

Spartanburg County

Planning & Development



Minutes

Planning Commission

February 3, 2004

Members

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

Staff:

Emory Price	Joan Holliday
Sherry Dull	Genelle Jones
Melody Jennings	Chad Hicks
Mike McGrath	
Debbie Braddock (Transcriptionist)	

1. Call to Order

Chairman Whit Kennedy called the meeting to order.

2. Approval of Minutes

A. Approval of the December 2, 2003 Planning Commission Meeting Minutes.

John Campbell made a motion that the December 2, 2003, minutes be approved as submitted. Phillip Lawson seconded the motion, and the vote carried unanimously.

- B. Approval of the January 6, 2004, Planning Commission Meeting Minutes. Marion Gramling made a motion that the January 6, 2004, minutes be approved as submitted. Purnell Morris seconded the motion, and the vote carried unanimously.

3. Election of Officers

Emory Price reminded the Planning Commissioners that officers needed to be elected at the beginning of each year, and recommended that a Nominating Committee be formed. Whit Kennedy asked who he would like to have on the Committee and Mr. Price suggested Purnell Morris and Doug Brackett. When asked for another volunteer, Ms. Morris suggested that Phillip Lawson join them on the Committee. There were no objections to the chosen committee members. They were charged with coming back to the March meeting with a slate of officers on which the Commissioners will vote. The current officers will remain in their positions until the election takes place.

4. Old Business

None

5. Discussion Items

None

6. Public Hearings

None

7. Subdivision Regulations Ordinance #429

A. Final Plats

None

B. Private Road Developments

None

C. Preliminary Extension

1. Forest Springs

Richard Lewis appeared to request an extension of the preliminary approval for Forest Springs Subdivision. He stated that Phases IV and V were a part of the original submittal.

Marion Gramling made a motion to extend the preliminary approval for Forest Springs to August 6, 2005, to coincide with the storm water expiration. John Campbell seconded the motion, and the vote carried unanimously.

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

A. Subdivisions

1. Major (Preliminary Plats)

a. Lindsey Ridge

Staff recommended that Lindsey Ridge be granted conditional preliminary approval subject to review and approval from SJWD Water District, Environmental Services, and DHEC.

Mr. Kennedy asked the width of the pavement. No one appeared representing the developer of Lindsey Ridge, and Mr. Price pointed out that the new procedure does not require that this information be submitted to the Planning Department. (Storm water plans and road profiles no longer have to be submitted to the Planning Department along with the subdivision plat.)

Marion Gramling made a motion to grant conditional preliminary approval to Lindsey Ridge subject to receiving approval from SJWD Water District, Environmental Services, and DHEC. Jerry Gaines seconded the motion, and the vote carried unanimously.

b. Holden Acres, Phase 2

Staff recommended that Holden Acres, Phase 2 be granted conditional preliminary approval subject to review and

approval from Environmental Services, Addressing/911.

Mr. Kennedy asked whether the lot with the metal structure was a buildable lot. Again, there was no one present representing the developer of Holden Acres, Phase 2.

Doug Brackett made a motion to grant conditional preliminary approval to Holden Acres, Phase 2 subject to review and approval from and Environmental Services, Addressing/911 and DHEC. Phillip Lawson seconded the motion, and the vote carried unanimously.

Mr. Kennedy stressed to the staff that the developer or a representative needs to be present when plats are before the Commission for approval.

c. Cobbs Creek

Staff recommended that Cobbs Creek be granted conditional preliminary approval subject to review and approval from Environmental Services, Addressing/911, and Spartanburg Water System and Spartanburg Sanitary Sewer District. John Chambers presented a revised plat moving the entrance road to meet the offset requirements.

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

d. Sycamore Ridge

Staff recommended that Sycamore Ridge be granted conditional preliminary approval subject to review and approval from DHEC and Environmental Services.

Whit Kennedy stated that he would have to abstain and turned the meeting over to the Vice-Chairman, David Burnett.

Ken McGinnis answered some questions from the Commissioners. Lot 28 will be separated from the small common area at the road and will have a subdivision sign and

landscaping. The 50' strip was left to access a property in the back.

Marion Gramling made a motion to grant conditional preliminary approval to Sycamore Ridge subject to review approval from DHEC and Environmental Services. Jerry Gaines seconded the motion, and the vote carried unanimously, with Whit Kennedy abstaining.

Mr. Burnett turned the meeting back over to Mr. Kennedy.

2. Major (Final Plats)

a. Morning Lake, Phase 2

Staff recommended that Morning Lake, Phase 2 be read into the record as approved.

