



MINUTES

FORMAL MEETING OF CITY COUNCIL

Monday, January 11, 2021 - 5:30 p.m.

Greenville City Hall - Closed to the Public
Virtual Meeting Viewing: <https://www.greenvillesc.gov/meeting>

Remote Viewing Location:
Greenville Convention Center, 1 Exposition Drive

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1. **CALL TO ORDER**
Mayor Knox H. White

2. **INVOCATION**
Councilmember Lillian Flemming

Mayor White offered a moment of silence to those who have been affected by COVID and to encourage unity in our country following a breach to the U.S. Capitol Building on January 6.

3. **PLEDGE OF ALLEGIANCE** (Suspended)

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**
December 14, 2020; Approved as submitted

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

- a. 2020 Deferred and Tabled Agenda Items
City Clerk Camilla Pitman presented Agenda Item(s) tabled and postponed by City Council during 2020. For the purpose of reconciling outstanding agenda items, Ms. Pitman stated if there were no objections, the following item(s) would be disposed and removed of record. No objections were raised.

Emergency Ordinance to temporarily restrict city issued permits for gatherings of a certain size, and matters related thereto (July 13, 2020)

Ordinance to amend Section 19-3.2.2(F) and 19-5.1, Table of Dimensional Standards, of the Code of Ordinances of the City of Greenville to modify the maximum density requirements for the RM-3 Zoning Designation (Z-3-2020) (August 10, 2020)

7. **CITIZENS WISHING TO ADDRESS COUNCIL**

Jeremy Krober, 103 Lloyd Street, spoke regarding his concerns involving downtown businesses ignoring COVID-19 safety measures and city ordinances. Mr. Krober asked for stricter enforcement of COVID-19 protocols and for city leaders to speak up and communicate the urgency of this issue to its citizens.

Mayor White commented on efforts taking place to encourage implementation of safety measures and enforcement of the City's ordinances.

Tina Belge, 100 W. Antrim Drive, spoke on behalf of the Greenville Housing Fund in support of Item 15a and recommended suggestions in helping to ensure the tree ordinance is equitable for all city residents and affordable for housing developers and owners.

(NOTE: A technical outage occurred at this point during the virtual meeting and time was allotted for Council, staff, and the public to rejoin the meeting.)

8. PRESENTATION

None

9. PUBLIC HEARING

None

- a. Proposed amendment to Section 19-6.2, Landscaping, Buffering, and Screening, and repeal and replacement of Section 19-6.3, Tree Inventory, Protection, and Replacement, of the Code of Ordinances of the City of Greenville (Z-14-2020)
(Presented by Senior Landscape Architect Edward Kinney)

Sharon Barrett, 5 Calhoun Way, Land Policy Manager at Upstate Forever and a member of the City's Infill Development Review Committee, spoke in support of the item but requested Council reject the amendment to exempt minor subdivisions.

10. APPOINTMENTS – Boards and Commissions

- a. Public Safety Citizen Review Board

Councilmember Gibson recommended Sam Zimmerman to an unexpired term ending December 31, 2022. There being no further nominations, Mr. Zimmerman was appointed by unanimous consent.

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

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

- a. Ordinance to rezone approximately 0.07 acre located on North Vance Street from R-6, Single-family residential district, to RM-1, Single-family and Multifamily residential district (Tax Map Number 0123000100101) (Z-12-2020)
(Presented by Planning and Development Services Director Jay Graham)

- b. Ordinance amending Chapter 2, Article III, Division 6 of the Code of Ordinances of the City of Greenville as it relates to the Public Safety Citizen Review Board
(Presented by City Attorney Mike Pitts)
- c. Ordinance to appropriate \$10,000 in the Miscellaneous Grants Fund for the Energy Office Competitive Demonstration Projects Mini-Grants Program
(Presented by Business and Projects Manager Megan Young)
- d. Ordinance to approve a License Agreement between the city of Greenville and B-Cycle, LLC and to rescind certain prior actions concerning operation of the B-Cycle Stations
(Presented by Mobility Coordinator Calin Owens)
- e. Ordinance to approve a real estate contract between the city of Greenville and CAP Railroad, LLC for the acquisition of land consisting of approximately 0.72 acre of property located between Field Street and Main Street and to appropriate \$1,750,000 from the Parking Fund for said acquisition and related parking lot improvements (Tax Map Number 0088000101300)
(Presented by City Manager John McDonough and Assistant City Manager Shannon Lavrin)

