

**Planning Commission Meeting Minutes**  
**February 16<sup>th</sup>, 2023 @ 5:30 PM**  
**City Hall Council Chambers**

Board Members Present: Dr. Phillip Stone, Mr. Jemar Brown, Mr. Reed Cunningham, Mr. Warwick Spencer, and Ms. Lekesa Whitner. City Staff Present: Nan Zhou, City Planner I; Martin Livingston, City Planning Director; Oksana Holbrooks, Administrative Assistant.

Dr. Stone: Good evening. I am going to call this meeting of the Planning Commission to order. Today is Thursday, February 16th, 2023. And I'm Phillip Stone, and I'm the Chair of Planning Commission, and I'll preside over these hearings.

Freedom of Information Act compliance. Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and requirements of the City of Spartanburg Zoning Ordinance." Let the record show that we have five members of the commission present. Two are absent, and we may proceed with the business for the commission. Going to ask each member to state their name for the transcriber, starting with Mr. Brown.

**Roll Call**

Mr. Brown: Jemar Brown, Commissioner.

Mr. Warwick: Warrick Spencer, Commissioner.

Dr. Stone: Phillip Stone, Chairman

Mr. Cunningham: Reed Cunningham, Commissioner.

Ms. Whitner: Lekesa Whitner, Commissioner.

Dr. Stone: Do I have a motion regarding the approval of the agenda for tonight's meeting?

**Approval of meeting agenda**

**On a motion by Mr. Warwick, seconded by Ms. Whitner the agenda for the meeting was approved, by a vote of 5 to 0.**

Mr. Spencer: So moved.

Ms. Whitner & Mr. Cunningham: Second.

Dr. Stone: Moved by Mr. Spencer, seconded by both Ms. Whitner and Mr. Cunningham. To approve the agenda, all in favor, say aye.

Attendees: Aye.

Dr. Stone: Any opposed? The agenda is approved. Approval of the minutes. The only thing I would say I noticed is occasionally some of the names got a little fuzzy. Mr. Spencer was occasionally Mr. Warwick, and Ms. Whitner was occasionally Ms. Whitman or something like that. But that might just be an editorial correction in the minutes. But other than that, did anybody else have any corrections or additions to the minutes?

## Approval of Meeting Minutes for January 19<sup>th</sup>, 2023

**On a motion by Ms. Whitner seconded by Mr. Spencer, the minutes of the meeting of January 19<sup>th</sup>, 2023, was approved with corrections by a vote of 5 to 0.**

Mr. Cunningham: No.

Dr. Stone: If not, do I hear a motion?

Ms. Whitner: I make a motion that we approve the minutes.

Mr. Spencer: Seconded.

Dr. Stone: Moved by Ms. Whitner, seconded by Mr. Spencer to approve the minutes. All in favor, say aye.

Attendees: Aye.

### **Old Business:**

**RZC-22-011-00008 – The Planning Commission has received a request for rezoning a split zoned property at 507 E. Main Street (TMS: 7-12-11-176.01) from B-3, General Business District and LOD, Limited Office District to B-3, General Business District to accommodate an automatic car wash. Owner: EKB, LLC / Applicant: Daniel Esteban; Stantec Consulting.**

Dr. Stone: Any opposed? Minutes are approved. All right. Let's see. The next item, the item of old business. The Planning Commission has received a request for rezoning the split zone property 507 East Main Street. Mr. Walter Livingston will give us an update on that as we bring that back as a continuation from the last meeting.

Mr. Livingston: Mr. Chairman, members of the Planning Commission, at the last meeting, staff was asked to provide some additional information, and we did some research on this property. We also asked the City Attorney for his opinion. At the last meeting, we brought before you a zoning request change for split zone property. That's May 3, General Business District at LOD. At that meeting, we stated that the property was nonconforming, and the split zoning would have no effect. If we change the split zoning, that would have no effect on nonconforming status of the property.

