GREENWOOD CITY COUNCIL

April 21, 2025 – 5:34 p.m.

MINUTES

PRESENT — Council Members: Mayor Brandon Smith, Niki Hutto, Robert Dean, Johnathan Bass, Matthew Miller, and Ronnie Ables; City Manager Julia Wilkie, Assistant Manager Draper Carlile, Clerk Tiffany L. Albert, Attorney Tripp Padgett, Human Resources Director Lara Hudson, Police Chief TJ Chaudoin, Uptown Greenwood Manager Gibson Hill, and Greenwood City/County Planning Director Carol Coleman.

ABSENT — Annette Edwards.

CALL TO ORDER — Mayor Brandon Smith called the meeting to order at 5:34 p.m.

Councilor Robert Dean gave the invocation.

STATEMENT AND QUORUM — After the Pledge of Allegiance, Mayor Smith 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."

City Clerk Tiffany L. Albert, CMC, CAP-OM, confirmed a quorum was present.

APPROVAL OF CONSENT AGENDA — A motion to approve the consent agenda was made by Johnathan Bass, seconded by Matthew Miller.

There was no discussion from Council.

The motion passed unanimously.

A motion to amend the agenda, moving Lander University Athletics to Item #1 and Ms. Jamile Brooks to #2, was made by Robert Dean, seconded by Johnathan Bass.

Note: An agenda was electronically sent to The Index Journal, GwdToday, WCRS, WSPA, andy@fitsnews.com, Greenwood Chamber of Commerce, Commissioners of Public Works; Greenwood Metropolitan District, Craig Stuckey, Jumelle Brooks, Lander University Athletics, Greenwood County Public Works, and Zsaquez Fluker.

There was no discussion from Council.

The motion passed unanimously.

RECOGNIZE

Lander University Athletics for Their Dedication to Community Service.

City Manager Julia Wilkie thanked Bryan Reese, along with Lander University Coaches & athletes, for giving back to the community and recognized Assistant Athletic Director Jaime Wilson who informed Council of the University's commitment to community service activities and litter pickup. Mayor Smith thanked them for their community service and elaborated that Lander University Athletes picked up nearly 200 bags of trash at their last community cleanup.

RECOGNIZE

Jumelle Brooks of 107 Milford Pines Drive.

City Manager Wilkie recognized Ms. Brooks who asked for Council's consideration to be proactive and implement a hate crime ordinance to show Greenwood they stand behind their mission for an environment that fosters economic validity and promote a positive community image. She urged them to follow other cities that have already passed hate crime ordinances that will provide an extra layer of support for law enforcement and citizens.

Mayor Smith noted that there are potential model ordinances from other communities for Council to consider.

RECOGNIZE

Amber Nappier Greenwood County Litter Prevention Coordinator Regarding Keep America Beautiful Greatest American Cleanup.

City Manager Wilkie recognized Greenwood County Litter Prevention Coordinator Amber Nappier who informed Council of Keep America Beautiful, Palmetto Pride, and Keep Greenwood Beautiful initiatives throughout the nation and Greenwood. She noted that the Keep America Beautiful organization has a goal to collect 25 billion pounds of trash by this Country's 250th Anniversary on July 4, 2026, and asked everyone to participate.

Mayor Smith presented a proclamation declaring April 21, 2025, as the Greatest American Cleanup Day and advised anyone needing any cleanup ideas to contact Ms. Nappier.

RECOGNIZE

Zsaquez Flucker from GLEAMNS, HRC (Community Services Department).

City Manager Wilkie recognized Ms. Flucker who informed Council of GLEAMNS 61st year as a part of the nation's community action network agency. She thanked Council for their support and invited everyone to attend their Community Action Day celebration on Friday, May 16th, from 11 a.m. – 2 p.m., at the Piedmont Technical College James Medford Family Center.

Councilor Johnathan Bass commended the GLEAMNS organization of their dedication to helping their clients and recognized the need for more groups that are willing to fight for the needs of the community.

