

MINUTES
Planning Commission
May 3, 2005

Members Present: Whit Kennedy, Chairman
Doug Brackett, Secretary
David Burnett
Jerry Gaines
John Campbell
Marion Gramling
Phillip Lawson
Donna Turner Williams

Absent: Purnell Morris

Staff

Present: Joan Holliday
Sherry Dull
Harriett Montgomery
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 April 12, 2005

Doug Brackett made a motion to approve the April 12, 2005 minutes as amended: on page 8, 3rd paragraph, change from Evanwood to South Tyger Farms, and page 9, 2nd paragraph put Marion Gramling seconded the motion and Under Four Seasons Farm, Phase 2, put Doug Brackett seconded the motion. John Campbell seconded the motion.

The vote carried unanimously.

3. Old Business

David Burnett made a motion to amend the Agenda under old business to state that the Chapman's will be withdrawing their variance request as item A, also that Kirby Korners would be deleted off the agenda and add on Roger Nutt as item B. Marion Gramling seconded the motion. The vote carried unanimously.

4. Discussion Items

Roger Nutt resubmitted a 19-lot plat on 04/01/05. His request was to conform to Standard 1C (20' road width) instead of a Standard 1B (24' road width) for less than 25 lots in the subdivision.

David Burnett made a motion to grant this appeal under the stipulation that the developer note on the plat that there would be no more subdividing beyond 24 lots being accessed by this entry road. Phillip Lawson seconded the motion. The vote carried unanimously.

5. Public Hearings

A. Road Name Changes

1. Red Barn Divide to Ron Todd Lane

Harriett Montgomery briefed the Planning Commission on the road name change and recommended that Red Barn Divide be changed to Ron Todd Lane.

Whit Kennedy opened the Public Hearing; no one was present at the meeting to speak.

Whit Kennedy closed the Public Hearing.

Jerry Gaines made a motion to change the road name from Red Barn Divide to Ron Todd Lane. Marion Gramling seconded the motion. The vote was unanimous.

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. The Cottages @ Clear Branch

Allison Ezell gave a summary of the project and recommended conditional preliminary approval subject to review and approval from the South Carolina Department of Transportation, Public Works and Engineering Division and the Department of Health and Environmental Control. Reviews have been completed by Addressing/911 and Inman Campobello Water District.

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

b. Creekside Meadows

Allison Ezell gave a summary of the project and recommended conditional preliminary approval subject to review and approval from the Public Works Engineering Division, the Department of Health and Environmental Control and Spartanburg Water System. Reviews have been completed by Addressing/ 911.

Marion Gramling made a motion to approve and recommended conditional preliminary approval subject to review and approval from the Public Works Engineering Division, the Department of Health and Environmental Control and Spartanburg Water System. Phillip Lawson seconded the motion. The vote was unanimous.

2. Major (Final Plats)

- a. Bruce Crossing

Sherry Dull recommended that Bruce Crossing be read into the record as approved.

Phillip Lawson made a motion to read Bruce Crossing into the record as approved. John Campbell seconded the motion. The vote was unanimous.

3. Minor (Summary Plats)

- a. Casa Giles
- b. Lucas Ridge
- c. Phipps Point

Sherry Dull recommended that Case Giles, Lucas Ridge, and Phipps Point be read into the record as approved.

David Burnett made a motion to read Case Giles, Lucas Ridge, and Phipps Point into the record as approved. Jerry Gaines seconded the motion. The vote was unanimous.

4. Minor (Private Road Developments)

None

5. Minor (Family Property)

- a. Jerry Thomas Family Property

Sherry Dull recommended that the Jerry Thomas Family Property be read into the record as approved.

Phillip Lawson made a motion to read the Jerry Thomas Family Property into the record as approved. Marion Gramling seconded the motion. The vote was unanimous.

6. Preliminary Extension Request

None

B. Land Development

1. Major (Preliminary Plats)

a. Kohl's – Franklin Square

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

David Burnett made a motion to grant conditional preliminary approval subject to review and approval from the Public Works Engineering Division. Marion Gramling seconded the motion. The vote was unanimous.

2. Major (Final Plats)

None

3. Minor Summary

None

4. Preliminary Extension Requests

None

9. Other Business

A. Monthly Report for Subdivision Activity for April.

Sherry Dull handed out the activity report for April. There was no discussion among the Commissioners on the Subdivision Activity Report.

B. Amendment Update.

Joan Holliday briefed the Planning Commission on the amendment update. She said that County Council would be having a second reading on Vested Rights Ordinance and the Digital Plat amendment on May 16 at their regular meeting. Ms. Holliday also said that Emory Price had held the Tattoo Parlor Amendment out until the State Legislature takes

final action. The Planning Commission would need to have its public hearing on Vested Rights at the June 7 meeting. She asked if the members also wanted to have the public hearing for digital plats. Mr. Kennedy instructed Ms. Holliday to speak with the County Administrator to see if there could be some discussion of this matter before having a public hearing. He further instructed her to then call him for a decision on holding public hearings. Mr. Gramling requested a copy of the Vested Rights Ordinance. Mr. Kennedy said to go ahead and e-mail both the digital plat and the Vested Rights Ordinance to all the Commissioners.

10. Adjournment

Marion Gramling made a motion to adjourn. Doug Brackett 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