



MINUTES

FORMAL MEETING OF CITY COUNCIL

City Hall, 206 S. Main Street, Council Chambers
Monday, April 27, 2026 - 5:30 p.m.

1. CALL TO ORDER

Mayor Knox H. White

2. INVOCATION

Councilmember Brasington

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

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

Absent: Councilmember John DeWorken

5. APPROVAL OF THE MINUTES

April 13, 2026; Approved as submitted

6. COMMUNICATIONS / ANNOUNCEMENTS FROM THE MAYOR AND COUNCIL

None

7. INDIVIDUALS WISHING TO ADDRESS COUNCIL

Bob Lloyd, 14 Pinckney Avenue, spoke in opposition to Item 15a, expressing concerns with the applicant potentially filing a special exception to construct a drive-thru, which would harm the adjacent residential area, and with the current zoning designation of Planned Development as it restricts other future development.

Robert Benedict, 402 Hampton Avenue, spoke in opposition to Item 15a, citing research involving negative traffic impacts of fast food restaurants on adjacent residential communities, and questioned pedestrian safety if the property were developed for the proposed project.

8. PRESENTATION

None

9. PUBLIC HEARING

None

10. APPOINTMENTS – Boards and Commissions

Recognition and appreciation of service were given by City Council to the following Boards and Commission members with expiring terms: Chris Watson (Arts in Public Places Commission) and Aaron Barr and Lura Godfrey (Historic Review Board).

a. Historic Review Board

Councilmember Belge recommended the appointment of Tara Brenton and Kevin Murphy and the reappointment of Anthony Tiberia each for a full term ending April 30,

2028. There being no further nominations, the appointments were approved by unanimous consent.

- b. Springwood Cemetery Advisory Committee
Councilmember Flemming recommended the reappointment of Mandy Merritt, Jason Forister, Kimberly Stegall, and Murphy Armstrong each for a full term ending April 30, 2028. There being no further nominations the appointments were approved by unanimous consent.
- c. Arts in Public Places Commission
Councilmember Gibson recommended the reappointment of Matthew Garvin and Byron Jefferies each for a full term ending April 30, 2029. There being no further nominations, the appointments were approved by unanimous consent.
- d. Design Review Board
Councilmember Dowe recommended the reappointment of Jeff Tiddy and Katie Skoloff each for a full term ending April 30, 2028. There being no further nominations, the appointments were approved by unanimous consent.
- e. Greenville City Economic Development Corporation
Councilmember Brasington recommended the reappointment of Gary Daniels and Melanie Paddock each for a full term ending April 30, 2029. There being no further nominations, the appointments were approved by unanimous consent.
- f. Municipal Election Commission
Mayor White recommended the reappointment of Camille Chapman for a full term ending April 30, 2032. There being no further nominations, the appointment was approved by unanimous consent.
- g. Community Development Advisory Committee
Mayor White appointed Bubba Philpot as a mayoral appointment to an unexpired term ending October 31, 2026.

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 Dowe moved, seconded by Councilmember Gibson, 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 appropriate \$30,000 in the Miscellaneous Grants Fund for the FY 2025 South Carolina State Homeland Security Grant Program
- 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)

- 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
 - 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)
 - 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)
- 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 rezone approximately 2.92 acres of real property located on Buncombe Street and Butler Avenue from PD, Planned Development District, to MX-2, Mixed-Use 2 District (Tax Map Numbers 0019000102700, 0019000100100, and 0019000100500) (Z-5-2026)
- Councilmember Dowe moved, seconded by Councilmember Gibson, to approve first reading.
- Planning Director Mary Douglas Hirsch stated the subject property has a future land use designation of neighborhood mixed-use, which is appropriate for small retail and commercial alongside residential uses and pedestrian friendly areas. Ms. Hirsch also stated if rezoning is approved, any use allowed within the zoning designation of MX-2 may potentially locate to the property. Ms. Hirsch advised that the proposed zoning designation includes buffer requirements that will protect nearby residential properties. Ms. Hirsch also advised that a drive-thru is subject to a special exception through a separate review process conducted by the Board of Zoning Appeals (BZA) and that the City has not yet received an application for a special exception for this property. Ms. Hirsch stated that the proposed rezoning application is consistent with the GVL2040 Comprehensive Plan, studies and masterplans as well as with surrounding properties along the area.

Councilmember Belge asked if the BZA would need a simple majority to deny a special exception, and Ms. Hirsch responded it would depend upon the staff's recommendation. Ms. Hirsch repeated that an application for a special exception has not been received. Councilmember Belge expressed concern regarding pedestrian safety in reference to a potential drive-thru.

Councilmember Flemming shared concern regarding MX-2 zoning and stated it is not compatible with the community, existing traffic and safety concerns. Councilmember Flemming also shared that she lives in the community, that the zoning is intense for her, and that she would not be supporting this item.

