

Spartanburg County Planning & Development Department

MINUTES

Planning and Development Commission
April 7, 2009

Members

Whit Kennedy, Chairman

Present:

Doug Brackett, Secretary

David Burnett

Donna Turner Williams

Phillip Lawson

Les Green

John Campbell

E. Kent Miller

Jerry Gaines

Staff

Chris Story

Present:

Sherry Dull

Allison Ezell

Laurie Horton

Savannah Sabo

Mike McGrath

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.

Whit Kennedy also stated that the letter from the previous meeting regarding the Wellford Landfill Expansion had been submitted and approved. Edwin Haskell advised the Planning Commission to have a copy of the signed letter entered into the record before the meeting was adjourned.

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. Les Green seconded the motion. The vote carried unanimously.

2. Major (Final Plats) *

a. Heritage Point

Allison Ezell recommended that Heritage Point be read into the record as approved.

David Burnett made a motion to read Heritage Point into the record as approved. Doug Brackett seconded the motion. The vote carried unanimously.

3. Major (Site Plans)

a. J & B Transfer

Laurie Horton gave some background information on the new proposed transfer station building. She stated that Laurens County Landfill, LLC intends to build a new transfer station building to replace the existing ramp, relocate the existing office trailer and scales to accommodate the new building, and obtain a permit to transfer C & D waste and solid waste at the reconstructed facility. The entrance to and exit from the facility will continue to be at Broadcast Drive. Once the new building is up and running, the old ramp and loading area will be removed. The location of the active waste handling meets the county ordinance of a minimum 100-foot setback from the property line. Staff agreed that the proposed development operations will be consistent with the current site use and will meet all county and state requirements. She stated that DHEC would require an approval letter from the Planning Commission stating that the site and site plan did meet the Spartanburg County Unified Land Management Ordinance.

Mrs. Horton stated that they were asking for permission for a permit to bring municipal solid waste to the site, where as now they only bring construction debris. The debris will be inside of the building.

Jerry Johnson, the Vice President of Waste Industries, stated that they have improved and cleaned the site up to cut back on traffic from the road with a buffer on Broadcast Drive. The entrance would remain the same and the hours of operation would be from 7:00 a.m. to 4:00 p.m. The municipal solid waste would be in trailers by the end of the day. In addition, there would be a daily inspection of the landfill. The transfer station would not have any odors and would be cleaned on a daily basis. The waste would be a combination of commercial and residential which would be taken to different landfills in the area.

David Burnett made a motion to grant conditional approval for the J & B Transfer Station Expansion and for the Chairman of the Planning Commission to sign a letter stating that the proposed expansion to the J & B Transfer Station 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. Les Green seconded the motion. The vote carried unanimously.

4. Minor (Summary Plats) *

None

5. Major (Summary Plats)*

None

6. Preliminary Extension Request

None

7. Other Business

None

8. Adjournment

Les Green made a motion to adjourn. Doug Brackett seconded the motion. The vote carried unanimously. The meeting adjourned at 5:11 p.m.

By: _____
Doug Brackett, Planning Commission Secretary

Prepared by:
Planning Department Staff