

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

**Monday, September 8, 2025
4:00 p.m.**

**Meeting Location:
Greenville City Hall, 206 S. Main Street**

MINUTES

CITY COUNCIL: Councilmembers Lillian B. Flemming, Ken Gibson, Wil Brasington, Russell H. Stall, and Dorothy Dowe

Absent: Mayor Knox White; Councilmember John DeWorken

CITY STAFF: City Manager Shannon Lavrin; City Attorney Leigh Paoletti; Deputy City Clerk Fiona Buchanan

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

Building Codes Update

Building, Codes and Property Maintenance Director Buddy Skinner provided a report consisting of a five year comparison of departmental operations from January to August. Mr. Skinner reviewed statistics regarding applications received and processed, permits issued, inspections completed, fees collected, and reported construction costs. In summary, Mr. Skinner advised that 2025 has experienced the largest number of applications, permits, and completed inspections than the previous five years. Mr. Skinner also advised that permit fees collected in 2025 are higher than the previous two years, and that project valuation is higher than the previous three years.

Mr. Skinner discussed the impact of Hurricane Helene on the Department's workload. Mr. Skinner noted that the City has not been charging permit fees for hurricane damage repairs and advised that the City has processed 204 applications and completed 768 inspections related to hurricane damage repairs. Mr. Skinner stated that the estimated repair valuation is \$12,575,121.

Mr. Skinner provided an update on the Plan Review Team and changes in review times since originally presented at Council retreat. Mr. Skinner advised that the review time for residential projects has decreased from 14 to 12 days and that commercial projects decreased from 21 to 19 days. Mr. Skinner stated that, on average, actual review takes less time than the allowed time frame, that revisions have decreased, and that revisions approved by first revision has increased to 80-90% percent.

Councilmember Dowe expressed concern that the benefit of waving permit fees for hurricane related damage was being realized by contractors rather than the residents. Mr. Skinner responded that the waiver does go towards the applicant, which is typically the contractor. Ms. Lavrin explained that waiving the permit fee was intended to assist those in crisis. Councilmember Dowe inquired about damaged properties that have sat dormant and asked for a staff recommendation on what to do to encourage repairs on these properties. Ms. Lavrin responded that this is a small number of properties, and that most property owners have made some sort of progress. Councilmember Stall asked if FEMA distribution has had an impact on repair time. Chief

Financial Officer Patricia Dennis noted that the Department of Resilience is still working on distributing funds.

Councilmember Gibson asked if the permit applications for hurricane related damages were included in the total number of permits received, or if it was counted separately. Mr. Skinner advised that it was included in the total. Councilmember Gibson requested a breakdown of permits approved for residential and commercial properties and geographic correlation.

Councilmember Stall asked if the increased workload was being handled by the same number of staff. Mr. Skinner advised that no additional staff had been added since the last update presented to Council. Mr. Skinner stated that the shortened review time can be contributed to divisions getting information quicker.

Councilmember Brasington asked if the average permit review time is skewed by applications requiring multiple revisions. Mr. Skinner advised that revised applications are seen as separate applications and that the allocated 12 or 19 day review period restarts when a revision is submitted.

Mr. Skinner provided an overview of City Detect, an AI monitoring system used to identify potential code violations from footage collected from cameras attached to Public Works vehicles. Mr. Skinner stated that footage that the system identifies is reviewed by staff to determine the validity of the system's detection of violations. Ms. Lavrin advised that this system assisted in identifying hurricane damage in the days following Helene's impact. Ms. Lavrin also advised that the system helps the City identify illegal dumping.

Motion - Executive Session

During the open Work Session, Mayor Pro Tem Flemming asked for a motion to go into Executive Session. Councilmember Gibson moved, seconded by Councilmember Stall, to go into Executive Session. The motion carried unanimously.

City Attorney Leigh Paoletti recommended going into executive session under S.C. Code §30-4-70(a)(1) regarding appointments to the City's boards and commissions or employment, subsection (a)(2) regarding negotiations for proposed contractual matters or to receive legal advice covered attorney-client privilege, and subsection (a)(5) regarding economic development incentives, related to the following matters:

1. (a)(2) Potential Franchise Agreement with Lumos for broadband expansion;
2. (a)(2) Potential contract for the development of a Greenville City Fire Station;
3. (a)(1) Personnel Matters;
4. (a)(1) Appointment of individuals to the City's Boards and Commissions;
5. (a)(2)(5) Expanding City parking services in the Village of West Greenville;
6. (a)(2) Greenline-Spartanburg property acquisition;
7. (a)(2) Closing of contract for property at 426 North Main Street;
8. (a)(2) Sale of property located on Pete Hollis Boulevard; and
9. (a)(2) Potential contracts for development of a downtown conference center.

(Executive Session)

Minutes – Work Session
September 8, 2025
Page 3

There being no further discussions, Councilmember Gibson 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 5:25 p.m.

Fiona Buchanan
Deputy City Clerk

Meeting notice posted on September 5, 2025