

1 - Work Session Agenda

Documents:

[1 - WORK SESSION AGENDA.PDF](#)

2 - Presentation - Landscaping And Tree Protection And Regulations Ordinance (Updated)

Documents:

[2 - LANDSCAPING AND TREE PROTECTION AND REGULATIONS ORDINANCE \(UPDATED\).PDF](#)

2 - Planning Slides - Landscaping And Tree Protection And Regulations Ordinance

Documents:

[2 - PLANNING SLIDES - LANDSCAPING AND TREE PROTECTION AND REGULATIONS ORDINANCE \(Z-14-2020\).PDF](#)

3 - Bobby Pearse Community Center Update

Documents:

[3 - BOBBY PEARSE COMMUNITY CENTER UPDATE.PDF](#)



CITY COUNCIL OF THE CITY OF GREENVILLE WORK SESSION MEETING

**Monday, January 11, 2020
3:30 p.m.**

Greenville City Hall is currently closed to the public. Please use the following methods to attend the Work Session Meeting:

Virtual Meeting Viewing
<https://www.greenvillesc.gov/meeting>
Password: meetnow

**Telephone: 1-415-655-0002
WebEx Event Number: 179 049 2124**

Remote Viewing Location:

Greenville Convention Center, 1 Exposition Drive – Room 102

The city of Greenville seeks input from citizens while adhering to public health and safety guidelines. All attendees at the remote viewing location will be subject to a temperature screening with a touch-less forehead thermometer. Anyone with a temperature reading above 100 degrees Fahrenheit will not be admitted. Attendees will be required to wear a covering over their mouth and nose, unless it violates a religious tenant or belief or causes difficulty breathing.

AGENDA

ATTENDEES:

CITY COUNCIL: Mayor Knox White; Councilmember Wil Brasington; Councilmember John DeWorken, Councilmember Dorothy Dowe, Councilmember Lillian Flemming; Councilmember Ken Gibson; Councilmember Russell Stall

CITY STAFF: City Manager John McDonough; City Attorney Michael S. Pitts; City Clerk Camilla G. Pitman

- | | | |
|-----------|--|------------------|
| 1. | Call to Order | 3:30 p.m. |
| 2. | Landscaping and Tree Protection and Regulations Ordinance
<i>(Presented by Senior Landscape Architect Edward Kinney)</i> | 3:30 p.m. |
| 3. | Bobby Pearse Community Center Update
<i>(Presented by Business and Projects Administrator Megan Young)</i> | 4:20 p.m. |
| 4. | Adjourn | 4:45 p.m. |



Landscape and Tree Preservation Ordinance

January 11th, 2021

Public Input Process 2019

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- **February – March**
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- **3/5/19**
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- **7/22/20**
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- **9/14/20**
 - Collated reviews of the Aug 7th revealed the need for additional guidance from Council.
 - Presented to council the three major questions raised by the public: the affordable housing exemption, the single-family exemption, and the fee-in-lieu-of amount.
- **9/29/20**
 - Isolated those three questions and presented them to the general public seeking feedback
 - Provided second draft ordinance to the public for commentary at <https://www.greenvillesc.gov/201/Landscaping-Trees>
 - A survey was also released with a two-week closing.
- **10/13/20**
 - Survey closed with a total of 1,882 participants; 11,099 responses; 1,115 comments.

Public Input Process 2020

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- **12/1/20**
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 - Staff posted all proposed changes and additional information on city website
<https://www.greenvillesc.gov/201/Landscaping-Trees>
- **12/2/20**
 - Staff publicly posted third/final draft in preparation for the December Planning Commission meeting
 - Additional recommendations generated by the public from the public posting, and additional recommendations from the Planning Commission workshop were incorporated into the Final Draft being reviewed today.



Changes to 19-6.2 *landscaping, buffering, screening*



The ordinance for landscaping, buffering and screening ensures that new developments have a good quality landscape design which is aesthetic, affordable, and sustainable.

The changes adopt industry standard best practices, require greater species diversity, allow greater choice in species selection, allow for more naturalized design patterns, and encourage low-impact-development opportunities for storm water mitigation.

Changes to 19-6.2 *landscaping, buffering, screening*

19-6.2.1 *General*

- (E) Installation of Plant Material
 - Updated to reflect ANSI A300 standards
- (F) Maintenance
 - Update to reflect ANSI A300 standards
- (G) Species Variety
 - Added shrub species variety requirements
 - Tree varieties was already in the ordinance



What we don't want

Changes to 19-6.2 *landscaping, buffering, screening*

19-6.2.2 *Landscaping requirements*

- (A) General
 - Improved plant selection types for screening
 - Encourage natural dispersion and spacing
- (C) Street Trees
 - Removed the list of approved street trees
 - Left intact the list of disallowed street trees
- (D) Interior Parking Lot Landscaping
 - Reduced planting bed size to reflect parking lot geometries
 - Reduced minimum spacing to allow tree clustering
 - Disallowed non-shade columnar species in parking lots
 - Encouraged LID storm water principles



What we do want

Changes to 19-6.2 *landscaping, buffering, screening*

19-6.2.3 *Buffering and screening requirements*

- Added multifamily residential to the list of uses requiring screening from adjacent residential
- Permitted Screening Materials
 - Removed the list of approved shrubs, in favor of greater diversity

19-6.2.4 *Street Buffer Yards*

- Standardized maintenance to ANSI A300
- Protected SCDOT site lines
- Added screening for ground-level mechanical to new residential visible from public ROW



Changes to 19-6.3 *tree protection and replacement*



The ordinance for tree protection and replacement is design to stop the decline of Greenville's tree canopy and purposefully regrow it.

Replacement is primarily is placed upon new commercial or residential development removing trees as part of new construction, and to a lesser degree on future residential lots with trees of significant size.

The goal is not to halt or slow development but to encourage more ecologically responsive design.

Changes to 19-6.3 *tree protection and replacement*

19-6.3.1 *General*

- (A) Applicability
 - Nonresidential, multifamily development, single family infill, subdivision, parking structures, new public roads
- (B) Exemptions
 - Developed existing single family lots provided the owner acquires title to the development prior to June 30, 2021 (only heritage tree protections)
 - Removal of dead, diseased, or fallen trees that are found to pose a risk to the public health, safety, and welfare
 - Tree removals required by FAA



Changes to 19-6.3 *tree protection and replacement*

19-6.3.2 *Tree Protection and Replacement*

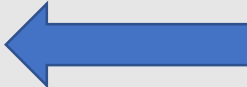
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 - 1 tree will be required for every 2,000sf of new development (minus building footprint). Current is 1/3,000 (minus building footprint).
 - Greater species diversification is encouraged



Changes to 19-6.3 *tree protection and replacement*

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- Tree Removals
 - Removed trees over 6" are to be saved or mitigated at a 1:1 diameter ratio (excluding SF)
 - Existing healthy non-invasive trees may be used for mitigation
 - A fee-in-lieu-of of \$50 per caliper-inch may be used in place of planting new mitigation trees.
 - A cap of \$25,000 per acre is placed on all projects
 - Fees are to be used solely for city to purchase and install new trees on public R/W; to purchase property for new tree plantings; to maintain existing trees on public R/W; or for administrative costs related to the above
 - SF homeowners are EXEMPT



This rate is based on the National Tree Benefit Calculator, which averages the annual cost savings based on energy savings, storm water infrastructure savings, particulate matter removal, carbon sequestering, and average increase in property value.

