



Spartanburg County

Planning and Development Department

MINUTES

Planning and Development Commission
COUNTY COUNCIL CHAMBERS

September 01, 2020

**Members
Present:**

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

**Members
Absent:**

Toby McCall, Vice Chairman

Staff Present:

Joan Holliday, Interim Planning Director
Leigh MacDonald, Senior Planner
Rachel Dill, Development Coordinator
Richie Smith, Development Coordinator
Azriel Gonzales, Development Coordinator
Ginny Dupont, County Attorney

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 from the August 04, 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 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) *

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

- a. **Brockman Farms Ph. 1C (All subdivision roads classified as Residential Local Detached)**
- b. **Olivia Springs Ph. 2**
- c. **Peachtree Park Townhomes Ph. 2 (All subdivision roads classified as Residential Local Attached)**
- d. **Peachtree Park Patio Homes Ph. 2 (All subdivision roads classified as Residential Local Detached)**
- e. **Bexley Park Ph. 3**

Donna Turner Williams made a motion to read Brockman Farms Ph. 1C with all subdivision roads classified as Residential Local Detached, Olivia Springs Ph. 2, Peachtree Park Townhomes Ph. 2 with all subdivision roads classified as Residential Local Attached, Peachtree Park Patio Homes Ph. 2 with all subdivision roads classified as Residential Local Detached, and Bexley Park Ph. 3 be read into the record as approved Final Plats. Allen Newman seconded the motion. The motion carried with a vote of 8 to 0.

3. Minor (Summary Plats) * - None

4. Minor (Private Road Developments) * -

Leigh MacDonald requested the following be read into the record as an approved Private Road Development:

a. Chapman Family Subdivision

Les Green made a motion to read Chapman Family Subdivision into the record as an approved Private Road Development. Doug Brackett seconded the motion. The motion carried with a vote of 8 to 0.

5. Minor (Family Property) * - None

B. Land Development

1. Major (Preliminary Plats) – None

2. Major (Final Plats) * - None

3. Major (Site Plan) –

a. Water’s Edge

Leigh MacDonald presented the following staff report:

1. Factual Dates

a.	Site Plan and Application received	08/10/2020
b.	Planning Commission Deadline Date	08/11/2020
c.	Planning Commission Meeting	09/01/2020

2. Background Information

Weeksbury, LLC has made an application to develop an apartment complex on 20.4 acres located on Reidville Rd. and Shadowood Dr. The applicant is proposing to build 12 apartment buildings with a total of 264 units, which is a density of 12.94 units per acre. Common space required for the proposed development at 15% of the 20.4 acres is 3.1 acres and the applicant is proposing approximately 3.4 total acres or approximately 16.67%. The total proposed building footprint is approximately 328,878 square feet.

3. Staff Recommendation

Staff recommends that the Planning Commission conditionally grant site plan approval for Waters Edge Apartments, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Building Codes (fire hydrant location), Spartanburg County GIS for Road Naming and Addressing, submittal of an encroachment permit from SCDOT, submittal of a lighting plan that meets all requirements of Section 3.02 c.(4), and submittal of a plat subdividing and combining the subject parcels or parts thereof.

Leigh MacDonald presented an aerial view, site plan, a street view from Reidville Road, and a street view from the intersection at Shadowood Drive.

Mrs. MacDonald passed out the architectural drawings submitted by the developer as Exhibit A to be included in the record. Chairman Kennedy asked her if Bufferyards would be required between the buildings on Reidville Road if they were homes. Mrs.

MacDonald stated that the buildings on either side of the proposed development were businesses and not homes and that a buffer was not required.

Bill Hamilton asked if there were homes located at the rear of the property. Mrs. MacDonald said that the proposed development abutted the common open space of Shadowlakes Subdivision and that a Type 5 Bufferyard would be required.

Chairman Kennedy asked if the detention pond on the site plan was already existing and if it would have its own parcel number. Mrs. MacDonald stated that the detention pond was existing and that the pond would be a separate parcel. Chairman Kennedy asked who would own the parcel. The developer said there would be a conservation LLC created for the detention pond parcel.

Chairman Kennedy asked if there would be a buffer between the pond and Shadowlakes Subdivision and if there was only one entrance. Mrs. MacDonald said that a buffer would not be required at the pond and there would be only one entrance.

Chairman Kennedy asked if there were any more questions.

Donna Turner Williams made a motion to grant conditional site plan approval for Waters Edge Apartments, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County Building Codes (fire hydrant location), Spartanburg County GIS for Road Naming and Addressing, submittal of a lighting plan that meets all requirements of Section 3.02 c.(4), and submittal of a plat subdividing and combining the subject parcels or parts thereof. Allen Newman 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 Subdivision be read into the record as an approved Minor Subdivision:

1. High Top

Doug Brackett made a motion to read High Top into the record as an approved Minor Subdivision. Les Green seconded the motion. The motion carried with a vote of 8 to 0.

B. Final Plats*-None

9. Proposed Amendments & Action Items – None

10. Other Business

a. Monthly Subdivision and Land Use Report

Interim Director Joan Holliday stated that the Monthly Subdivision and Land Use Report would be emailed to the members.

11. Adjournment

There being no other business, Allen Newman made a motion to adjourn. Jerry Gaines 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.**