



# MINUTES

## FORMAL MEETING OF CITY COUNCIL

City Hall, 206 S. Main Street, Council Chambers

Monday, October 9, 2023 - 5:30 p.m.

---

1. **CALL TO ORDER**

Mayor Knox H. White

2. **INVOCATION**

Mayor White invited meeting attendees to join in a moment of silence to pay respect to those affected by recent tragedies in Israel.

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, Russell Stall, and Dorothy Dowe.

Absent: Councilmember Wil Brasington

5. **APPROVAL OF THE MINUTES**

September 25, 2023; Approved as submitted.

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

None

7. **CITIZENS WISHING TO ADDRESS COUNCIL**

**Michelle Schott, 500 Watts Avenue**, spoke to request that the City reconsider the decision to install no parking signs along Watts Avenue. Ms. Schott stated that the no parking signs were installed in August and have significantly reduced parking availability for residents, negatively impacting the value of their homes. Ms. Schott referenced an evaluation conducted on the street and requested that the findings of the study be made available for public viewing.

City Manager Shannon Lavrin advised that Ms. Schott has been in contact with the City regarding the issue and that staff is willing to meet on site to discuss her concerns further.

**Joe Farmer, 207 Alpine Way**, spoke to address concerns regarding attendance records for the Board of Zoning Appeals members. Mr. Farmer recounted absences of members as reported in Board minutes and requested Council remove certain members due to their lack of attendance. Mr. Farmer also shared his concern with the cancellation of the Board's Agenda Workshop previously scheduled for October 10.

8. **PRESENTATION**

a. Access GVL App Launch

Risk Manager and ADA Coordinator Mike Jank introduced Barbara Stone Foundation Executive Director Laura Ceisel and Greenville CAN Program Manager Chris Sparrow.

Mr. Jank referenced the City's initiatives to increase mobility and transportation within the City for those with disabilities. Mr. Jank shared a video introducing the new web based app, AccessGVL, an interactive map of downtown Greenville that provides information on accessible parking and navigation routes through downtown as well as accessibility of participating restaurants and public restrooms. Mr. Jank noted that participating businesses are receiving additional guidance on how to maintain and improve their current accessibility measures.

Councilmembers Gibson and Dowe inquired about where to find the app. Mr. Sparrow clarified that the app is web based and available on the website [accessgvl.com](http://accessgvl.com). Councilmember Dowe requested the app link be placed on the VisitGreenvilleSC website. Councilmember Dowe asked if Greenville is the first municipality in the state to offer this service. Mr. Jank and Mr. Sparrow estimate that AccessGVL is the first in the country to offer an accessibility guide on this level.

## 9. PUBLIC HEARING

### a. Amendment to Comprehensive Plan Future Land Use Map (Z-8-2023)

Planning Administrator Mary Douglas Hirsch presented a proposed amendment to the GVL2040 Comprehensive Plan's Future Land Use Map to redesignate a certain section of Augusta Street spanning from East Augusta Place to Riverside Drive. Ms. Hirsch advised the amendment would change this section from the Corridor Mixed-Use designation to the Sub-urban Residential designation.

Councilmember Dowe expressed concern regarding connectivity from this proposed area to other major corridors within the City. Ms. Lavrin explained that the area has been shown to be highly residential and the amendment to the Future Land Use Map will represent the change in the zoning designation. Ms. Lavrin added that the amendment will not change the corridor designation and will only apply to the land use designation.

## 10. RECOGNITIONS AND APPOINTMENTS – Boards and Commissions

None

### **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 Dowe moved, seconded by Councilmember DeWorken, 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 enter into a development agreement between the city of Greenville and Mill Village Ministries for the design and construction of public improvements on 1180 and 1186 Pendleton Street and to appropriate \$381,128 for the project

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

None

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

None

<b>REGULAR AGENDA</b>
-----------------------

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

- a. Ordinance to amend Section 19-4.2, Development Bonus, of the Code of Ordinances of the City of Greenville by clarifying the development bonus applicability requirements, providing a fee in lieu payment option for small mixed-use projects, and clarifying rounding requirements (Z-7-2023) (REVISED)

Councilmember Dowe moved, seconded by Councilmember Stall, to approve second and final reading.

Ms. Hirsch advised that the effective date for the Ordinance had been revised to January 1, 2024.

After discussion, the motion carried unanimously.

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

- a. Ordinance to amend Chapter 2, Administration, and Chapter 40, Taxation, of the Code of Ordinances of the City of Greenville to establish a Historic Review Board and provide references thereto

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

- b. Ordinance to amend Sections 19-3.2.2, *Use Table*, 19-3.3.4, *Commercial Uses*, and 19-3.4.4, *Commercial Use Standards*, of the Code of Ordinances of the City of Greenville, to clarify and provide location and use standards for body piercing and tattoo facilities (Z-6-2023)

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

Ms. Hirsch explained that, in the current Development Code, facilities for tattoo and body piercing uses are listed under the Personal Services classification and that the proposed amendment would create a separate category for such uses. Ms. Hirsch

also explained the amendment would allow such facilities to operate in areas that fall under the Industrial Flex District or Mixed Use Shopfront 2 categories as long as they meet South Carolina Department of Health and Environmental Control requirements. Ms. Hirsch advised that approximately 175 parcels within the City would be eligible locations for such facilities.

