

MINUTES
Planning Commission
October 5, 2004

Members

Whit Kennedy, Chairman

Present:

David Burnett, Vice-Chairman

Doug Brackett, Secretary

Shelia Bailey

John Campbell

Jerry Gaines

Marion Gramling

Phillip Lawson

Members

Purnell Morris

Absent:

Staff

Present:

Emory Price, Planning and Development Director

Joan Holliday

Sherry Dull

Alison Ezell

Winston Anderson

Savannah Sabo

Mike McGrath

Ron Kirby

Edwin Haskell

Freelance Reporting Services, Transcriptionist

1. Call to Order

Whit Kennedy called the meeting to order. Mr. Kennedy made the following amendments to the October 5 agenda: 1) On page 1 (Approval of Minutes of August 3 and September 14, 2004) change to a. for August 3, 2004, and b. for September 14, 2004, 2) On page 3

(Land Development) change from A to B, 3) On page 3 on Major (Preliminary Site Plans) add on T & G Investors.

2. Approval of Minutes of August 3, 2004 and September 14, 2004

a. August 3, 2004

David Burnett made a motion to approve the August 3, 2004 minutes amended as follows: 1) On page 4 in the fourth paragraph, change to reflect that David Burnett made a motion to affirm that the setbacks met the ordinance at the time the project was submitted, 2) On page 5 in the fifth paragraph, add the word prevision after waiver, and 3) On page six at the top, Mr. Kennedy voted to approve the front setback waiver, not the project. Jerry Gaines seconded the motion. The vote carried unanimously.

b. September 14, 2004

Doug Brackett made a motion to approve the September 14 minutes. Marion Gramling seconded the motion. The vote carried unanimously.

Mr. Kennedy asked Mr. Price to introduce the new Subdivision Coordinators. Mr. Price introduced Allison Ezell and Winston Anderson who have joined the Planning and Development Department Staff in the last month.

3. Old Business

None

4. Discussion Items

None

5. Public Hearings

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

1. The Ravines @ Woodridge (Carried over)

Mr. Kennedy reintroduced this condominium project on Willis Road carried over from last month's meeting. He stated that this is a new concept and does not fit the mold of our ordinance. The developers of The Ravines @ Woodridge have met with Commission members, the Assistant County Administrator, Fire Marshall, Engineering and Planning Staff on the revised site plan. The revised site plan has brought The Ravines @ Woodridge more in line with our ordinance. It does not need as many variances as the first design. Mr. Kennedy reminded everyone that the public hearing had been held last month, and asked the developers to come forward and present their new design to the commission.

Ed Burgan, developer of The Ravines @ Woodridge, presented his revised site plan to the Commissioners with the following changes: reduced number of condominiums from 78 homes to 68 homes, change in road configuration to add curvature, reduced number of rooftops for less water runoff for water absorption issues, and a study to be done on the 100 year basin for a retention pond. He stated they would work with the Fire Marshal on the issue of the interior roads. Mr. Burgan restated the four-variance requests: road right-of-way to 40-feet, front setback of 0-feet, variance from the required 150-foot radius on main road at one location, and 20-foot wide pavement width with sidewalk. They have also added 4 additional spaces to the clubhouse parking area to total 15, so this is no longer a variance request.

Mr. Kennedy asked the Commissioners if they had any questions for the developers, reminding everyone that the public hearing had already been held. He opened the floor for discussion and action among the Commissioners. He stated that they are approving the variance requests, not the project, and if all variance requests are not approved then the project cannot be approved without compliance to the ordinance. All these issues must be resolved before the next step can be taken.

Marion Gramling stated there were four issues to be dealt with and stated that they will need to consider them one at a time. He said that he felt the need to require a number on the turning radius and not just leave it open ended. He also stated that a 150' Radius would be easier for cars to drive at higher speeds and he did not think the developer would want that.

Chip Fogleman stated that Marion was right. The less amount of radius would be safer and would make it harder for someone to speed through the community. He said that the developer did not want high-speed traffic through

this development.

Chip Fogleman stated the developers did not want high-speed traffic through this development. He suggested a speed limit no higher than a 35 mph with a 150-foot radius; this would make it harder for someone to speed through the community.

Mr. Price asked Mr. Fogleman what would be the posted speed limit design in the development. Mr. Fogleman replied it would be 14 mph. Mr. Price stated that Carolina County Club is 16 or 15 mph. There was much discussion on what the road radius should be. The Commissioners finally agreed that a 75-foot radius would work with approval from the Fire Marshal.

Marion Gramling made a motion to grant the 75-foot radius contingent upon the approval from the Fire Marshall. Phillip Lawson seconded the motion.

There was some discussion among the Commissioners on whether they had the right to adjust the road standards by substitution with another standard. Edwin Haskell, the Assistant County Attorney, stated that the Planning Commission did have the right to adjust the road standard by substitution with another standard, Sect. 2.05-2 Appendix B, but not by creating a new standard. Mr. Price stated that they would need to change the statute to accommodate these new types of developments.

Mr. Kennedy stated that the Commission should approve the 75-foot radius on the turn near the clubhouse within this subdivision, conditional upon the Fire Marshall's approval. It would help with traffic control. Marion Gramling called for the question. Mr. Kennedy reiterated the motion. The vote carried unanimously.

The second variance request was to allow a 20-foot road width. Marion made a motion to deny the variance from a 24-foot to a 20-foot pavement width. David Burnett seconded the motion. There was no further discussion. The vote carried unanimously.

The third variance request was the 40-foot road right-of-way. Marion Gramling made motion to grant the variance contingent upon a sidewalk being placed on at least one side of the road. Shelia Bailey seconded the motion.

