



# MINUTES

## FORMAL MEETING OF CITY COUNCIL

CITY HALL, 206 S. MAIN STREET, COUNCIL CHAMBERS  
Monday, January 13, 2020 - 5:30 p.m.

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1. **CALL TO ORDER**  
Mayor Knox H. White

2. **INVOCATION**  
Councilmember John DeWorken

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, Russell Stall, and Dorothy Dowe

Absent: Wil Brasington

5. **APPROVAL OF THE MINUTES**  
December 9, 2019; Approved as submitted

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

a. Election of Mayor Pro Tem  
Councilmember Dowe nominated Councilmember Flemming for Mayor Pro Tem. Hearing no other nominations, the motion carried unanimously.

b. Election of Vice Mayor Pro Tem  
Councilmember Flemming nominated Councilmember Stall for Vice Mayor Pro Tem. Hearing no other nominations, the motion carried unanimously.

7. **CITIZENS WISHING TO ADDRESS COUNCIL**

Edward Pickering, 13 Sullivan Street, spoke regarding the Upstate Chapter of the Climate Reality Project, thanking Council for anticipated discussions on the issue of clean energy at their upcoming retreat and working with the Green Ribbon Advisory Committee on the issue. Mr. Pickering also informed Council of a Climate Reality Training Conference in Raleigh, NC on June 29-July 1.

Leslie Guerra, 2209 W. Blue Ridge Drive, spoke in opposition to Item 15d stating she was against the gentrification the annexation would cause and referred to other neighborhoods where similar annexations had caused gentrification.

Cori McIntyre, 110 Bullington Road, Spartanburg, spoke as Chairman of the Upstate Climate Reality 100 percent Committed Campaign and encouraged Council to commit to using 100 percent renewable energy sources by 2030. Ms. McIntyre also referred to her late brother and his inspiration for her pursuing the clean energy issues.

**Efia Nwangaza, 202 Lavinia Avenue**, spoke in opposition to Item 15d stating she believes the City has let down many of its neighborhoods and residents. Ms. Nwangaza also stated she thinks the number of homeless people will increase and the City should reprioritize its budget for affordable housing.

## 8. PRESENTATION

### a. Auditors - Greene Finney, LLP - Comprehensive Annual Financial Report

Ken Meadows with Greene, Finney, LLP presented an opinion of the FY2018-2019 audit and financial statement of the City as of June 30, 2019. Mr. Meadows announced the City has received an unmodified opinion that is the best opinion the City can receive. Mr. Meadows advised the total fund balance for the General Fund is \$28.8 million as of June 30, 2019, which is an increase of \$0.5 million, and referred to the General Fund Revenues and Expenditures. In summary, Mr. Meadows stated the City has received an unmodified opinion and has a healthy financial condition as of June 30, 2019.

Councilmember Dowe questioned if the difference in the hospitality tax was from spending more, and Mr. Meadows responded yes. Mayor White responded that some of the funds went towards downtown safety. Office of Management and Budget Director Kai Nelson recognized city staff for their efforts.

## 9. PUBLIC HEARING

### a. Proposed abandonment of a portion of Bruce Street (AB-5-2019)

Engineering Services Manager Dwayne Cooper presented a request from 1503 Overbrook, LLC for a proposed abandonment for a portion of Bruce Street for the purpose of a proposed mixed-use development. Mr. Cooper stated all utilities and abutting property owners have been notified and no opposition has been expressed. No one spoke in support or opposition to the proposed abandonment.

Councilmember Flemming asked what would happen to the abandoned property, and Mr. Cooper responded it would be given to the developer.

