



# MINUTES

## FORMAL MEETING OF CITY COUNCIL

City Hall, 206 S. Main Street, Council Chambers

Monday, January 9, 2023 - 5:30 p.m.

---

**1. CALL TO ORDER**

Mayor Knox H. White

**2. INVOCATION**

Councilmember Lillian B. Flemming

**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 12, 2022; Approved as submitted

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

With no objection, Mayor White adjusted the Agenda to allow for the following order: Presentation, followed by Public Hearing, followed by Citizens Wishing to Address Council, followed by Item 14c. *(For archival purposes, the numbers for the agenda items remain the same as noted on the Meeting Agenda.)*

**8. PRESENTATION**

- a. Legacy Park Friends  
*(Presented by Parks, Recreation and Tourism Director Tara Eaker)*

Parks, Recreation and Tourism Director Tara Eaker introduced Chairman Bob Bunchman and other representatives with the Legacy Park Friends to recognize their success in raising \$56,500 in 2022 for park installations including shade structures and picnic tables, among other improvements.

**9. PUBLIC HEARING**

- a. Proposed Voting District Map on 2020 Census (Redistricting)  
*(Presented by City Attorney Leigh Paoletti)*

City Attorney Leigh Paoletti explained the process of collecting the 2020 census results and the necessity in amending the four Council Districts to ensure equal number of voters in each district. Ms. Paoletti referred to the eight public meetings conducted in the districts, comments received from the public, and the draft maps prepared based on the census results and public input. Ms. Paoletti presented the proposed Voting District Map and stated the public hearing is being conducted to receive any additional comments from the public.

**Michael Kilgore, 11 Waccamaw Avenue**, stated his concerns involving the process, mentioned his attendance at all of the public meetings, and referred to the proposal he submitted for consideration.

Ms. Paoletti read into the record a letter of support for the City's redistricting map as submitted by Reverend Emanuel R. Flemming Sr., President, Greenville NAACP.

**7. CITIZENS WISHING TO ADDRESS COUNCIL**

**Karen Titus, owner of T.H.E. Snickering Coyote Craft BBQ**, spoke in support of Item 15c (food trailers).

**Joe Maurice, owner of Rambo's Hot Dogs**, spoke in support of Item 15c (food trailers).

**Teresa Slack, 545 Perry Avenue**, spoke in opposition of Item 14c (the Woven project).

**Shelby Dodson, 417 Perry Avenue**, spoke in support of Item 14c (the Woven project).

**John Slipke, 43 Tindal Avenue**, spoke in support of Item 14c (the Woven project).

**Brian Albers, 519 Wembley Road**, spoke in support of Item 14c (the Woven project).

**Joshua Blankenship, 39 Jones Street, Greenville**, spoke in opposition of Item 14c (the Woven project).

**Ryan Johnston, 308 Chapman Road, Greenville**, spoke in support of Item 14c (the Woven project).

**Carol Cox, 55 Endell Street**, spoke in opposition of Item 14c (the Woven project).

**T. J. Rumler, 16 Burdette Street**, spoke in opposition of Item 14c (the Woven project).

**Ken Kolb, 17 Casey Street**, spoke in opposition of Item 14c (the Woven project).

**Robert Benedict, 402 Hampton Road**, spoke in support of Item 14c (the Woven project).

**Danielle Fontaine, 236 Rhett Street**, spoke in support of Item 14c (the Woven project).

**Kenzie Biggins, 28 Burdette Street**, spoke in opposition of Item 14c (the Woven project).

**Darrell Adams, 25 Draper Street, Brandon Mills, Greenville**, spoke in support of Item 14c (the Woven project).

**Laura Cooper (Wells), 26 Draper Street, Greenville**, spoke in opposition of Item 14c (the Woven project).

**Adam Schrimmer, 133 Twinbrook Drive**, spoke in opposition of Item 14c (the Woven project).

**Russell Conner, 7 Traction Street**, spoke in support of Item 14c (the Woven project).

**Linda George, 304 Alice Avenue, Greenville**, spoke in opposition of Item 14c (the Woven project).

**Margaret McGinty, 104 Mason Street, Greenville**, spoke in opposition of Item 14c (the Woven project).

**Jared Moore, 3 Mason Street**, spoke in support of Item 14c (the Woven project).

**Jack Olson, 25 Draper Street, Brandon Mills, Greenville**, spoke in opposition of Item 14c (the Woven project).

**Anne King, 34 Burdette Street**, spoke in opposition of Item 14c (the Woven project).

**Darin Gehrke, 36 Burdette Street**, spoke in opposition of Item 14c (the Woven project).

**Mario Brown, 5 Dale Drive**, spoke in support of Item 14c (the Woven project).

The meeting was recessed for a five minute break and reconvened following the break.

