

**Planning Commission Meeting Minutes**  
**March 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, Mr. Jared Wilson, Mr. Santiago Mariani, and Ms. Lekesa Whitner. City Staff Present: Nan Zhou, City Planner I; Tia Keitt, City Planner II, Martin Livingston, Community Development Director; Oksana Holbrooks, Administrative Assistant.

Dr. Stone: All right. It is 5:30. I am going to call the meeting of the Planning Commission to order. Today is Thursday, March 16th, 2023. My name is Phillip Stone. I'm the chair of the Planning Commission, and I will preside over this proceeding. Let me ask each member of the Commission, starting with Ms. Whitner, to state their name for the record in the transcription.

**Rolls**

Ms. Whitner: Absolutely. Lekesa Whitner, Planning Commissioner.

Mr. Brown: Oh, Jemar Brown, commissioner.

Dr. Stone: Phillip Stone.

Mr. Cunningham: Reed Cunningham, commissioner.

Mr. Wilson: Jared Wilson, commissioner.

Mr. Mariani: Santiago Mariani, commissioner.

Dr. Stone: So we have six members here. One member is on the way. So we have a quorum and are able to proceed with the business before this body.

Freedom of Information Act. Freedom of Information Act compliance, public in 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. For the approval of the agenda, do I have any corrections or additions to the agenda, or a motion to approve the agenda?

Mr. Cunningham: I make a motion to approve.

Ms. Whitner: Second.

Dr. Stone: So moved by Mr. Cunningham. Seconded by Ms. Whitner to approve the agenda.

All in favor, say aye. Aye.

Group: Aye.

**Approval of meeting agenda**

**On a motion by Mr. Cunningham, seconded by Ms. Whitner, the agenda for the meeting was approved, by a vote of 6 to 0.**

Dr. Stone: Any opposed? The agenda is approved. I have minutes of the February 16th, 2023 meeting. Does anyone have corrections beyond the few that we have already noted, editorially?

Mr. Mariani: I was not present at the meeting, so I don't know.

Dr. Stone: Do I hear a motion for approval?

Mr. Wilson: So moved.

Ms. Whitner: Second.

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

Group: Aye.

Dr. Stone: Let the record show that Warwick Spencer has joined the meeting.

**Approval of Meeting Minutes for February 16, 2023**

**On a motion by Mr. Wilson seconded by Ms. Whitner, the minutes of the meeting of February 16, 2023, was approved with corrections by a vote of 6 to 0.**

Dr. Stone: Aye. Any opposed? All right. There is no old business. We have items of new business. First item is the Planning Commission has received a request for annexation and zoning designation of property located at 1017 Florida Avenue, tax TMS 7-08-09-086.00, currently un-zoned because it is not in the city, and to be annexed and assigned a zoning designation of LOD PDD, Limited Office District Planned Development District to accommodate a mixed-use development on the site.

Mr. Martin Livingston from the city. Mr. Livingston, do you swear to tell the truth?

Mr. Livingston: I do.

Dr. Stone: And present the packet as information.

Mr. Livingston: Okay. Mr. Chairmen, members of the Planning Commission, you should have the analysis of required findings for this project. This project is located at 1017 Florida Avenue, which is currently un-zoned in the unincorporated area of Spartanburg County.

**The Planning Commission has received a request for annexation and zoning designation of property located at 1017 Florida Avenue (TMS: 7-08-09-086.00) currently un-zoned to be designated a zone of LOD-PDD, Limited Office District – Planned Development District to accommodate a mixed-use development on the site. Owner: Stan Gendlin; VanRock Holdings, LLC / Applicant: Jenny Reyes; VanRock Holdings, LLC.**

The project site is an approximately 9.10 acre parcel located at 1017 Florida Avenue near the Spartanburg Regional Medical Campus near N Church Street in an un-zoned unincorporated area of Spartanburg County. The site is surrounded by Florida Avenue and Dakota Street to the North, Little Chinquapin Creek to the south, N Church Street to the east, and W Wood Street to the west. Currently the property is un-zoned and the applicant has requested approval for annexation and a zoning designation to allow for a mixed use apartment and commercial development on the site.

Properties to the north, west, and east are un-zoned and are located in the unincorporated areas of the county. Properties to the south near the creek are zoned LOD – Limited Office District and across the street is the Spartanburg Regional healthcare system main campus.

**REQUIRED FINDINGS**

Historically, the City of Spartanburg has required rezoning applications to meet certain criteria and the Planning Commission must take the following findings of reasonable conformance in order to recommend a selection or designation of zoning:

Staff offers the following analysis relating to each of these required findings:

**ANALYSIS OF REQUIRED FINDINGS**

The Zoning Ordinance enables Council to change the Zoning Ordinance or Map following public notice and hearing. The Planning Commission reviews and recommends action on proposed zoning changes at its regularly scheduled meetings. The following comments are based on established criteria:

1. **Consistency (or lack thereof) with the Comprehensive Plan** – The 2004 Comprehensive Plan Future Land Use Map has this portion of the N Church Street as a corridor as a General Activity Center. The 2004 Comprehensive Plan states that “Most of the land use issues within the Northern Planning Division concern the accommodation of institutional activities. As the Spartanburg Regional Medical Center, Converse College, and Wofford College have grown over time, they have developed a need to expand. In all three cases, the most likely area for expansion is into a residential neighborhood. Goals included in this Land Use Plan should be balanced. The preservation of existing residential areas and the accommodation of institutions located in the City are both desired. Recommendations thus involve consideration of these competing values. The needs of the institutions are balanced against impacts on the surrounding communities.” Thus, the proposed use for this parcel can be interpreted as consistent with the Comprehensive Plan and the Future Land Use Map with a Limited Office – Planned Development District Zoning Request.

The 2022 City of Spartanburg Final Draft Comprehensive Plan lists this portion of North Church Street as the Campus Special District because of the Spartanburg regional Healthcare Campus and the Wofford Campus. According to the draft document “The Campus Special District is assigned to the campuses of Spartanburg Medical Center, Wofford College, VCOM-Carolinas, and Converse College. Because of the large, detached building sizes, buildings that face onto internal greens, extensive parking, and other hospital and college/university characteristics, a unique set of standards are needed for these areas, including minimizing surface parking lots visible from public thoroughfares.” Due to the special nature of these areas it is recommended that large developments limit the impact on the surrounding single-family residential areas.

2. **Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood** – The present character of the adjacent surrounding properties is primarily single-family residential. Currently there is a metal recycling facility located in the unincorporated area of the neighborhood which is not compatible with the other surrounding residential and institutional uses. The proposed zoning designation of LOD-PDD would be consistent with other adjacent properties and uses while more intensive in use as a mixed use development with office use on the main corridor of N. Church Street. The zoning ordinance considers Limited Office District (LOD) as “... districts that are established to provide for office uses, including offices which have contact with the general public, but which do not conduct sales of merchandise on the premises. It is intended that this district will develop that will insure compatibility with residential districts.”
3. **Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment** – If the property is annexed into the city and the zoning designation approved, the proposed development would require a Site Plan review. This site plan review process allows City staff and other entities such as Spartanburg water and sewer subdistrict to provide feedback on the proposal development, ensuring that all site requirements are met (sewer, water, stormwater, setbacks, landscaping and buffering, parking, 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 marketability of the property would likely increase with the annexation and zoning change for the proposed residential mixed-use development. The proposed zoning change will allow for substandard

residential structures on the property to be demolished and developed into a coordinated residential apartment complex.

