

GREENWOOD CITY COUNCIL

November 17, 2003 - 5:31 p.m.

PUBLIC HEARING

PRESENT

Mayor Nicholson; Council Members: Niki Hutto, Linda Edwards, Betty Boles, Herbert Vaughn, Johnny Williams, and Barbara Turnburke; City Manager; Assistant City Manager; City Clerk; City Attorney; and Mike Hatfield of WCRS.

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 Mayor gave a special welcome to the students of the Emerald Center Independent Living Program, and Ms. Emma Gaskin and Mr. Ralph Lindsey.

MAYOR
NICHOLSON

“Ms. Gaskin or Mr. Lindsay, would any of you have anything you would like to say?”

MS. EMMA
GASKIN

“Nothing other than we just decided to come and see our local government in action tonight.”

MAYOR
NICHOLSON

“Okay. Well it’s a pleasure to have you present with your clients because I know you all do a great job with them. A lot of these individuals are consumers that are also present with them. Some of them work in the workshop and in various positions in the community.

First of all, I would like for everyone to stand and John McCravy is going to lead us in our invocation.”

City Attorney, John McCravy gave the invocation.

STATEMENT AND
QUORUM

The Mayor gave 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.”

Mayor Nicholson asked the City Clerk, Steffanie Dorn, if a quorum

was present. She said, "Yes, Mr. Mayor, we have a quorum present."

Ordinance
Authorizing City
Manager and City
Clerk to Execute a
Site Lease
Agreement between
the City of
Greenwood and the
Greenwood Toros
Soccer Club.

Mayor Nicholson said, "First on our agenda this evening, we have two public hearings. The format that we employ in the public hearing is, if there are individuals who would like to speak in reference to the public hearing, 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."

The Mayor read the title and asked, "Is there anyone here to speak in favor of this ordinance agreement?"

WAYNE CRAFT

"Mr. Mayor and Council, my name is Wayne Craft and I'm the secretary of the Greenwood Toros Soccer Club. I live at 215 Janeway in the City of Greenwood. On behalf of the Toros Soccer Club, I want to thank you for your time and consideration in this site lease. Our parents have been informed of the City's decision to proceed with this in an ordinance fashion. They and the kids are excited. Again, this is going to be a home for us over the next 10 years. It's something we strongly needed in this town, because it's the fastest growing sport in America.

It's going to be a safe facility. We're working on plans now to get the lights and other improvements there. We will have other discussions with you and the City Manager to let you know as we progress along. On the terms of the agreement, you can be informed as to what we're doing and how we're doing it. So we're making our plans, and we'll be back before you. We're looking forward to something that's going to make everyone in the City of Greenwood, School District 50 which owns the other parcel, and the citizens to be extremely proud of. We're glad to be a part of it. Thank you."

MAYOR
NICHOLSON

"Thank you, Mr. Craft. Is there anyone else who would like to speak? The site that we're talking about is located at the old ballfield behind the old Greenwood High School, which is now Greenwood High Apartments on Phoenix Street. Is there anyone else to speak in reference to this site lease agreement between the Toros and the City of Greenwood? Seeing and hearing none, we will close the public hearing."

A Request by Keith Timms and Robert Drummond to Rezone Property Located within the City of Greenwood and between Mathis Road, Northgate Street, and Cobb Road, Greenwood, South Carolina, from C-2 (General Commercial) and R-2 (Single Family Residential) to R-3 (Single Family Residential) G-Pin# 6846-112-903.

Mayor Nicholson read the title of the second public hearing and asked, "Is there anyone here to speak in favor of this zoning request?"

BOB DRUMMOND

"Good evening. My name is Bob Drummond, and I live in Ninety Six. Keith Timms and I got at auction some property from Greenwood Mills. It's going to an R-3 rating by the Planning Commission, but they told us that they haven't gotten the tax maps yet. We want to build some small patio homes on it. Currently, part of it is C-2, which allows 16 units per acre. We want to downgrade that to an R-3, which allows six or seven. The R-2 is a four unit, and we want that to go to an R-3, which is seven units. I think there were some concerns about congestion. We propose putting a road here (pointing at overhead) which will give us free access. The Northgate access is here (pointing) in which we don't see any concern there. Another concern that was raised was we have some CPW propane tanks here (pointing). We checked with the Fire Marshall, and they told us that as long as we stay 50 feet off of the boundary, we're okay. It will be a much needed property tax for the City."

