



MINUTES

FORMAL MEETING OF CITY COUNCIL

CITY HALL, 206 S. MAIN STREET, COUNCIL CHAMBERS
Monday, March 9, 2020 - 5:30 p.m.

1. **CALL TO ORDER**
Mayor Knox H. White
2. **INVOCATION**
Councilmember Dorothy Dowe
3. **PLEDGE OF ALLEGIANCE**
4. **ROLL CALL**
The following members of City Council were in attendance: Mayor Knox White, Lillian Flemming, Ken Gibson, Wil Brasington, Russell Stall, and Dorothy Dowe

Absent: John DeWorken
5. **APPROVAL OF THE MINUTES**
February 24, 2020; Approved as submitted
6. **COMMUNICATIONS / ANNOUNCEMENTS FROM THE MAYOR AND COUNCIL**
None
7. **CITIZENS WISHING TO ADDRESS COUNCIL**

Blake Nickles, 215 Trails End, spoke as Vice-Chair of the Greenville Zoo Foundation and stated the Foundation is firmly committed to its long-term support of the Zoo and recommends the Lions' Den Project move forward.

Ryan Duerk, 575 W. Washington Street, President and CEO of Miracle Hill Ministries representing the Greenville Rescue Mission, spoke in support of Item 15i. Mr. Duerk encouraged Council to consider how to value all of its citizens including those who experience homelessness as they work toward stability. Mr. Duerk asked for protection of the people who use the Rescue Mission facilities.

Charles Hardin, 467 Abby Lane, Asheboro, NC, spoke requesting a modification to Item 15b stating he represents one of the sellers and if the project does not materialize, the sellers would rather have the broader C-2 zoning district.

Charlie Heritage, 7204 W. Friendly Avenue, Greensboro, NC, spoke as the developer for Item 15b stating the original application was for C-3, but it was recommended by the Planning Commission for RM-2 zoning. Mr. Heritage said he is applying for affordable housing credits but is requesting a different zoning in the event he does not receive the credits.

Leigh Anne Patterson, 248 McDaniel Avenue, spoke as a volunteer and donor to the Greenville Zoo and stated the lions need adequate housing and care. Ms. Patterson addressed concerns about the Zoo including funding, community input, updating the strategic plan, and remaining an important topic for Council.

John Cothran, 3324 S. Highway 14, Greenville, spoke in support of Item 15a as the owner of the property to be annexed. Mr. Cothran stated he wants the zoning to remain at S-1, the same zone as when he bought the property.

Clarence Thornton, 114 Douthit Street, spoke regarding his wishes to have a holiday named for the Rev. Jesse Jackson and the lack of diversity of statues in the City.

Drew Parker, 147 Welborn Street, Suite A2, spoke in support of Item 15c and stated the journey to redevelopment of this street began five years ago in an effort to create a gathering spot for the entire community.

8. PRESENTATION

- a. Mayor White recognized members of the City's Event Staff for receiving five gold and silver Pinnacle awards from the International Festivals and Events Association and recognitions by the Southeast Tourism Society's Top 20 Events.
- b. Katy Smith, with the Piedmont Health Foundation, and Bryan Brown, with the Greenville Housing Fund, presented the City with a certificate acknowledging the City as the recipient of the prestigious Robert Wood Foundation National Culture of Health Prize. Council was invited to a Community Celebration on April 28 at Long Branch Baptist Church.
- c. Susan McLarty, vice-chair of the Greenville Housing Authority, introduced Shawn Williams as the new Executive Director of the agency.

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 Gibson, 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 modify the Adam's Hill Planned Development at the intersection of Haywood Road and Pelham Road (Tax Map Numbers 0278000200300 and 0278000200301) (Z-26-2018M)
(Presented by Interim Planning and Development Services Director Jay Graham)

- b. Ordinance to approve Amendment of Reimbursement Agreement between the City of Greenville and the Governor's School for the Arts Foundation, Inc. for Furman College Way Improvements and to appropriate \$20,104 from the Capital Projects Fund to fund additional improvements
(Presented by Engineering Services Manager Dwayne Cooper)
- c. Ordinance to abandon a portion of Frank Street (AB-8-2019)
(Presented by Engineering Services Manager Dwayne Cooper)

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)
None

15. NEW BUSINESS – (Ordinances – First Reading)

- a. Ordinance to annex approximately 2.795 acres of real property on Webb Road and to provide the zoning designation of S-1, Service District (Tax Map Number 0545010100101) (AX-1-2020)
(Presented by Economic Development Project Manager Kevin Howard)

Councilmember Gibson moved, seconded by Councilmember Flemming, to approve first reading.

