



Spartanburg County

Planning and Development Department

MINUTES

Planning and Development Commission
ZOOM Virtual Meeting, 4:30 p.m.

April 07, 2020

Members

Present:

Whit Kennedy, Chairman
Toby McCall, Vice Chairman
Allen Newman
Stewart Winslow
Bill Hamilton
Jerry Gaines

Members

Absent:

Donna Turner Williams
Douglas Brackett
Les Green

Staff Present:

Joan Holliday, Interim Planning Director
Leigh MacDonald, Senior Planner
John Harris, County Attorney
Rachel Dill, Development Coordinator I
Telly Shinas, Development Manager
Richie Smith, Development Coordinator
Azriel Gonzalez, Development Coordinator
Wyatt Shennan, IT

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 March 03, 2020 Meeting

Bill Hamilton made a motion to approve the March 03, 2020 minutes as submitted. Allen Newman seconded the motion. The motion carried with vote of 6 to 0.

Toby McCall made a motion to carry over all items on the agenda to the next appointed meeting, with the exception of Major Land Development Site Plans. Bill Hamilton

seconded the motion. The motion carried with a vote of 6 to 0.

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

a. Bishop Road Apartments

Leigh MacDonald presented the following Staff Report:

1. Factual Dates

- | | |
|---------------------------------------|------------|
| a. Site Plan and Application received | 03/17/2020 |
| b. Planning Commission Deadline Date | 03/17/2020 |
| c. Planning Commission Meeting | 04/07/2020 |

2. Background Information

ECS Development, LLC has made an application to develop an apartment complex on the 6.19 acre parcel located at the intersection of Bishop Road and Asheville Highway that is currently vacant. The applicant is proposing to build 6 buildings with a total of 123 units. Common space required for the proposed development at 15% of the 6.19

acres is 0.93 acres and the applicant is proposing approximately 1.13 total acres or approximately 18.3%.

3. Staff Recommendation

Staff recommends that the Planning Commission conditionally grant site plan approval for the Bishop Road Apartments, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Building Codes (fire hydrant location), Spartanburg County GIS for Road Naming and Addressing, easement for use of detention on 2-42-00-012.58, encroachment permit from SCDOT, and submittal of a landscape plan.

Toby McCall made a motion to grant conditional site plan approval for Bishop Road Apartments, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Building Codes (fire hydrant location), Spartanburg County GIS for Road Naming and Addressing, easement for use of detention on 2-42-00-012.58, encroachment permit from SCDOT, and submittal of a landscape plan. Allen Newman seconded the motion. The motion carried with a vote of 6 to 0.

b. Elev8t Properties Boiling Springs

Leigh MacDonald presented the following Staff Report:

1. Factual Dates

a. Land Development Application received	03/10/2020
b. Site Plan Received	03/10/2020
c. Planning Commission Deadline Date	03/17/2020
d. Planning Commission Meeting	04/07/2020

2. Background Information

An application has been submitted to develop a commercial property located on Highway 9 and Seay Road in Boiling Springs. The total site will be on 4.65 acres and the applicant is proposing four buildings with a total of 31,382 square feet. The development exceeds the required parking for all proposed activities.

3. Staff Recommendation

Staff recommends that the Planning Commission grant conditional approval for the site plan for Elev8t Properties Boiling Springs, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Building Codes (fire hydrant location), SWS for sewer, submittal of elevation plans for architectural standards review, and receipt of a cross easement with parcel 2-36-00-086.01.

Chip Buchanan, engineer on the project, expressed concern with getting the cross easement following news that the developer of the adjacent parcel had withdrawn their application for development. The Commission advised Mr. Buchanan that the cross easement would need to be obtained or the access point to Highway 9 would need to be removed from the site plan.

Toby McCall made a motion to grant conditional site plan approval for Elev8t Properties Boiling Springs, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Building Codes (fire hydrant location), SWS for sewer, submittal of elevation plans for architectural standards review, and receipt of a cross easement with parcel 2-36-00-086.01. Stewart Winslow seconded the motion. The motion carried with a vote of 6 to 0.

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

1. Subdivision Regulations

- A. Final Plats*- None**

2. Proposed Amendments & Action Items – None

3. Other Business

- a. Monthly Subdivision and Land Use Report

4. Adjournment

There being no other business, Jerry Gaines made a motion to adjourn. Stewart Winslow seconded the motion. The motion carried with a vote of 6 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.**