



Spartanburg County

Planning and Development Department

MINUTES

Planning and Development Commission
County Council Chambers, 4:30 p.m.
August 06, 2019

Members

Present:

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

Members

Absent:

Whit Kennedy, Chairman
Jerry Gaines
Stewart Winslow

Staff Present:

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

2. Approval of Minutes (July 09, 2019 Regular Meeting)

Martial Robichaud made a motion to approve the July 09, 2019 minutes as submitted. Doug Brackett seconded the motion. The motion carried with vote of 6 to 0.

Approval of Minutes (July 30, 2019 Special Meeting)

Doug Brackett made a motion to approve the July 30, 2019 special meeting minutes as submitted with two changes as suggested by Martial Robichaud. Les Green seconded the motion. The motion carried with vote of 6 to 0.

3. Old Business – None

4. New Business – None

5. Public Hearing –

Josh Henderson notified the Commission that staff would no longer be giving a recommendation as it pertains to the four criteria.

**a. Variance Request - Arcadia Mill
1875 Hayne St., Spartanburg, SC 29301**

Josh Henderson presented the following staff report:

Factual Dates

Variance Application Submitted	07/09/2019
Variance Application Deadline	07/09/2019
Project Application Deadline	07/16/2019
Public Notice – Herald Journal	07/17/2019
Variance Sign Posted on Property	07/22/2019
Adjoining Property owners notified	07/22/2019
Planning Commission Meeting	08/06/2019

Background Information

Cleveland Street, LLC has submitted a variance request for Arcadia Mill located at 1875 Hayne St., Spartanburg, SC. The existing mill is being proposed for an adaptive reuse to revitalize the mill into a multi-family apartment building consisting of 94 total units. This development is being reviewed by the National Parks Service (NPS) and the South Carolina State Historic Preservation Office (SHPO). This development was originally approved by the Planning Commission on December 5, 2017 for a total of 69 units in one building. The applicant is now adding 7 units in the main building, 2 units in the building in front of the proposed Arts Center, and 16 units in the three buildings that were originally indicated as warehouse space.

A variance is being requested to reduce the total number of required parking spaces for this site from 232 parking spaces to 185 parking spaces. Under Section 2.02-5 Off—Street Parking and Loading, Table 6 Off-Street Parking Requirements this site is required to have 1.5 parking spaces per dwelling unit plus 1 parking space per every 5 dwelling units for the apartments, 1 parking space per 350 sq. ft. of Gross Floor Area (GFA) for the leasing office, 1 parking space per 350 sq. ft. of GFA for the Arts Center, and 1 parking space per 100 sq. ft. of water surface area for the swimming pool totaling the 232 parking spaces. The applicant is proposing 58 parking spaces for the Arts Center (11 of which will be strictly for the Arts Center and 47 which will be shared parking spaces with the apartment residents) leaving 127 parking spaces strictly used for the apartments, leasing office, and swimming pool which totals the 185 proposed parking spaces.

Staff Position

Revitalizing existing mill projects and converting them into apartment buildings brings difficult nuances that cause issues with meeting all requirements for an apartment development. In this case, the existing site conditions, with regard to existing flood plain, cause minimal opportunities for the placement of the parking spaces and SHPO will not allow parking spaces in front of the buildings. Allowing the reduction in the total number of required parking spaces to the proposed 185 parking spaces would allow for the site to be developed in keeping with the SHPO's requirements and regulations and not interfere with the existing floodplain or the historic aesthetics of the street view of the building. . All other requirements of the ULMO will be met.

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

Vice Chairman McCall opened the public hearing.

Stephanie Gates, Civil Engineer for Site Design was sworn-in. She advised the Commission that the code requires 58 spaces for the art center; however, project research based on the intended use would only necessitate 20 spaces. She also notified the Commission that there would not be dedicated spaces for each unit. They believed they were providing enough parking according to the needs of the site.

