



Spartanburg County

Planning and Development Department

MINUTES

Planning and Development Commission
COUNTY COUNCIL CHAMBERS

April 6, 2021

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:

Jerry Gaines

Staff Present:

Leigh MacDonald, Senior Planner
Ginny Dupont, County Attorney
Brandy Blake, Planner II
Rachel Dill, Development Coordinator I
Azriel 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

2. Approval of Minutes from the March 2, 2021 Special Meeting

Les Green made a motion to approve the minutes as submitted. Allen Newman seconded the motion. The motion carried with a vote of 8 to 0.

Approval of Minutes from the March 2, 2021 Meeting

Doug Brackett made a motion to approve the minutes as submitted. Toby McCall

seconded the motion. The motion carried with a vote of 8 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) – None

2. Major (Final Plats) *

Leigh MacDonald requested the following be read into the record as approved Final Plats:

a. Reid Park Ph. 1 (All subdivision roads classified as Residential Local Detached)

b. New Cut Meadows

Toby McCall made a motion to read Reid Park Ph. 1 with all subdivision roads to be classified as Residential Local Detached and New Cut Meadows into the record as approved Final Plats. Les Green seconded the motion. The motion carried with a vote of 8 to 0.

3. Minor (Summary Plats) * - None

4. Minor (Private Road Developments) * - None

5. Minor (Family Property) * - None

B. Land Development

1. Major (Preliminary Plats) –

a. East Main Street Meadows

Leigh MacDonald presented the following staff report:

1. Factual Dates

- | | | |
|----|-----------------------------------|------------|
| a. | Plats and Application received | 03/16/2021 |
| b. | Planning Commission deadline date | 03/16/2021 |
| c. | Planning Commission Meeting | 04/06/2021 |

2. Background Information

South Tyger Properties, LLC has submitted an application to develop a townhome project. The parcel that will contain the proposed townhome development is approximately 7.07 acres and is located on E. Main St. and Phillips Rd. in Spartanburg, SC. The developer is proposing to build 11 buildings that will contain a total of 56 units. Common open space required for the proposed townhome development at 10% of the 7.07 acres is 0.71 acres, and the developer is proposing 2.02 acres or approximately 28%. The proposed development will have 0.17 total miles of new road, which will be dedicated to Spartanburg County for maintenance. The total building square footage for all units will be approximately 67,200 sq. ft.

The developer is working with Spartanburg County Public Works and the South Carolina Department of Transportation (SCDOT) in an attempt to improve the current unsafe intersection of East Main Street and Phillips Rd. The preferred option is for the development to take access directly from East Main Street, generally adjacent to Plainview Dr. Ext. With this option, the developer will create a cul-de-sac to terminate Phillips Rd. and close (per state statute) the remaining portion of Phillips Rd. to the intersection with East Main Street. For the noted option, the developer will also be required to obtain an encroachment permit from the SCDOT. The permit will detail the specific location for the noted access and any other required improvements to East Main Street.

3. Staff Recommendation

Staff recommends that the Planning Commission grant conditional preliminary plat approval for East Main Street Meadows, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Building Codes (fire hydrant locations), SSSD (sewer), submittal of a landscape plan, submittal of an encroachment permit from SCDOT, and order from Spartanburg County Master-in-Equity for the closure of Phillips Rd.

Leigh MacDonald presented an aerial view, current layout, site plan, and street views from East Main and Phillips Road.

Chairman Whit Kennedy asked if a bufferyard would be required between the parcel and the church. Ms. MacDonald said that a bufferyard was not required for the church, but it would be for the adjacent residential properties.

Bill Hamilton asked if there would be two entrances. Whit Kennedy said that it was under 100 units and would only require one entrance.

Doug Brackett made a motion to grant conditional preliminary plat approval for East Main Street Meadows contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Building Codes (fire hydrant locations), SSSD (sewer), submittal of a landscape plan, and submittal of an

encroachment permit from SCDOT, and order from Spartanburg County Master-in-Equity for the closure of Phillips Road. Les Green seconded the motion. The motion carried with a vote of 8 to 0.

b. Westside

Brandy Blake presented the following staff report:

1. Factual Dates

- | | | |
|----|--|------------|
| a. | Planning Commission Application Received | 03/12/2021 |
| b. | Planning Commission Deadline Date | 03/16/2021 |
| c. | Planning Commission Meeting | 04/06/2021 |

2. Background Information

Homes of Hope, Inc. is a nonprofit organization that provides safe affordable and energy-efficient housing options. It has submitted an application to develop a townhome project on an 11.28-acre parcel located on Copper Line Road. The applicant is proposing to build 6 buildings with 28 units, which is a density of 2.46 units per acre.

Common open space required for the proposed townhome development at 10% of the 11.28 acres is 1.12 acres, and the developer is proposing 1.25 acres or approximately 11% of the site to be open space.

