



**Minutes**  
**City of Greenville**  
**Infill Development Review Committee**  
**5:30 PM May 20, 2020**  
**Virtual Webex Meeting**

Minutes prepared by Brittney Ortiz

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**NOTICE OF MEETING:** Agenda for this meeting was posted on May 19, 2020, via the Greenville City Website.

**City Staff:** Shannon Lavrin, Jay Graham, Courtney Powell, Kris Kurjiaka

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

**Committee Members Absent:** Reid Hipp

**Other Attendees:** None

**COMMITTEE MEETING:** The Infill Development Review Committee held its first meeting to review the existing Single-Family Infill Ordinance with discussions on ways to update and enhance the ordinance. The meeting introduced the committee members, the objectives for the proposed ordinance, and detailed next steps for the committee with a schedule and project timeline. The objective of this meeting centered around the purpose and mission of Single-Family Residential Infill standards.

## **AGENDA**

### **1. Welcome**

Assistant City Manager, Shannon Lavrin, opened the meeting greetings and proceeded with introducing the committee members and city staff.

### **2. Setting the Stage**

Planning Director Jonathan Graham opened his presentation with the fundamentals of infill development and how it is defined. Next, he discussed the roles and responsibilities of the infill development review committee, including the completion of “homework” assignments outside meeting times. These assignments allow participants the opportunity to provide more specific input than is feasible in a meeting environment, while identifying discussion items for future meeting agendas. Mr. Graham additionally discussed the mission statement listed in the current infill ordinance. Discussions continued concerning the mission statement.

### **3. Schedule and Project Timeline Review**

Shannon Lavrin, Assistant City Manager, outlined the proposed schedule, project timeline and objectives for the future of the ordinance.

### **4. Group Exercise**

Senior Development Planner Courtney Powell led a group committee exercise. The first question posed was to identify any area within the existing infill ordinance that may need improvement. Responses from the first question in the exercise included: one-size fits all approach will not work; consistency with the current neighborhood is important; focus is required on insufficient middle and aging housing stock; and, the importance of integrating the infill requirements with all other requirements specified in the ordinance. The meaning of smart growth development, compatibility of scale, maintenance of neighborhood continuity, and clarity of the language of the ordinance were further addressed by committee members during the first question.

The second question posed was to identify any area within the existing infill ordinance that seems to work well. Responses to the second question varied among committee members. Several members noted the challenging experience of dealing with current ordinance standards that contribute to a lack of tree protection leading to a loss of quality of life in neighborhoods, while others noted the positive results of affordable housing developments, the positive experience created by the demand for available infill lots, and the reality that infill developments blend well into established neighborhoods.

### **5. Next Steps**

Kris Kurjiaka of Planning & Zoning wrapped up the meeting by thanking the committee for participating in the meeting and began discussing the first homework assignment. Mr. Kurjiaka asked the committee to review the current infill ordinance and provide a list of sections, sentences, or phrases from the current infill ordinance (Land Management Ordinance Section 19-6.9) that should remain, removed, or be modified. Mr. Kurjiaka then asked the committee to list any other components that are missing but should be included in a revised ordinance.

City staff will provide a summary of the compiled responses and discussions in the next meeting on June 02, 2020.

**Adjourned at 7:00pm**