

Spartanburg City Planning Commission Meeting Minutes
Thursday, October 20, 2016

City Hall Council Chambers
Spartanburg, South Carolina

The City Planning Commission met in City Hall Council Chambers on Thursday, October 20, 2016, at 5:30 P.M. The following City Planning Commissioners attended this meeting: Jared Wilson, Howard Kinard, Wendell Cantrell, Bob Pitts, Mike Epps, and Dr. Phillip Stone, II. Nancy Hogan was absent. 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 six Planning Commissioners were present, constituting a quorum. Mr. Wilson went over the rules and procedures for conducting a public hearing.

Dr. Stone moved approval of the Agenda for the October 20, 2016 meeting, with second by Mr. Cantrell. The motion was unanimously approved by a vote of 6 to 0.

Disposition of the Minutes from the September 15, 2016 meeting of the Spartanburg City Planning Commission.

Mr. Cantrell moved approval of the September 15, 2016 meeting minutes as submitted, with second by Mr. Epps. The motion was unanimously approved by a vote of 6 to 0.

Old Business – None.

New Business

Rezoning Request: TMS#7-21-03, Parcel 007.01 – Located at 241 Cedar Springs Road. Zoned R-6, General Residential District to B-1, Neighborhood Shopping District in order to increase the marketability of the property. Chamlee Loscuito, CEO, on behalf of Hope Center for Children, Owner.

Ms. Natalia Rosario, Planner III came forward and was sworn, and she submitted the meeting packets the Planning Commissioners had previously received in their meeting packets for all three cases, as well as the slides and presentation into Evidence, as well as a Preliminary Landscape Plan that was not included in their meeting packets as Exhibit A. She introduced the case to the Planning Commissioners and informed them the proposed property previously went before the Planning Commission a few years ago to be used again as another group home (it had ceased to operate as the Ellen Hines Smith Girl's Home at the time) or some other institutional use, and had been approved by the Planning Commission, but failed to gather enough votes to pass when it went before City Council. Ms. Rosario showed a slide of the property and said the property had remained vacant for some years now; and at the current time there was an interested party who would like to purchase and use the property as an event center, casual eatery, and/or a location for their catering business.

Ms. Chamlee Loscuito, Chief Executive Office of the Hope Center for Children, came forward and was sworn. She explained the property had now sat vacant for several years and they wished to sell the property. She introduced their realtor to help explain their case.

Mr. Craig Jacobs of 305 Matchlock Commons came forward and was sworn; and he informed the Board Members he is the real estate agent who had been handling the property for the past several years. Slides were shown of the structure; and he explained to the Planning Commissioners regarding the size of the structure, and that it really did not make it a practical use as was outlined on page three of their report as being one of the allowable uses for the current zone. Mr. Jacobs said they had someone very interested in purchasing the property that did catering, or if someone wanted to rent it for bridal lunches, etc. that type of thing. Mr. Jacobs said without the property being rezoned, he felt it was just going to sit there, as the current zone allowed.

Planning Commission Questions:

- Mr. Kinard asked Mr. Jacobs what they were trying to accomplish a few years ago when the property was up for a rezoning. Mr. Jacobs said at that time they had asked for it to be classified as a GID zone to be used as a general institutional use. At that time Hope Center for Children had thought about moving back into the property, but could not because the property had sat vacant and had reverted back to its R-6 use. When the request failed to get approved from City Council, the property had just had to sit for sale and had been vacant since that time.
- Mr. Kinard asked regarding the proposed new zoning use and interested party. Mr. Jacobs said they had been out to the property numerous times and were very interested in the property; however, they were not going to do anything until it went through the due process.

