

**PUBLIC HEARING ON CORN AND MILLER ROAD ANNEXATIONS TO BE HELD  
BEFORE THE COUNCIL MEETING AT 7:00 P.M**

1. Walt Miller: 209 Burning Bush Road. I have come to every meeting held. This plan to zone this as commercial property. All the land that surrounds this property is R12. That is what Forrester Woods, Forrester Cove, Forrester Woods Estates all are. I took this into account when I bought my home. It was a foreclosure. I sank a lot of time and a lot of money into it to make it better for the community and make it better for Mauldin. I chose to get married in this house and have my first kid in August in this house. That opens it up to where we are coming from and why we are all opposed to it right now.
2. David Mensch: I am a resident of Mauldin school district. This is the first meeting I have been to and I have respect for the developer. I have three children who will all go to Mauldin High School when they get older. Mauldin High School is a cramped campus. It has a softball field that is too short. Students who want to do track and field have to be bussed to the middle school. This is a historic opportunity to expand the facilities for the school. Despite the attempts to develop this land for a commercial development, this is an historical opportunity to make the high school campus bigger for our children. We will never have this opportunity again. Obviously this involves the county and the school district, but we will have plenty of opportunities to build condominiums, but you will never have this chance again. I implore all of you to think about this.
3. Keith Hardin: I live at 107 Forrester Creek Drive. This is my first council meeting and I have lived in the same house since 1993. I am a little nervous. I have seen many changes in the 23 years we have lived here. The attraction is the quality of life. What I am seeing on Smith Hines is townhomes, so that is becoming heavily trafficked. It is a cut through to Woodruff Road. The Bilo expansion increased truck traffic on Miller Road. The folks that are moving in need access to Corn Road. It will be hard to take a left. There is a lot of traffic at 8:00 a.m., 5:00 p.m. and school closing. I would like you to think about the safety aspect.
4. Bruce Collins- 207 Forrester Creek Way. This is my first meeting. I feel the need now to speak out. I am an engineer and I am working on the number one project in the United States. I am the lead engineer for the Mox project at the Savannah River Site. My work has kept me away from most government events such as this but I am now semi-retired as of the beginning of this year and plan to be more involved. I want to make sure things go as they should. I thought we were well represented and I didn't need to be here. I learned about this over the weekend. I think there is a misconception that we are not concerned about this, but we certainly are. It will bring more people, more traffic, flooding. There are a lot of issues that need to be talked about it. I would like to postpone the vote to allow the people of Forrester Creek to get together a petition to better persuade you folks on what we should do. Thank you.
5. Ann Shelton: I live at 112 Pigeon Point. We asked the developer that this was originally way too many houses for the development and they came back with another plan with less houses. Our main concern is the business development at

the corner. It will add traffic, we will have empty businesses for several months. We have several empty businesses on Butler and Miller already. We appreciate what they did on the residential development, but our concern is the commercial development. We think it should be not allowed because it will set a bad precedent.

6. Christy Satino- I live at 204 Stoney Creek Drive. My concern is for the nature in our area. As a member of the National Audubon Society, I am concerned about the birds and other nature. I have noticed a diminishing population of certain birds and predator birds coming in to the neighborhood. This is not what they would prefer. They would prefer more open, wider spaces. With the other developments we have, that is what is moving the birds. I know Mauldin is a bird sanctuary. I haven't seen anything on the news or in the paper that has changed that. I would like to ask you to please think about whether you want to continue to be a bird sanctuary and continuing with the rezoning.

I would also like to ask how this would affect the other areas across the street and on the opposite side of Corn Road. It is my understanding if you see someone making money, the people will want to do the same thing. Would that affect the zoning of the other properties?

