



**Greenwood City/County  
Joint Planning Commission Minutes  
Greenwood County Library  
600 S Main Street  
Greenwood, South Carolina 29646  
July 23, 2019**

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**Agenda Item 1: Called to Order**

The Planning Commission met on July 23, 2019, in the Veteran's Auditorium of the Greenwood County Library, Greenwood, South Carolina. A quorum was established. Chairman Eddie Bartless called the meeting to order at 5:30 PM.

**Members Present:**

Eddie Bartless, Chairman  
Todd Calhoun  
Curtis Coffey  
Calvin Culbertson  
Jason Dunton  
Cecil Hill, Vice-Chairman  
Wayne Kelley  
John Lamb  
Shelia Reynolds

**Members Absent:**

William Booker  
Janice Coffey  
Alton Gantt  
Felicia Kinard-Hull  
Kathy Nave-Felder

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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 June 25, 2019 minutes were motioned for approval by Curtis Coffey, seconded by Wayne Kelley and were approved unanimously.

Chairman Eddie Bartless read the rules of procedure.

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**Agenda Item 3: Old Business**

None

*Agenda Item 4: New Business*

Request number R-19-07-01 (City of Greenwood) by Teresa Wall. This request is to rezone a parcel of land, approximately 0.51 acres, located at 355 Cambridge Ave. W. (G-PIN #6846-662-141) from OP (Office Professional) to NC (Neighborhood Commercial). **Request has been withdrawn by the applicant.**

*Agenda Item 5: New Business*

Request number R-19-07-02 (District 4) by Conrad Paul Leo. This request is to rezone a parcel of land, approximately 0.97 acres, located at 208 Bypass 225 S. (G-PIN #6845-204-829) from C-2 (General Commercial) to R-1 (Single Family Residential).

Chairman Bartless called for an overview of the request, which was provided by Austin Goolsby, Planner.

This is a request by Conrad Paul Leo to rezone one parcel of land, approximately 0.97 acres, located at 208 Bypass 225 S. from C-2 (General Commercial) to R-1 (Single-Family Residential). Mr. Leo wants to turn this into a residential property. Surrounding zoning includes GC (General Commercial) to the north; R1 (Single-Family Residential) to the south; R-1 (Single Family Residential) to the east and west. Surrounding land uses include churches to the north and east. The church to the east wraps around behind the house to the south. West of the property is residential.

The Comprehensive Plan denotes Commercial Development as land area used to conduct business, trade activities, administrative activities, professional activities or services, or personal services. Examples of uses include establishments for wholesale or retail sale of goods and services, restaurants, entertainment facilities, administrative or professional offices, gas stations, grocery stores, personal services, furniture stores, clothing stores, car sales, hotels/motels, and nursery or garden centers. This category can include all types of commercial development, including small-scale and neighborhood commercial. Most of the areas in this category are located along major roadways and at major road intersections. Parking standards in these areas should be based on the type of commercial businesses and signage should be based on amount of road frontage for each business.

Chairman Bartless opened the public hearing.

The following spoke in favor of the request:

None

The following spoke in opposition of the request:

None

Chairman Bartless 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.

Chairman Bartless called for discussion from the Commission. There was no discussion.

Chairman Bartless called for a motion.

**Action Taken:**

Cecil Hill made a motion to approve the request, seconded by Shelia Reynolds. The motion was approved unanimously. The recommendation of approval will go to Greenwood County Council.

Motion to approve the Request R-19-07-02 ( 8- 0 vote)			
PC Member	In Favor	Opposed	Abstain
Eddie Bartless			
Todd Calhoun	√		
Curtis Coffey	√		
Calvin Culbertson	√		
Jason Dunton	√		
Cecil Hill	√		
Wayne Kelley	√		
John Lamb	√		
Shelia Reynolds	√		

Mr. Bartless confirmed the final vote was to approve the request, the recommendation of approval will be sent to the Greenwood County Council.

Chairman Bartless closed the public hearing portion of the meeting.

