



Spartanburg County

Planning and Development Department

MINUTES

Planning and Development Commission
COUNTY COUNCIL CHAMBERS

May 4, 2021

Members

Present:

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

Members

Absent:

None

Staff Present:

Joan Holliday, Interim Director
Ginny Dupont, County Attorney
Leigh MacDonald, Senior Planner
Brandy Blake, Planner II
Rachel Dill, Development Coordinator I
Richie Smith, Development Coordinator
Azriel Gonzales, Engineering Coordinator
Andrew Gunderson, 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 April 06, 2021 Meeting

Doug Brackett made a motion to approve the minutes as submitted. Stewart Winslow seconded the motion. The motion carried with a vote of 9 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) * - None**
3. **Minor (Summary Plats) * - None**
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. Autumn Park Apartments Ph. 2

Jerry Gaines recused himself from the discussion and vote on Autumn Park Apartments, Phase 2.

Leigh MacDonald presented the following Staff Report:

1. Factual Dates

- | | | |
|----|-----------------------------------|------------|
| a. | Plats and Application received | 04/13/2021 |
| b. | Planning Commission deadline date | 04/13/2021 |
| c. | Planning Commission Meeting | 05/04/2021 |

2. Background Information

B & N Autumn Park II, Inc. has made an application to develop an apartment complex on the 23.3 acre parcel located on Commerce Point Blvd. that is

currently vacant. The applicant is proposing to build 16 buildings with a total of 358 units, which is a density of 15.4 units per acre. Common space required for the proposed development at 15% of the 23.3 acres is 3.5 acres and the applicant is proposing approximately 4 acres or approximately 17%. This project was previously approved by the Planning Commission on March 03, 2020 with 346 units.

3. Staff Recommendation

Staff recommends that the Planning Commission conditionally grant site plan approval for the Autumn Park Apartments Ph. 2, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Road Naming, Spartanburg County Addressing, submittal of a landscape plan, and submittal of a lighting plan.

Leigh MacDonald presented an aerial view, site plan, and street views. Ms. MacDonald stated the Planning Commission had previously granted conditional site plan approval for Autumn Park Ph. 2.

Chairman Whit Kennedy asked what had changed since the previous approval. Ms. MacDonald said that the number of units had increased.

Bill Hamilton asked if additional units required extra parking. Ms. MacDonald said yes.

Stewart Winslow asked if a buffer would be required along US 176. Ms. MacDonald said that buffers are not required along arterial and collector roads.

Donna Turner Williams made a motion to grant conditional Site Plan approval for Autumn Park Apartments Ph. 2, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Road Naming, Spartanburg County Addressing, submittal of a landscape plan, and submittal of a lighting plan. Les Green seconded the motion. The motion carried with a vote of 8 to 0 with Jerry Gaines recusing himself from the vote.

4. Minor (Summary Plats) * - None

5. Major (Summary Plats) * - None

6. Preliminary Extension Request - None

8. Subdivision Regulations

A. Minor Subdivisions*

Brandy Blake requested that the following Minor Subdivision be read into the record as approved Minor Subdivisions:

- a. 560 Burns Road**
- b. SVD Properties**
- c. Watson Place**
- d. Narrow 1**
- e. Johnson 1**
- f. Bulman**
- g. Frey Creek**
- h. Sullens Patch**
- i. Piedmont Dairy Farms**
- j. The Cottages at Plantation Grove**

Allen Newman made a motion to read into the record 560 Burns Road, SVD Properties, Watson Place, Narrow 1, Johnson 1, Bulman, Frey Creek, Sullens Patch, Piedmont Dairy Farms, and The Cottages at Plantation Grove as approved Minor Subdivisions. Doug Brackett seconded the motion. The motion carried with a vote of 9 to 0.

B. Final Plats*- None

9. Proposed Amendments & Action Items - None

10. Other Business

A. Monthly Subdivision and Land Use Report

B. Policies and Procedures Update

11. Adjournment

There being no other business, Toby McCall made a motion to adjourn the meeting. Bill Hamilton 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.