



MINUTES

FORMAL MEETING OF CITY COUNCIL

City Hall, 206 S. Main Street, Council Chambers

Monday, May 22, 2023 - 5:30 p.m.

1. **CALL TO ORDER**

Mayor Knox H. White

2. **INVOCATION**

Councilmember Lillian 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**

May 8, 2023; Approved as submitted

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

None

7. **CITIZENS WISHING TO ADDRESS COUNCIL**

Paula Fulghum, 822 Crescent Avenue, spoke in opposition to Item 15d and commented on unsuccessful municipal models and the affordable housing goal.

Bryan Brown, President and CEO of Greenville Housing Fund, spoke in support of Item 15d and commented on interests in the proposed Code.

Garry Coulter, 2403 Augusta Street, spoke in opposition to Item 15d and referred to issues in the proposed Code and to a multi-family development issue located beside his property.

Dolly Herron, 2805 Augusta Street, spoke in opposition to Item 15d and referred to the plan being a cookie cutter plan and to concerns involving infrastructure and safety.

Pastor Stacey Mills, Mountain View Baptist Church, spoke in support of Item 15d and commented on opportunities created in the proposed Code.

John Slipke, 43 Tindal Avenue, spoke in support of Item 15d and referred to the updates and incentives provided in the proposed Code.

Matt Good, 1047 Parkins Mill Road, Greenville Housing Fund Board, spoke in support of Item 15d and referred to growth and development in the City.

Pastor Vincent Royal, Springfield Baptist Church, spoke in support of Item 15d and expressed his opinion of the proposed Code as a newer resident of the City.

Jimmy Kimbell, Greenville Housing Fund Board, spoke in support of Item 15d and referred to the effectiveness of the proposed Code.

Diane Smock, 103 Cleveland Street, spoke in support of Item 15d and referred to work of the GVL2040 Committee and robust public engagement throughout the process.

Eric Mitchell, 112 E. Tallulah Drive, spoke in support of Item 15d and commented on the revitalization of Greenville.

Princella Lee-Bridges, 116 Deoyley Avenue, spoke in support of Item 15d and referred to the fear of the unknown expressed by those opposed to the proposed Code. Ms. Lee-Bridges asked attendees from her neighborhood in support to stand.

Inez Morris, 4 Queen Alley, spoke in support of Item 15d and commented on the interests of the special emphasis neighborhoods.

Dr. Barry Nocks, 125 Norlin Drive, spoke in support of Item 15d, referred to his profession and involvement in city planning over the years, and stated it is beyond time to revise the Ordinance comprehensively to reflect current conditions and the City's vision.

Jean Hong, 2112 E. North Street and 206 Ware Street, spoke in opposition to Item 15d, referring to zoning concerns involving her property, and requested Council postpone the matter.

Summer Meares, 101 Reedy View Drive, spoke in support of Item 15d and commented on items in the proposed Code which affect young professionals and create a vibrant city.

Hope TZ Schmalzl, 23 Fisher Road, spoke as a representative of Sheila Rogers, who is the owner of three properties in the City. Ms. Schmalzl stated Ms. Rogers plans to sell all three properties and requests all three properties be rezoned from R-6 to MX-2.

Ron Cowan, 305 W. Park Avenue, spoke in support of Item 15d and referred to the proposed Code promoting a vibrant and sustainable city.

Gary Daniels, 124 Rockingham Road, spoke in support of Item 15d and commented on the proposed Code's support of the GVL2040.

Holly Douglas, 101 Kenwood Lane, spoke in support of Item 15d and referred to residents' interest in working and living in the same general area.

Monroe Free, President and CEO of Habitat for Humanity of Greenville County, spoke in support of Item 15d and referred to incentives in the proposed Code including diverse set of housing options.

Katy Smith, 31 Riverside Drive, spoke in support of Item 15d and referred to public participation with both the GVL2040 Comprehensive Plan and the proposed Code.

Sherry Barrett, 5 Calhoun Hill Way, and Upstate Forever, spoke in support of Item 15d and referred to concerns with Greenville becoming an Atlanta or Charlotte. Ms. Barrett also referred to the proposed Code allowing for healthy and responsible growth.

