



Spartanburg County

Planning and Development Department

MINUTES

Planning and Development Commission
County Council Chambers, 4:30 p.m.
March 03, 2020

**Members
Present:**

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

**Members
Absent:**

Jerry Gaines

Staff Present:

Joan Holliday, Interim Planning Director
Laurie Oakman, Senior Planner
Rachel Dill, Development Coordinator I
John Harris, County Attorney
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

2. Approval of Minutes of February 04, 2020 Meeting

Doug Brackett made a motion to approve the February 04, 2020 minutes as submitted. Donna Turner Williams seconded the motion. The motion carried with vote of 8 to 0.

Whit Kennedy introduced Bill Hamilton as the newest Planning Commission member.

3. Old Business –

Major Preliminary Plat- Dermot

Rachel Dill 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).

Ms. Dill presented an aerial view, site plan, and street view of the property.

Donna Turner Williams said that the record indicated the adjoining homeowners of Dermot were to meet with the developer or that the developer had planned to meet with Stormwater and Engineering to come up with a plan to address the concerns that residents had for safe travel conditions. Ms. Williams asked if the meeting had taken place.

Mr. Paul Aho with ECS Development, LLC said that they had met with Spartanburg County Engineering and that they had agreed to put up funds for the widening of Leah, Davis and Parwin Road. Mr. Aho also stated that Richie Smith was in attendance and was aware of the financial proposal.

Richie Smith said that it was not an agreement between Spartanburg County and ECS Development, but more of an understanding that ECS Development was willing to provide certain funding for the improvement of the roads around the development. Mr. Smith said that a lot was discussed in the meeting and that everything was still in infancy stages and not yet an agreement.

Mr. John Harris, County Attorney, said that he was made aware of correspondence from ECS Development to Spartanburg County Public Works briefly before the

Planning Commission Meeting, but that he had not had time to fully read through the information.

Mr. Smith said that the correspondence was more of an understanding that ECS Development would work closely with Public Works to improve the roads.

Chairman Whit Kennedy addressed the audience and said that he understood many of the concerned homeowners were in attendance, but that the Commission was only able to comply with the law.

Mr. Andy Elliot, resident at 135 Parwin Road, said that he understood, but wanted to present some images he had photographed to reiterate the concerns of the residents close by.

The photographs were marked as Exhibit A and passed around to the Members.

Mr. Elliot stated that Parwin Road was too narrow for two cars to pass.

Chairman Whit Kennedy asked about the road right of way and how wide the road was.

Richie Smith said it was 18 feet wide and Mr. Elliot said that the road was 18 ½ feet wide.

Mr. Elliot said that there were also dumpsters in the road.

Chairman Whit Kennedy said that if there were dumpsters in the road then that was a public concern and someone would need to go out and assess if they were in the County Roads.

Mr. Kennedy asked if anyone had any further questions.

Toby McCall made a motion to grant conditional preliminary approval for Dermot, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, SWS or ICWD (water for lots 44-47) and SSSD (sewer) as well as an agreement between ECS Development and Spartanburg County Public Works for the improvement of Parwin, Leah, and Davis Drive. Allen Newman seconded the motion. The motion passed with a vote of 8 to 0.

County Attorney, John Harris, requested that Richie Smith read aloud the correspondence between ECS Development and Spartanburg County Engineering and also asked that Mr. Smith send a copy to Planning and Development.

Mr. Smith read aloud that ECS Development proposed \$125,000 to the improvement of Parwin, Leah, and Davis Drive.

4. New Business – Report of Nominating Committee and Election of Officers

Donna Turner Williams said that the slate of nominated officers were Whit Kennedy as Chairman, Toby McCall as Vice Chairman, and Douglas Brackett as Secretary.

Les Green made a motion to accept the slate of nominated officers. Allen Newman seconded the motion. The motion passed with a vote of 8 to 0.

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) * -

Rachel Dill requested the following be read into the record as approved:

- a. Villas at North Springs**
- b. Townes at North Springs**
- c. Dillon Village Ph. 1**

Douglas Brackett made a motion to read Villas at North Springs, Townes at North Springs, and Dillon Village Ph. 1 into the record as approved Major Final Plats. Donna Turner Williams seconded the motion. The motion carried with a vote of 8 to 0.

3. Minor (Summary Plats) * -

Rachel Dill requested the following to be read into the record as approved:

- a. A New Dimension, Inc.**
- b. Miller C. Foster III Trust**

Allen Newman made a motion to read A New Dimension, Inc. and Miller C. Foster III into the record as approved Minor Summary Plats. Les Green 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) –

a. Clayton Manor

Rachel Dill presented the following Staff Report:

1. Factual Dates

| | |
|--------------------------------------|------------|
| a. Plats and Application received | 01/14/2020 |
| b. Planning Commission deadline date | 02/11/2020 |
| c. Planning Commission Meeting | 03/03/2020 |

2. Background Information

Mark III Properties, Inc. has submitted an application to develop a townhome project. The parcel that will contain the proposed townhome development is approximately 5.05 acres and is located on Carolina Country Club Rd. in Spartanburg, SC. The developer is proposing to build 7 buildings that will contain a total of 25 units. Common open space required for the proposed townhome development at 10% of the 5.05 acres is 0.51 acres, and the developer is proposing 2.07 acres or approximately 41%. A 15' Type 3 Bufferyard is required along all property lines adjacent to single family residential. The proposed development will have 0.16 total miles of new road that will remain private. The total building square footage for all units will be 37,500 sq. ft.

3. Staff Recommendation

Staff recommends that the Planning Commission grant conditional preliminary plat approval for Clayton Manor, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, SSSD (sewer) and submittal of a landscape plan.