The proposed development will have 0.26 total miles of new road, which will be dedicated to Spartanburg County for maintenance and 0.17 miles of new road, which will be privately maintained.

3. Staff Recommendation

Staff recommends that the Planning Commission grant conditional Preliminary Plat approval for Westside, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Addressing, Spartanburg Water, Spartanburg Sanitary Sewer District, and the Spartanburg County Planning and Development Department (landscape plan and lighting plan).

Brandy Blake presented an aerial view, site plan, and street view.

Chairman Whit Kennedy asked about the requirement of bufferyards. Mrs. Blake said that the requirement was for a 6' wood fence with 20 shrubs or trees along the property line. Donna Turner Williams asked if the existing vegetation may be used. Ms. Blake said the applicant was working with the landscape administrator to incorporate existing vegetation.

Doug Brackett made a motion to grant conditional preliminary plat approval for Westside contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Addressing, SWS (water), SSSD (sewer), submittal of a landscape plan, and submittal of a lighting plan. Allen Newman seconded the motion. The motion carried with a vote of 8 to 0.

c. Tom Cat Business Park

Chairman Whit Kennedy recused himself and Vice Chairman Toby McCall presided.

Leigh MacDonald presented the following staff report:

1. Factual Dates

- | | | |
|----|-----------------------------------|------------|
| a. | Plats and Application received | 02/24/2021 |
| b. | Planning Commission deadline date | 03/16/2021 |
| c. | Planning Commission Meeting | 04/06/2021 |

2. Background Information

Twin Oaks Development has submitted an application for a business park subdivision. The proposed development is located on the 16.63 acres on Mount Pleasant Road in Spartanburg, SC and is currently vacant. The developer is proposing 5 commercial lots. The commercial subdivision will have one new road measuring 1,100 linear feet, which will remain private.

3. Staff Recommendation

Staff recommends that the Planning Commission conditionally grant preliminary plat approval for Tom Cat Business Park, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Building Codes (fire hydrant locations), and submittal of an encroachment permit from SCDOT.

Leigh MacDonald presented an aerial view, street view, and site plan.

Ms. MacDonald said the existing road would be upgraded from the existing gravel.

Les Green made a motion to grant conditional preliminary plat approval for Tom Cat Business Park, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Building Codes (fire hydrant locations), and submittal of an encroachment permit from SCDOT. Bill Hamilton seconded the motion. The motion carried with a vote of 7 to 0.

2. Major (Final Plats) *

Leigh MacDonald requested the following be read into the record as approved Final Plats:

a. The Townes at North Springs Ph. 3

Toby McCall made a motion to read The Townes at North Springs Ph. 3 into the record as an approved Major Final Plat. Donna Turner Williams seconded the motion. The motion carried with a vote of 8 to 0.

3. Major (Site Plan) –

a. Lawsons Ridge Apartments

Brandy Blake presented the following Staff Report:

1. Factual Dates

- | | | |
|----|--|------------|
| a. | Planning Commission Application Received | 03/12/2021 |
| b. | Planning Commission Deadline Date | 03/16/2021 |
| c. | Planning Commission Meeting | 04/06/2021 |

2. Background Information

Connelly Development has made an application to develop an apartment complex on a 28.56-acre parcel located on Old Boiling Springs Road on land that is currently vacant. The applicant is proposing to build 10 apartment buildings with a combined building footprint of 81,321 square feet to include 228 units, which is a density of 8 units per acre.

The open space required for the proposed development at 15% of the 28.56 acres is 4.3 acres, and the applicant is proposing approximately 12.67 total acres or approximately 44% of the site to be open space.

3. Staff Recommendation

Staff recommends that the Planning Commission grant conditional Site Plan approval for Lawsons Ridge Apartments, contingent upon review and approval of a boundary survey for all parcels included in this request and title to the area of possible gap shown on the current site plan must be properly resolved to the satisfaction of the County attorney, and upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg Water, Spartanburg Sanitary Sewer District, and the Spartanburg County Planning and Development Department (landscape plan and lighting plan).

Brandy Blake presented an aerial view, site plan, area of possible gap, and street view. Ms. Blake told the board that the area of possible gap is shaded gray. Donna Turner Williams asked for clarification of the gap area. Ms. Blake stated that the applicant had said the belief was that it was right of way that was not mapped or deeded correctly over the years.

