



MINUTES

FORMAL MEETING OF CITY COUNCIL

City Hall, 206 S. Main Street, Council Chambers

Monday, December 12, 2022 - 5:30 p.m.

1. **CALL TO ORDER**

Mayor Knox H. White

2. **INVOCATION**

Councilmember John DeWorken

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

The following members of City Council were in attendance: Mayor Knox White, John DeWorken, Lillian Flemming, Ken Gibson, Wil Brasington, Russell Stall, and Dorothy Dowe.

5. **APPROVAL OF THE MINUTES**

November 28, 2022; Approved as submitted

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

With no opposition, Mayor White adjusted the Agenda to allow for the following order: Presentations, followed by Staff Reports, followed by Citizens Wishing to Address Council. *(For archival purposes, the numbers for the agenda items remain the same as noted on the Meeting Agenda.)*

8. **PRESENTATION**

- a. Unity Park Fundraising Update
(Presented by Hughes Agency)

Owner and CEO of Hughes Agency Velda Hughes and Senior Account Director of Hughes Agency Bill Fox provided an update on the Unity Park fundraising efforts. Ms. Hughes referred to the donation of \$1 million dollars given by Vivian Wong and deceased husband Thomas Wong and the naming of the tower as "Vivian and Thomas Wong Honor Tower." Ms. Hughes also referred to reaching the \$5.5 million fundraising match. Ms. Hughes stated 25 businesses and individuals have given to the tower and the next step is building the tower. Ms. Hughes also stated the garden beside the splash pad will be relocated beside the tower. Ms. Hughes shared a video message on behalf of Vivian Wong. Mr. Fox provided Honor Tower Challenge Coins to each Council member, referred to donors interested in participating as a sponsor, and acknowledged support for the park.

Mayor White recognized **Taureen Arthur, 9 Tuscon Drive**, who spoke in support of the Unity Park Honor Tower and referred to the future opportunity of viewing the Honor Tower as a landmark when flying over Greenville.

- b. Financial Audit Presentation
(Presented by Greene Finney Cauley, LLP)

Office of Management and Budget Director Matt Efirm introduced Larry Finney with Greene Finney Cauley, LLP to present an opinion of the FY 2021-2022 audit and financial statement of the city of Greenville as of June 30, 2022. Mr. Efirm recognized OMB Deputy Director Karen Crawford and her staff for their continued work and assistance in the process.

Mr. Finney stated the total fund balance for the General Fund is \$40 million as of June 30, 2022, which is a decrease of approximately \$10 million from last year. Mr. Finney also stated the unassigned fund balance is approximately \$29 million, which is above the 32% percent minimum required by city policy, and the Fund is \$8.2 million above the policy. Mr. Finney advised that a single audit was performed for the Coronavirus State and Local Fiscal Relief Fund with no findings or issues noted. Mr. Finney announced the City has received an unmodified opinion, which is the best opinion it can receive, and has a healthy financial condition as of June 30, 2022.

Mayor White recognized Mr. Efirm for his service with the City and wished him well as he accepts a new position in North Carolina.

Mayor White recognized **Joe Farmer, 207 Alpine Way**, who spoke regarding the Board of Zoning Appeals (BZA). Mr. Farmer suggested giving guidance to the BZA on how special exemptions are debated and requested removal of the short-term rental loophole allowed in office districts.

17. STAFF REPORTS

- a. Planning Commission Report: AX-11-2022 / Z-10-2022 (The Woven Project)
(Presented by Assistant City Manager Shannon Lavrin)

Assistant City Manager Shannon Lavrin presented the Planning Commission's Report on the Woven project. Ms. Lavrin thanked members of her team for assisting with the report and Planning Commission Chair Meg Terry. Ms. Lavrin provided an overview of the Woven project property including the Planning Commission's denial in July and City Council's request on October 24 remanding the matter back to the Planning Commission for further review with a report back to Council by December 12. Ms. Lavrin stated the Planning Commission met for three special called meetings and on November 29, the Commission voted 5-1 to recommend approval with conditions.

Ms. Lavrin provided a presentation, as included in the Meeting Agenda packet, reviewing the updated plans and renderings presented at the Planning Commission meeting on November 29. Ms. Lavrin also provided slides showing comparisons of revised designs (top) and original designs (bottom) and explained the differences between both. Ms. Lavrin shared renderings of the development along street level and information on the revised affordability component.

