



MINUTES

FORMAL MEETING OF CITY COUNCIL

CITY HALL, 206 S. MAIN STREET, COUNCIL CHAMBERS
Monday, June 14, 2021 - 5:30 p.m.

1. **CALL TO ORDER**

Mayor Knox H. White

2. **INVOCATION**

Councilmember Russell Stall

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

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

5. **APPROVAL OF THE MINUTES**

May 24, 2021; Approved as submitted
June 7, 2021; Approved as submitted

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

None

7. **CITIZENS WISHING TO ADDRESS COUNCIL**

Lynne Brown, 307 Bloomfield Lane, Greer, SC, spoke in opposition to the Wings of the City Statues, sharing her concerns with the funding and with her tourism dollars going to the tourism tax to pay for the statues. Ms. Brown requested the statues be removed.

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 Dowe moved, seconded by Councilmember Stall, to approve second and final reading of agenda items 11a, 11b, and 11c of the Consent Agenda. The motion carried unanimously.

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

- a. Ordinance to abandon a portion of Eleanor Street (AB-1-2021)
(Presented by Interim Engineering Services Manager/City Engineer Clint Link)
- b. Ordinance to appropriate \$386,752 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)
- c. Ordinance to appropriate \$8,954,274 in the Miscellaneous Grants Fund and the General Fund to recognize funds from the American Rescue Plan Act
(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)

None

15. NEW BUSINESS – (Ordinances – First Reading)

- a. Ordinance to enter into a lease agreement with Rebuild Upstate for property located at 601 Green Avenue (Tax Map Number 0086010101900)
(Presented by Community Development Manager Rebecca Edwards)

Councilmember Stall moved, seconded by Councilmember Gibson, to approve first reading. The motion carried unanimously.
- b. Ordinance approving a legal settlement with SJC Properties, LLC and appropriating the sum of \$275,000 for that purpose
(Presented by City Attorney Mike Pitts)

Councilmember Stall moved, seconded by Councilmember DeWorken, to approve first reading. The motion carried unanimously.
- c. Ordinance to amend Section 19-4.3.2, Public and Institutional Uses, Section 19-4.3.3, Commercial Uses, Section 19-4.3.4, Service and Industrial Uses, and Table 19-4.1.2, Table of Uses, of the Code of Ordinances of the city of Greenville to modify use-specific standards after midnight (Z-8-2021)
(Presented by Planning and Development Services Director Jay Graham)

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

Councilmember Dowe moved, seconded by Councilmember Gibson second, to amend to strike all references from 6:00 a.m. to 7:00 a.m.

The motion to amend the Ordinance carried unanimously.

After discussion, the motion, as amended, carried unanimously.

- d. Ordinance to amend Section 19-6.5.7, Nonresidential design standards, of the Code of Ordinances of the City of Greenville to modify outdoor dining orientation and other outdoor activity standards for nonresidential uses and multifamily uses adjacent to detached single-family residential uses (Z-11-2021)
(Presented by Planning and Development Services Director Jay Graham)

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

- e. Ordinance to amend Sections 19-6.5.7, Nonresidential design standards, and 19-6.8.9, Multifamily design standards, of the Code of Ordinances of the City of Greenville to modify refuse collection standards for nonresidential uses and multifamily uses adjacent to detached single-family residential uses (Z-12-2021)
(Presented by Planning and Development Services Director Jay Graham)

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

Councilmember Dowe moved, seconded by Councilmember Gibson second, to amend to strike all references from 6:00 a.m. to 7:00 a.m.

The motion to amend carried unanimously.

After discussion, the motion, as amended, carried unanimously.

- f. Ordinance to amend Sections 19-1.11, Definitions; 19-4.3, Use-Specific Standards; 19-6.4, Exterior Lighting; 19-6.6, Sign Regulations; and 19-6.8.9, Multifamily design standards, of the Code of Ordinances of the City of Greenville to modify exterior lighting standards for nonresidential uses and multifamily uses adjacent to detached single-family residential uses (Z-13-2021)
(Presented by Planning and Development Services Director Jay Graham)

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

- g. Ordinance to amend Sections 19-1.11, Definitions and 19-2.3.14, Certificate of conformity, of the Code of Ordinances of the City of Greenville to modify certificate of

compliance standards for nonresidential uses and multifamily uses adjacent to detached single-family residential uses (Z-14-2021)
(Presented by Planning and Development Services Director Jay Graham)

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

- h. Ordinance to amend Sections 19-1.11, Definitions; 19-4.3.3, Commercial uses; 19-6.2.2, Landscaping requirements; 19-6.2.3, Buffering and screening requirements; 19-6.5.7, Nonresidential design standards; 19-6.8.9, Multifamily design standards; Table 19-6.2-1; Figures 19-6.8.11 and 19-6.5.14 of the Code of Ordinances of the City of Greenville to modify buffer and screening standards for nonresidential uses and multifamily uses adjacent to detached single-family residential uses (Z-15-2021)
(Presented by Planning and Development Services Director Jay Graham)

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

Councilmember Brasington requested clarification regarding buffer depth and the impact upon existing structures. Planning and Development Services Director Jay Graham responded his department answers these issues on a case by case basis and stated the language being added to this section is for the administrator to utilize. Councilmember Brasington clarified existing structures in this buffer would be eligible for this type of administrative review and potential exemption.