We stated at the last meeting as well that a nonconforming property can continue to remain nonconforming as long as they don't change the use. It's a carwash now. It was a car wash before the zoning ordinance was adopted by the City of Spartanburg. The zoning change request was a policy decision when we went through a site plan review to address the split zoning because we typically don't like split zoning in maps. They just don't make sense, especially when one zone should have or should be on one lot.

We also checked some of the comments we heard at the meeting were regarding traffic, and we consulted with the Community Relations Department that did indicate that a traffic study was done five years ago on Lucas Court. Nothing has been done in Cannon Court that they saw in their records, so we probably will request that the neighborhood make a request for speed bumps in Cannon Court and get an updated traffic study for that. That has to be initiated by the neighborhood to the Community Relations Department.

We also asked the City Attorney to review section 502 of the city's zoning ordinance. Section 502 refers to non-conforming uses, repairs and alterations of buildings. And you have a request, part of your packet, a memo from the City Attorney, basically stating a nonconforming use can remain nonconforming any zoning designation, as long as they do not increase the bulk of the building. We have informed the property owners of that case, and we've informed them that the Planning Commission and the property owner have four options. So, in this case again, a nonconforming use, as long as it already increased the bulk of the building can remain nonconforming. The property owners are planning to reduce the bulk. Several buildings on the property will be reduced and eliminated. The applicants have four options. The applicant and the Planning Commission have four options.

First, the applicant can withdraw the application. The Planning Commission will then end the discussion. The applicant can then move forward and make improvements to the building, as is, as long as they do not increase the bulk of the building to meet the zoning ordinance requirements for nonconforming. That is one option. If they have to build new, then they'll have to come back before the Planning Commission and the BZA, the Board of Zoning Appeals.

Two, the applicant can move forward with the case and if approved, it goes before City Council to make the approval. The nonconforming status would still remain. The applicant can reduce the bulk of the building. Again, must meet the City Attorney's recommendation for the status regarding bulk of the building.

Three, the Planning Commission denies the case, no moving forward to City Council and the staff can request to be placed on the City Council agenda. Again, the nonconformance status can remain, and the applicant, as long as they are not increasing the bulk of the building, can make improvements to the property. The applicant would not be able to request rezoning for one year if the application is denied.

Four, the applicant or the Planning Commission can table the matter for additional information. We can wait for the March meeting for a decision. This afternoon, I received a letter from the applicant withdrawing their request for rezoning. I'll answer any question you may have.

**Verdict: The Applicant has withdrawn the application.**

Dr. Stone: Does anyone have a question for Mr. Livingston?

Mr. Cunningham: Does everyone understand what Mr. Livingston just explained?

Mr. Spencer: No.

Dr. Stone: The petitioner has withdrawn their request for rezoning. Therefore, there is really no matter or no need for any further deliberation about this matter before the Planning Commission.

Dr. Stone: Well, I don't really want to entertain a whole lot of other stuff because we might get into something.

Mr. Warwick: I believe, Mr. Chairman, it's beyond our authority anyway. Just field the questions.

Ms. Whitner: What does that mean?

Dr. Stone: It means that we're status quo. It means that the petitioner has withdrawn the request for rezoning. Therefore, the Planning Commission will neither reject nor advance a rezoning request to City Council. So, this matter is basically no longer in our hands. The owner, Bob's Carwash, can continue to operate his carwash in the City of Spartanburg as a nonconforming use structure, because to do anything else would violate their rights as a property owner. And I'm looking over to make sure I don't say anything wrong, but the Bob's Car Wash is still there. But I don't know what that means for Scrubby's.

Dr. Stone: Yeah.

Audience: Dr. Stone, if the applicant pursues to be put in front of City Council-

Dr. Stone: He doesn't have an avenue.

Audience: He doesn't have an option. Okay.

Dr. Stone: He doesn't have an avenue to City Council without through us, and he's withdrawing the request to us, and at least gone withdrawn his request to the city.

Audience: Thank you.

Dr. Stone: Thank you.

