

Spartanburg County

Planning & Development



MINUTES

Planning Commission

May 4, 2004

Members Present: Whit Kennedy
David Burnett
Doug Brackett
Phillip Lawson
Purnell Morris
Jerry Gaines
Shelia Bailey

Members Absent: John Campbell
Marion Gramling

Staff Present: Emory Price
Sherry Dull
Melody Jennings
Chad Hicks
Mike McGrath

1. Call to Order

Whit Kennedy called the meeting to order.

2. Approval of Minutes of April 13, 2004

The minutes of the April 13th meeting were presented for approval. Phillip Lawson made a motion to approve the minutes. Jerry Gaines seconded the motion and the vote carried unanimously.

3. Old Business

None

4. Discussion Items

None

5. Public Hearings

None

6. Subdivision Regulations Ordinance #429

A. Final Plats *

None

B. Private Road Developments *

None

C. Preliminary Extension Requests

None

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

A. Subdivisions

1. Major (Preliminary Plats)

a. Coal Creek

Staff recommended that Coal Creek be granted conditional preliminary approval subject to review and approval from Spartanburg County Public Works, Engineering Division, Addressing/911, SJWD Water District and DHEC.

Doug Brackett made a motion to grant conditional preliminary approval subject to review and approval from Spartanburg County Public Works,

Engineering Division, Addressing/911, SJWD Water District and DHEC. Purnell Morris seconded the motion and the vote carried unanimously.

b. Dancing Water Pointe, Phase 2

Mr. Emory Price gave a summary of the project and recommended that Dancing Water Pointe, Phase 2 be granted conditional preliminary approval subject to review and approval from Spartanburg County Public Works, Engineering Division.

Doug Brackett made a motion to grant conditional preliminary approval subject to review and approval from Spartanburg County Public Works, Engineering Division. Purnell Morris seconded the motion and the vote carried unanimously.

c. Henderson Place (revised)

Staff recommended that Henderson Place, revised plat adding four lots from the original preliminary, be granted conditional preliminary approval subject to review and approval from DHEC and SJWD Water District.

Purnell Morris made a motion to grant conditional preliminary approval subject to review and approval from DHEC and SJWD Water District. Jerry Gaines seconded the motion and the vote carried unanimously.

d. Tyger Point Subdivision

Mr. Emory Price gave a summary of the project to Planning Commission members. There was some confusion as to why some lots were below the 8,000 sq ft minimum, and some lots were above it. Chad Hicks, planner for the project, explained to the members that he thought it was the developer's intention to have this submitted as a major subdivision and not a patio home development.

There was some discussion among the members and staff. The Commissioners said that there was not enough information to go by and that it did not have a single approval thus far. There being no one to represent the project and answer any of the Commissioner's questions, the Commission decided to postpone their decision and to carry the project over to the June 8th meeting.

Purnell Morris made a motion to carry over Tyger Point to the next Planning Commission meeting. David Burnett seconded the motion. The vote carried with the majority of the Commissioners voting yes, and with one no vote by Mr. Jerry Gaines.

e. Shaftsbury

Mr. Emory Price gave a summary of the project and recommended that Shaftsbury be granted conditional preliminary approval subject to review and approval from DHEC, Spartanburg County Public Works, Engineering Division and Addressing/911.

David Burnett asked Mike McGrath to verify that we do allow the “tumor” cul-de-sac design within our road standards, to which Mike said yes, we do.

David Burnett made a motion to grant conditional preliminary approval subject to review and approval from DHEC, Spartanburg County Public Works, Engineering Division and Addressing/911. Phillip Lawson seconded the motion and the vote carried unanimously.

2. Major (Final Plats) *

- a. Willowbrook Ridge, Phase III
- b. Four Seasons, Phase 1
- c. Jordan Springs, Section 2
- d. Rogers Mill, Phase I, Sect IIA

Emory Price stated that staff recommends Willowbrook Ridge, Phase III, Four Seasons, Phase 1, Jordan Springs, Section 2 and Rogers Mill, Phase I, Sect IIA be read into the record as approved.

Purnell Morris made a motion for Willowbrook Ridge, Phase III, Jordan Springs, Section 2 and Rogers Mill, Phase I, Sect IIA be read into the record as approved. Doug Brackett seconded the motion and the vote carried unanimously.

Phillip Lawson made a motion to read Four Seasons, Phase 1 into the record as approved. David Barnett removed himself from the Board Members and abstained from voting. Shelia Bailey seconded the motion and the vote carried unanimously, with one abstention.

