



County Council Committee Minutes

Land Use Committee January 28, 2019

The Land Use Committee of Spartanburg County Council met on Monday, January 28, 2019, in County Council Chambers of the County Administrative Office Building. In compliance with the Freedom of Information Act, notice of this meeting was provided in advance to the local news media and other interested parties. The following were in attendance: Honorable Roger Nutt, Chairman; Honorables Manning Lynch and David Britt, Committee Members; along with Honorables Michael Brown, Jack Mabry, Whitney Farr, and Bob Walker, Council Members. Also attending were Cole Alverson, County Administrator; Jim Hipp, Deputy County Administrator; John Harris, County Attorney; and Ginny Dupont, County Attorney.

I.

Chairman Nutt called the meeting to order.

II.

- A. Ms. Joan Holliday, Interim Planning Director, presented information in reference to an Ordinance adopting the **"2019 Comprehensive Plan for Spartanburg County"** entitled "Forward Together: Building A Better Spartanburg County." (Presentation included in backup) The Comprehensive Plan is a requirement set out in the South Carolina Local Government Comprehensive Planning Enabling Act of 1994. It is codified as South Carolina Code of Laws Title 6 Chapter 29. South Carolina Code of Laws 6-29-510 provides information regarding the Comprehensive Planning Process. Section A states that the local Planning Commission shall develop and maintain a planning process which will result in the systematic preparation and continual re-evaluation and updating of those elements considered critical, necessary, and desirable to guide the development and redevelopment of its area of jurisdiction. Section B states that surveys and studies on which planning elements are based must include consideration of potential conflicts with adjacent jurisdictions and regional plans or issues. Section C requires that the basic planning process for all planning elements must include, but not be limited to: (1) inventory of

existing conditions; (2) a statement of needs and goals, and (3) implementation strategies and timeframes. Section D requires that a local Comprehensive Plan must include, but not be limited to, the following planning elements: (1) Population; (2) Economic Development; (3) Natural Resources; (4) Cultural Resources; (5) Community Facilities; (6) Housing; (7) Land Use; (8) Transportation; and (9) Priority Investment. Section E requires that all planning elements must be an expression of the Planning Commission recommendations to the appropriate governing bodies with regard to the wise and efficient use of public funds, the future growth, development, and redevelopment of its area of jurisdiction, and consideration of the fiscal impact on property owners. The planning elements whether done as a package or in separate increments together comprise the Comprehensive Plan for the jurisdiction at any one point in time. The local Planning Commission shall review the Comprehensive Plan or elements of it as often as necessary, but not less than once every five years, to determine whether changes in the amount, kind, or direction of development of the area or other reasons make it desirable to make additions or amendments to the plan. The Comprehensive Plan, including all elements of it, must be updated at least every ten years. Citizen Input Meetings, in addition to stakeholder discussions, have been held. Planning Staff advertised and held four Public/Citizen Input Meetings in May of 2018. The Statute requires that Elements of the Comprehensive Plan be adopted prior to the adoption of zoning ordinances and/or subdivision regulations. The majority of this Plan is based on public data sources and various Plans that County Council has already approved or endorsed, or County Council has representation on the committees. Each Plan that was incorporated into the Comprehensive Plan, such as One Spartanburg and the SPATS (Spartanburg Area Transportation System) Long Range Transportation Plans, had its own, separate public input process. The Planning Commission passed a resolution in July 2018, as required under South Carolina Code of Laws 6-29-520, recommending to the Spartanburg County Council the adoption of the Plan. There have been a few changes. A great deal of the data and maps have been moved to appendices. Some items have been completed, so the Plan has been updated to reflect the changes, and a few goals have been tweaked or removed because they did not fit within County Council's Strategic Plan. The tentative Comprehensive Plan Schedule is to hold first reading on January 28, 2019; second reading and public hearing on March 18, 2018; and third reading on April 15, 2018. Mr. Nutt thanked Mr. Alverson, Ms. Holliday and the Planning Staff for working hard to get this ready for the January meeting. The pieces of the Comprehensive Plan had a lot of input from a lot of people, and all those pieces came together to make the Comprehensive Plan. Mr. Nutt encouraged everyone to read the

Comprehensive Plan and stated that it is not a policy document. It is a guidance document. Mr. Nutt pointed out that in the beginning of the Comprehensive Plan, a bullet point states the Plan acknowledges private property rights as the foundation of our decision-making process. It is important to properly balance public needs with private property rights. True freedom does not exist without these rights. Motion made by Mr. Lynch to render first reading to the Ordinance. Motion seconded by Mr. Britt and carried.

- B. Updated Planning Department Reports on Development Activity were received.

Meeting adjourned.