



# MINUTES

## FORMAL MEETING OF CITY COUNCIL

City Hall, 206 S. Main Street, Council Chambers

Monday, March 13, 2023 - 5:30 p.m.

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1. **CALL TO ORDER**

Mayor Knox H. White

2. **INVOCATION**

Councilmember Lillian B. Flemming

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**

February 27, 2023; Approved as submitted

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

None

7. **CITIZENS WISHING TO ADDRESS COUNCIL**

Joe Farmer, 207 Alpine Way, referred to the Board of Zoning Appeals meeting held last Thursday and expressed his concerns from the meeting. Mr. Farmer stated the BZA has over ruled the Comprehensive Plan and the GVL2040 Plan and undermined the proposed development code, is approving their own projects, is rushing through items at the last minute and is not doing what Council intended. Mr. Farmer requested a 60-day deferral to allow Council to vote on the new development code.

Councilmember DeWorken acknowledged recusals and absenteeism of board members and recommended better standardizing interview questions to determine potential conflicts when considering appointments. Councilmember Dowe stated the Boards are operating under the current land management ordinance and a highlight of the proposed code is it removes work arounds and standardizes the rules of development. Councilmember Dowe also stated that Council looks to staff for guidance on interview questions, and Council is in the process of looking at all of the boards and their make-up.

Councilmember Gibson stated his concern is the rush of applications prior to the adoption of the new code and that he hopes consideration is given by staff in making their recommendations during the code transition. Councilmember Flemming stated ethics are important and added that applicants are asked about recusals and commitments during the interview process. Councilmember Dowe stated that the matter is considered a personal issue and it would be more appropriate to discuss the matter in executive session.

City Attorney Leigh Paoletti referred to the pending ordinance doctrine and the application doctrine and stated the applications that are before the boards now are evaluated against the current existing ordinance.

**Jack Logan, 5051 Old Augusta Road**, founder of Put Down the Guns Now Young People Organization, spoke of persons in the city of Greenville wrongly charged with crimes that were jailed and later released when there was not enough evidence. Mr. Logan stated his disappointment with the Police Department and requested that the right people be hired to serve.

**8. PRESENTATION**  
None

**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 Dowe, 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 \$40,000 from the Unified Planning Work Program from the Greenville Pickens Area Transportation Study Committee in the Miscellaneous Grants Fund and \$150,000 from the Capital Projects Fund Economic Development Project for Phase Two of the Downtown Transportation Master Plan  
*(Presented by Engineering Services Director Clint Link)*

**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 20.88 acres of real property and 6.35 acres of adjacent right-of-way located at 1 and 5 St. Francis Drive and 720 Arlington Avenue, and to provide the zoning designation of OD, Office and institutional district (Tax Map Number 0113000200500 and portion of 0113000906400) (AX-1-2023)  
*(Presented by Assistant City Manager Shannon Lavrin)*

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

Assistant City Manager Shannon Lavrin referred to the annexation efforts and thanked the Planning staff for their work. Councilmember Stall stated this annexation will open future annexations for the City. Mayor White referred to the investments made in the Sterling Neighborhood by St. Francis and the City and stated this is a gateway project for the City.

Councilmember Dowe raised questions regarding the doughnut holes created around the annexed area. Ms. Lavrin responded that staff is still working with St. Francis on those areas, and she hopes to bring them back in a future annexation. Councilmember Dowe asked about the status of state legislation involving doughnut holes. Councilmember DeWorken responded a bill has been introduced which is supported by the Municipal Association.

After discussions, The motion carried unanimously.

- b. Ordinance to annex approximately 7.07 acres of real property and 3.19 acres of adjacent right-of-way located at 825 and 827 Congaree Road, and to provide the zoning designation of C-3, Regional commercial district (Tax Map Number 0545010101002) (AX-3-2023)  
*(Presented by Assistant City Manager Shannon Lavrin)*

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

Ms. Lavrin stated tonight is the implementation of the new annexation procedure, which allows for a first reading by City Council, followed by a public hearing by the Planning Commission, and returned to Council for second and final reading. Councilmember Dowe asked how it eases the process. Ms. Lavrin responded it condenses the time line significantly.

After discussion, the motion carried unanimously.

- c. Ordinance to annex approximately 2.31 acres of real property and 0.63 acre of adjacent right-of-way located at 650 Executive Center Drive, and to provide the zoning designation of C-3, Regional commercial district (Tax Map Number 0547020103800) (AX-4-2023)  
*(Presented by Assistant City Manager Shannon Lavrin)*

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

- d. Ordinance to annex approximately 0.07 acre of real property and 0.31 acre of adjacent right-of-way located at 510 Old Augusta Road and to provide the zoning designation of R-6, Single-family residential district (portion of Tax Map Number 0222030401500) (AX-5-2023)  
*(Presented by Assistant City Manager Shannon Lavrin)*

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

Ms. Lavrin stated this is part of the Pleasant Valley Center and the annexation includes a tip of the parcel that was not originally annexed to make the parcel whole. Mayor White referred to the City's investment in the Center and the neighborhood. Councilmember Dowe recognized Engineering for sidewalk installation and asked if the project is completed. Ms. Lavrin responded the City is still working on it. Mayor White stated that sidewalks have been placed in Pleasant Valley for at least 15 years. Councilmember Dowe questioned how this item is connected to Item 16c, and Ms. Lavrin responded that Council must give its consent since it is city-owned property.

