



# MINUTES

## FORMAL MEETING OF CITY COUNCIL

City Hall, 206 S. Main Street, Council Chambers

Monday, October 10, 2022 - 5:30 p.m.

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1. **CALL TO ORDER**

Mayor Pro Tem Lillian B. Flemming

2. **INVOCATION**

Councilmember Ken Gibson

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

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

Absent: Mayor Knox White

5. **APPROVAL OF THE MINUTES**

September 26, 2022; Approved as submitted

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

Mayor Pro Tem Lillian B. Fleming expressed birthday wishes to Councilmember John DeWorken.

7. **CITIZENS WISHING TO ADDRESS COUNCIL**

**Ruth Patton, 6205 Parker Cone Way, Greenville**, spoke regarding affordable housing in the City and requested help and assistance. Ms. Patton referred to being on disability and housing costs going up and questioned what will happen to her and her teenage daughter.

**Jack Logan, 5501 Old Augusta Road, Greenville**, spoke about potential risks in having condominiums built across from Greenville High School and requested the developer install security cameras to assist law enforcement with students' safety.

**Bruce Wilson, 14 Freestone Street, Greenville**, spoke in opposition to the confederate statue remaining on Main Street in downtown Greenville and requested City Council adopt a resolution to condemn and to remove the statue.

**Nalisha Henry, United Way of Greenville County**, referred to approximately 63,000 people living in poverty in Greenville County and to United Way's 2-1-1 resource line to assist with critical resources. Ms. Henry thanked Council for its continued investment in affordable house.

**Yvonne Reeder, Greenville Housing Foundation**, spoke requesting inclusion across different economic levels in the decisions impacting the City. Ms. Reeder encouraged everyone to open their hearts and give thought to the community as a whole when making decisions about its future.

John Martin, 5 Lorena Drive, Taylors, shared examples of homeless individuals in the Greenville community and asked Council to consider their stories. Mr. Martin stated he is a co-owner of Sunday Dinner with a Twist, Inc., that provides assistance to those in need.

## 8. PRESENTATION

### a. Affordable Housing Update

Greenville Housing Fund President and CEO Bryan Brown referred to a proposed resolution going before Greenville County Council that will implement a tax abatement for the inclusion of affordable housing and market rate development. Mr. Brown stated that if approved, the policy will put Greenville in the forefront of effective public policy supports for affordable housing as it would incentivize private developers to use the tool beginning at the inclusion of 20% percent affordability in projects and it would provide affordability at the levels of 80%, 60%, and 40% percent area median income (AMI). Mr. Brown stated there is a need to accelerate investment in affordable housing by the City and that he will reach out to each of the Councilmembers in the coming days to provide additional information to advance this effort.

Councilmember Gibson requested suggestions on ways the City can augment what Greenville County is doing.

Councilmember Dowe stated the City is providing financial contributions toward affordable housing and requested that the City look at policy to continue its contribution as called for in the GVL2040 plan and to provide better leverage.

## 9. PUBLIC HEARING

None

## 10. APPOINTMENTS – Boards and Commissions

### a. Youth Commission

Youth Commission Co-Chairs Emmie Coler and Rylie Shaw recognized the current members of the Youth Commission in attendance and recommended the following applicants for appointment:

Theoriia Acker – Freshman, Legacy School  
Jackson Benton – Freshman, Southside High School  
Aurora Clements – Sophomore, St. Joseph’s Catholic School  
Isabella Meisten – Senior, Greenville Technical Charter High School  
Charlotte Papps – Junior, St. Joseph’s Catholic School  
Jillian Clarke – Junior, JL Mann High School

Councilmember Brasington moved, seconded by Councilmember Stall, to approve the recommended appointments. The motion carried unanimously.

**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 Dowe, to approve second and final reading of agenda items 11a, 11b, 11c, 11d and 11e of the Consent Agenda. The motion carried unanimously.

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

- a. Ordinance to annex approximately 29.14 acres of real property and 6.603 acres of adjacent right-of-way located at East Bramlett Street, Reedy Street, East Center Street, Power Street, Peace Street, West Washington Street, and Hampton Avenue Extension and to provide the zoning designation of I-1, Industrial district, and R-6, Single-family residential district (Tax Map Numbers 0137000400100, 0141000200400, 0137000301300, 0137000500900, 0137000301500, 0137000301600, 0137000301700, 0137000301800, 0137000900400, 0137000800500) (AX-12-2022)  
*(Presented by Assistant City Manager Shannon Lavrin)*
- b. Ordinance to annex approximately 3.89 acres of real property and 1.19 acres of adjacent right-of-way located at Churchill Circle and to provide the zoning designation of C-3, Regional commercial district (A portion of Tax Map Number 0423000100100) (AX-19-2022)  
*(Presented by Assistant City Manager Shannon Lavrin)*
- c. Ordinance to annex approximately 9.156 acres of real property and 0.617 acre of adjacent right-of-way located at 1121 Tsali Circle and to provide the zoning designation of FRD, Flexible Review District (Tax Map Number 0140000100101) (AX-20-2022)  
*(Presented by Assistant City Manager Shannon Lavrin)*
- d. Ordinance to appropriate \$1,880,000 in the Utility Underground Fund for the Unity Park Phase 2 Undergrounding Project  
*(Presented by Engineering Services Director Clint Link)*
- e. 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 0055000200600, 0055000100402, 0055000200116, 0055000100204, and 0055000200101)  
*(Presented by Engineering Services Director Clint Link)*