Ms. Lavrin referred to the Planning Commission meeting on November 17 and advised the Commission asked the developer to reconsider the overall design stating it was too busy and was resulting in a design that did not make sense and was fragmented. Ms. Lavrin also advised the Commission stated the architecture was critical to help overcome concerns of height and mass. Ms. Lavrin referred to the development team updating the project and presenting the revisions to the Commission on November 29

and to the Commission's vote recommending approval with conditions. Ms. Lavrin stated the motion included the applicable staff report, staff comments and conditions, and the following conditions:

1. Recommendation is based on site plans, elevations, renderings, and architectural preliminary design presented on November 29.
2. Parking ration shall be no greater than 1.6 spaces per market rate unit and no greater than 1.0 spaces per affordable unit. Any additional spaces resulting from reductions are encouraged for further public parking.
3. Based on 214 units, total number of affordable units shall be 44 units with AMI unit counts as presented.
4. Architecture currently shown as wall with mural at corner of Smith and Pendleton Streets shall be revised to provide activation with final design approval at FDP stage.

Ms. Lavrin stated the Planning Commission received public comments, both written and as a part of the public hearing, in support of and opposition to the project.

In summary, Ms. Lavrin stated the Planning Commission now recommends approval of the Woven project as presented at the meeting on November 29 with staff comments and conditions and the conditions presented here.

Ms. Lavrin thanked the Planning Commission for their time and participation in the meetings, the community members for their engagement, and the Planning staff. Councilmember Gibson reiterated his thanks to the Planning Commission and staff. Councilmember DeWorken expressed his thanks to the staff as well.

Councilmember Brasington questioned the affordable housing AMI percentage of increase to the City. Ms. Lavrin stated she could have that information before the next meeting. Councilmember Dowe asked for information regarding the monthly rates for micro-retail space and what process will be used for oversight. Ms. Lavrin responded that she will ask the developer to provide a plan for review and will ask the Economic Development staff to review the same and provide their thoughts and input.

Mayor White questioned when the matter will return to Council for a vote. Ms. Lavrin responded if Council agrees with January, the meeting dates are January 9 and 23.

7. CITIZENS WISHING TO ADDRESS COUNCIL

Candice Anglin (Campbell), 25 Saco Street, spoke in opposition of the Woven project and stated her concerns are with the influx of traffic and the rising cost of rent.

Carol Cox, 55 B Endel Street, asked that City Council deny the Woven project and stated the area needs transportation, grocery stores, professional services, and speed bumps, among other things. Ms. Cox stated that the project will continue to add to gentrification.

Anne King, 34 Burdette Street, spoke in opposition of the Woven project and stated she is opposed to the mass and height. Ms. King referred to using the GVL2040 plan and including neighbors in guiding the development. Ms. King asked that City Council deny the project.

Kwadio Campbell, 30 2nd Street, referred to his experience with affordable housing while serving on the Charleston City Council and encouraged City Council to protect both neighborhoods involved with the Woven project.

Teresa Slack, 545 Perry Avenue, spoke in opposition of the Woven project and asked City Council to stop ignoring the City's textile history and to work with the citizens and include the community in the decisions.

Kenzie Biggins, 28 Burdette Street, spoke in opposition of the Woven project, commented on her involvement and engagement in the process, and asked for connectedness, active conversation, and an opportunity to be heard.

Virginia Willard, 25 Draper Street, Brandon Mill, spoke in opposition of the Woven project and referred to the Planning Commission meetings conducted. Ms. Willard stated she does not believe that the GVL2040 plan intends for anything similar to the Woven project to be built in the historic West Greenville, Brandon Mill neighborhood.

Lashonn Edmonds, 345 Gower Street, spoke in opposition of the Woven project and referred to West Greenville as having a country feeling. Ms. Edmonds requested the community be included in the decisions for West Greenville.

Cherington Shucker, 36 Burdette Street, spoke in opposition of the Woven project, referring to her involvement with the Village Action Plan and to her conversations with the developer.

Henry Horowitz of Oxford Capital Partners, spoke in support of the Woven project and referred to his ownership of several properties and his tenants in the Village. Mr. Horowitz stated that he believes the development will provide numerous benefits to the area.

Margaret McGinty, 104 Mason Street, spoke in opposition of the Woven project and referred to the reasons residents moved to the area. Ms. McGinty stated the area is an intact textile mill village that needs polishing and that it would be more valuable in the long run.

Andrews Camargo, 556 Perry Avenue Suite B116 (Unlocked Coffee Roasters), spoke regarding the Woven project, referred to his business, and stated that he believes City Council is capable of making a decision. Mr. Camargo stated he believes the project will benefit the community, and he invited those in support and opposition of the project to his coffee shop.

Barry Masters, 9 Tuscon Drive, spoke in opposition of the Woven project and referred to his family's history in the community and with the Morgan House. Mr. Masters asked not to build the project and not to move the house.

Ryan Johnston, 308 Chapmen Road (6 AM City), spoke in support of the Woven project and stated he moved his business to the area seven years ago. Mr. Johnston also stated the entrepreneurs in the community are seeking more retail, residents, people and parking.