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. The site will be reviewed by City staff during the Site Plan review process including, Planning, Building, Water, Streets and Stormwater, for compliance with applicable regulations. The applicant is required to submit an application for site plan review.

## **STAFF’S ANALYSIS & RECOMMENDATION**

According to Section I Adoption and Interpretation of the City Of Spartanburg Zoning Ordinance, § 105 Purpose, “The purpose of the zoning ordinance is to implement the land use element of the comprehensive plan for those purposes set forth in S.C. Code § 6-29-710.” This S.C. Code section states that the “Zoning ordinance must be for the general purposes of guiding development in accordance with existing and future needs and promoting the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare” of properties inside the City Limits.

One of the reasons for the Comprehensive Plan and City Zoning Ordinance is to have zoning classifications that allow certain uses in conjunction with adjacent properties that may be considered “less intense” uses. For this reason, the purpose is to protect the less intense uses from adverse impacts on their property with regard, but not limited to, noise and/or light pollution, traffic congestion, and any other adverse impact that a higher intense use could cause on a surrounding less intense use.

Based on the above findings, staff recommends that should the Planning Commission approve this request that the property be annexed and assign a zoning designation of LOD-PDD (Limited Office District – Planned Development District). The zoning designation would be conforming to the existing land use patterns and uses.

## **WRITTEN PUBLIC COMMENTS**

Notices were sent to property owners within a 400 ft. radius of subject properties. A total of 71 Notices were sent to property owners of which 5 were mailed certified mail. A Planning Informational meeting was held on Wednesday, March 8, 2023, at 5:30 PM at the City Council Chamber to discuss the zoning designation request and to address any comments and concerns. Staff received two requests for information on the development including a request for a copy of the map of the development.

## **FUTURE PROCESS**

Under State law, if the Planning Commission recommends approval of this application, staff will schedule the matter for another public hearing and First Reading of Ordinance by City Council on Monday, April 10, 2023. If the matter receives first reading approval, it will then go before the City Council for a Second and Final Reading on Monday, April 24, 2023. The public hearings will be publicly noticed.

If the Planning Commission recommends against the application, the negative recommendation will be forwarded to the City Council. In this case, a public hearing before the City Council will be conducted only if the applicant submits a written request within a two week period following the Planning Commission's action.

On March 16, 2023, the Planning Commission may act to support or oppose the application, with or without changes to the proposal. The Commission could also continue the matter if additional information, testimony or dialogue is deemed necessary. If the application of annexation and zoning is approved at the Planning Commission and City Council, the applicant will be required to provide a Final Development Plan within six-months approval. The applicant may also request a six-month extension to allow time to complete the Final Development Plan.

This is the potential development. It's four apartment buildings, three stories on the front and four stories on the rear because of the slope of the property. There'll be a garage that has entrance on the lower level here, and entrance from the above level here. It'll be almost like a two-story garage, but however, it's not traditional two-story. Because of the slope of the property, you can enter on one side here, and then under the other side here.

And then this is large area. It'll have a pool. And the commercial area currently does not have a use or a building associated with it. The existing structure that's on the property will be demolished then.

We took photographs of the area. One of the recommendations is for Florida Avenue to be improved. Right now, it's currently a substandard street. Sidewalks would be required around the property.

And then there was one concern from a resident that one property will remain at 1029 Florida Avenue, was a concern about the Suterra, which is an underground trash bin, an underground bin for trash located to the rear of the property, concerned about the potential smell. We'll be working through that through the site-plan process, but that will probably come up as a public comment or a question about how that will be handled.

And then this area is fire access. It doesn't come straight through. Developers are hoping to have access that ends here for the public. But then if the fire trucks need to come down the building for any reason, come down to the back of these buildings for any reason, they would have access. And it would be, in the site-plan process, they would provide access through here, but it's not intended to be public access.

Dr. Stone: Okay.

Mr. Livingston: The owner of this property has some concerns here. Again, would like to have access through the back, that again, would have to be worked through the site-plan process. You may hear comments about that as well.

Generally, we didn't hear a whole lot of negative comments by the potential development, but there may be additional comments because we held the Planning Informational Meeting on Wednesday, March 8th, and there were a few folks in attendance. And then there were also some other projects that we discussed at that project meeting as well.

Everything in red is the city limits, so this property touches the city limits of the creek. And this is the structure that still remains, commercial structure. It's still in use. And then the majority of these are all residential. And this is primarily institutional use.

Here's another map showing the boundaries of the property. This is LOD. This is R-8 and commercial B-1, and the majority of the area is LOD, or limited commercial, which is the current zoning we'll pose as LOD PDD, which is a Limited Office District Planned Development District.

This is the 2004 Future Land Use Map. It shows, again, this area as institutional, primarily institutional. This is the Growth and Conservation Map from the 2023 Draft Comprehensive Plan, not approved yet. It shows this area as Campus Special District, again, because of the institutional uses.

Photographs of the properties here, a structure on North Church Street. This is North Church Street and the paving, the majority of the property is vacant. Again, no sidewalks on some of the streets, property across the street. This is the only structure that will remain, 1029 Florida Avenue. It's currently occupied. There are other properties in the area that are not occupied.

This property is a recycling facility and may be a major concern to the development. I was out there taking photographs, and it was extremely noisy. So I don't know how the developer is going to address that in the site-plan process. Since this is off-site and in the county, and the city has no control over this issue. But it's a recycling facility, and there's some site issues there coming across the street and onto the adjacent property.

The other properties in the area, they probably will be demolished. This is West Wood Street, again, no sidewalks. Sidewalks would be required. Based on the recommendation, staff recommends approval of the LOD PDD.

Dr. Stone: Is it staff's recommendation at the outset to go with LOD?

Mr. Livingston: We were looking at two types. We were looking at R8 PDD and LOD PDD. The LOD PDD allows for the density that's needed in that location and for the site itself, as well. A majority of the property is probably unusable because of the slopes. We went with the LOD because of the potential commercial that would be located there, as well.

Dr. Stone: How many units would be allowed, in LOD?

Mr. Livingston: For this site, it'll be about 170 units.

Ms. Whitner: 107?

Mr. Livingston: Seven zero, one seven zero.

Dr. Stone: Other questions?

Mr. Cunningham: Mr. Livingston, would you go back to the site plan or overview and orient the committee to where the recycling facility is?

Mr. Livingston: Sure.

Mr. Cunningham: That's adjacent to the property.

Mr. Livingston: The recycling facility is right here. By this entire area. All these are residential.

Ms. Whitner: So 1029 Florida Avenue is owner occupied?

Mr. Livingston: Is owner occupied, that's right.

Dr. Stone: But not in the city and not subject to annexation under this petition?

Mr. Livingston: No. It will not be annexed into the city, unless the owner decides to come at a later date and requests annexation.

Dr. Stone: Any other questions?

Mr. Wilson: Mr. Livingston, have there been any preliminary conversations in between the developer and the city about affordable housing on the project?

