



# Spartanburg County

## Planning and Development Department

### MINUTES

#### Planning and Development Commission

#### COUNTY COUNCIL CHAMBERS

Special Meeting

**March 2, 2021**

**Members**

**Present:**

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

**Members**

**Absent:**

None

**Staff Present:**

Joan Holliday, Interim Planning Director  
John Harris, County Attorney  
Leigh MacDonald, Senior Planner  
Brandy Blake, Planner II  
Rachel Dill, Development Coordinator I  
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, 2021 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**

Chairman Whit Kennedy called the meeting to order.

## **2. Discussion of Amendment to Unified Land Management Ordinance:**

An Ordinance amending the Spartanburg County Unified Land Management Ordinance (ULMO), Ordinance No. O-99-15, so as to provide a mechanism to allow the mixing of uses in the form of a new type of Conditional Use for certain qualified sites, to set forth the requirements thereof, and to resolve some typographical errors and minor inconsistencies.

Interim Planning Director, Joan Holliday, presented the board with a handout of the slideshow presentation regarding a proposed amendment to the Unified Land Management Ordinance regarding Mixed Use and Mixed-Use Residential Only.

Ms. Holliday stated that the recommended amendment to the Unified Land Management for Mixed Use and Mixed Use-Residential Only is needed for the part of the county where the Performance Zoning Area has not yet been adopted. She said that the PZO (Southwest Planning Area) already allows this type of use, and there is some demand in the rest of the County.

Ms. Holliday began her presentation explaining the purpose of a Mixed-Use Project is to utilize innovative land planning and site design concepts that support a high quality of life and integrate a variety of uses into a unified development. She gave the example of single family residential or apartments mixed with commercial activities. She said that the various uses may be spread across a parcel or included in a single building. The amendment will encourage the rehabilitation or reuse of older buildings and mills in the area.

Ms. Holliday discussed the specific design requirements that would be set forth in the amendment and the fact that changes in uses, densities, boundaries, external appearance, etc. would have to come back to the Planning Commission. There was much discussion among the members.

Chairman Whit Kennedy expressed concern about requiring traffic studies and the need for a neutral party to see the completed traffic study reports as well as a plan to enforce the identified safety or travel issues. Vice Chairman, Toby McCall, also agreed with Mr. Kennedy's comments.

Richie Smith, Development Coordinator, said that Public Works follows a set of standards and reviews the traffic studies. He said that safety is always a priority and that the goal is to ensure a safe and reasonable amount of traffic on all county roads. Mr. Smith said that SCDOT uses their ARMS Manual to review traffic studies and enforce certain requirements.

Chairman Kennedy also mentioned a concern about the density bonus of 2% of the gross floor area was too low of a percentage. Ms. Holliday and County Attorney John Harris said that this was due to the lower amount of traffic traveling on minor roads and that the increase in percentage for that second use may deter developers from investing in a commercial business that may not have a reasonable return in profit due to the location.

Chairman Kennedy also requested that the language concerning the height of existing buildings on Tables 3a & 3b of the ULMO be reviewed or altered. He stated that existing or grandfathered buildings should be exempt from the height requirements.

### **3. Adjourn**

There being no other business, Chairman Whit Kennedy adjourned the special meeting.