7. Kelly Lewis: Thank you. I live at 205 Oakwood Court. I do not have any problems with the residential part of this. I am concerned about the PDR and the commercial part of it. My main question is if there is a need for this. I did a Google search and found 23 commercial properties available in Mauldin that are already set up for office or retail. As representatives of us, I think you should ensure that those properties are filled before you build more. That is a big concern of mine. On the way up here, I saw six available signs from there to here. My other concern is that one egress is just fine. The commercial property has two additional egresses. We are talking about all the traffic already, all those people turning onto a two lane road is a concern. I had heard something about a turn lane, but I don't see that here. Maybe I am not understanding. The traffic will be blocked by people trying to turn. I emailed DOT about my concern about the lack of sidewalks. I asked them if they were going to put sidewalk further down and the answer I got is that Corn Road/Miller Road is on the 25 year plan. Keith Brockington from GPATS said it will be some time between 2020 and 2035. We will be dealing with these changes for a long time. I love the idea about the downtown area to make Mauldin a destination place. But I am not sure what the draw will be adding this development a mile and a half away.

My property backs up to the vacant field. Well, it is not vacant now. This will happen right behind me at my back door. I understand this is something where we do this all or nothing and I would say not at all.

8. Rollie Hyust: I live at 104 Swinton Drive. I talked to a lot of people in the Forrester Woods area this last election cycle. Their concern was quality housing and commercial development. The commercial development is going to face Miller Road. The traffic congestion we have there now, if you want to make a left turn in or out of the commercial development, then God bless you. The commercial building space on Miller Road will have trash trucks coming in to pick up the trash. That will be wonderful for the people who live in those homes. Please take that into consideration and I hope the council does the right thing.
9. Joe Satino from 204 Stoney Creek Drive. I am glad we have a process that allows us to do this. I want to share with you about courage. The people who are here and the people who have spoken have displayed courage. They have displayed courage for their families and their neighbors. Many of them are not here. I think as council members it is important you know that. This group of people stand for Mauldin and community. They stand for protecting the reason they moved here in the first place. Residential. The proposal that is in front of you stands to take that away. The concerns I have are the commercial development and the domino effect that could create. The second is the motivation for it. Motivation is not driven by residents, but financial considerations for a seller and developer. That developer is not a resident of Mauldin. The developer does not live here and will not have to live with the consequences. The residents will. Forrester Woods is amazing because we have kids of homeowners who are now buying homes there because they like living here. Walt Miller is one of them and there are many more. I want you to understand the neighborhood, not commercial motivation.

In addition to that, there have been changes in the weather in this area. Before one of the last meetings, there was a pretty monstrous rain. The 100 year rain- we hear about that all the time. The consequences for the neighbors are substantial. Rain runs off of asphalt much faster than it would on dirt or a field. We are talking about that property but the residents are concerned about the domino effect. You have made the decision to serve this community and represent the residents, some of which who are here. I ask you to carefully consider what you are doing and the role of representative as opposed to the role of a developer. Traffic and accidents will go up. Kids walk to school. Little kids are being picked up at school. You heard about wildlife that are being affected. Birds don't live in trees, most live in fields.

The last consideration is it is not reversible. Once you make the choice, it is not reversible. I thank you for your time and I thank these people for their courage. I hope every single one of them will come up and speak their heart.

10. Pamela Wilcockson: I live at 223 Silver Run Drive in Miller Heights. It is on the other side of Corn Road. I represent about 40 homes. My main concern is the commercial aspect. I have a little one and we have no sidewalks that go to the high school. Every day I am worried about those kids and I try to veer away from them as I am taking my own child to school. I am worried that the kids that are going to school will have a problem. I would worry about my child walking just that short distance there. Traffic is bad now and I am worried about what a commercial development would do to that pattern. I am also concerned about what another lady just said about the lights and those kinds of things. We have

been in our house for ten years. We came down from Connecticut and we just love it here. If the other development is built, it would make me rethink where we built our home. The last thing I have is that was an interesting point about the high school and how we do not have a track and field at the high school. This would be a good opportunity to have something good for the school. Thank you for the opportunity to speak.

