

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

**Monday, February 14, 2022
4:30 p.m.**

**Meeting Location:
Greenville Convention Center, 1 Exposition Drive**

MINUTES

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

CITY STAFF: City Manager John F. McDonough; Interim City Attorney Leigh Paoletti; City Clerk Camilla G. Pitman

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

South Downtown Infrastructure Study

Public Works Director Clint Link introduced HDR consultant Graham Malone who provided a presentation, as included in Council's agenda packet, on the traffic and infrastructure assessment involving the South Downtown Infrastructure Study. Mr. Link provided some background regarding the South Downtown Master Plan, the components of the plan, and the need to obtain a traffic and infrastructure assessment and evaluate land use. Mr. Link advised this is a final presentation and the recommendations are being presented today.

Using the South Downtown Small Area Plan developed by Urban Design Associations, Mr. Malone presented a review of the following: (1) assessment background and scope, (2) stakeholder engagement summary, (3) roadway, intersection and trail recommendations, (4) water/wastewater recommendations, and (5) stormwater recommendations. Mr. Malone provided information from the different stakeholders meetings that were conducted.

Councilmember Stall asked about the sidewalks and a tree buffer in the original plan. Mr. Link responded that the master plan called for trying to preserve the pine trees along Howe Street, however, there are some challenges with the pines abutting the road and some will need to be cut down to allow for the sidewalk and parking.

Mr. Malone commented on the road network and aligning access routes from Augusta Street to Church Street. Mr. Malone also commented on the proposed Dunbar Connector and a proposed path of connections from County Square and Falls Park along Howe Street and Church Street. Mr. Malone discussed the addition of signalization as an option in the area.

Council asked questions and provided comments on the proposed connections, realignment, and pedestrian recommendations. Mr. Malone referred to traffic use in the area during the day. Mayor White asked if there are opportunities to name new streets in the area and recommended asking for the neighborhood's input. Councilmember Dowe asked if the Greenville Police Department is being consulted on proposed intersections and recommended they be included. Councilmember Dowe also asked if there has been any input from the businesses located along Augusta Street in that area, and Mr. Malone responded not that he is aware of.

Regarding water/wastewater recommendations, Mr. Malone advised that the findings are conceptual and are driven by the pace of the build out conditions. Regarding sanitary sewer collection systems, Mr. Link commented on capacity, quality, and potential upgrades of lines in the area. Councilmember Brasington asked for a timeline period. Mr. Link responded the constraining factor was the McDaniel Street Bridge which needs to be upgraded and with SCDOT upgrading the bridge, the City is working to upgrade the sewer line which in turn adjusts the timeline. Mr. Link added that as South Downtown develops out, the capacity will be needed and it will drive the schedule as well. Mr. Malone identified undersized pipes and referred to opportunities to perform upgrades in conjunction with the road projects.

Mr. Malone stated he will be finalizing the planning-level costs estimates, finalizing the traffic analysis and infrastructure assessment report, and formally adopting the South Downtown Small area plan. Mayor White asked for an estimated figure, and Mr. Malone responded he does not have the total but can share that information with Mr. Link. Councilmember Dowe asked if the County has been informed regarding the recommendations. Mr. Link responded they have met with the County and the City is finalizing the technical memorandum tweaking the final cost estimates at this time. Mr. Link advised that the County seems to be comfortable with the recommendations and have not shared any concerns. Mr. Link also advised that the County is currently submitting applications for permits for road reconfiguration. Councilmember Stall asked if the sewer and stormwater infrastructure is adequate if the build out is pretty aggressive, and Mr. Link responded that all of the analysis is based on a 2030 build out.

Council expressed their interest in making sure the County is aware of who is going to pay for what portion of the project. Councilmember Dowe stated there should be no surprises as to who is paying for what. Mr. Link commented on how one main project will assist in completing other anticipated projects in the area. Councilmember Flemming requested a phase in plan. Mr. Link responded there is no phase in plan or implementation schedule currently and advised staff will need to come back with a full implementation plan.

Mayor White recognized David Stone to provide comments regarding this matter. Mr. Stone spoke as a developer of property in the project area and referred to their submission in February 2021 for mixed use multifamily development. Mr. Stone stated they have been intentionally delayed and blocked from moving forward and that as a stakeholder, his input has been excluded. Mr. Stone stated his project has been held hostage while they have worked through the process. Mr. Stone recommended the City deny the proposed project.

With no further discussions, the meeting adjourned at 5:34 p.m.

Camilla G. Pitman, MMC, Certified PLS
City Clerk

Meeting notice posted on February 14, 2022