#### **14. UNFINISHED BUSINESS – (Ordinances – Second and Final Reading)**

- c. Ordinance to annex approximately 1.387 acres of real property, annex approximately 0.32 acre of adjacent right-of-way, and rezone approximately 1.54 acres located on Pendleton Street, Traction Street, Saco Street, and Smith Street, and to provide the zoning designation of PD, Planned development district (Tax Map Numbers 0118001300200, 0118001300300, 0118001300501, 0118001300500, 0118001302800, 0118001302700, 0118001302600, 0118001302500, 0118001302400, 0118001400200, 0118001400300, and 0118001400400) (AX-11-2022 and Z-10-2022) (REVISED)  
*(Presented by Assistant City Manager Shannon Lavrin)*

Councilmember Stall moved, seconded by Councilmember Brasington, to approve second and final reading.

Assistant City Manager Shannon Lavrin recognized the Planning staff in attendance and provided an overview of the mixed-use development project and annexation request referenced to as the Woven project. Ms. Lavrin reviewed the procedural history of the project and presented the recommendations approved with conditions by the Planning Commission on November 29, 2022, and presented as a report to City Council on December 12, 2022. Ms. Lavrin stated the Ordinance and attached Exhibits have been updated to reflect the deferral back to the Planning Commission, the updated recommendations for approval and the updated planned development documents. Ms. Lavrin also stated the Ordinance includes applicable City Council conditions from first reading of the Ordinance. Ms. Lavrin advised that the Ordinance before Council may be approved as presented, approved with conditions, or denied.

Councilmember Dowe referred to the larger building having 345 linear feet and asked if Item 15d on the Agenda (two-thirds majority vote) would have been in place during the first reading of this project, would the project had been denied. Ms. Lavrin responded yes. Councilmember Dowe asked if the Greenville Housing Fund is participating in the project, and Ms. Lavrin referred to the developer for a response.

Councilmember Dowe referred to the micro-retail portion of the project and asked how it would be managed. Ms. Lavrin responded it would be managed through the City's Economic Development Department which would ensure guidelines are met for affordable housing. Councilmember Dowe asked questions about the class AA rate and the average in the Central Business District (CBD) versus the Village. Ms. Lavrin responded the estimate for Camperdown is \$30 to \$40 per square foot and the rate in the Village varies from \$12 to \$14 up to \$26 per square foot. Councilmember Dowe commented on collective business revenue in the Village and referred to revenue being \$16 million in 2019 pre-COVID and \$20 million in 2021.

Councilmember Gibson asked for the average rate for office in the CBD. Ms. Lavrin stated it is \$23 per square foot in the CBD and \$12 to \$14 per square foot in the Village. Councilmember Gibson asked if the 214 units is a hard number. Ms. Lavrin responded if the developer wants to increase the number of units, he will have to return to City Council to request a major modification or Council can allow for up to a certain percentage as they work with the development plan. Ms. Lavrin added that a decrease would be approved at the staff level. Ms. Lavrin stated the conditions allow for a 10% percent increase, allowing for a total of 214 units not to exceed 235 units, and requires 20% percent affordable housing out of the total unit number.

Councilmember Gibson questioned what happens if the developer applies for the affordable housing program and does not get it. Ms. Lavrin responded it is a condition in the Ordinance and the developer will either have to provide the requirement or come back to Council to request a major modification to the planned development if he wants to reduce the affordable housing percentage.

Councilmember Gibson questioned if there is any requirement regarding the breakdown of units being similar for the affordable and the market rate units. Ms. Lavrin responded that a requirement is not in the Ordinance; therefore, it would require an amendment by Council. Councilmember Gibson shared his concerns with the mass and scale and referred to his request of staff to prepare mock-up drawings to include his proposed recommendations. Ms. Lavrin presented the mock-ups showing a break in the buildings and a reduction in height, among other changes. Ms. Lavrin stated she does not know how many units would be removed with the changes provided in the mock-ups. Councilmember Gibson asked if the developer has given a demand for the minimum number of units. Ms. Lavrin responded she is not aware of a demand; however, the project has gone from 254 units to 214 units.

