GREENWOOD CITY COUNCIL

May 19, 2025 – 4:04 p.m.

MINUTES

PRESENT

Council Members: Mayor Brandon Smith, Niki Hutto, Robert Dean, Annette Edwards, 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, Finance Director Sara O'Dell, Police Chief TJ Chaudoin and Greenwood City/County Planning Director Carol Coleman.

Councilors Robert Dean and Matthew Miller entered the meeting at 4:07 p.m.

CALL TO ORDER

Mayor Brandon Smith called the meeting to order at 4:04 p.m.

Councilor Annette Edwards 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 Niki Hutto.

There was no discussion from Council.

Those who voted in favor were Mayor Smith, Niki Hutto, Annette Edwards, Johnathan Bass, and Ronnie Ables. Robert Dean and Matthew Miller were absent and did not vote.

The motion passed 5-0.

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, Andrew Ellenburg, CPST Coordinator Josh Skinner and Keith Jamison.

CONSIDER

Executive Session for the Discussion of the Receipt of Legal Advice on Zoning Matters Covered by the Attorney-Client Privilege.

A motion to enter into an executive session for the discussion of the receipt of legal advice on zoning matters covered by the attorney-client privilege was made by Annette Edwards, seconded by Johnathan Bass.

There was no discussion.

Those who voted in favor were Mayor Smith, Niki Hutto, Annette Edwards, Johnathan Bass, and Ronnie Ables. Robert Dean and Matthew Miller was absent and did not vote.

The motion passed 5-0.

The meeting recessed into the Executive Session at 4:07 p.m.

Councilors Robert Dean and Matthew Miller entered the Executive Session by telephone.

A motion to exit the Executive Session was made by Johnathan Bass, seconded by Ronnie Ables.

The meeting reconvened at 5:09 p.m.

There was no action taken by Council.

A motion to amend the agenda to recognize the Mayor's Youth Council later in the meeting was made by Johnathan Bass, seconded by Annette Edwards.

The motion passed unanimously.

RECOGNIZE

Recipients of the "My Favorite Co-Worker" Award Honorees.

City Manager Wilkie recognized Human Resource Director Lara Hudson and Benefits Coordinator Kristina Sosby who formally recognized "My Favorite Co-Worker" award recipients:

- Nicole Calvert-Daniels from City Administration Offices
- Danny Gunter from the City Fire Department
- Gwen Thomas from the City Police Department
- Jennifer Tumblin from Building Inspection
- Malcolm Pittman from Public Works

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.

(2nd reading)

Under Public Hearings, City Manager Wilkie reviewed the proposed ordinance that removes all references regarding time frames for the filing and collection of property liens.

No one spoke for or against the proposed ordinance.

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 Niki Hutto.

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

(2nd reading)

City Manager Wilkie reviewed proposed steps for the abatement of encampments on public and private property in the City and noted an addition in the language to include Section 36-247 regarding penalties.

No one spoke for or against the proposed ordinance.

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 Johnathan Bass, 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).

(2nd reading)

Assistant City Manager Draper Carlile reviewed the request to rezone the front portion of property at 359 Maxwell Avenue from High Density Residential (R7) to Core Commercial and noted that this property is surrounded with other R7 and industrial zoned areas, along with a PDD at the Kitson Mill site. Because of the mixture of uses, the Planning Commission unanimously recommended approval.

No one spoke for or against the proposed rezoning.

A motion to postpone action on Ordinance No. 25-007 until the June 16, 2025, Council meeting was made by Annette Edwards, seconded by Johnathan Bass.

DISCUSSION:

Councilor Bass noted that he supported this motion from Councilor Edwards because this proposed rezoning is in her Ward, and she did not have adequate time to study this request due to the death of her mother.

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.

(2nd reading)

Councilor Johnathan Bass recused himself from this agenda item and left Council Chambers at 5:31 p.m.

City Manager Wilkie reviewed the newly updated site lease agreement with the Toros, that was renewed until December 31, 2035, and clarified that there are funds available in the budget to make some improvements to this soccer field.

No one spoke for or against the proposed site lease agreement with the Toros Soccer Club.

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 Annette Edwards, seconded by Niki Hutto.

There was no discussion from Council.

Those who voted in favor were Mayor Smith, Niki Hutto, Robert Dean, Annette Edwards, Matthew Miller and Ronnie Ables. Johnathan Bass recused himself and did not vote.

The motion passed 6-0.

Councilor Bass re-entered the meeting at 5:33 p.m.

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).

(2nd reading)

Assistant City Manager Carlile reviewed the request to rezone the old Mineral Court Apartments site that will add more affordable housing into the area as a part of the West Side Master Plan. He noted that anything Council approves tonight, including the site plan and narrative, will be incorporated into the ordinance and any requested changes must come through Council for approval.

