

**MINUTES**  
**Planning Commission**  
**November 09, 2004**

**Members Present:** Whit Kennedy, Chairman  
David Burnett, Vice-Chairman  
Doug Brackett, Secretary  
Shelia Bailey  
John Campbell  
Purnell Morris  
Marion Gramling  
Phillip Lawson

**Members Absent:** Jerry Gaines

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

**1. Call to Order**

Whit Kennedy called the meeting to order.

Shelia Bailey made a motion to amend the November 9 agenda, Item 8, add on GIS Digital Plat Submittals. Phillip Lawson seconded the motion. The vote carried unanimously.

**2. Approval of Minutes of October 5**

Shelia Bailey made a motion to approve the October 5, 2004 minutes. John Campbell seconded the motion. 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. Preliminary Extension Requests**

None

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

**A. Subdivisions**

**1. Major (Preliminary Plats)**

a. Bruce Crossing

Alison Ezell gave a summary of the project and recommended conditional preliminary approval subject to review approval from the Department of Health and Environmental Control, Public Works/Engineering Division, and South Carolina Department of Transportation.

Purnell Morris made a motion to grant conditional preliminary approval subject to review and approval from the Department of Health and Environmental Control, Public Works/Engineering

Division, and South Carolina Department of Transportation. Marion Gramling seconded the motion and the vote carried unanimously.

b. Club Terrace

Alison Ezell gave a summary of the project and recommended conditional preliminary approval subject to review approval from the Spartanburg Sanitary Sewer District, Public Works/Engineering Division, Spartanburg Water System, and South Carolina Department of Transportation.

Marion Gramling made a motion to grant conditional preliminary approval subject to review and approval from the Spartanburg Sanitary Sewer District, Public Works/Engineering Division, Spartanburg Water System, and South Carolina Department of Transportation. Purnell Morris seconded the motion and the vote carried unanimously.

c. Old Anderson Mill Subdivision (Revised Preliminary)

Winston Anderson gave a summary of the project and recommended conditional preliminary approval subject to review approval from the Spartanburg Sanitary Sewer District, Spartanburg Water System, Addressing/911, and South Carolina Department of Transportation.

Marion Gramling made a motion to grant conditional preliminary approval subject to review and approval from the Spartanburg Sanitary Sewer District, Spartanburg Water System, Addressing/911, and South Carolina Department of Transportation. John Campbell seconded the motion and the vote carried unanimously.

d. South Creek Farms

Winston Anderson gave a summary of the project and recommended conditional preliminary approval subject to review approval from Duncan Sewer, Public Works Engineering Division, and Startex/Jackson/Wellford/Duncan Water System.

David Burnett questioned the Duke Power right of way

Roger Nutt presented a revised plat to the Commission.

David Burnett made a motion to grant conditional preliminary approval on the revised plat that shows the open space subject to review and approval from Duncan Sewer, Public Works Engineering Division, and Startex/Jackson/Wellford/Duncan Water System. Phillip Lawson seconded the motion and the vote carried unanimously.

**2. Major (Final Plats) \***

- a. Meadows at Hawk Creek
- b. Sterling Estates, Phase 3, Section 1

Sherry Dull gave a summary of the project and recommended that Meadows at Hawk Creek, and Sterling Estates, Phase 3, Section 1 be read into the record as approved.

Doug Brackett made a motion to read Meadows at Hawk Creek, and Sterling Estates, Phase 3, Section 1 into the record as approved. Phillip Lawson seconded the motion. The vote carried unanimously.

**3. Minor (Summary Plats) \***

None

**4. Minor (Private Road Developments) \***

None

**5. Minor (Family Property) \***

- a. Doris L. Blanton Family Property

Sherry Dull gave a summary of the project and recommended that the Doris L. Blanton Family Property be read into the minutes.

Purnell Morris made a motion to read the Doris L. Blanton Family Property into the record. Marion Gramling seconded the motion. The vote carried unanimously.

6. Preliminary Extension Request

a. Candlewood, Phase 1, Section 3

Sherry Dull briefed Planning Commission on the project, observing approval dates and expiration dates as shown in the meeting packet. The new expiration date would be May 9, 2006.

Marion Gramling made a statement that how can we approve the extension when the road has not been approved at this time. Marion Gramling made a motion to carry this extension request over until the December 7<sup>th</sup> meeting and that the Developer be at the December 7<sup>th</sup> meeting to resolve the road issue. Shelia Bailey seconded the motion. The vote carried unanimously.

b. Mosteller

Sherry Dull briefed Planning Commission on the project, observing approval dates and expiration dates as shown in the meeting packet. Mrs. Dull also noted that this project had been annexed into the City of Lyman. The project had been annexed in the middle of the process with a letter of agreement from the Mayor of Lyman asking that we continue with our process. Mrs. Dull recommended conditional preliminary approval subject to review and approval from Environmental Services, Addressing/911, Spartanburg Water Systems, and Department of Health and Environmental Control.

