



MINUTES

FORMAL MEETING OF CITY COUNCIL

City Hall, 206 S. Main Street, Council Chambers
Monday, March 9, 2026 - 5:30 p.m.

1. **CALL TO ORDER**

Mayor Pro Tem Dororthy H. Dowe

2. **INVOCATION**

Mayor Pro Tem Dowe invited the audience to join in a moment of silence for the victims of the war in Iran.

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

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

Absent: Mayor Knox White

5. **APPROVAL OF THE MINUTES**

February 23, 2026; Approved as submitted

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

None

7. **INDIVIDUALS WISHING TO ADDRESS COUNCIL**

Nick Simmons, Judson Mill Loft, spoke in support of agenda item 15b, stating that, as the development has grown, existing infrastructure and connectivity have proven to cause issues and that the current zoning requirements create complexities which the City has the experience and resources to address.

8. **PRESENTATION**

None

9. **PUBLIC HEARING**

None

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 Belge, to approve second and final reading of agenda items 11a, 11b, 11c, 11d and 11e of the Consent Agenda. The motion carried unanimously.

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

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)

None

15. NEW BUSINESS – (Ordinances – First Reading)

- a. Ordinance to appropriate \$500,000 in the Hospitality Tax Fund and Capital Projects Fund for the Lake Conestee Dam Restoration Project

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

- b. Ordinance to annex approximately 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 alley, and to provide the zoning designations of RN-A, Neighborhood A District, and IX, Industrial Flex District (AX-8-2026)

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

Mayor Pro Tem Dowe inquired about the rank of this annexation in size in comparison to other efforts recently made by the City. Senior Development Planner Austin Rutherford stated that this annexation was smaller than the Cherrydale annexation but larger than the Brandon Mill annexation and that the City would consider other opportunities that exist in the area in the future.

After discussion, the motion carried unanimously.

- c. Ordinance to abandon surplus right-of-way along Howe Street (AB-1-2025)

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

- d. Ordinance to approve a lease agreement between Tupelo Honey Hospitality Corporation and the city of Greenville for patio area located at 1 North Main Street

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

- e. Ordinance to appropriate \$400,000 in the Capital Projects Fund from the Neighborhood Infrastructure Bond (NIB) Interest for additional construction expenses and the procurement of a generator to establish the Upstate's first Resilience Hub at the Nicholtown Community Center

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

Capital Projects Director Jeff Waters advised that this appropriation supports the finalization of the Project funded by the Municipal Association of South Carolina's Big Idea Grant to assist in the establishment of the Resilience Hub by allowing the City to purchase a generator to allow the Community Center to operate in adverse conditions. Mr. Waters stated that this Project is the first to receive the Grant and that he believes Greenville will have the first resiliency hub at a community center.

After discussion, the motion carried unanimously.

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

- a. Resolution to provide for certain certifications regarding an abandoned building and abandoned building sites, according to South Carolina Code of Laws Annotated Section 12-67-100, et seq. located at 505 North Main Street (Tax Map Number 0003000200100)

Councilmember DeWorken moved, seconded by Councilmember Gibosn, to approve first and final reading.

GCEDC President and CEO Sam Konduros advised that the applicant, NP OX 505, is pursuing corporate state income tax credits for the redevelopment of a building and building site which has been mostly vacant for over ten years. Mr. Konduros provided an overview of the plans to modernize the property to spur economic development in the neighborhood.

Councilmember DeWorken commented on previously proposed projects for this property which were denied by City Council, stating that this proposed development will best serve the surrounding neighborhoods.

Councilmember Belge asked for clarification regarding the two businesses that currently operate on this site. Mr. Konduros advised that the health center plans to relocate and that the Chinese restaurant will likely need to relocate due to increased rental rates. Councilmember Belge stated that the City would need to assist the Chinese restaurant in finding a new location.

After discussion, the motion carried unanimously.

- b. Resolution of the City Council of the city of Greenville to adopt Fiscal Year 2027 priorities

Councilmember Flemming moved, seconded by Councilmember Gibson, to approve first and final reading.

Mayor Pro Tem Dowe commented on City Council's priorities and how they guide the budget process.

After discussion, the motion carried unanimously.

- c. Resolution approving the execution of a purchase and sale agreement for the acquisition of certain property from Timberland Holding Company, LLC in support of the Downtown Conference Center Project

Councilmember Brasington moved, seconded by Councilmember Gibson, to approve first and final reading.

City Manager Shannon Lavrin stated that staff has been working with a future development partner for eight months to decide where the new conference center,

being referred to as the Falls Park Conference Center, would be located. Ms. Lavrin also stated that Agenda Items 16c, 16d, 16e and 16f would allow the City Manager to enter into four purchase and sale agreements to acquire the properties, which is the first step for the Project to move forward. Ms. Lavrin advised of potential features of the Conference Center and stated the Project aligns with the Economic Development Strategy, the GVL2040 Comprehensive Plan, and City Council priorities.

Councilmember DeWorken commented that the Conference Center will support small and local business in the Downtown area. Councilmember Belge expressed appreciation for developing the property to include pervious green space which is currently nonexistent. Mayor Pro Tem Dowe highlighted the effort put into creating this Project and stated that partnerships would be announced at a later date. Mayor Pro Tem Dowe commented that this Project will provide Greenville with more opportunities to serve as a conference destination in the region.

After discussion, the motion carried unanimously.

- d. Resolution approving the execution of a purchase and sale agreement for the acquisition of certain property from United Community Bank in support of the Downtown Greenville Conference Center Project

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

- e. Resolution approving the execution of a purchase and sale agreement for the acquisition of certain property from Design Development, LLC in support of the Downtown Conference Center Project

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

- f. Resolution approving the execution of a purchase and sale agreement for the acquisition of certain property from Thryothorus Ludavicianus, LLC in support of the Downtown Greenville Conference Center Project

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

17. STAFF REPORTS

City Manager Shannon Lavrin provided information on the following items:

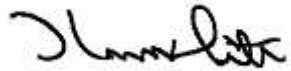
- a. Downtown Conference Center. Ms. Lavrin thanked City Council for their votes to allow entrance into the purchase and sale agreements and expressed appreciation to City Attorney Leigh Paoletti for her efforts related to the Project.
- b. Crime Statistics. Ms. Lavrin provided an overview of February 2026 crime statistics, noting a decrease since February 2025 in Part I crimes. Ms. Lavrin expressed that

public safety is about community and that the community has assisted in creating a positive change.

18. Individuals Addressing Council regarding items not on the Agenda

Clarence Thornton, 114 Douthit Street, spoke to advocate for affordable housing and to criticize gentrification in the City.

19. ADJOURN. There being no further business, the meeting adjourned at 6:00 p.m.



KNOX H. WHITE, MAYOR

ATTEST:



CAMILLA G. PITMAN, MMC, Certified PLS
CITY CLERK

MEETING NOTICE POSTED AND MEDIA NOTIFIED ON MARCH 6, 2026.