

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

**Monday, March 8, 2021
3:00 p.m.**

Greenville City Hall is currently closed to the public.

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

Remote Viewing Location:
Greenville Convention Center, 1 Exposition Drive

MINUTES

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

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

Mayor Pro Tem Flemming called the meeting to order for the purpose of discussing the following matters.

Noise Ordinance – Construction Hours Update

Assistant City Manager Shannon Lavrin provided an update regarding the noise ordinance and construction hours by presentation as located in Council's Agenda packet. Ms. Lavrin referred to complaints previously expressed by citizens and Council's request for a review. Ms. Lavrin referred to research performed by staff comparing the City Code to other municipalities and to meetings with neighborhood presidents receiving their feedback. Ms. Lavrin stated that Charleston was similar to Greenville's schedule with the exception of weekend hours.

Ms. Lavrin presented a recommendation to maintain the weekday schedule, Monday through Friday, 7:00 a.m. to 9:00 p.m., and to amend the Saturday and Sunday schedule from 7:00 a.m. to 9:00 p.m. to a new schedule of 9:00 a.m. to 7:00 p.m. Ms. Lavrin stated the City reached out to seven construction companies in town and all of them reported that changes to Sunday would have little impact, however, changes to Saturday would affect concrete work.

Councilmember Stall asked what the reaction was in amending the time to 8:00 a.m. on weekdays. Ms. Lavrin responded staff did not present any changes for consideration involving the weekdays. Councilmember Dowe asked for input regarding the concrete work on Saturdays, the reason for maintaining the 9:00 p.m. schedule on weekdays, and consideration given to noise from high school sports events. Ms. Lavrin responded that staff was taking an incremental approach, that a change to the Charleston schedule would be drastic for the community, and that a majority of the complaints were coming from the weekend schedule.

Regarding the concrete work, Assistant Building Codes Administrator John Pruett stated the concern is that concrete pours take time for the pouring and curing and that the process is affected

by the temperature. Ms. Lavrin affirmed there is a process for contractors to appeal due to special hardship through the City Manager, or his designee.

Councilmember Flemming asked if there would be issues with holding up work on the weekends due to the change to 9:00 a.m. Mr. Pruett responded that the ability to pour concrete earlier was the major concern for most construction companies. Councilmember Dowe stated she has no problem with the concrete and that the matter initially became an issue with residents waking up to nail guns at 7:00 a.m. in the morning.

GVL2040 Consistency Policy

Ms. Lavrin thanked everyone involved in the GVL2040 Comprehensive Plan and reminded Council of their conversation during the retreat and the steps approved by Council with developing and approving a consistency policy. Ms. Lavrin stated the Consistency Policy affirms the commitment to the GVL2040 Comp Plan.

Ms. Lavrin advised that during the retreat, Council agreed to:

- (1) Adopt a Resolution with direction to staff to develop an accountability statement.
- (2) Develop a reporting and/or planning process for annual consistency and actions; then debate and adopt the resolution with the accountability process completed several months later.
- (3) Develop statement of consistency for Planning-related Council actions.

Councilmember Dowe requested that the proposed Resolution be amended to refer to the Public Hearing held on January 25, and Councilmember Flemming asked that a statement be included acknowledging and thanking everyone involved in the Comp Plan process.

Greenville Zoo Appropriation \$175,000 (Amur Leopards, Primate Row)

Deputy City Manager Eden Freeman introduced a request for the appropriation of \$175,000 for the Greenville Zoo. Zoo Administrator Bill Cooper provided a presentation on the proposed funding for the Amur Leopards holding facility and leopard den and showed the final work completed on the Primate Row at the Greenville Zoo, as located in Council's Agenda packet.

CommunityWorks Home Buyer Assistance Update

Community Development Financial Coordinator Rebecca Edwards introduced a presentation as located in Council's Agenda packet involving a request to appropriate \$50,000 for a CommunityWorks grant program. Ms. Edwards introduced Tammie Hawkins and Latorrie Geer with CommunityWorks to provide information regarding its partnership with the City and its purpose. Ms. Geer discussed Prisma's involvement in an employer assistance program for housing and provided the requirements for a home buyer to qualify and receive a \$5,000 grant. Ms. Geer also discussed CommunityWorks' responsibilities in locating qualified buyers and educating them in the process before issuing grants.

Councilmember Stall asked if the funds can be restricted to only homes in the city limits. Ms. Hawkins responded the program is a Prisma program and CommunityWorks is assisting with facilitating the program. Councilmember Stall recommended finding ways to encourage recipients to pursue home ownership in the City. Ms. Hawkins responded that they could provide information about available developments, but they could not steer recipients to them.

1 Augusta Place Lease Agreement

Downtown Project Manager Will Young provided a presentation as located in Council's Agenda packet regarding a lease agreement for 1 Augusta Place. Mr. Young shared information on the current payment and stated the owner of the building has requested the lease agreement be

amended and directed through them. Mr. Young recommended a charge of \$2 per square foot to match existing downtown outdoor dining leases and stated no bars or forms of entertainment are permitted within the license area without city approval.

Councilmember Dowe raised questions regarding the location of potential fencing and how it would affect the public space. Mr. Young responded the agreement would allow for the lessee to apply for a certificate of appropriateness. Councilmember Dowe stated she wants to make sure Council understands that fencing could appear under the new agreement without the matter returning to Council. Deputy City Manager Eden Freeman responded that potential fencing would not affect the entire plaza and referenced to the potential location in connection with the public space. Ms. Freeman advised the fencing placed at the location would be similar to Caviar and Bananas and would not be completely fenced off. Ms. Freeman offered to confirm the process for a certificate prior to the Formal Meeting.

With no further discussions, the meeting adjourned at 3:41 p.m.

Camilla G. Pitman, MMC, Certified PLS
City Clerk

Meeting notice posted on March 5, 2021