



MINUTES

FORMAL MEETING OF CITY COUNCIL

Monday, April 27, 2020 - 5:30 p.m.

Greenville City Hall - Closed to the Public

Virtual Meeting Viewing: <https://www.greenvillesc.gov/meeting>

Remote Viewing Location:
Greenville Convention Center, 1 Exposition Drive – Room 102

Facebook:
Greenville, South Carolina – Official City Government Homepage

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

Absent: Mayor Knox White
 5. **APPROVAL OF THE MINUTES**
March 23, 2020; Approved as submitted
April 3, 2020; Approved as submitted
 6. **COMMUNICATIONS / ANNOUNCEMENTS FROM THE MAYOR AND COUNCIL**
None
 7. **CITIZENS WISHING TO ADDRESS COUNCIL**
None
 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 Brasington moved, seconded by Councilmember Stall, 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 rezone approximately 17 acres of real property located within the West End Overlay District to remove certain properties from the West Greenville Neighborhood Revitalization Overlay District (Z-23-2019)
(Presented by Interim Planning and Development Services Director Jay Graham)
- b. Ordinance to approve an easement in favor of Duke Energy Carolinas, LLC for the purposes of undergrounding utilities on property located on Welborn Street (Tax Map Numbers 0055000100501, 0055000100204, 0055000100200, 0055000100301, 0055000100304, 0055000100210, 0055000100302, 0055000100212, 0055000100101, 0055000100100)
(Presented by Engineering Services Manager Dwayne Cooper)
- c. Ordinance to appropriate \$2,316,169 in the Miscellaneous Grants Fund and \$187,219 in the Capital Projects Fund for the Fairforest Way Rehabilitation Project
(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 provide for alternative procedures for public hearings during a state of emergency; and matters related thereto
(Presented by City Attorney Mike Pitts)

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

City Attorney Michael Pitts stated the proposed Ordinance puts in place procedures for public hearings to be conducted during a state of emergency and provides for remote viewing sites and access for public participate. Mr. Pitts also stated the Ordinance addresses boards and commissions conducting public hearings.

Councilmember DeWorken shared his concern with citizens having the ability to effectively express their opposition to an agenda item during a public hearing.

Councilmember Brasington asked if a matter can be delayed from being placed before a body. Mr. Pitts responded matters can always be deferred, however, it depends upon the request of the applicant and the prescribed timelines under state law.

Councilmember Flemming stated she supports the Ordinance because there are several ways for the public to participate in a meeting and express their opinions.

Councilmember Dowe asked, for example, how a developer is currently able to conduct a public information session for developments. Mr. Pitts responded there are requirements for noticing the neighborhood, however, the Ordinance does not address neighborhood meetings. Interim Planning and Development Services Director Jay Graham responded developers are conducting meetings by virtual means and are still required to meet notification requirements. Mr. Graham stated if they do not meet these requirements, it can stop the process.

Councilmember DeWorken stated he would support the Ordinance because of the unusual times we are in, but shared his hope that boards and commissions defer any item that would be considered contentious until meetings can be conducted in person.

After discussion, the motion carried unanimously.

- b. Ordinance to approve First Amendment to Development Agreement with Central Realty Holdings, LLC for a project located at 2 Wade Hampton Boulevard (Northpointe)
(Presented by Senior Economic Development Project Manager Tracy Ramseur)

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

Senior Economic Development Project Manager Tracy Ramseur explained the purpose for the amendment to the development agreement, referring to the owner's need to complete the conduit installation and utilizing funds to pay the owner for those services rendered instead of paying Duke Energy. Ms. Ramseur stated the cost is anticipated to be approximately \$144,000, which is less than the \$200,000 set aside.

Councilmember Dowe asked if the City has been invoiced by the owner yet for the \$600,000. Ms. Ramseur responded the project has to be completed to the City's standards and in accordance with the agreement, which is anticipated around the fall.

After discussion, the motion carried unanimously.

- c. Ordinance to annex approximately 0.092 acre of real property located at Old Augusta Road and Monteith Circle, to include the property in the Pleasant Valley Special Emphasis Neighborhood Boundary, and to provide the zoning designation of R-6, Single family residential district (a portion of Tax Map Number 0365000200100 (AX-2-2020)
(Presented by Economic Development Project Manager Kevin Howard)

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

- d. Ordinance to extend a temporary moratorium 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 Gibson, to approve first reading.

Interim Community and Economic Development Director Ginny Stroud explained the purpose for the temporary moratorium and stated the item was scheduled to go before the Planning Commission in April, however, with the COVID-19 virus, the Planning Commission did not meet and the item was moved to the May agenda. Ms. Stroud also stated the temporary moratorium now needs to be extended to allow for the public hearing to be conducted.

After discussion, the motion carried unanimously.

- e. Ordinance to amend Section 19-3.2.2(Q) and adopt Section 19-6.12 of the Code of Ordinances of the City of Greenville to modify and add design standards to the NRO, Neighborhood Revitalization Overlay District (Z-22-2019)
(Presented by Interim Planning and Development Services Director Jay Graham)

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

Mr. Graham stated the intent of the Ordinance is to codify adopted guidelines that are currently voluntary so they can be enforced. Mr. Graham also stated staff has met several times with the neighborhoods involved and they are in support of this action.

After discussion, the motion carried unanimously.

- f. Ordinance to rezone approximately 2.02 acres of real property located within the West Greenville Overlay District from RM-1, Single-family and multifamily residential district, to RM-1.5, Single-family and multifamily residential district (Tax Map Numbers: 0076020400500, 0076020400501, 0076020400502, 0076020400503, 0076020400504, 0076020400505, 0076020400506, 0076020400507, 0076020400508, 0076020400509, 0076020400510, AND 0076020400511) (Z-1-2020)
(Presented by Interim Planning and Development Services Director Jay Graham)

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

Mr. Graham explained the properties are adjacent to Unity Park and stated the applicant's intent is to increase density to build affordable housing.

