



**City Council Meeting
City Council Chambers
145 West Broad Street
Spartanburg, SC
Monday, August 11, 2014
5:30 p.m.**

**(These minutes were approved at the
August 25, 2014 City Council meeting.)**

City Council met this date with the following members present: Mayor Junie White, Mayor pro tem Jan Scalisi, Councilmembers Cate Ryba, Erica Brown, Robert Reeder, Jerome Rice, and Sterling Anderson. City Manager Ed Memmott and City Attorney Cathy McCabe were also in attendance. Notice of the meeting was posted with the Media 24 hours in advance according to the Freedom of Information Act. All City Council meetings are recorded for a complete transcript.

- I. Moment of Silence - observed**
- II. Pledge of Allegiance - recited**
- III. Approval of the Minutes of the July 28, 2014 City Council Meeting –**
Councilmember Reeder made a motion to approve the minutes as presented. Mayor pro tem Scalisi seconded the motion, which carried unanimously 7 to 0.
- IV. Approval of Agenda of the August 11, 2014 City Council Meeting –**
Councilmember Reeder made a motion to approve the agenda as presented. Councilmember Rice seconded the motion, which carried unanimously 7 to 0.
- V. Public Comment - None**
*Citizen Appearance forms are available at the door and should be submitted to the City Clerk
- VI. Special Presentation – Proclamation for National Health Center Week 2014**
Presenter: Mayor Junie White
Mayor White presented the proclamation to Isaac Dickson, Director of Community Development at the ReGeneses Health Care, and several other staff members who were present.
- VII. Public Hearing**
 - A. Ordinance to Amend the City of Spartanburg, South Carolina Zoning Ordinance and Comprehensive Plan Land Use Element, by Amending Section 206, Changes to District Boundaries, Specifically Parcel 7-12-09-280.00 located on 148 N.**

Walker Street, which is Currently Zones B-4, with a Land Use Designation of Heavy Commercial District to Zone B-3, with a Land Use Designation of General Business District, from David R. Seegers, Owner. The purpose for the request is to permit the Owner to turn the property back into a residential property and live there. (First Reading)

Presenter: Joshua Henderson, Planning Coordinator

Mr. Henderson presented the item to City Council as follows:

“On July 17, 2014, the Planning Commission held a public hearing and reviewed a rezoning request submitted by David Russell Seegers, Owner, to rezone parcel 7-12-09-280.00 from Zone B-4/Heavy Commercial District to B-3/General Business District, in order to permit the owner to turn the property back into a residential property and reside there. The use of the property as a single family residential use is permitted under the zoning classification of B-3 with a Conditional Use

Under Section 303.5 Conditional Use Determination in a B-3, General Business District, in the City of Spartanburg Zoning Ordinance, a single family use is allowed under the B-3 zoning classification if the following conditions are met:

The traffic count on the primary road that the proposed residential fronts cannot exceed 4,000 vehicles per day;

The applicant must provide a traffic analysis report, and if the traffic count is less than 1,250 vehicles per day, no additional review is required. If the count is greater than 1,250, but less than 4,000, then the applicant must seek Planning Commission approval. If the traffic vehicle count exceeds 4,000 then residential, single family, patio home, condominium, and two family dwelling is not allowed; and

The minimum lot frontage is 50’ with a 15’ front setback, 20’ rear setback, and 5’ side yard setback (there would be an additional requirement that the structure meet a street side setback, for a corner lot property, of 10’).

To aid the property owner in a traffic analysis, the City of Spartanburg Traffic Engineering Department, conducted a traffic study to determine the amount of vehicles per day on this block of N. Walker Street. According to the report, there were approximately 300 vehicles that traveled in both northbound and southbound directions during the days of June 26 beginning at 10 a.m. through July 1 ending at 12 p.m. This would give an average of 50 vehicles per day during this 146 hour time period. According to the provided, and previously recorded plat, from 1960, and the current 2013 aerial, the structure is setback approximately 10’ from the street side property line, 17’ from the interior side property line, 19.5’ from the front property line and 55’ from the rear property line. Since the traffic count is under 1,250 vehicles and the structure meets all setback requirements, there is no additional review required with regards to the Conditional Use regulations.

The Planning Commission held a public hearing on the proposal on July 17, 2014. After consideration of the staff report, public comments, and the criteria set forth in the City of Spartanburg Zoning Ordinance and 2004 City Comprehensive Plan, the Planning Commission voted to recommend approval of the request to City Council for the rezoning of the parcel from B-4 to B-3.

PLANNING COMMISSION RECOMMENDATION: The request was unanimously endorsed by the Planning Commission on July 17, 2014. Staff’s recommendation concerning this application is explained in detail in the attached staff report to the Planning Commission.”

Mayor White opened the Public Hearing asking if there was anyone present to speak against the proposed zoning.

Hearing none, Mayor White asked if there was anyone to speak in favor of the rezoning.

Mr. Russell Seegars, 148 N. Walker St., owner of the property, asked that Council consider approving the rezoning so that he could make repairs and move back into the house.

Hearing no other comments, Councilmember Reeder made a motion to close the Public Hearing. Mayor pro tem Scalisi seconded the motion, which carried unanimously 7 to 0.

Councilmember Rice made a motion to approve the rezoning request on first reading. Councilmember Brown seconded the motion, which carried unanimously 7 to 0.

