



## South Carolina Planning Education Advisory Committee (SCPEAC)

November 9, 2023

### NOTICE OF DECISION

**Title of Program:** Annual Board Training

**Organization:** City of Greenville

**The following action has been taken by the SCPEAC on this application:**

RECEIVED BY THE COMMITTEE      Date: October 18, 2023

REVIEWED BY THE COMMITTEE      Date: October 25, 2023

ACCEPTED WITHOUT OBJECTION      Date: \_\_\_\_\_

- a)      X   ACCREDITED for: 180 min. CE credits: 3.0
- b)    \_\_\_\_\_ DENIED ACCREDITATION
- c)    \_\_\_\_\_ RETURNED for more information

**If accredited:**

a)    Authorized Course No.: 2023-05

b)    Date of accreditation: October 25, 2023

Certification Signature, MASC Administrative Representative: *L.P. Floyd*

Certification Signature, SCPEAC Representative: *Stephanie Monroe Tilerson*

**For further information, contact Urica Floyd at 803-354-4754  
or the committee at [SCPEAC@masc.sc](mailto:SCPEAC@masc.sc).**

Municipal Association of SC • 1411 Gervais Street • Columbia, SC • 29201

Phone: 803-933-1228

Email: [SCPEAC@masc.sc](mailto:SCPEAC@masc.sc)

Website: <https://www.scstatehouse.gov/SCPEAC/>

**APPLICATION FOR ACCREDITATION OF A CONTINUING EDUCATION PROGRAM**

**NOTE:** This certification form, together with the required information referenced therein, shall be submitted to the Committee. If no objections are raised by a member of the SCPEAC within 10 business days of receipt, the continuing education program shall be considered accepted. If an objection is raised, a teleconference meeting shall be scheduled with appropriate public notice, as soon as reasonably possible, to review the application.

Applications are due no later than 30 days prior to the first scheduled presentation of a program or class. The Committee will consider extenuating circumstances where the 30 day deadline cannot be met.

**1. Name and address of organization providing or sponsoring the orientation program:**

- a. Organization Name: \_\_\_\_\_
- b. Address: \_\_\_\_\_
- c. City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_
- d. Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

**2. Contact Information:**

- a. Name of Contact Person: \_\_\_\_\_
- b. Title: \_\_\_\_\_
- c. Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

**3. Information on program:**

- a. Title of Program: \_\_\_\_\_
- b. Date(s) & Location(s): \_\_\_\_\_
- c. Brief description of the program and its content: \_\_\_\_\_  
\_\_\_\_\_

**4. Method of presentation:** \_\_\_\_\_  
\_\_\_\_\_

**5. Description of materials to be distributed:** \_\_\_\_\_  
\_\_\_\_\_

**6. When are materials distributed (before or at the time of the program):** \_\_\_\_\_

**7. Instruction time:** Indicate the total number of minutes of instruction time: \_\_\_\_\_

**NOTE:** Breaks, meals, and introduction should not be counted. A reasonable period of Q & A should be included and counted.

**8. Method of Advertisement (describe how you plan to notify local officials of program): \_\_\_\_\_**

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**9. Required attachments:**

- a. Brochure, if available
- b. Course Presenter(s) and credentials (include brief resumes and qualifications)
- c. Copies of all handouts and course materials
- d. Evaluation Form and method of evaluation (each program must be evaluated)

**10. Certification. By submitting this application, the applicant agrees to:**

- a. Allow in-person observation, without charge, of the Program by the SCPEAC Committee members. Any food, travel, or lodging costs will be the responsibility of the Committee member(s).
- b. The applicant acknowledges that its approval for this Program may be withdrawn for violations of the regulations or failure to comply with the agreements and representations contained herein and as may be required by the SCPEAC.

**11. Application and program materials shall be submitted:**

- a. Electronically to each of the Committee members emails as listed on the website (<https://www.scstatehouse.gov/SCPEAC/members.htm>).

**Session Evaluation**  
**City of Greenville Planning Review Board Training**  
**Date: November 14, 2023**

<b>Presentation: Private Property, Planning, and Land Use Law</b>					
<b>Presenter(s): City Staff</b>					
<b>Evaluation Statement</b>	<b>Strongly Disagree</b>	<b>Disagree</b>	<b>Neutral</b>	<b>Agree</b>	<b>Strongly Agree</b>
The material was applicable and relevant for me as a board or commission member.	1	2	3	4	5
The material was presented clearly and in an understandable format.	1	2	3	4	5
The material increased my knowledge of planning and development in Greenville.	1	2	3	4	5
I will apply the information from this session in my role as a board or commission member.	1	2	3	4	5
I would like to learn more about this topic at a future workshop or presentation.	1	2	3	4	5

Comments:

**Session Evaluation**  
**City of Greenville Planning Review Board Training**  
**Date: November 14, 2023**

<b>Presentation: Historic Presentation Overview</b>					
<b>Presenter(s): Dr. Barry Nocks</b>					
<b>Evaluation Statement</b>	<b>Strongly Disagree</b>	<b>Disagree</b>	<b>Neutral</b>	<b>Agree</b>	<b>Strongly Agree</b>
The material was applicable and relevant for me as a board or commission member.	1	2	3	4	5
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Comments:

**Session Evaluation**  
**City of Greenville Planning Review Board Training**  
**Date: November 14, 2023**

<b>Presentation: Planning Practice in Greenville and the New Development Code</b>					
<b>Presenter(s): Kris Kurjiaka</b>					
<b>Evaluation Statement</b>	<b>Strongly Disagree</b>	<b>Disagree</b>	<b>Neutral</b>	<b>Agree</b>	<b>Strongly Agree</b>
The material was applicable and relevant for me as a board or commission member.	1	2	3	4	5
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Comments:

## City of Greenville

### Training for Planning Review Boards – November 14, 2023

#### Presenters

##### **Mary Douglas Hirsch, AICP**

*Planning Administrator, City of Greenville Dept. of Planning & Development Services*

Mary Douglas is a certified planner (AICP) with the American Planning Association and received a Master of City and Regional Planning from Clemson University and a bachelor of science in Business Administration from Presbyterian College. Mary Douglas began with the City of Greenville in 2005 as the Downtown Development Manager and later as the Real Estate Development Manager, both in the City's Economic Development Department. In her current role as Planning Administrator since early 2022, Mary Douglas facilitates and manages the City's day-to-day operations in long-range planning, current planning and urban design activities. She is an active member of ULI South Carolina, as well as a member of the South Carolina Chapter of the American Planning Association (SCAPA).

##### **Michael Frixen, AICP**

*Principal Development Planner, City of Greenville Dept. of Planning & Development Services*

A native of Charlotte, NC, Michael earned his degree in History from Western Carolina University before obtaining his Master of Urban and Regional Planning from Florida State University. Michael started his professional career in 2012 as a Regional Planner for the Chattanooga Area Regional Council of Governments and was ultimately promoted to Planning Director. In 2018, Michael joined the City of Greenville as a Development Planner, where he reviewed new developments and coordinated the Planning Commission. Beginning in 2020, Michael served for two years as the Assistant to the City Manager, overseeing the city's annual work plan and supporting the City Manager's Office with special projects and initiatives. During this time, he also served as the city's Sustainability Coordinator and provided staff support for the Green Ribbon Advisory Committee. In April 2022, Michael rejoined the Planning Department and serves as Principal Planner over the Long-Range Planning Division. Michael's professional interests include community revitalization, public health, and planning law.

##### **Edward Kinney, PLA**

*Principal Landscape Architect, City of Greenville Dept. of Planning & Development Services*

Edward is the city's Senior Landscape Architect and manages the Urban Design Division. He is a licensed landscape architect and arborist with a master's degree in Landscape Architecture. Edward worked as a private consultant for ten years before joining the city in 2013. He built projects in the Southeast, New England, the western states, and Canada. His work encompasses urban planning and design, master planning for main streets, housing developments, commercial and mixed-use developments, park design

and construction, streetscape design, resort amenity design, zoo design, and the design and construction of outdoor classrooms for the Denver Public School System, for which he received an AmeriCorps Service Award. Edward was appointed to the SC Board of Landscape Architectural Examiners by Governor Nikki Haley in 2015 and reappointed by Governor McMaster in 2019 where he currently serves as vice-chair. Edward was recently appointed to the National Board of Directors of CLARB, which oversees all landscape architecture licensure boards in the United States, US Territories and Canada.

