



# MINUTES

## FORMAL MEETING OF CITY COUNCIL

Monday, January 25, 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** (Suspended)

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**

January 11, 2021; Approved as submitted

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

7. **CITIZENS WISHING TO ADDRESS COUNCIL**

**Zack Greene, 97 Market Point Drive**, spoke in opposition to the Mask Ordinance and stated the Ordinance is in violation of the American Disabilities Act. Mr. Greene also stated he is protected by his faith and does not believe COVID is as big a problem as it has been portrayed. Mr. Greene requested Council lift the mask mandate and that the decision to wear masks be left up to each individual and business.

**William Kaiser, 400 Mills Avenue**, spoke as an advocate for low-income and homeless persons. Mr. Kaiser stated he is a volunteer with United Housing Connections and United Ministries, and he would like for the GVL2040 Comp Plan to include more safe and affordable housing for those who have lower incomes less than \$15,000 and more mental health services for the homeless and a good transit system.

**Melissa Boyd, 409 Wilton Street**, spoke in reference to the confederate soldier statue at Springwood Cemetery and the history of the statue and suggested the statue be retired to a historical museum.

8. **PRESENTATION**

None

## 9. PUBLIC HEARING

- a. GVL2040 – City of Greenville’s Comprehensive Plan (Z-1-2021)  
(Presented by Senior Development Planner Courtney Powell)

Planning and Development Services Director Jay Graham stated the GVL2040 Comprehensive Plan was presented to the Planning Commission during a special called meeting on January 12, and the Commission voted unanimously to forward the item onto City Council.

**Matt Cotner, 7 Frontus Street**, spoke as a member of the GVL2040 Steering Committee in support of Item 9a. Mr. Cotner commented on the makeup of the Committee and how it addressed the questions of how the City wants to grow and where it wants to grow. Mr. Cotner stated the Plan continues the tradition of forward growth and economic development. Mr. Cotner urged Council to pass the Plan.

**Katy Smith, 31 Riverside Drive**, spoke as a member of the GVL2040 Steering Committee in support of Item 9a. Ms. Smith stated the Plan addresses priorities of affordable housing, open space, and mobility, which aligns with many of Council’s own priorities and allows the City to map out its future.

**Diane Smock, 103 Cleveland Street**, spoke as a member of the GVL2040 Steering Committee in support of Item 9a. Ms. Smock stated the Plan represents a new challenging vision for the City which will require new policies, strategies, and political courage. Ms. Smock referred to previous projects which have proven to be successful and commented on the City’s tradition of being open minded, adaptable, and forward thinking.

**John Warner, 400 E. Washington Street**, spoke in support of Item 9a, shared some concerns over the lack of economic development, and recommended putting names to the nodes in the Plan to stimulate development.

**Dr. Mark O’Rourke, 408 McDaniel Avenue**, spoke in support of Item 9a and referred to inclusionary zoning which is prohibited in South Carolina. Dr. O’Rourke recommended lobbying the General Assembly for the option of inclusionary zoning to encourage developers with affordable housing efforts and public/private partnerships.

**Susan McLarty, 204 E. Hillcrest Drive**, Coordinator of Greenville Homeless Alliance, spoke in support of Item 9a and stated two of her organization’s values overlap with the GVL2040 Plan, inclusiveness and courage. Ms. McLarty encouraged Council to continue to lean into those as the plan outlines, referred to demographic changes taking place, and reminded Council there are individuals who need assistance and want to be engaged in the City.

**Tandy Taylor, 5 Arden Street**, Associate Pastor at Triune Mercy Center and Chair of the Upstate S.C. Chapter of Climate Reality, spoke in support of Item 9a and encouraged Council to think creatively as the GVL2040 Plan becomes more specific.

Ms. Taylor suggested incorporating a plan implemented by Charlotte, North Carolina to reduce emissions 83% percent by 2050 through creating smart districts.

**Madeline Barker, 508 Watts Avenue**, a sixth-grade student at Hughes Academy, spoke in support of Item 9a stating the GVL2040 Plan would allow Greenville to evolve with the needs of the entire community and to improve the quality of life. Ms. Barker encouraged Council to pass the Plan.

**Sherry Barrett, 5 Calhoun Hill Way**, Land Policy Manager with Upstate Forever, spoke in support of Item 9a and referred to her agency's involvement in the GVL2040 Plan. Ms. Barrett urged Council to adopt the Plan as drafted and to move quickly on the Plan's prioritized checklist for 2021-2022, including a consistency policy in the decision-making process, an overhaul to the City's land management regulations, and zoning reform.

**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 DeWorken 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 \$486,217 in the General Fund for the restoration of the Bobby Pearse Community Center  
*(Presented by Business and Projects Administrator Megan Young)*

**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 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) (REVISED)  
*(Presented by Senior Landscape Architect Edward Kinney)*

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

Councilmember DeWorken referred to conversations he has had with individuals expressing concern over the terms “encroachment” versus “impact” of trees and suggested the Ordinance be reviewed on a regular basis and adjusted as necessary.

After discussion, the motion carried unanimously.

**15. NEW BUSINESS – (Ordinances – First Reading)**

- a. Ordinance to enter into a Development Agreement between the city of Greenville and West End Stadium, LLC for the design and construction of public improvements on Field Street adjacent to Fluor Field and to appropriate \$2,550,000 for the Project and to approve a Third Amendment to the Stadium Development Lease Agreement  
*(Presented by Assistant City Manager Shannon Lavrin)*

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

Greenville Drive President and Owner Craig Brown thanked Council for the City’s involvement and stated he takes the agreement very seriously. Mr. Brown also stated he is happy to play a role in the growth of the City and at the forefront of economic development.