Ms. Rosario went over the analysis of required findings and report the Planning Commissioners had already received in their meeting packets that included the following list of criteria for the Commission to consider when reviewing a rezoning request and Staff's analysis of those criteria as follows:

1. Consistency (or lack thereof) with the Comprehensive Plan – The 2004 Comprehensive Plan calls for this parcel and nearby parcels to be zoned medium density residential, inclusive of the zones R-12, R-8, R-8 single family, and R-6. While the proposed rezoning does not align with the 2004 Comprehensive Plan, in the time since it was written the property has functioned as a girls home, and increasing commercial activity at Cedar Springs has made the surrounding area a small commercial hub.
2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood – The use of the property for commercial purposes is consistent with the uses found in the Cedar Springs area. Conversion of the property for commercial use will include the need to install a buffer yard in between this use and that of the adjacent property, where there is not satisfactory separation already. Ms. Rosario commented that the now proposed use for the property would be less intense than that of the neighborhood Walmart next door; and she also informed the Planning Commissioners that anything proposed would need to go through the full and complete site plan review process.
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 property is suitable for the uses allowed in the B-1, Neighborhood Shopping Zone, specifically as a restaurant and/or event location for parties, weddings, etc.
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 – The rezoning of the property will allow for an increase in marketability. Currently zoned R-6, General Residential Zone, and formerly the site of the Ellen Hines Smith Girls Home, the property underwent a proposed rezoning from R-6 to GID. This rezoning would have allowed the reuse of the property as another group home (it had ceased to operate as the Ellen Hines Smith Girl's Home at the time) or some other institutional use, but failed to garner enough votes to pass when it went before City Council. At this time there is an interested party who would like to purchase and use the property as an event center, casual eatery, and/or a location for their catering business. As the property is currently zoned, the only uses allowed by right were as follows:
 - Single family residence
 - Multi family residence
 - Public Parks and playgrounds
 - Non-commercial farming, truck gardening, nurseries, and non-commercial greenhouses
 - Home occupations as defined by Section I, 108 of the City of Spartanburg Zoning Ordinance
 - Preschool nursery and day care centers meeting all applicable City and State standards
 - Incidental keeping of non-transient boarders or lodgers, by a resident family; provided, not more than 25% of the total floor area, excluding the basements, in any dwelling unit shall be devoted to such purpose.

As currently structures are laid out, the property would not serve well for any of the above referenced uses (size, interior of the building would require changes to serve as a single or multifamily home) where it is almost entirely suitable for the proposed uses.

5. Availability of sewer, water and storm water facilities generally suitable and adequate for the proposed use – Both water and sanitary sewer services are available to this site.

STAFF'S ANALYSIS & RECOMMENDATION

Staff is of the opinion that the proposed zone change from R-6 to B-1 would be a beneficial and appropriate use for the area. Therefore, Staff recommends approval of the proposed zone change from R-6 to B-1.

Planning Commission Questions:

- Dr. Stone asked about the property located right next door to the proposed property. Ms. Rosario said it was addressed as 227 Cedar Springs Road and was zoned R-6; and it was the daycare center.
- Mr. Kinard asked about 247 Cedar Springs Road. Ms. Rosario said it was actually in the county and was a single family residence.
- Mr. Wilson asked Ms. Rosario for the benefit of the public attendees, could she please explain the bufferyard requirements for the proposed use.
- Ms. Rosario said she believed it was a Bufferyard 3; and for a low-intensity commercial use vs a single family residential, she thought it either required a six foot tall fence or a masonry structure, or it may just be the fence and five canopy trees per one hundred linear feet. She explained for the most part along that area there was already a lot of canopy trees and it was a very heavily wooded area.
- Mr. Kinard asked if B-1 was the lightest commercial use. Mrs. Rosario said it was.

Mr. Wilson opened the public hearing and asked anyone who wanted to speak or had any questions to come forward.