There was further discussion among the Commissioners. Doug Brackett wanted to clarify where utilities would be placed. Mr. Kennedy said that the sidewalks

would be only on one side. The other side would be used for utilities. He also reminded everyone that everything belonged to the same people—the road, the sidewalk, the right-of-way – so you cannot think of it as a county road right-of-way. Edwin Haskell, the County Attorney, questioned where in the ordinance does it require a sidewalk to be placed on one side of the road. Ed Burgan came forward and volunteered to place a sidewalk on one side of the road.

Mr. Kennedy reiterated the motion. The vote was six to one in favor of granting the variance. Jerry Gaines voted against granting the variance.

The fourth variance request was the 0-foot front set back off the road right-of-way. Marion Gramling made a motion to grant the variance. John Campbell seconded the motion. There was no further discussion before the vote was taken. 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. Shaftsbury (Revised Preliminary)

Mr. Price gave a summary of the project, stating that the developer is bringing the project back to Planning Commission due to a change in the road configuration within the development. He recommended conditional preliminary approval subject to review and approval from DHEC, Public Works Engineering Division, Spartanburg Water System, and Addressing/911.

Marion Gramling made a motion to grant conditional preliminary

approval subject to review and approval from DHEC, Public Works/Engineering Division, Spartanburg Water System, and Addressing/911. Doug Brackett seconded the motion and the vote carried unanimously.

b. Sterling Estates, Phase III, Section II

Mr. Price gave a summary of the project and recommended conditional preliminary approval subject to review and approval from the Public Works Engineering Department. The reviews completed were Addressing/911, Spartanburg Water System, and Spartanburg Sanitary Sewer District.

Marion Gramling made a motion to grant conditional preliminary approval subject to review and approval from the Public Works Engineering Department. Jerry Gaines seconded the motion and the vote carried unanimously.

2. Major (Final Plats) *

- a. Abner Creek Station, Phase 1-B
- b. Dancing Water Pointe, Phase 2
- c. Willow Creek, Phase 2, Section J

Mr. Price gave a summary of the project and recommended that Abner Creek Station, Phase 1-B, Dancing Water Pointe, Phase 2, and Willow Creek, Phase 2, Section J be read into the record as approved.

Doug Brackett made a motion to read Abner Creek Station, Phase 1-B, Dancing Water Pointe, Phase 2, and Willow Creek, Phase 2, Section J into the record as approved. Phillip Lawson seconded the motion. The vote carried unanimously.

3. Minor (Summary Plats) *

- a. Hummingbird Hills

Mr. Price recommended that Hummingbird Hills be read into the record as approved.

David Burnett made a motion to read Hummingbird Hills into the record as approved. Marion Gramling seconded the motion. The vote carried unanimously.

4. Minor (Private Road Developments) *

None

5. Minor (Family Property) *

a. Gregg Family Property

Emory Price gave a summary of the project and recommended that the Gregg Family Property be read into the minutes.

Marion Gramling made a motion to read the Gregg Family Property into the record. Jerry Gaines seconded the motion. The vote carried unanimously.

6. Preliminary Extension Request

None

B. Land Development

1. Major (Preliminary Plats)

a. The Ravines @ Woodridge (Condos)

Mr. Price gave a summary of the project and of the four-variance request that were previously voted on in the Public Hearing. Three of the four variances were approved, and one was denied.

Whit Kennedy made a statement that the Ravines @ Woodridge plat would be considered with revisions made as of today. The 24-foot pavement width must remain on the site plan and if this changes, this project would have to come back before the Planning Commission.

Marion Gramling made motion to grant conditional preliminary

approval subject to review and approval from the Fire Marshall, Public Works Engineering Division, Spartanburg Water System & SSSD. Phillip Lawson seconded the motion. The vote was unanimous.

- b. Four Season's Farm, Phase 2 (Revised Preliminary-p/o ph 1)

Mr. Price gave a summary of the project and recommended conditional preliminary approval subject to review and approval from the Public Works/Engineering Division. They are adding 39 lots to Phase 2.

Phillip Lawson made a motion to grant conditional preliminary approval subject to review and approval from the Public Works Engineering Division. Marion Gramling seconded the motion, with David Burnett abstaining from the vote. The vote carried unanimously.

2. Major (Preliminary Site Plans)

T & G Investors

Mr. Price asked the Commissioners for permission for the County to begin removal of dirt for property that is owned by T & G Investors. This property is located on Highway 9 and is approximately 2 acres. The ability for the County to begin removal of this soil has a great bearing on the successful and timely completion of phase one of the Va-Du-Mar Park project. The Owners of the Highway 9 site have pledged the donation of all non-required site soil to this park project, thus saving the County in excess of \$100,000. The Parks and Recreation Department needs to begin this project before the fall and winter season.

Marion Gramling made a motion to grant conditional site plan approval to T & G Investors, subject to all normal conditions, and that if there are any changes to the site plan, it must come back before the Planning Commission. Jerry Gaines seconded the motion. The vote carried unanimously.

3. Major (Final Plats) *

- a. Draymont Ridge, Phase 2
- b. Coal Creek

Mr. Price recommended that Draymont Ridge, Phase 2 and Coal Creek be read into the record as approved.

Doug Brackett made a motion to read Draymont Ridge, Phase 2 and Coal Creek into the record as approved. Shelia Bailey seconded the motion. The vote carried unanimously.

4. Minor (Summary) *

None

5. Preliminary Extension Request

None

8. Other Business

A. Sherry Dull handed out the Monthly Report for Subdivision Activity for September.

9. Adjournment

Marion Gramling made a motion to adjourn. Jerry Gaines seconded the motion, and the vote carried unanimously. The Meeting was adjourned at 6:10 p.m.

By: _____
Doug Brackett, Planning Commission Secretary

Prepared by:
Planning Department Staff