



# Spartanburg County

## Planning and Development Department

### MINUTES

#### Planning and Development Commission

#### COUNTY COUNCIL CHAMBERS

#### July 12, 2022

**Members Present:**

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

**Members Absent:**

Jerry Gaines

**Staff Present:**

Joan Holliday, Planning Director  
Ryan Gaylord, Deputy County Attorney  
Ben Thomas, Planner IV  
Jeff DeWitt, Senior Planner  
Rachel Dill, Planner I  
Jason Frady, Intern  
Brystal Mosley, Development Coordinator  
Azriel Gonzales, Engineering Coordinator  
Andrew Gunderson, Engineering Coordinator  
Richie Smith, Development Coordinator

*NOTICE: Pursuant to Section 30-4-80 of the S.C. Code of Laws, written notice of its regular meeting schedule was provided at the beginning of this calendar year 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**

Chairman Whit Kennedy called the meeting to order.

**2. Approval of Minutes**

June 07, 2022 Meeting

Doug Brackett made a motion to approve the May minutes. Les Green seconded the motion. The motion carried with a vote of 8 to 0.

**3. Public Hearing – None**

**4. Old Business - None**

**5. New Business – 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 (Read in Only) \***

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

- a. Paddock Point Section 2 Phase 2 – Council District 1

Les Green made a motion to read Paddock Point Section 2 Phase 2 into the record as an approved Major Final Plat. Allen Newman seconded the motion. The motion carried with a vote of 8 to 0.

**3. Minor Summary Plats (Read in Only) \* -**

Rachel Dill requested the following be read into the record as a Minor Summary Plat:

- a. Ben Johnson Subdivision Phase 2 – Council District 5

Toby McCall made a motion to read Ben Johnson Subdivision Phase 2 into the record as approved Minor Summary Plat. Doug Brackett seconded the motion. The motion carried with a vote of 8 to 0.

**4. Minor Private Road Developments (Read in Only) \* - None**

**5. Minor Family Property (Read in Only) \* - None**

**B. Land Development**

**1. Major (Preliminary Plats)**

- a. Hallbrook Townes – Council District 3

Ben Thomas presented the following staff report:

**1. Factual Dates**

- |    |                                   |            |
|----|-----------------------------------|------------|
| a. | Plats and Application received    | 06/09/2022 |
| b. | Planning Commission deadline date | 06/21/2022 |
| c. | Planning Commission Meeting       | 07/12/2022 |

**2. Background Information**

Contender Development, through its engineer, Bluewater Civil Design, LLC has submitted an application to develop a townhome project. The portion of the parcel that will contain the proposed townhome development is approximately 85.59 acres and is located on Floyd Road in Spartanburg, SC. The developer is proposing to build 79 buildings that will contain a total of 443 units with a density of 5.18 units per acre. The proposed total building square footage for all buildings will be 946,200 sq. ft. Common open space required for the proposed townhome development is 8.56 acres or 10%, and the developer is proposing 46.40 acres or approximately 54%. The proposed development will have approximately 1.66 miles of new road to be privately maintained and 1.31 miles of new road which will be dedicated to Spartanburg County for maintenance.

**3. Staff Recommendation**

The Planning Staff recommends that the Planning Commission grant conditional Preliminary Plat approval for Hallbrook Townes, contingent upon receiving approvals from Spartanburg County Public Works (Engineer, Stormwater, & Encroachment), Spartanburg County GIS and Addressing (Road Naming), Spartanburg County Planning and Development (submittal of a landscape plan & subdivision plat), SSSD (sewer), SWS (water), and Spartanburg County Building Codes (Fire Hydrant Locations).

Ben Thomas presented the board with an aerial image with surrounding land uses, the proposed site plan, and street views.

Whit Kennedy asked about which roads was going to be County maintained, Ben Thomas pointed out the roads on the Plat.

Whit Kennedy asked Richie Smith if he had seen the project yet. Richie commented yes. Donna Turner Williams asked if Plum Creek Road was an existing county road. Ben Thomas confirmed that Plum Creek Road was a county road.

Richie Smith commented that the road would be a County road until it splits to go into the development, then it would be privately maintained. Mr. Smith also commented on the second entrance and said that a Traffic Impact Analysis for the site would determine if a left turn lane would be needed.

Whit Kennedy asked if anyone had any other questions.

