

Spartanburg County

Planning & Development



Minutes Planning Commission

January 6, 2004

Members

Present: Whit Kennedy
David Burnett
Doug Brackett
Phillip Lawson
John Campbell
Purnell Morris
Jerry Gaines
Marion Gramling

Members

Absent: Shelia Bailey

Staff:

Joan Holliday
Sherry Dull
Genelle Jones
Melody Jennings
Chad Hicks
Edwin Haskell
Debbie Braddock (Transcriptionist)

1. Call to Order

Chairman Whit Kennedy called the meeting to order.

2. Approval of Minutes

A. The December 2, 2003 minutes were not yet available and will be approved at

the February 3, 2003 meeting.

B. David Burnett made a motion to amend the agenda to add Sunset Summits Conceptual Master Plan under Section 7.B.4.a. (Land Development Discussion Plats under the Unified Land Management Ordinance #0-99-015) and add Section II to Kennedy Commons under 7.A.1.a. (Major Subdivision Preliminary Plats, Ordinance #0-99-015).

3. Old Business

None

4. Discussion Items

None

5. Public Hearings

None

6. Subdivision Regulations Ordinance #429

A. Final Plats

1. Rivermill Place, Phase II

Staff recommended that Rivermill Place, Phase II be read into the record as approved. Phillip Lawson made a motion to read Rivermill Place, Phase II into the record as approved. Purnell Morris seconded the motion and the vote carried unanimously.

B. Private Road Developments

None

C. Discussion Plats

None

7. Unified Land Management Ordinance #0-99-015

A. Subdivisions

1. Major (Preliminary Plats)

a. Kennedy Commons, Phase II

Staff recommended that Kennedy Commons, Phase II be granted conditional preliminary approval subject to receiving approval from DHEC and Environmental Services.

David Burnett made a motion to grant conditional preliminary approval to Kennedy Commons, Phase II subject to receiving approval from DHEC and Environmental Services. Purnell Morris seconded the motion and the vote carried unanimously, with Marion Gramling abstaining.

b. Bluffs at Woodridge

Staff recommended that Bluffs at Woodridge be granted conditional preliminary approval subject to receiving approval from Environmental Services, Addressing/911, Spartanburg Water System, and Spartanburg Sanitary Sewer System.

Several people appeared in opposition to the approval of the Bluffs at Woodridge.

Mac White, an attorney representing Woodridge, stated that the main concern with the new development is with the road.

1. There will be a marked distinction between the neighborhoods as you drive down the street.
2. The new development will have smaller houses.
3. The setback will be 30 feet, not the 60 feet required in Woodridge, and the garages will face the street.
4. The covenants are different. Woodridge requires one-acre lots and the new development will require a third of an acre.
5. The Oakcrest Road entrance is not needed for the Bluffs. They are just trying to capitalize on the Woodridge name and property values.
6. Woodridge residents are concerned about the volume of traffic in their neighborhood as the result of Oakcrest Road being open to this new development. Mr. White asked that Planning Commission table the approval until they could

study the matter. Mr. White's letter was submitted for the files.

Steve Baltrip was concerned that the large (\$400,000) homes of Woodridge would be near smaller homes not set back from the street as far as the ones in Woodridge.

Dave Zabrisokie stated that he wanted to ask the developer if national builders would be brought in to build the houses. All other phases of Woodridge have been built by reputable local builders.

Jamie Lominack spoke next. He said that there is a more important issue than home size or lot size and that is traffic impacts. He was concerned that this item was not brought over into the new ordinance. He stated that the Bluffs would have two entrances on Caldwell Drive. Why do they have to access Oakcrest? There is no ordinance to protect existing subdivisions. Traffic impacts must be taken into account.

Whit Kennedy, Chairman of the Planning Commission, responded that the County does take traffic into account in the width, . . . requirements.

David Burnett commented that the two entrances should alleviate the traffic flow issue.

Johnny Parks, President of the Woodridge Homeowners Association, wanted to point out that the residents of Kelay Street requested that their road be closed so that the resident of Woodridge could not access the school through their neighborhood and they were successful.

Mr. Kennedy explained that road closings are not in the purview of the Planning Commission.

Mr. Parks requested that Planning Commission not let the new development use the name of Woodridge.

Jay Beeson, representing the developer, stated that the Bluffs of Woodridge is actually the last phase of Woodridge. He

said further that everyone has known this from the time they bought their homes in Woodridge.

Johnny Parks asked if this is a phase of Woodridge, should it not be required to come under the same covenants and homeowners association.

There were no further comments from the public.

Marion Gramling made a motion to grant conditional preliminary approval to Bluffs at Woodridge subject to receiving approval from Environmental Services, Addressing/911, Spartanburg Water System, and Spartanburg Sanitary Sewer System. Jerry Gaines seconded the motion and the vote carried unanimously.

