



GREENVILLE'S TRANSITION TO A BY-RIGHT DEVELOPMENT CODE

2024 SCAPA Conference | Spartanburg, SC

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SESSION OVERVIEW

Session Overview

- Overview of Discretionary vs. By-Right Permitting
- Impact of Permitting Delays on Affordable Housing
- State Law Requirements for Public Processes
- Greenville's Development Code
- Before and After:
 - *Neighborhood Meetings*
 - *Public Hearings*
 - *Planned Developments*

OPENING TRIVIA! 🤯

Question #1

Which of the following best describes a “by-right” development?

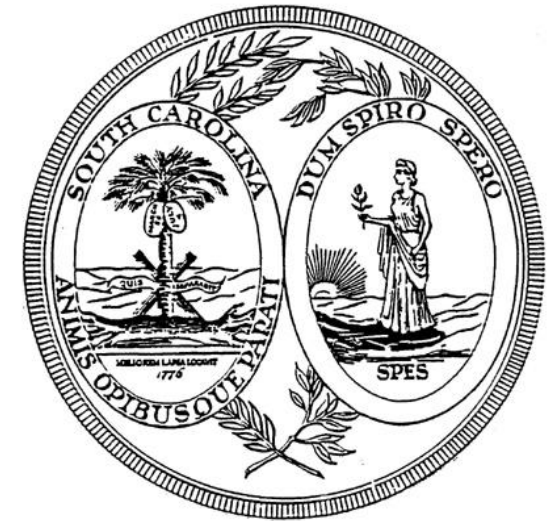
- A. A development project that can receive permits after being rezoned to a “Planned Development (PD)” by the city or county council.
- B. A new development that only allows right-hand turns.
- C. A project that is vested through the zoning ordinance and which can be approved by staff, without need for a public hearing or vote by the Planning Commission/Town Council.
- D. A development that can be approved by staff if it will not generate more than 250 new vehicle trips per day; otherwise, it must be approved by City Council.



Question #2

Which of the following does **NOT** require a public hearing, according to South Carolina state law?

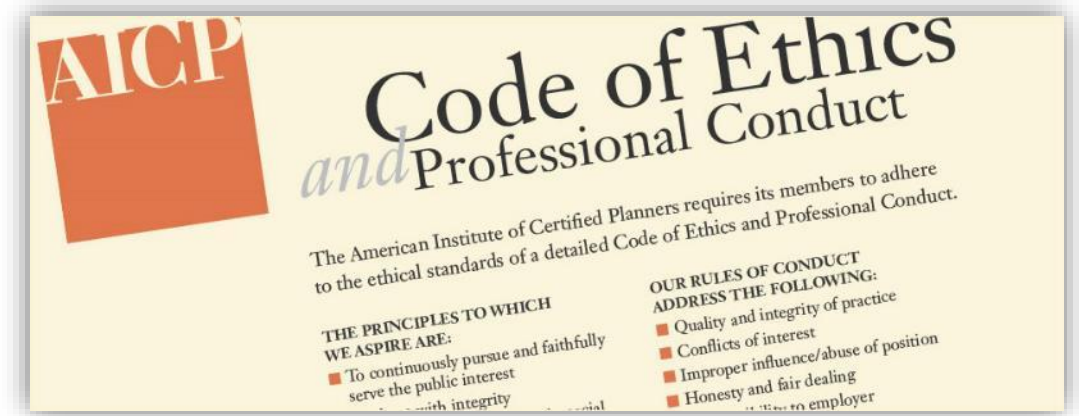
- A. Adoption of a community's comprehensive plan
- B. A major subdivision with new streets or utility extensions
- C. Change in an existing street name
- D. Initial assignment of a street name



Question #3

When conducting neighborhood meetings for a proposed housing development that includes affordable housing, the AICP Code of Ethics recommends sending mailed notices to surrounding property owners within:

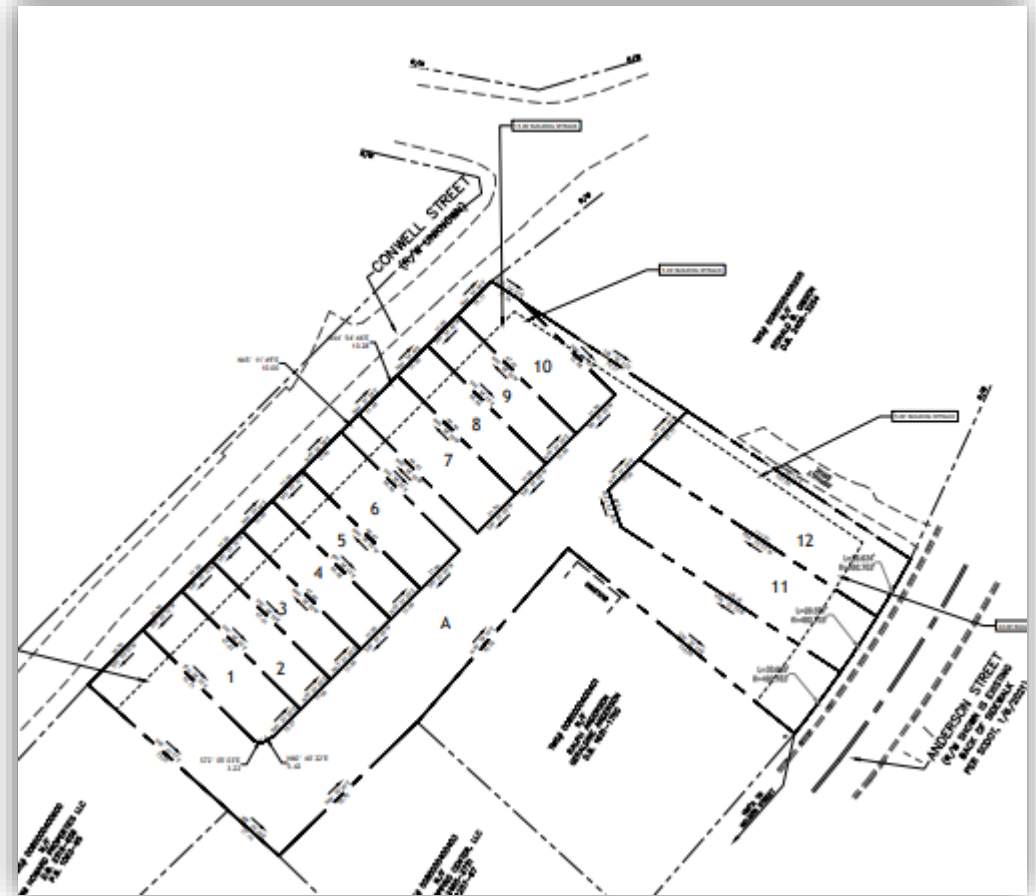
- A. 300 feet
- B. 500 feet
- C. 1,000 feet
- D. Other



Question #4

TRUE OR FALSE?

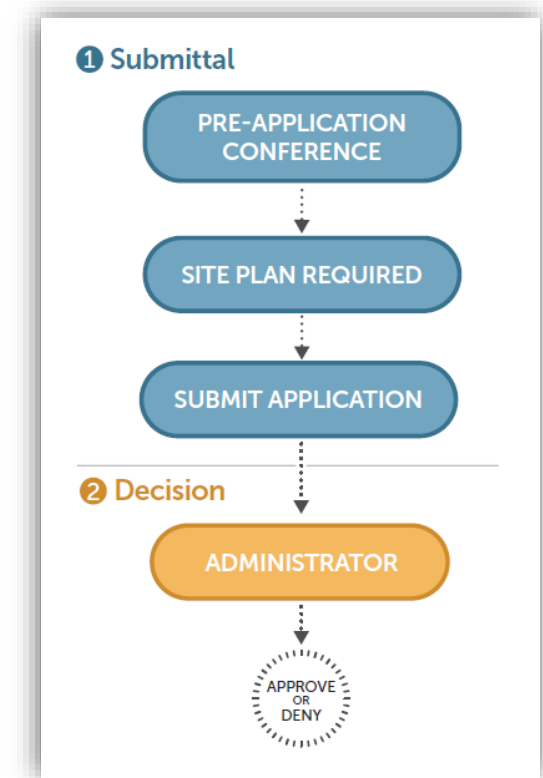
A final decision on a subdivision plat can be legally challenged for failing to meet a procedural requirement in your local ordinance, even if that procedure is not technically a requirement of state law.



