

GREENWOOD CITY COUNCIL

October 17, 2011 - 5:30 p.m.

**MINUTES**

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PRESENT Council Members: Mayor D. Welborn Adams, Niki Hutto, Linda Edwards, Betty Boles, Kenn Wiltshire, Johnny Williams, and Ronnie Ables. City Manager Charles Barrineau; City Clerk Steffanie Dorn, City Attorney Adam Bacot, and City/County Planning Director Phil Lindler; Rachel Davis of Gwdtoday.com and Chris Trainor of the Index Journal.

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CALL TO ORDER The meeting in 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 started the meeting with new staff introductions to Council. Police Chief Gerald Brooks introduced Will Addis; Sanitation Superintendent Robert Anty introduced Kenneth Mathis; and Fire Chief Terry Strange introduced Brian Fortner.

All present City of Greenwood department heads introduced themselves to new staff members.

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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."

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

Councilor Linda Edwards gave the invocation.

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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 Ronnie Ables, seconded by Betty Boles.

The motion passed unanimously.

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RECOGNIZE

Mr. Lelion D.  
Elledge, Jr. of  
Financial  
Wellness Expo.

Mayor Adams recognized Mr. Lelion Elledge, Jr., who with Betty Horne and Sam Tolbert met with the Chamber of Commerce, Congressman Duncan, the two Senators of SC, and Lander University to put together a financial wellness seminar at Lander in February or March. It's going to be a cross section of sessions and seminars that are available to anyone from the indigent to the wealthy. He's asking Council to forward this information while they'll be working with churches to put it in their bulletins.

Councilor Betty Boles asks if the seminar will be more than one day. Mr. Elledge stated that he's not sure at this point but it may be held on Friday and Saturday.

Councilor Niki Hutto asks if there will be a fee for any services. Mr. Elledge stated that the seminar will be an open forum where people can pay \$5 to get in but will be giving away tickets for those who can't afford to go. He's also working on church and Lander bus transportation. There will be a display area for sponsors to rent booths and what's left after paying expenses will go to a charity or the Chamber of Commerce.

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CONSIDER

Ordinance No.  
11-017 Amending  
Ordinance 03-  
010, Zoning  
Ordinance,  
Sections  
3.1.3.4., and  
3.3.6.1. to  
Allow for Rescue  
Mission as an  
Allowed Use in  
the IP  
(Institutional  
Professional)  
Zoning District.

Under Public Hearings, Mayor Adams introduced Ordinance No. 11-017 but City Manager Charles Barrineau suggested that it will be helpful that both public hearing ordinances be heard together and Phil Lindler, City/County Planning Director, can explain them before the public hearing.

Phil Lindler stated that these two separate requests are very much linked together. Ordinance No. 11-017 is a text amendment to Sections 3.1.3.4. and 3.3.6.1. of the Zoning Ordinance that will allow a rescue mission as an allowed use within the Institutional Professional, IP, zoning district. Currently, rescue missions are allowed within the General Commercial and Core Commercial zoning districts and this proposed ordinance will allow it to be added in the IP District also.

And

The second request by Greenwood Pathway House Incorporated, Ordinance No. 11-018, is a zoning map amendment for various properties located on East Avenue, and Phoenix & Abney Streets that are currently zoned R7, High Density Residential.

## CONSIDER

Ordinance No. 11-018 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) by Rezoning Properties Located at 211 & 238 East Avenue, 919 & 925 Phoenix Street, and 954 Abney Street from R7 (High Density Residential) to IP (Institutional Professional)

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

There are two properties located at the rear of the United Center for Community Care which is on the corner of Abney, East and Creswell Avenues. There are other properties located on East Avenue at the corner of Phoenix Street that will add more IP zoned property to the block that also has The Food Bank and The United Center for Community Care as well as add additional properties along Phoenix Street and East Avenue.

Councilor Niki Hutto asked if there are different owners to these properties that are present. Phil Lindler stated that there are various owners on East & Phoenix Streets and 954 Abney Street is currently owned by United Way of Greenwood and Abbeville Counties. Dr. Parham, President of Greenwood Pathway House Incorporated, is representing owners that are in favor of the request. Phil also informed Councilor Betty Boles that all owners' responses are listed in the packet.

