



Residential Infill Task Force Meeting

3/11/14, 8 AM
3rd floor conference room

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

Guest: (home builder)

Council: Ryberg-Doyle, Reynolds

Task Force: Jones, Johnson, Felton, Crigler, Ruth, Croft, Cole, Edwards, Bainbridge, Dey

Ryberg-Doyle opened the meeting just after 8 AM

RD: Later on, would also like to open conversation about another residential zoning class for affordable workforce housing

Kerksi: Shared proposed standards for garages, stormwater, trees, and has already received some comments back from folks; People take path of least resistance, but garage standards would not cause much more cost

RD: Intent is to bring the front yard back

Bainbridge: And to have the house and porch address the street

Felton: What was wrong with the original draft standards? Not much change in this version

Kerksi: Trees were simplified, garages and driveways look at the block, stormwater alternatives introduced

Felton: The standards have gotten worse

Dey: They are better

Bainbridge: As for trees, his earlier recommendation intended to include street trees in 2-3 tree requirement, and 2.5-inch caliper (14-16-foot tall) is good enough

Dey: Most concerned about stormwater because it would change the economics, asked for reasoning. Mentioned example of single-family homes on N Main across from community center

Kerksi: Intent is to control of runoff, not to require retention ponds for single lots

Dey: Also concerned with substantial remodels or tear downs – what would they be required to do?

Edwards: These standards are non-prescriptive

Cole: Are these just suggestions?

Ruth: This ordinance is vague – either you are required to do it or not

Crigler: Discretion can be given to Administrator

Bainbridge: 'LID principles' such as vegetated buffers, can only be determined lot-by-lot

Felton/Ruth/Cole: Need to know what is expected

Crigler: Consumers will also be frustrated by not knowing

Bainbridge: Review will be difficult for staff

Cole: Intent is to consider impacts to adjacent properties

Felton: Have always tried to get the water to the street and to the City's stormwater system

McKinney: Storm pipes carry water to creeks and to downstream properties

Dey: Incentivize the use of LID techniques and Best Practices

Bainbridge: Rain barrels could offset stormwater fee

Croft: Would builders/new homeowners now be held liable for downstream impacts?

Link: Non-specific requirements are difficult for everyone. LID techniques are intended to be used to manage water and control rate of release and improve the quality of the water as it is released = challenging. Measures and performance standards needed, so why not apply the stormwater ordinance to single-family development? Staff could look at various scenarios and apply the ordinance standards.

Dey: Difficult with a single lot, not always dealing with a licensed professional contractor, then dealing with homeowner

Ruth: May be difficult to explain to homeowner that their yard retains water (due to LID) so that the neighbor's yard doesn't flood

Dey: Some of these problems may be addressed when the City looks at overall stormwater problems

Johnson: Builders can gain accountability by have standards to adhere to

Jones: Consumers are not concerned about water (until it's too late) and so the builders should be held to specific standards

Crigler: Most consumers, if they know about the issues, would want to be good neighbors and deal with the stormwater issues

Dey: Number one consideration of homeowners is price; find a way to deal with stormwater that does not dramatically change the economics

Felton: Would be OK if he knew what was required, rather than being told too late

Bainbridge: Currently no grading plan for smaller projects – would be needed by staff

RD: Need clarity, need best practices.

Trees

Kerski: Will change to include street trees in the number

Bainbridge: Mature tree covers about 2,000 sf

Wood: Explained street tree requirement in R-9 and R-6 including under power lines, and suggested requiring one additional tree on the property

Waters: Street trees are required to be 3-inch caliper; using Willows now rather than the Water Oaks that are currently dominant in N Main and Augusta St neighborhoods

Garages and Driveways

Ruth: Garages and driveways section read more like CCR's

Cole: Is positive because it recognizes diverse neighborhoods rather than block-by-block, lot-by-lot

Felton: Ribbon driveways are not in neighborhoods outside of Augusta and N Main

Dey: May be limited to small lots for sake of stormwater

Edwards: Apply to prevailing pattern of neighborhood

Crigler: Incentivize

Ruth: Move it to stormwater section as a choice; some consumers prefer solid drive

RD: Is anyone amenable to narrower driveways, 10 feet?

Felton: OK with doing LID with a wider driveway

Kerski: Parking in front yard?

Bainbridge: Parking in yard in lieu of having garage is better than having 3-car garage and also parking in yard

Bainbridge: FAR 0.4 would be more restrictive than current in N Main; 0.5 FAR would be good for bulk (keeping the 40% lot coverage)

Johnson: Planning Commission hears three main issues from people, and the committee has not yet addressed two: the size and mass of homes

Croft: Not sure he supports FAR if it means he can't finish his own basement one day

Felton: People feel uncomfortable about different types of mass (it is not clear what to address)

Edwards: Based on Greenville's topography, need to measure height based on grade facing the street

Kerski: Next meeting is scheduled to be the last one; staff will put together a white paper with these revised standards as bullet points

RD: City needs to address affordable housing, we are losing workforce housing.

Wood: Introduced R-4 and R-20 classification

Edwards: Smaller lots will improve chances at getting financing for smaller home development

Bainbridge: Small home development may need to be approached as PD because of alleys and overall complexity for site design

RD: Maybe send out a map with suggestions

Felton: Check in with Rick; he has experience with small lots

Concluded at 9:30am