

**City Council of the City of Greenville  
Work Session**

**Monday, November 8, 2021  
3:00 p.m.**

**Meeting Location:  
Greenville Convention Center, 1 Exposition Drive**

**MINUTES**

CITY COUNCIL: Mayor Knox White; Councilmember Lillian B. Flemming, Councilmember Kenneth C. Gibson, Councilmember Wil Brasington; Councilmember Russell H. Stall; and Councilmember Dorothy H. Dowe

Absent: Councilmember John M. DeWorken

CITY STAFF: City Manager John F. McDonough; City Attorney Michael S. Pitts;  
City Clerk Camilla G. Pitman

Mayor White called the meeting to order for the purpose of discussing the following matters.

**Greenville Development Code (Code of Ordinances, Chapter 19)**

Assistant City Manager Shannon Lavrin recognized the consultants providing a presentation update on the Greenville Development Code as located in Council's Agenda packet. Ms. Lavrin stated they are asking for confirmation of direction from City Council following today's presentation. Ms. Lavrin also stated the consultants and staff will be moving into the public outreach campaign in January. Councilmember Stall recognized members of the GVL2040 Steering Committee in attendance.

Charles Buki, President of czb introduced Larry Westin of Westin Consulting, Matt Ingalls of Ingalls Planning and Design, Lee Einsweiler and Christy Dodson of Code Studio, and Thomas Eddington and Eric Arneigh of MRB Group. Mr. Buki stated the purpose of the discussion is to confirm overall direction, walk through the conceptional framework to allow for running some tests to determine how it works, and to have discussions and receive questions.

Mr. Ingalls provided key alignments for the new development code:

Key Alignment 1: The new code will implement GVL2040 with clear policy direction and clear policy consistency conveyed throughout.

Key Alignment 2: The new code will implement GVL2040 by putting concepts into action. Ms. Dodson referred to each of the concepts and ideas for consideration including nodes and corridors, affordable housing, neighborhood character compatibility, open space and environment, and transportation and mobility.

Mr. Eddington continued with providing key alignments for the new development code:

Key Alignment 3: The new code will be informed by existing small area plans AND 3 new "test area" plans, including McAlister Square area, North Laurens Road area, and Stone Boulevard area.

Key Alignment 4: The new code will be a “By-Right” code reflecting “This is what the community can say ‘yes’ to.”

Mr. Eddington provided the next steps including (1) begin outlining revised code, (2) scope and schedule area planning processes, (3) recruit area planning advisory groups, (4) engage Planning Commission and Design Review Board for input, and (5) return to Council with an update in late Winter or around March 2022.

Mayor White asked about the potential area plans and shared his support in expanding those plans. Ms. Lavrin responded they will be doing a neighborhood plan and she will be meeting with the neighborhood tomorrow evening to obtain their approval before moving forward. Mayor White asked that staff move forward with the area plans.

Regarding Key Alignment 1, Councilmember Brasington asked how they will move forward with the key while preserving the character of existing neighborhoods. Ms. Lavrin responded they are still exploring how to address the existing code and zonings while putting the GVL2040 ideas into place. Mr. Ingalls stated the existing fabric does not exist in the current code and that they will be examining the fabric of each of the neighborhoods. Councilmember Brasington commented on having a finite number of subsets that may apply to multiple neighborhoods and that they may already be close to the number. Councilmember Brasington shared his appreciation for an accessible and user-friendly code and encouraged engagement with current developers for input and assistance.

Councilmember Dowe stated the changes will create predictability for the development community. Councilmember Dowe asked for everyone to think about what incentives can be used in the code for the needs in Greenville and for the team to take those incentives into consideration. Councilmember Dowe also asked for the team to recognize stresses in established neighborhoods, such as stormwater. Councilmember Dowe referred to deep site corridors and asked for them to recognize residential properties that abut commercial corridors and question what to do with those residents as corridors change. Councilmember Dowe stated she personally believes parking decks will need to find a new purpose by 2040 and asked for considerations to be included involving her concerns.

Mr. Buki advised that the panel will be following up with Council as they are going through the process.