11. Shane Long: I live at 231 Corn Road, the big yellow house across the street from this site. My concern is it takes five minutes to get out of our driveway as it is. My wife and I have two small children- a two year old and a seven year old. Wildlife issues are a big concern. We have been there for twelve years and the house has been in my family for seven generations. Wildlife is being pushed towards our area- coyotes and deer. Most people have addressed the traffic issue. We have been pushed back to about fifteen feet off of the road. From our house to the road itself and I am worried how much further we will be pushed back.
12. Suzie Schuman: I did not come here tonight for this, but came for another matter. Why don't we just extend the community here? We have Forrester Woods, Forrester Estate, Forrester Cove, and Forrester Farms. Why couldn't we make another Forrester something and have beautiful homes to accommodate our neighborhoods? Just a thought.
13. Walt Miller: One of the concerns I have heard from several councilmen is that if we don't put this in Mauldin, it will go to Greenville and they can do whatever they want. I want to assure you that they won't be able to do that. I spoke to a Greenville County Zoning Administrator and he said that parcel of land is in the Greenville County Comprehensive Land Use Plan as R30, meaning that the future plan would be residential. I think one of the reasons they have stayed here is that it is probably not going to pass Greenville County with the commercial aspects of it. The second thing is I looked on the Greenville County website is the value of the land is \$708,180. What is the selling price?

John Hopkins : That is not public knowledge.

Walt Miller: I think it should be public knowledge. I think it is \$1.3 or \$1.4 million. That is why they have the commercial aspect is so they can get double the price point over fair market value. The reason I bring that up is if my neighbor wanted to sell his house and put a dentist office in. Mauldin would not even look at that. The reason is because it is surrounded by residential. So is this. Why are we considering this if we wouldn't consider turning someone's home into a dentist's office? The other thing I was looking at is the fair market value of an R12 empty lot. In Forrester Woods, there are two empty lots that are about \$30,000. At this proposed site, they could put in about 40 single family homes, which would net \$1.2 million. Why have we not looked at that? I think this was put together hastily and it is asinine that we are looking at this. It blows my mind and I hope you take this under consideration.

14. Barbara Brooks: 218 Burning Bush. I am surprised we are here. I thought we made it very plain at the last meeting that we were not for any type of commercial property at all. We wanted residential.

15. David Stevens- 110 Cold Springs Road. Larry, Dale and Scott have been at all of these meetings and I appreciate that and the chance to speak. My wife and I moved to Forrester Woods from Ashmore Bridge Road five years ago. Ashmore Bridge Road traffic was terrible. It would take me 10 to 15 minutes sometimes to get from the intersection to my house. This development will bring additional traffic. My biggest issue is not the traffic. It is the commercial development for multiple reasons. The property is zoned residential and I believe it would affect the surrounding areas. My wife and I do not have kids but we would love to have them one day. The concerns we would see is that commercial properties cannot control the behavior of their tenants. If we had an issue with a residential property, we could go to the HOA and talk to them about working the issue out. A commercial property is under no obligation to do that. They are trying to make money. The small business owner wants to make money and that is why they are there. They aren't concerned for a child's safety. Thank you.
16. Danny Shelton: I live at 112 Stoney Creek Road. When this started, we said we wanted something with less density that would hold its value. A compromise, if you will. I think the developer has been honest in redoing this. The commercial property is the sticking point. I also have heartache over this because of all of the empty commercial space around Mauldin. I don't know what can be done. I don't know the sellers. I would challenge them, would you be able to buy this and wait until it gets filled? I don't think they will be filled as quickly as we think. I understand that Mauldin's future is to go to pods of commercial units around different communities. Fantastic. I agree with that. There is not enough there now. Let's fill the rest of Mauldin before we start branching out. Thank you.
17. Joe Satino: One could call the corner of Garlington and Roper Mountain a node. To me, that is not the vision of this community. You can't walk to it and it is dangerous and congested. What I see is it looks like it could become the corner of Garlington and Roper Mountain. I think this body wants to avoid that. And finally, on the comment of what Mauldin wants, this is Mauldin. We the people of Mauldin, council represents us. I urge you to remember that. They are not Mauldin. They are not paying taxes in Mauldin. Remember who the people are and ask yourself ten years from now, do you want to be remembered as the people who created the next Garlington and Roper Mountain Road.
18. Tracy Shazone- 209 Forrester Creek Way. I am a newbie. I probably can't say anything better than what has already been said. For me, Woodruff Road has always been a convenience, but it has been one far away. Now, I feel like it is in my backyard. If we start the commercial, it will continue. The traffic is horrendous. Children and people are walking their dogs in the ditches. I don't understand why- the developer committed to looking at something more in line with residential neighborhoods. In my mind, they have failed. They made some minute changes. The majority of the plan is the same. I don't think they have taken this seriously. I encourage the rest of the people who feel the same to come up here and say something so you will know how we feel about this.
19. Gary Duncan- 221 Stoney Creek Drive. When I look at the map, how many entrances are there? One for residential and two for the commercial part? Two for commercial. One is on the bend, that is a blind spot. One is off Corn in the residential part? Ok. That is near the corner. The other entrance is down there

