

GREENWOOD CITY COUNCIL

April 15, 2013 - 5:30 p.m.

MINUTES

PRESENT

Council Members: Mayor D. Welborn Adams, 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 Attorney Tripp Padgett; Rick Hendricks of GwdToday.com and Chris Trainor of the Index Journal.

Niki Hutto entered the meeting at 5:34 p.m.

ABSENT

Linda Edwards

CALL TO ORDER

The meeting in the Council Chambers was called to order by Mayor Adams at 5:30 p.m. and he welcomed everyone to the meeting.

City Manager Charles Barrineau gave the invocation. He then presented Council with new staff introductions. Public Works Director, Billy Allen, introduced Ann Barklow as the new Horticulture Crew Chief.

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."

City Clerk Steffanie Dorn stated that there was a quorum present.

APPROVAL OF
CONSENT AGENDA

Mayor Adams asked for a motion to approve the consent agenda.

Motion to approve the consent agenda was made by Johnny Williams, seconded by Betty Boles.

The motion passed unanimously.

CONSIDER

May 2013
Preeclampsia
Awareness Month

Under Proclamations, Mayor Adams recognized and presented a proclamation to Sara Collins who suffered twice from preeclampsia that is the leading world cause of maternal death. She informed Council of a walk on June 22, 2013, at the Civic Center for the Preeclampsia Foundation to raise funds for a cure, research, and support for families.

CONSIDER

May 2013 Foster
Care Awareness
Month

Mayor Adams recognized and presented a proclamation to Betsy Manning with the SC Youth Advocate Program. She informed Council of statistics on children in Upstate foster care. The program is partnered with DSS to recruit licensed support for children.

Niki Hutto entered the meeting at 5:34 p.m.

CONSIDER

Ordinance No.
13-006 Amending
Ordinance 03-
010, Zoning
Ordinance,
Chapter 6,
Supplemental
Regulations,
Table 6.1.,
Parking
Requirements for
Outdoor Retail
(Permanent).

Under Public Hearings, City Manager Charles Barrineau reviewed the request to modify parking standards to 1 space per 10,000 of available lot area for outdoor sales. He noted that no other changes have been made since first reading.

No one spoke for or against proposed Ordinance 13-006.

There was no discussion from Council.

A motion to approve Ordinance 13-006 was made by Kenn Wiltshire, seconded by Niki Hutto.

The motion passed unanimously.

(2nd reading)

CONSIDER
Ordinance No.
13-007 Amending
Ordinance Number
12-024, the City
of Greenwood
Budget for 2013.

City Manager Charles Barrineau reviewed the request to amend Ordinance Number 12-024 and noted that the proposed ordinance has been changed since first reading. As discussed at work session, the exchange of checks from the Commissioners of Public Works (CPW) for a total of \$86,400 was added with a deducted line item of expenditures to offset that budget for two new hires in the Police Department.

(2nd reading)

No one spoke for or against the proposed ordinance.

Councilor Betty Boles asked for clarity on the two night shift positions in the Police Department. City Manager Barrineau stated that one will be hired for the "C" shift and the other for the "D" shift.

A motion to approve amending the city budget was made by Kenn Wiltshire, seconded by Betty Boles.

The motion passed unanimously.

-attach-

Mayor Adams thanked the CPW for their assistance.

CONSIDER
Ordinance No.
13-008 Annexing
Property Owned
by Greenwood
Rental Center,
LLC.

City Manager Charles Barrineau reviewed the request by the owner to have their utilities that serve the site to be a part of the property.

(2nd reading)

No one spoke for or against the request. There was no discussion from Council.

Motion to approve the annexation was made by Kenn Wiltshire, seconded by Niki Hutto.

The motion passed unanimously.

-attach-

CONSIDER

Ordinance No. 13-009 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) by Rezoning a 3.35 Acre Parcel of Land Located at 105 Dargan Avenue from R4 (Medium Density Residential) to R10 (High Density Residential).

(1st reading)

And

Ordinance No. 13-010 Amending Ordinance No. 03-010, Zoning Ordinance, Chapter 4, Section 4.1.2., Overlay Districts.

(1st reading)

City Manager Charles Barrineau recognized City/County Planning Director Phil Lindler who discussed both agenda items pertaining to 105 Dargan Avenue. Proposed Ordinance 13-009 is a request in density change to increase the number of units per acre and allow multifamily residential as a permitted use on the site. Proposed Ordinance 13-010 lists specific standards for the proposed overlay district by the applicant. The request is to allow for an addition of five structures to house Lander student fraternities and sororities. He noted that both the Planning Commission and Board of Architectural Review (BAR) recommended denial of the requests.

Councilor Niki Hutto inquired if the developer made any changes and if the BAR saw a need for preservation and protection for the property. Phil Lindler stated that no modifications have been made from the developer since the last meeting. He noted that a modification to the zoning ordinance is forthcoming identifying nationally registered properties in the City Limits. There is no property protection currently but the Planning Department is holding permits until a decision is reached.