### **Kris Kurjiaka, AICP**

*Principal Development Planner, City of Greenville Dept. of Planning & Development Services*

Kris grew up in Danbury, CT and at 18, moved south to attend the University of North Carolina, where he earned a Bachelor of Arts in Political Science. After graduating, he briefly returned to Connecticut where he worked as a substitute teacher, high school cross country and track coach and auto parts store manager. In 2006, he moved south once again to pursue a Master of City and Regional Planning at Clemson University. Before coming to work for the City, Kris served as town planner for the Town of Pendleton and as zoning administrator and principal planner for Greenville County. Today, he leads the City's Current Planning team, and his planning interests include enhancing the unique character in a community through orderly and thoughtful growth and development.

### **Rivers Stillwell**

*Attorney and Shareholder, Maynard Nexsen*

Rivers Stilwell practices business and commercial litigation, public procurement, water and sewer utilities, zoning, land use, and development, and construction. He has trial, appellate, and arbitration experience involving business disputes, financial institutions, computer software, special purpose districts, product liability, and construction.

Representing clients throughout the Southeast, Rivers also handles procurement, government contracting, FOIA, corporate governance, and litigation. He has administrative law experience in bid protests and contract disputes and regulatory experience before the South Carolina Department of Labor Licensing and Regulation and the South Carolina Public Service Commission.

In addition to his legal work, Rivers is the former President of Project Care, a HUD-funded program serving the chronically unhoused, and a Founding Member of The Haynsworth-Perry American Inn of Court. He is an original member of the City of Greenville's Design and Preservation Committee.

Rivers has been recognized by Greenville Business Magazine as "Legal Elite of the Upstate" in categories including Business Litigation, Construction, Government Relations, and Product Liability. He has been named to both South Carolina Super Lawyers and The Best Lawyers in America. In 2021, he earned the distinction of Lawyer of the Year in Greenville for Construction Litigation.

Rivers graduated from the University of Virginia School of Law and the University of Virginia. He was a member of the *Virginia Tax Review* in law school and an Echols Scholar as an undergraduate student.

A former U.S. Marine Corps infantry officer, Rivers was called to active duty for service in Operation Desert Storm during law school.



**Brad Sauls**

*Supervisor of Registration, Grants & Local Government Assistance, State Historic Preservation Office*

Brad Sauls is Supervisor of Registration, Grants, and Local Government programs for the State Historic Preservation Office at the South Carolina Department of Archives and History. Brad has a bachelor's degree in History from Furman University, and a Master's degree in Public History from the University of South Carolina. Brad has 25 years of experience in managing grant programs and advising local governments, non-profits, and individuals regarding the preservation of South Carolina's historic resources.



**City of Greenville  
Planning Commission, Design Review Board, Historic Review Board,  
and Board of Zoning Appeals  
Joint Training Workshop  
11:00 AM Tuesday, November 14, 2023**

**Prisma Health Welcome Center at Unity Park  
111 Welborn Street, Greenville, SC 29601**

*Note: The purpose of this joint workshop is for the members of the Planning Commission, Design Review Board, Historic Review Board, and Board of Zoning Appeals to receive training and fulfill annual education requirements. The workshop is a public meeting open to the general public. No pending business items before any of the boards or commission will be considered or discussed. Likewise, no public comments will be received during the workshop. Persons wishing to comment on an application are invited to do so at the respective board or commission's next scheduled meeting.*

**AGENDA**

- |  |                 |
|--|-----------------|
| <b>1. Call to Order</b>  | <b>11:00 AM</b> |
| <b>2. Roll Call</b>  |                 |
| <b>3. Training Topics and Presentations:</b>                                       |                 |
| <b>Introduction and Overview</b>   | <b>11:00 AM</b> |
| <i>Presented by Mary Douglas Hirsch, Planning Administrator</i>                    |                 |
| <b>Private Property, Planning, and Land Use Law</b>                                | <b>11:15 AM</b> |
| <i>Presented by Rivers Stillwell, Attorney &amp; Shareholder at Maynard Nexsen</i> |                 |
| <b>Historic Preservation Overview</b>  | <b>12:45 PM</b> |
| <i>Presented by Brad Sauls, State Historic Preservation Office</i>                 |                 |
| <b>Planning Practice in Greenville and the New Development Code</b>                | <b>1:15 PM</b>  |
| <i>Presented by Planning Staff</i>   |                 |
| <b>4. Adjourn</b>  | <b>2:00 PM</b>  |

*Note: Presentation times listed are approximate.*

# Board and Commission Training

- Planning Commission ■
- Board of Zoning Appeals ■
- Design Review Board ■
- Historic Review Board ■



# Agenda

- **Welcome & Introduction**
- **Annual Training Requirement**
- **Roles and Functions of City Council, Staff, and Review Boards**
- **Lunch Presentation: Ethics for Commission Members and Conducting Public Hearings**
- **Update on Greenville Development Code**
- **Greenville's New Economic Development Strategic Plan**