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 amend Section 19-6.2, Landscaping, Buffering, and Screening, and to repeal and replace Section 19-6.3, Tree Inventory, Protection and Replacement of the Code of Ordinances of the City of Greenville to modify the landscape, buffering and screening, and tree protection regulations (Z-14-2020)
(Presented by Senior Landscape Architect Edward Kinney)

Councilmember Dowe moved, seconded by Councilmember Gibson, to approve first reading and enter into discussion.

Councilmember Dowe moved, seconded by Councilmember Gibson, to amend by adding the language shown as double underlined:

Section 19-6.2.3(C)(3) Buffering and screening requirements

An opaque fence or wall ~~solid wood fence~~ measuring at least six feet in height, but not more than eight feet in height. If wood is used, only treated or not resistant wood is acceptable. If masonry is used, walls shall be finished with brick, stone, textured concrete masonry units, or stucco. Chain link, barbed wire, stock wire, chicken wire, and similar type fences are not permitted.

After discussion, the motion to amend carried unanimously.

Councilmember Dowe moved, seconded by Councilmember Gibson, to amend by adding the language shown as double underlined:

Section 19-6.2.4(D) Street buffer yards

Vacant lots resulting from the demolition of buildings within the C-4 district which have not produced, within 180-days after demolition, plans for development, shall provide plantings consistent with the provisions of the following:

Section 19-6.3.2(H)(4) Heritage tree protections

In no case shall the total of fee-in-lieu of mitigation together with heritage tree mitigation be greater than \$25,000 per acre or a portion thereof. By way of example, the fee-in-lieu would be capped at \$12,500 for a one-half acre parcel and capped at \$37,500 for a one and one-half acre parcel.

After discussion, the motion to amend carried unanimously.

Councilmember Stall moved, seconded by Councilmember Dowe, to eliminate the exemption regarding minor subdivisions proposed as Section 19-6.3.1(C)(8).

After discussion, the motion to amend carried unanimously.

Councilmember Dowe requested the minutes reflect that it is Council's understanding no public appeared before the Planning Commission in support or opposition of the exemption and that the proposed exemption amendment was approved by the Planning Commission with a vote of 4-3.

After motions and discussions, the motion to approve, as amended, carried unanimously.

- b. Ordinance to appropriate \$486,217 in the General Fund for the restoration of the Bobby Pearse Community Center
(Presented by Business and Projects Administrator Megan Young)

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

David Modeen, 19, W. Mountainview Avenue. Due to technical issues, Councilmember DeWorken read aloud Mr. Modeen's comments. As President of the North Main Neighborhood Association, Mr. Modeen thanked Council and city staff for

their work on the project as well as MHK Architecture which provided its services pro bono. Mr. Modeen referred to the history of the project since sustaining damage and stated the community center will be enjoyed even more once the restoration and new features are completed.

After discussion, the motion carried unanimously.

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

- a. Resolution to appoint various Judicial Positions in Municipal Court under Chapter 22, Municipal Court, of the Code of Ordinances of the City of Greenville
(Presented by Municipal Court Judge Matt Hawley)

Councilmember Dowe moved, seconded by Councilmember Gibson, to approve first and final reading. The motion carried 6-0, with Mayor White abstaining due to a potential conflict of interest. *(See attached statement).*

- b. Resolution to adopt in principle the Swamp Rabbit Trail Extension Master Plan and Design Guidelines (Z-15-2020)
(Presented by Senior Development Planner Kevin Howard)

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

Senior Development Planner Kevin Howard commented on public input which has been included in the plan and advised work in codifying the guidelines will begin in the Spring 2021. Mayor White encouraged Mr. Howard and the Planning Department to notify investors who are planning to build on Laurens Road about the guidelines so they may develop their plans accordingly.

After discussion, the motion carried unanimously.

- 17. STAFF REPORTS.** No reports were presented.

- 18. ADJOURN.** There being no further business, the meeting adjourned at 6:51 p.m.

KNOX H. WHITE, MAYOR

CAMILLA G. PITMAN, MMC, Certified PLS
CITY CLERK