



Minutes
City of Greenville
Infill Development Review Committee
5:30 PM June 24, 2020
Virtual Webex Meeting

Minutes prepared by Jordan Harris

NOTICE OF MEETING: Notice of this meeting was provided on June 23, 2020, via the Greenville City Website.

Present:

City Staff: (Shannon Lavrin, Edward Kinney, Eden Freeman, Kris Kurjiaka, Jay Graham, Courtney Powell, Monique Mattison, Ginny Stroud, Jordan Harris)

Committee/Public Members: (Tony Perez, Dan Einstein, Susan McClarty, Alan Mitchell, Robert Green, Sherry Barrett, Steve Mills, Call in User 2, Call in User 3, Amanda Jones, Isaiah Dunlap, John Edwards, Yvonne Reeder).

COMITTEE MEETING: The focus around the Infill Development Review Committee meeting centered around the presentation of the “Missing Middle Homes”, led by Tony Perez of Opticos Design Inc. Mr. Perez directed the entirety of the presentation while pausing to answer questions twice.

1. Introduction of Presentation

Assistant City Manager Shannon Lavrin begins meeting with greetings and committee objectives in the near future. Tony Perez is introduced and he opens his presentation up with the introductory concept of Missing Middle Homes. The Presentation was divided into six sections. .

2. Presentation: Importance of Missing Middle Homes

Mr. Perez explains how walkable cities are thriving more in modern times as urban professionals have sought out walkable urban environments to work and live in. The desire shows a shift in preferences towards the urban centers of America from the 20th century to the 21st century.

3. Presentation: What is Missing Middle Homes?

Mr. Perez moves on in describing a different type of housing structure that meets the needs of multi-family residential zoning classification and overall neighborhood compatibility. Types of Missing Middle Homes include ADUs, side-by-side duplexes, stacked duplexes, cottage courts, triplex, fourplex, multiplex, townhomes, courtyard, large multiplex. There was an emphasis on location of these homes not being in car-dependent communities and the multiple strategies used to establish these homes within compatible neighborhoods.

4. First Break and Committee Inquiry

Mr. Perez pauses for the first intermission to answer questions from committee members. Questions range from accommodation of multiple units without automobile parking on residential streets to types of impervious surfaces that Missing Middle Homes are normally built on.

5. Presentation: Important Characteristics

Mr. Perez resumes by focusing on walkable hubs within the city and focusing on the surrounding zoned neighborhoods around them. The presentation covered compatibility with single family housing, the affordability of design that stems from simple construction and decreasing the number of off-street parking.

6. Presentation: Barriers to Missing Middle Housing

Density is examined as somewhat ambiguous to the total value of Missing Middle Housing. Density has its limitations as a tool according to Mr. Perez as slides compare different looking houses with identical units. The presentation addresses policy-related & zone-related recommendations. The presentation identifies Greenville's walkable centers and how Missing Middle Housing fits in with their zoned areas.

7. Final Break & Closing Remarks

Discussion ensues about defining scale (a topic of conversation in previous IDRC meetings) and building components of Missing Middle Housing. Inquiry about the direction of housing policy and decision-making in the city as it continues to look for affordable housing solutions. Jonathan Graham speaks towards the nuances and obstacles in crafting a new, specific ordinances that would allow for Missing Middle Housing to become a part of Greenville housing character. Ms. Lavrin ends the meeting with final reminders and responsibilities for committee members before adjourning.

Adjourned at 7:11 PM