

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

**Monday, June 14, 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 John M. DeWorken, Councilmember Kenneth C. Gibson Councilmember Russell H. Stall, and Councilmember Dorothy H. Dowe; Absent: Councilmember Lillian B. Flemming and Councilmember Wil Brasington

CITY STAFF: City Manager John F. McDonough; City Attorney Michael S. Pitts;
City Clerk Camilla G. Pitman

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

Land Management Ordinance Update (Text Amendments)

Assistance City Manager Shannon Lavrin provided a summary of work performed involving proposed text amendments for neighborhoods in the Land Management Ordinance. Planning Administrator Courtney Powell shared an overview of each of the ten (10) text amendments being considered during today's Formal Meeting, as provided in a presentation located in Council's Agenda packet.

Regarding Z-12-2021, Councilmember Dowe recommended changing the start time to 7:00 a.m. to be consistent with the construction start time and stated she would be making that recommendation during the Formal Meeting when the Ordinance is presented. Councilmember Dowe offered that language be added to each of the text amendments that states, "In commercial corridors and multifamily properties that abut single-family neighborhoods, until the Land Management Ordinance is written, these are what are being proposed." Councilmember Stall asked for confirmation that trash pickup does not begin until 7:00 a.m., and Interim Public Works Director Dave Derrick affirmed.

Regarding Z-14-2021, Councilmember DeWorken asked for the purpose of the amendment. Ms. Powell responded the recommendations will better enhance the collaborative effort with the development team, property owner and/or authorized agent. Councilmember Stall asked how serious non-compliance has been in the past. Ms. Powell responded there has been some issues with some more recent. Councilmember Dowe shared a concern with conducting business with owner representatives. Councilmember Gibson asked how the City determines who is an owner representative. Ms. Powell responded it is currently handled by receiving documentation from the property owner confirming an authorized agent.

Regarding Z-16-2021, Ms. Powell provided examples of determining height transition for multifamily and non-residential buildings. Councilmember Gibson asked about a project on Laurens Road falling under the text amendment, and Ms. Powell responded that specific project would not fall under the text amendment.

Regarding Z-17-2021, Ms. Powell provided examples of impact involving 100% percent impervious coverage to 75% percent impervious and 25% percent pervious coverage. Planning and Development Services Director Jay Graham referred to stormwater law and mitigation that involves the Engineering division and further addresses the issue.

Regarding Z-20-2021, Councilmember Gibson shared concerns with receiving input from neighborhoods involving proposed developments. Ms. Powell stated that final action would be through the Planning Commission. Councilmember Gibson stated he is not against the process, but he is very concerned about action without input from the homeowner(s) and an understanding of what is occurring. Mayor White added in many cases it is a landlord/tenant situation that should be addressed and that the expectation is to have staff engagement.

In summary, Ms. Powell stated the next round of proposed text amendments will include parking, table of uses, stormwater, and affordable housing. Ms. Lavrin stated the reports sent to Council on Fridays will provide compliance requests. Councilmember Stall asked how many applications or projects might have been received if the moratorium had passed? Ms. Lavrin responded she does not have that information but can locate it and provide it to Council.

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)(1) to discuss appointments to the City's boards and commissions and under subsection (a)(2) to discuss economic development incentives involving potential land acquisitions on Welborn Street as well as Perry Avenue and Market Street, both for parking purposes.

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

(Executive Session)

There being no further discussions, Councilmember DeWorken 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 5:20 p.m.

Camilla G. Pitman, MMC, Certified PLS
City Clerk

Meeting notice posted on June 11, 2021