

GREENWOOD CITY COUNCIL

May 20, 2019 - 5:31 p.m.

MINUTES

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

CALL TO ORDER Mayor Brandon Smith called the meeting in Council Chambers to order at 5:31 p.m.

Bishop Oliver McCray gave the invocation.

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.

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 Betty Boles.

The motion passed unanimously.

RECOGNIZE Under Public Appearances, City Manager Julia Wilkie recognized Mr. Wayne Kelly of 310 Lowell Avenue who complained about the poor condition of 420 Lowell Avenue. Wayne Kelley Regarding 420 Lowell Street. City Manager Julie Wilkie confirmed to Councilor Betty Boles that the owner, who no longer lives there, is aware of the condition of her property and a court date has been set for June 3rd at 9 a.m. because of noncompliance.

RECOGNIZE City Manager Wilkie recognized Ms. LaSean Tutt who thanked Council for their support. She reported that Greenwood County teen pregnancy rates have dropped from 15th to 18th in the State due to resources, services, and organizations working together. Mr. Chad Cornick also spoke on behalf of Worshipful Master Sherman Lott, from Progressive Lodge #403 located on Franklin Street, who partners with the agency's mobile unit to distribute safe sex information and free condoms.

LaSean Tutt,
BMA, Founder and
CEO of Dreams
with Open Arms,
Inc., Regarding
Step Up and Be
Safe Month.

Mayor Smith presented a proclamation declaring May 2019 as Step Up & Be Safe Month.

RECOGNIZE City Manager Wilkie recognized Mr. Travis Greene, Vice-President of Fighting Injustice Together, who informed Council of the social organization's intent to gain Police Department information and statistics to enlighten the community of incidences hidden from the public and help curb violence.

Travis Greene
and Bruce Wilson
of Fighting
Injustice
Together/F.I.T.

Mr. Bruce Wilson, Founder of F.I.T. that is based in Greenville, SC, requested to meet with Council for a proactive dialog. He also informed them of F.I.T.'s intention to request a Citizen Review Board be organized to encourage citizen involvement for police transparency and accountability.

City Manager Wilkie will set up a day and time for Mayor Smith, Police Chief Gerald Brooks, and Mr. Wilson to meet. Mr. Greene offered to find a venue.

RECOGNIZE City Manager Wilkie recognized Mr. Kenneth Cole who owns KC Tires & Service located at 714 Reynolds Avenue. He requested Council to reconsider his rezoning request for the lot behind his business because he believed the rezoning was declined because of his towing business, but he only uses it to park U-Haul vehicles. City Manager Wilkie informed Council that two years must pass before a denied rezoning request can be reconsidered, unless they place it back on the table for reconsideration.

Kenneth R. Cole
Regarding 120
Klugh Street
Rezoning.

Councilor Boles would like to meet with Mr. Cole and the Grendel Mill Neighborhood Association before Council considers placing the rezoning request on the agenda again. City/County Planning Director Phil Lindler confirmed to Councilor Niki Hutto that Council did reconsider a denied rezoning request before.

CONSIDER
 Ordinance No.
 19-008 Amending
 the City of
 Greenwood Flood
 Damage
 Prevention
 Ordinance.

Under Public Hearings, City Manager Wilkie reminded Council that they must adopt the Flood Plain Management Ordinance to participate in the National Flood Insurance Program. There were no changes to the ordinance since the first reading.

No one spoke for or against the proposed ordinance.

There was no discussion from Council.

(2nd reading)

A motion to approve Ordinance No. 19-008 amending the City of Greenwood Flood Damage Prevention Ordinance was made by Niki Hutto, seconded by Betty Boles.

The motion passed unanimously.

CONSIDER
 Ordinance No.
 19-009 Amending
 Ordinance 17-017
 Establishing
 Guidelines for
 Imposing a
 Temporary
 Suspension of
 Certain
 Municipal Code
 Provisions on
 the Main Street
 Uptown Square
 during the
 Annual Three Day
 South Carolina
 Festival of
 Discovery.

City Manager Wilkie reviewed Ordinance 19-009 that expands the consumption and possession of alcohol from the Main Street Uptown Square to the Uptown Market during the Festival of Discovery. There were no further changes to the ordinance since first reading.

No one spoke for or against the proposed ordinance.

There was no further discussion from Council.

(2nd reading)

A motion to approve Ordinance 19-009 amending Ordinance 17-017 adding the allowance of the possession and consumption of alcohol at the Uptown Market during the annual three day SC Festival of Discovery was made by Niki Hutto, seconded by Matthew Miller.

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

The motion passed 5-1.

