



**Greenwood City/County  
Joint Planning Commission Minutes  
Greenwood County Library  
600 S Main Street  
Greenwood, South Carolina 29646  
June 25, 2019**

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**Agenda Item 1: Called to Order**

The Planning Commission met on Tuesday, June 25, 2019, in the Veteran's Auditorium of the Greenwood County Library, Greenwood, South Carolina. A quorum was established. Vice Chairman Cecil Hill called the meeting to order at 5:30 PM.

**Members Present:**

William Booker  
Todd Calhoun  
Curtis Coffey  
Janice Coffey  
Calvin Culbertson  
Jason Dunton  
Kathy Nave-Felder  
Cecil Hill, Vice-Chairman  
Wayne Kelley  
Felicia Kinard-Hull  
John Lamb  
Shelia Reynolds

**Members Absent:**

Eddie Bartless, Chairman  
Alton Gantt

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**Planning Department Staff Present:**

Phil Lindler, Planning Director  
Austin Goolsby, Planner  
Tracy Moore, Administrative Assistant

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**Agenda Item 2: Approval of Minutes**

The May 28, 2019 minutes were motioned for approval by Shelia Reynolds, seconded by Curtis Coffey and were approved unanimously.

Vice-Chairman Cecil Hill read the rules of procedure.

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**Agenda Item 3: Old Business**

Request number R-19-05-01 (City of Greenwood) by Preservation South. This request is to rezone one tract of land, approximately 3.4 acres, located at 314 Jackson Avenue (G-PIN #6845-581-972) from R4 (Medium Density Residential) to R10 (High Density Residential).

Vice-Chairman Cecil Hill called for an overview of the request, which was provided by Phil Lindler, Director of Planning.

This is a request by Preservation South, as agent, to rezone one tract of land totaling 3.52 acres, located at 314 Jackson Avenue. The request is to rezone from R4 (Medium Density Residential) to R10 (High Density Residential). The intent of this request is to allow for conversion of a dilapidated community center to be redeveloped into a multi-family use with four apartments. The remainder of the site would be used for residential.

Surrounding zoning includes R4 to the north, west and east; and LIW to the south. Surrounding land uses includes residential to the east and west, a church to the north and vacant industrial property to the south.

The Comprehensive Plan denotes this area as High Density Residential on the Future Land Use Map. High Density Residential is identified for areas around the Greenwood City Center. The current R4 designation is comparable to the existing lot sizes within the Greenwood Mill Village. The Greenwood Mill Village contains single family residential units and duplexes.

This request was withdrawn by the applicant prior to the May 28 meeting.

Vice Chairman Cecil Hill opened the public hearing.

The following spoke in favor of the request:

**Kyle Campbell, 506 Hollycreek Drive** – stated he is the applicant and owner of Preservation South. In an attempt to reutilize the community building, the only way to make it financially viable, is to turn it into four (4) apartments, and the current zoning (R4) does not allow for this quantity of apartments. He reiterated that he is not a developer and has no plans for developing the remainder of the lot aside from the actual building. As he was looking for what would be good uses for the community building, he saw that commercial use was not a fit and the Comprehensive Plan for the City of Greenwood called for the use to be high density residential, which allowed for the aforementioned apartments.

The following spoke in opposition of the request:

**Thomas Luker, 306 Jackson Ave.** – stated he believes most people in the community would love to see the community center saved, but his concern is the re-zoning of the entire tract. He said the only access to this land is through the neighborhood, which has very narrow streets and to have high density housing in the center of our neighborhood would not be good.

**Susan Lawrence, 312 Jackson Avenue** – stated she wants to see the building saved, she would rather it not be apartments. She said her concern is for the town. Mr. Campbell saved the town the funds of tearing the building down and he also paid the back taxes and fees to acquire the property. She made a statement that perhaps the town could help Mr. Campbell out by planting poplar trees or something as a buffer to block the view of the unpleasant sights owned by the town that is neighboring property.

**James Charles, 713 Chinquapin Road** – stated he owns property joining this parcel. His concern is added traffic and additional crime. He is in favor of only rezoning the piece where the community center sits, not the entire tract.

Vice Chairman Cecil Hill called for recommendations.

*Staff:* Recommends approval of the request due to compatibility with the Comprehensive Plan.

*Zoning Committee:* Recommends approval of the request due to compatibility with the Comprehensive Plan.

Vice-Chairman Hill called for discussion from the Commission.