Suzanne Woolf, 200 Perry Avenue, thanked everyone involved in Item 15d and expressed her support for some portions and opposition to other portions of the proposed Code.

Tina Belge, 2 Cottage Knoll Circle, and Greenville Housing Fund, spoke in support of Item 15d and recognized members of the Affordable Housing Coalition in attendance.

Eric Pernotto, 6 Barrett Street, spoke on behalf of the Heritage Neighborhood Association in support of Item 15d. Mr. Pernotto referred to meeting with city staff while reviewing the proposed Code and discussions held involving the former Bi-Lo property and its impact on the neighborhood.

Joy Messner, 110 Ware Street, spoke in support of Item 15d and suggested additional changes to the proposed Code as it applies to the West End neighborhood.

Marie Tanner, 115 Woodland Way, spoke in opposition to Item 15d and asked Council to slow down and pause the process.

Pastor Byron Battle, Tabernacle Baptist Church, spoke on behalf of the parishioners in support of Item 15d and referred to the changes proposed for the neighborhoods.

Gage Weekes, 138 Faris Circle, President and CEO of Hollingsworth Funds, spoke in support of Item 15d and referred to future property development in the Verdae community. Mr. Weekes suggested further review of incentives to better meet GVL2040 goals.

Dan Klausner, CEO of Verdae Development, spoke in support of Item 15d and referred to public concerns in regard to the changes. Mr. Klausner encouraged everyone to work with the City to implement the new zoning code.

Michelle Byrne, 104 West Park Avenue, referred to Mr. Pernotto's comments involving the former Bi-Lo property and shared the neighborhood has been told a developer has been asking to change the zoning. Ms. Byrne stated she hopes the request is denied.

Yvonne Reeder, 10 Zara Street, spoke in support of Item 15d and acknowledged the need for smart growth. Ms. Reeder stated it is essential that everyone regardless of economic status has accessibility and has a place in Greenville.

Melinda Lehman, 307 Townes Street, spoke in support of Item 15d and commented on the challenges in the Heritage Neighborhood, including the former Bi-Lo property.

Anita Clark, 45 Simmons Avenue, spoke in opposition to Item 15d and expressed concern in the proposed Code with preserving existing neighborhoods and non-conformities conflicting.

Phillip Retallick, 30 Verdae Crest Drive, spoke in support of Item 15d on behalf of the Homeowners Board of Boards (HBOB) in Verdae and expressed appreciation to city representatives and staff for their efforts. Mr. Retallick referred to future Verdae development and work with city staff.

John Boyanoski, 11 Toy Street, spoke in support of Item 15d and referred to the work performed on the GVL2040 Comp Plan and the proposed Code.

Ryan Johnston, 308 Chapman Road, 6AM City, spoke in support of Item 15d. Mr. Johnston commented on media engagement in educating the public throughout the process and on public engagement in developing the proposed Code.

Nancee Yearick, 421 Mclver Street, expressed concerns with rezoning occurring throughout the City if the proposed Code is passed and questioned the scope of the project and the definition of affordable housing. Ms. Yearick requested the plan be paused.

Bob Yearick, 421 Mclver Street, referred to short term rental and suggested pausing the plan for 30 to 60 days. Mr. Yearick stated because individuals want to pause the plan does not mean individuals are against change.

Laura Shoun, 13 Arden Street, spoke in support of Item 15d, recognized members of the Nicholtown community in the audience, and expressed concern for a recently approved patio subdivision in the community which would not have been approved under the proposed Code.

Danielle Fontaine, 236 Rhett Street, spoke in support of Item 15d and acknowledged Greenville's attention to pedestrians, open spaces, and balance of residential and commercial.

Meg Terry, 302 E. Hillcrest Drive, Planning Commission Chair, spoke in support of Item 15d and commented on the Planning Commission's unanimous approval and suggested recommendations which are being presented to Council for consideration.

Deci Call, 806 Laurens Road, spoke in opposition to Item 15d, referred to her prior ownership of property in Nicholtown and to a financial loss she experienced due to the City's homeowner rehabilitation program. Ms. Call stated it was an unintended consequence and that the proposed Code will provide unintended consequences as well.