on the other curb. I am not in favor of the retail. Why don't they redesign this so one exit is at the light. The way it is now is near the blind spots.

20. John Miller: 109 Hickory Point. All I can say is ditto. Can I have a show of hands on who is against this?
21. Don Leopard: I live at 1412 Shrine Club Road, Waterloo, SC formerly from Corn Road. I would like to address the flooding. I have been on the property since 1949. There has always been flooding. The road that used to go to my grandmother's house was gravel with a little bridge that we used to have to go and pick up every time we had a flood. Literally. We have had this problem and I don't see how this will affect that. I agree with everyone on the traffic at Corn and Miller Road. I used to ride a bicycle from Old Mill all the way down here. But traffic increased. That is "progress." We tried to find something suitable for Mauldin. Two or three things fell through I thought was better. We have gone to the school district trying to get them to buy at least a portion of this land. They have turned us down each time. As far as greenspace goes, we keep the field cut, but in the future it will be developed. Development is going to happen. We can stay in the county, and you have seen what can go on the property, but we are trying to be suited to Mauldin. I appreciate it.
22. Bruce Collins at 207 Forrester Creek Way. I don't think the people are against developing the area as a single family residential area. That may be an even better tax base. They will work with the community to make it better and support the schools. Just wanted to make that point.

**The public hearing adjourned at 8:15pm.**

**MINUTES  
MAULDIN CITY COUNCIL  
MARCH 21, 2016  
7:00 PM**

**Members present were Mayor Dennis Raines, Council members Dale Black, Carol King, Taft Matney, Terry Merritt, Scott Crosby and Larry Goodson. City Attorney Daniel Hughes and City Administrator Trey Eubanks were also present.**

1. Call to order.- Mayor Raines
  - a. Invocation- Councilman Crosby
  - b. Pledge of Allegiance- Councilman Crosby
  - c. Welcome- Mayor Raines
2. Proclamations and Presentations-Mauldin Chamber; Jo Rae Jetton, National Day of Prayer; OB Hospitalist proclamation; Musical Innovations proclamation

Chief Turner presented Patrolman Taylor Hudson, who helped save a baby by performing CPR on her.

George McLeer was presented a certificate in recognition of him being awarded Young Alumni of the Year from the College of Charleston.

The Mayor read the proclamation for National Day of Prayer.  
The Mayor presented the Musical Innovations proclamation.

3. Reading and approval of minutes.- Council minutes February 15, 2016; special called council February 12, 2016- Councilman Matney made a motion to approve the February 15<sup>th</sup> minutes with Councilman Goodson seconding. The vote was unanimous (7-0). Councilman Merritt made a motion to approve the February 12<sup>th</sup> minutes with Councilman Crosby seconding. The vote was unanimous (6-0). Councilman Black did not vote since he was not present at the meeting.

4. Public Comment.- None

Councilman Matney made a motion to move items 8f-8k to the front of the agenda. Councilman Crosby seconded the motion and the vote was unanimous (7-0).

5. Report from City Administrator- Trey said he appreciated the positive feedback from council and thanked staff for their work on the events of the weekend. The grounds were in good shape and support was provided from PW, Rec, Fire and Police.

