

Spartanburg County Planning & Development

MINUTES

Planning Commission

September 9, 2008

Members

Present:

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

Staff

Present:

Joan Holliday
Chris Story
Mike McGrath
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 August 5, 2008

Phillip Lawson made a motion to approve the August 5, 2008 minutes as submitted. Donna Turner Williams seconded the motion. The vote carried unanimously.

3. Old Business

Bristol Apartments- variance tables August 5, 2008

E. Kent Miller made a motion to bring Bristol Apartments off of the Table from the August 2008 Planning Commission Meeting for discussion. Les Green seconded the motion. The vote carried unanimously.

Karri Isaac gave some background information on the project stated that SCDOT denied a curb cut off of Highway 176 to the proposed apartments.

The Planning Commissioners discussed density for the Apartments off of Commerce Boulevard. Whit Kennedy referred to the minutes from April 10, 2001 for Autumn Park Apartments which granted the project density off of Highway 176. The developer stated that the Autumn Park Development had approximately 14.05 units per acre which calculated out to be 198 units. The Planning staff stated that the approved plat had 16.75 units per acre for the Autumn Park Development. The density for Town Homes is 15.4 units per acre in the Unified Land Management Ordinance.

Mr. Jeff Harmon, developer, stated that in the April 2001 meeting, the Planning Commission approved the project under the condition that the remaining land would not be developed without the original road access and density granted in 2001. They were good with the approval with the original 2001 Planning Commission meeting granting them 16.75 units per acre.

Chris Story stated this site would be a good location for dense development however; the only concern would be the capacity of the road to move traffic out at peak times. He stated that they did not have a projection at this time of the road capacity. Mr. Story stated that staff could provide counts and an opinion as to the likelihood of a traffic signal at the intersection of Commerce Boulevard and Highway 176.

David Burnett agreed that the Planning Commission needed to place a cap on the amount of units per acre. The Planning Commission members looked over the plat for Bristol Apartments for the number of units per acre.

John Campbell made a motion to approve the variance request for 16.4 units per acre for Bristol Apartments. E. Kent Miller seconded the motion. The vote was seven to one in favor of the variance request.

4. Public Hearings

None

5. Discussion Items

None

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

A. Subdivisions

1. Major (Preliminary Plats)

a. Woodfin Ridge Sect V (Revised)

Allison Ezell gave a summary of the project and recommended preliminary approval with all approvals in.

David Burnett made a motion to grant preliminary approval. Les Green seconded the motion. The vote carried unanimously.

2. Major (Final Plats)*

- a. Mill Brook, Phase 1
- b. Mandy's Meadow

Allison Ezell recommended that Mill Brook, Phase 1 and Mandy's Meadow be read into record as approved.

Doug Brackett made a motion to read Mill Brook, Phase 1 and Mandy's Meadow into the record as approved. E. Kent Miller seconded the motion. The vote carried unanimously.

3. Minor (Summary Plats)*

- a. Lindley Estates Ph 1
- b. Woodfin Ridge, Section IV A
- c. Upper Valley Cottages
- d. Estate of Marilyn O'Malone

Allison Ezell recommended that Lindsey Estates Ph 1, Woodfin Ridge Section IV A, Upper Valley Cottages and Estate of Marilyn O'Malone, be read into record as approved.

E. Kent Miller made a motion to read Lindley Estates Ph 1,

Woodfin Ridge Section IV A, Upper Valley Cottages and Estate of Marilyn O'Malone, into the record as approved. John Campbell seconded the motion. The vote carried unanimously.

4. Minor (Private Road Developments)*

a. Azarel

Allison Ezell recommended that Azarel be read into record as approved.

David Burnett made a motion to read Azarel into the record as approved. John Campbell seconded the motion. The vote carried unanimously.

5. Minor (Family Property)

B. Land Development

1. Major (Preliminary Plats)

a. Brsitol Apartments

Doug Brackett made a motion to bring Bristol Apartments off of the Table from the August 2008 Planning Commission Meeting for discussion. Donna Turner Williams seconded the motion. The vote carried unanimously.

Karri Isaac gave some background information on the project and recommended conditional preliminary approval based on reviews from Spartanburg County Public Works and Engineering Department, Addressing/911, Inman/Campobello Water and Spartanburg Sanitary Sewer District.

The Planning Commission members looked over the large layout plan for Bristol Apartments which showed the 16.4 units per acre.

The developer stated that the project would consist of 232 units per 14.1 acre. David Burnett asked about storm water retention. The developer stated that they plan to buy the 23 acre site next to the proposed apartments.

Doug Brackett made a motion to grant conditional approval based on reviews from Spartanburg County Public Works and Engineering Department, Addressing/911, Inman/Campobello Water and Spartanburg Sanitary Sewer

District. Donna Turner Williams seconded the motion. The vote carried unanimously.

b. Draymont Ridge, Ph 5A (Town homes)

Phillip Lawson made a motion to bring Draymont Ridge, Ph 5A off of the Table from the August 2008 Planning Commission Meeting for discussion. Les Green seconded the motion. The vote carried unanimously.

Allison Ezell gave some background information on the project and recommended conditional preliminary approval based on reviews from Spartanburg County Public Works and Engineering Department, Spartanburg Water System and Spartanburg Sanitary Sewer District. She stated that the developers have moved the right of way line and the road will remain private with all the homes meeting the Townhome requirements.

Les Green made a motion to grant conditional preliminary approval based on reviews from Spartanburg County Public Works and Engineering Department, Spartanburg Water System and Spartanburg Sanitary Sewer District. Donna Turner Williams seconded the motion. The vote carried unanimously.

c. Tom Cat Business Park

Whit Kennedy recused himself from Tom Cat Business Park. David Burnett stepped in as the chairman for this project.

Karri Isaac gave some background information on the project and recommended conditional preliminary approval based on reviews from Spartanburg County Public Works and Engineering Department, Addressing/911 and DHEC Application.

Jerry Gaines made a motion to grant conditional preliminary approval based on reviews from Spartanburg County Public Works and Engineering Department, Addressing/911 and DHEC Application. Les Green seconded the motion. The vote carried unanimously with Whit Kennedy recusing himself from the Planning Commission.

2. Major (Final Plats) *

- a. Cedar Springs Place, Ph 1 & Road portion of ph 2
- b. Campus Suites Apartments
- c. Rogers Commerce Park

d. North Grove Medical Park, Ph 1

Allison Ezell recommended that Cedar Springs Place, Ph 1 & Road portion of ph 2, Campus Suites Apartments, Rogers Commerce Park and North Grove Medical Park, Ph 1, be read into the record as approved.

Phillip Lawson made a motion to read Cedar Springs Place, Ph 1 & Road portion of ph 2, Campus Suites Apartments, Rogers Commerce Park and North Grove Medical Park, Ph 1 into the record as approved. Donna Turner Williams seconded the motion. The vote carried unanimously.

e. Townes @ River Falls, Ph 1

Allison Ezell recommended that Townes @ River Falls, Ph 1 be read into the record as approved.

E. Kent Miller made a motion to read Townes @ River Falls, Ph 1 into the record as approved. Doug Brackett seconded the motion. The vote carried unanimously with Jerry Gaines abstaining from the vote.

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

E. Kent Miller made a motion to adjourn. Doug Brackett seconded the motion. The vote

carried unanimously. The meeting adjourned at 5:25 p.m.

By: _____
Doug Brackett, Planning Commission Secretary

Prepared by:
Planning Department Staff