



# MINUTES

## FORMAL MEETING OF CITY COUNCIL

CITY HALL, 206 S. MAIN STREET, COUNCIL CHAMBERS  
Monday, April 22, 2019 - 5:30 p.m.

1. **CALL TO ORDER**  
Mayor Pro Tem Jil Littlejohn
2. **INVOCATION**  
Councilmember Lillian Flemming
3. **PLEDGE OF ALLEGIANCE**
4. **ROLL CALL**  
The following members of City Council were in attendance: Amy Doyle, Lillian Flemming, Jil Littlejohn, Wil Brasington, Russell Stall, and George Fletcher  
  
Absent: Mayor Knox White
5. **APPROVAL OF THE MINUTES**  
April 8, 2019; Approved as submitted
6. **COMMUNICATIONS / ANNOUNCEMENTS FROM THE MAYOR AND COUNCIL**  
None
7. **CITIZENS WISHING TO ADDRESS COUNCIL**  
Refer to Item 15a
8. **PRESENTATION**  
None
9. **PUBLIC HEARING**  
None
10. **APPOINTMENTS – Boards and Commissions**
  - a. **Public Safety Citizen Review Board**  
Councilmember Flemming recommended Carlo White to fill an unexpired term ending December 31, 2019. There being no further nominations, Mr. White was appointed by unanimous consent.
  - b. **Youth Commission**  
Councilmember Brasington recommended Mac Ridgeway, a sophomore at Christ Church Episcopal School. There being no further nominations, Mr. Ridgeway 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 Brasington moved, seconded by Councilmember Stall, 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 annex approximately 0.37 acre of real property and approximately 0.08 acre of right of way located on Ridge Street and to provide the zoning designation of RM-1, Single-family and Multifamily Residential District (Tax Map Number 0106000201000) (AX-2-2019)
- b. Ordinance to appropriate \$25,000 in the Miscellaneous Grant Fund to Engage Youth in Science, Technology, Engineering Arts and Math (STEAM) related activities throughout the City and City Community Centers
- c. Ordinance to appropriate an additional \$251,000 in the General Fund and the Capital Projects Fund for the Comprehensive Plan

**12. NEW BUSINESS – (Ordinance – First Reading)**

None

**13. NEW BUSINESS – (Resolutions – First and Final Reading)**

None

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| <b>REGULAR AGENDA</b> |
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**14. UNFINISHED BUSINESS – (Ordinances – Second and Final Reading)**

None

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

- a. Ordinance to rezone approximately 19.388 acres of real property located on Haywood Road and Pelham Road from R-6, Single-Family Residential District, to PD, Planned Development District (Tax Map Numbers 0278000200300 and 0278000200301) (Z-26-2018)

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

**Allen Hopkins, 119 Continental Drive**, spoke in opposition to Item 15a stating the traffic density in this location is horrendous, there is a gas station already located in this area, and there is too much loss of greenspace due to development.

**Dan Rigby, 5 Micasa Court**, spoke in opposition to Item 15a stating the community costs far outweighs any community gain. Mr. Rigby stated safety, environment, and community development will each be negatively impacted and shared information to support the negative impact.

**Marianne Wunderlin, 17 Rivoli Lane**, spoke in opposition to Item 15a referring to her prior concerns shared with Councilmember Doyle about pedestrian safety on Villa Road and an increase of traffic in the area. Ms. Wunderlin asked for the same diligence to be given to this project that has been given to downtown projects.

**Kenn Sparks, 103 Rivoli Lane**, spoke in opposition to Item 15a referring to the current F-rating at Haywood Road and Pelham Road and stating the proposed project will make the traffic situation worse. Mr. Sparks referred to a national reporter's first impression of Greenville as "an attractive mid-size city with horrendous traffic problems" and requested Council deny the rezoning request especially the commercial aspect.

**Pat Ferro, 220 Ingleside Way**, spoke in opposition to Item 15a referring to the water runoff from Pelham Road onto Ingleside Way and the environmental problems in the area. Ms. Ferro stated if the rezoning is approved, the quality of her life and the value of her house will deteriorate.

**Charlotte Rigby, 5 Micasa Court**, spoke in opposition to Item 15a referring to a recent accident backup during a low volume traffic time and to the Pelham Road corridor being one of the most important gateways into the City. Ms. Rigby stated the developer has an opportunity to create a lasting first impression of the City, however, the current proposal is not exceptional, aesthetically pleasing or necessary.

**Roger Labas, 7 Faraway Place**, spoke in opposition to Item 15a and stated the traffic impact study reviewed by the Planning Commission showed an increase of nearly 40% percent of traffic, providing a risk shortfall for an F- rating intersection. Mr. Labas suggested considering a residential only plan that would include a less long term traffic impact improving the traffic safety in the area instead of degrading it.

