

**MINUTES**  
**Planning Commission**  
**June 13, 2006**

**Members**                   Whit Kennedy -Chairman  
Doug Brackett, Secretary

**Present:**                   Marion Gramling  
John Campbell  
Phillip Lawson  
E. Kent Miller

**Absent:**                   David Burnett  
Donna Turner Williams  
Jerry Gaines

**Staff**                       Emory Price  
**Present:**                   Joan Holliday  
Edwin Haskell  
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 May 2, 2006**

John Campbell made a motion to accept the May 2nd minutes as submitted. Phillip Lawson seconded the motion. The vote carried unanimously.

**3. Old Business**

Whit Kennedy expressed thanks and appreciation for Emory Price's work for the Planning Department for 33 years.

**4. Public Hearings**

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

1. Yolanda Drive Private Road Development (Road Standards)

Whit Kennedy announced that the public hearing for Yolanda Drive would be postponed to a later date.

**5. Discussion Items**

- A. Travis Mullins

In the pre-meeting, Mr. Mullins decided to resubmit a new plat to the Planning Department. He withdrew his discussion item from the agenda.

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

- A. Subdivisions

1. Major (Preliminary Plats)

- a. The Reserves at Carriage Gate Section 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 and the South Carolina Department of Health and Environmental Control.

Phillip Lawson made a motion to grant conditional preliminary approval subject to review and approval from Spartanburg County Public Works Engineering Division and the South Carolina Department of Health and Environmental Control. E. Kent Miller seconded the motion. The vote carried unanimously.

- b. Beaver Run (formerly Waddell Estates)

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, the South Carolina Department of Health and Environmental Control and Addressing/911.

Doug Bracket made a motion to grant conditional preliminary approval subject to review and approval from Spartanburg County Public Works Engineering Division, the South Carolina Department of Health and Environmental Control and Addressing/911. John Campbell seconded the motion. The vote carried unanimously.

c. Woodlands at Autumn Glen

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 Addressing/911.

Phillip Lawson made a motion to grant conditional preliminary approval subject to review and approval from Spartanburg County Public Works Engineering Division and Addressing/911. E. Kent Miller seconded the motion. The vote carried unanimously.

d. Ginkgo Hill

Winston gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Addressing/911 and Spartanburg County Public Works Engineering Division.

Doug Brackett made a motion to grant conditional preliminary approval subject to review and approval from Addressing/911 and Spartanburg County Public Works Engineering Division. Phillip Lawson seconded the motion. The vote carried unanimously.

**2. Major (Final Plats)**

- a. Keystone, Phase 1
- b. Patriot Hill, Phase 1
- c. Blackberry Farm

Winston Anderson recommended that Keystone, Phase 1, Patriot Hill, Phase 1 and Blackberry Farm be read into the record as approved.

John Campbell made a motion to read Keystone, Phase 1, Patriot Hill, Phase 1 and Blackberry Farm be read into the record as approved. Marion Gramling seconded the motion. The vote carried unanimously.

**3. Minor (Summary Plats)**

- a. Potter Shoals, Resubdivision of Lot 5
- b. Keystone, Resubdivision of Lot 3 & 4
- c. Keystone, Resubdivision of Lot 23 & 24
- d. Squires Pointe, Resubdivision of Lot A
- f. Blalock Ridge
- g. New Cut Heights
- h. Shady Grove Hills, Phase 1, Section 4

Winston Anderson recommended that Potter Shoals, Resubdivision of Lot 5, Keystone, Resubdivision of Lot 3 & 4, Keystone, Resubdivision of Lot 23 & 24, Squires Pointe, Resubdivision of Lot A, Blalock Ridge, New Cut Heights and Shady Grove Hills, Phase 1, Section 4 be read into the record as approved.

John Campbell made a motion to read Potter Shoals, Resubdivision of Lot 5, Keystone, Resubdivision of Lot 3 & 4, Keystone, Resubdivision of Lot 23 & 24, Squires Pointe, Resubdivision of Lot A, Blalock Ridge, New Cut Heights and Shady Grove Hills, Phase 1, Section 4 into the record as approved. Marion Gramling seconded the motion. The vote carried unanimously.

- e. Lancasters Post, Section II

Winston Anderson recommended that Lancasters Post, Section II be read into the record as approved.

Phillip Lawson made a motion to read Lancasters Post, Section II into the record as approved. Doug Brackett seconded the motion. The vote carried unanimously with Marion Gramling abstaining from the vote.

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

None

**5. Minor (Family Property)**

None

**6. Preliminary Extension Request**

None

## **B. Land Development**

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

#### **a. Ingles at Peach Valley**

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.

Marion 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. The vote carried unanimously.

#### **b. Corporate Center North**

Winston Anderson gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Addressing/911 and Spartanburg County Public Works, Engineering Division. Winston stated that staff had recommended a buffer yard 6 A. Due to swampy conditions of the land, the owner and developer of Corporate Center North requested to substitute a 100 foot buffer yard with the existing vegetation. Staff did recommend using the existing vegetation.

John Campbell made a motion to allow buffer substitution for a 100 foot buffer yard with the existing vegetation. Marion Gramling seconded the motion. The vote carried unanimously.

Phillip Lawson made a motion to grant conditional preliminary approval subject to review and approval from Addressing/911 and Spartanburg County Public Works, Engineering Division. Marion Gramling seconded the motion. The vote carried unanimously.

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

None

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

#### **a. Timm Creek, Phase 2A**

Winston Anderson recommended that Timm Creek, Phase 2A be read into the record as approved.

Marion Gramling made a motion to read Timm Creek, Phase 2A into the record as approved. Doug Brackett seconded the motion. The vote carried unanimously.

**4. Minor (Summary)**

- a. Big Creek Farms
- b. Planters Walk, Phase 3

Winston Anderson recommended that Big Creek Farms and Planters Walk, Phase 3 be read into the record as approved.

Phillip Lawson made a motion to read Big Creek Farms and Planters Walk, Phase 3 be read into the record as approved. John Campbell seconded the motion. The vote carried unanimously.

**5. Preliminary Extension Request**

None

**7. Other Business**

None

**Adjournment**

Marion Gramling made a motion to adjourn. Doug Brackett seconded the motion, and the vote carried unanimously. The meeting was adjourned at 5:36 p.m.

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

Prepared by:  
Planning Department Staff