KEITH TIMMS

"Like he said on those tanks that CPW has there, I think the Fire Marshall said there was a minimum limitation of 50 feet. I think our property line is 100 feet away, so that will be well within their safety factors. Our property is on the other side of the tanks where all the trees are."

NIKI HUTTO

"Do you have any elevations of what you propose?"

BOB DRUMMOND "Not yet. You're looking at probably two or three bedroom homes that would be 1,200 to 1,335 square feet."

NIKI HUTTO "With or without a garage?"

KEITH TIMMS "Not all of them will be with garages. There is a trail that runs down beside this road that was an old railroad bed right here (pointing). Natalie Parramore told us eventually the trail at West Cambridge Park is going all the way to Hodges, and we want to tie this little development in with the trail to make it real nice."

BOB DRUMMOND "I think it's going to enhance that area. We're not talking about squishing houses together."

KEITH TIMMS "We're not talking about hooking any of them together. Every one of them are separate units."

MAYOR NICHOLSON "How many units are you planning?"

BOB DRUMMOND "Our estimates are probably going to be about 80 or 90. It will be a cluster development, unlike Northgate where it takes up the whole area. We're talking about using low-impact development, which will leave some trees. I think it will enhance the property."

MAYOR NICHOLSON "Are there any other questions or comments for Mr. Drummond or Mr. Timms?"

BOB DRUMMOND "When we first looked into this thing, we went to Mr. Thomas and he's been pretty helpful with the Zoning Commission. He said that this area here (pointing) is already R-3, and he proposed the Planning Commission to rezone all this to R-3 also. Like I said, this is a C-2, which is in the County, and a part of this City property boundary right here is also C-2. Like I said, we could put apartments there, or whatever, but we thought it would be too much."

KEITH TIMMS "We're really not wanting to do that. It would be more than what we proposed on that property."

BOB DRUMMOND "See we want to change the C-2 to R-3."

NIKI HUTTO "Are you going to annex the part that is in the County into the City?"

KEITH TIMMS "Yes. That's our plans."

BOB DRUMMOND "I think this is the City boundary here (pointing), and we want to annex about 3 ½ acres into the City."

MAYOR NICHOLSON "Are there any questions from anyone of Council? Okay, thank you Mr. Drummond and Mr. Timms. Is there anyone else to speak on

this zoning request change?”

JERRY DAVIS

“Can I say something about this proposal to rezone this land, if that’s okay?”

MAYOR
NICHOLSON

“Okay. You want to speak on that public hearing?”

JERRY DAVIS

“Yes, something negative about it. My name is Jerry Davis, and I live at 105 Northgate Street. Through the Planning Commission, I found out about an hour before the meeting that they were going to build apartments behind Northgate Street. Since then I found out they’re going to be patio homes. I believe he said 90. Well, I don’t think the patio homes would bother us. It may even help our community. One thing that really surprised me was the Planning Board didn’t think twice putting all these people that close to the propane tanks with no investigation about these tanks. I guess the reason why I’m following up on this is because of the tanks. I’ve been in the fire service for 25 years as a volunteer. I’ve seen training films on these tanks when they explode, and it’s a disaster. The tanks are the size that what’s out there, and it blows on over ½ mile. Actually, Northgate Street is in the area. With these tanks, they blow from the ends and they are directly towards this land that they’re going to development.

I just want to let you all know that they made a lot of improvements on tanks, but heat from sunlight can malfunction the tanks and you never know what’s going to explode. I just want you all to keep that in mind when you’re deciding to put all these people this close. I think the closest building is 125 feet and the code is 50 feet, so they are in code. There’s a trailer park close by and if there was an eruption, this gas would go rolling down the street towards the trailer park also. So there’s already people that’s in the area. It would be terrible if we had a disaster. But again, these tanks are in the County and it’s against the law to have them in the City. Thank you very much.”

MAYOR
NICHOLSON

“Thank you, Mr. Davis. Alright, now we will close the public hearing, and move into the business part of our meeting.”

There being no further business, the public hearing was adjourned at 5:46 p.m.

Floyd Nicholson, Mayor

Attest:

City Clerk and Treasurer