



# MINUTES

## FORMAL MEETING OF CITY COUNCIL

City Hall, 206 S. Main Street, Council Chambers

Monday, October 24, 2022 - 5:30 p.m.

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1. **CALL TO ORDER**

Mayor Knox H. White

2. **INVOCATION**

Councilmember Wil Brasington

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, Russell Stall, and Dorothy Dowe.

5. **APPROVAL OF THE MINUTES**

October 10, 2022; Approved as submitted

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

7. **CITIZENS WISHING TO ADDRESS COUNCIL**

Jessica Salerno, 1 E Main Street, spoke in support of additional safety in city parks for children because of some recent incidents in Unity Park.

Colby Collins, 308 Leeswood Drive, Greenville, referred to an incident he witnessed in Unity Park, encouraged additional safety in parks for children, and recommended establishing laws addressing unaccompanied adults in designated children spaces.

Krystal Nierman, 206 Bordeaux Drive, Simpsonville, referred to the incident previously described, the individual's actions during the incident, and addressing potential predatory behavior in children parks.

Police Chief Howie Thompson stated the Police Department worked with the individual and Lorain Crowl to obtain help and reconnect him with his family. Chief Thompson stated he is reviewing the matter with the City Attorney's Office.

Councilmember Dowe questioned how current police resources are being managed in Unity Park. Chief Thompson responded stating Unity Park is in Zone 1 and during the summer School Resource Officers were used to patrol the park. Chief Thompson advised that officers have electric motorcycles and golf carts to traverse the area and respond to citizen requests; however, he also advised that he will be requesting additional officers for park coverage in the future. Councilmember Dowe stated if we are not a safe city, nothing else matters, and she encouraged Chief Thompson to let Council know the needs in order to keep Unity Park safe.

Councilmember DeWorken expressed his appreciation to the citizens for bringing the matter to Council's attention.

**Anne King, 34 Burdette Street**, spoke in opposition to Item 14a (Woven) and stated Council's votes will forever shape the Village of West Greenville. Ms. King asked Council to pause and to consider aspects in the GVL2040 plan and the future Development Code.

**Kenzie Biggins, 28 Burdette Street**, spoke in opposition to Item 14a and stated the project will transform the historic neighborhood. Ms. Biggins encouraged Council to wait until the Development Code is approved before deciding on this project.

**Cherington Shucker, 36 Burdette Street**, yielded her time to Kwadjo Campbell, Greenville County Democratic Black Caucus.

**Kwadjo Campbell, Greenville County Democratic Black Caucus**, agreed with the previous speakers regarding Item 14a and requested Council wait until the Development Code is adopted before acting.

**Joshua Blankenship, 39 Jones Street, Greenville**, spoke in opposition to Item 14a and stated he is in favor of new development that is in keeping with the character, scale and fabric of the neighborhood. Mr. Blankenship urged Council to vote against the Woven project and to reconsider what types of development and growth should exist in the Village.

**Gregory McPhee, owner of The Anchorage (Perry Avenue)**, spoke in support of Item 14a and stated businesses like his own need this type of growth and that this type of development will assist with creating jobs and tax dollars and will support the surrounding community.

**Margaret McGinty, 104 Mason Street, Greenville**, spoke in opposition to Item 14a stating the project is too big and least imaginative for the location. Ms. McGinty suggested supporting a project that creates more of a showcase instead of another big apartment complex.

**Darin Gehrke, 36 Burdette Street**, spoke in opposition to Item 14a stating the development will overwhelm the Village of West Greenville. Mr. Gehrke requested Council honor the decision of the Planning Commission and deny rezoning until alterations and scaling occurs.

**Ryan Johnston, 308 Chapman Road, Greenville, and 6AM City**, spoke in support of Item 14a and presented a list of the 19 commercial property owners who have agreed to support the Woven project. Mr. Johnston commented on the efforts to develop a solution to assist with growth in the Village. Mr. Johnston also presented an aerial view of both commercial and residential support for the project.

