



MINUTES

FORMAL MEETING OF CITY COUNCIL

Monday, June 28, 2021 - 5:30 p.m.
Greenville Convention Center, 1 Exposition Drive, Room 102

1. **CALL TO ORDER**

Mayor Pro Tem Lillian Flemming

2. **INVOCATION**

Councilmember Dorothy Dowe

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

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

Absent: Mayor Knox White and Councilmember Ken Gibson

5. **APPROVAL OF THE MINUTES**

June 14, 2021; Approved as submitted

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

7. **CITIZENS WISHING TO ADDRESS COUNCIL**

Jeremy Krober, 103 Lloyd Street, spoke regarding the excessive noise coming from Dog Culture at 627 W. Washington Street. Mr. Krober stated he has contacted municipal staff regarding the constant noise from the dog day care business. Mr. Krober asked for a conversation regarding his concern.

Jessica Saravia, Atherton Way, Greer, SC, spoke in opposition to the Wings of the City statues and requested the statues be removed.

Susana Saravia, 613 Phillips Road, Greer, SC, spoke regarding prayer and pledging allegiance to one God who created mankind and not to "any god."

8. **PRESENTATION**

a. Retirement Recognition of City Employees

Mayor Pro Tem Flemming and City Council recognized a total of 621 combined years of service from this year's municipal retirees and acknowledged the retirees individually thanking them for their service to the city of Greenville.

9. **PUBLIC HEARING**

None

10. APPOINTMENTS – Boards and Commissions

- a. Arts in Public Places
Councilmember Stall recommended Amanda Bennett to a full-term ending April 30, 2024. There being no further nominations, Ms. Bennett was appointed by unanimous consent.
- b. Board of Zoning Appeals
Councilmember Dowe recognized Nika White and Luis Martinez for their service on the Board of Zoning Appeals.

Councilmember Dowe recommended Krish Patel to an unexpired term ending December 31, 2021, and Lauren Rounsville to an unexpired term ending December 31, 2022. There being no further nominations, Mr. Patel and Ms. Rounsville were 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 Stall moved, seconded by Councilmember Brasington, to approve second and final reading of agenda items 11a, 11b, 11c, 11d, 11e, 11f, 11g, 11h, 11i, 11j, 11k, 11l, 11m, and 11n, and first and final reading of agenda item 13a of the Consent Agenda. The motion carried unanimously.

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

- a. Ordinance to enter into a lease agreement with Rebuild Upstate for property located at 601 Green Avenue (Tax Map Number 0086010101900)
(Presented by Community Development Manager Rebecca Edwards)
- b. Ordinance approving a legal settlement with SJC Properties, LLC and appropriating the sum of \$275,000 for that purpose
(Presented by City Attorney Mike Pitts)
- c. 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) (REVISED)
(Presented by Planning and Development Services Director Jay Graham)
- d. Ordinance to amend Section 19-6.5.7, Nonresidential design standards, of the Code of Ordinances of the City of Greenville to modify outdoor dining orientation and other outdoor activity standards for nonresidential uses and multifamily uses adjacent to detached single-family residential uses (Z-11-2021)
(Presented by Planning and Development Services Director Jay Graham)

- e. Ordinance to amend Sections 19-6.5.7, Nonresidential design standards, and 19-6.8.9, Multifamily design standards, of the Code of Ordinances of the City of Greenville to modify refuse collection standards for nonresidential uses and multifamily uses adjacent to detached single-family residential uses (Z-12-2021) (REVISED)
(Presented by Planning and Development Services Director Jay Graham)
- f. Ordinance to amend Sections 19-1.11, Definitions; 19-4.3, Use-Specific Standards; 19-6.4, Exterior Lighting; 19-6.6, Sign Regulations; and 19-6.8.9, Multifamily design standards, of the Code of Ordinances of the City of Greenville to modify exterior lighting standards for nonresidential uses and multifamily uses adjacent to detached single-family residential uses (Z-13-2021)
(Presented by Planning and Development Services Director Jay Graham)
- g. Ordinance to amend Sections 19-1.11, Definitions and 19-2.3.14, Certificate of conformity, of the Code of Ordinances of the City of Greenville to modify certificate of compliance standards for nonresidential uses and multifamily uses adjacent to detached single-family residential uses (Z-14-2021)
(Presented by Planning and Development Services Director Jay Graham)
- h. Ordinance to amend Sections 19-1.11, Definitions; 19-4.3.3, Commercial uses; 19-6.2.2, Landscaping requirements; 19-6.2.3, Buffering and screening requirements; 19-6.5.7, Nonresidential design standards; 19-6.8.9, Multifamily design standards; Table 19-6.2-1; Figures 19-6.8.11 and 19-6.5.14 of the Code of Ordinances of the City of Greenville to modify buffer and screening standards for nonresidential uses and multifamily uses adjacent to detached single-family residential uses (Z-15-2021)
(Presented by Planning and Development Services Director Jay Graham)
- i. Ordinance to amend Sections 19-5.2, Definitions/measurements; 19-6.5.7, Nonresidential design standards; 19-6.8.9, Design standards for multifamily residential development, and Tables 19-4.3-1 and 19-5.1-1 of the Code of Ordinances of the City of Greenville to modify maximum building height standards for nonresidential uses and multifamily uses adjacent to detached single-family residential uses (Z-16-2021)
(Presented by Planning and Development Services Director Jay Graham)
- j. Ordinance to amend Section 19-1.11, Definitions, and Table 19-5.1-1 of the Code of Ordinances of the City of Greenville to modify dimensional standards as related to impervious lot coverage standards for nonresidential use and multifamily uses adjacent to detached single-family residential uses (Z-17-2021)
(Presented by Planning and Development Services Director Jay Graham)
- k. Ordinance to amend Table 19-5.1-1 and Sections 19-6.5.7, Nonresidential design standards, and 19-6.8.9, Multifamily family design standards, of the Code of Ordinances of the City of Greenville to modify minimum setback standards for nonresidential uses and multifamily uses adjacent to detached single-family residential uses (Z-18-2021)
(Presented by Planning and Development Services Director Jay Graham)

