

MINUTES
Planning Commission
January 10, 2006

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

Absent: Phillip Lawson
E. Kent Miller

Staff Present: Emory Price
Joan Holliday
Mike McGrath
Sherry Dull
Allison Ezell
Winston Anderson
Savannah Sabo
Lee Lawson
Freelance Reporting Services, Transcriptionist

1. Call to Order

Whit Kennedy called the meeting to order.

2. Approval of Minutes of December 6, 2005

Marion Gramling made a motion to accept the December 6th minutes as amended. John Campbell seconded the motion. The vote carried unanimously.

3. Election of 2006-2007 Officers

Chairman Whit Kennedy opened the floor. John Campbell reported that the nominating committee recommended the re-election of the current slate of officers: Whit Kennedy as Chairman, David Burnett as Vice Chairman and Doug Brackett as Secretary.

Marion Gramling made a motion to elect the current slate of officers. Jerry Gaines. seconded the motion. The vote was unanimous.

4. Old Business

None

5. Public Hearings

None

6. Discussion Items

None

7. Subdivision Regulations Ordinance #429

A. Final Plats

None

B. Preliminary Extension Requests

None

8. Unified Land Management Ordinance #0-99-015

A. Subdivisions

1. Major (Preliminary Plats)

a. Carolina Forest, Section Two

Allison Ezell 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 Health and Environmental Control. She stated that this project was carried over from last month and that there was an issue about the existing gravel road and the proposed road.

Russ Easler, project engineer from Neil R. Phillips and owner Herb Frost, were present at the meeting. Mr. Easler suggested to the Planning Commission to carry Carolina Forest, Section Two over to the February meeting until the developer and neighbors could work out a solution to the road problem.

The Planning Commission agreed to carry Carolina Forest, Section Two over until the February meeting.

b. Lake Emory, Phase III

Allison Ezell gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Spartanburg County Public Works/Engineering Division, Inman Sewer, Inman Campobello Water District and Addressing/911.

David Burnett made a motion to grant conditional preliminary approval subject to review and approval from Spartanburg County Public Works/Engineering Division, Inman Sewer, Inman Campobello Water District and Addressing/911. Doug Brackett seconded the motion. The vote carried unanimously.

c. Saddler's Walk

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

The Planning Commission added as a condition under preliminary approval that the upgraded section of Emory Road must meet approval from the Roads and Bridges Department. Mike McGrath was in agreement with this.

Marion Gramling made a motion to grant conditional preliminary approval subject to review and approval from Spartanburg County Public Works/Engineering Division, South Carolina Department of Health and Environmental Control, Spartanburg Water System, Addressing/911 and under the stipulation that the upgraded portion of Emory Road meets approval from the Roads and Bridges Department. Jerry Gaines seconded the motion. The vote carried unanimously.

d. Russell Place

Winston Anderson gave a summary of the patio home project and recommended conditional preliminary approval subject to review and approval from Addressing/911, Spartanburg County Public Works/Engineering Division and South Carolina Department of Transportation. He also stated that Robert A. Walden II was present at the meeting to answer any questions.

Marion Gramling made a motion to grant conditional preliminary approval subject to review and approval from Addressing/911, Spartanburg County Public Works/ Engineering Division and South Carolina Department of Transportation. Donna Turner Williams seconded the motion. The vote carried unanimously.

e. Goodsell Estates, Phase 1

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

David Burnett made a motion to grant conditional preliminary approval subject to review and approval from Addressing/911, Spartanburg County Public Works/Engineering Division, Spartanburg Water System and Spartanburg Sanitary Sewer District. Marion Gramling seconded the motion. The vote carried unanimously.

2. Major (Final Plats)

- a. Hawk Creek North, Phase II
- b. Holden Acres, Phase 2
- c. Rolling Rivers
- d. Lancaster Farm
- e. The Vineyards at Stone Creek Falls, Phase 1
- f. Greene Creek, Phase 2
- g. Henderson Place
- h. Lake Cooley Landing, Section VIII, Phase 2

Sherry Dull recommended that Hawk Creek North, Phase II, Holden Acres, Phase 2, Rolling Rivers, Lancaster Farms, The Vineyards at Stone Creek Falls, Phase 1, Greene Creek, Phase 2, Henderson Place and Lake Cooley

Landing, Section VIII, Phase 2 be read into the record as approved.

Doug Brackett made a motion to read Hawk Creek North, Phase II, Holden Acres, Phase 2, Rolling Rivers, Lancaster Farms, The Vineyards at Stone Creek Falls, Phase 1, Greene Creek, Phase 2, Henderson Place and Lake Cooley Landing, Section VIII, Phase 2 into the record as approved. Donna Turner Williams seconded the motion. The vote carried unanimously.

3. Minor (Summary Plats)

- a. Chandelle Estates, Section 7
- b. Casey Ridge

Sherry Dull recommended that Chandelle Estates, Section 7 and Casey Ridge be read into the record as approved.

John Campbell made a motion to read Chandelle Estates, Section 7 and Casey Ridge into the record as approved. Donna Turner Williams 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 Plats)

None

2. Major (Site Plans)

None

3. Major (Final Plats)

None

4. Minor (Summary)

None

5. Preliminary Extension Request

None

9. Other Business

A. Monthly Report for Subdivision Activity

The subdivision activity report for December was mailed out with the packets.

B. Report of County Council's Appointed Planning Commission Members

The election of the Planning Commission Members was discussed under #3. Election of 2006-2007 Officers. The appointed members are:

Donna Turner Williams – District 2

E. Kent Miller – District 6

John Allen Campbell – At Large

10. Adjournment

Marion Gramling made a motion to adjourn. Doug Brackett seconded the motion, and the vote carried unanimously. The meeting was adjourned at 4:55 p.m.

By: _____
Doug Brackett, Planning Commission Secretary

Prepared by:
Planning Department Staff