Mr. Livingston: There haven't been any discussions about potential affordable housing in the project. We did discuss that if there were any types of incentives, for instance fee in lieu of tax incentives, then affordable housing discussion would be required. But we, at the planning stage, we haven't had that conversation. They may have had that conversation with the city manager or One Spartanburg, but not with the Planning Department.

We have been working on this for at least a year. First came back for potential annexation. Then that was canceled. And now it's back again. So there've been at least two conversations about it, but no definitive discussion about affordable housing being... That may come later, after site plan review.

Mr. Wilson: Thank you.

Dr. Stone: And that wouldn't be within this body's purview. We're asked to rule on zoning. Correct? Am I right in that?

Mr. Livingston: That's correct. That'll be City Council's.

Mr. Wilson: I'd mentioned it. I just wanted to see if there is anything.

Dr. Stone: Yeah. I absolutely agree with the question.

Dr. Stone: Other questions from Planning Commission members of Mr. Livingston? Believe we can hear from the applicant, if the applicant is here and wishes to come forward and make any presentation. And I will ask you to state your name for the record, and I will swear you in.

Mr. De Bruin: My name is Bryan De Bruin. Do you need an address?

Dr. Stone: Sure.

Mr. De Bruin: 16 Wellington Avenue, Greenville, South Carolina.

Dr. Stone: And do you swear to tell the truth?

Mr. De Bruin: I do.

Dr. Stone: Thank you.

Mr. De Bruin: I appreciate everybody, for your time today. A couple of things I heard, I just wanted to address. First, the adjacent property, even though it'll be in the county, it is owner occupied, but in a scenario like this, I think commercial creep becomes a concern, having an owner occupant next to a multifamily development. A portion of this property, all of the adjacent parcels surrounding that owner occupant were purchased from that property owner, knowing full well what was going to transpire with this was being purchased as an assemblage for a multifamily development. So it's not a case in which we've purchased the property around them, and now are subjugating them to a multifamily project.

A couple of other things. The site itself is probably the most challenging site we've worked on, and we're based out of Greenville. We both own and manage multifamily as well as develop in and out of Columbia, Greenville and Spartanburg.

This will be our fifth project in the County of Spartanburg and with two apartments we've recently purchased in the City of Spartanburg, purchasing another one. One of the main reasons why we want to be in this city as opposed to just utilities, this is one of the things is that we just think that north of the City of Spartanburg, and this corridor in specific is a high-growth area.

Adjacent to this parcel, I know that the recycling center poses some challenges. Adjacent to it is now a vacant car dealership which we think can be a path for progress. That's in the county, but it's certainly something that we're eyeing that says this could be a really good retail corridor.

Along Church Street, before you get to this project, is Bon Haven which I think creates a really nice anchor for a multifamily development. I think it's a good marker of what we're trying to develop here.

And then, really, the challenges, topography is a challenge, but we can get through that with some engineering. And then some side challenges which will be the recycling center. In order to address some of that, we've done things that we normally wouldn't do. Traditionally, we wouldn't want to put those multifamily housing on the street frontage. Instead, we've tried to utilize the parking as much as possible to create as much of a buffer as we can.

And then the other thing is, hopefully that recycling center is not open at 10:00 at night when our residents are home during that. We're hoping those things mitigate some of the negative effects of the site itself. If there's any other questions, I'd be happy to answer.

Dr. Stone: Do commission members have questions for the applicant?

Ms. Whitner: Do you currently have any interest now? Do you have any interested list of individuals that want to move into the units?

Mr. De Bruin: On this project, I think we're too far from being permit ready to have that. I can tell you, recently we purchased City View Apartments right up the road from here. I'm really excited about that one. That is the type of resident, that workforce housing, that we want to promote and keep. We're purchasing a few others near Converse Heights for that same resident base. We think this community is going to lend itself... It's right across the street from the medical center. We think that that is going to make a great hub, as far as some workforce housing as well. Ideally, we would like to, once we get into site a little bit more, start having some of those affordable housing conversations as well.

Ms. Whitner: Thank you.

Dr. Stone: Any other questions? I'll say, personally, I'm glad to see that you want to be in this city. We always like when people want to be part of the city and aren't just coming in because they need to or for anything like that. We think we've got some good stuff going on here as well, so I'm glad that you want to be a part of that.

Mr. De Bruin: I appreciate that. Thank you.

Dr. Stone: Anything else? Let's see. I guess next in order, we can have a public hearing then. The way that will work is if anyone wishes to speak for or against this rezoning request, you may come forward. There may be a sign-in sheet somewhere. I don't know if there's one on there yet, but we'll get you a place to sign in as well, so that we have your name and address. I'm going to



open the public hearing. If anyone wants to speak about this particular project, please come forward.

Mr. Miller: My name is Bill Miller, I'm the one opposite at 1021 Florida Avenue.

Dr. Stone: Okay.

Mr. Miller: I ready to ask you the contractor, or the one who bought the property. I was told that there was going to be a street behind the property, that went from West Wood Street to Florida Avenue. I'll support that but that didn't materialize so all I have about three questions about home.

Number one I don't have a sidewalk and my understanding I'm sticking with the county I probably won't get a sidewalk. I was offered \$455,000 for the house. I never want to sell it and there's several reasons why. Well there's two reasons. I don't need the money, number one. But the most important thing is I have a disabled wife who has had five hips put in the same way. Almost lost her. So I in turn, bought a 66 foot, 14 wide mobile home and put it in the back while my daughter and her husband helped me take care of my wife.

Matter of fact I was going to have my wife here at the hearing with a walker, but she fell on our sidewalk coming out the front door. So that did not materialize. So personally I would like to have a sidewalk so then the plate behind on the property sitting there while I'm living in it. The second thing is. It's where the tree-stumps are going to be, it's too close to my house. I'm a 22-year inspector, I was a former superintendent at Daniel.

And the third thing since the full street did not materialize and our conversation didn't materialize I want to get in the back behind the privacy fence. I can get a fire truck from that street to the backside of my house as well as from the front street of my house. If my house should catch on fire we'll be blocked in. So if I could put a gate back, for my primary use, for emergency purposes I would certainly appreciate that.

The sidewalk is, forgotten where it goes. You don't have to stretch the road out width wise. Because when it's 20 foot wide. All right you stick my house and you pick up with another 45 and level the sidewalk all out. I think if I'm not mistaken the setback all these requirements are going to be 15 feet. I don't know if that includes the sidewalk or not. Presently I know it's the sidewalk and I understand that. I certainly understand that but sometime in the future it may go into the city.

Three years ago the trees fell in the roof. Where it was ceiling, some of the rafters. So I just spent \$35,000 on it. Now I'm working down the side. I have a license. I'm a mediator and an arbitrator, basically an arbitrator. I want to do what the city requires. I don't want to try and get by with anything. Although it may sound like I am but I don't want to smell the dust that road catching, and what's across the street. But I don't know what the future holds, trust me. I want to do what's right. I don't think I'm asking too much. Maybe. Maybe I pour the sidewalk myself, if the city will let me. But I still want to do what's right. That's my intention, that's the way I was bought up.

Dr. Stone: Thank you sir.

Mr. Miller: Thank you sir.