Councilmember Gibson stated the goal is to create lower rent space to help businesses and asked if there is any language limiting the spaces to businesses that have smaller incomes and resources. Ms. Lavrin responded there is nothing currently in the Ordinance. Councilmember DeWorken questioned whether there are any qualifications for what businesses could go into the low market space. Ms. Lavrin

responded there are no qualifications regarding the space. Ms. Lavrin stated while staff has been researching the matter, they are not aware of any model in the City or surrounding areas. Councilmember DeWorken asked if Council could authorize staff to create qualifications for the developer to abide by. Ms. Lavrin responded staff could be authorized, however, she would recommend working with the Legal Department and the team who developed the Economic Development Strategic Plan to ensure industry standards are being met. Councilmember Stall asked if the River Walk spaces are below market rate. Ms. Lavrin responded she does not believe so, however, she could find out.

Councilmember Brasington asked about the referenced 10% percent unit increase and where it originated. Ms. Lavrin responded it was discussed with the Planning Commission and stated once the planned development is approved, a final development plan will have to go before the Planning Commission for approval. Councilmember Brasington questioned if the suggestions in the mock-ups were presented to the Design Review Board or the Planning Commission at any time. Ms. Lavrin responded that the Planning Commission asked the developer to look at mass and scale and to address it, but there were no conversations in breaking up the buildings as presented in the mock-ups.

Councilmember Gibson stated the reason for the mock-ups is because of requests from residents to see the project broken up into separate buildings and to create a transition on the backside to work better.

Meg Terry, Planning Commission Chair, provided comments regarding the Planning Commission's review of the project and decisions reached. Ms. Terry stated the plan sits in the node of the Village located in GVL2040 and that the Planning Commission utilized the GVL2040 plan and the Village of West Greenville area plan as their resources when discussing the requests. Ms. Terry commented on the different portions of the development and stated one area of importance is the widening of the streets and sidewalks along with streetscaping. Ms. Terry addressed the GVL2040 plan and stated there will be changes that will need to be understood in the Plan if it is codified as a part of the land management ordinance. Regarding mass and scale, Ms. Terry stated if you look at the block dimension on Pendleton Street, it is just a street, and we want to understand that this project will help create some of that context on the street level and create a delineation as a business district. Ms. Terry added there is also a good buffer zone in the areas behind the development.

Councilmember Dowe stated the Village of West Greenville document is an advisory document for the Planning Commission and is not a visionary document like the GVL2040 plan. Councilmember Dowe referred to one "no" vote and asked if the reason for the vote was recorded. Planning Commission Member Pam Adams stated she voted no based on the mass and scale of the project. Councilmember Brasington thanked Ms. Terry and Ms. Adams for their service on the Planning Commission.

Councilmember Flemming referred to being the district representative for the area and stated she is voting no on the item. Councilmember Flemming commented on gentrification in the area, the lack of concern for the neighborhood and residents by

the developer, and increases in property values. Councilmember Flemming expressed her appreciation in maintaining the museum, thanked those who have been conscientious with the review process, and stated the project is wrong for the location.

Councilmember Dowe moved, seconded by Councilmember Flemming, to amend Page 12, Item 3, by inserting the following language before the last sentence:

*“One hundred percent of all units over 214 shall be affordable following the 80%, 60%, 40% AMI breakdown.”*

Councilmember Dowe advised that the amendment states that any additional units above the 214 units must fit the affordability model. Councilmember Dowe stated the component that has kept her engaged in the project is the affordable housing component.

The motion to amend carried unanimously. (*Ordinance note: Amendment applied to Page 3, Section 3, Item (3).*)

Councilmember Gibson moved, seconded by Councilmember Flemming, to amend Page 3, Section 3, Item (3), by adding the following language:

*“The ratio of affordable units shall be proportionate to the final unit-bedroom mix. Any reduction in the total number of affordable units below 20% percent shall require approval of a major modification of the PD by City Council.”*

Councilmember Gibson stated the proportionality language is added to ensure that the one and two-bedroom units throughout are the same for the affordable. Councilmember Gibson also stated if for any reason the number of affordable units falls below 20% percent, the developer will have to come before City Council. Ms. Lavrin advised that the proportionality is not included in the Ordinance.

