

***Spartanburg City Planning Commission Meeting Minutes  
Thursday, May 19, 2016***

*City Hall Council Chambers  
Spartanburg, South Carolina*

The City Planning Commission met in City Hall Council Chambers on Thursday, May 19, 2016, at 5:30 P.M. The following City Planning Commissioners attended this meeting: Jared Wilson, Howard Kinard, Bob Pitts, Wendell Cantrell, and Mike Epps. Board Members Nancy Hogan and James Jenkins were absent. Representing the Planning Department were Assistant City Manager Chris Story; Natalia Rosario, Planner III; and Julie Roland, Planning Department Administrative Assistant.

***Roll Call***

Mr. Wilson, the 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. Wilson noted that five Planning Commissioners were currently present, constituting a quorum. Mr. Wilson went over the rules and procedures for conducting a public hearing.

Mr. Epps moved approval of the Agenda for the May 19, 2016 meeting, with second by Mr. Cantrell. The motion was unanimously approved by a vote of 5 to 0.

***Disposition of the Minutes from the April 21, 2016 meeting of the Spartanburg City Planning Commission.***

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Mr. Cantrell moved approval of the April 21, 2016 meeting minutes as submitted, with second by Mr. Kinard. The motion was unanimously approved by a vote of 5 to 0.

***Old Business – None.***

***New Business***

***Zoning Classification: Parcel adjacent to TMS#6-20-16-072.00 (portion of proposed parcel in County and portion of parcel in City Limits; and is located at the Northwest quadrant of East Blackstock Road along the northern edge of SC Route 296 (Reidville Road) between the Eastern edge of Route I-26, (Exit 22, Westbound Lane) and the Western Edge of SC 295 (East Blackstock Road). Parcel does not have a Tax Map Number and/or zoned at present time. Request is to annex portion of parcel in County into City Limits, and requested zone of entire parcel is B-3, General Business District upon annexation. Claude W. Burns, III, Petitioner. Purchase of the property is contingent upon the approval of the annexation with requested zone.***

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Ms. Rosario, Planner III, of the Planning Department came forward and was sworn; and she submitted the report the Planning Commissioners had previously received in their meeting packets, as well as the slides and presentation, and three drawings the petitioner had emailed to the office today, into evidence as Exhibit A. Ms. Rosario introduced the request to the Board Members, and said this was an annexation request for a portion of parcels adjacent to TMS#6-20-16-072.00 which had never been parceled out, and was owned by the SCDOT. She referenced a slide to indicate where the property was located; and said the petitioner would like to purchase the property, but in order to do so he needed to have it annexed and zoned.

Mr. Claude W. Burns, III, of 3256 Bridgewater Road, Rock Hill, SC came forward and was sworn; and he said he owned the Chevrolet/Cadillac Dealership in Rock Hill, SC. The proposed property was SCDOT property that was currently undeveloped, and he explained he would like to make a very nice used car business on the property. It will be a new building, paved lot, lighting like that of a new car lot; and he felt it would be a very nice addition to that side of town.

Ms. Rosario came forward again, and said the 2004 Comprehensive Plan was silent on the potential use of this lot, as it was never officially parceled out or ever located with City limits. The area immediately surrounding the property is envisioned as a General Activity Center, a zone "Intended to be a general commercial area, serving a neighborhood or regional market; to contain a wide variety of commercial,

repair, service and office uses". Ms. Rosario said the zoning categories listed as suitable for this zone include LOD, Limited Office District; LC, Limited Commercial District; B-1, Neighborhood Shopping District; and B-3, General Business District. She informed the Planning Commissioners it would be a large tax-based parcel coming into the City Limits. The property had been vacant for a good many years. She referenced a slide and pointed out that a large portion of the parcel was heavily wooded and would remain untouched. Slides were shown of the provisional survey of the property, as well as the three drawings the petitioner emailed today regarding proposed site plans and elevation drawings, which she explained if the request was approved that formal submittal of all plans would need to go through full Site Plan Review and comply with the City of Spartanburg Zoning Ordinance. Ms. Rosario concluded her presentation by saying the B-3 use was an appropriate zone, and Staff recommended Approval.