Mayor Smith presented a proclamation, declaring May 2025 as Community Action Month, to Ms. Flucker.

RECOGNIZE

2025 Mayor's Youth Council

Mayor Smith noted this is the third year of the Youth Council, consisting of 11th & 12th grade high school students that teaches civics, leadership, and Greenwood's role in the nonprofit & governmental section of our community. He also noted that, through discussions, members provided suggestions of what the City could do to retain them, as young professionals, after they receive their formal education.

Mayor Smith then invited everyone to attend the Youth Council's Color Run fundraiser that is scheduled for 9 a.m. Saturday, April 26th, at the Greenwood Family YMCA. Proceeds will benefit Next Level Lifestyles youth programs.

RECOGNIZE

Greenwood Chamber President & CEO Trentsie Williams.

City Manager Wilkie recognized Ms. Williams who informed Council that the Small Business Administration recognition of Small Business Week was established 60 years ago, and the Greenwood Chamber has been advocating for businesses for 111 years. She also expressed her appreciation for the support of Council and Uptown Greenwood Manager Gibson Hill.

Mayor Smith presented Ms. Williams a proclamation declaring May 4th through the 10th, 2025, as Small Business Week.

CONSIDER

Ordinance No. 25-005 Amending the Code of Ordinances of the City of Greenwood Chapter 18: Environment, Section 18-23(a)(d) Charges for Abatement by City; Notice: Collection and Chapter 28: Miscellaneous Offenses, Section 28-283(c)(2) Right to Remove.

(1st reading)

Under New Business, City Manager Wilkie discussed the proposed ordinance that removes all references to time frames for the collection of liens. She also informed them of discussions with the County about the collection of liens, similar to State law, where liens can be collected like property taxes.

A motion to approve Ordinance No. 25-005 Amending the Code of Ordinances of the City of Greenwood Chapter 18: Environment, Section 18-23(a)(d) Charges for Abatement by City; Notice: Collection and Chapter 28: Miscellaneous Offenses, Section 28-283(c)(2) Right to Remove was made by Robert Dean, seconded by Johnathan Bass.

DISCUSSION:

City Manager Wilkie confirmed to Mayor Smith that City Attorney Tripp Padgett is working with the County Attorney on an amended tax collection agreement, that is currently under review, and this proposed ordinance is one step in the process that cleans up a little redundance in the language. The timeline to ensure that everything is done correctly is estimated for 2026.

There was no further discussion from Council.

The motion passed unanimously.

CONSIDER

Ordinance No. 25-006 Amending the Code of Ordinances of the City of Greenwood Chapter 36 – Streets, Sidewalks and Public Places by Adding Article VIII. – Encampments on Public Property

(1st reading)

City Manager Wilkie discussed the increase of homeless encampments on public & private property in the City and asked for Council's approval of a model ordinance from the Town of Summerville to give law enforcement some direction for encampment removal. After reviewing proposed steps for the abatement of these camps, she noted to Councilor Bass that there will be challenges with the Police Department's collection of private possessions. The Police Department would be hesitant to take these items into evidence because of unknown contaminants. Police Chief TJ Chaudoin added that most of these camps are drug infused and unclaimed medications & paraphernalia will be destroyed, as required through the State Law Enforcement Division (SLED). Staff also reached out to a private company that could help the City with the removal of some of those items for employee safety and time restrictions.

A motion to approve Ordinance No. 25-006 Amending the Code of Ordinances of the City of Greenwood Chapter 36 – Streets, Sidewalks and Public Places by Adding Article VIII. – Encampments on Public Property was made by Matthew Miller, seconded by Niki Hutto.

There was no further discussion from Council.

The motion passed unanimously.

CONSIDER

Ordinance No. 25-007 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) by Rezoning Approximately 0.36 Acre of Land Located at 359 Maxwell Avenue from R7 (High Density Residential) to CC (Core Commercial).

