

## Residential Infill Task Force Meeting

12/10/13, 8AM  
9<sup>th</sup> floor conference room

Staff in attendance: Kerski, Wood, Schmidt, Kempe, Whitworth, McKinney, Westermeier (for Souza), Waters, Cooper, Link, Leftwich (for Stroud), Fletcher, Pitman

Welcome/Intro of Task Force Members – Councilmember Amy Ryberg-Doyle

Council: Susan Reynolds, Jill Littlejohn

Matt Johnson, representing the Planning Commission

Thomas Croft, Jr., Croft Architecture, representing residential architects

Matt Ruth, Moebius LLC, representing renovation contractors

Trey Cole, Trey Cole Design, representing renovation contractors

Bob Bainbridge, representing North Main neighborhood

Robert Benedict, representing Hampton Pinckney

Bruce Felton, Sadler Company, representing new homebuilders

Amanda Jones, Coldwell Banker Caine, VP and Broker in Charge

Wil Brasington, representing Alta Vista Neighborhood

David Crigler, Chief Operations Officer and Broker in Charge at Prudential C. Dan Joyner

John Edwards, residential architect, Associate, LS3P Architects

David Mitchell, representing Overbrook neighborhood

Michael Dey, Executive Vice President of the HBA of Greenville

(Deborah McKetty, absent)

In audience:

Mike Freeman

Chris Bailey

Brian Lazarus

The Task Force members were asked about infill and what some of the issues might be

Johnson: Planning Commission's limitations so far are that they only see a plat with no guarantee of what might be built – neighborhoods don't feel protected or represented; PC needs options in their decisions

Cole: his Townes Street project was in an historic district, went to neighborhood first, project is dense though zoning allowed for more

Croft: wants to protect homeowner and neighborhood

Bainbridge: NMHA has its own Infill Task Force – main focus is protecting tree canopy, stormwater and runoff, more so than aesthetics – the association encourages development and it raises values, though the value is not an immediate gain for existing neighbors; however, maintaining tree canopy preserves present value for all

Felton: asked about the issues around the Montclair subdivision

Bainbridge: aside from those that don't want any change at all, the lot widths are narrower than surrounding lots

Benedict: density (by itself) is not/should not be a four-letter word, look at historic precedents

Crigler: asked for cause of infill

Johnson: mix of reasons

Bainbridge: Planning Commission does not see all infill; for example there was a tear down behind his home that only needed a building permit

Kerski presented a PowerPoint on how projects are processed today.

Brasington: which departments do the review? Planning, engineering, building

Cooper/Link: infrastructure or creation of flag lot goes to PC

Kerski: (slide) example: Buist & Mountainview subdivision

Dey: people demanding housing today are different than 20 years ago; keep in mind the demand component (Doyle: all 10 homes were sold before they were dug in the ground)

Cooper: Mountainview (one lot to five) – when over .25 acre impervious, water quality and quantity required; explained grass bowl, underground, berm/swale, cost constraints They are solutions beyond the standard basin

Reynolds asked how builders approach different issues?

Cole: Land cost, infrastructure, making it work

Ruth: will put water where it makes the most sense, always looking for balance

Dey: also must appraise

Kerski: (slide) Parkins Mill by McNair; explained that for earlier Parkins Mill subdivision, neighbors were able to get developer to avoid mass-grading of the property

(slide) minimum R-6 dimensions

(slide) issues we have heard

Johnson: feedback is that when Planning Commission approves info, then it changes afterwards (regardless of whether the info was enforceable by the PC)

Lazarus: He is still working within the boundary approved PC and trying to make his subdivision better

Edwards: Somehow, we must get people to understand that development is not a one-step process

Cooper: cost is minimal to get to PC – the required info would not address citizens' concerns

Bainbridge: On the Hindman subdivision; builders are looking for owners that are willing to sell and submit subdivision plans before closing on the property, before making commitments, (whereas Lazarus already owned the property he subdivided)

Felton: there is a lot of money to be spent to get a plan approved, OK for large builders; to require 10's of thousands of dollars of small local builders will cause them to go away

Dey: either no infill will happen or the City will be dealing with different types of companies

Felton: builders do not "clean up" on projects; it is 50% speculative; making more requirements is a big concern

Bainbridge: also, there are those that have minimal plans approved and then sell the project

Cooper: builders still need good direction

(slide) zoning map

Mitchel: Overbrook concern is green space (such as Kudzu Valley), to designate green space

Johnson: Is one place to start the previous draft ordinance? (Doyle: OK; Reynolds: it was helpful to ride around with Croft)

Brasington: proposes taking tour of the City with staff and let's look at the issues

Dey: helpful to have sense of the problems before digging into the ordinance

Bainbridge: include trees, which were not in original draft ordinance

Dey: We need to consider the effect of construction itself on neighborhood (may be most of the angst)

Pick issues, dates, and times:

**Tuesdays at 8 AM – 9:30 AM - confirmed**

**Jan 14, 28 - confirmed**

**Feb 11, 25 - confirmed**

**Jan 14 bus tour, behind City Hall, 2-hours for the tour so please plan accordingly.**

Staff will send out draft ordinance and minutes from this meeting

Dey: He would like to see data since 2005, new construction vs. remodeling, and where it is happening

Doyle: have not talked about renovations

Dey: in those cases, someone owns the house (following consumer decisions)

Ruth: following rules, just answering to individual taste or change in general, this is difficult to change at ordinance level

Doyle: City's population growth is flat, we want to grow

Reynolds: Also, want businesses to do well and flourish

Meeting ended at 9:30 AM