

MINUTES
Planning Commission
August 8, 2006

Members Whit Kennedy -Chairman
 Doug Brackett, Secretary

Present: John Campbell
 Phillip Lawson
 E. Kent Miller
 David Burnett
 Donna Turner Williams
 Jerry Gaines
 Marion Gramling

Staff Chris Story
Present: Joan Holliday
 Edwin Haskell
 Allison Ezell
 Winston Anderson
 Savannah Sabo
 Mike McGrath
 Freelance Reporting Services, Transcriptionist

1. Call to Order

Whit Kennedy called the meeting to order.

2. Approval of Minutes of July 11, 2006

Phillip Lawson made a motion to accept the July 11th minutes as submitted. Jerry Gaines seconded the motion. The vote carried unanimously.

3. Old Business

None

4. Public Hearings

None

5. Discussion Items

A. Conceptual Master Plan for Aiken & Spartanburg Housing Authorities

Allison Ezell briefed the Planning Commission on the Conceptual Plan for Aiken & Spartanburg Housing Authorities. She informed the Commission that Aiken Housing Authority was now Hawthorne Welchel. She also informed the Commission that the number of units had changed from 24 units to 48 units and it would be two levels.

Bill Fortenberry with Spartanburg Housing Authority stated that this 3 phase plan would be geared towards the elderly and the hearing impaired. The individuals living in the first phase would be more independent with some disabilities, the next phase would be geared towards individuals with more life skill problems, and the last phase would be geared towards individuals with home ownership, which would be alumni and staff of the South Carolina School for the Deaf and the Blind.

The Commission discussed access to the Housing project off a main road. They agreed a road would be built to the end of the 15-unit section initially and then extended back to the duplex for single-family home duplexes in subsequent phases.

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

A. Subdivisions

1. Major (Preliminary Plats)

a. Rolands Crossing

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.

E. Kent Miller made a motion to grant conditional preliminary approval subject to review and approval from Spartanburg County Public Works Engineering Division. Donna Turner Williams seconded the motion. The vote carried unanimously with Marion Gramling abstaining from the vote.

b. Spartanburg Housing Authority, Phase 3

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.

Marion Gramling 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.

2. Major (Final Plats)

- a. Patterson Estates, Section I
- b. Paisley Point, Phase 1
- d. Henderson Place, Section II B
- e. Canyon Creek, Phase 1

Winston Anderson recommended that Patterson Estates, Section I, Paisley Point, Phase 1, Henderson Place, Section II B and Canyon Creek, Phase 1 be read into the record as approved.

Doug Brackett made a motion to read Patterson Estates, Section I, Paisley Point, Phase 1, Henderson Place, Section II B and Canyon Creek, Phase 1 into the record as approved. Phillip Lawson seconded the motion. The vote carried unanimously.

- c. Bent River

Winston Anderson recommended that Bent River be read into the record as approved.

John Campbell made a motion to read Bent River into the record as approved. Donna Turner Williams seconded the motion. The vote carried unanimously with Marion Gramling abstaining from the vote.

3. Minor (Summary Plats)

- a. D A Jennings Estates, Resub. Lot 7
- b. D A Jennings Estates, Resub. Lot 21

- c. Gowan's Crossing, Section 2
- d. Jennifer & Travis Harrison

Winston Anderson recommended that D A Jennings Estates, Resub. Lot 7, D A Jennings Estates, Resub. Lot 21, Gowan's Crossing, Section 2 and Jennifer & Travis Harrison be into the record as approved.

Phillip Lawson made a motion to read that D A Jennings Estates, Resub. Lot 7, D A Jennings Estates, Resub. Lot 21, Gowan's Crossing, Section 2 and Jennifer & Travis Harrison into the record as approved. Doug Brackett seconded the motion. The vote carried unanimously.

4. Minor (Private Road Developments)

None

5. Minor (Family Property)

None

6. Preliminary Extension Request

- a. Willow Creek, Phase II, Section J

Winston recommended that a preliminary extension request be granted to Willow Creek, Phase II, Section J until March 3, 2007.

Phillip Lawson made a motion to grant a preliminary extension request for Willow Creek, Phase II, Section J until March 3, 2007. Marion Gramling seconded the motion. The vote carried unanimously.

B. Land Development

1. Major (Preliminary Plats)

- a. High Site

Allison Ezell gave a summary of the project and recommended conditional preliminary approval subject to review and approval from the Spartanburg County Public Works Engineering Division.

John Campbell made a motion to grant conditional preliminary approval subject to review and approval from the Spartanburg County Public Works Engineering

Division. Donna Turner Williams seconded the motion. The vote carried unanimously.

b. Spartanburg Housing Authority, Phase 1 & 2

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, Addressing/911 and the South Carolina Department of Transportation (Application).

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

c. Hawthorne Welchel (aka Cedar Springs Place Place, LLC)

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.

The Commissioners discussed parking and open space for the new development. Ms. Ezell stated that there was enough parking for 48 units. David Burnett stated that the common space needed to be noted on the plat for over 25 units. Whit suggested noting on the plat that all remaining space should be noted as common space. Russ Easler agreed to designate on the plat the open space for each phase.

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

2. Major (Site Plans)

None

3. Major (Final Plats)

- a. Cavalier Connection
- b. Glenlake, Phase 4 A

c. Ravines @ Woodridge, Phase 2

Winston Anderson recommended that Cavalier Connection, Glenlake, Phase 4 A and Ravines @ Woodridge, Phase 2 be read into the record as approved.

John Campbell made a motion to read Cavalier Connection, Glenlake, Phase 4 A and Ravines @ Woodridge, Phase 2 into the record as approved. Marion Gramling seconded the motion. The vote carried unanimously.

4. Major (Summary)

None

5. Preliminary Extension Request

None

7. Other Business

None

Adjournment

Marion Gramling made a motion to adjourn. Phillip Lawson seconded the motion, and the vote carried unanimously. The meeting was adjourned at 5:24 p.m.

By: _____
Doug Brackett, Planning Commission Secretary

Prepared by:
Planning Department Staff