



## Residential Infill Task Force Meeting

3/25/14, 8 AM

9<sup>th</sup> floor conference room

Staff in attendance: Kerski, Wood, Schmidt, Rickoff, Leftwich, Stroud, Williamson, Waters, McKinney, Fletcher, Kempe, Whitworth, Link

Guest:

Council: Ryberg-Doyle, Reynolds, Littlejohn

Task Force: Jones, Felton, Crigler, Croft, Cole, Edwards, Bainbridge, Dey, Mitchell, McKetty, Brasington, Benedict

Ryberg-Doyle opened the meeting just after 8 AM

Informal Council work session April 7

Task force may reconvene in May to review ordinance language

Kerski: presented new outline of standards for garages, stormwater, and trees

There are over-riding issues, such as zoning, that have been brought up through the task force and will be taken to Council

Example: rezone certain areas; map has been created that shows density vs. zoning (since 1941)

Staff is concerned certain neighborhoods will not be preserved

Ware-McCall neighborhood (West End) – concern for long term viability because of new million-dollar homes

Doyle: rezoning process?

Wood: such as when zoning commercial corridors, the City will be the “Applicant” and instigated the process, holding an open house for property owners before Planning Commission hearing and on to Council for approval. Will also work with Design Review Board when considering preservation districts (may need modifications to Preservation Overlays as well as Zoning Districts)

Stroud: this process would be a guide when looking at Special Emphasis Neighborhoods

Doyle: Asked group if they have seen interest in small lots?

Dey: There is a substantial demographic that wants small lots, little or no yard maintenance

Edwards: There seem to be groups that want either very small homes or very large homes – both potentially on small lots; large interest in custom homes

Jones: If small lots, people still like green open space for their dogs

Cole: Massing and its relationship to lot size is more of an issue rather than just the lot size

Dey: We haven’t started seeing the demand (maybe 5 years from now) from 30-somethings recovering from the recession, for modest-sized homes in the City

Kerski: Parkins Mill may be the first, easier area to rezone

Cole: Would R-20 be a positive move for the City – would create pressure in other neighborhoods?

Kerski: Staff hasn’t looked that closely yet at other neighborhoods; it is clear that more flexibility is needed to encourage a variety of housing types.

Wood: The GIS map shows the size of existing lots

Benedict: As for overlays, Southernside is vulnerable right now; would this be a good test area for rezoning? The challenge is that a lot of the historic inventory has already disappeared.

Brasington: Asked Kerski what rezoning might do for the Augusta Circle area; he has heard the most from that area during this task force process.

Kerski: There seem to be more garage and scale issues around Augusta Circle and the draft standards for garages, etc, should address many of those issues and preserve that area's character.

Bainbridge: Wishes we had more language in the standards about reinforcing the positive – front doors and porches and their orientation/connection to the street, preserving walkability.

Doyle: Does feel the draft standards will address the existing R-6 districts. She asked for feedback on the stormwater section.

Bainbridge: Would be in favor of the 50% restriction, but would prefer 0.5 FAR (appears less restrictive).

Link: Explained that the City's Stormwater staff came up with the standard for single-family lots, and it has been used for other scenarios, as a straightforward calculation to control runoff.

Edwards: Be sure to scale the requirement to match the size of the lot.

Dey: These are for lots that are not part of a larger common plan.

Cole: Aesthetics vs. stormwater issues (placing garages in the rear causes need for long driveways and more impervious surfaces).

Kerski: Suggested required LID measure if exceeding the 50% requirement.

Edwards: On small lots, would need LID in 9 out of 10 cases, which negates the 50% requirement.

Dey: Has the City adopted specific LID techniques? (No, there is a manual /guide of best practices)

Jones: One reason for the requirement is to be able to have an open discussion with consumer about stormwater before construction.

Dey: Would small builders need to hire engineers?

Cole: City could provide a small menu of options for LID best practices.

Kerski: Will firm up some parts and soften others in response to these comments.

Brasington: Asked about the tree requirements –

Doyle: Do we need an FAQ website, etc, for the average layman that wants to improve his/her home?

Kerski: Yes, Greenville City Code for Dummies

Bainbridge: Ribbon driveways need 20-25 feet of paved surface at the end

Dey: Front circular driveways should be allowed if it matches the neighborhood. Similarly, some lots may need turnarounds in their yard for safety reasons

Bainbridge: "front or side yard" – error? What about corner lots?

Kerski: On corners, garages can go in "side" yard

Dey: Observed that we are adding regulations on top of regulation, and that resources are being stretched. He wanted to make the statement that the task force acknowledges that staff and code enforcement needs the resources to be able to enforce existing and new regulations.

Whitworth responded regarding current staff resource issues and commented that she has seen higher permitting traffic than in many years.

Doyle: City Council work session (public) on April 7<sup>th</sup>. Would like the task force to review the ordinance language before it goes to Planning Commission for a public hearing.

McKetty: Gentrification is an unintended consequence. Would like to see the group recommend a further look at neighborhood stabilization, perhaps through another committee.

Littlejohn: This recommendation would be a good thing to come out of the task force's report, though it may not be done by this particular task force.

Bainbridge spoke about the indicators of the effects of gentrification in various City neighborhoods.

Mitchell: Agreed that there could be a subcommittee formed to keep the issue at the forefront.

Reynolds: Perhaps incorporate this issue into the discussion/study of R-4 zoning.

Edwards: It is a big enough discussion to warrant its own effort, and it would make sense while addressing smaller lots.

Kerski: Will send out ordinance to the task force for review. An ordinance might go as early as the May Planning Commission meeting and follow to Council for approval by two readings.

Reynolds and Doyle: Thanked everyone for their involvement. (9:10am)