



Spartanburg County

Planning and Development Department

MINUTES

Planning and Development Commission
County Council Chambers, 4:30 p.m.
May 07, 2019

Members

Present:

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

Members

Absent:

Toby McCall, Vice Chairman

Staff Present:

John Harris, County Attorney
Joan Holliday, Interim Director
Josh Henderson, Senior Planner
Leigh MacDonald, Senior Planner
Richie Smith, Development Coordinator
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

Chairman Whit Kennedy called the meeting to order.

2. Approval of Minutes (April 02, 2019 Regular Meeting)

Martial Robichaud made a motion to approve the April 02, 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 – None

5. Public Hearing – None

6. Discussion Items – None

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

A. Subdivisions

1. Major (Preliminary Plats) –

a. North Blackstock Subdivision

Josh Henderson presented the following Staff Report:

Factual Dates

a. Plats and Application received	04/15/2019
b. Planning Commission deadline date	04/16/2019
c. Planning Commission Meeting	05/07/2019

Background Information

N. Blackstock Subdivision, LLC has submitted an application for a patio home single-family residential subdivision. The proposed development is located on 25.16 acres of the parcels in question on N. Blackstock Rd. in Spartanburg, SC. There is a dwelling on one of the parcels that will be removed during the development process. The developer is proposing 89 single-family patio home residential lots. Common open space required for the proposed patio home development at 10% of the 25.16 acres is 2.52 acres and the developer is proposing 3.01 acres or approximately 11.96%. The subdivision will have 0.65 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 North Blackstock Subdivision, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, SSSD (sewer line extension) and submittal of a combination plat combining the parcels in question which will result in the parcel meeting all requirements in the ULMO.

Josh Henderson presented the Commission with an aerial view, site plan, and street view of the property.

Martial Robichaud expressed concern for the safety of the people who will be living there with approving such a large subdivision with only one exit lane. Chairman Kennedy was also concerned about placing a mailbox kiosk where occupants would need to stop in the exit lane to get mail. Josh Henderson advised the Commission that the mailbox kiosk location would be determined by the USPS as long as not within the right-of-way.

Donna Turner Williams made a motion to grant conditional preliminary plat approval for North Blackstock Subdivision, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, SSSD (sewer line extension) and submittal of a combination plat combining the parcels in question

which will result in the parcel meeting all requirements in the ULMO. Allen Newman seconded the motion. The motion carried with a vote of 8 to 0.

b. Chesterfield Ph. 2

Josh Henderson presented the following Staff Report:

Factual Dates

- a. Plats and Application received 04/15/2019
- b. Planning Commission deadline date 04/16/2019
- c. Planning Commission Meeting 05/07/2019

Background Information

Holly Drive Properties, Inc. has submitted an application for a patio home single-family residential subdivision. The proposed development is located on 8.91 acres of the parcel in question on Seay Rd. in Inman, SC. There is a structure on the parcel that will be removed during the development process. The developer is proposing 36 single-family patio home residential lots. Common open space required for the proposed patio home development at 10% of the 8.91 acres is 0.891 acres and the developer is proposing 2.49 acres or approximately 27.94%. The subdivision will have 0.15 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 Chesterfield Ph. 2, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater.

Josh Henderson presented the Commission with an aerial view, site plan, and street view of the property.

Josh Henderson asked that the Commission add to contingency to revise the common area #2 on the plat to read common open space #2.

Doug Brackett made a motion to grant conditional preliminary plat approval for Chesterfield Ph. 2, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater and submittal of a revised plat showing common open space #2. Allen Newman 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. Kimbrell Oaks Ph. 1

Allen Newman recused himself as the owner of this property. Les Green made a motion to read Kimbrell Oaks Ph. 1 into the record as an approved Major Final Plat. Donna Turner Williams seconded the motion. The motion carried with a vote of 7 to 0.

b. Kensington Creek Ph. 2

Martial Robichaud made a motion to read Kensington Creek Ph. 2 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. Minor (Summary Plats) * -

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

- a. Rylin Builders, LLC**
- b. Sloan Ridge**
- c. Crooked Chimney**
- d. Moua-Vang**
- e. P.W.**
- f. Silver Rock**
- g. RW Properties, LLC**

Allen Newman made a motion to read Rylin Builders, LLC, Sloan Ridge, Crooked Chimney, Moua-Vang, P.W., Silver Rock, and RW Properties, LLC into the record as approved Minor Summary Plats. Les Green seconded the motion. The motion carried with a vote of 8 to 0.

4. Minor (Private Road Developments) * - None

5. Minor (Family Property) * -

a. Andy Corn Property

Allen Newman made a motion to read Andy Corn Property into the record as an approved Minor Family Property. Donna Turner Williams seconded the motion. The motion carried with a vote of 8 to 0.

B. Land Development

1. Major (Preliminary Plats) – None

2. Major (Final Plats) * - None

3. Major (Site Plan) –

a. Fireside RV Park

Josh Henderson presented the following Staff Report:

Factual Dates

- a. Planning Commission Application received 04/16/2019
- b. Planning Commission deadline date 04/16/2019
- c. Planning Commission Meeting 05/07/2019

Background Information

Strange Properties, LLC is proposing to establish a new RV Park on Highway 101. The proposed development includes 37 recreational vehicle sites compliant with the Unified Land Management Ordinance requirements as specified in Section 3.13, Camps and Recreational Vehicle Parks. All proposed new sites will be located within the 30.27 acre property. This

received previous approval from the Planning Commission on December 15, 2017 under the name Strange RV Park for 21 recreational vehicle sites.

Staff Recommendation

Staff recommends that the Planning Commission conditionally grant site plan approval for 37 RV spaces for Fireside RV Park based upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Building Codes (fire hydrant location), Spartanburg County Addressing, Woodruff-Roebuck Water District, and SCDOT (encroachment permit submittal).

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 site plan approval for Fireside RV Park, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Building Codes (fire hydrant location), Spartanburg County Addressing, Woodruff-Roebuck Water District, and SCDOT (encroachment permit submittal). Les Green 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. Monthly Subdivision and Land Use Report

Martial Robichaud wished to discuss several items in the Performance Zoning Ordinance and Subdivision Regulations that he did not believe to be properly vetted before being forwarded to County Council. He found that allowing four lots to be subdivided without going through a review process to be problematic and allowing only a 10’ setback from the road right-of-way to be too close and dangerous.

Joan Holliday advised the Commission that Staff would be meeting with the consultant and County Administrator in the coming week and would bring up these issues.

Martial Robichaud also mentioned that the architectural standards seems to have been limited to appearance corridors, which have not been designated and suggested that the Commission should consider beginning the process to designate these corridors.

Stewart Winslow suggested a Discussion Item be added to next month’s agenda in case the Commission decides to take action.

10. Adjournment

There being no other business, Les Green made a motion to adjourn. Doug Brackett 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.**