Chief Stewart reported on a grant we have gotten from the Red Cross and SC Firefighters Association. We are being given 60 smoke detectors each month to install in people's homes. The fire department installs them and is starting in the lower income areas. Out of the 24 mobile homes that the department starting tonight, only two already had smoke detectors. This will be a savings of about \$900 a month to the department's budget.

6. Reports from Standing Committees
  - a. Recreation (Chairman Merritt)- The report is on file. The city has two championship basketball teams and they will be recognized at a future meeting.
  - b. Public Safety (Chairman Crosby)- The report is on file.

- c. Planning and Economic Development (Chairman Matney)- The report is on file.
- d. Public Works (Chairman Goodson)- The report is on file.
- e. Finance and Policy (Chairwoman King)- The report is on file.
- f. Building Codes (Chairman Black)- The report is on file.

## 7. Unfinished Business

- a. Consideration and action on rezoning of 930 East Butler Road from C2 to S1 (Committee of the Whole)- Chairman Black made a motion to accept this rezoning for the placement of temperature controlled storage units. Councilman Goodson seconded the motion and the vote was unanimous (7-0).

## 8. New Business

- a. Consideration and action on Springfield Park architectural fee (Rec)- Chairman Merritt made a motion to accept Langley's fee in the amount of \$39,500 for drawings for a restroom and concession facility at Springfield Park. This money will come from hospitality and accommodations. Councilman Matney seconded the motion. Councilman Goodson said he was very happy to see this get started. We do not need top of the line facilities, but will be getting something really nice. Mayor asked if this was a not to exceed and Trey answered yes. This will come back to council when it is time to approve Langley's work and award the bid for construction.
- b. Consideration and action on audit extension (Finance)- Chairwoman King made a motion to give Greene, Finney and Horton a one year extension as our auditor. Councilman Black seconded the motion and the vote was unanimous (7-0).
- c. Consideration and action to "certify" 255 Service Center Drive as an abandoned building (Committee of the Whole)- Chairman Black made a motion to accept this resolution to certify 255 Service Center Drive as an abandoned building. This will allow a tax break under the SC Revitalization

Act. Councilman Matney and Mayor Raines thanked Mr. Britt for turning that abandoned building into something the City can be proud of.

- d. Consideration and action on Upstate Alliance partnership(Committee of the Whole)- Chairman Matney made a motion to partner with Upstate Alliance on economic development marketing. We will be a low level partner for the first year with an opportunity to increase our partnership in the future. This is for a trial membership at the cost of \$2500 this year. Councilwoman King seconded the motion and the vote was unanimous (7-0).
  
- e. Consideration and action on approval of Miracle League playground equipment (Committee of the Whole)- This is for a cover on part of the Miracle League playground equipment. Some of the children who play at the park are susceptible to sunburn. No City money will be spent on this project. Chairman Merritt made a motion to accept this with Councilman Goodson seconding. Councilman Black suggested that a cover might be looked at for the field as well. Mayor Raines said that is already being discussed with the Civitan club. Councilman Merritt said a Civitan group will be started in Mauldin if anyone is interested in participating. The vote was unanimous (7-0).
  
- f. Consideration and action on annexation at Corn and Miller Roads- Lee Leopard (Committee of the Whole)- Chairman Black made a motion to deny this annexation. He said he has no problem with the residential part, but does have a problem with the commercial aspect. Councilman Merritt seconded the motion. Councilman Matney said he would like to hear from the developer on what would happen if this property stays in the county. Nick Francina represents the residential developer. He said there has been discussions with County personnel. The County is willing to accept this at a greater density. Mr. Francina said this is more of an office development, not commercial. The units will not be built until buyers come along. There is a development similar to this at East North and Hudson Roads and it comes together to serve the community well.

Councilman Goodson asked about the commercial aspect. Mr. Francina said the plan would go back to what it was originally if it continues in the county. Councilman Goodson asked if the property would be sold to the dentist, or whoever moves into the building and if they have to meet the city's codes.

