



# MINUTES

## FORMAL MEETING OF CITY COUNCIL

Monday, May 10, 2021 - 5:30 p.m.  
Greenville Convention Center, 1 Exposition Drive, Room 102

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1. **CALL TO ORDER**

Mayor Pro Tem Lillian Flemming

2. **INVOCATION**

Councilmember Wil Brasington

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**

April 26, 2021; Approved as submitted

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

Mayor Pro Tem Flemming acknowledged citizens and staff members who experienced losses due to COVID during the past year and thanked the City Manager and staff for their work and efforts during the pandemic.

Councilmember Brasington addressed the tragic incident that took place Sunday in Legacy Park and acknowledged the Greenville Police Department for its work in keeping the public safe during the incident.

Councilmember Stall expressed his appreciation to the audience for attending the first Council meeting in person since 2020.

7. **CITIZENS WISHING TO ADDRESS COUNCIL**

**Ken Miller, 2 Sundew Court, Greenville, SC 29615**, spoke in support of Item 15a and stated while originally concerned about its impact on the alarm industry, he appreciated the ongoing discussions between the City and the alarm industry and the proposed revisions made to the Ordinance.

**Peter Norman, 2 Balfer Court, Greenville, SC, 29615**, Priority One Security and Director of the state's Electronics Security Association, spoke in support of Item 15a stating he has had several conversations with Communications Director Fran Moore regarding the item and creating the best compromises for it.

**Jessica Saravia, 115 Atherton Way, Greer, SC 29650**, spoke in opposition to the Wings of the City exhibit and read statements of individuals who signed a petition regarding the exhibit. Ms. Saravia questioned who made the final decision for the statues.

Councilmember Dowe stated the Councilmembers approved the exhibit unanimously as well as having approved the members of the Arts in Public Places Commission.

**Susana Saravia, 613 Phillips Road, Greer, SC 29650**, spoke in opposition to the Wings of the City exhibit asking for immediate removal of the statues and stating exposure to them is sexual harassment.

**Allison Saravia, 613 Phillips Road, Greer, SC 29650**, spoke in opposition to the Wings of the City exhibit and asked for the immediate removal of the statues.

**Sylvia Palmer, 5 Roosevelt Avenue**, spoke regarding Item 9a stating her property is adjacent to the proposed abandonment and that she has not decided whether to oppose or support the item. Ms. Palmer also stated she has concerns about the type of development, access to the site, stormwater runoff, and the wild animals invading residents' backyards. Ms. Palmer suggested the developer view the Nicholtown Master Plan to determine what type of dwelling to build.

**Dr. Ken Kolb, 17 Casey Street**, Chair of the Sociology Department at Furman University, spoke on gentrification in West Greenville and Southernside neighborhoods, sharing data on demographic changes that have taken place in order to assist Councilmembers in making decisions on development, zoning, and maintaining the neighborhoods' historical character.

Councilmember Stall suggested Dr. Kolb present the information at a future Work Session.

**Efia Nwangaza, 202 Lavinia Avenue**, spoke on gentrification throughout the City and stated her concerns regarding the misrepresentations of development regarding minorities.

**Jalen Elrod, 118 E. Belvedere Road, Greenville, SC 29605**, spoke in opposition to removing the Wings of the City statues and to gentrification. Mr. Elrod spoke about the failed recent moratorium on development and encouraged Council to reconsider it. Mr. Elrod stated the same amount of money being invested in Unity Park should also be invested in affordable housing and encouraged equal treatment of everyone in the City.

**Kwadjo Campbell, 620 Rutherford Street**, stated the Greenville Democratic Black Caucus appreciates Councilmembers and staff for working urgently to protect neighborhoods through amendments to the redevelopment ordinance. Mr. Campbell also stated the Black Caucus would like to see the bi-partisan efforts continue to a broader agenda protecting neighborhoods including home ownership and African American economic development.

**8. PRESENTATION**

None

**9. PUBLIC HEARING**

- a. Proposed Abandonment of a portion of Eleanor Street (AB-1-2021)

Interim Engineering Services Manager/City Engineer Clint Link presented the proposed abandonment of a portion of Eleanor Street in the Roosevelt Heights subdivision requested by the Greenville Housing Fund for the purpose of a residential development. Mr. Link stated

the right of way appears to have been plotted for construction, but that it never occurred. Mr. Link recommended consideration of the abandonment. No one spoke in opposition of the abandonment.

