

GREENWOOD CITY COUNCIL

October 19, 2015 - 5:34 p.m.

MINUTES

PRESENT Council Members: Mayor D. Welborn Adams, Niki Hutto, Linda Edwards, Betty Boles, Kenn Wiltshire, Johnny Williams, and Ronnie Ables; City Manager Charles Barrineau, Assistant City Manager Julia Wilkie, City Clerk Steffanie Dorn, City/County Planning Director Phil Lindler, Police Chief Gerald Brooks, and City Attorneys Bacot & Padgett; Brian King from gwdToday.com and Colin Riddle from the Index Journal.

CALL TO ORDER Mayor Adams called the meeting in Council Chambers to order at 5:34 p.m.

Councilor Linda Edwards gave the invocation.

STATEMENT AND QUORUM Mayor Adams read the following statement, "In accordance with the Freedom of Information Act, Chapter 4, Title 30, Code of Laws of South Carolina, 1976, an agenda has been posted on the front door of City Hall and notification of this meeting has been given to the news media."

City Clerk Steffanie Dorn confirmed that a quorum was present.

APPROVAL OF CONSENT AGENDA Mayor Adams asked for a motion to approve the consent agenda.

A motion to approve the consent agenda was made by Kenn Wiltshire, seconded by Betty Boles.

The motion passed unanimously.

CONSIDER

Ordinance No. 15-031 Amending Ordinance Number 14-024, the City of Greenwood Hospitality Fund Budget for 2015.

(2nd reading)

Under Public Hearings, City Manager Charles Barrineau reviewed several budget amendments over the past few months for the Veterans Memorial, Uptown Market, City Court Avenue parking lot, and Riley/Magnolia Streetscape project. There were no changes since first reading.

No one spoke for or against the proposed ordinance.

There was no discussion from Council.

A motion to approve Ordinance No. 15-031, was made by Johnny Williams, seconded by Kenn Wiltshire.

The motion passed unanimously.

CONSIDER

Ordinance No. 15-032 Deleting Section 2-57 of the City of Greenwood Code of Ordinances.

(2nd reading)

City Manager Charles Barrineau reviewed the proposed ordinance that deletes Section 2-57 of the City of Greenwood Code of Ordinances regarding closed meeting procedures and defers to State Law.

No one spoke for or against the proposed ordinance.

There was no discussion from Council.

A motion to approve Ordinance No. 15-032 was made by Niki Hutto, seconded by Betty Boles.

The motion passed unanimously.

CONSIDER

Ordinance No. 15-033 Amending Ordinance No. 03-030, Zoning Ordinance, Chapter 4, Section 4.6.4.12., Wall Sign Standards For Businesses Selling Food and/or Beverages in the Uptown Greenwood Overlay Zoning District (O-UP).

City Manager Charles Barrineau informed Council of the Board of Architectural Review request to amend the Uptown Greenwood Overlay Ordinance pertaining to wall signs. If approved, Uptown businesses selling food and/or beverages can display menu boards attached to the outside of their building. The joint Planning Commission recommended approval of this request.

No one spoke for or against the request.

There was no discussion from Council.

A motion to amend the Zoning Ordinance, Chapter 4, Section 4.6.4.12., pertaining to wall signs in the Uptown Greenwood Overlay Zoning District was made by Niki Hutto, seconded by Ronnie Ables.

(1st reading)

The motion passed unanimously.

CONSIDER

Ordinance No. 15-034 Amending the City of Greenwood's Zoning Map (Ordinance No. 04-020) by Rezoning a Parcel of Land Located at 1427 East Cambridge Avenue totaling 32.5 Acres from IP (Institutional Professional) to GC (General Commercial).

City Manager Charles Barrineau recognized City/County Planning Director Phil Lindler who discussed the request by Scott McCarter to rezone 1427 East Cambridge Avenue from Institutional Professional (IP) to General Commercial (GC). He reminded Council the property was rezoned to IP for a proposed assisted living facility. The Planning Commission recommended denial of this request.

Those who spoke against the proposed rezoning:

Rebecca Rudolph of 1422 East Cambridge Avenue lives across the street from the proposed rezoning. She stated the intersection is dangerous and a shopping center will cause non-stop accidents and will devalue her property. The best interest for their community is to turn down the rezoning.

Judy Kelley of 113 Canyon Drive who is also speaking on behalf of her father, James Swaggart of 125 Canyon Drive, noted that she spoke several years ago against the proposed rezoning for an assisted living facility because the property would have access to the turn-around at the end of their street. She fears for her safety because there was a failed search for a shoplifter behind her home and the City hasn't provided any sidewalks or more police protection. If the area is rezoned for more businesses, there will be more traffic, making it less safe for children that play on their street and devalue their property but not their taxes.