Councilmember Brasington asked if there is any possibility of unintended consequences, meaning limiting flexibility on affordable units. Councilmember Gibson responded he is not aware of any data for those in need of affordable housing and added that in his experience, there are more families in need of larger affordable units rather than smaller. Councilmember Brasington asked if there is a way to set it as proposed, but retain some flexibility. Ms. Lavrin responded if Council adds it to the Ordinance that proportionality must be maintained and it is not, it would be considered as a major amendment to the planned development that would require a modification to be approved by City Council. Councilmember Gibson stated he would be fine with leaving the discretion to Community Development for a minor modification for a deviation of no more than 20% percent.

Councilmember Gibson motioned, seconded by Councilmember Brasington, to include an additional amendment to his motion:

*“The ratio of affordable units shall be proportionate to the final unit-bedroom mix. Any reduction in the total number of affordable units below 20% percent shall require approval of a major modification of the PD by City Council to the extent that the developer desires a deviation from the proportionality requirement. The discretion to do so will remain with Community Development for a deviation not to exceed 20%.”*

The motion to amend carried unanimously.

Councilmember Gibson moved, seconded by Councilmember Flemming to amend Page 3, Section 3 to include the following condition:

*“(9) Prior to the submission of a Final Development Plan, the applicant shall conduct a community input meeting for the design and layout of the pocket park.”*

The motion to amend carried unanimously.

Councilmember Gibson moved, seconded by Councilmember DeWorken, to amend Page 3, Section 3 to include the following condition:

*“(11) The applicant shall work with the City to design, prepare, and provide wayfinding signage to guide and direct visitors to nearby attractions.”*

The motion to amend carried unanimously. (Ordinance note: Amendment applied as condition number (10).)

Councilmember Gibson moved to amend Page 3, Section 3, Item (5) as follows:

*“The retail incubator space shall be deed restricted to 50% percent of average market rates for the Central Business District, or 50% percent of average market rates for the Village of West Greenville, whichever is lower. Compliance shall be monitored through the Economic and/or Community Development Department(s). Economic and/or Community Development Department(s) shall also research and develop standards to ensure tenants for the space will be limited to businesses that most need and will most benefit from the reduced office space rent.”*

No second was given to the motion.

Councilmember DeWorken offered the following amendment to the language:

*“ . . . To authorize staff to create qualifications consistent with nationwide practices and with appropriate consultants and industry experts by which a business will qualify to enter into an agreement with the developer to rent the below rent retail space.”*

Councilmember Flemming expressed concern with the language as it relates to nationwide practices. Councilmember DeWorken stated that his interest is in establishing qualifications that would allow for renters in terms of need. Ms. Lavrin responded that staff could create the qualifications. Council commented in general on suggestions in handling the incubator space. Councilmember DeWorken questioned if staff comes up with qualifications, what is the binding element on the developer and does the matter come back before Council. Ms. Lavrin responded that Council could give staff the purview to come up with a set of guidelines by looking at peer cities that handle economic development incubators. Ms. Lavrin stated the planned development is what becomes binding, and if there is a specific benchmark that Council wants attained, it should be placed in the planned development. Ms. Lavrin added that the final development plan goes before the Planning Commission and not City Council.

Councilmember Gibson stated he is trying to make sure the types of businesses that need this program most are receiving the benefit. Councilmember Gibson also stated he wants to create the framework that allows Council to consider it and provide flexibility to allow it to evolve over time.

Councilmember Stall stated he is concerned by the unknown median rates, and he recommended referring the matter to Community Development and Economic Development to set the parameters and return it to Council. Ms. Lavrin suggested including language in the planned development requiring that the Economic Development plan for qualification and rate structure be presented to Council within 90 days. Councilmember Dowe stated that it is the developer's responsibility to decide what is reasonable for rent.

