



# Spartanburg County

## Planning and Development Department

### MINUTES

Planning and Development Commission  
COUNTY COUNCIL CHAMBERS

**June 1, 2021**

**Members**

**Present:**

Toby McCall, Vice Chairman

Doug Brackett, Secretary

Jerry Gaines

Les Green

Allen Newman

Donna Turner Williams

Bill Hamilton

**Members**

**Absent:**

Whit Kennedy, Chairman

Stewart Winslow

**Staff Present:**

Joan Holliday, Interim Director

Leigh MacDonald, Senior Planner

Brandy Blake, Planner II

Rachel Dill, Development Coordinator I

Azriel Gonzales, Engineering Coordinator

Richie Smith, Development 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**

Vice Chairman, Toby McCall, called the meeting to order.

**2. Approval of Minutes from the May 04, 2021 Meeting**

Donna Turner Williams made a motion to approve the minutes as submitted. Doug

Brackett seconded the motion. The motion carried with a vote of 6 to 0 with Bill Hamilton not present for the vote.

3. **Old Business** – None
4. **New Business** – None
5. **Public Hearing** – None
6. **Discussion Items** – None
7. **Unified Land Management Ordinance (No. O-99-015)**

**A. Subdivisions-**

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

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

Brandy Blake requested the following be read into the record as approved Final Plats:

**a. Anderson Grant Ph. 2 (All subdivision roads classified as Residential Local Detached)**

**b. Gray’s Creek Subdivision Ph. 1**

Les Green made a motion to read Anderson Grant Ph. 2 with all subdivision roads to be classified as Residential Local Detached and Gray’s Creek Subdivision Ph. 1 into the record as approved Final Plats. Allen Newman seconded the motion. The motion carried with a vote of 6 to 0 with Bill Hamilton not present for the vote.

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

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

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

**B. Land Development**

**1. Major (Preliminary Plats) –**

**a. Meadow Creek Housing**

Leigh MacDonald presented the following staff report:

**1. Factual Dates**

a. Plats and Application received 05/11/2021

- |    |                                   |            |
|----|-----------------------------------|------------|
| b. | Planning Commission deadline date | 05/11/2021 |
| c. | Planning Commission Meeting       | 06/01/2021 |

## **2. Background Information**

OS Hope Rd, LLC has submitted an application to develop an apartment complex. The portion of the parcel that will contain the proposed townhome development is approximately 25.91 acres and is located on Hope Rd. in Spartanburg, SC. The developer is proposing to build 24 buildings that will contain a total of 192 units, which is a density of 7.4 units per acre. Common open space required for the proposed development at 15% of the 25.91 acres is 3.89 acres, and the developer is proposing 9.5 acres or approximately 36.7%. The total building square footage for all units will be approximately 380,160 sq. ft. This project was previously approved by the Planning Commission on March 02, 2021 as a townhome development with the same number of buildings and units.

## **3. Staff Recommendation**

Staff recommends that the Planning Commission grant conditional site plan approval for Meadow Creek Housing, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Building Codes (fire hydrant locations), Spartanburg County GIS (Road Naming and Addressing), SWS (water), SSSD (sewer), submittal of a landscape plan, submittal of a lighting plan, and submittal of an encroachment permit from SCDOT.

Leigh MacDonald presented an aerial view, site plan, and street view.

Ms. MacDonald referred to the site plan and said that Planning Commission had given preliminary approval for this project as a townhome development on March 02, 2021. She showed them the second proposed emergency access.

Doug Brackett asked what had changed since the previous submittal. Ms. MacDonald said that the townhomes would be apartments, and that the number of buildings and units remained the same. She also stated that the applicant wanted all buildings on one parcel instead of subdividing the parent parcel with townhomes.

Jerry Gaines asked about the temporary turn around. Ms. MacDonald said it was for a potential future phase of single family homes.

Doug Brackett made a motion to grant conditional site plan approval for Meadow Creek Housing contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Building Codes (fire hydrant locations), Spartanburg County GIS (Road Naming and Addressing), SWS (water), SSSD (sewer), submittal of a landscape plan, submittal of a lighting plan, and submittal of an encroachment permit from SCDOT. Donna Turner Williams seconded the motion. The motion carried with a vote of 7 to 0.

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

**3. Major (Site Plan) –**

**a. Flex Space Development- New Hope Road**

Brandy Blake presented the following Staff Report:

Staff report was amended to reflect a correction of 20,108 square feet from the 1,610 square feet listed.

**1. Factual Dates**

a. Land Development Application received	05/03/2021
b. Site Plan Received	05/03/2021
c. Planning Commission Deadline Date	05/11/2021
d. Planning Commission Meeting	06/01/2021

**2. Background Information**

BVI Development Corp. has made an application to develop an industrial property on a 5.84-acre parcel located on New Hope Drive. The applicant is proposing two buildings with a total of 20,108 square feet. A third building is proposed for future development.