- Mr. Theodore Brewton of 160 Trenton Circle came forward and said he lived in the residence that was right behind the back of the property; and he said when the Girls Home was in operation he had a lot of problems with them regarding a lot of foliage, limbs and trees from their property falling onto his property. He said the gentleman that was over the maintenance at the time was very rude to him whenever he would complain about it. Mr. Brewton said he really did not mind the rezoning, but he was concerned if whomever purchased the property would be responsible for anything like that regarding foliage and upkeep of the property.
- Mr. Kinard explained the property had been vacant for a few years and when the property was purchased by a new owner; it should be up to the new owners to take care of those issues.
- Mr. Brewton asked what if they did not.
- Ms. Rosario explained regarding a Bufferyard 3, if the structure was more than 50' from the rear property line, a fence was not required. For a commercial property which it would be if the property became rezoned, and they did not keep up their property and was a recurring problem; the City would get involved.
- Dr. Stone felt Mr. Brewton may be in a better position if the property was rezoned to B-1 than he had been up to this point.
- Assistant City Manager Chris Story explained the condition of the foliage and the maintenance of the property would be functions of the City Code Department, and generally they were stricter on commercial properties than on residences.
- Mr. Brewton said he would keep his eyes on whomever purchased the property.

- The lady that owned the former daycare next door that was now a school; came forward and was in favor of the rezoning, but was interested to know what the buffer would be between their children on the property and the new property owners.
- Ms. Rosario explained it would be a very strong bufferyard (bigger and thicker trees and setbacks) because it was a school.
- The lady said she just wanted to be sure of the safety of their children at her school.

Mr. Wilson asked if anyone else wished to come forward. No one else came forward. Mr. Wilson closed the public hearing.

Board Deliberation:

- Mr. Kinard said based on the surrounding area and the size of the property, he felt it would be more suitable for a commercial use.
- Mr. Wilson agreed and he felt that after hearing the public comments that the proposed use would work out better than perhaps what was currently in place.
- Dr. Stone said he would support the zone change, and that it would also come back onto the tax roles for the City.
- Mr. Kinard asked had any written opposition been received.
- Ms. Rosario said nothing had been received.
- Mr. Wilson asked Ms. Rosario about a written easement regarding the former daycare lot back from the 1981 plat.
- Ms. Rosario said she did not know.

Mr. Wilson made a motion to approve the request as presented by Staff; and he was seconded by Dr. Stone. The motion was unanimously approved by a vote of 6 to 0.

Ms. Rosario said the next step in the process would be for the request to go for another public hearing and first reading before the Mayor and City Council on November 14, 2016.

Rezoning Request: TMS#7-12-14, Parcel 251.00 – Located at 151 Beta Club Way, currently split zoned R-6/LOD, General Residential District/Limited Office District to zone LOD, Limited Office District, in order to have the property all one zone to be able to construct additional office space and storage facilities at their current headquarters location. Bobby Hart, Chief Operations Officer, National Beta Club, Owner.

Ms. Natalia Rosario came forward and said the owner had previously notified her they would be out of town at a conference; and had asked her to represent them at tonight's meeting. Ms. Rosario explained the request and she showed some slides in order to better illustrate the request.

Ms. Rosario went over the analysis of required findings and report the Planning Commissioners had already received in their meeting packets that included the following list of criteria for the Commission to consider when reviewing a rezoning request and Staff's analysis of those criteria as follows:

1. Consistency (or lack thereof) with the Comprehensive Plan –The 2004 Comprehensive Plan calls for the property to be zoned medium-density residential adjacent to institutional land uses. While this rezoning is not entirely consistent with the Comprehensive Plan, Staff would note that the National Beta Club is a local and national institution that has existed at its current location since the 1960s, and whose use of the property is not inconsistent with the overall intent of the district for a mix of residential, institutional, commercial, and recreational use.
2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood – The portion of the property with the headquarters building is currently zoned LOD, Limited Office District, an appropriate zone for the use as an office space. The zone change on the remaining half of the lot from R-6 to LOD will act to create a coherent zone across the parcel,

allowing for the use of the entire property as office and storage space for the National Honorary Beta Club

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 property is suitable for the uses allowed in the LOD zone.
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 – The property is already owned by the National Honorary Beta Club – the rezoning will allow for them to move forward with additional building plans on their campus.
5. Availability of sewer, water and storm water facilities generally suitable and adequate for the proposed use – Both water and sanitary sewer services are available to this site.

