

GREENWOOD CITY COUNCIL

January 28, 2019 - 5:32 p.m.

**MINUTES**

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PRESENT Council Members: Mayor Brandon Smith, Linda Edwards, 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.

Councilor Niki Hutto entered the meeting at 5:38 p.m.

ABSENT Councilor Betty Boles.

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CALL TO ORDER Mayor Brandon Smith called the meeting in Council Chambers to order at 5:35 p.m. and 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 Matthew Miller, seconded by Kenn Wiltshire.

The motion passed 6-0.

Councilor Niki Hutto entered the meeting at 5:38 p.m. and did not vote.

## CONSIDER

Ordinance No. 19-002 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) by Rezoning Four Parcels of Land, Approximately 17.66 Acres, Located at 806 and 812 Laurel Avenue East from R4 (Medium Density Residential) to PDD (Planned Development District).

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

Under Public Hearings, City Manager Julia Wilkie recognized City/County Planning Director Phil Lindler who discussed the request by Charles Piontek for a 222 unit, multi-family development within 4 pieces of property totaling 17 acres. A traffic study was conducted to estimate its impact on Laurel Avenue which concluded that the road is able to handle the added traffic, but the Planning Commission denied the rezoning request. He confirmed to Councilors Kenn Wiltshire, Niki Hutto, and Mayor Smith that the traffic analysis determined that there was no need at this point for additional lanes, nor signalization, for Laurel Avenue. The SC Department of Transportation (SCDOT) will not involve themselves with developments until there is a decline in the overall volume of the roadway capacity. There would be too much red tape to connect the back of that property with Sample Road as a possible alternate route.

City/County Planning Director Lindler also confirmed to Councilor Hutto that the Planning Department's major reason for denial was changing the residential zoning from medium density to high density in that area, based on the Comprehensive Plan, but developers are providing amenities and other benefits to outweigh the increased density.

Those who spoke in favor of the request were:

Charles Piontek, of 102 Erica Place, is the Developer from Pioneer Construction that is currently developing Auburn Place. He spoke in favor of the proposed zoning change stating the project will offer a lot of open space, natural barriers, and walking trails for upper-end apartments. He also discussed his concerns for the possible overflow of traffic and that is why his company requested the traffic analysis which stated the only difference in that area would be an extra four to eight seconds to get onto Laurel Avenue.

Mr. Piontek confirmed to Mayor Smith and Councilor Hutto that the mixed-use project will make housing more appealing for people to move to Greenwood. He's not sure, at this point, if their townhouses will be available for purchase or rent.

Mr. Neal Fogleman, Civil Engineer for Fant, Reichert & Fogleman, located in Greenville, SC, also spoke in favor of the rezoning request by stating that the project density will allow for increased green space and opened areas for activity. He confirmed to Mayor Smith that there will be two retention ponds discharging into the nearby creek.

Mr. Matthew Cooper, of 114 Auburn Lane, spoke in favor of the rezoning request by emphasizing the need of good, quality housing because he used to commute from Greenville because no housing was available while working in Greenwood and noted that he didn't see where the Auburn Place Subdivision impacted traffic in the area. Councilor Hutto noted that a lot of people would like to relocate here but cannot find quality rentals in Greenwood, and new construction can raise property values if it's done right.

Ms. Roxie Hasting, of 120 Sable Lane, stated that she was the second person to move into Auburn Place in 2014. With 50 homes currently in the development, she feels safe and doesn't see a difference in area traffic.

Those who spoke against the request were:

Ms. Teresa Roy, of 109 Hailey Court, has lived in Karlie Hill for 11 years and is speaking against the proposed zoning change because of her concerns regarding traffic and safety. She expressed her disagreement with the traffic analysis study and noted that their neighborhood has experienced more problems in the past three years with the development of Winter Ridge.

City Manager Wilkie clarified that the traffic study was made by a privately owned company and confirmed to Mayor Smith that the City can ask the SCDOT to consider increasing the time of turning lights on Laurel Avenue. Councilor Wiltshire asked Mr. Piontek if he would allow the Karlie Hill Neighborhood Association to review their traffic study analysis. City Clerk Steffanie Dorn confirmed the difficulty to access turning lanes due to increased traffic on Laurel Avenue.