Mr. Cunningham: Sir, would you explain to me when you referred to the street, that was to, I think you may have said built behind your house. Who was providing that street? Was it the county or is this with the current developer?

Dr. Stone: Sir, did you hear Mr. Cunningham's question for you?

Mr. Miller: Yes. Well ask the question.

Dr. Stone: Mr. Cunningham had a question for you sir.

Mr. Miller: Yes sir.

Mr. Cunningham: I asked when you referred to, I think you said something to the effect that there would be a street behind your house.

Mr. Miller: Originally-

Mr. Cunningham: Who was that with? Who was that discussion with, the county or the developer?

Mr. Miller: It was the city. There was going to be a lot of apartments according with my conversation with the developer. And they was going to open West Wood to the new development. It's not new now, but then that didn't work out that way.

Mr. Cunningham: Thank you.

Mr. Miller: Right.

Dr. Stone: Does anyone else wish to speak about this project?

Mr. Acosta: Can I ask a question?

Dr. Stone: Sure.

Mr. Acosta: I live across the street where the houses are-

Dr. Stone: Could you tell us your name for the record?

Mr. Acosta: Oh, it's Christian Acosta and I live 1074 Florida Avenue.

Dr. Stone: Go ahead.

Mr. Acosta: Right across the street.

Dr. Stone: All right.

Mr. Acosta: I was wondering what's that mean for the property of the houses?

Dr. Stone: What does it mean for the properties across the street?

Mr. Acosta: Yeah.

Dr. Stone: To my knowledge they're not proposed for annexation so nothing about your annexation status, property. We don't set property values so nothing as far as this body is concerned will change.

Mr. Acosta: I was just wondering, because I got that letter in the mail telling me that I can come see the planning meeting.

Dr. Stone: Yep.

Mr. Acosta: I was thinking about doing that.

Dr. Stone: That's right. I'm glad you're here because that way you get to hear exactly what the developer's proposing.

Mr. Acosta: That's what my dad told me to come up here and check it out because it's actually my childhood home.

Dr. Stone: Okay.

Mr. Acosta: That's all.

Dr. Stone: Thank you. Any other questions? No, someone is welcome to move to close the public hearing.

Mr. Wilson: I move that we close the public portion of this meeting.

Mr. Mariani: I second.

Dr. Stone: Moved by Mr. Wilson, seconded by Mr. Mariani to close the public hearing. All in favor.

Group: Aye.

**It was moved by Mr. Wilson, seconded by Mr. Mariani to close the public hearing.**

Dr. Stone: Opposed? All right, so we usually at this point offer... Since there were some questions raised we would either allow Mr. Livingston to response or the petitioner to make any response to any of those questions. Mr. Livingston do you want to talk about sidewalks?

Mr. Livingston: Sure. So regarding sidewalks, sidewalks are typically proposed for development, and are required as part of our process, so we'll have a conversation with the Streets and Sewer Department as well, to determine if sidewalks need to be installed on 1029 Florida Avenue. So we'll take a look at that as well, as we decide on the planning process.

Dr. Stone: And the question about garbage dumpsters that is part of site plan review and not really under the purview of the Planning Commission as far as rezone, correct?

Mr. Livingston: That's correct. We will take a look at the dumpster locations and we'd ask questions of the developer regarding the usage, and the size and the number, as well. And I think there are several Suterra's on the property. Suterra's are in-ground trash bins. In-ground and there's a schedule for removing the trash and they're also no spillage but will ask additional questions especially regarding smells.

Mr. Livingston: If you got out of this building on Broad Street, there is one or two back here.

Dr. Stone: I believe our draft Comprehensive Plan suggests that those are in order in a lot of places as well.

Mr. Livingston: It's recommended for downtown because of space.

Dr. Stone: Space, yeah. Any other questions for Mr. Livingston about any... Did I miss any of the questions?

Mr. Mariani: The question about fire truck access to the back of the property, that would be site plan as well.

Mr. Livingston: That's correct and what the developers have proposed is that this would be vehicle access would be here, but it would stop here and all the way through would allow fire access.

Mr. Wilson: It shows up on Sheet C240.

Mr. Livingston: So it was part of the site plan review process they will provide that. So, fire trucks could access the building.

Mr. Wilson: In case of emergencies.

Mr. Livingston: Other emergency vehicles may need access as well. As far as working with all the departments and agencies to resolve that for site planning access.

Dr. Stone: And I understand that there are buffering requirements between LOD and less intensive use, there's actually buffering requirement between the city LOD and an un-zoned county property but I see buffering here around the unincorporated parcel.

Mr. Livingston: Because it's residential and the zoning ordinance doesn't say zoned residential, it just says residential properties we required a buffer around that area. So we're also including a six-foot fence, privacy fence in back in this sector.

Dr. Stone: In this sector.

Mr. Livingston: Again we're have to go through a detailed separate process to make sure that occurs. I don't know about access but we can certainly do that.

Mr. Cunningham: Other than cost there would be no proposition in extending the, what you have referred to as the public access, the terminus of that there, there'd be nothing prohibiting the extension of that 20-foot if that were necessary for additional fire truck access to properties.

Mr. Livingston: I don't know they probably could but we can get to a detailed site process, right now I would not be able to answer that question.

Ms. Whitner: Martin do you know if there was any conversation with the current home owner and the developer to discuss possibly buying another location for them to move to. Like deed for deed.

Mr. Livingston: Yes. Staff is not typically involved in those kinds of conversations that probably would be a question for the developer. But again it's on his own property so they may have had a conversation to that, that would be a question for the developer.

Ms. Whitner: Thank you.

Dr. Stone: Any other questions?

Warwick Spencer: I do have one about traffic control at the intersection of Florida and Dakota. What's there currently, if anything.

Mr. Livingston: I don't think, I think there's a light right here.

Warwick Spencer: At Church and Dakota?

Mr. Livingston: Yeah, so there's a light right here.

Warwick Spencer: Right.

Mr. Livingston: We're light, because this is 100 units. I'd have to check to see if these are state roads. But it may have that DOT may require a traffic study because of the number of units.

Warwick Spencer: Thank you.

Mr. Livingston: And that may come up during the site evaluation process as well.

Dr. Stone: Any other questions? Does anyone have a question for the developer? You have one.

Ms. Whitner: Did you hear it earlier that I have to repeat it? Where there any conversations around deed for deed by somebody else.

Mr. De Bruin: I believe in the early part of the conversation there was. Another partner of mine handled that so I'm not 100% sure on the exact conversation. My understanding of it was that for personnel reasons the idea of moving from the house wasn't really on the table at all. I know there was at least a conversation about buying all of the property but I don't think it got too far.

Ms. Whitner: Okay.

Mr. De Bruin: Certainly there were other houses that were made available in the structure. Real quick just from the site plan I know it came up about sidewalks, that's a conversation we'll have to have with Mr. Livingston just as rule of thumb we won't draw anything on anybody else's property, so it just stops on the sidewalks, someone can assume what someone else wants to do with their property. And then as far as traffic. Dakota across the street with Florida I believe those are power lines. I think there's just a utility use of that in previous development. Florida Avenue continues onto dead ends to the back part of that two dead ends there again as far as traffic is, if that's a requirement then certainly.

Ms. Whitner: I do have one last question. Are these rentals properties or purchase? Okay.

