



Spartanburg County

Planning and Development Department

MINUTES

Planning and Development Commission

County Council Chambers, 4:30 p.m.

March 05, 2019

Members

Present:

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

Members

Absent:

Jerry Gaines

Staff Present:

John Harris, County Attorney
Joan Holliday, Interim Director
Josh Henderson, Senior Planner
Leigh MacDonald, Senior Planner
Laurie Bailey, Senior Development Coordinator
Caroline Parris, Planner (Transportation)
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 (February 05, 2019 Regular Meeting)

Les Green made a motion to approve the February 05, 2019 minutes as submitted. Doug Brackett seconded the motion. The motion carried with vote of 8 to 0.

3. Old Business – None

4. New Business –

a. Appoint Nominating Committee

Donna Turner Williams, Martial Robichaud, and Les Green agreed to serve on the nominating committee.

5. Public Hearing –

a. Road Name Change – A portion of Boyd Rd., Boiling Springs to Candleglow Dr., Boiling Springs

Caroline Parris presented the following Staff Report:

The portion of **BOYD RD** that will be renamed runs for approximately 512 feet north to south from Old Furnace Rd to Boyd Dr and will tie into Candleglow Dr which continues into the existing Candleglow Subdivision. The remainder of **BOYD RD** makes a 90-degree westward turn – this section of **BOYD RD** will be left as is and will not be renamed.

This is a county road located in County Council District 2. There are no parcels or residents addressed off of this section of Boyd Rd who would need to change their addresses. This change will assist first responders as well as citizens to more easily navigate this subdivision. Due to safety concerns, it is the County's request that the name be changed.

A legal notice announcing this public hearing on March 5th, 2019 ran in the Spartanburg Herald Journal on Sunday, February 18th, 2019. The Spartanburg County Planning Department Staff recommends that a portion of **BOYD RD** change to **CANDLEGLOW DR.**

Chairman Kennedy opened the public hearing. There being no parties in attendance to speak in favor of or against the road name change, Chairman Kennedy closed the public hearing.

6. Discussion Items – None

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

A. Subdivisions

1. Major (Preliminary Plats) –

a. Amherst

Josh Henderson presented the following Staff Report:

Factual Dates

a. Plats and Application received	02/07/2019
b. Planning Commission deadline date	02/12/2019
c. Planning Commission Meeting	03/05/2019

Background Information

Amherst Subdivision, LLC has submitted an application for a single-family residential subdivision. The proposed development is located on the 39.52 acre parcel that fronts on both Sharon Rd. and Reidville Sharon Rd. in Greer, SC and is currently vacant. The developer is proposing 63 single-family residential lots. The subdivision will have 0.7 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 Amherst, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, submittal of a revised preliminary plat including a note about lots having internal access only, and either go through the process to dedicate r.o.w. to the County or place the pins back in their current locations.

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 Amherst, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, submittal of a revised preliminary plat including a note about lots having internal access only, and either go through the process to dedicate r.o.w. to the County or place the pins back in their current locations. Les Green seconded the motion. The motion carried with a vote of 8 to 0.

b. Summerlin

Josh Henderson presented the following Staff Report:

Factual Dates

- a. Plats and Application received 02/12/2019
- b. Planning Commission deadline date 02/12/2019
- c. Planning Commission Meeting 03/05/2019

Background Information

South Tyger Properties, LLC has submitted an application for a single-family patio home residential subdivision. The proposed development is located on the 12.58 acre parcel at the corner of Rogers Bridge Rd. and E. Victor Hill Rd. in Duncan, SC and is currently vacant. The developer is proposing 53 single-family patio home residential lots. Common open space required for the proposed patio home development at 10% of the 12.58 acres is 1.26 acres and the developer is proposing 1.82 acres or approximately 14%. 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 Summerlin, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, SSSD (sewer), and submittal of an Encroachment Permit to SCDOT, and either go through the process to dedicate r.o.w. to SCDOT or place the pins back in their current locations.

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 Summerlin, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, SSSD (sewer), and submittal of an Encroachment Permit to SCDOT, and either go through the process to dedicate r.o.w. to SCDOT or place the pins back in their current locations. Donna Turner Williams seconded the motion. The motion carried with a vote of 8 to 0.

2. Major (Final Plats) * -

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

a. Providence Farm

Doug Brackett made a motion to read Providence Farm into the record as an approved Major Final Plat. Allen Newman seconded the motion. The motion carried with a vote of 8 to 0.

