



**Planning Staff Report to  
Greenville Planning Commission  
July 8, 2020**  
*for the July 16, 2020 Public Hearing*

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**Docket Number:** Z-3-2020  
**Applicant:** City of Greenville  
**Proposal:** **TEXT AMENDMENT** to **MODIFY** Section(s) 19-3.2.2(F) and 19-5.1 Table of Dimensional Standards related to the maximum density requirements for the RM-3 zoning designation  
**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(F) District Descriptions*  
*Sec. 19-5.1 Table of Dimensional Standards*

**Staff Analysis:**

Planning staff submits a text amendment to Section 19-3.2.2(F) and Table 19-5.1 to modify the permitted maximum residential density of 20 dwelling units per acre to 30 dwelling units per acre in the RM-3 zoning designation. The RM-3 zoning district does not appear to be consistent with other multifamily residential districts that permit a maximum residential density per the associated number within the district name, such as RM-1 permits 10 units per acre; RM-2 permits 20 units per acre. Furthermore, without a modification to the RM-3 zoning designation to permit more than 20 units per acre, there is no other distinction between the RM-2 and RM-3 zoning districts.

Staff concurs that this proposed text amendment to permit 30 dwelling units per acre within the RM-3 zoning district is consistent with the findings of the comprehensive plan update process, in which the community has stated a desire for increased density to accommodate multiple housing types, such as affordable and workforce units, and the ability to preserve areas for open and green spaces. This proposed text amendment demonstrates a community need expressed throughout the GVL2040 update process.

In summary, staff finds that this proposed text amendment will offer the opportunity for an increased logical and orderly development pattern. The RM-3 zoning district shall be a transition between commercial districts and less intense multifamily residential districts, such as RM-2. Inclusion of this text amendment into the Land Management Ordinance corrects an assumed error in the logical progression of various multifamily residential districts and the permitted amount of residential units per acre, as well as improves city growth efficiency through an increased density allowance.

Application # <u>Z-3-2020</u>	Fees Paid _____
Date Received: <u>6/15/20</u>	Accepted by <u>CDP</u>
Date deemed complete _____	App Deny Conditions _____

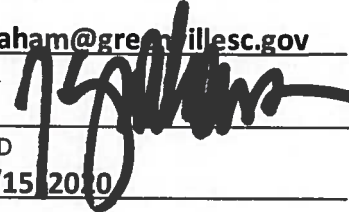


**APPLICATION FOR ORDINANCE TEXT  
AMENDMENT  
CITY OF GREENVILLE, SOUTH CAROLINA**

**APPLICANT INFORMATION**

**City of Greenville (Jonathan B. Graham)**

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06/15/2020  
DATE

**REQUEST**

**Section 19-3.2.2 F & Section 19-5.1.**

PERTINENT CODE SECTION(S)

NARRATIVE DESCRIPTION/PROPOSED REVISION(S):

**This proposed amendment is to modify the text pertaining to the maximum residential units permitted per acre within the RM-3 zoning district. Currently, the ordinance permits a maximum of 20 units per acre within RM-3 zoned properties. This text amendment is to permit a maximum of 30 units per acre within RM-3 zoned properties. There are currently 294 parcels (totaling approximately 385 acres) within city limits that are zoned RM-3.**

**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 proposed amendment to permit 30 dwelling units per acre is consistent with comprehensive plan update as the community has stated a desire for increased density to accommodate multiple housing types, such as affordable and workforce units, and offer the opportunity to preserve areas for open and green spaces.**

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

**The proposal is consistent with the provisions of the ordinance and related city regulations by providing an amendment to the regulations that makes the RM-3 zoning district in alignment with the maximum permitted residential units of 30 units per acre.**

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

**The RM-3 zoning district does not appear to be consistent with other multifamily residential districts that permit a maximum residential density per the associated number within the district name, such as RM-1 permits 10 units per acre; RM-2 permits 20 units per acre. The RM-3 zoning district should permit 30 units per acre rather than 20 units, as there is no other distinction between the RM-2 and RM-3 zoning districts.**

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

**This proposal demonstrates a community need that is being expressed throughout the comprehensive plan update process, GVL2040. The community expressed a desire for increased density to accommodate multiple housing types, such as affordable and workforce units, and offer the opportunity to preserve areas for open and green spaces.**

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.