Following discussions, Councilmember Gibson moved, seconded by Councilmember Dowe, to amend his motion (Page 3, Section 3, Item (5)) to read as follows:

*“The retail incubator space shall be deed restricted to 50% percent of average market rates for the Central Business District or average market rates for the Village of West Greenville, whichever is lower. Compliance shall be monitored through the Economic and/or Community Development Department(s). Community Development and/or Economic Development Department(s) shall research and develop standards to ensure that tenants for the space shall be limited to businesses that most need and will most benefit from the reduced office space rent.”*

The motion to amend carried, 6-1, with Mayor White opposing.



Councilmember Gibson moved, seconded by Councilmember Dowe, to amend Page 2, Section 3, Item (1) as follows:

1. Strike the last sentence as follows: *“This includes the removal of the fifth floor of both buildings, except for the mill-like architecture along Pendleton Street, as indicated on the referenced design drawings.”*
2. Add the following sentence:  
*“In addition the project shall be further modified as follows:*
  - a. *Fifth-floor portions of both buildings along Pendleton Street shall also be removed;*
  - b. *Top floor shall be additionally removed from the Building 1 along Saco Street and from the rear portion of the building abutting the new pocket park;*
  - c. *Building 2 shall be modified to include a building break and provide pedestrian access between Smith Street and Traction Street; and*
  - d. *Any portions of the parking garage visible due to the removal of units shall be concealed with architectural or vegetative screening.”*

Councilmember Gibson explained his reasons for the amendments which involves mass and scale. Councilmember Gibson commented on the reduction of floors, the transitions between the buildings, and concealing areas of the parking garage. Councilmember Gibson stated he believes the requested amendments create a better development.

Councilmember Stall expressed his concern with Council moving into an architecture design firm and stated he does not think Council has the qualifications to do so. Councilmember Flemming stated she believes Councilmember Gibson is expressing what people like and do not like and that moving one floor does not hurt.

Councilmember Brasington questioned the impact of the proposed modifications to the number of affordable housing units as it stands. Mayor White agreed. Councilmember Flemming stated the unit numbers have continued to change throughout the discussions and that she does not see having 240 units on Saco Street. Councilmember Brasington asked if the developer could offer some insight.

Applicant Brian Schick offered to answer any questions Council may have. Councilmember Brasington asked what the impact would be on the affordable housing units with the proposed mock-up drawing amendments. Mr. Schick stated there is a nexus between the density to be able to provide the affordable units. Mr. Schick also stated the proposed amendment would reduce the project by at least 35 units, reducing the project below the 214 units. Mr. Schick advised if they cannot make the project work to attract lenders and investors, then you lose 100% percent of the units because the project is not viable.

Mayor White suggested exploring the Traction Street building push back proposal and stated that urban design is about the pedestrian experience and having two

floors along Pendleton Street. Mayor White also stated that extra density has to be provided to get affordable housing.

Councilmember Gibson questioned what makes the project viable. Mr. Schick responded that building costs continue to rise, interest rates have increased six times since the application was signed in April, and units have been taken away from the project. Councilmember Gibson questioned when interest rates and construction costs were lower, could you have afforded 179 units. Mr. Schick responded that he would have to look at the math and added that at 214 units, the project is stressed. Councilmember Gibson asked if construction costs and interest rates go down, could you afford it. Mr. Schick responded that at 254 units, the project was hanging on; at 240 units and step downs, the project became tight; when it was referred back to the Planning Commission, it brought the project into economic unviable mode; and at 179 units, whether intended or not, it will kill the deal. Mr. Schick stated they would not be able to afford the project at 179 units. As to affordability, Mr. Schick stated he cannot predict what inflation or the federal rates are going to do.

Councilmember Gibson questioned when the building will begin if the project is approved tonight, and Mr. Schick responded by the end of the year. Councilmember Gibson referred to Council members being developers because they make decisions on developments all the time. Regarding affordable units, Councilmember Gibson stated he cannot understand why the project must have 214 units and added he believes this is an institutional project and not a boutique and local project, that the developer may build it and later sell to someone else from out-of-town to run it.

After discussions, the motion to amend failed, with Councilmembers Gibson, Dowe, and Flemming voting in favor of the amendment.