(1st reading)

Assistant City Manager Draper Carlile discussed the request to rezone the front portion of property at 359 Maxwell Avenue to Core Commercial. The Core Commercial designation was revisited because the applicants hope to have a living space above a proposed retail establishment. Although the future land use map has listed this area as Medium Density Residential, there is history of this property being commercial. Because Maxwell Avenue can accommodate high traffic volume, along with the new Kitson Mill development across the street, this rezoning likely fits the transition from Uptown into area neighborhoods. He noted that staff and the Planning Commission recommended approval of this rezoning request.

City/County Planning Director Carol Coleman added the future land use map also showed adjacent high density zoning, along with another section that did not support the light industrial and warehousing in the area. She anticipates some changes in the area when the new comprehensive plan is approved and in place by May of 2027.

City/County Planning Director Coleman informed Mayor Smith that owners of the property are local relatives of the previous resident and that they want to build a convenience, or general, store to sell groceries and household supplies. She assured him that the exact boundary of the proposed rezoning will be drawn and confirmed by the 2nd reading. City Manager Wilkie confirmed that it is acceptable to approve this ordinance, in theory, for 1st reading.

A motion to approve Ordinance No. 25-007 amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) by rezoning approximately 0.36 acre of land located at 359 Maxwell Avenue from R7 (High Density Residential) to CC (Core Commercial) was made by Niki Hutto, seconded by Johnathan Bass.

There was no further discussion from Council.

The motion passed unanimously.

CONSIDER

Ordinance No. 25-008 Authorizing the City Manager to Execute an Updated Site Lease Agreement Between the City of Greenwood and the Lakelands Toros Soccer Cub, Inc.

(1st reading)

City Manager Wilkie discussed the updated site lease agreement that has been in place with the Toros Soccer Club since 2012 and renewed in 2022 (ten year lease agreement). She noted the biggest change is the section regarding the City investing money for improvements and the acknowledgement from the Toros to continue using these fields for the duration of this lease. Attorney Tripp Padgett noted there may be more discussions with the Toros after 1st reading for clarity regarding the maintenance of those improvements, along with the division of duties, but thinks everything else is in line with their expectations. Although she was unaware of changes in the proposed lease until tonight, City Manager Wilkie gave Council options for their consideration to either approve, or delay, their decision tonight.

Attorney Padgett noted to Councilor Niki Hutto that there needs to be a discussion as to whether the Toros will be responsible for the maintenance of all improvements that the City will make to those fields.

Councilor Matthew Miller noted that it would make sense for the City to handle the maintenance of field improvements to prevent any further damage. Mayor Smith agreed that he did not think the Toros are equipped to maintain stormwater issues.

Councilor Bass confirmed that the Toros handles field maintenance, and the City maintains its own parking lot.

A motion to approve Ordinance No. 25-008 authorizing the City Manager to execute an updated site lease agreement between the City of Greenwood and the Lakelands Toros Soccer Cub, Inc., was made by Niki Hutto, seconded by Matthew Miller.

There was no discussion from Council.

The motion passed unanimously.

CONSIDER

Ordinance No. 25-009 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) by Rezoning Approximately +3.1 Acres of Land at 202 Mineral Court from R10 (Residential – High Density) to MPR (Master Planned Residential).

(1st reading)

Assistant City Manager Carlile discussed the request to rezone the old Mineral Court Apartment site that, if approved by Council, would be helping push the West Side Master plan as a development investment area. After discussing the proposed site plan of 60 units comprised of 1, 2, and 3 bedroom apartments, he noted that its development is a part of the Westside Master Plan, and the future land use map supports rezoning this area to R10. He also noted that there is still a need for a vote from the Planning Commission at their meeting tomorrow for a recommendation on how to proceed.

City Manager Wilkie reminded Council that, in 2016, the City partnered with (what was then) Habitat for Humanity to demolish these apartments. She noted that the City received a $500,000 Community Development Block Grant (CDBG), along with additional funding from Habitat for Humanity, for a proposed single family housing development that eventually fell through. Now, there is a developer interested in constructing multifamily housing again on that site, which is located adjacent to the Heritage Trail, and believes it could be a great improvement to the area.

