

GREENWOOD CITY COUNCIL

January 26, 2015 - 5:35 p.m.

**MINUTES**

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PRESENT Council Members: Mayor D. Welborn Adams, Niki Hutto, Linda Edwards, Betty Boles, Kenn Wiltshire, Johnny Williams, and Ronnie Ables. City Manager Charles Barrineau, Assistant City Manager Julia Wilkie, City Clerk Steffanie Dorn, City/County Planning Director Phil Lindler, and City Attorney Tripp Padgett; Brian King of GwdToday.com and Colin Riddle of the Index Journal.

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CALL TO ORDER Mayor Adams called the meeting in Council Chambers to order at 5:36 p.m.

Invocation was given by Councilor Linda Edwards.

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NEW EMPLOYEES City Manager Charles Barrineau introduced the following  
QUARTERLY new employees to City Council and staff:  
INTRODUCTIONS

Stephanie Turner - Uptown Market Manager  
Kaylyn Owens - Permit Technician  
Eldred "Seb" Tinsley - Police Department  
Toby White - Fire Department

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STATEMENT AND Mayor Adams read the following statement, "In accordance  
QUORUM 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 that a quorum was present.

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APPROVAL OF Mayor Adams asked for a motion to approve the consent  
CONSENT AGENDA agenda.

A motion to approve the consent agenda was made by Kenn Wiltshire, seconded by Betty Boles.

The motion passed unanimously.

CONSIDER  
 Ordinance No. 15-001 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 14-020) by Rezoning Three Unaddressed Parcels of Land Located on By-Pass 25 SE Totaling Approximately 40.06 Acres from GC (General Commercial) to IP (Institutional Professional).  
 (1<sup>st</sup> reading)

Under Public Hearings, City Manager Barrineau recognized City/County Planning Director Phil Linder who discussed the following five rezoning and Zoning Ordinance change requests.

Phil Linder informed Council of Wesley Commons' request to rezone three unaddressed parcels located on By-Pass 25 SE from General Commercial to Institutional Professional. The Planning Commission recommended approval of their request.

No one spoke against the proposed request.

Mr. Grant Reagin, Wesley Commons Vice-President of Business Development, spoke in favor of the request. The intent is to have the properties match the same zoning classification designation as their campus.

**COUNCIL DISCUSSION:**

Councilor Niki Hutto inquired if the entrance will be located on the By-Pass. Mr. Reagin stated that they're searching for the best scenario that would fit their future development purposes.

A motion to approve rezoning three unaddressed parcels located on By-Pass 25 SE was made by Niki Hutto, seconded by Kenn Wiltshire.

The motion passed unanimously.

## CONSIDER

Ordinance No. 15-002 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 14-020) by Rezoning One Parcel of Land Located at 310 Durst Avenue Totaling 1.84 Acres from NC (Neighborhood Commercial) to LIW (Limited Industrial Warehousing).

(1<sup>st</sup> reading)

City/County Planner Phil Lindler discussed the request to rezone 310 Durst Avenue to Limited Industrial Warehousing that will allow fabrication and assembly on the site. He noted that the request was denied by the Planning Commission.

**COUNCIL DISCUSSION:**

Councilor Betty Boles inquired if the zoning change can be reverted back to the original designation if the business isn't successful. Phil Lindler stated that the owner, Planning Commission, or City Council can change it back to a commercial zoning.

Councilor Linda Edwards inquired of a time limit that the property can be rezoned. Phil Lindler stated, if Council rezones the property, it will remain at that designation. If Council denies rezoning, the owner must wait two years before another request can be made.

Councilor Hutto inquired if a different entity can request a zoning change within the two years after a possible denial by Council. Phil Linder confirmed Council has that option during those two years.

No one spoke against the proposed request.

Mr. Bartley spoke in favor of the zoning change that will allow his company to manufacture plating for another industry. The company will produce jobs for at least five years and will not cause any adverse effects to the community.

