



MINUTES

FORMAL MEETING OF CITY COUNCIL

Monday, July 12, 2021 - 5:30 p.m.
Greenville Convention Center, 1 Exposition Drive, Room 102

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, and Dorothy Dowe (virtual)
Absent: Russell Stall
5. **APPROVAL OF THE MINUTES**
June 28, 2021; Approved as submitted
6. **COMMUNICATIONS / ANNOUNCEMENTS FROM THE MAYOR AND COUNCIL**
7. **CITIZENS WISHING TO ADDRESS COUNCIL**

Jessica Compton, 103 Monaghan Avenue, Greenville, Director of Village Wrench, spoke in support of bike and pedestrian safety stating the safer and more accessible it is for cyclists, the more robust the economy will be. Ms. Compton encouraged safety for bikers, walkers, and drivers and encouraged drivers to stop on red.

Hannah Dixon, 301 Briarcliff Drive, spoke in support of bike and pedestrian safety stating she has become less comfortable with biking on the roads and referring to an accident where she was hit coming home from work by a vehicle that ran a stop sign. Ms. Dixon stated she and her husband have received over 1,500 signatures on a petition to make roads safer.

Bennett Dixon, 301 Briarcliff Drive, spoke in support of bike and pedestrian safety advising that he has been hit numerous times by vehicles and referring to his use of bicycle transportation for daily activities. Mr. Dixon encouraged Council to raise awareness and enforce traffic laws in all parts of the City.

Mary Kathryn Kuehnert, 1404 E North Street, spoke in support of bike and pedestrian safety sharing her experiences biking as a teenager and college student as well as concerns she has experienced since moving to Greenville. Ms. Kuehnert stated Greenville needs a change with a new level of awareness, responsibility, and accountability.

Councilmember DeWorken referred to Council's decision to provide funding for a consultant to review pedestrian safety and stated he hopes this effort will elevate a level of more safety for walkers and cyclists.

Jessica Saravia, 115 Atherton Way, Greer, spoke in opposition of the Wings of the City statues and stated if an individual exposed themselves like the statue in the Peace Center, they would be arrested. Ms. Saravia also stated the issue is a moral one.

Sharon Tchonev, Columbia, South Carolina, shared information regarding an event coming to South Carolina in 2022 known as Violins of Hope. Ms. Tchonev invited Council to attend their largest concert on May 3 at Furman University and to witness the triumphant retelling of the rescue of 49,000 Bulgarian Jews from Hitler's death camps. Ms. Tchonev requested financial support from the City for the event.

Councilmember Flemming shared her support for the event and stated she invited Ms. Tchonev to make the presentation. Councilmember Flemming also stated the group will be providing a presentation on former Mayor Max Heller and his wife Trude.

8. PRESENTATION

- a. Recognition of Lillian B. Flemming – 40 Years of Service

Mayor White recognized Councilmember Flemming for her 40 years of service, and a video highlighting her service was shown. Councilmember Flemming thanked current and past Council members, city staff, and her family for their support. Mayor White recognized former City Council members Dayton Walker, Billy Carpenter, Fred Carpenter, Michelle Shain and George Fletcher in attendance.

9. PUBLIC HEARING

None

10. APPOINTMENTS – Boards and Commissions

- a. Greenville Housing Authority

Councilmember Gibson recognized Kirsten Schoettelkotte for her service and referred to her recent letter of resignation due to relocation.

Councilmember Gibson recommended Jacqueline Mills to an unexpired term ending September 30, 2022. There being no further nominations, Ms. Mills 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 Brasington moved, seconded by Councilmember Flemming, to approve second and final reading of agenda items 11a, 11b, 11c, 11d, 11e, and 11f. The motion carried unanimously.