# Welcome & Introduction

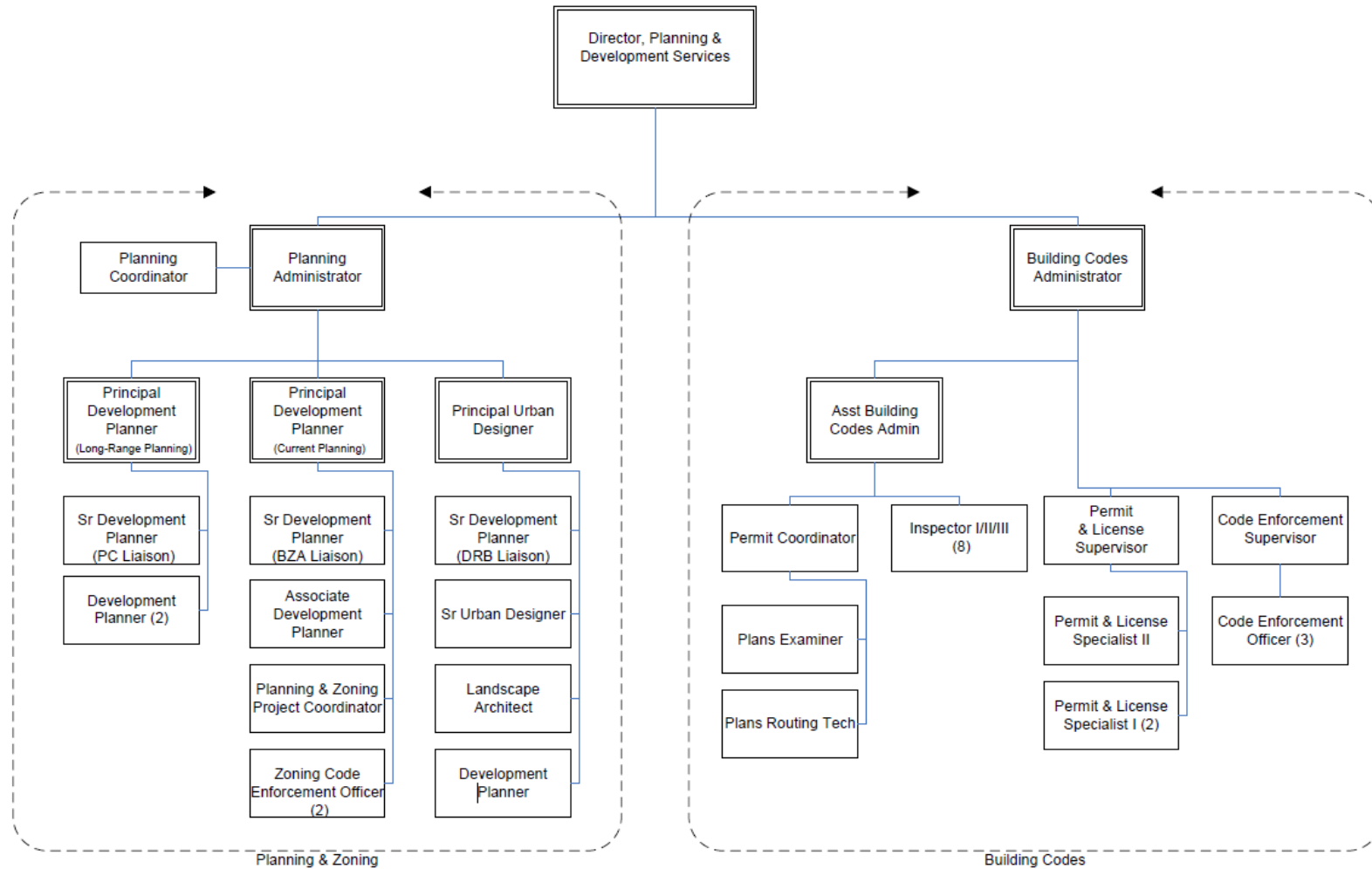


city of  
**greenville**

# Department Overview

## Planning & Development Services

Last Revision: March 2022



# Training Requirement

## South Carolina State Law

**SECTION 6-29-1340.** Educational requirements; time-frame for completion; subjects.

- A. Unless expressly exempted as provided in Section 6-29-1350, each appointed official and professional employee must:
- (1) no earlier than one hundred and eighty days prior to and no later than three hundred and sixty-five days after the initial date of appointment or employment, attend a minimum of six hours of orientation training in one or more of the subjects listed in subsection (C); and
  - (2) annually, after the first year of service or employment, but no later than three hundred and sixty-five days after each anniversary of the initial date of appointment or employment, attend no fewer than three hours of continuing education in any of the subjects listed in subsection (C).

## Greenville Municipal Code

**ARTICLE IV. - BOARDS, COMMISSIONS AND COMMITTEES**

**DIVISION 1. – GENERALLY**

**Sec. 2-333. - Uniform procedures.**

(c) Training and model procedures.

(1)The city manager shall develop and implement such periodic training sessions as may be reasonable and appropriate for members of boards and commissions and for staff liaisons. Such training shall include, but not be limited to, basic provisions of parliamentary procedure, the role of municipal government in the regulatory context, and the extent of authority delegated to boards and commissions by city ordinances. Attendance by members of boards and commissions and staff liaisons shall be mandatory.



# Roles and Functions of Planning Review Boards





# Planning Commission

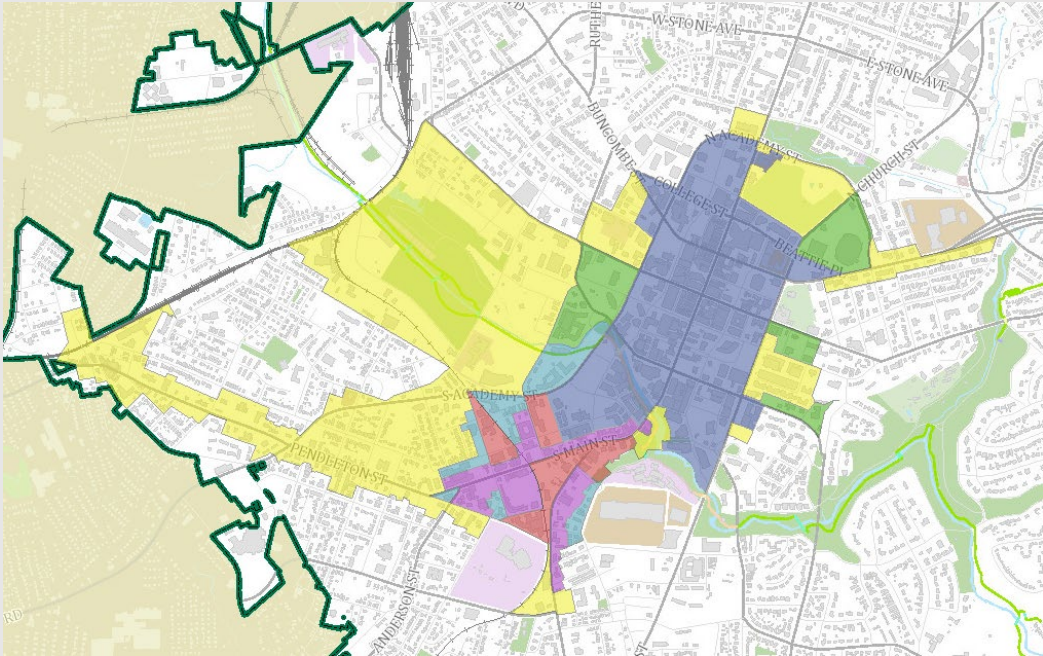
- ***Review and recommendation*** to city council on the following applications and projects:
  - Zoning map amendments
  - Zoning text amendments
  - Comprehensive plan
  - Small area, neighborhood, and corridor plans
- ***Final decision*** on the following applications and projects:
  - Approval of the EDSM
  - Major Subdivisions
  - Appeals of the Administrator regarding minor subdivisions
  - Stormwater Variances
  - Street name changes
  - Some Final Development Plans

# Board of Zoning Appeals

***Powers and duties.*** The board of zoning appeals (BZA) has the following powers and duties:

1. *Special exceptions.* To review and decide special exception permits.
2. *Variance permits.* To review and decide applications for variance permits.
3. *Appeals.* To hear and decide appeals taken by any person aggrieved by a decision or interpretation of the administrator.

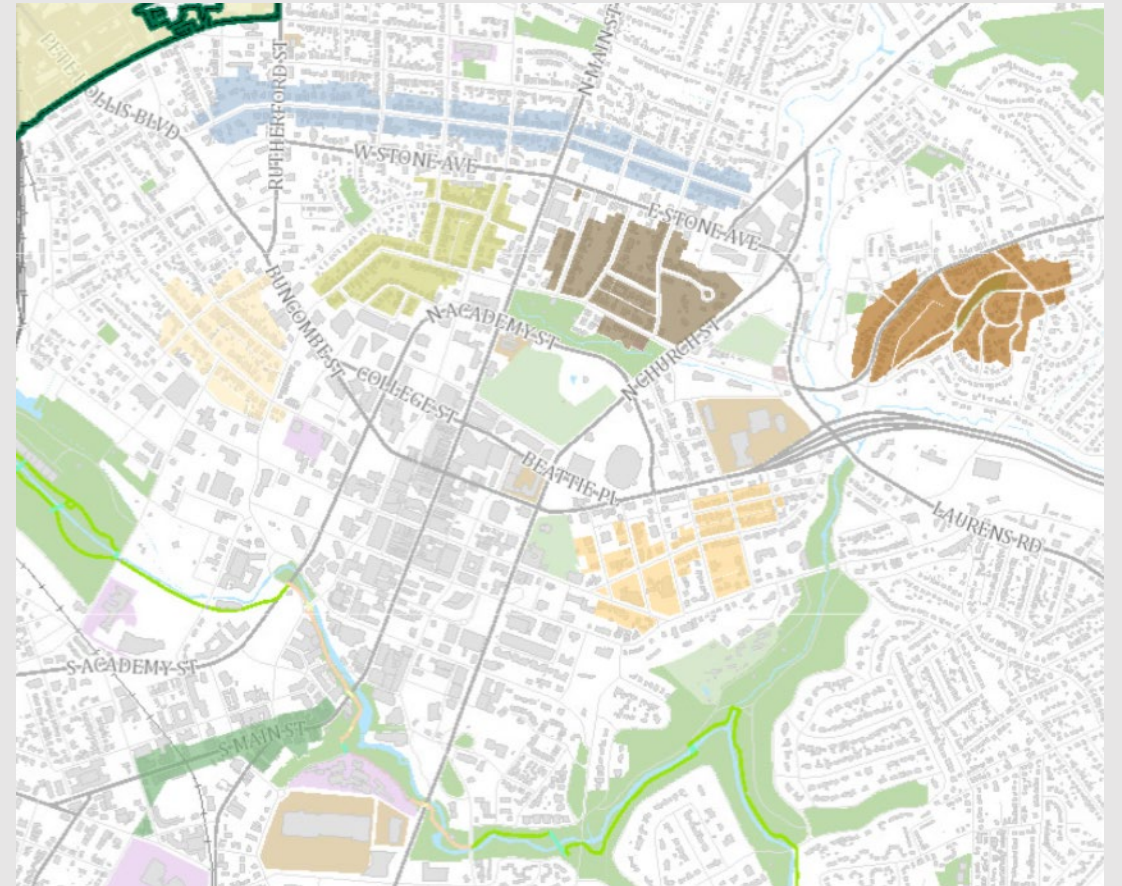
# Design Review Board



- Establishing and modifying the Downtown Design Guidelines, and boundary changes (recommend to city council)
- Review applications for Major Certificates of Appropriateness with the Downtown Design Guidelines
- Appeals and unreasonable hardship exemptions

