



# Spartanburg County

## Planning and Development Department

### MINUTES

Planning and Development Commission  
COUNTY COUNCIL CHAMBERS

**October 04, 2022**

**Members  
Present:**

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

**Members  
Absent:**

Doug Brackett, Secretary  
Jerry Gaines

**Staff Present:**

Joan Holliday, Planning Director  
John Harris, County Attorney  
Ben Thomas, Planner IV Team Lead  
Jeff DeWitt, Senior Planner  
Rachel Dill, Planner II  
Jason Frady, Planner III  
Brystal Mosley, Development Coordinator II  
Richie Smith, Development Coordinator  
Azriel Gonzales, Engineering 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**

September 06, 2022, Meeting

Donna Turner Williams made a motion to approve the September minutes. Les Green seconded the motion. The motion carried with a vote of 7 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) \***

Ben Thomas requested the following to be read into the record as an approved Major Final Plat:

- a. Emory Park Ph.2 (With all roads to be classified as Residential Local Detached)– Council District 4

Les Green made a motion to read Emory Park Ph. 2 (With all roads to be classified as Residential Local Detached) into the record as an approved Major Final Plat. Allen Newman seconded the motion. The motion carried with a vote of 7 to 0.

3. **Minor Summary Plats (Read in Only) \* - None**
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. Landers Village – Council District 1

Jason Frady presented the following staff report:

**1. Factual Dates**

- |    |                                   |            |
|----|-----------------------------------|------------|
| a. | Plats and Application received    | 09/13/2022 |
| b. | Planning Commission deadline date | 09/13/2022 |

## 2. Background Information

Forestar (USA) Real Estate Group, through its engineer, Seamon Whiteside and Associates, Inc, PC has submitted an application to develop a townhome project. The parcel that will contain the proposed townhome development is approximately 14.78 acres and is located on Landers Road in Spartanburg, SC. The developer is proposing to build 17 buildings that will contain a total of 97 units with a density of 6.56 units per acre. The proposed total livable square footage will be approximately 138,710 sq. ft. with an average of livable square footage per unit of approximately 1430 sq. ft. Common open space required for the proposed development at 10% of the 14.78 acres is 1.47 acres, and the developer is proposing 5.19 acres or approximately 35.5%. The proposed development will have approximately 0.33 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 Landers Road Townhouses, contingent upon receiving approvals from Spartanburg County GIS and Addressing (road naming), Spartanburg County Public Works (Engineering and Stormwater), SCDOT (Encroachment), and SSSD (sewer).

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

Chairman Kennedy asked about the storm water and detention pond location in the required common open space. Ben Thomas responded that the calculations provided for the required open space did not include the storm water areas.

Mr. Kennedy asked for further clarification about the site location. Bill Hamilton pointed out that the site is adjacent to Site One off Bryant Road near 85 and the overpass.

Mr. Kennedy asked if anyone had any further questions.

Stewart Winslow made a motion to grant conditional Preliminary Plat approval for Landers Village, contingent upon receiving approvals from Spartanburg County GIS and Addressing (road naming), Spartanburg County Public Works (Engineering and Stormwater), SCDOT (Encroachment), and SSSD (sewer). Bill Hamilton seconded the motion. The motion carried with a vote of 7 to 0.

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

## 3. Major Site Plan –

- a. Rosecrest Senior Apartments and Activity Addition – Council District 2

Ben Thomas presented the following staff report:

**1. Factual Dates**

- |    |                                   |            |
|----|-----------------------------------|------------|
| a. | Plats and Application received    | 08/25/2022 |
| b. | Planning Commission deadline date | 09/13/2022 |
| c. | Planning Commission Meeting       | 10/04/2022 |

**2. Background Information**

Lutheran Homes of SC, Inc., through its engineer, Civil Engineering of Columbia, has submitted an application to develop a new apartment development along with a community center addition to the existing building. The phase within the parcel that will contain the proposed apartment and community center development is approximately 9.1 acres and is located on Belcher Road in Inman, SC. The developer is proposing to build 2 apartment buildings that will contain a total of 18 units, with a density of 1.98 units per acre. Common open space required for the proposed development at 15% of the 9.1-acre phase is 1.37 acres, and the developer is proposing 1.61 acres or approximately 17.7%. The total square footage for both apartment buildings will be approximately 18,848 sq. ft. In addition to the apartment buildings, the developer is also proposing a 6,327 activity and dining room addition to the existing building. There is a 15' Type 3 buffer established against all existing residential properties. The proposed development will have approximately 0.2 miles of new internal driveways, which will be privately maintained.

**3. Staff Recommendation**

The Planning Staff recommends that the Planning Commission grant conditional Site Plan approval for Rosecrest, contingent upon receiving approvals from Spartanburg County Public Works (Engineering and Stormwater), Spartanburg County GIS and Addressing (addressing and road naming), Spartanburg County Planning and Development (submittal of a landscape plan, submittal of a lighting plan), 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 view. Mr. Thomas pointed out the location of the addition to the existing structure, as well as the location for the proposed apartment buildings.

Mr. Kennedy pointed out the abutting subdivision to the project site and asked about the name. Ben Thomas responded that it was Meadow Brook Subdivision.

Mr. Kennedy asked if anyone had additional questions for staff.