Donna Turner Williams made a motion to grant conditional Preliminary Plat approval for Hallbrook Townes contingent upon receiving approvals from Spartanburg County Public Works (Engineering, Stormwater, & Encroachment), Spartanburg County GIS and Addressing (Road Naming), Spartanburg County Planning and Development (submittal of a landscape plan & subdivision plat), SSSD (sewer), SWS (water), and Spartanburg County Building Codes (Fire Hydrant Locations). Bill Hamilton seconded the motion. The motion carried with a vote of 8 to 0.

b. Eaglewood Branch Townhomes – Council District 1

Rachel Dill presented the following staff report:

**1. Factual Dates**

- |                                      |            |
|--------------------------------------|------------|
| a. Plats and Application received    | 06/20/2022 |
| b. Planning Commission deadline date | 06/21/2022 |
| c. Planning Commission Meeting       | 07/12/2022 |

**2. Background Information**

Vinesh Danak through his engineer, Site Design Inc., has submitted an application to develop a townhome project. The parcel that will contain the proposed townhome development is approximately 2.75 acres and is located on Hidden Hill Road in Spartanburg, SC. The developer is proposing to build 3 buildings that will contain a total of 23 units with a density of 8.36 units per acre. The proposed total building square footage for all buildings will be 24,500 sq. ft. with an average of livable square footage per unit of approximately 1,065 sq. ft. Common open space is not required for townhome developments under 25 units. However, the developer is proposing 1.31 acres or approximately 47.64%. The proposed development will have approximately 0.068 miles of new road, which will be privately maintained. This parcel is located

within Zone D of the Spartanburg Downtown Memorial Airport and was submitted for review through the South Carolina Airport Compatible Land Use Evaluation (CLUE) Tool. The proposed development is compatible with SC Aeronautics Commission.

### **3. Staff Recommendation**

The Planning Staff recommends that the Planning Commission grant conditional Preliminary Plat approval for Eaglewood Branch Townhomes, contingent upon receiving approvals from Spartanburg County Public Works (Engineering & Stormwater), Spartanburg County GIS and Addressing (Road Naming), Spartanburg County Planning and Development (submittal of a landscape plan), submittal of a Letter of No Hazard to Air Navigation from the FAA, and submittal of an encroachment permit from SCDOT.

Rachel Dill presented the board with an aerial image with surrounding land uses, the proposed site plan, and street views.

Whit Kennedy asked if anyone had any questions.

Donna Turner Williams made a motion to grant Preliminary Plat Approval for Eaglewood Branch Townhomes contingent upon receiving approvals from Spartanburg County Public Works (Engineering & Stormwater), Spartanburg County GIS and Addressing (Road Naming), Spartanburg County Planning and Development (submittal of a landscape plan), submittal of a Letter of No Hazard to Air Navigation from the FAA, and submittal of an encroachment permit from SCDOT. Les Green seconded the motion. The motion carried with a vote of 8 to 0.

#### **c. Bishop Knoll Townhomes – Council District 5**

Ben Thomas presented the following staff report:

### **3. Factual Dates**

a. Plats and Application received	06/21/2022
b. Planning Commission deadline date	06/21/2022
c. Planning Commission Meeting	07/12/2022

### **4. Background Information**

McAbee Farms, LLC through its engineer, McCutchen Engineering Associates, PC has submitted an application to develop a townhome project. The portion of the parcel that will contain the proposed townhome development is approximately 40.22 acres and is located on Jersey Road in Inman, SC. The developer is proposing to build 43 buildings that will contain a total of 318 units with a density of 7.9 units per acre. The proposed total livable square footage will be approximately 530,901 sq. ft. with an average of livable square footage per unit of approximately 1,670 sq. ft. Common open space required for the proposed townhome development at 10% of the 40.22 acres is 4.02

acres, and the developer is proposing 15.3 acres or approximately 38.1%. The proposed development will have approximately 1.05 miles of new road, which will be publicly maintained.

### **3. Staff Recommendation**

The Planning Staff recommends that the Planning Commission grant conditional Preliminary Plat approval for Bishop Knoll, contingent upon receiving approvals from Spartanburg County Public Works (Engineering, Stormwater, and Encroachment), Spartanburg County GIS and Addressing (road name), and Spartanburg County Planning and Development (submittal of a landscape plan & a plat subdividing the subject parcels or parts thereof).

Ben Thomas presented the board with an aerial image with surrounding land uses, the proposed site plan, and street views.

Whit Kennedy asked how wide Jersey Road was. Richie Smith commented that the road is too narrow but have had preliminary discussion about improvements for the roads.

Whit Kennedy asked if anyone had any questions.

Les Green made a motion to grant Preliminary Plat Approval for Bishop Knoll contingent upon receiving approvals from Spartanburg County Public Works (Engineering, Stormwater, and Encroachment), Spartanburg County GIS and Addressing (road name), and Spartanburg County Planning and Development (submittal of a landscape plan & a plat subdivisions the subject parcels or parts thereof). Allen Newman seconded the motion. The motion carried with a vote of 8 to 0.

