

MINUTES
Planning Commission
September 14, 2004

Members Present: Whit Kennedy, Chairman
Doug Brackett, Secretary
Shelia Bailey
John Campbell
Jerry Gaines
Marion Gramling
Phillip Lawson
Purnell Morris

Members Absent: David Burnett

Staff Present: Emory Price, Planning and Development Director
Joan Holliday
Sherry Dull
Savannah Sabo
Freelance Reporting Services, Transcriptionist

1. Call to Order

Whit Kennedy called the meeting to order.

2. Approval of Minutes of August 3, 2004

The minutes of the August 3rd meeting were presented for approval. Phillip Lawson made a motion to approve the minutes. Shelia Bailey seconded the motion.

Jerry Gaines commented that there needed to be a correction to the minutes. He stated that the vote he cast for the project Old Petrie Place, listed at 7.B.1.b. on page 9, was incorrect. He stated that he voted against the waiver, but for the project.

Marion Gramling made a motion to rescind the vote on the minutes and to carry it

over to the October meeting. He suggested that the staff listen to the August 3rd transcription tape and review the minutes. Jerry Gaines seconded the motion. The vote was unanimous.

3. Old Business

None

4. Discussion Items

None

5. Public Hearings

Whit Kennedy, Commission Chairman, explained the rules of procedure for the Planning Commission process.

A. Variance Requests - Unified Land Management Ordinance #0-99-015

**1. The Ravines @ Woodridge
(Interior Road Right-of-Way, Front Setback and Clubhouse Parking)**

Whit Kennedy addressed the public, stating that the Unified Land Management Ordinance has regulations for typical developments. This project does not fit the mold. The project is on the agenda for three variances but might need more than that.

Emory Price stated the property is an attractive parcel and that there may very well be pressures to develop it. He said that he feels our ordinance is not written to handle these new urban communities and that we are looking at Planned Unit Developments (PUD's) to incorporate into the ordinance to allow these types of developments. He states that the developers of the Ravines have addressed several issues in order to comply. They have met with the neighbors, met bufferyard requirements, and established two exits for the development.

Chairman Whit Kennedy stated that the developer should give his presentation first in order to give planning commission all the information from which to make a decision on. He then opened the public hearing.

Ed Burgan, developer of The Ravines @ Woodridge, was sworn in. Mr. Burgan

explained that this will be a homeowner managed and controlled community. The homeowners association will handle all the maintenance of roads, amenities, grounds and exteriors of buildings. He stated that the proposed project will consist of 78 single story, ranch-style condominiums along with clubhouse and

heated pool amenities. The folks they have seen an avid interest from are mostly empty-nesters and retirees and that the development is intended to be a low-traffic senior citizen community. After briefing the commission, staff and public, Mr. Burgan asked his colleague to show a brief film on the various communities developed by Epmark Development.

Next to be sworn in was the engineer for the project, Chip Fogelman, of Reichert Consultants, Inc. He explained the variances being requested. According to Section 3.02 “Attached Multi-Plex Dwelling Projects”, a variance would be needed to remove the 50 foot road right-of-way and to allow them to use 20 feet of pavement width with curb and gutter on all main roads. The developers chose to cut back on pavement width to preserve the natural landscape along the proposed roads.

The second request would be a variance against the 55 foot front building setback from the centerline of the road, since there will be no right-of-way. Instead, they are seeking a 10 foot front building setback from the back of the curb.

And the last request would be to reduce the required parking spaces for the clubhouse and pool from 15 to 11 spaces. They felt there was no need for the additional 4 spaces based upon their other projects that have been done.

Mr. Burgan then spoke again, thereby completing his presentation by stating that The Ravines @ Woodridge is the type of product that there is a need for in the market; they’re not creating it, they’re meeting the demand for it with this unique community.

Jeff Haulbrook, President of the Woodridge Homeowners’ Association, was sworn in. He stated he had spoken with Ed Burgan on this project and that their Homeowners’ Association supports this new community.

Ben Hines, property owner, swore himself in and stated that The Ravines @ Woodridge would not diminish his property value and this would be an asset to the community. They have had several different proposals for this site in the past and they would like to see this one work. He will work with the Planning Department however he can.

There was no one else to speak on this matter, so Mr. Kennedy closed the public hearing. There was discussion among the commissioners.

Mr. Gramling was concerned with the turning radius and asked if the radius

which turned into the garages was too small. Mr. Burgan replied he did not believe there is a problem with this. The driveways would be 40 feet wide with two garages. The island in between would be three feet wide and ten feet long, and be able to be driven on if needed. Mr. Gramling also stated that the radius on the roads look pretty tight too. Whit Kennedy said that in the pre meeting it was brought up that the Fire Marshal had some issues with the road widths and turning radii.