Audience: Yeah. Would Mr. Livingston mind repeating all of that option number one, if applicant withdraws their applications you mentioned? Thank you so much.

Mr. Livingston: Sure. The applicant has the option to withdraw the application. The Planning Commission will then end the discussion if Scrubby's owner, Scrubby's Carwash decide to make improvements to the property, as long as they make improvements based on section 502 of the zoning ordinance, the applicant can make the improvements as long as they're not increasing the bulk of the building according to the City Attorney's memo.

Mr. Cunningham: Just for clarification, bulk of the building is essentially the footprint or the length, width and height ...

Mr. Livingston: According to the City Attorney, length, width and height of the building is included in the bulk of the building.

Mr. Coler: Sure. Mr. Chairman, Mr. Cunningham, I'm not a planning and zoning expert. But as I understand bulk is a term of art that is used in the planning industry, and Mr. Livingston and I have discussed it a number of times, and we perceive it to be the footprint, and the three dimensions, the height, the width, and the depth of the building. Any deviation, any expansion of any of those three would potentially lose grandfathered in status from the structure. And they would not be able to continue operating as a grandfathered in as they've been for over a decade.

Mr. Cunningham: So would this bulk include new construction that matched the bulk of the existing property?

Mr. Coler: No new structures would be allowed. All the current structures exist as grandfathered in structures.

Mr. Coler: The plan can't change. No new... I'm sorry.

Mr. Coler: No new structures. They can rehab the existing structures as long as they don't increase the bulk, the three dimensions of the existing structure.

Mr. Spencer: The regulation says, I believe, repairs and alterations. That's what they can do.

Mr. Coler: That's correct.

Mr. Spencer: And that's what it says. They've withdrawn the application and our business is done.

Mr. Coler: That's correct.

Mr. Spencer: Thank you.

Ms. Whitner: So no demo.

Mr. Coler: If they demolish the building, then that building loses its grandfathered in status, and a new building would have to meet the current zoning.

Dr. Stone: I see a hand back here.

Audience: Just what about the curbs? What are the plans to remove the curbs? If we want to make sure that the curbs are not...

Dr. Stone: Did you hear that Mr. Livingston?

Mr. Livingston: So if they decide to make improvements and they want to make improvements to the curb, they can do that.

Mr. Livingston: The ordinance does not prevent property owners from making landscape and other improvements.

Dr. Stone: Okay. Did you hear that?

Audience: I don't know if that answered the question. It's part of the problem is curbs. Then they removed the curbs, and they were going to go on to the street. That's what we're worried about.

Mr. Livingston: So there's curbs there now?

Audience: Yes.

Mr. Livingston: There are multiple curb cuts there. They're going to reduce the curb cuts according to the design. So they're reducing the curb cuts, and they have to have new curbs. So that is allowed under the Landscape Plan.

Attendee(s): Thanks.

Dr. Stone: One more question.

Audience: Since there's no zoning change, they cannot put a car wash on LODs, correct?

Dr. Stone: They cannot put a car wash on that LOD section of the property.

Audience: How can that continue being used for the car wash?

Mr. Livingston: The entire property is a car wash, including the LOD portion. The entire property is a car wash. It is nonconforming and can remain that way.

Dr. Stone: Because it was in the LOD after it became a car wash.

Mr. Livingston: That's exactly right.

Dr. Stone: And doing otherwise, changing the zoning, you can't change the zoning out from under somebody and stop them from doing what they are doing because that would be taking their property basically.

Mr. Coler: I think there's two ways to that. If there is a current structure that exists there now and it's not touching LOD, a new structure can't be put in LOD.

Audience: There's no structure on there.

Mr. Coler: My memo, I presumed that it was touching LOD. If it's not, no new structure can be added. And again, by the same token, that structure that exists there now can't be expanded anyway because the minute you expand it, then you lose its grandfathered in status to be on D-3.

Mr. Coler: Do you want to what now?

