



Spartanburg County

Planning and Development Department

MINUTES

Planning and Development Commission COUNTY COUNCIL CHAMBERS

August 4, 2020

Members

Present:

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

Members

Absent:

Whit Kennedy, Chairman
Jerry Gaines

Staff Present:

Joan Holliday, Interim Planning Director
Leigh MacDonald, Senior Planner
Brystal Mosley, Development Technician
Richie Smith, Development Coordinator
Azriel Gonzalez, Development Coordinator

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 July 07, 2020 Meeting**

Doug Brackett made a motion to approve the minutes as submitted. Les Green seconded

the motion. The motion carried with a vote of 7 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) *

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

- a. **Sunnycreek Drive FKA Enterprise Drive**
- b. **Chesterfield Ph. 2**
- c. **Westgrove Village Ph. 3**
- d. **Wilson Farms Ph. 3 (All subdivision roads classified as Residential Local Detached)**

Allen Newman made a motion to read Sunnycreek Drive FKA Enterprise Drive, Chesterfield Ph. 2, Westgrove Village Ph. 3, and Wilson Farms Ph. 3 with all subdivision roads classified as Residential Local Detached be read into the record as approved Final Plats. Les Green seconded the motion. The motion carried with a vote of 7 to 0.

3. Minor (Summary Plats) * -

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

- a. **Owens Place**
- b. **Johnson Place Phase 2**
- c. **Johnson Place Phase 3**
- d. **Peachberry**
- e. **White Lillie Farm Estates**
- f. **Steadfast Builder**

Doug Brackett made a motion to read Owens Place, Johnson Place Phase 2, Johnson Place Phase 3, Peachberry, White Lillie Farm Estates, and Steadfast Builder into the record as approved Minor Summary Plats. Les Green seconded the motion. The motion carried with a vote of 7 to 0.

4. Minor (Private Road Developments) * - None

5. Minor (Family Property) * - None

B. Land Development

1. Major (Preliminary Plats) –

a. Simmons Town

Leigh MacDonald presented the following Staff Report:

1. Factual Dates

a.	Plats and Application received	07/13/2020
b.	Planning Commission deadline date	07/14/2020
c.	Planning Commission Meeting	08/04/2020

2. Background Information

Residents Developers LLC has submitted an application to develop a townhome project. The parcels that will contain the proposed townhome development are approximately 15.15 acres and are located on Anderson Mill Rd. in Moore, SC. The developer is proposing to build 25 buildings that will contain a total of 131 units. Common open space required for the proposed townhome development at 10% of the 15.15 acres is 1.52 acres, and the developer is proposing 4.10 acres or approximately 27.06%. A 25' Type 4 Bufferyard is required along all property lines adjacent to single family residential. The proposed development will have 0.52 total miles of new road that will remain private. The total building square footage for all units will be 168,400 sq. ft. This project was previously approved by the Planning Commission on January 07, 2020 with 139 units; however, staff requests that the Planning Commission review the revised plan due to the change in road layout, where a previous loop allowed continual access around the development, the developer has now shown two roads that end in turnarounds. As represented by the developer, the previous plat was planned with a gravity sewer that upon design, was not feasible. They were unable to obtain an easement for a pump station, which will now be located in the area where the loop had previously been shown.

3. Staff Recommendation

Staff recommends that the Planning Commission grant conditional preliminary plat approval for Simmons Town, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, SSSD (sewer), submittal of a landscape plan, and submittal of a combination plat.

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

Toby McCall asked if anyone had any questions.

Donna Turner Williams made a motion to grant conditional preliminary plat approval contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, SSSD (sewer), submittal of a landscape plan and submittal of a combination plat. Doug Brackett seconded the motion. The motion carried with a vote of 7 to 0.

2. **Major (Final Plats) * - None**
3. **Major (Site Plan) – None**
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. **Heath Ridge**
2. **South Pine Mobile Home Subdivision**
3. **Hammett Group Properties**
4. **Andrey Krasnogorov**
5. **Blessed Land**
6. **Calvery Road**
7. **Iron Bridge Farms**
8. **Belue Estate**

Les Green made a motion to read Heath Ridge, South Pine Mobile Home Subdivision, Hammett Group Properties, Andrey Krasnogorov, Blessed Land, Calvery Road, Iron Bridge Farms and Belue Estate into the record as approved Minor Subdivisions. Bill Hamilton seconded the motion. The motion carried with a vote of 7 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. Stewart Winslow seconded the motion. The motion carried with a vote of 7 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.**