

**MINUTES**  
**Planning Commission**  
**September 12, 2006**

**Members Present:** Whit Kennedy -Chairman  
Doug Brackett, Secretary  
John Campbell  
E. Kent Miller  
David Burnett  
Donna Turner Williams  
Marion Gramling

**Members Absent:** Phillip Lawson  
Jerry Gaines

**Staff Present:** Chris Story  
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 August 8, 2006**

Marion Gramling made a motion to accept the August 8th minutes as amended. Doug Brackett seconded the motion. The vote carried unanimously.

**3. Old Business**

None

#### 4. Public Hearings

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

###### 1. Parkstone Place, #1 (Hwy 221-Front Setback)

Allison Ezell presented the background information to the Commission on Parkstone Place.

- I. **Factual Dates:** variance Application, Request & Login August 21, 2006
- II. **Factual background:** Originally this property was Submitted as a patio home development. Recently, the owners decided to change the approach for the development. The developer now wishes to build a town home community on this parcel.
- III. **Issues:** The right-of-way on US Hwy 221 is irregular at the entrance to the subdivision, affecting the interior setback. The developer is requesting a variance from the ULMO on the front setback from Hwy 221 from 50' to 38' on lots 1-12. By doing this they will even out the issues with the right-of –way pattern on Hwy 221.

Whit Kennedy opened the Public Hearing.

Don Worley, with Matrix Engineering, was sworn in. He stated that the proposed town homes could not be constructed on lots 1 through 12 because of the greater setback required on the front property line for town homes verses patio homes. In addition, a greater building depth is required from front to rear for town homes with narrower building widths. He also stated that this change should not affect any other properties in the area.

There being no one else to speak on the matter, Mr. Kennedy closed the public hearing.

The Commission discussed the depth of the property.

John Campbell made a motion to approve the variance front setback requesting a reduction of the back for lots 1 through 12 to 38 feet off Highway 221. Marion Gramling seconded the motion. The vote carried unanimously.

2. Parkstone Place, #2 (Hwy 221-Rear Setback)

Allison Ezell presented the background information to the Commission:

- I. **Factual Dates:** variance Application, Request & Login August 21, 2006
- II. **Factual background:** Originally this property was submitted as a patio home development. Recently, the owners decided to change the approach for the development. The developer now wishes to build a town home community on this parcel.
- IV. **Issues:** The infrastructure for the neighborhood is in place. The storm water infrastructure has been built for patio homes, but now the developer requests that a variance be granted for the rear setback of lots 13-55, in order to complete the land development without having to move existing infrastructure. They are requesting a 15' setback rather than the 20' setback that the ULMO requires.

Whit Kennedy opened the public hearing.

Don Worley, with Matrix Engineering, was sworn in. He stated that these lots were bound by the CSX Railroad right-of-Way. In addition, on the opposite side of the property are wetlands. There is also a steep slope embankment that the railroad runs along which is approximately 14 to 20 feet above the town home ground elevations. They are requesting a 5' reduction in the rear setback of lots 13 through 55 due to the location of the railroad and slope of the property.

There being no one else to speak on the matter, Mr. Kennedy closed the public hearing.

The Commission discussed the setback against the railroad track.

David Burnett made a motion to deny the variance. Donna Turner Williams seconded the motion.

The motion carried to deny the 5' variance request. The Commission members in favor of denying the variance request were David Burnett, Donna Turner Williams and John Campbell. The Commission members voting in favor of approving the variance request were Marion Gramling and Doug Brackett. Kent Miller did not vote. The vote was three to two in favor of denying the variance request.

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

### **A. Subdivisions**

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

##### **a. Damon's Lake, Phase II**

Winston Anderson gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Spartanburg County Public Works Engineering Division and proof of application to SC Department of Health and Environmental Control.

Doug Brackett made a motion to grant conditional preliminary approval subject to review and approval from Spartanburg County Public Works Engineering Division and proof of application to SC Department of Health and Environmental Control. E. Kent Miller seconded the motion. The vote carried unanimously, with Marion Gramling abstaining.

##### **b. Westchester**

Winston Anderson gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Spartanburg County Public Works Engineering Division and proof of Application to SC Department of Health and Environmental Control.

Tom Fridy, adjoining property owner, stated that he was concerned with water running onto his property from the new housing development. Mr. Fridy's property is at a lower elevation than Westchester's development.

Marion Gramling made a motion to grant conditional preliminary approval subject to review and approval from Spartanburg County Public

Works Engineering Division and proof of application to SC Department of Health and Environmental Control. John Campbell seconded the motion. The vote carried unanimously.

c. Butler Knoll

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 proof of Application to SC Department of Transportation.

E. Kent Miller made a motion to grant conditional preliminary approval subject to review and approval from Spartanburg County Public Works Engineering Division and proof of Application to SC Department of Transportation. Doug Brackett seconded the motion. The vote carried unanimously w/Marion Gramling abstaining from the vote.

d. Hummingbird Estates, 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.

