

MINUTES

Planning Commission

November 14, 2006

Members Present: Whit Kennedy, Chairman
Doug Brackett, Secretary
John Campbell
E. Kent Miller
Phillip Lawson
Jerry Gaines
Donna Turner Williams

Members Absent: David Burnett
Marion Gramling

Staff Present: David Rutherford, Planning Director
Joan Holliday
Sherry Dull
Harriett Montgomery
Allison Ezell
Savannah Sabo
Mike McGrath
Edwin Haskell
Freelance Reporting Services, Transcriptionist

1. Call to Order

Whit Kennedy called the meeting to order.

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2. Approval of Minutes of September 12, 2006

Doug Brackett made a motion to approve the September 12th minutes as amended. Phillip Lawson seconded the motion. The vote carried unanimously.

Approval of Minutes of October 10, 2006

John Campbell made a motion to approve the October 10th minutes as submitted. Donna Turner Williams seconded the motion. The vote carried unanimously.

*Whit Kennedy informed the public that the Block House had been withdrawn from the agenda.

3. Old Business

None

4. Public Hearings

A. Road Name Change

1. Wade Hampton Trailer Park Road to Mattman Circle, Greer

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

WADE HAMPTON TRAILER PARK ROAD is a drive into Wade Hampton Mobile Home Park. There are thirty-five (35) mobile homes off this drive. This drive comes off East Wade Hampton Blvd.

WADE HAMPTON TRAILER PARK ROAD is a non-duplicated road name. However, the tenants have been getting their addresses mixed up with the addresses on East Wade Hampton Blvd. Another complaint has been that this name is too long and then you have to specify a lot number with the long name.

Multiple incorrect reports from the 9-1-1 Communications Department and delivery errors with the United States Postal Service has precipitated the need for the name change. The mobile home park owners have agreed to change the name at the request of the Spartanburg County Planning Department.

A legal notice announcing this public hearing ran in the Spartanburg Herald Journal on October 29, 2006. The Planning Department staff recommends that the road name WADE HAMPTON TRAILER PARK ROAD be changed to MATTMAN CIRCLE.

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.

E Kent Miller made a motion to change the road name from Wade Hampton Trailer Park Road to Mattman Circle, Greer. Donna Turner Williams seconded the motion. The vote carried unanimously.

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

1. Ownby Property (Right-of-Way for PRD)

Allison Ezell presented the background information to the Commission.

- I. **Factual Dates:** variance Application, Request & Login October 23rd, 2006
- II. **Factual background:** James & Anna Ownby along with their son and a friend of the family live on this 16.41 acres. They hope to allow their daughter to live on this property as well. The existing drive has been there for over 6 years. In this time they have been able to move 2 mobile homes onto the property with no problems at all. In addition, allowing a 4th split utilizing the private road development, their son would be able to finance his home & land.
- III. **Issues:** The family is seeking a variance from the road width of the Private Road Development, as defined by the Unified Land Management Ordinance. The existing drive is approximately 9 feet and at it's widest 16 feet.
- IV. **Contingent approval :** The owner agree to add more gravel onto the existing drive...in addition to adding a cul-de-sac. And also, they will limit their subdividing to only 4 lots. If they wish to split the land further in the future, they would then have to upgrade the road width in accordance with the ULMO.

Whit Kennedy opened the public hearing.

There was no one present to speak for or against the public hearing.

Mr. Kennedy closed the public hearing.

After discussion among the Commissioners, Whit Kennedy advised the applicants to withdraw their variance application. They agreed to withdraw their variance application from the Planning Commission public hearing. Mike McGrath suggested for the applicants to apply under the private road development.

2. Mill Brook, Ph 1 & 2 (Front setbacks for 13 lots)

Sherry Dull presented the background information to the Commission on Mill Brook, Ph 1 & 2.

The developer has requested that the front setback line for lot 36 in phase 2 and lots 59-61 & 98-106 in phase 3 be reduced from 20 feet to 15 feet due to the power line right-of-way at the rear of these properties. The Unified Land Management Ordinance, Article 2 Design and Development Standards, Section 2.02 Dimensional Standards, Table 3, requires a front setback off of a minor street to be 20 feet.

