



# MINUTES

## FORMAL MEETING OF CITY COUNCIL

CITY HALL, 206 S. MAIN STREET, COUNCIL CHAMBERS  
Monday, March 25, 2019 - 5:30 p.m.

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1. **CALL TO ORDER**  
Mayor Knox H. White
2. **INVOCATION**  
Councilmember Amy Ryberg Doyle
3. **PLEDGE OF ALLEGIANCE**
4. **ROLL CALL**  
The following members of City Council were in attendance: Mayor Knox White, Amy Doyle, Lillian Flemming, Jil Littlejohn, Wil Brasington, Russell Stall, and George Fletcher  
  
Absent: Jil Littlejohn
5. **APPROVAL OF THE MINUTES**  
March 11, 2018; Approved as submitted
6. **COMMUNICATIONS / ANNOUNCEMENTS FROM THE MAYOR AND COUNCIL**  
None
7. **CITIZENS WISHING TO ADDRESS COUNCIL**  
  
Clarence Thornton, 114 Douthit Avenue, spoke on everyone having the right to equal representation in the legal system in the Greenville Municipal Court.
8. **PRESENTATION**  
None
9. **PUBLIC HEARING**
10. **APPOINTMENTS – Boards and Commissions**
  - a. Greenville Airport Commission  
Councilmember Brasington recommended reappointment of Mark Clark to fill a full-term ending March 31, 2022. There being no further nominations, Mr. Clark was appointed by unanimous consent.
  - b. Planning Commission  
Councilmember Doyle recommended appointment of Shontavia Johnson and reappointment of Meg Terry and Trey Gardner each to a term ending March 31, 2023. There being no further nominations, Ms. Johnson, Ms. Terry, and Mr. Gardner were appointed by unanimous consent.

- c. **Municipal Election Commission**  
Councilmember Flemming recommended appointment of Camille Chapman to an unexpired term ending December 31, 2019. There being no further nominations, Ms. Chapman was 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 Brasington moved, seconded by Councilmember Stall, to approve second and final reading of agenda items 11a and 11b of the Consent Agenda. The motion carried unanimously.

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

- a. Ordinance to appropriate \$410,000 in the Capital Projects Fund for the addition of a ten foot wide multi-use path and street lighting to the Woodruff Road Bypass Project (PW3454)
- b. Ordinance to rezone a portion of property located at 28, 68, and 78 Global Drive and 700 Ridge Road from I-1, Industrial District, to S-1, Service District (Tax Map Number M011010100307) (Z-28-2018)

**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 authorize the City Manager to enter into a real estate agreement for the acquisition of land in the Unity Park area

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

Interim City Manager Nancy Whitworth stated the agreement involves a swap of properties located on Hudson Street owned by the City and near Unity Park owned

by Salvation Army. Ms. Whitworth stated the swap will allow for a connection to the park.

After discussion, the motion carried unanimously.

- b. Ordinance to amend Section 19-3.2.2, Establishment of Zoning District and Specific Purposes, of the Code or Ordinances of the City of Greenville, regarding RDV, Redevelopment District (Z-30-2018)

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

Planning and Development Manager Jay Graham referred to the current RDV language which was intended to stimulate growth and an exception which specifically omitted parking and buffer requirements. Mr. Graham advised while the City's residential growth is currently solid, there are parking issues occurring, and the amendment will rescind that exception.

Councilmember Flemming stated she thinks RDV zoning should be examined as it relates to Unity Park and the City needs to be careful with how it allows other entities to affect affordable housing efforts. Councilmember Flemming also stated it is time to protect Unity Park and the surrounding communities because there are neighborhoods which have been impacted by high end residential developments.

Mayor White stated RDV was created to help stabilize neighborhoods that are changing, but noted maybe it is not as restrictive as it needs to be.

Councilmember Doyle referred to the parking requirements, especially on the corridors, and stated she would like for the Planning Department to have a little more flexibility because the needs are changing. Councilmember Doyle referred to food trucks as an example where flexibility is needed.

After discussion, the motion carried unanimously.