Mr. Price suggested that Mr. Burgan set up a meeting with the West View Fire Department. Mr. Kennedy stated that this is an entirely new concept and informed the developer that he needed to comply with the regulations of the Building Code and Fire Marshal's office. He suggested that the county attorney look at it as well.

Mr. Price recommended ironing out the design, safety and ordinance issues, and possibly signing a Developer's Agreement. Whit Kennedy suggested a meeting be set up with the County Attorney, Planning Staff, Mike Padgett, Bill Hall, and Mike McGrath. He said it was a great concept, but for them to regroup and bring all the variances needed to the board.

Commissioner John Campbell stated that he believed the first two variances were radical and he would like to see the requests modified.

Mr. Kennedy added that the Planning Department would need approval letters on sewer and water districts regarding this development

Mr. Kennedy recommended that the Planning Commission carry the variance request and the preliminary plat over to the October meeting.

Doug Brackett made a motion to accept the recommendation to carry the variance request and the preliminary plat over to the October meeting. Marion Gramling seconded the motion. The vote carried unanimously.

6. Subdivision Regulations Ordinance #429

A. Final Plats *

None

B. Preliminary Extension Requests

None

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

A. Subdivisions

1. Major (Preliminary Plats)

a. Wynmure (Revised Preliminary)

Mr. Price presented the case and stated that the developer, David Burnett, was out of town and could not be present. He said that there was an addition of two lots to the previous preliminary of Wynmure, Phase 2 that needed to come back to Planning Commission for a revised preliminary plat approval. Mr. Price recommended that Wynmure, Phase 2 be granted conditional preliminary approval subject to review and approval from Addressing/911, Woodruff/Roebuck Water District, DHEC, and Public Works/Engineering Division.

Marion Gramling made a motion to grant conditional preliminary approval subject to review and approval from Addressing/911, Woodruff/Roebuck Water District, DHEC, and Public Works/Engineering Division. Phillip Lawson seconded the motion. The vote carried unanimously.

b. The Oaks at Rock Springs (Revised Preliminary)

Mr. Price recommended that Oaks at Rock Springs, Phase 2 be granted conditional preliminary approval subject to review and approval from Public Works/Engineering Division, Spartanburg Sanitary Sewer District, Spartanburg Water, and Addressing/911. The Oaks at Rock Springs has several modifications. They are adding 1 lot and 2 extra roads. Sherry Dull showed a full sized composite plan to the Planning Commission members and explained where this phase fit in to the overall plan. She said this is the last phase to be developed in Rock Springs.

Jerry Gaines made a motion to grant conditional preliminary approval subject to review and approval by Public Works/

Engineering Division, Spartanburg Sanitary Sewer District, Spartanburg Water, and Addressing/911. Marion Gramling seconded the motion. The vote carried unanimously.

c. Johnson Fields

Staff recommended that Johnson Fields be granted conditional preliminary approval subject to review and approval from Addressing/911, SJWD, DHEC, Public Works/Engineering Division and SCDOT with an encroachment permit. Mr. Price also informed the commission that the house on the plat will be removed.

Jerry Gaines made a motion to grant conditional preliminary approval subject to review and approval from Addressing/911, SJWD, DHEC, Public Works/Engineering Division and SCDOT with an encroachment permit. John Campbell seconded the motion. The vote carried, with Marion Gramling abstaining.

2. Major (Final Plats) *

a. The Village at Riverwalk

Staff recommended that The Village at Riverwalk be read into the record as approved.

Doug Brackett made a motion to read the Village at Riverwalk into the record as approved. John Campbell Seconded the motion. The vote carried with Jerry Gaines abstaining.

b. Allgood Estates, Section IV-C

Staff recommended that Allgood Estates, Section IV-C be read into the record as approved.

Phillip Lawson made a motion to read Allgood Estates, Section IV-C into the record as approved. Jerry Gaines seconded the motion. The vote carried unanimously.

3. Minor (Summary Plats) *

b. Crooked Creek, Phase I

Staff recommended that Crooked Creek, Phase I be read into the record as approved.

Jerry Gaines made a motion to read Crooked Creek, Phase I into the record as approved. John Campbell seconded the motion. The vote carried with Marion Gramling abstaining.

