

MINUTES
Planning Commission
January 11, 2005

Members

Present:

Whit Kennedy, Chairman
David Burnett, Vice-Chairman
Doug Brackett, Secretary
Shelia Bailey
John Campbell
Purnell Morris
Marion Gramling
Phillip Lawson
Jerry Gaines

Staff

Present:

Emory Price, Planning and Development Director
Joan Holliday
Mike McGrath
Allison Ezell
Winston Anderson
Savannah Sabo
Freelance Reporting Services, Transcriptionist

1. Call to Order

Whit Kennedy called the meeting to order.

2. Approval of Minutes of December 7, 2004

Marion Gramling made a motion to approve the December 7, 2004 minutes as amended; page 6, 3rd paragraph add Marion Gramling abstained from the vote. Doug Brackett seconded the motion. The vote carried unanimously.

3. Old Business

David Burnett made a motion to add Carey Plantation under section 7-A, 6 a. on the preliminary extension request. Purnell Morris seconded the motion. The vote carried unanimously.

4. Discussion Items

A nominating committee was appointed consisting of John Campbell, Phillip Lawson, and Purnell Morris. Purnell Morris was asked to be the chairperson of the nominating committee.

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. Old Spartanburg Highway

Winston Anderson gave a summary of the project and recommended conditional preliminary approval subject to review and approval from the Spartanburg County Public Works Engineering Division and the South Carolina Department of Transportation. Reviews have been completed by Woodruff Roebuck Water District, addressing/911 and the Department of Health and Environmental Control.

Whit Kennedy stated that Addressing needed to work with the developers of Old Spartanburg Highway to come up with a new name for the subdivision. The current subdivision name could cause problems in the future with 911.

Marion Gramling made a motion to grant conditional preliminary approval subject to review and approval from the Spartanburg County Public Works Engineering Division and the South Carolina Department of Transportation, on the recommendation that staff work with the developer to come up with a new name for the subdivision. Phillip Lawson seconded the motion. The vote carried unanimously.

b. Belmont Subdivision

Alison Ezell gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Addressing/911, Public Works/Engineering Division, Spartanburg Water System, Spartanburg Sanitary Sewer District, and South Carolina Department of Transportation.

Emory Price stated that special concern would be shown over the actual entrance road on its location.

The Board was in discussion on as to how much of the patio homes make up the common space.

David Burnett made a motion to grant conditional preliminary approval subject to review and approval from Addressing/911, Public Works/Engineering Division, Spartanburg Water System, Spartanburg Sanitary Sewer District, and the South Carolina Department of Transportation and with the condition that the entrance of 125' offset meet the ordinance. David Burnett also made the motion that the grey area on the diagram between lots 95 and lots 96 need to be denoted and determined if this is a buildable lot or an approvable lot or common space. Doug Brackett seconded the motion. The vote was unanimous.

c. The Pointe at Rock Springs (patio homes)

Winston Anderson gave a summary of the project and recommended conditional preliminary approval subject to review approval from Spartanburg County Public Works Engineering Division. Reviews have been completed by 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 Spartanburg County Public Works Engineering Division. John Campbell seconded the motion and the vote carried unanimously.

2. Major Final Plats (Summary Plats)

a. Tiger Paw (Duplexes)

Joan Holliday recommended that Tiger Paw be read into the record as approved.

Doug Brackett made a motion to read Tiger Paw into the record as approved. John Campbell seconded the motion. The vote carried unanimously.

3. Minor (Summary Plats)

- a. Old Bethel Acres
- b. Chong Lou Subdivision
- c. Pine Terrace
- d. Morrow Subdivision, Phase 2
- e. Morrow Subdivision, Phase 3

Joan Holiday recommended that Old Bethel Acres, Chong Lou Subdivision, Pine Terrace, Morrow Subdivision, Phase 2, and Morrow Subdivision, Phase 3 be read into the record as approved.

Shelia Bailey made a motion to read Old Bethel Acres, Chong Lou Subdivision, Pine Terrace, Morrow Subdivision, Phase 2, and Morrow Subdivision, Phase 3 be read into the record as approved. Marion Gramling seconded the motion. The vote was unanimous.

4. Minor (Private Road Developments)

None

5. Minor (Family Property)

None

6. Preliminary Extension Request

- a. Carey Plantation

Winston Anderson briefed Planning Commission on the project, and recommended an 18-month extension until April 16, 2005.

John Campbell made a motion to grant an 18-month extension until April 16, 2005. Marion Gramling seconded the motion. The vote was unanimous.

B. Land Development

1. Major (Preliminary Plats)

- a. Dunwood Townes (Townhomes)

Winston Anderson gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Spartanburg County Public Works Engineering Division and South Carolina Department of Transportation. Reviews have been completed by Addressing/911, Spartanburg Water System, and Spartanburg Sanitary Sewer District.

Marion Gramling made a motion to grant a conditional preliminary approval subject to review and approval from Spartanburg County Public Works Engineering Division and South Carolina Department of Transportation. Doug Brackett seconded the motion. The vote carried unanimously.

2. Major (Preliminary Site Plans)

None

3. Major (Final Plats)

None

4. Minor (Summary)

None

5. Preliminary Extension Request

- a. Preston Pointe (Townhomes)

Allison Ezell recommended that Preston Pointe be given an 18 month Preliminary Extension until 05/30/06 to complete the development.

David Burnett was concerned with the fact that the developers of Preston Pointe had not even broken ground at the site. He stated that this property had been sitting there for 18 months as a vacant piece of property and no work had been started.

Emory Price stated that General Assembly passed an amendment to the Planning Law last year establishing a rule of vestment where you actually gain a property right to a plat or permit. We still need have to amend our ordinance to consider that vestment. Mr. Price stated that one of the issues were the developers of Preston Pointe vested when they received the preliminary plat approved

There was discussion among the Board on the rule of vestment.

Jerry Gaines stated that the ordinance needed to be revised stating that the developers of the property need to have started work on the site before an extension could be granted.

Marion Gramling made a motion to carry Preston Pointe over to the February meeting so that staff can review and see if Preston Pointe will meet the ordinance at this time. Shelia Bailey seconded the motion. The vote carried unanimously.

8. Other Business

A. December Monthly Report for Subdivision Activity for December.

There was no discussion among the Commissioners on the Subdivision Activity Report for December.

B. Amendment Update.

Marion Gramling stated that Rod Brown would provide the Planning Department with the information on the amendment update for the next meeting. There was no discussion.

9. Adjournment

Marion Gramling made a motion to adjourn. David Burnett seconded the motion, and the vote carried unanimously. The Meeting was adjourned at 5:21 p.m.

By: _____
Doug Brackett, Planning Commission Secretary

Prepared by:
Planning Department Staff