

MINUTES
Planning Commission
October 9, 2007

Members

Present:

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

Members

Absent:

Phillip Lawson
Jerry Gaines

Staff

Present:

Sherry Dull
Mike McGrath
Chris Story
Allison Ezell
Karri Isaac
Savannah Sabo
Edwin Haskell

Freelance Reporting Services, Transcriptionist

1. Call to Order

Whit Kennedy called the meeting to order.

2. Approval of Minutes of September 11, 2007

Donna Turner Williams made a motion to carry the September 11, 2007 minutes over until the November meetings for approval with corrections. Marion Gramling seconded the motion. The vote carried unanimously.

3. Old Business

None

4. Public Hearings

None

5. Discussion Items

None

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

A. Subdivisions

1. Major (Preliminary Plats)

a. Dunsmore

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

The Planning Commission agreed that if the road changed they would have to resubmit the preliminary plat and provide a turn lane if the number of lots exceeded 99.

Marion Gramling made a motion to grant conditional preliminary approval subject to review and approval from the Public Works, Engineering Division and under stipulation if the road changed or number of lots exceeded 99, they would have to resubmit a preliminary plat and add a turn lane. Donna Turner Williams seconded the motion. The vote carried unanimously.

b. Park Reserve

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

Marion Gramling made a motion to grant conditional preliminary approval subject to review and approval from the Public Works, Engineering Division. Doug Brackett seconded the motion. The vote carried unanimously.

c. Pelleverde

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

The Planning Commission agreed that the developers would need to have a turn lane if the number of lots exceeded 99.

Doug Brackett made a motion to grant conditional preliminary approval subject to review and approval from the Public Works, Engineering Division and under the stipulation that if the number of lots exceeded 99 they would have to add a turn lane. E. Kent Miller seconded the motion. The vote carried unanimously.

d. Carrousel

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

The Planning Commission agreed that the lots needed to be at least 8000 square feet.

Marion Gramling made a motion to grant conditional preliminary approval subject to review and approval from Public Works, Engineering Division, SCDOT Encroachment permit application and under the stipulation that the lots needed to be at least 8000 square feet. E. Kent Miller seconded the motion. The vote carried unanimously.

2. Major (Final Plats)*

- a. Plantation Grove, Phase 2
- b. Grandview
- c. Long Creek Estates
- d. James Creek, Phase 3

Sherry Dull recommended that Plantation Grove, Phase 2, Grandview, Long Creek Estates and James Creek, Phase 3 be read into the record as approved.

John Campbell made a motion to read Plantation Grove, Phase 2,

Grandview, Long Creek Estates and James Creek, Phase 3 into the record as approved. Donna Turner Williams seconded the motion. The vote carried unanimously.

3. Minor (Summary Plats)*

- a. Syphrit Commons
- b. Ralph J. Niemila
- c. Evergreen Terrace
- d. Southern Sweets
- e. Mulligan's Den @ Village Greens

Sherry Dull recommended that Syphrit Commons be read into the record as approved.

E. Kent Miller made a motion to read Syphrit Commons into the record as approved. Doug Brackett seconded the motion. The vote carried unanimously with David Burnett abstaining from the vote.

Sherry Dull recommended that Ralph J. Niemila, Evergreen Terrace and Southern Sweets be read into the record as approved.

Marion Gramling made a motion to read Ralph J. Niemila, Evergreen Terrace and Southern Sweets into the record as approved. Donna Turner Williams seconded the motion. The vote carried unanimously.

Sherry Dull recommended that Mulligan's Den @ Village Greens be read into the record as approved.

Doug Brackett made a motion to read Mulligan's Den @ Village Greens into the record as approved. E. Kent Miller seconded the motion. The vote carried unanimously with Marion Gramling abstaining from the vote.

4. Minor (Private Road Developments)*

None

5. Minor (Family Property)

- a. Andrew Wayne & Brenda West, Etal

Sherry Dull recommended that Andrew Wayne & Brenda West, Etal be read into the record as approved.

John Campbell made a motion to read Andrew Wayne & Brenda West, Etal into the record as approved. Donna Turner Williams seconded the motion. The vote carried unanimously.

6. Preliminary Extension Request

None

B. Land Development

1. Major (Preliminary Plats)

a. Niagara Mill Townes

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

The Planning Commission agreed to put under the stipulation that a turn around be provided at the end of the road.

Marion Gramling made a motion to grant conditional preliminary approval subject to review and approval from Public Works, Engineering Division and under the stipulation that a turn around be provided at the end of the road. E. Kent Miller seconded the motion. The vote carried unanimously.

2. Major (Final Plats) *

None

3. Major (Site Plans)

None

4. Minor (Summary Plats) *

None

5. Major (Summary Plats)*

None

6. Preliminary Extension Request

None

7. Other Business

None

8. Adjournment

Marion Gramling made a motion to adjourn. Doug Brackett seconded the motion. The vote carried unanimously. The meeting adjourned at 5:05 p.m.

By: _____
Doug Brackett, Planning Commission Secretary

Prepared by:
Planning Department Staff