

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

**Monday, July 11, 2022
4:00 p.m.**

**Meeting Location:
Greenville City Hall, Council Chambers, 206 S. Main Street**

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 Leigh Paoletti;
City Clerk Camilla G. Pitman

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

City Manager John McDonough introduced Brandon Madden as the new Deputy City Manager and welcomed him on his first day at the City.

Greenville Development Code Preview

Assistant City Manager Shannon Lavrin provided a presentation, as located in Council's agenda packet, sharing an overview and update of the proposed Development Code. Ms. Lavrin reviewed information which included (1) guidance provided through GVL2040, (2) identifying Key Concepts that will immerge in the proposed Code, (3) providing examples and illustrations of how ideas and tools will work in different contexts, and (4) project timeline and other required actions. Ms. Lavrin stated that staff will begin proofreading the draft in August with the final draft expected to be delivered to the community in early December. Ms. Lavrin recognized Kris Kurjiaka as the project manager as well as internal staff and thanked them for their involvement with this project.

Councilmember Brasington expressed his appreciation for czb's involvement in the project and asked if there has been a need with diminishing rezoning and planned development, thereby reducing the workload for Planning staff and the Planning Commission. Ms. Lavrin responded the consultants are looking at it, and they should have an answer available in a few months. Councilmember Brasington asked what appropriate measures might be placed in the proposed Code that will help spur the pace of projects and keep projects from becoming stale and dormant. Ms. Lavrin responded the consultants are reviewing all of the processes, allowing for more predictability and less surprises.

Councilmember Flemming asked if there is a transition plan in place once the proposed Code is adopted. Ms. Lavrin responded while the transition is approximately nine months away, staff is already informing the development community of the transition during pre-application conferences.

Councilmember Dowe asked if the City has purview by law to incentivize affordable housing or is the City able to shape that within the proposed Code. Ms. Lavrin responded no, however, she advised it has to be appropriate and fit in with the context of wherever it is being placed and it will be expected to match the character of the existing neighborhood. Ms. Lavrin also advised that

she believes the City will have the ability to set what it wants those incentives to be for the density bonus based on the AMI and that staff can have a conversation with the consultants about it. Councilmember Dowe encouraged further conversation with the consultants regarding the matter and requested the consultants also be asked if the Code will allow for the City to shape the size of units.

Regarding the term “node,” Councilmember Dowe stated the sooner the City can develop terminology, the better it will help the community in establishing an identity for those areas. Mayor White referred positively to the coherency and clarification in the proposed Code and encouraged staff to continue to work on developing definitions and terms.

Councilmember Dowe encouraged scheduling orientation training for the appropriate Boards and Commissions on the proposed Code prior to its adoption.

Councilmember Gibson asked if incentives discussed with the consultants involving the ability to offer certain incentives based on AMI and potential combinations of incentives are still available. Ms. Lavrin responded that she believes they are available, however, she asked to confirm the same with the consultants. Councilmember Gibson asked if the consultants will be defining the character, and Ms. Lavrin responded the City will be working on it and will be engaging the community as well.

Councilmember Stall stated from his review of other cities, when the proposed Code is paired with GVL2040, it is one of the most progressive and innovative programs in the country.

Mayor White asked for an update on the local area plans. Ms. Lavrin referred to the areas located at Stone Avenue, Augusta Street, McAlister Square, Greater Sullivan, Laurens Road, and the Augusta/Mauldin triangle and advised the plans are due in August. Ms. Lavrin stated information will be presented during the August Code Connection session and provided to the subcommittees.

In summary, Ms. Lavrin stated if the pattern continues, there will be more building inspections submitted in 2022 than in 2021, with 14,000 inspections completed in 2022 thus far and a total of 20,000 inspections completed in 2021.

Open Space Presentation

Ms. Lavrin and Principal Landscape Architect Edward Kinney provided a presentation, as located in Council’s agenda packet, sharing an overview of open space and vacant land within the city limits of the city of Greenville. Ms. Lavrin stated that the GVL2040 plan recommended preservation of 35% percent of the existing vacant or undeveloped parcels within the city limits, and of the 2,700 acres of undeveloped land identified, staff was tasked with identifying those properties that are worthy of preservation. Ms. Lavrin referred to the top priorities, the process of identifying and scoring the vacant land, and efforts towards preservation.

Councilmember Stall asked if the definition of “vacant land” has been taken from the proposed Code, and Mr. Kinney responded yes. Mr. Kinney presented information on what the urban design team has been working on, commented on the scoring criteria given to each acre, and explained the identification given to each acre. Ms. Lavrin advised that staff has multiple parcels identified to discuss with Council and recommended having those discussions during a work session in August.

Councilmember Dowe shared her concern with incentives being offered to private development unless it is available for public use. Councilmember Dowe also shared that when an incentive is

provided for open space and it is public, there must be an understanding up front as to who is responsible for the maintenance and for paying for the maintenance. Councilmember Dowe stated the City cannot ignore the impact it has upon departments and staff.

Mayor White asked how annexation plays into the project. Ms. Lavrin responded that staff is happy to annex open space. Ms. Lavrin advised that the project focused on vacant land within the city limits, however, staff could perform the scoring exercise on property within the 1.5 mile boundary covered under the annexation covenant. Mr. Kinney stated the tool they have been using can be applied to any parcel. Regarding maintenance concerns, Mr. Kinney advised that evaluating the feasibility and vision of the property would be the first step. Ms. Lavrin suggested knowing Council's priorities in order to assist staff in their day to day conversations with developers.

Councilmember Stall asked if there is any consideration for annexing distressed property that currently has structures and making them vacant, and Mr. Kinney responded that the project focuses on property that is undeveloped. Councilmember Stall asked when allocations for this project will be discussed, and Ms. Lavrin responded during next year's budgeting process.

Sustainability Update

Principal Development Planner Michael Frixen provided a presentation, as located in Council's agenda packet, sharing sustainability highlights which have occurred including Unity Park work, installation of 14 new EV chargers, participation in the Electric Vehicle Stakeholder Task Force, efforts with water conservation, and Greenville receiving the designation of a SolSmart community (bronze level). Mr. Frixen provided a list of challenges and opportunities and commented on efforts over the past year with developing the Sustainable GVL plan, which was approved by the Green Ribbon Advisory Committee (GRAC) on June 28.

Councilmember Stall stated that GRAC was created for the sole purpose of creating a climate action plan and encouraged the City to step up the process and move quicker on the plan.

Motion - Executive Session

During the open Work Session, Mayor White asked for a motion to go into Executive Session. City Attorney Leigh Paoletti recommended going into executive session under S.C. Code §30-4-70(a)(2), negotiations for proposed contractual matters for the disposition of city property involving one matter off of Augusta Street and one matter in the Central Business District.

Councilmember Brasington moved, seconded by Councilmember Dowe, to go into Executive Session. The motion carried unanimously.

(Executive Session)

There being no further discussions, Councilmember Flemming 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 5:34 p.m.

Camilla G. Pitman, MMC, Certified PLS
City Clerk

Meeting notice posted on July 8, 2022