



MINUTES

FORMAL MEETING OF CITY COUNCIL

Monday, June 8, 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

1. **CALL TO ORDER**

Mayor Knox H. White

2. **INVOCATION**

Councilmember Russell Stall (Suspended)

3. **PLEDGE OF ALLEGIANCE** (Suspended)

4. **ROLL CALL**

The following members of City Council were in attendance: Mayor Knox White, John DeWorken, Lillian Flemming, Ken Gibson, Wil Brasington, Russell Stall, and Dorothy Dowe

5. **APPROVAL OF THE MINUTES**

May 18, 2020; Approved as submitted

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

7. **CITIZENS WISHING TO ADDRESS COUNCIL**

Jonathan Hungerford, 8 Asbury Avenue, spoke in opposition of Item 15e stating he has a tenant wishing to open a restaurant in the area and does not understand the opposition to outdoor seating overlooking the (Unity) park. Mr. Hungerford asked Council to reconsider the Unity Park zoning.

Doug Heinzer, 100 S. Hudson Street, Unit B-16, spoke in support of Item 15e and a letter of support submitted by Johnny Edwards. Mr. Heinzer stated his complex, Park Place on Hudson, supports development provided it is consistent with the Unity Park vision and complements the community character.

8. **PRESENTATION**

None

9. **PUBLIC HEARING**

None

10. **APPOINTMENTS – Boards and Commissions**

a. VisitGreenvilleSC

Councilmember Dowe recommended Mike Pennington to a full term ending June 30, 2023. There being no further nominations, Mr. Pennington was appointed by unanimous consent.

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 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 abandon a portion of Gibbs Street (AB-2-2020)
(Presented by Engineering Services Manager Dwayne Cooper)
- b. Ordinance to amend the 2019-2020 Annual Action Plan and the 2015-2020 Consolidated Plan to include the provision of eligible activities associated with responding the impact of COVID-19 and the appropriation of funding received from the U.S. Department of Housing and Urban Development through the Cares Act
(Presented by Interim Community and Economic Development Director Ginny Stroud)
- c. Ordinance to grant a franchise to New Cingular Wireless PCS, LLC, d/b/a AT&T Mobility to construct, install, maintain, repair, operate, relocate, replace and remove certain small wireless facilities using the rights of way in the City of Greenville, South Carolina
(Presented by City Attorney Mike Pitts)

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)

- a. Ordinance to appropriate \$17,725,069 for the Fiscal Year 2020-21 Capital Budget for the Fiscal Year 2020-21 to Fiscal Year 2024-25 Capital Improvement Program
(Presented by City Manager John McDonough)

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

Councilmember Dowe moved, seconded by Councilmember Flemming, to amend Section 1 of the Capital Budget to increase the General Fund by \$1.5 million for Affordable Housing. After discussion, the motion to amend the Ordinance carried unanimously.

With no further discussion, the motion, as amended, carried unanimously.

- b. Ordinance to provide for the adoption of a City Operating Budget, its execution and effect, for the fiscal period July 1, 2020, through June 30, 2021, declaring certain tax increment financing revenues net of debt service payments surplus, and other matters related thereto
(Presented by City Manager John McDonough)

Councilmember Stall moved, seconded by Councilmember DeWorken, to approve second and final reading.

Councilmember Dowe moved, seconded by Councilmember Stall, to amend Section 2 of the Capital Budget Ordinance to provide for the increase of \$1.5 million as approved in Item 14a above. After discussion, the motion to amend the Ordinance carried unanimously.

Councilmember DeWorken thanked the staff for its work on the budget and stated he is excited about Council's commitment to affordable housing, jobs, and economic development. Mayor White also thanked the staff for its work and commented on the City's ability to continue providing employment to all of its staff during the difficult economic times.

With no further discussion, the motion, as amended, carried unanimously.

15. NEW BUSINESS – (Ordinances – First Reading)

- a. Ordinance to approve the FY2020 Operating Budget for the South Carolina Technology and Aviation Center Board of Directors and to accept the FY2019 Annual Auditor's Report
(Presented by City Clerk Camilla Pitman)

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

- b. Ordinance to approve a Lease Agreement between Carolina Select Brands, LLC and the city of Greenville for patio area located at 1 North Laurens Street
(Presented by Events and Cultural Affairs Director Angie Prosser)

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

Mayor White commented on the City's ability to have new restaurants opening during the challenging economic times.

- c. Ordinance to approve an easement in favor of Duke Energy Carolinas, LLC for the purpose of providing utility service to city property located at the intersection of Academy Street and Wardlaw Street (Tax Map Number 0071000100700)
(Presented by Engineering Services Manager Dwayne Cooper)

Councilmember Flemming moved, seconded by Councilmember DeWorken, to approve first reading. The motion carried unanimously.

Councilmember Flemming stated this Ordinance is a historic opportunity to assist McClaren Medical Clinic, which is located on the property and is a local landmark.

