

MINUTES
Planning Commission
December 6, 2005

Members Present: Whit Kennedy, Chairman
David Burnett, Vice Chairman
Doug Brackett, Secretary
John Campbell
Marion Gramling
Phillip Lawson
Donna Turner Williams
Jerry Gaines

Absent: Purnell Morris

Staff Present: Emory Price
Joan Holliday
Mike McGrath
Edwin Haskell
Sherry Dull
Winston Anderson
Savannah Sabo
Lee Lawson
Freelance Reporting Services, Transcriptionist

1. Call to Order

Whit Kennedy called the meeting to order.

David Burnett made a motion to amend the agenda by moving the Public Hearings to appear before the Discussion Items and renumber items 5 through 10. Also, under item 9. Other Business, add item B. 2006 Meeting Schedule Dates. Marion Gramling seconded the motion. The vote carried unanimously.

2. Approval of Minutes of October 4, 2005

Doug Brackett made a motion to approve the October 4th minutes with changes. Phillip Lawson seconded the motion. The vote carried unanimously.

3. Approval of Minutes of November 15, 2005

David Burnett made a motion to accept the November 15, 2005 minutes as submitted. Doug Brackett seconded the motion. The vote carried unanimously.

4. Old Business

None

5. Public Hearings

A. Variance Requests – Unified Land Management Ordinance #0-99-015

1. Fairforest Business Park (front setback, curve radius)

Winston Anderson briefed the Planning Commission on Fairforest Business Park. They were asking for a variance on the front setback of building #6 and a variance to the road radius of Road B, which runs in front of building #6.

Whit Kennedy opened the public hearing.

Steve Querin with By Pass 85 Associates was sworn in. He stated that this was a 67.180-acre project owned and developed by Johnson Development. Fairforest Business Park had developed slowly and would develop faster with increased Industrial growth in the area. He stated that the engineers located the building within the front setback area because the thirty-foot front setback was originally measured from the edge of pavement rather than the right of way, and that the road was a private road/drive. The encroachment was not discovered until the building was completed. The reason for the request for the variance is because other lots on the street will need to be subdivided in order to meet the financial institution's requirements.

The county attorney stated that if a variance was granted for the road that it would be for the road and not for the parcel. Chairman Whit Kennedy closed the public hearing. He stated that the building and the road variances needed to be voted on as two separate variance requests.

Phillip Lawson made a motion to grant the 5.9' variance to the front setback of building #6. Marion Gramling seconded the motion. There was no discussion and the vote carried unanimously.

The Commission then discussed the second request for a 389.35' variance to the road radius.

The Commission agreed that this road did not meet county standards as far as the radius was concerned and must remain as a private road. Subdivision off the road would be allowed. The commission discussed how the variance within the Industrial Park would affect surrounding properties and that it would probably not have an adverse affect on them.

Marion Gramling made a motion to grant the 389.35' variance to the road radius of Road B under the stipulation that this road would remain as a privately maintained road unless brought up to county standards. Phillip Lawson seconded the motion. The vote carried unanimously.

6. Discussion Items

A. Frontier Park

Winston Anderson briefed the Planning Commission on another portion of Frontier Park. He handed out an enlarged site plan for the Commissioners to review. He stated that this was a future phase of Frontier Park that they intended to develop. This would be a mixed use of town homes and patio homes.

Whit Kennedy stated that this would be for discussion only and no action would be taken.

Isidore Gould with Frontier Real Estate was present at the meeting to answer any questions. He stated that Frontier Real Estate was seeking advice from the Planning Commission and wanted to comply with the requirements of the Unified Land Management Ordinance. He showed the Commission a site plan of the property and the location of Frey Road and the surrounding properties. Marion Gramling abstained from any discussion on Frontier Park.

Emory Price stated that this particular property had been looked at for other uses and that residential development in this area would be good.

The Commission advised Mr. Gould to identify the Green Space requirements of 10% on a revised site plan before developing the property.

7. Subdivision Regulations Ordinance #429

A. Final Plats

None

B. Preliminary Extension Requests

None

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

A. Subdivisions

1. Major (Preliminary Plats)

- a. Frontier Park
- b. Harvest Ridge
- c. Carolina Forest, Section II
- d. Canyon Creek

- a. Frontier Park

Winston Anderson gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Addressing, Spartanburg County Public Works/Engineering Division, Startex Jackson Water District, Spartanburg Sanitary Sewer District and approval from CSX Railroad on the lots accessed across the railroad tracks.

Isadore Gould gave a brief description of the project and its amenities. Whit Kennedy said to have the surveyor mark the percentage of open space / future development acreage on the plat. The question of how the developer was going to guarantee open space with each section of development was asked. A comment was made that it could possibly turn into three or four different subdivisions. It was stated that if it was all developed under the same name with the same homeowners association the open space should work out the way it is.

David Burnett made a motion to grant conditional preliminary approval subject to review and approval from Addressing, Spartanburg County Public Works/Engineering Division, Startex Jackson Water District, and Spartanburg Sanitary Sewer District, and under the stipulation that the lots accessed by the CSX Railroad tracks would not be approved until receiving approval from CSX Railroad. Jerry Gaines seconded the motion. The vote carried unanimously w/Marion Gramling abstaining from the vote.

b. Harvest Ridge

Winston Anderson gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Spartanburg County Public Works/Engineering Division, Spartanburg Water System, Spartanburg Sanitary Sewer District and South Carolina Department of Transportation.