Changes to 19-6.3 *tree protection and replacement*

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 - Defined as a tree 20" within buffers and setbacks or 40" anywhere within the property. (Currently 20" within setbacks and buffers on all properties excluding SF)
 - Removal would incur the same 1:1 replacement burden, plus \$45 per caliper inch fine.
 - Existing SF homeowners are EXEMPT.
 - Diseased, dead, or dangerous trees are exempt.
- Variances and appeals process
- Mandatory Ordinance review every two years to ascertain effectiveness



Planning Commission Addenda

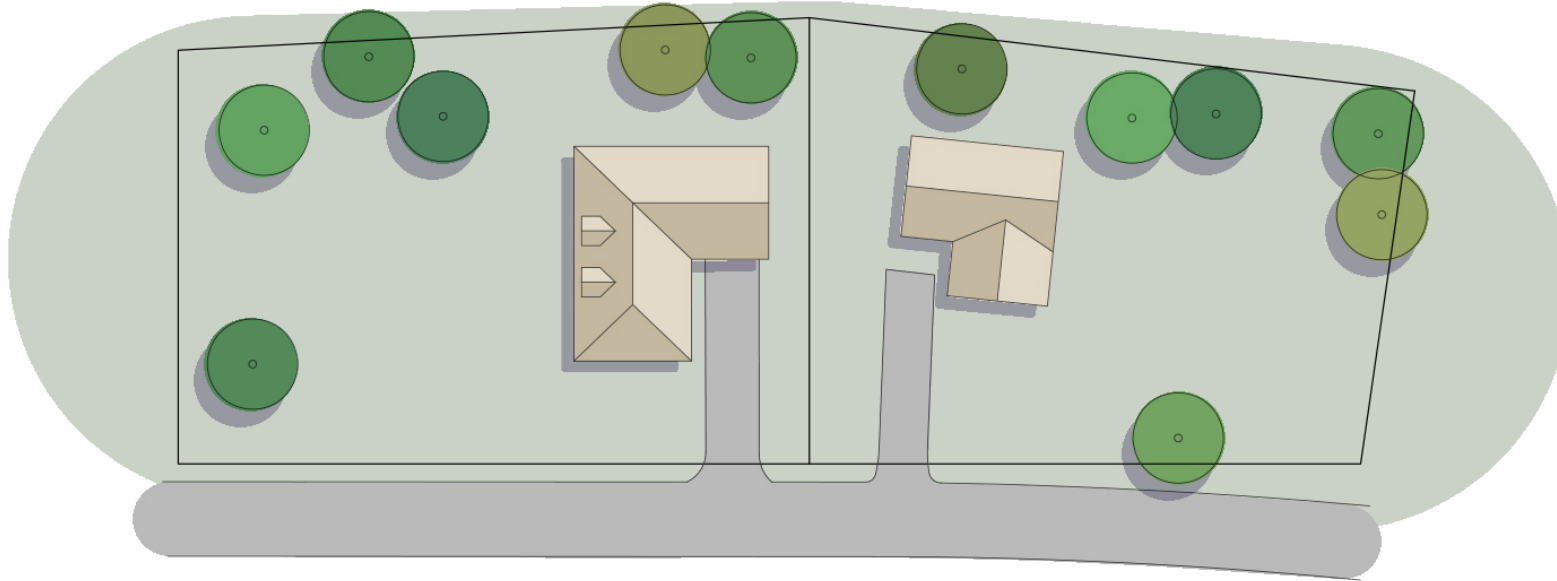
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- (3) It is recommended that trees in planting areas less than 135 square feet be of a species known to thrive in low soil volume areas.
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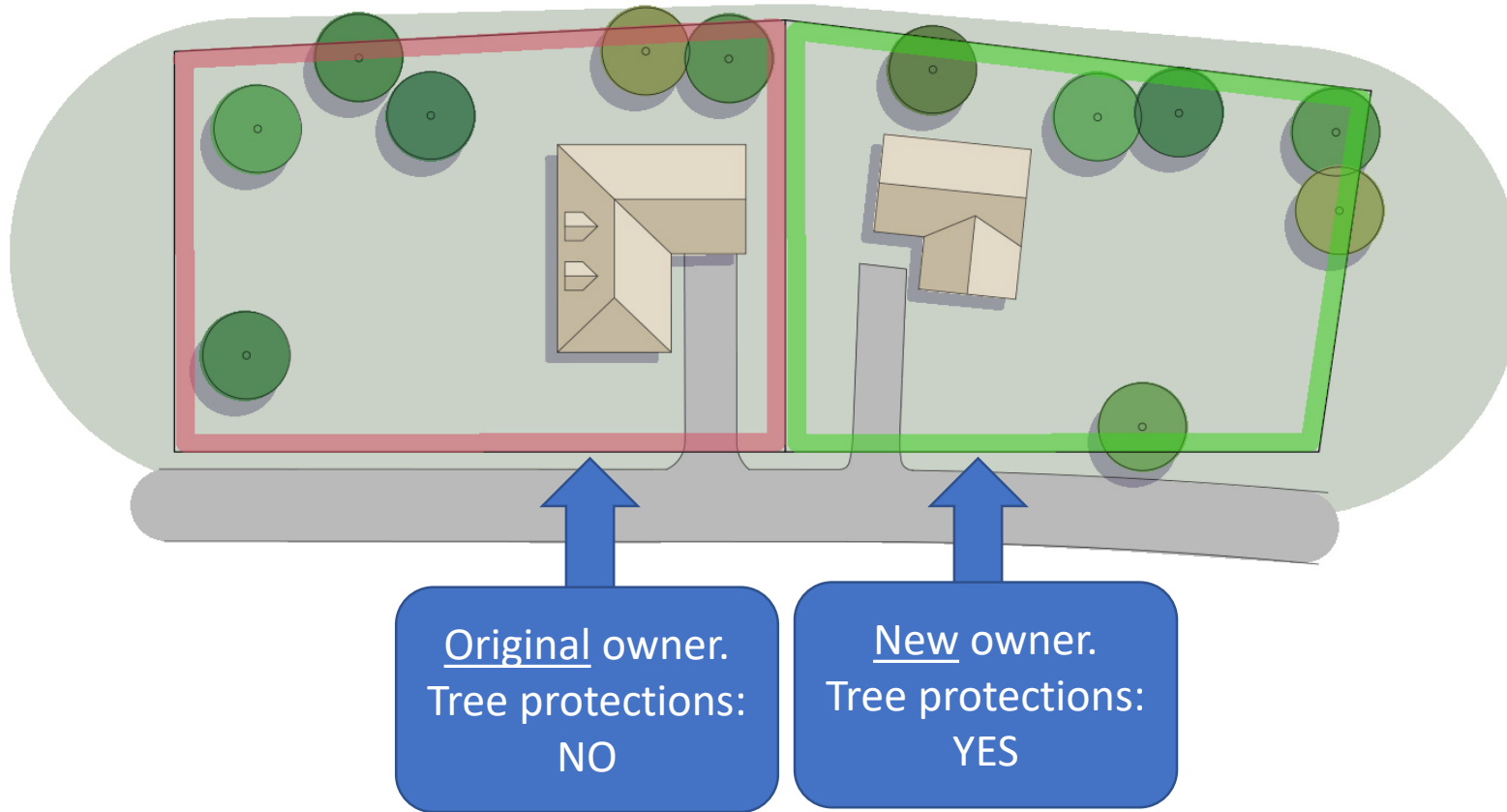
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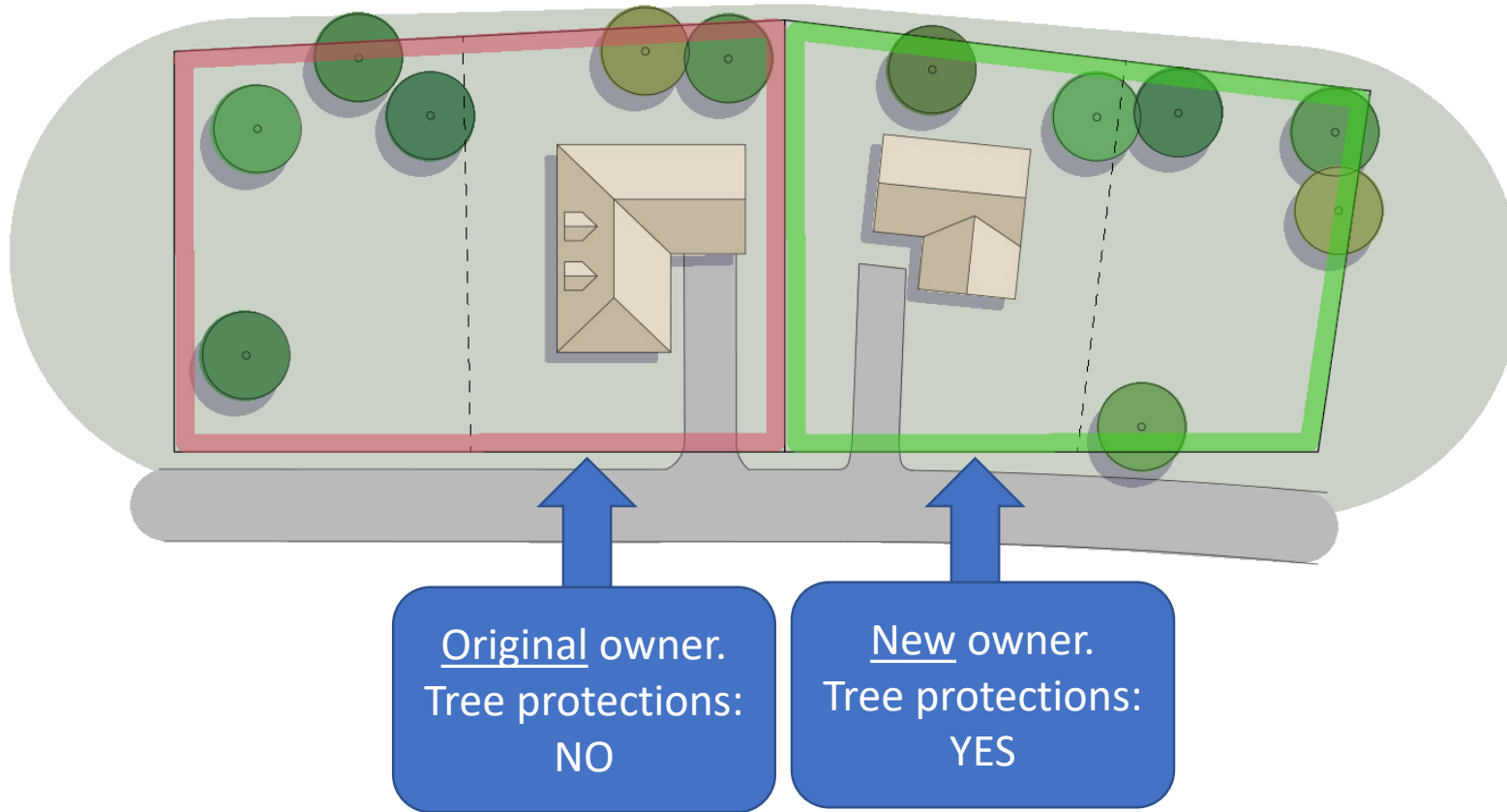
Minor Subdivision Exemption Example