(1st reading)

Larry Campbell of 1511 Kateway has an issue with safety. His mailbox has been knocked down three times and his gun was stolen after his house was broken into. After confirming to Councilor Kenn Wiltshire that his house was burglarized two years ago by a third-offense, drug addict, along with crack heads knocking on his door at night asking for gas money without a car, he believes an apartment complex will bring more crime.

Joe Green of 150 Canyon Drive noted that he lives in a good neighborhood but the traffic is terrible, making the area dangerous. His concern is the owner of the property may say one thing but will do another with it.

Those who spoke in favor of the propose rezoning:

Scot McCarter of 101 Watercress Drive in Inman, SC, who owns the property, applied for rezoning to General Commercial because he studied the Comprehensive Plan and wants to maximize the property's potential that will bring jobs to the area. He noted the area off of Canyon Drive is a ravine and would prefer to use Cambridge Avenue for traffic (in and out of the area). As a developer, he doesn't have any plans for the property right now but will be paying more taxes until a buyer takes it over.

Kimberly McCarter, real estate agent and wife of the owner, stated the Comprehensive Plan shows the potential is very high for commercial businesses but it must be rezoned first.

Lauren Thompson, a former resident of 1427 East Cambridge Avenue and Lander University student, stated that several new businesses have come to Greenwood in surrounding properties therefore this property should be commercial, too. It faces a four lane highway so traffic shouldn't be a problem and the crime rate has decreased with no evidence of an increase. She also noted that the Zoning Ordinance requires commercial businesses to provide a buffer between its facility and surrounding neighborhoods.

Taylor Keller, a resident of Winter Ridge Apartment Complex and current Lander University student, stated commercial businesses gives opportunities for students to find jobs that will help pay for college expenses and can also enhance the growth of college students looking to attend schools in the area.

Addy Gagnon, a former resident of 1427 East Cambridge Avenue who now lives in Waterloo, stated that commercial businesses will bring many job opportunities. She doesn't think traffic would be an issue because it wasn't one when she lived in the area.

DISCUSSION:

After City/County Planning Director Phil Lindler confirmed to Councilor Edwards that the owner last requested a rezoning on the same property in 2010, she noted her problem with people from out of town rezoning properties who wouldn't have any idea of the impact it would have. Scott McCarter confirmed that he wasn't able to do anything to the property after the first rezoning because of the economy that caused the investors to back out.

City/County Planner Phil Lindler confirmed to Councilor Wiltshire that the Zoning Ordinance now requires the applicant to provide a site plan for Council's consideration. He also confirmed to Councilor Niki Hutto what uses are allowed in Institutional Professional that includes dormitories but not multi-family housing.

Councilor Betty Boles noted that, because the Wal-Mart traffic near her neighborhood is horrendous, she cannot in good conscience vote in favor of the proposed rezoning without a site plan and input from surrounding neighborhoods.

There was no further discussion from Council.

A motion to deny the proposed rezoning of 1427 East Cambridge Avenue made by Betty Boles, seconded by Linda Edwards.

The motion passed unanimously.

CONSIDER Under Unfinished Business, City Manager Charles Barrineau reviewed the proposed ordinance that will provide a drawing of width requirements issued to new applicants and screening for commercial dumpsters and trash compactors.

Ordinance No. 15-030 Amending Ordinance 03-010, Zoning Ordinance, Chapter 6, Supplemental Regulations; Article 9, Dumpster Construction and Screening; adding Section 6.9.1., 6.9.21, and 6.9.3.

There was no discussion from Council.

A motion to approve Ordinance No. 15-030 was made by Ronnie Ables, seconded by Kenn Wiltshire.

The motion passed unanimously.

(2nd reading)

CONSIDER Under New Business, City Manager Charles Barrineau discussed deleting Section 30-39 of the City of Greenwood Code of Ordinances and deferring to State Law regarding texting while driving.

Ordinance No 15-035 Deleting Section 30-39, E-Mailing or Text Messaging on Mobile Device while Operating a Motor Vehicle, of the City of Greenwood Code of Ordinances.

A motion to delete Section 30-39 of the City Code of Ordinances and defer to State Law regarding texting while driving was made by Niki Hutto, seconded by Betty Boles.

The motion passed unanimously.

(1st reading)

CONSIDER Mayor Adams read and signed the proclamation declaring the Saturday after Black Friday and before Cyber Monday as Small Business Saturday.

Small Business Saturday Proclamation.

City Clerk and Treasurer