Mayor White referred to the process being lengthy and expressed his appreciation for all comments provided. Mayor White stated scale and mass is the concern, however, the Planning Commission members are professionals and they were close to getting it right. Mayor White commented on work on the City side for affordable housing and the County side heading towards suburbanization. Mayor White referred to density and land banking as the two ways for providing affordable housing. Mayor White also referred to the use of inclusionary zoning and examples of how it works. Mayor White stated there is a lack of housing at all levels and stated he cares about saying yes to the developers without putting them through the ringer. Mayor White stated he cannot think of a better place in Greenville to have a beachhead of affordable housing than in the West Greenville business district. Mayor White stated the City now has 1,200 affordable units which is ahead of the goal.

Councilmember Gibson referred to the proposed Development Code that is forthcoming and stated if the City writes the Code and make incentives actually incentives, then there will be a lot of affordable housing coming to the City.

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

**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 Gibson moved, seconded by Councilmember DeWorken, 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 annex approximately 1.135 acres of real property and 0.219 acre of adjacent right-of-way located at 535 Congaree Road and to provide the zoning designation of C-3, Regional commercial district (Tax Map Number 0543010102702)(AX-32-2022)  
*(Presented by Assistant City Manager Shannon Lavrin)*
- b. Ordinance to approve conveyance of a city-owned parcel of land upon which the McClaren Medical Shelter is located to the Urban League of the Upstate (Tax Map Number 0071000100700)  
*(Presented by Assistant City Manager Shannon Lavrin)*

**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 abandon President Street and a portion of Thruston Street (AB-4-2022)  
*(Presented by Engineering Services Director Clint Link)*

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

Councilmember Gibson thanked the developer and staff for working with Fletcher Smith regarding his concerns.

- b. Ordinance to appropriate \$9,254,100 in the Capital Projects Fund, to appropriate \$750,000 in the Law Enforcement Special Revenue Fund, and to authorize the use of \$1,429,677 in previously appropriated funds in the Capital Projects Fund for the completion of renovations at the Public Safety Campus on Halton Road

*(Presented by Interim Office of Management and Budget Director Karen Crawford)*

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

**15. NEW BUSINESS – (Ordinances – First Reading)**

- a. Ordinance reapportioning the City of Greenville Council Districts based on the 2020 United States Census, and other matters related thereto  
*(Presented by Councilmember Wil Brasington)*

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

- b. Ordinance to amend Section 19-2.2.4, Neighborhood meetings, of the Code of Ordinances of the City of Greenville by modifying subsection (f), exceptions, to include annexations and zoning map amendments associated with annexation petitions (Z-14-2022)  
*(Presented by Assistant City Manager Shannon Lavrin)*

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

- c. Ordinance to amend Sections 19-1.11, Definitions, 19-4.3, Use-specific standards, and 19-4.5, Temporary uses and structures, of the Code of Ordinances of the City of Greenville to provide provisions for mobile food units (Z-16-2022)  
*(Presented by Assistant City Manager Shannon Lavrin)*

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

Ms. Lavrin clarified that the key word in this amendment is food preparation. Ms. Lavrin stated that the food industry has shifted from food trucks to food trailers across the country and that staff has received support from the community for this amendment.

After discussion, the motion carried unanimously.

- d. Ordinance to amend Section 19-2.3.2, Amendments to text and zoning district map, of the Code of Ordinances of the City of Greenville by establishing subsection (d)(4), two-thirds majority required in some circumstances (Z-17-2022)  
*(Presented by Assistant City Manager Shannon Lavrin)*

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

Councilmember Stall asked for a list of circumstances. City Attorney Leigh Paoletti responded it is only when the Planning Commission recommends denial. Councilmember Dowe referred to two examples of circumstances, the Douthit and Leach Streets project and the Woven project.

After discussion, motion carried unanimously.

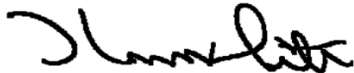
**16. NEW BUSINESS – (Resolution – First and Final Reading)**

None

**17. STAFF REPORTS**

Mayor White recognized Director of Economic and Community Development Merle Johnson and thanked him for his service to the City of Greenville.

**18. ADJOURN.** There being no further business, the meeting adjourned at 9:06 p.m.



---

KNOX H. WHITE, MAYOR

ATTEST:



---

CAMILLA G. PITMAN, MMC, Certified PLS  
CITY CLERK

MEETING NOTICE POSTED AND MEDIA NOTIFIED ON JANUARY 6, 2023.