Those who spoke against the proposed Ordinance were:

Penny Dean of 315 North Campbell Road in Landrum, South Carolina, is the former owner of Sunnyside and a historical preservationist. She noted that Sunnyside is 165 years old and the oldest house in Greenwood. The neighborhood is working together for improvement and is asking for intervention on that side of town.

John E. Holmes of 217 Taggart Avenue stated that there are already problems in the area that needs to be addressed. Rezoning the property will triple the density in the area with temporary residents (Lander Students). His concern is the oversight of who will control the development and traffic problems.

Michael Bedenbaugh, Executive Director of the Palmetto Trust for Historic Preservation in Columbia, SC, believes that rezoning to a higher density is not in the best interest of the community and doesn't trust that apartment buildings won't be built around the property. He stated that Sunnyside is a treasure, prize, and asset that must be protected to attract attention to the neighborhood.

Councilor Kenn Wiltshire inquired of a possible compromise to a lower density rezoning. Mr. Bedenbaugh stated that whatever can be done to save the house is the main intention. He noted that the developer, Jerry Reynolds, asked about an easement program in December but hasn't heard from him again causing Mr. Bedenbaugh to be afraid of a "bait and switch".

Abney Wallace of 523 East Creswell stated that Lander doesn't support it and the density shouldn't be increased.

Henry Watts, a 20 year resident of Taggart Street, stated that the area used to be a quiet neighborhood. Now the neighborhood has crime and the Greek element will increase it.

Suzy Holloway of 112 Creswell Drive stated that denying both requests is simply the right thing to do.

Elizabeth Bowman, representing her mother, Margaret Williams of 400 East Creswell Avenue, asked Council to preserve the integrity of the neighborhood and believes that the area will get better over time.

Brenda Jolly who owns 405 Taggart Avenue stated that the neighborhood used to be quiet and peaceful. The crime rate is unbearable and needs to be addressed before adding any new additions to the area.

No one spoke in favor of both requests.

A motion to deny rezoning 105 Dargan Avenue was made by Kenn Wiltshire, seconded by Johnny Williams.

The motion passed unanimously.

A motion to deny amending Zoning Ordinance Chapter 4, Section 4.1.2., was made by Johnny Williams, seconded by Niki Hutto.

The motion passed unanimously.

CONSIDER

Ordinance No. 13-011 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) by Rezoning a 0.33 Acre Parcel of Land Located at 202 Beadle Avenue from R7 (High Density Residential) to RM7 (High Density Residential Manufactured Housing)

(1st reading)

City Manager Charles Barrineau discussed the request to rezone 202 Beadle Avenue to allow manufactured housing.

No one spoke for or against the proposed ordinance.

Councilor Hutto inquired of any other mobile homes in the area and the number of units that may be affected by the rezoning. City/County Planner Phil Lindler stated that RM7 zoning is on the northwest corner of the area. There are several vacant lots in the area that can be affected by the RM7 rezoning but the request is just for the lot at 202 Beadle Avenue.

Mayor Adams inquired of underpinning requirements. Phil Lindler stated that the manufactured housing designation as a conditional use must meet all requirements including having multiple sections and a pitched roof to resemble a residential home.

A motion to table the rezoning request for further discussion with neighborhood residents was made by Betty Boles, seconded by Niki Hutto.

The motion passed unanimously.

CONSIDER

To Accept Results of 2012 Audit as presented by David Phillips of Green, Finney and Horton.

Under New Business, City Manager Charles Barrineau recognized Mr. David Phillips who presented a powerpoint presentation to City Council.

-attach-

Councilor Hutto inquired what fund balance range would be better for the City that is currently at 28% and if the City would pay if the pension liability is defaulted. Mr. Phillips stated that the City's range is reasonable. The City will pay more into the system and the whole liability must be recorded.

A motion to accept results of 2012 audit was made by Kenn Wiltshire, seconded by Niki Hutto.

The motion passed unanimously.

City Manager Barrineau noted that the whole audit is now available online. He reminded Council of the tough decision they made last year to balance this budget to include: eliminating five budgeted positions, temporarily closing Fire Station No. 3, instituted a public works fee of \$50 for all residential tax parcels, negotiated an alternative to the business license tax on non-profits Self Regional Healthcare, Wesley Commons, and Carolina Health Centers, plus asking staff to do more with less with no cost of living adjustment. The City Manager also credited Finance Director, Steffanie Dorn, and her staff along with other City Department Heads.

David Phillips noted that the staff had done a great job in providing good information indicating that "this house is in order".

CONSIDER

Ordinance No.
13-012 Deleting
Section 28-247
of the City of
Greenwood Code
of Ordinances.

(1st reading)

City Manager Charles Barrineau distributed copies of City concealed weapons codes to be amended to coincide with State codes. After a review it was found that this current section of the City codes is different from State Codes Section 16-23-460 which listed some of the weapons and must be deleted to defer to the State codes that are enforced statewide.

