



MINUTES

FORMAL MEETING OF CITY COUNCIL

CITY HALL, 206 S. MAIN STREET, COUNCIL CHAMBERS
Monday, April 8, 2019 - 5:30 p.m.

1. **CALL TO ORDER**
Vice Mayor Pro Tem Amy Doyle
2. **INVOCATION**
Councilmember Wil Brasington
3. **PLEDGE OF ALLEGIANCE**
4. **ROLL CALL**
The following members of City Council were in attendance: Amy Doyle, Lillian Flemming, Wil Brasington, Russell Stall, and George Fletcher

Absent: Mayor Knox White and Jil Littlejohn
5. **APPROVAL OF THE MINUTES**
March 25, 2019; Approved as submitted
6. **COMMUNICATIONS / ANNOUNCEMENTS FROM THE MAYOR AND COUNCIL**
None
7. **CITIZENS WISHING TO ADDRESS COUNCIL**

Bob Lloyd, 14 Pinckney Street, referred to a letter he sent to former City Manager John Castile regarding the Historic Resources Survey and the need to update the survey. Mr. Lloyd stated the previous surveys and the new survey still have gaps and mistakes in them and most relate to properties in Council Districts 1 and 2. Mr. Lloyd also stated there are 31 residential properties annexed in 1948 from the Woodside Mill area not included and a number of properties in the Western Corridor project not included in the survey. Mr. Lloyd urged Council not to approve the upcoming survey until Council looks at an addendum that would address the oversights and gaps.

Vice Mayor Pro Tem Doyle asked if the Historic Resources Survey has been presented to the full Council in a work session and suggested doing so to take care of some of the concerns expressed by Mr. Lloyd.

8. **PRESENTATION**
None
9. **PUBLIC HEARING**
None
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 Flemming requested Item 11c be removed from the Consent Agenda.

Councilmember Brasington moved, seconded by Councilmember Flemming, to approve second and final reading of agenda items 11a, 11b, 11d, 11e, 11f, and 11g of the Consent Agenda. The motion carried unanimously.

11. UNFINISHED BUSINESS – (Ordinances – Second and Final Reading)

- a. Ordinance to authorize the City Manager to enter into a real estate agreement for the acquisition of land in the Unity Park area
- b. Ordinance to amend Section 19-3.2.2, Establishment of Zoning District and Specific Purposes, of the Code or Ordinances of the City of Greenville, regarding RDV, Redevelopment District (Z-30-2018)
- c. Ordinance to rezone approximately 0.30 acre located at 801 Green Avenue from R-6, Single Family Residential District, to RM-1, Single and Multi-family Residential District (Tax Map Number 0107000401400) (Z-31-2018)

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

Planning and Development Administrator Jay Graham reminded Council of the purpose of the Ordinance to correct an improperly zoned R-6 applied to the property when it was originally annexed and to allow for building three single-family attached dwellings. Councilmember Flemming asked if the property would be divided, and Mr. Graham responded he has received no submittal requesting to divide.

After discussion, the motion carried 4-1, with Councilmember Flemming opposing.

- d. Ordinance to approve a major modification to an existing PD by rezoning approximately 0.83 acre located at 2101 Augusta Street and 18 and 20 East Faris Road from C-2, Local Commercial District, and R-6, Single Family Residential District, to PD, Planned Development District and expanding the PD to include those properties (Tax Map Numbers 0204001101900, 0204001102300, and 0204001102400) (Z-2-2019)
- e. Ordinance to annex approximately 0.784 acre of real property located on Rocky Slope Road, and to provide the zoning designation of C-2, Local Commercial District (Tax Map Numbers 0259000100201 and 025900010400) (AX-1-2019) (REVISED)

- f. Ordinance to enter into a Development Agreement with Perry Avenue Investors, LLC to authorize the provision of public improvements and to appropriate \$150,000 in the Capital Projects Fund Economic Development Project Account (ED 3531) for such improvements
- g. Ordinance to approve a Development Agreement between Centennial American Properties, LLC and the city of Greenville for the development of a mixed use project bordered by South Main Street, Broad Street, Falls Street and Camperdown Way

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 annex approximately 0.37 acre of real property and approximately 0.08 acre of right of way located on Ridge Street and to provide the zoning designation of RM-1, Single-family and Multifamily Residential District (Tax Map Number 0106000201000) (AX-2-2019)

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

- b. Ordinance to appropriate \$31,875,185 for the Fiscal Year 2019-20 Capital Budget for the Fiscal Year 2019-20 to Fiscal Year 2023-24 Capital Improvement Program

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

Councilmember Stall moved, and Councilmember Flemming seconded, to adjust the line item for Affordable Housing to increase FY2019-2020 from \$500,000 to \$1,000,000 and to reduce the amount of \$500,000 from another year, maintaining the same total amount for the line item.

