

**MINUTES OF THE MEETING OF CITY COUNCIL
OF THE CITY OF GREER
SOUTH CAROLINA**

July 24, 2007

**MEETING LOCATION: 1306 West Poinsett Street
Greer, SC 29650**

**REGULAR SESSION
6:30 PM**

Greer City Council met in regular session with Mayor Rick Danner presiding. Council members present: Wryley Bettis, Sandra Anderson, Joseph Baldwin, Jay Arrowood and Belle Coxe Mercado. Councilman Wayne Griffin was absent. Also present: Ed Driggers, City Administrator, Tammela Duncan, Municipal Clerk and various other staff and media.

Mayor Danner called the Regular Session to order at 6:35 p.m.

Invocation was given by Councilwoman Belle Coxe Mercado.

PUBLIC FORUM

Roger Fuller, 211 Locust Drive – spoke in opposition to Ordinance Number 27-2007.
James Smith, 812 Harvey Road - spoke in opposition to Ordinance Number 27-2007.
Vernon Rutland, 305 Sprucewood Court – Representing Woodgrove Homeowners Association spoke in opposition to Ordinance Number 27-2007.
Chris Moffatt, 136 Woodgrove Way – spoke in opposition to Ordinance Number 27-2007.

MINUTES OF July 10, 2007

Councilman Bettis made a motion that the minutes of July 10, 2007 be received as written. Councilman Arrowood seconded the motion.

Motion unanimously carried 6-0.

DEPARTMENTAL REPORTS

Building and Development Standards, Fire Department, Court, Police Department, Public Services and Parks and Recreation reports for June 2007 and Planning Commission Minutes for July 16, 2007 were included in packet for informational purposes.

David Seifert, Director of Finance and Information Technology, stated the following:

Finance Department: Finance Report for the period ending June 30, 2007.

Revenues: \$ 15,535,749.00

Expenditures \$ 15,236,000.00

This is approximately \$300,000.00 increase into Fund Balance.

EMPLOYEE RECOGNITION

Certificate Presentation

Mayor Danner recognized the following employees:

Tanya Anderson has served in the Police Department for five years;
Lisa DeShields has served in the Police Department for five years;
Hollie McCoy has served in the Police Department for five years;
and Eric Turner has served in the Police Department for five years.

ADMINISTRATOR'S REPORT

Ed Driggers

Introduction: Mr. Driggers introduced the new Assistant City Administrator Michael (Mike) Sell to Council. Mr. Sell spoke briefly to Council.

New Agenda Software – We experienced some difficulty over the weekend with the agenda software. It was up and running first thing Monday morning, the problem was a network problem with the software provider system wide. We are in the process of converting this software from a hosted site and server to bringing it in house to a server we have at City Hall. This will help us avoid this type of problem in the future. In the future if there is a need for the agenda information to be printed and distributed we will advise you. The conversion is taking place this week, this should allow for a more efficient process.

Operations Center (Old Associated Packaging Bldg) – Up fitting the building is moving very smoothly. Within the next couple of week we hope to transition our Parks and Recreation Department from their current site to this site. It will be their new headquarters. Public Services will transition later in the year. We will host an open house shortly after Recreation moves in, you will be notified. Ann Cunningham has managed this project and done an excellent job. She has worked very closely with Skipper Burns.

Construction Update – All footings are now complete, walls are being constructed on both sites. The steel package for the Police and Courts building should be in the week of August 6th. Immediately upon arrival of the steel package you should see the steel erected. Steel should arrive about two weeks later for the City Hall site. We will have the preconstruction meeting tomorrow morning for the Depot Street parking lot. That parking lot will be closed for approximately one month. We will add approximately forty

additional spaces in that lot. The sidewalk work will take place several weeks after that. We will have temporary parking for that facility across the street on the site where our building is being constructed beside the construction trailer. We are ahead of schedule and under budget.

Auditorium Update (International House of Prayer) – We have not seen any activity for quite some time. It's been over one year since we have been requested to do any type of inspection at this site. The contract we have for this site has long expired. Because of the inquiry that has been made on this site we are asking Council for any direction to us at the time concerning this property.

Discussion followed.

Phil Rhoads stated the last inspection was March 2006 and nothing has been done since that time. Mr. Rhoads also stated the code states after one hundred and eighty (180) days if no activity is done the permits are null and void. We monitor our jobs all over the city and this one is very visible. There is a pile of debris out there and windows are broken.

Mr. Driggers stated our concern is that the building is continuing to deteriorate; we have liability issues because we insure the building and we are not the tenant of the building. We need direction on how to proceed.

The consensus of Council was to notify Mrs. Sandlin the permits have expired and post a stop work order on the property for sixty (60) days for Council to consider the matter. We need to obtain information from Mr. Duggan (Legal Counsel) regarding the contracts.

Mr. Driggers stated this week at all of the area hotels and motels in the Greenville market a new visitors guide is on display with a very nice feature in an article titled Greer; A stone's throw from Greenville. There is a three page spread on what you can do in Greer. Many of our merchants advertised in the publication as well. We thank the folks at Greer Development Corporation for helping get this together, the City was a partner and the Chamber of Commerce was a partner in this publication. Much if not all of the photography was done by Eddie Burch and we appreciated his contribution.

Mr. Driggers requested Council to add an item under New Business. The Chamber of Commerce would like to present information to Council tonight.

Mr. Driggers stated he had no items to discuss in Executive Session.

Appointment to Board & Commissions
Board of Zoning Appeals

Councilwoman Anderson nominated Vernon Rutland to serve on the District 3 seat of the Board of Zoning Appeals replacing Pam Cline who resigned June 4, 2007. Councilman Bettis seconded the motion.

Motion unanimously carried 6-0.