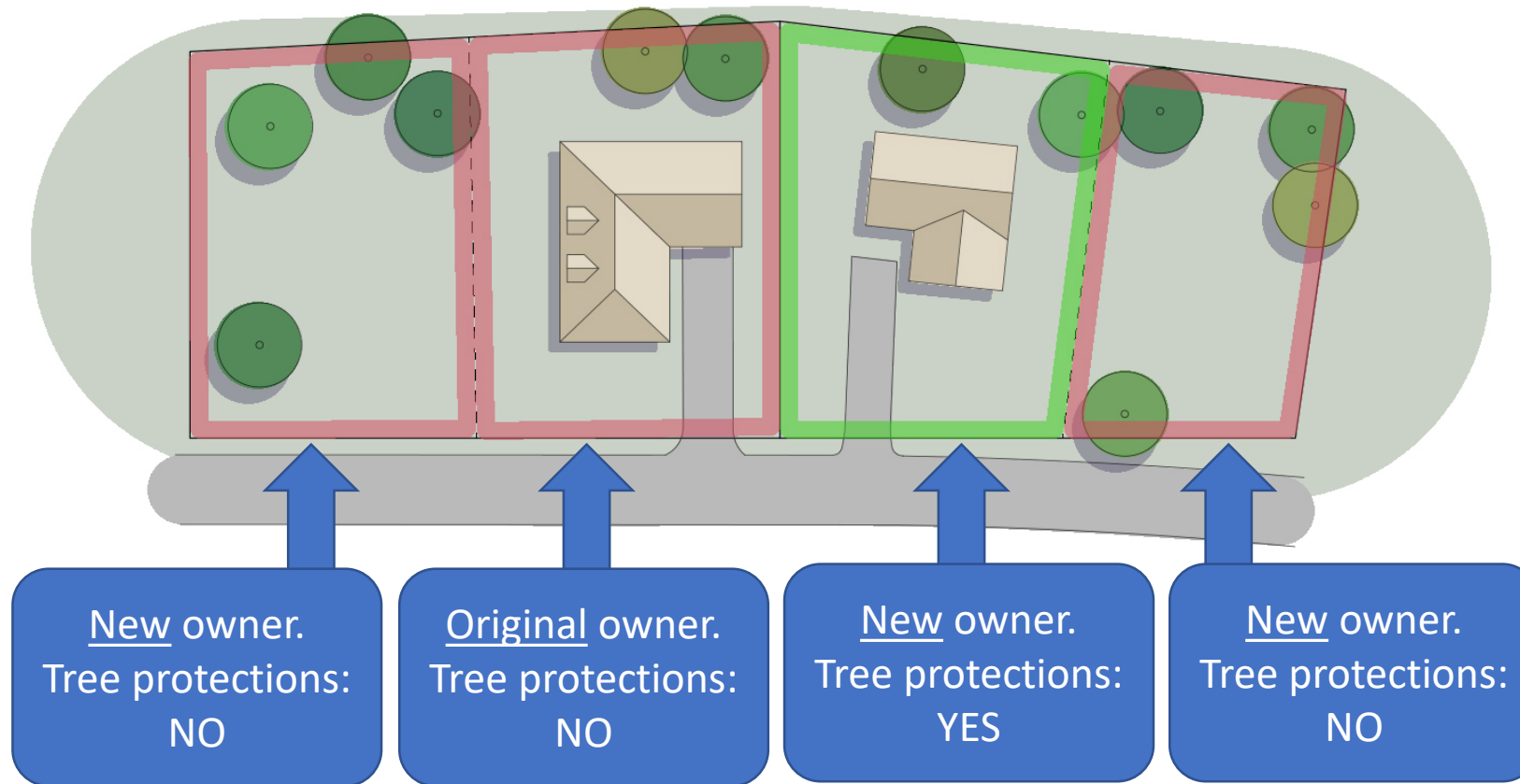
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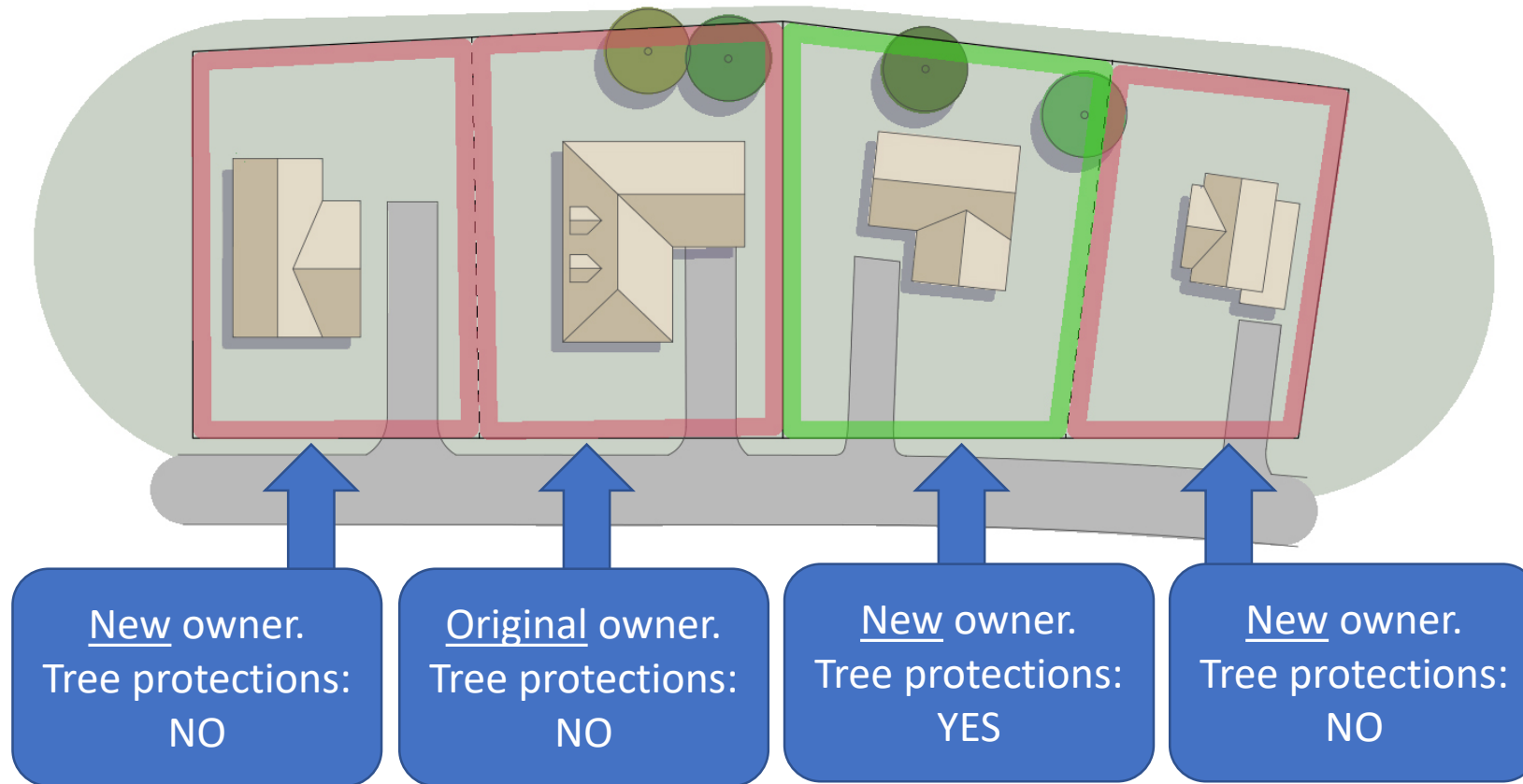
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