



MINUTES

FORMAL MEETING OF CITY COUNCIL

Monday, October 26, 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** (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**

October 12, 2020; Approved as submitted

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

Mayor White commented on the rise of COVID-19 rates in Greenville County and stated he will be having a press conference with health officials this Friday. City Attorney Mike Pitts provided a summary of the City's Emergency Face Mask Ordinance which is currently active. Councilmember Stall asked if the Mayor had any information on further actions from the Governor's Office, and Mayor White responded he did not.

7. **CITIZENS WISHING TO ADDRESS COUNCIL**

Matt Foster, Carolina Moves Property Management, 330 Pelham Road, Suite 200B, spoke in support of Item 15a and stated his company has a strong demand for properties which are less than \$700 per month. Mr. Foster stated he hopes this rezoning will be a path for renters to ownership.

8. **PRESENTATION**

None

9. **PUBLIC HEARING**

None

10. **APPOINTMENTS – Boards and Commissions**

a. Accommodations Tax Advisory Committee

Councilmember Stall recommended Kenisha Brantley to a full two-year term ending September 30, 2022. There being no further nominations, Ms. Brantley was appointed by unanimous consent.

- b. Community Development Advisory Committee
Mayor White appointed John Boyanowski to a mayoral appointment to serve a full two-year term ending October 31, 2022.
- c. Greenville Housing Authority
Mayor White appointed Janie Davis to a mayoral appointment to serve an unexpired term ending September 30, 2021.

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 Flemming moved, seconded by Councilmember Gibson, 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. An Ordinance to appropriate funding in the amount of \$100,000 for the provision of pedestrian street lights on Spring Street and Coffee Street adjacent to the new Federal Courthouse
(Presented by Real Estate Development Manager Mary Douglas Hirsch)

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 adopt Section 19-4.3.1(A)(5) and to amend Section 19-5.1, Table of Dimensional Standards, and 19-6.8.3 of the Code of Ordinances of the City of Greenville to provide incentives to repurpose hotel/motel developments located in C-2 and C-3 districts into affordable residential units (Z-6-2020)
(Presented by Planning Administrator Courtney Powell)

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

Councilmember Stall asked if residential was a conditional use within C-2 and C-3. Assistant City Manager Shannon Lavrin responded it is a permitted use.

After discussion, the motion carried unanimously.

- b. Ordinance to rezone approximately 335.379 acres of real property located at 16, 20, and 100 Tower Drive and 621 Airport Road from C-3, Regional Commercial District, to S-1, Service District (Tax Map Numbers 0259000101200; 0283000100100; 0282000202100; 0282000202502) (Z-8-2020)
(Presented by Planning Administrator Courtney Powell)

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

- c. Ordinance to rezone approximately 4.332 acres of real property located at 220 Roper Mountain Road Extension from RM-2, Single-family and multifamily residential district, to OD, Office and institutional district (Tax Map Number 0543010101200) (Z-9-2020)
(Presented by Planning Administrator Courtney Powell)

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

Councilmember Dowe asked for clarification regarding the rezoning. Planning Administrator Courtney Powell stated when the property was annexed into the City, a request was made for RM-2 under a special exception. Ms. Powell stated the property has continued to serve as a medical use, however, with a change to the Code of Ordinances, it was no longer the case and the owners submitted a rezoning request for OD. Ms. Powell stated the Planning Commission did not receive any comments regarding the rezoning, and it was recommended for approval by a unanimous vote. Ms. Powell verified that property owners within 500 feet of the property were notified of the rezoning, that neighborhood meetings were conducted and that the rezoning is not a spot zoning situation.

Councilmember Dowe asked if someone decides to build something different on the property, what type of buffers might be required. Ms. Powell responded a new owner would have to follow current buffer regulations.

After discussion, the motion carried unanimously.

- d. Ordinance to rezone approximately 0.17 acre of real property located at 1600 East Washington Street from RM-1, Single-Family and Multifamily residential district, to C-3, Regional commercial district (Tax Map Number 0196000400100) (Z-10-2020)
(Presented by Planning Administrator Courtney Powell)

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

Ms. Powell stated the Planning Commission recommended C-3 zoning because the adjacent property is also zoned C-3 with the understanding all of the C-3 properties in the City will be reevaluated after the Comprehensive Plan is adopted. Ms. Powell also

stated staff does not know the plans for property, but it may be a small, mixed-use development.

Councilmember Flemming raised a question with the future land use being a transit-oriented development. Councilmember Dowe asked if a gas station could be built on the property. Ms. Powell responded there are constraints because of the size of the property. Councilmember Dowe asked if the neighborhood was notified, and Ms. Powell responded yes and stated there was no public comment at the Planning Commission meeting.

Mayor White asked Councilmember Gibson to take a deeper look into the rezoning since the property is in District 3.

