

MINUTES
Planning Commission
February 12, 2008

Members

Present:

Whit Kennedy, Chairman
Doug Brackett, Secretary
David Burnett
Donna Turner Williams
E Kent Miller
Les Green
Jerry Gaines
John Campbell

Members

Absent:

Phillip Lawson

Staff

Present:

Joan Holliday
Sherry Dull
Chris Story
Allison Ezell
Karri Isaac
Savannah Sabo
Mike McGrath
Ron Kirby
Mike Garrett

Freelance Reporting Services, Transcriptionist

1. Call to Order

Whit Kennedy called the meeting to order.

2. Approval of Minutes of January 8, 2008

Doug Brackett made a motion to approve the January 8, 2008 minutes as amended. John Campbell seconded the motion. The vote carried unanimously.

3. Old Business

None

4. Public Hearings

A. Road Name Changes

1. Portion of Bonanza Drive to Iditarod Trail, by petition

Harriett Montgomery presented the background information to the Commission on the road name change.

It has been petitioned to rename a portion of Bonanza Drive, Spartanburg to Iditarod Trail, Spartanburg. The petition was signed by the residents on the portion of road to be changed and was signed by all of the residents and property owners along the road. Bonanza Drive now runs from East Main Street Extension to a dead-end about 200 feet on the northern side of Twin Pond Drive. Bonanza Drive formerly crossed Twin Pond Dr and ended at Iditarod Trail. Only one residence will be affected by the name change. It was on the recommendation of a sheriff's deputy that the request was submitted. A call was made to 9-1-1 and the deputy had difficulty locating the residence.

The Planning Department staff notified all residents and property owners of the petition to change the road name on January 10, 2008. There are 3 vacant parcels of land, a pavilion and one residence. The petition was signed by 100% of the property owners.

A legal notice announcing this public hearing ran in the Spartanburg Herald Journal on Sunday, January 27, 2008. The Planning Department staff recommends that the portion of Bonanza Drive from Twin Pond Trail south be renamed Iditarod Trail.

Whit Kennedy opened the public hearing.

There was no one present to speak for or against the road name change at the public hearing.

Whit Kennedy closed the public hearing.

John Campbell made a motion to change the road name from a portion of Bonanza Drive to Iditarod Trail. Donna Turner Williams seconded the motion. The vote carried unanimously.

B. Variance Request- Unified Land Management Ordinance #0-99-015

1. Clement Pointe, Phase II (one-way Road Width)

Allison Ezell presented to the Commission the background information on Clement Pointe Phase II.

Whit Kennedy opened the public hearing.

Marion Gramling, with Gramling Brothers Surveying, was sworn in. He stated that Clement Pointe was designed to have 26 Estate Lots which ranged from 0.66 acres to 2.49 acres. He stated that the Phase II development would consist of 16 Charleston style homes and phase 18 Town House cluster units with 35 patio homes in the future development. In addition, they will also be posting a reduced speed limit of 25 mph. Mr. Gramling stated that by allowing the narrowing of the road width, it would enhance the following: Pedestrian Safety, Traffic Calming, Sidewalks, Additional Green Spaces, Lower Road Maintenance and Emergency Response Vehicles can move through the streets with ease.

Whit Kennedy asked if there was anyone else to speak the matter. There being none, he closed the public hearing.

Whit Kennedy stated that in the pre-meeting they discussed possible issues of parking on the road. The Planning Commission and Developers agreed to restrict the road with no parking as a stipulation of approval. In addition, the driveways of all the lots would extend towards the rear of the lots so there would be plenty of off street parking. Mike McGrath of the Spartanburg County Engineering Division was in agreement on approval with the stipulation that the local fire department give their blessing, as well.

David Burnett stated that he would like to add in the motion under the stipulation that they design a v-shape island into the entrance of road C to keep traffic going in the right direction.