- c. Ordinance to rezone approximately 0.30 acre located at 801 Green Avenue from R-6, Single Family Residential District, to RM-1, Single and Multi-family Residential District (Tax Map Number 0107000401400) (Z-31-2018)

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

Mr. Graham stated the rezoning corrects the initial zoning which occurred when the property was annexed into the City.

After discussion, the motion carried unanimously.

- d. Ordinance to approve a major modification to an existing PD by rezoning approximately 0.83 acre located at 2101 Augusta Street and 18 and 20 East Faris

Road from C-2, Local Commercial District, and R-6, Single Family Residential District, to PD, Planned Development District, and expanding the PD to include those properties (Tax Map Numbers 0204001101900, 0204001102300, and 0204001102400) (Z-2-2019)

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

Senior Economic Development Project Manager Tracy Ramseur commented on the proposal for PD zoning and the property being brought into an existing PD that abuts the property.

After discussion, the motion carried unanimously.

- e. Ordinance to annex approximately 0.784 acre of real property located on Rocky Slope Road, and to provide the zoning designation of C-2, Local Commercial District (Tax Map Numbers 0259000100201 and 025900010400) (AX-1-2019)

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

- f. Ordinance to enter into a Development Agreement with Perry Avenue Investors, LLC to authorize the provision of public improvements and to appropriate \$150,000 in the Capital Projects Fund Economic Development Project Account (ED 3531) for such improvements

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

Ms. Ramseur advised the Furman Company is planning a \$7 million renovation of the former Poe Hardware and Supply Company on Perry Avenue. Ms. Ramseur commented on city staff working with the developer to design the streetscape enhancements including on-street parking, decorative lighting, and wider sidewalks. Ms. Ramseur stated the developer expects the total streetscape costs to be approximately \$265,000 and the development agreement establishes the standards for those streetscape improvements as well as the reimbursement of \$150,000 of that cost.

Councilmember Flemming stated the redevelopment will help to improve the community without intruding into the neighborhood.

Mayor White asked if the Greenville Technical College Culinary School was still going to occur. Steve Navarro of the Furman Company and Perry Avenue Investors affirmed the Culinary School and stated their space should be ready by the end of the year.

Councilmember Doyle commented on the Comprehensive Plan Advisory Committee members recognizing the number of people who are saving the City's older buildings

and adapting them for new reuse. Mr. Navarro said the company is very excited to have the project and to work with the community on ideas for the project. Mr. Navarro asked for patience from the community for developers who are renovating older buildings as it requires more time than new construction. Mr. Navarro thanked Council for its support of the project.

After discussion, the motion carried unanimously.

- g. Ordinance to approve a Development Agreement between Centennial American Properties, LLC and the city of Greenville for the development of a mixed use project bordered by South Main Street, Broad Street, Falls Street and Camperdown Way

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

Brody Glenn, of Centennial American Properties, LLC, stated he thinks this project is a good example of why it is important for local developers to be involved in projects. Mr. Glenn commented on the schedule of the project as well as occupancy of the leased space.

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

- a. Resolution to approve an extended special assessment period for property located at Perry Avenue and Doe Street (Tax Map Number 0123001700100)

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

- b. Resolution to accept the donation of a sculpture entitled "Spindle" commemorating the 15<sup>th</sup> Anniversary of Artisphere

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

- c. Resolution to approve a Law Enforcement Assistance, Support, and Jurisdiction Agreement between the City of Greenville Police Department and the City of Myrtle Beach Police Department

Councilmember Flemming moved, seconded by Councilmember Doyle, to approve first and final reading.

Police Chief Ken Miller explained the purpose of the agreement and reminded Council of a prior agreement with Myrtle Beach which had expired.

After discussion, the motion carried unanimously.

Mayor White requested that Council discuss the Prisma Health funding in the next few weeks.

17. **ADJOURN.** There being no further business, the meeting adjourned at 5:54 p.m.



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AMY R. DOYLE, VICE MAYOR PRO TEM



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CAMILLA G. PITMAN, MMC, Certified PLS  
CITY CLERK

MEETING NOTICE POSTED AND MEDIA NOTIFIED ON MARCH 22, 2019.