Audience: It's the propane

Mr. Coler: Yeah. And we'll have to work through the fine details, whether they will walk the line between maintaining and losing their grandfathered in status. But as of right now, they exist as a grandfathered in structure, meaning that they are not intertwined with zoning, but they exist if only the zoning exists. So if they do anything to lose that grandfathered in status, they would have to cease status.

Audience: Do you by any chance know when the zoning was moved to LOD?

Mr. Coler: I do not.

Dr. Stone: And that's what we've all been asking, that same question for two meetings now, and nobody quite knows exactly when that happened.

Mr. Spencer: It was referred to that question, mister chairman. There's no prohibition. Against the owner of this property, including that portion of the property that's zoned LOD from doing anything that that zoning classification permits on that property?

Mr. Coler: Correct.

Audience: So the main concern of meeting wasn't the structures. It was that they were going to put a curve cut at the very back of the property, which is the LOD. Can they do that, essentially? Can they do a curve cut at the very back of the LOD and do a new drive-through lane into the neighborhood? Cause that was the main concern.

Mr. Livingston: Yes. Yes. They can do that under the Landscape Plan. Yes. The Landscape Plan does not prevent property owners from making improvements to the landscape.

Ms. Whitner: So how does emergency vehicles get down Cannon Court?

Mr. Livingston: One of the things that we'll be doing is we'll be asking for some additional information for the applicant in the site plan review process. We're also going to be taking a look at the way forward to exit out of the Scrubby's and go back unto East Main Street.

Dr. Stone: And that was that site plan review map.

Mr. Livingston: What's that?

Audience: Is there a new application?

Mr. Livingston: There's no application.

Dr. Stone: We've been out of orbit for a couple of minutes, but there were enough people who had questions that I didn't want to... And since we have some experts here who can answer them, I didn't want to completely shut off letting people get information. But as far as a public hearing, there is nothing to have a public hearing on because we have no business before us at the moment. This body has no business to deliberate because the request has been withdrawn.

Mr. Cunningham: Thank you for conversation and flexibility.

Attendee(s): Thank you.

Dr. Stone: All right. So the next item of business...

Mr. Cunningham: Thank you.

Dr. Stone: Thank you for-

Mr. Cunningham: Could we let attendees depart?

Dr. Stone: Yeah. We can sort of have a sitting recess, while people wish to vanish, if you wish to exit.

Ms. Whitner: Thank you all for coming

Dr. Stone: All right.

Ms. Whitner: I'm sorry.

Dr. Stone: Sorry.

Ms. Whitner: Can we all be seated?

Dr. Stone: Sorry.

Ms. Whitner: Thank you. Thank you.

### **New Business:**

Dr. Stone: Thank you. All right. The other item of business, the items of new business, East Main Town Subdivision Plan Development District request for extension of submission of the final plan, rezoning a property located 2721 and 2751 East Main Street to change its current zones from B-1 to B-1 PDD. Basically, this is a request to extend the deadline for their submission of their final site plan.

**East Main Street Townes Subdivision – Planned Development District. Request for extension of submission of Final Plan – RZC-22-011-00001 – Rezoning of property located at 2721 and 2751 E. Main Street (TMS: 7-09-00-024.00 and 7-09-00-024.01); to change its**



**current zoning status of B-1 to a B-1 PDD (Planned Development District). Applicant: Dustin Kinnunen, Jupiter Contracting.**

Mr. Livingston : That correct Mr. Chairman, members of the Planning Commission, the applicants, which is Dustin Kinnunen, Jupiter Contracting is still in the second line reviewing process. And so they're deadline for submission of the plan, I believe it was this month. So the staff is requesting the extension on the second phase process for another six months.

This plan came before the Planning Commission May 19th, and it was approved by City Council June 13th and June 27th. So January, really, was the deadline. The approval by the Planning Commission to extend the PDD process on 08/16/2023. We believe this will probably come back before the Planning Commission possibly in March or April. For this year, they are working diligently to get the committee process completed, and they submitted their second submittal.