- a. Parham Acres
- c. Bud Campbell Jr., Builder Inc.
- d. Fast Tract
- e. Lake Cooley Landing, Section VIII, Phase 2
- f. Holden Acres, Phase 1
- g. Southwood Farms, Phase 2 (Resubdivision Lot 57)
- h. Southwood Farms, Phase 2 (Resubdivision Lots 67 & 68)
- i. Southwood Farms, Phase 3 (Resubdivision Lot 15)

Staff recommended that Parham Acres, Bud Campbell Jr., Builder Inc., Fast Tract, Lake Cooley Landing, Section VIII, Phase 2, Holden Acres, Phase 1, Southwood Farms, Phase 2 (Resubdivision Lot 57), Southwood Farms, Phase 2 (Resubdivision Lots 67 & 68), and Southwood Farms, Phase 3 (Resubdivision Lot 15) be read into the record as approved .

Sheila Bailey made a motion to read Parham Acres, Bud Campbell Jr., Builder Inc., Fast Tract, Lake Cooley Landing, Section VIII, Phase 2, Holden Acres, Phase 1, Southwood Farms, Phase 2 (Resubdivision Lot 57), Southwood Farms, Phase 2 (Resubdivision Lots 67 & 68), and Southwood Farms, Phase 3 (Resubdivision lot 15) into the record as approved. Phillip Lawson seconded the motion. The vote carried unanimously.

4. Minor (Private Road Developments) *

- a. Vang Subdivision

Staff recommended that Vang Subdivision be read into the records as approved.

Marion Gramling made a motion to read Vang Subdivision into the record as approved. Jerry Gaines seconded the motion. The vote carried unanimously.

5. Minor (Family Property) *

a. Theodore R. Owens Family Property

Mr. Price recommended that Theodore R. Owens Family Property be read into the record as approved.

Marion Gramling made a motion to read Theodore R. Owens Family Property into the record as approved. John Campbell seconded the motion and the vote carried unanimously.

6. Preliminary Extension Request

a. Summer Grove, Phases 2 & 3

Staff recommended that Summer Grove, Phase 2 & 3 be given a Preliminary and Storm Water Extension. Phase 2 has been completed and the developer would like to start building in Phase 3. If granted, the new expiration date will be 03/14/06.

Jerry Gaines made a motion to grant the Preliminary and Storm Water Extension request and the new expiration date will be 03/14/06. Marion Gramling seconded the motion. The vote carried unanimously.

B. Land Development

1. Major (Preliminary Plats)

a. The Ravines @ Woodridge (Condominiums)

The Ravines @ Woodridge preliminary plat approval was carried over to the October Meeting along with the previous motion to carry over the variance.

b. Highway 290 Medical Park

Mr. Price introduced the project and asked subdivision supervisor Sherry Dull to present the summary. Sherry Dull explained that Hwy 290 Medical Park has a total of 9 lots intended for medical

commercial use and that the owners of the project consist of a panel of doctors. She said that reviews have been completed by SJWD water company. Staff recommends conditional preliminary approval subject to receiving approval from Public Works/

Engineering Division, Addressing/911, Town of Lyman Sewer, and DHEC, if septic was needed.

Doug Brackett made a motion to grant conditional preliminary approval subject to approval from Public Works/Engineering Division, Addressing/911, Town of Lyman Sewer, and DHEC, if septic was needed. Phillip Lawson seconded the motion. The vote carried with Marion Gramling abstaining from the vote.

2. Major (Preliminary Site Plans)

None

3. Major (Final Plats) *

- a. Roebuck Business Park
- b. Southport Commerce Center

Sherry Dull recommended that Roebuck Business Park and Southport Commerce Center be read into the record as approved.

John Campbell made a motion to read Roebuck Business Park into the record as approved. Jerry Gaines seconded the motion. The vote carried, with Marion Gramling abstaining from the vote.

Doug Brackett made a motion to read Southport Commerce Center into the record as approved. Phillip Lawson seconded the motion. The vote carried unanimously.

4. Major (Summary) *

None

5. Preliminary Extension Request

- a. Greene Creek

Sherry Dull recommended that Greene Creek be given an 18 month

Preliminary Extension until 04/18/06 to complete the development.

Marion Gramling made a motion to grant the preliminary extension request for 18 months until 04/18/06. Jerry Gaines seconded the motion.

The vote carried unanimously.

8. Other Business

- a. Monthly Report for the Subdivision Activity in August.

Sherry Dull handed out the report for the Subdivision Activity in August.

9. Adjournment

Mr. Gramling made a motion to adjourn. Mr. Gaines seconded the motion. The vote carried unanimously. The Planning Commission Meeting was adjourned at 6:11 p.m.

Respectfully Submitted,

**By: _____
Doug Brackett, Planning Commission Secretary**

**Prepared by:
Planning Department Staff**