

GREENWOOD CITY COUNCIL

January 24, 2005 - 5:30 p.m.

PUBLIC HEARING

PRESENT

Council Members: Mayor Nicholson, Niki Hutto, Linda Edwards, Herbert Vaughn, and Johnny Williams; City Manager; Assistant City Manager; City Clerk; City Attorney; Phil Lindler; and Megan Varner, from the Index-Journal.

ABSENT

Betty Boles

Barbara Turnburke entered into the meeting at 5:35 p.m.

CALL TO ORDER

The meeting in the Council Chambers was called to order by Mayor Nicholson at 5:30p.m. and he welcomed everyone to the meeting.

The City Attorney, John McCravy, gave the invocation.

STATEMENT AND QUORUM

Mayor Nicholson 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 Mayor then asked the City Clerk, Steffanie Dorn, if a quorum was present. She said, "Yes, Mr. Mayor, we have a quorum present."

Ordinance
Annexing
Property off
Center Street
Owned by Lechi
Thi Nguyen.

The Mayor said, "First on our agenda tonight, we have three public hearings. The format that we employ in the public hearings is, if there are individuals who would like to speak, we ask that you come to the podium, state your name and address for the record, and try to limit your comments to not more than four or five minutes. City Council may have some questions they would like to direct to you after you make your presentation and then we will move on.

The Mayor then read the first item and asked, "Is there anyone to speak in favor of the annexation?"

HEATHER
STONE

"Hello. I met you once before. My name is Heather Stone and I'm an attorney with Hite and Pruitt in Abbeville. My dad couldn't be here tonight so he sent me. We represent Lana (Ms. Nguyen) and ask that you annex her property into the City. Thank you."

MAYOR
NICHOLSON

"Thank you. Is there anyone else to speak in favor of the annexation?"

PAT WEBB

"Thank you, Mr. Mayor. My name is Pat Webb. I'm a real estate developer in Greenwood, and am here on behalf of Lana. In reviewing her property, we see that there is no reason it should not be annexed into the City. She does want all the services and protection that the City can provide for her."

MAYOR
NICHOLSON

"Thank you, Mr. Webb. Is there anyone else in favor of the annexation? Is there anyone opposing the annexation?"

DOUG COLLINS

"Mr. Mayor, my name is Doug Collins and I own Regency Park Apartments; the property immediately behind this property. I'm not really here to speak against the annexation. The only thing that I would like to point out to the City is, and you may not be aware of this, there is a long history with this property in the County.

As you may know, we have made a substantial investment with Regency Park. We came to this

town when the economy was struggling. We made a sizable investment in the community even though we struggled with Regency Park. We would just ask that when, or if, any consideration is going to be given with regard to rezoning of this property, we would like to be involved in the process.

I understand this is an annexation hearing, but there has been discussion about rezoning this property. As you can tell, this individual owns two pieces of property and our driveway goes through the middle of it. They very much represent the front door to our property, so if they did something detrimental to change the character of the neighborhood significantly, it is going to have a detriment impact to our property.

We are in the City, and have been paying City taxes. When we came to town, we asked that the City annex us in also. So we would like to be involved in the process when this property might be considered for rezoning down the road. Thank you.”

MAYOR
NICHOLSON

“Okay. Thank you, Mr. Collins.”

JOHNNY
WILLIAMS

“You don’t have any problems with them being annexed into the City?”

DOUG COLLINS

“No sir, as long as the annexation into the City is not a ploy to get around the history of the rezoning of this property. That is my concern because there is a long history with this property. Since it has been in the County, it was owned by an individual prior to Lana, in which there was a lawsuit. I can talk to you for 30 minutes tonight about what’s going on with this piece of property.

The neighbors, not only myself, are very concerned about what the ultimate use would be for this piece of property. As I said, when we built Regency Park, it was zoned R-4 Residential. Our concern is once it becomes annexed, will there be an attempt made to substantially rezone the property to a commercial use? That is our concern. If it does come to that point, we would like to be a part of that.

We don't want to deny anyone City services. If that is the reason they want to be in the City, God Bless them. If there is a hidden agenda (that may be a poor use of terms), then we would like to be involved in that process, in the event that this property would come up for further consideration."

MAYOR
NICHOLSON

"Well, Mr. Collins that would be a separate issue. The request would have to go before the Planning Board, be advertised, and all the property owners around it will be made aware of the public hearings. This is just for the annexation."

DOG COLLINS

"I just wanted to speak tonight and give you an idea of the history of this property because it is very long and sordid. It deals with not only us, but individuals who live in the County next door to it. Thank you for your time."

MAYOR
NICHOLSON

"Okay. Thank you, Mr. Collins."