Mr. Howard stated the property is currently zoned S-1 in Greenville County and the applicant requested S-1, but the Planning Commission had recommended C-3, Regional Commercial District. Mr. Howard said the motion to zone it as C-3 was voted down by the Commission.

Councilmember Gibson asked why the C-3 zone was recommended, and Mr. Howard responded much of the property surrounding the Webb Road acreage is zoned C-3.

After discussion, the motion carried unanimously.

- b. Ordinance to annex approximately 4.43 acres of real property on Woodruff Road and to provide the zoning designation of RM-2, Multifamily Residential District (Tax Map Numbers 0261000100601, 0261000100602, and 0261000100603) (AX-3-2020)
(Presented by Economic Development Project Manager Kevin Howard)

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

Mr. Howard stated the owner of the property requested C-3, but Planning staff had recommended RM-2 because of nearby zoning. Mr. Howard also stated the property owners wanted a more flexible zoning than RM-2 in the event the proposed work force housing component was not approved. Mr. Howard advised he discussed the zoning with Planning, the property owner, and the developer and it was suggested that everyone was comfortable with a C-2, Local Commercial District, zoning.

Councilmember Flemming asked how many units could be placed on the property under RM-2. Mr. Howard responded RM-2 is 20 units per acre as is C-2.

Councilmember Brasington asked about the drawbacks of S-1, Service District. Mr. Howard responded there is an abundance of S-1 in the area, but that particular zoning does not match up with the current and future land uses for the area.

Councilmember Stall asked Mr. Howard to confirm if he was comfortable with C-2 and, if so, why would it not be considered spot zoning. Mr. Howard responded the acreage is nearly four and a half acres, so due to the size there should not be an issue with it being spot zoning. Mr. Howard explained the differences between RM-2 and C-2.

Councilmember Flemming asked about the removal of trees from the area. Mr. Howard responded some of the trees will probably be removed, but not before a tree survey of the property is done.

Councilmember Dowe asked Mr. Howard to verify the choices in zoning available for the property and inquired about the timeline from the developer regarding when his application for affordable housing credits is approved. Mr. Heritage explained the rezoning and annexation have to be done prior to the application for the credits.

At this time, Mayor White left the meeting, and Mayor Pro Tem Flemming took over for him.

Councilmember Brasington verified Planning staff has grown comfortable with a C-2 zoning and asked about making zoning changes at this stage of the process. Mr. Howard stated this property was originally advertised to the public as a C-3 zone.

Councilmember Stall moved, seconded by Councilmember Dowe, to amend the zoning designation to C-2. The motion to amend carried unanimously.

Councilmember Brasington moved, seconded by Councilmember Dowe, to approve first reading of the Ordinance, as amended. The motion carried unanimously.

- c. Ordinance approving the sale of property located at 159 Welborn Street to Drew Parker, Rion Smith, and Ray Foral (Tax Map Numbers 0055000100302 and 0055000100210)
(Presented by Interim Community and Economic Development Director Ginny Stroud)

Councilmember Stall moved, seconded by Councilmember Brasington, to approve first reading. The motion carried unanimously.

- d. Ordinance to approve a Reciprocal Easement Agreement between Renewable Water Resources and the city of Greenville for purposes of access, parking, and temporary improvements (Tax Map Numbers M014010100200 and M014010100300)
(Presented by Operations Manager Wayne Owens)

Councilmember Stall moved, seconded by Councilmember Brasington, to approve first reading. The motion carried unanimously.

- e. Ordinance to appropriate \$38,275,836 in the Capital Projects Fund and \$35,433,270 in the Hospitality Tax Fund for the Construction of Unity Park
(Presented by OMB Deputy Director Matt Efird)

Councilmember Stall moved, seconded by Councilmember Dowe, to approve first reading. The motion carried unanimously.

