



**Minutes**  
**City of Greenville**  
**Infill Development Review Committee**  
**5:30 PM January 27, 2021**  
**Virtual WebEx Meeting**

Minutes prepared by Brittney Ortiz

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**NOTICE OF MEETING:** Agenda for this meeting was posted on January 26, 2021, via the Greenville City Website.

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

**Committee Members Present:** Amanda Jones, Alan Mitchell, Dan Einstein, Isaiah Dunlap, John Edwards, Robert Green, Sherry Barrett, Steve Mills, Yvonne Reader

**Committee Members Absent:** Reid Hipp, Bob Lloyd

**Other Attendees:** N/A

**COMMITTEE MEETING:** The Infill Development Review Committee meeting focused on the proposed infill draft ordinance and questions and/or concerns from the committee. A brief summary of the adopted Tree Ordinance will also be presented. The last half of the meeting has been reserved as an open discussion on the path moving forward to adoption.

**AGENDA:**

**1. Welcome / Meeting Overview**

Assistant City Manager Shannon Lavrin began the meeting with greetings and an outline of the meeting's agenda. Jonathan Graham, Director of Planning & Development Services, then delivered the finalized infill ordinance proposal. He also presented the new pattern book and the revised Tree Ordinance, and explained how they both relate to infill. He further answered a number of questions and concerns from the previous meeting.

**2. Discuss Finalization of Draft Ordinance**

During the draft analysis, Mr. Graham asked all members of the committee individually what their thoughts and views were on the draft ordinance and the pattern booklet.

Committee member Steve Mills asked whether the ordinance or pattern book would allow driveways for garages plus additional parking pads. Mr. Graham answered that the ordinance and booklet would not allow that.

Committee member John Edwards indicated to expect initial resistance by the community to both the ordinance and the pattern book, but expects they will be accepted in time.

Committee member Amanda Jones addressed the importance for the professional community to look at and review the documents. "While we are achieving what we are trying to achieve on the committee side, this must also be achieved on the development side." Mr. Graham agreed and recommended to put case study testing on hold in order to allow professional organizations to review and comment on the documents before continued testing. Ms. Lavrin then mentioned to provide the documents to outside organizations for the opportunity to test and fully review both the ordinance and pattern book before presenting them to council.

Committee member Dan Einstein indicated that he was more interested in the practical application at this stage and that he would feel much better about the ordinance proposal after the tests had been completed. He also stated that it would be important for both the staff and the committee to demonstrate the scope of the testing and review conducted before presenting the document to others. The committee wants to be sure that the new regulations are as reasonable and logical as possible.

Sherry Barrett presented a list of items that she wanted to discuss from the pattern book. Her list contained slight improvements in terminology, language, format, structure and a few corrections of calculations.

Committee member John Edwards agreed with Mrs. Barrett and proposed removing the word "maintain" from the Purpose and Intent section of the ordinance and replace it with "fosters" because they aim to promote and facilitate development and improvement, rather than retain it.

Committee member Yvonne Reeder proposed that more emphasis be placed on "balance" in the purpose statement.

Alan Mitchell noted that while anything would never be 100% perfect, he feels that this ordinance could be 90% effective. He also said that everyone should see this document as a guidance rather than something that is "patched and stoned."

Isaiah Dunlap was satisfied with the document, graphics and worksheets and claimed that they discussed several of the key issues under discussion.

Robert Green stated that this proposal is the best we could do for a 'one-size-fits-all' document. Mr. Green's only concern was with the use of stories, particularly "1/2 stories." Mr. Graham resolved this concern by presenting visual examples of calculations.

### **3. Review of Newly Adopted Tree Ordinance**

Senior Landscape Architect Edward Kinney briefly presented to the staff and committee with a description of the newly adopted Tree Ordinance. He reviewed the guidelines set out in the new ordinance, such as the application of street trees and minimum caliber planting, the preservation of heritage trees, the exemption of property owners prior to June 30, 2021, and how the new ordinance directly ties to the infill ordinance. Mr. Kinney then briefly explored incentives to encourage the planting of more trees. Engineer Dwayne Cooper proposed that trees can be used as a substitute for stormwater measures, but only trees that are in addition to the amount required.

### **4. Next Steps – Proposed Path to Adoption**

After final discussions, Mr. Graham explained that the next step would be to take this to the Home Builders Association and the design community for further professional review and feedback. Staff will also continue to conduct testing with the final draft and report back to the committee with any other revisions. In addition, the staff would like to have the opportunity to set up small workshops for the Planning Commission prior to the public hearing. Ms. Lavrin anticipated an estimated total of 2-6 weeks to receive feedback from the Home Builders Association, design professionals, the test planners and others.

**Adjourned at 7:00pm**