

MINUTES
Planning Commission
December 4, 2007

Members

Present:

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

Staff

Present:

Joan Holliday
Sherry Dull
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 November 6, 2007

Doug Brackett made a motion to approve the November 6, 2007 minutes as amended. Donna Turner Williams seconded the motion. The vote carried unanimously.

3. Old Business

None

4. Public Hearings

A. Amendment to the Unified Land Management Ordinance #0-99-015

Chris Story gave back ground information on what the new changes to the Unified Land Management Ordinance would be and how the changes would affect the

Planning Commission Members and developers. He stated that in recognition of the merging interest of new urban development and traditional neighborhood design, some of these specific designs are in conflict with the Unified Land Management Ordinance. They have met with Planning Consultants within the past months and reviewed model ordinances from other places, to look at ways to make it possible for new urban communities to be developed in Spartanburg County.

Mr. Story stated that some of the specific design elements that currently conflict with the Unified Land Management Ordinance are mixing residential styles within a neighborhood or within a street, and mixing residential uses with commercial uses within a community. These new types of development conflict with the Unified Land Management Ordinance at this time, and will work in some environments and not in others, depending on the plan that is brought forward.

They are proposing a development agreement that will come before Planning Commission and County Council. These types of developments will have a higher set of standards as far as landscaping, sidewalks, street lighting and street trees to make this type of neighborhood work, but could allow narrower streets, shorter blocks. In addition, they will also include analyzed traffic impacts. This particular amendment will be an optional parallel track and will not change the content of the Unified Land Management Ordinance. The new development will require a 25 acre minimum to be consistent with State law involving developer agreements. There are copies available for anyone who is interested.

Whit Kennedy explained to the Planning Commission members and public the intent of the new changes. He stated that these projects would be stand alone and would have to go before Planning Commission and County Council for final approval. There will be a negotiated agreement for that particular development and they would have to meet the requirements set forth by State Law which is for both Planning Commission and County Council to hold Public Hearings. The Planning Commission would not approve it but recommend it to County Council, who would give approval to each Planned Development on a one-time basis. Mr. Kennedy reiterated that each one would be different and that they could negotiate for items such as narrower streets, shorter blocks, mixed residential and commercial, etc., that the current ordinance does not allow. He informed the public that there would be a meeting on December 19, 2007 at 2:30 in conference room 2. He stated that any suggestions should be forwarded to the Planning Commission before the meeting on December 19th.

Whit Kennedy opened the public hearing.

Darrell Hinson, representing the Home Builders of Spartanburg County, was sworn in. He agreed with the new direction on new planned development put forth by staff and administration and applauded their forward thinking. He was not sure why County Council would be involved with the approval process for the new

developments. He asked staff and administration to adopt an ordinance that would specify how these new developments would be designed. Mr. Hinson used Greer Planning Commission as an example of a regulation authority for planned urban development and stated that they have guidelines to go by.

Chris Story stated that Greer has zoning, with regular zoning districts for planned development.

Whit Kennedy explained that each project would be stand alone and once approved would be a new ordinance for that particular project. The discussion would go before the Planning Commission and approval would come from County Council.

Robert Flynn, sworn in, stated that he agreed that we need to do something but did not agree with the new planned development ordinance change because of the requirements. He was not aware until now of the new Ordinance change.

Whit Kennedy stated that that is why we have a public hearing to get input, nothing other than State Law is written in stone. The new changes must comply with State Law.

Craig Sims, Developer, was sworn in. He wanted clarification on the 25 acre requirement for new planned development. He asked if it was from State Law.

Whit Kennedy stated that was an act that the legislature passed to give local bodies a method to grant permission for Planned Urban Development.

Jay Beeson, Developer, was sworn in. He stated that this change was very badly needed. He asked for clarification on the December 19th Special Meeting. He thanked the Planning Commission for holding a Special Meeting on December 19th to address the new Ordinance change.

Whit Kennedy asked anyone with questions or suggestions to forward their suggestions to the Planning Staff.

Lee Lawson, Planning Staff, was sworn in. He stated that staff and administration are trying to amend the Ordinance to address new planned development since Spartanburg County did not have zoning.

Jay Beeson asked if we looked at other jurisdictions in our situation. Lee Lawson replied yes, but Planned Developments are implemented with zoned areas.

Whit Kennedy stated that we are open to all suggestions.

Whit Kennedy closed the public hearing and opened the floor for discussion.

David Burnett made a motion to table the vote on the recommendation until the January 2008 Planning Commission Meeting. Jerry Gaines seconded the motion. The vote carried unanimously.

5. Discussion Items

None

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

A. Subdivisions

1. Major (Preliminary Plats)

a. Shady Grove Hills Phase 2 Sect II

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

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

2. Major (Final Plats)*

a. Cool Waters

Sherry Dull recommended that Cool Waters be read into the record as approved.

Doug Brackett made a motion to read Cool Waters into the record as approved. John Campbell seconded the motion. The vote carried unanimously.

3. Minor (Summary Plats)*

a. Laura Linder

- b. Marvins Meadow
- c. Valeriy Sashkov

Sherry Dull recommended that Laura Linder, Marvins Meadow, and Valeriy Sashkov be read into the record as approved.

John Campbell made a motion to read Laura Linder, Marvins Meadow, and Valeriy Sashkov into the record as approved. Donna Turner Williams seconded the motion. The vote carried unanimously.

4. Minor (Private Road Developments)*

- a. Dove Tree Estates (Revised)

Sherry Dull recommended that Dove Tree Estates (Revised) be read into the record as approved.

Phillip Lawson made a motion to read Dove Tree Estates (Revised) into the record as approved. Jerry Gaines seconded the motion. The vote carried unanimously.

5. Minor (Family Property)

None

6. Preliminary Extension Request

- a. Fuller Place

Karri Issac gave a summary of the project and recommended a preliminary extension request until 12/4/08.

Phillip Lawson made a motion to grant an extension for Fuller Place request until 12/4/08. Donna Turner Williams seconded the motion. The vote carried unanimously.

B. Land Development

1. Major (Preliminary Plats)

None

2. Major (Final Plats) *

a. Mayfair Lofts

Sherry Dull recommended that Mayfair Lofts be read into the record as approved.

E. Kent Miller made a motion to read Mayfair Lofts into the record as approved. John Campbell seconded the motion. The vote carried unanimously.

3. Major (Site Plans)

a. NURRC (Coke Plant – Recycling)

Allison Ezell gave a summary of the project and recommended conditional preliminary approval subject to review and approval from SCDOT.

Randy Etkorn, representing O’Neal Inc, was sworn in. NURRC currently has a facility on this site of recycling plastics materials. They plan to expand the site with an addition onto the existing building to increase the capacity of production.

John Campbell made a motion to grant conditional preliminary approval subject to review and approval from SCDOT. Marion Gramling seconded the motion. The vote carried unanimously.

b. Holiday Inn Express 221\I-85

Karri Isaac gave a summary of the project and recommended conditional preliminary approval subject to review and approval from SCDOT.

Marion Gramling made a motion to grant conditional preliminary approval subject to review and approval from SCDOT. Doug Brackett seconded the motion. The vote carried unanimously.

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. E. Kent Miller seconded the motion. The vote carried unanimously. The meeting adjourned at 5:34 p.m.

By: _____
Doug Brackett, Planning Commission Secretary

Prepared by:
Planning Department Staff