John Campbell made a motion to grant conditional preliminary approval subject to review and approval from Spartanburg County Public Works Engineering Division. Marion Gramling seconded the motion. The vote carried unanimously.

e. Weatherly Farms

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

Whit Kennedy recommended that the motion also state that if Lot #1 were ever subdivided, that this could not come back before the Planning Commission as a variance request.

Marion Gramling made a motion to grant conditional preliminary approval subject to review and approval from Spartanburg County Public Works Engineering Division and with the stipulation that if Lot #1 were ever subdivided, that this could not come back for a variance request

before the Planning Commission. John Campbell seconded the motion. The vote carried unanimously.

f. Coolwater

Winston Anderson gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Spartanburg County Public Works Engineering Division, Inman Campobello Water District and proof of Application to SC Department of Health and Environmental Control.

Whit Kennedy recommended that the motion should also state that Coolwater would require a left turn lane upon approval from the South Carolina Department of Transportation.

E. Kent Miller made a motion to grant conditional preliminary approval subject to review and approval from Spartanburg County Public Works Engineering Division, Inman Campobello Water District and proof of Application to SC Department of Health and Environmental Control and under the stipulation that a left turn lane will be placed at the entrance of Coolwater upon approval from the South Carolina Department of Transportation. Doug Brackett seconded the motion. The vote carried unanimously.

g. Martin Lane Estate

Winston Anderson gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Spartanburg County Public Works Engineering Division and proof of application to SC Department of Health and Environmental Control.

John Campbell made a motion to grant conditional preliminary approval subject to review and approval from Spartanburg County Public Works Engineering Division and proof of application to SC Department of Health and Environmental Control. Marion Gramling seconded the motion. The vote carried unanimously.

**2. Major (Final Plats)**

- a. Candlewood, Phase 1, Section 3E
- b. Sterling Estates, Phase 4, Section 2
- c. The Point at Rock Springs, Phase 2

- d. De Young Meadows, Section 1
- e. Woodfin Ridge, Section 4
- f. Stonewood Crossing, Section III

Winston Anderson recommended that Candlewood, Phase 1, Section 3E, Sterling Estates, Phase 4, Section 2, The Point at Rock Springs, Phase 2, De Young Meadows, Section 1, Woodfin Ridge, Section 4 and Stonewood Crossing, Section III be read into the record as approved.

John Campbell made a motion to read Candlewood, Phase 1, Section 3E, Sterling Estates, Phase 4, Section 2, The Point at Rock Springs, Phase 2, De Young Meadows, Section 1, Woodfin Ridge, Section 4 and Stonewood Crossing, Section III into the record as approved. E. Kent Miller seconded the motion. The vote carried unanimously.

**3. Minor (Summary Plats)**

- a. Lizzie Lawter Est., Resubd. Lot 3
- b. G M Homes
- c. Brooke Point
- d. Hummingbird Estates, Phase 2

Winston Anderson recommended that Lizzie Lawter Est., Resubd. Lot 3, G M Homes, Brooke Point and Hummingbird Estates, Phase 2 be read into the record as approved.

E. Kent Miller made a motion to read Lizzie Lawter Est., Resubd. Lot 3, G M Homes, Brooke Point and Hummingbird Estates, Phase 2 into the record as approved. Marion Gramling seconded the vote. 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)**

#### **a. Parkstone Place**

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, the South Carolina Department of Transportation application and Spartanburg Sanitary Sewer District.

John Campbell made a motion to grant conditional preliminary approval subject to review and approval from the from the Spartanburg County Public Works Engineering Division, the South Carolina Department of Transportation application and Spartanburg Sanitary Sewer District. Donna Turner Williams seconded the motion. The vote carried unanimously.

#### **b. North Grove**

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.

John Campbell made a motion to grant conditional preliminary approval subject to review and approval from Addressing/911 and Spartanburg County Public Works Engineering Division. E. Kent Miller seconded the motion. The vote carried unanimously with Marion Gramling abstaining from the vote.

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

#### **a. Wellford Landfill Expansion, Phase VI**

Joan Holliday gave a summary of the project and recommended conditional preliminary approval subject to approval from S C Department of Health and Environmental Control. The plan meets all other requirements of the ULMO.

Marion Gramling made a motion to grant conditional preliminary approval subject to review and approval for the site plan. Donna Turner Williams seconded the motion. The vote carried unanimously.

**3. Major (Final Plats)**

- a. Petras Commercial Park
- b. Greene Creek Village, Phase 1

Joan Holliday recommended that Petras Commercial Park and Greene Creek Village, Phase 1 be read into the record as approved.

E. Kent Miller made a motion to read Petras Commercial Park and Greene Creek Village, Phase 1 into the record as approved. John Campbell 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. E. Kent Miller seconded the motion. The vote carried unanimously. The meeting was adjourned at 5:54 p.m.

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

Prepared by:  
Planning Department Staff