Councilmember Stall stated he is impressed with the plan and the path forward and stated the group has listened to the GVL2040 Committee, City Council and to the community. Councilmember Stall also stated he is interested in hearing more about engaging and educating the public in the process. Councilmember Brasington recommended coming up with a unique name or branding to draw the public into the process.

Ms. Lavrin advised they are working with the Communications Department regarding public input and education which is very important in bringing as much public input into the process to be successful. Ms. Lavrin stated the GVL2040 Committee will be able to assist us with that process. Ms. Lavrin recognized GVL2040 participants and thanked the City’s Planning staff for their support and efforts.

### **Public Safety Campus Proposal**

City Manager John McDonough provided a presentation on a proposed building and campus for Public Safety as located in Council's Agenda packet. Mr. McDonough provided comments regarding the current status of facilities for the Police Department and Fire Department administrative offices and the Municipal Court building and provided information regarding the City's efforts in locating property since 2019. Police Chief Howie Thompson provided information regarding the current facilities conditions and needs at the Law Enforcement Center. Judge Matt Hawley stated the 426 N. Main building was actually a relocation of the Municipal Court for temporary purposes and that it has aged out and is to a point where it does not serve staff interests or the public's purpose. Interim Fire Chief Brian Horton advised the offices previously located on Broad Street were moved to the Convention Center and the Chief's offices were recently moved to the same location in March 2020. Chief Horton stated parking is lacking and when there are shows at the Convention Center, they cannot get apparatus onto the property.

Mr. McDonough provided information on the proposal to purchase property that will be presented to Council during the Formal Meeting. Mr. McDonough advised that the property is located at the intersection of Halton Road and Mall Connector Road and consists of approximately 13 acres including building and parking property. Office of Management and Budget Director Matt Efirid provided financial information regarding the value of the property and assessments that are currently being performed. Mr. Efirid stated that furniture located in the building worth approximately \$1 million would be included as a part of the purchase. Mr. McDonough provided a layout of offices on each floor including records, muster room and holding cells in the basement with first floor for courts and Municipal Court offices, second floor for Police, third floor for Public Safety dispatch, fourth floor for Fire, and fifth and sixth floor for other potential use.

Mr. Efirid stated the property acquisition of both tracts is \$18,900,000 with upfits and renovations of \$8,100,000 for a total cost of \$27,000,000. Mr. Efirid provided information on funding sources as well as other potential considerations. Mr. Efirid also provided information on potential income from the sale of the Municipal Court property and a lease back for three to six months to the current tenant.

Councilmember Stall asked about impact on response times, and Chief Thompson responded that it should be adequate. Councilmember Stall asked what would happen with the space at the Law Enforcement Center and suggested maintaining some presence at the LEC.

Councilmember Flemming and Councilmember Gibson joined the meeting.

Councilmember Dowe referred to the impact from the overflow at Municipal Court and asked if three courts would assist with the workload. Judge Hawley responded the Court has a backlog at this time due to COVID and that it would assist with jury trials. Councilmember Dowe asked how the plans work with the strategic plan. Chief Horton responded they are working through the plan at this time. Councilmember Dowe asked for a comparison per square foot between the building purchased by the County and the proposed building. Mr. Efirid responded the County paid over \$140 per square foot and the price per square foot in this transaction is approximately \$125 per square foot.

Councilmembers shared their support for the proposal. Mayor White thanked staff for the input and stated it is good stewardship of the City. Mayor White also thanked Fluor's support and partnership in working with the City.

**Unity Park Property Disposition and Acquisition**

Item was deferred.

**Motion - Executive Session**

During the open Work Session, Mayor White asked for a motion to go into Executive Session. City Attorney Mike Pitts recommended going into executive session under S.C. Code §30-4-70 (a)(5) to discuss economic development incentives related to Project Apollo and subsection (a)(2) regarding annexation agreements with special purpose districts.

Councilmember Brasington moved, seconded by Councilmember Gibson, to go into Executive Session. The motion carried unanimously.

(Executive Session)

There being no further discussions, Councilmember Brasington moved, seconded by Councilmember Dowe, to go out of Executive Session. The motion carried unanimously. No action was taken.

With no further discussions, the meeting adjourned at 5:05 p.m.

Camilla G. Pitman, MMC, Certified PLS  
City Clerk

Meeting notice posted on November 5, 2021