# Historic Review Board

- Review Certificate of Appropriateness applications for compliance with the Historic Guidelines
- Review demolition permits for historic structures
- Review requests for local landmark designations
- Review RHP applications
- Appeals and unreasonable hardship exemptions





# QUESTIONS & DISCUSSION

**PLANNING & DEVELOPMENT**

**131 Falls Street, 2<sup>nd</sup> Floor**

**Greenville, SC 29601**

**Phone: 864-467-4476**

**Email: [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov)**



**South Carolina State Historic Preservation Office**





# South Carolina SHPO

- Established in 1969
- A division of the South Carolina Department of Archives and History (*est. 1905*)
- 10 full-time staff members with backgrounds in history, archaeology, architecture
- Located in Archives & History Center, 8301 Parklane Road, Columbia

# South Carolina SHPO Programs



- National Register of Historic Places
- Statewide Inventory of Historic Properties
- Tax Incentive Programs
- Review & Compliance Programs
- Grants
- Certified Local Governments

[scdah.sc.gov/historic-preservation](http://scdah.sc.gov/historic-preservation)



# Early history of Historic Preservation: saving our national heritage



1858: Ann Pamela Cunningham of South Carolina and the Mount Vernon Ladies Association acquire home of George Washington

# 1960s: Historic Preservation as reaction to "Urban Renewal"



Charles Frani, The West End Museum, Boston

# 2023: Historic Preservation as Community Development

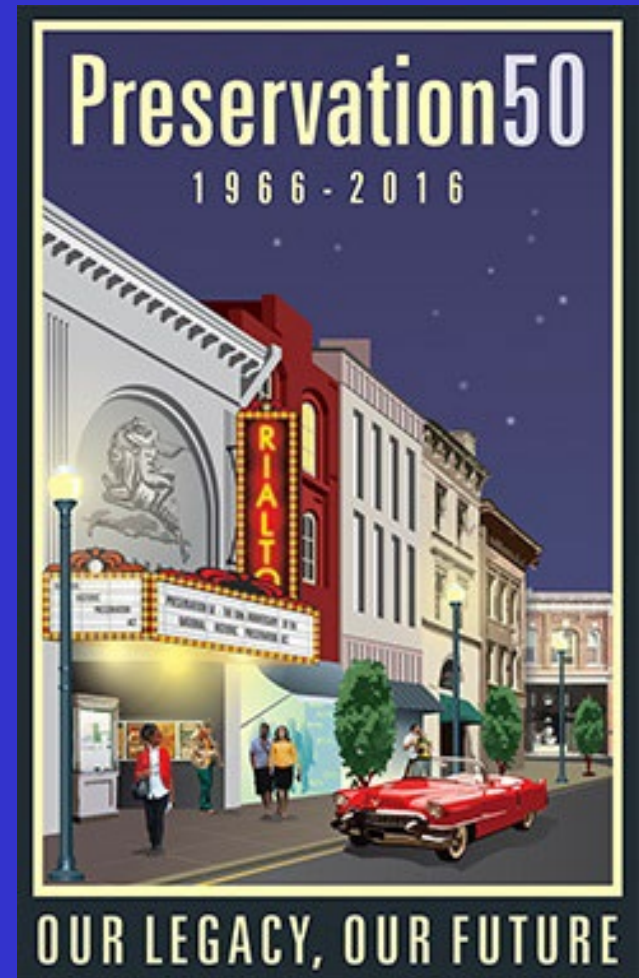


Rosenwald School, St. George, Dorchester County

# National Preservation Act of 1966

“...to put limitations on government's use of tax dollars to alter the environment.”

—William J. Murtagh, *Keeping Time: The History and Theory of Preservation In America*, 1990



# What is the National Register of Historic Places?

- Created by Congress in 1966 (National Historic Preservation Act)
- Managed by National Park Service and State Historic Preservation Offices
- “the official list of the Nation’s historic places worthy of preservation”



# The National Register in South Carolina



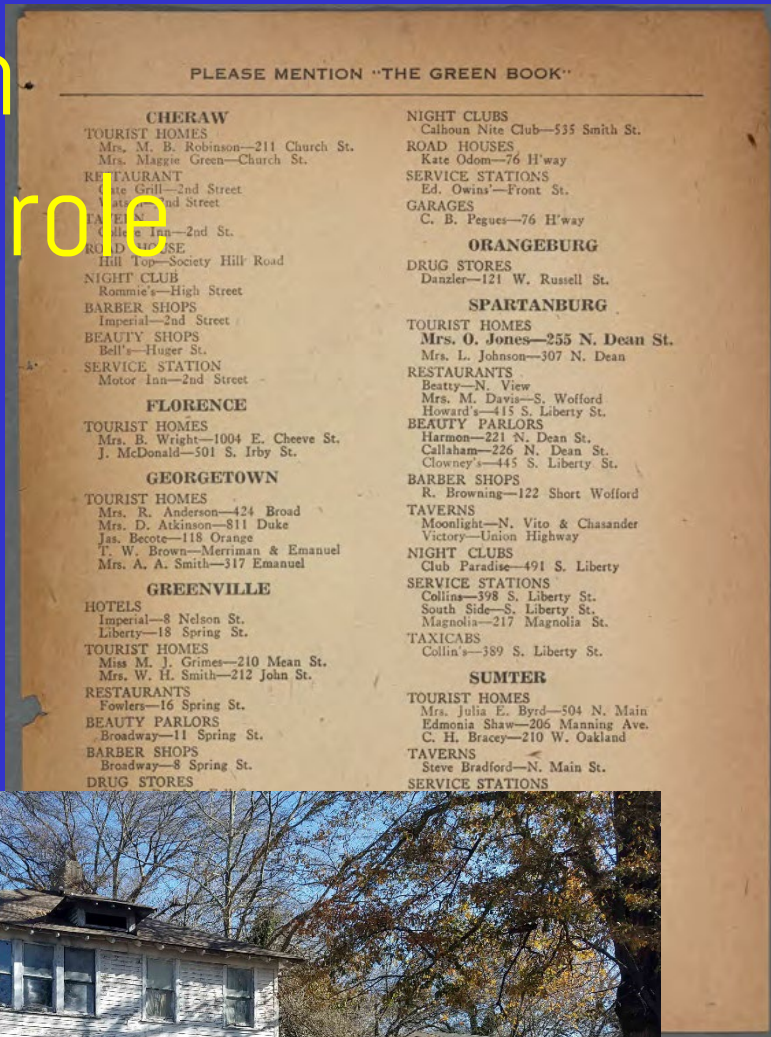
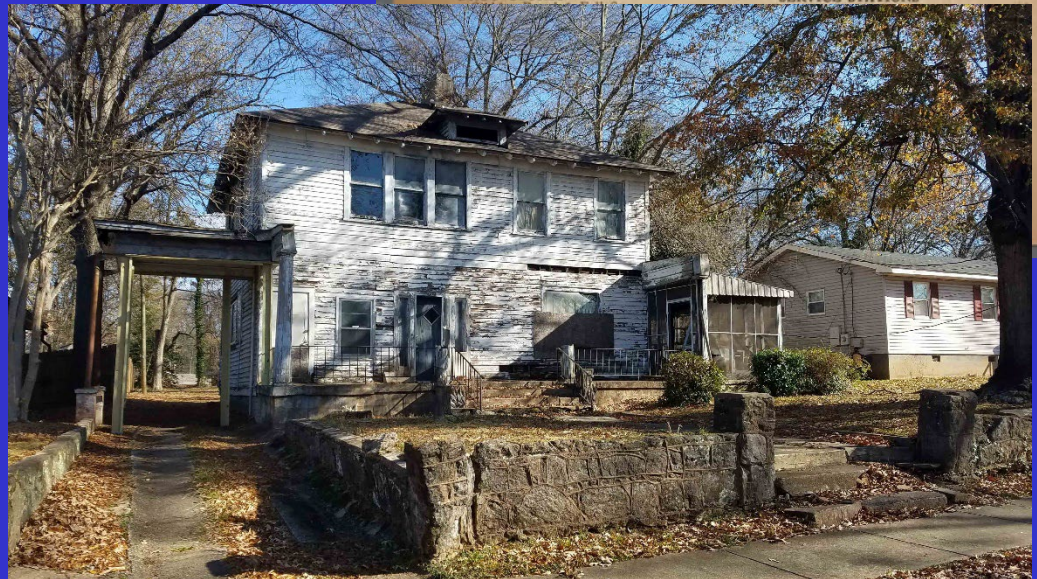
- 1,622 individual listings
- Includes 200 historic districts
- Many thousands total resources listed
- 93 listings in Greenville County, includes 46 in City of Greenville

There is no separate State Register of Historic Places in South Carolina.