*Agenda Item 6: Land Development Review*

**Barrington, Phase II – Bonded Final Approval**

The developers of Barrington have acquired the remaining 5.25 acres of property at the rear of the Avalon development and intend to continue the development but refer to this site as Barrington, Phase II. The lot sizes and layouts are the same as previously approved. The proposal is to have 12 buildings containing 46 units of duplexes and four-plexes. The staff has reviewed the request and found that the proposal meets the standards previously approved for the site. Addressing of the individual units is complete. The developer has provided a cost estimate in the amount of \$121,357 to complete the remainder of the work of crusher run, asphalt and rolled curb and gutter. The Greenwood City/County Engineering Department is reviewing this and they recommend that conditional approval be granted on this section subject to the Engineering Department reviewing the cost estimate and insuring this is a correct amount for the remainder of the work to be completed and the developer providing a cost estimate, and that value not to exceed 125%.

Chairman Bartless made a motion to approve the request, provided the County is satisfied with the bond, seconded by Cecil Hill. The motion was approved unanimously.

Motion to approve Barrington, Phase II ( 8- 0 vote)			
PC Member	In Favor	Opposed	Abstain
Eddie Bartless			
Todd Calhoun	√		
Curtis Coffey	√		
Calvin Culbertson	√		
Jason Dunton	√		
Cecil Hill	√		
Wayne Kelley	√		
John Lamb	√		
Shelia Reynolds	√		

**Pavilion Area at the Village and Cottages at Palmetto Crossing PDD**

The developer of the Village and Cottages at Palmetto Crossing propose to construct a lakeside pavilion for the residents/guests of the cottages within the Village & Cottages at Palmetto Crossing PDD. Specifically, the addition would

be an enclosed structure with outdoor seating area and golf cart parking. The approved master plan for the site does not show this addition. Therefore, staff is unable to approve the request without Planning Commission review. The question before the Commission is whether this is a minor change which is approvable by the Planning Commission or whether this is a major change to the master plan which would require amendment of the Planned Development by the Planning Commission and County Council with public notice and hearing.

Chairman Bartless said he thinks when different buildings are added to a PDD, the request should come back before the Planning Commission as a public hearing.

Mr. Lamb made a motion to bring the request to the August 2019 Planning Commission as a public hearing, seconded by Shelia Reynolds. The motion was approved unanimously.

Motion to bring the request of a Pavilion Area at the Village and Cottages at Palmetto Crossing to August Planning Commission Meeting as a Public Hearing ( 8- 0 vote)			
PC Member	In Favor	Opposed	Abstain
Eddie Bartless			
Todd Calhoun	√		
Curtis Coffey	√		
Calvin Culbertson	√		
Jason Dunton	√		
Cecil Hill	√		
Wayne Kelley	√		
John Lamb	√		
Shelia Reynolds	√		

**Clark Avenue – Potential Zoning Map Error**

Recently a citizen inquired about the zoning of their property on Clark Avenue. They were told that the property was zoned C-2 (General Commercial). The citizen inquired why the street, which has been a residential street for many years, would be commercial. Upon review of our maps and files, the properties on Clark Avenue have been zoned C-2 since at least 1999 when the paper zoning maps were digitized and first entered into the County’s GIS system. The newest home was constructed in 1987 which predates the digitizing of the maps.

Staff does not have the ability to change the maps without approval by the Planning Commission if identified as an error, if it is uncertain what the zone is identified as and especially one that has been ongoing for some time. The question before the Commission is whether the property should be C-2 (General Commercial) or R-2 (Single Family Residential).

Chairman Bartless confirmed that residents are taxed on the property use, not the property zone.

Mr. Culbertson made a motion to correct the map to R-2, seconded by Wayne Kelly. The motion was approved unanimously.

Motion to correct the map to R-2 ( 8- 0 vote)			
PC Member	In Favor	Opposed	Abstain
Eddie Bartless			
Todd Calhoun	√		
Curtis Coffey	√		
Calvin Culbertson	√		
Jason Dunton	√		
Cecil Hill	√		
Wayne Kelley	√		
John Lamb	√		
Shelia Reynolds	√		

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*Agenda Item 7: Council Actions*

Greenwood County Council -- None

Greenwood City Council -- None

Town of Ninety Six -- None

Town of Ware Shoals -- None

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*Agenda Item 8: Commercial Development*

New Office Space at Teijin Facility 1142 Hwy 246 South

Popeye's Louisiana Kitchen 1211 Bypass 72NE

Auto Paint Facility, Ballentine Ford, Bypass 72NE

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*Agenda Item 9: Committee Reports*

None

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*Agenda Item 10: Adjournment*

Chairman Bartless asked for any other business. Seeing none, Mr. Bartless adjourned the meeting at 5:56 P.M.

Submitted by Administrative Assistant, Tracy T. Moore