Phil Lindler reminded Councilor Johnny Williams that the first request is to add rescue missions as an allowed use in the IP zoning district instead of OP. Councilor Hutto noted that every IP zoning district would then be allowed to have that usage. Her concern is Council must see where else this change will effect and suggested that they see a map where all IP properties exists in Greenwood. Councilor Hutto's opinion is it makes sense to add the properties into the IP zoning district because it is contiguous to the whole complex but it's not a simple issue. Phil Lindler suggested Council ask the applicant if a rescue mission is the only need for the rezoning of those properties. There are very little vacant lots zoned IP except for most established institutions. The Planning Department will advertise the proposed changes to neighborhoods surrounding IP but it's not their policy. Councilor Betty Boles understands that the owners will be unable to use the house for a rescue mission but advised that Council can't change the five properties for that particular request.

Councilor Linda Edwards suggested that Council table both requests and discuss them further in the work session to get a better understanding. Mayor Adams noted that Council can get more information while the applicants are present now. City Manager Barrineau didn't see any reason why not to have the public hearing tonight as advertised.

Mayor Adams opened the floor for the public hearing.

Those who spoke against Ordinances No. 11-017 and 11-018 were:

**Mr. John Holmes** who lives at 217 East Taggart Avenue objects to the proposed ordinances because neighbors don't have a lot of residential property and there are some people still living in these properties. He suggested that Council should think about trying to keep people out of a homeless situation as well as trying to provide for people that are in a homeless stage.

**Ms. Kaye Ross** who lives at 223 East Avenue stated that fighting and cursing goes on at the two halfway houses that moved behind her in 1985. She and her neighbors would love to stay there if they could even though she sees a lot of things that needs to be corrected.

Mayor Adams asked for a show of hands of those who are for and against the proposed ordinances. Six audience members were against and eight were for. Only the six people who raised their hands against the ordinances live in that area.

Those who spoke in favor of Ordinances 11-017 and 11-018 were:

**Dr. Jack Parham**, a retired physician, lives in Cherokee Hills of Greenwood. He reminded Council that three years ago the United Center for Community Care was a three pronged effort to take care of the homeless, the disenfranchised, and the hungry. With the Food Bank and Soup Kitchen open seven days a week serving 45,000 meals a year, the group had hoped to tackle the homeless situation. When the United Center opened, they held a community meeting and invited everybody who lived in the area to answer any questions. They already planned to have that meeting before tonight but thought it was better to hear Council concerns and to obtain their positive consideration.

The Greenwood Pathway House Incorporated is a group with 501C(3) incorporation that visited rehabilitation facilities in Charleston, Greenville, Anderson, Seneca and Gaffney, SC; Savannah and Atlanta, GA; San Diego, CA; and Rochester, NY. They were very impressed with services where they take people in and try to rehabilitate their lives. Residents must be drug tested and have a counselor assigned to them within 24 hours.

The physical facility would negate all of Council's ideas of what this could or would be much less the results of what goes on inside that is very spiritually based. The facility this group has been most impressed with is in Gaffney where it takes care of children, women and men who are victims of domestic violence.

This is a process of rehabilitation that would not only be something new but will include all that St. Marks UMC did during the last cold weather spell.

Raising money for this project is a big issue. The Greenwood Pathway House, Inc. had difficulty asking for money or support when they haven't decided on which building they're interested in. They bought the whole block except for Mr. Boggero's house which is already zoned IP. He understands that IP will allow people to live there but it won't allow the numbers that a rescue mission would operate with perhaps 20 people

Councilor Hutto asked Dr. Parham if he thought of the General Commercial classification that is contiguous with the United Center parking lot. City/County Planning Director Phil Lindler stated that only General and Core Commercial will allow for a rescue mission and most every commercial use allowable. Dr. Parham stated that it doesn't matter to them at all what the zoning is as long as 20-35 people can spend the night. Locking themselves in the back of the Food Bank doesn't leave room for expansion in the future if needed. They want the rescue mission there because all the other facilities in the United Facility for Community Care can be interdependent of one another.

Councilor Kenn Wiltshire asked Dr. Parham if he planned to place 20 people in each house. Dr. Parham stated that they plan to demolish the houses for new buildings.

Councilor Boles asked Dr. Parham if financing will come from private donations or grants and what he can tell the surrounding residents to make them feel comfortable about this facility? Dr. Parham stated they planned to get a couple of years operating expense and contract with Miracle Hill from Greenville to operate it. Miracle Hill is a rescue mission for rehabilitation and restructuring that takes care of 500 clients a day and has been in business 30 years. Most of the money comes from grants because the residents don't pay anything.

Mayor Adams asked Dr. Parham how this proposed facility is different from Meg's House. Dr. Parham stated that Meg's House only houses females and children. Their group is still trying to decide if they're going to mix men and women however, there will be a room where homeless people can stay on very cold nights and no one will be turned away.