# The National Register in South Carolina: SHPO's role

- Process NR nominations
- Provide technical review & guidance
- Evaluate properties for NR eligibility

W. H. Smith Tourist Home, Greenville  
(determined NR-eligible)



# What makes a property eligible for the National Register?



Allen Temple AME Church, Greenville

- Age
- Significance
- Integrity



# Where do NR nominations come from?

- Frequently they are the result of an evaluation process triggered by our various programs (tax credits, mostly)
- Prepared by enthusiastic owners, students, and professional consultants (mostly)



Triangle (Flatiron) Building, Greenville

# What does it mean to be Listed in the National Register?

- National Recognition
- Documentation of Significance
- Encourages preservation
- Eligibility for financial incentives
- Requires consultation with SHPO when Federal undertakings will have an “effect” on a listed property

# How does National Register Listing preserve a property?

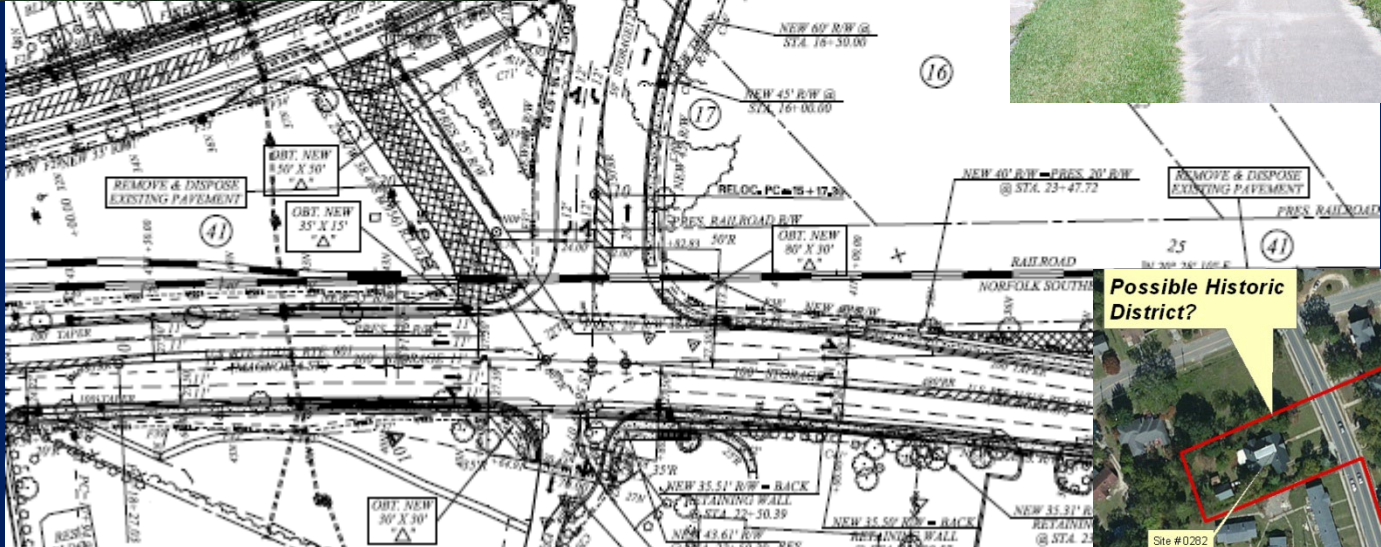
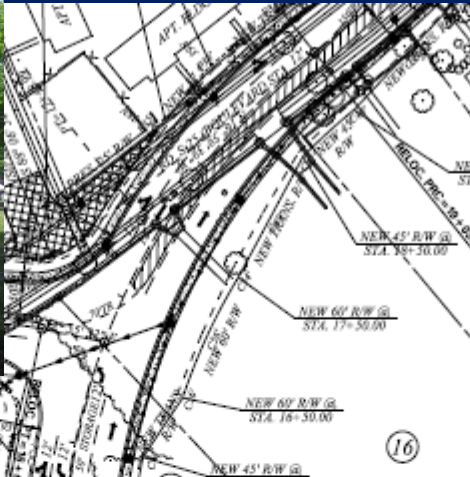
- Listing, by itself, does not preserve a historic property.
- Owners preserve historic properties.
- The National Register provides incentives to help owners preserve properties.

# Listing in the National Register:

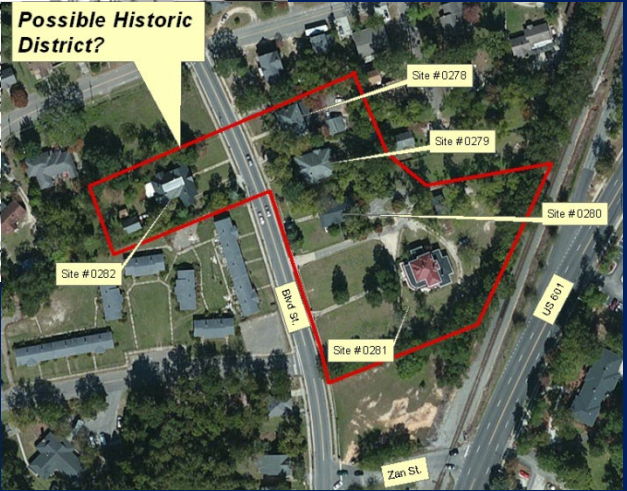
- Does not prevent demolition
- Does not require owners to maintain the property
- Does not restrict how owners use the property

# How are National Register properties protected?

- Federal government action requires consultation with SHPO to determine effects upon listed properties ("Sec. 106 Review")
- In South Carolina, projects involving state-owned or leased historic properties listed in the National Register are reviewed by the SHPO
- Local designation can lead to stronger protection for historic resources



Possible Historic District?



The SC SHPO reviews approx. 1,500+ Federal projects annually

# What are the incentives?

- Income Tax Credit for approved rehabilitation of income-producing property (Federal credit=20% of rehab costs, State credit=10% or 25% State with \$1M limit)
- Income Tax Credit for approved rehabilitation of owner-occupied residence (25% State only)
- Local option special property tax assessment



Federal Tax Project  
Brandon Mill, Greenville vicinity  
(listed 2014)





State Tax Credit program (owner-occupied residential, 25% State credit, No Federal)



W. T. Askins House  
Lake City, Florence Co.

# Eligible expenses for State Tax Credit (Homeowner projects)

- Roof
- Exterior Walls
- Windows and Doors
- Porches
- Foundations
- Removal of later features and replication of missing features
- Structural systems
- Restoration of historic plaster
- Insulation in attic or crawlspace, storm windows, weather stripping
- Repair or rehab of HVAC
- Repair or rehab of plumbing/electrical
- Architecture/engineer fees
- Repairs on historic outbuildings

# State Tax Credit (Homeowner) projects

- Home must be listed in the National Register individually, or contribute to a NR-listed district, or determined individually eligible for NR by the SHPO
- All work must meet the Secretary of the Interior's Standards for Treatment of Historic Properties
- All work must be reviewed and approved by SHPO *in advance* (no after the fact review)



# Property Tax Special Assessment

Property Tax Value Freeze – Local Government

Local Option – must pass Ordinance (See law & regs)

Property Value Frozen at Pre-Rehab Value Up to 20 years, set in the Ordinance

- Local Historic Designation
- Minimum Spending, set in the Ordinance
- Design Review by Local Board (or Department of Archives and History if there is no local board)

# Historic Preservation Grants

Federal matching funds from NPS pass-through SHPO (50% match required)

- Annual competitive application process
- Awarded to Local Governments & Non-profits
- Survey & Inventory properties
- Preservation Planning projects
- Stabilization of threatened buildings
- Applications due in April 2024

# Historic Preservation Grants

New State Historic Preservation grant (20% match required)

- Stabilization projects
- Priority consideration to rural areas and properties associated with underrepresented history
- Applications due December 31, 2023