Osa Benson, 7 Mansell Court, President of Viola Neighborhood Association, spoke in support of Item 15d and commented on the amount of information shared with the neighborhoods regarding the proposed Code as well as information shared throughout the community in opposition to the proposed Code.

Joseph Fields, 75 Mall Connector Road, Greenville Connects, spoke in support of Item 15d and referred to the importance of accessibility and the involvement of young professionals and entrepreneurs in Greenville.

Ian Thomas, 209 Perry Avenue, as President of the West End Neighborhood Association, expressed his appreciation for Felsie Harris and recognized her years of service and advocacy. Mr. Thomas also expressed support on behalf of the West End for the adoption of the proposed FY23-FY24 Budget and the proposed Code.

With no opposition, Mayor White offered a 10 minute recess at 7:38 p.m.

Mayor White reconvened the meeting at 7:48 p.m.

Mayor White recommended moving forward with introducing Items 15d and 15e for action. With no opposition, Items 15d and 15e were introduced next on the Agenda. See both items as shown below for comments and actions.

8. PRESENTATION

- a. Haynie Serrine Dedication
This agenda item was not presented. Refer to Item 16a regarding this item.

9. PUBLIC HEARING

- a. Adoption of the FY2023-24 Annual Operating Budget

Due to the late hour, Interim Office of Management and Budget Director Karen Crawford referred to information previously presented to City Council during work session meetings and recommended proceeding with the public hearing. No comments were received in support or opposition.

10. RECOGNITIONS AND APPOINTMENTS – Boards and Commissions

- a. Greenville Health Authority Board of Trustees (City of Greenville Resident)

Mayor White referred to the Greenville County Legislative Delegation selection of Dr. Philip C. Van Hale (At-Large) for appointment to the Greenville Health Authority Board of Trustees. Mayor White advised as a resident of the city of Greenville and in accordance with Act 102 of 2015, the Legislative Delegation is requesting concurrence from City Council. With no opposition, City Council concurred with the appointment.

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 DeWorken moved, seconded by Councilmember Gibson, to approve second and final reading of agenda items 11a, 11b, and 11c of the Consent Agenda. The motion carried unanimously.

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

- a. Ordinance to annex approximately 1.39 acres of real property located on Transit Drive, and to provide the zoning designation of C-3, Regional commercial district (Tax Map Number 0258000200400) (AX-11-2023)
(Presented by Assistant City Manager Shannon Lavrin)
- b. Ordinance to annex approximately 0.49 acre of real property located at 201 Prosperity Avenue and to provide the zoning designation of R-6, Single-family residential district (portion of Tax Map Number 0222030401000) (AX-12-2023)
(Presented by Assistant City Manager Shannon Lavrin)
- c. Ordinance to appropriate \$450,000 in the Solid Waste Fund for the acquisition and financing of solid waste equipment
(Presented by Interim Office of Management and Budget Director Karen Crawford)

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 appropriate \$57,358,530 for the Fiscal Year 2023-24 Capital Budget for the Fiscal Year 2023-24 to Fiscal Year 2027-28 Capital Improvement Program
(Presented by Interim Office of Management and Budget Karen Crawford)

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

Councilmember Dowe referred to the Neighborhood Infrastructure Bond (NIB) and the N-Step program regarding sidewalk funding and stated it was her understanding that the NIB was to serve as additional funding and not as a replacement for the N-Step funding. Councilmember Dowe challenged staff to locate the \$1 million funding for the N-Step program annual line item between now and the final reading. Mayor White agreed and requested the item be addressed at the final reading.

After discussion, the motion carried unanimously.

- b. Ordinance to provide for the adoption of a City operating budget, its execution and effect, for the fiscal period July 1, 2023, through June 30, 2024
(Presented by Interim Office of Management and Budget Karen Crawford)

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

Councilmember Dowe recognized in the budget the creation of a Department of Engineering Services and expressed support. Mayor White acknowledged that the Ordinance before Council is for the City's annual budget and not for any other budgets.

After discussion, the motion carried unanimously.