Phillip Lawson made a motion to grant a 3-month extension to January 17, 2005, contingent on review and approval being received from Environmental Services, Addressing/911, Spartanburg Water Systems, and Department of Health and Environmental Control. Doug Brackett seconded the motion. The vote carried unanimously.

c. Stillpointe, Phase II & Phase III

Sherry Dull briefed Planning Commission on the project, observing approval dates and expiration dates as shown in the meeting packet. She stated that staff recommends an 18-month extension until May 30, 2006. Mrs. Dull recommended conditional preliminary approval contingent on review and approval being received from environmental

Services, Addressing/911, Spartanburg Water District, and the Department of Health and Environmental Control.

John Campbell made a motion to grant the extension until May 30, 2006, contingent on review and approval being received from Environmental Services, Addressing/911, Spartanburg Water District, and the Department of Health and Environmental Control. Phillip Lawson seconded the motion. The vote carried unanimously.

## **B. Land Development**

### **1. Major (Preliminary Plats)**

#### **a. Ingles of Boiling Springs (Revised Preliminary)**

Winston Anderson gave a summary of the project and passed out a revised preliminary plat showing the required buffer yard to the Planning Commission Members.

Patrick Rivers representing Ingles of Boiling Springs showed the Commission the new design of 12 lots from the old plan of 9 lots.

Winston Anderson recommended conditional preliminary approval subject to review and approval from the Spartanburg Sanitary Sewer District, Spartanburg Water System, and Addressing/911.

Purnell Morris made a motion to grant conditional preliminary approval subject to review and approval from the Spartanburg Sanitary Sewer District, Spartanburg Water System, and Addressing/911. Shelia Bailey seconded the motion. The vote carried unanimously with Marion Gramling abstaining from the vote.

#### **b. Townes at Rock Springs, Phase 2**

Winston Anderson gave a summary of the project and recommended conditional preliminary approval subject to review and approval from the Public Works Engineering Division, Spartanburg Sanitary Sewer District, and Addressing 911.

Purnell Morris made a motion to grant conditional preliminary approval subject to review and approval from the Public Works Engineering Division, Spartanburg Sanitary Sewer District, and

Addressing 911. Phillip Lawson seconded the motion and the vote carried unanimously.

**2. Major (Preliminary Site Plans)**

None

**3. Major (Final Plats) \***

- a. Kingsley Park, Phase 4B
- b. Greene Creek, Phase 1B

Sherry Dull recommended that Kingsley Park, Phase 4B and Greene Creek, Phase 1B be read into the record as approved.

Doug Brackett made a motion to read Kingsley Park, Phase 4B and Greene Creek, Phase 1B into the record as approved. Purnell Morris seconded the motion. The vote carried unanimously.

**4. Minor (Summary) \***

None

**5. Preliminary Extension Request**

- a. Stonewood Crossing

Sherry Dull recommended that Stonewood Crossing be given an 18 month Preliminary Extension until 05/13/06 to complete the development.

Phillip Lawson made a motion that Stonewood Crossing be given an 18 month Preliminary Extension until 05/13/06 to complete the development. John Campbell seconded the motion. The vote carried unanimously.

- b. Lakeside Industrial Park

Allison Ezell recommended that Lakeside Industrial Park be given an

18 month Preliminary Extension until 05/22/06 to complete the development.

Marion Gramling made a motion that Lakeside Industrial Park be given an 18 month Preliminary Extension until 05/22/06 to complete the development. Phillip Lawson seconded the motion and the vote carried unanimously.

## **8. Other Business**

- A. Sherry Dull handed out the Monthly Report for Subdivision Activity for October.
- B. Approval of the 2005 Planning Commission Meeting dates.

Whit Kennedy changed the date of the Spring Break Meeting on April 5, 2005 to the next week of April 12, 2005. Whit Kennedy asked for a vote and all approved unanimously.

- C. Discussion of ULMO on Digital.

Joan Holliday updated the Planning Commissioners on the status of the proposed amendment to the Unified Land Management Ordinance regarding digital plat submittals. Ms. Holliday told them that County Council is scheduled to have second reading of the amendment at their meeting on Monday, November 15. The Digital Plat Committee, a committee made up of staff and surveyors, would meet on the following day to discuss some unresolved issues. She also informed them that the County had hired a GIS manager and that should help clarify some issues for staff. The plan is to have a public hearing and third reading at the December meeting of County Council. Ms. Holliday stated that the Planning Commission should hold a public hearing and forward a recommendation to County Council. Mr. Kennedy said that he did not feel comfortable doing so without another meeting of the Land Use Committee so that the issues could be discussed. Mr. Gramling related that he had some major problems with the current language that needed to be worked out before he could agree to a public hearing by the Planning Commission. There was no action taken on this item.

- D. David Burnett asked that Staff review the minutes for Candlewood for the dates of May 6, 2003 to December 2, 2003. Mr. Burnette also stated that he wanted staff to check and see that the conditions in the minutes have been met.

## **9. Adjournment**

Marion Gramling made a motion to adjourn. Sheila Bailey seconded the motion, and the vote carried unanimously. The Meeting was adjourned at 5:59 p.m.

By: \_\_\_\_\_  
Doug Brackett, Planning Commission Secretary

Prepared by:  
Planning Department Staff