Variance Needed:

5 foot variance from the front setback requirements.

Whit Kennedy opened the public hearing.

Russ Easler w/Neil R Phillips & Co. was sworn in. He stated that the presence of a 128 foot duke power easement would prevent the new homes on phase 2 & 3 from being of the same size as the existing homes. He said that after the subdivision was approved that Duke Power had widened their easement. The site meets all the criteria of a patio home subdivision including common area. On Phase 3, they were requesting an additional 5' on the front to keep in line with the other homes in the subdivision. This is a power easement only. There are no plans at the moment for any new power lines.

Whit Kennedy closed the public hearing.

Phillip Lawson made a motion to grant the variance for the 5' front set back for Phase 2, lot 36 and Phase 3, lots 59-61 and 98-106. E Kent Miller seconded the motion. The vote carried unanimously.

5. Discussion Items

A. Slater Property

Allen Slater presented his case to the commission. He stated that they have 72 acres within the Carolina Farms Property and would like to cut out several parcels for family members. They would have approximately 18 acres per lot after the cut and three structures on the 18 acres. Mr. Slater stated that there was an existing private road and that they would like to have access to the three properties without a flag pole access to the property. The private drive would be gravel.

There was discussion among the Planning Commission, County Attorney and David Rutherford.

Whit Kennedy directed staff to work with Mr. Slater and the County Attorney to address the issues raised during the discussion.

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

A. Subdivisions

1. Major (Preliminary Plats)

a. Copperleaf

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, proof of application to SC Department of Transportation and 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, Addressing/911, proof of application to SC Department of Transportation and Department of Health and Environmental Control. E Kent Miller seconded the motion. The vote carried unanimously.

b. Riverside Ridge

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, Woodruff/Roebuck Water, Spartanburg Sanitary Sewer District 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, Woodruff/Roebuck Water, Spartanburg Sanitary Sewer District and Addressing/911. Doug Brackett seconded the motion. The vote carried unanimously.

c. Cross Rail Farms

Sherry Dull gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Spartanburg County Public Works Engineering Division, SJDW, Spartanburg County Department of Health and Environmental Control and proof of application to South Carolina Department of Transportation.

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

d. Hidden River

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 and SJWD.

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

2. Major (Final Plats)

- a. Tennyson Meadows

Sherry Dull recommended that Tennyson Meadows be read into the record as approved.

E Kent Miller made a motion to read Tennyson Meadows into the record as approved. Jerry Gaines seconded the motion. The vote carried unanimously.

3. Minor (Summary Plats)

- a. Sara's Porch
- b. Willow Creek, Ph II, Sect J-1
- c. S & A Meadows

Sherry Dull recommended that Sara's Porch, Willow Creek, Ph II, Sect J-1 and S & A Meadows be read into the record as approved.

E Kent Miller made a motion to read Sara's Porch, Willow Creek, Ph II, Sect J-1 and S & A Meadows 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. The Villages at Oak Ridge (Condos)

Sherry Dull gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Addressing/911, Spartanburg Water System, South Carolina Department of Health &

Environmental Control, Spartanburg County Public Works Engineering Division and proof of Application to SC Department of Transportation.

Jerry Gaines made a motion to grant conditional preliminary approval subject to review and approval from Addressing/911, Spartanburg Water System, South Carolina Department of Health & Environmental Control, Spartanburg County Public Works Engineering Division and proof of Application to SC Department of Transportation. Phillip Lawson seconded the motion. The vote carried unanimously.

2. Major (Site Plans)

None

3. Major (Final Plats)

a. Palmetto Towns

Sherry Dull recommended that Palmetto Towns be read into the record as approved.

Phillip Lawson made a motion to read Palmetto Towns into the record as approved. E Kent Miller seconded the motion. The vote carried unanimously.

4. Major (Summary)

None

5. Preliminary Extension Request

None

7. Other Business

None

Adjournment

Jerry Gaines made a motion to adjourn. Phillip Lawson seconded the motion. The vote carried unanimously. The meeting was adjourned at 6:22 p.m.

By: _____
Doug Brackett, Planning Commission Secretary

Prepared by:
Planning Department Staff