



REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

Agenda Item No.

16a

TO: Honorable Mayor and Members of City Council
FROM: John F. McDonough, City Manager

Ordinance/First Reading Ordinance/Second & Final Reading Resolution/First & Final Reading Information Only

AGENDA DATE REQUESTED: April 26, 2021

ORDINANCE/RESOLUTION CAPTION:

RESOLUTION DIRECTING STAFF TO DEVELOP LAND MANAGEMENT ORDINANCE TEXT AMENDMENTS THAT ADDRESS DESIGN STANDARDS, DIMENSIONAL STANDARDS, PROJECT REQUIREMENTS, AND BUFFERING REQUIREMENTS FOR NON-RESIDENTIAL USES AND MULTI-FAMILY USES ADJACENT TO DETACHED SINGLE FAMILY RESIDENTIAL USES

SUMMARY BACKGROUND:

This Resolution directs City staff to develop and submit proposed text amendments to the City's Land and Management Ordinance (Chapter 19 of the City Code) in order to mitigate the impacts of commercial and multi-family projects on adjacent residential uses.

IMPACT IF DENIED:

Recommendations under GVL2040 will not be implemented.

FINANCIAL IMPACT

REQUIRED SIGNATURES

Department Director _____

OMB Director _____

City Attorney _____

City Manager _____

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A RESOLUTION

DIRECTING STAFF TO DEVELOP LAND MANAGEMENT ORDINANCE TEXT AMENDMENTS THAT ADDRESS DESIGN STANDARDS, DIMENSIONAL STANDARDS, PROJECT REQUIREMENTS, AND BUFFERING REQUIREMENTS FOR NON-RESIDENTIAL USES AND MULTI-FAMILY USES ADJACENT TO DETACHED SINGLE FAMILY RESIDENTIAL USES

WHEREAS, Chapter 19 of the Code of Ordinances of the City of Greenville, commonly referred to as the Land Management Ordinance (“LMO”), contains regulations for the establishment of commercial uses, service and industrial uses, and multiple-family dwelling uses; and

WHEREAS, the city of Greenville (“City”) provides municipal planning and land use services including, but not limited to, land development regulation, zoning, land use planning, permitting, and licensing of businesses and properties, which are vital to the public health, safety, welfare, and quality of life in the City; and

WHEREAS, the City recently adopted its decennial comprehensive plan, entitled GVL2040 (the “GVL2040”); and

WHEREAS, GVL2040 envisions Greenville’s future growth will be directed into higher density nodes or centers located throughout the City and connected by major corridors; and

WHEREAS, City Council desires to protect the character of existing single-family neighborhoods and quality of life for neighborhood residents; and

WHEREAS, the Comprehensive Plan recognizes the LMO to be updated in response to the rapid growth the City has experienced since the LMO was last revised almost 14 years ago; and

WHEREAS, GVL2040 calls for an immediate update to the City’s land management regulations and states this as the most critical step to take on the path toward implementation of the node and corridor growth framework; and

WHEREAS, the City has been faced with pressures created by multi-family and commercial development along the City’s major corridors that abut neighborhoods, as well as development of properties within existing neighborhoods; and

WHEREAS, the current LMO does not adequately protect neighborhoods from the impacts associated with concentrated development, including issues related to construction impact, noise, lighting, traffic, design, neighborhood character, height, massing, and form; and

WHEREAS, Section 19-2.3.2 of City Code states that City Council may initiate text amendments; and

WHEREAS, Section 19-2.2.9 outlines the required procedure for public notification and public hearing of proposed text amendments; and

WHEREAS, the public necessity, general welfare, and good zoning practice require consideration of certain text amendments to the LMO in the near term, because it is recognized that a comprehensive revision to the LMO is an involved process which cannot be accomplished quickly due to its complexity;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA:

Section 1: *Text Amendments*. Staff is hereby directed to review, evaluate, and submit updates to the LMO as soon as possible that address the following development issues when adjacent to single-family use properties:

- Outdoor activity for commercial properties (e.g. outdoor dining); these uses should instead be focused on the commercial side of the property
- Commercial trash collection
- Light pollution
- Field changes to construction without Board, Commission, or staff approval
- Lot coverage allowances for non-residential properties
- Height transition for multi-family and non-residential buildings
- Setback requirements
- Landscape buffers requirements for non-residential and multi-family properties

Section 2: *Additional studies*: Staff is hereby directed to review, evaluate, and submit a report of findings and additional update proposals to the LMO on the following development issues when adjacent to single-family use properties within 30 days:

- Stormwater requirements and controls
- Parking requirements
- Table of Uses

Section 3: *Notice of Proposed Text Amendments*: Staff is hereby directed to create a project page on the City's website titled "Land Management Ordinance Proposed Text Amendments" where such amendments shall be posted for community review along with any supporting documents as they are completed and in any event where possible, prior to the deadline for public notice requirements under the LMO.

Section 4: *Consistency with GVL2040*: As required by Section 6-29-720 of the South Carolina Local Government Comprehensive Planning Enabling Act, Section 19-2.3.2(E)(2) of the LMO, and Resolution No. 2021-08, City Council re-affirms its commitment that land use determinations including, but in no way limited to, zoning map amendments, shall be guided at all times by consistency with GVL2040.

Section 5: *Effective Period*: This Resolution shall become effective upon its adoption.

RESOLVED THIS ____ DAY OF _____, 2021.

MAYOR

ATTEST:

CITY CLERK