Question #5

All of the following are typically associated with a by-right development code **EXCEPT**:

- A. Form-based standards or other detailed requirements that provide predictable development outcomes.
- B. A robust system of conditional use permits that ensures neighboring properties are protected from undesirable development.
- C. Approval processes that keep most permitting decisions at a staff level.
- D. Allowance for some administrative relief to help projects overcome challenges without requiring a full variance from the Board of Zoning Appeals.



DISCRETIONARY VS. BY-RIGHT PERMITTING

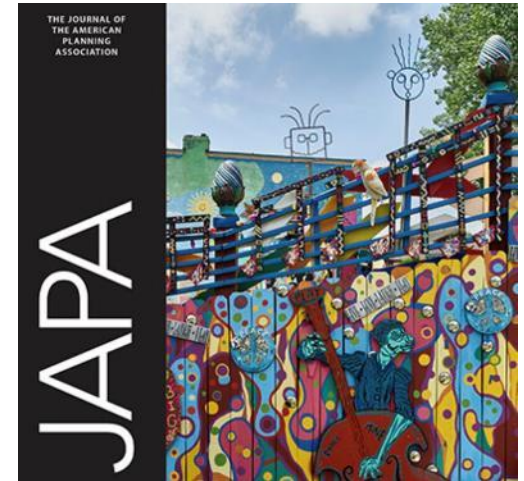
Discretionary vs. By-Right Permitting

By-right developments

- Approved based on objective, transparent requirements.
- Requirements may be more or less numerous or cumbersome, but they are predisclosed, and cities will approve developments that meet them.
- Do not automatically make approval fast and simple, but they make fast and simple approval more likely.
- Provides more certainty with approval process.

Discretionary development approvals

- Negotiated project by project in a back-and-forth between city officials and builders
- Approval often requires public hearings in front of planning authorities. May require a public vote by a planning commission or city council.
- Discretionary review is not automatically slow, but it often is.
- Slow processes can be expensive, and they can expose projects to more political or legal opposition.
- Injects uncertainty into approval process. Approval not guaranteed.



Source: JAPA 2023, Vol. 3 ([Link](#))

Discretionary Permitting

- With *by-right permitting*, a housing development proposal will be approved so long as it conforms to all zoning laws and building codes, which are known in advance.
- With *discretionary permitting*, the proposal is subject to the approval of a public body, such as local planning authority, which may require several re-designs, city council hearings, public outreach meetings, environmental impact studies, impact fees, and other concessions.
- Relative to by-right permitting, discretionary permitting increases costs, time to approval, and uncertainty.
- In some cities, discretionary permitting can also create opportunities for corruption and favoritism.
- Whether developments are subject to by-right or discretionary permitting varies by locality and the proposed type of housing.



Source: [Whitehouse.gov](https://www.whitehouse.gov) ([Link](#))

Discretionary Permitting Delays

Median time spent in discretionary permitting process for large multifamily projects:

- Boston, MA 7.5 months
- Oakland, CA 8 months
- Los Angeles, CA 13 months
- Seattle, WA 16 months
- New York City, NY 30 months
- San Francisco, CA 33 months



The screenshot shows a White House press release page. At the top right, it says 'Administration'. The date 'AUGUST 13, 2024' is centered. The title is 'Reforming Permitting Requirements to Lower the Cost of Building New Housing and Increase Housing Affordability'. Below the title is a breadcrumb trail: 'CEA > WRITTEN MATERIALS > BLOG'. The main text begins with 'Today, the Biden-Harris Administration announced a suite of new actions to reduce barriers to housing construction. One of these actions, HUD's Pathways to Removing Obstacles to Housing (PRO Housing) grant program, supports state and local governments to remove barriers to affordable housing, including through reforming the housing permitting process.' The bottom of the page starts with 'State and local zoning laws dictate what type of housing can be built and where—but even where housing is allowed, local permitting requirements can

Source: [Whitehouse.gov](https://www.whitehouse.gov) ([Link](#))

PERMITTING DELAYS & AFFORDABLE HOUSING

Common Reasons for Permitting Delays

- Discretionary approval processes
- Jurisdictions requiring more information than needed for the scope of the project
- Redundant or arbitrary internal processes
- Bottlenecks in the permitting process
- Insufficient staffing levels
- Experience level of staff
- Incomplete applications
- Need for revisions
- Language barriers – availability of applications in languages other than English

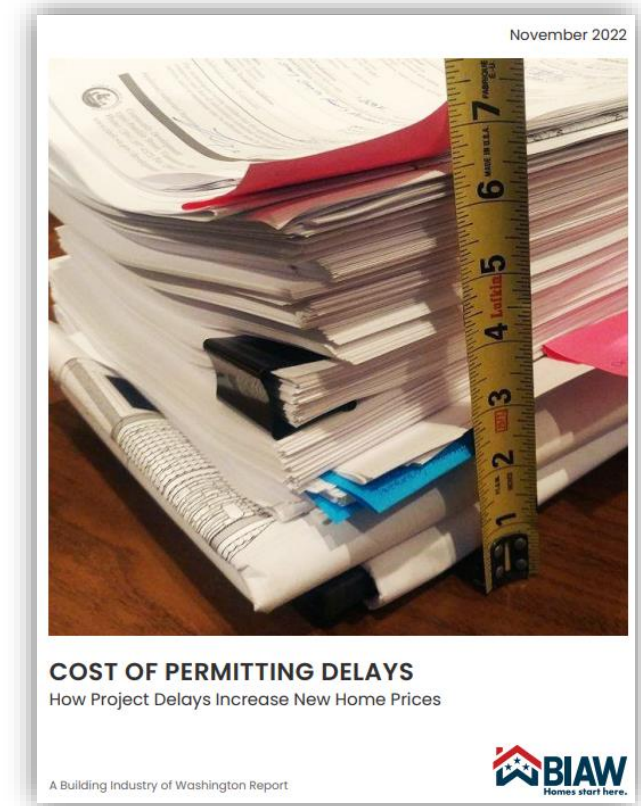


Source: *Building Industry of Washington* ([Link](#))

Holding Costs

2022 study looking at impacts of permit delays in the State of Washington.

- Statewide average permit delay of 6.5 months
- Resulted in total “holding costs” of \$31,375 per home
 - *Holding costs* are expenses associated with owning a property. Such expenses are usually paid monthly by a builder and/or homeowner.
 - Includes financing payments, property taxes, insurance, utilities, HOA fees, business overhead, etc.
- “With a statewide housing shortage of almost 270,000 units, delays of any kind exacerbate our shortage and affordability crises. For every \$1,000 added to the cost of constructing a new home, 2,200 families lose their ability to purchase a new home (National Association of Home Builders, Priced-Out Estimates 2022).”