After discussion, the motion carried 4-3 with Councilmembers Flemming, Gibson, and Dowe opposing.

- e. Ordinance to abandon an existing sanitary sewer easement located on property owned by the South Carolina Governor's School for the Arts and Humanities located at 15 University Street (Tax Map Number 0069000300208)
(Presented by Engineering Services Manager Dwayne Cooper)

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

- f. Ordinance to appropriate \$60,000 in the Miscellaneous Grants Fund for the FY 2020 South Carolina State Homeland Security Grant Program
(Presented by Fire Chief Stephen Kovalcik)

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

- g. Ordinance to amend the 2019-2020 Annual Action Plan to include the provision of eligible activities associated with responding to the impact of COVID-19 and the appropriation of funding received from the U.S. Department of Housing and Urban Development through the CARES Act
(Presented by Community Development Financial Coordinator Rebecca Edwards)

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

Community Development Financial Coordinator Rebecca Edwards commented on the budget and expenditures related to the second allocation of funds from the CARES Act. Mayor White suggested sharing this information with the public.

Councilmember Dowe asked if the funds must be allocated by the end of 2020. Ms. Edwards responded no and stated the funds have a three-year deadline which is around June 30, 2023. Councilmember Dowe stated this is a great example for helping people stay in their homes. Ms. Edwards recommended individuals call either the direct organization or the United Way 211 line to become qualified.

After discussion, the motion carried unanimously.

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

- a. Resolution to approve the use of \$3,500 in previously appropriated funding to facilitate removal of restrictions in the Deed from the South Carolina Department of Transportation for a parcel of land located at the intersection of Academy Street and Wardlaw Street (Tax Map Number 0071000100700)
(Presented by Real Estate Development Manager Mary Douglas Hirsch)

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

- b. Resolution to accept a dedication of 7.037 acres (306,514 square feet) of public right of way from Verdae Development, Inc. and to accept Verdae Crest Drive, Cheddington Drive, Chadsworth Drive, Sedley Road, Darden Way, and Delane Drive within the Braydon at Hollingsworth Park Subdivision into the City Street System
(Presented by Engineering Services Manager Dwayne Cooper)

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

Engineering Services Manager Dwayne Cooper stated the streets have been built to the City's standards and will be accepted for public maintenance. Mr. Cooper confirmed the streets have been inspected and they are in good condition.

After discussion, the motion carried unanimously.

- c. Resolution to request the removal of approximately 0.108 mile section of Column Street (US-29 SPR N) from the State Highway System
(Presented by Engineering Services Manager Dwayne Cooper)

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

17. STAFF REPORTS

City Manager John McDonough provided information on the following items:

- a. Falls Park on the Reedy was one of four recipients of the 2020 Society of American Travel Writers, Phoenix Awards, their highest recognition bestowed to organizations and communities which have demonstrated exceptional efforts in preserving, conserving, beautifying or protecting the historic, cultural or natural resources of an area.
- b. Ice on Main - The Events team has created a new online reservation system for pre-purchase of tickets for the United Community Bank Ice on Main.


- c. Boo in the Zoo has sold over 13,500 tickets to date.
- d. Value Blue is a new campaign which will be pushed out beginning tomorrow on the web, social media, print media, and billboards.
- e. Holland Park - Mayor White and Councilmember Gibson conducted a groundbreaking at Holland Park along the Swamp Rabbit Trail Extension on Laurens Road.
- f. Kiwanis Playground installation is complete and should be opening this week.
- g. Falls Park Stage replacement is underway and should be completed this week. The replacement should last for over 20 years.
- h. Cleveland Park has a new playground surface that has been installed.
- i. Public Works Director Mike Murphy and his team have created two new litter crews which are working daily and on Saturday mornings to pick up litter on major corridors. Since the crew has been assigned, it has collected 3.8 tons of litter.
- J Office of Management and Budget Director Matt Efird and his team will be launching Click to Gov, an online payment portal in November. The portal may be used for annual business license renewals and monthly hospitality and local accommodations taxes.

Mayor White stated there will be a zipline in Holland Park which will go over the Swamp Rabbit Trail. Mayor White also stated he, Councilmember Flemming, and Councilmember Dowe recently toured the ReWa Tunnel.

Councilmember Dowe recognized the loss of Greenville County Sheriff's Sgt. Conley Jumper and the assistance of the City's Police Department at the funeral and in the procession. Interim Police Chief Howie Thompson expressed appreciation for the acknowledgement and shared the Department covered the County to allow for their officers to attend the funeral service.

18. **ADJOURN.** There being no further business, the meeting adjourned at 6:07 p.m.


LILLIAN BROCK FLEMMING, MAYOR PRO TEM


CAMILLA G. PITMAN, MMC, Certified PLS
CITY CLERK