

GREENWOOD CITY COUNCIL

December 17, 2018 - 5:32 p.m.

**MINUTES**

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PRESENT Council Members: Mayor Brandon Smith, Niki Hutto, Linda Edwards, Betty Boles, Kenn Wiltshire, Matthew Miller and Ronnie Ables; City Manager Julia M. Wilkie, City Clerk Steffanie Dorn, City Attorney Tripp Padgett, and City/County Planning Director Phil Lindler; Adam Benson from The Index Journal.

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CALL TO ORDER Mayor Brandon Smith called the meeting in Council Chambers to order at 5:32 p.m.

Bishop Oliver McCray gave the invocation.

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STATEMENT AND QUORUM Mayor Smith 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.

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APPROVAL OF CONSENT AGENDA Mayor Smith asked for a motion to approve the consent Agenda.

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

The motion passed unanimously.

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RECOGNIZE Under the only Public Appearance, City Manager Julia Wilkie introduced Josh Skinner who spoke to Council in response to a newspaper article regarding the Old Greenwood Mill Village Community Center demolition. He gave a brief history of 314 Jackson Avenue and expressed his hopes of a developer to restore the building as an anchor for a legacy project.

Mr. Josh Skinner  
Regarding 314  
Jackson Avenue.

**DISCUSSION:**

Mayor Smith asked if Josh Skinner had any proposals of what the City could do to save the property. Mr. Skinner suggested the building needs a stable shelf and a temporary roof to sustain the building until a developer can renovate it. He confirmed that it still wouldn't be enough to cover code issues.

Councilor Niki Hutto is personally in favor of renovating the building if money was available, but it is not feasible for the City right now. Mr. Skinner agreed with her that mill villages uniqueness's can attract tourism and acknowledged that renovation would cost over \$100,000, but he feels it is worth the wait to save it.

Councilor Betty Boles stated that it's hard to find developers for the cleared section of the Old Greenwood Mill site, rather than renovating a dilapidated building. Mr. Skinner hopes a developer will take an interest, but it will take some time.

Councilor Linda Edwards stated that she hasn't heard anything from the community regarding their center. Mr. Skinner admitted that those he spoke with are ready to see it go.

Councilor Kenn Wiltshire suggested he speak with someone from the South Carolina Department of Archives and History to get some ideas on attracting developers. He wondered if the old Greenwood Mill office building could be moved next to the community center and if there were any credits to make the renovation cheaper than the demolition.

Developer Hilton Dodgen confirmed that he tried to get developers to convert old mill brick warehouses into store fronts because they're open, easily accessible, and only need new roofs and windows. City Clerk Steffanie Dorn noted to Councilor Hutto the biggest problem with attracting developers is the mill site doesn't qualify for moderate housing tax credits.

City Manager Wilkie informed Council the building has been sitting in a dilapidated state for a long time that it is about to fall in on itself and former City Manager Barrineau got enough signatures from the community that would qualify for the demolition process.

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CONSIDER                      Under Public Hearings, City Manager Wilkie noted the Bond Anticipation Note Ordinance would allow the CPW to purchase up to \$10 million of natural gas, if needed.

Ordinance            No.                      No one spoke for or against the proposed ordinance.

18-021                to                              There was no further discussion from Council.

Authorize            the                              A motion to approve Ordinance No. 18-021 was made by Niki Hutto, seconded by Kenn Wiltshire.

City Manager to                              The motion passed unanimously.

Issue                      CPW

Revenue                Bonds

Anticipation

Notes in 2019.

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

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CONSIDER                      City Manager Julie Wilkie reviewed highlights of the proposed 2019 budget that will include a tax increase of 6.5 mills. She confirmed to Mayor Smith that nothing has changed since the first reading.

Ordinance            No.                      Bishop Oliver McCray, who is in favor of the 2019 Budget Ordinance, asked if it can be viewed by the public. City Manager Wilkie informed him that a draft is currently available online.

18-022 to Adopt                              No one spoke against the budget ordinance.

the Budget for                              There was no further discussion from Council.

2019.

(2<sup>nd</sup> reading)                              A motion to approve the budget for 2019 was made by Betty Boles, seconded by Matthew Miller.

    The motion passed unanimously.

    City Manager Wilkie confirmed to Mayor Smith that some positions would be cut if Council doesn't approve the increase of mills and noted that the City needs all its current staff.

CONSIDER City Manager Julie Wilkie reminded Council that this line item was pulled out from the 2019 Budget Ordinance so that Councilors Hutto and Matthew Miller could vote on the City's budget.

Ordinance No. 18-023 to Adopt Hospitality Budget Line Item (Emerald Triangle) for 2019.

No one spoke for or against the proposed ordinance.

There was no further discussion from Council.

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

A motion to approve the Hospitality Budget line item for 2019 was made by Kenn Wiltshire, seconded by Betty Boles.

Those who voted in favor were Mayor Smith, Linda Edwards, Betty Boles, Kenn Wiltshire, and Ronnie Ables. Niki Hutto and Matthew Miller did not vote due to a conflict of interest.

