



Spartanburg County

Planning and Development Department

MINUTES

Planning and Development Commission
COUNTY COUNCIL CHAMBERS

July 07, 2020

Members

Present:

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

Members

Absent:

None

Staff Present:

Joan Holliday, Interim Planning Director
Leigh MacDonald, Senior Planner
Rachel Dill, Development Coordinator I
Telly Shinas, Development Manager
Brandy Blake, Planner II
Ginny Dupont, 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 June 02, 2020 Meeting

Les Green made a motion to approve the minutes as submitted. 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) –

a. Sunnycreek Drive FKA Enterprise Drive

Leigh MacDonald presented the following staff report:

1. Factual Dates

- | | | |
|----|--|------------|
| a. | Planning Commission Application received | 05/28/2020 |
| b. | Planning Commission deadline date | 06/16/2020 |
| c. | Planning Commission Meeting | 07/07/2020 |

2. Background Information

Peter E. Weisman, Manager of the General Partner of Kinney Hill Associates, has submitted a Preliminary Plat for a Road Only. The road was formerly approved on a Road Only Plat and constructed by a different developer in order to access his town home project. It was later found that the right-of-way dedication on the Road Only Plat was signed by the person who constructed the road and not the owner of the property sought to be dedicated. The former plat was presented as a final plat in October 2018. Mr. Weisman’s new plat corrects all issues. The road is intended to be continued in order to accommodate further development by Kinney Hill Associates. The road was to be named Sunnycreek Drive and not Enterprise Drive. This new plat also corrects the road name.

Sunnycreek Drive takes access from Boiling Springs Road (Hwy. 9). There are currently no addresses on the road. The commercial roadway is built upon approximately 0.66 acres of right-of-way and consists of roughly 0.09 miles of new road, which will be dedicated to Spartanburg County for maintenance.

3. Staff Recommendation

Staff recommends that the Planning Commission grant the preliminary plat approval for Sunnycreek Drive. There are no contingencies since the road already exists.

Leigh MacDonald presented a site plan, aerial, and street view of the property. Jerry Gaines asked if the road would need a new parcel number. Ms. MacDonald said that the road already existed and would be properly dedicated to the county.

Chairman Whit Kennedy, asked if they road was only partially built. Leigh MacDonald said that it was at the time of the aerial.

Jerry Gaines asked if the site easements were in place. Ms. MacDonald stated that the site easements were part of the development and that everything was existing and previously approved.

Chairman Kennedy asked if there were any more questions.

Allen Newman made a motion to grant preliminary plat approval with no contingencies since the road already exists. Donna Turner Williams seconded the motion. The motion carried with a vote of 9 to 0.

2. Major (Final Plats) *

a. Turner Farms Ph. 2

b. Fox Run (All residential roads classified as Residential Local Detached)

c. Foster Place Ph. 2

d. Kayden's Korner Sec. 2

Chairman Kennedy asked that Foster Place Phase 2 be read into the record separate since Allen Newman would abstain from the vote.

Leigh MacDonald requested that Turner Farms Phase 2, Fox Run, and Kayden's Korner Section 2 be read into the record as approved Final Plats.

Les Green made a motion to read Turner Farms Phase 2, Fox Run, and Kayden's Korner be read into the record as approved Final Plats. Toby McCall seconded the motion. The motion carried with a vote of 9 to 0.

Leigh MacDonald requested that Foster Place Phase 2 be read into the record as an approved Final Plat.

Doug Brackett made a motion to read Foster Place Phase 2 into the record as an approved Final Plat. Bill Hamilton seconded the motion. The motion carried with a vote of 8 to 0 with Allen Newman abstaining from the vote.

3. Minor (Summary Plats) * -

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

a. Sandy Ford Road

b. Colts Run

c. Beason Pointe

Toby McCall made a motion to read Sandy Ford Road, Colts Run, and Beason Pointe into the record as approved Minor Summary Plats. Stewart Winslow 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) –

a. Clayton Manor

Leigh MacDonald presented the following Staff Report:

1. Factual Dates

a.	Plats and Application received	06/16/2020
b.	Planning Commission deadline date	06/16/2020
c.	Planning Commission Meeting	07/07/2020

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 5 buildings that will contain a total of 28 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 2.05 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 43,680 sq. ft. This project was previously approved by the Planning Commission on March 03, 2020 with 25 units.

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, Spartanburg County Building Codes (fire hydrant location), SSSD (sewer), and submittal of a landscape plan.

Leigh MacDonald requested that the contingency from Spartanburg Building Codes be removed since approval had been received.

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

Bill Hamilton asked if only one entrance and exit were required. Ms. MacDonald said that only one entrance and exit were required up to 100 units.

Chairman Kennedy asked if they were adding only 3 units. Leigh MacDonald said that was correct.

Donna Turner Williams made a motion to grant conditional preliminary plat approval contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, SSSD (sewer), and submittal of a landscape plan. Jerry Gaines seconded the motion. The motion carried with a vote of 9 to 0.

2. Major (Final Plats) * - None

3. Major (Site Plan) –

a. Calamar

Brandy Blake presented the following Staff Report:

1. Factual Dates

- | | | |
|----|--|---------------|
| a. | Planning Commission Application Received | June 16, 2020 |
| b. | Planning Commission Deadline Date | June 16, 2020 |
| c. | Planning Commission Meeting | July 07, 2020 |

2. Background Information

RM 76 Holdings, LLC has made an application to develop an apartment complex on a 13.03-acre parcel located at the corner of Highway 176 and Commerce Point Blvd. that is currently vacant. The applicant is proposing to build 1 building with 134 units, which is a density of 10.28 units per acre. Open space required for the proposed development at 15% of the 13.03 acres is 1.95 acres, and the applicant is proposing approximately 9.13 total acres or approximately 70% of the site to be open space. The total proposed building footprint is approximately 150,000 square feet.

3. Staff Recommendation

Staff recommends that the Planning Commission conditionally grant site plan approval for Calamar Apartments, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Building Codes (fire hydrant location), and the Spartanburg County Planning and Development (landscape plan and lighting plan).

Brandy Blake presented an aerial, street views, and site plan of the property.

Donna Turner Williams asked for the aerial of the proposed entrances. Ms. Blake showed the street view of Hwy 176 and Hwy 176 towards Commerce Blvd. and said there would be two entrances.

Chairman Kennedy asked if the facility met the requirements for handicap parking. Ms. Blake said that it met the requirements of the ordinance.

Chairman Kennedy asked if the area surrounding the facility was to be considered open space. Ms. Blake said that it would be listed as open space.

Les Green made a motion to grant conditional site plan approval for Calamar, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Building Codes (fire hydrant location), and Spartanburg County Planning and Development (landscape plan and lighting plan). Donna Turner Williams 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. Minor Subdivisions*

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

1. Foster Mill Place

2. Zoey Park Phase 2

Doug Brackett made a motion to read Foster Mill Place and Zoey Park Phase 2 into the record as approved Minor Subdivisions. Bill Hamilton seconded the motion. The motion carried with a vote of 9 to 0.

B. Final Plats*-None

9. Proposed Amendments & Action Items – None

10. Other Business

a. Monthly Subdivision and Land Use Report

The report was distributed to the Commissioners.

11. Adjournment

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