



Spartanburg County

Planning and Development Department

MINUTES

Planning and Development Commission

COUNTY COUNCIL CHAMBERS

February 7, 2023

**Members
Present:**

Whit Kennedy, Chairman
Toby McCall, Vice
Chairman
Doug Brackett, Secretary
Les Green
Allen Newman
Donna Turner Williams
Stewart Winslow
Bill Hamilton

**Members
Absent:**

Parker Champion

Staff Present:

John Harris, County Attorney
Leigh MacDonald, Current Planning Manager
Jeff DeWitt, Senior Planner
Laurie Oakman, Planner IV Team Lead
Ben Thomas, Planner IV Team Lead
Jason Frady, Planner III
Rachel Dill, Planner II
Charity Reynolds, Development Coordinator I
Azriel Gonzales, Engineering Coordinator
Richie Smith, Development Coordinator

NOTICE: Pursuant to Section 30-4-80 of the S.C. Code of Laws, written notice of its regular meeting schedule was provided at the beginning of this calendar year 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 10, 2023, Meeting

Doug Brackett made a motion to approve the January minutes. Allen Newman seconded the motion. The motion carried with a vote of 8 to 0.

3. Public Hearing – None

4. Old Business – None

5. New Business – None

6. Discussion Items – None

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

A. Subdivisions

1. Major (Preliminary Plats) – None

2. Major Final Plats (Read in Only) *-

Rachel Dill requested that the following Major Final Plats be read into the record as approved Major Final Plats:

- a. Cottages at Broken Chimney Section 2- Council District 5
- b. Pine Valley Phase 2B- Council District 2
- c. Gentry Place Phase 2- Council District 6

Bill Hamilton made a motion to read Cottages at Broken Chimney Section 2, Pine Valley Phase 2B and Gentry Place Phase 2 into the record as approved Major Final Plats. Allen Newman seconded the motion. The motion carried with a vote of 8 to 0.

3. Minor Summary Plats (Read in Only) * - None

4. Minor Private Road Developments (Read in Only) * - None

5. Minor Family Property (Read in Only) * - None

B. Land Development

1. Major (Preliminary Plats) * - None

2. Major Final Plats (Read in Only) * - None

3. Major Site Plan –

a. Wastewater Treatment Plant Upgrade & Expansion for the City of Inman – Council District 2

Jeff DeWitt presented the following staff report:

1. Factual Dates

- | | |
|---------------------------------------|------------|
| a. Site Plan and Application received | 11/14/2022 |
| b. Planning Commission deadline date | 01/10/2023 |
| c. Planning Commission Meeting | 02/07/2023 |

2. Background Information

Summit Engineering, on behalf of the City of Inman, has submitted an application to expand the City's existing wastewater treatment plan (WWTP). The WWTP is located at the end of a drive off of Campton Road and occupies two parcels, with a total of 15.23 acres. The plans call for the existing facility to be expanded to occupy most of the site. The current capacity of the WWTP is 1.125 MGD, and the proposed expansion will increase capacity to a total of 1.5 MGD. SCDHEC has approved the upgrades and discharge and issued a Permit to Construct on June 17, 2022. The proposed development will not have any new roads dedicated to Spartanburg County for maintenance but will be serviced by Campton Road. This site does not require any bufferyard or other landscaping.

3. Staff Recommendation

The Planning Staff recommends that the Planning Commission grant conditional Site Plan approval for the City of Inman Wastewater Treatment Plant expansion, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater (Land Disturbance permit), Spartanburg County Building Codes (fire hydrant locations), and Spartanburg County Planning & Development (combination plat for the two parcels).

Jeff DeWitt presented the board with an aerial image, an expanded aerial image, the proposed site plat with proposed additions, and street view. The largest area of expansion will be to the eastern side of the plant.

Chairman Whit Kennedy asked if anyone had any questions for staff. No questions were asked.

Bill Hamilton made a motion to grant conditional grant conditional Site Plan approval for the City of Inman Wastewater Treatment Plant expansion, contingent upon receiving approvals from contingent upon receiving approvals from Spartanburg County Engineering and Stormwater (Land Disturbance permit), Spartanburg County Building Codes (fire hydrant locations), and Spartanburg County Planning & Development (combination plat for the two parcels). Les Green seconded the motion. The motion carried with a vote of 8 to 0.

4. Major Final Plats (Read in Only) * - None

5. Major Site Plan – None

6. Minor Summary Plats (Read in Only) * - None

7. Major Summary Plats (Read in Only)* – None

8. Preliminary Extension Request – None

8. Subdivision Regulations

A. Minor Subdivisions (Read in Only) *

Rachel Dill requested that the following Minor Subdivisions be read into the record as approved:

- a. Lowell Frazier Subdivision – Council District 5
- b. Owens Property – Council District 5

Allen Newman made a motion to read into the record Lowell Frazier Subdivision and Owens Property as approved Minor Subdivisions. Donna Turner Williams seconded the motion. The motion carried with a vote of 8 to 0.

B. Final Plats (Read in Only) *- None

9. Proposed Amendments & Action Items- None

10. Other Business

a. Performance Zoning Ordinance Discussion and Rollout Calendar

Leigh MacDonald presented a Power Point Presentation regarding the Performance Zoning Ordinance rollout.

Leigh MacDonald discussed the proposed process and timeline for drafts, readings, and the adoption of the Performance Zoning Ordinance. She also discussed public input, stakeholder input and meetings to gather feedback from the citizens related to the Performance Zoning Ordinance rollout.

Chairman Whit Kennedy asked about the maps.

Leigh MacDonald responded that staff is working on a draft of the maps and are close to having a version ready for review.

Bill Hamilton asked if this would be an attempt at County wide zoning.

Leigh MacDonald responded that Performance Zoning is a type a zoning that uses districts and a road classification system to dictate development requirements rather than parcel by parcel zoning.

Chairman Whit Kennedy asked if the intent of the meetings with the public would be to discuss the current ordinance that we already have, a changed ordinance for the entire County or a

different ordinance for four-fifths (4/5) of the County.

Leigh MacDonald responded that at the end of the process, staff would like to have one ordinance in which to review development and enforce. The meetings with the public would be to discuss the intent of the Performance Zoning Ordinance being rolled out to the entire County and to help the public and citizens understand the process and how this will impact them.

Donna Turner Williams addressed that the biggest push back she gets regarding projects that are approved is that the infrastructure cannot handle the growth.

Leigh MacDonald responded that looking at items such as density and road classifications are some of the ways this document can help with those types of citizen complaints.

b. Monthly Subdivision and Land Use Report

Planning Staff stated the Monthly Subdivision and Land Use Report would be sent out via email in addition to the slides presented in the PowerPoint Presentation.

11. Adjournment

There being no other business, Bill Hamilton made a motion to adjourn the meeting. Allen Newman seconded the motion. The motion carried with a vote of 8 to 0.

By: Douglas C Brackett
Doug Brackett, Planning Commission Secretary
Prepared by: Planning and Development Department Staff

*** These items have been previously approved and recorded in the land records and require no action by the Planning Commission other than to be read into the minutes.**