### b. Proposed abandonment of an unnamed alley located on the east side of Haywood Road (AB-6-2019)

Engineering Services Manager Dwayne Cooper presented a request from Arris, Greenville, LLC for a proposed abandonment of an unnamed alley located on the east side of Haywood Road in conjunction with a proposed multi-family development. Mr. Cooper stated all utilities and abutting property owners have been notified and no opposition has been expressed. No one spoke in support or opposition to the proposed abandonment.

c. Proposed abandonment of a portion of Piper Lane (AB-7-2019)

Engineering Services Manager Dwayne Cooper presented a request from the Greenville Airport Commission for a proposed abandonment of a portion of Piper Lane in conjunction with the Greenville Airport Commission's Airport Taxiway B Reconfiguration Project. Mr. Cooper stated all utilities and abutting property owners have been notified and no opposition has been expressed. No one spoke in support or opposition to the proposed abandonment.

d. Proposed abandonment of a portion of Frank Street (AB-8-2019)

Engineering Services Manager Dwayne Cooper presented a request from Coleman Shouse for a proposed abandonment for a portion of Frank Street for the purpose of it being incorporated into a 16-unit townhome development known as Pinkney Townes. Mr. Cooper stated all utilities and abutting property owners have been notified and no opposition has been expressed.

**Renee Lean, 8 Keat Drive**, questioned why the developer is not using the current curb-cut in place. Ms. Lean provided a handout showing the area in question.

Coleman Shouse, project developer, stated the South Carolina Department of Transportation asked him not to use the existing curb-cut. Mr. Shouse also stated the Highway Department had improved the intersection and did not plan to add a fourth leg to it. Mr. Shouse added the abandonment of Frank Street resulted from a discussion regarding how to best use the property and how to minimize the impact to Keat Street.

Ms. Lean responded the entranceway of the development was moved from Keat Drive to Frank Street, which she believes will cause traffic issues at the two-way stops. Ms. Lean stated there are 16 homes being built on property which formerly housed five homes, also resulting in increased traffic.

Councilmember Flemming confirmed Keat Drive is narrow and expressed concerns about the abandonment of Frank Street in that area. Mr. Cooper responded the concerns expressed are development related and the site plan permit will be reviewed for this project. Ms. Lean stated there are numerous accidents at the bus stop in front of the dialysis center located in that area.

**Amy Anderson, of 113 Frank Street**, spoke about the many accidents she has witnessed near her home and expressed concern about more traffic being added to the area. Ms. Anderson referred to the narrowness of Keat Drive, difficulty with emergency access, and the potential safety concerns for the new development.

Councilmember Flemming commented on the location of the abandonment in the Southernside community and the neighborhood's vote to not have the new development in the neighborhood because of the concerns.

**Clarence Thornton, 114 Douthit Street**, stated he thinks the residents' voices need to be heard and commented not every development is right for the area.

**Brown Dunlap, 107 Frank Street**, expressed his concern over the addition of new residents resulting in additional traffic in the area.

**Conner Lechic, 102 Flag Street**, stated he has not seen a plan for the 16 townhomes and wonders if there are more residences to be built.

Ms. Nwangaza asked if the City gets paid for the properties being abandoned and if it could, then perhaps the City could use the funds to build low income housing.

Mr. Cooper advised City Council has the ability to charge for these abandonments, however, it has not been the practice for the City to do so.

Mr. Shouse stated the questions raised are legitimate and have been addressed by his plans for the townhomes. Mr. Shouse also stated Keat Street is to be widened and has been approved by the Fire Department. Mr. Shouse added the use of the right-of-way was suggested by city staff and the plan for the townhomes was approved.

**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 Stall moved, seconded by Councilmember Flemming, 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 \$3,300,831 in the Utility Undergrounding Fund for Unity Park Phase 1A Undergrounding Project  
*(Presented by Public Works Director Mike Murphy)*
- b. Ordinance to approve an easement in favor of Duke Energy Carolinas, LLC for the purpose of undergrounding utilities on property located on Cleveland Park (Tax Map No. 0067020100100)  
*(Presented by Parks and Recreation Director Marlaine Creasey-Smith)*