Donna Turner Williams made a motion to grant conditional Site Plan approval for Rosecrest Senior Apartments and Activity Addition, contingent upon receiving

approvals from Spartanburg County Public Works (Engineering and Stormwater), Spartanburg County GIS and Addressing (addressing & road naming), Spartanburg County Planning and Development (submittal of a landscape plan, submittal of a lighting plan), and Spartanburg County Building Codes (fire hydrant locations). Bill Hamilton seconded the motion. The motion carried with a vote of 7 to 0.

b. Spartanburg Retail Facility– Council District 1

Jeff DeWitt presented the following staff report:

**1. Factual Dates**

a.	Site Plan and Application received	08/02/2022
b.	Planning Commission deadline date	09/13/2022
c.	Planning Commission Meeting	10/04/2022

**2. Background Information**

American Engineering Consultants, Inc., on behalf of Acapulco Investing Group, has submitted an application to develop a retail shopping center. The parcel that will contain the development is approximately 2.69 acres and is located on the northeastern corner of the intersection of Fairforest Road and Old Greenville Road. The southeastern side of the Site is bounded by Old County Parrish Road. The structure will be 28,096 sf in area, with 10 retail shops. The 113 parking spaces shown on the plan meet the ULMO requirement. The proposed development will not have any new roads dedicated to Spartanburg County for maintenance but will be serviced by a single private drive from Fairforest Road. A Class 5C bufferyard (an eight-foot-tall masonry wall) is proposed for the subject site frontage along Old County Parrish Road to buffer residential properties adjacent to the rear of the shopping center. A landscape plan for this site has been submitted and reviewed, addresses have been assigned for the individual retail shops, and SSSD has confirmed sewer availability.

**3. Staff Recommendation**

The Planning Staff recommends that the Planning Commission grant conditional Site Plan approval for Spartanburg Retail Facility shopping center, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, SJWD (water), Spartanburg County Building Codes (fire hydrant locations), and submittal of an encroachment permit from SCDOT for access from Fairforest Road.

Jeff DeWitt presented the board with an aerial image with surrounding land uses, the proposed site plan, and street view. Mr. DeWitt stated that GIS and Addressing had assigned address points and pointed those addresses out on the aerial image. Mr. DeWitt identified the proposed future location of the 8-foot masonry wall along Old County Parrish Road.

Bill Hamilton asked about the storm water and detention pond location. Mr. DeWitt stated that the detention pond was not identified on this site plan, but there were civil plans provided by the applicant that identified the location as the triangle shaped area on the site plan that was provided in the packet for the meeting. Mr. Hamilton asked if a second emergency entrance would be required, and Mr. DeWitt stated that it was not a requirement for this type of development.

Mr. Kennedy asked if anyone had additional questions for staff.

Toby McCall made a motion to grant conditional Site Plan approval for Spartanburg Retail Facility, contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, SJWD (water), Spartanburg County Building Codes (fire hydrant locations), and submittal of an encroachment permit from SCDOT for access from Fairforest Road. Allen Newman seconded the motion. The motion carried with a vote of 7 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. Emily Acres – Council District 5
- b. Milana Estates- Council District 3
- c. Morris Kenneth Howard, Sr. Trustee Barbara W. Howard Trustee- Council District 4
- d. Plokhov Acres- Council District 3
- e. Guinn Acres- Council District 3
- f. Johnson 1-Council District 2
- g. Johnson 3-Council District 2
- h. School House Lots- Council District 5
- i. Motlow School- Council District 3
- j. Massey- Council District 3
- k. Elmo Acres- Council District 2
- l. Zimmerman Place- Council District 2

Les Green made a motion to read into the record Emily Acres, Milana Estates, Morris Kenneth Howard, Sr. Trustee Barbara W. Howard Trustee, Plokhov Acres, Guinn Acres, Johnson 1, Johnson 3, School House Lots, Motlow School, Massey, Elmo Acres, and Zimmerman Place 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 (Read in Only) \* -**

Ben Thomas requested the following be read into the record as an approved Final Plat:

- a. West River Grove Ph. 2 – Council District 4

Allen Newman made a motion to read West River Grove Ph. 2 into the record as an approved Final Plat. Les Green seconded the motion. The motion carried with a vote of 7 to 0.

**9. Proposed Amendments and Action Items**

The Planning Director, Joan Holliday, asked if the Commission would like to revisit the items discussed in the Special Meeting that was held prior to the evening's Planning Commission Meeting. Chairman Kennedy addressed the audience and asked if there was anyone present that wished to hear about the Proposed Amendments and Action Items on the October 4, 2022, Planning Commission Agenda. There being none present, Mr. Kennedy explained that the Commission would vote to forward either a favorable or unfavorable recommendation to Spartanburg County Council on the proposed amendments that had been discussed at the Special Meeting.

County Attorney, John Harris, requested that Mr. Kennedy clarify if the recommendations included the recommended revisions discussed in the Special Meeting. Mr. Kennedy confirmed, the amendments to be considered would be as revised.

- a. Discussion and Recommendation of Housekeeping Amendments to the Subdivision Regulations

Bill Hamilton made a motion to favorably recommend the Amendments to the Subdivision Regulations to be forwarded to Spartanburg County Council as amended. Donna Turner Williams seconded the motion. The motion carried with a vote of 7 to 0.

- b. Discussion and Recommendation of Housekeeping Amendments to the Performance Zoning Ordinance

Donna Turner Williams made a motion to favorably recommend the Amendments to the Performance Zoning Ordinance be forwarded to Spartanburg County Council as amended. Allen Newman seconded the motion. The motion carried with a vote of 7 to 0.

**10. Other Business**

- a. Monthly Subdivision and Land Use Report

**11. Adjournment**

There being no other business, Les Green made a motion to adjourn the meeting. 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 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.**