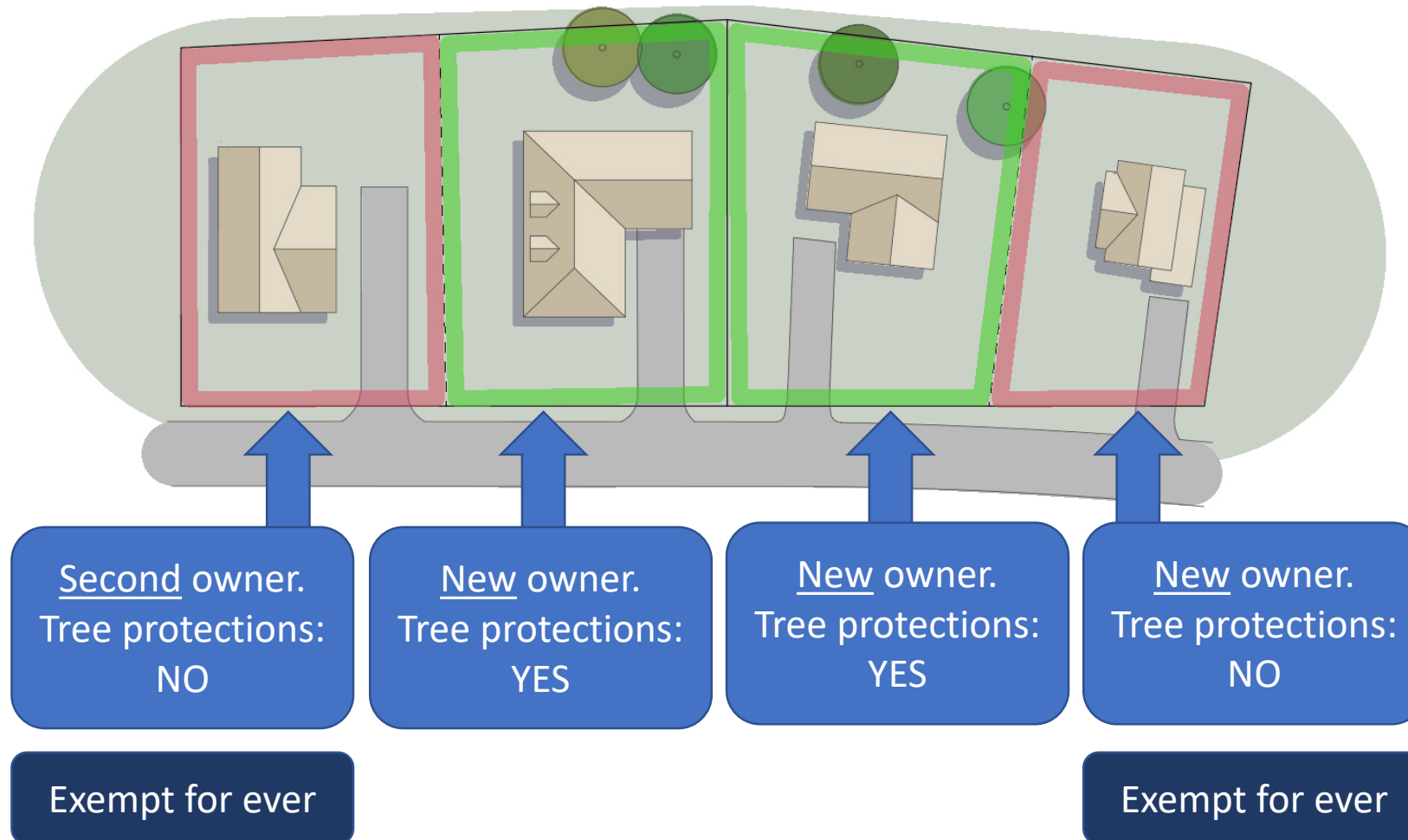
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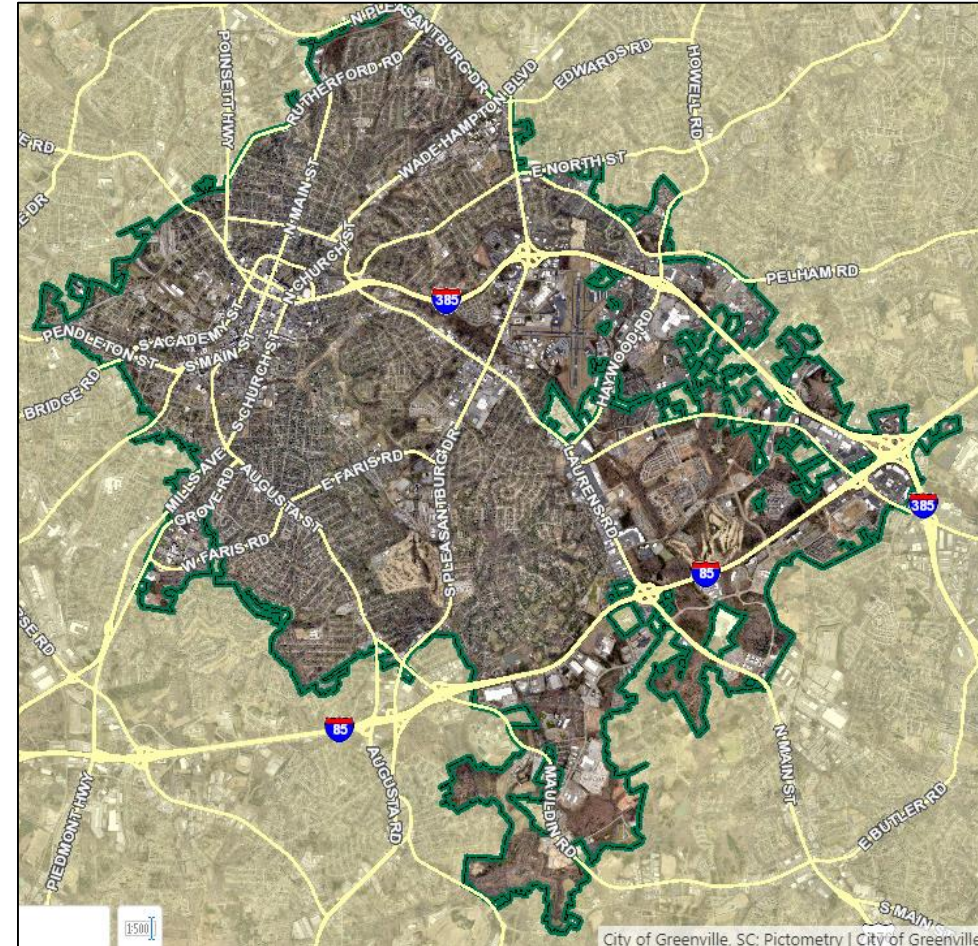