Councilmember Gibson referred to the handout's date of August 19 and questioned if it is current. Mr. Johnston responded advising it is dated before any additional changes to the development were proposed and that no one has come forward to remove their names. Referring to the handout, Mr. Johnston stated that only the commercial property owners are listed and not the businesses.

**Grant Cothran, 33 Lanneau Drive**, spoke on Item 14a advising that he is an advocate of the GVL2040 plan and expressed his concerns with the precedent the Woven project sets moving forward. Mr. Cothran provided two visuals made out of Lego models showing the Village currently and in the future with the proposed project. Mr. Cothran stated in his opinion the Woven project is out of scope with the future that has been decided in the GVL2040 plan.

**Jack Olson, 25 Draper Street, Apt 436, Greenville,** spoke in opposition to Item 14a stating the Woven project did not include citizen involvement or meaningful input before a plan was presented. Mr. Olson expressed his concerns with the rush in approving the project and the density of the project.

**Susan McLarty, 204 E Hillcrest Drive,** expressed her appreciation in serving on the Greenville Housing Authority Board and commented on the success of the Board during her tenure. Ms. McLarty referred to Item 14a (Woven), commented on the current housing crisis, and requested a pause and approval with this project.

**8. PRESENTATION**

None

**9. PUBLIC HEARING**

None

**10. RECOGNITIONS AND APPOINTMENTS – Boards and Commissions**

Recognition and appreciation of service was given by City Council to the following Board and Commission members with expiring terms: Lindsay Davis (ATAX); Sherrie Turner (Firefighters Pension Fund); Maurie Lawrence (Public Facilities Corporation); Trey Gardner (Planning Commission); Allen Freeman, James Jordon and William Ravan (Construction and Maintenance Board of Adjustments and Appeals); Susan McLarty (Greenville Housing Authority); and Bob Knight (SCTAC).

- a. Accommodations Tax Advisory Committee  
Councilmember DeWorken recommended the reappointment of Joe Hindman (Lodging) and Kenisha Brantley (Hospitality) each to a full two-year term beginning November 1, 2022, and ending October 31, 2024, and the reappointment of Mary Hipp representing Metropolitan Arts Council and Dave Edwards representing VisitGreenvilleSC each to a one-year term beginning November 1, 2022, and ending October 31, 2023. There being no further nominations, the appointments were approved by unanimous consent.
- b. Richland Cemetery Advisory Committee  
Councilmember Gibson recommended reappointment of Jenny LaMonte, David Mitchell, and Theo Mitchell each to a full two-year term beginning November 1, 2022, and ending October 31, 2024. There being no further nominations, the appointments were approved by unanimous consent.
- c. Public Facilities Corporation  
Councilmember Stall recommended the reappointment of Deanne Hudgens and David Barnett and the appointment of Spencer Elliott each to a full three-year term beginning November 1, 2022, and ending October 31, 2025. There being no further nominations, the appointments were approved by unanimous consent.
- d. Planning Commission  
Councilmember Stall recommended appointment of Lynn Solesbee to an unexpired term ending April 30, 2023. There being no further nominations, the appointment was approved by unanimous consent.

