

# MINUTES

## Planning Commission

October 10, 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:** David Rutherford  
Joan Holliday  
Sherry Dull  
Harriett Montgomery  
Allison Ezell  
Savannah Sabo  
Mike McGrath  
Freelance Reporting Services, Transcriptionist

### 1. Call to Order

Whit Kennedy called the meeting to order.

Mr. Kennedy introduced the new Planning and Development Director, Mr. David A. Rutherford.

### 2. Approval of Minutes of September 12, 2006

Doug Brackett made a motion to correct the September 12th minutes and bring them back to the November meeting for approval. David Burnett seconded the motion. The vote carried unanimously.

Doug Brackett made a motion to amend the agenda and move item 6. A. 1. (d) Sunrise Baptist Church to 6. B. 1. (c). E. Kent Miller seconded the motion. The vote carried unanimously.

**3. Old Business**

None

**4. Public Hearings**

**A. Road Name Change**

1. Nettie Emory Drive to Net Drive, Cowpens

Harriett Montgomery presented the information to the Commission on the road name change.

NETTIE EMORY DRIVE, COWPENS is a non-duplicated dead-end Private road that runs off Mount Olive Road. It has been petitioned by the owners and residents to change the name to NET DRIVE. It has had more than (5) residential structures since Nettie Emory Drive was named. Signatures of four (4) residents were obtained on the petition. I called the fifth resident who did not agree to the change but will not fight it.

The petitioners were informed of the cost associated with the remaining of a nonduplicated road. The petitioners have accepted and met the financial responsibility for the renaming.

A legal notice announcing this public hearing ran in the Spartanburg Herald Journal on Sunday, September 24, 2006. The Planning Department staff recommends that the road name NETTIE EMORY DRIVE be changed to NET DRIVE.

Whit Kennedy opened the public hearing.

There was no one present to speak for or against the road name change.

Mr. Kennedy closed the public hearing.

John Campbell made a motion to change the road name from NETTIE MORY DRIVE to NET DRIVE. Donna Turner Williams seconded the motion. The vote carried unanimously.

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

**A. Subdivisions**

**1. Major (Preliminary Plats)**

a. Carlton Creek

Allison Ezell gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Lyman City Sewer, Spartanburg County Public Works Engineering Division and proof of application to SC Department of Transportation.

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

b. Wesley Villas

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.

Whit Kennedy said that if the developer decided to change the number of lots that they would have to submit new plans to the Planning Department Staff.

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

c. The Cottages @ Waters Edge

Allison Ezell gave a summary of the project and recommended

conditional preliminary approval subject to review and approval and proof of Application to SC Department of Health and Environmental Control and approval from Spartanburg County Public Works Engineering Division.

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

e. Long Creek Estates

Sherry Dull gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Startex Jackson Water District, proof of Application to the Department of Health and Environmental Control and the Spartanburg County Public Works, Engineering Division.

David Burnett made a motion to grant conditional preliminary approval subject to review and approval from Startex Jackson Water District, proof of Application to the Department of Health and Environmental Control and the Spartanburg County Public Works, Engineering Division. Marion Gramling seconded the motion. The vote carried unanimously.

f. Coolwater (Revised)

Sherry Dull 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, Inman Campobello Water District 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 Addressing/911, Spartanburg County Public Works, Engineering Division, Inman Campobello Water District 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. Sweetgrass
- b. Crossings

Sherry Dull recommended that Sweetgrass and Crossings be read into the record as approved.

Doug Brackett made a motion to read Sweetgrass and Crossings into the record as approved. E. Kent Miller seconded the motion. The vote carried unanimously.

**3. Minor (Summary Plats)**

- a. Majestic View
- b. Saddle Creek

Sherry Dull recommended that Majestic View and Saddle Creek be read into the record as approved.

Marion Gramling made a motion to read Majestic View and Saddle Creek into the record as approved. John Campbell 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)**

- a. Campus Suites (Apartments)

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, Metro B Water and Metro B

Sewer.

Allison Ezell stated that there would be an eight foot wall along the Ranch Road side of the development and all other sides of the development would remain vacant and open for future development.

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

b. Avalon Hills Apartments

Sherry Dull gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Addressing/911, Spartanburg Water System, City of Spartanburg/Spartanburg Sanitary Sewer District, Spartanburg County Public Works Engineering Division, proof of application to South Carolina Department of Transportation and make sure the site is not in the Airport Environs Area.

Marion Gramling made a motion to grant conditional preliminary approval subject to review and approval from Addressing/911, Spartanburg Water System, City of Spartanburg/Spartanburg Sanitary Sewer District, Spartanburg County Public Works Engineering Division, proof of application to South Carolina Department of Transportation and make sure the airport is zoned for the Noise Ordinance. Donna Turner Williams seconded the motion. The vote carried unanimously.

c. Sunrise Baptist Church

Sherry Dull gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Liberty Chesnee Fingerville Water Company and Spartanburg County Public Works, Engineering Division.

Marion Gramling made a motion to grant conditional preliminary approval subject to review and approval from Liberty Chesnee Fingerville Water Company and Spartanburg County Public Works, Engineering Division. Donna Turner Williams seconded the motion. The vote carried unanimously.

**2. Major (Site Plans)**

None

**3. Major (Final Plats)**

a. Greene Creek Village, Phase 2

Sherry Dull recommended that Greene Creek Village, Phase 2 be read into the record as approved.

E. Kent Miller made a motion to read Greene Creek Village, Phase 2 into the record as approved. Doug Brackett seconded the motion. The vote carried unanimously.

**4. Major (Summary)**

None

**5. Preliminary Extension Request**

None

**7. Other Business**

Whit Kennedy reminded the Commission Members of the Training Session on November 9<sup>th</sup>.

**Adjournment**

Marion Gramling made a motion to adjourn. Doug Brackett seconded the motion. The vote carried unanimously. The meeting was adjourned at 5:30 p.m.

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

Prepared by:  
Planning Department Staff