

**MINUTES ADOPTED BY THE GREENVILLE HISTORIC PRESERVATION
COMMISSION**

June 24, 2014

The Greenville Historic Preservation Commission held a meeting on the above date at 7:00 p.m. in the City Council Chambers of City Hall located at 200 West Fifth Street.

COMMISSION MEMBERS PRESENT:

RYAN WEBB CHAIR
KERRY CARLIN
SARA LARKIN

JEREMY JORDAN
ROGER KAMMERER
ALICE ARNOLD

STAFF MEMBERS PRESENT: SETH LAUGHLIN, PLANNER II; AMY NUNEZ, STAFF SUPPORT SPECIALIST.

OTHERS PRESENT: BILL LITTLE, ASSISTANT CITY ATTORNEY; JEWEL JONES, COMMUNICATIONS TECHNICIAN.

ADDITIONS/DELETIONS TO AGENDA

Mr. Carlin made a motion to approve the agenda as written, Ms. Larkin seconded the motion and it passed unanimously.

APPROVAL OF MINUTES

Mr. Kammerer made a motion to approve the May 27, 2014 minutes, Ms. Arnold seconded the motion and it passed unanimously.

NEW BUSINESS

2014 Preservation Award Presentations

Mr. Laughlin stated the Preservation Awards are presented every two years by the Greenville Historic Preservation Commission to honor leaders in the community dedicated to preserving and promoting Greenville's heritage resources.

Chairman Webb read the description of the Historic Preservation Awards and then presented the awards to the following recipients:

- *Sallie Southall Cotton Award for Community Activism* – Elizabeth Ross
- *Robert Lee Humber Award for Preservation Leadership* – Dr. Richard and Mrs. Meredith Rizzuti
- *Architectural Award for Restoration Excellence* – Jarvis Memorial United Methodist Church
- *Stewardship Award for Preservation Commitment* – The Third Street Community Center

Mr. Kammerer stated that he was pleased with the character of the recipients as part of the fabric of our community.

Staff Update on UNRI Rear Yard Parking Standards

Mr. Laughlin stated that the affect of enforcement of rear yard parking in the UNRI area will increase the amount of COA's (certificates of appropriateness) in order to bring into compliance the new regulations. Back in April 2014, City Council voted to eliminate the 4-unrelated occupancy language from the ordinance, but to leave parking standards related to the UNRI Overlay District intact and effective. The historic area in the College View neighborhood is affected.

UNRI Rear Yard Parking Standards Affecting CVHD:

- *Screening of the rear yard shall be required when more than one vehicle, boat, trailer, camper and the like total are parked and/or stored in the rear yard and are visible from adjoining properties on the side and rear of the subject lot.*
- *Notwithstanding the provisions related to nonconforming situations contained in Article C of this chapter, the requirements contained herein shall be applicable to all existing and future required or proposed parking areas.*
- *Screening requirements can be satisfied by either a fence at least six (6) feet in height that creates a complete visual barrier from adjoining properties or with evergreen vegetative materials that are three (3) feet in height at the time of planting and will reach a height of six (6) feet and create a complete visual barrier from adjoining properties within two (2) years of planting.*
- *Rear yard parking and/or storage areas shall be contained and delineated by a barrier at least six (6) inches in height.*

Chairman Webb asked if a survey had been done showing how many properties affected.

Mr. Laughlin stated there is a dozen or more. Homes in the UNRI District that are not in compliance and not in the Historic District will not need to come before the Historic Preservation Commission.

Chairman Webb stated the rear yard requirements are similar to the historic guidelines.

Mr. Laughlin stated that few of the homes are permanently established and that even the Design Guidelines could be interpreted to bring rear yard parking to compliance.

Chairman Webb questioned if vegetated fences needed to be maintained since sometimes the vegetation dies.

Ms. Larkin stated that the guidelines under item (C) say the owner shall replace dead vegetation. She asked how that is enforced.

Mr. Laughlin stated that he will be enforcing the regulations.

Mr. Jordan asked what side receives height requirement for fencing on corner lots.

Mr. Laughlin stated rear yard begins at the rear plane line of the house.

