

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

**Monday, February 9, 2026  
4:00 p.m.**

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

**MINUTES**

CITY COUNCIL: Mayor Knox White; Councilmembers John M. DeWorken, Lillian B. Flemming, Ken Gibson, Wil Brasington, Tina Belge, and Dorothy Dowe

CITY STAFF: City Manager Shannon Lavrin; City Attorney Leigh Paoletti; City Clerk Camilla G. Pitman

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

**30 Month Greenville Development Code Update**

City Manager Shannon Lavrin stated that the update is provided to highlight some of the proposed changes that have been received through public comments and conversations. Ms. Lavrin advised while Council has been provided with the presentation, staff wanted the opportunity to present it to Council to receive any comments and concerns prior to posting on February 18 and presenting to the Planning Commission on March 5.

Planning and Development Director Mary Douglas Hirsch provided a presentation on amendments to the Greenville Development Code, as located in Council's Agenda packet. Ms. Hirsch recommended bringing back the Conditional Use Permitting, including food/beverage and entertainment uses, late night uses, bank and ATM uses. Ms. Hirsch also recommended alternative design in RH- and RN- Districts for public and institutional uses, fireworks sales use limitation, tree protection standards, and roofs in Neighborhood Revitalization Overlay Districts (NROs).

Mayor White raised a question regarding the sale of fireworks in the City, and City Attorney Leigh Paoletti responded that state law bans cities from prohibiting firework stands within city limits.

Councilmember Dowe asked how the public would provide input on a conditional use permit, and Ms. Hirsch responded that public input would be allowed at the Project Preview Meeting and there would be no appearance at the Board of Zoning Appeals. Ms. Hirsch offered to provide additional options for public input.

Councilmember Dowe asked if there would be an exception allowed for additional banks, and Ms. Hirsch responded, no. Councilmember Dowe requested additional review citywide.

Regarding the tree ordinance, Councilmember Dowe stated that there is work taking place on the tree ordinance. Ms. Lavrin advised that staff is working on the Urban Forest Master Plan and that staff will be doing a deeper dive into any other ordinance changes that need to occur as part of that plan. Councilmember Dowe stated that the maximum amount is not enough to disincentivize and requested further review.

Councilmember Gibson asked how the development bonus is working on affordable housing. Ms. Hirsch responded that there have been a few projects and shared that staff hopes to see interest rates and construction costs go down. Councilmember Gibson stated that he wants to adjustments to be implemented to make it more attractive for the development of affordable housing versus developers not applying a buy-out.

Councilmember Belge asked about late night uses and conditional uses. Ms. Hirsch referred to the City's prior inclusion of late night uses in the land management ordinance. Ms. Hirsch stated that the reason for adding the language is because there are some areas where there are no buffers between residential and businesses. Ms. Lavrin offered to review the matter further. Councilmember Belge also asked about the difference in taking down trees versus planting. Ms. Hirsch responded that the preference would be to preserve trees.

Councilmember Brasington commented on the bank facility restrictions and questioned whether there is consideration in limiting any other like-kind business throughout the City. Councilmember Brasington suggested having a sufficient amount of conversation with professionals who can provide expertise on how the proposal will affect economics. Regarding trees, Councilmember Brasington stated he does not believe it is in the City's best interest to consider any further recommendations until the City can evaluate the effectiveness of the current tree ordinance.

Councilmember DeWorken requested more consideration for childcare facilities in neighborhoods. Councilmember DeWorken asked about industrial zoning locations for firework stands, and Ms. Lavrin offered to provide a map of locations. Councilmember DeWorken expressed interest in revisiting the tree conversation. Councilmember DeWorken questioned concerns with rooflines. Councilmember Gibson responded by sharing concerns involving the variation of styles, such as the character of a neighborhood with newer homes being built between the original neighborhood homes. Council members commented in general on rooflines and discussed finding a middle ground on the matter.

#### **Motion - Executive Session**

During the open Work Session, Mayor White asked for a motion to go into Executive Session. Councilmember Gibson moved, seconded by Councilmember DeWorken, 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) to discuss appointments to the City's boards and commissions or employment related matters, subsection (a)(2) negotiations for proposed contractual matters or to receive legal advice covered attorney-client privilege, and subsection (a)(5) to discuss economic development incentives, regarding the following matters:

1. (a)(1) and (2), discussion of appointment of individuals to a public body (GHF);
2. (a)(2) and (5), updates on negotiations incident to real estate contracts related to the DGCC project; and
3. (a)(2) a proposed agreement with GLDC for provision of certain services.

(Executive Session)

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

With no further discussions, the meeting adjourned at 5:30 p.m.

Camilla G. Pitman, MMC, Certified PLS  
City Clerk

Meeting notice posted on February 6, 2026