Donna Turner Williams made a motion to grant conditional Site Plan approval for Lawsons Ridge Apartments, contingent upon review and approval of a boundary survey for all parcels included in this request and title to the area of possible gap shown on the current site plan must be properly resolved to the satisfaction of the County Attorney, and upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg Water, Spartanburg Sanitary Sewer District, and the Spartanburg County Planning and Development Department (landscape plan and lighting plan). Bill Hamilton seconded the motion. The motion carried with a vote of 8 to 0.

b. Jumpstart

Leigh MacDonald presented the following Staff Report:

1. Factual Dates

a.	Planning Commission Application received	03/16/2021
b.	Planning Commission deadline date	03/16/2021
c.	Planning Commission Meeting	04/06/2021

2. Background Information

Jumpstart South Carolina is a 501 (c)(3) organization dedicated to providing a Christian environment for ex-offenders that will allow them to transition from incarceration to a productive life. It has submitted an application to develop a manufactured home park to be located on Wingo Rd. in Wellford, SC. The parcel that will contain the proposed manufactured home park is approximately 26.94 acres. The applicant is proposing 22 units, which is a density of 1.22 units per acre. The proposed development will have 0.15 total miles of new road that will remain private.

3. Staff Recommendation

Staff recommends that the Planning Commission grant conditional site plan approval for Jumpstart, based upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County GIS (Road Naming and Addressing), SSSD (sewer), submittal of a landscape plan, and submittal of a lighting plan.

Leigh MacDonald presented an aerial view, the area to be utilized, site plan, and street view of Wingo Road. Chairman Whit Kennedy asked to see the aerial and street view again. He asked who maintains the right of way of Wingo Road. Ms. MacDonald said that it was a County-maintained road. Toby McCall asked the road classification of Wingo Road. Ms. MacDonald said the road was classified as a Minor Road.

Doug Brackett asked for a general area description. Leigh MacDonald showed the area of Brookside Village as a reference point.

Les Green made a motion to grant conditional Site Plan approval for Jumpstart, based upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County GIS (Road Naming and Addressing), SSSD (sewer), submittal of a landscape plan, and submittal of a lighting plan. Donna Turner Williams seconded the motion. The motion carried with a vote of 8 to 0.

c. Westview Terrace

Brandy Blake presented the following Staff Report:

1. Factual Dates

a.	Planning Commission Application Received	02/10/2021
b.	Planning Commission Deadline Date	03/16/2021
c.	Planning Commission Meeting	04/06/2021

2. Background Information

Westview Terrace, LLC has made an application to develop an apartment complex on a 6.035-acre parcel located on Old Reidville Rd. The applicant is proposing to build 2 apartment buildings with a combined building footprint of 24,868 square feet which will included 48 units at a density of 8 units per acre.

Open space required for the proposed development at 15% of the 6.035 acres is 0.9 acres, and the applicant is proposing approximately 0.94 total acres or approximately 15.5% of the site to be open space.

3. Staff Recommendation

Staff recommends that the Planning Commission conditionally grant Site Plan approval for Westview Terrace, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Building Codes (fire hydrant location), Spartanburg Water, Spartanburg Sanitary Sewer District, and the Spartanburg County Planning and Development Department (lighting plan).

Brandy Blake presented an aerial, site plan, and street view of Oak Grove Road. Ms. Blake pointed out Oak Grove Elementary as a reference point.

Chairman Whit Kennedy asked about the existing buildings on the property. Ms. Blake said that they were to be demolished.

Allen Newman made a motion to grant conditional Site Plan approval for Westview Terrace, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Building Codes (fire hydrant location), Spartanburg Water, Spartanburg Sanitary Sewer District, and the Spartanburg County

Planning and Development Department (lighting plan). Bill Hamilton 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. Subdivision Regulations

A. Minor Subdivisions*

Leigh MacDonald requested that the following Minor Subdivision be read into the record as approved Minor Subdivisions:

- a. Nivens Apple Farm**
- b. Aldrich Point**
- c. Guinn Land and Trust LLC**
- d. Bruce**
- e. Johnson 3**
- f. CP Builders Inc.**
- g. Kist Farms**
- h. Mihai Corner**
- i. Lisa H. Taylor**
- j. Finn Homes**

Toby McCall made a motion to read into the record Nivens Apple Farm, Aldrich Point, Guinn Land and Trust LLC, Bruce, Johnson 3, CP Builders Inc., Kist Farms, Mihai Corner, Lisa H. Taylor, and Finn Homes as approved Minor Subdivisions. Les Green seconded the motion. The motion carried with a vote of 8 to 0.

B. Final Plats*

Leigh MacDonald requested that the following Final Plat be read into the record as an approved Final Plat:

- a. Kenna Rae**

Doug Brackett made a motion to read into the record Kenna Rae as an approved Final Plat. Les Green seconded the motion. The motion carried with a vote of 8 to 0.

9. Proposed Amendments & Action Items- None

10. Other Business

A. Monthly Subdivision and Land Use Report

B. Policies and Procedures Update

Leigh MacDonald addressed the commission to speak about Planning and Development's Collaborative Development Review Meetings and that in the months to follow those CDRM comments may be added to the staff reports.

Brandy Blake stated that the CDR meetings were not mandatory, but that many developers were taking advantage of the meetings and the providers were doing their best to attend virtual meetings in an attempt to expedite the review process.

11. Adjournment

There being no other business, Les Green made a motion to adjourn the meeting. 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.**