Jack Olson, 25 Draper Street, Brandon Mills, spoke in opposition of the Woven project and asked City Council to imagine that the project does not exist and to think about what could be built there. Mr. Olson stated Council's decision on this project will resonate to the other neighborhoods.

Danielle Fontaine, 236 Rhett Street, Unit 204, spoke in support of the Woven project and commented on owning a home in the Village. Ms. Fontaine referred to alternative suggestions for the project and asked what will happen to the Village if the project is not approved.

Katie Skoloff, 14 Ridgeland Drive, spoke in support of the Woven project and referred to her role as a business owner and the survival of the businesses in the Village. Ms. Skoloff asked City Council to consider what will go on the property if the project is denied.

Dan Weidenbenner, 168B Otis Street, Vice President to the Greater Sullivan Neighborhood Association, spoke in support of the Woven project. Mr. Weidenbenner referred to the project including affordable housing and retail spaces and encouraged City Council to support the project.

Josh Blankenship, 39 Jones Street, spoke on behalf of the Brandon Mill Community Association in opposition of the Woven project in the planned location.

Ingrid Davis, spoke in opposition of the Woven project and stated there is confusion around the affordable housing component. Ms. Davis referred to her family history in West Greenville and to residents being pushed out of West Greenville.

Mayor White recessed the meeting for a ten minute break. The meeting reconvened after a five minute recess.

10. APPOINTMENTS – Boards and Commissions

- a. Community Development Advisory Committee

Mayor White appointed Maggie Morton to serve a full two-year term ending October 31, 2024.

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.

City Clerk Camilla Pitman requested that Item 11h be removed from the Consent Agenda to receive information. There was no opposition.

(Inaudible) Motion and second to approve second and final reading of agenda items 11a, 11b, 11c, 11d, 11e, 11f, 11g, and 11i of the Consent Agenda.

The motion carried unanimously.

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

- a. Ordinance to annex approximately 4.83 acres of real property and 0.748 acre of adjacent right-of-way located at 200 and 250 Executive Center Drive, and to provide the zoning designation of C-3, Regional commercial district (Tax Map Numbers 0547020103900, 0547020103700) (AX-25-2022)
(Presented by Assistant City Manager Shannon Lavrin)
- b. Ordinance to annex approximately 11.569 acres of real property and 4.542 acres of adjacent right-of-way located at 31 Patewood Drive and to provide the zoning designation of C-3, Regional commercial district (Tax Map Number 0543010100100) (AX-26-2022)
(Presented by Assistant City Manager Shannon Lavrin)
- c. Ordinance to annex approximately 0.887 acre of real property and 0.034 acre of adjacent right-of-way located at Mauldin Road, and to provide the zoning designation of C-3, Regional commercial district (Tax Map Number M014030100304) (AX-28-2022)
(Presented by Assistant City Manager Shannon Lavrin)
- d. Ordinance to annex approximately 0.75 acre of real property and 0.155 acre of adjacent right-of-way located at 525 Congaree Road, and to provide the zoning designation of C-3, Regional commercial district (Tax Map Number 0543010102704) (AX-29-2022)
(Presented by Assistant City Manager Shannon Lavrin)
- e. Ordinance to annex approximately 1.681 acres of real property and 0.067 acre of adjacent right-of-way located at 308 Mills Avenue, and to provide the zoning designation of OD, Office and institutional district (Tax Map Number 0106000600103) (AX-30-2022)
(Presented by Assistant City Manager Shannon Lavrin)
- f. Ordinance to annex approximately 6.341 acres of real property and 0.679 acre of adjacent right-of-way located at 125 Halton Road, and to provide the zoning designation of C-2, Local commercial district. (Tax Map Number 0260000107700) (AX-31-2022)
(Presented by Assistant City Manager Shannon Lavrin)
- g. Ordinance to appropriate \$1,400,000 in the Miscellaneous Grants Fund for the 2022 Land and Water Conservation Fund Award
(Presented by Interim Parks, Recreation and Tourism Director Tara Eaker)
- h. Ordinance to authorize the City Manager to enter into a Real Property Exchange Agreement with Meadow Street Opportunity Zone, LLC
(Presented by Assistant City Manager Shannon Lavrin)

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

Ms. Lavrin stated that the request to pull the item from the Consent Agenda is to recommend amendments to the Ordinance's Exhibit. Ms. Lavrin reviewed and explained the proposed changes in the Exhibit, and there was no opposition.

Mayor White stated the Kroc Center has gated off their parking lot across the street and it is no longer available for use.

After discussion, the motion carried unanimously.

