

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

**Monday, May 24, 2021  
3:00 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 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; City Attorney Michael S. Pitts;  
City Clerk Camilla G. Pitman

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

**FY Budget Workshop #3**

City Manager John McDonough introduced the FY22 budget framework, budget assumptions and proposed budget highlights and changes since the last budget workshop. Mr. McDonough provided a time line including a public hearing and first reading of the Ordinance this evening.

Office and Management Budget Director Matt Efirm provided a presentation of information as located in Council's Agenda packet and offered to answer any questions. Mr. Efirm commented on budget best practices, the five priorities, the summary of all funds totaling approximately \$248 million, the general fund, the tourism fund, and the enterprise and special revenue funds. Mr. Efirm specifically commented on the special emphasis neighborhood infrastructure and stated additional information will be forthcoming.

Councilmember Stall asked if the homeless staffer will be added to the Police Department staff, and Mr. McDonough responded the position will serve in a partnership role and will not be staffed by the Police Department. Councilmember Brasington asked about downtown façade improvements in the General Fund, and Mr. Efirm advised it is similar to the corridor façade program for the downtown area. Councilmember Gibson asked for information regarding the Neighborhood Park Project, and Mr. Efirm responded it is funded in connection with the Greenville County Recreation District is used for municipal park needs.

Mr. Efirm provided recommendations for the Neighborhood Infrastructure Bond Program. Councilmember Brasington commented on the road improvement fund for this year and stated he wants to make sure the funds are used in the neighborhoods and not just for major highways. Councilmember DeWorken requested funding and improvements for pedestrian crossings as well. Councilmember Brasington suggested setting aside a certain amount of the funding for roadways and obtaining grants to assist. Councilmember Dowe commented on the need to bind

projects together to allow for better proposals and costs. Regarding Special Emphasis Neighborhood Infrastructure, Councilmember Gibson shared his interest in making sure the proposed infrastructure funding is in addition to the Neighborhood Infrastructure Bond Program.

Regarding affordable and workforce housing, Mr. Efirm referred to a proposal from a Councilmember being presented in the Formal Meeting to increase the amount to \$2 million or \$2.5 million in city funds and to match it over the next five years with an additional \$7 million that will come to the City through the County Square agreement.

Council commented in general about the expenditures and status of the Swamp Rabbit Trail and the need to maintain communication with County Council. Mr. Efirm presented a recommendation for a 4% percent increase in the stormwater fund that has not increased in the last two years. Mr. Efirm referred to the American Rescue Plan funding that has been received and to its anticipated use and advised that staff will be providing additional information.

Councilmember Stall asked if the City is doing better than anticipated pre-COVID. Mr. Efirm responded the City is doing better than anticipated but is still not up to pre-COVID level.

#### **UpstateSCAlliance – Upstate Economic Development Update**

Economic and Community Development Director Merle Johnson introduced President and CEO John Lummus with Upstate SC Alliance to provide a presentation updating its work with economic development in the upstate during the past year. Mr. Lummus focused on information regarding marketing updates, virtual presentation, and international relationships. Mr. Lummus provided Upstate's top goals for the coming year including focusing on targeting industries, embracing innovation, welcoming smaller projects, connecting employers with the talent to make it happen, and maintaining a stable business environment.

Councilmember Stall asked what the status of the downtown vacancy is at this time. Mr. Johnson responded while the City is still in line with historical rates, he will have to provide that figure to Council in the next day or two.

Council expressed an interest in assisting UpstateSCAlliance by participating in events and visits to promote the City.

#### **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 subsection (a)(2), negotiations for proposed contractual matters related to the sale of property at Main Street and Broad Street and the purchase of property at Camperdown Street and Broad Street.

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

(Executive Session)

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

**Land Management Ordinance Update**

Assistant City Manager Shannon Lavrin provided a presentation of information regarding considerations of text amendments and stated the proposed amendments being considered by the Planning Commission were deferred from May 20 to June 9 when a special called meeting will be held. Ms. Lavrin stated the proposed changes affect developments directly abutting single family uses and include outdoor activity for commercial properties, commercial trash locations and collections, light pollution, field changes to construction without board, commission or staff approval, lot coverages allowances, building height transitions, set back requirements, and landscape buffer requirements.

Ms. Lavrin provided information regarding off street parking requirements, use regulations and tables of uses, traffic impact analysis, and stormwater management, including comments on goals of study, methodology, summary of findings, and recommendations involving short term, mid-range, and long term.

Councilmember Brasington asked if staff can use case studies related to parking, and Ms. Lavrin responded staff has case studies and research that can be provided as supporting information. Regarding uses, Councilmember Gibson referred to certain uses along Laurens Road that are abutting residential properties and requested upon review to consider not only making them special uses but to prohibited them outright.

Councilmember Dowe referred to traffic impact studies and the importance of those studies to preserving the quality of life. Councilmember Brasington asked if there is anything advocated for by the neighborhood leaders. Ms. Lavrin responded she is not aware of any, however, the information will be provided to the neighborhood presidents for their feedback.

Ms. Lavrin provided staff recommendations for each of the text amendments. Ms. Lavrin encouraged anyone interested in the matter to view the website or contact the Planning staff.

With no further discussions, the meeting adjourned at 5:28 p.m.

Camilla G. Pitman, MMC, Certified PLS  
City Clerk

Meeting notice posted on May 21, 2021