

**Spartanburg City Planning Commission Meeting Minutes  
Thursday, September 20, 2012**

*City Hall Council Chambers  
Spartanburg, South Carolina*

The City Planning Commission met in City Hall Council Chambers on Thursday, September 20, 2012, at 5:30 P.M. The following City Planning Commissioners attended this meeting: Mike Nation, Wendell Cantrell, Richard Letchworth, Dr. Staggs, and James Jenkins. Cullen Pitts and Nancy Hogan were absent. Representing the Planning Department were Joshua Henderson and Julie Roland.

[Editor's Note: A Pre-Agenda meeting was held at 5:00 P.M. in the City Manger's Conference Room, where they were briefed on one rezoning request.]

***Roll Call***

Mr. Nation, Acting Chair, stated that notice of this meeting was posted and provided to the media 24 hours in advance as required by the Freedom of Information Act.

Mr. Nation noted that four Planning Commissioners were currently present, constituting a quorum; and he proceeded with the rules and procedures for conducting a public hearing.

Dr. Staggs moved approval of the Agenda for the September 20, 2012 meeting, with second by Mr. Letchworth. The motion was unanimously approved by a vote of 4 to 0.

***Disposition of the Minutes from the August 16, 2012 meeting of the Spartanburg City Planning Commission***

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Mr. Nation suggested that on page five of the minutes, the wording on the vote regarding the 1585 East Main Street rezoning request needed to be changed to reflect that Mr. Cantrell abstained from voting, instead of opposed the vote. Mr. Cantrell moved approval of the August 16, 2012 minutes as amended, with second by Mr. Letchworth. The motion was unanimously approved by a vote of 4 to 0.

***Recommendation of Officers from the Nominating Committee***

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This item will be held at the next scheduled meeting.

***Old Business***

There was no old business for discussion.

***New Business***

***REZONING REQUEST –#7-12-02-096.00, 049.00, 048.00, 079.00; 7-08-14-038.00, 7-12-01-327.00, & 7-12-02-050.00; as well as, cleaning up the zoning of twelve (12) parcels on #7-12-02-310.00 – located on Evins Street, Jefferson Street, McDowell Street, Cummings Street (school), North Church Street, Swain Street, Littlejohn Court, Edgewood Avenue, Simmons Alley, & Charlevoix Street which are currently zoned R-6 with a Land Use Designation of General Residential District, B-3 with a Land Use Designation of General Business District, LOD with a Land Use Designation of Limited Office District, R-8 with a Land Use Designation of General Residential District, B-1 with a Land Use Designation of Neighborhood Shopping District to zone GID with a Land Use Designation of General Institutional District; and providing for severability and an effective date. Woody Willard, Willard, Inc., on behalf of Jason H. Burr, Associate Vice President of Facilities & Capital Projects, Wofford College, Owner.***

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Mr. Joshua Henderson, Planning Coordinator came forward and was sworn, and submitted the information the Planning Commissioners had previously received via email in their meeting packets, as well as the slides and presentation into Evidence as Exhibit A. He introduced the above referenced request.

Mr. Jason Burr of 316 St. Helen Ct., Greenville, S.C. came forward on behalf of Wofford College and was sworn; and he explained to the Board Members this was strictly a matter of housekeeping for Wofford College who had acquired the proposed properties over the years, and wanted to make all properties of the college zoned GID, General Institutional. He informed the Board Members there were no current plans for any construction regarding the proposed properties to bring before the Planning Commission.

Mr. Henderson came forward again and showed a slide of the Wofford College Campus, which was already primarily zoned GID, an aerial slide, and slides of the proposed properties; and he explained the current zoning of each parcel, in order to better illustrate the rezoning request. He pointed out this was just a matter of clean-up for Wofford College, in order to make all of their properties the same zone. He said there were no current plans for any future development; and explained if and when there were any such plans, they would have to meet Staff's and the City's requirements for site plan development, setbacks, etc. Mr. Henderson concluded his presentation by saying Staff was recommending the Planning Commission approve the request to the Mayor and City Council, and they had previously received the Staff Report in their meeting packets.

[Editor's Note: the report included the following list of criteria for the Commission to consider when reviewing a Rezoning request and Staff's analysis of those criteria:

1. *Consistency (or lack thereof) with the Comprehensive Plan* – The 2004 Comprehensive Plan describes the desired future expansion for Wofford College as a “positive factor for the Spartanburg community as a whole.” There were no current or future land use maps available in the Comprehensive Plan for reference. Staff believes that rezoning is consistent with future use as laid out in the 2004 Comprehensive Plan.
2. *Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood* – All affected property is presently part of the contiguous campus of the college thus compatible with GID.
3. *Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment* – The parcels are suitable for the proposed use.
4. *Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment* – N/A
5. *Availability of sewer, water and storm water facilities generally suitable and adequate for the proposed use* – N/A

Mr. Nation opened the public hearing and asked anyone who wished to speak in favor of the request to come forward. No one came forward. Mr. Nation asked anyone who wished to speak in opposition of the request, or had any questions to come forward.