- c. Ordinance to appropriate \$1,000,000 in the Miscellaneous Grant Fund for SCTF-6 a Regional Urban/Collapse Search and Rescue Team hosted by Greenville City Fire Department
(Presented by Fire Chief Brian Horton)
(Roll Call)

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

- d. Ordinance to repeal Chapter 19, Land Management Ordinance, of the Code of Ordinances of the city of Greenville, South Carolina, and to replace with new Chapter 19, Greenville Development Code (Z-1-2023A)
(Presented by Assistant City Manager Shannon Lavrin)
(Roll Call)

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

Assistant City Manager Shannon Lavrin provided comments regarding the process of developing the proposed Code and respectfully requested Council move forward with a vote based on the unanimous approval of the Planning Commission, including some additional recommendations which have been provided to Council.

Councilmember Dowe referred to proposed amendments and asked the City Attorney if the amendments would apply to Item 15d or 15e. Following comments from Council, the proposed amendments were held for Item 15e.

After discussion, the motion carried unanimously.

Following approval of Item 15d, Ms. Lavrin recognized and announced that the proposed amendments should have applied to Item 15d and not Item 15e. With no objection, Councilmember Dowe moved, seconded by Councilmember Gibson, to reconsider Item 15d in order to present proposed amendments. The motion carried unanimously.

Councilmember Dowe moved, seconded by Councilmember Flemming, to amend the following:

Amendment to Staff Proposed Changes to the Commercial Use Standards, as documented in the Proposed Modifications to Draft Greenville Development Code & Draft Zoning Map (Z-1-2023 A & B), specifically Section 19-3.2.1 B regarding delivery and waste collection hours, that we change the proposed text from *“delivery, waste collection, and similar commercial traffic is prohibited between the hours of 12:00 midnight and 5:00 a.m.”* to now read *“with the exception of BG, BH, and IG zones which do not abut residential districts, delivery, waste collection, and similar commercial traffic is prohibited between the hours of 10:00 p.m. and 7:00 a.m.”*

The motion to amend carried unanimously.

Councilmember Dowe moved, seconded by Councilmember DeWorken, to amend the following:

Amendment to Staff Proposed Changes to the Commercial Use Standards, as documented in the Proposed Modifications to Draft Greenville Development Code & Draft Zoning Map (Z-1-2023 A & B), specifically Section 19-3.4.4 (H) regarding Fueling Station Standards, that we change the proposed text from, *“Fueling stations that*

existed as of the effective date of this ordinance may demolish and reconstruct their facilities in the same configuration and general footprint (no more than 25% expansion)” to now read “Fueling stations that existed as of the effective date of this ordinance may demolish and reconstruct their facilities in the same general configuration.”

The motion to amend carried unanimously.

Councilmember Dowe moved, seconded by Councilmember Gibson, to amend the following:

Amendment to Staff Proposed Changes to the Commercial Use Standards, as documented in the Proposed Modifications to Draft Greenville Development Code & Draft Zoning Map (Z-1-2023 A & B), specifically Section 19-5.1.2 (C)(2) regarding traffic study times, that we change the proposed text from *“Traffic counts shall be taken on Tuesdays, Wednesdays, or Thursdays when Greenville Public Schools are open with students and staff on site and operating on a normal schedule after Labor Day and before Memorial Day”* to now read *“Traffic counts shall be taken on Tuesdays, Wednesdays, or Thursdays when Greenville Public Schools are open with students and staff on site and operating on a normal schedule after Labor Day and on-or-before May First”*

The motion to amend carried unanimously.

Following approval of the amendments, Councilmember Dowe moved, seconded by Councilmember Flemming, to approve Item 15d, as amended. The motion, as amended, carried unanimously.

- e. Ordinance to replace the city of Greenville official zoning map with a new official zoning map consistent with the Greenville Development Code (Z-1-2023B)
(Presented by Assistant City Manager Shannon Lavrin)
(Roll Call)

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

Ms. Lavrin stated the map is the staff amended zoning map of April 28 and advised there were no changes made to the map by the Planning Commission.