**This proposal corrects an error in the logical progression of various multifamily residential districts and the permitted amount of residential units per acre. This text amendment will offer the opportunity for logical compatibility among uses and promote efficiency of permitting increased density.**

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

**This text amendment will offer the opportunity to promote a logical and orderly development pattern by permitting an increased maximum residential density that is in alignment with the purpose and intent of the RM-3 zoning district. The RM-3 zoning district should be a transition district between commercial districts and less intense multifamily residential district, such as RM-2. In addition, the RM-3 zoning district should be more intense than RM-2.**

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 amendment may allow for developments to concentrate units on a portion of the site to increase open and/or green space areas. In addition, this amendment is not associated with a particular development and all developments will need to meet any environmental, stormwater and other natural features requirements.**

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).

**Any proposed developments within the RM-3 zoning district will need to comply with all development requirements and shall have adequate services.**

Revised 1-1-08



# RM-3 Properties in Greenville

## RM-3 Legend

 Parcels with Ownership

### Street Centerlines

 Interstate

 Outside City Limits

 Alley

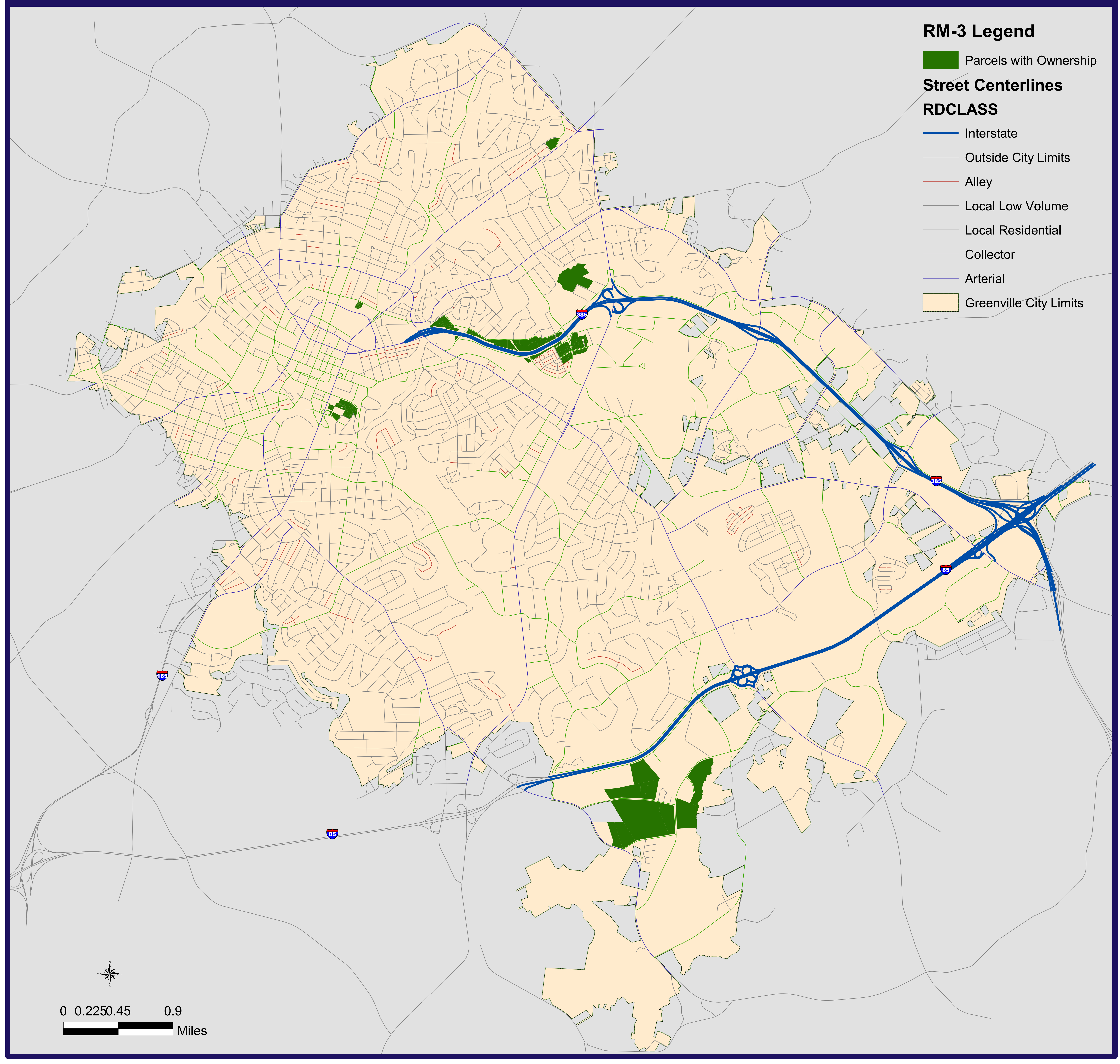
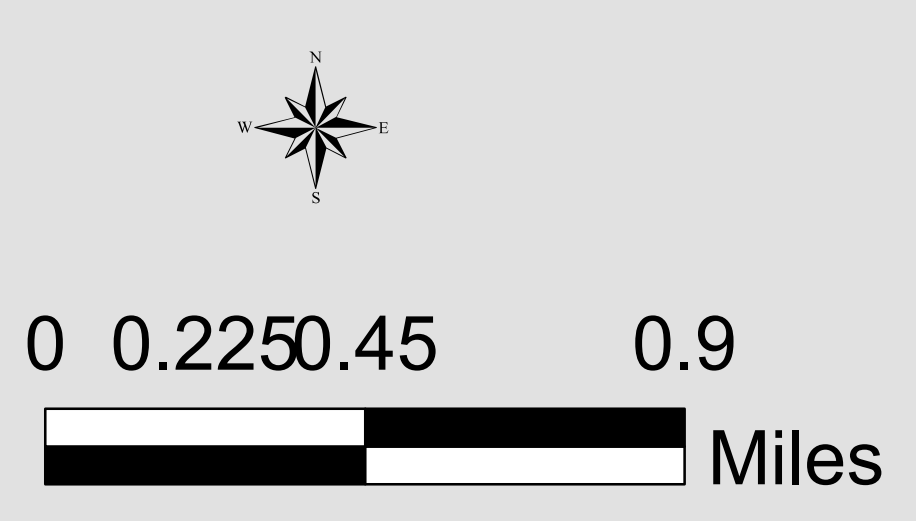
 Local Low Volume

