

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

**Monday, February 28, 2022  
3:30 p.m.**

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

**MINUTES**

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

CITY STAFF: City Manager John F. McDonough; Interim City Attorney Leigh Paoletti; City Clerk Camilla G. Pitman

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

**County Square Sewer and Trail Access Easement**

City Manager John McDonough informed Council of a letter of support for the project forwarded to them prior to the meeting from County Manager Joe Kernell.

Interim City Engineer Paul Dow provided a presentation, as included in Council's agenda packet, on the Governor's School property and public trail and sewer easements from County Square to Falls Park. Mr. Dow pointed out the location of the proposed sanitary sewer easement and proposed trail connection and advised that the easement and trail will be constructed by the County and maintained and operated by the City. Mr. Dow commented on how the work will affect the trees in the area and pointed out the trees anticipated to be removed to accommodate the project. Mr. Dow advised that the developer has not submitted a sight line for review and once it is submitted, staff will review the project and provide requirements. Mr. Dow provided visuals of the location of the easement and the trail and examples of magnolia trees and plantings to be considered in replacing greenery.

Councilmember Stall asked about usage of the trail, and Mr. Dow responded the trail will be connected to County Square. Regarding the site plan, Mr. Dow stated that staff will review the tree ordinance once the plan is received and advised there will be a mixture of height. Mr. Dow also advised that replacement trees will be inch per inch. Councilmember Stall asked if there is an alternative path and has it been explored. Mr. Dow responded it has been explored, however, the trail follows the sanitary sewer line and is proposed in meeting ADA requirements.

Councilmember Dowe asked if the proposed layout of tree removal presented is the worst case. Mr. Dow responded he considers it a middle of the road. Councilmember Dowe asked if the Garden Club has been contacted and encouraged having conversations with them.

Mayor White and Councilmember DeWorken referred to the turnaround circle and under the Church Street Bridge as being intimidating and encouraged additional lighting and clean up under the bridge.

### **Commercial Corridor Façade Improvement Program**

Director of Economic and Community Development Merle Johnson provided an update presentation, as included in Council's agenda packet, involving Commercial Corridor Façade Improvement Program. Mr. Johnson reviewed the program's history, purpose, and funding investment to date of \$894,000, with the private investment totaling over \$17 million. Mr. Johnson stated the maximum allowable amount is up to \$10,000 per property and specifically up to \$25,000 on Wade Hampton Boulevard. Mr. Johnson referred to 125 projects completed to date.

Councilmember DeWorken asked if the City has a business campaign regarding this program. Mr. Johnson responded by providing recommendations for promoting and refining the application process. Mr. Johnson advised he will return to Council with proposed procedures to promote the program. Councilmember Dowe recommended including a flyer or handbill with business license mailouts. Mr. Johnson provided before and after photographs of properties which have participated in the program.

Mr. Johnson shared comments regarding the new Downtown Greenville Façade Program which has \$150,000 in this year's funding and explained how that funding is being used. Mr. Johnson referred to solidifying the program for properties at 125 and 128 N. Main Street.

Regarding completed projects, Councilmember Dowe referred to the projects per corridor and the need to balance the work among the corridors. Mayor White suggested dividing up the corridors among Planning staff to encourage participation. Councilmember Gibson asked about the expense of improving facades and if funding amounts should be increased. Councilmember Dowe responded that funding is a gesture in the process. Councilmember Gibson recommended recognizing businesses that the City would like to see improved and encouraging the program proactively. Mr. Johnson stated there are five staffers and two outside architects who participate in the program's process who can assist in pursuing a business and encouraging participation.

### **Trail and Greenway Projects**

Mobility Coordinator Calin Owens provided a presentation, as included in Council's agenda packet, on the Trails and Greenways Fund including its purpose and principles, use of its funds, and a lists of larger projects outside of the trails and greenway area.

Mr. Owens provided a project overview for funded projects including Willard Street NStep sidewalk enhancement, McDaniel Street Swamp Rabbit Trail detour, and C-Fund restriping projects. Mr. Owens also reviewed upcoming needs projects including Cleveland Connector Supplemental Funding, Sliding Rock Hike/Bike trails Phase 2, and Zoo Trail and Connector, Phase 1.

Councilmember Dowe referred to specific connectivity concerns in Nicholtown recognized during the Cleveland Park Master Plan process and stated they are valid concerns. Regarding McDaniel Avenue, Councilmember Dowe stated she does not see McDaniel as a safe crossing and cannot believe SCDOT allowed for the crossing. Mr. Owens commented on the equipment that will be installed and explained how it will work when in use.

Councilmember Brasington joined the meeting.

Regarding restriping, Councilmember Flemming asked for a list of the projects. Regarding Sliding Rock Hike/Bike Trail, Councilmember Gibson asked if the first phase can be reviewed to reduce the slope and to make the trail more accommodating for use by the neighborhood. Mr. Owens responded the terrain is steep and is considered a natural surface trail and not a paved trail. Councilmember Gibson encouraged discussions with the neighborhood prior to funding the project. Regarding the Zoo Trail, Councilmember Dowe requested the proposal be discussed with Springfield Baptist Church since it abuts the property. Councilmember Brasington asked if notice is given to properties within 1,000 feet for these type of projects, and Mr. Owens responded affirmatively.

Mr. Owen presented a project recap showing appropriated funding at a total of \$860,658.72 and stated that increases can be absorbed by the contingency amount. Councilmember Dowe raised questions regarding use of Hospitality Tax funding. Office of Management and Budget Director Matt Efird responded that the \$1 million total comes from H-Tax and that the amounts presented have already been appropriated.

Councilmember DeWorken asked about the status of a county trail in the North Main area. Mr. Owen responded that there are a few properties still being negotiated at this time.

#### **Motion - Executive Session**

During the open Work Session, Mayor White asked for a motion to go into Executive Session. Interim City Attorney Leigh Paoletti recommended going into Executive Session under S.C. Code §30-4-70(a)(2) to discuss negotiations involving parking in the West End and acquisition and disposition of property in the Unity Park vicinity and under subsection (a)(5) to discuss economic development incentives related to Unity Community Bank.

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

(Executive Session)

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

With no further discussions, the meeting adjourned at 5:25 p.m.

Camilla G. Pitman, MMC, Certified PLS  
City Clerk

Meeting notice posted on February 25, 2021