Dr. Stone: Anything else? Thank you. All right then I guess we are at board deliberation, at this point. What do you all think?

Ms. Whitner: I love the fact it's workforce housing, we have a lot of employees at regional that have always been asking for a way to just walk to work. And having it in proximity to regional is a win.

Mr. Wilson: I Agreed.

Ms. Whitner: It really is.

Mr. Wilson: To the fact it is also annexation, a strong possible for the density in that area for some development that hopefully that will spill over into retail development, which is a nice injection of housing I think it's very positive.

Mr. Cunningham: I think that any request to the annex is good for the city.

Dr. Stone: Yes.

Mr. Wilson: I agree.

Dr. Stone: Jemar?

Mr. Brown: I don't know why we haven't voted yet Mr. Chairman.

Dr. Stone: I will have my two cents and then somebody can make a motion. No, this is just for the record I just like to say it, I'm in favor of any annexation that brings more housing into the city and more people into the city and more taxable wealth into the city. And this is the kind of project I think the city will embrace whatever type of housing it is. So yes I am totally in favor of it. And I'm waiting for somebody to move to approval.

Mr. Wilson: I move to approve the request that's submitted.

Mr. Mariani: Second.

Dr. Stone: Moved by Mr. Wilson. Start again. Moved by Mr. Wilson, seconded by Mr. Mariani to approve the annexation and zoning request at LOD-PPD for this tax amount parcel. All in favor say Aye.

Group: Aye.

Dr. Stone: Any opposed? And it is done and that will go to City Council for its own hearing and process Mr. Livingston?

Mr. Livingston: April 10th.

**On a motion by Mr. Wilson seconded by Mr. Mariani, the request for annexation of property located a 1017 Florida Avenue was approved by a vote of 7 to 0. The annexation request will be forwarded to City Council for review and consideration.**

Dr. Stone: April 10th and so there will be another public hearing before City Council on April 10th. And the other parts of this that I think that anyone has raised can be resolved or dealt with in the appropriate manner in site planning. All right let's get to the agenda then. Say what is next. Next we have a final, item number 2 is a final development plan approval for the Croft use subdivision as an R8 plan development district, general residential plan development district. So this is something that we have already approved and City Council has approved the rezoning of and we need to after, within six months of that approval, approve the final site.

**The Planning Commission received a request for the Final Development Plan Croft View Subdivision on Old Canaan Road (TMS: Portion of 7-21-00-005.00) as an R-8 PDD General Residential District – Planned Development District to develop a single-family housing subdivision.**

**SUMMARY:** The project site is an approximately 138.66 acre property on Old Canaan Road. The purpose of the rezoning request and annexation was for the development of a 266 single-family lot subdivision to be known as Croft View Subdivision. Staff worked with the property owners, developers and civil engineers to review the site plan and discussed the final site plan requirements.

The history of this project is as follows:

- **February 17, 2022:** The Planning Commission recommended approval to City Council.
- **March 14, 2022:** Public hearing with approval at first reading at City Council.
- **March 28, 2022:** Public hearing with approval at second reading by City Council.
- **November 17, 2022:** Preliminary Site Plan Review completed by City Planning Staff.

In accordance with Section 507 of the City of Spartanburg Zoning Ordinance, Planned Development Districts, after the first and second readings of the Ordinance, the City Council shall approve, deny, table or approve with modifications the plan in concept and the rezoning petition, subject to the submission of a Final Development Plan to be reviewed by the Planning Commission at a hearing. This request is for the Planning Commission to review and approve the Final Development Plan.

**NEXT STEPS:** Within a maximum of three weeks following the date Final Approval by the Planning Commission of the Final Development Plan, the applicant shall submit three stamped and sealed plats of the approved Final Development Plan to the Planning Department who, at the expense of the developer shall record said Final Plan in the Office of the Register of Mesne Conveyance. The plat shall be in conformance with Section 507G.(1-8) of the City of Spartanburg Planned Development District Ordinance and shall show all applicable items.

**STAFF RECOMMENDATION:** Approve the applicant's request for approval of the Final Development Plan subject to the attached Conditions of Approval.

**CONDITIONS OF APPROVAL**  
**Planned Development District – Croft View Subdivision**  
**(Tax Map Number: Portion of 7-21-00-005.00)**

1. If one or more of the following conditions is not met with respect to all its terms, then this approval may be revoked.
2. All plans for future construction which are not covered by this review shall be submitted to the City Planning Department for review and approval.
3. Final Site Plan approval is required prior to Final Development Plan documents approval by City Staff.

Dr. Stone: Does anyone have questions Mr. Livingston about the final approval and final... this isn't exactly a site plan. Approval of the final site plan.

Mr. Livingston: The applicants here if you have questions.

Mr. Cunningham: Been talking about it for years.

Mr. Livingston: Let's go.

Mr. Wilson: See if council and especially given everything that happened- for development-

Dr. Stone: We need more housing. It's in the city, we've annexed it.

Dr. Stone: Whenever somebody's right. I don't have any questions myself.

Mr. Wilson: I make a motion for approval.

Ms. Whitner: Second.

Dr. Stone: Moved by Mr. Wilson, seconded by Ms. Whitner to approve the final site plan for View. Final site plan. All in favor say aye.

Group: Aye.

**On a motion by Mr. Wilson seconded by Ms. Whitner, the request for approval of the site development plan for Croft View Subdivision was approved with conditions by a vote of 7 to 0.**

Dr. Stone: Any opposed? All in favor, all approved. So thank you for that. And now the big one. The one we've been talking about since 2019. Comprehensive Plan is before us for action. And conversation and action. I emphasize action.

Mr. Wilson: Do you need a motion on this one?

**SUMMARY:** In January 2020, the City of Spartanburg began the process of updating the City's 2004 Comprehensive Plan. Consultants, Town Planning and Urban Design Collaborative, (TPUDC) LLC, based in Franklin, TN was selected to assist the city with the completion of the planning process. The process included public participation that involved developing a vision for the City and general strategic goals and recommended policy action items. The Comprehensive Plan included public comments for the initial draft and the final draft of the document.

In the Spring of 2022 during a final draft presentation, it was determined that the Comprehensive Plan was missing a Resiliency and Priority Investment Elements. TPUDC has completed both elements and they are now part of the complete Comprehensive Plan. This year, staff held four public meetings after the initial presentation at the Planning Commission meeting on February 16, 2023 to answer questions regarding the Plan vision and purpose.

Attached for your review are all comments provided by the public regarding the plan and recommendations for the plan that were considered after the initial draft was presented to the Public in the Fall of 2021. The 30-day public notice as required was advertised on February 1, 2023, and the fliers and notices regarding the public process has been online and advertise throughout the public presentation process. On March 16, the Planning Commission will hold a public hearing to hear any additional comments regarding the Comprehensive Plan prior to its final review by City Council on April 10.

**STAFF RECOMMENDATION:**

Staff is requesting approval of the City of Spartanburg Comprehensive Plan. Staff is also requesting approval of a recommendation to complete the implementation matrix as part of the Comprehensive Plan and an update to the City of Spartanburg's Zoning Ordinance.