HEATHER
STONE

"I just wanted y'all to know that we will be more than willing to work with the other neighbors. I've been talking to Mr. Collins and, if and when we decide to apply for a zoning change, we'll be willing to work with them when that time comes. Thank you."

MAYOR
NICHOLSON

"Thank you. Is there anyone else to speak for or against the annexation of the property off of Center Street?"

PAT WEBB

"Mr. Mayor, I think that Lana's big direction here is to clear up whatever Mr. Collins problems were in the past. We're not really concerned about what happened last year, or five years ago. We want to go forward with the piece of property that's certainly adjacent to the City, as it is now, so we're trying to clear up a path. That's all."

MAYOR
NICHOLSON

"Okay. Thank you, sir. Is there any others? Alright, seeing and hearing no other, we will close the public hearing on the annexation of the property off Center Street."

A Request by the Corburn Company to Rezone Approximately 5.93 Acres of Property Located Between 1411 and 1419 East Durst Avenue from R-3 (Single-Family Residential) to R-4 (Single-Family Residential).

The Mayor read the second item and asked, "If you look at the overhead, this will give you a picture of where this property is located on East Durst Avenue. Is there anyone here to speak in favor of this rezoning?"

ROBBIE CORLEY

"Mr. Mayor, if I could, I'd like to defer if there are any oppositions or questions."

MAYOR
NICHOLSON

"Okay. Is there anyone here speak opposing the rezoning of the property?"

WILLIAM PRUITT

"Mr. Mayor, my name is William Pruitt. I live at 102 Milford Springs Road, which is on the corner of East Durst and Milford Springs.

First and foremost, I would like to know what is going to go on this property before I would be opposed to or in favor of. Now, if it's going to be apartment dwellings, then I am totally opposed to it. If it's going to be a single family unit, such as a home standing alone, then I have no problems with that. I've invested a good bit of money on my property and home that I do not want to see it deteriorate."

JOHNNY
WILLIAMS

"R-4 zoning is single family. It's the same as R-3. They cannot build apartments."

MAYOR
NICHOLSON

"They are single family dwellings but the density is different. We're going to have Robbie to explain it in a few minutes. Okay, is there anyone else opposing before the developer comes forward?"

ROBBIE CORLEY

"Thank you Mr. Mayor. My name is Robbie Corley

and I'm half owner of the Corburn Company. What we propose for the rezoning, or the reason why we're asking for the rezoning is, the small acreages in the City are getting harder to develop. Since Council has made the rezoning changes, it's even more difficult. So we're trying to design just a unique community within this 5 +/- acres that we have purchased.

We will be building single family homes in the \$100 - \$120 range. We're trying to create an old-time neighborhood based on values where the people can be out in the streets in the evenings, walking the sidewalks to houses, and knowing your neighbor; a real close knit neighborhood. Our prior developments that we have done within the City will show what we're gonna do. It's just gonna bring value to the people that surrounds this area.

Eighty to eighty-five percent of our development is within the City of Greenwood, so we're definitely trying to promote the City. I don't think we're going to do anything to deter that in any way. The tax base that we're trying to bring to the City is a tremendous amount that you can draw off of.

That's pretty simple. I think that's all I got, unless you have any questions."

NIKI HUTTO

"Are you going to do any sort of clustering with an open area, or a courtyard-type of green space?"

ROBBIE CORLEY

"We don't have any drawings yet, but we are working with a landscape architect out of Greenville that is doing some preliminary drawings for us now."

NIKI HUTTO

"Where is the main egress going to be?"

ROBBIE CORLEY

"We're going to actually have two entrances. We gonna have one from Durst Avenue and the other from Hunt Street."

NIKI HUTTO

"One from Hunt Street? Oh, from the back door. Are you going to have two cul-de-sacs, or you don't know yet?"

ROBBIE CORLEY "Not a clue, yet."

NIKI HUTTO "So you're looking at going from units of 15 to 20?"

ROBBIE CORLEY "It'll probably be in the 30 range, depending on what the layout is."

JOHNNY WILLIAMS "Thirty houses on five acres of land?"

MAYOR NICHOLSON "Robbie, are the houses similar to some of the other ones y'all have developed?"

ROBBIE CORLEY "Yes. Actually they're going to be a little bigger. We're gonna try to incorporate some carports, and possibly some garages, on some of these."

MAYOR NICHOLSON "But similar to the ones by the park?"

ROBBIE CORLEY "Exactly. We had our office staff to do some marketing research and, based on the pricing and market need for homes in Greenwood, we felt that this price range and this type house is what the need is right now within the City."

NIKI HUTTO "Three bedroom and two baths, or two bedrooms and two baths?"

