

MINUTES
Planning and Development Commission
December 1, 2009

Members Present: Whit Kennedy
Doug Brackett, Secretary
David Burnett
Les Green
E. Kent Miller
John Campbell
Jerry Gaines

Members Absent: Donna Turner Williams
Phillip Lawson

Staff Present: Joan Holliday
Laurie Horton
Allison Ezell
Savannah Sabo
Edwin Haskell

1. Call to Order

David Burnett called the meeting to order.

2. Approval of Minutes of November 3, 2009

Les Green made a motion to approve the November 3, 2009 minutes as amended. Doug Brackett seconded the motion. The vote carried unanimously.

3. Old Business

None

4. New Business

None

5. Public Hearing

None

6. Discussion Items

None

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

A. Subdivisions

1. Major (Preliminary Plats)

None

2. Major (Final Plats)*

- a. Country Garden Estates
- b. Cobbs Creek Phase 3

Joan Holliday recommended for the Planning Commission to read Country Garden Estates and Cobbs Creek Phase 3 into the record as approved.

Jerry Gaines made a motion to read Country Garden Estates and Cobbs Creek Phase 3 into the record as approved. E. Kent Miller seconded the motion. The vote carried unanimously.

3. Minor (Summary Plats)*

- a. Terrace Falls
- b. Chandelle Section 5
- c. 4 K Investors LLC

Joan Holliday recommended for the Planning Commission to read Terrace Falls, Chandelle Section 5 and 4 K Investors LLC into the record as approved.

Doug Brackett made a motion to read Terrace Falls, Chandelle Section 5 and 4 K Investors LL into the record as approved. David Burnett 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. Riverside Ridge MHP

Allison Ezell gave some background information on the project and recommended conditional preliminary approval based on reviews from DHEC, Addressing\911 and Public Works/Engineering Department.

Allison Ezell stated that DHEC was in the process of working with the developers.

Whit Kennedy stated that the Planning Commission would not approve the R V Park in Campobello without approval on the sewer system. Allison stated that the developer had a site plan where the future lots would be placed.

Jamie McCutcheon stated that it would require significant upgrades to the property to run sewer and would prefer septic systems. He presented a rough draft to the Planning Commission showing how the individual units would be laid out and the lots would not be sold but used as rentals. Mr. McCutcheon was asking the Planning Commission for preliminary approval so that they could move forward with DHEC and Engineering. This would be a group system owned by the Developer.

Whit Kennedy stated that the Planning Commission gave Preliminary Approval on subdivision with lots drawn on the site plan. If anything changed they would have to resubmit a new site plan.

Edwin Haskell stated that this was the same issue that the Planning Commission had with the RV Park in Campobello. The R V Park did not have public community systems available so the Planning Commission required the Developers to get DHEC approval. Edwin Haskell stated the Developer should require approval from DHEC in order to move forward with the project on a legal basis.

Whit Kennedy stated that without approval from DHEC this did not meet the Ordinance.

Edwin Haskell advised the Planning Commission to table and place on the agenda for a later date until a sewer system was approved. He recommended for the Developer to submit a plan to DHEC and once DHEC approval was in, then the Planning Commission would give preliminary Approval. The plans would need to show the septic system and drain field for each lot in the mobile home park.

Allison Ezell stated that Spartanburg Sanitary would have given approval on a sewer system for the mobile home park today, but the developer did meet their requirements with an x amount of frontage for sewer.

E. Kent Miller asked staff to review the mobile home park requirements before they are placed back on the Planning Commission agenda.

Jerry Gaines made a motion to table Riverside MHP to a later date. Doug Brackett seconded the motion. The vote carried unanimously.

2. Major (Final Plats) *

- a. Ravines @ Woodridge 2B (condos)
- b. Middleton Place (town homes)
- c. Villas @ Lawson's Creek (apartments)

Joan Holliday recommended for the Planning Commission to read Ravines @ Woodridge 2B (Condos), Middleton Place (town homes) and Villas @ Lawson's Creek (apartments) into the record as approved.

E. Kent Miller made a motion to read Ravines @ Woodridge 2B (Condos), Middleton Place (town homes) and Villas @ Lawson's Creek (apartments) into the record as approved. Les Green seconded the motion.

There was discussion after the motion. David Burnett stated that the road to the last two units for Ravines @ Woodridge was a binder road and was not county maintained. He stated that the access to the last two units would need to be brought up to county standards.

E. Kent Miller made a motion to read Ravines @ Woodridge 2B (Condos), Middleton Place (town homes) and Villas @ Lawson's Creek (apartments) into the record as approved. Les Green seconded the motion. The motion 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. SPATS –Consideration of Resolution for Bike/Ped Master Plan

Lisa Bollinger read the new Bicycle and Pedestrian Master Plan to the Planning Commission Members. She stated that she was requesting for the Planning Commission to approve the resolution that would go before the next County Council meeting.

John Campbell made a motion to approve the resolution to County Council for the Bike/Pedestrian Master Plan. E. Kent Miller seconded the motion. The vote carried unanimously.

8. Adjournment

E. Kent Miller made a motion to adjourn. Les Green seconded the motion. The vote carried unanimously. The meeting adjourned at 5:30 p.m.

By: _____
Doug Brackett, Planning Commission Secretary

Prepared by:
Planning Department Staff