There was some discussion among the Commissioners on the lot size. The Commission agreed that the lots would need to be .18 acres or larger in order to meet the square footage required in the ordinance.

Marion Gramling made a motion to grant conditional preliminary approval subject to review and approval from Spartanburg County Public Works/Engineering Division, Spartanburg Water System, Spartanburg Sanitary Sewer District, South Carolina Department of Transportation and under the stipulation that the lots be .18 acres or larger. Phillip Lawson seconded the motion. The vote carried unanimously.

c. Carolina Forest, Section II

Winston Anderson gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Addressing, Spartanburg County Public Works/Engineering Division and South Carolina Department of Health and Environmental Control.

The Commission had several questions for the developers. They recommended that the developers bring in a revised site plan and stated that B Street could not be within 125 feet of Jack Foster Road. There was no one present at the meeting to answer any questions. The commission recommended staff to carry Carolina Forest, Section II over until the January meeting.

David Burnett made a motion to carry over the Carolina Forest, Section II preliminary until the January meeting since no one was present to represent the development or discuss the revision of the layout suggested by the Planning Commission. The Commission also made a recommendation for staff to speak with the Developer and make sure he bring in a revised site plan showing B Street more than 125 feet from Jack Foster Road. Marion Gramling seconded the motion. The vote carried unanimously.

d. Canyon Creek

Winston Anderson gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Spartanburg County Public Works/Engineering Division and South Carolina Department of Health and Environmental Control.

John Campbell made a motion to grant conditional preliminary approval subject to review and approval from Spartanburg County Public Works /Engineering Division and South Carolina Department of Health and Environmental Control. Donna Williams seconded the motion. The vote carried unanimously.

2. Major (Final Plats)

- a. Carshalton by the Bay
- b. Country Forest, Phase 3
- c. Club Terrace
- d. Bright Farms, Section 1

Sherry Dull recommended that Carshalton by the Bay, Country Forest, Phase 3, Club Terrace and Bright Farms, Section 1 be read into the record as approved.

Doug Brackett made a motion to read Carshalton by the Bay, Country Forest, Phase 3, Club Terrace and Bright Farms, Section 1 into the record as approved. Jerry Gaines seconded the motion. The vote carried unanimously.

3. Minor (Summary Plats)

- a. Chandelle, Section 4
- b. Double Eagle Estates

Sherry Dull recommended that Chandelle, Section 4 and Double Eagle Estates be read into the record as approved.

John Campbell made a motion to read Chandelle, Section 4 and Double Eagle Estates into the record as approved. Marion Gramling seconded the motion. The vote carried unanimously.

4. Minor (Private Road Developments)

None

5. Minor (Family Property)

None

6. Preliminary Extension Request

None

B. Land Development

1. Major (Preliminary Plats)

a. California Ave Business Park (Commercial)

Winston Anderson gave a summary of the project and recommended conditional preliminary approval subject to review and approval from Addressing, Spartanburg County Public Works/Engineering Division, Spartanburg Water System, Spartanburg Sanitary Sewer District and South Carolina Department of Transportation.

The Commission was concerned with the type of bufferyard that would be placed to the rear of the property, which adjoined residential properties. Mike McGrath stated that they could build to the rear of the property.

There was no one present to speak for California Avenue Business Park.

The commission agreed that they could give conditional approval as long as California Ave Business Park had met the Unified Land Management Requirements for Land Use and bufferyard requirements.

County attorney Edwin Haskell advised the commission that this business park had met the side setback requirements for 15-feet as stated in the Unified Land Management Ordinance. He stated that if they decided to change the location of the new proposed buildings that they would have to come back before the Planning Commission for approval.

Jerry Gaines made a motion to grant conditional preliminary approval subject to review and approval from Addressing, Spartanburg County Public Works/Engineering Division, Spartanburg Water System, Spartanburg Sanitary Sewer District, South Carolina Department of Transportation and

under the stipulation that if the location of the buildings changed they will have to come back before the Planning Commission for approval. Phillip Lawson seconded the motion. The vote carried unanimously with Marion Gramling abstaining from the vote.

2. Major (Site Plans)

None

3. Major (Final Plats)

None

4. Minor (Summary)

None

5. Preliminary Extension Request

None

9. Other Business

A. Monthly Report for Subdivision Activity for November.

The subdivision activity report for November was handed out in the meeting.

B. 2006 Meeting Schedule dates

There was some discussion among the Commission on the 2006 meeting schedule dates.

Marion Gramling made a motion to approve the 2006 meeting schedule dates as amended. The April 4th meeting date will move to April 11th, and the June 4th meeting date will move to June 13th, 2006. Jerry Gaines seconded the motion. The vote carried unanimously.

C. 2006 Planning Commission Nominating Committee

Staff recommended for the Planning Commission to name a 2006 nominating committee for the election of the new officers in the January 2006 Planning Commission meeting.

10. Adjournment

Marion Gramling made a motion to adjourn. Jerry Gaines seconded the motion, and the vote carried unanimously. The meeting adjourned at 6:10 p.m.

By: _____
Doug Brackett, Planning Commission Secretary

Prepared by:
Planning Department Staff