



## REQUEST FOR COUNCIL ACTION

### City of Greenville, South Carolina

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

Agenda Item No.

11b

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

**AGENDA DATE REQUESTED:** July 12, 2021

**ORDINANCE/RESOLUTION CAPTION:**

ORDINANCE TO AMEND TABLE 19-6.1-1, OFF-STREET PARKING REQUIREMENTS SCHEDULE A, OF THE CODE OF ORDINANCES OF THE CITY OF GREENVILLE TO MODIFY OFF-STREET PARKING REQUIREMENTS FOR RESTAURANTS AND BARS/NIGHTCLUBS AND TO ADD PARKING STANDARDS FOR BREWERIES, WINERIES, AND DISTILLERIES (Z-23-2021)

**SUMMARY BACKGROUND:**

Staff submits these text amendments to amend Table 19-6.1-1, Off-street parking Requirements Schedule A, to reduce minimum parking requirements for restaurants and bars/nightclubs and to add minimum and maximum parking requirement for breweries, wineries and distilleries.

These changes are needed in order to maintain the premises of the Land Management Ordinance's purpose which, among other things, is to ensure compatibility between neighborhoods and surrounding uses as well as to create a more harmonious community.

These amendments are intended to 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.

The City Planning Commission, pursuant to public notice, held a public hearing on June 17, 2021, to consider the proposed text amendments. The application was recommended for approval by a vote of 5-0.

Planning Staff Recommendation: Approve

Planning Commission Recommendation: Approval by a vote of 5-0. Commissioner Gardner was absent.

**IMPACT IF DENIED:**

The text amendments will not be approved, and the off-street parking requirements will remain regulated by the existing standards of the Land Management Ordinance.

**FINANCIAL IMPACT:**

None

#### REQUIRED SIGNATURES

DocuSigned by:  
**Department Director** Jonathan B. Graham  
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**OMB Director** \_\_\_\_\_

DocuSigned by:  
**City Attorney** Michael Pitts  
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**City Manager** John McDonough  
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## AN ORDINANCE

TO AMEND TABLE 19-6.1-1, OFF-STREET PARKING REQUIREMENTS SCHEDULE A, OF THE CODE OF ORDINANCES OF THE CITY OF GREENVILLE TO MODIFY OFF-STREET PARKING REQUIREMENTS FOR RESTAURANTS AND BARS/NIGHTCLUBS AND TO ADD PARKING STANDARDS FOR BREWERIES, WINERIES, AND DISTILLERIES (Z-23-2021)

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

WHEREAS, the city of Greenville (the “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, GVL2040 recognizes the LMO required substantial revision 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 multifamily 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, the City desires to modify Table 19-6.1-1, Off-street parking Requirements Schedule A, of the Code of Ordinances of the City of Greenville (the “City Code”), as shown in the attached Exhibit A; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on June 17, 2021, to consider the proposed text amendments, and

WHEREAS, the Planning Commission voted unanimously to recommend approval of the proposed text amendments as proposed; and

WHEREAS, City Council finds the text amendments to be compatible with the City's Comprehensive Development Plan;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, Table 19-6.1-1, Off-street parking Requirements Schedule A, of the City Code is hereby amended as set forth in Exhibit A, which is attached hereto and incorporated herein by reference. This Ordinance shall be effective upon second and final reading.

DONE, RATIFIED AND PASSED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

REVIEWED:

\_\_\_\_\_  
CITY MANAGER

## EXHIBIT A

**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>400</del> <u>125</u> square feet of customer service area <sup>1</sup>	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,	1 per 650 square feet	1 per 250 square feet

	exceeding 25,000 gross 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>400</del> <u>125</u> square feet <sup>1</sup>	<del>See Schedule B</del> <u>1 per 100 square feet</u> <sup>1</sup>
	Funeral home, mortuary	1 per 4 seats in main assembly room	See Schedule B
[...]			
SERVICE AND INDUSTRIAL USES			
[...]			
	<u>Brewery, winery, distillery</u>	<u>1 per 125 square feet of taproom/tasting room plus 1 space per 1,000 square feet of brewing or distillery space</u>	<u>1 per 150 square feet</u>
[...]			

<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.

[...]