Mr. Livingston: Mr. Chairman, members of the Planning Commission. Tonight we are presenting the final draft of the Comprehensive Plan presentation. Some of you have seen this presentation before. And I'll go through the presentation quickly and answer any questions that

you may have. Again the Comprehensive Plan was prepared by TPUDC which is Town Planning and Urban Design Collaboration. And organization out of Tennessee. They partnered with several other organizations in the city, including some local organizations. The Comprehensive Plan is a policy document that looks at growth and development of the City. The process was two years long process. And so we started processing in 2020 and unfortunately that year COVID began in March. We had a tornado in February and COVID hit us in March. That was not a good year for us.

So throughout that entire process we went through a drafting plan, we're now at the stage where we're good enough to draft the final document and present to the Planning Commission as well as City Council for their review and approval. During the Comprehensive Plan process we started off initially as a try to do activities in person and COVID prevented that from occurring so a lot of the activities had to be virtual. Because of that we designed, the developer's consultants designed an under table topic and there were 25 groups who submitted topic discussions. The developer said that's probably double what they typically experience, in terms of the Comprehensive Plan that tabled other topics. This allowed residents and smaller groups and other groups as well to talk about this plan and develop different thoughts and ideas through all the activities as part of the process.

We included a Think Tank member, that identified issues, topics of concerns, shared the Comprehensive Plan with others and they made recommendations as well as identifying other stake holders. We have what was called a Planapalooza in October 2020. Just had discussion on topics, different topics. We developed a website. Some developed a website where residents can go to and share information and there's surveys online. Frankly we got more response from under taken topic than surveys. Online surveys, surveys were not as responsive as in person activities and discussions. I don't know if that's a long-term trend but that seems to be a pattern here and other communities. Visioning workshops, visioning workshops this was not as well done as well. We got more activity from on the table topics discussion instead of the workshops.

We got few submissions from that as much as the other table-top. We had an art contest for children and we had 59 submissions, there were 10 winners we providing \$50 Visa gift cards to the winners. The Comprehensive Plan draft was available for review in fall of 2021 and we held what was called a mini-palooza process. We had discussions with James Rojas with neighborhoods about what makes up the neighborhood. This was in October 2021 and we also had a conversation about the public draft. So many of the comments you see in the documents were generated from the public draft in 2021 as well as 2022. During that process in 2022 we had a public process to hear more about the comprehensive Plan and to collect comments. We sent out 21,000 mailers that was one of the requests during draft process in 2021. Residents asked if we could send something out to everyone in the city. So we researched and sent out mail cards to everyone within reach of the city.

And that includes apartment complexes, home owners, everyone got the flyers. And so the Comprehensive Plan, the final draft it's a vision document. During that 2022 we ran into a road block. First the priority investment element was missing as well as in 2020 the state legislature updated the Comprehensive Plan requirements to include a resiliency element. And that was not included in our plan so we had to go back to the consultants and ask them to put together documents that would allow us to include a resiliency element to the plan.



So there's a table of contents for the Comprehensive Plan, we've broken it up into guiding principles such as character, authenticity, advance the plan, and health and wellness. These are the themes based on equity. Understanding time is a factor in the Comprehensive Plan. As well as being part of the plan if you want to be part of the process of not only adopting the plan but actually implementing the plan as well as. So there's a commitment to equity and so there are equity indicators in the plan that we should look at least regularly and there's a recommendation in one of the comments we have annual reporting of the accomplishments within the Comprehensive Plan.

There's a population element. Transportation, very extensive transportation element. The Plan also looks at infrastructure, natural resources, resiliency element in now in the Comprehensive Plan, culture resources throughout the entire document you will see recommendations for implementing. There is a priority investment element that identified funding sources and what are some of items that need to be improved and the majority of it is just public facility and public infrastructure part of the priority investment. And then there's a conservation element, you saw some of that tonight as we were talking about the annexation, we took a look at a variety of these elements throughout the last year and have been using the draft document for annexation and rezoning requests.

As you see the conservation map as part of the Comprehensive Plan. There's six focus area plans that the consultants developed including one for Westgate Mall, there's a Neighborhood Center which can be used in other neighborhoods it's not just the south side area. There is an executive summary that was prepared. It's about 10 pages long and it basically gives you an idea of what's in the Comprehensive Plan so that if you have an interest you can read the 340-page document, if you're interested. And then there's also an implementation matrix with over 300 recommendations.

Once again we have to prepare another Comprehensive Plan in 10 years. Staff is recommending approval of the draft Comprehensive Plan. We're also recommending that the recommendation be made to City Council to move forward on the implementation matrix and developing and adopting the new zoning ordinance that will be implemented. Many of your recommendations are in the Comprehensive Plan.

So any questions you may have. We're required to do a public hearing?

Dr. Stone: Yes sir.

Mr. Livingston: All right.

Dr. Stone: Why don't we go ahead and do the public hearing, that way if there are any other questions that come up from the community then we can address them all at once? So I'm going to open public hearing anyone who wishes to speak about the Comprehensive Plan are welcome to come on up.

Ms. Martinsen: Hi. Good evening.

Dr. Stone: Good evening.

Ms. Martinsen: My name is Allie Martinsen and I am here to speak with you tonight on the Comprehensive Plan. The Comprehensive Plan now includes a resiliency element that will help the city better prepare on the future. It also contains a priority investment element that obviously will be prepared capital projects. By identifying potential funding resources. Now that the draft has been updated to include all the long time elements required by the South Carolina General Assembly, I do recommend the Planning Commission approve the final draft of the

Comprehensive Plan and not only that but make it actionable by beginning the process of developing the limitation matrix that narrows down the recommendations included in the final draft. And I also recommend that the city's current zoning ordinance be updated to be in line with the latest action items identified in the Comprehensive Plan. So moving forward the plan should not only be adopted but made actionable for the implementation matrices of the ordinance.

Thank you.

Dr. Stone: Thank you.

Group: Thank you.

Dr. Stone: Any other public comment?

Mr. Wilson: Move to close the public portion.

Warwick Spencer: Seconded.

**Dr. Stone: Moved by Mr. Wilson and seconded by Mr. Spencer to close the public hearing. All in favor say aye.**

Group: Aye.

Dr. Stone: Any opposed? The public hearing's closed. Any questions for staff? Mr. Cunningham.

Mr. Cunningham: I have a question, when I first read this large Comprehensive Plan. I was impressed and surprised at the amount of dialogue addressing the inactive amount and through the years and changes and modifications as well as having read the 70 pages of comments from citizens or interested parties to address various interests equal movements, issues do you feel that we have in recommending approval from your early comment, do you feel like we have reached a good balance between trying to group the economic to great a vibrant area as well as addressing the inequities and/or now equity to guide us to the future?

Mr. Livingston: Difficult question. First question I think we've made an attempt as much as possible to address equity in the document as much as possible. A lot of the, if you take a look at the introduction, a lot of the discussions about equity are centered around first because the Spartanburg had developed a study that shows health disparities throughout the entire community and that had a ripple effect on having discussion about other inequities in Spartanburg and so the Comprehensive Plan tried to address that as much as possible in terms of the discussion about it. The challenge is going to be implementation before and again that's where narrowing the implementation matrix may help. Eventually the implementation matrix comes back before the Planning Commission and comes back before City Council for approval.

