

# Spartanburg County

## MINUTES

Planning and Development Commission  
October 6, 2009

**Members**

**Present:**

Whit Kennedy  
Doug Brackett, Secretary  
David Burnett  
Donna Turner Williams  
Les Green  
E. Kent Miller  
Phillip Lawson  
John Campbell

**Members**

**Absent**

Jerry Gaines

**Staff**

**Present**

Laurie Horton  
Allison Ezell  
Savannah Sabo  
Edwin Haskell

**1. Call to Order**

Whit Kennedy called the meeting to order.

**2. Approval of Minutes of September 1, 2009**

Doug Brackett made a motion to approve the September 1, 2009 minutes as submitted. Les Green seconded the motion. The vote carried unanimously.

**3. Old Business**

None

**4. New Business**

None

**5. Public Hearing**

None

**6. Discussion Items**

None

**7. Unified Land Management Ordinance #0-99-015**

**A. Subdivisions**

**1. Major (Preliminary Plats)**

None

**2. Major (Final Plats)\***

- a. Stonewood Crossing Section IIIA
- b. Woodfin Ridge Section V
- c. Nicole Eileen

Allison Ezell recommended for the Planning Commission to read Stonewood Crossing Section IIIA, Woodfin Ridge Section V and Nicole Eileen into the record as approved.

John Campbell made a motion to read Stonewood Crossing Section IIIA, Woodfin Ridge Section V and Nicole Eileen into the record as approved. E. Kent Miller seconded the motion. The vote carried unanimously.

**3. Minor (Summary Plats)\***

- a. Jimmy D. Chavis
- b. Brook Park

Allison Ezell recommended for the Planning Commission to read Jimmy D. Chavis and Brook Park into the record as approved.

E. Kent Miller made a motion to read Jimmy D. Chavis and Brook Park into the record as approved. John Campbell seconded the motion. The vote

carried unanimously.

**4. Minor (Private Road Developments)\***

None

**5. Minor (Family Property)**

None

**B. Land Development**

**1. Major (Preliminary Plats)**

None

**2. Major (Final Plats) \***

None

**3. Major (Site Plans)**

a. Artep Warehouses #10

Laurie Horton gave some background information on the project and recommended approval with all reviews in. She stated that the project did not fall under the new Design Standards. The State had already approved the drive way.

Phillip Lawson made a motion to grant preliminary approval with all reviews in. Les Green seconded the motion. The carried unanimously.

b. Starrwood Chipping

Laurie Horton gave some background information on the project and recommended approval. She stated that they would only be using 2 acres of the total acreage of 11.39 for wood chipping. The site is located on a commercial property currently used for a storage yard and warehousing facility. The operation will be located 50 feet or more from the property boundaries and 200 feet or more from residences, exceeding the required buffers. The facility will be 200 feet from any stream or river and 100 feet away from a drinking water well.

The access to the wood chipping facility will be provided via all-weather access road from Reidville Road and will be controlled by fencing and a lockable entrance gate.

Mrs. Horton stated that the facility was not located in a flood plain. The processed wood chipping material would be placed in windrows to be eight feet high and sixteen feet wide constructed parallel on the site. The windrows will have alleyways of at least thirty feet width between and around ends for fire protection.

The facility will not process any yard trash or municipal type waste or open burning of wood. Mrs. Horton stated that the project would meet the Ordinance. They would need a letter of approval from the Planning Commission for DHEC, and once staff gets DHEC's permit then the Land Use Staff will issue the permit.

Whit Kennedy questioned the access into the facility and whether we would require the drive to be paved. Mrs. Horton stated that the Ordinance did not require a paved surface for a wood chipping facility or for a project that did not require more than 20 parking spaces. Mrs. Horton stated that since there would not be a new building constructed then the new Design Standards would not apply to this project. Edwin Haskell stated that the Planning Commission Members need to treat as heavy industrial since the noise exceeds more than 45 decibels. Edwin Haskell stated that the noise would be the main issue with this project due to the wood chipping machine and this would be a different issue other than the Planning Approval process.

The Planning Commission Members discussed the different buffer yard options and agreed that this project would be considered as heavy industrial. Mrs. Horton stated that the adjoining property was considered agricultural with a residence so the required buffer yard would be a class 4, and would step up to a class 5 buffer yard if considered heavy industrial. Laurie Horton stated that the only difference between a class 5 buffer yard and class 6 buffer yard would be the amount of trees required. The Planning Commission members agreed that the project would be approved if the required buffer yard for heavy industrial was planted.

E. Kent Miller made a motion to approve the project under the stipulation that the required buffer for heavy industrial would be planted against the adjoining agricultural property with a residence. John Campbell seconded the motion. The vote carried unanimously.

**4. Minor (Summary Plats) \***

None

**5. Major (Summary Plats)\***

None

**6. Preliminary Extension Request**

None

**7. Other Business**

None

**8. Adjournment**

Donna Turner Williams made a motion to adjourn. Les Green seconded the motion. The vote carried unanimously. The meeting adjourned at 5:14 p.m.

By: \_\_\_\_\_  
Doug Brackett, Planning Commission Secretary

Prepared by:  
Planning Department Staff