



Spartanburg County

Planning and Development Department

MINUTES

Planning and Development Commission
County Council Chambers, 4:30 p.m.
July 09, 2019

Members

Present:

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

Members

Absent:

Staff Present:

Ginny Dupont, County Attorney
John Harris, County Attorney
Joan Holliday, Interim Planning 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.

John Harris advised the Commission that there would be changes coming for attorney assignments and short term planning would now be overseen by Ginny Dupont.

2. Approval of Minutes (June 04, 2019 Regular Meeting)

Les Green made a motion to approve the June 04, 2019 minutes as submitted. Donna Turner Williams seconded the motion. The motion carried with vote of 9 to 0.

3. Old Business – None

4. New Business –

Joe Whisenant – Discussion of Private Road Development Requirements

Joe introduced himself as a professional land surveyor to the Commission. He asked the Commission to reconsider the 3/8” lettering requirement in the ULMO for the Private Road Development statement and presented an example on one of his plats.

Chairman Kennedy advised Mr. Whisenant that the Commission would take a closer look at the new Private Road Development Policy and Subdivision Regulations to determine if the issue would be addressed by the new ordinances and accompanying documents.

5. Public Hearing – None

6. Discussion Items – None

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

A. Subdivisions

1. Major (Preliminary Plats) –

a. Drayton Mill Village (Patio Home)

Josh Henderson presented the following Staff Report:

Factual Dates

a. Planning Commission Application received	06/14/2019
b. Planning Commission Deadline date	06/18/2019
c. Planning Commission Meeting	07/09/2019

Background Information

Drayton Mills Venture, LLC has submitted an application for a single-family patio home residential subdivision. The proposed development will cover approximately 4.12 acres of the parcel in question. The project site is located off of Dalmatian Drive and Skyuka Street in Drayton, SC and the land is currently vacant. The developer is proposing 14 single-family patio home residential lots. Common open space required for the proposed patio home development at 10% of the 4.12 developed acres is 0.41 acres and the applicant is proposing 2.6 acres or approximately 63.8%. The proposed development is located on two streets that were approved by the Planning Commission during the townhome project review. This subdivision previously received Planning Commission approval on March 6, 2018 for 51 single family patio home residential lots. They are now proposing a different design for both the patio home and townhome developments.

Staff Recommendation

Staff recommends that the Planning Commission grant conditional preliminary plat approval for Drayton Mill Village Patio Homes based upon receiving approvals from Spartanburg County Engineering and Stormwater, SWS (water), SSSD (sewer line extension), and submittal of a plat subdividing the parcel in question, which will result in the parcels meeting all requirements in the ULMO.

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

Doug Brackett made a motion to grant conditional preliminary plat approval for Drayton Mill Village Patio Homes, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, SWS (water), SSSD (sewer line extension), and submittal of a plat subdividing the parcel in question, which will result in the parcels meeting all requirements in the ULMO. Donna Turner Williams seconded the motion. The motion carried with a vote of 9 to 0.

b. Amherst

Josh Henderson presented the following Staff Report:

Factual Dates

- | | |
|--------------------------------------|------------|
| a. Plats and Application received | 05/15/2019 |
| b. Planning Commission deadline date | 06/18/2019 |
| c. Planning Commission Meeting | 07/09/2019 |

Background Information

Amherst Subdivision, LLC has submitted an application for a single-family residential subdivision. The proposed development is located on the 39.52 acre parcel that fronts on both Sharon Rd. and Reidville Sharon Rd. in Greer, SC and the land is currently vacant. The developer is proposing 63 single-family residential lots. The subdivision will have 0.7 total miles of new roadbed, which will be dedicated to Spartanburg County for maintenance. This subdivision previously received Planning Commission approval on March 5, 2019 with a slightly different street design. They are now proposing to have a second entrance to the subdivision off of Reidville Sharon Road.

Staff Recommendation

Staff recommends that the Planning Commission grant conditional preliminary plat approval for Amherst, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater and go through the process to dedicate r.o.w. to Spartanburg County.

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

Jerry Gaines inquired as to the responsibility of the encroachment of the cemetery drive. Mr. Henderson advised the Commission that staff would look into that issue following the meeting.

Allen Newman made a motion to grant conditional preliminary plat approval for Amherst, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater and go through the process to dedicate r.o.w. to Spartanburg County. Les Green seconded the motion. The motion carried with a vote of 9 to 0.

2. Major (Final Plats) * -

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

a. Hammett Pointe Ph. 2-D

Jerry Gaines made a motion to read Hammett Pointe Ph. 2-D into the record as an approved Major Final Plat. Martial Robichaud seconded the motion. The motion carried with a vote of 9 to 0.

3. Minor (Summary Plats) * -

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

a. Kateland Robinson Burch

b. Deana Shockley

c. Elmo Acres

d. Smiths Cove

Les Green made a motion to read Kateland Robinson Burch, Deana Shockley, Elmo Acres, and Smiths Cove into the record as approved Minor Summary Plats. Doug Brackett seconded the motion. The motion carried with a vote of 9 to 0.

e. Kimberly Charles Blakenship

As the attorney for this project, Jerry Gaines abstained from this vote.

Martial Robichaud made a motion to read Kimberly Charles Blakenship into the record as an approved Minor Summary Plat. Stewart Winslow seconded the motion. The motion carried with a vote of 9 to 0.

4. Minor (Private Road Developments) * - None

5. Minor (Family Property) * -

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

a. Troy and Tammy McKelvey

Allen Newman made a motion to read Troy and Tammy McKelvey into the record as an approved Minor Family Property. Stewart Winslow seconded the motion. The motion carried with a vote of 9 to 0.

