

**Spartanburg City Planning Commission Meeting Minutes**  
**Thursday, September 15, 2016**

*City Hall Council Chambers*  
*Spartanburg, South Carolina*

The City Planning Commission met in City Hall Council Chambers on Thursday, September 15, 2016, at 5:30 P.M. The following City Planning Commissioners attended this meeting: Jared Wilson, Mike Epps, Wendell Cantrell, and Bob Pitts. Absent were Nancy Hogan, Howard Kinard, and Dr. Phillip Stone, II. Representing the Planning Department were Natalia Rosario, Planner III; and Julie Roland, Planning Department Administrative Assistant. Chris Story, Assistant City Manager was also present.

***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 four Planning Commissioners were present, constituting a quorum. Mr. Wilson went over the rules and procedures for conducting a public hearing.

Mr. Cantrell moved approval of the Agenda for the September 15, 2016 meeting, with second by Mr. Epps. The motion was unanimously approved by a vote of 4 to 0.

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

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Mr. Cantrell moved approval of the July 21, 2016 meeting minutes as submitted, with second by Mr. Epps. The motion was unanimously approved by a vote of 4 to 0.

***Old Business – None.***

***New Business***

***Zoning Classification – Annexation Request received from Craig A. Schneider, AIA, Architects, Agent, on behalf of O'Reilly Automotive Stores, Inc., Property Owner. The property is located at 2282 East Main Street, and further identified on Spartanburg County Tax Map Sheet #7-09-00, Parcel 012.00. The parcel is unzoned, and the requested zone is B-1, with a Land Use Designation of Neighborhood Shopping District upon annexation. Annexation is contingent upon requested zone approval.***

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Natalia Rosario, Planner III, came forward and was sworn; and she submitted the meeting packets the Planning Commissioners had previously received prior to the meeting, along with the slides, and presentation into evidence as Exhibit A. She informed the Planning Commissioners that under South Carolina State law relating to annexation, the Planning Commission needs to “sign off” on the zoning of certain properties depending on the requested zone; and the Planning Department had received a 100% annexation petition from O’Reilly Automotive Stores, Inc., Owner. The company wishes to annex the 1.7 acre property in order to receive City Services. The property has been requested to be annexed as Zone B-1, Neighborhood Shopping District in order that the company may develop upon the lot an O’Reilly’s Automotive Store. Ms. Rosario said the Comprehensive Plan is silent on the potential use of this lot as it has never been located within City Limits. The majority of the East Main Street corridor in this area is mostly zoned as B-1, which is a suitable zone for this use. The area immediately surrounding it 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”. The zoning categories listed as suitable for this zone include LOD, Limited Office District, LC, Limited Commercial, B-1, Neighborhood Shopping District, and B-3, General Business District. It is also situated adjacent to the former Lan Yair Country Club, which is the future Spartanburg High School Site. Slides were shown in order to better illustrate the request. Ms. Rosario said Staff is satisfied that the uses allowed under the B-1, Neighborhood Shopping District category would not negatively impact the character of the East Main Street corridor. She explained the lot was vacant with a partially burnt out structure on the property; and any future development would require the submittal and review of a site plan which would be required to meet all City of Spartanburg development regulations.

Mr. Justin Petersburg, Architect with Craig A. Schneider, AIA Architects, in Springfield, Missouri came forward and was sworn. He explained that O'Reilly's wished to annex the property into the City Limits with the requested B-1 zoning classification in order to build an O'Reilly Auto Parts retail store of auto parts on the property. No type of work would be done in the parking lot, just a retail store. He said there had been a preliminary site plan completed for the property that included a proposed 7,225 square foot pre-engineered metal paneled building and he explained the standard O'Reilly colors. Mr. Petersburg concluded his presentation by saying the site plan proposed utilities and City Services; paving and site improvements; which he explained they would be utilizing the existing drive off of East Main Street (which would be widened slightly.)

Planning Commission Questions:

- Mr. Wilson asked Mr. Petersburg if he had a copy of the proposed site layout. Mr. Petersburg said he did not have a copy with him.
- Mr. Wilson asked Mr. Petersburg since he was going to propose to use the existing drive, but slightly modify it; could he please speak to that a little bit.
- Mr. Petersburg explained where the proposed building would be.
- Mr. Pitts asked about the square footage of the structure.
- Mr. Petersburg said it was 7,225.
- Mr. Wilson asked about the existing structure.
- Mr. Petersburg said it would be demolished.
- Mr. Wilson asked about how many parking spaces were proposed.
- Mr. Petersburg said probably thirty-five parking spaces.
- Mr. Petersburg said a trash enclosure would be provided and sidewalk in the front of the building. A pole sign would be proposed and a main wall sign. Landscaping would be proposed that would meet the City Landscape Requirements.
- Mr. Epps asked where the front entry of the building was proposed to be.
- Mr. Petersburg explained where the front entry would be.

Ms. Rosario came forward again and said the proposed Zone of B-1 was a compatible use to the rest of the East Main Corridor and Staff did not feel there would be any negative impact. She felt the B-1 zone would be the best fit. Also since Spartanburg High School would be located on the adjacent parcel, it made sense to go ahead and annex it; and Staff recommended approval. Ms. Rosario said any site plans would need to meet all City requirements.

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

Board Deliberation:

Mr. Cantrell moved to approve the request as presented; and he was seconded by Mr. Pitts. The motion was unanimously approved by a vote of 4 to 0.

Ms. Rosario said the next step in the process was for the request to go for another public hearing and First Reading of City Council in October, 2016.

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

- Westgate Laundry Expansion – 1395 W. O. Ezell Boulevard.

**City Council Updates Since Last Meeting. of Planning Commission on June 16, 2016**

Mr. Wilson went over the City Council updates that pertained to the Planning Commission since the last meeting on July 21, 2016 *listed on the agenda.*

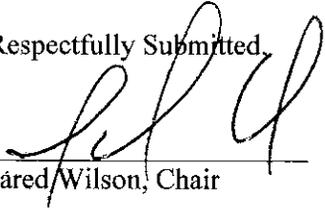
*Staff Announcements*

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- Ms. Roland said Staff did get in one new request for the October meeting.
- Ms. Rosario said she expected Camelot Townes would come back for its Final Approval in October as well.

The meeting adjourned at 6:05 P.M.

Respectfully Submitted,



Jared Wilson, Chair

Minutes by Julie Roland, Administrative Assistant