# Planning Practice & Greenville's New Development Code

Board and Commission Training | November 14, 2023

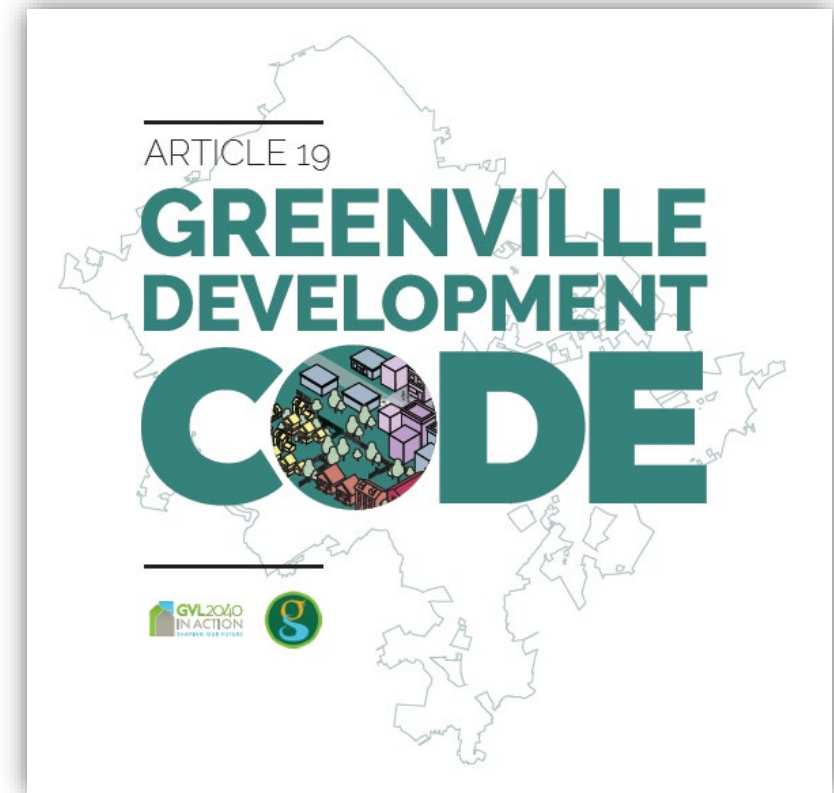




# DEVELOPMENT CODE OVERVIEW

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- New code adopted June 12 and effective July 15, 2023
- Significant 5-month public engagement process
- Consistent with GVL 2040 Comprehensive Plan
- Form-based code with hundreds of illustrations
- Development bonus for affordable housing and open space
- Approved unanimously by Planning Commission and City Council



# MAJOR ELEMENTS OF NEW CODE

## FORM-BASED CODE STANDARDS

- Dimensional standards for all lots and buildings
- Height, mass, transparency, floor heights, etc.
- Goal to provide predictable development outcomes

## NEW ZONING DISTRICTS

- Number of zoning districts has doubled
- RH districts vary based on lot size; intended to prevent subdivision into incompatible small lots.
- RN districts provide transition and missing middle housing options, with limited commercial in RNX.
- Range of mixed-use, business, industrial, and special districts to facilitate development consistent with GVL 2040 while supporting range of land uses.

MX-2

**B. BUILDING**

1. HEIGHT		4. TRANSPARENCY	
Sec. 2.11.10.		Sec. 2.11.13	
<b>A</b> Overall height (max stories/feet)		<b>G</b> Ground story (min)	
Base	2 / 30'	Residential	35% 30%
Bonus	4 / 54'	Nonresidential	50% 30%
<b>2. MASSING</b>		<b>H</b> Upper story (min)	20% 20%
Sec. 2.11.11		<b>I</b> Blank wall width (max)	15' 25'
<b>B</b> Building width (max)	275'	<b>5. ENTRANCES</b>	
Active depth (min)		Sec. 2.11.14	
<b>C</b> Primary street	15'	<b>J</b> Street-facing entry spacing (max)	40' 60'
<b>D</b> Side street	9'	Entry feature	Yes Yes
<b>3. GROUND STORY</b>			
Sec. 2.11.12.			
<b>E</b> Story height (min)			
Residential	10'		
Nonresidential	14'		
<b>F</b> Finish floor elevation (min/max)			
Residential	2' / 5'		
Nonresidential	-2' / 2'		

# MAJOR ELEMENTS OF NEW CODE

## DEVELOPMENT BONUS

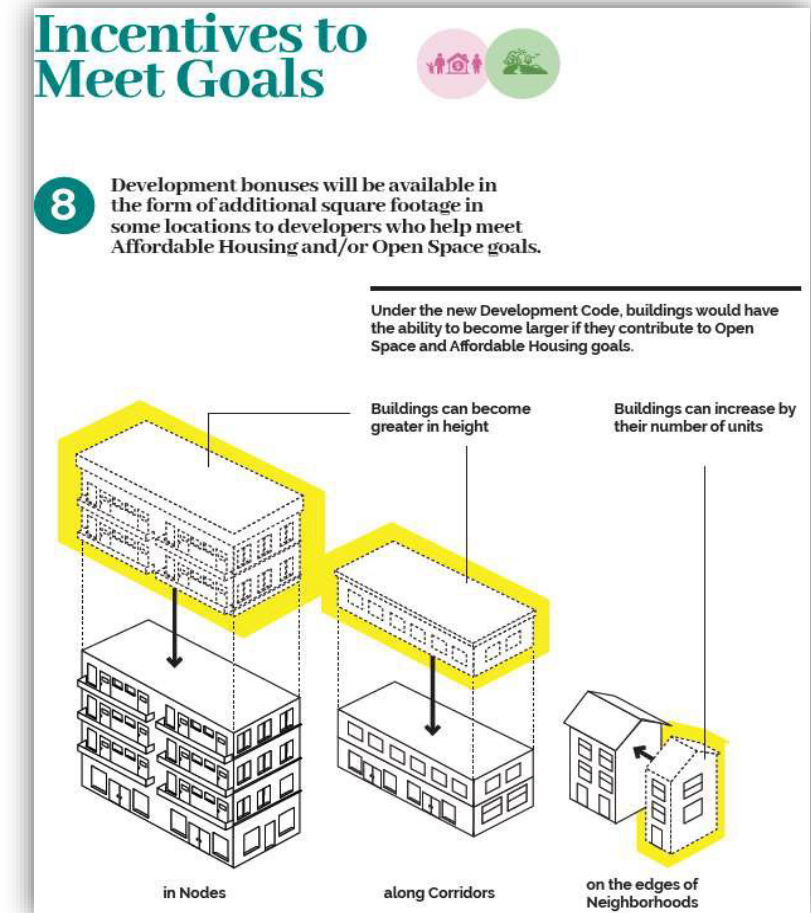
- Development bonus for additional density or height in certain zoning districts in exchange for **VOLUNTARY** contributions to city's affordable housing and open space goals.
- To receive Development Bonus, a project must meet **BOTH** affordable housing **AND** open space requirements.
- Both base and bonus are **BY-RIGHT** entitlements.

## Affordable Housing:

- Residential projects must provide 15% of all units at 80% AMI, or 10% at 60% AMI.
- Averaging option to achieve deeper levels of affordability.
- Affordable units must actually be constructed (no fee-in-lieu option).
- In nonresidential projects, \$2.50 fee for affordable housing per square foot of bonus area.

## Open Space:

- For residential and nonresidential projects, must contribute \$2.50 open space mitigation fee per square foot of bonus area.
- Option for developer to donate onsite or offsite open space to reduce/remove open space fee.



# MAJOR ELEMENTS OF NEW CODE

## PROCESS CHANGES

- Planned Developments (PDs) removed from new code.
- Reduces projects that require a public hearing or approval from a review board
- Public hearing requirements aligned to match state law.
- New Project Preview Meeting replaced previous neighborhood meetings

## CHANGES TO REVIEW BOARDS

- DRB Neighborhood Panel renamed “Historic Review Board” - has required subsequent changes to code
- Design Review Board expanded review boundary

### 6.1.1. SUMMARY OF REVIEW AUTHORITY

The following table summarizes the review and approval authority of various review bodies and officials that implement and administer this Code.