Mr. Hopkins said this is a PD so the occupant has to follow city ordinances. This part will not be built until the user is there. Councilman Merritt asked if the paving and infrastructure has to be put in first before the tenants are found. Mr. Hopkins said the infrastructure has to be put in place. The water that currently goes into the field has to be piped to the detention pond.

Councilman Goodson asked if it was fair to say this is a two phase Development with residential first and then commercial. Kim said yes, but it really depends on how fast they can get a tenant. If any part of the plan changes, this has to come to council. Exhibit C lists all of the allowed uses and the designs of the buildings, setbacks, etc.

Councilman Merritt asked how exhibit C gets tied into the ordinance so there are restrictions. Trey answered that each annexation ordinance includes an exhibit C to define the use. That is legally binding. The council can define the exhibit C uses. It will be part of each document. The planning commission will also hear more comments during their public hearing and could give some opinions on exhibit C as well. Exhibit C can only be changed if it goes through the entire public process again and gains approval.

Mayor Raines said our staff was told by a county official that this project looks good and will most likely be approved by them just like a project at Five Forks.

Councilman Merritt asked how exhibit C gets attached to the ordinance so the changes council makes are legally binding and followed. Kim said section 3 of each ordinance references exhibit C, so that makes C part of each of the annexation documents. Councilman Merritt pointed out there is no Exhibit C reference in the first ordinance to be considered. Section 3 will be added to the first ordinance. Daniel Hughes said only one thing is missing and can be added. The ordinance can still be considered tonight. Exhibit C needs to be changed before the ordinance is voted on.

After a roll call vote to deny, the vote was Councilman Matney- no, Councilwoman King- no, Councilman Merritt- no, Mayor Raines- no, Councilman Crosby- no, Chairman Black- yes, and Councilman Goodson no. The denial of the ordinance was defeated by a 1-6 vote.

Councilman Crosby made a motion to pass this with the intent that exhibit C be modified dropping retail. Councilman Matney seconded.

Councilman Crosby made a motion to pass this ordinance as is and if some wants to amend it, they can. Councilman Matney withdrew his second. No other second was made.

Mayor Raines made a motion to modify exhibit C to allow for office only and have the businesses operate on normal business hours from 8am-5pm. Once exhibit C is added, and the ordinance references exhibit c, the motion is to pass this annexation on first reading. Councilman Matney seconded the motion.

Councilman Merritt made a motion to amend the original motion stating the offices will be open Monday-Friday from 8am-5pm, further clarifying normal business hours. Councilman Crosby seconded the motion. Councilman Goodson said he cannot support the commercial part of this development.

Councilman Merritt said he was very concerned about the commercial part as well. Growth is coming, though he was happy when the population was 4,000. The developers cut this project down significantly, but they have to make money. It is not council's concern, but he understands.

Councilman Merritt said this is the Leopard's property and they should be able to do with it what they want. The developers heard the concern and came back with something as close to single family as we are going to get.

He had heartburn about precedent. Staff came back and put restrictions on the development. We are more restrictive than the County. A standard can be set for the County. Our staff talked to County representatives. Van Broad was called forward to tell us what he heard from the County.

Van Broad reached out to the county to inquire as to how they would look at this development. The County looks at the whole area, not just adjacent to the property. This property backs up to the high school and is near the Open Air market as well as government buildings. RC Jones' commercial property and the Great Wall restaurant are less than 3/10 of a mile away. Also, Landmark Baptist Church and Mauldin fire station are close. There is also undeveloped property. Van talked with Councilman Fred Payne and Councilman Payne has discussed this with the developer and would support the project under a FDR, flexible district. Councilman Butch Kirven said he would also look favorably on the rezoning. Annexation would give the City more control of the design. Councilman Matney said the comments were made that this body represents Mauldin. County Council does not. Nobody on county council is a resident of Mauldin. City Council is. Mauldin is not on County Council's radar. He does not want County Council to guide a significant parcel surrounded by Mauldin.

Mauldin High School has 2500 students. There are 82 towns in South Carolina that are smaller in population than MHS. The traffic is bad now, but if this property goes back to higher density, it would be even worse.