Councilor Boles asked Mr. Bartley if he canvassed the neighborhood for their opinion on this proposed zoning change. Mr. Bartley stated that he didn't because there wasn't any opposition from the community at the Planning Commission meeting.

A motion to approve the proposed rezoning request was made by Kenn Wiltshire, seconded by Niki Hutto.

The motion passed unanimously.

CONSIDER

Ordinance No.  
15-003 Amending  
Ordinance 03-  
010, Zoning  
Ordinance,  
Chapter 3,  
Section 3.3.4.2.  
Additional  
Conditional Uses  
Allowed in GC  
(General  
Commercial).

(1<sup>st</sup> reading)

City/County Planning Director Phil Lindler discussed the proposed Zoning Ordinance text change to add a new use classification system under General Commercial for Live-Work units. It is basically a structure that can house a commercial or office professional type of business along with a residence that a person can live and work in.

**COUNCIL DISCUSSION:**

Councilor Kenn Wiltshire inquired if the proposed zoning change will affect any home-based businesses. Phil Lindler stated that, although similar, it would be under a different category. Home-based businesses must employ the family living there. Live-work units will allow for individuals outside of the residence to work at that location.

No one spoke for or against the proposed ordinance.

A motion to approve the proposed Zoning Ordinance text change to add a new use classification system under General Commercial for live-work units was made by Kenn Wiltshire, seconded by Niki Hutto.

The motion passed unanimously.

CONSIDER

Ordinance No. 15-004 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) by Rezoning Three Parcels of Land Located at 3,7, and 14 Oak Haven Court Totaling .85 Acre from R10 (High Density Residential) to IP (Institutional Professional).

(1<sup>st</sup> reading)

City/County Planning Director Phil Lindler discussed the request from ATP Enterprises LLC to rezone three parcels of land to Institutional Professional that will allow group homes with a classroom setting.

**COUNCIL DISCUSSION:**

Councilor Wiltshire inquired if anyone asked the adjoining neighbor if they were okay with group homes next door to them. Phil Linder stated that letters were sent to adjoining property owners. Several of them attended the Planning Commission meeting and asked questions but did not oppose the zoning request.

No one spoke against the proposed ordinance.

Ms. Ann Logan of 214 Cowhead Creek Road spoke in favor of the zoning change. Her family owns these properties and she would like them to be used in a beneficial capacity and Christian discipleship manner.

Councilor Hutto noted that group homes are already a designated use in R-7. Phil Lindler confirmed that the Institutional Professional zoning classification will allow for classrooms.

A motion to approve the request to rezoning three parcels of land located at 3, 7, and 14 Oak Haven Court from High Density Residential to Institutional Professional was made by Betty Boles, seconded by Johnny Williams.

The motion passed unanimously.

CONSIDER

Ordinance No. 15-005 Amending Ordinance 03-010, Zoning Ordinance, Chapter 3, Section 3.3.5.2. 1. Additional Conditional Uses Allowed in CC (Core Commercial).

(1<sup>st</sup> reading)

City/County Planning Director Phil Lindler discussed the proposed text change to the Zoning Ordinance for the most recent adult day care conditional use allowed in Core Commercial. This amendment will not allow any adult day care centers within the Uptown square.

No one spoke for or against the proposed Zoning Ordinance text change.

There was no discussion from Council.

A motion to accept the proposed text change for Chapter 3, Section 3.3.5.2. 1. of the Zoning Ordinance was made by Kenn Wiltshire, seconded by Niki Hutto.

The motion passed unanimously.

CONSIDER

Ordinance No. 14-026 Amending Ordinance No. 03-010, Zoning Ordinance, Chapter 3, Article 4, Industrial District Regulations, Sections 3.4.2. LIW (Light Industrial, Warehousing & Heavy Commercial), 3.4.3. HI (Heavy Industrial), 3.4.1.2. Conditional Uses Allowed in All Industrial Districts, and Article 2, Residential District Regulations, Section 3.2.2.4., Accessory Uses Allowed in All Residential District.