- f. Ordinance: Third Supplemental Ordinance providing for the issuance and sale of not exceeding \$37,000,000 City of Greenville, South Carolina Hospitality Tax Revenue Bonds, in one or more series; and other matters relating thereto
(Presented by OMB Director Kai Nelson)

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

Mr. Nelson stated this action is a companion piece to Item 15e as it serves to authorize Council to issue Hospitality Tax Revenue Bonds through either public or private negotiated sale.

After discussion, the motion carried unanimously.

- g. Ordinance to appropriate \$160,000 in the Miscellaneous Grants Fund for reimbursement from the United States Department of Justice Federal Bureau of Investigation for the upgrade and use of the police firing range facilities located on Mauldin Road
(Presented by Interim Chief Howie Thompson)

Councilmember Stall moved, seconded by Councilmember Brasington, to approve first reading. The motion carried unanimously.

- h. Ordinance to approve a second amendment to the Agreement between the City of Greenville and the Greenville Housing Fund for affordable housing initiatives and services
(Presented by Interim Community and Economic Development Director Ginny Stroud)

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

- i. Ordinance to impose a temporary moratorium on acceptance of applications for permits, licenses, certificates of appropriateness, and other approvals for an eating

establishment or brewery, or for a development which includes such use, in certain areas adjacent to Unity Park which were not rezoned as part of the adoption of the Unity Park Neighborhood District Code
(Presented by Interim Community and Economic Development Director Ginny Stroud)

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

Ms. Stroud referred to the January 13, 2020, Formal Council meeting at which time several parcels were removed from the rezoning related to Unity Park and remanded back to the Planning Commission for further study. Ms. Stroud stated recommendations regarding these parcels will be discussed again at the April 16 Planning Commission meeting. Ms. Stroud also stated the reason for the 65-day moratorium is to allow additional study for the compatibility of uses allowed under current regulations with the surrounding areas.

Councilmember Gibson asked if the Ordinance would affect Miracle Hill. Mr. Duerk recalled last year a brewery attempted to go into a property beside the Rescue Mission and, at that time, the Mission did not have a voice in what happened. Mr. Duerk added the shift in zoning gives the Rescue Mission a voice in what type of establishments are built in the immediate area.

Councilmember Dowe discussed the different codes related to the Unity Park zoning and said Council wants to make certain the area is zoned to allow public comment. Councilmember Dowe added Council is very sensitive to the Rescue Mission and its work.

Mayor Pro Tem Flemming added there is also a very small nursing home in that immediate area and Council should be sensitive to it as well.

After discussion, the motion carried unanimously.

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

- a. Resolution of the Greenville City Council to adopt Fiscal Year 2021 Priorities
(Presented by City Manager John McDonough)

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

Mr. McDonough referred to a substitute Resolution which was created based off feedback recently received and read the Resolution with the additions made.

Councilmember Gibson moved, seconded by Councilmember Stall, to accept the proposed amendments to the Resolution. The motion carried unanimously.

Councilmember Brasington moved, seconded by Councilmember Dowe, to approve the Resolution, as amended. The motion carried unanimously.

- b. Resolution to approve a structural encroachment permit for Windward Partners, XVI, LLC to install a canopy located on its property at 578 Perry Avenue, which will encroach into the public right of way on Perry Avenue (Tax Map Number 0120000100200)
(Presented by Engineering Services Manager Dwayne Cooper)

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

17. STAFF REPORTS

- a. Small Cell Wireless Update: Assistant to the City Manager Michael Frixen provided an update on carriers approaching the City regarding the installment of 5G.
- b. 2020 Census: Interim Planning and Development Services Director Jay Graham stated residents will receive an invitation for the Census beginning March 16, while the actual Census will be held April 1.

Councilmember Stall recognized and thanked Mary Duckett for her involvement in the opening of the Xanthe Norris bridge.

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



KNOX H. WHITE, MAYOR



CAMILLA G. PITMAN, MMC, Certified PLS
CITY CLERK

MEETING NOTICE POSTED AND MEDIA NOTIFIED ON MARCH 6, 2020.