Vice Chairman McCall closed the public hearing.

b. Variance Request – Cottages at Broken Chimney Sec. 2 Broken Chimney Rd., Inman, SC 29349

Josh Henderson presented the following staff report:

Factual Dates

Variance Application Submitted	07/02/2019
Deadline for Variance	07/09/2019
Public Notice – Herald Journal	07/21/2019
Adjoining Property owners notified	07/19/2019
Variance Signs Posted on Property	07/22/2019
Planning Commission Meeting	08/06/2019

Background Information

A variance request has been submitted for the Cottages at Broken Chimney Section 2 subdivision in Inman, SC. The applicant is requesting to eliminate the sight distance easement as required in Section 2.05-2(6) Public Street Design and Improvements, Major Subdivision, Sight Easement at Intersections and Type 1 Street Illustrations.

Cottages at Broken Chimney Section 1 was approved as a summary plat on July 03, 2018 by the Planning Department staff showing a remaining lot for future development with the required 50' of road frontage. The preliminary plat for Cottages at Broken Chimney Section 2 was conditionally approved by the Planning Commission on June 04, 2019 with a contingency to obtain the 10' x 70' sight distance easement as required by the ULMO. Lot #5 has already been sold and the current property owner did not agree to sign the sight easement.

Staff Position

Without approval of the variance, the development will be unable to move forward. Per the written application, the project would still meet SCDOT line of sight requirements. The Unified Land Management Ordinance measures from the right-of-way, where the Performance Zoning Ordinance measures from the edge of pavement. Using the method of measurement in the draft Performance Zoning Ordinance, this project would meet the sight distance easement requirements. All other requirements of the ULMO will be met.

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

Vice Chairman McCall opened the public hearing.

Walden Jones was sworn-in. He advised that using the SCDOT method for measuring sight distances, the line of sight would never encroach onto adjacent properties. Even if the property owner were to plant a tree in the required easement, the actual sight distance would not be impeded.

Vice Chairman McCall closed the public hearing.

6. Discussion Items – None

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

A. Subdivisions

1. Major (Preliminary Plats) –

a. Cottages at Broken Chimney – Sight Distance Easement Variance

Donna Turner Williams made a motion to grant the variance based on the determination that the request meets all criteria for granting a variance as set forth in Section 5.01-2(2)(f)(2) of the ULMO and the SC Local Government Comprehensive Planning Enabling Act (SC Code of Laws, Title 6, Chapter 29). Allen Newman seconded the motion. The motion carried with a vote of 6 to 0.

b. Paddock Point

Josh Henderson presented the following Staff Report:

Factual Dates

- a. Plats and Application received 07/16/2019
- b. Planning Commission deadline date 07/16/2019
- c. Planning Commission Meeting 08/06/2019

Background Information

Mark III Properties has submitted an application for a single-family patio home residential subdivision. The proposed development is located on 116.59 acres of the parcels along Brice Rd. in Roebuck, SC. There are structures on the parcels that will be removed during the development process. The developer is proposing 334 single-family patio home residential lots. Common open space required for the proposed patio home development at 10% of the 116.59 acres is 11.66 acres and the developer is proposing 44.1 acres or approximately 37%. The subdivision will have 2.07 total miles of new roadbed, which will be dedicated to Spartanburg County for maintenance. This project was previously approved by the Planning Commission on February 5, 2019 for a total of 207 patio home 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 conditionally grant preliminary plat approval for Paddock Point, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Building Codes (fire hydrant location approval), submittal of an Encroachment Permit to SCDOT, and submittal of a plat subdividing and 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.

Les Green made a motion to grant conditional preliminary plat approval for Paddock Point, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Building Codes (fire hydrant location approval), submittal of an Encroachment Permit to SCDOT, and submittal of a plat subdividing and 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 6 to 0.

c. Bethel Ridge

Josh Henderson presented the following Staff Report:

Factual Dates

- a. Plats and Application received 07/16/2019
- b. Planning Commission deadline date 07/16/2019
- c. Planning Commission Meeting 08/06/2019

Background Information

Brewer Realty and Development has submitted an application for a single-family residential subdivision. The proposed development is located on 24.14 acres of the parcel along Old Bethel Rd. in Moore, SC and is currently vacant.