After discussion, the motion carried unanimously.

- e. Ordinance to amend the 2021-2022 Annual Action Plan to include the provision of eligible activities associated with Home Investment Partnership Funds awarded through the American Rescue Plan and the appropriation of the funds in Community Development Fund 111  
*(Presented by Interim Office of Management and Budget Director Karen Crawford)*

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

Interim Office of Management and Budget Director Karen Crawford stated this request authorizes the Community Development Division to submit an amendment to the 2021-2022 annual action plan to appropriate funds awarded through the American Rescue Plan for Home Investment Partnership Funds. Ms. Crawford added the City was notified of the award of funds in the amount of \$1,068,364 and these funds are to be used to help communities provide housing, shelter and services for people experiencing homelessness and other qualifying populations. Ms. Crawford stated the Community Development Division released the public engagement surveys and presented the allocation of funds to the Community Development Advisory Committee.

Community Development Manager Monique Mattison advised this request is permission by City Council to apply to HUD for funding of a project by going through the continuum of care to get to the right population. Ms. Mattison stated when a project is realized, then it will come back to City Council.

After discussion, the motion carried unanimously.

- f. Ordinance to appropriate \$3,200,000 for the acquisition of property from the Greenville Housing Authority and design of a new connector street  
*(Presented by Engineering Services Director Clint Link and Interim Office of Management and Budget Director Karen Crawford)*

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

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

- a. Resolution to accept \$25,000 in donated funds from Coldwell Banker Caine via Legacy Park Friends for the addition of amenities at Legacy Park  
*(Presented by Parks, Recreation and Tourism Director Tara Eaker)*

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

Parks, Recreation and Tourism Director Tara Eaker recognized the Legacy Park Friends in attendance and state the group has been working with Coldwell Banker Caine to obtain a \$25,000 donation for a sensory area located adjacent to the park playground. Ms. Eaker also stated this brings the group's contributions to over \$81,000. Councilmember Brasington recognized the group as a model for other friend groups that are developing in support of other city parks.

After discussion, the motion carried unanimously.

- b. Resolution to approve a Memorandum of Understanding and Automatic Aid Agreement between the city of Greenville for and on behalf of the Greenville Fire Department and Boiling Springs Fire District for certain emergency incidents within the designated areas of the City and the District  
*(Presented by Fire Chief Brian Horton)*

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

Fire Chief Brian Horton referred to the Fire Department's continued mutual efforts with Boiling Springs Fire Department through automatic aid agreements. Chief Horton acknowledged a change in the Resolution's Exhibit which allows for automatic aid response between the departments for all incidents.

After discussion, the motion carried unanimously.

- c. Resolution consenting to the annexation of approximately 0.07 acre of real property owned by the city of Greenville at 510 Old Augusta Road (portion of Tax Map Number 0222030401500) (AX-5-2023)  
*(Presented by Assistant City Manager Shannon Lavrin)*

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

- d. Resolution to provide for certain certifications regarding an abandoned building and an abandoned building site, according to South Carolina Code Annotated Section 12-67-100, et seq. located at 1200 and 1202 Laurens Road (Tax Map Numbers 0198000403200 and 0198000400200)  
*(Presented by Economic Development Specialist Olivia Vassey)*

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

Economic Development Specialist Olivia Vassey referred to the property location and advised it is a site for future development. Ms. Vassey stated the developer will use the tax credit as part of their funding mechanism, so there is no impact to the City. Councilmember Dowe stated the developer closed on the property and shared it will help with an affordable housing project.

After discussion, the motion carried unanimously.

**17. STAFF REPORTS**

City Manager John McDonough provided information on the following items:

- a. The City will move forward with the purchase and sales agreement of City Hall and pursue the Bowater Building and bring the item back in the coming weeks.
- b. Duke Energy and City staff performed a field assessment of overhead utilities along Stone Avenue from Wade Hampton Boulevard to Rutherford Road. Twenty crossings were identified for possible undergrounding.
- c. Striping is almost completed on North Main Street and Twin Lake Road.
- d. Work has started on the modernization of the River Place Parking Garage. The project began March 6, 2023, and will take approximately six weeks to complete.
- e. The proposed Development Code and official zoning map were posted on February 28. The Planning Commission will conduct a public hearing on March 30.

Mayor White referred to the Good Housekeeping Institute which recognizes Greenville as the third best spring break destination for families, following San Diego and Washington, D.C.

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

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KNOX H. WHITE, MAYOR

ATTEST:

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CAMILLA G. PITMAN, MMC, Certified PLS  
CITY CLERK

MEETING NOTICE POSTED AND MEDIA NOTIFIED ON MARCH 10, 2023.