### **2. Major Final Plats (Read in Only) \* - None**

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

- a. East Main Meadows – Council District 3

Doug Brackett made a motion to read East Main Meadows into the record as an approved Major Final Plat. Donna Turner Williams seconded the motion. The motion carried with a vote of 8 to 0.

### **3. Major Site Plan\* –**

- a. Pine Street Apartments – Council District 3

Ben Thomas presented the following staff report:

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

- |                                       |            |
|---------------------------------------|------------|
| a. Site Plan and Application received | 05/17/2022 |
| b. Planning Commission deadline date  | 06/21/2022 |
| c. Planning Commission Meeting        | 07/12/2022 |

## 2. Background Information

The Devine Group, through its engineer, Zuendt Engineering, LLC. has submitted an application to develop an apartment project. The parcels that will contain the proposed apartment development is approximately 16.4 acres and is located on Upper Valley Falls Road in Spartanburg, SC. The developer is proposing to build 6 buildings that will contain a total of 192 units, with a density of 11.7 units per acre. Common open space required for the proposed development at 15% of the 16.4 acres is 2.46 acres, and the developer is proposing 2.91 acres or approximately 17.7%. The total livable square footage for all buildings will be approximately 238,182 sq. ft. A type 5B bufferyard will be established against all residential parcels.

## 3. Staff Recommendation

The Planning Staff recommends that the Planning Commission grant conditional Site Plan approval for Pine Street Apartments, contingent upon receiving approvals from Spartanburg County Public Works (Engineering, Stormwater, and Encroachment), Spartanburg County GIS and Addressing (Addressing & Road names), Spartanburg County Planning and Development (submittal of a landscape plan, submittal of a lighting plan, & a plat subdividing the subject parcels or parts thereof), and submittal of an encroachment permit from SCDOT.

Ben Thomas presented the board with an aerial image with surrounding land uses, the proposed site plan, and street view.

Allen Newman asked what the pedestrian bridge was crossing on the site plan. Mr. Thomas explained that there was some form of stream located there.

Whit Kennedy asked if Tenosha Drive was a county road. Ben Thomas commented that Upper Valley Falls Road was a SCDOT road, but Tenosha Drive was a County road. Richie Smith stated that Tenosha Drive had state signs, but he will follow up.

Whit Kennedy asked what the Road Classifications were for both Tenosha Drive and Upper Valley Falls Road. Mr. Kennedy questioned Planning Staff about the density on a local road. Joan Holliday responded with a maximum of 8. Ms. Holliday commented that they also have frontage on Upper Valley Falls Road which is classified as a Collector, so the density would be greater. Mr. Kennedy questioned if the density would remain the same because of the stream going through the center of the parcel. Ms. Holliday said Planning Staff had not dealt with this situation before and would discuss the density requirements under these circumstances.

Richie Smith confirmed that part of Tenosha Drive is maintained by SCDOT..

Toby McCall made a motion to grant conditional Site Plan approval for Pine Street Apartments contingent upon receiving approvals from Spartanburg County Public Works (Engineering, Stormwater, and Encroachment), Spartanburg County GIS and Addressing (Addressing & Road names), Spartanburg County Planning and Development (submittal of a landscape plan, submittal of a lighting plan, & a plat subdividing the subject parcels or parts thereof), and submittal of an encroachment permit from SCDOT. Les Green seconded the motion. The motion carried with a vote of 8 to 0.

b. Southport Lux Apartments

Jeff DeWitt presented the following staff report:

**1. Factual Dates**

a. Plats and Application received	06/17/2022
b. Planning Commission deadline date	06/21/2022
c. Planning Commission Meeting	07/12/2022

**2. Background Information**

Surge Development has submitted an application to develop an apartment project. The project is proposed to be built on a single 12.27-acre parcel located at 250 Southport Road, with a total of 5.67 acres planned for development. A total of 244 units is proposed, creating a density of 20 units per acre; density along Southport Rd is unlimited, since it is classified as an Arterial Street. The developer proposes to develop seven apartment buildings, with three stories in four of the buildings and four stories in the remaining three buildings. The fourth story will be achieved by the addition of ground-floor 'walk-out' units. Residential buildings will range from 9,044 sf to 12,169 sf in area. Total square footage of the residential buildings will be 77,632 sf. Five combination parking garages/storage buildings will also be developed. Three of these structures will be 2,305 sf in area and the remaining two structures will be 2,914 sf, for a total area of 12,743 sf. The total square footage of all structures will be approximately 90,375 sf. The site will be accessed by a single entrance from Southport Road, with an emergency entrance also connecting to Southport Road. The proposed development will not have any new roads dedicated to Spartanburg County for maintenance but will be serviced by private drives and parking lots. The ULMO requires 415 parking spaces for this development, including nine handicapped spaces, and the site plan calls for this exact number of spaces. Total parking spaces includes the 42 spaces in the garage/storage buildings. A Class 4 landscaped buffer yard is proposed along the northern site boundary, adjacent to a planned townhome development.