Mr. Lamb inquired as to the size of the apartments. Mr. Campbell responded that the packet included a lay out for reference. He said the community center is about 3,500 square feet so the upper floor will have two two-bedroom, one-bath apartments and the lower floor will have two one-bedroom, one-bath apartments. There will be no additions to the exterior shell of the building, as it is a historic project, it will all be in the existing footprint that you see today.

Mr. Kelley stated that he lives at 310 Lowell Avenue and his fear is if the entire parcel is rezoned, he will be faced with all apartments appearing as a shotgun city.

Vice-Chairman Hill called for a motion.

**Action Taken:**

John Lamb made a motion to approve the request, seconded by Sheila Reynolds. Mr. Dunton asked for clarification as to whether this motion was to rezone the entire tract or just the community center building portion. Mr. Lamb asked for an explanation of the rezoning possibilities, which was provided by Phil Lindler, Director of Planning. Mr. Lindler said that this could be spot zoning, as the zoning committee would recommend, however, there are extenuating circumstances since this is a historic structure for rehabilitation purposes on the site. The zoning committee’s recommendation is to rezone just the portion where the building sits, squaring off the properties on the southern end and continuing the line to the southwest and re-zoning just that one portion of the community center to R10. This is the zoning committee’s recommendation.

Mr. Lamb amended his motion to approve the rezoning for the portion at the southeast corner containing the community center itself and the remainder of the parcel remain R4.

The applicant, Mr. Campbell clarified that his request was to rezone the entire parcel, not just the portion with the community center. He explained that spilt zoning would make this property cumbersome, he does not plan to own the building for twenty years, and so his request is to rezone the entire parcel. If this is not rezoned, his project cannot move forward, but he is not seeking split zoning of the parcels.

Mr. Lamb stated that this leads him to believe the applicant has an ulterior motive; Mr. Lamb rescinded his motion to approve.

Mrs. Felicia Kinard-Hull made a motion to deny the original request, seconded by Wayne Kelley.

The motion was denied 8-3, with one abstention.

Motion to deny the Request R-19-05-01 (8-3 vote), 1 abstention			
PC Member	In Favor	Opposed	Abstain
William Booker	√		
R. Todd Calhoun	√		
Curtis Coffey		√	
Janice Coffey	√		
Calvin Culberston	√		
Jason Dunton	√		
Kathy Nave-Felder	√		
Cecil Hill		√	
Felicia Kinard Hull	√		
Wayne Kelley	√		
John Lamb			√
Shelia Reynolds		√	

Mr. Hill confirmed the final vote was to deny the request, the recommendation of denial will be sent to the Greenwood City Council for final vote on the third Monday in July.

*Agenda Item 4: New Business*

Request number R-19-06-01 and R-19-06-02 (District 2) by Robert M. Haynie. This request is to rezone two tracts of land, totaling 107.34 acres, located at 2307 and 2317 Bypass 25 SE (G-PIN #6854-722-653 (portion) and 6854-665-545) from R-5 (Multi-Family Residential) to C-2 (General Commercial).

Vice Chairman Hill called for an overview of the request, which was provided by Phil Lindler, Director of Planning.

This is a request by Robert M Haynie, as applicant, to rezone two parcels of land, approximately 107.34 acres, located 2307 and 2317 Bypass 25 SE from R-5 (Medium Family Residential) to C-2 (General Commercial). There are no plans for development at this time, but the applicant would like to market the property as commercial.

Surrounding zoning includes C-2 (General Commercial) to the north; PDD (Planned Development) to the south, C-2 (General Commercial) to the west and R-5 (Multi-Family Residential) to the east. The surrounding uses include commercial to the west and north, vacant property to the east, and residential to the south.

The Comprehensive Plan denotes this area Medium Density Residential and a small portion as Commercial Development. The medium density residential category of the future land use map consists of land use that typically acts as a transition area between low density and high density residential land use areas. This future land use category includes single-family and multi-family dwellings in small lot subdivisions, zero lot line and patio home developments, duplexes, apartments, and townhomes at densities of no more than one home per 6,000 square feet of land area or no more than 12 dwelling units per acre. The commercial development area allows for multiple commercial, retail and office uses.

Vice Chairman Hill opened the public hearing.

