



# Spartanburg County

## Planning and Development Department

### MINUTES

#### Planning and Development Commission ZOOM VIRTUAL MEETING June 02, 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  
Leigh MacDonald, Senior Planner  
Rachel Dill, Development Coordinator I  
Telly Shinas, Development Manager  
Brandy Blake, Planner II  
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**

Toby McCall made a motion to approve the minutes as submitted with the revision of correcting the name of Development Manager to Telly Shinas. Stewart Winslow

seconded the motion. The motion carried with a vote of 8 to 0.

### **Approval of Minutes of May, 05 2020 Meeting**

Les Green made a motion to approve the minutes as submitted with the addition of Development Manager, Telly Shinas, as staff present. Stewart Winslow seconded the motion. The motion carried with a vote of 8 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. Westgrove Village Ph. 1**
- b. Olivia Springs Ph. 1**
- c. Westgrove Village Ph. 2**
- d. Addison Place**

Leigh MacDonald requested that Westgrove Village Ph. 1, Olivia Springs Ph. 1, Westgrove Village Ph. 2, and Addison Place be read into the record as approved Final Plats.

Toby McCall made a motion to read Westgrove Village Ph. 1, Olivia Springs Ph. 1, Westgrove Village Ph. 2, and Addison Place into the record as approved Final Plats. Les Green 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. Tishadam Holdings**
- b. Chesterfield Ph. 1**

Stewart Winslow made a motion to read Tishadam Holdings and Chesterfield Ph. 1 into the record as approved Minor Summary Plats. Toby McCall 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) –**

#### **a. Hwy 29 Warehouses**

Leigh MacDonald presented the following Staff Report:

#### **1. Factual Dates**

a. Land Development Application Received	04/27/2020
b. Site Plan Received	04/27/2020
c. Planning Commission Deadline Date	05/12/2020
d. Planning Commission Meeting	06/02/2020

#### **2. Background Information**

An application has been submitted to develop a commercial property located on Highway 29 and Old Spartanburg Hwy in Wellford. The total site will be on 5.12 acres and the applicant is proposing two buildings with a total of 24,000 square feet.

#### **3. Staff Recommendation**

Staff recommends that the Planning Commission grant conditional approval for the site plan for Hwy 29 Warehouses, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Building Codes (fire hydrant location), and SJWD (water).

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

Chairman Whit Kennedy asked if encroachment permits were in place.

The engineer for Hwy 29 Warehouses, Roger Nutt, said that permits would be obtained after they received approval from storm water and engineering.

Toby McCall made a motion to grant conditional site plan approval for Hwy 29 Warehouses, contingent upon receiving approvals from Spartanburg County Engineering and Storm Water, Spartanburg County Building Codes (fire hydrant location), and SJWD (water). Les Green 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. Subdivision Regulations**

**A. Minor Subdivisions\***

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

1. Peach Garden
2. Grek Park

Toby McCall made a motion to read Peach Garden and Grek Park into the record as approved Minor Subdivisions. Les Green seconded the motion. The motion carried with a vote of 8 to 0.

**B. Final Plats\*-None**

**9. Proposed Amendments & Action Items –**

**A. Planning Commission Rules of Procedure**

Joan Holliday presented the Commission with items that needed to be updated in the Planning Commission Rules of Procedure mostly due to the new ordinances. Ms. Holliday stated that pages 1 through 3 required the correction of typographical errors and some simple clarification.

Ms. Holliday said that on page 4, under Minutes, that the minutes will be recorded on digital media was added. She also stated that on page 5, under Amendments, that the new Subdivision Regulations and the Performance Zoning Ordinance would be reflected in addition to the Unified Land Management Ordinance. She said that on page 5 there was the addition of the State Statute 6-29-1110(2), S.C. Code, as amended. Ms. Holliday stated there was also clarification on the dates for required advertisements for hearings on amendments.

Ms. Holliday said that on Page 5, section 2 that the title needed to change to Subdivision Plats and that clarification was added to the procedure in which plats would be handled to reflect the new Subdivision Regulations. She also said that on Section 3, Comprehensive Plan, that Performance Zoning Ordinance and Subdivision Regulation were added to the existing Unified Land Management wording.

Ms. Holliday stated that the date under Article 7 would be amended to reflect the June 2, 2020 adoption.

Les Green made a motion to approve all requested changes to the Planning Commission Rules of Procedure. Stewart Winslow seconded the motion. The motion carried with a vote of 8 to 0.

**10. Other Business**

**a. Monthly Subdivision and Land Use Report**

The report was distributed to the Commissioners.

**11. Adjournment**

There being no other business, Toby McCall made a motion to adjourn. Les Green 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.**