- e. **Board of Zoning Appeals**  
Councilmember Dowe recommended reappointment of Lauren Rounsville and Ken Betsch each to a full three-year term beginning November 1, 2022, and ending October 31, 2025. There being no further nominations, the appointment was approved by unanimous consent.
- f. **Construction and Maintenance Board of Adjustments and Appeals**  
Councilmember Brasington recommended reappointment of Carl Bailey (Mechanical), William Fuller (Engineer), Andrew Ruffin (Engineer), Brad Smith (Architect), Rick Quinn (Plumbing), and Robert Moeder (Electrician), and appointment of Suzanne Childs (Architect), Mike Redmon (General Contractor), and Dee Lee (Layman) each to a full four-year term beginning November 1, 2022, and ending October 31, 2026. There being no further nominations, the appointments were approved by unanimous consent.
- g. **Green Ribbon Advisory Committee**  
Councilmember Flemming recommended reappointment of Stinson Ferguson, Taylor Speer, Nathan Galbreath, and Tim Hibbard each to a full two-year term beginning November 1, 2022, and ending October 31, 2024. There being no further nominations, the appointment was approved by unanimous consent.
- h. **Greenville Housing Authority**  
Councilmember Dowe recommended the reappointment of Jacqueline Mills and the appointment of Diane Keller each to a full five-year term beginning November 1, 2022, and ending October 31, 2027. There being no further nominations, the appointment was approved by unanimous consent.
- i. **Public Safety Citizens Review Board**  
Councilmember Flemming recommended the reappointment of Sam Zimmerman and Chuck Hinton each to a full four-year term beginning November 1, 2022, and ending October 31, 2026. There being no further nominations, the appointment was approved by unanimous consent.
- j. **South Carolina Technology and Aviation Center**  
Councilmember Brasington recommended the appointment of Bob Bunchman to a full three-year term beginning November 1, 2022, and ending October 31, 2025. There being no further nominations, the appointment was approved by unanimous consent.
- k. **Greenville Health Authority Board of Trustees (City of Greenville Resident)**  
Mayor White referred to the Greenville County Legislative Delegation selection of Dr. Janet Shelley (At-Large) for appointment to the Greenville Health Authority Board of Trustees. Mayor White advised as a resident of the city of Greenville and in accordance with Act 102 of 2015, the Legislative Delegation is requesting concurrence from City Council.

Councilmember Stall acknowledged City Clerk Camilla Pitman and her office for the work put into the boards and commissions process and appointments.

**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 Dowe, to approve second and final reading of agenda item 11a of the Consent Agenda. The motion carried unanimously.

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

- a. Ordinance to appropriate \$34,357 in the Miscellaneous Grants Fund for the FY2022 Edward Byrne Memorial Justice Assistance Grant (JAG) Program  
*(Presented by Police Chief J.H. Thompson)*

**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 annex approximately 1.387 acres of real property, annex approximately 0.32 acre of adjacent right-of-way, and rezone approximately 1.54 acres located on Pendleton Street, Traction Street, Saco Street, and Smith Street, and to provide the zoning designation of PD, Planned development district (Tax Map Numbers 0118001300200, 0118001300300, 0118001300501, 0118001300500, 0118001302800, 0118001302700, 0118001302600, 0118001302500, 0118001302400, 0118001400200, 0118001400300, and 0118001400400) (AX-11-2022 and Z-10-2022) (REVISED)  
*(Presented by Assistant City Manager Shannon Lavrin)*

**Councilmember Gibson moved, seconded by Councilmember Dowe, to refer item back to the Planning Commission for consideration.**

Councilmember Gibson stated while he is not against mixed use on the property, he does not feel that Council is in a position to vote on the item. Councilmember Gibson referred to proposed amendments shared with Council and stated he does not know why the item cannot be returned to the Planning Commission for further review and consideration. Councilmember Gibson commented on the project feeling rushed and his concerns with creating a situation where the area is not feasible or livable. Councilmember Gibson expressed additional concern with the lack of input from the neighbors and the lack of affordable housing in the project. Councilmember Gibson stated that Council is disregarding the Planning Commission's decision of the project being insufficient as well as disregarding the opinion of the Councilmember in whose District the project is proposed.

Assistant City Manager Shannon Lavrin provided an overview of the planned development requirements and stated the Planning Commission reviews the planned development in accordance with the standards that are outlined in the zoning ordinance as well as the GVL2040 plan and any other land use plans that may be applicable to the property and makes a recommendation, changes, or conditions that will be forwarded to City Council. Ms. Lavrin also stated the Planning Commission makes a recommendation of approval, approval with conditions, approval with changes, or recommends a denial. Ms. Lavrin added that the Planning Commission cannot defer the project unless the applicant consents, cannot make any other type of recommendation, and cannot table the project.

