



# Spartanburg County

## Planning and Development Department

### MINUTES

Planning and Development Commission  
County Council Chambers, 4:30 p.m.  
**January 09, 2019**

**Members**

**Present:**

Whit Kennedy, Chairman  
Toby McCall, Vice Chairman  
Allen Newman  
Les Green  
Jerry Gaines  
Martial Robichaud  
Donna Turner Williams

**Members**

**Absent:**

Doug Brackett, Secretary  
Stewart Winslow

**Staff Present:**

John Harris, County Attorney  
Joan Holliday, Interim Planning Director  
Josh Henderson, Senior Planner  
Leigh Davis, Senior Planner  
Richie Smith, Development Coordinator

*NOTICE: Pursuant to Section 30-4-80 of the S.C. Code of Laws, the annual notice of meetings for this Commission was provided on or before January 1, 2015 via the County website. In addition, the Agenda for this Meeting was posted on the bulletin board at the entrance to the Administration Building as well as on the County's website and was emailed to all persons, organizations, and news media requesting notice.*

**1. Call to Order**

Chairman Whit Kennedy called the meeting to order.

**2. Approval of Minutes (December 04, 2018 Regular Meeting)**

Jerry Gaines made a motion to approve the December 04, 2018 minutes as submitted.  
Donna Turner Williams seconded the motion. The motion carried with vote of 7 to 0.

**3. Old Business – None**

**4. New Business – None**

**5. Public Hearing – None**

**6. Discussion Items – None**

**7. Unified Land Management Ordinance (No. O-99-015)**

**A. Subdivisions**

**1. Major (Preliminary Plats) –**

**a. Bella Casa**

Josh Henderson presented the following Staff Report:

**Factual Dates**

a. Plats and Application received	12/07/2018
b. Planning Commission deadline date	12/11/2018
c. Planning Commission Meeting	01/08/2018

**Background Information**

South Tyger Properties has submitted an application for a single-family patio home residential subdivision. The proposed development is located on 25.68 acres of the parcel along Bennett Dairy Road in Spartanburg, SC. There is a building on the parcel that will be removed during the development process. The developer is proposing 97 single-family patio home residential lots. Common open space required for the proposed patio home development at 10% of the 25.68 acres is 2.568 acres and the developer is proposing 2.60 acres or approximately 10.12%. The subdivision will have three new roads measuring 0.65 total miles, which will be dedicated to Spartanburg County for maintenance.

**Staff Recommendation**

Staff recommends that the Planning Commission conditionally grant preliminary plat approval for Bella Casa, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater and submittal of a plat subdividing the parcel in question, which will result in the parcel meeting all requirements in the ULMO.

Josh Henderson presented the Commission with an aerial view, site plan, and street view of the property.

Jerry Gaines questioned the future development lots. Mr. Henderson clarified that Planning Commission approval does not include the future development area, which will be submitted as summary plat lots with access to the existing county roads.

Toby McCall made a motion to grant conditional preliminary plat approval for Bella Casa, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater and submittal of a plat subdividing the parcel in question, which will result in the parcel meeting all requirements in the ULMO. Donna Turner Williams seconded the motion. The motion carried with a vote of 7 to 0.

**b. Pleasant Falls**

Josh Henderson presented the following Staff Report:

**Factual Dates**

- a. Plats and Application received 12/11/2018
- b. Planning Commission deadline date 12/11/2018
- c. Planning Commission Meeting 01/08/2019

**Background Information**

Sill Homes has submitted an application for a single-family patio home residential subdivision. The proposed development is located on 15.52 acres of the parcels along Anderson Mill Road in Moore, SC. There are residential structures on a portion of the parcels; however those portions of the parcels are being reviewed under a summary plat. The developer is proposing 60 single-family patio home residential lots. Common open space required for the proposed patio home development at 10% of the 15.52 acres is 1.55 acres and the developer is proposing 1.83 acres or approximately 11.79%. The subdivision will have four new roads measuring 0.34 total miles, which will be dedicated to Spartanburg County for maintenance.

**Staff Recommendation**

Staff recommends that the Planning Commission conditionally grant preliminary plat approval for Pleasant Falls, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, SWS (water), Encroachment Permit submitted to SCDOT, and submittal of a plat combining the parcels in question, which will result in the parcel meeting all requirements in the ULMO. There is also a contingency to submit a revised preliminary plat indicating the sight easements per SCDOT requirements and revising the front setback on the cul-de-sac lots.

