



MINUTES

FORMAL MEETING OF CITY COUNCIL

Monday, August 24, 2020 - 5:30 p.m.

Greenville City Hall - Closed to the Public

Virtual Meeting Viewing: <https://www.greenvillesc.gov/meeting>

Remote Viewing Location:
Greenville Convention Center, 1 Exposition Drive – Room 102

1. **CALL TO ORDER**

Mayor Knox H. White

2. **INVOCATION**

Councilmember Wil Brasington (Suspended)

3. **PLEDGE OF ALLEGIANCE** (Suspended)

4. **ROLL CALL**

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

5. **APPROVAL OF THE MINUTES**

August 10, 2020; Approved as submitted

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

Mayor White acknowledged Councilmember Stall's presentation with State Representative Chandra Dillard on Greenville's civil rights history to the Chamber of Commerce and United Way's Racial Equity and Economic Mobility Commission. Mayor White also announced Representative Dillard has accepted the role as a coordinator of the City's history and heritage and Councilmember Stall has agreed to serve in a Council liaison role. Mayor White stated he anticipates some recommendations perhaps by the end of the year.

7. **CITIZENS WISHING TO ADDRESS COUNCIL**

Ian Thomas, 209 Perry Avenue, stated he planned to address Council regarding a parcel near his home but upon listening to today's Work Session, he is redirecting his concerns to the Greenville Housing Fund.

Ina Cottingham, 6 E. Lanneau Drive, spoke regarding the testing of radio frequency (RF) emissions from wireless cellular networks and thanked Council for listening to its citizens. Ms. Cottingham stated she supports option one for third-party testing of emissions and recommended the Building Biology Institute as a possible choice for testing.

Lauren Stephens, Director of Social Ministries at the Salvation Army of Greenville and Vice Chair of the Greenville Homeless Alliance, spoke in recognition of the retirement of Community Development Director Ginny Stroud and expressed her appreciation for the work Ms. Stroud has done for the community and its residents. Ms. Stephens presented Ms. Stroud with a memento.

Yvonne Reeder, 10 Zara Street, spoke as a community activist and expressed her admiration for Ms. Stroud's work in special interest neighborhoods and with affordable housing.

Shawn Williams, Chief Executive Officer of the Greenville Housing Authority, spoke in recognition of Ms. Stroud's retirement and her dedication to affordable housing.

Bryan Brown, Director of the Greenville Housing Fund, shared his appreciation for Ms. Stroud, recognized her as a founding member of the Greenville Housing Fund and commented on her role in making Greenville a better and fairer place to live.

Felsie Harris, Haynie-Sirrine Neighborhood Association Vice President, spoke in appreciation of Ms. Stroud's work for all of the neighborhoods and of their personal friendship.

Becky Warth, Haynie-Sirrine Neighborhood Association, spoke of Ms. Stroud's expertise in community development and her caring manner. Ms. Warth stated she hopes Ms. Stroud's legacy will remain a standard for which neighborhoods strive for.

Rep. Chandra Dillard, 5 Aletha Avenue, expressed appreciation for Ms. Stroud's work in helping create master plans for neighborhoods and recognized Ms. Stroud as replaceable in her roles as a counselor, mentor, bridge builder, and public relations specialist for the City.

Mayor White and Councilmembers recognized Ms. Stroud on her retirement and thanked her for the difference she has made during her tenure at the City.

- 8. **PRESENTATION**
None
- 9. **PUBLIC HEARING**
None
- 10. **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 Brasington moved, seconded by Councilmember Stall, 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 approve an easement in favor of Duke Energy Carolinas, LLC for the purpose of providing Utility Service to City property located on Faris Road (Tax Map Number 0204001102400)
(Presented by Engineering Services Manager Dwayne Cooper)

- b. Ordinance to approve a property swap between the City of Greenville and Duke Energy Carolinas, LLC
(Presented by Engineering Services Manager Dwayne Cooper)
- c. Ordinance to appropriate \$101,150 in the Miscellaneous Grants Fund for the Department of Justice, Office of Justice Programs, Coronavirus Emergency Supplemental Funding Grant
(Presented by Interim Police Chief Howie Thompson)
- d. Ordinance to appropriate \$400,000 from the Law Enforcement Special Revenue Fund, Department of Justice Account, for the purchase of equipment and training to support the public safety initiative
(Presented by Interim Police Chief Howie Thompson)
- e. Ordinance to appropriate \$360,000 in the Miscellaneous Grants Fund for sewer improvements in the Woodside Mill Village
(Presented by Office of Management and Budget Director Matt Efird)
- f. Ordinance to appropriate \$693,729 in the Miscellaneous Grants Fund to recognize Cares Act reimbursement from Greenville County for COVID-19 Expenditures
(Presented by Office of Management and Budget Director Matt Efird)

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)

- a. Ordinance to amend Section 19-3.2.2(F) and 19-5.1, Table of Dimensional Standards, of the Code of Ordinances of the City of Greenville to modify the maximum density requirements for the RM-3 Zoning Designation (Z-3-2020)
(Presented by Planning and Development Services Director Jay Graham)

Planning and Development Services Director Jay Graham provided a presentation on the proposed property amendments regarding RM-3 zoning and explained how the change would affect each of the properties as shown.

