



MINUTES

FORMAL MEETING OF CITY COUNCIL

CITY HALL, 206 S. MAIN STREET, COUNCIL CHAMBERS
Monday, February 11, 2019 - 5:30 p.m.

1. **CALL TO ORDER**

Mayor Pro Tem Jil Littlejohn

2. **INVOCATION**

Councilmember Russell Stall

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

The following members of City Council were in attendance: Amy Doyle, Lillian Flemming, Jil Littlejohn, Wil Brasington, Russell Stall, and George Fletcher

Absent: Mayor Knox White

5. **APPROVAL OF THE MINUTES**

January 28, 2019; Approved as submitted

February 4, 2019; Approved as submitted

6. **COMMUNICATIONS / ANNOUNCEMENTS FROM THE MAYOR AND COUNCIL**

None

7. **CITIZENS WISHING TO ADDRESS COUNCIL**

Meagan White, 1010 Aberdeen Lane, spoke in opposition to Item 14a and on behalf of 57 area residents and her peers at St. Anthony's Catholic School. Ms. White thanked staff and Council for previous meetings regarding the item and stated she does not believe the rezoning proposed will safeguard the residents and that a solution needs to be found regarding the zoning of the area. Ms. White asked Council to consider the residents being affected by the rezoning when voting on the item.

Mary Duckett, 201 Pinkney Street, spoke in support of Item 15e and asked Council to sign the agreement with Crescent Village as a tangible step for affordable housing for the workforce. Ms. Duckett spoke on behalf of Southernside Neighborhood in Action and said the neighborhood is excited to see the agreement come to fruition.

Suzanne Woolf, 200 Perry Avenue, spoke in support of Item 14a and stated she would like to see connections made between all the surrounding neighborhoods. Ms. Woolf also stated approving the item would be positive for the neighborhoods and commercial development and would be in keeping with growth of Greenville and the downtown master plan.

Eric Brown, 400 Mills Avenue, spoke in reference to 100 year old cedar trees located adjacent to Mills Mill and requested Council review the current ordinance and save the trees as part of the proposed development.

Planning and Development Manager Jay Graham stated the City's Parks and Recreation Department has been tasked with modifying the Ordinance to deal with issues that are

arising from the loss of trees. Councilmember Flemming commented on viewing the trees and stated there needs to be more protection of trees to maintain the landscape's integrity. Mr. Graham added an application for this project has not been submitted, but when it is, a tree survey will be required. Councilmember Doyle referred to complaints about the clear cutting of trees in the City and stated the Landscape Ordinance should be examined.

Diane Keller, 111 McCall Street, spoke in support of Item 14a and expressed her appreciation of city staff working with the West End Association. Ms. Keller stated she believes the rezoning is the best choice for residents as well as businesses.

8. PRESENTATION

- a. Greenville Fire Department – Award Presentation
Fire Chief Steve Kovalcik recognized Greenville Water employees Chuck Turner, Allan Vindaz, and Mario Irby with a citation for their quick action in putting out a fire at the home of Lovick Richardson on January 30, 2019, while working in the area.

9. PUBLIC HEARING

None

10. APPOINTMENTS – Boards and Commissions

None

CONSENT AGENDA

There will be no discussion of Consent Agenda items unless a Council member so requests in which event the item in question will be considered separately.

Councilmember Brasington moved, seconded by Councilmember Stall, to approve second and final reading of agenda item 11a of the Consent Agenda. The motion carried unanimously.

11. UNFINISHED BUSINESS – (Ordinances – Second and Final Reading)

- a. Ordinance to appropriate \$16,533 in the Zoo Enterprise Fund for a contribution from the Zoo Education Foundation to convert a part-time zoo education instructor to full-time status

12. NEW BUSINESS – (Ordinance – First Reading)

None

13. NEW BUSINESS – (Resolutions – First and Final Reading)

None

REGULAR AGENDA

14. UNFINISHED BUSINESS – (Ordinances – Second and Final Reading)

- a. Ordinance to rezone approximately 103 acres of property along a portion of Pendleton Street, North Memminger Street, South Calhoun Street, and South Academy Street (Z-20-2018) (REVISED)

Councilmember Flemming moved, seconded by Councilmember Stall, to approve second and final reading.

Councilmember Brasington asked if the Ordinance includes an adjustment to the RDV (Redevelopment District) mentioned at the January 28 formal meeting, and Mr. Graham responded it includes the adjustment requested by Rivers Stillwell.

Mayor Pro Tem Littlejohn inquired about an overlay for the area, which was suggested during first reading. Community Development Administrator Ginny Stroud responded that her staff met with the St. Anthony's School students and created a list of opportunities to reach the owner/occupants in the area to make them aware of the homeowner rehabilitation programs and partnership programs available with the City. Ms. Stroud added the property tax issue was also discussed with the students.

Councilmember Doyle stated the Bailey Bill might be a good tool to use for the neighbors in the area. Councilmember Doyle also stated she was surprised by the amount of owner occupied dwellings as compared to rental properties. Mayor Pro Tem Littlejohn commented on the importance of providing tax relief to the residents and having control of the types of businesses moving into this area.

Councilmember Flemming applauded the students at St. Anthony's for their work in the community regarding the issue. Mayor Pro Tem Littlejohn suggested involving the Youth Commission to assist in distributing information to the residents.

After discussion, the motion carried unanimously.

15. NEW BUSINESS – (Ordinances – First Reading)

- a. Ordinance to approve a real estate exchange involving approximately 558 square feet of city property located on South Main Street

Councilmember Stall moved, seconded by Councilmember Fletcher, to approve first reading. The motion carried unanimously.

- b. Ordinance to appropriate \$575,635 in the Capital Projects Fund for the purchase of public safety radios

Councilmember Brasington moved, seconded by Councilmember Stall, to approve first reading.

Fire Chief Stephen Kovalcik commented on the need for new radios and their ability to communicate with other emergency responders from different departments. Chief Kovalcik stated Greenville County is going to the same radio system and will be paying for the service subscription fees.

After discussion, the motion carried unanimously.

- c. Ordinance to appropriate \$57,500 in the Miscellaneous Grant Fund for FY2019 Grant Funds received from the South Carolina Department of Health and Environmental Control and to authorize the use of other city funds as local match for the grant

Councilmember Brasington moved, seconded by Councilmember Stall, to approve first reading. The motion carried unanimously.

- d. Ordinance to authorize a property tax credit to taxpayers within the corporate limits of the city of Greenville for installation of fire sprinkler systems

Councilmember Stall moved, seconded by Councilmember Brasington, to approve first reading. The motion carried unanimously.

- e. Ordinance to authorize the City Manager to execute a Development Agreement between the City of Greenville and Crescent Village at Washington West, LLC and to approve the sale of property described herein

Councilmember Doyle moved, seconded by Councilmember Flemming, to approve first reading.

Developers Trey Cole and Pat Dilger provided an update on the project and stated the engineering and architectural work is ready to begin. Mr. Cole also stated there will be 16 residential units and 5,000 square feet of commercial space.

Councilmember Flemming commented on the development being a model for the community. Ms. Dilger added the project has the highest density allowed in RDV zoning with the least amount of parking needed.

After discussion, the motion carried unanimously.

16. NEW BUSINESS – (Resolution – First and Final Reading)

None

- 17. ADJOURN.** There being no further business, the meeting adjourned at 6:07 p.m.



KNOX H. WHITE, MAYOR



CAMILLA G. PITMAN, MMC, Certified PLS
CITY CLERK