- l. Ordinance to amend certain portions of the Unity Park Neighborhood District Code to remove maximum lot width and depth requirements and to provide for development flexibility incentives for affordable housing (Z-19-2021)
(Presented by Planning and Development Services Director Jay Graham)
 - m. Ordinance to amend Section 19-2.3.18, Alternative equivalent compliance, of the Code of Ordinances of the City of Greenville to modify alternative equivalent compliance standards for nonresidential uses and multifamily uses adjacent to detached single-family residential uses (Z-20-2021)
(Presented by Planning and Development Services Director Jay Graham)
 - n. Ordinance to appropriate \$1,006,012 in the General Fund for the Land Management Ordinance Revision Contract
(Presented by Assistant City Manager Shannon Lavrin and Office of Management and Budget Director Matt Efird)
- 12. NEW BUSINESS – (Ordinance – First Reading)**
None
- 13. NEW BUSINESS – (Resolutions – First and Final Reading)**
- a. Resolution to award \$36,000 in funding received through the Greenville Zoo “Quarters for Conservation” Program from July 1, 2020, through June 30, 2021, to five designated global conservation organizations
(Presented by Zoo Administrator Bill Cooper)

REGULAR AGENDA

- 14. UNFINISHED BUSINESS – (Ordinances – Second and Final Reading)**
None
- 15. NEW BUSINESS – (Ordinances – First Reading)**
- a. Ordinance to amend Sections 19-2.3, Specific standards and other requirements for applications for development approval, 19-5.2, Definitions/measurements, and 19-6.1, Off-street parking and loading, of the Code of Ordinances of the City of Greenville to create affordable and workforce housing incentives (Z-6-2021)
(Presented by Planning and Development Services Director Jay Graham)

With no opposition, item was tabled to a later date.
 - b. Ordinance to amend Section 19-6.10, Traffic impact analysis, of the Code of Ordinances of the City of Greenville to amend the requirements for a traffic impact analysis (Z-22-2021)
(Presented by Planning and Development Services Director Jay Graham)

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

- c. Ordinance to amend Table 19-6.1-1, Off-street parking requirements Schedule A, of the Code of Ordinances of the City of Greenville to modify off-street parking requirements for restaurants and bars/nightclubs and to add parking standards for breweries, wineries, and distilleries (Z-23-2021)
(Presented by Planning and Development Services Director Jay Graham)

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

- d. Ordinance to amend Section 19-1.11, Definitions, and Table 19-4.1.2, Table of Uses, of the Code of Ordinances of the City of Greenville modifying the Tables of Uses to promote land use compatibility between certain nonresidential uses and existing residential (Z-24-2021)
(Presented by Planning and Development Services Director Jay Graham)

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

- e. Ordinance to amend Sections 19-7.5, Stormwater permits, and 19-7.6.2, minor stormwater permit, of the Code of Ordinances of the City of Greenville to create additional stormwater control standards for commercial and multifamily developments that abut and drain to the single-family detached use (Z-25-2021)
(Presented by Planning and Development Services Director Jay Graham)

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

- f. Ordinance to amend Section 8-256, Outdoor Displays and Cafes, Prohibited acts, of the Code of Ordinances of the City of Greenville to allow for certain outdoor seating encroachments within Unity Park
(Presented by Parks, Recreation and Tourism Director Angie Prosser)

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

- g. Ordinance to rezone approximately 3.87 acres of real property located on Laurens Road and Ackley Road from R-6, Single-family residential district, and C-3, Regional Commercial District, to PD, Planned Development District (Tax Map Numbers 0198000403200, 0198000400200, and 0198000400300)(Z-10-2021)
(Presented by Planning and Development Services Director Jay Graham)

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

Planning and Development Services Director Jay Graham stated staff will see the final development plan, then the item will go before the Planning Commission. Mr. Graham

also stated if there was a fundamental rework of the design, then it will be required to return to the rezone level. Mr. Graham advised the project required a traffic impact study and that the project is 100% percent affordable housing with a target AMI of 60% percent.

After discussion, the motion carried unanimously.

- h. Ordinance to approve an easement in favor of Duke Energy Carolinas, LLC for the purpose of undergrounding utilities on property located on South Hudson Street (Tax Map Numbers 0052000101600, 0052000100100, 0052000101500)
(Presented by Interim Engineering Services Manager Clint Link)

Councilmember Stall moved, seconded by Councilmember Dowe, 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. Deputy City Clerk Lori Sondov was recognized on her last meeting at the City and thanked her for her services.
- b. Sustainability Coordinator Michael Frixen announced a new project entitled SustainableGVL and partnership with the Shi Institute to develop a sustainability plan for Greenville. Mr. Frixen stated he anticipates the final plan to be presented to Council in early 2022 for adoption.
- c. Office of Management and Budget Director Matt Efird recognized a highlight from the Greenville Zoo Operating profit/loss which currently shows operating in profit status and an increase in Zoo attendance.

- 18. ADJOURN.** There being no further business, the meeting adjourned at 6:10 p.m.



KNOX H. WHITE, MAYOR



CAMILLA G. PITMAN, MMC, Certified PLS
CITY CLERK