**12. NEW BUSINESS – (Ordinance – First Reading)**  
None

**13. NEW BUSINESS – (Resolutions – First and Final Reading)**  
None

<b>REGULAR AGENDA</b>
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**14. UNFINISHED BUSINESS – (Ordinances – Second and Final Reading)**

None

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

- a. Ordinance to rezone 10.675 acres of real property located on Congaree Road and Woods Crossing Road from C-3, Regional Commercial District, to PD, Planned Development District and to approve Woods Crossing PD (Tax Map Number 0260000100400) (Z-4-2019)  
*(Presented by Interim Planning and Development Services Director Jay Graham)*

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

- b. Ordinance to amend Sections 19-3.2.2, 19-4.1.2, and 19-5.1 of the Code of Ordinances of the City of Greenville to establish the Unity Park Neighborhood District and to adopt the accompanying Unity Park Neighborhood District Code (Z-17-2019)  
*(Presented by Interim Community and Economic Development Director Ginny Stroud)*

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

Councilmember Flemming moved, seconded by Councilmember Dowe, to amend the Ordinance to make a Visitor Accommodation use, to include a hostel, by Special Exception instead of as a right, and to remand the UP-F designation to the Planning Commission as soon as possible for further study and recommendation. The motion to amend carried unanimously.

After discussion, the motion as amended carried unanimously.

- c. Ordinance to rezone approximately 260 acres of real property to UPND, Unity Park Neighborhood District (Z-18-2019)  
*(Presented by Interim Planning and Development Services Director Jay Graham)*

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

Councilmember Dowe moved, seconded by Councilmember Flemming, to amend the Ordinance to rezone only those properties located inside the blue boundary on the map presented at the meeting and to remand the remaining properties back to the Planning Commission for further study and recommendation. The motion to amend carried unanimously.

After discussion, the motion as amended carried unanimously.

- d. Ordinance to annex approximately 25.232 acres of real property and 4.223 acres of right-of-way located at 900 Woodside Avenue and adjoining properties on Woodside Avenue, East Bramlett Road, East Morgan Street, and Holiday Street and to provide the zoning designation of RM-1, Single-family and Multifamily residential district (0137000702000; 0137000702100; 0137000701900; 0137000701800; 0137000701700; 0137000701600) and RDV Redevelopment District (0125000101400; 0125000101500; 0125000100100; 0137001100100; 0125000100800; 0125000100900; 0125000101002; 0125000101000; 0125000101001; 0125000101101; 0125000101200; 0125000101300; 0125000102701; 0137001000100; 0137001000101; 0137001000200; 0137001000302; 0137001000400; 0137001000500; 0125000102101; 0125000102601; 0125000200100; 0137001100101) (AX-11-2019)  
*(Presented by Economic Development Project Manager Kevin Howard)*

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

Economic Development Project Manager Kevin Howard stated the annexation is of 29 properties including the Legacy Early College and added the Planning Commission voted unanimously to approve the annexation.

Councilmember Flemming stated she has spoken with numerous residents in the community and most who live there are totally against the annexation because they feel it will cause excessive gentrification against them. Councilmember Flemming also stated Bramlett Road is the site of clean up issues with Duke Energy. Councilmember Flemming commented she is against the annexation if it is going to create issues with the quality of life.

Mayor White stated his support for the annexation and referred to the interest of William Brown and Legacy School in becoming a part of the City. Mayor White also stated the annexation is for properties that want to come into the City and he believes the other properties will benefit from the annexation. Mayor White added the Parker District is the highest taxed district in Greenville County.

Mr. Howard advised the properties are under ownership by Legacy School or one their companies and that they are rental properties. Councilmember Stall asked how much of the 27 acres is currently residential. Mr. Howard responded all of the properties are RM-1, the properties consist of rentals and the Legacy School, and there are no properties with home ownership. Councilmember Flemming suggested annexing the school and leaving the rental properties out.

Carey Hall, a representative from Legacy School, stated the school has acquired the property to be used for school purposes with the exception of an area on which Bon Secours is going to build a free medical clinic.