Dr. Stone: Should we have a longer time frame to allow, because a lot of times, it does seem like developers need a little bit more than six months. Of course, that's, I guess, up to City Council to change the ordinance to extend that.

Mr. Livingston : That's correct. That's something that we'd probably have to change in the ordinance. And some communities, have gotten rid of PPDs, I've learned recently for better zoning ordinances that fit that format. Green Mill, for instance, I heard they eliminated the PDD processed, and a lot of developers are requesting rezoning to the new format.

Dr. Stone: Did they go to something more formed based zoning?

Mr. Livingston: They went to another formed base zoning process for some areas.

Dr. Stone: So the request basically is to give them six more months to wrap up their final site plans and get those back to us for planning and, and all of that.

Mr. Livingston : That's correct.

Mr. Cunningham: And this is an active program and the developer is engaged?

Mr. Livingston : That's correct. They're engaged. They've already worked some challenging details with water and sewer. They are working through some storm water issues, but they have resubmitted a detailed site plan for review. So this in their second submission. We went through a process, making sure the Building Official, Public Works and Planning is okay for that process. But it just got back to us two weeks ago, so we're going through the process.

Mr. Cunningham: Thank you.

Dr. Stone: You were about to make a motion.

**On a motion by Mr. Spencer seconded by Ms. Whitner, the request for extension was approved for 6 months by a vote of 5 to 0.**

Mr. Spencer: I move that the applicants request for a six-month extension of time be granted.

Ms. Whitner: I second.

Dr. Stone: So I have a motion by Mr. Spencer, a second by Ms. Whitner first. All in favor of extending their request by six months, please say aye.

Attendees: Aye.

Dr. Stone: Any opposed? Nay, and the eyes have it, and the request is granted. Site, there have been no site and landscape plans approved since the last meeting, no City Council updates are listed on my, because we haven't really seen a whole lot lately. And we come to the staff announcement about the Comprehensive Plan process. Thank you.

Mr. Livingston : I'll go through this quickly and answer the questions that you may have, but we're finally at the point where we can bring the Comprehensive Plan back before Planning Commission. We did make an announcement on social media, so we sent it out to the community. We're going to be having several community forums to discuss the Comprehensive Plans. So this is still in draft format until it's approved by City Council.

Since around last year, we've tried to go through a final approval process in March and April to get the process approved. We sent out about 21,000 manuals last year. We had really good participation at some of the community meetings, especially at C.C. Woodson and T.K. Gregg as well as the initial meeting. These were the consultants that took a look at our Comprehensive Plan and provided some really detailed information to look at our plan. And they heard all community voices as much as possible.

What is it Comprehensive Plan? It's mainly a long-reach policy planning document for the city. It establishes a vision for the city. We have common principles in the Comprehensive Plan, provides a guide for growth and development, and makes recommendation for the development of the city. The process here is we're now in the final presentation process, but we started around 2020 with community kickoff, public events, On the Table discussion, The Draft, and The Document.

We ran into a hiccup last year when we noticed that the resiliency element and the priority investment element was not included in the original plan. So we went back and took a look at making the improvements to that area. We were in the middle of COVID during 2020, so we had a lot of online sessions, On the Table, and social distance process, and involved in Comprehensive Plan. We also used the website, called [planspartanburg.com](http://planspartanburg.com), and that had close to 10,000 clicks over that two-year, three-year period. There were 350, 340 participance and website registrants, and multiple number of organizations that submitted On the Table topic.

This was the most successful effort. We've got a lot of information about the vision and future of the city. There were over 25 groups that participated, double the normal number of groups that TWD has seen in other communities. So this was very successful here, and we've learned that surveys are not as successful, but this final method was successful work, where communities

took the lead and actually organized groups to talk about the Comprehensive Plan to provide their input in the Comprehensive Plan as well, 25 of the groups that part took.