No one spoke for or against the proposed ordinance.

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 Robert Dean, seconded by Niki Hutto.

DISCUSSION:

City/County Planning Director Carol Coleman noted that the MPR zoning designation for this development incorporates amenities and vegetative buffering, which is a good compromise that will allow for this amount of density while accomplishing Westside Master Plan goals.

Councilor Bass stated, and Mayor Smith agreed, that any investment into the City should be congratulated.

There was no further discussion from Council.

Those who voted in favor were Mayor Smith, Niki Hutto, Robert Dean, Annette Edwards, Johnathan Bass, and Matthew Miller. Ronnie Ables voted against.

The motion passed 6-1.

RECOGNIZE

Mr. Andrew Ellenburg of Flyby E-Rides.

Under Public Appearances, City Manager Wilkie recognized Mr. Ellenburg who informed Council of his new electric bicycle company and voiced his concerns for the safety of bicyclists and walkers on City roadways. He informed Councilor Annette Edwards that there are many areas in Greenwood that can be improved for cycling traffic and electronic bicycles will be equipped with reflection and safety gear.

Councilor Ronnie Ables suggested heavily educating customers on safety before electronic bicycles are sold or rented.

City/County Planner Carol Coleman confirmed to Mayor Smith that updated policies in the Comprehensive Plan are in the works for cycling accesses in the City. City Manager Wilkie added the South Carolina Department of Transportation is doing the same.

A motion to amend the agenda to move New Business Item #5 and the Mayor's Youth Council community service project recognition ahead of New Business #1 was made by Johnathan Bass, seconded by Robert Dean.

The motion passed unanimously.

CONSIDER

Appointment to the Accommodations Tax Advisory Committee.

Under New Business, City Manager Wilkie introduced Mr. Keith Jameson who moved back to Greenwood in 2020 and is willing to serve on the Accommodations Tax Advisory Committee.

Councilor Edwards thanked him for being willing to serve.

A motion to appoint Keith Jameson to the City Accommodations Tax Advisory Committee was made by Niki Hutto, seconded by Annette Edwards.

The motion passed unanimously.

RECOGNIZE

The Mayor's Youth Council Community Service Fundraiser Presentation to Next Level Lifestyles.

Mayor Smith recognized members of the Mayor's Youth Council who, after introducing themselves, thanked various sponsors for their Color Run fundraiser. The amount they raised was $1,816.39, along with a $1,000 match from the County Bank, for a grand total of $2,816.39, that will be presented to Next Level Lifestyles Director Hoot Harrison.

RECEIVE

Watershed Study Update from the CPST Coordinator Josh Skinner.

Under New Business, City Manager Wilkie recognized CPST Coordinator Skinner who gave Council a quick review of Project #16 that was funded for $1.747 million. After discussing the watershed study update, he informed them of the Watershed Committee's selection of Woolpert, Inc., surveying services that found 21 areas, split into 2 tiers, for emergency access issues and solution recommendations. After discussions regarding terms of the FEMA buyout of Fox Hollow Apartments, Mr. Skinner will provide Council the final draft report, keep them informed throughout the grant process, and expects to hear a decision about hurricane relief from the FEMA Hazard Mitigation Grant program by October 1st.

City Manager Wilkie informed Councilor Niki Hutto that Public Works has been actively clearing debris from storm drains & grates and confirmed to Councilor Bass that all waterways are under the responsibility of the Army Corps of Engineers, along with a layered responsibility between private property owners. She also discussed a possible education promotion regarding waterway maintenance on private property with Greenwood County Public Information Officer Abby Banks.

CONSIDER

Ordinance No. 25-010 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) by Rezoning Approximately +2.7 Acres of Land Located at 701 Chace Avenue from R4 (Residential Medium Density) to R7 (Residential High Density).

(1st reading)

Under New Business, Assistant City Manager Carlile discussed the request to rezone 701 Chace Avenue from Residential Medium Density to Residential High Density.

Mayor Smith suggested this request should be sent back to the Planning Commission due to an error in the information that was presented to them.

City Manager Wilkie wanted to make Council aware that the Planning Commission recommended denial when the request was presented within a high density area and thought that sending this item back would not make any difference. City/County Planning Director Coleman acknowledged there were inappropriate discussions that lead to the denial recommendation.

Councilor Bass recommended that, in the interest of the property owner's rights, this request should go back to the Planning Commission with the proper information so that Council can make its decision.

A motion to send Ordinance No. 25-010 amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) by rezoning approximately +2.7 acres of land located at 701 Chace Avenue from R4 (Residential Medium Density) to R7 (Residential High Density) back to the Planning Commission for a recommendation with proper information was made by Johnathan Bass, seconded by Robert Dean.