The following spoke in favor of the request:

**Robert Haynie, 304 Lodge Drive** – stated he submitted this request on behalf of a client, the Arnold Family, who simply wants to sell it. Mr. Haynie said he also represented properties for Greenwood Holding Corporation in the past so he approached Jay Self about the tract owned by Greenwood Holding Corporation, which sits above the Arnold property. Mr. Haynie suggested the property would be more beneficial for both owners and more attractive to a developer if it were all zoned to General Commercial, as it would be more compatible with surrounding land uses. Mr. Self agreed to have Mr. Haynie represent Greenwood Holding Corporation in this request.

**Darryl Dodgen, Hwy 25 South** – is happy to see that this property may be developed commercially rather than a housing development, as his motorcycle shop is nearby, where he has been shot at three times already from an existing apartment complex.

Vice Chairman Cecil Hill called for recommendations.

*Staff:* Recommends approval of the request due to compatibility with the Comprehensive Plan.

*Zoning Committee:* Recommends approval of the request due to compatibility with the Comprehensive Plan.

Vice-Chairman Hill called for discussion from the Commission. There was no discussion.

Vice-Chairman Hill called for a motion.

**Action Taken:**

Mr. Lamb made a motion to approve the request, seconded by Mr. Kelley. The motion was approved, unanimously.

Motion to approve Request R-19-06-01 & R-19-06-02 (12-0 vote)			
PC Member	In Favor	Opposed	Abstain
William Booker	√		
R. Todd Calhoun	√		
Curtis Coffey	√		
Janice Coffey	√		
Calvin Culberston	√		
Jason Dunton	√		
Kathy Nave-Felder	√		
Cecil Hill	√		
Felicia Kinard Hull	√		
Wayne Kelley	√		
John Lamb	√		
Shelia Reynolds	√		

Mr. Hill confirmed the final vote and the recommendation of approval will be sent to Greenwood County Council.

**Agenda Item 5: New Business**

Request number R-19-06-03 (City of Greenwood) by Lander University Foundation. This request is to rezone two parcels of land, totaling 0.31 acres, located at 413 Montague Av and 401 Graydon Av (G-PIN #6846-554-356 and 6846-547-337) from GC (General Commercial) and IP (Institutional Professional) to PDD (Planned Development).

Vice Chairman Hill called for an overview of the request, which was provided by Phil Lindler, Director of Planning.

This is a request by the Lander University Foundation, as agent, for Lander RWS Properties LLC to rezone two parcels of land totaling 0.31 acres, located at 413 Montague Avenue and 401 Graydon Avenue. The request is to rezone from GC (General Commercial) and IP (Institutional Professional) to PDD (Planned Development). The intent of this request is to incorporate the two properties recently acquired by Lander University into the Planned Development District for the Jeff May Athletic Complex.

Surrounding zoning includes GC to the north, east and south and PDD to the west. Surrounding land uses include commercial to the north, east, and south, and a university athletic complex to the west.

The Comprehensive Plan denotes this area as Open Space and Recreation on the Future Land Use Map. Examples of appropriate uses include ball fields, public and private golf courses, tennis courts, parks, greenways, public gardens, playgrounds, conservation areas, nature preserves, open spaces, greenways, trails, recreation centers and facilities, and sports complexes.

The Lander University PDD allows for recreational uses, athletic facilities and additional signage on the site.

Vice Chairman Cecil Hill opened the public hearing.

The following spoke in favor of the request:

**Jeff Beaver, 113 Woodland Way, Director of Engineering at Lander University** – stated the use of this space would be a grassy buffer space between Montague Avenue and the Jeff May complex and could potentially be additional parking for traveling team busses at a later date.

Vice Chairman Cecil Hill called for recommendations.

*Staff:* Recommends approval of the request due to compatibility with the Comprehensive Plan.

*Zoning Committee:* Recommends approval of the request due to compatibility with the Comprehensive Plan.

Vice-Chairman Hill called for discussion from the Commission. There was no discussion.

Vice-Chairman Hill called for a motion.

**Action Taken:**

Wayne Kelley made a motion to approve the request, seconded by Felicia Kinard-Hull. The motion was approved unanimously.

Motion to approve Request R-19-06-03 (12-0 vote)			
PC Member	In Favor	Opposed	Abstain
William Booker	√		
R. Todd Calhoun	√		
Curtis Coffey	√		
Janice Coffey	√		
Calvin Culberston	√		
Jason Dunton	√		
Kathy Nave-Felder	√		
Cecil Hill	√		
Felicia Kinard Hull	√		
Wayne Kelley	√		
John Lamb	√		
Shelia Reynolds	√		

Mr. Hill confirmed the final vote and the recommendation of approval will be sent to Greenwood City Council.

