



MINUTES

FORMAL MEETING OF CITY COUNCIL

City Hall, 206 S. Main Street, Council Chambers

Monday, October 23, 2023 - 5:30 p.m.

1. **CALL TO ORDER**

Mayor Pro Tem Lillian Flemming

2. **INVOCATION**

Mayor Pro Tem Flemming asked for prayers for the family of former City Councilmember Fred Carpenter in his recent passing and to those affected by recent tragedies in Israel.

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**

October 9, 2023; Approved as submitted.

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

None

7. **CITIZENS WISHING TO ADDRESS COUNCIL**

Joe Farmer, 207 Alpine Way, spoke regarding the Historic Review Board and expressed concerns regarding the conduct of its meeting and handling of application RHP 23-623 for a preliminary certification for special tax assessment for rehabilitated historic properties. Mr. Farmer questioned the qualifications of the Board and requested that board members receive additional training and that the City provide more oversight.

Andrew Gibbons, 100 Wedgewood Drive, spoke in opposition to the Board of Zoning Appeals' decision to approve the Union House Development on Rutherford Road. Mr. Gibbons expressed concern with the decision made by the Board of Zoning Appeals and requested Council review the signed affidavit between the City and the developer and look at the project itself.

8. **PRESENTATION**

None

9. **PUBLIC HEARING**

None

10. **RECOGNITIONS AND APPOINTMENTS – Boards and Commissions**

Recognition and appreciation of service was given by City Council to the following Board and Commission members with expiring terms: Christopher Price and Seph Wunder (Board of Zoning Appeals); Kevin Mertens and Scott May (Community Development Advisory

Committee); and Jodi Price Hajosy, Stephanie McCauley, and Mary Elza Walsh (Green Ribbon Advisory Committee).

- a. **Accommodations Tax Advisory Committee**
Councilmember DeWorken recommended the reappointment of William Groves (Lodging) and Joshua Riley (Hospitality) each to a full two-year term beginning November 1, 2023, and ending October 31, 2025, and the reappointment of Mary Hipp representing Metropolitan Arts Council and Dave Edwards representing VisitGreenvilleSC each to a one-year term beginning November 1, 2023, and ending October 31, 2024. There being no further nominations, the appointments were approved by unanimous consent.
- b. **Firefighters Pension Fund Board of Trustees**
Councilmember Dowe recommended the appointment of Kevin Mertens to an unexpired term ending October 31, 2025. There being no further nominations, the appointment was approved by unanimous consent.
- c. **Greenville Transit Authority**
Councilmember Dowe recommended the reappointment of Sean Rusnak to a full three-year term ending beginning November 1, 2023, and ending October 31, 2026. There being no further nominations, the appointment was approved by unanimous consent.
- d. **Richland Cemetery Advisory Committee**
Councilmember Gibson recommended the reappointment of Pamela Sims and Rev. Sam Zimmerman each to a full two-term beginning November 1, 2023, and ending on October 31, 2025. There being no further nominations, the appointments were approved by unanimous consent.
- e. **Community Development Advisory Committee**
Mayor Pro Tem Flemming recommended the appointment of Brock Koonce and Grace Herlong Loveless each to a full two-term beginning November 1, 2023, and ending November 1, 2025. There being no further nominations, the appointments were approved by unanimous consent.
- f. **Board of Zoning Appeals**
Councilmember Brasington recommended the reappointment of Mark Herro and the appointment of Sam Davis and Matthew Praytor each to a full three-year term beginning November 1, 2023, to October 31, 2026. There being no further nominations, the appointments were approved by unanimous consent.
- g. **Greenville Health Authority Board of Trustees**
Mayor Pro Tem Flemming referred to the Greenville County Legislative Delegation selection of Silvia Travis King (At-Large) for appointment to the Greenville Health Authority Board of Trustees. Mayor Pro Tem Flemming advised as a resident of the city of Greenville and in accordance with Act 102 of 2015, the Legislative Delegation is requesting concurrence from City Council. The concurrence was approved 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 Dowe, to approve second and final reading of agenda items 11a, 11b, 11c, 11d, 11e, and 11f of the Consent Agenda. The motion carried unanimously.

11. UNFINISHED BUSINESS – (Ordinances – Second and Final 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
- b. 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)
- c. 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
- d. 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
- e. 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
- f. 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

12. NEW BUSINESS – (Ordinance – First Reading)

None

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

None

REGULAR AGENDA

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

None

15. NEW BUSINESS – (Ordinances – First Reading)

- a. Ordinance to rezone 0.33 acre of real property located on North Main Street from PD, Planned Development District, to MXS-D, Shopfront Downtown District (Tax Map Number 0033000101000)(Z-12-2023)

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

- b. Ordinance to rezone 2.055 acres of real property located at 300 Airport Road from IG, Industrial General District, to IX, Industrial Flex District (Tax Map Number 0258000200104) (Z-13-2023)

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

Councilmember Dowe inquired about the plans for development of the property. Planning Administrator Mary Douglas Hirsch responded that the applicant is purchasing the property with plans to build additional animal care facilities. Councilmember Dowe expressed concern about stormwater drainage on the property and encouraged staff to take this into consideration when approving the development of the property.

After discussion, the motion carried unanimously.