B. Land Development

1. Major (Preliminary Plats) –

a. Addison Place

Josh Henderson presented the following Staff Report:

Factual Dates

- a. Plats and Application received 06/18/2019
- b. Planning Commission deadline date 06/18/2019
- c. Planning Commission Meeting 07/09/2019

Background Information

Mark III Properties has submitted an application to develop a townhome project. The parcel that will contain the proposed townhome development is approximately 18.15 acres and is located on Anderson Mill Road in Spartanburg, SC. The developer is proposing to build 23 buildings that will contain a total of 123 units which is a density of 6.9 units per acre, and this development is allowed 12 units per acre since it has frontage on a collector road. Common open space required for the proposed townhome development at 10% of the 18.15 acres is 1.8 acres, and the developer is proposing 5.99 acres or approximately 33%. A 15' Type 3 Bufferyard is required along all property lines adjacent to single family residential as well as across Tillotson Road since it is classified as a minor road and single family residential is on the opposite side. The proposed development will have 0.4 total miles of new roadbed that will be dedicated to Spartanburg County for maintenance. The total building square footage for all units will be 164,820 sq. ft. This project was previously approved by the Planning Commission on November 7, 2017 for a total of 91 townhome lots. They are now proposing an increase in the number of lots from what was previously approved.

Staff Recommendation

Staff recommends that the Planning Commission grant conditional preliminary plat approval for Addison Place Townhomes, 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.

Martial Robichaud asked if an additional turn lane would be required now that the development exceeds 100 lots. Mr. Henderson confirmed and asked the Commission to add a contingency to the approval for the receipt of a revised preliminary plat indicating the additional turn lane.

Allen Newman made a motion to grant conditional preliminary plat approval for Addison Place Townhomes, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater. There is also a contingency to submit a revised preliminary plat meeting the requirements for an additional turn lane since the development is over 100 total lots. Les Green seconded the motion. The motion carried with a vote of 9 to 0.

2. Major (Final Plats) * - None

3. Major (Site Plan) –

a. Redwood Living

Josh Henderson presented the following Staff Report:

Factual Dates

a. Site Plan and Application received	05/14/2019
b. Planning Commission deadline date	05/14/2019
c. Planning Commission Meeting	06/04/2019

Background Information

Redwood Living has made an application to develop an apartment complex on the 21.65-acre parcel located on Seay Rd. and Hwy 9 in Inman, SC and is currently vacant. The applicant is proposing to build 16 buildings with a total of 122 units, which is a density of 5.63 units per acre. Frontage on an Arterial Road allows for maximum density. Common space required for the proposed development at 15% of the 21.65 acres is 3.25 acres, and the applicant is proposing approximately 10.63 total acres or approximately 49%. The total building footprint for the 16 buildings is 225,337 square feet (excluding the proposed maintenance and office building).

Staff Recommendation

Staff recommends that the Planning Commission conditionally grant site plan approval for the Redwood Living apartment development, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Building Codes (fire hydrant location), Spartanburg County Road Naming, Spartanburg County Addressing, and an Encroachment Permit approval from SCDOT. There is also a contingency for a recorded cross easement for the entrance of the parcel in question and the adjacent parcel 2-36-00-086.12.

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

Jerry Gaines inquired as to why the project is sharing an entrance with the neighboring parcel. Mr. Henderson advised the Commission that the shared driveway design is at the request of SCDOT.

Donna Turner Williams made a motion to grant conditional site plan approval for Redwood Living, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Building Codes (fire hydrant location), Spartanburg County Road Naming, Spartanburg County Addressing, and an Encroachment Permit approval from SCDOT. There is also a contingency for a recorded cross easement for the entrance of the parcel in question and the adjacent parcel 2-36-00-086.12. Stewart Winslow 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 –

a. Camps and Recreational Vehicle Parks

Joan Holliday presented the proposed amendment that would allow access from a minor road and remove the maximum impervious surface are ratio to match the PZO. Chairman Kennedy questioned the consequences of allowing 100% impervious surface ratio. Richie Smith believed most campgrounds to desire the rural look to appease their clientele and doubted that there would be any issues from this change. Jerry Gaines made a motion to forward a favorable recommendation to County Council for them to hold a public hearing. Les Green seconded the motion. The motion carried with a vote of 8 to 0.

9. Other Business

a. Discussion of proposed Access Policy, Private Road Development Policy, Utility Policy, Subdivision Regulations Policies and Procedures, and PZO Policies and Procedures

Joan Holliday presented the Commission with a draft of both the Private Road Development Policy and Access Policy.

Jerry Gaines asked for clarification of the requirement to form an HOA in the Private Road Development Policy. John Harris advised that the intent was to share maintenance and the document would be further reviewed to eliminate any confusion on that matter.

Ms. Holliday explained that the Utility Policy is a written form of our current policy as it concerns water and sewer availability. The other documents have not yet been written. She asked that they review the documents and consider scheduling a special meeting to discuss. Chairman Kennedy suggested a meeting on August 29, 2019 at 12:00 p.m. in Conference Room #6.

b. Performance Zoning Ordinance, Subdivision Ordinance, Amendments to Unified Land Management Ordinance

Ms. Holliday also wishes to discuss appearance corridors at the special meeting to accompany the architectural design standards in the PZO.

c. Monthly Subdivision and Land Use Report

10. Adjournment

There being no other business, Les Green made a motion to adjourn. Jerry Gaines 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.