



Spartanburg County

Planning and Development Department

MINUTES

Planning and Development Commission

Conference Room 6, 12:00 p.m.

June 30, 2019

Special Meeting

Members

Present:

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

Members

Absent:

Stewart Winslow

Staff Present:

John Harris, County Attorney
Joan Holliday, Interim Director
Josh Henderson, Senior Planner
Leigh Davis, Senior Planner
Lisa Bollinger, Transportation Planning Manager

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. Review of Appearance Corridors/Recommendation to County Council

Chairman Kennedy opened the meeting by advising the Commissioners that he had spoken with members of Council who were satisfied with the current architectural design standards in the ULMO as a county wide minimum. Joan Holliday clarified that the original intent of the appearance corridors was not for design standards but rather to apply tree and landscaping standards to emphasize the natural landscape. These would include larger setbacks with a 10-25' natural separation, and smaller signs. Chairman

Kennedy suggested making a change in the text to indicate the design standards as a county wide minimum and separate from appearance corridor regulations.

Josh Henderson inquired as to whether or not common space could be used in the right-of-way area to reduce setback requirements. Chairman Kennedy suggested the addition of a text to indicate that right-of-way setbacks still apply regardless of position of structure and neither does the addition of common space does not alter the setbacks from a right-of-way.

Chairman Kennedy also wished to clarify that the appearance corridor standards are only applicable to multi-family and commercial developments and not residential subdivisions less than two lots.

Martial Robichaud made a motion to include all three suggested text additions. Donna Turner Williams seconded the motion. The motion carried with a vote of 8 to 0.

Allen Newman had concerns over the placement of canopy trees only 20' apart and made a motion to change that requirement to 50' apart. Les Green seconded the motion. The motion carried with a vote of 8 to 0.

Martial Robichaud made a motion to submit the following as appearance corridors to County Council for consideration:

Highway 11 – Greenville County Line to Cherokee County Line – S1
Highway 14 – Greenville County Line to North Carolina State Line – S2
Anderson Mill Road – Reidville Rd. to SC 290 – S1
Cannons Campground Rd.& Skylyn Dr. –Drayton Road to Cherokee County Line – S2
Country Club Rd. – SC 56 to Glendale – S1
HWY 9 – Double Bridge Rd. to HWY 11 – S1
HWY 9 – I-585 to Double Bridge Rd. – S2
HWY 29 – East of Spartanburg City Limits – S1
HWY 29 – West of Spartanburg City Limits – S2
HWY 56 – Carolina County Club Rd. south to Union County Line – S1
HWY 56 – Spartanburg City Limits to Carolina County Club Rd. – S3
HWY 101 – Reidville Rd. south to Laurens County Line – S1
HWY 101 – I-85 south to Reidville Rd. – S2
HWY 101 – Greer City Limits south to I-85 – S3
HWY 110 – Cowpens Town Limits north to County Line – S2
Fort Prince Blvd. – North of I-85 to Wellford City Limits
HWY 176 – Spartanburg City Limits north to Hearon Cir. – S1
HWY 176 – Campobello Town Limits north to Greenville County Line – S1
HWY 176 – Hearon Cir. North to Campobello Town Limits – S2
HWY 290 – I-85 south to US 221 – S1
HWY 290 – Greer City Limits south to I-85 – S2
HWY 296 – Spartanburg City Limits to Greenville County Line – S2
HWY 417 – S1
I-26 – S1
I-85 - S1
I-585 – S1
I-85 Business – S1

J. Verne Smith Pkwy. – S1
Parris Bridge Rd. – S1
New Cut Rd. – S52, northern portion and S40, north of S60 – S1
New Cut Rd. –S40, south of S60 and S65 to Howard St. – S3
HWY 295 – Reidville Rd. to Dogwood Club Rd. – S3
HWY 221 – Spartanburg City Limits to Woodruff City Limits – S1
HWY 221 – Spartanburg City Limits north to Chesnee Town Limits – S2
HWY 146 – Woodruff City Limits to HWY 56 – S1

Doug Brackett seconded the motion. The motion carried with a vote of 8 to 0.

- 3. Review Draft Private Road Policy**
- 4. Review Draft Public Utility Policy**
- 5. Brief Discussion of Subdivision Policy and Procedures**
- 6. Brief Discussion of Performance Zoning Ordinance Policy and Procedures**
- 7. Brief Discussion of Access Policy**

The Commission reserved discussion on the remaining items to the next regularly scheduled Planning Commission meeting.

Josh Henderson advised the Commission that August 9th would be his last day with Spartanburg County.

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