



MINUTES

FORMAL MEETING OF CITY COUNCIL

CITY HALL, 206 S. MAIN STREET, COUNCIL CHAMBERS
Monday, February 10, 2020 - 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**
January 27, 2020; Approved as submitted
6. **COMMUNICATIONS / ANNOUNCEMENTS FROM THE MAYOR AND COUNCIL**
None
7. **CITIZENS WISHING TO ADDRESS COUNCIL**

Patty Bynum, 12 Claret Drive, spoke in opposition to the Confederate flags on graves in the Springwood Cemetery.

City Attorney Mike Pitts stated the cemetery is owned by the city of Greenville and the flags are considered speech, thus making them part of the First Amendment.

W.B. Chisholm, 220 Riverside Drive, asked for the names of the City's Police Chief and the Greenville County Sheriff. Interim Police Chief Howie Thompson offered to assist Mr. Chisholm.

Rossie Meadows, 8 Split Oak Court, Taylors, a board member of the Museum and Library of Confederate History, spoke in favor of the Confederate flags in the Springwood Cemetery and stated the flags are helpful to persons researching genealogy find their ancestors.

William Grissop, 195 Loftis Road, Travelers Rest, spoke in favor of the Confederate flags in Springwood Cemetery and discussed the history of the Civil War.

Edward Pickering, 13 Sullivan Street, a member of the Upstate Chapter of Climate Reality, spoke in support of the solar energy program through Duke Energy, reiterated his group's wish for the City to hire a sustainability director, and referred to the city of Asheville's Resolution recognizing climate change as an emergency. Mr. Pickering provided a handout for Council's review.

Greg Harrison, 505 Stone Shield Way, a board member of the Museum and Library of Confederate History, spoke in favor of the Confederate flags at Springwood Cemetery.

Wade Kent, 25 River Street, Apartment 602, spoke regarding the growth of the City and the inclusion of homelessness when planning for this growth, and he asked for support of the Greenville Homeless Alliance.

Hunter Meadows, 144 Bowers Road, Marietta, spoke in support of the Confederate flags in Springwood Cemetery.

Marlene Smith, 205 Stokes Road, Simpsonville, spoke in support of the Confederate flags in Springwood Cemetery and read a poem about the Confederate flag.

Carl Muller, 130 Wilderness Lane, spoke in opposition to Item 14a stating the project will cause increasing costs of houses resulting in gentrification and a rising cost of transportation.

Clarence Thornton, 114 Douthit Street, spoke about the lack of diversity in the City and the need for honoring the Rev. Jesse Jackson.

Jack Logan, 5051 Old Augusta Road, spoke about the lack of diversity in hiring at the City and referred to the unsolved murder of Kobe Smith.

Cori McIntyre, 110 Bullington Road, Spartanburg, Chairman of the Upstate Climate Reality 100 Percent Committed Campaign, spoke on how City Council can educate others about climate crisis and the importance of considering it an emergency.

Dr. Amy Hicks, 205 Brown Farm Way, Taylors, spoke on the issue of homelessness and encouraged Council to look out for the most vulnerable when planning for growth. Dr. Hicks asked Council to allocate resources for transportation and affordable housing.

Charlotte Abrams, 7 Buist Avenue, spoke against Item 14a and stated the Project will have impact on every neighborhood and business in Greenville. Ms. Abrams also stated there is no concrete discussion regarding affordable housing in the project, traffic will increase, and average county workers will not be able to afford to live in the area involved in it.

Tandy Taylor, 5 Arden Street, a volunteer with the Climate Reality group and Associate Pastor of Triune Mercy Center, spoke regarding how extreme weather events affect the homeless population and how issues of housing, transportation, and climate are interrelated.

Mark Evans, 20 Sharon Drive, a Chaplain and a pastor, spoke in favor of the Confederate flags in Springwood Cemetery and referred to the Memorial Service held annually in the cemetery.

Constantine Khripin, 324 Chenoweth Drive, Simpsonville, spoke as a member of the Greenville Chapter of Citizens Climate Lobbying in favor of the HR763 Energy Innovation and Carbon Dividend Act and asked Council to pass a Resolution in support of this act.