- d. Ordinance to annex approximately 0.719 acre of real property and 0.177 acre of right of way on Shaw Street and to provide the zoning designation of RDV, Redevelopment District (Tax Map Numbers 0150000901100, 0150000901000, and 0150000900900) and RM-2, Residential Multi-Family District for Tax Map Number (0150001301200) (AX-4-2020)
(Presented by Economic Development Project Manager Kevin Howard)

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

Economic Development Project Manager Kevin Howard advised the property is owned by Soteria Development Corporation and is the site of their At-Work Workshop. Mr. Howard stated the company plans to put affordable housing on the last parcel.

After discussion, the motion carried unanimously.

- e. Ordinance to rezone approximately 79.74 acres of real property to UPND, Unity Park Neighborhood District (Z-18-2019)
(Presented by Interim Planning and Development Services Director Jay Graham)

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

Interim Community and Economic Development Director Ginny Stroud explained City Council remanded the 79.74 acres back to the Planning Commission for additional study and at the Planning meeting in May all of the acreage was adopted for the zoning except for one parcel located on Westfield Street. Ms. Stroud stated after review and discussion with the property owner, it was decided to zone the parcel UP-TD, Unity Park Downtown Transitional District. Ms. Stroud referred to a piece of property on S. Hudson Street being reviewed and advised a change in its zoning may be forthcoming.

Mayor White asked for comments regarding Mr. Hungerford's property and referred to other meetings and discussions conducted over time regarding the Unity Park zoning. Ms. Stroud stated the property is located behind the Rescue Mission and at one point the plan was to develop a brewery, which received community concerns due to its close proximity to the Rescue Mission. Ms. Stroud referred to a change in the Table of Uses allowing for restaurants with indoor and outdoor seating to obtain a special exception use, allowing the matter to go before the Board of Zoning Appeals for consideration.

Councilmember Stall referred to a verbal commitment from the property owner located next to the Pain Alley property not to develop luxury housing. Councilmember Stall shared concerns with the property being sold and a new property owner wishing to put luxury housing on the property. Ms. Stroud responded the property owner presented a plan to staff that included affordable housing and stated the Code includes incentives to encourage affordable housing including increased density and height. Mayor White responded he has been told the property will be a part of Unity Park and that should still be the goal.

Councilmember Dowe asked for comments on the buildability of that property and the physical challenges facing potential development. Ms. Stroud responded there are challenges with two streams as well as issues with sewer capacity along Mayberry Street that would make it difficult to develop on the property.

Regarding Mr. Hungerford's property, Councilmember Dowe stated she thinks the community wants to welcome the development of a restaurant and that she expects a successful resolution soon.

Interim Planning and Development Services Director Jay Graham reiterated the property along Mayberry Street is in a flood plain and would be difficult to develop.

After discussion, the motion carried unanimously.

- f. Ordinance approving a property exchange with 1 Augusta Street Investors, LLC for certain real property located at 1 Augusta Street, the entry into a License Agreement for purposes of outdoor seating and dining, and matters related thereto
(Presented by Real Estate Development Manager Mary Douglas Hirsch)

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

Real Estate Development Manager Mary Douglas Hirsch referred to the proposed renovations for 1 Augusta Street, known as the West End Market, and stated the purpose of the Ordinance is to exchange property with the development to accommodate an entrance in the back of the property as well as a combined stair and elevator tower and to enter into a License Agreement for outdoor seating and dining.

After discussion, the motion carried unanimously.

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

- a. Resolution to certify 301 Airport Road as an abandoned building site (Tax Map Number 02580000100101)
(Presented by Economic Development Project Manager Kevin Howard)

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

17. STAFF REPORTS

- a. Neighborhood Utility Notification Program Update
(Presented by Assistant to City Manager Michael Frixen)

Assistant to City Manager Michael Frixen provided information regarding the development of a website page providing notifications for work taking place by utilities and commented on the ability to distribute notice to the area residences and businesses.

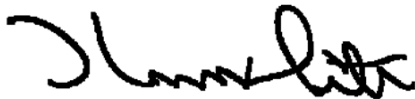
- b. Infill Task Force / Tree Ordinance Updates
(Presented by Assistant City Manager Shannon Lavrin)

Assistant City Manager Shannon Lavrin provided updates regarding meetings taking place with the Infill Task Force and regarding the Tree Ordinance. Ms. Lavrin stated the Task Force will be discussing at this week's meeting stormwater and issuing surveys to the public. Ms. Lavrin also stated she anticipates the matters going to the Planning Commission in September and to City Council in October.

- c. Census Update
(Presented by Assistant City Manager Shannon Lavrin)

Ms. Lavrin stated the current self-response is now at 52% percent and referred to work with Greenville County and Greenville Water in mailing out notices with invoices encouraging citizens to participate in the Census.

- 18. ADJOURN.** There being no further business, the meeting adjourned at 6:31 p.m.



KNOX H. WHITE, MAYOR



CAMILLA G. PITMAN, MMC, Certified PLS
CITY CLERK

MEETING NOTICE POSTED AND MEDIA NOTIFIED ON JUNE 5, 2020.