



MINUTES

FORMAL MEETING OF CITY COUNCIL

City Hall, 206 S. Main Street, Council Chambers
Monday, April 13, 2026 - 5:30 p.m.

1. **CALL TO ORDER**

Mayor Knox H. White

2. **INVOCATION**

Councilmember Ken Gibson

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**

March 23, 2026; Approved as submitted

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

None

7. **INDIVIDUALS WISHING TO ADDRESS COUNCIL**

Melanie Brown, 107 Chetsworth Lane, spoke in support of Item 15b, advocating for the preservation of 212 Asbury Avenue as a piece of Greenville's Black history.

Traci Lake, 212 Asbury Avenue, spoke as the property owner in support of Item 16b, stating the house has historically been a place of fellowship and community.

Yvonne Reeder, 10 Zara Street, spoke to provide comments on Item 16b, stating that not everyone is benefiting from Greenville's development and that affordable housing is an economic necessity to support a strong workforce. Ms. Reeder requested that a dedicated budget item be included for affordable housing.

Syliva Palmer, 5 Roosevelt Avenue, spoke to provide comments on Item 16b, expressing that this is an opportunity to bring people back to the Greenline-Spartanburg community with increased affordable housing and an upgraded lifestyle which aligns with the GVL2040 Comprehensive Plan.

John Darrohn, 2 Whitsett Street, spoke to provide an update regarding Item 14a, stating the owner of the property has been in discussion with the Conestee Foundation to find a compromise for a purchase agreement that would protect the property's floodplain and allow for the developer to continue their proposed project.

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

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

- a. Ordinance to annex approximately 4.31 acres of real property at 8 Gladys Drive and 1016 Woods Crossing Road and 0.33 acre of adjacent right-of-way, and to provide the zoning designation of BG, Business General District (Tax Map Numbers 0260000104900 and 0260000102200) (AX-11-2026)
- b. Ordinance to annex approximately 3.20 acres of real property on Butler Springs Road, Carlingford Way, and Cavan Lane and 0.41 acre of adjacent right-of-way, and to provide the zoning designations of RH-D, House D District, and PK, Park District (Tax Map Numbers 0278000106800, 0278020100300, 0278020100400, 0278020100600, and 0278020100900) (AX-13-2026)
- c. Ordinance providing for the issuance and sale of Waterworks System Revenue Bonds of the City of Greenville, South Carolina, and other matters relating thereto

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 rezone approximately 5.06 acres of real property located on Fork Shoals Road from RH-B, House B District, to IG, Industrial General District (Tax Map Number 0395000100610) (Z-4-2026)

Councilmember Dowe moved, seconded by Councilmember Gibson, to approve second and final reading.

Councilmember Dowe expressed her concern stating the property is five acres of wooded property which drains into the creek adjacent to Conestee Nature Preserve and that there is not a will under the GVL2040 priorities to rezone the property for industrial use. Councilmember Dowe suggested to postpone Council's vote and asked GCEDC staff to assist the property owner in finding a site to accommodate parking for their utility vehicles.

Councilmember DeWorken expressed his willingness to work with the property owner as a board member of GCEDC.

Councilmember Dowe moved, seconded by Councilmember Flemming, to defer the item. The motion carried unanimously.

- b. Ordinance to amend Chapter 19 of the Code of Ordinances of the City of Greenville and to incorporate text updates into the Greenville Development Code recommended during the thirty-month Code review process (Z-1-2026) (REVISED)

Councilmember Brasington moved, seconded by Councilmember Dowe, to approve second and final reading.

Councilmember Belge moved, seconded by Councilmember Gibson, to amend her previous amendment presented on March 23 to the proposed update to Article 19-3, Use Regulations, to read as follows:

"Modification of the proposed changes to Article 19-3, Use Regulations, so as to exempt General Indoor Entertainment and Recreation, General Outdoor Entertainment and Recreation, Brewpub, Microbrewery, Small Winery, or Microdistillery, and Bar or Nightclub from the requirement of obtaining a Conditional Use Permit when located ~~inside the Central Business District as officially delineated on the maps maintained by the City of Greenville,~~ in the MX-D, Mixed-Use Downtown, and MXS-D, Shopfront Downtown, zoning districts, provided such establishments close before 12:00 midnight and do not open before 5:00 am."

Councilmember Belge stated that the amendment will result in the aforementioned uses being listed as "Permitted" in the Table of Uses within the MX-D and MXS-D districts, while remaining "C" or "Conditional."

After discussion, the motion to amend passed unanimously.

After discussion, the motion, as amended, carried unanimously.

15. NEW BUSINESS – (Ordinances – First Reading)

- a. Ordinance to appropriate \$30,000 in the Miscellaneous Grants Fund for the FY 2025 South Carolina State Homeland Security Grant Program

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

- b. Ordinance to rezone approximately 0.26 acre of real property located at 212 Asbury Avenue from RH-D, House D District, to MX-2, Mixed Use 2 District (Tax Map Number 0023000101900) (Z-3-2026)

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

Councilmember DeWorken asked what would happen if the property were rezoned and the plans do not come to fruition over time. Planning Director Mary Douglas Hirsch responded that Council has the right to call for the property to be rezoned back to the initial designation.

