



MINUTES

FORMAL MEETING OF CITY COUNCIL

Greenville Convention Center, 1 Exposition Drive

Monday, January 10, 2022 - 5:30 p.m.

1. **CALL TO ORDER**

Mayor Knox H. White

2. **INVOCATION**

Councilmember Wil Brasington

3. **PLEDGE OF ALLEGIANCE**

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**

December 13, 2021; Approved as submitted

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

a. Election of Mayor Pro Tem

Councilmember Brasington nominated Councilmember Flemming for Mayor Pro Tem. Hearing no other nominations, the motion carried unanimously.

b. Election of Vice Mayor Pro Tem

Councilmember DeWorken nominated Councilmember Dowe for Vice Mayor Pro Tem. Hearing no other nominations, the motion carried unanimously.

7. **CITIZENS WISHING TO ADDRESS COUNCIL**

Susan Bell, Co-President, League of Women Voters of Greenville County, spoke on behalf of the League about the importance of redistricting. Ms. Bell asked that Council put the interest of the voters first and encourage citizen participation in the process. Ms. Bell also asked that Council put their self-interest aside and make their redistricting decisions with the goal of giving the voters a meaningful voice. Ms. Bell encouraged Council to consider the League as a resource for assistance.

8. **PRESENTATION**

None

9. **PUBLIC HEARING**

None

10. **APPOINTMENTS – Boards and Commissions**

- a. Accommodations Tax Advisory Committee
Councilmember Flemming recommended the appointment of David Edwards, representing VisitGreenvilleSC, to a one-year term ending October 31, 2022. There being no further nominations, Mr. Edwards 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 Dowe, 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 \$1,500,000 from the Capital Projects Fund, Economic Development Project Account, to the Greenville Local Development Corporation in furtherance of an established loan program for major economic development projects; to appropriate an amended and restated Grant Agreement between the city of Greenville and the Greenville Local Development Corporation; and matters related thereto
(Presented by Economic and Community Development Director Merle Johnson)
- b. Ordinance providing a one-time cost of living adjustment for persons currently receiving benefits under the Firefighters' Pension Fund
(Presented by Interim Fire Chief Brian Horton)

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 rezone approximately 1.416 acres of real property located at 1007 Hampton Avenue from S-1, Service district, and RM-1, Single-family and multi-family residential district, to PD, Planned development district (Tax Map Numbers 0026000300700, 0026000300701, and 0026000300900) (Z-33-2021)

(Presented by Planning and Development Services Director Jay Graham)

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

Planning and Development Services Director Jay Graham provided an overview of the 1007 Hampton Avenue rezoning and advised the project will include 100% percent affordable housing, a community center and will repurpose a historic building.

Scott Johnston, Johnston Design Group, spoke in support of Item 15a stating once the item is approved, they will continue to move forward with the development and engage the public throughout the process. Mr. Johnston advised that parking is located under the building as a way of preserving the character of the neighborhood. Mr. Johnston added if the project is approved, it will require appearing before the Planning Commission for the final development plan.

Councilmember Dowe referred to the lack of lighting along Hampton Avenue and requested that it be assessed. Councilmember Flemming stated the Thompson Building has been a problem for years and the project will improve the area. Councilmember DeWorken recognized developer Steven Cohen and his participation in the project.

Councilmember Dowe moved, seconded by Councilmember Flemming, to amend the Ordinance to include the following language:

The Planned Development is approved with the additional condition that a final development plan for the initial phase of the project, as determined by the developer, must be submitted for approval within three years of the effective date of this Ordinance, and if the final development plan for the initial phase of the project has not been submitted within that period, and City Council determines following notice and a hearing that the landowner has failed to meet the terms of the conditional approval, then the Administrator shall initiate the rezoning of the property to an appropriate zoning classification in conformity with the comprehensive plan.

The motion to amend was approved unanimously.

After discussion, the motion as amended carried unanimously.

- b. Ordinance to rezone approximately 12.79 acres of real property located on North Pleasantburg Drive, Laurens Road, and Airport Road from C-3, Regional Commercial District, to PD, Planned Development District (Tax Map Numbers 0256000600100, 0256000600101, 0256000600102, 0256000601201, 0256000600200) (Z-34-2021)
(Presented by Planning and Development Services Director Jay Graham)

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

Mr. Graham provided an overview of the rezoning of the Enclave planned development on Laurens Road at the former South Carolina Department of Public Safety site. Mr. Graham stated there will be some affordable housing offered and provided a layout of the development including mixed use, office buildings, and parking decks.

Marcus McCall, Developer of the Enclave on Laurens Road, spoke in support of Item 15b and stated that his group has been working on this project for seven years, and they are ready to start the project. Mr. McCall also stated that they have a plan that will set the tone for Laurens Road and is following the Greenville 2040 plan.

Councilmember Brasington asked about the size of the lot. Mr. Graham responded the lot size is 1.8 acres.

Councilmember Dowe referred to discussions with the Greenville Downtown Airport regarding flight patterns and stated while not located in a flight path, certain submissions will have to be approved by the FAA. Councilmember Dowe encouraged Mr. McCall to contact the City for any assistance in that process. Councilmember Dowe referred to the traffic study of that area and the level of service ratings at full build out. Public Works Director Clint Link commented on the service and stated the levels are still very acceptable at build out. Councilmember Dowe shared her concern with the last developer in that area being responsible for paying the mitigation and asked staff to think through the process.