Greenville Housing Fund President Bryan Brown introduced Aaron Conley from his team and stated GHF wishes to abandon the property in order to continue planning for its development. Mr. Conley stated the matter is a title issue that provided discrepancies in the deed after the property was given by the City to GHF. Mr. Conley advised the abandonment will allow for those discrepancies to be cleared up.

Councilmember Dowe requested specific consideration to the stormwater issues and recommended reviewing the Master Plan. Mr. Brown responded in addition to topography concerns, there is the crisis in escalating building costs which may be handled by density. Mr. Brown stated the density needs to be done correctly in accordance with the neighborhood and the master plan. Councilmember Gibson encouraged GHF to meet with the neighborhood association and to consult the master plan.

**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.*

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

None

**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 amend Article II, Burglar Alarms, of Chapter 21, Miscellaneous Provisions, of the Code of Ordinances of the City of Greenville to reduce the number of no charge false alarms, add enhanced verification alarm requirement in some circumstances, and matters related thereto  
*(Presented by Communications Director Fran Moore)*

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

- b. Ordinance to convey surplus city property located on Woodside Avenue and Woodlawn Avenue to Genesis Homes for purposes of affordable housing  
*(Presented by Community Development Financial Coordinator Rebecca Edwards)*

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

- c. Ordinance to appropriate \$3,638,380 in the Capital Projects Fund to recognize additional resources available for the Unity Park Project  
*(Presented by Office of Management and Budget Director Matt Efird)*

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

- d. Ordinance to amend Section 19-4.3.2, Public and Institutional Uses, Section 19-4.3.3, Commercial Uses, Section 19-4.3.4, Service and Industrial Uses, and Table 19-4.1.2, Table of Uses, of the Code of Ordinances of the city of Greenville to modify use-specific standards after midnight (Z-8-2021)  
*(Presented by Planning and Development Services Director Jay Graham)*

With no objection, Mayor Pro Tem Flemming stated the item would be moved to a future agenda.

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

- a. Resolution authorizing the City Manager and the City attorney to take all necessary action to make the city of Greenville a part to a lawsuit seeking recovery of unpaid Local Accommodations and Business License Taxes with respect to short term rentals, and matters related thereto  
*(Presented by City Attorney Mike Pitts)*

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

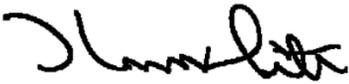
- b. Resolution to approve a development agreement between the City and Big AI, LLC, in furtherance of public improvements on Pendleton Street; and matters related thereto  
*(Presented by Real Estate Development Manager Mary Douglas Hirsch)*

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. Greenville Drive opening night – City employees Frances Crosby, of the Fire Department, and Claudia Major, Administrator of the Health Clinic, were recognized for their efforts in assisting employees and the community during COVID-19.
  - b. Artisphere - Kicked off last Thursday night and had over 20,000 attendees despite being held on a smaller scale. Congratulations to the artists and the community for supporting the artists. Restaurants and shops also reported large numbers of visitors.
  - c. Saturday TD Market – Opened very successfully on May 1 with over 4,600 attendees.
  - d. Bobby Pearse Community Center – Walls have been framed, exterior has been painted, and retaining walls have been poured.
  - e. Zoo – Held a successful 5K event hosted by the Zoo Foundation.
  - f. Homeless Coalition event – Important meeting coming up on May 18, with presentations at 9 a.m. and 5:30 p.m. A panel will be discussing homelessness.
  - g. Planning – Number of significant efforts underway including the Infill Committee continuing to work with staff and meeting with the Homebuilders Association and the Realtors Association to discuss and receive feedback on several land management ordinance text amendments. Regarding long range planning, the Village of West Greenville Micro Plan is underway as well as the West End Small Area Plan. Work is being done on a wall for the City’s social media platforms.
  - h. Unity Park – Continues to progress as Harper Brothers has completed the asphalt paving in front of The Commons. The Reedy River is now visible in the area. Visitors Center continues to come along.
18. **ADJOURN.** There being no further business, the meeting adjourned at 6:30 p.m.

  
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KNOX H. WHITE, MAYOR

  
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CAMILLA G. PITMAN, MMC, Certified PLS  
CITY CLERK

MEETING NOTICE POSTED AND MEDIA NOTIFIED ON MAY 7, 2021.