

MINUTES
Planning Commission
August 2, 2005

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

Absent: Phillip Lawson

Staff Present: Emory Price
Joan Holliday
Mike McGrath
Sherry Dull
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 July 12, 2005

Jerry Gaines made a motion to approve the July 12, 2005 minutes. David Burnett seconded the motion. The vote carried unanimously.

3. Old Business

None

4. Discussion Items

None

5. Public Hearings

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

1. Upward Unlimited (Road Radii)

Allison Ezell briefed the Planning Commission on Upward Unlimited. They are asking for two variances. She stated that the developer was requesting two variances: (1) allowing road radii to be less than 450 feet and (2) paving specification to allow a 3” binder and 2” asphalt. She stated that Terry Smith was present at the meeting to answer any questions. Ms. Ezell also stated that the developer would keep this as a private drive and it would never be maintained by Spartanburg County. This wording is to be placed on the plat.

Chairman Whit Kennedy opened the public hearing.

No one was present at the meeting to speak for or against the variance.

Whit Kennedy closed the public hearing.

The Board agreed that they would vote on each variance request separately.

David Burnett made a motion to grant the first variance to allow the road radii to be less than 450 feet. Doug Brackett seconded the motion. The vote carried unanimously with Marion Gramling abstaining from the vote.

John Campbell made a motion to grant the second variance to allow the paving specification to allow a 3” binder and 2” asphalt. Purnell Morris seconded the motion. The vote carried unanimously with Marion Gramling abstaining from the vote.

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. Keystone

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 Spartanburg Sanitary Sewer District. He also stated that Mr. Roger Nutt was present if anyone had any questions.

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 Spartanburg Sanitary Sewer District. Jerry Gaines seconded the motion. The vote carried unanimously.

2. Major (Final Plats)

a. Crooked Creek

Sherry Dull recommended that Crooked Creek be read into the record as approved.

David Burnett made a motion to read Crooked Creek into the record as approved. Jerry Gaines seconded the motion. The vote carried unanimously with Marion Gramling abstaining from the vote

b. Cobbs Creek, Phase I

Sherry Dull recommended that Cobbs Creek, Phase I be read into the record as approved.

Doug Brackett made a motion to read Cobbs Creek, Phase I into the record as approved. John Campbell seconded the motion. The vote carried unanimously.

3. Minor (Summary Plats)

- a. Cherrydale
- b. Boiter Meadow

Sherry Dull recommended that Cherrydale and Boiter Meadow be read into the record as approved.

Marion Gramling made a motion to read Cherrydale and Boiter Meadow into the record as approved. Purnell Morris seconded the motion. The vote carried unanimously.

4. Minor (Private Road Developments)

None

5. Minor (Family Property)

None

6. Preliminary Extension Request

None

B. Land Development

1. Major (Preliminary Site Plans)

None

2. Major (Final Plats)

None

3. Minor (Summary)

None

4. Preliminary Extension Requests

None

8. Other Business

A. Monthly Report for Subdivision Activity for July.

The subdivision activity report for July was sent to the Planning Commissioners along with their PC Packets. No discussion occurred.

B. Amendment Update.

There was no discussion on the amendment update.

9. Adjournment

Marion Gramling made a motion to adjourn. Purnell Morris seconded the motion, and the vote carried unanimously. The Meeting was adjourned at 4:41 p.m.

By: _____
Doug Brackett, Planning Commission Secretary

Prepared by:
Planning Department Staff