Source: Building Industry of Washington ([Link](#))

National Association of Home Builders 2023 “Priced Out” Estimates

Table 2. Households Priced Out of the Market by a \$1,000 Price Increase, 2023

State	Median New Home Price	Income Needed to Qualify	Total Households	Households Unable to Afford Median Price	Additional Households Priced Out by a \$1,000 Increase
United States	\$425,786	\$129,645	132,469,710	96,537,344	140,436
North Carolina	\$408,684	\$121,187	4,317,306	3,287,850	4,230
South Carolina	\$404,514	\$118,055	2,126,805	1,597,965	1,908

Assumes 10% downpayment, 30-year fixed rate mortgage, 6.5% interest rate, and private mortgage insurance

Source: NAHB, 2023 ([Link](#))

National Association of Home Builders 2023 “Priced Out” Estimates

Table 3. Households Priced Out of the Market by a \$1,000 Price Increase, 2023

Metro Area	Median New Home Price	Income Needed to Qualify	Total Households	Households Unable to Afford Median Price	Additional Households Priced Out by a \$1,000 Increase
Charleston-North Charleston, SC	\$499,699	\$145,375	329,286	250,695	239
Charlotte-Concord-Gastonia, NC	\$469,445	\$138,191	1,119,126	847,316	845
Columbia, SC	\$262,421	\$77,707	351,465	186,359	590
Florence, SC	\$199,474	\$58,443	77,988	44,206	147
Greenville-Anderson, SC	\$282,624	\$81,724	398,342	224,612	746
Hilton Head-Bluffton, SC	\$584,145	\$171,536	95,682	81,195	39
Myrtle Beach-Conway, SC-NC	\$356,523	\$103,795	223,427	153,204	301
Spartanburg, SC	\$274,862	\$80,634	136,043	82,521	292
Sumter, SC	\$258,079	\$77,058	52,936	35,787	69

Assumes 10% downpayment, 30-year fixed rate mortgage, 6.5% interest rate, and private mortgage insurance

Source: NAHB, 2023 ([Link](#))

STATE LAW REQUIREMENTS

South Carolina Public Hearing Requirements

State law requires public hearings for:

- Comprehensive plan adoption or amendment [Sec. 6-29-530]
- Zoning map adoption or amendment (including Planned Developments) [Sec. 6-29-760]
- Zoning ordinance text amendment [Sec. 6-29-760]
- Appeals to Board of Zoning Appeals [Sec. 6-29-800]
- Appeals to Board of Architectural Review [Sec. 6-29-890]
- Adopt or amend land development (subdivision) regulations [Sec. 6-29-1130]
- Street name change [Sec. 6-29-1200]
- Certain matters concerning vested rights [Sec. 6-29-1540]



South Carolina Neighborhood Meeting Requirements

State law requires neighborhood meetings for:

-
-
-

Note: This slide is complete.

Who reviews what?

Item	Review/Recommend	Decision
Comprehensive Plan	Planning Commission	Governing Authority
Zoning Ordinance & Amendments	Planning Commission	Governing Authority
Zoning Map & Amendments	Planning Commission	Governing Authority
Subdivision Regulations/LDRs	Planning Commission	Governing Authority
Subdivision Plats		Planning Commission or Designated Staff
Street Name Changes		Planning Commission

A BY-RIGHT CODE FOR GREENVILLE



Policy Framework: Comprehensive Plan

Implementation Guidance



Urban Form & Design

The right urban form is the key to unlock Greenville's ability to achieve its community goals. This urban form must:

- Look, feel, and function like traditional urban space
- Be realistic for developers when accounting for land prices, construction costs, and achievable market rents
- Allow a sufficient volume of market-rate housing units to help pay for affordable units
- Generate enough value to contribute to land preservation aims
- Contribute enough users for improved mobility options within and between nodes

By carrying out the actions recommended for the three implementation phases, the City of Greenville will provide a foundation for the development of the urban form expected of a growing and vibrant city.

Observation: "Corridor design should present a unique sense of place that distinguishes each from the other. In so doing, each will have a separate character and identity that will celebrate its form and help differentiate each from the other."

PHASE I 2021-2022

Update Chapter 19 – Land Management (Code of Ordinances)

Following the adoption of the comprehensive plan, the City should update its land management (or zoning) regulations to ensure that it is consistent with the comprehensive plan. The zoning ordinance is the primary tool available to help implement the comprehensive plan, therefore zoning revisions are critical to the successful implementation of the community's vision for growth and development. In addition, the land use element in the comprehensive plan provides the legal basis for the zoning code.

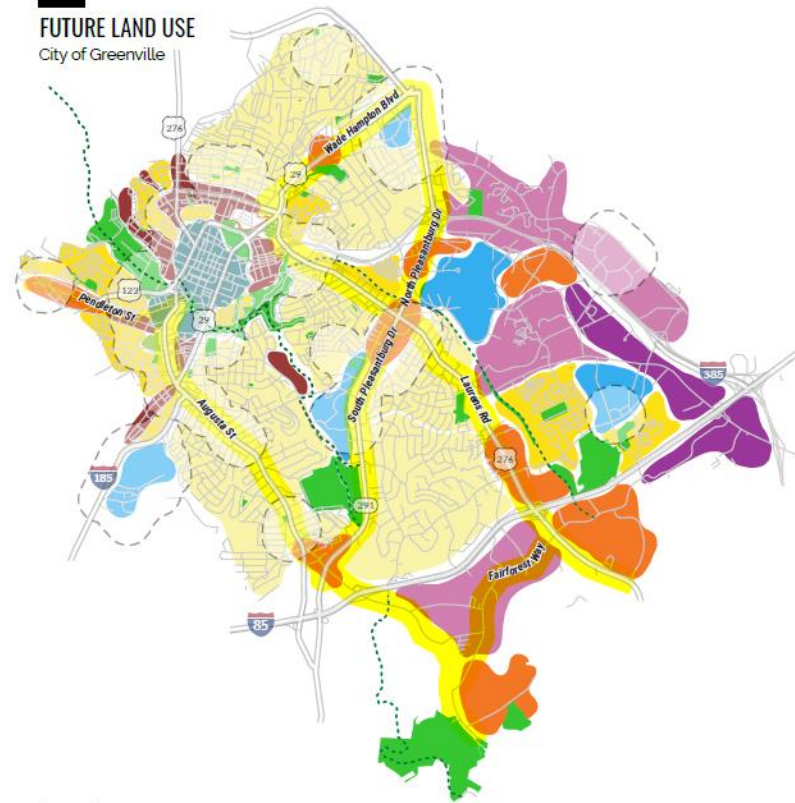
The zoning code should be revised to reflect the future land use element. More specifically, it should include revisions aimed at focusing growth in nodes and along key corridors including, but not limited to:

- A district framework that allows higher density growth
- Street and accessway layout – grid, modified grid and/or other urban patterns
- Encourage, if not require, mixed-use development with commercial/retail uses on the first floors of buildings that front significant streets
- Density and height should be:
 - No less than 30 residential units per acre
 - Typical height range of 4, 5, and 6 stories
- Build-to-zones to create a consistent building street wall with exceptions for public spaces such as pocket parks, plazas and outdoor seating
- Corner lots have two front yards
- Parking permitted in rear and side yards only
- Parking lots broken down into 40 to 50 space "blocks" or "pods" separated by landscape medians and walkways
- Pedestrian alleyways connecting streets and public spaces to parking areas
- Shared parking provisions to reduce parking requirements
- Inclusion of dedicated public parks and open space within developments
- Phasing plans for large developments
- Buildings that engage the street
 - Entryways fronting streets with connecting sidewalks
 - First floor transparency requirements

Outside of nodes and key corridors:

- Maintain traditional neighborhood character while allowing appropriate infill to address "missing middle" gaps in the housing stock; continue to develop and update neighborhood-level plans focused on improvements to residential quality of life
- Provide transition zones to limit the impact between higher density nodes and corridors and established neighborhoods
- Rethink current ordinance requirements and allowances outside of single-family residential districts to support the channeling of new demand towards designated nodes and corridors