**3. Staff Recommendation**

Staff recommends that the Planning Commission grant conditional Site Plan approval for Flex Space Development – New Hope Drive, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Building Codes (fire hydrant locations), Spartanburg County Planning and Development (landscape plan and architectural plan), and Town of Lyman (sewer).

Brandy Blake presented an aerial view, 2 site plans, and street view. Ms. Blake told the board that one site plan was an overall view and the second site plan included two proposed buildings.

Bill Hamilton requested the aerial view to be shown.

Toby McCall asked for the classification of New Hope Road.

Brandy Blake said that New Hope Road was classified as minor.

Jerry Gaines asked for clarification of the lines on the site plans at the road and inside the property lines.

**Engineer Walden Jones** said that the lines Mr. Gaines was referring to were proposed walls and drainage plans.

Jerry Gaines asked about the line across the parking area.

Mr. Jones said that the line referenced storm drainage.

Donna Turner Williams made a motion to grant conditional Site Plan approval for Flex Space Development-New Hope Road, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Building Codes (fire hydrant locations), Spartanburg County Addressing, Spartanburg County Planning and Development (landscape plan and architectural plan), and Town of Lyman (sewer). Bill Hamilton seconded the motion. The motion carried with a vote of 7 to 0.

- 4. Minor (Summary Plats) \* - None**
  - 5. Major (Summary Plats) \* - None**
  - 6. Preliminary Extension Request - None**
- 8. Subdivision Regulations**

**A. Minor Subdivisions\***

Brandy Blake requested that the following Minor Subdivisions be read into the record as approved Minor Subdivisions:

- a. Croft Farms**
- b. Williams Acres**
- c. R & R Builders**
- d. North Park**
- e. Thompson Acres**

Allen Newman made a motion to read into the record Croft Farms, Williams Acres, R & R Builders, North Park, and Thompson Acres as approved Minor Subdivisions. Les Green seconded the motion. The motion carried with a vote of 7 to 0.

**B. Final Plats\*-**

Brandy Blake requested that the following Final Plats be read into the record as approved Final Plats:

- a. Pine Valley Ph. 1B**
- b. Macintosh Ph. 1A (All subdivision roads classified as Residential Local Detached)**

Doug Brackett made a motion to read into the record Pine Valley Ph. 1B and Macintosh

Ph. 1A as approved Final Plats. Bill Hamilton seconded the motion. The motion carried with a vote of 7 to 0.

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

**c. Smith Farms Industrial Park Ph. 2 – Smith Farms Parkway- Road Classification**

Leigh MacDonald presented the following Staff Report:

**1. Factual Dates**

- |   |            |
|---|------------|
| a. Planning Commission Application received | 05/11/2021 |
| b. Planning Commission deadline date        | 05/11/2021 |
| c. Planning Commission Meeting              | 06/01/2021 |

**2. Background Information**

Smith Farms, LLC has submitted a Preliminary Plat for a Road Only and has requested that upon construction, the new road be classified as a Collector road. Smith Farms Parkway will take access from Reidville Road (Hwy. 296). The industrial roadway is planned for approximately 1.06 miles of new road, which will be dedicated to Spartanburg County for maintenance.

**3. Staff Recommendation**

The Road Only Preliminary Plat received Conditional Approval by the Planning Department Staff on May 24, 2021, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, and submittal of an encroachment permit with SCDOT. The applicant intends to develop multiple industrial buildings with access to this new road and will therefore require a road classification to be designated as a Collector. The developer has met with both Planning Department Staff as well as Stormwater and Engineering Staff, and is prepared to construct the road to meet or exceed standards for a publically-maintained industrial road.

Leigh MacDonald said that the board would be voting on the road classification for Smith Farms Parkway.

Ms. MacDonald presented the board with an aerial image, site plan, and street view. She also informed the members that road only plat applications are reviewed at a staff level and the board would be voting on the road classification only.

Joan Holliday said that the road would be built to commercial industrial standards and would allow the developer to expand if needed. Bill Hamilton asked if the road needed to be classified as a collector. Ms. MacDonald said that collector roads were common for all industrial areas.

Jerry Gaines asked what would happen if the type of development changed. Joan Holliday said that the applicant would be required to resubmit their project to Planning.

Donna Turner Williams made a motion to designate Smith Farms Park Parkway as a Collector. Doug Brackett seconded the motion. The motion carried with a vote of 7 to 0.

## **10. Other Business**

### **A. Monthly Subdivision and Land Use Report**

### **B. Policies and Procedures Update**

Joan Holliday addressed the members requested that Brandy Blake check the name of New Hope Road for Flex Space Development. After staff review Toby McCall asked that the minutes reflect the revision to read New Hope Drive instead of New Hope Road.

Vice Chairman Toby McCall said that concerned citizens from Landrum had arrived at the meeting and were unable to address the Planning Commission about T. Tree RV Park since they were not on the June 1, 2021 agenda. Toby McCall requested that they be added to the next Planning Commission Agenda.

## **11. Adjournment**

There being no other business, Les Green made a motion to adjourn the meeting. Bill Hamilton seconded the motion. The motion carried with a vote of 7 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.