

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

**Monday, August 10, 2026
3:30 p.m.**

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

MINUTES

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

Absent: John M. DeWorken

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.

Upstate Alliance Update

City Manager Shannon Lavrin introduced Upstate SC Alliance (USCA) President and CEO John Lummus to present his annual regional economic development briefing, as located in City Council's Agenda Packet. Mr. Lummus stated the last five years has been good to the Upstate with over \$18.8 Billion in capital investment and 28,659 new jobs, with almost 5,000 created during 2025.

Mr. Lummus provided an overview of Upstate SC Alliance's role in marketing and identifying businesses for the Upstate. Mr. Lummus referred specifically to participating in prospect recruitment, influencing influencers, research, marketing and storytelling, talent marketing "Move Up" and "Team Upstate" Regionalism. Mr. Lummus advised that there are approximately 230+ investors, with 17 public sector investors and 215+ public sector investors. Regarding recruitment, Mr. Lummus shared how USCA market prospected recruitment and hosting business visitors.

Mr. Lummus commented on USCA initiative to assist as a landing pad support opportunity for potential businesses and an immersion tour of colleges and universities who toured Greenville and received information from area companies as a reverse job fair. Regarding 2025, Mr. Lummus advised there were 429 presentations about USC, 78 requests for information and 102 inbound visits with companies and COIs.

36-Month Greenville Development Code Update

Interim Planning Director Michael Frixen provided a presentation on suggested amendments to the Greenville Development Code, as located in Council's Agenda packet. Mr. Frixen referred to amendments to the following (1) update use table to allow Tattoo studios in MXS-2, primarily within village of West Greenville; (2) average lot width calculation for infill subdivisions; (3) downtown development flexibility uses to allow limited flexibility for qualifying projects in the Downtown Design Overlay; (4) sign ordinance changes; (5) reduction in long term bicycle storage; (6) mechanical equipment encroachment allowance; (7) BZ zoning changes; (8) expand auto repair and service in IX District through conditional use requirements with standards; and (9) appeal of administrative decision clarification. Ms. Lavrin stated that due to time, the information

provided are key amendments and that there are other minor amendments that will be included when the matter comes before Council for action.

Ms. Lavrin advised that the matter will be provided to the Planning Commission for approval on September 3, with first reading of an Ordinance to amend the Code anticipated for September 28.

Councilmembers asked questions and provided comments regarding the information provided.

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 Flemming, 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, subsection (a)(3) discussion regarding the development of security personnel or devices, and subsection (a)(5) to discuss economic development incentives, regarding the following matters:

1. (a)(2) Potential contract amendment with Intergovernmental Agreement with the Greenville Arena District and related economic development matters;
2. (a)(3) Development of public safety personnel and devices related to downtown parking;
3. (a)(2) Legal advice regarding Municipal Tax Relief Act;
4. (a)(2) Legal advice regarding Magnolia Trace Project; and
5. (a)(2) and (a)(5) Potential contracts and economic development matters regarding Downtown Greenville Conference Center.

(Executive Session)

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

With no further discussions, the meeting adjourned at 5:25 p.m.

Camilla G. Pitman, MMC, Certified PLS
City Clerk

Meeting notice posted on August 7, 2026