Mr. Jordan stated he was thinking specifically of the homes at 4th & Johnson and Rotary/Biltmore where vehicles pull in the back.

Mr. Laughlin stated the rear yard would be where the rear plane of the home begins.

Chairman Webb asked if there was a time frame before COA's come before them.

Mr. Laughlin stated that it would be best not to have more than 2 or 3 COA's before the Commission at any one meeting. He stated that if the owners are not in compliance with the fencing, then they can opt to just have one car only in the rear yard.

Mr. Jordan asked if the deadline for compliance was based on when an owner received their letter.

Mr. Laughlin stated yes. Owners will need to contact staff within 10 days of receiving their letter. After that, and if still not compliant, citations can begin.

Attorney Little stated that some violations can be written every 72 hours and most are 30 days which takes care of the appeal period.

Mr. Laughlin stated that the third citation can be \$250.00.

Mr. Jordan asked how shared driveways need to comply.

Mr. Laughlin stated each case will need to be looked at individually. The Commission can make sure the vegetation and fencing is tastefully done. The intent and staff goal is to result in owner compliance and not issue citations. Staff wants to make citizens aware of the City Council's new regulations.

Chairman Webb requested that next meeting information on what a timely matter is.

Mr. Laughlin agreed and said he would bring a copy of a violation letter.

Mr. Jordan asked that this is not a HPC rule but in order to get compliance some people may have to come to the Commission.

Mr. Laughlin stated yes and we want to do our best to work with property owners.

Chairman Webb stated that people for and against the regulations knew about the UNRI parking regulations.

Staff Report: Minor Works COA's

Staff reported one Certificate of Appropriateness issued:

(1) 312 S. Rotary Avenue. – Minor fascia wood repair

Chairman Webb asked for an update on 400 Holly Street.

Mr. Laughlin stated that he spoke with Code Enforcement today and was told that if there is no demolition contractor hired in 10 days then, then it will go to Council and then the owner will be billed.

Chairman Webb asked if the option to not tear it down was still available and if the owner could still come before the Commission to undo the demolition if they want.

Mr. Laughlin stated yes or come up with a plan to preserve the structure.

Chairman Webb stated he would like to see the structure saved even though it has many issues.

Mr. Laughlin stated that the applicant came before the Commission in April 2013 requesting immediate approval to demolish the property. The Commission took advantage of the 365 days delay clause. When it expired, the applicant no longer wanted to move forward with the demolition but wanted the City to demolish the property and pay for it.

Mr. Jordan stated that there has been a delay of 365 days with the hope of something better than demolition to be done with the property. And now the owner wants to leave it to the City to tear down the property so the owner doesn't have to.

Mr. Laughlin said correct. It is an unsafe property and Code Enforcement is involved.

Chairman Webb stated that the property should not have been sitting there as long as it has. During the 365 day delay, the 4-unrelated rule was overturned. The applicant had previously stated that he wanted to tear it down and build a 4 bedroom house.

Mr. Jordan stated that the original demolition was done without permits.

Chairman Webb stated there had also been about 6 months of unauthorized repairs. Hopefully it can be resolved soon.

PUBLIC COMMENT PERIOD

No one spoke for public comment.

COMMITTEE REPORTS

The Design Review, Publicity and Selection Committees did not meet.

ANNOUNCEMENTS

Mr. Jordan asked for time lines on budget and landmark designations.

Mr. Laughlin stated the new budget takes effect July 1.

Chairman Webb asked if there was any money in the budget for façade grants.

Mr. Laughlin stated yes and that the Selection Committee should get a list of properties for a local landmark.

Chairman Webb stated he approached members of Uptown Greenville and that designating a property historic helps developers with incentive packages.

Mr. Laughlin stated that private owners are welcomed to provide reports anytime. But all the state historic preservation guidelines will still need to be met and also be approved by City Council.

Chairman Webb stated that it should take about 6 months so we need to start moving.

With there being no further discussion, Mr. Kammerer made the motion to adjourn, Mr. Jordan seconded it and it passed unanimously. The meeting adjourned at 7:38 p.m.

Respectfully Submitted,

Seth Laughlin, Planner II