There was also a Think Tank group that involved community leaders and others that provided recommendation and suggestions based on the information they heard. And what did, they identify issues and topics of concern, the ensured participation. I know one community leader shared the Comprehensive Plan process throughout the entire new entire process. There was a Planapalooza in October of 2020. Again, to gather information, I have website discussions that were in person and as well as online, and they were in several different locations. And we provided meals and live Q&A options to answer questions.

That was useful because it was information that could be included in the Comprehensive Plan. The website that we were using was [planpartanburg.com](http://planpartanburg.com). We're removing the Comprehensive Plan to the [cityofspartanburg.org](http://cityofspartanburg.org) website. We had a lot of interactive information. This was not as successful. We finished it in the workshop. So a lot of the information, we had a couple of folks that submitted this, but not as much as the On the Table topic. On the Table topic really provided a really good vision for the city as well as the other discussions we had.

We had a lend-a-hand contest, and there were, I believe there were 10, 10 winners, 15 participant in the lend-a-hand art contest where young people were involved in the planning process. And there was one group On the Table topic that included young people for a draft in September to November of 2021 leading into 2022. We had a minipalooza, where we again talk about the different topics and discussions and shared how the city will grow and develop.

We had events on multiple days to just share information. And so the Comprehensive Draft was prepared end of 2021. And some time in 2022, we began sharing the information on the different elements. The document is close to 340 pages long. It includes the value and principles of character and the city, includes health and wellness, its plans, dignity and belonging. And you'll see that throughout the entire documented structure, where there's a user's guide, where you see recommendation to make part of the implementation process.

We had a commitment to equity, and you'll see the equity indicators. These are indicators that the city should follow, in terms of how we're doing and in terms of the Comprehensive Plan. There was a population element, housing, transportation, natural resources. Resiliency element, this was one of the reasons why it was stalled. Our Comprehensive Planning process was stalled. We learned in April or May of last year that the state had required a resiliency element in 2020, in the middle of COVID.

At the end of, I think it was November of 2020. They adopted that requirement that it be included in the Comprehensive Plan. But we did our research to make sure we're following all the notice requirements, the 30-day notice requirement, which is by the way, we sent the notice first part of February. And so we're going to have a public hearing March 16th, which gives us that 30-day period, and we're going to have comments and still take comments. Previous comments that were provided were going to be included in this package, so no comments would be lost.

So everything that was presented last year will be provided, and we'll be taking any additional new comments this year as well. Community facilities, cultural resources, all of these elements have recommendations and action items. There's over 300 implementation recommendations in the Comprehensive Plan. We need to take a look at that. And our recommendation is that maybe reduce the primary items because it's not physically possible to implement 300 items.

And so that will allow us to focus on those items that will accomplish the greatest success of implementing the Comprehensive Plan. We also had a priority investment an area that was missing from the original plan as well, the draft plan from last year, so that's been added.

Dr. Stone: What is the priority investment area?

Mr. Livingston: So the priority investment area is the discussion about the public facilities that are needed in the city.

Dr. Stone: Okay.

Mr. Livingston : So we know already know that we're building a new City Hall. There's a new Police facility, a new Fire Station, a new Court system. C.C. Woodson was mentioned in the document, other community facilities, also an Elderly facility for senior citizens was recommended as a recommendation. And then there may be other facilities such as sidewalks, Parks and Recreation. Those are all part of public facilities. Priority investment area takes a look at those kinds of public facilities.

It does not look at private investment. It looks at public facilities and public infrastructure. Those are the priority investment areas. That's what it takes a look at. It doesn't recommend any specific investment. It says, these are the investments or recommendations from the community. Throughout the entire Comprehensive Plan elements, you see interest in a lot of public facilities and improvements and cultural facilities. That needs to be approved as part of the investment.

There is a growth and conservation map. We have a copy here, but it's also located online. We'll put that online so folks can see what that looks like. This is like a future links map. We've been sharing some of this information with you in our zoning request so that you what that looks like. This is a map of the area. You see a lot of areas that are green, which is preserve, conserve, conservation, etc. There's some parks in this area as well. And then they are all in different categories of growth and conservation centers.