Councilmember Flemming asked about responses from West Greenville residents regarding this amendment. Ms. Hirsch responded that there was no opposition to a recent applicant who desired to open a tattoo and body piercing facility in West Greenville and that the Planning Commission approved that application. Ms. Hirsch added that this area has been identified as an arts district and the feedback has been positive. Councilmember Flemming expressed concern that the residents of West Greenville were not properly consulted on the matter.

Councilmember Gibson asked if there are set hours of operations that these facilities must adhere to. Ms. Hirsch responded that facilities set their own hours of operation and do not want to be open late. Councilmember Gibson asked if Ms. Hirsch believed there would be opposition to imposing a required closing time, and Ms. Hirsch responded that she believed the facilities would not be opposed.

After discussion, Councilmember Flemming moved, seconded by Councilmember Gibson, to defer the item indefinitely. The motion carried unanimously.

- c. Ordinance to amend the Comprehensive Plan Future Land Use Map to remove a portion of Augusta Street from the "Corridor Mixed-Use" Classification (Z-8-2023)

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

Councilmember Flemming asked if the Pleasant Valley community was consulted regarding this amendment. Ms. Lavrin responded that the amendment was discussed at length during recent zoning changes in the Development Code.

Mayor White stated the existing depiction of the Map does not reflect consistently and that the new Code and that the amendment will clarify the depiction.

After discussion, the motion passed 6-1, Councilmember Flemming opposed.

- d. Ordinance to approve a parking license agreement between Fluor Enterprises, Inc. and the City of Greenville for a portion of the parking area located at 204 Halton Road

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

Councilmember Dowe asked if the revenue of \$120,000 from the leasing agreement would go toward city renovations on Halton Road, and Deputy City Manager Brandon Madden responded affirmatively.

After discussion, the motion carried unanimously.

- e. Ordinance to appropriate \$4,933,626 in Capital Projects Funds through the Public Space Upgrades and Safety Improvements allocated in the South Carolina State Budget for Fiscal Year 2023-2024

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

- f. Ordinance to enter into a Development Agreement with United Community Banks, Inc., for the design and construction of public improvements along East Camperdown Way and Falls Street to the Church Street Bridge and along the Falls Street ramp to Church Street and to appropriate \$1,699,300 in the Capital Projects Fund

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

Ms. Lavrin advised that the Agreement would be a realization of the Memorandum of Understanding put forth in Resolution No. 2021-28.

Councilmember DeWorken expressed his enthusiasm for United Community Banks, Inc.'s choice to select Greenville as the location for their corporate headquarters and emphasized the importance of this agreement for exhibiting Greenville's capability as a business hub in the southeast.

After discussion, the motion passed unanimously.

- g. Ordinance to enter into a Development Agreement with NR Gateway Greenville, LLC for the design and construction of public improvements to property located at 250 North Church Street as well as along Church Street, North Street, and Beattie Place and to appropriate \$3,000,000 to the project

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

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

- a. Resolution to approve the naming of certain facilities located within Unity Park

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

- b. Resolution to provide for certain certifications regarding an abandoned building and an abandoned building site, according to South Carolina Code Annotated Section 12-67-100, et seq, located at 15 East Stone Avenue (Tax Map Number 0035000401900)

With no opposition, the item was unanimously deferred indefinitely.

- c. Resolution to reappoint the Municipal Judge

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

- d. Resolution to reappoint various judicial positions in the Municipal Court under Chapter 22, Municipal Court, of the Code of Ordinances of the City of Greenville

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

- e. Resolution to authorize \$1,700,000 from the Hospitality Tax Fund for the purpose of providing 1:1 matching funds contingent upon the City's award of Federal Land and Water Conservation Grant Funds for Cleveland Park playground replacement

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

## 17. STAFF REPORTS

City Manager Shannon Lavrin provided information on the following items:

- a. Recycling. Thanked the Public Works Department for its presentation on recycling efforts in the City provided during the City Council Work Session. Ms. Lavrin encouraged meeting attendees to view the presentation online if they were unable to join in person.
- b. Fall for Greenville. Promoted the "Fall for Greenville" festival taking place the upcoming weekend from October 13 through October 15. Ms. Lavrin stated that online sales for this year's festival have already matched the sales of 2022, and the City is anticipating record breaking sales for 2023. Ms. Lavrin thanked AccessGVL for their efforts in helping to make the festival accessible for everyone.

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



LILLIAN B. FLEMMING, MAYOR PRO TEM

ATTEST:



CAMILLA G. PITMAN, MMC, Certified PLS  
CITY CLERK