



# SPARTANBURG COUNTY

## Planning and Development Department

Planning and Development Commission  
4:30 p.m.  
County Council Chambers  
November 02, 2021



Pursuant to the Freedom of Information Act, notice of this meeting date, time, place, and agenda is posted on the bulletin board at the entrance of the County Administration Building and sent to the *Spartanburg Herald Journal* and to concerned citizens who request it.



In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in the Commission proceedings should contact the Planning Department (596-3570) not later than three days prior to the proceedings.

1. **Call to Order**
2. **Approval of Minutes**
  - September 07, 2021 Meeting Minutes
3. **Public Hearing –**
  - a. Variance Request: Davis & Floyd, Inc. – Elev8t Properties of Boiling Springs  
Intersection of Seay Road and Boiling Springs Road  
Tax Map Number 2-36-00-086.12  
Variance on Bufferyard Requirement
4. **Old Business – None**
5. **New Business –**
  - a. Variance Request: Davis & Floyd, Inc. – Elev8t Properties of Boiling Springs  
Intersection of Seay Road and Boiling Springs Road  
Tax Map Number 2-36-00-086.12  
Vote on Variance on Bufferyard Requirement
  - b. Planning Commission Meeting Dates 2022  
Vote on Planning Commission Meeting Dates 2022

**6. Discussion Items**

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

**A. Subdivisions**

**1. Major (Preliminary Plats) – None**

**2. Major (Final Plats) \***

a. Pine Valley Ph. 1D- Council District 2-

b. Dillon Village Ph. 2- Council District 3

c. Anderson Grant Ph. 3- Council District 4 (All subdivision roads classified as Residential Local Detached)

d. Durham Farms Ph. 2- Council District 6

**3. Minor (Summary Plats) \* -**

a. Thompson Creek Ph. 1- Council District 2

**4. Minor (Private Road Developments) \* - None**

**5. Minor (Family Property) \* - None**

**B. Land Development**

**1. Major (Preliminary Plats) –**

a. Townhomes at Hidden Hill- Council District 6

**2. Major (Final Plats) \* - None**

**3. Major (Site Plan) \* – None**

**4. Minor (Summary Plats) \* - None**

**5. Major (Summary Plats) \* - None**

**6. Preliminary Extension Request - None**

**8. Subdivision Regulations**

**A. Minor Subdivisions\***

a. Chestnut Ridge- Council District 2

b. William Spaulding- Council District 5

c. Kovalenko- Council District 5

d. Parris/Overcreek- Council District 2

e. Berry South- Council District 2

- f. Berry North- Council District 2
- g. Rocking Gum 2- Council District 5
- h. Kaiser- Council District 5
- i. Bowens Ridge- Council District 5
- j. Estates at Babe Wood Ph. 1- Council District 4
- k. East Coast Family Homes- Council District 5
- l. Iurie V. Fedorcea- Council District 2
- m. GSP Capital, LLC- Council District 2

**B. Final Plats\* -**

- a. Ashton Ridge- Council District 5

**9. Proposed Amendments & Action Items –**

**10. Other Business**

- a. Monthly Subdivision and Land Use Report

**11. Adjournment**

**\* These items require no action other than being read into the minutes.**