



Spartanburg County

Planning and Development Department

MINUTES

Planning and Development Commission

COUNTY COUNCIL CHAMBERS

June 6, 2023

**Members
Present:**

Whit Kennedy, Chairman
Doug Brackett, Secretary
Parker Champion
Les Green
Allen Newman
Donna Turner Williams
Stewart Winslow
Bill Hamilton

**Members
Absent:**

Toby McCall, Vice Chairman

Staff Present:

Jeff DeWitt, Senior Planner
Ben Thomas, Planner IV Team Lead
Charity Reynolds, Development Coordinator I
Richie Smith, Development Coordinator
Azriel Gonzales, Engineering Coordinator
John Harris, County Attorney

NOTICE: Pursuant to Section 30-4-80 of the S.C. Code of Laws, written notice of its regular meeting schedule was provided at the beginning of this calendar year 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

May 2, 2023, Meeting

Doug Brackett made a motion to approve the May minutes. Les Green seconded the motion. The motion carried with a vote of 8 to 0.

3. Public Hearing – None

4. Old Business – None

5. New Business – 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 (Read in Only) *-

Ben Thomas requested that the following Major Final Plat be read into the record as an approved Major Final Plat:

a. Paddock Point Sec. 2 Ph. 3- Council District 1

Stewart Winslow made a motion to read Paddock Point Sec. 2 Ph. 3- Council District 1 into the record as an approved Major Final Plat. Allen Newman seconded the motion. The motion carried with a vote of 8 to 0.

3. Minor Summary Plats (Read in Only) * - None

4. Minor Private Road Developments (Read in Only) * - None

5. Minor Family Property (Read in Only) * - None

B. Land Development

1. Major (Preliminary Plats) * -

a. Westbriar Woods Phase 2- Council District 6

Ben Thomas presented the following staff report:

1. Factual Dates

a. Plats and Application received	05/16/2023
b. Planning Commission deadline date	05/16/2023
c. Planning Commission Meeting	06/06/2023

2. Background Information

Stanley Martin Homes, LLC, through its engineer, Grey Engineering, has submitted an application for a townhome development project. The parcel that will contain the proposed townhome development is approximately 31.94 acres and is located on New Cut Road in Spartanburg, SC. The developer is proposing 51 new buildings that contain a total of 169 units, with a density of 5.29 units per acre. Common open space required for the proposed development at 10% of the 31.94 acres is approximately 3.19 acres, and the developer is proposing approximately 18.87 acres or approximately 59%. The total square footage for the buildings will be approximately 293,046 sq. ft. with an average of 867 sq. ft. per unit. The developer is proposing a Class 3, 15' buffer against all single-family residential properties. The proposed development will have approximately 0.69 miles of new internal roads, which will be publicly maintained.

3. Staff Recommendation

The Planning Staff recommends that the Planning Commission grant conditional Preliminary Plat approval for Westbriar Woods Phase II, contingent upon receiving approvals from Spartanburg County Planning and Development (submittal of a landscape plan), Planning Staff would like to add a condition of an approved subdivision plat from Spartanburg County Planning and Development (an approved plat subdividing the subject parcel), Spartanburg County Public Works (Stormwater, Engineering, and Encroachment), Spartanburg County GIS and Addressing (road naming), SWS (water) and SSSD (sewer).

Ben Thomas presented the board with an aerial image, zoomed out aerial image, the proposed preliminary plat and street view.

Ben Thomas informed the board that the entire site was previously submitted as a single family and duplex project in 2021. The project previously received Preliminary Plat Approval in April of 2022. Ben Thomas said that when this project approached the Final Plat stage, the duplex portion of this project was changed to townhomes and that the new layout is very similar to the original duplex layout.

Chairman Whit Kennedy asked if this was a portion of the entire parcel.

Ben Thomas confirmed.

Chairman Whit Kennedy asked if Forestbrook Lane was going to continue through to New Cut Road.

Ben Thomas confirmed.

Parker Champion made a motion to grant conditional Preliminary Plat approval for Westbriar Woods Phase II, contingent upon receiving approvals from Spartanburg County Planning and Development (submittal of a landscape plan and an approved plat subdividing the subject parcel), Spartanburg County Public Works (Stormwater, Engineering, and Encroachment), Spartanburg County GIS and Addressing (road naming), SWS (water), SSSD (sewer). Donna Turner Williams seconded the motion. The motion carried with a vote of 8 to 0.

