



# Spartanburg County

## Planning and Development Department

### MINUTES

Planning and Development Commission  
County Council Chambers, 4:30 p.m.  
**February 05, 2019**

**Members**

**Present:**

Whit Kennedy, Chairman  
Doug Brackett, Secretary  
Allen Newman  
Les Green  
Jerry Gaines  
Donna Turner Williams  
Stewart Winslow

**Members**

**Absent:**

Toby McCall, Vice Chairman  
Martial Robichaud

**Staff Present:**

John Harris, County Attorney  
Josh Henderson, Senior Planner  
Leigh Davis, Senior Planner  
Tia Harris, Development Coordinator  
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 (January 08, 2019 Regular Meeting)**

Doug Brackett made a motion to approve the January 08, 2019 minutes as submitted.  
Jerry Gaines seconded the motion. The motion carried with vote of 6 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. International Park Drive (Road Only)**

Josh Henderson presented the following Staff Report:

**Factual Dates**

a. Plats and Application received	01/08/2019
b. Planning Commission deadline date	01/15/2019
c. Planning Commission Meeting	02/05/2019

**Background Information**

Jimmy Gibbs has submitted an application to develop a commercial road. International Park Drive is designed to be accessed from Warren H. Abernathy Hwy. (Hwy. 29) and be used to access a mixture of development. The new commercial roadway will be built upon approximately 2.029 acres of right-of-way and consists of roughly 0.27 miles of new road, which will be dedicated to Spartanburg County for maintenance.

**Staff Recommendation**

Staff recommends that the Planning Commission conditionally grant the preliminary plat approval for International Park Drive contingent upon receiving approvals from Spartanburg County Engineering and Stormwater and Spartanburg County Road Naming.

Donna Turner Williams arrived during the reading of the staff report.

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

Les Green made a motion to grant conditional preliminary plat approval for International Park Drive, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater and Spartanburg County Road Naming. Donna Turner Williams seconded the motion. The motion carried with a vote of 7 to 0.

**b. Turner Farms Ph. 2**

Josh Henderson presented the following Staff Report:

**Factual Dates**

a. Plats and Application received	01/11/2019
b. Planning Commission deadline date	01/15/2019
c. Planning Commission Meeting	02/05/2019

**Background Information**

M Seay, LLC has submitted an application for a single-family residential subdivision. The proposed development is located on 19.83 acres of the parcel

along Parris Bridge Road in Boiling Springs, SC. There is a building on a portion of the parcel that will be removed during the development process. The developer is proposing 30 single-family residential lots. The subdivision will have 0.25 total miles of new roadbed, which will be dedicated to Spartanburg County for maintenance.

**Staff Recommendation**

Staff recommends that the Planning Commission conditionally grant preliminary plat approval for Turner Farms Ph. 2, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, submittal of an Encroachment Permit to SCDOT, go through the process to dedicate r.o.w. to SCDOT or place the pins back in their current locations, and submittal of a plat subdividing the parcel 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 adding or relocating a hydrant to be within 1000’ of all proposed lots.

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

Allen Newman made a motion to grant conditional preliminary plat approval for Turner Farms Ph. 2, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, submittal of an Encroachment Permit to SCDOT, go through the process to dedicate r.o.w. to SCDOT or place the pins back in their current locations, and submittal of a plat subdividing the parcel 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 adding or relocating a hydrant to be within 1000’ of all proposed lots. Stewart Winslow seconded the motion. The motion carried with a vote of 7 to 0.

**c. Villas at Woodfin Ridge**

Allen Newman is the owner of this property. He recused himself from the voting on this project and left the room.

Josh Henderson presented the following Staff Report:

<b>Factual Dates</b>	
a. Plats and Application received	01/15/2019
b. Planning Commission deadline date	01/15/2019
c. Planning Commission Meeting	02/05/2019

**Background Information**

Obsidian Construction, LLC has submitted an application for a single-family patio home residential subdivision. The proposed development is located on the 5.14 acre parcel at the end of Brunswick Ln. in Inman, SC and is currently vacant. The developer is proposing 17 single-family patio home residential lots. Common open space required for the proposed patio home development at 10% of the 5.14 acres is 0.514 acres and the developer is proposing 0.514 acres. The subdivision will be extending Brunswick Ln. by 0.09 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 Villas at Woodfin Ridge, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Building Codes (fire hydrant location approval), and SWS (water).

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

Jerry Gaines asked if the road names were mislabeled. Mr. Henderson advised the Commission that the roads would be reviewed by Road Naming at the Final Plat stage.