DISCUSSION:

Mayor Smith thought it would be better to have the Planning Commission to deliberate with the proper information.

There was no further discussion from Council.

The motion passed unanimously.

CONSIDER

Ordinance No. 25-011 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) by Rezoning Two (2) Parcels of Land Located at 217 & 219 Durst Avenue West from R4 (Residential-Medium Density) to R7 (Residential-High Density.

(1st reading)

Assistant City Manager Carlile discussed the rezoning request from owners looking for ways to develop their property that was heavily affected by Hurricane Helene and cleared from debris.

City/County Planning Director Coleman informed Council that staff did an assessment of the area that has high density residential uses abutted to this property and, although the Comprehensive Plan designated this property as Medium Density, the owners hope to have two townhouses in the R7 zoning designation, even though they still have the space and opportunity for three, single-family homes. Concerned residents in the area were also advised that they can work with the Planning Department to include their area into the Greenwood Village overlay, or create a Lander University overlay, for property protections.

A motion to deny Ordinance No. Ordinance No. 25-011 amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) by rezoning two (2) parcels of land Located at 217 & 219 Durst Avenue West from R4 (Residential-Medium Density) to R7 (Residential-High Density) was made by Niki Hutto, seconded by Johnathan Bass.

DISCUSSION:

Councilor Bass noted that the Planning Commission's denial and community concerns support his motion. City/County Planning Director Coleman noted Council previously approved duplexes in IP and OP for this reason.

There was no further discussion from Council.

The motion to deny passed unanimously.

Councilor Johnathan Bass left the meeting at 6:39 p.m.

CONSIDER

Ordinance No. 25-012 Amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) by Rezoning Approximately +0.20 Acre of Land Located at 216 Harvey Avenue from NC (Neighborhood Commercial) to RM7 (Residential-Manufactured Housing).

(1st reading)

Assistant City Manager Carlile discussed the request to rezone 216 Harvey Avenue that is surrounded by the RM7 zoning. He gave a history of this rezoning request and noted the future land use is designated for high density. The Planning Commission and staff recommended approval.

City/County Planning Director Coleman confirmed to Councilor Ronnie Ables that the owner will not be placing a mobile home on the site. City Manager Wilkie also confirmed that no mobile homes are allowed in the City unless it was already grandfathered before 2004.

A motion to Ordinance No. 25-012 amending the City of Greenwood's Official Zoning Map (Ordinance No. 04-020) by rezoning approximately +0.20 acre of land Located at 216 Harvey Avenue from NC (Neighborhood Commercial) to RM7 (Residential-Manufactured Housing) was made by Robert Dean, seconded by Annette Edwards.

There was no further discussion from Council.

Those who voted in favor were Mayor Smith, Niki Hutto, Robert Dean, Annette Edwards, and Matthew Miller. Ronnie Ables voted against. Johnathan Bass left the meeting at 6:39 p.m. and did not vote.

The motion passed 5-1.

CITY MANAGER COMMENTS

City Manager Wilkie informed Council of the following:

- Grace Street Park Phase 2 construction is underway and is expected to be finished by the end of October 2025.
- Heavy handed enforcement for noncompliance will begin after the curbside collection education campaign.
- SCDOT will start helping the City with Hurricane Helene debris collection, but recent storms have delayed their progress.
- Committee application requests were posted online. Council was also asked for BAR and Planning Commission recommendations.

CITY COUNCIL WARD REPORTS

Councilor Dean (Ward 2) asked for the City's Public Works Department to cut the overgrown grass at 309 Lindley Street until the home is demolished.

Mayor Smith noted that the "snake house" on Lowell Avenue has high grass that needs to be cut, too.

Councilor Annette Edwards (Ward 3) reported that an empty lot on the corner of East Cambridge Avenue and Pelzer Street also has high grass that needs cutting. She also thanked Police Chief TJ Chaudoin for the Police Department traffic detail during the funeral of her mother.

Assistant City Manager Carlile will take action on their concerns.

ADJOURNMENT

A motion to adjourn the meeting was made by Robert Dean, seconded by Annette Edwards.

There was no discussion from Council.

Those who voted in favor were Mayor Smith, Niki Hutto, Robert Dean, Annette Edwards, Matthew Miller, and Ronnie Ables. Johnathan Bass was absent and did not vote.

The motion passed 6-0.

Mayor Smith adjourned the meeting at 6:53 p.m.

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, Andrew Ellenburg, CPST Coordinator Josh Skinner and Keith Jamison.

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Brandon Smith, Mayor

ATTEST:

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Tiffany L. Albert, City Clerk