So that implementation matrix hopefully will address a lot of those questions about moving forward and one of the items that we attempted to do was reach as many people as possible. I think the in person meetings was somewhat challenging because a lot of folks still didn't want to come out all because of COVID. But some of it was also one of the strategies, one of the areas when we had mini planapalooza the weather was bad. We still had people come out and have conversations. We had meetings at east side, west side, north side, south side. And so we felt that we gave an opportunity for everyone to come and share their thoughts. There is everything in that plan, that's probably why it's 340 pages long. If you compare that to our previous 2004 plan, 2008 plan primarily focused on land use. It didn't address a lot of the other issues and concerns of the community.

Maybe it wasn't as robust as we currently require in the Comprehensive Plan process. But I think we did everything we could to try and get everyone involved. One of the items I looked at recently was the planspartanburg.com analytics. There were 10,000 visits to the PlanSpartanburg

website and there were over 300 people either involved or signed up to the register to the new website and the details information.

Mr. Cunningham: The question, I'm interpreting that is that in your opinion we did a good job of the previous balance between the many competing areas so that going forward we should be able to have a vibrant community that addresses the needs of that.

Mr. Livingston: We hope and again a lot of that is going to be on the implementation. How we implement the Comprehensive Plan.

Mr. Cunningham: The plan is the strategy and the implementation is the action.

Mr. Livingston: That is correct.

Mr. Cunningham: And we get into implementation there could be some needs for change because its just not like thought it was going to be and we need to go left or go right slightly to achieve the goal which I would encourage us to do.

Mr. Livingston: And one of the state requirements is also to do five-year updates. And we don't have to update the entire plan. If we see economic decline and we need to make an updated based on the economy we can do that or if there is a change in housing and we need to do that as well. We can update that element so we don't have to update the entire plan in five years, we can update specific elements that may be of interest to council and the Planning Commissions.

Dr. Stone: I plan on putting something on my calendar for April 2028 to come make a public comment to remind the council that we need to do that.

Mr. Cunningham: Mr. Chairman I move that we approve the Comprehensive Plan.

Dr. Stone: Wait, is there any other people that want to say something? I do have a question actually... Go ahead Mr. Brown if you have a question.

Mr. Brown: Okay. Well first of course I want to thank you the city staff, the community for just being relentless in making sure this Comprehensive Plan come to this particular stage and I think that this is a notable night. A lot of effort had gone into it. A couple of questions I do have. The first question the annual accomplishments, that will go before City Council, right?

Mr. Livingston: That's something that we're... it's actually one of the comments, seven or eight that there be an annual reporting and so whether that's before the Planning Commission or City Council that's for them to take a look at. Part of our recommendation to City Council I mentioned that at the council meeting as well. As a reminder that this is something that needs to be done.

Dr. Stone: I recommend that that come through this body on the way to City Council. Even though we don't necessarily own every element in this plan I think it's the body responsible for planning in the community it probably wouldn't hurt for people, for this body to get a briefing before it goes to council.

Mr. Brown: Right. How will we keep the Comprehensive Plan alive, so it won't become like a forgotten document. It seems like this last one was lost until Ms. Natalia Rosario made an effort to start a new Comprehensive Plan because we don't... and update is not necessary for five years but a new plan is in 10 years, so how do we maintain measuring the results and just keeping it alive in our community, keeping it before staff, keeping it before council, even before us. And even before the community.

Mr. Livingston: So that's one of the functions of this body. We went a very long time to update the Comprehensive Plans. And that's not just this body that's the entire city and its residents should make recommendations for updating the Comprehensive Plans or updated documents whenever necessary. Not only Comprehensive Plan but maybe neighborhood plans. Right now we're going through a downtown transportation plan. That's part of the recommendation in this Comprehensive Plan. The Comprehensive Plan also recommends smaller neighborhood plans. I think that's incumbent on the entire community, I have to commend Natalia Rosario for starting that process, trying to get that process implemented and recommended equity as a theme for our Comprehensive Plan.

Dr. Stone: Thank you. One thing I would say we think about our Comprehensive Plan at almost every meeting because when we're doing a rezoning recommendation it does need to be based in our Comprehensive Plan. So we at least see and going forward, hopefully, after April and May we will see 2022, 2023 Comprehensive Plan in our document. What I think we need to encourage staff and council is that when they are taking actions aside from rezoning requests, aside from annexation rezoning requests that they need to be thinking about what are the actions they're taking and are they in line and in spirit of our Comprehensive Plan, and fulfilling parts of the Comprehensive Plan. Because it's not just about land use. Question. I do have one more question but I am happy to let others ask and make statements.

Ms. Whitner: More of a statement. So would we know if something specific is being implemented? I think that keeps it alive, once we know we're ready to implement this part of the process and then once it's complete we have some deliverables or KPIs of what we went in to measure. That is was done, it was implemented and here are the results from that. It's kind of keeps us alive and then that section is not even removed but we know that it's been addressed.

Mr. Livingston: That's one of the recommendations in the comments, that we have some type of reporting back on this, whether that be annual or otherwise.

Ms. Whitner: Thank you.

Warwick Spencer: Mr. Chairman my question to Mr. Livingston turns on the resources that would be required in order to implement this. I echo the comments and input of my fellow commissioners with regard to the good work that you and your staff and TPUDC have done but unless the city decides to put the resources in to it it's just going to be a very expensive paper weight like the one apparently from 2004 or whenever it was last passed. What can we do Mr. Livingston as a commission to help to ensure that that doesn't happen to this plan?

Mr. Livingston: So as commissioners we can encourage a few things, first we need a planning director.

Dr. Stone: Yes we do.

Mr. Livingston: Because of the growth of our city we need a planning director responsible for the Comprehensive Plan for some of the implementation actions, zoning ordinance and other items. Second when there are recommendations. Several of the council members attended the presentation sessions throughout the planning process as well.

Warwick Spencer: And I was going to ask about that as well. What we can do and maybe it might ought to be.... I'm sorry I didn't mean to interrupt you if you haven't finished.

Warwick Spencer: But we might want to make that a standing agenda item for the rest of this year. Actually to have it just as a point. Where we have a point in the agenda where we talk about the implementation matrix because while implementation is larger a staff responsibility

there will be items that this commission will either approve or advocate for so it might also be that you had in mind identifying what the priorities are, how much of that would be at the staff level, how much staff or city manager will invite council to indicate things in that matrix that they think are highest. I think we have a right to suggest things ultimately council decides. But I think we have the right to say here are 10 or 20 things, 10 things we as a Planning Commission would like to see elevated.

Mr. Cunningham: Give any homework professor?

Warwick Spencer: We might all be giving ourselves homework. So that's a thought that we make that a standing agenda item for the rest of this year and that we read through those implement all the recommendations and identify some ourselves maybe we bring those back to another meeting and collate those and say here's some things that are popping up on all ours maybe we put some weight behind it. I haven't let this side of the room talk much. Mr. Cunningham should be ready to make a motion and go home.

Mr. Cunningham: Not often.

Warwick Spencer: I'm sorry.

Mr. Cunningham: I have a question. Can you update us on the search for the planning director what set out, they obviously there's a barrier or something that we have found a suitable candidate?