Doug Brackett made a motion that Morning Lake, Phase 2 be read into the record as approved. Marion Gramling seconded the motion, and the vote carried unanimously.

3. Minor (Summary Plats)

- a. Riverbank Acres**
- b. Jackson Road Subdivision**
- c. Campbell Acres**
- d. Kennedy Commons, Section 1**

Staff recommended that Riverbank Acres, Jackson Road Subdivision, Campbell Acres, and Kennedy Commons, Section 1 be read into the record as approved.

Phillip Lawson made a motion that Riverbank Acres, Jackson Road Subdivision, and Campbell Acres be read into the record as approved. Purnell Morris seconded the motion, and the vote carried unanimously.

John Campbell made a motion that Kennedy Commons, Section 1 be read into the record as approved. Purnell Morris seconded the motion, and the vote carried unanimously, with Marion Gramling abstaining.

4. Minor (Private Road Developments)

None

5. Minor (Family Property)

a. Iris Loftis

Staff recommended that Iris Loftis Family Property be read into the record as approved.

David Burnett made a motion that Iris Loftis Family Property be read into the record as approved. Purnell Morris seconded the motion, and the vote carried unanimously, with Marion Gramling abstaining.

6. Preliminary Extension

None

B. Land Development

1. Major (Preliminary Plats)

a. Dorman Meadows, Phase 1 (Patio Homes)

Staff recommended that Dorman Meadows, Phase 1 be granted conditional preliminary approval subject to review and approval from Environmental Services, Spartanburg Sanitary Sewer District, and SCDOT.

Mr. Gramling asked why the plat was showing temporary cul-de-sacs when there was no place to go. Mike McGrath had the overall preliminary plan since all phases need to be considered together for stormwater purposes, so he was able to answer that there were more phases. Mr. Price pointed out once again that the road profiles and stormwater information are no longer required to be turned in to the Planning Department with the subdivision plat.

Marion Gramling made a motion to grant conditional preliminary approval to Dorman Meadows, Phase 1 subject to

review and approval from Environmental Services, Spartanburg Sanitary Sewer District, and SCDOT. Shelia Bailey seconded the motion, and the vote carried unanimously.

b. Glenlake, Phases 1 & 2 (Revised), Phases 3, 4 & 5

Staff recommended that Glenlake, Phases 1 & 2 (Revised) and Phases 3, 4 & 5 be granted conditional preliminary approval subject to review and approval from Environmental Services, Addressing/911, SSSD, and Spartanburg Water System. The request for waiver needed to be considered in a separate vote. Mr. Price explained that there was an amendment currently being proposed that would get rid of the waiver and put the setbacks for patio homes as well as town homes at 15 feet.

John Beeson explained that he is resubmitting Phases I and II of the subdivision under the new ordinance. Phases III, IV and V are new. He also requested that the setback requirements be waived and lowered to 15 feet for all phases.

Purnell Morris made a motion to grant conditional preliminary approval to Glenlake, Phases 1 & 2 (Revised), Phases 3, 4 & 5 subject to review and approval from Environmental Services, Addressing/911, SSSD, and Spartanburg Water System. Shelia Bailey seconded the motion, and the vote carried unanimously.

Purnell Morris made a motion that the setback requirements be waived and the setbacks for all phases of Glenlake be lowered to 15 feet. Phillip Lawson seconded the motion, and the vote carried unanimously.

2. Major (Final Plats)

None

3. Major (Summary)

None

4. Waiver Request

a. Bordeaux (Patio Homes)

Coleman Shouse, the developer of Bordeaux, a patio home development, appeared requesting a waiver of the setback requirements in the ULMO.

Mr. Price recommended that the waiver be granted based on precedent of the waiver just granted for Glenlake.

Marion Gramling made a motion that the setback requirements be waived and the setbacks for Bordeaux be lowered to 15 feet. Jerry Gaines seconded the motion, and the vote carried unanimously.

Mr. Burnett stated that he understood that there is an amendment proposed to remove the waiver from the ULMO, but that blanket waivers that have been granted apply to some fairly large lots, some with over 8000 square feet and they are only being required to set back 15 feet. That is almost like a regular single-family subdivision. Getting rid of the waiver will not solve that problem. The Land Use Committee needs to better define what a patio home development is.

9. Other Business

10. Adjournment

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

The meeting was adjourned at 6:10 p.m.

Respectfully Submitted,

By: _____
Doug Brackett, Planning Commission Secretary