



Spartanburg County

Planning and Development Department

MINUTES

Planning and Development Commission
County Council Chambers, 4:30 p.m.
February 04, 2020

Members

Present:

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

Members

Absent:

Staff Present:

Joan Holliday, Interim Planning Director
Leigh MacDonald, Senior Planner
Rachel Dill, Development Coordinator I
Ginny Dupont, County Attorney
Richie Smith, Development Coordinator
Azriel Gonzales, Engineering Coordinator
Brystal Mosley, Development Technician

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 of January 07, 2020 Meeting

Donna Turner Williams made a motion to approve the January 07, 2020 minutes as submitted. Douglas Brackett seconded the motion. The motion carried with vote of 7 to 0, with Jerry Gaines not being in attendance at that time.

3. Old Business – None

4. New Business – Appoint Nominating Committee

Les Green, Allen Newman, and Donna Turner Williams were appointed with a unanimous vote. They will bring back a slate of nominations for consideration at the next meeting.

5. Public Hearing – None

6. Discussion Items – None

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

A. Subdivisions

1. Major (Preliminary Plats) –

a. Hammett Creek Subdivision

Leigh MacDonald presented the following Staff Report:

1. Factual Dates

a.	Plats and Application received	12/27/2019
b.	Planning Commission deadline date	01/14/2020
c.	Planning Commission Meeting	02/04/2020

2. Background Information

Anderson Homes and Construction, LLC has submitted an application for a single-family residential subdivision. This development is located in Lyman, SC and the site is currently vacant. The developer is proposing 30 single-family lots on 19.9 acres. The subdivision will have 0.35 miles of new road, which will be dedicated to Spartanburg County for maintenance.

3. Staff Recommendation

Staff recommends that the Planning Commission conditionally grant the preliminary plat approval for Hammett Creek Subdivision, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater.

Ms. MacDonald presented an aerial view and site plan.

Chairman Kennedy asked if there were any questions.

Allen Newman asked how many lots fronted on Hammett Store Road. Ms. MacDonald replied that there would be ten.

Chairman Kennedy asked if the development would be sewer or septic. Ms. MacDonald said that the sites would be served by septic.

Ms. Donna Turner Williams asked if the site would require a detention pond. Ms. MacDonald stated that it would not be required due to lot size and the use of septic tanks.

Chairman Kennedy asked if anyone had any further questions.

Douglas Brackett made a motion to grant conditional preliminary plat approval for Hammett Creek Subdivision, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater. Les Green seconded the motion. The motion carried with a vote of 8 to 0.

b. Dermot

Leigh MacDonald presented the following Staff Report:

1. Factual Dates

- a. Plats and Application received 12/31/2019
- b. Planning Commission deadline date 01/14/2020
- c. Planning Commission Meeting 02/04/2020

2. Background Information

ECS Development, LLC has submitted an application for a single-family patio home residential subdivision. The proposed development is located on 12.78 acres in Spartanburg, SC. The developer is proposing 69 single-family patio home residential lots. Common open space required for the proposed patio home development at 10% of the 12.78 acres is 1.278 acres and the developer is proposing 1.5 acres.

3. Staff Recommendation

Staff recommends that the Planning Commission conditionally grant preliminary plat approval for Dermot, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, SWS or ICWD (water for Lots 44-47), and SSSD (sewer).

Leigh MacDonald presented the Commission with an aerial view, site plan, and street view of the property. Ms. MacDonald clarified that water was available from two providers, Spartanburg Water System and Inman Campobello Water District. Ms. MacDonald said that Lots 44-47 were not covered by SWS or ICWD at that time.

Mr. Jerry Gaines asked what happens at the end of Parwin Road. Ms. MacDonald said that it was a dead end. Mr. Gaines asked if there was a plan in place to put a cul-de-sac in that location. Ms. MacDonald said no.

Ms. Donna Turner Williams stated that several homeowners located on the streets involved in this development had reached out with distress prior to the meeting and that several were in attendance. She said that there was mounting concern regarding the width of the roads involved and worry over construction traffic. Ms. Turner Williams asked the width of Darwin and Davis Roads. Ms. MacDonald replied that it was 25 feet on Darwin and 16ft on Davis.

Jerry Gaines asked about the turn radius on Davis Drive. Concerned homeowners in the audience spoke up and said that it was a 90 degree turn with a steep ditch and that everyone was gravely concerned over school bus safety. The audience member also stated at that time that it was nearly impossible for two cars to pass.

Toby McCall asked if there were any plans in motion to widen the road. Richie Smith, Development Coordinator with Public Works, said that at this time the County was not planning to widen the road. Mr. Smith said that the developer would be meeting with Public Works to address the concerns and to orchestrate a plan with some viable options.

ECS Development's representative stated that the goal of the meeting with Public Works on Friday would be to come to an agreement and address the issues that nearby homeowners had about the roads. Richie Smith agreed and said that they were optimistic and anticipated a positive resolution.

Donna Turner Williams asked that the motion be postponed to the March Planning Commission Meeting to give Public Works and the Developer time to discuss options and visit the site to assess the situation.

Chairman Whit Kennedy asked ECS Development if the delay would cause undue hardship or be detrimental to their project if the vote was postponed until the March Planning Commission Meeting. The developer said that it would not and that he was amenable to waiting.

Donna Turner Williams made a motion to postpone conditional preliminary plat approval for Dermot, until the March Planning Commission Meeting. Douglas Brackett seconded the motion. The motion carried with a vote of 8 to 0.

2. Major (Final Plats) * -

Leigh MacDonald requested the following be read into the record as approved:

- a. Wellington**
- b. Kenmare**

Les Green made a motion to read Wellington and Kenmare into the record as approved Major Final Plats. Allen Newman seconded the motion. The motion carried with a vote of 8 to 0.

3. Minor (Summary Plats) * -

Leigh MacDonald requested the following to be read into the record as approved:

- a. The Pond at Johnson Place**
- b. Harris Hills**
- c. John A. Webb**
- d. CSC Developers, LLC**
- e. Grand Oaks**
- f. Raymond Derderian**
- g. John Douglas**
- h. Luis' Corner**
- i. Damien and Courtney Sumerel**
- j. Steven L. and Stella J. Watson**
- k. James Fairchild and Carla Short**
- l. Anna Williams**

Stewart Winslow made a motion to read The Pond at Johnson Place, Harris Hills, John A. Webb, CSC Developers, LLC, Grand Oaks, Raymond Derderian, John Douglas, Luis' Corner, Damien and Courtney Sumerel, Steven L. and Stella J. Watson, James Fairchild and Carla Short, and Anna Williams into the record as approved Minor Summary Plats. Donna Turner Williams seconded the motion. The motion carried with a vote of 8 to 0.

- 4. Minor (Private Road Developments) * - None**
- 5. Minor (Family Property) * - None**

B. Land Development

- 1. Major (Preliminary Plats) – None**
- 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. Proposed Amendments & Action Items –

- A. Subdivision Regulations Policies and Procedures**
- B. PZO Policies and Procedures**
- C. Public Utility Policy**

Interim Director Joan Holliday said that County Council had requested that the Planning Commission Members review the changes that staff recommended, but not adopt them until a subsequent meeting..

9. Other Business

a. Monthly Subdivision and Land Use Report

10. Adjournment

There being no other business, Les Green made a motion to adjourn. Allen Newman 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

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