Ms. Lavrin stated if Council wants to refer the item back to the Planning Commission, the intent would need to be specifically stated as to what Council would like the Planning Commission to review, to amend or change, and to bring back to Council with its recommendation.

*Councilmember Dowe moved, seconded by Councilmember Gibson, to amend the main motion to refer the item back to the Planning Commission for further study and recommendation and submittal of a supplemental report to Council on the issue of density, mass, and scale, including but not limited to total height across all portions of the project.* Councilmember Dowe advised the reason for her specific request is she has received different information as to what the height and design is anticipated to be. Councilmember Dowe stated the Planning Commission is qualified to work with the applicant in determining those aspects. No vote was taken on the motion to amend.

Councilmember Brasington asked for comments regarding the duration of the project thus far and if it has occurred on a normal timeline or on an accelerated pace. Ms. Lavrin reviewed the timeline of the project, advised that it has followed the process and procedures, and stated that each project that comes to the City is different. Councilmember Brasington referred to being a former member of the Planning Commission and stated while he respects the Planning Commission who recommended denial and the Planning staff who recommended approval, he is struggling with the project and has spent a lot of time reviewing it.

Councilmember Gibson shared his concern with receiving proposed amendments prior to today's meeting. Mayor White commented on the need to reflect on the concerns and include any conditions for the project prior to approval.

Councilmember Flemming commented on the neighborhood not being included in project discussions and on the community becoming angry over the name change from West Greenville to Village of West Greenville. Councilmember Flemming referred to the area having the poorest income and highest unemployment rate and stated the concept and concern is with bringing in a whole new community.

Councilmember Brasington stated he is not against the project, but he is not for the project as it arrived initially. Councilmember Brasington also stated that he could support a deferral with specificity to the Planning Commission and with an expeditious time parameter. Councilmember Dowe asked what a reasonable amount of time would be for the Planning Commission to further study, recommend, and submit a supplemental report to Council on the issues of density, mass and scale, including but

not limited to total height across all portions of the project. Councilmember Flemming asked if it would include the proposed amendments from Council. Councilmember Dowe responded that she would foresee the Planning Commission having the proposed amendments as a track for what Council is contemplating. Councilmember Gibson requested that the proposed amendments be provided to the Planning Commission.

Ms. Lavrin stated there are Planning Commission meetings scheduled for November 17 and December 15 and advised that it is possible to request a special called work session with the Planning Commission to work on the item prior to placing it on the meeting agenda for November 17. City Council members expressed a desire to receive the Planning Commission report at its December meeting before the end of the year.

Councilmember DeWorken stated he has two passions in his service – neighborhoods and small businesses. Councilmember DeWorken stated that after hearing Council's comments, he would be in favor with allowing the Planning Commission to review the item and to continue to try to make the project work.

Councilmember Brasington questioned the steps the Planning Commission would be directed to take with Council's request. Councilmember Gibson recommended using the amendment proposed by Councilmember Dowe which refers the item back for further study and recommendations on the issues of density, mass and scale, including but not limited to total height across all portions of the project, and that they consider proposed amendments that will be directed or provided to them as part of an exhibit, packet, or similar.

Mayor White stated Council has a number of proposed amendments and commented on the idea of providing affordable housing versus townhomes. Mayor White referred to the recent passage by Greenville County Council of rules and stated if you conform to those rules, then a project can receive a height bonus. Councilmember Dowe asked if the County restricts a density bonus and commented on taking the surrounding neighborhood into consideration. Councilmember Dowe commented that a four-story development as a maximum is in keeping with scale of the surrounding area and with protecting the neighborhood as found in the GVL2040 plan.

Councilmember Gibson stated he would support instructing the Planning Commission to consider that Council is in favor of bonuses for affordable housing, but not any type of restrictions on what the floor or ceiling is. Mayor White agreed and stated a proposed amendment refers to that statement.

Councilmember Flemming asked about when the community would become involved and suggested conducting a neighborhood charrette.