**Andy Sherard, 800 E. Washington Street**, spoke in support of Item 15a advising he serves as Civil Engineer on the project and acknowledging the concerns expressed by residents. Mr. Sherard referred to the challenges of the development and the developer's improvements addressing traffic issues. Mr. Sherard stated the traffic level is at an E-level of service and will remain an E-level after the development is completed. Mr. Sherard also stated the improvements will affect the traffic situations, with the exceptions of peak hour traffic, and there will be updates to the signalization on Haywood Road and Pelham Road. Regarding stormwater, Mr. Sherard stated the developer will be controlling its stormwater and reducing the impact from its site.

Councilmember Doyle requested Planning Division staff share its perspective on the rezoning. Development Planner Michael Frixen stated the future land use map from the 2009 Comprehensive Plan is a mixed-use neighborhood which indicates a move towards a commercial component at this property. Mr. Frixen also stated the PD classification is the only option available for this development and its density.

Mr. Frixen shared the concerns of the Planning Commission which included traffic, a zoning change, an addition of a gas station, stormwater and retaining walls planned for the site. Mr. Frixen stated there was also significant discussion about the architecture proposed for the multi-family component. Mr. Frixen advised the Planning Commission voted 5-2 in favor of the project.

Councilmember Brasington affirmed the motion on the floor to approve to rezone with the conditions required by the Planning Commission and requested clarification of the first condition for the proposed usage and what the condition is intended to accomplish. Assistant Planning and Development Manager Shannon Lavrin responded the condition is to insure the unidentified commercial lot for a neighborhood use and stated if the developer wanted to include something that was not a neighborhood use, it would have to come back to the Planning Commission and City Council because it would be considered a major modification.

Councilmember Stall shared his concerns involving traffic, the development being too big and having no affordable housing component, and there being limited green space and a lot of asphalt. Councilmember Flemming shared her concern against the development involving traffic.

Councilmember Doyle stated the initial recommendation from the Traffic Engineer was denial and requested comments. Engineering Services Manager Dwayne Cooper addressed the process of examining the project and stated the traffic impact study suggested, even with all mitigation efforts, will continue to be impacted during peak times and make it worse. Mr. Cooper also stated this intersection is on the Department of Transportation's long range transportation plan for 2024.

Councilmember Fletcher asked for an explanation of an F grade at the intersection. Mr. Cooper responded the grade means the level of delay is above a certain threshold and the ordinance says if the level is below a D grade, the development has to mitigate to keep the service the same. Mr. Cooper stated they consider peak hour traffic in guiding developments and in this case, the project is making some of the issues better while some are made worse.

Regarding the City Engineer's comments in the staff report, Councilmember Brasington's requested clarification regarding adaptive signal controls on the Haywood corridor and asked if it is a viable option. Mr. Cooper responded because they are looking at peak times, adaptive systems do not offer any benefit over a time system because they look at the traffic and assess the situation real time while adaptive does not benefit the corridor. Councilmember Brasington asked for an explanation of the Traffic Engineering comment "operations will break down." Mr. Cooper stated as to a Traffic Engineer, once you are at a service F that means the intersection operations have broken down meaning the delays get longer and longer. Councilmember Brasington asked if it is common for this type of item to come to City Council with a denial from Traffic Engineering, and Mr. Cooper responded it is not that common, however this situation is unique. Mr. Cooper affirmed his recommendation to approve while Traffic Engineering recommended denial.

Mr. Cooper confirmed the only improvements being planned for the intersection of Haywood Road and Pelham Road are those presented by the developer and that the City will assist with signal timings. Regarding adaptive traffic lights, Mr. Cooper stated there is a possibility of lights on Haywood Road in the future which would help with non-peak times.

Councilmember Flemming shared her concerns including insufficient land to widen the road, approvals versus denials in the staff report, lack of sufficient curb cuts, and stormwater issues. Councilmember Flemming stated we cannot continue to place

developments in locations and hope they work. Councilmember Flemming also stated she does not want this area to be another Woodruff Road and that Council needs to think about the safety, the people and the traffic.

Councilmember Doyle stated she is in favor of the project because area employers need housing for employees. Councilmember Doyle also stated the City needs senior housing and more supply in the market. Councilmember Doyle commented that the project is good land use and that she hears the concerns about traffic and suggested another traffic survey or further improvements on the intersection before second and final reading.

Councilmember Flemming responded commenting that the employees working in the area businesses are not going to be able to afford the housing because it will be high end and it will impact other surrounding areas. Councilmember Flemming expressed concerns regarding the large number of conditions placed on the development.