There was a study of the focus areas, and these are just examples of what could happen. They're not written in stone, and they're not required as part of the Comprehensive Plan. They're just suggestions based on what we heard from the community that they would like to see. So our planners decided to put a few ideas to get that and share that. Some of which developers have looked at and said they were interested in.

Dr. Stone: And that's the thing that I think we have to be careful about is those are ideas, not, "This is what's going to happen," at any of those places.

Mr. Livingston: That's correct. They are ideas. We did get with one of the developer and asked us, "Hey, are you going to force me to do this?" And we told them, "No, we cannot." We could only enforce what's in the zoning ordinance. So right now, zoning ordinance does not have anything like this in our zoning ordinance.

This is another example. We asked the planners to prepare an executive summary. It's about 10 pages long. It just gives you an idea of what's in the plan and encourages you to read the plan itself. Some folks will focus on one area of importance to them. So that's also in the plan. And then there's an implementation matrix that has over 300 recommendations.

We are recommending that as part of the implementation process if we can hire a planning director, then they lead that effort to help us with the implementation process to narrow it down to the recommendations that should be implemented as part of the Comprehensive Plan. There are two requests that we're going to make to the Planning Commission first, on March 16th. First, to adopt the Comprehensive Plan and send it to City Council for approval.

And then we're going to ask for a recommendation to make sure that the implementation matrix get addressed and implemented as part of the supplement document for the Comprehensive Plan. And we're going to ask for a new zoning ordinance to be implemented and a consultant be selected to implement the zoning ordinance to meet the Comprehensive Plan recommendations. That zoning ordinance will probably address several of the implementation matrix requirements. I can give you several examples like ADUs. We've been hearing about that for close to a year now.

ADUs are Accessory Dwelling Units. Some folks call them tiny houses, tiny unit houses, back of the main house.

Mr. Livingston : A lot of communities have just recently adopted that from the Upstate meetings and had it for years. And so we've been getting a lot of requests from that here in the city. So Single-Family properties as well as some others have requested ADUs.

Dr. Stone: So my question to you about our growth and conservation now, I'm assuming that that will heavily inform how the zoning ordinance is developed, right?

Mr. Livingston : That's correct.

Dr. Stone: So if any of us are looking at that closely and seeing something and we say, "Hmm. I'm not sure that that's the right category for that," this next few weeks will be the time to say, "Why are we making this center in, growth in, or whatever?" This would be the time for us to... And do we have to write at this point as well if we all agree that doesn't look right for that one parcel? Can we make amendments?

Mr. Livingston : So you probably wouldn't make amendments to this, but you could make amendments to the zoning ordinance. We would have to develop a new zoning map, and a zoning map can address that as part of that process.

Mr. Cunningham: What do you think is the timeline on the zoning ordinance? Development

Mr. Livingston : We've heard from other consultants that it could take two years. That's the typical process because it's so detailed that it could take two years.

Mr. Cunningham: Any update on the job search or the planning?

Mr. Livingston : Unfortunately, that has stalled for now. We're having not only challenges, finding Planning Director. We're hearing other communities are having that challenge, and we're having a challenge with that. We're trying to do a Assistancy Manager search as well. That's the challenge as well. I think it's the job market.

Mr. Cunningham: It should be attractive to young people.

Mr. Livingston : So last year, we attempted to do that. And almost every person that we had found a new job because it just took so long to get to that point where we were doing any youth. They already accepted a job offer, so folks were snapping up folks last year.

Dr. Stone: Any other questions about the process of, but guess you want to remind everybody, and I guess you've sent that to everybody's as well. But there are four input sessions, two on Zoom, one at T.K. Gregg, and one C.C. Woodson.

Mr. Livingston: That's correct. We have several input sessions. You can actually log in online and click on this link. It'll take you to the registration area. If you decide to attend any of the online sessions for the Comprehensive, you have two choices, March 2nd, March 6th for online versions. But if you want to attend in person, you can attend Dr. T.K. Gregg on February 23rd and on Tuesday, February 28th, you can attend C.C. Woodson. Those will be in person. And we will have refreshments and little prizes at these two events.