Councilmember Dowe asked if the COVID-19 virus has affected the applicant's intentions. Ms. Stroud responded Homes of Hope plans to apply for funding for this development through the South Carolina State Housing Finance and Development Authority in late May.

After discussion, the motion carried unanimously.

- g. Ordinance to approve an easement in favor of Renewable Water Resources for the purposes of installing and maintaining sewer truck lines on property located on Welborn Street (Tax Map Numbers 0053000400200, 0055000100200, 0055000100203, 0055000100204, 0055000100205, 0055000100303, 0055000100400, 0055000100401)
(Presented by Engineering Services Manager Dwayne Cooper)

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

Engineering Services Manager Dwayne Cooper stated the easement affects the ReWa trunk lines near Unity Park and the tunneling project, allowing for an increase in capacity.

After discussion, the motion carried unanimously.

- h. Ordinance to impose a temporary moratorium on acceptance of applications for permits, licenses, certificates of appropriateness, and other approvals for a short term rental, or a for development which includes such use
(Presented by City Attorney Mike Pitts and Interim Planning and Development Services Director Jay Graham)

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

Mr. Pitts stated the Ordinance poses a six-month moratorium on issuing permits or required approvals for short term rentals and advised there are no regulations currently

in place. Mr. Pitts also stated the moratorium will allow time for City Council and city staff to review and discuss the issue.

Councilmember Stall moved, seconded by Councilmember Brasington, to amend the Ordinance time frame from six-months to 90 days with the option to extend the time if necessary.

Councilmember Gibson stated due to the current COVID-19 virus and reduced staffing, it would be more prudent to pass the Ordinance with the proposed six months and remove the moratorium early than to mislead the public with a 90 day moratorium and then extend it to in order to complete the review.

Councilmember Dowe stated she believes it is a lot to ask of staff to develop a policy within a short time period and that six months may be needed.

Councilmember Brasington stated he believes a moratorium should be as short in duration as possible and, if necessary, an extension could be made.

Councilmember DeWorken stated he sees the validity of both time frames, but would defer to the shorter period, providing an extension if necessary.

Councilmember Stall commented the he believes the City needs the option of a shorter time frame for the moratorium.

The amended motion failed by a 3-3 vote, with Councilmembers Gibson, Dowe, and Flemming voting in opposition.

After discussion, the original motion carried unanimously.

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

- a. Resolution to approve a Municipal State Highway Agreement between South Carolina Department of Transportation and the City of Greenville for the Woodruff Road Corridor Safety Improvement Project
(Presented by Engineering Services Manager Dwayne Cooper)

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

- b. Resolution to approve the Bylaws of the Richland Cemetery Advisory Committee
(Presented by Parks and Recreation Director Marlie Creasey-Smith)

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

- c. Resolution approving a restated investment policy statement for the Firefighters' Pension Fund
(Presented by OMB Director Kai Nelson)

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

OMB Director Kai Nelson provided a brief history of the pension plan and referred to a comparison of the prior and the new investment policy statements. Mr. Nelson stated the Firefighters' Pension Fund Board adopted the new statement in April after a year review of the prior statement.

Councilmember Gibson asked for the board's vote regarding this measure, and Mr. Nelson responded the vote was unanimous.

After discussion, the motion carried unanimously.

- d. Resolution to accept right-of-way dedications from Hollingsworth Funds, Inc., Verdae Owners Association, Inc., and Verdae Properties, LLC for right of way along Verdae Boulevard, Green Heron Road, and Woodruff Industrial Lane (portions of Parallel Parkway)
(Presented by Engineering Services Manager Dwayne Cooper)

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

17. STAFF REPORTS

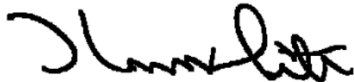
City Manager John McDonough provided information on the following items:

- a. Saturday's Storm Damage. Fire Chief Steve Kovalcik discussed the Fire Department's response to storm and tornado damage on Saturday night. Chief Kovalcik stated there were approximately a dozen trees and a few power lines down in the City and referred to recovery assistance provided by Duke Energy and the City's Public Works Department. Councilmember DeWorken stated he and his family visited with neighbors in the North Main and Stone Lake areas and spoke with people who were complimentary of the City's assistance. Councilmember Flemming also expressed appreciation for everyone's assistance.
- b. 2020 Census. Assistant City Manager Shannon Lavrin provided an update on the 2020 Census stating as of April 22, the City residents' response rate to the Census is up to 44% percent. Ms. Lavrin advised the self-response requests are due back by October 31 and the City Manager is creating a committee with internal and external members to assist with boosting the City's response rate.
- c. Retirement of Kai Nelson. Mr. McDonough recognized Office of Management and Budget Director Kai Nelson on his retirement and acknowledged his work in leading

the City to becoming the only municipality in South Carolina with an AAA credit rating from all three major agencies.

- d. Parks and Recreation reopening plan. Mr. McDonough informed Council of a plan to reopen Parks and Recreation facilities and stated he will be seeking their input in the upcoming days.

18. ADJOURN. There being no further business, the meeting adjourned at 6:46 p.m.



KNOX H. WHITE, MAYOR



CAMILLA G. PITMAN, MMC, Certified PLS
CITY CLERK

MEETING NOTICE POSTED AND MEDIA NOTIFIED ON APRIL 24, 2020.