Councilmember Stall asked if the item goes back to the Planning Commission, do the proposed amendments directly apply to the rezoning or do they also apply to the Design Review Board decision. Ms. Lavrin responded that while the Design Review Board provides informal comments, there are two architects on the Planning Commission and she believes the two members can assist. Ms. Lavrin stated if the Commission sees a need to send it back to the Design Review Board, then it can be

done. Councilmember Stall asked if the Planning Commission would have enough information that they did not have before to make an informed decision. Ms. Lavrin responded that she believes the first conversation would be regarding setbacks on the building and how to change the mass and scale on the overall design on the building.

Councilmember Brasington asked if the item is referred back to the Planning Commission, what happens to the first reading and vote. Ms. Lavrin responded that anything amended at the first reading could still be amended at the second and final reading. Ms. Lavrin stated that in her opinion whatever the Planning Commission comes back with in the report can still be considered by Council during second and final reading. Councilmember Brasington stated that his willingness to support a deferral hinges on a report to Council no later than December 12. Councilmember Brasington requested that the actual motion be read again before a vote is taken.

Councilmember Gibson asked what the language should be to give the Planning Commission the specificity and authority to consider all the things discussed by Council. Ms. Lavrin responded that the major concerns identified are scale and mass, density, open space, and transition between the main portion of the project and the surrounding area, connectivity around the property, traffic, and a request for affordable housing as part of the planned development.

Councilmember Stall asked if the developer is aware of the amendments, and Ms. Lavrin responded she did not believe so and stated staff will have to meet with them tomorrow and over the next days.

Following discussions, Councilmember Dowe offered to amend the secondary motion as follows: *“I move Council refer this matter to the Planning Commission for further study and recommendation and submittal of a supplemental report to Council on the issues of density, mass and scale, including but not limited to total height across all portions of the project. The study shall also consider all proposed amendments considered by Council on this date, and the recommendation and report to Council shall be due to Council no later than December 12, 2022.”* Councilmember Gibson added the following language, *“. . . including specificity scale, mass, open space transition between the main portion of project and community, connectivity with surrounding communities, traffic and mitigation, and affordable housing.”* No second to the motion was received.

**Councilmember Gibson offered up the following amendment to his main motion, seconded by Councilmember Dowe, to refer this matter to the Planning Commission for further study and recommendation and submittal of a supplemental report to Council on the issues of density, mass, scale, open space transitions between main portion of project and community, connectivity with surrounding communities, traffic and mitigation, affordable housing, and including but not limited to total height across all portions of the project. Such report shall be submitted back to Council no later than December 12, 2022. The motion carried unanimously.**

Assistant City Manager Shannon Lavrin recognized City staff involved in the long process and expressed her appreciation for numerous hours spent on this item.



**15. NEW BUSINESS – (Ordinances – First Reading)**

- a. Ordinance to annex approximately 5.497 acres of real property and 2.008 acres of adjacent right-of-way located at 1067 Keys Drive and to provide the zoning designation of R-9, Single-family residential district (Tax Map Number 0543010101400) (AX-24-2022)

*(Presented by Assistant City Manager Shannon Lavrin)*

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

- b. Ordinance to amend Section 2-427 Youth Commission, Membership, of the Code of Ordinances of the City of Greenville

*(Presented by City Attorney Leigh Paoletti)*

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

- c. Ordinance to approve a lease-purchase agreement between the City of Greenville and LCP Liberty Square, LLC for the Liberty Square Parking Garage located at 65 Beattie Place (Tax Map Number 0042000100500)

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

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

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

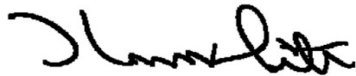
None

**17. STAFF REPORTS**

City Manager John McDonough provided information on the following items:

- a. Fall for Greenville – Appreciation was expressed for the outstanding efforts of the entire city team.

**18. ADJOURN.** There being no further business, the meeting adjourned at 7:24 p.m.



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KNOX H. WHITE, MAYOR

ATTEST:



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CAMILLA G. PITMAN, MMC, Certified PLS  
CITY CLERK