

GREENWOOD CITY COUNCIL

April 16, 2018 - 5:36 p.m.

MINUTES

---

PRESENT Council Members: Mayor D. Welborn Adams, Niki Hutto, Linda Edwards, Betty Boles, Kenn Wiltshire, Matthew Miller, and Ronnie Ables; City Manager Charles Barrineau, Assistant City Manager Julia Wilkie, City Clerk Steffanie Dorn, City/County Planning Director Phil Lindler, Planner Josh Skinner and City Attorney Tripp Padgett; Adam Benson from The Index Journal.

---

CALL TO ORDER After quarterly new hire introductions, Mayor D. Welborn Adams called the meeting in Council Chambers to order at 5:36 p.m.

Bishop Oliver T. McCray, Jr., 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 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 Betty Boles, seconded by Ronnie Ables.

The motion passed unanimously.

---

RECOGNIZE Mr. Terrance Harvard. City Manager Barrineau informed Council that Mr. Harvard was not present due to a family emergency.

---

CONSIDER Ordinance No. 18-006 to Amend the City of Greenwood Zoning Ordinance, being Ordinance 03-010, to Modify the Definition of a Family for Group Homes and Congregate Living Facilities. Under Public Hearings, City Manager Charles Barrineau discussed the Planning Commission's approved definition of immediate family regarding group homes and congregate living facilities. He distributed a drafted correction of the proposed ordinance and noted that, after conversing with the City Attorney and City/County Planning Director, there should be no new definition of a bedroom. Dwelling unit and habited room definitions, in compliance with the International Residential Code, has been incorporated into the Zoning Ordinance definition. No one spoke for or against the proposed ordinance. There was no discussion from Council.

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

A motion to approve Ordinance No. 18-006 amending the City of Greenwood Zoning Ordinance to modify the definition of a family for group homes and congregate living facilities was made by Kenn Wiltshire, seconded by Niki Hutto.

The motion passed unanimously.

CONSIDER

Ordinance No. 18-007 Amending Ordinance 03-010, Zoning Ordinance, Chapter 6, Article 1. Parking and Loading, Adding Section 1.11. Alternative Transportation Standards.

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

City Manager Charles Barrineau introduced City/County Planner Josh Skinner who discussed the proposed Zoning Ordinance amendment to include alternative transportation and bicycle infrastructure standards. The purpose is to have an interconnective City by implementing bicycle plans and increasing sidewalk requirements into the City ordinance. All new residential developments with more than 10 units are required to have a circular bike path and 2 bike racks for every 12 parking spaces. New sidewalks are required to tie into an existing sidewalk that's within 100 feet. He confirmed to Councilor Betty Boles and Bishop McCray that, if this ordinance is approved, these new standards will be required for any new development, including churches, in the City. All community feedback was positive.

No one spoke against the proposed ordinance.

Mr. Jim Cox of 119 Deer Run Lane spoke in favor of the request and asked his fellow cyclist friends and advocates, who were also in favor of this proposed ordinance, to stand.

There was no further discussion from Council.

A motion to amend Chapter 6, Article 1. Of the Zoning Ordinance with the addition of 1.11. Alternative Transportation Standards was made by Kenn Wiltshire, seconded by Niki Hutto.

The motion passed unanimously.

CONSIDER

Ordinance No. 18-008 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) by Rezoning an Approximately 0.16 Parcel of Land Located at 106 Reynolds Avenue from NC (Neighborhood Commercial) to R4 (Medium Density Residential).

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

City Manager Charles Barrineau introduced City/County Planning Director Phil Linder who discussed the rezoning request for 106 Reynolds Avenue. The request was originally presented to the Board of Architectural Review for an office building, but the owner now wants a residential dwelling. He confirmed to Councilors Niki Hutto and Kenn Wiltshire that the dwelling is just one unit and it is not a manufactured home. The Planning Commission recommended approval.

No one spoke for or against the proposed zoning change.

There was no further discussion from Council.

A motion to approve rezoning 106 Reynolds Avenue from Neighborhood Commercial to Medium Density Residential, was made by Betty Boles, seconded by Niki Hutto.

The motion passed unanimously.

---

 CONSIDER

Ordinance No. 18-009 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) by Rezoning an Approximately 0.20 Parcel of Land Located at 120 Klugh Street from R4 (Medium Density Residential) to GC (General Commercial).