2. Major Final Plats (Read in Only) * -

Ben Thomas requested that the following Major Final Plat be read into the record as an approved Major Final Plat:

- a. Simmons Trace- Council District 6

Les Green made a motion to read Simmons Trace- Council District 6 into the record as an approved Major Final Plat. Allen Newman seconded the motion. The motion carried with a vote of 8 to 0.

3. Major Site Plan –

- a. Highway 9 Commercial- Council District 2

Jeff DeWitt presented the following staff report:

1. Factual Dates

- | | | |
|----|------------------------------------|------------|
| a. | Site Plan and Application received | 05/16/2023 |
| b. | Planning Commission deadline date | 05/16/2023 |
| c. | Planning Commission Meeting | 06/06/2023 |

2. Background Information

SeamonWhiteside on behalf of R Ventures LLC, has applied to develop three commercial structures on a single parcel. The subject site is currently comprised of two parcels which will be combined into a single 11.81-acre parcel as part of the development process. Both structures will be designed to accommodate restaurants, with possible retail use also; the building on parcel "A" will be 5,500 sf, and the building on parcel "B" will be 9,000 sf. The building to the rear of the site (parcel "C") will be designed and operated as a mini-warehouse facility. The storage facility will be a maximum of three (3) stories, with a maximum height of 48 feet. Side setback distances shown on the plan have been increased to comply with the height requirements of the ULMO. The 106 parking spaces shown on the plan meet the ULMO requirement for the proposed uses. This development will not have any new roads dedicated to Spartanburg County for maintenance but will be serviced by a single private drive from Highway 9. A Class 4 bufferyard is proposed for approximately 625 ft along the southern property boundary to buffer the adjacent residential property.

3. Staff Recommendation

The Planning Staff recommends that the Planning Commission grant conditional approval of the Site Plan as a Commercial Center for the Highway 9 Commercial Center, contingent upon receiving approvals from Spartanburg County Planning (combination plat), Spartanburg County Engineering and Stormwater (stormwater

permit), Spartanburg County GIS/Addressing (street name, if necessary), Spartanburg Water / SSSD (water & sewer), Spartanburg County Building Codes (fire hydrant locations), and SCDOT (encroachment permit for Highway 9).

Jeff DeWitt presented the board with an aerial image, the proposed site plan, and street view.

Chairman Whit Kennedy asked if there will only be one dumpster in the far rear for all three buildings.

Danny Balon with Seamon Whiteside responded on behalf of the developer that there are dumpster locations shown for the lower two buildings at the left rear and right rear of each building.

Stewart Winslow made a motion to grant conditional Preliminary Site Plan approval for Highway 9 Commercial as a Commercial Center contingent upon receiving approvals from Spartanburg County Planning (combination plat), Spartanburg County Engineering and Stormwater (stormwater permit), Spartanburg County GIS/Addressing (street name, if necessary), Spartanburg Water / SSSD (water & sewer), Spartanburg County Building Codes (fire hydrant locations), and SCDOT (encroachment permit for Highway 9). Les Green seconded the motion. The motion carried with a vote of 8 to 0.

4. Major Final Plats (Read in Only) * - None

5. Major Site Plan – None

6. Minor Summary Plats (Read in Only) * - None

7. Major Summary Plats (Read in Only)* – None

8. Preliminary Extension Request – None

8. Subdivision Regulations

A. Minor Subdivisions (Read in Only) *

Ben Thomas requested that the following Minor Subdivision be read into the record as approved:

a. Addison Hollow- Council District 5

Doug Brackett made a motion to read into the record Addison Hollow, as an approved Minor Subdivision. Bill Hamilton seconded the motion. The motion carried with a vote of 8 to 0.

B. Final Plats (Read in Only) *- None

9. Proposed Amendments & Action Items- None

10. Other Business

a. Monthly Subdivision and Land Use Report

Planning Staff provided the Monthly Subdivision and Land Use Report to all Planning Commission members present.

11. Adjournment

There being no other business, Parker Champion made a motion to adjourn the meeting. Doug Brackett seconded the motion. The motion carried with a vote of 8 to 0.

By: _____

Douglas C. Brackett
Doug Brackett, Planning Commission Secretary

Prepared by: Planning and Development Department Staff

*** These items have been previously approved and recorded in the land records and require no action by the Planning Commission other than to be read into the minutes.**