



Spartanburg County

Planning and Development Department

MINUTES

Planning and Development Commission

ZOOM VIRTUAL MEETING

May 5, 2020

Members

Present:

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

Members

Absent:

Staff Present:

Joan Holliday, Interim Planning Director
Leigh MacDonald, Senior Planner
Rachel Dill, Development Coordinator I
Telly Shinas, Development Manager
John Harris, County Attorney
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 April 07, 2020 Meeting

Whit Kennedy recommended that the minutes from April 07, 2020 be carried over to the next Planning Commission Meeting so that errors could be corrected. Les Green made a motion to carry over the approval of the April 07, 2020 minutes to the next meeting. Doug Brackett seconded the motion. The motion carried with a vote of 9 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) * -

a. Summerlin (All subdivision roads classified as Residential Local Detached)

Leigh MacDonald requested that Summerlin be read into the record as an approved Final Plat and for the roads to be classified as Residential Local Detached.

Les Green made a motion to read Summerlin into the record as an approved Final Plat and the roads to be classified as Residential Local Detached. Doug Brackett seconded the motion. The motion carried with a vote of 9 to 0.

b. Zoey Park

c. Brockman Farms IB

d. Oakland Farms Ph. II

e. Glen Meadows Ph. III

f. Peachtree Village Townes

Toby McCall made a motion to read Zoey Park, Brockman Farms IB, Oakland Farms Ph. II, Glen Meadows Ph. III, and Peachtree Village Townes into the record as approved Major Final Plats. Les Green seconded the motion. The motion carried with a vote of 9 to 0.

3. Minor (Summary Plats) * -

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

- a. Hickory Nut Drive**
- b. The Estate of Mrs. Viola C. Waddell**
- c. Shady Grove Hills Ph. 2 Sec. 1**
- d. Reid Park Ph. 1**

Toby McCall made a motion to read Hickory Nut Drive, The Estate of Mrs. Viola C. Waddell, Shady Grove Hills Ph. 2 Sec. 1, and Reid Park Ph.1 into the record as approved Minor Summary Plats. Les Green seconded the motion. The motion carried with a vote of 9 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) –

a. Pointe Grand Spartanburg Apartments

Leigh MacDonald presented the following Staff Report:

1. Factual Dates

a. Site Plan and Application Received	04/10/2020
b. Planning Commission Deadline Date	04/14/2020
c. Planning Commission Meeting	05/05/2020

2. Background Information

Hillpointe, LLC has made an application to develop an apartment complex on 16.89 acres located on Warren H. Abernathy Highway that is currently vacant. The applicant is proposing to build 10 buildings with a total of 300 units. Common space required for the proposed development at 15% of the 16.89 acres is 2.53 acres and the applicant is proposing approximately 8.54 total acres or approximately 50.56%.

3. Staff Recommendation

Staff recommends that the Planning Commission conditionally grant site plan approval for the Warren H. Abernathy Apartments, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg

County GIS for Road Naming and Addressing, SWS (water), SSSD (sewer), encroachment permit from SCDOT and submittal of a combination plat.

Leigh MacDonald presented an aerial view, site plan, and multiple street views of the property.

Chairman Whit Kennedy asked what bufferyards would be required. Leigh MacDonald said that the Townhomes abutting the project would be a type 4 buffer and the single family homes would require a type 5 buffer.

County Attorney John Harris inquired about the entrance off of Warren H. Abernathy and if the easements on adjacent parcels had been secured. Mrs. MacDonald said she was unsure, but that the engineer for the project was present. Chris Watson, engineer for Pointe Grand Spartanburg Apartments, said that there was a traffic study being conducted with SCDOT and that the sight distance had not been permitted, but that it was in the works. John Harris said that since the easements had not been secured as drawn, then it should be added as a contingency for approval.

