



# MINUTES

## FORMAL MEETING OF CITY COUNCIL

City Hall, 206 S. Main Street, Council Chambers

Monday, May 9, 2022 - 5:30 p.m.

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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, John DeWorken, Lillian Flemming, Ken Gibson, Wil Brasington (virtual), Russell Stall, and Dorothy Dowe

5. **APPROVAL OF THE MINUTES**

April 25, 2022; Approved as submitted

6. **COMMUNICATIONS / ANNOUNCEMENTS FROM THE MAYOR AND COUNCIL**

None

7. **CITIZENS WISHING TO ADDRESS COUNCIL**

**Brad Wyche, 103 Cleveland Street**, spoke sharing his support of Unity Park and encouraging Council to call a time out involving current debate and discussions regarding the Unity Park Tower. Mr. Wyche stated the time out will provide an opportunity for Council to reconsider use of the proposed funds, to consider alternative options that are less expensive and can be built with private funds, and to allow for public input and engagement.

Mayor White expressed appreciation for the comments, but disagreed referencing to similar comments made during the development of Falls Park and consideration of the Liberty Bridge. Mayor White stated the Tower has been a part of the design since the beginning and it will become the iconic piece of Unity Park. Mayor White also stated the Tower is a stunning piece of architecture and Paul Andrews is a world class architect.

8. **PRESENTATION**

a. **Special Announcement**

Councilmember DeWorken announced that the city of Greenville will be presenting fireworks on the Fourth of July and encouraged the public to participate in the event at Unity Park.

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 Flemming moved, seconded by Councilmember Dowe, to approve second and final reading of agenda items 11a, 11b, 11c, and 11d of the Consent Agenda. The motion carried unanimously.

**11. UNFINISHED BUSINESS – (Ordinances – Second and Final Reading)**

- a. Ordinance to annex approximately 2.436 acres of real property located at 533 Woodruff Road and to provide the zoning designation of C-3, Regional commercial district (Tax Map Number 0260000101610) (AX-3-2022)  
*(Presented by Assistant City Manager Shannon Lavrin)*
- b. Ordinance to amend Section 19-2.2.4, Neighborhood meetings, of the Code of Ordinances of the City of Greenville to provide exceptions to the neighborhood meeting requirements (Z-2-2022)  
*(Presented by Assistant City Manager Shannon Lavrin)*
- c. Ordinance to amend Section 19-4.5.3(F), Use of motor vehicle, trailer, or shipping container for sales, service, storage, or other business, of the Code of Ordinances of the City of Greenville to allow mobile food vendors at city-approved events and community events (Z-3-2022)  
*(Presented by Assistant City Manager Shannon Lavrin)*
- d. Ordinance approving the Fifth Amendment to the City of Greenville Firefighters' Pension Fund Plan  
*(Presented by Interim Fire Chief Brian Horton)*

**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 authorizing the execution and delivery of documents relating to the provision of Municipal Facilities; consenting to and approving the issuance in one or more series from time to time of not exceeding \$55,000,000 Installment Purchase Revenue Bonds by City of Greenville Public Facilities Corporation (the “Corporation”) to provide funding to finance the costs of acquiring, constructing, equipping, and installing municipal facilities; consenting to and approving the execution of one or more Base Lease and Conveyance Agreements by and between the City and the Corporation; consenting to and approving the execution of one or more Municipal Facilities Purchase and Occupancy Agreements (the “Facilities Agreement”) relating thereto by and between the City and the Corporation; consenting to the form of one or more Trust Agreements to be entered into by the Corporation and the Trustee for the Bonds; and together therewith assignments to the Trustee of certain rights to payment and other rights of the Corporation, under the Facilities Agreement; and making provision for all other matters relating to the foregoing

*(Presented by Office of Management and Budget Director Matt Efird)*

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

Office of Management and Budget Director Matt Efird provided a presentation explaining the purpose of the Installment Purchase Revenue Bonds and the process of issuing the Bonds through the Public Facilities Corporation. Mr. Efird stated that the Bonds will be used to defray the cost of the Public Safety Campus on Halton Road and to issue the first installment of Neighborhood Infrastructure Bonds (NIB). Mr. Efird added that the City will be saving money by placing both items in the one Bond.