STAFF'S ANALYSIS & RECOMMENDATION

Staff is of the opinion that the proposed zone change from LOD and R-6 will be a beneficial and appropriate use for the area. Therefore, Staff recommends approval of the proposed zone change from LOD to R-6 as proposed. Ms. Rosario said this plan will also need to go through the complete site plan review process.

Planning Commission Questions:

- Mr. Kinard said so the one property is zoned as two different zones. Ms. Rosario said correct.
- Dr. Stone said he lived near the property and explained how he thought the split zoning situation came about.
- Mr. Kinard asked about the zoning of the portion of the lot where the office was now.
- Ms. Rosario said it was LOD.
- Mr. Kinard said essentially it would make the lot all one uniform zone.
- Ms. Rosario said that was correct.
- Mr. Wilson asked had staff received any negative comments.
- Ms. Rosario said she had one phone call; and when she explained what was going on the caller was alright with the request.

Mr. Wilson opened the public hearing and asked if anyone wished to speak regarding the request to come forward. No one came forward. Mr. Wilson closed the public hearing.

Board Deliberation:

- Dr. Stone said from when he was on the ~~HARB~~ Board he had brought this prospect up at one time; and they had not had any problems with the request.
- Mr. Kinard asked regarding the warehouse portion. Ms. Rosario said it was not really a warehouse but rather where they might store some of their materials.
- Mr. Wilson thought anytime they had the chance to bring a split-zoned lot and turn it into one zone he thought it would be a benefit to the property owner and the area.
- Mr. Cantrell agreed.

Mr. Cantrell made a motion to approve the request as presented and he was seconded by Mr. Kinard. The motion was approved unanimously by a vote of 6 to 0.

(continued)

Hampton Heights Neighborhood Association

*SR,
11-17-16*

Rezoning Request: TMS#7-12-08, Parcel 109.00 – Located at 589 E. Main Street, currently split-zoned LOD/R-8, Limited Office District/General Residential District to zone R-6 General Residential District, in order to allow for the redevelopment of the property to Historic Standard for a multi-unit residential use. Joe Lauer, President, Clerestory Projects Group, Agent on behalf of William T. Johnson, Vice-President for Finance & Administration, Converse College, Owner.

Ms. Rosario came forward and said this request was for 589 East Main Street, and was located right in front of Converse College; and the property was split-zoned LOD/R-8, half office and half General Residential, but it did not carry the single family overlay that the rest of Converse Heights did. A slide of the location map and property were shown. She said she was going to let the potential developer explain why they were here.

Mr. Joe Lauer, of 520 Glendalyn Avenue came forward and said he was President of Clerestory Projects Group, Agent on behalf of Converse College, as well as a partner in the development group that was looking at renovating the building. He said their intent was to historically preserve the building to the architectural integrity that it has. Their goal was to keep the outside of the building much like it was when it was originally built; reclaim the existing siding that was there, put a new roof on it and redo the stained glass windows, and repaint the building. Their intent was to use historic tax credits, so they were governed by what the State would allow. They would like to convert it to a multi-family residential use that would be upper market rate apartments. Mr. Lauer said they proposed up to nine apartment units, with two bedroom/two bath and one bedroom/one bath studio apartments; and it would not be for student housing. He said the intent with Converse College was that the college would have the opportunity to lease the apartments to faculty members visiting the professors. Again he said this would not be for student housing. He showed a copy of the proposed landscape plan; and said the Code required eighteen parking spaces. The footprint of the building would essentially remain the same. He informed the Planning Commissioners that Tip Pitts would be the Landscape Architect and explained the buffers he was proposing on the plan regarding the neighborhood side, as well as improvements along Main Street and Mills Avenue. Mr. Lauer said from an overall timing standpoint, they would be applying for historic tax credits shortly, design would continue, and construction would begin Spring, 2017 and be completed by Spring, 2018.