**Ms. Betty Horne** who is speaking in favor of the zoning change stated that she believes that this will be an enhancement to the community and a credit to those individuals who'll have the ability to rehabilitate themselves other than just a place for individuals to stay outside of the weather. She also noted that Dr. Jack Parham made it possible to have that United Center for Community Care and Hospice House.

**Wendy Anderson**, speaking on behalf of the zoning change, is the Community Relations Coordinator at the United Way and serves on the Board of Pathways House. Its primary focus is to provide a safe haven for those in the community that are facing homelessness so they can have some type of foundation and stability of life. She stated that she too was a resident of a shelter that was much like the one that Dr. Parham has in mind here. Their purpose isn't to make anyone homeless in the process but to make sure that people have a place to stay and stabilize their lives.

**Deborah Parks** lives at 170 Callison Drive and is the Executive Director of the United Center for Community Care. She's in favor of working with Dr. Parham because she's seen the collaborative efforts with the Food Bank, Soup Kitchen, and six or seven agencies located at the United Center. This was a plan that has come into fruition over 20 years ago to have these services in one centralized location and she asks Council to consider having the Pathway House located near the United Center for Community Care.

Under Council discussion, Councilor Hutto asked Phil Lindler if there is any way to rezone this area without changing the IP zoning, expanding General Commercial, or perhaps to create its own classification. Phil Lindler stated current uses in the zoning district that aren't close to what they want to do except for a rescue mission. The Zoning Ordinance states, if there is not a use that's identified, to go with the closest land use category which is a rescue mission. The most feasible way the Planning Department can find was to update the IP zoning district to allow that use and then rezone these properties. The other option would be rezone the properties to General Commercial which will allow a number of commercial uses of a retail nature that are currently not allowed in this area of the City. One other option would be a Planned Development District but there must be a number of different uses, whether residential or commercial, with a minimum amount of acreage. City Council always has the option to create an 18<sup>th</sup> zoning district.

Councilor Hutto is willing to see one of these facilities and attend that community meeting before the next City Council meeting.

Motion to table Ordinances No. 11-017 & 11-018 for more information was made by Linda Edwards, seconded by Kenn Wiltshire.

The motion passed unanimously.

Councilor Boles wanted to know if the applicants have a timeline for rezoning to secure funds. Dr. Parham stated that there is not a timeline but they can't do anything until the zoning is changed. Councilor Hutto suggested Council look at the website and have a community meeting. City Manager Barrineau suggested two or three Council Members may want to form a subcommittee to tour the facilities.

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CONSIDER

Ordinance No.  
11-003  
Authorizing Road  
Closure Approval  
of Liner Circle  
and Portions of  
Carolina Avenue  
and Lindsey  
Avenue.

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

Under Unfinished Business, Mayor Adams introduced Ordinance 11-003 and City Manager Barrineau reminded Council of this request from Mr. Herbert Anderson to close three City streets; Carolina, Liner, and Lindsey. Council had concerns that all the property was not in Mr. Anderson's name but, since that time, all properties have been fully secured and all parcels are in his name. The CPW has secured recorded easements of utility lines and active waterlines that the City funded through Community Development Block Grant funding. Mr. Anderson's concern is these roads are open to vehicular activity and has asked Council to move this ordinance forward. City Manager Barrineau recommends Mr. Anderson be required to construct a cul-de-sac to ensure that the City can get their public safety vehicles to the home on the corner of Spring Street and Lindsey Avenue while the other roads will be closed.

There was no discussion from Council.

Motion to approve Ordinance No. 11-003 was made by Johnny Williams, seconded by Niki Hutto.

The motion passed unanimously.

The City Manager stated that there will be a public hearing for this at the next meeting.

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CITY MANAGER  
COMMENTS

City Manager Charles Barrineau informed Council of Mr. Glenn Laughler's resignation from the Housing Authority Board of Commissioners. He also presented Council with two residents that have been recommended to replace him and Mr. Bob Elliott. Councilor Williams would rather appoint someone that isn't already chosen by the Housing Authority.

The Safety Dinner will be held 6 p.m. Thursday at the Greenwood County Farmers Market.

The Uptown Farmers Market stands will be open from 9 a.m. to 5 p.m. except for Tuesday, Thursday and Sunday.

The Budget work session will be held on Monday, November 7. Mr. Barrineau also asked Council to keep November 14 open.

The Fire Department open house is tonight.

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CITY COUNCIL  
COMMENTS

There were no comments from City Council.

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ADJOURNMENT

Councilor Betty Boles made a motion to adjourn the meeting.

The meeting adjourned at 6:40 p.m.

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D. Welborn Adams, Mayor

ATTEST:

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City Clerk and Treasurer