VIII. Ordinance

A. **Authorizing the City of Spartanburg, South Carolina, To Execute and Deliver Equipment Lease Purchase Agreements in an Aggregate Amount Not Exceeding \$218,000 Between the City and the Lessor Thereof to Defray the Cost of Acquiring Certain Equipment; and Other Matters Relating Thereto (First Reading)**

Presenter: Chris Story, Assistant City Manager

Mr. Story presented the item to City Council as follows:

“The attached ordinance is necessary for the City to retire our aging office telephone system and transition to a state of the art voice-over-internet (VOIP) system that will provide the following benefits.

- Immediate 40% cost savings with additional further savings to be achieved at the termination of the lease purchase
- Vastly improved functionality including:
 - Ability to dial direct from desktop computers
 - Ability to seamlessly automatically route calls to mobile devices as desired
 - Immediate conversion of voicemail to text to enable better field response
 - Ability to provide automated call routing to minimize unanswered citizen calls
 - Improved redundancy and emergency recovery achieved through cooperative efforts with Spartanburg County

Although the transition will be time consuming, and will likely include some hiccups along the way, ultimately this system will improve employee productivity and enable better customer service.

The vendor, ShoreTel, was selected following rigorous analysis by our Information Technology staff. Pricing was established via competitive procurement administered

by the Federal Government's General Services Administration; therefore no local competitive procurement was necessary.

The attached ordinance enables us to lease purchase the tangible equipment necessary, spreading the cost over several years and adding to immediate cost savings this transition provides.

We recommend your approval and welcome any questions you may have.”
After discussion, Councilmember Reeder made a motion to approve the ordinance as requested on first reading. Councilmember Ryba seconded the motion, which carried unanimously 7 to 0.

IX. Resolution

A. Approving the Purchase of 880 California Boulevard, Parcel 7-15-16-082.00, 896 California Boulevard, Parcel 7-15-16-077.00 and 101 Vermont Avenue, Parcel 7-15-16-078.00

Presenter: Darwin Simpson, Airport Manager

Mr. Simpson presented the item to City Council as follows:

“As you know, the Federal Aviation Administration has provided funds for the design and engineering of a runway safety area at the City's Downtown Memorial Airport. This extensive project is a precursor to the planned runway extension.

In preparation for this work, the FAA has funded several property acquisitions in recent years. During the course of the engineering and design of the runway safety area, they identified three additional residential parcels for proposed acquisition. They are identified and illustrated in the attached supporting materials.

The attached resolution would authorize staff to proceed with acquisition. As a federally funded project, staff will follow all federal requirements which ensure that the sellers' and tenants' rights are fully protected throughout and sellers and tenants are fairly compensated. Preliminary informal interaction with the property owners indicate a willingness to sell at fair market value as defined by independent appraisal. Should that not prove to be the case, this matter will be brought back before the Council for further discussion.

The attached resolution will enable us to initiate the process. We recommend your approval. Please let us know if you have any questions.”

Councilmember Anderson made a motion to approve the resolution as requested. Councilmember Brown seconded the motion, which carried unanimously 7 to 0.

X. Other Business

A. Approval of Applicants for Boards and Commissions – Zoning Board

Presenter: Connie McIntyre, City Clerk

Ms. McIntyre presented Michael Alston's application for consideration.

Councilmember Reeder made a motion to waive the rules and appoint Michael Alston to the Zoning Board of Adjustments and Appeals. Councilmember Brown seconded the motion, which carried unanimously 7 to 0.

XI. City Council Updates –

Councilmember Rice commented that the National Night Out event was a great event and thanked all who were involved in making it a success. He asked everyone to be mindful

of students as “Back to School” season was beginning.

Councilmember Anderson shared that he had attended the SPATS meeting that morning. He mentioned that many projects were discussed.

Councilmember Ryba mentioned that the National Night Out event in Converse Heights was a great success. She shared that there would be a YMCA Fall Festival on October 25.

Mayor pro tem Scalisi thanked Police Officer Randy Hardy for driving her to several National Night Out events. She shared that there was food, bands, health checkups, and many happy people participating. She shared that she had the privilege of presenting a proclamation on behalf of City Council to Jerry “Veggie Man” Allen at a surprise event honoring him for his retirement from the Hub City Farmers Market. Ms. Scalisi also mentioned that the “Hey Spartanburg” app was working well.

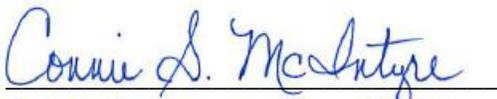
Councilmember Reeder echoed everyone’s comments regarding the success of the National Night Out event. He shared that he accepted an award given to the City at the Black Expo event. He also mentioned an event to be held at Spartanburg Community College Downtown Campus honoring James Clyburn on August 26 from 5:00 p.m. – 6:00 p.m.

XII. Executive Session to Discuss a Potential Economic Development Project

Councilmember Ryba made a motion to adjourn to Executive Session for the stated reasons. Councilmember Reeder seconded the motion, which carried unanimously 7 to 0, and Council adjourned to Executive Session at 6:20 p.m. Council reconvened at 7:04 p.m. Mayor White stated that discussion was held with no decisions made.

XIII. Adjournment – Councilmember Rice made a motion to adjourn the meeting.

Councilmember Reeder seconded the motion, which carried unanimously 7 to 0. The meeting adjourned at 7:05 p.m.



Connie S. McIntyre, City Clerk