



MINUTES

County Council Meeting

Land Use Committee August 13, 2019

The Land Use Committee of Spartanburg County Council met on Tuesday, August 13, 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 Jack Mabry, Whitney Farr, and Bob Walker, Council Members. Also attending were Cole Alverson, County Administrator; Earl Alexander, Deputy County Administrator; John Harris, County Attorney; Charlie Compton, Consultant; and Leigh MacDonald, Senior Planner, Planning Department.

I.

Chairman Nutt called the meeting to order.

II.

- A. The Performance Zoning Ordinance and associated maps and exhibits were discussed. Mr. Charlie Compton, Consultant, guided the Land Use Committee through the discussion of an Agricultural and Rural Overlay District. This could potentially be a mechanism we could use to help the residents along the River Road Area. Mr. Compton referred to page 48 of the proposed Performance Zoning Ordinance (PZO) and Ms. MacDonald passed out the Section of the Greenville County Ordinance that was the basis for the discussion and the placeholder when the PZO came from the Planning Commission. This was used as the guide plus whatever guidance Mr. Compton had heard during discussions off and on the previous year from Council Members as they talked about the issue. A great deal of this already exists in the PZO, so Mr. Compton was able to focus on a couple of basic things in order to pull in aspects of it. In essence, where we had the placeholder, Mr. Compton added four options under Chapter 2. Rural and Agricultural Conservation Districts, page 48, Sections 3.2.10, 3.2.20, 3.2.30, and 3.2.40. Section 3.2.10 is the most important for

Council to deal with in terms of what properties it affects and how the decision is made. The straightforward subdividing of the property in its essence is not a lot different than what we do otherwise. One key piece is the amount of open space. It requires 50% open space, whereas the standard has been about 10% open space. If you do that kind of a subdivision, the minimum lot size shall be 6,000 square feet. It must be at least eight acres in size, and you cannot cross over a navigable body of water or another road. The area has to be contiguous parcels. The required open space shall include at least 50-foot wide strip of land along the existing road frontage adjoining the subdivision. Section 3.2.40 Large Lot Subdivisions are not required to meet the standards in Section 3.2.30 Subdivision Design Standards, if the minimum lot size is four acres. However, they must comply with all other regulations of Spartanburg County.

Mr. Lynch asked Mr. Compton how you would determine the willingness of people to do this. Mr. Compton stated that he does not think there is any better way than to put something on the table and seek with the help of the property owners to get responses. Mr. Nutt stated that he thinks that is where we are headed. Their concern is that we may have that one person, two people, or five people in the mix that may not even live there not wanting it. Mr. Nutt stated that he likes the idea about the Appearance Corridor. Reclassification of a road in order to hinder development is not an option or to encourage development.

Mr. Britt asked how many property owners live on River Road, and how many River Road type roads are in this Area Performance Area. Mr. Farr stated that it is River Road, Trammell Road, and Workman Road. It is bigger than just River Road. There are three or four roads that join. Mr. Harris stated there are 52 tracts. Mr. Alverson stated that one of the questions for the Committee, as they are considering an Overlay District, is does an Overlay District necessitate the entire length of a particular road, or is it just a series of contiguous properties along a corridor of a road or roads. Mr. Nutt stated that if the roads are what they are you can do an Overlay District of the parcels. Mr. Compton recommended that it definitely follow parcel lines. Mr. Nutt stated that Appearance Corridors go along the road obviously, and they can stop or end at any point. Mr. Martial Robichaud stated that the people that live in that district and area down there want to maintain the rural and agricultural nature of the area. Density is a big issue, but open space is a real issue. He does not feel we will get a 100% buy-in from landowners. He wants to avoid the urban sprawl that we have in Greenville County. He stated that he does not see how that is going to stop unless there is something similar to this vehicle or tool to be able to do so. Mr. Nutt stated there is urban

sprawl in an area because we do not have utilities in an area not because we have utilities. If you do not want sprawl, then you need to do something different than what we currently have in regulations. Mr. Nutt stated that he has no problem doing an Overlay District where everyone is contiguous and in agreement. The problem is that we do not know how many people out there would not be in agreement. Mr. Nutt stated that he likes the Appearance Corridor idea, but he is real reluctant to pick out parcels, unless they are contiguous, and it is unanimous in a region.

Mr. Lynch stated that he would like to see the Land Use Committee agree to not take any action at the regularly scheduled August Council meeting. Public comments could be received at the scheduled public hearings. This is Mr. Farr's area, and he agreed with Mr. Lynch's recommendation.

Ms. Nikia Stevens, resident on River Road, stated her concerns regarding the infrastructure in the area if developments come along. Ms. Stevens stated that Workman and Trammell are very narrow roads and asked as developments come along if they will be guaranteed that they will be given the needed infrastructure. Mr. Nutt stated that one of the things that the County is really making a priority is to start looking at the roads and the areas that are being developed and making sure that the County takes care of the roads. Mr. Lynch stated the area is going to grow. The challenge for County Council is to maintain and improve the roads where it is going to grow. The County is going to take responsibility for our roads and our right-of-ways.

Mr. Alverson recommended proceeding ahead with the Unified Land Management Ordinance (ULMO) Amendments with third reading, hold off on third reading of the Performance Zoning Ordinance (PZO) until September, and proceed with second reading with the Subdivision Regulations as scheduled. Everything could finish in September, and Council would have time to consider the input received during the public hearings at the August meeting for the PZO and the Subdivision Regulations. The January 1, 2020 implementation date could still be met.

Mr. Alverson stated that we had one of the members from our Advertising Sign Community who reached out with a series of questions either seeking clarifications or perhaps recommending changes to the Sign section of the PZO. Staff met with this particular gentleman and went through the proposed Ordinance, along with input from Mr. Compton. A document was distributed with the questions and suggestions. Mr. Compton led the discussion of the document. Many of the questions were simply requesting explanations, but some of

them were requests and suggestions for changes. Mr. Compton provided a sheet listing the questions which were asking Council to do something one way or another and highlighted responses that Mr. Compton thought were considered not advisable to change and responses which were considered doable and worth considering. Mr. Compton summarized the major issues.

Mr. David Strickland talked about the real estate signs and discussed some recommended changes.

III. Provisions of the Subdivision Ordinance were discussed. An updated draft of the proposed Ordinance was distributed.

Meeting adjourned.