

Application # <u>Z-23-2021</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

<u>City of Greenville</u>	<u>(864) 467-4510</u>
NAME	FAX
<u>206 S Main Street</u>	<u><a href="mailto:planning@greenvillesc.gov">planning@greenvillesc.gov</a></u>
ADDRESS	EMAIL
<u>Greenville, SC 29601</u>	Signed by: <u><i>John McDonough</i></u>
	SIGNED (City Manager)
<u>(864) 467-4476</u>	<u>6/1/2021</u>
PHONE	DATE

### REQUEST

PERTINENT CODE SECTION(S):

Amendment to Section(s) 19-6.1.3 and Table 19-6.1-1 of the Land Management Ordinance

NARRATIVE DESCRIPTION/PROPOSED REVISION(S):

This text amendment will reduce minimum parking requirements for restaurants and bars/nightclubs and add a minimum and maximum parking requirement for breweries, wineries and distilleries.

### 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 GVL2040 Comprehensive Plan describes "quality of life" as the key to community and economic vitality and that efforts to positively impact this precondition are the plan's highest priority. The adoption of this proposed amendment would enhance the quality of life of city residents by reducing excessive parking standards which have, in the past, resulted in unused parking areas and unnecessary impervious surface

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

The amendment proposes modification to existing off-street parking standards. These changes continue to maintain the premises of the overall Land Management Ordinance purpose by ensuring appropriate commercial development patterns, appropriate urban development and redevelopment, protection from excessive stormwater runoff, and reduction of the urban heat island effect.

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

Current off-street parking requirements have resulted in unused parking areas and excessive impervious surface. This proposal seeks to more accurately align parking requirements for restaurants, bars and nightclubs, and breweries, wineries and distilleries with the parking demand for such uses.

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

The proposal addresses a demonstrated community need by attempting to reduce the impact of excessive parking areas on both the urban streetscape and the environment.

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 proposal is consistent with the purpose and intent of the Ordinance which is to guide development in accordance with the existing and future needs of the city and to promote the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare of the property owners and residents of the city, and other members of the public. The proposal is particularly consistent with Land Management Ordinance "Purpose and Intent" Section 19-1.3: "safety from fire, flood," "commercial development along corridors," and "appropriate urban development and redevelopment."

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

The proposal will ensure a logical and orderly development pattern of the city by reducing the minimum requirement for off-street parking for restaurants, bars and nightclubs and introducing new minimum and maximum off-street parking requirements for breweries, wineries and distilleries, thus reducing the prevalence of unused impervious surface.

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.

The proposed text amendments are expected to reduce the amount of impervious surface area within the City which will allow for better stormwater management and reduce the impacts of the urban heat island effect.

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).

The proposed amendment is not anticipated to negatively affect the adequate provision of public facilities and services and should maintain the current high level of services within the City of Greenville.

**Sec. 19-6.1. Off-street parking and loading.**

[...]

**19-6.1.3. Off-street parking requirements.**

(A) *Schedule A.* Unless otherwise expressly stated in this chapter, off-street parking spaces shall be provided in accordance with Table 19-6.1-1.

<b>Table 19-6.1-1: Off-street Parking Requirements Schedule A</b>			
[...]		Minimum Spaces Req.	Maximum Spaces Allowed
<b>COMMERCIAL USES</b>			
Eating establishments	Restaurant, with drive-through	1 per 150 square feet of customer service area plus vehicle stacking spaces (See § 19-6.1.7)	1 per 100 square feet of customer service area plus vehicle stacking spaces
	Restaurant with no seating	1 per 200 square feet	1 per 100 square feet
	All other eating establishment uses	1 per <del>100</del> <b>125</b> square feet <b>of customer service area<sup>1</sup></b>	1 per 100 square feet
Offices	Radio or TV broadcasting studio	1 per 400 square feet	See Schedule B
	Other offices	1 per 600 square feet	1 per 150 square feet
Outdoor entertainment	All uses	1 per 5,000 square feet of land area, or one per three persons capacity (maximum), whichever is greater	See Schedule B
Retail sales and services	Bank, financial institution, or ATM	1 per 500 square feet plus vehicle stacking spaces for automated banking (See § 19-6.1.7)	1 per 200 square feet plus vehicle stacking spaces
	Convention and exhibition hall	See Schedule B	See Schedule B
	Casino or gambling establishment	See Schedule B	See Schedule B
	Civic club	1 per 300 square feet	See Schedule B
	Convenience store	1 per 200 square feet plus vehicle stacking spaces for gasoline service (See § 19-6.1.7)	1 per 100 square feet plus vehicle stacking spaces for gasoline service (See § 19-6.1.7)
	Department or discount store, exceeding 25,000 gross square feet	1 per 650 square feet	1 per 250 square feet
	Event venue	See Schedule B	See Schedule B
	Grocery store	1 per 650 square feet	1 per 250 square feet
	Health club or spa	1 per 250 square feet	See Schedule B
	Indoor entertainment facility	1 per three fixed seats, or one per 300 square feet, whichever is greater	See Schedule B
Kennel or veterinary clinic	1 per 600 square feet	See Schedule B	

	Landscape nursery	See Schedule B	See Schedule B
	Nightclub or bar	1 per <del>100</del> <b>125</b> square feet <sup>1</sup>	<del>See Schedule B</del> <b>1 per 100 square feet<sup>1</sup></b>
	Funeral home, mortuary	1 per 4 seats in main assembly room	See Schedule B
[...]			
SERVICE AND INDUSTRIAL USES			
[...]			
	<b><u>Brewery, winery, distillery</u></b>	<b><u>1 per 125 square feet of taproom/tasting room plus 1 space per 1,000 square feet of brewing or distillery space</u></b>	<b><u>1 per 150 square feet</u></b>
[...]			

<sup>1</sup> For a shopping center located on land contiguous to residentially-zoned land, and the gross floor area of eating establishments and or nightclubs/bars exceeds 25 percent of the gross floor area of the shopping center, the minimum parking requirement shall be prorated and adjusted upward based on the area of eating establishments and or nightclubs/bars in the shopping center.

- (B) *Schedule B.* Uses that reference "Schedule B" have widely varying parking and loading demand characteristics, making it impossible to specify a single off-street parking or loading standard. Upon receiving a development application for a use subject to Schedule B standards, the administrator shall apply the off-street parking and loading standard specified for the listed use that is deemed most similar to the proposed use or establish minimum off-street parking requirements on the basis of a parking and loading study prepared by the applicant. Such a study shall include estimates of parking demand based on recommendations of the Institute of Transportation Engineers (ITE), or other acceptable estimates as approved by the administrator, and should include other reliable data collected from uses or combinations of uses that are the same as or comparable with the proposed use. Comparability will be determined by density, scale, bulk, area, type of activity, and location. The study shall document the source of data used to develop the recommendations.
- (C) *Off-street bicycle parking requirements.* The minimum number of parking spaces for bicycles shall be equal to ten percent of the first 100 off-street parking spaces provided on a site, plus one percent of the number of off-street parking spaces exceeding 100. At least two bicycle parking spaces shall be provided for all sites.

[...]

#### **TABLE OF CHANGES**

Existing Text

**New Text**