Councilmember Belge stated that the property would still be under restrictive covenants, and Ms. Hirsch added that the City does not utilize restrictive covenants.

Councilmember Dowe asked if there is a projected schedule for the proposed project, and a representative responded that they are in the fundraising phase.

After discussion, the motion carried unanimously.

- c. Ordinance to appropriate a total of \$26,000,000 in state funds, together with cumulative and future interest, received for the Greenville Cultural and Arts Center ("Downtown Greenville Conference Center") project in the Capital Projects Fund and to authorize the disbursement of \$7,000,000 to the Museum and Gallery, Inc. as authorized by the South Carolina General Appropriations Acts for fiscal years 2019-2020, 2020-2021, and 2025-2026, and to provide for the deposit of such funds in the Capital Projects Fund

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

Councilmember Dowe asked for an explanation of the \$7,000,000 disbursement. Chief Financial Officer Patricia Dennis advised that state funds were distributed in two tranches, the first being \$7,000,000 and the second being \$19,000,000, and that the \$7,000,000 was being disbursed to the Museum and Gallery, Inc. as directed by the State as it is no longer included in the Conference Center Project.

After discussion, the motion carried unanimously.

- d. Ordinance to abandon a portion of right-of-way on East Court Street and a portion of Court Square (Tax Map Number 0059000102100) (AB-3-2025)

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

- e. Ordinance to approve an easement agreement in favor of Duke Energy Carolinas, LLC for the purpose of providing utility service to City property located at 150 Cleveland Park Drive (Tax Map Number 006720100100)

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

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

- a. Resolution to authorize the purchase of property located at Willard Street and Reach Street from the Salvation Army for the purpose of retaining open space and to authorize the use of funds from the open space acquisition project (ED3555) (Tax Map Numbers 0124000600303 and 0054000400100)

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

City Attorney Leigh Paoletti stated that the proposed purchase of property would retain open space in alignment with GVL2040 priorities and would assist with storm water resilience. Ms. Paoletti also stated that the entire property falls within the floodplain of the Reedy River and Long Branch Creek, contributing to a shared effort to preserve 60 acres of contiguous natural floodplain. Ms. Paoletti advised that the property would assist the City in meeting federal Land and Water Conservation Fund requirements for potential projects related to McPherson Park. Ms. Paoletti also advised that \$300,000 of the total purchase was contributed by an anonymous donor and grants from the South Carolina Conservation Bank and the Greenville County Historic and Natural Resources Trust, and the City would contribute the remaining \$120,000 from the Open Space Acquisition Fund.

Mayor White advised that the first third of the property was purchased ten years ago from the Salvation Army and that there is an aspiration to purchase more property along the Reedy River to preserve the wetlands.

After discussion, the motion carried unanimously.

- b. Resolution to authorize the execution of a purchase and sale agreement for the acquisition of certain property from Greenline Park, LLC to assist in accomplishing City Council priorities outlined in the GVL2040 Comprehensive Plan and the Greenline-Spartanburg Neighborhood Plan

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

Mayor White shared that this project is akin to the City's purchase of acreage in the Haynie Serrine Neighborhood in an effort to develop affordable housing in historic neighborhoods.

Councilmember Gibson stated that Greenline-Spartanburg is a historically Black neighborhood that is in need of great infrastructure improvements and is ripe to meet the GVL2040 priorities of affordable housing and open space. Councilmember Gibson discussed the creation of the Greenline-Spartanburg Neighborhood Master Plan and stated the City is uniquely poised for success in this area with the collaboration of Russ Davis, owner of the subject properties, for purposeful development to bring families back to the neighborhood.

After discussion, the motion carried unanimously.

17. STAFF REPORTS

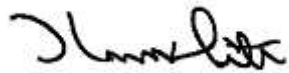
City Manager Shannon Lavrin provided information on the following items:

- a. Budget Workshop. Ms. Lavrin expressed appreciation for Council's participation in the first Budget Workshop, stating that leadership and financial stewardship are what makes it possible for Greenville to do what other cities do not do.
- b. Police Officers. Ms. Lavrin thanked everyone for their support of the Greenville Police Department regarding an incident which occurred earlier this afternoon.

18. Individuals Addressing Council regarding items not on the Agenda

Clarence Thornton, 114 Douthit Street, spoke to express concern regarding low income affordable housing and gentrification in Greenville.

19. ADJOURN. There being no further business, the meeting adjourned at 6:20 p.m.



KNOX H. WHITE, MAYOR

ATTEST:



CAMILLA G. PITMAN, MMC, Certified PLS
CITY CLERK