Board Questions:

- Mr. Kinard asked about the minimum parking and what that was based upon. Ms. Rosario said it was per dwelling unit.
- Mr. Kinard had a question regarding the current split-zone and the proposed R-6 zoning designation.
- Ms. Rosario explained it was due to the density; and the R-6 would allow for the nine units.
- Dr. Stone asked what the property was currently used for.
- Mr. Lauer said the College owned the property, and occasionally rented it out for special events, but for the most part it just sat there.
- Dr. Stone asked was the property listed individually on the National Historic Register.
- Mr. Lauer said no; currently it was considered part of the Converse College National Designation.
- Mr. Kinard asked if the footprint would remain the same.
- Mr. Lauer said the footprint would stay the same; and since it was part of the State Archives, they could not really change the exterior look of the house or the proportions of it.
- Mr. Kinard asked would Converse College still be the owner.
- Mr. Lauer said no; the intent was that Converse College would transfer ownership to the development team.
- Dr. Stone said in that case that he would presume that would then become taxable property.
- Mr. Lauer said that was correct.

- Mr. Wilson asked Ms. Rosario just to clarify, that it was stated in the Staff Report if the request was approved, it would still need to go before the HARB Board to present the scope of work.
- Dr. Stone said he did not think it needed to go before the HARB Board because it was not part of the Local Historic District. He felt that the authority to review historic preservation tax credits would be the State Historic Preservation Office (SHPO).
- Ms. Rosario said she was under the impression after speaking with Earl Alexander, County Assessor that it would need to go before the local HARB Board; but either way it would need to go before a historic authority to make sure everything was in line regarding the historic process.
- Dr. Stone said the HARB had not reviewed anything like that.
- Ms. Rosario said she had done some research at one time regarding it; and she said things may be different now; but that she would need take another look at that process.

Ms. Rosario came forward again and went over the Analysis of Required Findings as follows regarding the case that the Planning Commissioners had previously received in their meeting packets:

1. Consistency (or lack thereof) with the Comprehensive Plan – The 2004 Comprehensive Plan calls for the property to have a use as a Limited Activity Center, consisting of either zoned LOD, Limited Office District or LC, Limited Commercial District. The property is a historic home owned by Converse College, and has not been used for either office or commercial uses until this point. It is immediately adjacent to a residentially zoned parcel and near the Converse Heights neighborhood.
2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood – The property is currently zoned between the R-8, General Residential Zone and LOD, Limited Office District, effectively placing it in an unusable category for the character and historic significance of the home. The requested rezoning would allow for the property to be used as residential units (multifamily) with enough density (maximum of 10) to make the project feasible. Ms. Rosario said she did not think that moving to an upscale residential use would be an incompatible use with the nearby residential district. The project intends to restore the home to historic standard, and if approved will either go before the HARB Board or SHPO to approve the scope of work.
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 property is suitable for the uses allowed in the R-6, General Residential zone.
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 – The property is owned by Converse College; and she needed to make the correction that she now understood from the developer that the intent would be for the college to transfer ownership to the development team.
5. Availability of sewer, water and storm water facilities generally suitable and adequate for the proposed use – Both water and sanitary sewer services are available to this site.

STAFF'S ANALYSIS & RECOMMENDATION

Staff is of the opinion that the proposed zone change from R-8 and LOD to R-6 will be a beneficial and appropriate use for the area. Therefore, Staff recommends approval of the proposed zone change from R-8/ LOD to R-6 as proposed. Ms. Rosario said any plans would need to go through the complete site plan review process.

Planning Commission Questions:

- Mr. Wilson asked about the landscape plan and said he knew there would be a buffer on the back lot line, and that as it was listed R-8 would require a Bufferyard 3, fifteen foot width; and asked if the Bufferyard 3 would stay the same for R-6. Ms. Rosario explained the buffers went by the use and not the zone; and when you do a special residential like this which in this case would be a multifamily, you would still have the Bufferyard 3 because it was not the same as a duplex or single family.

Mr. Wilson opened the public hearing and asked anyone who wished to speak to come forward and state their name and address for the record.