FUTURE LAND USE City of Greenville

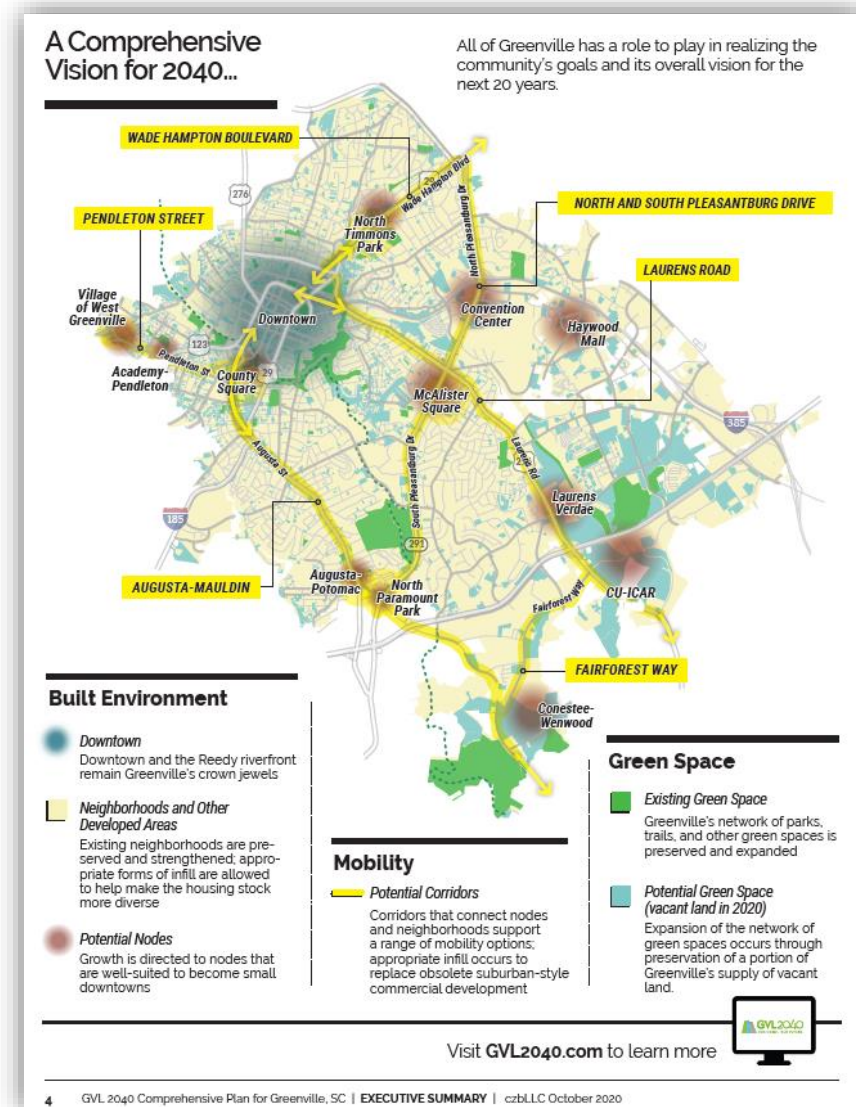


Legend

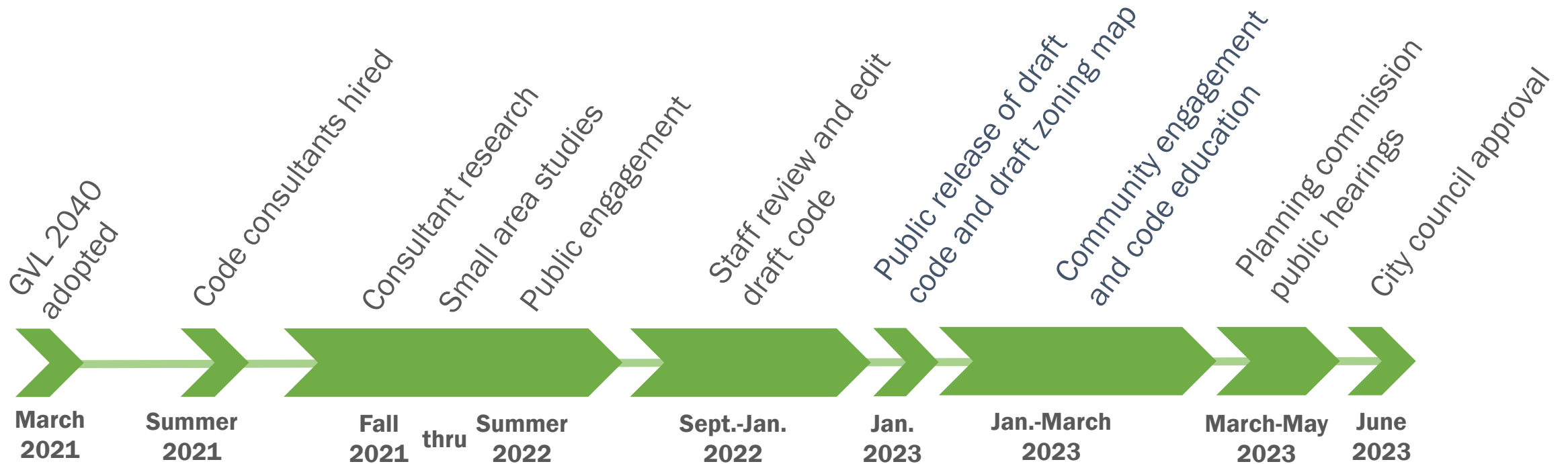
- Urban Residential
- Sub-urban Residential
- Neighborhood Mixed-use
- Community Mixed-use
- Regional Mixed-use
- Urban Node Mixed-use
- Corridor Mixed-use
- Campus - Institutional
- Center City
- Parks - Green Space
- Areas Suitable for Missing Middle Housing (5 minute / 1/4 mile walkshed)
- Swamp Rabbit Trail

Goals for Greenville's New Development Code

- Implement the GVL 2040 Comprehensive Plan.
- Incorporate zoning incentives for open space and affordable housing.
- Allow height and density in nodes in exchange for reducing development pressures on neighborhoods.
- Provide transitions between more intense development and residential neighborhoods.
- Introduce gentle density with Missing Middle housing options and ADUs.
- Use form-based standards to provide predictable development outcomes.
- Streamline approval processes.
- Create an easy-to-use, highly illustrated document.



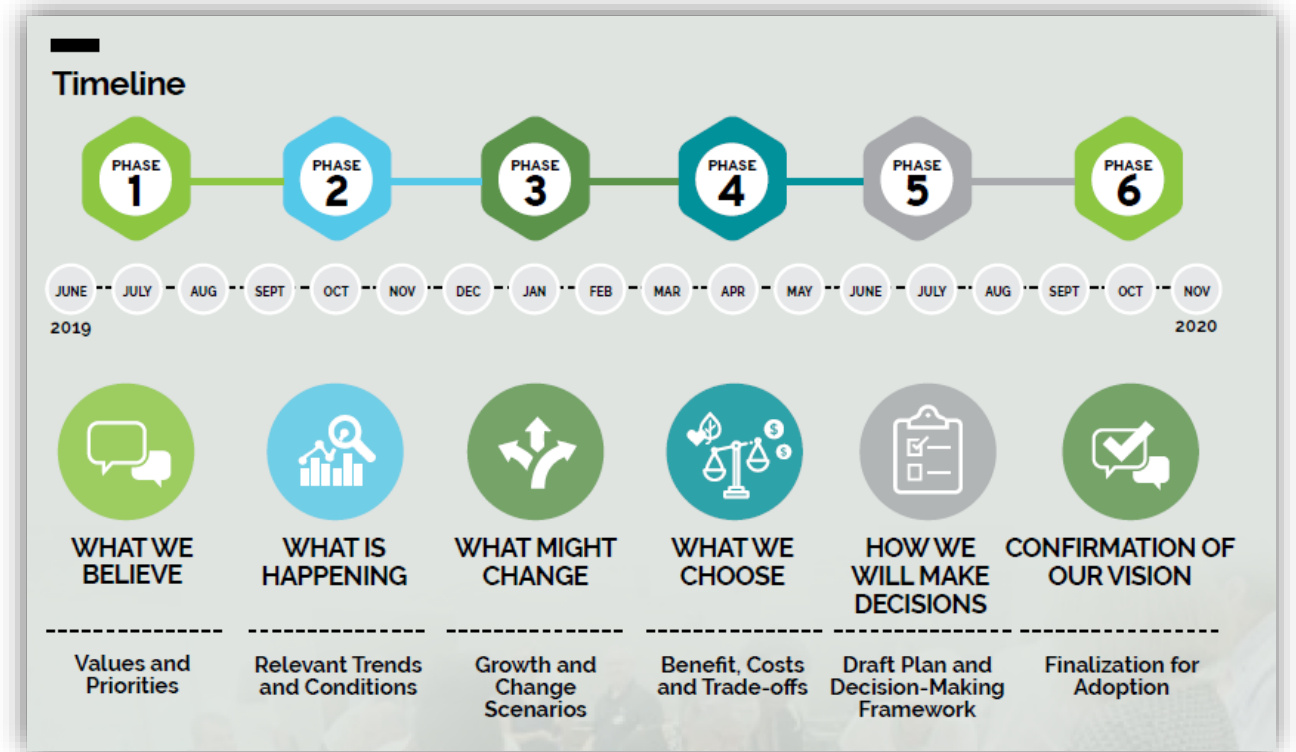
Greenville Development Code Project Timeline