- 8. **PRESENTATION**
None
- 9. **PUBLIC HEARING**
None
- 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 Stall moved, seconded by Councilmember Brasington, 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 approve an easement agreement in favor of QP Greenville 1, LLC for operation and maintenance of a storm drain system on city property
(Presented by Landscape Architect Christa Jordan)
 - b. Ordinance to adopt the Local Landmarks Ordinance and to amend Sections 19-1.11, 19-2.1, 19-2.2, and 19-2.3 of Chapter 19, Land Management, of the Code of Ordinances of the City of Greenville (Z-20-2019)
(Presented by Planning and Development Manager Jay Graham)
 - c. Ordinance to authorize a property exchange with Pain Alley, LLC for the acquisition of land in the Unity Park area; and matters related thereto
(Presented by City Attorney Mike Pitts)
- 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 40 acres of real property located on University Ridge, Thurston Street, Howe Street, South Church Street, President Street, and Wakefield Street by creating the Greenville County Square Sub-District within the

existing Haynie-Sirrinc Planned Development District (Tax Max Numbers 0091010700100, 0091010700200, 0069000300300, 0069000300303, 0091010100100, 0091010200100, AND 0069000300301) (Z-10-2019) (REVISED)
(Presented by Interim Planning and Development Services Director Jay Graham)

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

Councilmember Gibson shared his reason for supporting the Ordinance stating while the project is not perfect, the community's efforts have made the project better and the City will be provided \$7 million in affordable housing. Councilmember Brasington stated that since the first reading, he has researched and determined that connectivity with the neighborhoods can be achieved. Interim Planning and Development Services Director Jay Graham advised that the consultant is comfortable with connectivity in the project. Mr. Graham commented on the development of a proposed website to communicate with the citizens providing updates of municipal developments and allowing for public input. Councilmember DeWorken stated he feels good about the development because of the partnership with the County to put together the best project possible.

Councilmember Dowe referred to the UDA public meeting conducted and questioned whether County representatives were in attendance. Councilmember Dowe also referred to her statement read during the first reading and requested the same statement be included as a part of the record. Councilmember Dowe stated she would be voting no.

Mayor White commented on the need for an ongoing process of keeping everyone informed about the project.

After discussion, the motion carried 6-1, with Councilmember Dowe opposing.

15. NEW BUSINESS – (Ordinances – First Reading)

- a. Ordinance to appropriate program income in the amount of \$17,138 earned in Community Development Fund 118
(Presented by Community Development Financial Coordinator Rebecca Edwards)

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

- b. Ordinance to appropriate program income in the amount of \$70,474 awarded in Community Development Fund 119
(Presented by Community Development Financial Coordinator Rebecca Edwards)

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

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

- a. Resolution to certify 420 Laurens Road as an abandoned building site (Tax Map Number 0196000800900)
(Economic Development Project Manager Kevin Howard)

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

- b. Resolution to certify the property located at 110 North Markley Street as an Abandoned Textile Mill Site
(Tax Map Number 0074000100800)
(Economic Development Project Manager Kevin Howard)

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

17. STAFF REPORTS

- a. Update on Bobby Pearse and Sears Community Centers
(Presented by Parks and Recreation Director Marlie Creasey-Smith)

Ms. Creasey-Smith provided an update on the emergency repairs at the Sears Community Center and information on the bid process and schedule in repairing the Bobby Pearse Community Center.

Councilmember DeWorken recognized Matt Johnson for his support for rebuilding Bobby Pearse and thanked him for his hard work.

- b. Habitat for Humanity Home Dedication
(Presented by Interim Community and Economic Development Director Ginny Stroud)

Ms. Stroud acknowledged the dedication of the fourth house in Joshua's Way on February 7.

- 18. ADJOURN.** There being no further business, the meeting adjourned at 6:47 p.m.


LILLIAN B. FLEMMING, MAYOR PRO TEM


CAMILLA G. PITMAN, MMC, Certified PLS
CITY CLERK

Statement of Councilmember Dorothy Dowe - 1/27/2020

I truly appreciate the work of all of the stakeholders who have devoted so much time to learning about this project, offering perspective, and working to reach consensus. This has not been an easy process. It has been fast paced, with an evolving set of requests and proposals as we have approached this first reading, and I thank everyone for a consistent willingness to come to the table.