Vice Mayor Pro Tem Doyle shared her concerns with the motion and stated Council's intent is for the City to have a \$2 million bond issuance next year to issue debt for affordable housing. Office of Management and Budget Director Kai Nelson responded from a cash stand point, this action will reduce the fund balance by \$500,000 in another year which is a manageable fund balance level to maintain.

Councilmember Brasington questioned whether frontloading funds the first year will leave a gap in funding during a later year, and Mr. Nelson confirmed it will leave a gap.

Mr. Nelson stated to date the City has committed \$3.5 million in cash. Vice Mayor Pro Tem Doyle shared her concerns expressed during the Committee of the Whole meeting with the lack of spending by the Greenville Housing Fund of funds already provided. Community Development Administrator Ginny Stroud provided an update on current and forthcoming funding requests which are in process and in review. Ms. Stroud commented on a forthcoming request to acquire property from the Greenville Housing Authority that will be conveyed to the Greenville Housing Fund for use.

Interim City Manager Nancy Whitworth affirmed the motion which is to keep the same five year commitment as provided in the line item but to increase the coming year by \$500,000 and reduce a future year by \$500,000. Councilmember Brasington expressed concerns with the approach stating that increasing the amount for the next year will create a zero commitment in a future year. Vice Mayor Pro Tem Doyle pointed out the significant impact the City is making financially to affordable housing.

After discussion, the subsidiary motion to amend carried 3-2, with Vice Mayor Pro Tem Doyle and Councilmember Brasington opposing.

After approval of the subsidiary motion, the main motion, as amended, carried unanimously.

- c. Ordinance to appropriate \$25,000 in the Miscellaneous Grant Fund to Engage Youth in Science, Technology, Engineering Arts and Math (STEAM) related activities throughout the City and City Community Centers

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

- d. Ordinance to appropriate an additional \$251,000 in the General Fund and the Capital Projects Fund for the Comprehensive Plan

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

Mr. Graham provided an update on the Comprehensive Plan and stated a new consulting firm is being hired which can produce all the work for the plan with the City Planning Department serving as facilitators.

Councilmember Brasington asked for a timetable on the new Comprehensive Plan. Mr. Graham responded the target date is December 2020 and noted the staff has continued to hold meetings regarding the plan.

After discussion, the motion carried unanimously.

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

- a. Resolution to approve a Memorandum of Understanding between the City of Greenville Police Department and the Thirteenth Circuit Solicitor's Office to participate in the Greenville County Multi-Jurisdictional Drug Enforcement Unit

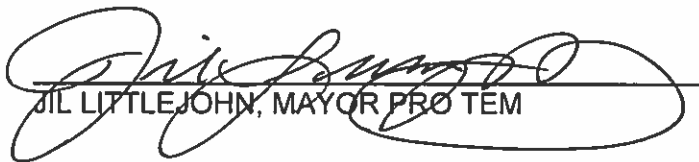
Councilmember Fletcher moved, seconded by Councilmember Stall, to approve first and final reading.

Greenville Police Chief Ken Miller stated the agreement will aid the Department in working with different municipalities across Greenville County, the Sherriff's Office, and the Thirteenth Circuit Solicitor's Office to combine efforts to increase policing regarding the drug trade.

After discussion, the motion carried unanimously.

City Attorney Mike Pitts requested a recess to affirm the process taken for the subsidiary vote taken on Item 15b, and there was no opposition. Upon Mr. Pitts' return, the meeting reconvened and Mr. Pitts thanked Council for the opportunity to review and affirm the matter under Robert's Rules of Order prior to adjourning the meeting.

- 17. ADJOURN.** There being no further business, the meeting adjourned at 6:15 p.m.


JIL LITTLEJOHN, MAYOR PRO TEM


CAMILLA G. PITMAN, MMC, Certified PLS
CITY CLERK

MEETING NOTICE POSTED AND MEDIA NOTIFIED ON APRIL 5, 2019.