**BY-RIGHT SOUNDS GREAT, BUT...
WHEN DOES THE PUBLIC GET TO
WEIGH IN???**

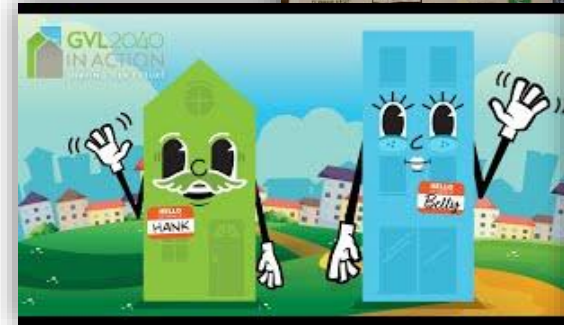
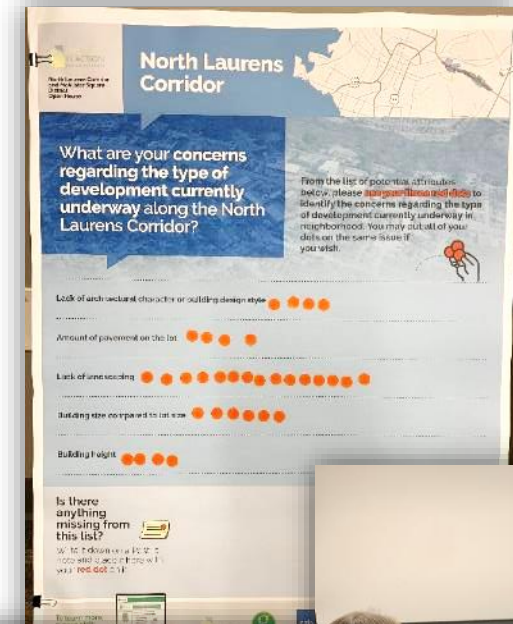
Public Input & Engagement on the Comprehensive Plan

- 18-month process to update comprehensive plan
- 11 steering committee meetings
- 42 members on steering committee
- 4 public open houses
- 3 online public surveys with 6,500 responses
- “Kitchen Table” conversations
- Priorities and goals based on community input



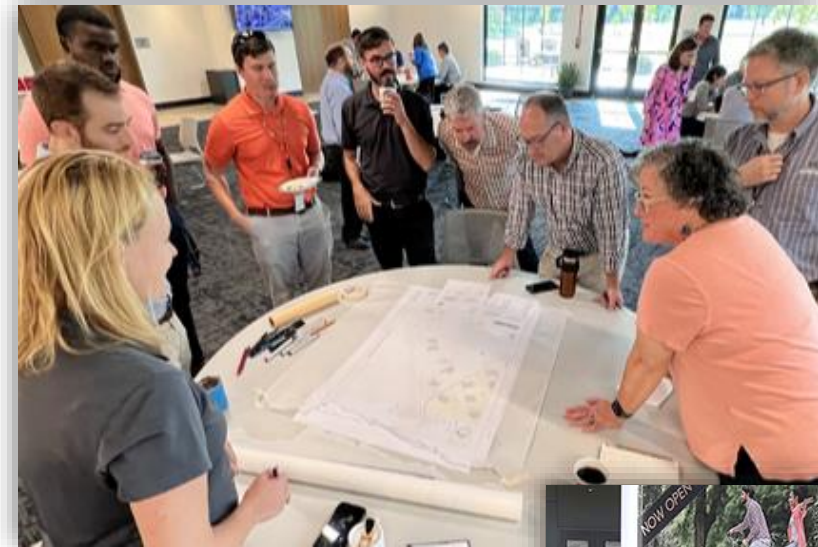
Greenville Development Code Public Outreach and Engagement

- 75 public meetings and presentations from January-May 2023
- Dedicated project website with 28,165 unique page views
- 14 monthly updates posted to website
- 12 monthly Code Connections sessions
- City social media posts with 82,000 impressions
- Multiple public input sessions in 2022
- 5 small area “test” plans with steering committees comprised of neighborhood residents
- “Break the code” sessions with developers
- Presentations at numerous neighborhood meetings
- Meetings with property owners, stakeholders, and advocacy groups
- Regular updates at public review board, commission, and city council meetings since May 2021
- Public open houses and Learning Labs
- Posted over 1,000 public hearing signs
- Nearly 22,000 postcards mailed to all City property owners
- From January-May 2023, over 1,500 people attended code meetings and public input events



Draft Code and Zoning Map Public Review Timeline

- January 2023
 - Initial Public Draft Posted (1/25)
 - PC/DRB/BZA Joint Workshop (1/25)
 - Coffee with the Code (1/25 & 1/26)
 - Public Open Houses (1/25 & 1/26)
 - City Council Retreat Presentation (1/27)
- February 2023
 - Meetings with neighborhoods and stakeholders
 - Public Input comments received
 - Public Open House (2/28)
- March 2023
 - Meetings with neighborhoods and stakeholders
 - Public Open House (3/1)
 - Modified Draft Posted for Planning Commission Public Hearing (3/15)
 - Legal public notice: signs posted, postcards mailed, online posting (3/5)
 - Code Learning Labs (3/20-3/27)
 - Staff Report posted (3/24)
 - Special Called Public Hearing (3/30)



Draft Code and Zoning Map Public Review Timeline

April 2023

- Continued meeting with property owners and stakeholders
- Public Hearing Continuance (4/11)
- Additional Learning Labs (4/18-4/20, 4/27)
- Public Notice of Modifications document (4/28)

May 2023

- Continued meeting with property owners and stakeholders
- Code featured on main page of city website
- FAQ and “Ask the Experts” buttons added to city website
- Interactive map updated (5/1)
- Press conference on new code at Planning Office (5/9)
- Staff report posted (5/12)
- Public Hearing Continuance (5/15)
- Planning Commission recommended approval to City Council (5/15)
- City Council first reading (5/22)



MAJOR ELEMENTS OF NEW DEVELOPMENT CODE

Major Elements of New Development Code

ACCESSIBLE DOCUMENT FORMAT

- Hundreds of illustrations throughout document
- Re-ordered code sections for streamlined format
- Final PDF hyperlinked for easy navigation

FORM-BASED CODE STANDARDS

- Dimensional standards for all lots and buildings
- Height, mass, transparency, floor heights, etc.
- Predictable development outcomes