- i. Ordinance to authorize the execution of a Development Agreement with Alston Park, LLC, as a pilot project for the development of affordable housing initiatives
(Presented by Economic and Community Development Director Merle Johnson)

9. PUBLIC HEARING

- a. Proposed Abandonment of President Street and a portion of Thruston Street
(AB-4-2022)
(Presented by City Engineer Paul Dow)

Engineering Services Director Clint Link provided an overview of the proposed abandonment of President Street and a portion of Thruston Street. Mr. Link stated notifications were mailed to the property owners and those within 500 feet of the request as well as notice by publication. Mr. Link also stated this request is in coordination with a development plan for County Square. Mr. Link advised a letter was received from Fletcher Smith expressing opposition to the abandonment as it will be difficult for property owners to access homes on Wakefield Street. Councilmember Gibson asked how the City will insure that access is maintained. Mr. Link responded that access is not being cut off, however, it is changing some of the traffic patterns.

Mr. Smith referred to his business located at 112 Wakefield Street, commented on Wakefield Street slowly dying because of the traffic, and requested sufficient access to the area. Mr. Smith expressed his opinion on the future of the community and pushing the neighbors out of the area. Councilmember Gibson asked Mr. Smith what modification he is requesting. Mr. Smith responded that he was given the impression there would be a road near the Howe Street and Thruston Street area. Mr. Link stated Clawson Street is being extended between Howe Street and University Ridge. Councilmember Gibson asked that Mr. Smith's concerns be addressed between first reading and second and final reading.

Councilmember DeWorken expressed his thanks to the developer and Greenville County representatives for working with businesses located along University Ridge.

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)

None

15. NEW BUSINESS – (Ordinances – First Reading)

- a. Ordinance to annex approximately 1.135 acres of real property and 0.219 acre of adjacent right-of-way located at 535 Congaree Road and to provide the zoning designation of C-3, Regional commercial district (Tax Map Number 0543010102702)(AX-32-2022)
(Presented by Assistant City Manager Shannon Lavrin)

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

Ms. Lavrin advised that City staff is continuing to utilize the water covenant agreements in pursuing annexations. Ms. Lavrin also advised the City has completed over 30 annexations in 2022.

After discussion, the motion carried unanimously.

- b. Ordinance to abandon President Street and a portion of Thruston Street (AB-4-2022)
(Presented by City Engineer Paul Dow)

Councilmember Dowe moved, seconded by Councilmember Gibson, to approve first reading. The motion carried unanimously.

- c. Ordinance to approve conveyance of a city-owned parcel of land upon which the McClaren Medical Shelter is located to the Urban League of the Upstate (Tax Map Number 0071000100700)
(Presented by Assistant City Manager Shannon Lavrin)

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

Ms. Lavrin stated this project is three and a half years in the making and because of the neighborhood and Council's actions, the City was able to come up with a plan to save the historic McClaren Medical Shelter. Ms. Lavrin recognized Dr. Gail Wilson Awan of the Urban League of the Upstate and Scott Johnston who designed the project. Ms. Lavrin stated the project has been a labor of love and the relationship with the Urban League of the Upstate is outstanding.

Councilmember DeWorken referred to being an Urban League Board Member and expressed his appreciation for Dr. Awan and the work that has been done over the past few years.

After discussion, the motion carried unanimously.

- d. Ordinance to appropriate \$9,254,100 in the Capital Projects Fund, to appropriate \$750,000 in the Law Enforcement Special Revenue Fund, and to authorize the use of \$1,429,677 in previously appropriated funds in the Capital Projects Fund for the completion of renovations at the Public Safety Campus on Halton Road
(Presented by Office of Management and Budget Director Matt Eford)

Councilmember Dowe moved, seconded by Councilmember Gibson, to approve first reading. The motion carried unanimously.

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

- a. Resolution to authorize the City Manager to work with Duke Energy of the Carolinas to amend the subsidy of the current Service Line Conversion Program
(Presented by Engineering Services Director Clint Link)

Councilmember Gibson moved, seconded by Councilmember Brasington, to approve first and final reading. The motion carried unanimously.

- b. Resolution shining a light on the growing problem of antisemitism in America, specifically in Greenville and South Carolina, and recognizing important outreach tools to address it
(Presented by Interim Parks, Recreation and Tourism Director Tara Eaker)

Councilmember Flemming moved, seconded by Councilmember Gibson, to approve first and final reading.

Interim Parks, Recreation and Tourism Director Tara Eaker expressed her thanks to speak on behalf of the Resolution as it resonates with her and her ancestors. Ms. Eaker stated she feels inclusive in a diverse community.

After discussion, the motion carried unanimously.

- 18. ADJOURN.** There being no further business, the meeting adjourned at 7:55 p.m.

KNOX H. WHITE, MAYOR

ATTEST:

CAMILLA G. PITMAN, MMC, Certified PLS
CITY CLERK