The motion passed 5-0.

CONSIDER City Manager Julie Wilkie reminded Council that there will be a 6.5 mill tax increase for 2019 that will bring the millage rate to 116.8. She confirmed to Mayor Smith that this increase will be consistent with the 2019 Budget Ordinance.

Ordinance No. 18-024 to Levy Tax for the City of Greenwood for 2019.

No one spoke for or against the proposed ordinance.

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

There was no further discussion from Council.

A motion to approve to tax levy for the City of Greenwood for 2019 was made by Matthew Miller, seconded by Kenn Wiltshire.

The motion passed unanimously.

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CONSIDER

Ordinance No. 19-001 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) by Rezoning One Parcel of Land Located, Approximately 2.01 Acres, Located at 200 Kirksey Drive West from NC (Neighborhood Commercial) to LIW (Light Industrial Warehousing).

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

After City Manager Wilkie discussed a request to rezone 200 Kirksey Drive West, she informed Councilor Ronnie Ables the exact location.

City/County Planning Director Phil Lindler informed Council the property was previously rezoned to Neighborhood Commercial, but the owner never utilized it for that purpose. He confirmed to Councilor Boles that the owner intends to operate a landscaping business.

No one spoke for or against the rezoning request.

There was no further discussion from Council.

A motion to rezone 200 Kirksey Drive West from Neighborhood Commercial to Light Industrial Warehousing was made by Betty Boles, seconded by Niki Hutto.

The motion passed unanimously.

CONSIDER  
 Ordinance No. 18-019 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) by Rezoning Three Parcels of Land Located at the Intersection of Karen Way and Stanley Avenue (205 Karen Way and 707 & 708 Stanley Avenue) from R7 (High Density Residential) to R10 (High Density Residential).

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

Under Unfinished Business, City Manager Wilkie reviewed a request from Hugh Moseley to rezone 205 Karen Way and 707 & 708 Stanley Avenue to a higher density designation to build two duplexes with 12 parking spaces.

There was no further discussion from Council.

A motion to rezone three parcels of land located at the intersection of Karen Way and Stanley Avenue was made by Niki Hutto, seconded by Matthew Miller.

The motion passed unanimously.

CONSIDER  
 Ordinance No. 18-020 Amending Ordinance No. 03-010, Zoning Ordinance, Chapter 3, Section 3.3.4.2. Additional Conditional Uses Permitted in GC (General Commercial).

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

City Manager Julia Wilkie reviewed the request from the Board of Zoning Appeals for indoor mini warehouse facility variances, along with language modifications, in the Zoning Ordinance.

**DISCUSSION:**

City/County Planning Director Phil Linder confirmed to Mayor Smith that the Board of Zoning Appeals did deny a variance for proposed locations of RV's and boats. What is present in the ordinance is what was approved.

There was no further discussion from Council.

A motion to approve amending the Zoning Ordinance Chapter 3, Section 3.3.4.2. was made by Kenn Wiltshire, seconded by Betty Boles.

The motion passed unanimously.

CONSIDER  
Resolution No.  
18-011 to  
Provide  
Certification as  
Provided by the  
South Carolina  
Abandoned  
Building  
Revitalization  
Act of 2013  
(S.C. Code  
Section 12-67-  
109 ET SEQ.) for  
the Building at  
1508 Edgefield  
Street,  
Greenwood, South  
Carolina.

Under New Business, City Manager Julia Wilkie provided a photo of the building at 1508 Edgefield Street and informed Council of the requested certification that allows owners to apply for a state income tax credit. State law requires the City to certify at least 5 years length of vacancy before a developer can apply for a tax credit. City Clerk Dorn confirmed that, based on their business license, the old Food Lion building has been closed for over 10 years.

**DISCUSSION:**

Councilor Wiltshire asked if the building is required to adhere to the new laws for ministorage buildings according to the new Zoning Ordinance.

Councilor Hutto is stunned that there is a need for so many storage facilities in Greenwood.

There was further no discussion from Council.

A motion to provide certification as provided by the South Carolina Abandoned Buildings Revitalization Act of 2013 for the building at 1508 Edgefield Street was made by Kenn Wiltshire, seconded by Niki Hutto.

The motion passed unanimously.

CONSIDER  
Uptown Main  
Street Traffic  
Study Analysis  
Presentation.

City Manager Wilkie recognized Transportation Planner Rachel Bronson with Traffic Planning and Design, Inc., who presented Council with proposed short, mid, and long term suggestions to bring bike and pedestrian network potential from Lander University into Uptown. She hoped this study will help with ideas moving forward with the Uptown City Center Master Plan update.

**DISCUSSION:**

Councilor Miller asked if having the widest main street in the world would help provide space.

Mayor Smith asked if there is extra space for bike paths. Ms. Bronson stated that the study was looking for less traffic routes rather than space for a bike path.

City Manager Wilkie confirmed to Councilor Wiltshire that Mr. Bill Wilson, shop owner, was open minded but spoke out if changes would negatively affect parking.