2. Major (Final Plats)

None

3. Minor (Summary Plats)

- a. Carolina Place, Phase 1
- b. Lucky 7 Subdivision
- c. Charles Place
- d. Lake Cooley Landing VII, Phase 1
- e. Abigail Subdivision
- f. Jordan Springs, Section 1
- g. Oakleaf Village

Staff recommended that Carolina Place, Phase 1, Lucky 7 Subdivision, Charles Place, Lake Cooley Landing VII, Phase 1, Abigail Subdivision, Jordan Springs, Section 1, and Oakleaf Village be read into the record as approved.

John Campbell made a motion that Carolina Place, Phase 1, Lucky 7 Subdivision, Charles Place, Lake Cooley Landing VII, Phase 1, Abigail Subdivision, Jordan Springs, Section 1, and Oakleaf Village be read into the record as approved. Jerry Gaines seconded the motion and the vote carried unanimously.

4. Minor (Private Road Developments)

None

5. Minor (Family Property)

- a. James Timmons Family Property
- b. Price Family Subdivision
- c. Donald Silvey Family Property
- d. Bonkowski Family Property

Staff recommended that James Timmons Family Property, Price Family Subdivision, Donald Silvey Family Property, and Bonkowski Family Property be read into the record as approved.

Phillip Lawson made a motion that James Timmons Family Property, Price Family Subdivision, Donald Silvey Family Property, and Bonkowski Family Property be read into the record as approved. Purnell Morris seconded the motion and the vote carried unanimously.

6. Preliminary Extension

None

B. Land Development

1. Major (Preliminary Plats)

- a. Hawk Creek North (Townhomes and Patio Homes)

Staff recommended that Hawk Creek North be granted conditional preliminary approval subject to receiving approval from Environmental Services, SCDOT, and Addressing/911.

David Burnett made a motion to grant conditional preliminary approval to Hawk Creek North subject to receiving approval from Environmental Services, SCDOT, and Addressing/911. Phillip Lawson seconded the motion and the vote carried

unanimously.

2. Major (Final Plats)

a. Greene Creek, Phase 1 A

Staff recommended that Greene Creek, Phase 1 A be read into the record as approved. Phillip Lawson made a motion to read Greene Creek, Phase 1 A into the record as approved. Purnell Morris seconded the motion and the vote carried unanimously.

3. Major (Summary)

a. Evanwood Townes (Townhomes)

Staff recommended that Evanwood Townes be granted conditional preliminary approval subject to receiving approval from Environmental Services, Addressing/911, Spartanburg Water System, and Spartanburg Sanitary Sewer System. This project received preliminary approval on January 7, 2003 and final approval on December 12, 2003.

David Burnett made a motion to grant conditional preliminary approval to Evanwood Townes subject to receiving approval from Environmental Services, Addressing/911, Spartanburg Water System, and Spartanburg Sanitary Sewer System. Doug Brackett seconded the motion and the vote carried unanimously.

b. River Falls VII, Section 4 (Patio Homes)

Staff recommended that River Falls VII, Section 4 be granted conditional preliminary approval subject to receiving approval from Environmental Services, Addressing/911, Spartanburg Water System, and Spartanburg Sanitary Sewer System.

David Burnett made a motion to grant conditional preliminary approval to River Falls VII, Section 4 subject to receiving approval from Environmental Services,

Addressing/911, Spartanburg Water System, and Spartanburg Sanitary Sewer System. Doug Brackett seconded the motion and the vote carried unanimously, with Marion Gramling and Jerry Gaines abstaining.

4. Discussion Plats

a. Sunset Summits, Conceptual Master Plan

Staff addressed the Planning Commission members with a brief summary: The developers are bringing this project before Planning Commission to discuss a Conceptual Master Plan for a Residential mixed-use project with parks and trail system. Types of residential uses are to include single family, townhouses and patio homes. Other areas on the plan show Future Development, and possible walking path to the Middle School.

Present for the meeting were developer Jeff Hesla, Brent from Davis & Floyd, and property owners David and Toni Floyd. Mr. Jeff Hesla spoke to the Commission about the project.

The mixed housing project will be developed on 124.9 acres, along with about 2.36 miles of walking trails. The developers estimate they will build 2.8 miles of new road throughout Sunset Summits, which is intended to be held privately.

The property borders approximately 4,000 feet on the Middle Tyger River, where there is a possibility of creating a Nature Area, or Conservancy, that could be shared with the school.

The developers asked the Board members for their guidance on the project and to point out any concerns and ask any questions. Whit Kennedy suggested they keep the open space for the Conservancy separate from the project. It was also suggested that the project be submitted in phases in order to group the same type of residences on the same preliminary plat.

8. Other Business

None

9. Adjournment

There being no further business, Marion Gramling made a motion to adjourn, which was seconded by Doug Brackett. The vote carried unanimously.

The meeting was adjourned.

Respectfully Submitted,

By: _____
Doug Brackett, Planning Commission Secretary