

MINUTES
Planning Commission
February 13, 2007

Members

Present:

Whit Kennedy, Chairman
Doug Brackett, Secretary
David Burnett
John Campbell
Phillip Lawson
Jerry Gaines
Donna Turner Williams
E Kent Miller
Marion Gramling

Staff

Present:

David Rutherford, Planning Director
Joan Holliday
Sherry Dull
Allison Ezell
Karri Issac
Savannah Sabo
Mike McGrath
Freelance Reporting Services, Transcriptionist

1. Call to Order

Whit Kennedy called the meeting to order.

2. Approval of Minutes of February 13, 2007

Phillip Lawson made a motion to approve the January 9, 2007 minutes as submitted. Donna Turner Williams seconded the motion. The vote carried unanimously.

Marion Gramling made a motion to amend the agenda and move ULMO Amendments

from item 7 a. to Discussion Items under 5 a. Doug Bracket seconded the motion. The vote carried unanimously.

3. Old Business

None

4. Public Hearings

None

5. Discussion Items

a. ULMO Amendments

David Rutherford, Planning Director, informed the Commission that staff is drafting proposed amendments to the Unified Land Management Ordinance to clarify regulations for the developers and staff. These proposed amendments will be based on the results from the County Council retreat held two weeks ago. The first reading would be held on Monday February 19th in County Council Chambers. Mr. Rutherford will present to the Planning Commissioners the proposed draft amendments to the ULMO as soon as they are completed.

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

A. Subdivisions

1. Major (Preliminary Plats)

a. Patterson Estates, Sect II (Revised)

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. She stated that this had been resubmitted because of the new road design.

Phillip Lawson 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.

b. Bushfork Subdivision

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

E. Kent Miller made a motion to grant conditional preliminary approval subject to review and approval from the Town of Inman (sewer) and Spartanburg County Public Works/Engineering Division. Phillip Lawson seconded the motion. The vote carried unanimously.

c. Landcraft Property Subdivision

Allison Ezell gave a summary of the project and recommended conditional preliminary approval subject to review and approval from the SCDOT (application), SSSD (sewer) and Spartanburg County Public Works/Engineering Division.

Whit Kennedy recommended for the name to be changed to Landcraft Property Subdivision instead of Saddlebrook Farms as submitted on the agenda.

E. Kent Miller made a motion to grant conditional preliminary approval subject to review and approval from the SCDOT (application), SSSD (sewer) and Spartanburg County Public Works/Engineering Division. Phillip Lawson seconded the motion. The vote carried unanimously.

d. Morgan Subdivision

Karri Isaac gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Spartanburg County Public Works/Engineering Division and DHEC (application).

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

e. Victoria Manor

Karri Isaac gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Spartanburg County Public Works/Engineering Division, SWS (water), SC DOT (application) and SSSD (sewer).

John Campbell made a motion to grant conditional preliminary approval subject to review and approval from Spartanburg County Public Works/Engineering Division, SWS (water), SC DOT (application) and SSSD (sewer). E. Kent Miller seconded the motion. The vote carried unanimously with David Burnett abstaining from the vote.

f. Plantation Grove

Karri Isaac gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Spartanburg County Public Works/Engineering Division, DHEC (application) and SCDOT (application).

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

2. Major (Final Plats)

a. The Reserves at Carriage Gate, Section III

Sherry Dull recommended that The Reserves at Carriage Gate, Section III be read into the record as approved.

E. Kent Miller made a motion to read The Reserves at Carriage Gate, Section III into the record as approved. Donna Turner Williams seconded the motion. The vote carried unanimously.

3. Minor (Summary Plats)

- a. Diamond Point, Resubd. Lot 9
- b. Diamond Point, Resubd. Lot 18
- c. Carolina Place, Phase 2

- d. Chaparro Crossing
- e. White Springs, Section 2
- f. White Springs, Section 2A

Sherry Dull recommended that Diamond Point, Resubd. Lot 9, Diamond Point, Resubd. Lot 18, Carolina Place, Phase 2, Chaparro Crossing, White Springs, Section 2 and White Springs, Section 2A be read into the record as approved.

Doug Brackett made a motion to read Diamond Point, Resubd. Lot 9, Diamond Point, Resubd. Lot 18, Carolina Place, Phase 2, Chaparro Crossing, White Springs, Section 2 and White Springs, Section 2A into the record as approved. Phillip Lawson seconded the motion. The vote carried unanimously.

4. Minor (Private Road Developments)

None

5. Minor (Family Property)

- a. Ivey Estates

Sherry Dull recommended that Ivey Estates be read into the record as approved.

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

6. Preliminary Extension Request

None

B. Land Development

1. Major (Preliminary Plats)

- a. The Reserve @ Park West (Apts)

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 SCDOT (application). Whit Kennedy

asked that this be approved as phase 1 and phase 2 with future development.

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

b. Upward Unlimited / B V I Dev. Corp.

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 SCDOT (application). Mike McGrath asked to include in the motion the stipulation that the road be built to industrial commercial standards.

Phillip Lawson made a motion to grant conditional preliminary approval subject to review and approval from Spartanburg County Public Works/ Engineering Division, SCDOT (application) and the stipulation that the road be built to industrial commercial standards. Doug Brackett seconded the motion. The vote carried unanimously with Marion Gramling abstaining from the vote.

2. Major (Site Plans)

None

3. Major (Final Plats) *

a. High Site (Industrial Site)

Sherry Dull recommended that High Site (Industrial Site) be read into the record as approved.

John Campbell made a motion to read High Site (Industrial Site) into the record as approved. Phillip Lawson seconded the motion. The vote carried unanimously.

4. Major (Summary) *

None

5. Preliminary Extension Request

None

7. Other Business

a. Summer Grove

Sherry Dull handed out information on Summer Grove to the Planning Commission. She stated that they had already been granted two extensions and were asking for another extension. The Commission agreed to move the discussion on Summer Grove to the March 6th 2007 meeting since they did not vote to add it to this agenda.

Adjournment

Marion Gramling made a motion to adjourn. Phillip Lawson seconded the motion. The vote carried unanimously. The meeting was adjourned at 5: 23 p.m.

By: _____
Doug Brackett, Planning Commission Secretary

Prepared by:
Planning Department Staff