



# Spartanburg County

## Planning and Development Department

### MINUTES

Planning and Development Commission

County Council Chambers, 4:30 p.m.

**April 02, 2019**

**Members**

**Present:**

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

**Members**

**Absent:**

**Staff Present:**

John Harris, County Attorney  
Joan Holliday, Interim Director  
Josh Henderson, Senior Planner  
Leigh MacDonald, Senior Planner  
Azrel Gonzales, Engineering 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 (March 05, 2019 Regular Meeting)**

Martial Robichaud made a motion to approve the March 05, 2019 minutes as submitted.  
Les Green seconded the motion. The motion carried with vote of 8 to 0.

**3. Old Business – None**

**4. New Business –**

**a. Report of Nominating Committee and Election of Officers**

Donna Turner Williams presented Whit Kennedy as Chairman, Toby McCall as Vice Chairman, and Doug Brackett as Secretary as nominees by the Nominating

Committee. Martial Robichaud made a motion to close nominations. Allen Newman seconded the motion. The motion carried with a vote of 8 to 0. Doug Brackett made a motion to elect the slate as presented. Stewart Winslow seconded the motion. The motion carried with a vote of 8 to 0.

**5. Public Hearing – None**

**6. Discussion Items – None**

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

**A. Subdivisions**

**1. Major (Preliminary Plats) –**

**a. Mallard Point**

Josh Henderson presented the following Staff Report:

**Factual Dates**

a. Plats and Application received	03/11/2019
b. Planning Commission deadline date	03/12/2019
c. Planning Commission Meeting	04/02/2019

**Background Information**

S&H Enterprise, LLC has submitted an application for a single-family residential subdivision. The proposed development is located on 12.2 acres of the parcel in question on Hammett Store Rd. in Lyman, SC and is currently vacant. The developer is proposing 19 single-family residential lots. The subdivision will have 0.18 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 Mallard Point, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater and submittal of a subdivision plat subdividing the parcel in question which will result in the parcel meeting all requirements in the ULMO and include the dedication of the proposed r.o.w. to Spartanburg County.

Jerry Gaines 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.

Donna Turner Williams inquired as to the well shown on the plan. Waverly Wilkes with Gray Engineering advised the Commission that they would go through the appropriate processes to have the well closed and sealed off.

Les Green made a motion to grant conditional preliminary plat approval for Mallard Point, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater and submittal of a subdivision plat subdividing the parcel in question which will result in all parcels meeting all requirements in the ULMO and include the dedication of the proposed r.o.w. to Spartanburg County. Donna Turner Williams seconded the motion. The motion carried with a vote of 9 to 0.

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

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

**a. Orchard Valley**

Allen Newman made a motion to read Orchard Valley into the record as an approved Major Final Plat. Toby McCall seconded the motion. The motion carried with a vote of 9 to 0.

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

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

**a. Interconstruction, LLC**

**b. Berry Shoals Road**

Doug Brackett made a motion to read Interconstruction, LLC and Berry Shoals Road into the record as approved Minor Summary Plats. Martial Robichaud seconded the motion. The motion carried with a vote of 9 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. Valley Falls Apartments Ph. 2**

Josh Henderson presented the following Staff Report:

**Factual Dates**

a. Site Plan and Application received	03/12/2019
b. Planning Commission deadline date	03/12/2019
c. Planning Commission Meeting	04/02/2019

**Background Information**

Higher Learning Housing, LLC has made an application to develop an apartment complex on the 15.5 acre parcel located on Valley Falls Rd. that is currently vacant and adjacent to the first phase of the apartment complex in

Spartanburg, SC. The applicant is proposing to build 6 buildings with a total of 120 units, which is a density of 7.79 units per acre which this site is allowed due to its frontage along a collector road. Common open space required for the proposed development at 15% of the 15.5 acres is 2.325 acres and the applicant is proposing approximately 6.85 total acres or approximately 44%. The total building footprint for the 5 buildings is 55,000 square feet (excluding the proposed club house). The first phase of this apartment complex was approved by Planning Commission on July 8, 2014.

**Staff Recommendation**

Staff recommends that the Planning Commission conditionally grant site plan approval for the Valley Falls Apartments Ph. 2, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Metro Subdistrict B (water), SSSD (sewer), Encroachment Permit approval from SCDOT, submittal of a combination plat combining the parcel in question with the parcel in the first phase, Spartanburg County Building Codes (fire hydrant location approval), Spartanburg County Road Naming, and Spartanburg County Addressing.

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 site plan approval for Valley Falls Apartments Ph. 2, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Metro Subdistrict B (water), SSSD (sewer), Encroachment Permit approval from SCDOT, submittal of a combination plat combining the parcel in question with the parcel in the first phase, Spartanburg County Building Codes (fire hydrant location approval), Spartanburg County Road Naming, and Spartanburg County Addressing. Allen Newman seconded the motion. The motion carried with a vote of 9 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**

Joan Holliday advised the Commission that the Comprehensive Plan would be going to County Council for the third reading in April. The remaining ordinances would likely be presented to County Council in May. She also alerted the Commission that Staff wished to work with them on developing administrative policies to help enforce the new ordinances.

Allen Newman expressed concern over what had been previously approved by the Planning Commission with regards to setbacks. Chairman Kennedy said he doesn't disagree.

**10. Adjournment**

There being no other business, Martial Robichaud made a motion to adjourn. Doug Brackett seconded the motion. The motion carried with a vote of 9 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.**