



Minutes
City of Greenville
Infill Development Review Committee
5:30 PM August 12, 2020
Virtual Webex Meeting

Minutes prepared by Brittney Ortiz

NOTICE OF MEETING: Agenda for this meeting was posted on August 10, 2020, via the Greenville City Website.

City Staff: Shannon Lavrin, Courtney Powell, Kris Kurjiaka, Jonathan Graham, Monique Mattison, Edward Kinney, Dwayne Cooper, Emelie Hegarty

Committee Members: Sherry Barrett, Isaiah Dunlap, John Edwards, Dan Einstein, Amanda Jones, Steve Mills, Alan Mitchell, Yvonne Reeder

Committee Members Absent: Robert Green, Reid Hipp, Bob Lloyd

Other Attendees: Chris Bailey, Stephanie Gates, Joe Pazdan, James Jordan, Michael Dey, Alan Hewitt, Leigh Irwin, B.Harvey, Melanie, Caller 1, Caller 2

COMMITTEE MEETING: The Infill Development Review Committee meeting focused around the proposed draft ordinance language for both administration and neighborhood character protection. The presentation of the proposed draft ordinance was intended to spark feedback from the committee and public on the language of the ordinance and to gain input on the changes to finalize the draft.

AGENDA:

1. Welcome

The Infill Development Review Committee conducted a meeting to discuss the proposed draft ordinance language for both administration and neighborhood character protection. Assistant City Manager, Shannon Lavrin, opened up with greetings and objectives for the future of the ordinance.

2. Review: Section 19-6.9.1 Administration Draft

This section review began with Planning Director Jonathan Graham asking whether the committee might think of any other exemptions that were not included in the proposed ordinance but could have been included. Several committee members discussed topics that included allowances, missing middle options, accessory structures, and changes in footprint percentages. Further discussions applied to clarifying definitions in more detail.

Questions from the committee members:

- Ms. Jones asked if the ordinance allows duplex, or triplex, and if not was there a way that we could encourage them as a ‘missing middle’ solution.
- Ms. Barrett asked if this ordinance applied to the creation or modification of accessory structures.
- Mr. Einstein asked if a detached garage was considered an accessory structure and to provide a greater clarification for the definition of an accessory structure.
- Mr. Edwards asked for the term ‘substantial improvements’ to be further defined.
- Mr. Mills stated that 20% was too generous of an allowance for footprint increase over existing average. Asked that staff look into other municipalities’ ordinances as a reference point.

Mr. Graham acknowledged the comments from the committee and will make updates and adjustments as needed, as well as complete further reviews, as requested.

3. Review: Section 19-6.9.2 Neighborhood Character Protection Draft

Jonathan Graham moved to the Mass and Form Analysis discussion and explored means of developing a Mass and Form Analysis workbook. Discussions from the committee rose on topics regarding irregular shaped lots, allowances in variety in style, and footprint increases and decreases. The committee expressed wanting to preserve the character of the neighborhood, while at the same time enabling creativity. The committee is further concerned with how this proposal will add to the review process and help explain what can be built on a particular lot.

4. Closing Statements

The staff and committee agreed to further review and make improvements to the language of the ordinance and to improve and provide clarity in the terminology language. When the proposed ordinance is completed, both the Planning Commission and the City Council will decide to approve the proposed, with public input at every step of the way. Ms. Lavrin ended the meeting with final reminders and responsibilities for committee members before adjourning.

5. Next steps

The next meeting will be on August 26, 2020 to further address the proposed language of the ordinance, as well as to develop and review a draft Mass and Form Analysis form and obtain single-family infill photo examples.

Adjourned at 7:15pm