

MINUTES
Planning Commission
May 6, 2008

Members

Present: Whit Kennedy, Chairman
Doug Brackett, Secretary
David Burnett
Phillip Lawson
Donna Turner Williams
E Kent Miller
Les Green
John Campbell

Members

Absent: Jerry Gaines

Staff

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

1. Call to Order

Whit Kennedy called the meeting to order.

2. Approval of Minutes of April 8, 2008

Phillip Lawson made a motion to approve the April 8, 2008 minutes as amended. E. Kent Miller seconded the motion. The vote carried unanimously.

3. Old Business

None

4. Public Hearings

A. Road Name Changes

1. Part of Reidville Road to Smith Waters Drive

SCDOT has reworked REIDVILLE ROAD, GREER, so that REIDVILLE ROAD now bypasses this particular section of road that is approximately one quarter of a mile long and serving 3 residential structures and a large track of farmland. The new configuration of the road now meets at a cross road with a new traffic light at Highway 101 and continues across Highway 101 as one road. The section to be renamed begins approximately 1000 feet north of the new intersection with REIDVILLE ROAD (US 296) and runs to Highway 101 Greer, approximately 200 feet north of the new intersection of Reidville Road.

The Planning Department staff notified the residences and property owners of our intent to change the road name and multiple suggestions were received. The consensus was to rename it Smith Waters Drive, Greer.

A legal notice announcing this public hearing ran in the Spartanburg Herald Journal on Sunday, April 27, 2008. The Planning Department staff recommends that the road name be changed to SMITH WATERS DRIVE.

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

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 part of Reidville Road to Smith Waters Drive. Donna Turner Williams seconded the motion. The vote carried unanimously.

2. Part of Sharon Church Road to new Timmons Drive

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

SCDOT has reworked SHARON CHURCH ROAD, GREER, so that it now bypasses this particular section of road. It is approximately 300 feet long and serving 1 commercial structure and 2 tracts of vacant land. The new configuration of the road meets at a cross road with a new traffic light At Highway 101 and continues across Highway 101 as one road. The section to be renamed begins approximately 500 feet off the southern side SHARON CHURCH ROAD from the intersection with Highway 101 Greer to a dead end at the commercial building.

The Planning Department staff notified business and property owners of our intent to change the road name and multiple suggestions were received. The consensus was to rename it TIMMONS DRIVE.

A legal notice announcing this public hearing ran in the Spartanburg Herald Journal on Sunday, April 27, 2008. The Planning Department staff recommends that the road name be changed to TO TIMMONS DRIVE.

Whit Kennedy opened the public hearing.

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

Whit Kennedy closed the public hearing.

Doug Brackett made a motion to change a portion of Sharon Church Road to Timmons Drive. Phillip Lawson 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. Lake Flumi, Phase 2

Allison Ezell gave a summary of the project and recommended

conditional preliminary approval subject to review and approval from DHEC (application) and Public Works, Engineering Division.

Russ Easler was present to represent the project and agreed to put a note on the summary plat that they would have to access off West Road.

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

2. Major (Final Plats)*

- a. Carlton Creek

Sherry Dull recommended that Carlton Creek be read into record as approved.

John Campbell made a motion to read Carlton Creek into the record as approved. Donna Turner Williams seconded the motion. The vote carried unanimously.

3. Minor (Summary Plats)*

- a. James & Linda Calloway
- b. Carolina Place, Phase 4
- c. Haskel Sexton

Sherry Dull recommended that James & Linda Calloway, Carolina Place, Phase 4 and Haskel Sexton be read into the record as approved.

Phillip Lawson made a motion to read James & Linda Calloway, Carolina Place, Phase 4 and Haskel Sexton 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

None

B. Land Development

1. Major (Preliminary Plats)

a. Shops at Boiling Springs

Allison Ezell gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Spartanburg Sanitary Sewer District. Allison Ezell presented a large site plan to the Planning Commissioners.

After discussion among the Planning Commissioners, they agreed that a new site plan would need to be submitted showing a higher class buffer against residential properties off of Farm Lake Road, than was originally proposed by the developers. . In addition, the buffer yard would need to be extended from the back corner of the cemetery down to the current buffer yard design. They also agreed that there would not be any entrances off Farm Lake Road into the new proposed commercial development. They would need to relocate all the entrances into the development off of Highway 9.

Russ Easler agreed to resubmit a new site plan with the changes to the Planning Commission.

James E. Parsons, adjoining property owner, was concerned with the proposed commercial development against a residential subdivision. In addition, he was concerned with the resale value of the property and the safety of the children in the neighborhood.

W. A. Turner, adjoining property owner, asked the Planning Commission members for clarification on the location of the bufferyard off of farm Lake Road and a description of a class 5 bufferyard.

Donna Turner Williams made a motion to table the Shops at Boiling Springs until a new a new site was submitted showing the changes. Phillip Lawson seconded the motion. The vote carried unanimously.

b. Ravines at Woodridge (Revised)

Alison Ezell gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Public Works/Engineering Division and Addressing/911.

Whit Kennedy recommended to the Planning Commission to table until a later date so that they could seek advice from the county attorney. He stated that two public hearings were held and the variances were approved based on the site plan at the time, and by changing the units would change the site plan, layout and density of the project.

Chip Fogleman, representing the project, stated that the change in the number of units in each condo would not affect the two variances granted earlier. The owners had made changes that complied with the overall site plan. The density would not change but one building would have 6 units instead of the proposed four units.

Philip Lawson made a motion to table until a later date until they received legal advice from the County Attorney. Donna Turner Williams 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

a. Highway 290 Medical Park

Sherry Dull recommended that a preliminary extension request be granted to

Highway 290 Medical Park. The new expiration date would be October 20, 2008.

Phillip Lawson made a motion to grant a preliminary extension request to Highway 290 Medical Park until October 20, 2008. Doug Brackett seconded the motion. The vote carried unanimously.

7. Other Business

- a. 2008 Nominating Committee for Planning Commission Member Appointments

Chairman Whit Kennedy opened the floor.

Donna Turner Williams reported that the nominating committee recommended the re-election of the current slate of officers: Whit Kennedy as Chairman, David Burnett as Vice Chairman and Doug Brackett as Secretary.

Phillip Lawson made a motion to approve the nominating committee slate as submitted. E. Kent Miller seconded the motion. The vote was unanimous.

8. Adjournment

E. Kent Miller made a motion to adjourn. Donna Turner Williams seconded the motion. The vote carried unanimously. The meeting adjourned at 6:02 p.m.

By: _____
Doug Brackett, Planning Commission Secretary

Prepared by:
Planning Department Staff