APPROVAL PROCESS		REVIEW AND APPROVAL AUTHORITY						PUBLIC NOTICE		
		Administrator	Design Review Board	Historic Review Board	Board of Zoning Appeals	Planning Commission	City Council	Mailed	Published	Posted
<b>Legislative Review</b>										
	Sec. 6.2.2.									
Text Amendment		R				R-PH D-PM			Y	
Zoning Map Amendment (Rezoning)		R				R-PH D-PM	Y	Y	Y	
<b>Subdivision Review</b>										
Minor Subdivision	Sec. 6.2.3.	D								
Major Subdivision	Sec. 6.2.4.									
Preliminary Plat		R				D-PM				
Final Plat		D								
Street Naming	Sec. 6.2.5.	R				D-PH	Y	Y		
<b>Historic Review</b>										
Minor <a href="#">Historic Certificate of Appropriateness</a>	Sec. 6.2.6.	D								
Major <a href="#">Historic Certificate of Appropriateness</a>	Sec. 6.2.7.	R				D-PM				Y
<b>Design Review</b>										
Minor <a href="#">Urban Design Certificate of Appropriateness</a>	Sec. 6.2.8.	D								
Major <a href="#">Urban Design Certificate of Appropriateness</a>	Sec. 6.2.9.	R				D-PM				Y
<b>Permit Review</b>										
Minor Site Plan	Sec. 6.2.10.	D								
Major Site Plan	Sec. 6.2.11.	D								
Sign Permit	Sec. 6.2.12.	D								
Temporary Use Permit	Sec. 6.2.13.	D								
Administrative Relief	Sec. 6.2.14.	D								

KEY: R = Review/Recommend D = Final Decision -PH = Public Hearing -PM = Public Meeting Y = Required

# MAJOR ELEMENTS OF NEW CODE

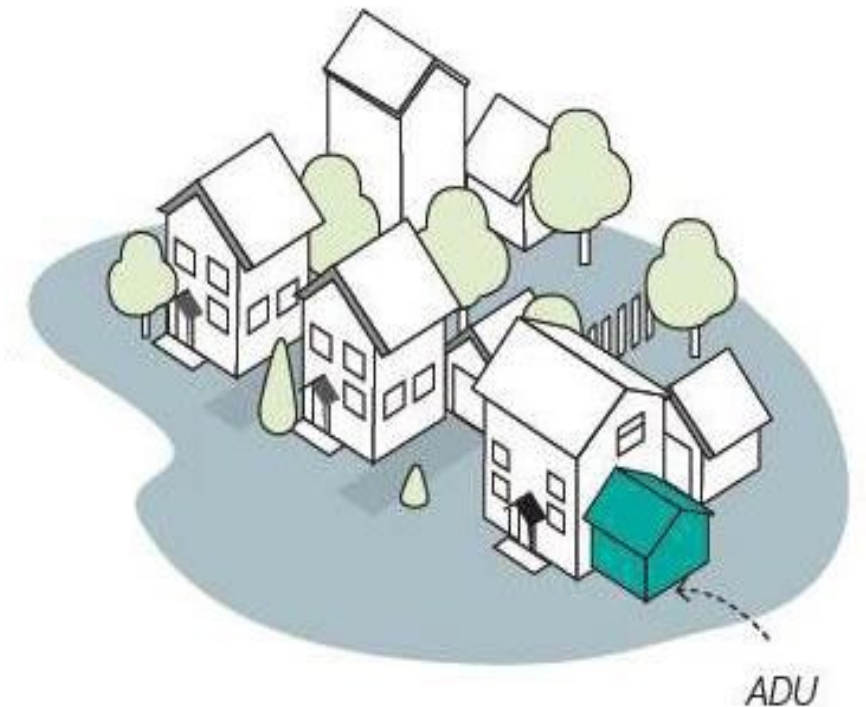
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## ACCESSORY DWELLING UNITS (ADUs)

- Must comply with district zoning and dimensional requirements
- Not permitted where prohibited by deed restriction or HOA covenant
- Cannot be used for short-term rentals in residential districts

## SHORT-TERM RENTALS

- Included under “Lodging” use category
- Rental of a room or home less than 30 days
- Prohibited in residential districts (RH, RN, RC) - to protect neighborhoods and affordable housing supply
- Existing legal short-term rentals can continue to operate





# PROJECT PREVIEW MEETINGS - NEW!

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## PROJECT PREVIEW MEETING

- Required in Sec. 19-6.2.1.B.1. for certain projects before submitting a formal application
- Update to previous neighborhood meeting process
- Opportunity for residents to learn about multiple projects throughout the city
- Attendees can interact directly with the development team, provide input, and express concerns
- Single consistent location every month
- Additional neighborhood engagement encouraged outside of PPM requirement

## PLANNING AND DEVELOPMENT PROJECT PREVIEW MEETING

### SEPTEMBER 26, 2023

When:

4:00 - 6:00 PM  
4<sup>th</sup> Tuesday Every Month

Location:

Prisma Health Welcome Center at Unity Park  
111 Welborn Street  
Greenville, SC 29601



# ADJUSTING TO THE NEW CODE

## BLOCK AND NEW STREET REQUIREMENTS

- Block standards contained in 19-4.3.
- New block standards apply to all sites greater than 2 acres or sites greater than 600 feet in any dimension
- No block can have a perimeter greater than 1,600 feet
- Intended to provide a well-connected street network with safe and convenient vehicular and pedestrian access
- Challenging with certain sites - obstructions around perimeter, topography, incompatible layouts on adjacent properties
- **Questions about future connectivity between sites if roads are private**
- SC DOT spacing and distance standards



# ADJUSTING TO THE NEW CODE

## SITES, LOTS, SUBLOTS

- Understanding hierarchy of site, lot, subplot
- Access to sublots - Engineering and Fire standards
- Plat requirements and review procedure

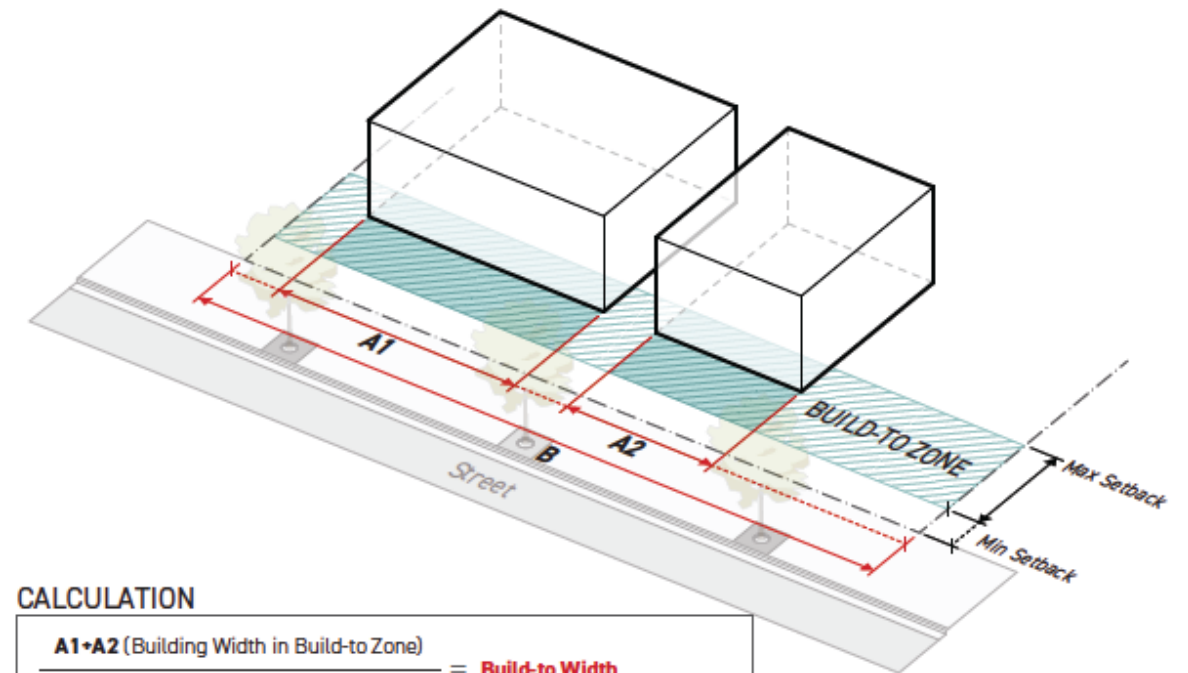




# ADJUSTING TO THE NEW CODE

## BUILD-TO WIDTH

- Difficult to meet build-to width requirements on lots with multiple street frontages
- Problems with irregular-shaped lots with unusual setback configurations
- Not intended to require additional construction beyond project scope just to meet build-to width requirements
- Important part of form-based code, creating and urban environment, and promoting walkability
- Staff currently reviewing