- c. Ordinance to appropriate \$52,842 in the Miscellaneous Grants Fund to reflect an award in the amount of \$26,421 from the Bureau of Justice Assistance, Bulletproof Vest Partnership Program and \$26,421 in the matching funds from the Law Enforcement Special Revenue Fund to purchase body armor for the Greenville Police Department

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

- d. Ordinance to appropriate \$40,718 in the Miscellaneous Grants Fund for the FY2023 Edward Byrne Memorial Justice Assistance Grant (JAG) Program

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

- e. Ordinance to annex approximately 1.14 acres of real property and 0.19 acre of adjacent right-of-way located on West Faris Road and to provide the zoning designation of CV, Civic District (portion of Tax Map Number 0220000100101)(AX-15-2023)

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

- f. Ordinance to amend Section 19-3.3.5, Use Definitions, Industrial Uses, Section 19.3.4.5, Use Standards, Industrial Use Standards, and Division 19-7.2, Defined Terms, in the Code of Ordinances of the City of Greenville to provide regulations for crematory incinerators

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

- g. Ordinance to appropriate \$2,500,000 in Capital Projects Funds through the allocation in the South Carolina State Budget for Fiscal Year 2023-2024, titled City of Greenville Nicholtown Community Center Renovation

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

Councilmember Dowe offered thanks to Representatives Chandra Dillard and Bruce Bannister for their efforts on the South Carolina House Ways and Means Committee to secure the State funds for this renovation.

Councilmember Gibson emphasized the significance of the Nicholtown Community Center and the importance of providing much needed renovations to the property. Councilmember Gibson referenced to the City's allocation of \$1,800,000 in funds for the project, totaling \$4,300,000 in funds for the Center's renovation.

After discussion, the motion carried unanimously.

- h. Ordinance to amend Section 2-333 of the Code of Ordinances of the City of Greenville to require a two-thirds majority in certain circumstances

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

City Manager Shannon Lavrin advised that the proposed amendment will create a requirement for a favorable two-thirds vote from a board, commission, or committee to approve or deny proposed projects that oppose staff recommendation. Ms. Lavrin stated that this amendment will empower City staff by placing greater weight on their specialized knowledge, perspective, and ethical considerations. Ms. Lavrin added that the burden of proof for overriding staff recommendation will be placed on the board or commission by requiring background, data, and resolve to justify the decision.

After discussion, the motion carried unanimously.

- i. Ordinance to approve the naming of the new inclusive playground in Cleveland Park and to accept and appropriate \$809,000 in donated funds for the construction of the new inclusive playground and a new sidewalk on Woodland Way between Gardenvue Avenue and McDaniel Avenue

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

Parks, Recreation and Tourism Director Tara Eaker introduced the proposed construction of Brooks' Playground at Cleveland Park. Ms. Eaker advised that the playground is named for and inspired by Brooks Foster, daughter of donors Paul and Reagin Foster. Ms. Eaker expressed the shared desire of the Fosters and the City to create an inclusive playground that provides a welcoming and creative space accessible to all children.

Ms. Eaker shared a video created by the Communications Department introducing Brooks and the Foster family and describing the inclusive aspects of the playground. Ms. Eaker recognized the Foster family in attendance. Mrs. Foster expressed her hopes and enthusiasm surrounding the project. Ms. Eaker also recognized members of the Friends of Cleveland Park in attendance.

After discussion, the motion carried unanimously.

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

- a. Resolution to consider amending Chapter 42, Article III, Division 3 of the Code of Ordinances of the City of Greenville regarding permit parking districts

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

- b. Resolution to adopt in principle the Airport District Plan (Z-11-2023)

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

Councilmember Dowe suggested that state and federal assistance will be needed to impact surrounding transportation corridors and that emphasis will be required for stormwater management during the City's budget preparation for the upcoming fiscal year. Councilmember Dowe emphasized the need to focus on neighborhoods that are not connected to the Swamp Rabbit Trail, giving mobility priority over recreational loops.

Councilmember DeWorken echoed the sentiments of Councilmember Dowe and stated that he would like to see efforts to connect the neighborhoods of District 1 to the Swamp Rabbit Trail.

After discussion, the motion carried unanimously.

17. STAFF REPORTS

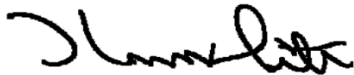
City Manager Shannon Lavrin provided information on the following items:

- a. Popular Annual Financial Report. Ms. Lavrin announced that the city of Greenville received the Government Finances Officers Association's Award for Outstanding Achievement in Popular Annual Financial Reporting for the fiscal year ending June 30,

2022. Ms. Lavrin congratulated the Office of Management and Budget on their success and recognized their efforts in creating the Report.

- b. Fall for Greenville. Ms. Lavrin reported the success of the Fall for Greenville festival that took place October 13 through 15. Ms. Lavrin recognized the Parks, Recreation and Tourism department for putting on the event and offered thanks to City staff for their assistance in the production of the festival.

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



KNOX H. WHITE, MAYOR

ATTEST:



CAMILLA G. PITMAN, MMC, Certified PLS
CITY CLERK

MEETING NOTICE POSTED AND MEDIA NOTIFIED ON OCTOBER 20, 2023.