



Fall 2019 Citizens Planning Academy Session 4 Wednesday, 10/30/2019

“Perspectives & Roles in Local Planning Processes”

Moderator:

Barry Nocks, PhD, FAICP

Panelists:

Diane Eldridge, MCRP

Inez Morris, M.Ed.

Reid Hipp, Carolina Crafted Construction

10/30/19

Panel Discussion Questions

Developer questions:

1. What process does a developer go through in putting together a project?
2. What are the key factors that you consider in specifying a proposal?
3. What specific challenges do you generally face in this process?
4. How do you approach the entitlement process?
5. What are your expectations and responsibilities in seeking public support or at least awareness?
6. What differences, if any are there in doing a project in the City versus County?

Planning Commission questions:

1. What information do you expect to have in reviewing a proposal?
2. How do you determine whether each standard is met?
3. How do you reach a decision on a proposal?
4. How does the Planning Commission incorporate public input? How can citizens be most effective in expressing their views and concerns about a project?
5. How do you deal with larger issues, such as the availability of affordable housing or transit, in a proposal? In general?

Public/Citizen questions:

1. How do you learn about various projects being reviewed?
2. How do you gain broader public knowledge and engagement about projects?
3. How can you be effective in providing public input?

Questions for all/overall:

1. How can citizens be most effective in providing input and influencing decisions?
2. What decisions and processes are relevant for the public to be involved in planning activities?
3. What is the role of elected officials in the planning process?
4. What differences, if any are there in doing a project in the City versus County?



Protecting Land & Water | Advocacy | Balanced Growth

Fall 2019 Citizens Planning Academy

Session 4, October 30, 2019

Facilitator and Speaker Bios

Barry Nocks, PhD, FAICP

Barry Nocks has 45 years of experience as a practicing planner, educator, administrator, consultant and citizen planner. He is professor emeritus in the Graduate Program in City and Regional Planning at Clemson University, having previously served as professor, Director of the Masters in Commercial Real Estate (MCRP) program, and Associate Dean for Research and Outreach of the College of Architecture, Arts, and Humanities since 1979. Dr. Nocks has taught graduate courses in planning theory and process, quantitative methods, social and health planning, local planning administration, planning practice, studio and negotiation.

He has served on (and chaired) the Planning Accreditation Board, the organization that accredits professional planning programs in the United States, as well as been treasurer of the Board of the Association of Collegiate Schools of Planning. He has also served on the South Carolina chapter of the American Planning Association (SCAPA) executive committee and several American Planning Association (APA) and American Institute of Certified Planners (AICP) committees. Barry is a member of the College of Fellows of AICP.

In Greenville, he has served on and chaired the City of Greenville Planning Commission and the City's Design Review Board. He has been active in regional efforts in the Upstate since 2006, currently serving on the Ten at the Top (TATT) Board of Directors. He has also been engaged as a consultant and volunteers with a variety of public and private organizations in the Carolinas and throughout the country. He directed the master planning process for the Reedy River Corridor in 2001.

Diane Eldridge, MCRP

Diane Eldridge is a retired conservation planner, and was the first employee of Upstate Forever. She has served on numerous boards and commissions including the Greenville County Planning Commission and TreesUpstate and currently serves on the City of Greenville Planning Commission. Her academic degrees are from Clemson University in Biological Sciences and a Masters in City and Regional Planning (MCRP), which she earned later in life than most. Current roles include community volunteer, gardener, cook, wife, mother, grandmother, friend, and signer-up for all kinds of learning opportunities – latest being the city's Citizens Police Academy and classes at Furman's OLLI program.

Inez Morris, M.Ed.

Inez Morris is a resident of West Greenville and an active member of Bethel Bible Missionary Church and the West Greenville Neighborhood Association. She currently serves as chair of Greenville Dreams, a joint initiative of the United Way of Greenville County, the City of Greenville and the Greenville County Redevelopment Authority, which focuses on creating positive change through resident-centered neighborhood development. She is also a 2013 graduate of Greenville Dreams' Grassroots Leadership Development Program. In addition to her involvement in Greenville Dreams, Inez is also chair of the Consumer Advisory Board for New Horizon Family Health Services and a member of the AID Upstate board of directors. Additionally, she is currently a member of Class 3 of Senior Leaders Greenville, a program offered through Furman University's Osher Lifelong Learning Institute.

Ms. Morris' professional experience includes an 18-year career in higher education, working in student financial aid offices at various colleges. After leaving higher education, she became an educator, opening a small private school offering preschool through sixth grade in Decatur, Georgia. Most recently she served as a tutor for the Greenville Literacy Association. Inez received a bachelor's degree from Carver Bible College in Atlanta, Georgia; a Master of Arts degree from Luther Rice Seminary in Lithonia, Georgia and a Master of Education degree from Liberty University.

Reid Hipp, Carolina Crafted Construction, LLC

Reid Hipp is a resident of the North Main Neighborhood in the City of Greenville. Reid and his wife Brice have three children. Reid's work in the City of Greenville over the past twenty years includes the following:

- 2001-2010: Managing Partner: Newcastle Construction: New Construction & Renovations
- 2010-2019: Owner: Carolina Crafted Construction: Single Family Infill New Construction & Development, Primarily Speculative Homes.
- 2000-2019: Real Estate Agent with Herlong & Associates
- 1998-2008: Board Member on the City of Greenville's Architectural Review Board (now the Design Review Board)

Past and Current Developments:

- 2000-2006: North Park Townhomes/North Main: 16 Unit Town Home Development
- 2011-2013: Russell Ave/North Main: Subdivided 3 lots into 6 single family homes
- 2016-2018: S. Calhoun St and Griffin St/West End: Subdivided 2 lots into 5 homes sites
- 2017-2019: Sumner & Arlington Ave/West End: Subdivided 2 lots into 5 single family homes
- 2015-2019: Henigan Lane/North Main Area: 3 acres subdivide into 6 single family lots
- 2019: Sumlar Hall Subdivision/Nicholtown: Approved 31 lot single family development that includes an Affordable Housing Element