Councilmember Brasington stated he is troubled by the proposal and is sensitive to the concerns expressed, especially for traffic. Councilmember Brasington referred to a PD carrying a higher standard and asked if it goes back to the Planning Commission if additional improvements can be made to the plan. Regarding traffic, Ms. Lavrin stated there is not much more that can be done by sending it back. Regarding development improvements, Ms. Lavrin responded she believes there are potential improvements from a design perspective.

*Councilmember Doyle moved, seconded by Councilmember Fletcher, to table the item and refer it back to the Planning Commission for additional changes.*

In response to the motion to table, Ms. Lavrin stated she recommends taking the following issues to the Planning Commission for review: traffic, access points, density, land use and perhaps getting tighter on the land use for the parcel not currently identified in the plan.

Mr. Sherard stated the developer has been working for four or five months to comply with staff's recommendations and concerns. Mr. Sherard also stated this is approval of the zoning and the developer still has to go back to the Planning Commission with the final development plans and all of the conditions must be met. Regarding traffic, Mr. Sherard advised they are willing to look at additional changes and feel they have thoroughly vetted that process already. Mr. Sherard reiterated the developer is doing all that has been requested of them by the SCDOT and the City.

Councilmember Flemming asked if the proposed traffic conditions have to be approved by SCDOT, and Mr. Cooper responded SCDOT has seen the proposed improvements and they are generally in agreement.

Ms. Lavrin stated if the property received a rezoning prior to the final redevelopment plan, it would go to the Design Review Board for advice and comment prior to going to the Planning Commission for approval of the final development plan. Ms. Lavrin stated this plan is the regulating plan as part of the zoning.

As a part of the motion to table, Councilmember Doyle asked to incorporate the Planning Division's comments on recommendation for further study of the intersection and land use.

Interim City Manager Nancy Whitworth reiterated the further study is to include traffic, access points, density, land use and perhaps getting tighter on the land use for the parcel not currently identified in the plan. Councilmember Brasington asked that emphasis be added to traffic, and Councilmember Fletcher asked that stormwater be reviewed as well. Ms. Lavrin affirmed that staff would go back to the Planning Commission with a revised plan and will be subject to a public hearing.

Councilmember Stall questioned the merits of returning the plan to the Planning Commission. Councilmember Fletcher responded that suggested improvements have been presented. Councilmember Doyle responded while she believes this is a good project, she also believes from the comments presented that this project could be further vetted. Mayor Pro Tem Littlejohn suggested considering some type of affordable housing as part of the review as well.

*After discussion, the motion to table the item and refer it back to the Planning Commission carried 4-2, with Councilmembers Flemming and Stall opposing.*

- b. Ordinance to rezone a portion of real property located at 1909 Laurens Road (1.219 acres) from R-6, Single-Family Residential District, to C-3, Regional Commercial District (Tax Map Number 0257000700300) (Z-3-2019)

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

- c. Ordinance authorizing a sublease and license agreement between the City of Greenville and Sutera USA, LLC for the purpose of locating trash receptacles in the vicinity of Boggs Street

Councilmember Fletcher moved, seconded by Councilmember Brasington, to approve first reading.

Public Works Director Mike Murphy explained the trash receptacles are permanently underground with only a visible hatchway requiring no screening. Mr. Murphy stated the City is leasing the property from Hughes Investments and providing the space for Sutera to locate their trash receptacles.

Councilmember Doyle asked if the City was getting back into commercial trash, and Mr. Murphy responded no. Mr. Murphy stated the trash issue has become part of the permitting process and every new development in the city limits has to be reviewed by the Solid Waste Division.

After discussion, the motion carried unanimously.

- d. Ordinance to appropriate \$425,021 in the General Fund for the FY2019 Greenville Health Authority ("GHA") funding in support of Greenlink Transit Operations

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

Director of Public Transportation Gary Shepard stated \$300,000 will be used as a grant match to obtain Proterra buses and the remaining \$125,000 will be used to improve connectivity and ADA access to the facilities near PRISMA Healthcare locations.

After discussion, the motion carried unanimously.

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

- a. Resolution to certify 515 Buncombe Street as an abandoned building site (Tax Map Number 0014000300101)

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

- b. Resolution to certify 600 Buncombe Street as an abandoned building site (Tax Map Number 0011000301100)

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

- c. Resolution to certify 600 Buncombe Street as an abandoned building site (Tax Map Number 0011000301800)

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

- 17. ADJOURN.** There being no further business, the meeting adjourned at 6:44 p.m.



KNOX H. WHITE, MAYOR



CAMILLA G. PITMAN, MMC, Certified PLS  
CITY CLERK