The amendment passed unanimously (7-0).

After a roll call vote, the vote was Councilman Matney- yes, Councilwoman King- yes, Councilman Merritt- yes, Mayor Raines- yes, Councilman Crosby- yes, Chairman Black- no, and Councilman Goodson no. The motion passed 5-2 vote.

- g. Consideration and action on annexation at Corn and Miller Roads- Don Leopard (Committee of the Whole)- Councilman Crosby made a motion to modify exhibit C to allow for office only and have the businesses operate on normal business hours from 8am-5pm Monday through Friday. Councilman Merritt said the planning commission will have another public hearing in April

to allow for more information and comment. Councilman Matney seconded the motion. Councilman Crosby said he will be effected by these changes because he passes through twice a day. These homes will be bought by empty nesters and older people who will not be part of the 5:00 p.m. traffic problem.

After a roll call vote, the vote was Councilman Matney- yes, Councilwoman King- yes, Councilman Merritt- yes, Mayor Raines- yes, Councilman Crosby- yes, Chairman Black- no, and Councilman Goodson yes. The motion passed with a 6-1 vote.

- h. Consideration and action on annexation at Corn and Miller Roads- Carrie Leopard (Committee of the Whole)- Councilman Matney made a motion to modify exhibit C to allow for office only and have the businesses operate on normal business hours from 8am-5pm Monday through Friday. Councilman Crosby seconded.

After a roll call vote, the vote was Councilman Matney- yes, Councilwoman King- yes, Councilman Merritt- yes, Mayor Raines- yes, Councilman Crosby- yes, Chairman Black- no, and Councilman Goodson yes. The motion passed with a 6-1 vote.

- i. Consideration and action on annexation at Corn and Miller Roads- Carrie Leopard (Committee of the Whole)- Councilman Matney made a motion to modify exhibit C to allow for office only and have the businesses operate on normal business hours from 8am-5pm Monday through Friday. Councilman Crosby seconded.

After a roll call vote, the vote was Councilman Matney- yes, Councilwoman King- yes, Councilman Merritt- yes, Mayor Raines- yes, Councilman Crosby- yes, Chairman Black- no, and Councilman Goodson yes. The motion passed with a 6-1 vote.

- j. Consideration and action on annexation at Corn and Miller Roads (Committee of the Whole)- Carrie Leopard

Councilman Matney made a motion to modify exhibit C to allow for office only and have the businesses operate on normal business hours from 8am-5pm Monday through Friday. Councilman Crosby seconded.

After a roll call vote, the vote was Councilman Matney- yes, Councilwoman King- yes, Councilman Merritt- no, Mayor Raines- yes, Councilman Crosby- yes, Chairman Black- no, and Councilman Goodson yes. The motion passed with a 5-2 vote.

- k. Consideration and action on annexation at Corn and Miller Roads (Committee of the Whole)- Norma Jean Corn

Councilman Crosby made a motion to modify exhibit C to allow for office only and have the businesses operate on normal business hours from 8am-5pm Monday through Friday. Councilman Matney seconded.

After a roll call vote, the vote was Councilman Matney- yes, Councilwoman King- yes, Councilman Merritt- no, Mayor Raines- yes, Councilman Crosby- yes, Chairman Black- no, and Councilman Goodson no. The motion passed with a 4-3 vote.

- I. Consideration and action on approval of appointment of PW Director (Committee of the Whole)- Councilman Black said he was unable to sit in on the interviews for PW Director. He said only two people were interviewed out of 19 applicants. Trey Eubanks asked for approval of his appointment of Gary Woodson as our new Public Works Director. Mr. Woodson has gone through a full background check and reference checks and they were all very positive. Chairman Goodson made a motion to approve the City Administrator's appointment of Gary Woodson. Councilman Matney said we might get confused with Larry Goodson and Gary Woodson. Councilwoman King said she was in both of the interviews and thought he rose to the top and is exactly what we are looking for. She is excited about this appointment. Chairman Goodson said he feels in his heart that Mr. Woodson is the right fit for us. Councilman Merritt said he was impressed with Mr. Woodson's education and experience and we have set the bar high with our Fire Chief and hopes to continue with this hire as well. Chairman Goodson said Mr. Woodson is going to come in and talk with each PW employee to get their comments and thoughts on the department.