After discussion, the motion carried 6-0, with Mayor White abstaining due to a potential conflict of interest. *(See attached statement)*.

- b. Ordinance to annex approximately 2.933 acres of real property and 1.392 acres of adjacent right-of-way located at 2550 North Pleasantburg Drive, and to provide the zoning designation of C-3, Regional Commercial District Property (Tax Map Number 0183030100401) (AX-4-2022)

*(Presented by Assistant City Manager Shannon Lavrin)*

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

- c. Ordinance to annex approximately 0.165 acre of real property and 0.229 acre of adjacent right-of-way located at 8 Calder Street, and to provide the zoning designation of RDV, Redevelopment District (Tax Map Number 0121001001100) (AX-5-2022)

*(Presented by Assistant City Manager Shannon Lavrin)*

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

- d. Ordinance to annex approximately 1.106 acres of real property and 0.026 acre of adjacent right-of-way located at Anderson Road and Conwell Street, and to provide the zoning designation of RM-2, single-family and multifamily district (Tax Map Numbers 0112000900200,0112000900400,0112000900800,0112000900900) (AX-6-2022)  
*(Presented by Assistant City Manager Shannon Lavrin)*

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

- e. Ordinance to annex approximately 16.728 acres of real property and 0.274 acre of adjacent right-of-way located at 804 Mauldin Road, and to provide the zoning designation of S-1, Service District (Tax Map Number 014010100802) (AX-7-2022)  
*(Presented by Assistant City Manager Shannon Lavrin)*

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

Councilmember Dowe moved, seconded by Councilmember Gibson, to amend the Ordinance to designate the subject property as C-3, Regional commercial, zoning instead of S-1, Service, zoning as applied for and recommended by the Planning Commission. Councilmember Dowe stated the C-3 zoning is more in keeping with the City's objectives of that area and the motion is made with the consent of the applicant. There was no opposition to the motion.

After discussion, the motion carried unanimously, as amended.

- f. Ordinance to amend Section 19-2.3.13, Land Development, of the Code of Ordinances of the City of Greenville by establishing subsection (e), development naming with procedures for naming of developments reviewed by the Planning Commission (Z-5-2022)  
*(Presented by Assistant City Manager Shannon Lavrin)*

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

Assistant City Manager Shannon Lavrin stated the amendment will require a development that has received approval by the Planning Commission and wants to change the name of the development after the fact to go back to the Planning Commission for a public hearing and reconsideration. Ms. Lavrin also stated the amendment will address public safety and neighborhood concerns.

After discussion, the motion carried unanimously.

- g. Ordinance to establish a Memorandum of Understanding between the City of Greenville, County of Greenville, and City of Mauldin for the purpose of establishing a focused planning area for the area surrounding and concerning the future Woodruff Road Congestion Relief Project's Parallel Road  
*(Presented by Assistant City Manager Shannon Lavrin)*

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

Ms. Lavrin stated this item is a collaborative effort to be able to comprise together a project study area and to make sure there is both an access management plan and a land use plan in place as the roadway develops.

After discussion, the motion carried unanimously.

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

- a. Resolution approving the sale of property located at 695 Mauldin Road, Greenville, South Carolina, pursuant to South Carolina Code Section 31-3-500 (B)(3) (Tax Map Number M014030100102)  
*(Presented by Interim City Attorney Leigh Paoletti)*

Interim City Attorney Leigh Paoletti stated the property is owned by the Greenville Housing Authority and the matter is before Council for approval as required by state law. Councilmember Gibson advised that a development used to be on the location which was condemned and that due to its location close to the treatment facility, it cannot be redeveloped.

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

- b. Resolution to award \$20,816 in funding received from the Greenville Zoo Conservation Fund from July 1, 2021, to June 30, 2022, to nine designated local and international conservation programs  
*(Presented by Parks, Recreation and Tourism Director Angie Prosser)*

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

Zoo Administrator Bill Cooper provided a presentation explaining the purpose and funding of the conservation grants being recommended.