3. Minor (Summary Plats) *

- a. Carl T. Vaughn Estates
- b. Sellers Acres
- c. NH Subdivision
- d. Claude E. Bishop Meadows

Emory Price made a recommendation that Carl T. Vaughn Estates, Sellers Acres, NH Subdivision and Claude E. Bishop Meadows be read into the record as approved.

Purnell Morris made a motion to read Carl T. Vaughn Estates, Sellers Acres, NH Subdivision and Claude E. Bishop Meadows into the record as approved. Phillip Lawson seconded the motion and vote carried unanimously.

4. Minor (Private Road Developments) *

None

5. Minor (Family Property) *

None

6. Preliminary Extension Request

None

B. Land Development

1. Major (Preliminary Plats)

- a. Glenlake, Phases 1-5 (Revised) (Patio Homes/Townhomes)

Mr. Emory Price gave a summary of the project, stating that the preliminary was being revised due to the topography, causing the need for changes to the road layout and a reduction in the number of lots in one of the phases. He recommended that the revised preliminary plat for Glenlake, Phases 1-5 be granted conditional preliminary approval subject to review and approval from Spartanburg County Public Works, Engineering Division, Addressing/911 and SCDOT. Mr. John Beeson was present for the pre-meeting, where he answered some brief

questions about the project.

Phillip Lawson made a motion to grant conditional preliminary approval subject to review and approval from Spartanburg County Public Works, Engineering Division, Addressing/911 and SCDOT. Purnell Morris seconded the motion and the vote carried unanimously.

b. Rogers Mill, Phase III (Patio Homes)

Staff recommended that Rogers Mill, Phase III be granted conditional preliminary approval subject to review and approval from Public Works, Engineering Division, Addressing/911, SJWD Water District and SSSD Sewer District.

There was some discussion about where the open space for this phase was, since it was not shown on the plat. Mr. Whit Kennedy stated that the open space for this phase was satisfied in a previous phase brought before Planning Commission.

Purnell Morris made a motion to grant conditional preliminary approval subject to review and approval from Public Works, Engineering Division, Addressing/911, SJWD Water District and SSSD Sewer District. Jerry Gaines seconded the motion and the vote carried unanimously.

c. Woodfin Ridge, Section IV (Revised)

Mr. Emory Price gave a summary of the project, stating that the preliminary was being revised due to an increase in the number of lots and additional road segments in this section. He recommended that the revised preliminary plat for Woodfin Ridge, Section IV be granted conditional preliminary approval subject to review and approval from Spartanburg County Public Works, Engineering Division and Addressing/911.

There was a question as to the size of the lots, which all seemed to be 8,000 sq ft or larger. Chairman Whit Kennedy asked if the developer would still like it to be classified as a land development, where open space is required, or a regular subdivision, where they could possibly provide a couple more lots. It was also stated that with this being a golf community, with the 4th fairway on one side and the 6th fairway on the other, does the developer want to provide more open space?

Brandon Souther, the surveyor and representative for the project, stated that he spoke with the owner and he declared that the project should move forth as a MAJOR SUBDIVISION and not a major land development.

With that being said, Purnell Morris made a motion to grant conditional preliminary approval subject to review and approval from Spartanburg County Public Works, Engineering Division and Addressing/911. Phillip Lawson seconded the motion and the vote carried unanimously.

2. Major (Final Plats) *

None

3. Major (Summary) *

a. Jolley Park

Mr. Emory Price made a recommendation that Jolley Park be read into the record as approved.

Jerry Gaines made a motion to read Jolley Park into the record as approved. Doug Brackett seconded the motion and vote carried unanimously.

4. Preliminary Extension Request

None

8. Other Business

None

9. Adjournment

David Burnett made a motion to adjourn, seconded by Purnell Morris. Emory Price and Whit Kennedy mentioned that they wanted to say something on the record about Anita Weir. David Burnett quickly withdrew his motion to adjourn.

Chairman Whit Kennedy went on record to say that the Planning Commission Board Members would like to publicly thank Anita Weir for her work and dedication to the Planning Commission for so many years. She will be missed.

With there being no further business, Whit Kennedy made a motion to adjourn, seconded by Shelia Bailey. The vote carried unanimously.

Respectfully Submitted,

By: _____
Doug Brackett, Planning Commission Secretary

Prepared by:
Sherry Dull
Planning Department Staff

*** These items require no action other than being read into the minutes.**