Councilman Crosby seconded the motion and the vote was 6-1 with Councilman Black opposing.

## 9. Public Comment

- a. Kelly Lewis: Thank you. I live at 205 Oakwood Court. I have been doing a lot of reading of your zoning ordinance and annexation by petition says Council shall establish the initial zoning use and will be included in the annexation ordinance. From that, I am gathering you have some say on the zoning. Not necessarily what the people that are bringing this to you are asking for, but you do have some say on how it is zoned. That being said, I have some concerns over how some of the notices for the previous meetings were announced. Reading through the ordinances, it says there should be a 15 day notice in the paper. The notice shall be blocked in and state the time and date of the meeting. I saw the notice for tomorrow's meeting in the paper, but not for this meeting. I am sorry.

Trey said the 15 day public notice will announce the public hearing that the planning commission has discussed. The Planning Commission Chairman has indicated either April 7<sup>th</sup> or 11<sup>th</sup>, and once the date is selected, public notice will be in the paper 15 days ahead. The City will also send some members of the community an email. The property will also be posted again. The Planning Commission will now comment on what council took action on tonight. After that, second reading will be held April 18<sup>th</sup>.

- b. Joel Ann Chandler: You know where I am. On the shade cloth, we have that over our plants. There is a place in Spartanburg that can make it to your specifications and block the sun's rays.
- c. Joe Satino: So, my first comment is a question to Trey. If it was so easy for them to go to the County, why didn't they go there first?

Trey Eubanks: I am not going to answer that question for the developer.

Joe Satino: My suggestion is that council consider that. If it was so easy for them to go there, why would they reduce their revenue by 35% to get through the City process? I am surprised you didn't ask that question. I am disappointed. We as residents have felt like we had to go talk to the County ourselves, and it wasn't the same story we heard here. The member you had speaking on your behalf tonight is clearly one sided. When you had your representative go to the County, did you indicate the outcry of the community to the development? Can anyone answer that? I will make it rhetorical. In summary, I observed this full council gave away zoning of a neighborhood for two reasons- the threat of a developer going to the County and the fear of not being able to control what happens here. You are the body who controls development. I heard a comment from this council, right, wrong or indifferent, that development will happen. It causes me alarm. Terry, I think you might want to rethink that comment. If we cannot stand as Americans against indifference, what are we doing?

Finally, if you have 100 members of the community saying this is not what we want, and you are worried about County Council turning a deaf ear, that is why we have phones. You should be going to the County with us, as opposed to being afraid and caving on this zoning decision. That is what you do as representatives. You fight for the people you represent. I want to compliment Mr. Black. He isn't really involved in all this, but I really am proud of the stand you made representing the people. Fear of a threat from the County is a terrible motivator. If you were going to go against the County, go with your constituents, who you lobbied to protect and represent.

You also mentioned the people will sell it. We don't have a problem with that. We understand multi-family. Growth is coming. That is why we plan for it- not to let it happen to you.

Mayor Raines: It is late, sir. Can you wrap it up?

Joe Satino: I understand it is late. I am here too. I also had a question, what was the reason, sewer related, that they didn't go to the County in the first place. Mr. Mayor, listening to the way you presented this, I hope your intentions are pure. The developer represented a very slanted point of view. I hope you are not intimidated.

#### 10. Council requests.

Councilman Goodson asked Kim when the notices were going out. Kim said the business license notices were going out tomorrow.

Councilman Merritt asked Mr. Eubanks to add the Bethel Drive creek to the project list. There should be some progress soon.

An audience member asked when council was going to talk about the fence. That issue will be brought up at the Planning Commission tomorrow night.

11. Adjournment. – Mayor Raines adjourned the meeting.

Respectfully Submitted,

Cindy Miller  
Municipal Clerk