Mr. Livingston: So we issued a notice, we did an ad for planning director sometime last year. We had several applicants there we were reviewing. Last year was a tough year just finding employees. Many of the candidates we considering had already found employment. We also worked with consultants to find a candidate and I think the consultants still couldn't find an applicant for the planning director position.

Mr. Cunningham: I think the planning director we need is actively employed, a growing city, we're going to have to go and find them and entice them to come over.

Mr. Livingston: It's possible also the where I'm having conversations with the city manager about finding someone for this position so hopefully we can find someone soon.

Dr. Stone: I think so much of what we need to do, whatever is going to implement this plan hinges upon finding the right person and not such any person but finding the right person to do it with.

Warwick Spencer: I couldn't agree more Mr. Chairman and I appreciate Mr. Cunningham's question. We need that person to get this done and to have gone for years now without that person has done a disservice to this community, frankly. And I appreciate your patience Mr. Livingston.

Mr. Cunningham: I would encourage whoever the powers that be to look at alternate place to find a suitable candidate.

Mr. Mariani: I don't really have a question, I did have a question along the way but I attended that were given by staff on it, picked your brains and this was my gateway path to being in the Planning Commission. My finest, I didn't know much about urban development, I'm learning a lot as I go along and this was the first document that I read cover to cover and it was really eye-opening to a lot of the topics that we have to address and wrestle through as a community a lot came from here. And I love that it provides the overarching principals that ought to be there for years to come. And also the minutia that might change five years from now when we look at this

again every year. And I'm just grateful that the community has access to something like this to become better, informed resident and hopefully better engaged resident of the city. So I'm pretty much in favor of bringing this to fruition.

Mr. Wilson: Thank you Mr. Livingston and the entire planning department. I believe that we approve. Thank you.

Dr. Stone: All right. It's moved and seconded to approve. And I'm going to do something a little unusual. I'm going to ask everybody to vote individually because I think this is important enough so I'm going to call everybody's name and let everybody say aye one by one. Ms. Whitner?

Ms. Whitner: Aye.

Dr. Stone: Mr. Spencer?

Warwick Spencer: Aye.

Dr. Stone: Mr. Brown?

Mr. Brown: Aye.

Dr. Stone: Mr. Mariani?

Mr. Mariani: Aye.

Dr. Stone: Mr. Wilson?

Mr. Wilson: Aye.

Dr. Stone: Mr. Vice Chairman?

Mr. Cunningham: Aye.

Dr. Stone: And the Chair votes aye. And this Planning Commission recommends approve of the Comprehensive Plan to City Council.

**On a motion by Mr. Wilson, seconded by Mr. Brown, the Draft Comprehensive Plan was approved by a vote of 7 to 0.**

Mr. Livingston: Thank you.

Dr. Stone: Thank you.

Mr. Livingston: You're welcome.

Dr. Stone: And April 10th I believe you said. I hope many of you will be there and either we can, each of us... They'll have to have a public hearing again, correct? So either we can speak as part of the public hearing or Mr. Livingston will give us the privilege of tailing on the staff, make sure we all get to say something if we like. All right other items less exciting. We have site plan approval for the Chick-fil-A relocation on East Main Street. Is that somewhere where people can look at it if they want to?

Mr. Livingston: There is not

Dr. Stone: All right.

Mr. Livingston: We are and it's included in the Comprehensive Plan. We are taking a look at how to provide documents online for the public to review. Staff reviewed software that would attach to our existing software. So that would allow the public to see enforcement documents and planning documents.

Dr. Stone: Okay.

Mr. Livingston: Online and we're getting a new website also included in the Comprehensive Plan recommendations.

Dr. Stone: Nice.

Mr. Livingston: We're getting a new website that will provide more information to the public. So there are several items in the Comprehensive Plan that are actually being considered or were in progress.

Dr. Stone: Oh, it's nice to have a few things that you check off the implementation even before the plan is approved.

Mr. Livingston: Probably not high priority but they were on the list.

Dr. Stone: I would say a website communications matters. Communications matters. I don't see any City Council updates since the last meeting. I guess we haven't sent them a whole lot lately. Staff announcements.

Mr. Livingston: One item Mr. Chairman we're working on getting a continued education training as well as our orientation training this year. We originally looked at April but we push the time back to sometime in June or July. So that will be for all boards and commission. Sorry the orientation is about three hours. The continuing education is about an hour and a half, two hours.

Mr. Cunningham: The concept there is this would be a training here, internal rather than... An internal site rather than everybody going to an external site.

Mr. Livingston: That's correct, it'll be in Spartanburg and will schedule a location here. More than likely Dr. T.K. Gregg Recreation Center and we'll hold the event here in Spartanburg for all the commissioners and board members to attend.

Dr. Stone: That would be here.

Mr. Livingston: Hopefully we'll be planning to make it an annual event. Where the commissioners and other board members don't have to off site for training.

Dr. Stone: We can talk about plenty of the other stuff evolving that land use map as we go. I had to make some comment early about maybe we ought to consider some form-based codes for some particular areas. We can save that for another night. Any other announcements for the good of the order? Anyone have anything they need to ask or question about or bring up?

Warwick Spencer: One quick question Mr. Chairman is there anything more as we as a body need to do with regard to the implementation matrix and the zoning ordinance. I believe there was some mention on Mr. Livingston or is the approval of the draft, Comprehensive Plan and recommendation to the City Council to be approved, sufficient?

Dr. Stone: You want a specific motion to recommendation an implementation matrix?

Mr. Livingston: The recommendation from staff is for the proceed with the implementation matrix as review well as the zoning ordinance. So that's what you're approving. That's what's recommended to City Council, unless you want it stated in a different way.

Dr. Stone: I'm going to assume that when we approve the comp plan we were making that recommendation but if we want to make an explicit recommendation on both of those counts that we both endorsed the idea and there will be an implementation matrix I don't think that's out of order for somebody to move that.

Warwick Spencer: Mr. Chairman I move that the implementation matrix as outlined in the draft Comprehensive Plan be approved by this body.

Ms. Whitner: Second.

Dr. Stone: Moved and seconded to approve the implementation matrix as outlined in the Comprehensive Plan. All in favor.

Group: Aye.

**On a motion by Mr. Warwick, seconded by Ms. Whitner, the Draft Implementation Matrix was approved by a vote of 7 to 0.**

Dr. Stone: Any opposed? So we have definitely gone on record for that. And what was the second part of that we-

Warwick Spencer: The zoning ordinance.

Ms. Whitner: Zoning board.

Dr. Stone: It almost needs a rewrite. Is that implicit enough in the Comprehensive Plan that we're going to rewrite zoning?

Mr. Livingston: That's part of the recommendation.

Dr. Stone: Yeah.

Mr. Livingston: So take that before.

Dr. Stone: Yeah.

Warwick Spencer: Thank you Mr. Chairman.

Dr. Stone: Thank you. Any other business? If not I will entertain a motion.

Mr. Wilson: I move that we're done.

Mr. Brown: Second.

Dr. Stone: Moved by Mr. Wilson and seconded by Mr. Brown that we adjourn. All in favor say aye.

Group: Aye.

Dr. Stone: All opposed? Thank you all very much for an important night's work.

**Meeting adjourned at 6:55 PM.**

  
Dr. Phillip Stone II, Chairman