

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

**Monday, January 11, 2021  
3:30 p.m.**

*Greenville City Hall is currently closed to the public.*

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

**Telephone: 1-415-655-0002  
WebEx Event Number: 179 049 2124**

**Remote Viewing 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; 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.

**Landscaping and Tree Protection and Regulations Ordinance**

Senior Landscape Architect Edward Kinney provided a presentation on the proposed amendments to the landscaping and tree protection and regulations ordinance as located in Council's Agenda packet. Mr. Kinney referred to the timeline involving public review and input and the collection of that information. Mr. Kinney stated after a review of all the information collected, there were three areas requiring greater clarification including the affordable housing exemption, the single-family exemption, and the fee-in-lieu-of amount. Mr. Kinney commented on a public survey release for additional input, modifications performed following additional discussions and the proposal presented in December to the Planning Commission for approval.

Regarding the landscaping section, Councilmember Dowe referred to concerns with screening and requested that language in Section 19-6.2.3(C)(4) regarding the finish of masonry walls be included in Section 19-6.2.3(C)(3). Councilmember Dowe also referred to Section 19-6.2.4(D) and the lack of a definition of time for redevelopment and recommended including "which have not produced within 180 days after demolition plans for development."

Regarding tree protection and replacement, Councilmember Brasington asked if there is an intent in the future to implement inventory software, staff, and the like for the preservation and inventory of trees, and Mr. Kinney responded affirmatively.

Councilmember DeWorken recommended consideration be given to the fee-in-lieu, if it begins looking like a regressive tax for homeowners, and recommended reviewing it every few years. Mr. Kinney agreed and stated the Ordinance includes a mandatory review.

Councilmember Dowe referred to Section 19-6.3.2(B)(4) regarding the fee-in-lieu-of and stated she wants to make it clear that the fund is not to be used for ongoing work that is already funded and that the funds collected are separate and distinct. City Manager John McDonough responded the fund is to help enhance the growth of the tree canopy and the intent is to bring the funds to Council as a part of the budget process for review. Councilmember Brasington recommended reviewing the matter and providing mapping updates on an annual basis.

Mr. Kinney presented information on two recommendations requested by the Planning Commission including Section 19-6.2.2(B)(3), Minimum planting size/height requirements, and Section 19-6.3.1(C), Exemptions. Mr. Kinney explained how the recommended changes would affect tree protections moving forward.

Councilmember Dowe asked to confirm that there were no public comments offered at the Planning Commission meeting regarding the two recommendations and that the Exemption recommendation passed with a vote of 4-3. Mr. Kinney responded affirmatively. Councilmember Dowe asked if there was any public response by email or other means, and Mr. Kinney responded he is not aware of any. Councilmember Dowe requested changes to the “whereas” clause in the preamble of the Ordinance to acknowledge the vote for Section 19-6.2.2(B)(3) was unanimous and the vote for Section 19-6.3.1(C) was 4-3. City Attorney Mike Pitts responded that he could make the amendment.

Councilmember Brasington referred to clear cutting of larger lots and shared concerns he receives from constituents. Mr. Kinney commented on the process and stated staff is working to engage with developers to obtain better designs which would be cheaper than clear cutting an area. Mr. Kinney affirmed there would be early stages of review by staff and stated that the proposed language allows for cost effectiveness for the developer.

Councilmember Dowe referred to Section 19-6.3.2(H)(4) Heritage tree protections and recommended including a statement clarifying that the cap amount scales up and down according to the size of the lot so that reference is provided in both locations (Section 19-6.3.2(B)(4)) of the proposed ordinance.

#### **Bobby Pearse Community Center Update**

Business and Projects Administrator Megan Young presented a presentation on the proposed work and cost to perform improvements to the Bobby Pearse Community Center following significant damage by a fallen tree in May 2018. Ms. Young recognized Satchel Construction as the winning bid and provided a breakdown of the budget appropriation and scope of work, including the addition of public restrooms. Regarding a timeline, Ms. Young stated the project is anticipated to begin in February with four months for completion.

Councilmember DeWorken expressed his appreciation and excitement with the project moving forward. Mayor White recognized Mitch Ledhe and MHK Architecture who offered free architectural services.

With no further discussions, the meeting adjourned at 4:55 p.m.

Camilla G. Pitman, MMC, Certified PLS  
City Clerk

Meeting notice posted on January 8, 2021.