**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 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)*

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

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

- a. Resolution to approve a sub-surface encroachment permit for West End Restaurants, LLC dba BrickTop's to install and maintain footers located on its property at 1 North Main Street, Suite H, which will encroach into the public right of way on North Main Street (Tax Map Number 001000200205)  
*(Presented by Engineering Services Director Clint Link)*

Councilmember Brasinger moved, seconded by Councilmember Dowe, to approve first and final reading.

Councilmember Dowe questioned if the sidewalk would remain open during construction. Mr. Link responded the sidewalk should remain open. Councilmember Dowe also questioned if the parking spaces would remain available for use. Mr. Link responded he would work with the developer to keep the spaces open.

Mayor Pro Tem Fleming stated she has heard concerns pedestrians walking by customers at seated tables. Mr. Link advised that the planter wall will be on the property line to give separation from patrons and pedestrians.

After discussions, the motion carried unanimously.

- b. Resolution to certify the property located at 101 Mayberry Street as an Abandoned Textile Mill Site under the South Carolina Textile Communities Revitalization Act (Tax Map Number 0055000200115)  
*(Presented by Economic Development Specialist Olivia Vassey)*

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

**17. STAFF REPORTS**

City Manager John McDonough provided information on the following items:

- a. Stone Avenue – Safety Project is progressing into the design and study phase. The area of study includes Stone Avenue from I-385 to Rutherford Street. Selection of an engineering firm is anticipated in November and the study will take six to eight months and include opportunities for citizen input.
- b. 817 Cleveland Development Update – The item will be on the Planning Commission agenda next week. South Carolina Department of Transportation (SCDOT) has initiated a road diet study with the intent of slowing traffic and providing enhanced pedestrian safety. A public meeting is planned for October 27 at 5:30 p.m. at the Greenville Convention Center.
- c. Office of Management and Budget - The city of Greenville received its second Government Finance Officers Association triple crown for financial documents in reporting for excellence in:
  - Annual budget
  - Annual comprehensive financial report
  - Annual financial report
- d. Commercial Corridor Façade Improvement Update  
Director of Economic and Community Development Merle Johnson provided an update on the commercial corridor façade improvement. To date, there are 131 projects, and Haywood Road and Woodruff Road have been added to the list of eligible areas. Examples of projects under construction were provided as information.

Councilmember Dowe encouraged increased promotion of the program and asked for the application timeline. Mr. Johnson responded that the project must be approved by the committee members prior to any work starting. Councilmember Dowe asked about the business's interaction with the Planning Department. Assistant City Manager Shannon Lavrin responded that if the work requires a permit, then yes, they are working with Planning staff and the staff will let them know about the façade improvement program.

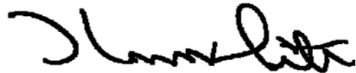
- e. Affordable Housing Toolbox Update  
Community Development Specialist Rebecca Edwards provided an update regarding hotel conversion to multifamily, Unity Park Character Code, the Bailey Bill provision for low and moderate income rental property, homebuyer assistance, rental rehabilitation, and land banking. Ms. Edwards referred to an interim policy for alternatives to on-site development of affordable dwelling units, and Ms. Lavrin advised the policy will be forthcoming to City Council for approval. Ms. Lavrin stated this is an opportunity to work with the developer and with Community Development to look at alternative ways within our toolbox to address options for affordable home ownership.

Councilmember Dowe questioned if there is an environmental assessment when accepting a land swap. Ms. Edwards responded when doing HUD projects, an environmental review per HUD standards is performed.

Councilmembers raised questions and provided comments regarding the proposed Alston Park development and how the policy would work if approved by City Council.

- f. District 1 Redistricting Public Meeting  
Mayor Pro Tem Flemming announced the District 1 Redistricting Public Meeting is scheduled for Monday, October 17, 6 p.m. to 7:30 p.m., at the Bobby Pearse Community Center.

**18. ADJOURN.** There being no further business, the meeting adjourned at 6:41 p.m.



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KNOX H. WHITE, MAYOR

ATTEST:



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CAMILLA G. PITMAN, MMC, Certified PLS  
CITY CLERK

MEETING NOTICE POSTED AND MEDIA NOTIFIED ON OCTOBER 7, 2022.