Doug Brackett made a motion to approve the variance request on the road width from 24 feet to 16 feet under the stipulation that the island be designed with a v-shape at the entrance of road C to keep traffic directed in the right direction, the speed limit be posted at 25 mph, there would not be any on street parking and subject to a positive review from the local fire department. E. Kent Miller seconded the motion. The vote carried unanimously with Donna Turner Williams abstaining from the vote.

David Burnett made a motion to approve the variance request for the reduction of the radius at the ends of the ovals from 150-feet to 87.5-feet under the stipulation that the island was redesigned at the entrance of road C to keep traffic directed in the right direction, the speed limit be posted at 25 mph, there would not be any on-street parking and subject to a positive review from the local fire department. Jerry Gaines seconded the motion. The vote carried unanimously with Donna Turner Williams abstaining from the vote.

5. Discussion Items

None

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

A. Subdivisions

1. Major (Preliminary Plats)

a. Clement Pointe, Phase II

Allison Ezell gave a summary of the project and recommended conditional preliminary approval subject to review and approval from the Spartanburg Water System, Spartanburg Sanitary Sewer District and Public Works, Engineering Division.

E. Kent Miller made a motion to grant conditional preliminary approval subject to review and approval from the Spartanburg Water System, Spartanburg Sanitary Sewer District and Public Works, Engineering

Division and subject to the variance conditions. Les Green seconded the motion. The vote carried unanimously with Donna Turner Williams abstaining from the vote.

b. Grandview, Phase 2

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).

John Campbell made a motion to grant conditional preliminary approval subject to review and approval from Public Works, Engineering Division and DHEC (application). Donna Turner Williams seconded the motion. The vote carried unanimously.

c. Beech Tree Hollow (Conserv.)

Karri Isaac gave a summary of the project and recommended conditional preliminary approval with all reviews completed.

The Planning Commission agreed to approve under the stipulation that the lots within South Carolina had DHEC approval (septic and wells).

Les Green made a motion to grant conditional preliminary approval subject to review and approval from DHEC on the portion of lots that fall within the South Carolina boundaries. Doug Brackett seconded the motion. The vote carried unanimously.

2. Major (Final Plats)*

a. Woodlands @ Autumn Glen, Section I

Sherry Dull recommended that Woodlands @ Autumn Glen, Section 1 be read into the record as approved.

E. Kent Miller made a motion to read Woodlands @ Autumn Glen, Section 1 into the record as approved. Donna Turner Williams seconded the motion. The vote carried unanimously.

3. Minor (Summary Plats)*

a. Shirk Meadows

- b. CACO Properties
- c. Arrowood Ridge

Sherry Dull recommended that Shirk Meadows, CACO Properties and Arrowood Ridge be read into the record as approved.

Doug Brackett made a motion to read Shirk Meadows, CACO Properties and Arrowood Ridge into the record as approved. E. Kent Miller seconded the motion. The vote carried unanimously.

4. Minor (Private Road Developments)*

- a. Clara Ridge
- b. Keller Estates
- c. Compton Shoals

Sherry Dull recommended that Clara Ridge, Keller Estates and Compton Shoals be read into the record as approved.

John Campbell made a motion to read Clara Ridge, Keller Estates and Compton Shoals into the record as approved. Donna Turner Williams seconded the motion. The vote carried unanimously.

5. Minor (Family Property)

None

6. Preliminary Extension Request

None

B. Land Development

1. Major (Preliminary Plats)

None

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

a. Announcement of Planning Commission Member Appointments

Whit Kennedy informed the Planning Commission Members that Marion Gramling was no longer on the Planning Commission and thanked him for his many dedicated years on the Planning Commission.

Chris Story introduced the new Planning Commission Member, Les Green. He previously was a member of the Land Management Board of Appeals.

8. Adjournment

Doug Brackett made a motion to adjourn. E. Kent Miller seconded the motion. The vote carried unanimously. The meeting adjourned at 5:03 p.m.

By: _____
Doug Brackett, Planning Commission Secretary

Prepared by:
Planning Department Staff