After discussion, the motion carried unanimously.

- i. Ordinance to amend Sections 19-5.2, Definitions/measurements; 19-6.5.7, Nonresidential design standards; 19-6.8.9, Design standards for multifamily residential development, and Tables 19-4.3-1 and 19-5.1-1 of the Code of Ordinances of the City of Greenville to modify maximum building height standards for nonresidential uses and multifamily uses adjacent to detached single-family residential uses (Z-16-2021)
(Presented by Planning and Development Services Director Jay Graham)

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

- j. Ordinance to amend Section 19-1.11, Definitions, and Table 19-5.1-1 of the Code of Ordinances of the City of Greenville to modify dimensional standards as related to impervious lot coverage standards for nonresidential use and multifamily uses adjacent to detached single-family residential uses (Z-17-2021)
(Presented by Planning and Development Services Director Jay Graham)

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

- k. Ordinance to amend Table 19-5.1-1 and Sections 19-6.5.7, Nonresidential design standards, and 19-6.8.9, Multifamily family design standards, of the Code of

Ordinances of the City of Greenville to modify minimum setback standards for nonresidential uses and multifamily uses adjacent to detached single-family residential uses (Z-18-2021)

(Presented by Planning and Development Services Director Jay Graham)

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

- I. Ordinance to amend certain portions of the Unity Park Neighborhood District Code to remove maximum lot width and depth requirements and to provide for development flexibility incentives for affordable housing (Z-19-2021)

(Presented by Planning and Development Services Director Jay Graham)

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

- m. Ordinance to amend Section 19-2.3.18, Alternative equivalent compliance, of the Code of Ordinances of the City of Greenville to modify alternative equivalent compliance standards for nonresidential uses and multifamily uses adjacent to detached single-family residential uses (Z-20-2021)

(Presented by Planning and Development Services Director Jay Graham)

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

- n. Ordinance to appropriate \$1,006,012 in the General Fund for the Land Management Ordinance Revision Contract

(Presented by Assistant City Manager Shannon Lavrin and Office of Management and Budget Director Matt Efird)

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

Councilmember Stall asked for a timeline for this process. Assistant City Manager Shannon Lavrin responded the plan is to be under contract by June 30 with work beginning mid-July and public outreach sessions starting 90 days after the start of the contract.

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

- a. Resolution to approve the conversion of Burdette Street into a one-way street from Mason Street to Pendleton Street

(Presented by Real Estate Development Manager Mary Douglas Hirsch)

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

Real Estate Development Manager Mary Douglas Hirsch referred to the location of Burdette Street and stated the City has coordinated its efforts with the South Carolina Department of Transportation (SCDOT) and the surrounding property owners. Ms. Hirsch stated a large mailing was sent to all area property owners with no voiced opposition expressed.

After discussion, the motion carried unanimously.

17. STAFF REPORTS

City Manager John McDonough provided information on the following items:

- a. Police Department – Recognized for its Fill the Cruisers event on June 8, with food items collected going to its community partner, Project Host.
- b. Parks and Recreation – Bob Jones University has invited residents to use their pickleball courts, Monday through Thursday between the hours of 8 a.m. to 8 p.m. through August 20. The Bobby Pearse Recreation Center continues its upgrades with parking lot paving and installation of carpet and cabinets, and the final walk-through coming soon. The Timmons Park demolition is in progress with court fencing to be removed by the end of the week and playground installation having started.
- c. Greenville Heritage Main Street Fridays – Line-up released for July 9-September 24.
- d. West End Small Area Plan - Drop-in meeting scheduled for June 22 at 5 p.m. at Fluor Field.
- e. Unity Park - Construction continues on the new parallel Swamp Rabbit Trail, concrete will soon be poured to connect the trail and Hudson Street, and the trail will be opened to the public the week of July 9. The first of three bridges is in the final stages of completion and should arrive June 16; it will not be operational until the trail connection is made in July. The Visitors Center work is on-going.
- f. Augusta Street traffic and safety – A coordination meeting with the SCDOT was held June 4 to discuss options addressing vehicular and pedestrian safety. The City will host a community meeting on June 29 with SCDOT and state representatives for Augusta Street and the Pleasant Valley area residents to receive community input. The meeting is scheduled for 6:30 p.m. to 8:30 p.m., but the location has yet to be determined. The Traffic Enforcement team was recognized for its hard work in the area.

Councilmember DeWorken commented on an advertisement during a televised golf tournament which featured Greenville.

Councilmember Dowe provided kudos to the Police Department and all those who assisted in hosting Vice President Kamala Harris earlier in the day.

Councilmember Stall thanked the Planning Department and Planning Commission for its work on the numerous text amendments.

18. **ADJOURN.** There being no further business, the meeting adjourned at 5:58 p.m.



KNOX H. WHITE, MAYOR



CAMILLA G. PITMAN, MMC, Certified PLS
CITY CLERK

MEETING NOTICE POSTED AND MEDIA NOTIFIED ON JUNE 11, 2021.