After discussion, the motion carried unanimously.

- c. Resolution to authorize the City Manager to execute a surface encroachment Permit for the benefit of 117 Welborn Investments, LLC. in a portion of the City right-of-way for the purpose of installing and maintaining a rear deck for property located at 117 Welborn Street (Tax Map Number 0055000100208)  
*(Presented by Public Works Director Clint Link)*

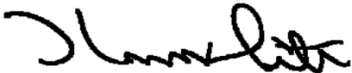
Councilmember Stall moved, seconded by Councilmember Gibson, to approve first and final reading. The motion carried unanimously.

**17. STAFF REPORTS**

City Manager John McDonough provided the following information:

- a. Artisphere. Appreciation expressed for the work performed by staff during the event.
- b. Longevity Luncheon and Breakfast. Appreciation expressed to employees who were recognized for 5, 10, 15, and 20+ years of service and to Human Resources for organizing the events.
- c. Greenville Zoo. Ticket sales are up and the Ocelot exhibit has opened.
- d. Greenville Development Code. The fifth Code Connection session will be held virtually on Wednesday at 5:00 p.m.
- e. Pedestrian Safety Study. Four stake holders meetings were conducted last week and the process continues to move forward.

**18. ADJOURN.** There being no further business, the meeting adjourned at 6:08 p.m.



KNOX H. WHITE, MAYOR



CAMILLA G. PITMAN, MMC, Certified PLS  
CITY CLERK

MEETING NOTICE POSTED AND MEDIA NOTIFIED ON MAY 6, 2022.



## STATEMENT OF POTENTIAL CONFLICT OF INTEREST

**TO:** Mayor, or Presiding Officer of Greenville City Council

**FROM:** Mayor Knox H. White

Pursuant to the Code of Ordinances of the City of Greenville, Section 2-266, "I make this statement concerning the matter described below, action or decision upon which will directly affect an economic interest as contemplated by the Ethics, Government Accountability and Campaign Reform Act of 1991:"

A. The matter requiring action or decision is as follows:

Agenda Item No. 15a.

a. Ordinance authorizing the execution and delivery of documents relating to the provision of Municipal Facilities; consenting to and approving the issuance in one or more series from time to time of not exceeding \$55,000,000 Installment Purchase Revenue Bonds by City of Greenville Public Facilities Corporation (the "Corporation") to provide funding to finance the costs of acquiring, constructing, equipping, and installing municipal facilities; consenting to and approving the execution of one or more Base Lease and Conveyance Agreements by and between the City and the Corporation; consenting to and approving the execution of one or more Municipal Facilities Purchase and Occupancy Agreements (the "Facilities Agreement") relating thereto by and between the City and the Corporation; consenting to the form of one or more Trust Agreements to be entered into by the Corporation and the Trustee for the Bonds; and together therewith assignments to the Trustee of certain rights to payment and other rights of the Corporation, under the Facilities Agreement; and making provision for all other matters relating to the foregoing

B. The nature of my potential conflict is as follows:

- I have an economic interest which will be affected by the action.  
 A member of my immediate family has an economic interest which will be directly affected.  
 An individual with whom I am associated has an economic interest which will be affected.  
 A business (either for profit or not for profit) with whom I am associated has an economic interest which may be affected directly or indirectly.  
 A member of my immediate family, or by marriage relationships, is recommended for appointment to a municipal Board or Commission creating a conflict.

C. As a result of my potential conflict:

- I hereby withdraw/abstain/recuse from any votes, deliberations or other actions on this matter and request that my disqualification and the grounds therefore be noted in the minutes.  
 I hereby left the meeting during the vote, deliberation or other action on this matter and request that my absence and the grounds therefore be noted in the minutes.

Date: May 9, 2022

Signature: \_\_\_\_\_

Print Name: Knox H. White, Mayor

The City Clerk attests the above action has been noted and is reflected in the Minutes.

\_\_\_\_\_  
City Clerk