Doug Brackett made a motion to grant conditional preliminary plat approval for Villas at Woodfin Ridge, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Building Codes (fire hydrant location approval), and SWS (water). Donna Turner Williams seconded the motion. The motion carried with a vote of 6 to 0.

Allen Newman returned to the meeting.

**d. Paddock Point**

Josh Henderson presented the following Staff Report:

**Factual Dates**

- a. Plats and Application received 01/15/2019
- b. Planning Commission deadline date 01/15/2019
- c. Planning Commission Meeting 02/05/2019

**Background Information**

Mark III Properties, has submitted an application for a single-family patio home residential subdivision. The proposed development is located on 67.45 acres of the parcels along Brice Rd. in Roebuck, SC. There are structures on the parcels that will be removed during the development process. The developer is proposing 207 single-family patio home residential lots. Common open space required for the proposed patio home development at 10% of the 67.45 acres is 6.74 acres and the developer is proposing 24.60 acres or approximately 33%. The subdivision will have 1.28 total miles of new roadbed, which will be dedicated to Spartanburg County for maintenance.

**Staff Recommendation**

Staff recommends that the Planning Commission conditionally grant preliminary plat approval for Paddock Point, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, submittal of an Encroachment Permit to SCDOT, and submittal of a plat subdividing and combining the parcels 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.

Les Green made a motion to grant conditional preliminary plat approval for Paddock Point, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, submittal of an Encroachment Permit to SCDOT, and submittal of a plat subdividing and combining the parcels 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.

**e. Surrey Heights**

Josh Henderson presented the following Staff Report:

**Factual Dates**

- a. Plats and Application received 01/15/2019
- b. Planning Commission deadline date 01/15/2019
- c. Planning Commission Meeting 02/05/2019

**Background Information**

Mark III Properties, has submitted an application for a single-family patio home residential subdivision. The proposed development is located on 47.22 acres of the parcels along E. Blackstock Rd. in Spartanburg, SC. There is a structure on one of the parcels that will be removed during the development process. The developer is proposing 200 single-family patio home residential lots. Common open space required for the proposed patio home development at 10% of the 47.22 acres is 4.72 acres and the developer is proposing 6.72 acres or approximately 14%. The subdivision will have 1.26 total miles of new roadbed, which will be dedicated to Spartanburg County for maintenance.

**Staff Recommendation**

Staff recommends that the Planning Commission conditionally grant preliminary plat approval for Surrey Heights, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, SWS (water), submittal of an Encroachment Permit to SCDOT, and submittal of a subdivision and combination plat.

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

Donna Turner Williams made a motion to grant conditional preliminary plat approval for Surrey Heights, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, SWS (water), submittal of an Encroachment Permit to SCDOT, and submittal of a subdivision and combination plat. Stewart Winslow seconded the motion. The motion carried with a vote of 7 to 0.

**f. Durham Farms**

Josh Henderson presented the following Staff Report:

**Factual Dates**

- a. Plats and Application received 01/15/2019
- b. Planning Commission deadline date 01/15/2019
- c. Planning Commission Meeting 02/05/2019

**Background Information**

Mark III Properties, has submitted an application for a single-family patio home residential subdivision. The proposed development is located on the 88.65 acre parcel along Zimmerman Rd. in Spartanburg, SC and is currently vacant. The developer is proposing 261 single-family patio home residential lots. Common open space required for the proposed patio home development at 10% of the 88.65 acres is 8.87 acres and the developer is proposing 38.31 acres or approximately 43%. The subdivision will have 1.47 total miles of new roadbed, which will be dedicated to Spartanburg County for maintenance.

**Staff Recommendation**

Staff recommends that the Planning Commission conditionally grant preliminary plat approval for Durham Farms, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater and submittal of an Encroachment Permit to SCDOT.

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

Doug Brackett made a motion to grant conditional preliminary plat approval for Durham Farms, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater and submittal of an Encroachment Permit to SCDOT. Les Green seconded the motion. The motion carried with a vote of 7 to 0.

**g. Berkeley Patio Homes**

Josh Henderson presented the following Staff Report:

**Factual Dates**

- a. Plats and Application received 01/15/2019
- b. Planning Commission deadline date 01/15/2019
- c. Planning Commission Meeting 02/05/2019

**Background Information**

Mark III Properties, has submitted an application for a single-family patio home residential subdivision. The proposed development is located on 95.27 acres of the parcel along Cannons Campground Rd. in Spartanburg, SC and is currently vacant. The developer is proposing 316 single-family patio home residential lots. Common open space required for the proposed patio home development at 10% of the 95.27 acres is 9.52 acres and the developer is proposing 24.13 acres or approximately 25%. The subdivision will have 2.21 total miles of new roadbed, which will be dedicated to Spartanburg County for maintenance. This will tie into the proposed townhome development that is located adjacent to the proposed subdivision.