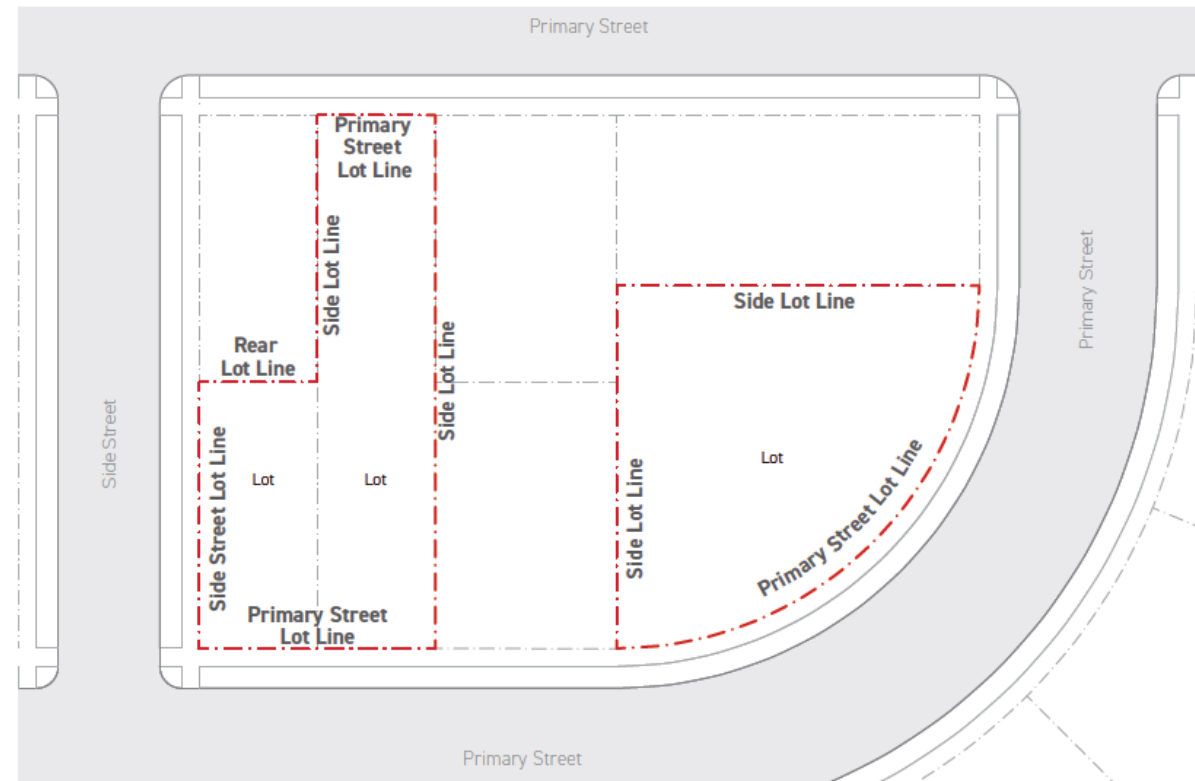
### CALCULATION

$$\frac{A1 + A2 \text{ (Building Width in Build-to Zone)}}{B \text{ (Total Lot Width)}} = \text{Build-to Width}$$

# ADJUSTING TO THE NEW CODE

## ALTERNATIVE FRONTAGE OPTIONS

- Each lot must have at least one primary street lot line. A lot may have more than one primary street lot line.
- Sec. 19-2.11.1.B.2.c. “A lot line abutting a park, open space, river, trail, or pedestrian path can be designated as a primary street lot line.”
- Benefits to having buildings address the Swamp Rabbit Trail, open space, etc.
- However, could result in overcrowding of sites or be used to avoid new streets.
- Staff currently reviewing



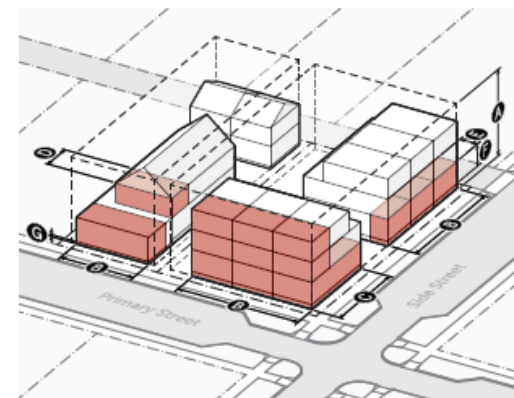
# ADJUSTING TO THE NEW CODE

## TOWNHOMES

- Townhomes and single-family attached developments do not have their own chapter or standards in the code
- Not necessary to include them - many districts allow townhomes.
- Overall buildings must meet the district mass, width, and height requirements
- Individual units considered sublots
- Zoning ≠ building code or fire code; other standards may apply
- Currently do not allow front-loaded garages

RNX-C

### B. BUILDING



1. HEIGHT		Sec. 2.11.10.
A	Overall height (max stories/feet)	3 / 42'
2. MASSING		Sec. 2.11.11.
B	Building width (max)	100'
C	Building depth (max)	100'
	Active depth (min)	
D	Primary street	15'
E	Side street	9'
3. GROUND STORY		Sec. 2.11.12.
F	Story height (min)	10'
G	Finish floor elevation (min/max)	
	Residential	0' / 5'
	Nonresidential	-2' / 5'

4. TRANSPARENCY		Sec. 2.11.13.	
		Primary St.	Side St.
H	Ground story (min)		
	Residential	35%	30%
	Nonresidential	50%	30%
I	Upper story (min)	20%	20%
J	Blank wall width (max)	10'	20'
5. ENTRANCES		Sec. 2.11.14.	
K	Street-facing entry spacing (max)	30'	50'
	Entry feature	Yes	Yes

# ADJUSTING TO THE NEW CODE

## BROADER USE CATEGORIES

- Fewer uses are specifically regulated under the code
- Form-based codes are more concerned with building mass, layout, and design (less focus on use)
- Some uses subject to administrator's interpretation for classification

Use Category Specific Use	HOUSE-SCALE				NEIGHBORHOOD-SCALE				COMMUNITY-SCALE			MIXED USE				SHOPFRONT MIXED USE			BUSINESS	INDUSTRIAL		SPECIAL		Use Standards			
	RH-A	RH-B	RH-C	RH-D	RN-A	RN-B	RNX-B	RNX-C	RC-2	RC-3	RC-5	MX-2	MX-3	MX-5	MX-D	MXS-2	MXS-3	MXS-5	MXS-D	BG	BH	IX	IG		CV	CM	PK
<b>Food and Beverage</b>																											
General food and beverage (up to 6,000 SF)	-	-	-	-	-	-	S*	-	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-
General food and beverage (6,000+ SF)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-
Bar or nightclub	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-
Brewpub	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-
Microbrewery, small winery or microdistillery	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-
<b>Lodging</b>																											
General lodging (up to 10 guest rooms)	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-
General lodging (10+ guest rooms)	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-
<b>Medical</b>																											
General medical (up to 6,000 SF)	-	-	-	-	-	-	P*	-	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
General medical (6,000+ SF)	-	-	-	-	-	-	-	-	P*	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-
Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	P	-	-	-	P	-	-	P	P	-
Medical collection	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	-	-
Medical laboratory	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-
<b>Office</b>																											
General office (up to 6,000 SF)	-	-	-	-	-	-	P	-	P	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	P	S	P	P
General office (6,000+ SF)	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	P	P	P	P	P	S	P	P	P	P	-
Data center	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-
Bail bond service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	P	-	-
<b>Parking</b>																											
Commercial surface parking	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	-	-	-	-	-	P*	P*	P*	P*	P*	P*	-
Commercial structured parking	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	-	-	-	-	-	P*	P*	P*	P*	P*	P*	-
Remote Parking	-	-	-	-	-	-	P*	-	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	P*	P*	P*	P*	P*	P*	-

KEY: P = Use allowed S = Use requires Special Exception approval \* = Use standards apply - = Use not allowed

# QUESTIONS & DISCUSSION

Board and Commission Training | November 14, 2023