**5. Staff Recommendation**



The Planning Staff recommends that the Planning Commission grant conditional Site Plan approval for the Southport Lux Apartment project, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County GIS and Addressing (Addressing & Road Naming), SWS (water), SSSD (sewer), Spartanburg County Building Codes (fire hydrant locations), and submittal of an encroachment permit from SCDOT.

Jeff DeWitt presented the board with an aerial image with surrounding land uses, the proposed site plan, and street view.

Mr. DeWitt let the Planning Commission know that we have already received water and sewer approvals for the project.

Whit Kennedy asked if the garages parking spaces would be counted as parking spaces. Joan Holliday said yes.

Whit Kennedy stated that they would need a left turn lane coming out of the development. Richie Smith commented that this was a SCDOT road and they would be the ones to make the call about the left turn lane and SCDOT will regulate access points.

Mr. Kennedy asked if anyone had any other questions.

Donna Turner Williams made a motion to grant conditional Site Plan approval for Southport Lux Apartments, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County GIS and Addressing (Addressing & Road Naming), SWS (water), SSSD (sewer), Spartanburg County Building Codes (fire hydrant locations), and submittal of an encroachment permit from SCDOT. Les Green seconded the motion. The motion carried with a vote of 8 to 0.

4. **Minor Summary Plats (Read in Only) \* - None**

5. **Major Summary Plats (Read in Only) \* - None**

6. **Preliminary Extension Request - None**

**8. Subdivision Regulations**

**A. Minor Subdivisions\***

Ben Thomas requested that the following Minor Subdivisions be read into the record as approved Minor Subdivisions:

- a. Robeson Tinsley – Council District 4
- b. Danzler Estates – Council District 6
- c. Cloudhill Estates – Council District 5
- d. Dickson Hill – Council District 5
- e. The Village at Jordan Creek – Council District 5

- f. Thompson Creek Phase 2 – Council District 2
- g. Thompson Creek Phase 3 – Council District 2
- h. Valentin Sushchik – Council District 5
- i. Reverend John Love Estate – Council District 4
- j. Swyrnow – Council District 2
- k. PAB Family LTD Partnership – Council District 1
- l. Lakewood Paradise – Council District 4
- m. Fort Prince – Council District 6
- n. Baswin – Council District 2
- o. Landa Investments, LLC – Council District 4
- p. Golden Oak Subdivision – Council District 3

Allen Newman made a motion to read into the record Robeson Tinsley, Danzler Estates, Cloudhill Estates, Dickson Hill, The Village at Jordan Creek, Thompson Creek Phase 2, Thompson Creek Phase 3, Valentin Sushchik, Reverend John Love Estate, Swyrnow, PAB Family LTD Partnership, Lakewood Paradise, Fort Prince, Baswin, Landa Investments, LLC, and Golden Oak Subdivision as approved Minor Subdivisions. Bill Hamilton seconded the motion. The motion carried with a vote of 8 to 0.

**B. Final Plats (Read in Only) \* -**

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

- a. Wingate – Council District 2

Doug Brackett made a motion to read Wingate into the record as an approved Final Plat. Allen Newman seconded the motion. The motion carried with a vote of 8 to 0.

**9. Proposed Amendments & Action Items- None**

**10. Other Business**

- A. Monthly Subdivision and Land Use Report**
- B. Al Howard Comments**

Al Howard shared his concerns about a new development, Clayton Manor, being built adjacent to his home. The development is destroying his side yard due to floods bringing in water from the development. He constantly picks up trash and puts up with noise at late hours that violate the County Noise Ordinance. Mr. Howard asked that Planning Staff and the Planning Commission to start notifying all surrounding property owners when a new development was going in.

Chairman Kennedy answered that the adjoining property owners would only receive notification letters if a property/project does not meet the requirements of our Ordinances and they are asking for a variance.

**11. Adjournment**

There being no other business, Les Green made a motion to adjourn the meeting. Donna Turner Williams seconded the motion. The motion carried with a vote of 8 to 0.

By: Douglas C. Brackett  
Doug Brackett, Planning Commission Secretary  
Prepared by: Planning and Development Department Staff

\* These items have been previously approved and recorded in the land records and require no action by the Planning Commission other than to be read into the minutes.