ROBBIE CORLEY "Both, because there's still that need for the two bedroom, two bath."

NIKI HUTTO "So they're going to be similar to the Summit at the Cambridge Park site?"

ROBBIE CORLEY "We will have it similar to the Cambridge Park area, but I'm not exactly sure of the layout."

NIKI HUTTO "And elevation."

ROBBIE CORLEY "Correct."

HERBERT VAUGHN "Robbie, is that between the Charles and the Rhodes property where it butts into Durst?"

ROBBIE CORLEY "Actually, we purchased that. The property owners

are the Thomases now. The lot that you see is where I'm currently constructing a new home."

HERBERT
VAUGHN

"Something is going in there already?"

ROBBIE CORLEY

"I just started a house there. That's exactly right."MAYOR
NICHOLSON

"Okay, are there any other questions?"

STEVEN BROWN

"Mr. Mayor, could you let Phil speak? I want Council to fully understand that, while the general term is four per acre, there are some trade offs where he can increase the density. You need to understand that so let Phil explain it to you."

MAYOR
NICHOLSON

"Thank you, Robbie."

PHIL LINDLER

"Thank you, Mr. Mayor and Members of Council. As a 5.93 total acreage that we've calculated on the site, at four units an acre, you can get roughly 23 units. Now there is an ability to increase that number from 23 to 35% more, if he puts in a number of different amenities to the development. If he adds parks and open space and meets the requirements for those, it's an additional 15% density bonus. If he adds sidewalks and bicycle paths, it's an additional 10% for each. If he adds all three of those, then he can potentially increase the total development size to 35% of that 24 units."

NIKI HUTTO

"But that gets back to the clustering and design, but they have to meet those requirements. That is why we did the new zoning to begin with."

PHIL LINDLER

"Right."

MAYOR
NICHOLSON

"Okay. Any questions for Phil? Alright, thank you, Phil. Is there anyone else to speak on this rezoning request? Yes sir. Come forward please."

FRED THOMAS

"I'm Fred Thomas. I live at 1419 and this property completely encircles me. The Corburn Company has been completely honest with me. They showed me some of the other properties they've developed. I see it as a chance to increase the value of the property around me and in the community."

MAYOR
NICHOLSON

"Okay. Thank you, Mr. Thomas. Mr. Brown?"

STEVEN BROWN

"Mr. Mayor, I wanted to point out a couple of things just so that you'll have a full picture. Hunt Street, located here on the map, does not touch this property. At some time in the past, a longer right-of-way was deeded to the City; however, the entire right-of-way has not been paved. "If the developer intended to connect to Hunt Street, there is a portion of Hunt Street that will have to be constructed."

NIKI HUTTO

"By whom?"

STEVEN BROWN

"Well, that's a good question. Those issues have not been resolved. There is a small pond that has been used to collect water from this road and this property (pointing). In talking with the developers, there must be some other type of storm drainage system in place which will collect the water and release it at its present rate. We do not want to do anything that would increase the storm drainage flow onto adjacent residential properties."

JOHNNY
WILLIAMS

"How far is it without pavement?"

STEVEN BROWN

"Mr. Williams, I'm thinking 40 to 50 feet. It's not a long distance."

JOHNNY
WILLIAMS

"Why don't we give it to them and let them pave it?"

STEVEN BROWN

"That's an issue that we can address later."

JOHNNY
WILLIAMS

"It might be better to address it now while you got the opportunity."

MAYOR

"It's not in their request for that property. Okay. Is

NICHOLSON

there anyone else to speak?

Alright, seeing and hearing none, we will close the second public hearing.”

Ordinance
Amending
Ordinance 03-
010, Zoning
Ordinance,
Chapter 3,
Zoning District
Regulations,
Section 3.1.3
and Section
3.3.4.1,
Additional Uses
Permitted in
General
Commercial
(GC).

The Mayor read the last item and asked, “Is there anyone to speak in favor of the ordinance change? If you look at the overhead, Mr. Brown will explain this to you.”

STEVEN
BROWN

“There was an error in the zoning ordinance. There was an omission which omitted medical dentist and doctor offices in classification GC, which is General Commercial, so we added it in. OP (Office Professional) has been added under GC in the second matrix and in Additional Uses Permitted, which allows it in General Commercial.”

MAYOR
NICHOLSON

“Okay. Is there anyone else to speak in reference to this change? Seeing and hearing none, we will close the public hearing part of our meeting. Now, we will move into the business portion of our meeting.”

There being no further business, the public hearing was adjourned at 5:51 p.m.

Floyd Nicholson, Mayor

Attest:

City Clerk and Treasurer