NEW ZONING DISTRICTS

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

Major Elements of New Development Code

DEVELOPMENT BONUS

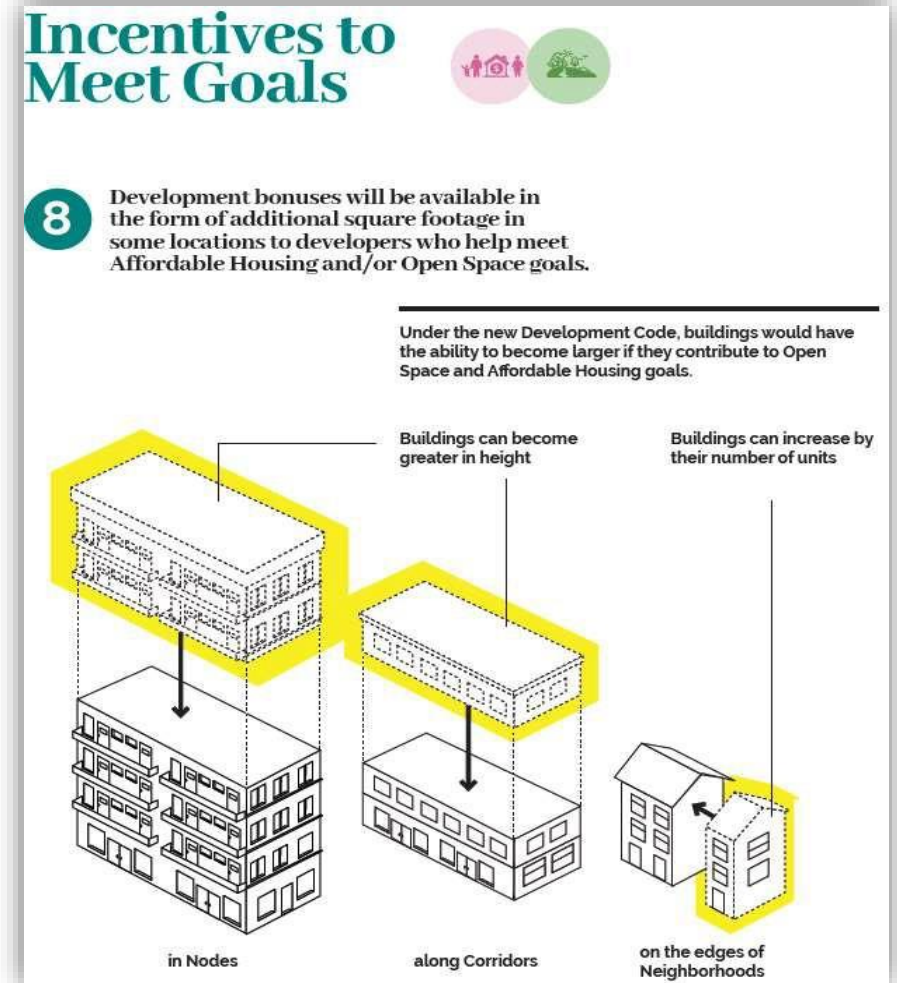
- Development bonus for additional density or height in certain zoning districts in exchange for **VOLUNTARY** contributions to city's affordable housing and open space goals.
- To receive Development Bonus, a project must meet **BOTH** affordable housing **AND** open space requirements.
- Both base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



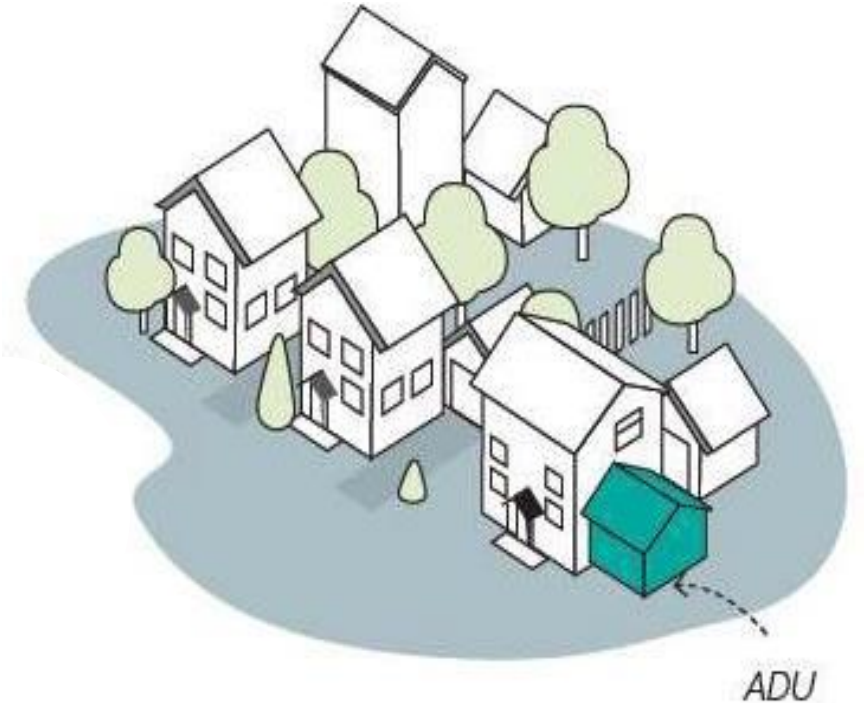
Major Elements of New Development Code

ACCESSORY DWELLING UNITS (ADUs)

- ADUs supported by public in public and private surveys
- 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)
- Existing legal short-term rentals can continue to operate



Major Elements of New Development Code

PROCESS CHANGES

- New code is a BY-RIGHT ordinance that provides PREDICTABILITY in development outcomes.
- Reduces projects that require a public hearing or approval from a review board.
- Public hearing requirements aligned to match state law.
- Project Preview Meetings added in response to neighborhood feedback.
- Removed Conditional Use Permits

19-6.1.1. 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.

		REVIEW AND APPROVAL AUTHORITY						PUBLIC NOTICE		
		Administrator	Design Review Board	Historic Review Board	Board of Zoning Appeals	Planning Commission	City Council	Mailed	Published	Posted
APPROVAL PROCESS										
Legislative Review		Sec. 6.2.2.								
Text Amendment		R				R-PH	D-PM		Y	
Zoning Map Amendment (Rezoning)		R				R-PH	D-PM	Y	Y	Y
Subdivision Review										
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	
Historic Review										
Minor Historic Certificate of Appropriateness	Sec. 6.2.6.	D								
Major Historic Certificate of Appropriateness	Sec. 6.2.7.	R					D-PM			Y
Local Landmark Designation ¹	Sec. 6.2.16.	R					D-PM			Y
Designation of Historically Significant Structures ¹	Sec. 6.2.17.	R					R-PH		D	Y Y Y
Demolition of Historically Significant Structures ¹	Sec. 6.2.17.	D								Y
Design Review										
Minor Urban Design Certificate of Appropriateness	Sec. 6.2.8.	D								
Major Urban Design Certificate of Appropriateness	Sec. 6.2.9.	R					D-PM			Y
Permit Review										
Minor Site Plan	Sec. 6.2.10.	D								

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

New Zoning Map

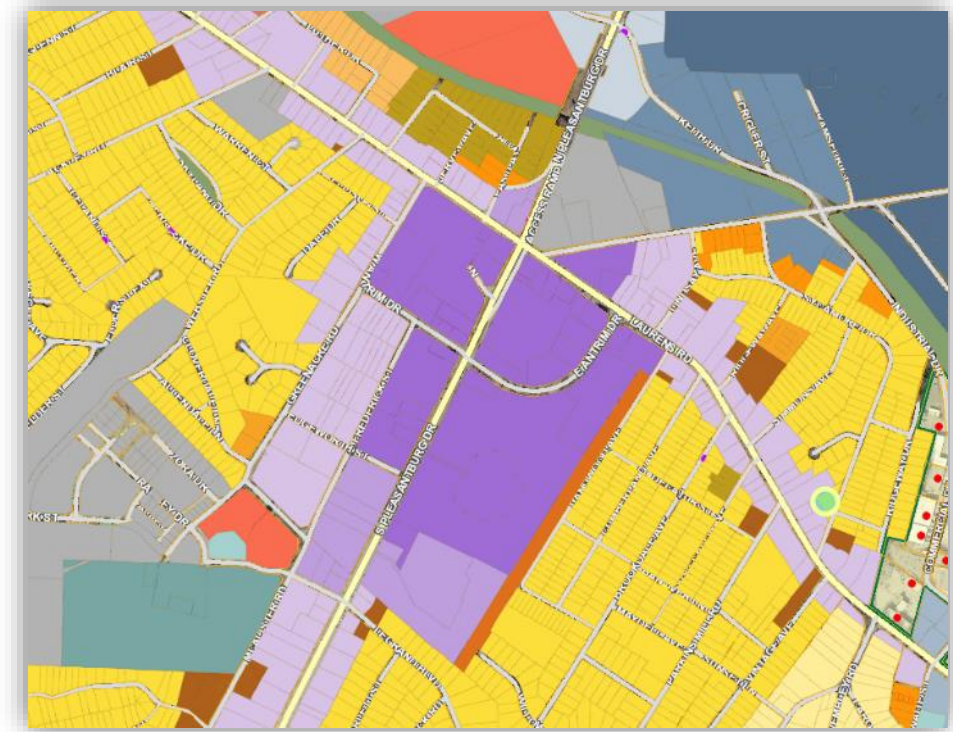
Key tenet of GVL 2040: neighborhoods receive additional protection in exchange for accepting more height and density at neighborhood edges, in nodes, and along corridors.