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

City/County Planning Director Phil Lindler informed Council of the owner's request to expand Whaley's Tire Store that was grandfathered into the Medium Density Residential zoning classification. Due to the proposed rezoning incompatibility to the Comprehensive Plan, the Planning Commission recommended denial.

No one spoke in favor of the request.

Cheryl Stone of 100 Bailey Street spoke against the request because she feels rezoning will negatively affect the quality of life for neighboring residents with more noise and traffic, thus making it a safety hazard for children. She also presented a petition of 55 signatures against the rezoning.

Beth Rembert of 534 Pelzer Street spoke against the request by giving a brief history and listing accomplishments of the Grendel Mill Village Community. She asked Council to deny the rezoning because residents are always working to improve the neighborhood and is concerned that this approval will open the door for other commercial businesses to move onto other vacant lots in the area.

Residents who were against the rezoning were asked to stand for recognition.

A motion to deny the request to rezone 120 Klugh Street from Medium Density Residential to General Commercial was made by Betty Boles, seconded by Ronnie Ables.

The motion passed unanimously.

City/County Planning Director Lindler informed Councilor Linda Edwards of the new owner's intent to continue operating the tire business.

City Manager Barrineau noted to Councilor Wiltshire that rezoning applicants are encouraged to attend Council meetings.

---

 CONSIDER

To Accept Results of 2017 Audit as Presented by Sheryl Medders of McKinley, Cooper & Co., LLC.

Under New Business, City Manager Charles Barrineau recognized Sheryl Medders of McKinley, Cooper & Co., LLC, who confirmed the Independent Auditor's Report of the City's financial statements are fairly stated. She presented Council with the 2017 City of Greenwood financial audit and discussed the highlighted summary of her company's findings. Based on the overall results, the City of Greenwood had received an unmodified opinion of a clean audit, however she noted the City's small decreases in net position and revenues are due to the increase of retirement costs. A new liability of post employee benefits is scheduled to be \$1.5 million next year.

There was no discussion from Council.

A motion to accept results of the 2017 audit as presented was made by Niki Hutto, seconded by Betty Boles.

The motion passed unanimously.

City Manager Barrineau recognized Finance Director Steffanie Dorn, the Finance Department staff, and all City of Greenwood Department Heads for their hard work in keeping down costs.

CONSIDER  
Acceptance of  
Windstone Road  
in Auburn Place  
Subdivision.

City Manager Charles Barrineau informed Council that Auburn Place subdivision is growing and a road has been constructed to connect two cul-de-sacs. Windstone Road was built to the City's standards and a letter from the City/County Engineer recommending its acceptance has been submitted. He asked Council to add Windstone Road into the City and the City Attorney will review and record the deed.

**DISCUSSION:**

City Manager Barrineau confirmed to Councilor Wiltshire that Windstone Road and Windstone Drive will be connected into one road.

There was no further discussion from Council.

A motion to accept Windstone Road in Auburn Place Subdivision was made by Niki Hutto, seconded by Kenn Wiltshire.

The motion passed unanimously.

CITY MANAGER  
COMMENTS

City Manager Charles Barrineau asked Council to allow Wayne Kelly of 310 Lowell Avenue to speak regarding the overgrowth of a substandard home located next to his. Mr. Kelly informed them that he has already killed 6 snakes that came from 402 Lowell Avenue that is abandoned and in disrepair. He asked Ward 5 Councilor Matthew Miller to look at it and for City Council to please do something about it.

**DISCUSSION:**

City Manager Barrineau confirmed to Councilor Wiltshire that the new ordinance regarding nuisance vegetation wouldn't apply in this situation, but the City will cut the grass. Councilor Edwards suggested that cutting the grass should help remediate the issue with snakes.

Mr. Kelly confirmed to Mayor Adams that power is connected to the house and taxes are paid.

City Manager Barrineau will give Councilor Ronnie Ables a status of the process and have a summons served if necessary.

- - -

City Manager Barrineau reminded Council of the Historic Railroad Center reception at 6 p.m., Friday.

CITY COUNCIL  
COMMENTS

Mayor Adams noted that the Springfest was a success with record numbers of attendance. City Manager Barrineau thanked Uptown Manager Lara Hudson and Assistant City Manager Julie Wilkie for a job well done.

There were no further discussion or questions from Council.

ADJOURNMENT

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

Mayor Adams adjourned the meeting at 6:18 p.m.

\_\_\_\_\_  
D. Welborn Adams, Mayor

ATTEST:

\_\_\_\_\_  
City Clerk and Treasurer