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

- a. Ordinance to amend Section 19-6.10, Traffic impact analysis, of the Code of Ordinances of the City of Greenville to amend the requirements for a traffic impact analysis (Z-22-2021)
(Presented by Planning and Development Services Director Jay Graham)
- b. Ordinance to amend Table 19-6.1-1, Off-street parking requirements Schedule A, of the Code of Ordinances of the City of Greenville to modify off-street parking requirements for restaurants and bars/nightclubs and to add parking standards for breweries, wineries, and distilleries (Z-23-2021)
(Presented by Planning and Development Services Director Jay Graham)
- c. Ordinance to amend Section 19-1.11, Definitions, and Table 19-4.1.2, Table of Uses, of the Code of Ordinances of the City of Greenville modifying the Tables of Uses to promote land use compatibility between certain nonresidential uses and existing residential (Z-24-2021)
(Presented by Planning and Development Services Director Jay Graham)
- d. Ordinance to amend Sections 19-7.5, Stormwater permits, and 19-7.6.2, minor stormwater permit, of the Code of Ordinances of the City of Greenville to create additional stormwater control standards for commercial and multifamily developments that abut and drain to the single-family detached use (Z-25-2021)
(Presented by Planning and Development Services Director Jay Graham)
- e. Ordinance to amend Section 8-256, Outdoor Displays and Cafes, Prohibited acts, of the Code of Ordinances of the City of Greenville to allow for certain outdoor seating encroachments within Unity Park
(Presented by Parks, Recreation and Tourism Director Angie Prosser)
- f. Ordinance to approve an easement in favor of Duke Energy Carolinas, LLC for the purpose of undergrounding utilities on property located on South Hudson Street (Tax Map Numbers 0052000101600, 0052000100100, 0052000101500)
(Presented by Interim Engineering Services Manager 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)

- a. Ordinance to rezone approximately 3.87 acres of real property located on Laurens Road and Ackley Road from R-6, Single-family residential district, and C-3, Regional

Commercial District, to PD, Planned Development District (Tax Map Numbers 0198000403200, 0198000400200, and 0198000400300)(Z-10-2021)
(Presented by Planning and Development Services Director Jay Graham)

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

Planning and Development Services Director Jay Graham provided a summary of the proposed rezoning.

Taylor Davis, President of NHE, spoke in support of Item 14a and stated the affordable housing development consists of 112 units and approximately 6,500 square feet of commercial space.

Mr. Graham stated the final development plan will have to go back to Planning for final approval on the architectural design. Councilmember Gibson shared his support for the project and commented on the community input provided. Councilmember Gibson shared his concerns with the potential increase of traffic on Ackley Road and attention to the architectural design which will set the tone for future developments in the area.

After discussion, the motion carried unanimously.

15. NEW BUSINESS – (Ordinances – First Reading)

- a. Ordinance to rezone approximately 5.1 acres of real property located at 330 Pelham Road from RM-2, Single-family and multifamily residential district, to OD, Office and Institutional District (Tax Map Number 0279000200600, 0279000200611, 0279000200612, and 0279000200613) (Z-9-2021)
(Presented by Planning and Development Services Director Jay Graham)

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

- b. Ordinance to rezone approximately 4.51 acres of real property located on Academy Street, Perry Avenue, Calhoun Street, and Ware Street from RM-2, Single-family and Multifamily residential district, and RDV, Revitalization District, to PD, Planned Development District (Tax Map Numbers 0079000201900, 0079000202500, 0079000202600, 0079000202800, 0079000202700, 0079000202501, 0079000203500, 0079000203510, 0079000203509, 0079000203508, 0079000203507, 0079000203506, 0079000201100, 0079000201200, 0079000201300, and 0079000201400) (Z-13-2020)
(Presented by Planning and Development Services Director Jay Graham)

Councilmember DeWorken moved, seconded by Councilmember Gibson, to approve allow for discussion.

Mr. Graham provided a summary of information involving the proposed rezoning, referenced as the Mosaic development, and stated they have been meeting regarding the project since November 2020.

Mayor White raised a question regarding the item going to the Design Review Board. Mr. Graham responded the Design Review Board reviews all multi-family projects as a courtesy and stated they have viewed a massing model and vision board.

Councilmember Brasington asked about the density of each portion of the project, and Mr. Graham responded the Ware Street parcel has a higher density of 20 units per acre. Councilmember Brasington asked if the trees on the property have been measured to determine which ones are recognized as heritage trees. Mr. Graham responded there are approximately ten heritage trees identified with approximately six of the ten trees located within the proposed building footprint.

Linda Faust, 307 Perry Avenue, spoke in opposition of Item 15b and commented on the amount of growth and traffic in the area being unsettling. Ms. Faust stated she wants to keep the Westend a family friendly cottage district where children can plan and be safe and that this development is not compatible.

