



County Council Committee Minutes

Land Use Committee May 20, 2019

The Land Use Committee of Spartanburg County Council met on Monday, May 20, 2019, in County Council Chambers of the County Administrative Office Building. In compliance with the Freedom of Information Act, notice of this meeting was provided in advance to the local news media and other interested parties. The following were in attendance: Honorable Roger Nutt, Chairman; Honorables Manning Lynch and David Britt, Committee Members; along with Honorables Michael Brown, Jack Mabry, Whitney Farr, and Bob Walker, Council Members. Also attending were Cole Alverson, County Administrator; Jim Hipp, Deputy County Administrator; John Harris, County Attorney; and Ginny Dupont, County Attorney.

I.

Chairman Nutt called the meeting to order.

II.

- A. Ms. Joan Holliday, Interim Planning Director, presented information in reference to an **Ordinance amending the Spartanburg County Unified Land Management Ordinance**, Ordinance Number O-99-015, as amended, to amend Section 3.13 Allow Camps and Recreational Vehicle Parks to access a minor road maintained by the South Carolina Department of Transportation when located on a corner lot. We have a specific project on a minor state road and a major state road. The safer way to handle this project is to allow it to go out onto the minor road to the light at the intersection. There is a turn lane for it to take in and take its access on the minor road. The South Carolina Department of Transportation has urged Spartanburg County to allow this to happen in this case because of safety reasons. Motion made by Mr. Lynch to render first reading to Ordinance and refer it to the Planning Commission for a recommendation with the request that the Commission review the maximum of 15% imperious surface ratio and make a recommendation as to whether it should remain in the Unified Land Management Ordinance (ULMO) since the 15% limitation has been removed from the draft Performance Zoning Ordinance. Mr. Nutt

stated that we have two changes to this section of the ULMO. In our current ULMO in the section that deals with Recreational Vehicle Parks, one of the provisions in there is that you cannot have any more than 15% of your property in impervious surface and that includes gravel or any other type of structures that would not be pervious. If you have a ten acre tract, and you want to try to develop a Recreational Vehicle Park, you would not be able to develop more than about one and a half acres. It is very restrictive on Recreational Vehicle Parks as is the condition where you are not allowed to use a minor road especially in cases where that would be the safer route. This Ordinance will take care of both changes. Mr. Lynch's motion includes both amendments to render first reading to the Ordinance and refer it to the Planning Commission for a recommendation with the request that the Commission review the maximum of 15% imperious surface ratio and make a recommendation as to whether it should remain in the Unified Land Management Ordinance (ULMO) since the 15% limitation has been removed from the draft Performance Zoning Ordinance and to amend Section 3.13 Allow Camps and Recreational Vehicle Parks to access a minor road maintained by the South Carolina Department of Transportation when located on a corner lot. Motion seconded by Mr. Britt and carried.

- B. Updated Planning Department Reports on Development Activity were received.

Meeting adjourned.