(2<sup>nd</sup> reading)

Under Unfinished Business, City Manager Charles Barrineau reviewed the Planning Commission's request to modify Zoning Ordinance regulations to allow for solar farms and solar panels.

There was no discussion from Council.

A motion to approve Ordinance No. 14-026 was made by Betty Boles, seconded by Niki Hutto.

The motion passed unanimously.

CONSIDER

Resolution No. 15-002 Adopting the Greenwood County-Wide Emergency Operation Plan.

Under New Business, City Manager Barrineau reviewed the updated Greenwood County-wide Emergency Operation Plan that was discussed at the work session.

There was no discussion from Council.

A motion to approve Resolution No. 15-002 was made by Niki Hutto, seconded by Kenn Wiltshire.

The motion passed unanimously.

CONSIDER

Disposition of Laptop Computers to the Towns of Ninety Six and Ware Shoals.

City Manager Barrineau confirmed that only 12 Panasonic Tough Book laptops that were used in City Police cars are being distributed to the Towns of Ninety Six and Ware Shoals. The stands are not included.

There was no discussion from Council.

A motion to approve the disposition of laptop computers to the Towns of Ninety Six and Ware Shoals was made by Kenn Wiltshire, seconded by Ronnie Ables.

The motion passed unanimously.

CONSIDER

Acceptance of Eat Smart Move More SC Grant to Allow Alta Planning + Design to Complete a Greenwood Bike/Pedestrian Plan.

City Manager Barrineau reminded Council that the Healthy Greenwood Neighborhood Group was to receive \$19,000 in grant funding through Eat Smart Move More to get a bike/pedestrian plan that would better connect the railroad trails system. Because Healthy Greenwood Neighborhoods is disbanded, he asked Council's permission to administer their grant funds through the City and move forward with the planning process. He confirmed to Mayor Adams that Phil Lindler will be the contact for the planning process but the City will be hiring Alta to survey conditions and present recommendations for implementation.

There was no discussion from Council.

A motion to accept the Eat Smart Move More SC grant was made by Kenn Wiltshire, seconded by Niki Hutto.

The motion passed unanimously.



CONSIDER  
Reappointing  
Glynn Boles,  
Michael Butler,  
and R. Wayne  
Craft to the  
City/County  
Board of Zoning  
Appeals.

City Manager Barrineau confirmed that Glynn Boles and R. Wayne Craft both requested to be reappointed and reminded Council that a replacement must be found for Michael Butler.

There was no discussion from Council.

A motion to reappoint Glynn Boles and R. Wayne Craft to the City/County Board of Zoning Appeals was made by Johnny Williams, seconded by Ronnie Ables.

Those who voted in favor were Mayor Adams, Niki Hutto, Linda Edwards, Kenn Wiltshire, Johnny Williams, and Ronnie Ables. Betty Boles abstained due to a conflict of interest.

The motion passed 6-0.

CONSIDER  
Executive  
Session to  
Discuss a Legal  
Matter.

City Manager Charles Barrineau requested Council to enter into Executive Session to discuss a legal matter.

A motion to enter into Executive Session was made by Betty Boles, seconded by Linda Edwards.

The motion passed unanimously.

The meeting recessed at 6:05 p.m.

The meeting reconvened at 6:26 p.m.

CITY COUNCIL  
COMMENTS

There we no comments at this time.

CITY MANAGER  
COMMENTS

City Manager Barrineau reviewed the South Greenwood Park meeting where three proposed redevelopment plans were presented. Mayor Adams commented, and the remainder of Council agreed, that the Greenwood County Parks and Recreation Department has to be on board. He asked the City Manager to arrange a meeting with the County and City Council committee members that includes him, Niki Hutto and Linda Edwards to discuss parks.

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ADJOURNMENT

Mayor Adams adjourned the meeting at 6:38 p.m.

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D. Welborn Adams, Mayor

ATTEST:

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City Clerk and Treasurer