Councilmember Dowe referenced to previous conversations with Planning staff who advised that a drive-thru on the property would unlikely be supported. Councilmember Dowe stated that the motion on the table was solely regarding the rezoning of the property from Planned Development (PD) to MX-2 and that, in her opinion, keeping the property as a PD would make it difficult to attract any development on the site. Councilmember Dowe also stated that the S.C. Department of Environmental Services has advised that it would be nearly impossible to rezone to property for residential use due to environmental concerns. Councilmember Dowe expressed that MX-2 was the most appropriate designation for development on the property, as referenced by GVL2040. Councilmember Dowe stated that she would be supporting this item.

Mayor White referred to the zoning map and stated that, while it makes sense on the map, there is a difference between zoning and land use. Mayor White expressed concern regarding the traffic patterns that would be created by allowing a restaurant on the property and stated that it is the responsibility of City Council to manage growth in Greenville by saying no to traffic generators on the site.

Councilmember Dowe asked about alternative zoning. Ms. Hirsch advised that any applicant would have to apply for rezoning due to the restrictions of the current PD zoning designation and that MX-2 is the least intense designation for commercial use.

Mayor White restated his concern regarding traffic generation, and Ms. Hirsch advised that a traffic study would likely be required during the permitting process.

Councilmember Belge echoed Councilmember Dowe's statement that the motion on the table is in regard to the zoning designation rather than the potential use of the property and that she would be supporting the item. Councilmember Belge stated that the inclusion of a drive-thru under special exception in MX-2 could be reevaluated.

Councilmember Gibson addressed Councilmember Flemming and asked if the neighborhood was okay with leaving the property as is. Councilmember Flemming responded that the property has been in its current state for a long time and has not caused any issues, but that the potential land use would decimate the backyards of abutting residential properties. Councilmember Flemming stated that there is no good answer. Councilmember Gibson asked who owned the property, and Ms. Hirsch responded it is currently owned by Pope and Land and is under contract.

Councilmember Belge questioned if the land use changes under MX-2, would it then be brought back to Council. Ms. Hirsch responded it would not return to Council if the property were rezoned due to permitted use.

Councilmember Gibson addressed City Manager Shannon Lavrin and asked what it would take to create another zoning designation which would allow for the property to be developed and would address the concerns of Council. Ms. Lavrin responded that Council could direct staff to create a new zoning designation, however, she would not be in favor of a designation that looked like PD. Ms. Lavrin advised that Council could direct staff to review the permitted use of MX-2 in the Development Code which could be modified in the thirty-six month Code update.

Councilmember Gibson stated that he was persuaded by the need for the dilapidated property to be developed but was also concerned by the traffic concerns raised by the neighborhood.

Councilmember Dowe commented that assuming staff recommends against a special exception following the GVL2040 guidelines, it is unlikely that a drive-thru would be approved by the BZA. Councilmember Gibson expressed concern that the BZA could act against staff recommendations and approve a special exception permit.

Mayor White stated that the City would regret approving a fast food restaurant at this location. Councilmember Dowe responded that there is nothing City Council is voting on that says, "fast food restaurant" or "drive-thru."

Councilmember Belge asked if staff could further look at reclassification, and Mayor White responded that Council needs to vote on the matter.

After discussion, the motion failed 2-4, with Mayor White and Councilmembers Flemming, Gibson, and Brasington opposing.

Following the vote, Councilmembers requested that staff review and reevaluate MX-2 zoning and setback modifications.

- b. Ordinance to annex approximately 0.63 acre of real property on Redland Way and to provide the zoning designation of RH-C, House C District (Tax Map Numbers 0543150101400, and 0543150102100) (AX-12-2026)

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

- c. Ordinance to abandon a portion of public right-of-way on Wilton Street (AB-1-2026)

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

Councilmember Dowe asked about facilitating walkability in the area. Engineering Services Director Clint Link advised that sidewalks were being built and that Engineering staff had met with a concerned citizen on site.

After discussion, the motion carried unanimously.

- d. Ordinance to appropriate an additional \$372,960 in the Miscellaneous Grants Fund and Wastewater Fund for South Downtown Sewer Improvements

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

- e. Ordinance to amend Chapter 2, Article II, Division 2 of the Code of Ordinances of the City of Greenville to prescribe procedures and protocol for individuals addressing Council during City Council meetings, and to modify the order of business

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 document the required governing body review of the city of Greenville's submission of a grant application to the Bureau of Justice Assistance

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

17. STAFF REPORTS

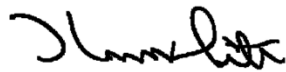
None.

Councilmember Belge asked for clarification regarding the procedure for tabling rezoning items and noted that this was her intended action during discussion of agenda item 15a. Ms. Lavrin responded that rezonings can be tabled or be directed to go back to the Planning Commission for further recommendation.

18. Individuals Addressing Council regarding items not on the Agenda

Clarence Thornton, 114 Douthit Street, spoke to advocate for a monument for Reverend Jesse Jackson.

- 19. ADJOURN.** There being no further business, the meeting adjourned at 6:21 p.m.



KNOX H. WHITE, MAYOR

ATTEST:



CAMILLA G. PITMAN, MMC, Certified PLS
CITY CLERK