John Harris also inquired of the sight triangles. Mr. Watson requested that Leigh MacDonald zoom into the area of Warren H. Abernathy and Willis Road where the sight triangles were located. Attorney Harris said that as drawn, it shows the sight area on the property of the adjacent parking lot and that part of the road is on the adjacent property as well. Mr. Watson said that the developer has been in conversations with the adjacent property owners.

John Harris made the suggestion that the Site Plan approval be contingent upon securing the 60' ingress and egress easements and any sight distance easements required by Spartanburg County Engineering. Mr. Watson agreed.

John Harris asked if the 60' easement was not secured, then what would happen to the project. Mr. Watson said the project could still be built, but with some alterations that may involve the Emergency Access.

Chairman Whit Kennedy asked if the road that was being built from Hwy 29 would be private. Richie Smith, with Spartanburg County Storm Water and Engineering, said that it would be a private road.

Les Green made a motion to grant conditional site approval for Warren H. Abernathy Apartments, contingent upon receiving approvals from Spartanburg County Engineering and Storm Water, Spartanburg County GIS for Road Naming and Addressing, SWS (water), SSSD (sewer), encroachment permit from SCDOT, submittal of a combination plat, securing the 60' easement for ingress and egress, and the sight distance easements required by Spartanburg County Engineering. Doug Brackett seconded the motion. The motion carried with a vote of 9 to 0.

4. Minor (Summary Plats) * - None

5. Major (Summary Plats) * - None

6. Preliminary Extension Request - None

8. Subdivision Regulations

A. Final Plats*

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

1. Ryabchuk
2. Perfect on Sloan Road
3. Galloway Commons
4. Love Lee Homes Carolina, LLC

Bill Hamilton made a motion to read Ryabchuk, Perfect on Sloan Road, Galloway Commons, and Love Lee Homes Carolina, LLC into the record as approved Final Plats. Toby McCall seconded the motion. The motion carried with a vote of 9 to 0.

9. Proposed Amendments & Action Items –

A. Road Classifications- Brockman Farms Ph.1A & 1B

Leigh MacDonald presented the following roads to be classified as Residential Local Detached:

- a. Ph 1A- Kellen Court, Asheworth Drive, Linfield Court
- b. Ph 1B- Elwood Drive, Fielder Way, Ingleside Way

Doug Brackett made a motion to read Kellen Court, Asheworth Drive, Linfield Court, Elwood Drive, Fielder Way, and Ingleside Way into the record as Residential Local Detached road classification. Les Green seconded the motion. The motion carried with a vote of 9 to 0.

B. Public Utility Policy

Interim Director Joan Holliday requested the board approve the following changes to the Public Utility Policy.

- a. Public Water or Wells (SCDHEC) Preliminary Plat-Notice: A Certificate of Occupancy shall not be granted to a building/use without a connection to a well or public water.
- b. Public Water or Wells (SCDHEC) Final Plat Submittal- Notice: A Certificate of Occupancy shall not be granted to a building/use without connection to a well or public water.
- c. Community Sewer or Septic Tanks (SCDHEC) Preliminary Plat Submittal- Notice: A Certificate of Occupancy shall not be granted to a building/use without a connection to a septic system or public sewer.

d. Community Sewer or Septic Tanks (SCDHEC) Final Plat Submittal- Notice: A Certificate of Occupancy shall not be granted to a building/use without a connection to a septic system or public sewer.

Toby McCall made a motion to approve the changes to the Public Utility Policy. Les Green seconded the motion. The motion carried with a vote of 9 to 0.

C. Planning Commission Rules of Procedure

Toby McCall made a motion to carry over the Planning Commission Rules of Procedure to the next meeting. Doug Brackett seconded the motion. The motion carried with a vote of 9 to 0.

10. Other Business

a. Monthly Subdivision and Land Use Report

11. Adjournment

There being no other business, Les Green made a motion to adjourn. Stewart Winslow seconded the motion. The motion carried with a vote of 9 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.**