



MINUTES

FORMAL MEETING OF CITY COUNCIL

City Hall, 206 S. Main Street, Council Chambers
Monday, February 23, 2026 - 5:30 p.m.

1. **CALL TO ORDER**

Mayor Knox H. White

2. **INVOCATION**

Mayor White invited attendees to stand for a moment of silence in remembrance of the late Rev. Jesse Jackson.

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

The following members of City Council were in attendance: Mayor Knox White, John DeWorken, Lillian Flemming, Ken Gibson, Wil Brasington, Tina Belge, and Dorothy Dowe,.

5. **APPROVAL OF THE MINUTES**

February 9, 2026; Approved as submitted

6. **COMMUNICATIONS / ANNOUNCEMENTS FROM THE MAYOR AND COUNCIL**

None

7. **INDIVIDUALS WISHING TO ADDRESS COUNCIL**

None

8. **PRESENTATION**

None

9. **PUBLIC HEARING**

- a. Proposed Abandonment of a portion of property located along East Court Street (AB-3-2025)

Engineering Services Director Clint Link presented a request from Steve Owings for a proposed abandonment of a portion of property on the corner of East Court Street and South Main Street for the purpose of acquiring the square footage needed to develop a parking garage beneath the surface of a proposed five story residential and retail building. Mr. Link stated that the request had been reviewed by the City and local utility providers with no objections found. Mr. Link advised that some property owners did submit inquiries for clarification following public notification but that no objections were received.

Will McAlister, 121 South Main Street, spoke to inquire about a city-owned alley way that leads to the private parking lot of his residence and questioned how the development would occur without cutting off access to this lot during the construction period.

Mr. Link advised that the details for construction had not yet been finalized but that conversations between the City, developer, and property owners will need to occur to coordinate alternative access to the parking lot.

Rob Couch, McMillan Pazdan Smith Architecture, advised that the project has been studied by the firm for about a decade and stated that there would not be significant encroachment or reduction of right-of-way. Mr. Couch also advised that the abandonment was being proposed in conjunction with a Certificate of Appropriateness application to the Design Review Board.

- b. Proposed 75% Method Annexation per S.C. Code of Laws Annotated Section 5-3-150(1) of 41.71 acres of real property and 6.89 acres of adjacent right-of-way located on Andrews Street, Bel Aire Drive, Easley Bridge Road, 4th Street, A Street, 3rd Street, Lyncrest Street, B Street, C Street, 2nd Avenue, 3rd Avenue, 6th Street, Neubert Street, 5th Street, and an unnamed ally (in association with AX-8-2026)

Senior Development Planner Austin Rutherford presented an annexation petition utilizing the 75% Annexation Method of 41.71 acres of real property and 6.89 acres of adjacent right-of-way located comprising the area located at or near 701 Easley Bridge Road. Mr. Rutherford advised that 83% percent of the property owners within the boundaries of the proposed annexation signed the petition and that those who signed own 99% percent of the assessed value.

Mr. Rutherford stated the petitioners requested that the properties be rezoned under the City zoning designations to RN-A, Neighborhood A District, and IX, Industrial Flex District. Mr. Rutherford provided an overview of services that would be assumed or provided by the City upon approval of the annexation, including emergency services, residential recycling and waste collection, and planning and engineering services, and the conduct of municipal elections as well as the expected taxes and fees which will be assumed by property owners.

Chris Hill, 805 Cresent Avenue, spoke as a property owner within the area of the proposed annexation, stating that he has plans to develop his property and that the zoning designations were favorable. Mr. Hill expressed appreciation to Planning staff for their collaboration.

10. APPOINTMENTS – Boards and Commissions

None

CONSENT AGENDA

There will be no discussion of Consent Agenda items unless a Council member so requests in which event the item in question will be considered separately.

Councilmember Gibson moved, seconded by Councilmember DeWorken, to approve second and final reading of agenda items 11a, 11b, 11c, 11d, 11e and 11f of the Consent Agenda. The motion carried unanimously.

11. UNFINISHED BUSINESS – (Ordinances – Second and Final Reading)

- a. Ordinance to annex approximately 0.22 acre of real property and 0.08 acre of adjacent right-of-way located on West Pine Lake Circle, and to provide the zoning designation of PK, Park District (Tax Map Number 0421000107200) (AX-1-2026)

- b. Ordinance to annex approximately 1.42 acres of real property located on Churchill Circle, and to provide the zoning designation of PK, Park District (Tax Map Number 0392000101501 and a portion of 0393000200900) (AX-2-2026)
 - c. Ordinance to annex approximately 0.97 acre of real property located on Conestee Lake Road, and to provide the zoning designation of PK, Park District (Portion of Tax Map Number 0423000101000) (AX-3-2026)
 - d. Ordinance to annex approximately 0.15 acre of real property and 0.51 acre of adjacent right-of-way located on 1008 Jenkins Street, and to provide the zoning designation of RN-A, Neighborhood A District (Tax Map Number 0112000100100) (AX-4-2026)
 - e. Ordinance to annex approximately 0.21 acre of real property at 805 and 805A Green Avenue and 0.08 acre of adjacent right-of-way, and to provide the zoning designation of RH-D, House D District (Tax Map Number 0107000401300 and 0107000401200) (AX-5-2026)
 - f. Ordinance to abandon portions of unimproved right of way on Darwin Avenue and Rector Street (AB-2-2025)
- 12. NEW BUSINESS – (Ordinance – First Reading)**
None
- 13. NEW BUSINESS – (Resolutions – First and Final Reading)**
None