 Local Residential

 Collector

 Arterial

 Greenville City Limits







Section 19-3.2.2 F.

(F)

*RM-3: Single-family and multifamily residential district.* The RM-3 district is intended to encourage a mixture of medium-density to high-density housing types, including multifamily units, high-rise multifamily units, townhouses, single-family detached, and single-family attached dwellings. The maximum density for multifamily development is ~~20~~ 30 units per acre. Complementary uses customarily found in residential districts, such as community recreation facilities, places of worship, and schools may be allowed. Professional office uses may be allowed.

Section 19-5.1 (Table of Dimension Standards)

RESIDENTIAL DISTRICTS							
Zone	Max Density & Min. Lot (sq. ft.)	Minimum Width (in feet)	Max Coverage (percentage)(11)	Front-Setback Min (in feet) (1)	Side-Setback Min (in feet)	Rear Setback Min (in feet)	Height Max (in feet) (8)
R-6	6,000	40	40	20	5	15	35
R-9	9,000	60					
RM-1	10 units/acre	40 for single-family detached; None for all other	40	20	5 for single-family detached and duplex; 15 for other uses	15	40 (2, 12)
RM-1.5	15 units/acre						
RM-2	20 units/acre						
RM-3	<u>30 units/acre</u>						
High-rise apartments in RM-3 and OD	1 acre	150	25 3	25	25	25	None (4)
Nonresidential uses in all residential districts	None	None	40	25	15	15	40 (2, 12)
Accessory structures			50% of principal structure	NP	5	5	20 (9)