

**Council Committee Meeting Minutes**  
**Monday, February 5, 2024**  
**5:00 p.m.**  
**Council Chambers, City Hall**

**Council Present:** Mayor, Brandy Amidon; Councilmembers Grant Bumgarner, Kelly Byers, Shaniece Criss, Catherine James, Lisa Lane, Sherry Marrah, Wayne McCall, and Brantly Vest

**Staff Present:** Carson Ruffrage, City Clerk; Mac McMakin, Assistant Fire Chief; Tim Kelley, Police Captain; Mike Forman, Planning Director; and Phillip Tate, Public Works Director; Greg Robertson, Fire Chief;

**Absent:** Ben Ford, Police Chief

**1. Call to Order**

- a. Mayor Amidon called the meeting to order at 5:00 p.m.

**2. Approval of Special Committee Meeting Minutes**

- a. Councilmember Criss made a motion to approve the January 8, 2024 Special Council Meeting Minutes from 4pm. Councilmember Byers seconded the motion which passed unanimously.
- b. Councilmember Criss made a motion to approve the January 8, 2024 Special Council meeting minutes from 6pm. Councilmember Byers seconded the motion which passed unanimously.

**3. Public Works Committee**

***Members: Lisa Lane (Chair), Catherine James, and Sherry Marrah***

- a. Chair Lane called the meeting to order by roll call.
- b. Committee member James made a motion to approve the minutes from the Public Works Committee meeting held on January 8, 2023. The motion was seconded by Committee member Marrah.
- c. Chair Lane nominated Committee member Marrah as the Co-Chair. Committee member Marrah was unanimously approved.
- d. Director Tate noted the following items:

- i. The recycling containers are being moved to Trailblazer Park. That is on county property. They will add another container, empty it daily, and keep the area clean.
  - ii. Working with SCDOT and Duke Energy to make safety improvements along Main Street.
  - iii. Flags with the tree survey across from City Hall will be removed.
  - iv. Thinking ahead, Mayor Amidon noted that we need to remember the city gateways and repainting crosswalks.
- e. Committee member Marrah made a motion to adjourn the meeting. Committee member James seconded the motion.

#### **4. Public Safety Committee**

***Members: Kelly Byers (Chair), Grant Bumgarner, Shaniece Criss, Wayne McCall, Sherry Marrah, and Brantly Vest***

- a. Chair Byers called the meeting to order by roll call.
- b. Councilmember Criss nominated herself as Co-Chair. Committee member Vest made a motion to approve. Committee member Marrah seconded the motion which passed unanimously.
- c. Captain Kelley gave an update on the search warrant for the vape shop on Benton Road. Chair Byers asked why the criminal offences are higher than in the past and wanted to make sure it still was in line with the increased number of officers and more traffic stops. Captain Kelley agreed with that assessment.
- d. Chief Robertson went over the year end review booklet. He noted that response times have come down year over year. Their goal is to lower it even more.
- e. Councilmember Criss made a motion to adjourn the meeting. Councilmember Vest seconded the motion.

#### **5. Planning & Development Committee**

***Members: Brantly Vest (Chair), Grant Bumgarner, Kelly Byers, Shaniece Criss, Sherry Marrah***

- a. Chair Vest called the meeting to order by roll call.
- b. Committee member Bumgarner made a motion to approve the Planning and Development minutes from the January 8, 2023 committee meeting. The motion was seconded by Committee member Criss.
- c. Committee members Criss, Bumgarner, and Byers were nominated as Co-Chair. After a vote, Committee member Byers was elected as the Co-Chair.
- d. Director Forman gave an update on the skatepark project.

- e. Director Forman went over the Athens Street zoning map amendment request. He noted that it met three of the Comprehensive Plan's core challenges. He also discussed the community meeting and petition received by his office opposing the project. The staff recommended approval; the planning commission recommended denial. For it to be approved, Council would need to approve with a 3/4ths super majority. Committee member Criss asked about Athens becoming a historical neighborhood. She also asked about the property tax increase. Chair Vest brought up that Council talks a lot about affordable housing and this development would fill that objective. Committee member Byers made a motion to deny the request. Committee member Marrah seconded the motion. The committee voted 3-2 to move to full council with a recommendation of denial. Mayor Amidon and Director Forman will meet with the community to understand their concerns prior to voting at full council. Committee member Byers wanted to stress that her motion was not against the affordable housing element of the project, but more for the wishes of the community. Mayor Amidon stated that her position is that the project is a good one and that it focuses on the Master Plan, especially the affordable housing piece of it.
- f. Director Forman discussed the Bowers Road Annexation and Rezoning request. The request is for 87 55 and older residential units. They are requesting FRD and are required to do a lot of work. The developers have already put a lot of work into it and completed what the city has requested. The developers could develop the land without annexation which would allow them to build at a lower standard than the city would require. Part of their work included looking at the preservation of the bunched arrowhead on site. The neighborhood does fit into the Comprehensive Plan. Staff recommended approval and Planning commission also recommended approval 5-1. Committee member Criss made a motion to go to full council, Committee member Marrah seconded the motion. Councilmember Bumgarner brought up the concern of the impact on the Fire Department. Chief Robertson went over some concerns, but overall thought they would be ok with the development coming online. The traffic concerns were discussed. Committee member Byers noted that the property would be 55 and over and was concerned about the enforcement of that rule. Chair Vest noted that it fit well for the city because it was 55+ so it shouldn't affect schools too much. The average price point for the house would be around \$475,000. Committee unanimously approved the annexation to go to full council.
- g. Committee member Criss made a motion to approve the Bowers Road Rezoning request. Committee member Grant seconded the motion. Committee member Marrah noted the need to discuss traffic issues as the project continues through the approval process. The motion passed unanimously.
- h. Committee member Byers motioned to adjourn; Committee member Criss seconded.

## 6. Ways and Means Committee

**Members: Grant Bumgarner (Chair), Councilmember Criss, Councilmember Vest, Councilmember Byers**

- a. Chair Bumgarner called the meeting to order by roll call.

- b. Committee member Vest made a motion to approve the January 8, 2024 minutes. Committee member Byers seconded which was passed unanimously.
- c. Committee member McCall nominated Committee member Vest as the Co-Chair. The Committee all agreed on Committee member Vest as the Co-Chair.
- d. Committee member Byers made a motion to adjourn, Committee member Criss seconded.

**7. Old business**

- a. None

**8. New Business**

- a. None.

**9. Miscellaneous Matters**

- a. None.

**10. Adjournment**

There being no further business before the Council Committee, Councilmember Bumgarner made a motion to adjourn. Councilmember Lane seconded the motion, which was carried unanimously.

Mayor Amidon adjourned the meeting at 6:25 p.m.

Brandy Amidon Brandy Amidon, Mayor  
Completed by Carson Ruffrage Carson Ruffrage, City Clerk