Dr. Stone: So I encourage all of us to, at least, sit in on some of the Zoom sessions, just so we can hear ourselves what people have to say, not necessarily to voice our own opinions, but to listen to what the public has to say.

Mr. Livingston : So we'll hear what the public has to say for these sessions, but because we have a public hearing on March 16th, we're requesting that any request be in writing to the Planning Department or to Commissioners so that we can make it part of the record. We got several last year. We got about five or six last year. If we get anymore, we'll add those to the list as well. I'll answer any questions that you may have.

Mr. Spencer: Mr. Chairman, I would just want to commend Mr. Livingston and his entire staff for their diligence and effort, and in getting us to the I guess, the equivalent would be the one yard

Dr. Stone: Home stretch.

Mr. Spencer: This is what they have produced in conjunction with the outsiders. It's nothing short of extraordinary. I appreciate it very much.

Mr. Livingston : No problem, thank you. And I have to commend Natalia Rosario. She initiated this process to get us a Comprehensive Plan. We haven't had one since 2004. We're due for an update, and one of the recommendations in the Comprehensive Plan process, again, is some type of annual report. Again, we're going to make that recommendation to the City Council because we heard that in the last meeting. If we get that again, we'll still bring that for City Council.

Dr. Stone: I mean, anytime you have, when I've been involved in nonprofits, and there's a strategic plan or a four-year plan, you usually have some kind of dashboard or some kind of way to hold everybody, ourselves, Council, the staff accountable for what we've all agreed is the plan. And so, yeah, I think trying to find something every, every year, whoever presents that to City Council, that seems like a good idea.

Mr. Livingston : And the plan currently lives online. There's one of the pages that I'm going to try to get corrected. And then we're also going to print out copies for it to be able held at the library and the two community centers, and we'll have some in our office for anyone that wants a physical copy. Fortunately, we'll be printing that. But you can get the document online. You just go to [cityofspartanburg.org](http://cityofspartanburg.org). And it's right on our page already and if anyone is interested.

And one of the recommendations we heard during the comprehensive planning process that we needed a new website so that we can translate a lot of this information. Unfortunately, PDFs can't get translated into different languages. But we will be getting a new website, we believe, in March or April that will allow translation of the city website to whatever language-

Dr. Stone: Great.

Mr. Livingston: Necessary and allow for disability reading as well.

Mr. Cunningham: Thank you.

Mr. Livingston : You're welcome.

Dr. Stone: Any other questions?

Mr. Livingston: I had nothing to do with that.

Dr. Stone: Any other questions?

Mr. Cunningham: That was good. Thank you.

Dr. Stone: I don't see any other items of business, unless anybody has a question about something else that we have not talked about tonight. We've talked about status of the new planning director. We've talked about other stuff. So anybody have any other questions? But we will have a public hearing in addition to whatever other materials or require any other rezoning

request or anything for our meeting four weeks from tonight. We want the public hearing, and hopefully, we'll recommend approval to City Council for this document.

Mr. Cunningham: Thank you.

Dr. Stone: Anyway, do I hear a motion to adjourn?

Mr. Spencer: So moved.

Ms. Whitner: Second.

Dr. Stone: Moved and seconded. All in favor, say aye.

Attendees: Aye.

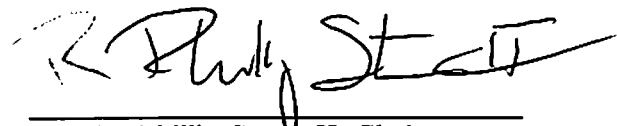
Dr. Stone: Meeting adjourned. All right.

Mr. Cunningham: Thank you, Bob.

Mr. Coler: Yes, thank you very much.

Mr. Brown: Thank you, Bob.

**Meeting adjourned at 6.15 PM.**



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Dr. Phillip Stone, II, Chairman