovations/additions phased over a five-year period shall be combined to determine applicability of the percent threshold criteria. Renovations/additions which do not alter the site are exempt, but are calculated in the five-year phased period above.

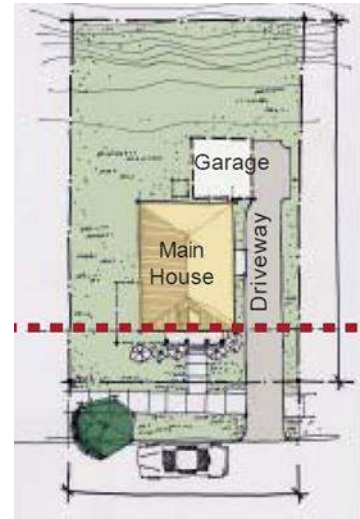
(F) Additions that increase the principle building footprint square footage by more than 40 percent. Additions phased over a five-year period shall be combined to determine the applicability of the percent threshold criteria.

Sec. 19-6.12. – Design Standards for Neighborhood Revitalization Overlay Districts.

(A) Single Family Detached and Duplex Dwellings. New housing should be compatible with the existing fabric of the community and promote a walkable environment.

(1) Lot Width-40 feet minimum

(2) Driveways: Shall at no point be wider than 10 feet (except in rear yard or connecting to an alley) and shall only be located to the side and/or rear of a house. Parking in a front yard may be allowed by Zoning Administrator when conditions exist that do not allow access to the side or rear yard (i.e. topography, limited space between an existing house and lot line (an area less than ten feet wide). Backup space in a front yard may be allowed by Zoning Administrator when access to an adjacent street may be difficult due to traffic patterns on the street. The administrator shall determine that the design and landscaping of the parking and or backup space ensures adequate stormwater mitigation and protection of the character of the block.



(3) Walkways: All houses shall have a sidewalk between 3 and 5 feet wide that connects the front porch to the public sidewalk, or the front porch to the driveway if no public sidewalk exists.

(4) Retaining Walls: Must be faced in stone, brick, or stucco, if visible from the public street.

(5) Foundation: Slab foundations shall be elevated a minimum of 16 inches above finished grade on all elevations and shall consist of brick/stone. Crawlspace foundations shall consist of brick/stone veneer at a minimum height of 16 inches above finished grade on all elevations (Zoning Administrator may make exceptions considered for accessibility requirements).



(6) Building Height: 30 feet maximum, as defined in section 19-5.2.9(A).

(7) Roof: Shall be gable or hipped with pitch between 3/12 and 14/12.

(8) Eave Overhang: 12 inch minimum.

(9) Chimneys: Must be faced in stone or brick.

(10) Attached or Detached Garages: Must be located behind the back wall of the primary structure.

(11) Accessory Structures: See Section 19-4.4.

(12) Front Porches: Must have a front porch at least 6 foot minimum depth and 8 foot minimum width from edge of wall to edge of porch. Porches shall not be enclosed and have at least two columns with a minimum 6 inch nominal diameter each.



(13) Exterior Walls: No concrete block masonry or metal panel is permitted. Stucco may be used as an accent.

(14) Trim Details: 4 inch nominal width minimum for siding or 2 inch minimum for brick masonry trim shall be used at windows, doors, corners, cornices, eaves, rakes, and fascias.

(15) Fenestration (Doors and Windows): 25% minimum of the front façade shall be fenestrated and 10% minimum of each of the side and rear façades shall be fenestrated.

(B) Single-Family Attached- New single-family attached housing should be compatible with the existing fabric of the community and promote a walkable environment.

(1) Driveways: All driveways/parking areas shall be located to the side and/or rear of a unit. No front yard parking locations are permitted. Parking in a front yard may be allowed by Zoning Administrator when conditions exist that do not allow access to the side or rear yard (i.e. topography, limited space between an existing house and lot line (an area less than ten feet wide). Backup space in a front yard may be allowed by Zoning Administrator when access to an adjacent street may be difficult due to traffic patterns on the street. The administrator shall determine that the design and landscaping of the parking and or backup space ensures adequate stormwater mitigation and protection of the character of the block.

(2) Shared Alleys: All attached developments shall be required to share a rear parking access through the use of a shared alley. To the extent possible, alleys shall be accessed via the side of the block. Where not possible (i.e., infill development in block interiors), alleys shall be accessed via the primary street but shall have no more than 2 curb cuts.

(3) Walkways: Each individual unit shall have a sidewalk between 3 and 5 feet wide that connects the front porch to the public sidewalk (no shared walkway).

(4) Retaining Walls: Must be faced in stone, brick, or stucco, if visible from the public street.

(5) Foundation: Slab foundations shall be elevated a minimum of 16 inches above finished grade on all elevations and shall consist of brick/stone veneer . Crawlspace foundations shall consist of brick/stone veneer at a minimum height of 16 inches above finished grade on all elevations (Zoning Administrator may make exceptions considered for accessibility requirements).

(6) Building Height: 30 feet maximum, as defined in section 19-5.2.9(A).

(7) Roof: Shall be gable or hipped with pitch between 3/12 and 14/12.

(8) Eave Overhang: 12 inch minimum.

(9) Roof Massing: All dwelling units shall have at least one gable or dormer facing the public street. Roof massing should be used to delineate each unit from one another.

(10) Chimneys: Must be faced in stone or brick

(11) Garages: Shall be provided only along the rear of the main dwelling structure and shall be accessed via a shared alley (no front-facing garages).

(12) Accessory Structures: See Section 19-4.4.

(13) Porches: Each dwelling unit shall have a front porch at least 6 foot minimum depth and 8 foot minimum width from edge of wall to edge of porch. Porches shall not be enclosed and have at least two columns with a minimum 6 inch nominal diameter each.

(14) Doors: Each dwelling unit shall have a front door that faces the public street.

(15) Exterior Walls: No concrete block masonry or metal panel is permitted. Stucco may be used as an accent.

(16) Trim Details: 4 inch nominal width minimum for siding or 2 inch minimum for brick masonry trim shall be used at windows, doors, corners, cornices, eaves, rakes, and fascias.

(17) Fenestration: 25% minimum of the front façade and 10% minimum of the rear façade shall be fenestrated. On end units only, 10% minimum of the side façade shall be fenestrated.