- Mrs. Tarasa Schmidt of 129 Mills Avenue came forward and said her property was located behind the proposed property and she had some questions as follows:
 - Was the property at 595 E. Main Street owned by the College and part of the contract?
 - Mr. Lauer said it was not owned by the college and was not part of this plan.
- Mr. Wilson said the parcel she had asked about was zoned different as well, and for that to be changed it would need to come before the Planning Commission for a rezoning.
- Mrs. Schmidt asked Ms. Rosario to describe what kind of bufferyard would need to be put in for the proposed request to buffer against her property. Ms. Rosario said probably a six foot fence and five canopy trees per one hundred linear feet, and while it was a sketch right now and some of it might change, but it would probably be Oak and/or Canopy trees that would provide for any kind of noise and light to buffer her property. She said there was also some smaller ornamental shrubs, crepe myrtles, etc. that were proposed.
- Mrs. Schmidt asked Mr. Lauer if he planned to put nine apartments in that building. Mr. Lauer said that was correct.
- Mr. Mitchell Mercer of 607 Maple Street came forward and asked the developer regarding they said it was mainly intended for private residence, but asked Mr. Lauer what would preclude students from being able to rent them. Mr. Lauer said probably the prices for one thing; and he thought Converse College had a requirement that all of its students had to reside on-campus. Mr. Lauer said the intent was not for student housing; and his intent would be for young professionals or retired persons, etc.
- Mr. Mercer referenced a slide regarding parking spaces, and said if the only entrance was from Mills, that would mean he would have to drive down Main Street and turn right onto Mills and then make a U-turn at the intersection of Maple Street which was where he lived (where there would be all of this traffic); and he asked Mr. Lauer if there was no other option for access. Mr. Lauer said currently the property was not adjoining the alley behind the other properties, so there was no other access.
- Mr. Mercer said since as had been mentioned earlier tonight regarding another rezoning, once something was rezoned R-6, there was less City oversight and then everything became a civil matter, was that correct. Ms. Rosario said generally; but she explained there was residential Code Enforcement and there was a nuisance ordinance.
- Mr. Mercer said it was a beautiful property and he would like to see it developed; but he had a lot of concerns regarding the one access and he was neutral on the zoning. He wished they could study this some more and not make that approval this evening until they could get a better understanding of the traffic flow.
- Mr. Wilson said if the Board were to recommend approval of the rezoning and the developer were to proceed with plans; they would have to submit a complete site plan to the City which would go through complete site plan review process which would include Civil Engineering and traffic issues as well. Mr. Wilson explained the Board was here to look at the zoning portion.
- Mr. Kinard asked what triggered a traffic study requirement. Ms. Rosario said any site plan submittal would need to be sent to the SCDOT regarding East Main Street, as well as the City's own Traffic Engineering Department for review and they would basically have the same concerns as he did. She said she did not see the City allowing something to be built that did not work.
- Mr. Epps asked what type of activities go on at the house right now. Mr. Mercer said there were parties, weddings, etc. for a few hours at a time which was fine because it was only a few hours.
- Mr. William Johnson, Vice-President for Financial & Admin., Converse College said they used it to rent for receptions from time to time; as well as a site that they use for alumni to celebrate being part of the College. He explained it was an older home and it was a lot to maintain the historic integrity of the home; and when they were presented with the proposal from Clerestory Projects they thought it

would be a great option. It was very important to the college for the house and property to be maintained.

- Mr. Mercer then asked again was there any way they could do the traffic analysis first before they changed the zoning. Ms. Rosario said they could include the traffic study in the site plan review.
- Mr. Kinard explained that the rezoning did not end with the Planning Commission's recommendation if it was approved tonight; and he said it would go for another public hearing and First Reading before the Mayor and Council, as well as a Second Reading before any rezoning would officially be approved.

Mr. Wilson asked did anyone else wish to come forward and speak. No one else came forward. Mr. Wilson closed the public hearing.

