

A N O R D I N A N C E

TO AMEND SECTION 19-3.2.2, ESTABLISHMENT OF ZONING DISTRICTS AND SPECIFIC PURPOSES, OF THE CODE OF ORDINANCES OF THE CITY OF GREENVILLE REGARDING RDV, REDEVELOPMENT DISTRICT (Z-30-2018)

WHEREAS, Section 19-3.2.2 (O), RDV: Redevelopment District, (3) Mixed-use exemptions, of the Code of Ordinances of the City of Greenville ("RDV"), currently exempts mixed-use developments where 30 percent or more of the floor area is devoted to residential uses from having to comply with all buffer and minimum parking requirements; and

WHEREAS, this buffer and parking exemption is not afforded to any conventional, non-mixed use development in the RDV District, nor to a commercial, residential, or mixed-use development in any other zoning district; and

WHEREAS, the stated purpose of the RDV District, is to promote appropriate investment and development in areas that are depressed or underdeveloped; to enhance and support adjacent communities by providing housing and job opportunities as well as provide convenient access to necessary goods and services; to improve the quality of life for all who live, work, or shop in the area; to create a gathering place for adjacent neighborhoods and upgrade and improve the physical, social, and economic character of the area and to promote mixed-use development; and

WHEREAS, the buffer and parking exemption does not take into account the scale or intensity of a mixed-use development or the impacts of building mass, service areas, noise, light, or spillover parking on adjacent land uses and residential neighborhoods; and

WHEREAS, a buffer and parking exemption may have at one time been intended as an incentive for new investment in areas zoned RDV District, but the city of Greenville has become increasingly aware of the importance of protecting and limiting the impacts of new development on the City's established residential neighborhoods through appropriate buffering and the provision of onsite parking; and

WHEREAS, Planning staff prepared an amendment to the Code of Ordinances, Section 19-3.2.2, Establishment of zoning districts and specific purposes, subsection (O) RDV: Redevelopment district, recommending deletion of subsection (3) Mixed-use exemptions; and

WHEREAS, the Planning Commission, pursuant to public notice, held a public hearing on February 28, 2019, to consider this amendment, and the Commission recommended approval; and

WHEREAS, City Council adopts the recommendation of the Planning Commission and further finds the amendment is consistent with the provisions of the Land Management Ordinance and with the goals of the Comprehensive Plan;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, Section 19-3.2.2, Establishment of zoning districts and specific purposes, subsection (O) RDV: Redevelopment District, is amended to delete subsection (3) Mixed use exemptions, from the Code of Ordinances of the City of Greenville as follows:

19-3.2.2. Establishment of zoning districts and specific purposes.


(O) RDV: Redevelopment district.

(1) Purpose. The intent of the redevelopment district (RDV) is to promote appropriate investment and development in areas that are depressed or underdeveloped. The new development is intended to enhance and support adjacent communities by providing housing and job opportunities as well as convenient access to necessary goods and services. The new development should improve the quality of life for all who live, work, or shop in the area. The RDV is intended to create a gathering place for adjacent neighborhoods, upgrade and improve the physical, social, and economic character of the area and to promote mixed-use developments.

(2) Parking and loading requirements/allowances. On street parking directly adjacent to a proposed development may be counted toward the minimum parking requirements of that development.

~~(3) Mixed-use exemptions. Mixed-use developments in which at least 30 percent of the total gross floor area is devoted to residential uses shall be exempt from all buffer requirements and the minimum parking requirements.~~

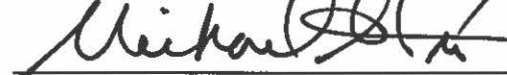
DONE, RATIFIED AND PASSED THIS THE 8 DAY OF APRIL, 2019.


VICE MAYOR PRO TEM

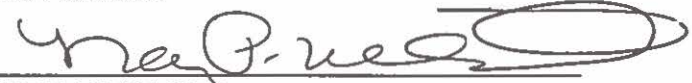
ATTEST:


CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

REVIEWED:


CITY MANAGER