APPLICANT

City of Greenville

REQUEST

TEXT AMENDMENT to Section(s) 19-6.2 & 19-6.3 of the City's Land Management Ordinance to revise Landscape, Buffering, and Screening, and Tree Protection regulations.





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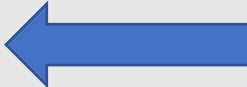
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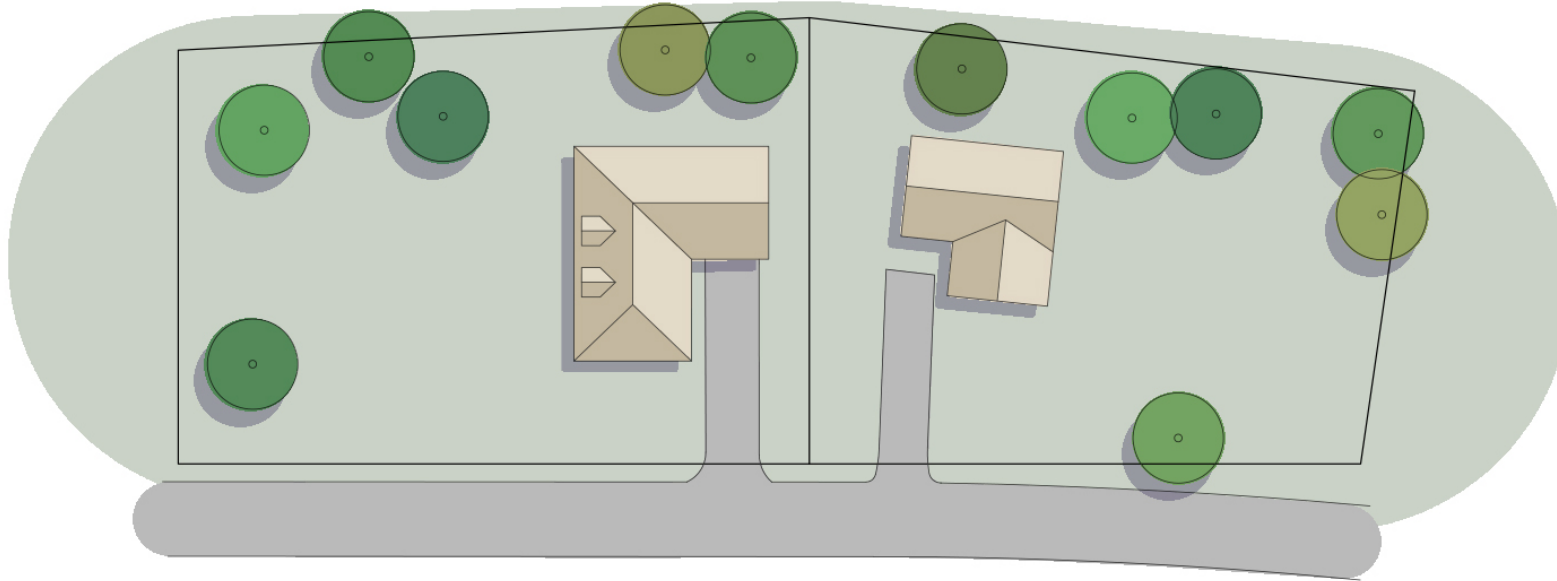
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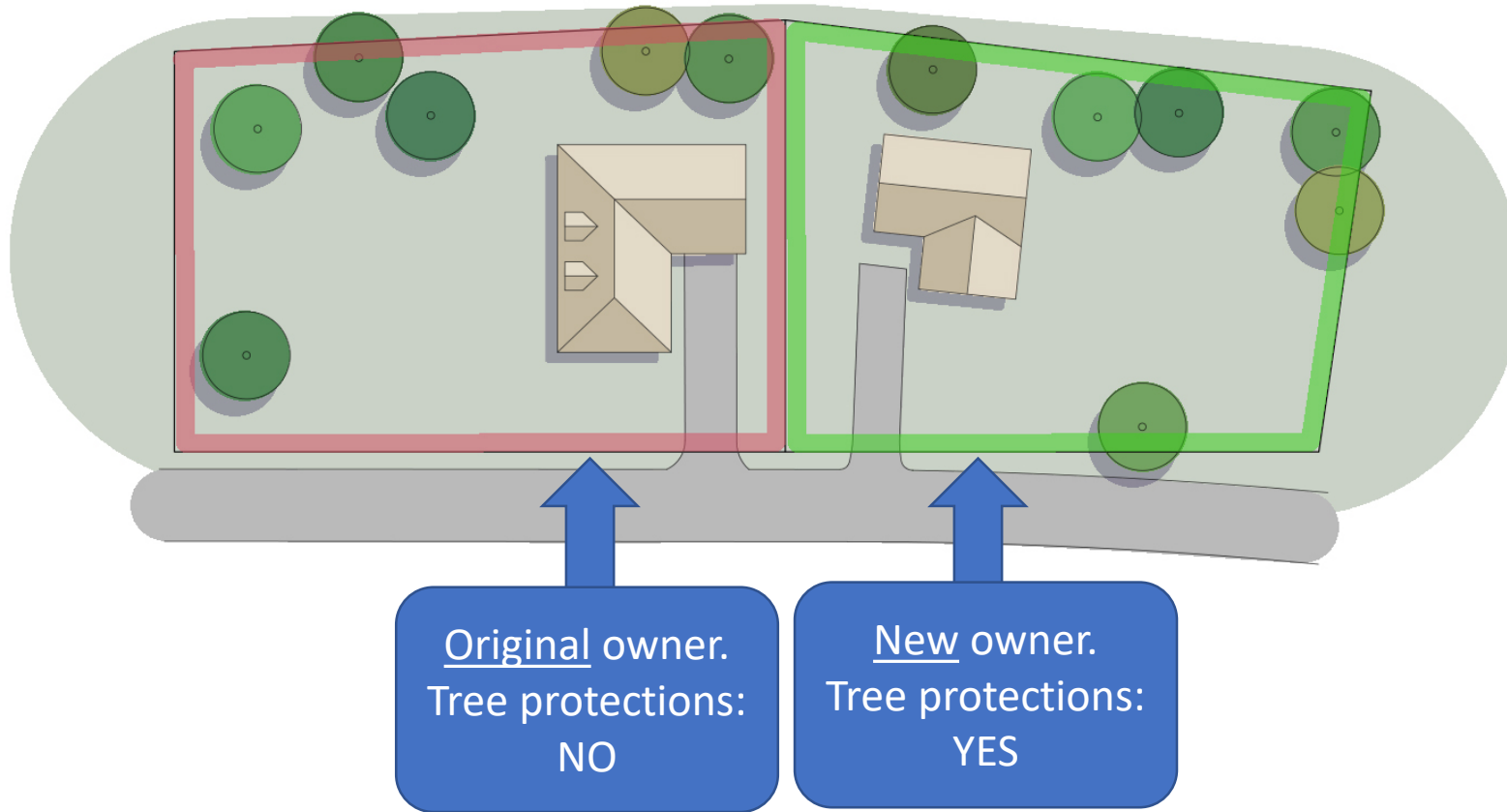
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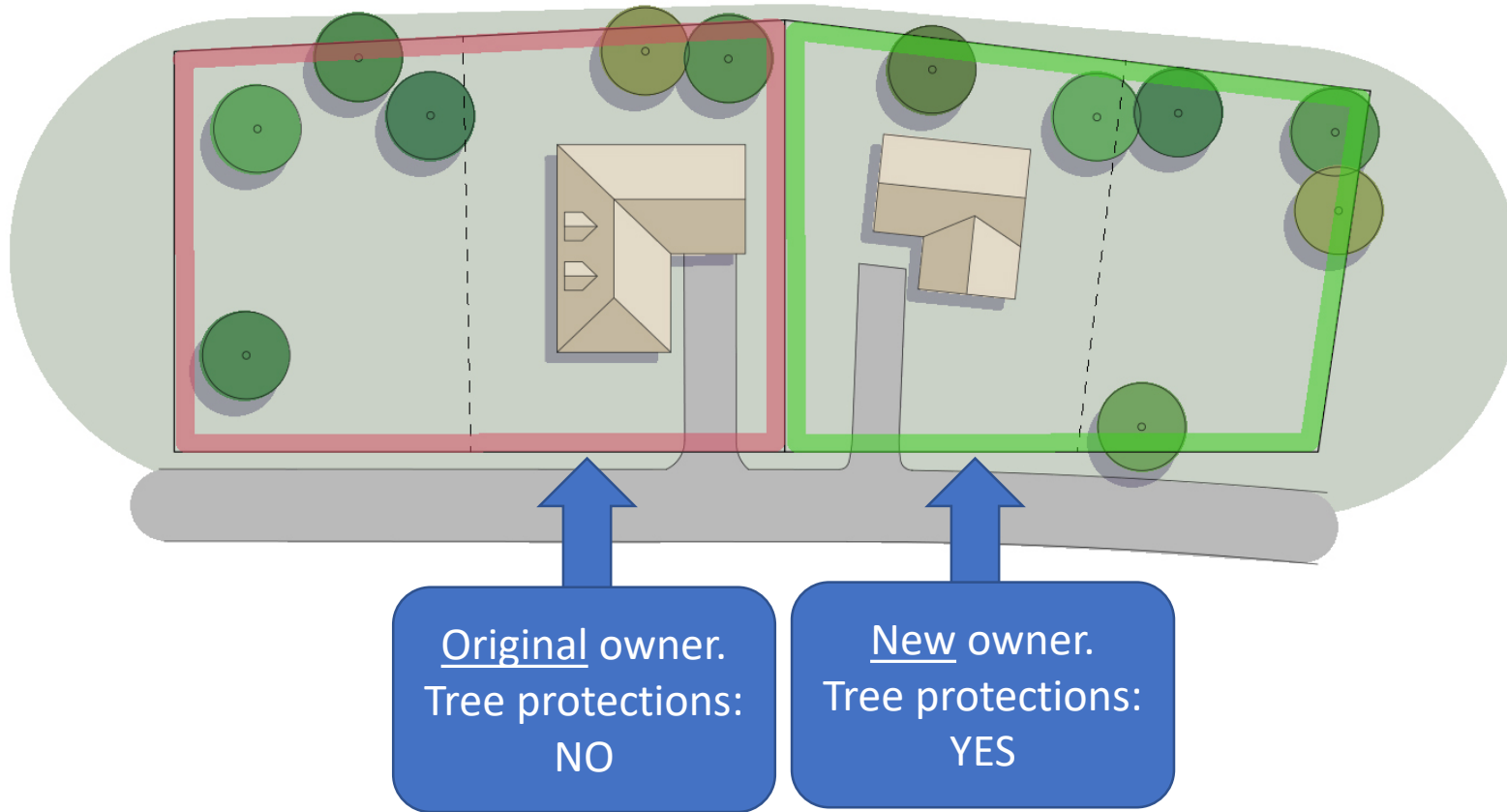
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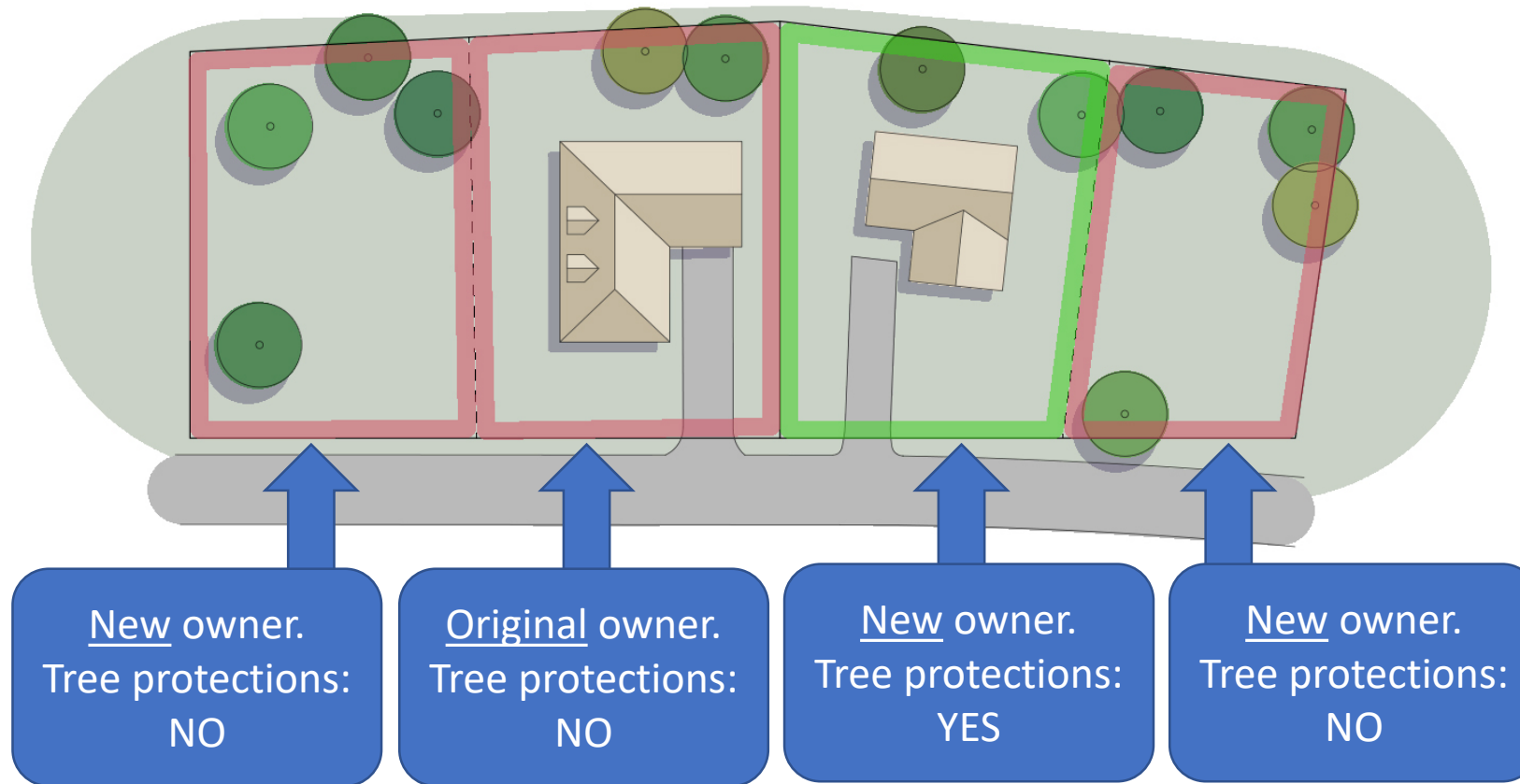