Councilor Ronnie Ables stated he cannot see anyone spending a lot of money into that area. City Manager Wilkie noted that plans were originally for single family homes but, because of infrastructure difficulties, the CDBG 5 year limit had passed. Habitat for Humanity, rebranded as Greenwood Housing Development, now owns the property after it was given by the City for redevelopment, and proposes to develop it into the 60 apartment units to serve low income residents. Mayor Smith added, and Councilor Hutto agreed, that the purpose is to improve the area.

Greenwood Housing Development Board Chair Steven Bagget informed Council that, after their ministry found it would cost millions to develop that site due to the lack of infrastructure, they partnered with another non-profit for the betterment of the City by making good use of existing resources, along with federal and state government tax credits, to provide funds for construction of the proposed apartment complex.

They also found developers who bought some of their lots and constructed single family homes in the area.

Jack Dillard, Development Manager of the Banyan Foundation, Inc., informed Council that his development organization is a nonprofit from Birmingham, Alabama. Their mission is to construct high quality, affordable housing to improve the quality of life and provide a safe living environment. He noted that his organization is also required to maintain these developments for a minimum 15 years. Mr. Baggett added that the Greenwood Housing Development ministry will always have someone locally available to address any issues.

City/County Planning Director Coleman confirmed to Mayor Smith that MPR zoning designation will allow more flexibility, amenities, and residential programs that will justify this development's level of density. Councilor Hutto added the footprint will be smaller because of vertical development.

City Manager Wilkie noted the provided site plan is what Council will be voting on and confirmed to Councilor Robert Dean that, although the Planning Commission will vote on this tomorrow, it is okay for Council to take 1st reading tonight.

A motion to approve Ordinance No. 25-009 amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) by rezoning approximately +3.1 acres of land at 202 Mineral Court from R10 (Residential – High Density) to MPR (Master Planned Residential) was made by Matthew Miller, seconded by Robert Dean.

DISCUSSION:

Councilor Miller thinks this development will be a good fit and a momentum catalyst for other development in the area.

Mr. Baggett confirmed to Councilor Dean that some of the Greenwood Housing Development properties were sold to a developer to construct single family homes, similar to Habitat for Humanity homes on Washington Avenue, and is open for other development options.

Councilor Bass was thankful for affordable housing options in areas where it is really needed so that people will not need to relocate from their neighborhood.

There was no further discussion from Council.

The motion passed unanimously.

CONSIDER

Executive Session for the Discussion of Matters Relating to the Proposed Locations, Expansion, or the Provision of Services Encouraging Location or Expansion of Industries or Other businesses in the Area Served by the Public Body.

A motion to enter into an executive session for the discussion of matters relating to the proposed locations, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body was made by Matthew Miller, seconded by Robert Dean.

There was no discussion.

The motion passed unanimously.

The meeting recessed into the Executive Session at 7:10 p.m.

A motion to exit the Executive Session was made by Matthew Miller, seconded by Niki Hutto.

The meeting reconvened at 8 p.m.

There was no action taken by Council.

CITY MANAGER COMMENTS

City Manager Wilkie reviewed upcoming dates to include the April 25th City-wide Cleanup and April 26th Employee Appreciation Day events. She also reviewed the City's curbside door tags, campaign plan, and timelines.

Assistant City Manager Carlile presented the Council Ward Cleanup schedule from May – October 2025.

CITY COUNCIL WARD REPORTS

Mayor Smith opted not to have ward reports and expressed condolences, on behalf of Council and staff, to Councilor Annette Edwards for the passing of her mother.

ADJOURNMENT A motion to adjourn the meeting was made by Robert Dean, seconded by Matthew Miller.

There was no discussion from Council.

The motion passed unanimously.

Mayor Smith adjourned the meeting at 8:09 p.m.

_____
Brandon Smith, Mayor

ATTEST:

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Tiffany L. Albert, City Clerk