

MINUTES
Planning Commission
March 6, 2007

Members

Present:

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

Members

Absent:

Jerry Gaines

Staff

Present:

David Rutherford, Planning Director
Joan Holliday
Sherry Dull
Allison Ezell
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

David Burnette made a motion to approve the February 13, 2007 minutes as amended, Section 5a. Discussion Items. Doug Brackett seconded the motion. The vote carried unanimously.

3. Old Business

None

4. Public Hearings

A. Variance Requests- Unified Land Management Ordinance

1. Chinquepin Crossing (Rear Bufferyard reduction)

Allison Ezell presented to the Commission the background information on Chinquepin Crossing. The developers brought this to the Planning Commission due to the fact that they would need summary plat approval in the future. Ms. Ezell stated that due to the topography issues of the property, they were here to ask for a variance request to reduce the buffer from a Class 5 to 3D. The developers were not sure who would occupy the 4 lots once the buildings were completed. The intent would be for four small office/retail buildings to occupy the 4 lots.

Whit Kennedy opened the public hearing.

Don Worley, engineer, was sworn in. Mr. Worley stated that the property was sloped downward and the rooftop of the new proposed building would be seen by the subdivision. The homeowners should not be able to view the service area of the new proposed building. Mr. Worley stated that the primary access would be off California Avenue. Mr. Worley also stated that they did have an encroachment permit by SCDOT, for California Avenue.

Mr. Rutherford advised the Commission to make a decision so that the developers or another potential buyer would not have to come back before the Planning Commission for another variance request.

Whit Kennedy closed the public hearing.

The Commission discussed access to the proposed site. They concluded that the Planning Commission could grant summary plat approval in the future if the developers kept as low intensity. They did not see a need for a variance. The Commission agreed that they did not want to grant a blanket variance if the developers were not sure of the proposed use of the property. If the developers changed to high intensity they would have to come back before the Planning Commission for a variance.

David Rutherford recommended the developer to state on the plat that the new proposed buildings would be low intensity commercial. The developer agreed

to amend the plat and state that it would be used for low intensity use only.

The variance was withdrawn from the public hearing.

5. Discussion Items

None

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

A. Subdivisions

1. Major (Preliminary Plats)

a. The Cottages @ Waters Edge (Revised)

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

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

b. Manderly Meadows

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, ICWD (water), DHEC (application) and SCDOT (application).

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

c. Sapphire Pointe

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, SCDOT (application) and the Town of Lyman (sewer).

Marion Gramling made a motion to grant conditional preliminary approval subject to review and approval from Spartanburg County Public Works/Engineering Division, SCDOT (application) and the Town of Lyman (sewer). Phillip Lawson seconded the motion. The Commissioners in favor of the conditional preliminary approval were Phillip Lawson, Kent Miller, Doug Brackett, David Burnett, Marion Gramling, Donna Turner Williams and John Campbell. The Commissioner against the conditional preliminary approval was Whit Kennedy. The motion was granted.

2. Major (Final Plats)

- a. Tyger Pointe, Phase 1
- b. Harvest Ridge, Section 1
- c. Winding Creek
- d. Saddler's Walk, Phase 1

Sherry Dull recommended that Tyger Pointe, Phase 1, Harvest Ridge, Section 1, Winding Creek and Saddler's Walk, Phase 1 be read into the record as approved.

E. Kent Miller made a motion to read Tyger Pointe, Phase 1, Harvest Ridge, Section 1, Winding Creek and Saddler's Walk, Phase 1 into the record as approved. Doug Brackett seconded the motion. The vote carried unanimously.

3. Minor (Summary Plats)

- a. Carriage Gate, Section II
- b. Howard James Way, Jr.

Sherry Dull recommended that Carriage Gate, Section II and Howard James Way, Jr. be read into the record as approved.

John Campbell made a motion to read Carriage Gate, Section II and Howard James Way, Jr. into the record as approved. E. Kent Miller seconded the

motion. The vote carried unanimously.

4. Minor (Private Road Developments)

None

5. Minor (Family Property)

None

6. Preliminary Extension Request

a. Summer Grove, Phase 3

Sherry Dull gave a summary of the history and dates for the different phases of Summer Grove. She stated that the preliminary contained phases 2 and 3, and that the phase 2 final has been approved and built. She stated that Mr. Al Mohler, the owner, is asking for a preliminary extension only for phase 3 for a period of 45 days so he can finalize the infrastructure and paperwork. She stated that he would also need a Storm Water extension for the same period.

Mike McGrath, of the county public works Engineering Division, stated that he was satisfied with the easement Mr. Mohler obtained and that he would recommend the extension as well.

Ms. Dull recommended that a preliminary plat and storm water extension request be granted to Summer Grove, Phase 3 with a new expiration date of 04/30/07.

Phillip Lawson made a motion to grant the request for a preliminary and storm water extension until 04/30/07. Donna Turner Williams seconded the motion. The vote carried unanimously.

B. Land Development

1. Major (Preliminary Plats)

a. Wesley Villas (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.

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

b. River Tyger Towns

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.

The commission was concerned with the buffer yard being the total setback on certain lots. There would be no room between the home and the rear buffer yard.

Phillip Lawson 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 vote. The vote carried unanimously.

2. Major (Final Plats) *

a. Fairforest Bus. Park, Lot 5 (Echo Star)

Sherry Dull recommended that Fairforest Bus. Park, Lot 5 (Echo Star) be read into the record as approved.

Doug Brackett made a motion to read Fairforest Bus. Park, Lot 5 (Echo Star) into the record as approved. Donna Turner Williams seconded the motion. The vote carried unanimously.

3. Major (Site Plans)

a. Renegade Investment

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).

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

4. Major (Summary Plats) *

None

5. Preliminary Extension Request

None

7. Other Business

a. Proposed Amendments to the ULMO

Mr. Rutherford presented to the Planning Commissioners the proposed draft text amendments to the ULMO. He stated that the purpose of the proposed text amendments was to clarify the current procedures for obtaining a development permit and site plan review process. After discussion among the Commissioners and staff, they decided to set up a special meeting for the Commissioners to make recommendations to County Council on the draft text amendments.

Marion Gramling made a motion to set up a special meeting for the proposed text amendments. Phillip Lawson seconded the motion. The vote carried unanimously. They agreed to have the meeting on Tuesday March 27, 2007.

b. Nominating committee

David Rutherford named a nominating committee, which consisted of Phillip Lawson, Doug Brackett and Donna Turner Williams.

Adjournment

Marion Gramling made a motion to adjourn. Kent Miller seconded the motion. The vote carried unanimously. The meeting was adjourned at 6: 32 p.m.

By: _____
Doug Brackett, Planning Commission Secretary

Prepared by:
Planning Department Staff