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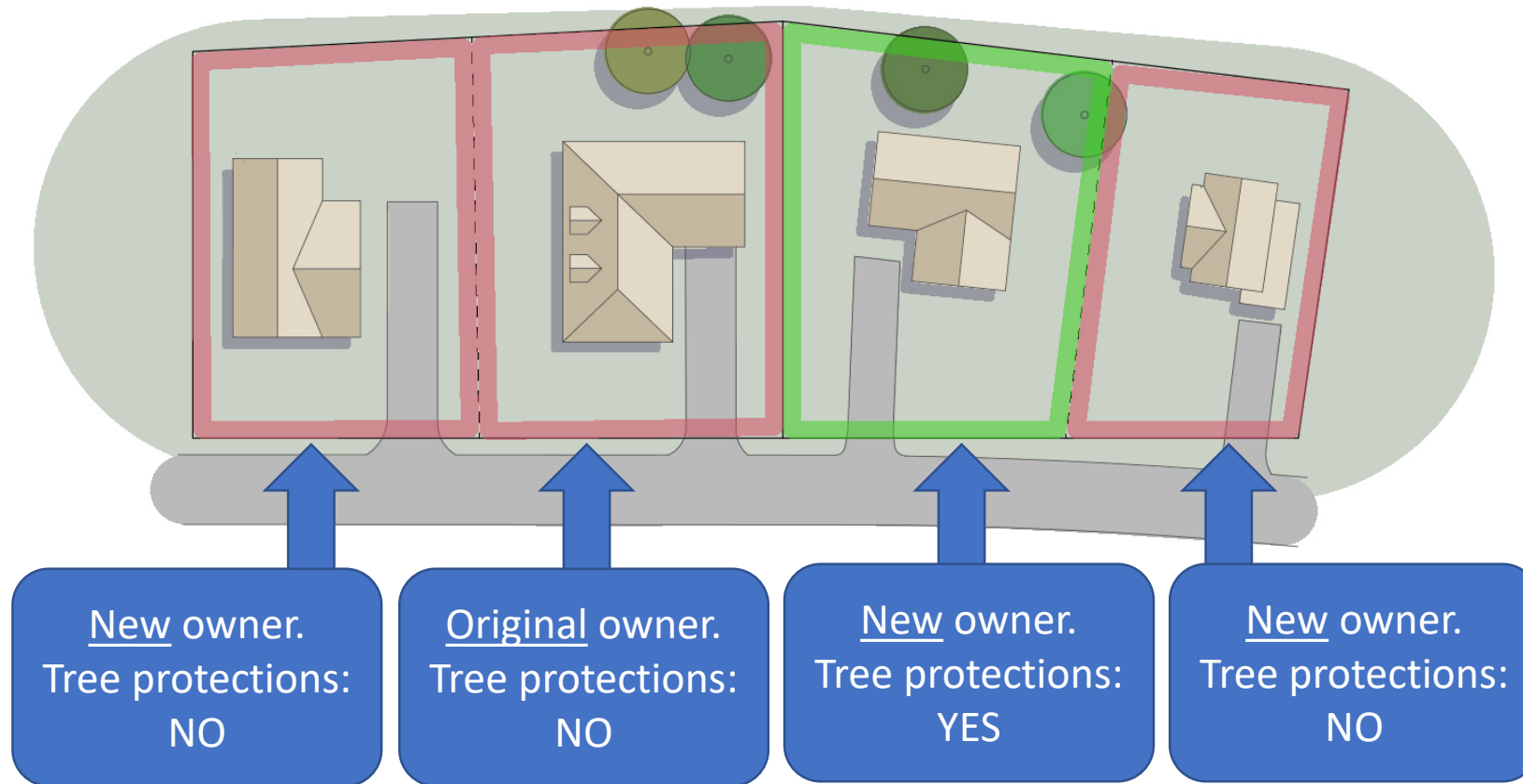
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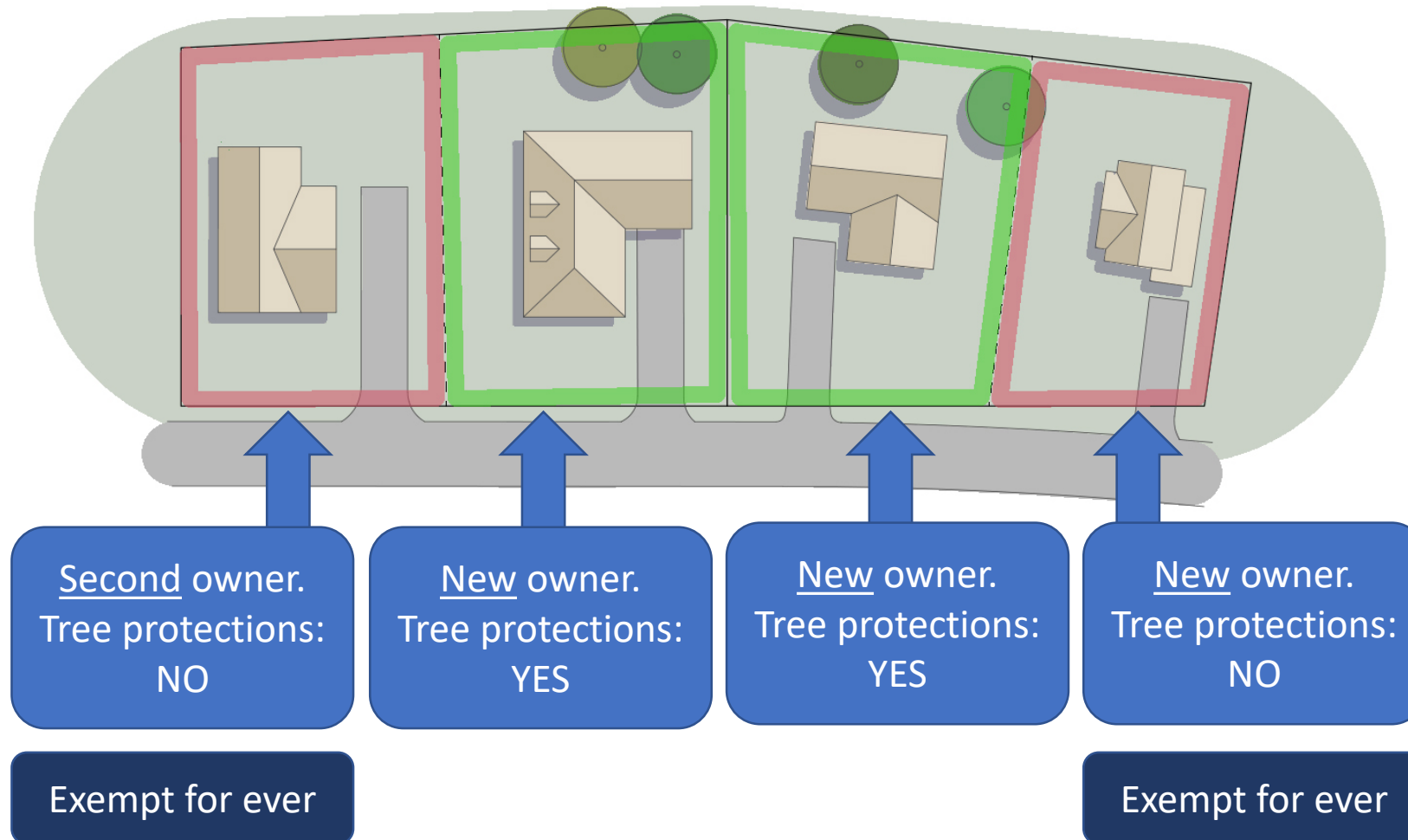
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BOBBY PEARSE REHABILITATION