The developer is proposing 53 single-family residential lots. The subdivision will have 0.27 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 Bethel Ridge, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, SSSD (sewer), and submittal of an Encroachment Permit to SCDOT.

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 Bethel Ridge, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, SSSD (sewer), and submittal of an Encroachment Permit to SCDOT. Donna Turner Williams seconded the motion. The motion carried with a vote of 6 to 0.

2. Major (Final Plats) * -

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

- a. Cartwright Farm**
- b. Woodlands at Autumn Glen Sec. 2-A**
- c. Adens Place Ph. 1**
- d. Bruce Harbor**

Allen Newman made a motion to read Cartwright Farm, Woodlands at Autumn Glen Sec. 2-A, Adens Place Ph. 1, and Bruce Harbor into the record as approved Major Final Plats. Les Green seconded the motion. The motion carried with a vote of 6 to 0.

3. Minor (Summary Plats) * -

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

- a. Phillip D. Davis**
- b. Melissa McCarter**
- c. Jesse M. Lawrence, III**
- d. Hatchett Place**
- e. Mini Horse Meadow**
- f. New Prospect Haven**
- g. Sloan Road**
- h. Bella Casa Ph. 2**
- i. Yorkshire**

Doug Brackett made a motion to read Phillip D. Davis, Melissa McCarter, Jesse M. Lawrence, III, Hatchett Place, Mini Horse Meadow, New Prospect Haven, Sloan Road, Bella Casa Ph. 2, and Yorkshire into the record as approved Minor Summary Plats. Donna Turner Williams seconded the motion. The motion carried with a vote of 6 to 0.

4. Minor (Private Road Developments) * - None

5. Minor (Family Property) * - None

B. Land Development

1. Major (Preliminary Plats) –

a. Towns at Squires Point

Josh Henderson presented the following Staff Report:

Factual Dates

a. Plats and Application received	07/16/2019
b. Planning Commission deadline date	07/16/2019
c. Planning Commission Meeting	08/06/2019

Background Information

Squires Point Venture, LLC has submitted an application to develop a townhome project. The parcel that will contain the proposed townhome development is approximately 3.5 acres and is located on Squires Point in Duncan, SC and is currently vacant. The developer is proposing to build 6 buildings that will contain a total of 26 units which is a density of approximately 7.43 units per acre, and this development is allowed 8 units per acre since it has frontage on a minor road. Common open space required for the proposed townhome development at 10% of the 18.15 acres is 0.35 acres, and the developer is proposing 1.41 acres or approximately 40%. A 15' Type 3 Bufferyard is required along the northern property line adjacent to single family residential. The proposed development will have 0.16 total miles of new roadbed that will be maintained privately. The total building square footage for all units will be 42,400 sq. ft.

Staff Recommendation

Staff recommends that the Planning Commission grant conditional preliminary plat approval for Towns at Squires Point Townhomes, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Road Naming, and Spartanburg County Addressing.

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

Les Green made a motion to grant conditional preliminary plat approval for Towns at Squires Point Townhomes, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Road Naming, and Spartanburg County Addressing. Doug Brackett seconded the motion. The motion carried with a vote of 6 to 0.

2. Major (Final Plats) * - None

3. Major (Site Plan) –

a. Arcadia Mill – Parking Variance

Martial Robichaud made a motion to grant the variance based on the determination that the request meets all criteria for granting a variance as set forth in Section 5.01-2(2)(f)(2) of the ULMO and the SC Local Government Comprehensive Planning Enabling Act (SC Code of Laws, Title 6, Chapter 29). Donna Turner Williams seconded the motion. The motion carried with a vote of 6 to 0.

b. Arcadia Mill

Josh Henderson presented the following Staff Report:

Factual Dates

a. Site Plan and Application received	06/26/2019
b. Planning Commission deadline date	07/16/2019
c. Planning Commission Meeting	08/06/2019

