



**NEIGHBORHOOD ADVISORY BOARD  
SUMMARY MINUTES  
THURSDAY, JULY 19, 2012 @ 6:30 PM  
CITY HALL, 3rd FLOOR GALLERY  
200 WEST FIFTH STREET**

---

**BOARD MEMBERS PRESENT:**

Members present are denoted by an “\*” and members absent are denoted by an “x”.

NAME	DISTRICT	NAME	DISTRICT
Carolyn Glast x	1	Kim Carney, Vice Chair *	1
Betty Hines *	2	David Douglas *	2
Ann Maxwell, Chair *	3	Vince Bellis *	3
Scott Hucks *	4	Caroline Doherty *	4
VACANT	5	Brenda Diggs *	5

**ALTERNATE MEMBERS, LIAISONS & OTHER GUESTS:**

Richard Crisp (Elmhurst-Englewood); Greg Fack; Peg Gemperline (Brook Valley West); Raj Jagad (Greenville Heights); Adele Grier (Elmhurst-Englewood); Dianne Hucks (Eastwood); Laura McKenna (Colonial Heights); Rick Smiley (Brook Valley); Joyce Stroud (Drexelbrook); and Lisa Wilbourne (Eastwood)

**CITY STAFF PRESENT:**

Chris Padgett, Interim Assistant City Manager and Chief Planner (CDD); Laura Searfoss, Neighborhood Liaison/Ombudsman (CDD); and Gwen Turnage, Administrative Assistant (CDD)

**MEETING AGENDA, DISCUSSION, AND ACTIONS:**

**ROLL CALL**—A quorum was established.

**APPROVAL OF MINUTES**—June 21, 2012

Motion: Brenda Diggs

Second: Vince Bellis

MOTION PASSED unanimously.

**OLD BUSINESS**

**1. Action on District 1 community-wide meeting (September 2012)**

The NAB decided not to take action on holding a community-wide meeting in District 1 in September 2012.

## **NEW BUSINESS**

### **1. Overview of input gathered at 3-unrelated public meetings**

*Christopher Padgett, Interim Assistant City Manager and Chief Planner*

Mr. Padgett distributed a memo summarizing responses from questionnaires collected at three public input meetings held by CDD staff in June 2012. Mr. Padgett explained that overall most residents who filled out questionnaires opposed changing the city's current definition of family, and most supporters of changing the standard repeatedly cited the need for additional safeguards to mitigate crowded conditions.

#### **a. Discussion and input from neighborhood representatives**

In their discussion, NAB raised several concerns that echoed residents' responses from the questionnaires, including who designed the questionnaire and why did it presume a change to the rule; increased problems related to noise and parking; enforcement of occupancy standards; fire and other building safety standards; the current standard's effectiveness; and City Council's motives for suggesting a possible change.

Ms. Searfoss reiterated that staff was directed by City Council to propose alternatives that increase occupancy, and the questionnaire sought to collect information about people's suggestions related to higher occupancy—while also recognizing that residents may not support any change and record that information as well.

Ms. Doherty clarified that she wasn't concerned about rental properties in her neighborhood as much as she wanted long-term neighbors to become stewards of the community. To her, long-term neighbors, typically homeowners, participate more in neighborhood projects and because they are permanent, it provides a feeling of safety. Ms. Hines repeated this sentiment, saying in her neighborhood, as homeowners age or pass away, transient renters do not show the same level of care and commitment that the previous homeowners did.

Ms. Maxwell said she has been looking at rental property with her daughter, and was more concerned about the internal conditions of rental property than the external effects of more unrelated people.

Several members stressed the need for greater accountability of landlords, possibly through annual property inspections, and Ms. Hucks said, as a landlord, she would appreciate more assistance conducting background checks on potential tenants.

Ms. Maxwell handed out a statement that summarized the NAB's position on a change to the 3-unrelated rule (The NAB voted to support the current standard at its June 2012 meeting). The statement recommends that City Council direct CDD staff to take a broader approach to neighborhood development as a way to address the concerns raised through the NAB and at the public input meetings. All members, liaisons, and guests who commented on the memo supported this recommendation. Ms. Wilbourne did not comment.

Mr. Smiley said that the NAB should be prepared to give something (i.e., higher occupancy) in favor of these standards to achieve a win-win situation. Ms. Searfoss pointed out that a “win” for property owners that support a change is clear-cut (i.e., higher occupancy), whereas broader neighborhood issues raised by residents opposed to a change needs further clarification.

**MOTION: Ann Maxwell, NAB Chair, will share the NAB’s position (as expressed in the memo) at the August 9th City Council meeting.**

Motion: Scott Hucks  
Second: Betty Hines

MOTION PASSED unanimously.

Ms. Searfoss said she would forward the memo to City Council prior to its August meetings. She also asked NAB members to send any changes to her no later than Tuesday, July 24th.

Ms. Maxwell reminded members that the NAB voted in June 2012 to cancel its regular meeting (on Thursday, August 16, 2012) to attend the August City Council meeting to hear Mr. Padgett’s report on alternatives to the city’s 3-unrelated rule.

After the City Manager’s Office finalizes the meetings’ agendas, Ms. Searfoss said she would send the NAB the dates and times of Ms. Maxwell’s annual update on the board and Mr. Padgett’s report on alternatives to the city’s 3-unrelated rule. Mr. Padgett advised members to arrive early, as City Council will have several lengthy items to discuss at both meetings.

**2. Appointment of representative to serve on Communities Putting Prevention to Work Grant Work Group (1 NAB member of liaison)**

Caroline Doherty volunteered to represent the NAB on this work group with the approval of NAB members.

**3. Staff Report**

Ms. Searfoss announced that she resigned from her position with the City of Greenville effective Tuesday, July 31, 2012. Ms. Searfoss thanked the board for its commitment and said she expects to see the board continue its excellent work.

**MOTION TO ADJOURN**

Motion: Caroline Doherty  
Second: Kim Carney

MOTION PASSED unanimously.

Having no further business, the meeting adjourned at 8:40 PM.

Respectfully submitted,

---

Laura Searfoss  
Neighborhood Liaison/Ombudsman  
Community Development Department