Councilmember Gibson expressed his concerns about being proactive with future traffic and necessary improvements that may come later down the road for this corridor and all corridors. Mr. McCall responded stating the project study assumes full build out with maximum density and advising that they have purchased an additional site that will move the entrance about 150 feet away from Laurens Road and have agreed to widen the road off of Airport Road.

Councilmember Dowe asked about any future work at the overpass on Pleasantburg Drive. Mr. Link referred to a 2015 study and commented on some recommendations submitted, but advised there are no discussions currently taking place.

Councilmember Dowe moved, seconded by Councilmember Brasington, to amend the Ordinance to include the following language:

The Planned Development is approved with the additional condition that a final development plan for the initial phase of the project, as determined by the developer, must be submitted for approval within three years of the effective date of this Ordinance, and if the final development plan for the initial phase of the project has not been submitted within that period, and City Council determines following notice and a hearing that the landowner has failed to meet the terms of the conditional approval, then the Administrator shall initiate the rezoning of the property to an appropriate zoning classification in conformity with the comprehensive plan.

The motion to amend was approved unanimously.

After discussion, the motion as amended carried unanimously.

Councilmember Flemming asked if consideration is being given to include the same language in all planned developments, and Mayor White responded that staff is working to include the language.

- c. Ordinance to approve the FY2021 Operating Budget for the South Carolina Technology and Aviation Center Board of Directors and to accept the FY2020 Annual Auditor's Report
(Presented by Office of Management and Budget Director Matt Efird)

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

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

- a. Resolution to consent to the amendment of a Multi-County Business Park designation for property within the city limits and located at 509 Falls Street, Greenville, South Carolina for the benefit of United Community Bank (Tax Map Numbers 0069000200300, 0061000500500, and 0061000500501)
(Presented by Economic and Community Development Director Merle Johnson)

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

- b. Resolution to approve the closure of a portion of Richland Way to vehicular traffic in and around the East Washington Street tunnel to accommodate future expansion of the Swamp Rabbit Trail
(Presented by Mobility Coordinator Calin Owens)

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

Mobility Coordinator Calin Owens provided an update on the Richland Way Tunnel and stated after additional public meetings and 73 responses, 71 individuals supported closing the Tunnel. Councilmember Brasington asked about a timeline of the tunnel closure. Mr. Owens responded it should be within the next 12 months and that it is staff's goal to match the timeline of the bridge with the overall extension project. Councilmember Brasington requested that the tunnel stay open until the latest possible date. Councilmember Brasington referred to a traffic study involving the tunnel and asked for staff to prepare for warranted solutions via the traffic study.

Councilmember Dowe asked about addressing traffic intersection improvements at Cleveirvine Avenue. Mr. Link responded that the intersection was reviewed with the 2019 study and staff can continue to monitor the area.

After discussion, the motion carried unanimously.

- c. Resolution to request the removal of an approximately 0.57-mile section of Mayberry Street (S-23-981) from the State Highway System
(Presented by Public Works Director Clint Link)

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

- d. Resolution approving the issuance by the Housing Authority of the City of Greenville, South Carolina of its not to exceed \$28,000,000 Multifamily Housing Revenue Bonds (Gordon Street Mill Project), in one or more series, pursuant to Section 147(F) of the Internal Revenue Code of 1986, as amended; providing certain other matters in connection therewith; and providing an effective date
(Presented by Attorney Bo Campbell - GHA)

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

- e. Resolution approving the issuance by the Housing Authority of the City of Greenville, South Carolina of its not to exceed \$35,000,000 Multifamily Housing Revenue Bonds (Waters at Augusta Project), in one or more series, pursuant to Section 147(F) of the Internal Revenue Code of 1986, as amended; providing certain other matters in connection therewith; and providing an effective date
(Presented by Attorney Bo Campbell - GHA)

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

- f. Resolution to approve the amended Bylaws of the Housing Authority of the City of Greenville, South Carolina
(Presented by Attorney Bo Campbell - GHA)

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

- g. Resolution to authorize the actions necessary and appropriate to provide for new district boundaries for the district seats on City Council and to require the development of a redistricting plan which complies with applicable law
(Presented by City Attorney Mike Pitts)

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

Councilmember Flemming thanked Ms. Bell for her comments and asked for transparency in conducting meetings and allowing for public participation in the process. Councilmember Dowe recognized the leadership of the League of Women Voters and encouraged Council to use them as a resource. Councilmember

Flemming referred to a report from the Municipal Association of South Carolina and offered to provide a copy to Council for their review.

17. STAFF REPORTS

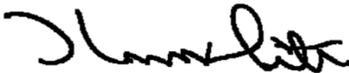
- a. Economic Development Strategic Plan Update
(Presented by Economic and Community Development Director Merle Johnson)

Economic and Community Development Director Merle Johnson advised that Resonance has been selected as the consultant for the Economic Development Strategic Plan. Mr. Johnson stated that staff has met with representatives of Resonance and that plans are to enter into an agreement with anticipation of receiving an assessment in a year's time. Councilmember DeWorken referred to the GVL2040 Plan and the lack of economic development in that Plan. Councilmember DeWorken stated that this plan will allow for a comprehensive plan of the direction of economic development over the next 20 years.

- b. City Manager John McDonough provided an update on the following items:

Pedestrian Safety Study. Stantec has been selected to complete the pedestrian safety study which will include 46 streets across the city selected on the basis of traffic volume per day, school zones and crash history. The study is anticipated to begin this Spring.

- 18. ADJOURN.** There being no further business, the meeting adjourned at 6:32 p.m.



KNOX H. WHITE, MAYOR



CAMILLA G. PITMAN, MMC, Certified PLS
CITY CLERK