**Staff Recommendation**

Staff recommends that the Planning Commission conditionally grant preliminary plat approval for Berkeley Patio Homes, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, SSSD (sewer), and submittal of an Encroachment Permit to SCDOT.

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

Stewart Winslow made a motion to grant conditional preliminary plat approval for Berkeley Patio Homes, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, SSSD (sewer), and submittal of an Encroachment Permit to SCDOT. Allen Newman seconded the motion. The motion carried with a vote of 7 to 0.

**h. The Springs**

Josh Henderson presented the following Staff Report:

**Factual Dates**

- a. Plats and Application received 01/15/2019
- b. Planning Commission deadline date 01/15/2019
- c. Planning Commission Meeting 02/05/2019

**Background Information**

Mark III Properties, Inc. has submitted an application for a single-family patio home residential subdivision. The proposed development is located on the 276.44 acre parcel along Hanging Rock Road and Double Bridge Road in Boiling Springs, SC and is currently vacant. The developer is proposing 785 single-family patio home residential lots. Common space required for the proposed patio home development at 10% of the 276.44 acres is 27.64 acres and the developer is proposing 97.37 acres or approximately 36.48%. The subdivision will have 5.35 total miles of new roadbed, which will be dedicated to Spartanburg County for maintenance. This subdivision previously received Planning Commission conditional approval on August 7, 2018. This plat revises the internal proposed street configuration and increases the total number of lots by 5.

**Staff Recommendation**

Staff recommends that the Planning Commission conditionally grant preliminary plat approval for The Springs, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater including any required stream and wetland buffers, SWS (water), and SSSD (sewer).

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

Stewart Winslow asked where the lots on Double Bridge Road would take access. Mr. Henderson replied that those lots would not take direct access on Double Bridge Road and would only have access via the internal street.

Allen Newman made a motion to grant conditional preliminary plat approval for The Springs, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater including any required stream and wetland buffers, SWS (water), and SSSD (sewer). Les Green 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. Southfield Sec. 6**

**b. Oakland Farm Ph. 1**

Jerry Gaines made a motion to read Southfield Sec. 6 and Oakland Farm Ph. 1 into the record as approved Major Final Plats. Doug Brackett 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. Jerry L. Green & Amy O. Green**

Jerry L. Green is Les Green's brother. Mr. Green abstained from this vote.

Jerry Gaines made a motion to read Jerry L. Green & Amy O. Green into the record as an approved Minor Summary Plat. Allen Newman seconded the motion. The motion carried with a vote of 6 to 0.

**b. Brian Foster**

**c. Terry Hyder**

**d. Strawberry Patch**

**e. Lauren Nicole Edge and W.H. Lee, III**

**f. Highway 9 Storage, LLC**

**g. Adrian Lafferty**

**h. Ruth Gray Chapman**

**i. Weston**

**j. Brownstone Properties, LLC**

Doug Brackett made a motion to read Brian Foster, Terry Hyder, Strawberry Patch, Lauren Nicole Edge and W.H. Lee, III, Highway 9 Storage, LLC, Adrian Lafferty, Ruth Gray Chapman, Weston, and Brownstone Properties, LLC into the record as approved Minor Summary Plats. Stewart Winslow 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) –**



**a. Berkeley Townhomes**

Josh Henderson presented the following Staff Report:

**Factual Dates**

- a. Plats and Application received 01/15/2019
- b. Planning Commission deadline date 01/15/2019
- c. Planning Commission Meeting 02/05/2019

**Background Information**

Mark III Properties, has submitted an application to develop a townhome project. The proposed development is located on 27.10 acres of the parcel along Cannons Campground Rd. in Spartanburg, SC and is currently vacant. The developer is proposing to build 34 buildings that will contain a total of 165 units (which is a density of 6.09 units per acre and this development is 12 units per acre). Common open space required for the proposed patio home development at 10% of the 27.10 acres is 2.71 acres and the developer is proposing 11.66 acres or approximately 43%. A 15' Type 3 Bufferyard is required along the shared property line with the adjacent proposed single family patio home residential development. The proposed development will have 0.50 total miles of new roadbed that will remain private. The proposed internal streets indicate a 40' right-of-way on the site plan; however, under Section 3.02 (3) of the ULMO, it states that internal streets shall consist of a 50' right-of-way. It further states that the Planning Commission may adjust the requirements of this section, as appropriate, with reference to Appendix B, which depicts a 40' right-of-way. The total building square footage for all units will be 160,000 sq. ft.