3. Minor (Summary Plats) * -

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

a. Hope

b. Ridgecrest

c. Atkins

Les Green made a motion to read Hope, Ridgecrest, and Atkins into the record as approved Minor Summary Plats. Toby McCall seconded the motion. The motion carried with a vote of 8 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) –

a. Apple Valley Farms - Ph. 4

Leigh MacDonald presented the following Staff Report:

Factual Dates

- a. Land Development Application received 02/12/2019
- b. Site Plan Received 02/12/2019
- b. Planning Commission deadline date 02/12/2019
- c. Planning Commission Meeting 03/05/2019

Background Information

An application has been submitted to develop an industrial property located on Apple Valley Road in Duncan. The total site will be on 34.9 acres and the applicant is proposing two buildings with a total of 522,670 square feet. The proposed development exceeds the anticipated required parking of 1 per company vehicle left on premises plus 1 per each employee on largest shift. A final parking determination will be made at the time of interior upfit. A class 6B bufferyard will be installed along the western property line and a class 4 bufferyard will be installed along the rear property line.

Staff Recommendation

Staff recommends that the Planning Commission grant conditional approval for the site plan for Apple Valley Farms – Phase 4, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, SSSD for sewer, and submittal of a landscape plan and combination plat.

Leigh MacDonald presented the Commission with an aerial view, site plan, and street view of the property.

Martial Robichaud made a motion to grant conditional site plan approval for Apple Valley Farms – Ph. 4, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, SSSD for sewer, and submittal of a landscape plan and combination plat. Les Green seconded the motion. The motion carried with a vote of 8 to 0.

b. Harrison Mulch and Recycling

Leigh MacDonald presented the following Staff Report:

Factual Dates

- a. Land Development Application received 02/12/2019
- b. Site Plan Received 02/12/2019
- b. Planning Commission deadline date 02/12/2019
- c. Planning Commission Meeting 03/05/2019

Background Information

An application has been submitted to operate a mulching and recycling waste management facility at 114 USAC Drive in Duncan. The property is approximately 8.55 acres. The facility will meet all setback requirements of Section 3.18 of the Unified Land Management Ordinance and existing vegetation will be utilized to meet the Class 6 buffer requirement along the residential property line. The applicant has estimated the majority of material to be transported in standard pickup trucks and single axle dump trucks with approximately 26 trips per day or 624 trips per month assuming a Monday-Saturday operating schedule.

Staff Recommendation

Staff recommends that the Planning Commission grant conditional approval for the site plan for Harrison Mulch and Recycling, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater and SCDHEC.

Leigh MacDonald presented the Commission with an aerial view, site plan, and street view of the property.

Chairman Kennedy questioned the purpose of the entrance leading out of the cul-de-sac across the road. The applicant advised the Commission that the second entrance leads to a private drive for a separate industrial business.

Allen Newman made a motion to grant conditional site plan approval for Harrison Mulch and Recycling, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater and SCDHEC. Toby McCall seconded the motion. The motion carried with a vote of 8 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. Vote on Road Name Change of Boyd Rd. to Candleglow Dr.

Doug Brackett made a motion to grant the road name change. Donna Turner Williams seconded the motion. The motion carried with a vote of 8 to 0.

b. Review and consideration of proposed PZO changes

Charlie Compton reviewed the amendments to the PZO as recommended by County Council with regards to the architectural design standards. Doug Brackett made a motion to forward the amended PZO to County Council with a favorable recommendation. Donna Turner Williams seconded the motion. The motion carried with a vote of 8 to 0.

c. Review and consideration of proposed Subdivision Regulations

Charlie Compton reviewed the amendments to the Subdivision Regulations as recommended by County Council. After discussion of Section 7.30 concerning the lots, Doug Brackett made a motion to forward the amended Subdivision Regulations to County Council with a favorable recommendation. Donna Turner Williams seconded the motion. The motion carried with a vote of 8 to 0.

d. Consideration of proposed ULMO Amendments

Stewart Winslow made a motion to forward the ULMO Amendments to County Council with a favorable recommendation. Donna Turner Williams seconded the motion. The motion carried with a vote of 8 to 0.

Staff directed the Commission back to the PZO to discuss road classifications under Item b.

Joan Holliday advised that County Council requested the Commission take a second look at a few of the road classifications. Martial Robichaud felt uncomfortable changing the road classification based on the information that was provided by the residents in that area who appeared at the public hearing. Donna Turner Williams expressed concerns about how those citizens would be made aware of the change to their road classification. She also felt uncomfortable changing the road classifications based on incomplete information about proposed sewer development.

Based on public input and limited knowledge on the status of the sewer system, Martial Robichaud made a motion to maintain the road classifications as Planning Commission initially forwarded to County Council. Stewart Winslow seconded the motion. The motion carried with a vote of 8 to 0.

e. Monthly Subdivision and Land Use Report

10. Adjournment

There being no other business, Allen Newman made a motion to adjourn. Toby McCall seconded the motion. The motion carried with a vote of 8 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.