REGULAR AGENDA

- 14. UNFINISHED BUSINESS – (Ordinances – Second and Final Reading)**
- a. Ordinance to appropriate \$3,000,000 from the Capital Project Reserve Project in the Capital Projects Fund for the renovation of Greenville’s existing City Hall building
- Councilmember Dowe moved, seconded by Councilmember Brasington, to approve second and final reading.
- The motion carried 6-1, Councilmember Belge opposing.
- 15. NEW BUSINESS – (Ordinances – First Reading)**
- a. Ordinance to approve an easement agreement with Greenville Water System for the installation and maintenance of a water line and associated appurtenances over property located on Ridge Road (Tax Map Number M012020100103)
- Councilmember Dowe moved, seconded by Councilmember Brasington, to approve first reading.
- Councilmember Dowe asked if the agreement was for property across from previously purchased parcels of land which are located on Ridge Road. Mr. Link responded in

the affirmative and stated that the water line would service the side along Mauldin Road. Councilmember Dowe asked if the project would include sewer. Mr. Link advised that the project did not include sewer and that there are sewer lines currently located on the property.

After discussion, the motion carried unanimously.

- b. Ordinance to annex approximately 1.01 acres of real property at 208, 211, and 305 Minus Street and 113, 117, and 121 Middleton Street and 0.50 acre of adjacent right-of-way, and to provide the zoning designation of RN-A, Neighborhood A District (Tax Map Numbers 0113000905300, 0112001302000, 0112001400101, 0112001400300, 0112001400200, and 0112001400100) (AX-6-2026)

Councilmember Dowe moved, seconded by Councilmember Gibson, to approve first reading. The motion carried unanimously.

- c. Ordinance to annex approximately 1.15 acres of real property and 0.02 acre of adjacent right-of-way at Redland Way and to provide the zoning designation of RH-C, House C District (Tax Map Numbers 0543150100100, 0543150100600, 0543150100800, 0543150101200, AND 0543150102300) (AX-7-2026)

Councilmember Dowe moved, seconded by Councilmember DeWorken, to approve first reading. The motion carried unanimously.

- d. Ordinance to annex approximately 5.87 acres of real property at Worley Road and 0.40 acre of adjacent right-of-way, and to provide the zoning designation of RC-3, Community 3 District (Tax Map Number 0174020600500) (AX-9-2026)

Councilmember Dowe moved, seconded by Councilmember Gibson, to approve first reading.

Greenville County Redevelopment Authority Executive Director Joe Smith advised that the property would be developed to provide a 72-units for senior housing. Mr. Smith expressed appreciation for the City's collaboration with planning and engineering.

Mayor White commented on the improved partnership with the Greenville County Redevelopment Authority to provide affordable housing.

After discussion, the motion carried unanimously.

- e. Ordinance to annex approximately 0.18 acre of real property at 113 David Street and 115 Crest Lane, and to provide the zoning designation of RN-A, Neighborhood A District (Tax Map Numbers 0150001500200 AND 0150001500300) (AX-10-2026)

Councilmember Dowe moved, seconded by Councilmember Brasington, to approve first reading. The motion carried unanimously.

16. NEW BUSINESS – (Resolution – First and Final Reading)

- a. Resolution to approve the addition of the Paddock at the Phillips Family Farm in the Greenville Zoo to the schedule of naming opportunities, and to approve a naming agreement with Samaritan Biologics, LLC

Councilmember Brasington moved, seconded by Councilmember Dowe, to approve first and final reading. The motion carried unanimously.

17. STAFF REPORTS

City Manager Shannon Lavrin provided information on the following items:

- a. Greenville Zoo Foundation. Ms. Lavrin expressed appreciation to the Greenville Zoo Foundation for their efforts in securing donors for projects within the Zoo and advised that the Greenville Zoo was mentioned in an article in Travel and Leisure magazine.
- b. City Council Retreat. Ms. Lavrin expressed appreciation to City Council and staff for an engaged retreat work session held on February 12 and 13. Ms. Lavrin advised that city staff are working to codify Council priorities and that annual budget discussions will begin in April.

Councilmember Flemming expressed appreciation to city staff for organizing a memorial program for Rev. Jesse Jackson held prior to the formal meeting.

Mayor White provided reflections on the City's relationship with Rev. Jackson.

18. Individuals Addressing Council regarding items not on the Agenda

Clarence Thornton, 114 Douthit Street, spoke to advocate for land markers for civil rights leaders to be placed in Greenville.

- 19. ADJOURN.** There being no further business, the meeting adjourned at 6:03 p.m.



DOROTHY H. DOWE, MAYOR PRO TEM

ATTEST:



CAMILLA G. PITMAN, MMC, Certified PLS
CITY CLERK