

Spartanburg County Planning & Development

MINUTES Planning Commission July 1, 2008

Members

Present:

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

Staff

Present:

Joan Holliday
Chris Story
Sherry Dull
Allison Ezell
Laurie Horton
Karri Isaac
Mike Garrett
Mike McGrath
Jim D'Amato
Savannah Sabo
Edwin Haskell

Freelance Reporting Services, Transcriptionist

1. Call to Order

Whit Kennedy called the meeting to order.

2. Approval of Minutes of June 3, 2008

E. Kent Miller made a motion to approve the June 3, 2008 minutes as submitted. Les Green seconded the motion. The vote carried unanimously.

Doug Brackett made a motion to amend the agenda and move item 6 B. c Shops @ Boiling Springs to item 3 a. under old business. Donna Turner Williams seconded the motion. The vote carried unanimously.

3. Old Business

a. Shops @ Boiling Springs

Phillips Lawson made a motion to bring Shops @ Boiling Springs off the table from the May meeting. E. Kent Miller seconded the motion. The vote carried unanimously.

Allison Ezell gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Spartanburg Sanitary Sewer District.

David Britt informed the Planning Commission that there was a meeting held between the Developers and the president of the Farm Lake Home Owners Association. He stated that both parties came to an agreement that the main entrance into the fitness club would be off Highway 9. He stated that the rear entrance off of Farm Lake Road would only be used for employee parking and overflow parking. In addition, the developer agreed to leave the existing trees as a buffer and plant additional shrubs.

Russ Easler, Engineer, stated that a majority of the people entering the fitness club would be encouraged to enter through the front entrance off of Highway 9. He stated that the new plans would show that the front parking area would not connect to Farm Lake Road. He stated that the building setback line with trees and shrubs would prohibit people from exiting the front parking lot onto Farm Lake Road. In addition, Mr. Easler informed the Planning Commission that any future buyers of lot #4, would have no access off Farm Lake Road.

Anthony Phanton, President of the Farm Lake Home Owners Association, stated that a majority of the homeowners in Farm Lake did not object to the new commercial development. He stated that the home owner's main concern was increased traffic flow on Farm Lake Road and that the current speed limit of 30 mph would strictly be enforced.

Bill Turner, 183 Farm Lake Road, asked the Planning Commission for a description of the buffer yard options.

Chris Story advised the developers to submit a landscape plan that reflects the changes made between the developer and the Farm Lake Home Owners association to the Planning Staff.

John Campbell made a motion to grant preliminary approval for Shops @ Boiling Springs subject to approval from SSSSD. Les Green seconded. The vote carried unanimously

4. Public Hearings

None

5. Discussion Items

a. Hwy 9 & Seay Road Property

Allison Ezell briefed the Planning Commission on the new proposed commercial multi-family development. She stated that the proposed multi-family development would be affected by SCDOT and the Spartanburg County Roads and Bridges widening plan. She stated that the developer was here to ask for guidance from the Planning Commission for the new project wanted to discuss the possibility of a variance in the future. SCDOT has plans to widen Highway 9 from Rainbow Lake Road to Highway 292 within the next five years. In addition, there are also plans to widen a portion of Seay Road from Hanging Rock Road to Highway 9. In order for the roads to intersect properly, the State would need to acquire a portion of the property for the new proposed project to connect the two roads. SCDOT and Roads & Bridges have asked the developer not to have curb cuts along Highway 9 which would severely limit the density of the Apartment development planned for the rear portion of the property. The ULMO requires access from a collector road to be limited to a density of 12 units per acre which would cut the number of units in the proposed multifamily development. The access off of an arterial road would hold unlimited density. The entire site would access interior drives off of Seay Road with a stop light on Highway 9. Spartanburg County Roads and Bridges, SCDOT and SPATS have met and feel that this would be beneficial from a Planning stand point and therefore a variance would be needed to allow the developer to go forward with the project. She stated that representatives were here from SPATS, Spartanburg County Roads and Bridges and SCDOT to discuss the project from a transportation standpoint. The representatives were Penny Phillips from SCDOT, Mike Garrett from Spartanburg County Public Works and Engineering and Jim D'Amato from SPATS.

Penny Philips with SCDOT stated that they were in the environmental process of engineering the new Seay Road intersection. She stated that they were trying to incorporate the county plans with SCDOT for the widening of Seay Road and they planned to approve Seay Road with the county transportation plans.

Jim D'Amato with SPATS stated that the new design would place a new road

connecting Seay Road to Highway 9 so that the development could have access off of Seay Road.

Chris Story stated that the developer would like to work with SPATS and SCDOT to make the intersection work. He stated that there was an agreement that the County would cooperate with SCDOT to improve Highway 9 and Seay Road for the project to come together at that point. Mr. Story stated that the project was in the direction that would be mutually beneficial so that staff could provide some sort of mechanism down the road to make it so the density would not be solely determined. He stated that staff would continue to work with the developer and hopefully there would be an ordinance provision that would allow future project to go in this direction.

The Planning Commission agreed that the SCDOT and SPATS plans made sense to change the access to come off Seay Road and not Highway 9. They recommended for the Developer to go ahead and submit preliminary plans to the Planning Staff for a five year lay out.

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

A. Subdivisions

None

1. Major (Preliminary Plats)

a. Grandview, Phase 2 (Revision)

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

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

b. Lindsey Estates, Phase 2

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

Doug Brackett 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.

2. Major (Final Plats)*

- a. Patriot Hill, Phase 2
- b. Shallowbrook

Sherry Dull recommended that Patriot Hill, Phase 2 and Shallowbrook be read into record as approved.

Phillip Lawson made a motion to read Patriot Hill, Phase 2 and Shallowbrook into the record as approved. Les Green seconded the motion. The vote carried unanimously.

3. Minor (Summary Plats)*

- a. Megan's View
- b. Tower Court
- c. Trace Meadows
- d. Addison Estates

Sherry Dull recommended that Megan's View, Tower Court, Trace Meadows and Addison Estates be read into record as approved.

John Campbell made a motion to read Megan's View, Tower Court, Trace Meadows and Addison Estates into the record as approved. Phillip Lawson seconded the motion. The vote carried unanimously.

4. Minor (Private Road Developments)*

None

5. Minor (Family Property)

None

B. Land Development

1. Major (Preliminary Plats)

a. The Villas @ Lawson Creek

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

John Campbell made a motion to grant preliminary approval subject to reviews from Addressing and Public Works and Engineering Division. Les Green seconded the motion. The vote carried unanimously.

b. Hillside Partnership II

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

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

2. Major (Final Plats) *

a. Ingles @ Peach Valley

Sherry Dull recommended that Ingles @ Peach Valley be read into the record as approved.

Jerry Gaines made a motion to read Ingles @ Peach Valley be read into the record as approved. Les Green 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

a. None

8. Adjournment

E. Kent Miller made a motion to adjourn. Donna Turner Williams seconded the motion. The vote carried unanimously. The meeting adjourned at 5:40 p.m.

By: _____
Doug Brackett, Planning Commission Secretary

Prepared by:
Planning Department Staff