Ms. Tammy Westhall, of 131 Rhett Court, stated that their opposition is a quality of life issue and 200 units are different than 50. Auburn Place is located above the 4-Way Stop intersection, while her neighborhood must wait for the kindness of others to get onto Laurel Avenue. She noted that manufacturing employees and college students she knew haven't had any difficulty finding housing.

Ms. Jean Bedingfield, of 108 Hailey Court, is concerned about the traffic that has increased since the last 12 years, especially the last three years. She noted several accidents that happened on Laurel Avenue, which is in bad condition, and believes the SCDOT hasn't been counting cars. She informed Mayor Smith that traffic is bad both morning and evening and she must account for the traffic when going to work or making appointments.

Ms. Sandra Wanto, of 142 Karlie Court, stated that turning right onto Laurel Avenue is different than turning left when heading towards the By-pass. She noted that renters don't care for property as much as property owners and, although more property owners will add more traffic, only a single housing development will increase the area's property value. She stated to Mayor Smith that a traffic light is needed at the intersection where the Nu-Way Convenience Store is located.

**DISCUSSION:**

Mr. Piontek confirmed to Councilor Linda Edwards that he did tell Council that he would cut back on units, if the traffic analysis indicated a need. He agreed with her that traffic is increasing everywhere, but this development will have two exits that will keep traffic from backing up.

Councilor Matthew Miller confirmed that some Lonza employees are commuting from out of town because it's hard to find good, quality rentals, plus the City can only do so much for State roads such as Laurel Avenue.

Mr. Piontek confirmed to Councilor Hutto that the development will have onsite employees and a leasing office with the look and feel similar to Regency Park.

There was no further discussion from Council.

A motion to approve the rezoning of four parcels of land at 806 and 812 Laurel Avenue East from Medium Density Residential to Planned Development District was made by Kenn Wiltshire, seconded by Matthew Miller.

The motion passed unanimously.

CONSIDER

Under Unfinished Business, City Manager Wilkie reviewed the request to rezone 200 Kirksey Drive West.

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).

City/County Planning Director Phil Lindler confirmed to Councilor Wiltshire that no one from Bond Avenue spoke against the proposed rezoning. Mr. Hilton Dodgen, Auctioneer/Realtor, noted that potential owners have relatives in that area.

There was no further discussion from Council.

A motion to approve Ordinance Number 19-001 rezoning 200 Kirksey Drive West from Neighborhood Commercial to Light Industrial Warehousing was made by Niki Hutto, seconded by Linda Edwards.

The motion passed unanimously.

City Manager Wilkie asked Council to amend the agenda to discuss a personnel matter in Executive Session.

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

A motion to amend the agenda to discuss a personnel matter in Executive Session was made by Matthew Miller, seconded by Linda Edwards.

The motion passed unanimously.

CONSIDER Under New Business, Mayor Smith asked for a motion to go into Executive Session.

Executive Session to Discuss: a) A motion to enter into Executive Session was made by Kenn Wiltshire, seconded by Matthew Miller.

Legal Matter Related to a Request to Participate in a Lawsuit. b) The motion passed unanimously.

Legal Matter Related to Participation in Pending Litigation. c) The meeting recessed into Executive Session at 6:43 p.m.

d) Incentive Package to Encourage Residential Development. e) The meeting reconvened at 7:25 p.m.

Personnel Matter Regarding Assistant City Manager Position.

CITY MANAGER COMMENTS City Manager Wilkie informed Council of the following:

- Ro-Mac Trophies & Signs made the Council placed at the Uptown Market.
- 710 Gary Avenue will be demolished by the Housing Authority. 708 Gary Avenue is still occupied.
- The Memorandum of Understanding for the Community Center on Jackson Avenue is on hold to search for a possible underground storage tank.
- There will be promising Community Development Block Grant (CDBG) opportunities in the Fall funding round and the City must provide a match that can be in the form of goods and services from non-profits. Projects can include demolition, sidewalks, lighting, and cameras. Councilor Miller noted that CDBG funding may also coincide with the Edgefield Corridor Plan.

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CITY COUNCIL There were no further comments at this time.  
COMMENTS

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ADJOURNMENT A motion to adjourn the meeting was made by Matthew Miller, seconded by Kenn Wiltshire.

The motion passed unanimously.

Mayor Smith adjourned the meeting at 7:44 p.m.

ATTEST:

Brandon Smith, Mayor

City Clerk and Treasurer