

GREENWOOD CITY COUNCIL

January 28, 2013 - 5:45 p.m.

**MINUTES**

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PRESENT Council Members: Mayor D. Welborn Adams, Niki Hutto, Betty Boles, Kenn Wiltshire, Johnny Williams, and Ronnie Ables. City Manager Charles Barrineau, Assistant to City Manager Julia Wilkie, City Clerk Steffanie Dorn, and City/County Planning Director Phil Lindler; City Attorneys Adam Bacot and Tripp Padgett; Rick Hendricks of GwdToday.com and Chris Trainor of the Index Journal.

ABSENT Linda Edwards

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CALL TO ORDER The meeting in the Municipal Courtroom was called to order by Mayor Adams at 5:45 p.m. He welcomed everyone to the meeting and gave the invocation.

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QUORUM AND STATEMENT 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."  
The City Clerk, Steffanie Dorn, stated that there was a quorum present.

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

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

The motion passed unanimously.

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CONSIDER

Authorizing the City Manager to Expend Funds to Demolish and Remove the Warehouse and Office Building at the Former Mill Site at 700 Kitson Street.

Under Public Hearings, City Manager Charles Barrineau reviewed the Kitson Mill demolition history to include the City's 2011 ownership of the property, CDBG grants, loan funds, and completion prioritization. He noted that the warehouse and office building were not on the original bid but, if they are to be razed, it would be cost effective to have it done before NEO Corp finishes demolition and cleanup of the site. The City Manager also noted that greenwoodtomorrow.com is available for anyone who wishes to review the process in depth.

Those who spoke in opposition to demolishing the warehouse and office building were:

Mr. Jim Pfiffer of 601 Lodge Drive who compared the original buildings to those in downtown Greenville. He stated that the buildings' historical value has potential to help the development of Uptown.

Mrs. Kathy Constant of 331 West Cambridge Avenue believes it is feasible for the buildings to be stabilized until plans for their restoration are developed. She urged City leaders to make an agreement with the private entity who offered to renovate them for future use.

Ms. Kathryn Durst who owns 117 Columbia Avenue and lives in Charleston, SC, believes the office building built by William Durst is worth preserving. It would be a loss to Greenwood's history if both buildings cannot be saved.

Mr. Chip Tinsley of the Greenwood Historical Society and Museum Board sent Council an email listing possible uses of the buildings and commented that losing structures cannot be brought back.

Mr. Michael Bedenbaugh from the Palmetto Trust for Historic Preservation located in Columbia, SC, is certain that if the buildings were saved, they could reenergize the neighborhood. The agency's mission is not just to save buildings but ensure the economic vitality that built those structures can come back and he is convinced the organization can bring that type of investment to get them rehabilitated. He was authorized by the Board of Directors to have discussions with City Council to provide funds to save and secure the buildings and buy time to turn it into something productive for the community. Mr. Bedenbough stated that the buildings can attract investments if handled properly and registered on the National Register. He is just asking for Council to withhold the vote on demolition for at least 30 days and allow their involvement in restoration.

Councilor Johnny Williams suggested to move the building around to the front of the site and behind the Washington House or move it to the Community Center and save both.

Mr. Andrew Strickland of 204 Kitson Street spoke as a citizen who actually lives in the village and countered Councilor Williams comments about the view of the remaining buildings on the site. He noted that they are beautiful on every angle and is excited by the potential of the site.

Those who spoke in favor of demolition were:

Cecile Fite of 206 Lee Street representing the Greenwood Mill Village Neighborhood Association. She stated the neighborhood has worked hard to keep up the village and does not want boarded up, derelict buildings that attracts crime. However, they would be okay if the buildings could be painted with windows installed until plans are made for them.

#### **DISCUSSION AMONG COUNCIL:**

Councilor Williams is willing to halt demolition and speak with Michael Bedenbaugh next month if he could turn the building around to face the front of the property.

Councilor Ronnie Ables wanted to know if the City would be responsible for the buildings upkeep. Mayor Adams noted that the program would find a private buyer that could use that building as office space.

Councilor Betty Boles suggested Council to consider Mr. Bedenbaugh's proposal but wanted to know the timeframe for renovation. Mr. Bedenbaugh noted that the buildings need to be contained to prevent water damage and bird infestation. Covenants will be in place for the owner to complete renovation in a particular timeframe under specific standards.

Councilor Niki Hutto agreed with Greenwood Mill residents regarding boarded windows and suggested that artistic people can "paint" windows onto the boards to make them look better or use Plexiglas. She asked how ownership through a private entity would benefit the public other than economic or visual impact. Mr. Bedenbaugh stated the owner(s) must work with historic societies to have it opened for tours or events at least 2 to 3 days a year. He noted that it's most important for the owner(s) to use them for the best of their investment as long as the historic fabric is protected.

City Manager Barrineau noted that, if Council waits until the next meeting to demolish the buildings, NEO Corp should be finished and gone from the site making it more expensive for them to come back.

Motion to postpone demolition of the office building and warehouse located at the Kitson Mill site until the City can come into agreement with the Palmetto Trust for Historic Preservation and propose a renovation plan to the community was made by Betty Boles, seconded by Johnny Williams.

The motion passed unanimously.

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CONSIDER

Ordinance No. 13-001 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) by Rezoning a 0.2 Acre Parcel of Land Located at 316 Harvey Avenue from RM7 (High Density Residential and Manufactured Housing) to NC (Neighborhood Commercial).

Under Unfinished Business, City Manager Charles Barrineau reviewed the request to rezone 0.2 of an acre at 216 Harvey Avenue to Neighborhood Commercial for a restaurant located one block away from the City Shop. There were no changes since first reading.