Councilmember Brasington expressed his appreciation to Ms. Lavrin and the Planning Department staff and to the community for their involvement. Councilmember Brasington referred to Legacy Square and the campus designation and stated the parties involved feel optimistic about what the future holds with the campus designation. Councilmember Brasington also stated the parties involved within Hollingsworth Park and the HBOB are committed to pursuing deed restrictions and covenants that will further guide development on the Legacy Square site and will compliment what we are prepared to enact. Councilmember Brasington shared that he looks forward to seeing the outcome of those discussions, and he requested a report to Council at the August meeting regarding how the conversations are going.

Councilmember Flemming thanked Ms. Lavrin and staff for their work and asked them to stand and receive recognition. Councilmember Flemming commented on how the proposed Code will affect future residents.

Councilmember Gibson thanked Ms. Lavrin and staff for their work. Councilmember Gibson stated the City has been working on this project since the GVL2040 Comp Plan was approved and has spent many hours on obtaining input from the community and tailoring a plan that is good for Greenville moving forward. Councilmember Gibson recognized the consultants in attendance at the meeting and stated that the plan will be reviewed every six months and tweaked as necessary.

Councilmember DeWorken thanked Ms. Lavrin and her staff for their work. Councilmember DeWorken commented on concerns from the public that Greenville will become like Atlanta and stated the City now has a road map so Greenville does not become like Atlanta. Councilmember DeWorken referred to density and stated what is happening to Greenville is that the secret is out and people are coming and for that reason, Greenville is getting ahead of the growth. Councilmember DeWorken stated the proposed Code addresses neighborhood protection to make sure as the City grows, it does not do so on the backs of the people who live here.

Councilmember Stall expressed appreciation for the Planning Commission members. Councilmember Stall referred to speaking recently to the Greenville County Historical Society about Greenville's revitalization and the main message being that we think differently in Greenville and believe in ourselves more than any other community. Councilmember Stall stated he does not believe any other city could pull this project off, and he recognized the APA South Carolina Planning Award achieved by the City.

Mayor White agreed with Councilmember Stall and stated that Greenville saw the population jump in 2010 and wanted to do something different, which the GVL2040 Comp Plan provides. Mayor White stated Greenville has more investment than any city in the state of South Carolina. Mayor White thanked everyone involved in the process and the residents of Greenville for their engagement.

After discussion, the motion carried unanimously.

Ms. Lavrin thanked the Planning Commission members, the GVL2040 Steering Committee, the municipal departments and staff, and the community.

Councilmember Brasington exited the meeting. Mayor White returned to Item 8 on the Agenda.

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

- a. Resolution to approve the honorary dedication of Harris Street in the Haynie-Sirrine Neighborhood in the City of Greenville to Ms. Felsie Harris
(Presented by Mayor Knox White)

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

- b. Resolution authorizing one or more lease/purchase agreements in the aggregate principal amount of not exceeding \$1,650,000 relating to the financing of equipment for municipal purposes; authorizing the execution and delivery of various documents including lease agreements; and other matters relating thereto
(Presented by Interim Office of Management and Budget Karen Crawford)

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

- c. Resolution to accept the donation of a 0.023-acre parcel from Hollingsworth Funds, Inc., at the intersection of Transit Drive and Halton Road (Tax Map Number 0259000100335)
(Presented by Assistant City Manager Shannon Lavrin)

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

17. STAFF REPORTS

City Manager John McDonough provided information on the following items:

- a. Chief Diversity Officer Bryant Davis. Mr. McDonough introduced Mr. Davis as the City's first Chief Diversity Officer and stated Mr. Davis will be working on four primary items including (1) development and implementation of the diversity, equity and inclusion strategic plan, (2) work directly with the Manager and Senior Leadership Team and steering committees, (3) work closely on MWBE business and procurement opportunities, and (4) work to diversify the candidate pool. Mr. Davis commented on his experience and his efforts moving forward.
- b. City Clerk Camilla Pitman. Mr. McDonough acknowledged Ms. Pitman as one of the 2023 International Institute of Municipal Clerks Quill Award recipients and extended congratulations on her achievement.

- 18. **ADJOURN.** There being no further business, the meeting adjourned at 8:26 p.m.

KNOX H. WHITE, MAYOR

CAMILLA G. PITMAN, MMC, Certified PLS
CITY CLERK