

GREENWOOD CITY COUNCIL

March 21, 2005 - 5:30 p.m.

PUBLIC HEARING

PRESENT

Council Members: Mayor Nicholson, Niki Hutto, Linda Edwards, Betty Boles, Herbert Vaughn, Johnny Williams and Barbara Turnburke; City Manager; Assistant City Manager; City Clerk; City Attorney; Phil Lindler; Mike Hatfield of WCRS and Wallace McBride from the Index-Journal.

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 Approximately 5.11 Acres off Blakedale Circle, Near Montague

"The Mayor said, "First on our agenda tonight, we have two 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

Avenue / US 25
Highway North.

more than three or four minutes.”

The Mayor then read the first item and said, “If you look on the map, you’ll see a diagram of where this property is located. Is there anyone here to speak in favor of this annexation? Is there anyone opposing the annexation?”

HERMAN
MORROW

Mr. Mayor, ladies, and gentlemen, my name is Herman Morrow. I live on Blakedale Circle Heights where they’re wanting to annex. I represent the people on Blakedale Heights, and would like to read a statement that we have come up with.”

Mr. Herman Morrow read the prepared statement. -
attach -

“I’d also like to say that there was never anything posted on the property to let the owners know that it was to be (annexed), and this is the final reading, or hearing, as I understand it. There was never anything posted in the paper on the other readings. On the road situation, when you come off Highway 25, it looks like a boulevard, but for 50 yards it goes into a funnel. (The road) goes right by my house and, if one car meets another car, one will have to move in the ditch and the other will have to move over on my property. When you get to the circle, there’s another problem. I own the middle of that circle and, if I take that back, it’s less than a one-lane road. Thank you.”

MAYOR
NICHOLSON

“Thank you, Mr. Morrow. Is there anyone else to speak in opposition of this annexation? Okay, seeing and hearing no other, we will close the public hearing.”

Ordinance Amending
Ordinance 03-010, Zoning
Ordinance, Chapter 3, Zoning
District Regulations, Section
3.1.3, Zoning District Use

The Mayor read the second item and said,
“So, I’d guess you’d say, ‘What is that?’ Mr.
Brown, could you give us a brief
explanation?”

Matrix; Section 3.3.3.1., Additional Uses Permitted in Office/Professional/Institutional Zoning District (OPI); Section 3.3.3.2., Additional Conditional Uses Permitted in Office / Professional/Institutional Zoning District (OPI); Chapter 5, Design and Performance Standards, Article 2, Table 5.1, Development Standards; and Chapter 5, Article 3, Section 5.3.2., Impervious Surfaces, Tables 5.2. and 5.3., Open Space and Impervious Surface (Residential and Non-Residential).

STEVEN BROWN

“Mr. Mayor, I think it would be better if Phil did it.”

PHIL LINDLER

“Thank you, Mr. Mayor and Members of Council. The information that is before you tonight are a combination of different things that have been brought to our attention by developers and property owners within the City Limits between August and December of this past year. When there is a change that’s not drastically important to be rushed within a certain period of time, our intent is to hold them off until the end of the year. We can then make all the changes at one time so that you don’t have us coming here every month or so.

The main changes to the section include adding residential uses in the Office/

Professional/ Institutional Zoning District that deals with duplexes, multi-family dwellings, single-family attached homes and single-family detached. In your previous ordinance, the Office/Professional/Institutional Zoning Districts had residential in those zoning categories, and we would like to include that within the OPI category as it is now.”

NIKI HUTTO

“May I ask a question?”

PHIL LINDLER

“Yes, you may.”

NIKI HUTTO

“What was the rationale for excluding residential in OPI this time?”

PHIL LINDLER

“Initially, it was thought that residential would be only allowed as a dormitory type use, rather than multi-family. When we looked back at a lot of the maps within the City Limits, there are areas zoned OPI that have non-conforming, multi-family houses, and we wanted to allow those.”

NIKI HUTTO

“And when you say multi-family dwellings being conditional in OPI, under what circumstance?”

PHIL LINDLER

“There are a number of conditions. The main condition being that multi-family dwellings do not exceed a density of ten units per acre. Now, duplexes, single-family attached, and single-family detached housing will be permitted as a right.”

MAYOR NICHOLSON

“Okay, are there any other questions for Phil?”

STEVEN BROWN

“Mr. Mayor?”

MAYOR NICHOLSON

“Yes?”

STEVEN BROWN

“May I ask Phil a question? Isn't there a square footage limit for OPI?”

PHIL LINDLER

“There is a square footage limit of 10,000 square feet for minimum site area. However, if you take our recommendation, we added an amendment for single-family attached developments for a minimum site area of 2,000 square feet for those types of housing that are close together and attached.”

NIKI HUTTO

“And the duplexes?”

PHIL LINDLER

“The duplexes will have a zero lot line on one side, since they share a common wall, and typically the property line runs down the center of the duplex. They will have a setback on either side of the structure.”

STEVEN BROWN

“I thought there was a 25,000 square feet maximum on the ground floor of anything in OPI?”

PHIL LINDLER

“That’s a general condition in all Office Professional for retail uses and that’s across the board.”

NIKI HUTTO

“I’m not so inclined just to change OPI, but keep going. I know there’s more than the OPI.”

PHIL LINDLER

“Yes ma’am. We also wanted to clarify that there was a certain circumstance for Planned Development Districts. We had a number of developers that requested planned developments within the City Limits, however the minimum area to have a planned development is 25 acres, and they’re having a very difficult time finding 25 acres in order to do planned developments. The proposal brought to you from the Planning Commission recommends a 10 acre minimum area to do a planned development. They thought, if they went anything lower than 10 acres, that it would go against the intent of a planned development, mixing commercial and residential uses together.”

NIKI HUTTO "I think 10 is too small."

MAYOR NICHOLSON "Is there any other questions for Phil?"

NIKI HUTTO "So the recommendation is going from 25 to 10 as a minimum?"

PHIL LINDLER "Yes, ma'am."

NIKI HUTTO "And for the impervious surface changes, how do they line up with the storm water drainage requirements that we will have to enact shortly?"

PHIL LINDLER "I talked with the Engineering Office, and they feel comfortable with the 75% impervious surface ratio meeting all the requirements in storm water that DHEC may impose at a later time."

NIKI HUTTO "Okay."

MAYOR NICHOLSON "Okay. Thank you, Phil. Is there anyone here to speak in favor of amending the ordinance? Is there anyone opposing? Alright see and hearing none, we will close the public hearing.

That will adjourn 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 5:42 p.m.

Floyd Nicholson, Mayor

Attest:

City Clerk and Treasurer