Mayor Adams confirmed with the City Attorneys that they're in agreement with the ordinance.

A motion to approve deleting Section 28-247 of the City of Greenwood Code of Ordinances was made by Johnny Williams, seconded by Kenn Wiltshire.

The motion passed unanimously.

-attach-

CONSIDER

Resolution No.
13-003
Authorizing the
City Manager to
Execute a
Violent Crimes
Task Force
Agreement with
the Greenwood
County Sheriff's
Office.

City Manager Charles Barrineau reminded Council of the discussion at work session regarding a Violent Crimes task force. The City currently has two joint agreements with the Sheriff's Office, one for the Drug Enforcement Unit and the other for the SWAT Team. This agreement provides for a Violent Crimes Taskforce that both City and County Attorneys have been working on and will also be considered by County Council.

A motion to approve Resolution No. 13-003 was made by Niki Hutto, seconded by Betty Boles.

The motion passed unanimously.

-attach-

CONSIDER

Accepting Grant
Award from V.
Kann Rasmussen
Foundation.

City Manager Charles Barrineau reminded Council of a report received on February 4 from Mr. John Pillman on behalf of the V. Kann Rasmussen Foundation regarding the Maxwell Farmers Market Master Plan. The foundation requires that the grant application focuses on encouraging local food with the use of chemical free organic practices. The City was also required to seek a third party 501(c)3 nonprofit to serve as a physical recipient of the grant award. Self Regional Health Care Foundation has agreed to be the recipient at no administrative charge to the City.

Councilor Ronnie Ables recommended having more meetings before accepting the foundation's money because he's not sure if everyone is in agreement on this project and inquired of the possible sale of retail items. He questioned the need for a larger venue when the two stands are only opened three days of the week. City Manager Barrineau stated that this style of market allows the sale of crafts and suggested not to limit its use. He also noted that the two market stands will be opened five to six days a week when the season starts. Mayor Adams stated that the market will primarily be used to sell organically grown, local produce.

Councilor Williams prefers to see a grant go towards a park in the Mathews Mill area instead of adding to Uptown. Mayor Adams stated that this market will be a part of the Uptown experience that will attract younger people to settle in the area.

Councilor Boles inquired of accepting grant money that may not be used. City Manager Barrineau stated that the Self Regional Foundation will accept the grant money but funds will only be expended as the project moves forward.

A motion to accept the grant award from the V. Kann Rasmussen Foundation was made by Kenn Wiltshire, seconded by Niki Hutto.

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

The motion passed 4-2.

CONSIDER
Greater
Greenwood Trails
and Park
Foundation
Request to Thin
Timber at Grace
Street Property.

City Manager Charles Barrineau reminded Council of discussion at the work session of the Greenwood Trails and Park Foundation estimation of \$4,000 to \$5,000 that can be raised by removing timber. The proceeds will be used to clear the property of kudzu and other bad vegetation.

A motion to approve the request was made by Niki Hutto, seconded by Betty Boles.

The motion passed unanimously.

CONSIDER
City Manager's
Amendment to the
2013 Festival of
Flowers and City
of Greenwood
Topiary
Management and
Maintenance
Agreement.

City Manager Charles Barrineau noted a change to the 2013 Festival of Flowers and City of Greenwood agreement is needed to add topiary insurance language. The topiaries are valued at \$45,186 and the cost to insure them at the greenhouse and on exhibition at the Square during the Festival of Flowers will be \$70.14 a year.

A motion to amend the Festival of Flowers and City of Greenwood Topiary Management and Maintenance Agreement was made by Niki Hutto, seconded by Kenn Wiltshire.

The motion passed unanimously.

CITY MANAGER
COMMENTS

City Manager Charles Barrineau informed Council of the following items:

- A new FEMA grant award of 35 air packs for the Fire Department at a total cost of \$230,400 must be considered within the next 30 days. He suggested a special meeting at work session in May to consider accepting the grant.
- Ten @ the Top Regional meeting on Wednesday, May 22, at the Arts Center at 3:30 p.m. It will be a great opportunity to highlight Uptown to the Upstate leaders that will be in attendance.
- Live After Five will be this Thursday at 5:30 p.m.

CITY COUNCIL
COMMENTS

Councilor Boles wanted the public to know that City Council is concerned of the recent violent crimes in the community and are looking at ways to hopefully prevent violence that is occurring.

CONSIDER
Executive Session to
Discuss Economic
Development
Projects.

City Manager Charles Barrineau asked Council to adjourn into executive session to discuss a legal matter and economic developments.

A motion to adjourn into executive session was made by Kenn Wiltshire, seconded by Niki Hutto.

The motion passed unanimously.

ADJOURNMENT

Mayor Adams adjourned the meeting into Executive Session at 6:50 p.m.

D. Welborn Adams, Mayor

ATTEST:

City Clerk and Treasurer