**Staff Recommendation**

If the Planning Commission finds it appropriate to approve the 40-foot right-of-way, then Staff recommends that the Planning Commission also conditionally grant the preliminary plat approval for Berkeley Townhomes, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, SSSD (sewer), and submittal of an Encroachment Permit to SCDOT, and submittal of a subdivision plat.

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

Jerry Gaines inquired as to which portion of the internal road system will remain public. Mr. Henderson answered that the road connecting to the Berkeley Patio Homes would be public and the rest would be privately maintained.

Allen Newman made a motion in accordance with 3.02(3) to grant approval of the 40' right of way per Appendix B, Standard 6, Multi-Family, of the ULMO and with the condition that the roads remain private and that the county would not accept dedication of streets at any time in the future. Donna Turner Williams seconded the motion. The motion carried with a vote of 7 to 0.

Stewart Winslow made a motion to grant conditional preliminary plat approval for Berkeley Townhomes, contingent upon receiving approvals from Spartanburg

County Engineering and Stormwater, SSSD (sewer), and submittal of an Encroachment Permit to SCDOT, and submittal of a subdivision plat. Les Green seconded the motion. The motion carried with a vote of 7 to 0.

**2. Major (Final Plats) \* - None**

**3. Major (Site Plan) –**

**a. Grand Oaks of Spartanburg**

Josh Henderson presented the following Staff Report:

**Factual Dates**

a. Subdivision Application received	12/17/2018
b. Site Plan Received	12/17/2018
b. Planning Commission deadline date	01/15/2019
c. Planning Commission Meeting	02/05/2019

**Background Information**

Grand Oaks of Spartanburg, LLC has made an application to develop an apartment complex on the 59.86 acre property located on Warren H. Abernathy Hwy. (Hwy. 29) which is currently vacant. The applicant is proposing to build 29 buildings with a total of 696 units, which is a density of 11.6 units per acre which this site is allowed due to its frontage along an arterial road. Common space required for the proposed development at 15% of the 59.86 acres is 8.979 acres and the applicant is proposing approximately 9.0 total acres or approximately 15.03%. The total building footprint for the 29 buildings is 843,219 square feet.

**Staff Recommendation**

Staff recommends that the Planning Commission conditionally grant site plan approval for the Grand Oaks of Spartanburg Apartments, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Road Naming, Spartanburg County Addressing.

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

Chairman Kennedy confirmed with Mr. Henderson that all roads will be privately maintained.

Donna Turner Williams made a motion to grant conditional site plan approval for Grand Oaks of Spartanburg Apartments, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Road Naming, Spartanburg County Addressing. Allen Newman seconded the motion. The motion carried with a vote of 7 to 0.

**b. Greene Creek Apartments**

Josh Henderson presented the following Staff Report:

**Factual Dates**

a. Subdivision Application received	01/16/2019
b. Site Plan Received	01/16/2019
b. Planning Commission deadline date	01/15/2019
c. Planning Commission Meeting	02/05/2019

**Background Information**

Beeson-Henthorn Development, LLC has made an application to develop an apartment complex on the 9.74 acre parcel located on Boiling Springs Rd. (Hwy. 9) in Boiling Springs, SC and is currently vacant. The applicant is proposing to build 16 buildings with a total of 85 units, which is a density of 8.73 units per acre which this site is allowed due to its frontage along an arterial road. Common space required for the proposed development at 15% of the 9.74 acres is 1.46 acres and the applicant is proposing approximately 4.35 total acres or approximately 45%. The total building footprint for the 16 buildings is 89,250 square feet. A similar project was approved for this parcel on November 6, 2018 for a townhome development. The developer has since revised his proposed development.

**Staff Recommendation**

Staff recommends that the Planning Commission conditionally grant site plan approval for the Greene Creek Apartments, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater.

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

Jerry Gaines made a motion to grant conditional site plan approval for Greene Creek Apartments, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater. Les Green seconded the motion. The motion carried with a vote of 7 to 0.

- 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 updated the Commission on the status of the Comprehensive Plan. County Council approved the first reading. The second reading and public hearing will both be held in March in order to meet the advertising deadline.

**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.**