CONSIDER

Ordinance No. 19-010 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) by Rezoning a 107.04 Acre Parcel of Land, Located at 1501 Marshall Road from R3 (Low Density Residential) to LIW (Limited Industrial/Warehousing).

(1st reading)

City Manager Wilkie reviewed the rezoning request and recognized Mr. Erich Miarka who spoke in favor on the behalf of Pinegate Renewables from Ashville, North Carolina. He discussed his company's interest in 1501 Marshall Road and asked Council to rezone the northern portion of land, 50 acres, to LIW for a solar farm project. Mr. Miarka noted the owner of the property is willing to put restrictive covenants in place that would limit other sorts of industrial development on this property. He also noted that part of the ordinance will require a decommissioning plan and a decommissioning bond with the Planning Department so, if the company should walk away from the property, there is financial assurance where the equipment would be disposed and the land can be reverted to its previous state. Mr. Miarka informed Councilor Boles that Phase 1 will be under construction in November and operating in January of 2020, and the second phase will be in December of 2020.

Former Mayor Welborn Adams spoke on behalf of his family that owns the property. He assured Councilor Hutto that the property will remain in his family's possession and only be leased as a solar farm. Usage covenants will be recorded before the zoning change.

Councilor Linda Edwards stated the property address is misleading because the solar farm will be fronting East Cambridge Avenue.

Ms. Sandra Wanto of 920 Marshall Road didn't specify her position on the rezoning request but asked if this project will bring any jobs to Greenwood and if there will be any safety precautions in place. Councilors Matthew Miller and Niki Hutto informed her that this project will help the City's tax base with a business license and employ staff for low-impact equipment maintenance. Mr. Miarka assured Ms. Wanto that there will be no onsite storage facility because the energy will connect directly into Duke Energy's power grid and a 7 foot chain link fence will surround the entire project to keep it secure.

There was no further discussion from Council.

A motion to approve Ordinance No. 19-010 rezoning a 107.04 acre portion of land located at 1501 Marshall Road from Low Density Residential to Limited Industrial/Warehousing was made by Linda Edwards, seconded by Niki Hutto.

The motion passed unanimously.

CONSIDER

Ordinance No. 19-007 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) by Rezoning One Parcel of Land, Approximately 0.39 Acres, Located at 409 West Durst Avenue from GC (General Commercial) to OP (Office Professional).

Under Unfinished Business, City Manager Wilkie reviewed the request from the owner who wants to sell the property with the flexibility to have it used in an office capacity. There have been no changes to the ordinance since the first reading.

There was no discussion from Council.

A motion to approve Ordinance No. 19-007 rezoning 409 West Durst Avenue from General Commercial to Office Professional was made by Linda Edwards, seconded by Matthew Miller.

Those who voted in favor were Mayor Smith, Linda Edwards, Betty Boles, Matthew Miller, and Ronnie Ables. Niki Hutto abstained from voting due to a conflict of interest.

(2nd reading)

The motion passed 5-0.

CONSIDER

Executive Session to Discuss the Proposed Sale of City Property.

City Manager Wilkie requested Council to enter into Executive Session to discuss the proposed sale of City property and anticipates them to take action afterwards.

Before Mayor Smith asked for a motion to go into Executive Session, he recognized Rev. Furman Miller of Westin Chapel who presented a flyer advertising the June 2nd concert sponsored by the Coalition Advocating Nonviolence. He asked Council to offer positive activities for kids coming out of school and provide entertainment that speaks to their genre.

A motion to enter into Executive Session was made by Matthew Miller, seconded by Betty Boles.

The motion passed unanimously.

The meeting recessed at 6:22 p.m.

The meeting reconvened at 7:05 p.m.

CONSIDER Betty Boles made a motion for the City to list the 700
Listing 700 Kitson Street Property at a cost of \$350,000 with
Kitson Street stipulations related to use, seconded by Matthew Miller.
Property at
\$350,000. The motion passed unanimously.

CITY MANAGER City Manager Wilkie informed Council that event season
COMMENTS has started and encouraged them to read the full list of
Festival of Flowers events and Uptown Market activities.

CITY COUNCIL Mayor Smith asked Council to inform everyone about Trash
COMMENTS Time with Tara event on June 1st.

Steffanie Dorn reminded Council to let her know if
they're planning to attend the Municipal Association of
SC Annual Meeting.

ADJOURNMENT A motion to adjourn the meeting was made by Niki Hutto,
seconded by Matthew Miller.

The motion passed unanimously.

Mayor Smith adjourned the meeting at 7:11 p.m.

Brandon Smith, Mayor

ATTEST:

City Clerk and Treasurer