

**City Council of the City of Greenville
Work Session**

**Monday, September 14, 2020
3:00 p.m.**

Greenville City Hall is currently closed to the public.

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

**Telephone: 1-415-655-0002
WebEx Event Number: 173 684 4203**

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

MINUTES

CITY COUNCIL: Mayor Knox White, Councilmember John M. DeWorken, Councilmember Lillian B. Flemming, Councilmember Kenneth C. Gibson, Councilmember Wil Brasington; Councilmember Russell H. Stall; and Councilmember Dorothy H. Dowe

CITY STAFF: City Manager John F. McDonough; City Attorney Michael S. Pitts;
City Clerk Camilla G. Pitman

Mayor White called the meeting to order for the purpose of discussing the following matters.

Greenville Drive Update

Greenville Drive Owner and President Craig Brown and Vice President of Marketing Jeff Brown provided a presentation on the agenda item, as located in Council's Agenda packet. Mr. C. Brown thanked City Council for their leadership during COVID-19 and provided information on the impact of COVID-19 to the Greenville Drive, including the postponement of the baseball season and plans moving forward. Mr. C. Brown referred to the 15th Anniversary plans that were scheduled for the Greenville Drive, the loss revenue of approximately \$2.5 million, the furlough of staff due to canceled events, and the \$12 million Fluor Field debt still owed on the 2017 obligation. Mr. C. Brown also referred the Drive's commitment to the community through events held at the field.

Councilmember Brasington asked what term is being considered for the renewal agreement. Mr. C. Brown responded while there is uncertainty, he is currently in discussions and would like for it to be at least a 10 year renewal.

Mr. C. Brown referred to a 2010 Greenville News article calling the venue "Greenville's Front Porch" and commented on how the organization has embraced that statement in the community. Mr. J. Brown shared information on how the Drive has been using the term "unity" to impact the community over the past six months and presented events scheduled at Fluor Field over the next few months.

Mr. C Brown commented on the transformation of Field Street to Jackson Way and stated it is a great way for the Drive and the City to strengthen its relevancy and to help secure the Drive/Red Sox relationship on a long-term basis. Mr. C. Brown also commented on the Drive's engagement

allowing major and minor league players to work out, practice, and conduct simulated games at Fluor Field during the spring months. Mr. C. Brown presented areas of emphasis as partners with the City including (1) 2021 Greenville Drive season confirmation, including new facility standards, (2) affordable West End Parking, (3) Fluor Field Entertainment District (Jackson Way) and (4) long term business model sustainability post COVID-19.

Councilmember Stall thanked Mr. C. Brown for the understanding that it is not just about the baseball game, but it is about the activities inside the stadium and the overall experience.

Tree Ordinance Update

Assistant City Manager Shannon Lavrin and Senior Landscape Architect Edward Kinney provided a presentation on the agenda item, as located in Council's Agenda packet. Ms. Lavrin referred to a public meeting conducted on July 22 which recognized common themes during the discussions and to plans for conducting another public meeting in late September. Ms. Lavrin stated anticipated plans are to go before the Planning Commission in early October or November and before City Council for approval of amendments to City Code Sections 19-6.2, Landscaping, and 19-6.3, Tree preservation.

Mr. Kinney reviewed the presentation which is planned to be provided during the public meeting on September 29. Mr. Kinney stated the decision was to go with the Atlanta Gold Standard which is the one to one tree replacement ordinance. Mr. Kinney also stated the discussion produced three goals including (1) simplify the ordinance, (2) get more trees, and (3) not to impact single family residences. Mr. Kinney advised that the draft version of the tree ordinance was released during the July 22 meeting to receive feedback. Mr. Kinney stated the September 29 will consist of one public meeting.

From the feedback received, Mr. Kinney pointed out more responses wanting stronger language and the top three emerging themes being (1) single family exemption, (2) fee-in-lieu-of-program, and (3) inclusion of affordable housing exemption. Mr. Kinney reviewed each of the emerging themes/friction points and stated he believes the City is attempting to find a middle ground that encourages development but places a greater emphasis on preservation.

In summary, Mr. Kinney stated the next steps will be to (1) present the presentation as shown here on September 29, (2) conduct a poll using only the three friction points as questions, (3) tally the responses, and (4) amend the Ordinance based on feedback from the poll and Council before submitting ordinance amendments to the Planning Commission.

Councilmember Gibson asked how a single family exemption works for dying trees. Mr. Kinney responded there is an exemption in place that would be maintained and the recommended changes would cover removal of trees that are in good health. Councilmember Gibson recommended including in the survey an explanation for the ramifications of both.

