

**City Council of the City of Greenville
Work Session**

**Monday, January 22, 2024
4:00 p.m.**

**Meeting Location:
Greenville City Hall, 206 S. Main Street**

MINUTES

CITY COUNCIL: Mayor Knox White and Councilmembers John M. DeWorken, Lillian B. Flemming, Kenneth C. Gibson, Wil Brasington, Russell H. Stall, and Dorothy H. Dowe

CITY STAFF: City Manager Shannon Lavrin; City Attorney Leigh B. Paoletti; City Clerk Camilla G. Pitman

Mayor White called the meeting to order for the purpose of discussing the following matters.

Development Code Update

Principal Planner Michael Frixen provided a presentation on the Development Code Update, as located in Council's Agenda Packet. Mr. Frixen reminded Council of plans to review the Code after six months of use and provided comments from the public and staff on its use. Mr. Frixen also provided a timeline of the review and proposed amendments for both the Code and zoning map.

Mr. Frixen commented on public engagement opportunities with residents and on how the Code is currently working, including educating the public on the changes. Mr. Frixen also commented on the development bonus and stated there have been no projects approved or interest expressed in the bonus since passage of the Code. Mr. Frixen discussed split zoning situations, build-to requirements, proposed changes to the permitted use table, information regarding tattoo facilities and permissions, mobile food units, trail construction requirement, circular driveways, integrating Engineering Design and Specifications Manual (EDSM) and the Code, and floodplain mapping. Mr. Frixen also discussed the success with conducting project preview meetings which raise awareness of projects in the City. City Manager Shannon Lavrin commented on proposed projects, how they are being reviewed, and how they are now required to participate in the project preview meetings before submitting an application.

Councilmember Brasington asked if there is a plan to further advertise information about the single-family residential deadline, and Ms. Lavrin responded yes. Councilmember Brasington expressed his support for circular drives and asked for a list of requests or concerns from the community regarding the Code. Ms. Lavrin responded that the top items requested involve the build to line requirement and allowing for circular driveways.

Councilmember Dowe referred to wireless communication facilities and standing towers and asked if cellular providers or property owners have been advised of noticing requirements. Mr. Frixen responded that the special exception requirement was in place under the Land Management Ordinance and that staff plans to amend the current Code. Councilmember Dowe referenced to stormwater and the City tightening up requirements for major and minor permits. Councilmember Dowe referenced to special exceptions for outdoor animal kennels and storage and the requirement to publicly notice and attend project preview meetings.

Councilmember DeWorken asked if the food truck owners have been contacted regarding proposed amendments. Ms. Lavrin responded that she does not know, however, the objective is to clarify the language. Councilmember DeWorken also asked about requiring food units to be removed from their property location at the end of the day. Ms. Lavrin responded that the food unit cannot stay overnight on the property. Councilmember Gibson suggested making sure the language clarifies that restaurants with food trucks are allowed to park their own food truck on their own property. Councilmember Flemming asked that the City invite the food truck owners to meet so they are clear on the requirement.

Motion - Executive Session

During the open Work Session, Mayor White asked for a motion to go into Executive Session. City Attorney Leigh Paoletti recommended going into executive session under S.C. Code §30-4-70(a)(2) an update on zoning matter litigation and potential litigation related to enforcement of an ordinance restricting business hours for a potential industry and negotiations for proposed contractual matters for various park facilities.

Councilmember Stall moved, seconded by Councilmember Dowe, to go into Executive Session. The motion carried unanimously.

(Executive Session)

There being no further discussions, Councilmember Stall moved, seconded by Councilmember Gibson, to go out of Executive Session. The motion carried unanimously. No action was taken.

With no further discussions, the meeting adjourned at 5:28 p.m.

Camilla G. Pitman, MMC, Certified PLS
City Clerk

Meeting notice posted on January 19, 2024