Rachel Dill presented an aerial view, site plan, and street view of the property.

Toby McCall made a motion to grant conditional preliminary plat approval for Clayton Manor contingent up receiving approvals from Spartanburg County Engineering and Stormwater, SSSD, and submittal of a landscape plan. Douglas Brackett seconded the motion. The motion carried with a vote of 8 to 0.

2. Major (Final Plats) * - None

3. Major (Site Plan) –

a. Autumn Park Apartments Phase II

Rachel Dill presented the following Staff Report:

1. Factual Dates

| | |
|--------------------------------------|------------|
| a. Plats and Application received | 01/24/2020 |
| b. Planning Commission deadline date | 02/11/2020 |
| c. Planning Commission Meeting | 03/03/2020 |

2. Background Information

B&N Autumn Park II, LLC has made an application to develop an apartment complex on the 23.3 acre parcel located on Commerce Point Blvd. that is currently vacant. The applicant is proposing to build 16 buildings with a total of 346 units, which is a density of 14.9 units per acre. Common open space required for the proposed development at 15% of the 23.3 acres is 3.5 acres and the applicant is proposing approximately 5.1 total acres or approximately 21.9%. The total building footprint for the 16 buildings is 175,585 square feet.

3. Staff Recommendation

Staff recommends that the Planning Commission conditionally grant site plan approval for Autumn Park Apartments Ph.2, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Building Codes (fire hydrant location), Spartanburg County Road Naming, Spartanburg County Addressing, and submittal of a landscape plan.

Ms. Dill presented an aerial view, site plan, and street view of the property.

Chairman Whit Kennedy asked why there was a 14' exit and 20' entrance.

Engineer Erik Horton said that it was a fire department requirement. He also stated that there was one entrance, but in the event of an emergency the exit only would work as an additional entrance.

Allen Newman made a motion to grant conditional site plan approval for Autumn Park Apartments Ph. 2 contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Building Codes for fire hydrant location, Spartanburg County Road Naming, Spartanburg County Addressing, and

submittal of a landscape plan. Les Green seconded the motion and the motion passed with a vote of 8 to 0.

b. Spartanburg County Class 2 C & D Landfill

Laurie Oakman presented the following Staff Report:

1. Factual Dates

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|---|------------|
| a. Initial Consultation with Planning Staff | 04/25/2018 |
| b. County Letter to DHEC | 06/06/2018 |
| c. Planning Commission Deadline Date | 02/11/2020 |
| d. Site Plan and Application received | 02/11/2020 |
| e. Planning Commission Meeting | 03/03/2020 |

2. Background Information

Travis Brown, Spartanburg County Public Works Director, has made an application on behalf of Spartanburg County to expand the Wellford Landfill facility's C&D landfill (a commercial Class Two Landfill). Please note that the expansion will be constructed within the footprint of the current property boundaries.

The site plan for the Wellford Landfill, C&D expansion meets the requirements of the Unified Land Management Ordinance.

3. Staff Recommendation

Staff recommends that the Planning Commission grant approval for the C&D Expansion of the existing Wellford Landfill.

Ms. Oakman presented a boundary footprint and expansion as well as a street view.

Toby McCall asked if this would help with congestion. Travis Brown said that the landfill was at capacity and that this would expand capacity for 10-12 years. Mr. Brown said that this would likely not help with the congestion.

Donna Turner Williams made a motion to grant approval for Wellford Landfill Commercial Class Two C&D Landfill. Les Green seconded the motion. The motion carried with a vote of 8 to 0.

c. Archer Road RV Park

Rachel Dill presented the following Staff Report:

1. Factual Dates

| | |
|---|------------|
| a. Planning Commission Application received | 02/10/2020 |
| b. Planning Commission deadline date | 02/11/2020 |
| c. Planning Commission Meeting | 03/03/2020 |

2. Background Information

Savvy Builders is proposing to establish a new RV Park on Archer Road. The proposed development includes 42 recreational vehicle sites compliant with the Unified Land Management Ordinance requirements as specified in Section 3.13, Camps and Recreational Vehicle Parks. All proposed new sites will be located within the 10.34 acre property.

3. Staff Recommendation

Staff recommends that the Planning Commission conditionally grant site plan approval for Archer Road RV Park based upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Building Codes for fire hydrant location, Spartanburg County GIS for Road Naming and Addressing, SCDHEC, LCFW, and submittal of a landscape plan.

Ms. Dill presented an aerial view, site plan, and street view of the property.

Chairman Kennedy asked the width of each RV Spot. Steve Thomas, the developer of Archer RV Park, said they are 28' by 50' for each spot.

A notebook with photos of previous parks done by Mr. Thomas and plans of Archer RV Park was presented as Exhibit B.

Chairman Kennedy asked about the homes on the site. Mr. Thomas said that one of the homes would likely work as an office.

Mr. Kennedy asked if the site would be serviced by sewer or septic. Mr. Thomas said he had been in touch with SCDHEC for septic tanks.

Mr. Kennedy asked if RVs could be used as a permanent residence in Spartanburg County. Joan Holliday responded that the ULMO did not allow for an RV to be a permanent residence, but the term "permanent residence" is not clearly defined.

Les Green made a motion to grant conditional site plan approval for Archer Road RV Park contingent up receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Building Codes for fire hydrant location, Spartanburg County GIS for Road Naming and Addressing, SCDHEC, LCFW, and submittal of a landscape plan. Allen Newman seconded the motion. The motion carried with a vote of 8 to 0.

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**

9. Other Business

a. Monthly Subdivision and Land Use Report

10. Adjournment

There being no other business, Doug Brackett made a motion to adjourn. Donna Turner Williams 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.**