Ms. Guerra spoke against the annexation and said the residents or property owners have been forced to sell their properties in the area.

After discussion, the motion carried 4-2, with Councilmember Flemming and Councilmember Gibson voting in opposition.

- e. Ordinance to annex approximately 2.887 acres of real property and 0.114 acre of right-of-way located on Woodruff Road and to provide the zoning designation of S-1, Service District (Tax Map Number 0261000100600) (AX-12-2019)  
*(Presented by Economic Development Project Manager Kevin Howard)*

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

- f. Ordinance to annex approximately 2.815 acres of real property located on Mall Connector Road and to provide the zoning designation of C-3, Regional Commercial District (Tax Map Number 0260000100205) (AX-13-2019)  
*(Presented by Economic Development Project Manager Kevin Howard)*

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

- g. Ordinance to abandon a portion of Bruce Street (AB-5-2019)  
*(Presented by Engineering Services Manager Dwayne Cooper)*

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

- h. Ordinance to abandon an unnamed alley located on the east side of Haywood Road (AB-6-2019)  
*(Presented by Engineering Services Manager Dwayne Cooper)*

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

- i. Ordinance to abandon a portion of Piper Lane (AB-7-2019)  
*(Presented by Engineering Services Manager Dwayne Cooper)*

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

- j. Ordinance to abandon a portion of Frank Street (AB-8-2019)  
*(Presented by Engineering Services Manager Dwayne Cooper)*

Councilmember Flemming moved, seconded by Councilmember Gibson, to defer the Ordinance for further discussion following concerns provided earlier. There was no opposition.

- k. Ordinance to amend Chapter 24, Offenses, of the Code of Ordinances of the City of Greenville to provide for the offense of bias-based intimidation and matters related thereto  
*(Presented by City Attorney Mike Pitts)*

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

City Attorney Mike Pitts clarified the state of South Carolina is one of the few which does not have a hate crime bill. Councilmember Dowe questioned if the state passes a similar Ordinance, would its law supersede any action taken by the City. Mr. Pitts confirmed the state currently has a bill in the process and, if it passes, it would supersede local legislature.

After discussion, the motion carried unanimously.

- l. Ordinance to appropriate \$34,879,836 in the Capital Projects Fund and \$33,672,270 in the Hospitality Tax Fund for the Construction of Unity Park  
*(Presented by City Attorney Mike Pitts)*

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

Councilmember Dowe moved, seconded by Councilmember Stall, to postpone until additional briefing and information on the item.

With no opposition, the item was deferred.

- m. Ordinance to appropriate \$50,000 in the Hospitality Tax Fund in Support of the 2020 Clemson University Men of Color National Summit  
*(Presented by City Attorney Mike Pitts)*

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

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

- a. Resolution to certify 1122 South Main Street as an abandoned building site (Tax Map Number 0080000100101)  
*(Presented by Economic Development Project Manager Kevin Howard)*

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

- b. Resolution to certify the building located at 301 East Broad Street as an abandoned textile mill site (Tax Map Number 0062000100100)  
*(Presented by Economic Development Project Manager Kevin Howard)*




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

**17. CITY MANAGER COMMENTS**

City Manager John McDonough provided information on the following items:

- a. County Square public listening sessions are being held tomorrow and Thursday at 5:30 p.m. at Greenville Water.
- b. Habitat Home dedication on January 17, and Council will be invited to the event.
- c. Ice on Main produced very good attendance numbers with over 18,500 skaters participating during this season. It will be open for one more week.

**18. ADJOURN.** There being no further business, the meeting adjourned at 6:48 p.m.

  
LILLIAN FLEMMING, MAYOR PRO TEM

  
CAMILLA G. PITMAN, MMC, Certified PLS  
CITY CLERK

MEETING NOTICE POSTED AND MEDIA NOTIFIED ON JANUARY 10, 2020.