

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

**Monday, June 28, 2021
3:30 p.m.**

**Meeting Location:
Greenville Convention Center
1 Exposition Drive, Room 102**

**Virtual Meeting Viewing
<https://www.greenvillesc.gov/meeting>**

MINUTES

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

CITY STAFF: City Manager John F. McDonough; City Attorney Michael S. Pitts;
Deputy City Clerk Lori Sondov

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

Greenville Housing Fund Affordable Housing Update

Greenville Housing Fund Director Bryan Brown provided a presentation update on Greenville Housing Fund Affordable Housing as located in Council's Agenda packet. Mr. Brown shared information on GHF's priorities for 2021 and accomplishments to date regarding use of funds. Mr. Brown stated \$971,938.71 has been deployed on land bank and \$3,573,000 has been deployed on affordable and work force housing. Mr. Brown added 280 units have been preserved, 304 units have been produced, 584 units have received GHF investment and 106 units have been supported with tax incentives, for a total of 690 units.

Mr. Brown provide a list of Greenville Affordable Housing Coalition partners and commented on financial resources from the American Resource Plan and work with Greenville County for use of those funds. Mr. Brown shared information regarding the number of affordable units currently in the pipeline which totals 554 units with an estimated GHF contribution of \$5,836,000. Mr. Brown reviewed additional new development projects which are currently under consideration. Councilmember Dowe asked that everyone keep The Riley on the radar regarding infrastructure issues already existing in the area.

Mr. Brown thanked Council for their funding and provided a sense of how the cycle of the investments works. Mr. Brown referred to GHF staff who have joined him in the organization.

Regarding achievements, Councilmember Brasington asked if it would be fair to say that the process is producing or preserving approximately 1,200. Mr. Brown responded yes and stated there is a goal in Greenville County of 1,000 units per year produced and approximately 300 per

year preserved. Mr. Brown referred to the dashboard on the GHF website providing data on the city, the county and combined data of both which provides a better sense of the collective impact.

Councilmember Dowe asked for information regarding hotel conversion. Mr. Brown responded he is familiar with it, but not involved in it. Mr. Brown advised they are always looking for opportunities in that area as well.

Zoning Text Amendments and Stormwater Update

Assistant City Manager Shannon Lavrin, Assistant City Engineer Paul Dow, and Planning Administrator Courtney Powell provided a presentation on additional zoning text amendments, in connection with text amendments from the last Work Session, and a stormwater update as located in Council's Agenda packet.

Ms. Powell shared an overview of each of the five text amendments being considered during today's Formal Meeting. Ms. Powell advised that Z-6-2021 would be removed from action today and brought back at a later date following further review.

Regarding Z-22-2021, Councilmember Flemming asked if there is a way to determine when a full traffic impact may or may not be necessary. Assistant City Engineer Valerie Holmes responded staff can look at the surrounding context of the facilities and not make it overly burdensome to the developer, however, it can allow staff to determine how much traffic will be added to the network and how that traffic will be supported. Ms. Holmes advised this is a short-term solution and that further review and research will be conducted for the long term.

Councilmember Brasington asked about the impact of traffic in a higher service level. Ms. Holmes responded staff can refer to a mechanism measure built in that will allow for an increase in delay to require mitigation with the developer. Councilmember Dowe asked if the Traffic Division has the discretion to ask for a traffic study, and Ms. Holmes responded the proposed language will allow for that. Councilmember Dowe asked how the "last man in" can be addressed as well. Ms. Holmes responded the matter will be reviewed in the re-write.

Regarding Z-25-2021, Councilmember Dowe asked if the City is using the fair market value on the tax bill. Ms. Powell responded affirmatively and stated if the property owner applicants wants to submit their own registered certified appraisal, the City will use that submission.

Mr. Dow presented information as provided to the Planning Commission regarding stormwater alternatives including quantity (flow rate) and quality (reducing pollutants) control. Mr. Dow provided examples of dry detention, underground detentions and WQ Devices, bioretention, green infrastructure and low impact development (LID).

Regarding water quantity control, Councilmember Brasington asked if the City maps out for uphill developments the various points that stormwater could run down to the lower areas and triggers a certain threshold. Mr. Dow responded that staff looks at flow patterns pre- and post- construction to make sure there is no concentrating and casting of water in a downstream parcel. Mr. Dow explained a dry detention is a fenced in pond where it is not holding water and stated there are a number of them in the City. Councilmember Flemming referred to areas in her district that flood every time it rains and asked what can be done. Mr. Dow responded he would like to hear about neighborhood concerns to address those areas.

Councilmember Brasington asked if staff took into consideration the topography of Greenville when it comes to this topic. Mr. Dow responded yes and stated that the soils in the area are not the best for drainage. Councilmember Flemming referred to the Pinckney area close to the Reedy River flooding and stated staff should ask questions of the residents and consider piping the area. Councilmember Brasington asked if there has been any consideration given in comparing one district to another recognizing age or topography geographic layout of neighborhoods. Mr. Dow responded when you get to that level of a stormwater management plan, all of that is considered and there is not one district worse than another.

Encroachment Ordinance Updates

Parks, Recreation and Tourism Director Angie Prosser provided a presentation on proposed changes to the encroachment ordinance as located in Council's Agenda packet. In connection with Unity Park outdoor dining, Ms. Prosser provided a proposal to allow businesses to place table and chairs on public property. Ms. Prosser stated the current ordinance does not allow for anyone to set up in a landscape area and that the proposal would require an annual application for an encroachment permit in landscaped areas.

Councilmember Stall asked if the tables currently set up are set up on city property, and Ms. Prosser responded yes. Councilmember Stall asked if the fee is enough, and Ms. Prosser responded it is the same fee as used in downtown and that it is based on the square footage.

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)(2) related to the potential acquisition of real estate at Village of West End for parking purposes.

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

(Executive Session)

There being no further discussions, Councilmember Flemming 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 5:16 p.m.

Camilla G. Pitman, MMC, Certified PLS
City Clerk

Meeting notice posted on June 25, 2021