PROJECT TIMELINE

HISTORY

In May 2018, a large tree fell on the Bobby Pearce Community Center.



HISTORY

- Asbestos abatement and interior demolition were completed in March of 2020.
- Staff worked with MHK Architecture who provided their services pro bono to provide permit drawings.

BID PROCESS

**Public Bid
Advertised
October 2020**



3 Responses:

**Mavin Construction
- \$515,264
Lazer Construction
- \$478,473
Satchel Construction**

**Low Bid
Satchel Const.
\$359,982**



**Construction to begin
in late January / early
February and
continue for 3-4
months**

- Satchel Construction was the only responder who listed M/WBE subcontractors and suppliers
 - +/- \$30,000 contracts with M/WBE (Electrical and Lumber Supplier)
- Each responder signed the Listing of Good Faith Effort (OMB Form 5B) regarding making a good faith effort to solicit M/WBE participation

[Budget]

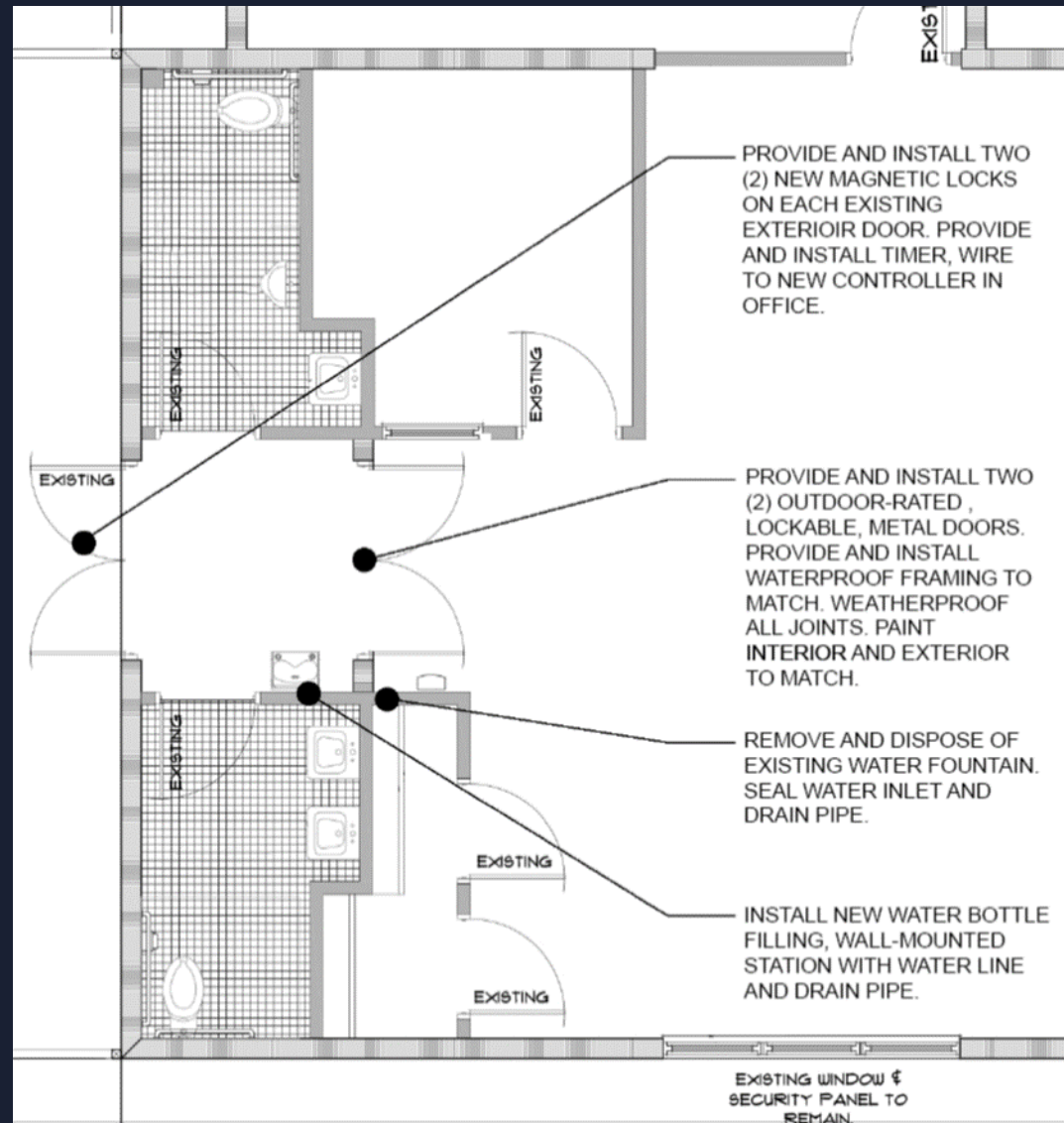
	Cost	Notes
Construction Contract	\$359,982	Civil and Architectural Work
FFE	\$60,000	Furniture, Fixtures, Equipment
Prior Expenses	\$66,235	Survey, Civil Design, Abatement
Total Appropriation:		\$486,217

Funding was included in the FY21 Fund Balance Reserve, but was not appropriated at the time of budget adoption.

[Scope of Work]

- **Repair interior damage and replace kitchen millwork and warming oven / appliances**
- **Install new carpet tile and vapor barrier**
- **Install new ceiling grid and lighting**
- **Upgrade existing electrical to meet current codes**
- **Install new HVAC system**
- **Install additional metal doors to allow public use of the restrooms when facility is closed**
- **Repair roof and paint exterior**
- **Renovate existing parking lot for ADA improvements and additional landscaping**

[Restroom Alternate]



[Questions?]