NEIGHBORHOODS

- New RH districts with lot sizes intended to preserve existing development patterns in neighborhoods
- RN districts provide transition between commercial and residential with opportunities for Missing Middle Housing
- Limited small-scale commercial in RNX-B & C

NODES AND CORRIDORS

- Districts allow more height, density, and commercial uses along nodes and within corridors
- Application of MX and MXS districts will create more urbanized, mixed-use centers with high walkability and transit access.
- Auto-oriented areas of city assigned BG & BH zoning.
- Industrial areas IX and IG.
- Special districts CM, CV, PK applied where appropriate.



McAlister Square node with surrounding neighborhoods

BEFORE & AFTER:
NEIGHBORHOOD MEETINGS

Land Management Ordinance (Pre-2023)

Neighborhood Meetings required for all:

- Zoning map amendments
- Major subdivisions (3+ lots)
- Special exception permit requests for bed and breakfast inns
- Multifamily projects (3+ units)
- Any commercial or multifamily project abutting residential, and which required a public hearing
- Any application that the chairperson of the PC, BZA, or DRB determines “could potentially have negative land use, appearance, traffic, or other public facility impacts on neighboring properties” – *requirement assigned DURING the public hearing.*
- Any application where the property owners directly abutting the project, or 20% of property owners within 1,000 feet, request a neighborhood meeting.

Land Management Ordinance (Pre-2023)

Procedural Requirements for Neighborhood Meetings

- Developer responsible for finding venue and scheduling the meeting.
- Location must be in proximity to project site.
- If in an area with a city-recognized neighborhood association, must coordinate with their monthly meeting schedule. Could mean waiting until next month.
- Meeting must occur at least 8 days before the public hearing.
- Send mailed notification to all owners and occupants within 1,000 feet of the property, any neighborhood association with residents in that 1,000-foot radius, city staff, and the review board.
- Letters must be sent at least 10 calendar days before the neighborhood meeting.
- Developer must run and facilitate the meeting, keep attendance, and provide a meeting summary to city staff.
- City staff attended most meetings.
- No more than 1 meeting permitted on a single day.

Any deviation from procedure could result in delay or legal challenge of an application.

Land Management Ordinance (Pre-2023)

Staff experience with neighborhood meetings 🤔

- Numerous opportunities for procedural errors and delays.
- Inconsistent quality of presentation by developers.
- If presented at another organization's regular meeting, developers were often given insufficient time, Q&A limited or not permitted, and non-members were sometimes blocked from participating.
- Grandstanding by those in opposition—up to developer to handle meeting dynamics.
- Statements contributed to anti-renter bias in the community.
- Objections to aspects of projects outside their purview (e.g. traffic mitigation).
- Attendees asked for changes not authorized by the ordinance.
- Frustration with neighborhood meetings frequently spilled over into public hearings, leading board members to question if process was properly followed.
- Chairperson could inject a neighborhood meeting requirement midway through the review process, delaying a project by several months.
- Process typically resulted in few, if any, changes in project.
- Administering process for every project and attending meetings was an immense burden on staff.

New with Greenville Development Code: Project Preview Meetings

PLANNING AND DEVELOPMENT PROJECT PREVIEW MEETING

October 22, 2024

When:

4:00 - 6:00 PM

4th Tuesday Every Month

Location:

Prisma Health Welcome Center at Unity Park

111 Welborn Street

Greenville, SC 29601



- The Project Preview Meeting is a monthly meeting hosted by the City of Greenville for the community to learn about various upcoming planning and development projects.
- The session is an open-house format. Projects are presented at individual stations in one room. There is no scheduled presentation. The public may attend any time between 4:00 and 6:00 PM.
- Project representatives will be available at each station. The public may ask questions, provide input and share concerns about any project or proposal.

Project Preview Meetings

- The Greenville Development Code requires certain projects to participate in a Project Preview Meeting before submitting an application:
 - Zoning map amendment (rezoning)
 - Major subdivisions
 - Street naming or re-naming
 - Major Certificate of Appropriateness requests – Urban Design Projects
 - Major Certificate of Appropriateness requests – Historic Projects
 - Residential projects containing 12 or more units
 - Requests for Special Exception permits abutting residentially zoned properties
- In addition, the City may present updates and information on various other planning initiatives, engineering projects, capital projects, and more.



Project Preview Meetings

- The city has not received formal applications for projects presented at the Project Preview Meeting. Some material may be conceptual in nature or require additional design work before it is submitted to the city.
- The meeting provides an opportunity for public comments and input to be given directly to the developer, who may modify their project in response to community feedback before submitting an official application.
- If a project has major changes after the meeting, it may be required to present at another Project Preview Meeting—so that the community can see the changes before the application is submitted.

Next Steps

Depending on the type of project, it may proceed to permitting. Others require approval from a review board.

Project Type	Review Board?	Public Hearing Required?
Zoning map amendment (rezoning)	Planning Commission (Recommendation) City Council (Final Approval)	Yes
Major subdivision	Planning Commission	No
Street naming or re-naming	Planning Commission	Yes
Projects requiring a Major Certificate of Appropriateness (inside the Design Review Boundary or a Historic District)	Design Review Board or Historic Review Board	No
Residential project containing 12 or more units (outside Design Review Boundary)	No - project proceeds with permitting	N/A
Special exception permit	Board of Zoning Appeals	Yes

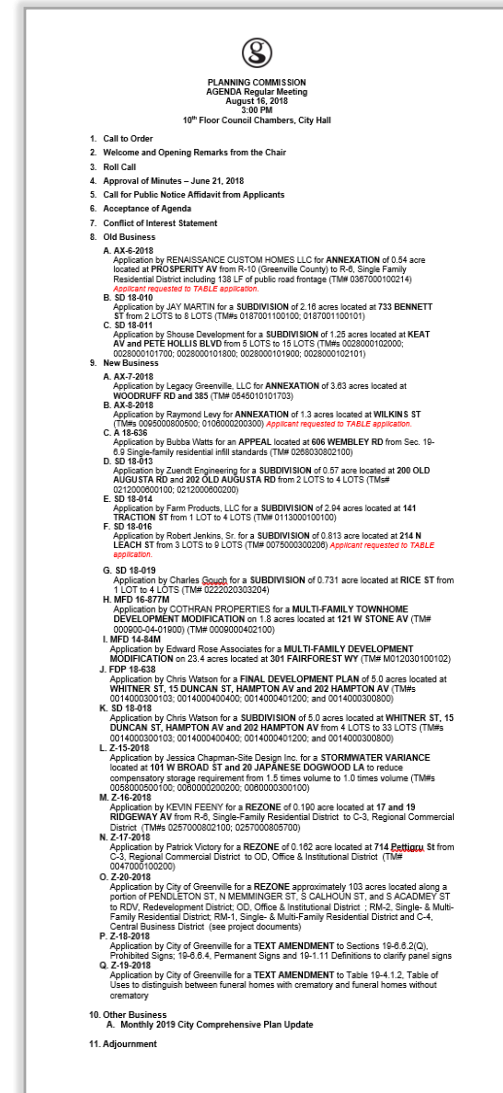
BEFORE & AFTER:
PUBLIC HEARINGS



Land Management Ordinance (Pre-2023)

Public Hearing required for all:

- Comprehensive Plan and Amendments
- Zoning Ordinance Amendments
- Zoning Map Amendments
- Planned Development Applications (Rezoning)
- Major Subdivisions (3+ lots)
- Multifamily Developments (3+ units)
- Special Exception Permits
- Variance Requests
- Major Certificates of Appropriateness
- Certificate of Appropriateness Unreasonable Hardship Requests
- Street Naming or Name Change
- Appeals of Zoning Administrator Decisions
- Designation of Historically Significant Structures
- Local Landmark Designation



Greenville Development Code

Public Hearing required for all:

- Comprehensive Plan and Amendments (state law)
- Zoning Ordinance Amendments (state law)
- Zoning Map Amendments (state law)
- Street Name Change (state law)
- Special Exception Permits
- Variance Requests
- Appeals of Zoning Administrator Decisions (state law)
- Designation of Historically Significant Structures (considered a zoning map amendment)

Public Meeting (no public comment) required for all:

- Major Subdivisions (with new roads)
- Major Certificates of Appropriateness
- Certificate of Appropriateness Unreasonable Hardship Requests
- Local Landmark Designation

19-6.1.1. 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.