At-large Rob Lopez has resigned effective 6/4/07.

No nominations were made for the at-large seat to the Board of Zoning Appeals.

OLD BUSINESS

SECOND READING OF ANNEXATION ORDINANCE NUMBER 22-2007 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY DIVERSIFIED REALTY VENTURES AND LOCATED AT 416 JONES AVENUE BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF RM-2 (RESIDENTIAL MULTI FAMILY) FOR SAID PROPERTY

Glenn Pace presented the ordinance. Planning Commission unanimously approved the zoning request.

Councilman Arrowood made a motion that Second Reading of Annexation Ordinance Number 22-2007 be approved. Councilwoman Mercado seconded the motion.

Motion carried 6-0.

SECOND READING OF ANNEXATION ORDINANCE NUMBER 23-2007 AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY GEORGE T. McLEOD AND LOCATED AT 1619 POPLAR DRIVE EXTENSION BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL) FOR SAID PROPERTY

Glenn Pace presented the ordinance. Planning Commission unanimously approved the zoning request.

Councilman Baldwin made a motion that Second Reading of Annexation Ordinance Number 23-2007 be approved. Councilman Arrowood seconded the motion.

Motion carried 6-0.

NEW BUSINESS

FIRST READING OF ORDINANCE NUMBER 25-2007
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY CECIL TURNER, LOCATED AT 101 NORTHVIEW DRIVE FROM RM-2 (RESIDENTIAL – MULTI FAMILY) TO C-3 (HIGHWAY COMMERCIAL).

Glenn Pace presented the ordinance; he stated no one spoke at the Public Hearing.

Brief discussion followed.

A Jeff Howell representative spoke briefly.

Councilman Baldwin made a motion to approve First Reading of Ordinance Number 25-2007. Councilman Arrowood seconded the motion.

Motion unanimously carried 6-0.

FIRST READING OF ORDINANCE NUMBER 26-2007
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY ERIC ABRAHAM, LOCATED ON NORTH JOHN STREET FROM R-15 (RESIDENTIAL) TO C-2 (COMMERCIAL).

Glenn Pace presented the ordinance. Planning Commission unanimously approved the zoning request.

Brad Toy, a representative of the owner spoke briefly.

Councilwoman Anderson made a motion to approve First Reading of Ordinance Number 26-2007. Councilman Arrowood seconded the motion.

Motion unanimously carried 6-0.

FIRST READING OF ORDINANCE NUMBER 27-2007
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY JOE CARROLL, LOCATED ON HARVEY ROAD FROM RM-1 (RESIDENTIAL – MULTI FAMILY) TO S-1 (SERVICE DISTRICT).

Reno Deaton, Executive Director of Greer Development Corporation spoke to Council regarding Ordinance Number 27-2007 and asked for Council to table this matter.

Councilman Bettis made a motion to table ordinance number 27-2007 until next meeting.

Councilman Baldwin asked if this matter could be sent back to the Planning Commission.

Glenn Pace, Zoning Coordinator stated Council would need to take action to remand this back to the Planning Commission.

Councilwoman Mercado seconded the motion.

Discussion followed.

Councilman Bettis stated he would take his motion back and allow Councilman Baldwin to make a motion to remand this matter back to the Planning Commission. Councilman Baldwin stated he would like for this matter to be remanded back to the Planning Commission for a new presentation.

Discussion followed.

Councilwoman Mercado rescinded her second to Councilman Bettis' motion to table.

Mayor Danner asked Glenn Pace if there was no change in zoning would this need to go back to the Planning Commission.

Glenn Pace stated he wasn't sure.

Discussion followed.

Mayor Danner stated he did not recognize either rescintion , he stated we have a motion to table and a second on the floor to be tabled until the next Council Meeting. Discussion followed on when to place this matter back on the agenda. Councilman Baldwin stated he would withdraw his motion and accept the recommendation of Glenn Pace to bring this back in a future meeting.

Mayor Danner stated the motion on the floor is that the matter be tabled until further notice.

Motion carried 4-2 with Councilwoman Anderson and Councilman Arrowood voting in opposition.

PUBLIC NOTIFICATION FINAL REPORT

Councilman Arrowood made a motion to add the Public Land Use Survey (questionnaire) to the Land use process. The survey would not be required only requested. Councilwoman Anderson seconded the motion.

Discussion followed.

Motion carried unanimously 6-0.

Request to add an Item to the Agenda

Councilwoman Mercado made a motion to add an item to the agenda (presentation by the Chamber of Commerce). Councilman Bettis seconded the motion.

Motion carried unanimously 6-0.

Presentation by the Chamber of Commerce

John Kimbrell, President, CEO of Chamber of Commerce and Phil Feisal, 2007 Chairman, Board of Directors of the Chamber of Commerce spoke. Mr. Feisal informed Council the Chamber of Commerce is looking for land to build a new building to house the Chamber of Commerce and a Visitor's Center. The building would be approximately forth-five hundred square feet which would take approximately three thousand square feet of land to construct. Mr. Feisal stated the Chamber would be interested in a long term lease of land on the Municipal Complex site. He stated the Chamber would be prepared to present a formal presentation to Council at their August 28th Meeting. This presentation would include sketches from Architect David Langley, site plan and a time line. John Kimbrell spoke on the growth of the Chamber and the need for the facility. Mr. Kimbrell asked Council if they were interested in the idea and should the Chamber to continue with the process.

Discussion followed.

The census of Council was for the Chamber to bring back more information to the August 28th meeting.

EXECUTIVE SESSION

Mayor Danner stated an Executive Session was not needed.

The meeting adjourned at 8:16 p.m.

Richard W. Danner, Mayor

Tammela Duncan, Municipal Clerk