I have never believed that this project or this vote was a slam dunk. It was worthy of deep research and debate and I want to preface my statements with what I have done myself to get to this vote. I began closely following the project when it came before the Planning Commission in the June work session last year, and continued through neighborhood meetings in July and August, as well as the October PC meeting where a vote was taken to support the application with conditions in a 5-2 vote. I have met with surrounding neighborhood residents, property owners, community stakeholders, local developers who are not involved with this project for an objective perspective, Phil Mayes and Mark Masaschi representing Roca Point, County Councilmember Butch Kirven, County Council member Lyn Ballard, other members of County staff, Greenville Transit Authority staff, and our own City staff who have been extremely patient with my questions and ongoing requests for more information. I have read the existing Haynie-Sirrine Master Plan, the University Ridge Public Private Redevelopment Agreement between the County and Roca Point, the University Ridge Fiscal and Economic Impact Analysis provided by RKG, and a large stack of comments from the community received by email and regular mail. As a result of this effort, I provided a list of items to the City Manager and planning staff last week that I felt were essential to serve the needs of the surrounding community if this project moves forward, several of which I have tried to bring forward during deliberation at this meeting.

I have done this, to be consistent with how I wish to serve, and how I committed to serve prior to being elected

I will be voting against this ordinance because of the following concerns:

1. In the area of Affordable Housing:
 - There is not a pre-negotiated price for land in the proposed subdistrict, nor do we have an agreement to purchase land anywhere else in the Haynie Sirrine neighborhood to develop workforce housing. In other words, beyond what is currently underway and planned for Logan Park, I do not expect any commitments for workforce housing in the Haynie Sirrine neighborhood, or additional affordable housing in the Haynie-Sirrine neighborhood, which has been the greatest concern of that community going back as far as the 2002 Master Plan.

 2. In the area of Transportation:
 - There is not a written commitment from the County to fully and incrementally fund the public transportation needed for a new circulator route to the Halton Road location.

 - There is not a written commitment from the County to convey the property at Rutherford Rd and Worley Rd for the new GTA maintenance facility. Although not directly related to the County Square project, the issue of access to transportation is a major concern and this maintenance facility site is critical to the long term operations of Greenlink. There is no justification for continuing to delay this commitment of land, especially given the City's good faith effort to accelerate deliberations on this subdistrict vote at the County's request.

 3. In the area of Master Planning to ensure as a city, we get the best outcome on this project:
 - Based on the agreement between the County and Roca Point, the Overall Principles Governing the Sale of the Property, as specifically outlined in section 18.1 and 18.2, will be to maximize the land value, meaning profit from the sales. This project does not consider what is best for our City, and RocaPoint has made it abundantly clear that they are solely motivated by dollars per acre of land. Sale of each parcel will be decided by a majority of the Management Committee which consists of 3 representatives of RocaPoint, the Chairman of County Council, the Chairman of the Council Finance
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Committee and the County Administrator. With this structure, the land owned by the Greenville County taxpayers will be sold at the discretion of 6 people, with an objective of maximizing profit from the land sales. This will directly contradict what we tried to address with the only existing Haynie-Sirrine master plan. In that plan, it states "The primary concern of the existing residents expressed during the entire planning process was the issue of housing affordability and displacement. People indicated concerns that they would be removed from the very neighborhood in which they grew up in favor of newer, more "Upscale" development." So that was the community's greatest concern in 2002 and unfortunately they were right to be concerned. The current Haynie-Sirrine community is not the representation of what Haynie-Sirrine should be or was planned to be some 17 years ago, and this proposed project will likely cause displacement of some remaining residents in Haynie-Sirrine and potentially the surrounding areas.

- In this process it has become clear to me that the current county square facility is outdated, inadequate, and warrants development. It is the "what" and the "how" that I am dissenting on with my vote. This is a project that was designed to provide the funds to build a \$68 million County Square facility, and permanently relocate State services to another location. It is based on a business plan that assumes 61% of the developed square footage is high end apartments and hotel space, two categories that many residents would like to see less of as we continue to grow. It became possible through the intergovernmental agreement that created the Multi-County Industrial Park (MCIP), which requires that for the next 30 years, all property tax collected on the site will go towards the project or for the economic development of Greenville County, and neither the city nor the school district will receive any of that until 2047. The only revenue to the City until 2047 will be fees from building permits, business licenses and hospitality and accommodations taxes which of course, are restricted in use.

Our Chamber of Commerce recently submitted a resolution in Support of Downtown Transformative Projects and included this proposed project as one they consider "Transformative". The objection I have, and am expressing with my vote, is that I am not convinced at this point that this is what the City of Greenville wants to be transformed into. An additional period of time for UDA to complete the Master Plan of the entire South Downtown, including 3D visualization which they have been commissioned to do, would allow us to fully consider public input through the charrette process with a proven and trusted expert in urban design.

Submitted for the record on First Reading of the Ordinance, January 22, 2020.