- Rev. Jesse Anderson, Jr., Pastor of Greater Trinity AME Church came forward and explained their church was zoned R-6 and adjoined one of the proposed properties, and he had two concerns: 1) about an earlier comment that the rezoning went along with the Comprehensive Plan, and he was not familiar with the Plan; and 2) his biggest concern was he did not see how a rezoning could be proposed without a plan; and was concerned about activity around the church regarding an approved GID zoning. He also did not see how part of the church property could be rezoned without their permission.

Mr. Henderson came forward and referenced a slide, and explained to Rev. Anderson where the church was located in relation to the proposed rezoning request; and he further explained the church was not part of the rezoning request, that the church adjoined a parcel that was already zoned GID.

Mr. Nation informed Rev. Anderson the request would have no effect on the church property and explained the Comprehensive Plan was done every ten years, regarding the growth of Spartanburg and how the trends were going, and explained the College had grown tremendously. He explained the College would be limited as to what they could propose.

Mr. Henderson pointed out that he did not provide any land use maps regarding the Comprehensive Plan in his Staff Report, because there were not any for that particular section of the City; and he went over Number 1 under the Analysis of Required Findings from the report.

Mr. Nation asked anyone else who wished to come forward and speak in opposition of the request to come forward.

- Mrs. Lorraine Lewis of 402 Bellingham Ct., Spartanburg, S.C. came forward and said she owned the property at the bottom of Charlevoix Street; and one of her concerns was whether an approved rezoning would affect the value of her property, as well as her concern regarding Charlevoix Street looking very bad with debris and trash during construction, etc.

Mr. Henderson said regarding her concerns about trash and debris, construction waste on Charlevoix Street would be addressed with the applicant to make sure that did not happen; and he explained the last thing anyone wanted to do was affect any of adjacent or adjoining property values. He also explained again, if there was any future development on the proposed properties, any plans would need to meet all the requirements regarding buffer yards, setbacks, landscape, etc., as required in the City of Spartanburg Zoning Ordinance.

[Editor's Note: Board Member James Jenkins arrived to the meeting at 5:52 P.M.]

Mr. Nation suggested that Mr. Burr, who represented Wofford College, give his card to both Rev. Anderson and Mrs. Lewis, in order to get communication going between the College and the concerned property owners spoke regarding their concerns.

Mr. Nation asked anyone else who wished to speak in opposition of the request to come forward. No one else came forward. Mr. Nation closed the public hearing.

Planning Commission Questions:

- Dr. Staggs asked Rev. Anderson about the distance from his church in relation to the proposed properties. Mr. Henderson referenced one of the slides, and pointed out where the church property was located in relation to the closest proposed properties.
- Mr. Letchworth asked for clarification purposes, did Wofford College own all of the proposed properties. Mr. Henderson explained Wofford owned all of the proposed properties, with the exception of a small piece of road bed which was owned by the City of Spartanburg, who was in the process of making arrangements to relinquish the property to Wofford College.
- Mr. Letchworth asked was all the proposed properties either vacant land or being used by the College. Mr. Henderson said that was correct.
- Mr. Letchworth asked for clarification purposes, would any future plans for expansion, etc. from the college come before the Planning Commission for approval. Mr. Henderson said it would need to come before City Staff, unless there was any special exceptions, etc., that would require a particular Board approval.

Mr. Henderson referenced one of the slides of the area, and pointed out if for some reason in the future there was any development on any of the R-6 zoned properties, or abutted any other owner-occupied, single-family residential property that was still there; if such development was brought before Staff, it would have to meet buffer yard requirements, as well as all other requirements for the area.

Planning Commission Comments and Deliberation:

Mr. Cantrell made a motion to approve the request as presented by Staff, and was seconded by Mr. Letchworth. The motion was unanimously approved by a vote of 5 to 0.

Mr. Henderson said the request would now go before the Mayor and City Council for another Public Hearing and a First Reading on Monday, October 8, 2012; and if it was approved at that meeting, it would require a Second Reading on Monday, October 22, 2012 for final approval.

***Site and Landscape Plans Approved***

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Mr. Henderson said there had been no approved site or landscape plans since the last meeting.

***City Council Updates***

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Mr. Henderson updated the Planning Commissioners on the City Council Updates that applied to the Planning Commission since their August 16, 2012 meeting.

***The Citizens Agenda***

No one came forward.

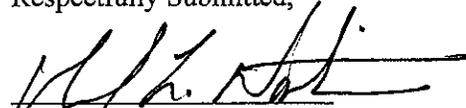
***Staff Announcements***

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- Mrs. Roland explained to the Planning Commissioners the City of Spartanburg was scheduled to host two sessions of required New Board Member Training at the C.C. Woodson Community Center on Tuesday, October 16<sup>th</sup> and 30<sup>th</sup>, 2012, from 5:30 to 8:30 PM, and would be conducted by the ACOG from Greenville, S.C. Mr. Letchworth was registered for one of those two sessions, and would have another session of the required training at another time.
- Mrs. Roland explained that there was two Planning Commissioners that still needed to receive their 2011 and 2012 CE Credits; and she had inquired if they could the New Board Member training, in order to receive their hours of CE credits; and was told they could not receive CE Credits for New Board Member training.

The meeting adjourned at 6:00 P.M.

Respectfully Submitted,



Mike Nation, Acting Chair

Minutes by Julie Roland, Administrative Assistant