

MINUTES
Planning and Development Commission
March 3, 2009

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

Members Absent: Jerry Gaines

Staff Present: Joan Holliday
Chris Story
Sherry Dull
Allison Ezell
Laurie Horton
Savannah Sabo
Mike McGrath
Mike Garrett
Fran Creel
Edwin Haskell
Transcriptionist, Freelance Reporting Services

1. Call to Order

Whit Kennedy called the meeting to order.

2. Approval of Minutes of March 3, 2009

John Campbell made a motion to approve the March 3, 2009 minutes as submitted. Les Green seconded the motion. The vote carried unanimously.

3. Old Business

a. Report from Nominating Committee on slate of officers

Donna Turner Williams presented the proposed slate of officers for the 2009 Planning Commission Board.

Whit Kennedy - Chairman
David Burnett - Vice Chairman
Doug Brackett - Secretary

Phillip Lawson made a motion to approve the 2009 slate of officers for the Planning Commission Board. E. Kent Miller seconded the motion. The vote carried unanimously.

4. Public Hearings

None

5. Discussion Items

None

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

A. Subdivisions

1. Major (Preliminary Plats)

None

2. Major (Final Plats)*

None

3. Minor (Summary Plats)*

None

4. Minor (Private Road Developments)*

None

5. Minor (Family Property)

None

B. Land Development

1. Major (Preliminary Plats)

- a. North Grove Medical Park, Phase 2

Allison Ezell gave some background information on the project and recommended conditional preliminary approval based on reviews from Spartanburg County Public Works\Engineering Division, Spartanburg Water System, Addressing\911 and Spartanburg Sanitary Sewer District.

John Campbell made a motion to grant conditional preliminary approval based on reviews from Spartanburg County Public Works\Engineering Division, Spartanburg Water System, Addressing\911 and Spartanburg Sanitary Sewer District.

2. Major (Final Plats) *

None

3. Major (Site Plans)

- a. Wellford Landfill Expansion

Matthew R. Einsmann & Albert Glenn with Brown & Caldwell gave a presentation for the proposed expansion to the Wellford Landfill. The existing and proposed C & D landfill expansion are located on parcels owned by Spartanburg County. The existing landfill will reach its capacity by May 2010. Spartanburg County needs the expansion to serve the residents and businesses of Spartanburg County in disposing of waste generated from the construction and demolition activities within the County.

The Spartanburg County Unified Land Management Ordinance (ULMO) was adopted on December 31, 1999. All public and private landfills constructed within the County must be consistent with the ULMO and the Spartanburg County Solid Waste Management Plan. The landfill is classified as a Class 2 landfill by the South Carolina Department of Health & Environmental Control (DHEC) and therefore must not be located within the following buffer zones:

within 1,000 feet of a residence, school, day-care center, church, hospital or publicly owned recreational park area; within a 100-year flood plain; within 100 feet of any facility's own property boundary; within 200 feet of any drinking water well or within any property rights-of-way (that are within 50 feet of underground or aboveground utility structures) without written approval of the impacted facility.

Mr. Einsmann & Mr. Glenn presented a power point presentation to show the existing landfill and the proposed expansion. He stated that the two residential structures along the east side of the proposed expansion site met the 1,000-foot radius setback requirement from residential structures. In addition, Mr. Einsmann showed the bufferyard line on the site plan along all residential property lines.

Fran Creel, Engineer for Spartanburg County, stated that the neighbors have been informed about the proposed expansion and will take part in several public meetings with the Engineering Department and DHEC. Once the expansion is approved, the Engineering Department will notify the adjoining property owners for a public hearing on the expansion.

Chairman Whit Kennedy asked for clarification on what the Engineering Department needed from the Planning Commission in order to get the project to move forward with the expansion.

Edwin Haskell stated that DHEC needs a letter from the Chairman of the Planning Commission stating that the expansion complies with all the Unified Land Management Ordinance before they can begin their review of the expansion.

Joan Holliday stated that staff met with the Public Works Engineering staff and the project meets the requirements of the Unified Land Management Ordinance. She recommended the Planning Commission approve the project contingent upon DHEC's approval and send a letter to DHEC stating such. The Planning and Development Department will issue the development permit once DHEC's final approval has been granted.

Jerry Gaines made a motion to grant the conditional approval of the Wellford Landfill Expansion and for the Chairman of the Planning Commission to sign a letter stating that the proposed expansion to the Wellford Landfill meets the Unified Land Management Ordinance based on Planning Staff approval. The County Attorney will review the letter before it is signed by the Chairman. E. Kent Miller seconded the motion. The motion carried unanimously.

4. Minor (Summary Plats) *

None

5. Major (Summary Plats)*

None

6. Preliminary Extension Request

None

7. Other Business

None

8. Adjournment

Phillip Lawson made a motion to adjourn. Jerry Gaines seconded the motion. The vote carried unanimously. The meeting adjourned at 5:10 p.m.

By: _____
Doug Brackett, Planning Commission Secretary

Prepared by:
Planning Department Staff