

GREENWOOD CITY COUNCIL

July 15, 2019 - 5:33 p.m.

MINUTES

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

CALL TO ORDER Mayor Brandon Smith called the meeting in Council Chambers to order at 5:33 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.

CONSIDER
 Ordinance No. 19-011 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) 3.52 Acres of Land, Located at 314 Jackson Avenue from R4 (Medium Density Residential) to R10 (High Density Residential).

(1st reading)

Under Public Hearings, City Manager Wilkie recognized City/County Planning Director Phil Lindler who gave background information on the former Greenwood Mill Village Community Center and the request to convert it into a four-apartment building. He informed Council that the Planning Commission denied the rezoning request to change it from medium to high density and confirmed the following to Council:

Councilor Johnathan Bass: The Kitson Mill property is designated as a mixed use, according to the City/County Comprehensive Plan, that has the potential for multi-family housing, retail, and industrial uses.

Councilor Niki Hutto: The Planning Department Staff did recommend approval of the rezoning request; also, the property is too small for a Planned Development District.

Councilor Betty Boles: The Planning Commission denied the request because of the surrounding neighborhood's concern of how the property's high density may affect their community.

Councilor Linda Edwards: Citizens from the neighborhood are okay with rezoning the building, but not the entire property.

Mr. Kyle Campbell, from Preservation South, spoke in favor of the request by confirming High Density Residential (R10) is necessary to renovate the building into four apartments, but there are no plans to do anything with the remainder of the property, other than to rehab the building and maintain the grass. Mr. Campbell confirmed to Mayor Smith that it will be hard to sell split-zoned parcels for any tract of land.

No one spoke against the request.

There was no further discussion from Council.

A motion to rezone 3.52 acres of land located at 314 Jackson Avenue from Medium Density Residential to High Density Residential was made by Niki Hutto, seconded by Johnathan Bass.

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

The motion passed 6-1.

CONSIDER

Ordinance No. 19-012 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) by Rezoning a 0.16 Acres of Land, Located at 413 Montague Avenue from GC (General Commercial), and 401 Graydon Avenue from IP (Institutional Professional) to PDD (Planned Development District).

(1st reading)

City/County Planning Director Phil Lindler discussed the rezoning request from Lander University to rezone two properties adjacent to their athletic complex and noted the Planning Commission recommended approval. He confirmed to Councilor Bass that the State Farm building wasn't purchased by Lander University and will remain zoned as General Commercial.

Mr. Jeff Beaver, Director of Engineering Services, spoke in favor of the rezoning request on behalf of Lander University. He informed Council that these buildings will be demolished and may be used as a grassy lot for visiting teams to park their vehicles.

No one spoke against the request.

There was no further discussion from Council.

A motion to rezone 0.16 acres of land located at 413 Montague from General Commercial and 401 Graydon Avenue from Institutional Professional to Planned Development District was made by Niki Hutto, seconded by Betty Boles.

The motion passed unanimously.

RECOGNIZE

Annette Edwards and Jamar Crawford Representing Next Level.

Ms. Annette Edwards informed Council of Next Level Fitness organization's vision as a youth outlet and noted the gym must have five sessions to get every youth in the program. The organization has received help from other entities around Greenwood and has also been approved for a 501(c)(3) designation.

Ms. Edwards introduced Jamar Crawford, the operator of Next Level Fitness, who informed Council of their mentoring group through physical training and their desire to bring the program in to the City limits.

Mr. Titus Williams, who started attending the program at seven years old and has come back to help after attending college, also spoke to Council regarding the Next Level Fitness program's positive impacts that can be an asset to the City.

DISCUSSION:

Annette Edwards and Jamar Crawford confirmed to Councilors Boles and Hutto that the program serves 250+ youths that they recruited out of schools at ages of 10 & up. Even though they already serve the community through the school system, their wish is to work under one building within the City Limits.

City Manager Wilkie informed Councilor Edwards that Next Level Fitness initially had interest in the former PALS building but, not only is it not big enough, it would cost over \$500,000 to upgrade it. Councilor Hutto suggested they pursue private property that may be available within the City. Councilman Bass offered short term help through the YMCA.

Mayor Smith is open to any discussion with anyone who has ideas that can help this group. He noted the agency's diversity as a great sign, despite all the negativity that's been reported within the City.

(...further) DISCUSSION:

Councilman Bass confirmed that the program is currently being financed by private donations and many college graduates came back to work with the program. He also noted the United Center has a gym that Next Level Fitness may be able to use.

Mayor Smith suggested Central School as a great location for their organization. Councilor Hutto noted that both areas are within walking distance, plus their use of 501(c)(3) grants could be used to renovate Central School.

RECOGNIZE

Ms. Wardlaw was absent.

Velma Wardlaw
Representing
Westside
Coalition
Planning Team.

RECOGNIZE

Bishop Oliver T. McCray, Jr. from Morris Chapel Baptist Church.

After thanking God and Council for the opportunity to speak, Bishop McCray also thanked City staff for doing their best, in the mist of any negativity, to try to do positive things for the community. He noted the increase in violence and negativity in the City of Greenwood but observed positive minded warriors that are strategizing to help the community to thrive, such as the display of unity during the Festival of Discovery weekend, plans for a future Boys and Girls Club, and how his church has provided a safe haven for kids during the summer.

Bishop McCray also presented a Bible to Mayor Smith that can be used by Council and offered to help the City in any way. He also promised to contact Mr. Crawford at Next Level Fitness to offer the use of his church facilities.

Mayor Smith thanked Bishop McCray, Annette Edwards, and other community leaders for their efforts in making a positive difference for the City of Greenwood.

City Manager Wilkie thanked Bishop McCray for his activism and offered to help distribute ice cream and lemonade throughout the community with him.

CITY MANAGER
COMMENTS

Because of a change in schedule, City Manager Wilkie allowed Police Major Urban Mitchell and City/County Building Official Lawrence Ouzts to introduce new employees to Council.

She made Council aware of the following:

- There are vacancies in the Planning Commission and Board of Zoning Appeals. She urged Council to find people, living within City limits, who are willing to serve.
- There are more items placed on the road than Public Works roadside collection crews can keep up with. She offered overtime for employees because the department is short staffed. Councilor Edwards asked if there was anything in the ordinance that limits what can be placed on the curb. Councilor Boles agreed that an ordinance change will be needed to address landlords and the provision of dumpsters for moveouts. City Manager Wilkie confirmed to Councilor Bass that area churches have been organizing neighborhood cleanups and activities.

- The City currently has five job openings.
- She, along with Mayor Smith and Assistant to the City Manager Ryan Thomas, will be in Greenville, SC, from Thursday through Saturday, for the Municipal Association of SC Annual Meeting.

After showing photos of Festival of Discovery activities, City Manager Wilkie noted how staff worked well together behind the scenes.

CITY COMMENTS	COUNCIL	<u>Mayor Smith</u> thanked everyone for doing an amazing job at the Festival of Discovery. He compared the City's cleanup efforts to that of New Orleans during Mardi Gras.
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ADJOURNMENT	A motion to adjourn the meeting was made by Matthew Miller, seconded by Betty Boles.
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The motion passed unanimously.

Mayor Smith adjourned the meeting at 6:31 p.m.

Brandon Smith, Mayor

ATTEST:

City Clerk and Treasurer