

GREENWOOD CITY COUNCIL

June 20, 2005 - 5:31 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; Mike Hatfield of WCRS and Vic MacDonald from the Index-Journal.

CALL TO ORDER

The meeting in the Council Chambers was called to order by Mayor Nicholson at 5:31p.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 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-202) by Rezoning Property (Approximately 5.02 Acres) Located 1508 Parkway, The

The Mayor said, "We have three public hearings on the agenda this evening. 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

Gardens at Parkway, from OPI (Office/Professional/Institutional) to R10 (Residential - High Density).

and address for the record, and try to limit your comments to not more than three or four minutes.”

The Mayor then read the first item and said, “If you look at the overhead, you can see a picture of the property that we’re talking about. Is there anyone to speak in favor of the rezoning of this property? Is there anyone in opposition? Okay, seeing and hearing none, we will close the public hearing.”

Ordinance
Amending the City
of Greenwood’s
Official Zoning
Map (Ordinance
No. 04-020) by
Rezoning Property
(Approximately 4.2
Acres) Located at
903 Sweetwater
Road from R1
(Single - Family
Residential) to GC
(General
Commercial)

The Mayor read the second item and said, “Again, you can look at the overhead and see the property that we’re taking about. Is there anyone to speak in favor? Mr. Brown?”

STEVEN BROWN

“Mr. Mayor and City Council, the property that’s in question is owned by Mr. Jerry Lance. The property owned Mr. Scott Shirley, and GLEAMNS Human Resources Commission were all C1 prior to the adoption our new land use plan. As far as I can see, it was a pure mistake for us to go back to residential.

GLEAMS purchased the property from Scott Shirley,

but all of them have been through rezoning to get commercial classification. The properties had originally been before the Planning Commission and City Council and were rezoned C1 at that time, but when our staff assigned zoning classifications for the new map, they used the adjacent classifications which are residential.

Mr. Shirley's and the GLEAMS properties were not a part of request submitted to the Planning Commission, but I would strongly ask that you consider expanding this GC Zoning to include GLEAMS and Shirley properties. We have a letter from GLEAMS and Mr. Scott Shirley requesting that their properties be returned to commercial. Mr. Lance is here, and he can speak on his behalf."

JERRY LANCE

"Mr. Mayor and Council, I'm Jerry Lance, and I own the property in question that has been commercial for 10 to 12 years. I've got a business license on the property, and would like to get it back to where it was."

MAYOR
NICHOLSON

"Basically, all of it is fronting the By-pass, isn't it, Jerry?"

JERRY LANCE

"Yes sir."

MAYOR
NICHOLSON

"Okay. Is there anyone else to speak in favor of the rezoning of this property? Is there anyone in opposition?"

KEN DAVIS

"Mr. Mayor and Council Members, my name is Ken Davis, and I'm here to speak for my family. We own the property next to this, and are concerned about what the rezoning will do to the value of our home if we have certain types of businesses in that area. That whole side (pointing) is residential housing. We have the school opposite us, the church site opposite there (pointing), and further down from the school are all families. When we bought our house a few years ago, we were looking for a nice, family residence, and it's very quiet in that area. We're just really concerned about that."

MAYOR

"Now, where is your property located?"

NICHOLSON

KEN DAVIS

“Right over here (pointing) at 905. I’m next to the property in question. We just want you to consider the other families in that area.
We just wonder what type of business would be there with the church, school and everything.”

MAYOR
NICHOLSON

“Okay, thank you. Is there anyone else to speak in opposition? Alright seeing and hearing no other, we will close the second public hearing.”

Ordinance
Amending the City
of Greenwood’s
Official Zoning
Map (Ordinance
No. 04-020) by
Rezoning Property
(Approximately
15.5 Acres)
Located at Trakas
Avenue and
Masters Court
from R4
(Residential -
Medium Density)
to R7 (Residential
- High Density).

The Mayor read the last item and asked, “Is there anyone to speak? Mr. Brown, will you explain what’s on the overhead?”

STEVEN BROWN

“Mr. Mayor, City Council, and members of the public, this is a mixed use neighborhood. There are R1, R2, and R3 classifications on the front portion Trakas Avenue. At the back of Trakas, there have been duplexes for 20 to 25 years. The present zoning does not allow duplexes; and therefore, the existing duplexes are duplexes nonconforming.

It’s being recommended by the Planning Commission to allow that mixed use, and we haven’t received any negative comments on this rezoning. If you’re familiar with this area, there are single family homes at the front, and duplexes in the back.”

MAYOR
NICHOLSON

“Okay. Is there anyone here to speak in favor? Is there anyone opposing? Okay. Seeing and hearing none, we close the public hearing. Now, we will go into the regular business part of our meeting.

There being no further business, the public hearing was adjourned at 5:40 p.m.

Floyd Nicholson, Mayor

Attest:

City Clerk and Treasurer