		REVIEW AND APPROVAL AUTHORITY						PUBLIC NOTICE		
		Administrator	Design Review Board	Historic Review Board	Board of Zoning Appeals	Planning Commission	City Council	Mailed	Published	Posted
APPROVAL PROCESS										
Legislative Review		Sec. 6.2.2.								
Text Amendment		R				R-PH	D-PM		Y	
Zoning Map Amendment (Rezoning)		R				R-PH	D-PM	Y	Y	Y
Subdivision Review		Sec. 6.2.3.								
Minor Subdivision ²										
Summary Plat		D								
Preliminary Plat		D								
Final Plat		D								
Major Subdivision		Sec. 6.2.4.								
Preliminary Plat		R					D-PM			
Final Plat		D								
Street Name Change ²		R					D-PH	Y	Y	
Historic Review		Sec. 6.2.5.								
Minor Historic Certificate of Appropriateness		D								
Major Historic Certificate of Appropriateness		R					D-PM			Y
Local Landmark Designation ¹		R					D-PM			Y
Designation of Historically Significant Structures ¹		R					R-PH	D	Y	Y
Demolition of Historically Significant Structures ¹		D								Y
Design Review		Sec. 6.2.6.								
Minor Urban Design Certificate of Appropriateness		D								
Major Urban Design Certificate of Appropriateness		R					D-PM			Y
Permit Review		Sec. 6.2.7.								
Minor Site Plan		D								
Major Site Plan		D								
Sign Permit		D								
Temporary Use Permit		D								
Administrative Relief		D								
Quasi-Judicial Review		Sec. 6.2.8.								
Variance		R					D-PH	Y	Y	Y
Special Exception Permit		R					D-PH	Y	Y	Y

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

BEFORE & AFTER:
REZONING TO A PLANNED
DEVELOPMENT (PD)

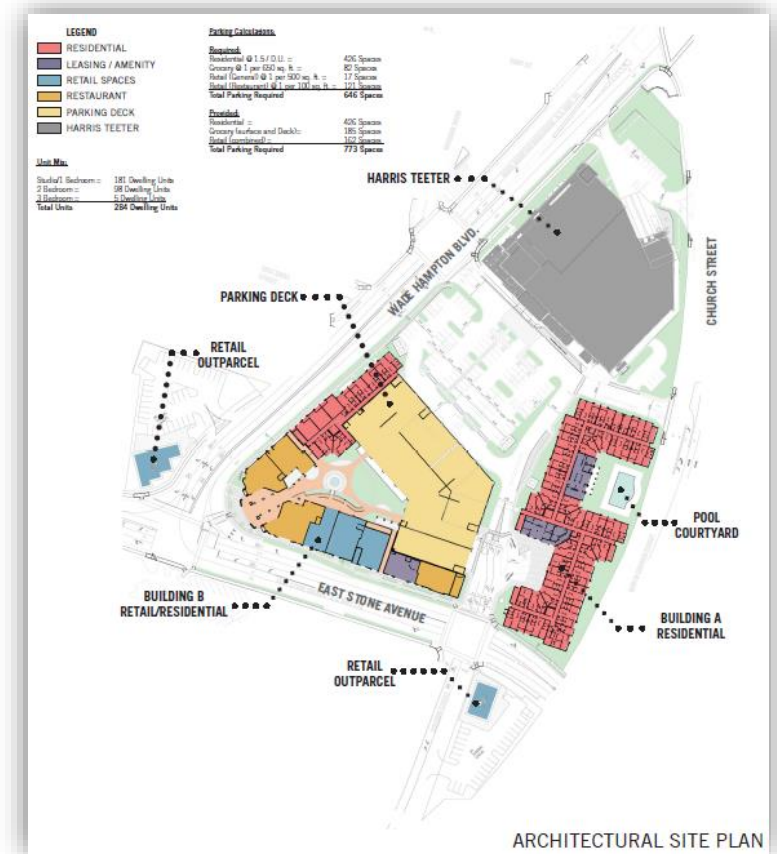
Land Management Ordinance (Pre-2023)

Planned Developments (PDs)

Purpose. The planned development district (PD) is intended to encourage innovative land planning and site design concepts that conform to community quality-of-life benchmarks and that achieve a high level of aesthetics, high-quality development, environmental sensitivity, energy efficiency, and other community goals by:

- (a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning and development standards that were designed primarily for individual lots;*
- (b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;*
- (c) Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;*
- (d) Promoting quality urban and traditional neighborhood design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and*
- (e) Encouraging quality urban and traditional neighborhood design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.*

In return for flexibility in site design and development, planned developments (PDs) are expected to include exceptional design that preserves critical environmental resources; provides above-average open space and recreational amenities; incorporates creative design in the layout of buildings, open space, and circulation; ensures compatibility with surrounding land uses and neighborhood character; and, provides greater efficiency in the layout and provision of roads, utilities, and other infrastructure.



Greenville's Last PD: 15 MONTHS

- November 19, 2021 – Preapplication meeting with staff
- December 2021 – January 2022 - Developer engagement with neighborhood
- February 14, 2022 - Preapplication meeting with staff
- March 2022 – Developer hosts pizza party for neighborhood
- April 11, 2022 - Preapplication meeting with staff
- May 10, 2022 – Required neighborhood meeting
- June 2, 2022 – Design Review Board presentation
- July 21, 2022 – Planning Commission Public Hearing
PC Recommended denial
- August 22, 2022 – City Council Formal Meeting
Approved on first reading with amendments; Vote 4 - 3
- September 27, 2022 - Required neighborhood meeting #2
- October 24th – City Council Formal Meeting
Remanded back to Planning Commission for further study
- November 1, 2022 – Planning Commission Special-Called Workshop
- November 17, 2022 – Planning Commission Special-Called Public Hearing
- November 29, 2022 – Planning Commission Special-Called Public Hearing
PC Recommended approval with conditions
- December 12, 2022 – Update presentation to city council
- January 9, 2023 – City Council Formal Meeting
Approved on second reading with amendments; Vote 4 - 3

Also in this time period:



Greenville Development Code

- PDs removed from the Greenville Development Code.
- New projects must comply with standard district requirements. Rezoning to PD no longer an option.
- Previously approved PDs retained due to their vested rights.
- City goal of working with property owners to eventually rezone most PDs to standard zoning districts.
- GDC removed density caps in many zones. The need for additional density (over 20 units/acre) accounted for most previous PD requests.



IN CONCLUSION...



Closing Thoughts

- **Discretionary approval processes cannot make up for a broken zoning code. *Don't rely on a public hearing to redesign or disapprove an allowed project.***
- **Greenville's comprehensive plan is pro-density, pro-housing, and pro-growth. We updated our development code to advance these priorities. *Your community may have other goals.***
- **An all-new development code was an opportunity for reform. *Small steps work too.***
- **Flexibility and compromise is important for change to occur. *Focus on the big picture. Don't let the small details derail the entire process.***
- **Relationships matter. *Communication, trust, and accountability allowed for change to happen in Greenville – not a fancy new 400-page regulatory document.***

Questions & Discussion



Thank you!

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