Councilmember Flemming stated if Christ Church Episcopal School were to ever decide to leave its property, there would be space for a huge development on the site. Mr. Graham agreed and stated it would be a great location for a multi-family development with affordable housing. Councilmember Stall asked about a piece of property abutting Christ Church in the County and asked if it was owned by Christ Church. Mr. Graham responded that he was not sure, but he would find out.

Councilmember Dowe stated there are very few RM-3 parcels in the City and shared the same concerns expressed by Councilmember Flemming. Councilmember Dowe questioned the need for the correction at this time with the City working on the Comprehensive Plan. Councilmember Dowe recommended postponing the item and to review it with the comp plan. Mr. Graham responded that the reason for reviewing it at this time is as a part of the cleanup process in reviewing and amending the Ordinance and advised staff would have no problem with postponing the item.

In continuing the presentation, Mr. Graham stated that RM-3 goes through the same scrutiny that a PD, Planned Development, goes through, however, a PD also adjusts the heights and RM-3 does not do that. Councilmember Gibson asked about the differences in RM zoning. Mr. Graham responded the only difference is density with RM-1 having 10 units per acre, RM-1.5 having 15 units per acre, and RM-2 and RM-3 having 20 units per acre. Mr. Graham advised the proposal is for RM-3 to have 30 units per acre and added staff believes RM-3 zoning was intended to have 30 units for RM-3, but the proposed change never occurred. Mr. Graham also advised the height is 40 feet city wide for all RM zonings. Council discussed in general concerns with the density being close the neighborhoods.

Councilmember DeWorken shared concern with the questions raised and asked if the item is critical for consideration at this time.

Mayor White requested a motion and second to bring the item to the table. Councilmember Dowe moved to postpone the item as the City is currently working on the GVL2040 comp plan and recommended the item be reviewed as part of the plan. Councilmember Stall offered to move to approve the agenda item before the amendment.

Mayor White asked for a unanimous consent in postponing the item. With no opposition, the agenda item was postponed.

15. NEW BUSINESS – (Ordinances – First Reading)

- a. Ordinance to appropriate \$100,000 in the Miscellaneous Grant Fund for the Parallel Swamp Rabbit Trail in Unity Park
(Presented by Parks and Grounds Urban Designer Jeff Waters)

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

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

- a. Resolution to document the required governing body review of the City of Greenville's Submission of a grant application to the Bureau of Justice Assistance
(Presented by Interim Police Chief Howie Thompson)

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

- b. Resolution to extend the tenure of the Ad Hoc Citizen Advisory Committee on Public Safety
(Presented by City Attorney Mike Pitts)

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

17. NEW BUSINESS -- (Emergency Ordinances – Final Reading)

- a. Emergency Ordinance requiring individuals to wear face coverings in certain circumstances, and matters related thereto
(Presented by City Attorney Mike Pitts)

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

18. STAFF REPORTS

City Manager John McDonough provided information on the following items:

- a. Community Development Funding.
Rebecca Edwards, Financial Manager for Economic and Community Development, presented an update on awarded funding from the CDBG-CV and HOPWA-CV sources and explained how those funds are being allocated to community organizations.

Mayor White exited the meeting.

- b. Short Term Rentals.
Michael Frixen, Assistant to the City Manager, provided an update on short term rentals, providing a recap of information from Council's retreat in February and its current status. Mr. Frixen referred to the current occupancy numbers and the impact COVID-19 has had on the City. Mr. Frixen stated while the City has seen a hit on accommodations business licenses, there is a fairly healthy market within short term rental listings. Mr. Frixen provided the current approach with short term rentals and options for Greenville in residential districts.

Councilmember Brasington referred to discussions at the retreat and an understanding at that time to pursue third party compliance enforcement, and he expressed his support for the same. Councilmember Flemming agreed and asked what it would take to move the matter forward. Mr. McDonough stated it would be easy to move forward with implementing the third party option. Mr. McDonough recommended staff circle back and prepare recommendations to bring to Council.

Councilmember DeWorken commented on the traffic fatality which occurred on N. Main Street, expressed his condolences to the family members, and thanked the City's Police and Fire Departments for their work in handling crises like this one.

19. **ADJOURN.** There being no further business, Mayor Pro Tem Flemming adjourned the meeting at 6:58 p.m.



KNOX H. WHITE, MAYOR



CAMILLA G. PITMAN, MMC, Certified PLS
CITY CLERK

MEETING NOTICE POSTED AND MEDIA NOTIFIED ON AUGUST 21, 2020.