Background Information

Cleveland Street, LLC has submitted an application to develop a multi-family apartment complex at the former Arcadia Mill site located at 1875 Hayne St., Spartanburg, SC. The existing mill is being proposed for an adaptive reuse to revitalize the mill into multi-family apartment buildings with 94 dwelling units and an Arts Center all located on a 14.65-acre parcel. Density will be allowed at 12 units per acre (or 175.8 units) due to the frontage along Hayne St. which is a collector road. The development is proposing approximately 6.4 units per acre and will be required to have Common Open Space at 2.20 acres (or 15%); however, the site layout provides for approximately 2.21 acres (15.08%). The proposed development will consist of a 118,000 sq. ft. 2 story section of the existing main building, three existing warehouse buildings totaling 51,228 sq. ft., and a small existing one story brick building all to be used for apartment units, a 20,000 sq. ft. section of the existing main building to be used as an arts center, a 2,050 sq. ft. section of the existing main building to be used for the leasing office, and 9,450 sq. ft. of the existing main building structure near the leasing office that will be utilized as amenity space. This development has been reviewed by the National Parks Service (NPS) and the South Carolina State Historic Preservation Office (SHPO) to ensure redevelopment is in compliance with state and national standards. This development previously received Planning Commission approval on December 5, 2017 for 69 apartment units, the Arts Center space, leasing office space, and amenity space. They are now proposing an additional 25 units.

Staff Recommendation

Staff recommends that the Planning Commission conditionally grant site plan approval for Arcadia Mill Apartments. There are no contingencies.

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

Martial Robichaud made a motion to grant conditional site plan approval for Arcadia Mill. Les Green seconded the motion. The motion carried with a vote of 6 to 0.

c. Redwood Living

Josh Henderson presented the following Staff Report:

Factual Dates

- a. Site Plan and Application received 07/16/2019
- b. Planning Commission deadline date 07/16/2019
- c. Planning Commission Meeting 08/06/2019

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 20 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 4.75 total acres or approximately 22%. The total building footprint for the 20 buildings is approximately 215,272 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 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.

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 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. Les Green seconded the motion. The motion carried with a vote of 6 to 0.

c. Faulkner Cove

Josh Henderson presented the following Staff Report:

Factual Dates

- a. Site Plan and Application received 07/16/2019
- b. Planning Commission deadline date 07/16/2019
- c. Planning Commission Meeting 08/06/2019

Background Information

Nehemiah Community Revitalization Corp. has made an application to develop an apartment complex on the 4.42-acre parcel located on Bonner Rd in Spartanburg, SC and is currently vacant. The applicant is proposing to build 2 buildings with a total of 6 units, which is a density of 1.3 units per acre and this development is allowed 8 units per acre since it has frontage on a minor road. Common open space required for the proposed apartment development at 15% of the 4.42 acres is 0.66 acres, and the developer is proposing 0.76 acres or approximately 17.27%. The total building footprint for the 2 buildings is 7638 square feet.

Staff Recommendation

Staff recommends that the Planning Commission conditionally grant site plan approval for the Faulkner Cove apartment development, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Road Naming, Spartanburg County Addressing, SWS (water), and SSSD (sewer).

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 Faulkner Cove, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Road Naming, Spartanburg County Addressing, SWS (water), and SSSD (sewer). Donna Turner Williams seconded the motion. The motion carried with a vote of 6 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. Discussion on International Park Drive

Josh Henderson presented the Commission with an image of a previously approved road-only project. He advised that the road is currently under construction based on the plans for a cul-de-sac. The applicant has expressed interest in extending that road to a proposed development and rather than constructing the approved cul-de-sac that would then be torn out, would like to submit the new project with the change to the road. The Commission did not think it necessary to construct the cul-de-sac if the intent was to extend the road.

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

c. Performance Zoning Ordinance, Subdivision Regulations, Amendments to Unified Land Management Ordinance Updates

Vice Chairman McCall believed it to be more beneficial to table the discussion until Chairman Kennedy was able to participate.

Joan Holliday gave the Commission an update on a few changes that the Land Use Committee had made to the documents. The current versions are posted on the website.

c. Monthly Subdivision and Land Use Report

10. Adjournment

There being no other business, Doug Brackett made a motion to adjourn. Les Green seconded the motion. The motion carried with a vote of 6 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.**