Josh Henderson presented the Commission with an aerial view, site plan, and street view of the property.

Mr. Henderson alerted the Commission that there is an outstanding issue over the ownership of the parcels involved. John Harris offered to research the issue while the meeting continued. Jerry Gaines made a motion to postpone a decision to later in the agenda. Toby McCall seconded the motion. The motion carried with a vote of 7 to 0.

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

Josh Henderson requested the following to be read into the record as approved:

**a. The Village at Anderson Mill Ph. 1**

Les Green made a motion to read The Village at Anderson Mill Ph. 1 into the record as an approved Major Final Plat. Donna Turner Williams seconded the motion. The motion carried with a vote of 7 to 0.

**b. Myers Park Ph. 3**

Allen Newman made a motion to read Myers Park Ph. 3 into the record as an

approved Major Final Plat. Les Green seconded the motion. The motion carried with a vote of 7 to 0.

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

Josh Henderson requested the following to be read into the record as approved:

**a. Academy**

Toby McCall made a motion to read Academy into the record as an approved Minor Summary Plat. Martial Robichaud seconded the motion. The motion carried with a vote of 7 to 0.

**b. Pacolet Milliken Enterprises, Inc.**

Donna Turner Williams made a motion to read Pacolet Milliken Enterprises, Inc. into the record as an approved Minor Summary Plat. Allen Newman seconded the motion. The motion carried with a vote of 7 to 0.

**c. Wilkins Road**

Les Green made a motion to read Wilkins Road into the record as an approved Minor Summary Plat. Donna Turner Williams seconded the motion. The motion carried with a vote of 7 to 0.

**d. Chevalier's Custom Homes, LLC**

Toby McCall made a motion to read Chevalier's Custom Homes, LLC into the record as an approved Minor Summary Plat. Allen Newman seconded the motion. The motion carried with a vote of 7 to 0.

**e. Tracy L. Burch**

Donna Turner Williams made a motion to read Tracy L. Burch into the record as an approved Minor Summary Plat. Les Green seconded the motion. The motion carried with a vote of 7 to 0.

**f. Andrew Cale & Nate Hannu**

Toby McCall made a motion to read Andrew Cale & Nate Hannu into the record as an approved Minor Summary Plat. Les Green seconded the motion. The motion carried with a vote of 7 to 0.

**g. Lattimore**

Allen Newman made a motion to read Lattimore into the record as an approved Minor Summary Plat. Les Green seconded the motion. The motion carried with a vote of 7 to 0.

**h. MacDonald**

Jerry Gaines made a motion to read MacDonald into the record as an approved Minor Summary Plat. Donna Martial Robichaud seconded the motion. The motion carried with a vote of 7 to 0.

**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 Plan) – None
  4. Minor (Summary Plats) \* - None
  5. Major (Summary Plats) \* - None
  6. Preliminary Extension Request - None
8. Proposed Amendments & Action Items – None
9. Other Business
- a. Monthly Subdivision and Land Use Report

Chairman Kennedy advised the Commission that he, John Harris, Joan Holliday, and new County Administrator, Cole Alverson, met with Councilman Nutt and new Chairman Lynch to discuss moving forward with Area Performance Planning. The goal is to bring the Comprehensive Plan with minor text amendments back before County Council in their January meeting.

Attorney Harris advised the Commission that all the deeds have been recorded for Pleasant Falls; however, the Assessor had not updated their records due to a discrepancy in acreage.

Jerry Gaines made a motion to bring Pleasant Falls back to consideration before the Commission and grant conditional preliminary plat approval for Pleasant Falls, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, SWS (water), Encroachment Permit submitted to SCDOT, and submittal of a plat combining the parcels in question, which will result in the parcel meeting all requirements in the ULMO. There is also a contingency to submit a revised preliminary plat indicating the sight easements per SCDOT requirements and revising the front setback on the cul-de-sac lots. Martial Robichaud seconded the motion. The motion carried with a vote of 7 to 0.

**10. Adjournment**

There being no other business, Les Green made a motion to adjourn. Jerry Gaines seconded the motion. The motion carried with a vote of 7 to 0.

By: \_\_\_\_\_  
Doug Brackett, Planning Commission Secretary  
Prepared by: Planning and Development Department Staff

\* These items require no action other than being read into the minutes.