

MINUTES
Planning Commission
July 10, 2007

Members

Present: Doug Brackett, Secretary
Donna Turner Williams
E Kent Miller
Marion Gramling
John Campbell
Phillip Lawson
Jerry Gaines

Members

Absent: Whit Kennedy, Chairman

David Burnett

Staff

Present: Joan Holliday
Chris Story
Sherry Dull
Allison Ezell
Karri Isaac
Savannah Sabo
Edwin Haskell
Freelance Reporting Services, Transcriptionist

1. Call to Order

Doug Brackett called the meeting to order.

2. Approval of Minutes of June 5, 2007

Phillip Lawson made a motion to approve the June 5, 2007 minutes as submitted. John Campbell seconded the motion. The vote carried unanimously.

3. Old Business

None

4. Public Hearings

None

5. Discussion Items

A. Carolina RV Resort

Doug Brackett, Acting Chairman, explained that this project was on the agenda for discussion only and that no decisions would be made nor any motions entertained. He said that the staff would present their information and the owner would have a chance to speak. Mr. Brackett kept the discussion among the Commissioners.

Allison Ezell presented the background information on the proposed RV Park to the Planning Commission. She stated that the developer was proposing to place an RV Resort on the property and the developers had met with DHEC officials about the wastewater issues. She stated that our ordinance does not contemplate an RV Park that wishes to sell its lots.

Allison Ezell presented the background information on the proposed RV Park to the Planning Commission. She stated that the developer was proposing to place a RV Resort with spaces to sell on the property and the developers had met with DHEC officials about the wastewater issues.

Chuck Piazza, property owner and developer of Carolina R V Resort, explained to the Commission what the RV Resort would consist of and asked for guidance on the development of the R V Park. He explained that it would be an upscale RV Resort designed for luxury recreational vehicles. The developers are hoping to lure the owners of high-end RV's who need a place to stop as they crisscross the country. The roads will be similar to the roads in a housing subdivision except the cul-d-sac would be similar to commercial due to the "big rig" RV's. Individuals would own their own lots and would pull their RV's in and out all year long. There are similar RV Resorts at Lake Toxaway in North Carolina and Lake Greenwood for the Commissioners to compare to. The developers would not allow tents and campers on the individual lots, only high end RV's. They wanted to come to the Planning Commission to present the project and get their input on the development process. The owners plan to develop the RV Resort in three phases. They plan to form a Home Owners Association once 75 percent of the lots are sold. A management company would control the lots until the lots are sold. The lots would be deeded to the individual lot buyers and they would pay the taxes on

the lot. The Individual sites would have a concrete pad approximately 18 x 65 feet with utilities which include sewer, water, cable and electric. Mr. Piazza stated there would be some grading, but they plan to keep the existing forest without disturbing the gentle terrain of the property. There would not be any permanent buildings on the lots, but they would allow things like outdoor kitchens, fire places, and fountains which would have to meet the Resort's architectural committee requirements.

The County Attorney advised the Planning Commission that no action could be taken today until the RV Resort was placed on the agenda.

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

A. Subdivisions

1. Major (Preliminary Plats)

a. Holcombe Creek

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

Marion Gramling made a motion to grant conditional preliminary approval subject to review and approval from Public Works, Engineering Division and DHEC (application). E. Kent Miller seconded the motion. The vote carried unanimously.

b. Watkins Farm

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

Marion Gramling made a motion to grant conditional preliminary approval subject to review and approval from Public Works, Engineering Division, DHEC (application) and SCDOT encroachment (application). E. Kent Miller seconded the motion. The vote carried unanimously.

2. Major (Final Plats)*

None

3. Minor (Summary Plats)*

- a. Mason Farms
- b. Blackwell Acres
- c. Mitchell Farms, Phase 1
- d. Silver Lake, Section 2
- e. Paradise Homes

Sherry Dull recommended that Mason Farms, Blackwell Acres, Mitchell Farms, Phase 1, Silver Lake, Section 2 and Paradise Homes be read into the record as approved.

Phillip Lawson made a motion to read Mason Farms, Blackwell Acres, Mitchell Farms, Phase 1, Silver Lake, Section 2 and Paradise Home into the record as approved. Jerry Gaines 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. Apalache Mill (Condominiums) (aka Lofts by the Lake)

Karri Isaac gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Public Works, Engineering Division, Greer CPW (water & sewer) and SCDOT encroachment (application).

Marion Gramling made motion to grant conditional preliminary approval subject to review and approval from Public Works, Engineering Division, Greer CPW (water & sewer) and SCDOT encroachment (application). Phillip Lawson seconded the motion. The vote carried unanimously.

b. Perrin Wood Estates (Multi-Family)

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

The Planning Commissioners discussed having the developer shorten the cul de sac road into the subdivision to allow for a buffer yard.

Marion Gramling made motion to grant conditional preliminary approval subject to review and approval from Public Works, Engineering Division and SCDOT encroachment (application) with the stipulation that the developer shorten the cul-de- sac road in the subdivision to allow for a buffer to be placed between the subdivision and the adjoining property. Jerry Gaines seconded the motion. The vote carried unanimously.

2. Major (Final Plats) *

A. Ravines @ Woodridge, Phase 2 A (Condos)

Sherry Dull recommended that the Ravines @ Woodridge, Phase 2 A be read into the record as approved.

Marion Gramling made a motion to read the Ravines @ Woodridge, Phase 2 A into the record as approved. John Campbell seconded the motion. The vote carried unanimously.

3. Major (Site Plans)

None

4. Minor (Summary Plats) *

None

5. Major (Summary Plats)*

None

6. 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 5:04 p.m.

By: _____
Doug Brackett, Planning Commission Secretary

Prepared by:
Planning Department Staff