Councilmember Brasington expressed his support for the poll but recommended simplifying the language. Councilmember Brasington asked about widely adopted measurements available for measuring heritage trees. Mr. Kinney responded that upon review, the measurements are broad and currently the City protects 20 inches as the smallest while the proposed ordinance has recommended the Atlanta model which is 6 inches. Councilmember Brasington recommended measures to curb clear cutting in the proposed ordinance and asked for available data on the inventory and measurement of trees. Regarding the third friction point, Councilmember Brasington stated it makes more sense in light of the GVL2040 comp plan to require the multi-

family developer to participate in tree preservation. Mr. Kinney referred to a second report he is going to show that addresses the tree data.

Councilmember Stall asked if the definition of heritage tree includes invasive species or are they listed by caliber. Mr. Kinney responded they are listed by caliber and that invasive and nuisance trees are not considered eligible.

Councilmember Dowe stated if the tree canopy will only be increased by 7% percent, it is important to look at existing construction or future multifamily and remedy the tree canopy that way. Councilmember Dowe recommended including the lot size to allow individuals to better understand the requirements. Councilmember Dowe stated she sees affordable housing and tree canopy as two high priorities, however, she is not comfortable with giving perks for affordable housing and compromising the tree canopy. Councilmember Dowe asked if the Infill Task Force is involved in this discussion, and Ms. Lavrin responded while it is not in their purview, the matter is on the Task Force's agenda to view the presentation when they meet on September 23.

Councilmember Flemming expressed the need for promoting the impact of the proposed Ordinance and shared concerns with allowing for exceptions for affordable housing instead of allowing for life and beauty for all housing. Councilmember Gibson concurred.

Councilmember Dowe shared concerns regarding developments that may skirt the proposed ordinance prior to its passage. Ms. Lavrin responded staff can work with Communications in promoting the survey and delivering the messaging.

Mr. Kinney reviewed the Greenville Tree Canopy presentation as prepared by Green Infrastructure Center, Inc. and stated the current tree canopy is at 36% percent. Mr. Kinney stated the potential planting which includes privately held ground using the Atlanta model would allow for 105,468 possible trees. Mr. Kinney also stated if the City looks at planting areas on just city property then it would allow for 17,775 possible trees, which is less than the 7% percent previously referenced.

Councilmember Brasington referred to the lifespan of current trees and stated no matter how strong the proposed ordinance, an educational replenishment program needs to be implemented. Councilmember Dowe commented on the importance of the fee-in-lieu-of for replanting and inspecting developments. Mayor White referred to right of ways along corridors and referred to Mills Avenue as an example of dying trees and the need for replacement. City Manager John McDonough commented that the completion of more undergrounding will allow for more tree planting.

Events Ordinance Revisions

Deputy City Manager Eden Freeman provided a presentation on the agenda item, as located in Council's Agenda packet. Ms. Freeman commented that Greenville has seen significant public/private partnerships allowing for enhanced infrastructure which has been critical to Greenville's success. Ms. Freeman presented recommended changes to the Code of Ordinance Sec. 36-136, Issuance of permit; conditions, sections (a)(5) and (a)(8). Ms. Freeman stated the first proposed change would allow for the issuance of permits for events for commercial purposes but only if the public space has been improved as part of an economic development project and the applicant has made significant capital investments in the location. Ms. Freeman advised the applicant would still be responsible for paying the cost of city services as outlined in the Sec. 36-141. Ms. Freeman stated the second proposed change would allow for the City to deny a permit based on the guidance of public health authorities.

Councilmember Dowe stated she wants to make sure that when a permit is issued that the City will not be responsible for bearing the cost. Ms. Freeman responded that the language in Sec. 36-141 would remain as is requiring the applicant to pay for the cost of city services. Ms. Freeman stated the only way it would be different is if the development agreement included specific language and the agreements would be voted on individually by Council and staff would do its best to quantify what the impact would be. Councilmember Dowe asked if some of those development agreements have already occurred, and Ms. Freeman responded there would be amendments coming forward.

Councilmember Gibson asked if there is any economic development project that would allow for a parade, and Ms. Freeman responded there could be, referring to Field Street next to Fluor Field. Councilmember Gibson responded he would be in favor of (a)(8) and may be supportive of (a)(5) but not certain at this time.

Motion - Executive Session

During the open Work Session, Mayor White asked for a motion to go into Executive Session. City Attorney Mike Pitts recommended going into executive session under S.C. Code §30-4-70(a)(2) to receive legal advice and to discuss a proposed intergovernmental agreement with the Metropolitan Sewer District in respect to annexed property and the contemplated disposition of surplus property for affordable housing in the vicinity of Unity Park

Councilmember Stall moved, seconded by Councilmember Gibson, to go into Executive Session. The motion carried unanimously.

(Executive Session)

There being no further discussions, Councilmember Brasington moved, seconded by Councilmember Gibson, to go out of Executive Session. The motion carried unanimously. No action was taken.

With no further discussions, the meeting adjourned at 5:23 p.m.

Camilla G. Pitman, MMC, Certified PLS
City Clerk

Meeting notice posted on September 11, 2020.