**Agenda Item 6: New Business**

Request number R-19-06-04 (Greenwood County) by the Greenwood County Joint Planning Commission. This request is to amend Sections 6-3-41 and 6-3-117 of the Greenwood County Zoning Ordinance to add standards for Mechanical and Repair Service, Automobile/Truck/Motorcycle Repair or Service or Towing and Impound Lot, or Motor Vehicle Body Shop.

Vice Chairman Hill called for an overview of the request, which was provided by Phil Lindler, Director of Planning.

This is a request by the Greenwood County Joint Planning Commission for amendment to Sections 6-3-41 and 6-3-117 of the Greenwood County Zoning Ordinance related to standards for Mechanical and Repair Service, Automobile/Truck/Motorcycle Repair or Service, Towing and Impound Lot and Motor Vehicle Body Shop.

This proposal would add automobile, truck and motorcycle repair and service as a specified use in the C-2 zoning district. This use has historically been allowed in the C-2 under the general mechanical and repair service category. This amendment would specify the use in C-2.

The amendment would also permit towing and impound yards in the I-1 zoning district.

Lastly, conditions would be added to require mechanical and repair services, automobile/truck/ motorcycle repair or service or towing and impound lots and motor vehicle body shops to meet minimum standards. Lighting would be required to be shielded. If there are more than five vehicles or items on the site, the vehicles/items must be opaquely screened and must comply with all fire, DHEC, EPA and stormwater standards. Pests must be prevented from infesting the site. And, any pre-existing use would have twelve months from the date of approval of the amendment to bring their

properties into compliance with this ordinance. If passed, our department would notify all businesses that have these types of uses on them and let them know that they must have the screening in place.

These requirements are necessary to prevent oil change businesses, auto repair businesses, and impound lots from turning into junkyards gradually over time. There are numerous examples of businesses that have vehicles that are on-site and either aren't claimed by the owner or are stored long-term for parts when the vehicle is not maintained in running condition. These vehicles become eye-sores, continue to accumulate, extend onto other properties or public rights-of-way, and slowly turn into a junkyard which aren't allowed in many zoning districts where auto repair and service is allowed.

Mr. Lindler said he realizes that this is the first time many of the Commission members have seen the request and there is certainly no rush for any final decision at this meeting. He stated the Planning Department simply wanted to provide something to the Commission to discuss.

Vice Chairman Cecil Hill called for recommendations.

Vice-Chairman Hill called for discussion from the Commission. There was no discussion.

Vice-Chairman Hill called for a motion.

**Action Taken:**

Mrs. Janice Coffey made a motion to table the request, seconded by Wayne Kelley. The motion was approved 7-4 with 1 abstention.

Motion to table Request R-19-06-04 (7-4 vote) 1 abstention			
PC Member	In Favor	Opposed	Abstain
William Booker		√	
R. Todd Calhoun	√		
Curtis Coffey	√		
Janice Coffey	√		
Calvin Culberston		√	
Jason Dunton		√	
Kathy Nave-Felder			√
Cecil Hill	√		
Felicia Kinard Hull	√		
Wayne Kelley	√		
John Lamb	√		
Shelia Reynolds		√	

Mr. Hill confirmed the request is tabled for the time being.

**Agenda Item 7: New Business – Land Development Review**

None

**Agenda Item 8: Council Actions**

Greenwood County Council approved the request for Briarwood Solar on Florida Avenue.

Greenwood City Council approved the request for Woodfields Solar on Cambridge Avenue Extension.

**Agenda Item 9: Commercial Development**

None

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*Agenda Item 10: **Committee Reports***

None

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*Agenda Item 11: **Additional Business***

Friday, June 21, 2019 -- South Carolina Chapter of the American Planning Association (SCAPA) had their Summer one day conference for the first time in Greenwood, SC at the Arts Center and about 90 Planners from across the state were in attendance, along with our own Shelia Reynolds, William Booker, Todd Calhoun, Kathy Nave Felder, Jackie Hackett, Chris Hudson, and Phil Lindler.

Mr. Lindler thanked everyone for participating and stated there would be more training opportunities announced in the coming months.

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*Agenda Item 12: **Adjournment***

Vice-Chairman Hill asked for any other business. Seeing none, Mr. Hill adjourned the meeting at 6:33 P.M.

Submitted by Administrative Assistant, Tracy T. Moore