#### Planning Commission Questions:

- Mr. Kinard asked about the proposed footprint of the building. Mr. Burns said it was proposed to be about 3500 square foot.
- Mr. Kinard asked what the SCDOT used the property for. Ms. Rosario said she did not know.
- Mr. Epps felt like it was used for equipment.
- Mr. Epps asked about the ingress and egress of traffic for the property.
- Mr. Wilson asked regarding the way the petitioner had the building laid out on the lot, he assumed they might be reducing the existing curb cut.
- Mr. Burns said that was a controlled access, and the DOT had approved them to move the curb cut 60 feet and it would match up with the Cash n Go across the street, and that would be the egress, ingress. He would have an interior driveway to get to the corner where he would put the buildings. Mr. Burns explained at the present time he only planned to develop approximately an acre of the little over two acre parcel. He said they had been approved by the SCDOT to grade the right-of-way, and they planned to make it as attractive as they could.
- Mr. Kinard asked would there be any access to the property off of Reidville Road. Mr. Burns said there would not be.
- Mr. Pitts asked was there a power line right-of-way. Mr. Burns referenced a drawing and explained where all the utilities were located, and said that was probably why the property had not been purchased by anyone. Mr. Burns said that none of the utility locations would impact his use of the property. He said if he ever did get to the point where he could develop the entire site, the only thing he would need to do would be to move the gas lines.
- Mr. Kinard asked if Staff sent out letters to property owners regarding this request.
- Ms. Rosario said Staff sent out certified and regular mail letters, and had not heard back from anyone regarding the request.
- Mr. Kinard asked about the B-3 proposed uses allowed. Ms. Rosario explained. She said the reason the property needed B-3 zoning was due to the light car repair.
- Mr. Kinard asked was the adjoining property B-1. Ms. Rosario said it was.

Mr. Wilson opened the public hearing, and asked if anyone wished to speak in favor of, or against the request to come forward. No one came forward. Mr. Wilson closed the public hearing.

#### Planning Commission Deliberation:

- Mr. Wilson did not see anything that presented a hindrance or challenge; and felt it would definitely improve the property.
- Mr. Kinard said it was a very unique property and felt it would be a good income producing property.
- Mr. Epps agreed.

- Mr. Kinard asked were they voting on the zoning and annexation. Ms. Rosario said yes. It was mostly in the City Limits, with a portion being in the county; and she said none of it had never been parceled or zoned.
- Mr. Cantrell asked about the turning access onto the property. Mr. Burns said the SCDOT had him have a traffic analysis done; and he explained it would not be a problem. He said he had applied for a permit regarding an encroachment and DOT said it would be approved.
- Ms. Rosario said a formal site plan would also be reviewed by Jason Cisson with the SCDOT.

Mr. Kinard made a motion to approve the request as submitted to recommend it favorably to the Mayor and City Council; and he was seconded by Mr. Wilson. The motion was unanimously approved by a vote of 5 to 0.

Mrs. Roland said the request would go for another public hearing and First Reading by the Mayor and Council on June 13, 2016; and if approved on First Reading, it would go for Second Reading approval on June 27, 2016.

*Site and Landscape Plans Approved since the April 21, 2016 Planning Commission Meeting*

None were approved.

*City Council Updates Since Last Meeting. of Planning Commission on April 21, 2016*

Mrs. Roland went over the City Council updates that pertained to the Planning Commission since the last meeting on April 21, 2016 that were listed on the agenda.

*Staff Announcements*

- Mrs. Roland explained she gave all the Board Members a list of upcoming continued education trainings.
- Mrs. Roland said Mr. Jenkins term would be up as of 6/30/16, and she asked if anyone knew of someone that may want to serve on the Planning Commission to please let her know, and the Council would hear the Board vacancies and reappointment requests soon.

The meeting adjourned at 5:50 P.M.

Respectfully Submitted,

  
 Jared Wilson, Chair

Minutes by Julie Roland, Administrative Assistant