

**City Council of the City of Greenville  
Retreat**

**Friday, January 27, 2023 – 8:30 a.m.  
Prisma Health Welcome Center @ Unity Park  
111 Welborn Street**

**MINUTES**

CITY COUNCIL: Mayor Knox White and Councilmembers John M. DeWorken, Lillian B. Flemming, Kenneth C. Gibson, Wil Brasington, Russell H. Stall, and Dorothy H. Dowe

CITY STAFF: Deputy City Manager Brandon Madden; Assistant City Manager Shannon Lavrin; City Attorney Leigh B. Paoletti; Deputy City Clerk Sherry Scoggins

Mayor White reconvened the retreat for the purpose of discussing the following matters.

**Greenville Development Code**

Assistant City Manager Shannon Lavrin introduced consultants Charles Buki and Thomas Eddington with czb, Matt Ingalls, Christy Dodson, and Laura Keating to conduct discussions regarding the proposed Greenville Development Code.

Mr. Buki stated the Greenville Development Code (Code) is a re-write and not an update. Mr. Buki added the Code will include incorporate community responses, environmental stewardship, by right uses, transition from suburban to urban development, and is inclusive so that it works with the GVL2040 plan.

Council discussed affordable housing and use of vouchers in the Code. Based on questions by Council, Mr. Eddington stated short-term rentals (STR) are addressed in the Code as only available in the commercial or mixed-use districts. Mr. Eddington stated the Code includes affordable housing, open space and the environment, and transportation and mobility. Mr. Eddington also stated the Design Specifications Manual (DSM) would address both public and private projects and will be a link within the Code. Mr. Eddington added that by keeping the DSM as a separate document, it does not impact the Code when the DSM is updated. Ms. Lavrin stated the Planning Commission is responsible for the review and approval of DSM amendments. Ms. Lavrin also stated the Code has double the zoning classifications.

Council discussed lot sizes and zoning classifications and Ms. Lavrin stated the zoning classification is based on the lot width. Council questioned the property tax for a secondary unit on a parcel. Former Office of Management and Budget Director Matt Efirm responded for a single-family homeowner occupied with a secondary unit on the same parcel, the tax rate is 4% percent and for a single-family home not owner occupied with a secondary unit, the tax rate is 6% percent. Mr. Efirm added if a single-family home is divided into units and the homeowner resides on the parcel, the tax rate is 4% percent. Mr. Efirm stated if the homeowner divides a home into units and does not live on the parcel, the tax rate is 6% percent. Council questioned if mobile homes are allowed in the City, and Ms. Lavrin responded the current code does not permit mobile homes and the new Code is permitted with the new zoning districts. Councilmember Dowe requested a 3-D model displaying the heights of buildings in the City. Ms. Lavrin stated the height map will be a budgetary request. Ms. Lavrin added the Downtown Design Guidelines will be a budget request also. Council questioned what happens to affordable housing if the developer wants to bow out. Ms.

Dodson responded the affordable housing project is deed restricted, and Ms. Lavrin stated Economic Development will review. Ms. Dodson stated the Administration section of the Code is an overview of how the rules and processes are followed to get an approval. Ms. Dodson also stated a summary is included as to who approves and if a public meeting is required. Councilmember Stall suggested a workshop for further review, and he stated he is interested in the public notice requirements. Ms. Dodson stated any requirements that are part of the State Code remains the same. Ms. Dodson advised that Municode, the City's code codifier, does not have the capability to display the graphics in the Code of Ordinances, so a separate link will be provided in the Code to direct the public to the Development Code. Council requested analytics of the viewers.

### **Lunch and Panel Discussion with Greenville County Representatives**

Mayor White introduced Greenville County Council Chair Dan Tripp, Council Member Liz Seman, Council Member Butch Kirven, and County Administrator Joseph Kernell who participated in a panel discussion regarding updates on County Square. Discussions included the new County Square facility, the new affordable housing policy, Greenville Transit Authority, potential partnership with parks and recreation projects, and funding of other County projects.

### **Budget: Recession Proofing Greenville's Budget**

Former Office of Management and Budget Director Matt Efirid presented Fiscal Years 24-28 Preliminary Forecast and Planning Model overview. Mr. Efirid presented two presentations, the first on recession stress test and the second on forward looking forecast. Mr. Efirid stated the City's local economy is diversified and the City is well positioned to weather a recessionary event. Mr. Efirid presented an overview of the general fund, hospitality tax, local ATAX, and parking revenues. Mr. Efirid noted that the Arena Operating Support Agreement expires June 30, 2023, and will need to be negotiated. Mr. Efirid stated after 2009, many staff positions were cut or not filled. Mr. Efirid stated total growth in municipal employees is 35 positions.

Council discussed the Arts in Public Places Commission and the current budget of \$75,000. Councilmember Dowe recommended the budget be increased to \$100,000. Mayor White countered with recommending an increase of \$150,000. Council discussed the commercial corridor projects and the need for a scoring metric that reflects how it meets Council's priorities.

Mr. Efirid stated future risks for the City may be increase in employer PEBA contributions, inflation, and debt profile. Financial Consultant Walter Goldsmith with First Tryon Advisors was in attendance and introduced. Councilmember Stall questioned when the City would have its next bond rating review. Mr. Goldsmith stated at the time debt is issued, and he added that leadership changes does not impact bond ratings.

With no further discussions, the meeting recessed at 3:45 p.m.

Sherry Scoggins, MMC  
Deputy City Clerk

Meeting notice posted on January 23, 2023.