After discussion, the motion carried unanimously.

- b. Ordinance to convey surplus City property located on Oscar, Nassau, Meadow, West Washington, and South Hudson Streets in the vicinity of Unity Park to the Greenville Housing Fund, LLC for purposes of affordable housing  
*(Presented by Deputy Manager Eden Freeman)*

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

Deputy City Manager Eden Freeman stated the item involves the potential transfer of parcels that have been set aside at Unity Park for the development of affordable housing. Ms. Freeman referred to the parcels and stated time is of the essence for Greenville Housing Fund to apply for grant funding to support the project. Greenville Housing Trust Fund Director Bryan Brown stated the agency is committed to fulfilling the goals the City and community have for affordable housing.

Councilmember Dowe asked about the timeline for groundbreaking. Mr. Brown responded the agency hopes to close on financing for the senior housing project, sites

3 and 6, by the end of the year with groundbreaking after that. Councilmember Dowe asked if it is conceivable to have residents in that housing by the Spring 2022. Mr. Brown responded their goal is to coordinate with the City to have affordable housing available with the opening of Unity Park.

Mayor White referred to two other parcels which should be part of the Fund and included on the map. Mr. Brown responded the Fund is working to support the execution of those two parcels for additional projects. Mr. Brown stated the multiple projects do not have to go in any certain order.

Councilmember Gibson thanked Mr. Brown and the Fund for their efforts and referred to some issues to be worked out with site 3.

After discussion, the motion carried 6-0, with Councilmember Flemming abstaining due to a potential conflict of interest. (*See attached statement.*)

**16. NEW BUSINESS – (Resolution – First and Final Reading)**  
None

**17. STAFF REPORTS**

City Manager John McDonough provided information on the following items:

- a. Money Magazine – Publication reported Greenville in the list of Top Ten Cities in the United States to live and work from home.
- b. Fire Department - Conducted a post-fire smoke alarm blitz in the Pendleton Road neighborhood and installed 55 smoke alarms.
- c. Communications Department - Working with the Parks Department on a GVL2040 Time Capsule which will be buried at Cleveland Park Stables on February 1.
- d. Police Department – Chief Howie Thompson and officers aided Prisma Health with providing traffic and transportation assistance at the former Kmart location which is being used for COVID vaccine distribution.
- e. OMB and Communications Departments - Prepared the first edition of the Popular Annual Financial Report (PAFR) which is available on the City's website.
- f. South Downtown Master Plan – The Traffic Analysis and Infrastructure Study has been awarded to HDR Engineers. Work expects to take six months and once completed, the results will be shared with Council and the public.
- g. Unity Park – The parking lot is now open, river work continues, the Visitor's Center foundation repairs continue, and final plans for Phase 1B of undergrounding are under review with the project estimated to begin soon. Plans are to schedule an in person visit by Council to the location.

- h. Public Works Department – A litter pick up crew has been established in several areas with a focus on I-385. Approximately one ton of litter has been collected in the I-385 area over the past few weeks.
- i. Neighborhoods – Traffic calming initiatives are underway including a virtual kickoff meeting for Otis Street and an upcoming meeting for Oscar Street. Petitions have been received for Prentiss Avenue and Osceola Street and a speed hump is being installed on Eastlan Drive.

**18. ADJOURN.** There being no further business, the meeting adjourned at 6:34 p.m.

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KNOX H. WHITE, MAYOR

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CAMILLA G. PITMAN, MMC, Certified PLS  
CITY CLERK

MEETING NOTICE POSTED AND MEDIA NOTIFIED ON JANUARY 22, 2021.



# STATEMENT OF POTENTIAL CONFLICT OF INTEREST

**TO:** Mayor, or Presiding Officer of Greenville City Council

**FROM:** Councilmember Lillian Flemming

Pursuant to the Code of Ordinances of the City of Greenville, Section 2-266, "I make this statement concerning the matter described below, action or decision upon which will directly affect an economic interest as contemplated by the Ethics, Government Accountability and Campaign Reform Act of 1991:"

A. The matter requiring action or decision is as follows:

### FORMAL AGENDA

Agenda Item No. 15b

Ordinance to convey surplus City property located on Oscar, Nassau, Meadow, West Washington, and South Hudson Streets in the vicinity of Unity Park to the Greenville Housing Fund, LLC for purposes of affordable housing

B. The nature of my potential conflict is as follows:

- I have an economic interest which will be affected by the action.
- A member of my immediate family has an economic interest which will be directly affected.
- An individual with whom I am associated has an economic interest which will be affected.
- A business (either for profit or not for profit) with whom I am associated has an economic interest which may be affected directly or indirectly.
- A member of my immediate family, or by marriage relationships, is recommended for appointment to a municipal Board or Commission creating a conflict.

C. As a result of my potential conflict:

- I hereby withdraw/abstain/recuse from any votes, deliberations or other actions on this matter and request that my disqualification and the grounds therefore be noted in the minutes.
- I hereby left the meeting during the vote, deliberation or other action on this matter and request that my absence and the grounds therefore be noted in the minutes.

Date: January 25, 2021

Signature: *Lillian B. Flemming*

Print Name: Lillian B. Flemming

Accepted: *[Signature]*  
Mayor

The City Clerk attests the above action has been noted and is reflected in the Minutes.

*Carroll G. Petman*  
City Clerk