Board Deliberation:

- Mr. Kinard liked the proposed idea; and said he had not realized the traffic problems it might create until the gentleman had spoken tonight. Mr. Kinard explained to the Planning Commissioners his main concern had been any residents that lived behind the proposed property and they had heard from her, and he hoped she had gotten some answers.
- Mr. Cantrell felt because of the location, that Converse College would keep a keen eye on what went on there. At the present time it was a deteriorating piece of property, and he felt the proposed use would be a very good use for the property.
- Dr. Stone agreed that Converse would keep an eye on what was going on across the street; and he supported the zone change and applauded the group for an adaptive reuse of a historic property. Dr. Stone felt if they did not approve the request, the home would probably deteriorate.
- Mr. Kinard asked if the Planning Commission recommended approval tonight, when the request would go for another public hearing and First Reading of Council. Mrs. Roland explained it would be on November 14, 2016.
- Mr. Wilson agreed with all of the comments made so far; and he felt an active user was better than an empty structure, and to bring a property under one zone was beneficial.
- Mr. Kinard asked what other options they might explore regarding the traffic issue.
- Ms. Rosario said it may be impossible to get an entrance off of E. Main Street; and that without a submitted site plan, it would be hard to know at the moment.

Mr. Cantrell made a motion to approve the request as presented; and he was seconded by Dr. Stone. The motion was approved by a vote of 5 to 1, with Mr. Kinard voting in opposition.

Ms. Rosario said the next step in the process would be for the case to go for another public hearing and First Reading before the Mayor and City Council on November 14, 2016; and if approved a Second, final reading would then be held on November 28, 2016.

Final Plan Approval re Camelot Townes - 18 Buildings, 72 Units. Jay Beeson, Mark III Properties, Owner.

Ms. Rosario said the Planning Commission had reviewed a rezoning request from LOD to LOD/PDD, and a Preliminary Plan for this property in June, 2016; and the rezoning had been approved on Second Reading by the Mayor and Council on July 25, 2016. She said the developer had gone through the full site plan review and had met all the requirements; and the final plan was now before the Planning Commission for their approval, so the developer could move forward, if so approved. She said Blake Lauder milk was present to answer any questions as well, on behalf of the developer.

Planning Commission Questions:

- Mr. Kinard said he had to recuse himself when this had previously come before the Planning Commission; and so he would need to do the same tonight.

- Mr. Wilson asked Ms. Rosario if Staff knew whether or not the owner had filed an update to the Proposed Covenants regarding the Conditions and Restrictions.
- Ms. Rosario said Jay Beeson, the owner was out of town, and she did not think that had yet occurred; but it was part of this PDD, and she would check with Mr. Beeson and request that from him to present to the Board Members at the next Meeting.
- Mr. Wilson asked what City Department had that approval.
- Ms. Rosario said it was the Planning Department, and she could make that request to Mr. Beeson.
- Mr. Wilson said he would like to make that request.
- Dr. Stone asked whether the two detention ponds proposed would have any shielding regarding buffers within the development itself.

Mr. Blake Lauderdale, Civil Engineer that prepared the plans came forward, and explained; and said they were required to put silt fences around the ponds. He said there would be a barrier regarding greenspace and the top of the back curb; but that it still would be able to be seen, however.

Planning Commission Deliberation:

Mr. Wilson moved to approve the Final Plan for Camelot Townes as submitted with second by Mr. Pitts. The motion was approved by a vote of 5-0-1 with Mr. Kinard abstained.

Site and Landscape Plans Approved since the September 15, 2016 Planning Commission Meeting

- McDonald's Restaurant (Redo) – 199 Cedar Springs Rd.

City Council Updates Since Last Meeting of the Planning Commission on September 15, 2016

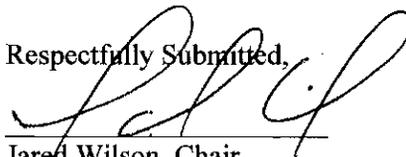
Ms. Rosario went over the City Council updates that pertained to the Planning Commission since the last meeting on September 15, 2016 that were listed on the agenda.

Staff Announcements

- Ms. Rosario informed the Planning Commissioners a zoning designation regarding the former Lan Yair site may come before the Board at the next meeting.

The meeting adjourned at 6:50 P.M.

Respectfully Submitted,



Jared Wilson, Chair

Minutes by Julie Roland, Administrative Assistant