There was no discussion from Council.

A motion to approve Ordinance No. 13-001 was made by Niki Hutto, seconded by Johnny Williams.

The motion passed unanimously.

-attach-

(2<sup>nd</sup> reading)

CONSIDER  
 Ordinance 13-002  
 Amending  
 Ordinance 03-  
 010, Zoning  
 Ordinance,  
 Chapter 6,  
 Supplemental  
 Regulations,  
 Table 6.1.,  
 Parking  
 Requirements for  
 Automobile/Truck  
 /Motorcycle  
 Repair/Service,  
 Section  
 6.3.9.3.,  
 Streetside  
 Landscaping  
 Zone, and  
 Section 6.3.40  
 (C&D)  
 Neighborhood  
 Commercial  
 District.

City Manager Charles Barrineau reviewed the text changes in Section 6.2.9.3. of the Zoning Ordinance regarding streetside landscaping along the right-of-ways and road frontages for commercial and industrial properties and Section 6.3.40 modification to the City parking standard for automobile/truck/motorcycle repair/service uses. There were no changes since first reading.

A motion to approve Ordinance No. 13-002 was made by Kenn Wiltshire, seconded by Betty Boles.

The motion passed unanimously.

-attach-

(2<sup>nd</sup> reading)

CONSIDER  
 Ordinance No.  
 13-003 Amending  
 Ordinance 03-  
 010, Zoning  
 Ordinance,  
 Chapter 6,  
 Supplemental  
 Regulations,  
 Article 9,  
 Pertaining to  
 Dumpster  
 Screening.

Under New Business, City Manager Charles Barrineau discussed the request that came as a result of City of Greenwood Commercial Drivers complaining of dumpster screening without latches used to hold doors in place while they are dumping trashcans. This proposed ordinance would require any new business or development to have a latch.

A motion to approve the request of dumpster screening requirements were made by Betty Boles, seconded by Kenn Wiltshire.

The motion passed unanimously.

(1<sup>st</sup> reading)

-attach-

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CONSIDER

Ordinance No.  
13-004 Amending  
Ordinance No.  
01-014 for the  
Purpose of  
Amending the  
Special  
Assessment.

(1<sup>st</sup> reading)

City Manager Charles Barrineau discussed removing the vacant lot tax assessment from the Special Tax District in Uptown Greenwood. He noted that the tax assessment will be triggered when the lot is developed.

Councilor Williams stated that a parking lot should be worth more than \$5. He also believes that the lower end of Main Street in Uptown should be exempt from paying because the City hasn't decorated or done anything in that area yet. City Manager Barrineau reminded Councilor Williams that it takes time for development to happen and referred to Maxwell Avenue as an example. Councilor Hutto noted that the Edgefield Corridor will help the development of that end of Uptown with the benefit from the Special Tax District.

Motion to amend the special assessment was made by Kenn Wiltshire, seconded by Niki Hutto.

Those who voted in favor were Mayor Adams, Niki Hutto, Betty Boles, Kenn Wiltshire and Ronnie Ables. Johnny Williams voted against.

The motion passed 5-1.

-attach-

CONSIDER  
 Ordinance No. 13-005  
 Authorize the Execution and Delivery of Various Documents in Order to Fund a Portion of the Cost Associated with the Cleanup of the Greenwood Mill #5;  
 To Authorize the Execution and Delivery of Those Documents in Connection Therewith; and other Matters Relating Thereto.

City Manager Charles Barrineau discussed the request from the SC Department of Health and Environmental Control (SC DHEC) to have the funding terms of the Greenwood Mill cleanup to be in the form of an ordinance instead of a previous resolution. There are some differences in wording but the intent is the same. He noted that, if first reading is approved tonight, a special public hearing and second reading will be scheduled on Monday, February 4, 2013, before the work session.

A motion to approve the ordinance request was made by Kenn Wiltshire, seconded by Niki Hutto.

The motion passed unanimously.

(attach)

(1<sup>st</sup> reading)

CONSIDER  
 SC Festival of Flowers Agreement.

City Manager Charles Barrineau discussed the need to have a long term agreement with the SC Festival of Flowers that automatically renews every year unless there is a 30 day written notice. This agreement should protect the City's significant investment of the new greenhouse and gives the City control as to where the topiaries are located in Uptown.

A motion to enter into agreement with the Festival of Flowers was made by Kenn Wiltshire, seconded by Betty Boles.

The motion passed unanimously.

Councilor Wiltshire inquired of the new position associated with the greenhouse. City Manager Barrineau reminded Council that they already met the Horticulture

laborer but are looking to hire a Horticulture Crew Chief. Dwight Long is the Horticulturist and this division will be under his direction.

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CITY COUNCIL  
COMMENTS

Mayor Welborn Adams expressed his concerns over recent Pit Bull incidents. He wanted to know if dogs could be euthanized after an attack and the Humane Officer determines them a public threat. City Attorney Tripp Padgett noted that pets are personal property and, after a quarantine, the situation will be handled with due discretion.

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CITY MANAGER  
COMMENTS

City Manager Charles Barrineau reminded Council of CPW's request for a joint quarterly meeting and suggested it be scheduled for Thursday, February 7. He also reminded Council of the special called meeting next Monday.

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ADJOURNMENT

Mayor Adams asked for a motion to adjourn.

A motion to adjourn the meeting was made by Betty Boles, seconded by Niki Hutto.

Mayor Adams adjourned the meeting at 6:41 p.m.

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D. Welborn Adams, Mayor

ATTEST:

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City Clerk and Treasurer