Deborah Powell, 706 Rhett Street, spoke in opposition of Item 15b and referred to a planned development requiring an exceptional design, a design that preserves critical environmental resources, above average open space, and recreational amenities. Ms. Powell stated the proposal meets none of these requirements. As for tree canopy, Ms. Powell stated the Westend is at 19.4% percent which is the second worst of all the neighborhoods. Ms. Powell asked that Council say no to this project.

Kristen Wallace, 311 Arlington Avenue, spoke in opposition of Item 15b on behalf of Teresa Helms, 114 N. Calhoun, who was unable to attend due to a family emergency. Ms. Wallace stated that Ms. Helms recently purchased property located next to where the main entrance and parking lot will be built. Ms. Wallace advised that the home will experience nuisances from noise, car exhaust, dumpsters, and privacy which will negatively impact health and quality of life.

Suzanne Woolf, 200 Perry Avenue, spoke in opposition of Item 15b and provided images to visualize the impact of the development on the neighborhood. Ms. Woolf pointed out the height and scale of each building and stated the neighborhood wants affordable housing that is affordable, a transition between a cottage neighborhood and downtown, house scale building and not block scale buildings, and the City to adhere to existing ordinances.

Lois Ordway, 213 Perry Avenue, spoke in opposition of Item 15b and stated there are 24 heritage trees and that the tree ordinance will not help as long as planned development zoning exists. Ms. Ordway also stated if the project goes forward, it will turn them into victims and PD zoning will continue to be a zoning loophole.

Ian Thomas, 209 Perry Avenue, spoke in opposition of Item 15b and advised he has submitted his comments to Council and city staff. Mr. Thomas stated if Council

approves the zoning, he hopes Council will bring the developer, Greenville Housing Fund, and the neighborhood together with a third party to determine what concession can be made to support the neighborhood.

Cheryl Jenkins, 120 Taylor Road, Piedmont, and owner of property on 306, 308, and 310 Perry Avenue, spoke in opposition of Item 15b and commented on her and her husband's efforts in renovating approximately 25 homes in the Westend over the past 10 years. Ms. Jenkins stated her vision has been aligned with the City for the most part, however, this development has a density that is too high and the neighbors are being asked to ignore negative impacts due to the development. Ms. Jenkins asked Council to hear the voice of the neighbors and to protect them from the development.

Councilmember Flemming moved, seconded by Councilmember Dowe, to postpone the item for further discussion and review.

Mayor White stated he recognized from the comments provided the need for a lower scale, the need to view the design and fit in with the neighborhood and the need to address preservation of the heritage trees.

Councilmember Dowe thanked the developer for being willing to meet with the neighborhood last week, but stated it did not happen and it should be scheduled again. Councilmember Dowe stated Mr. Thomas asked for a small area plan in July 2019 and Council failed because it was not a priority and then COVID occurred. Councilmember Dowe stated the neighborhood supports affordable housing, however, the plan as it is was not recommended for approval by the Planning Department or the Planning Commission because it did not meet what the Greenville 2040 Comp Plan has outlined for this area. Councilmember Dowe encouraged the neighborhood to come to the table with the developer and staff and for the developer to have patience.

Councilmember Gibson stated he would like to see more affordable housing units in the number proposed. Councilmember Flemming thanked the neighborhood for coming and encouraged them to continue to express where they want to live and how they want to live. Councilmember Brasington referred to the characteristics of a planned development and stated he wants to get to a point that when a planned development is presented for rezoning, those requirements are met.

Mayor White advised the next meeting is August 9 and stated he encourages work to begin now. Councilmember Dowe responded a time certain was not provided as part of the motion and encouraged allowing for appropriate time to work on the project. Councilmember DeWorken encouraged the parties to work together to reduce the gap between the neighborhood and developer.

After discussion, the motion to postpone carried unanimously.

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

- a. Resolution approve a structural encroachment permit for Big AL, LLC to install stoops and planters located on its property at 1211 Pendleton Street, which will encroach onto the public right of way on Burdette Street (Tax Map Number 0120000400100)
(Presented by Interim Engineering Services Manager Clint Link)

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

17. STAFF REPORTS

None

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

KNOX H. WHITE, MAYOR

CAMILLA G. PITMAN, MMC, Certified PLS
CITY CLERK

MEETING NOTICE POSTED AND MEDIA NOTIFIED ON JULY 9, 2021.