City Manager Wilkie doesn't know at this time if the City has adequate parking. The focus group had a variety of opinions, but this study will go forward to the completion of the Master Plan update.

City Manager Wilkie noted to Mayor Smith that truck traffic is encouraged to use the Bypass, but there is already less truck traffic in Uptown. Councilor Hutto agreed that Uptown traffic isn't bad.

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CONSIDER  
Acceptance of  
\$249,404  
Community  
Development  
Block Grant  
Award from the  
Community  
Enrichment  
Program.

City Manager Wilkie asked Council to accept the Community Development Block Grant (CDBG) funds to be used to cover the demolition of the old Greenwood Mill Community Center.

**DISCUSSION:**

Mayor Smith doesn't want to rush the demolition process but acknowledged that the City only has 30 days to accept the grant.

Councilor Wiltshire noted that the match for the grant was already allocated in the Community Development account but was concerned if SC Department of Archives and History would stop the project. City Manager Wilkie stated that the agency will be agreeable to the demolition, but their requirements must be met. She confirmed to Mayor Smith that negotiations are close, but the agreement hasn't been made final yet.

A motion to accept the \$280,404 CDBG award from the Community Enrichment Program was made by Betty Boles, seconded by Matthew Miller.

Those who voted in favor were: Mayor Smith, Linda Edwards, Betty Boles, Kenn Wiltshire, and Matthew Miller. Niki Hutto and Ronnie Ables voted against.

The motion passed 5-2.

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CONSIDER

Entering into a  
Mitigation  
Agreement with  
the SC  
Department of  
Archives and  
History.

City Manager Wilkie informed Council that she didn't have the final draft but, to move forward to accept the award from Commerce, they must agree to continue negotiations. The City must confirm that the neighborhood was surveyed and, if they agree, or not, to be nationally registered, the City would have completed their obligation. City staff had already met SC Department of Archives and History's approval by surveying the neighborhood and will erect a historic marker on the site.

**DISCUSSION:**

City Manager Wilkie confirmed to Councilor Boles that she has a draft of the agreement but needs Council's permission to enter into it.

Councilor Wiltshire noted the agreement to proceed is a part of the process to accepting grant money.

She confirmed to Mayor Smith that the City Attorney will review the mitigation agreement when finalized.

There was no further discussion.

A motion to enter into a mitigation agreement with the SC Department of Archives and History was made by Kenn Wiltshire, seconded by Betty Boles.

Those who voted in favor were: Mayor Smith, Linda Edwards, Betty Boles, Kenn Wiltshire and Matthew Miller. Niki Hutto and Ronnie Ables voted against.

The motion passed 5-2.

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CONSIDER

Authorizing the  
Mayor to Issue a  
Letter Declining  
the Acceptance  
of all SCDOT  
Roads Located  
within Wesley  
Commons Campus.

City Manager Wilkie reviewed Wesley Commons desire to own their own roads on their campus. She stated Council's authorization will allow Mayor Smith to sign a letter affirming the City doesn't want their roads.

**DISCUSSION:**

Councilor Wiltshire inquired if all street lights will remain on their campus.

City Manager Wilkie confirmed to Mayor Smith that she has no knowledge of their intentions for these roads.

There was no discussion from Council.

A motion to authorize the Mayor to issue a letter declining the acceptance of all SCDOT Roads located within Wesley Commons Campus was made by Niki Hutto, seconded by Matthew Miller.

The motion passed unanimously.

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CONSIDER  
Appointing Haley  
Pulley to  
Ministerial  
Recorder in the  
City Municipal  
Court Office.

City Manager Wilkie reminded Council of their introduction to Haley Pulley at their last work session. She confirmed that if Council appoints Ms. Pulley as Ministerial Recorder, she will be sworn in at a later date.

There was no further discussion.

Mayor Smith made the motion appointing Haley Pulley to Ministerial Recorder in the City Municipal Court Office, seconded by Matthew Miller.

The motion passed unanimously.

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CONSIDER  
Appointment to  
the City of  
Greenwood Audit  
Committee.

City Manager Wilkie reminded Council that Mayor Smith and Councilors Hutto and Miller have agreed to serve on the committee, but a formal vote will be needed.

A motion to appoint Mayor Smith, Niki Hutto, and Matthew Miller to the City of Greenwood Audit Committee was made by Betty Boles, seconded by Kenn Wiltshire.

The motion passed unanimously.

City Clerk Dorn will provide suggestions of qualified citizens to serve at their next work session.

CITY           MANAGER       There were no comments at this time.  
COMMENTS

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CITY           COUNCIL           City Manager Wilkie confirmed to Councilor Edwards that  
COMMENTS       the tree located off of Seaboard Avenue was taken down.  
Public Works Director Billy Allen, who is also a  
certified arborist, confirmed that the tree was hollow  
without roots.

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ADJOURNMENT           A motion to adjourn the meeting was made by Betty Boles,  
seconded by Matthew Miller.

The motion passed unanimously.

Mayor Smith adjourned the meeting at 7:03 p.m.

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Brandon Smith, Mayor

ATTEST:

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City Clerk and Treasurer