



CITY OF SPARTANBURG

SOUTH CAROLINA

CITY COUNCIL AGENDA

**City Council Meeting
City Council Chambers
145 West Broad Street
Spartanburg, SC
Monday, July 11, 2016
5:30 p.m.**

- I. Moment of Silence**
- II. Pledge of Allegiance**
- III. Approval of the Minutes of the June 27, 2016, City Council Meeting**
- IV. Approval of Agenda of the July 11, 2016 City Council Meeting**
- V. Public Comment**
*Citizen Appearance forms are available at the door and should be submitted to the City Clerk
- VI. Spartanburg Housing Authority Update**
Presenter: Terril Bates, Executive Director
- VII. Public Hearing**
 - A. Ordinance to Amend the City of Spartanburg, South Carolina Zoning Ordinance, by amending Section 206, Changes to District Boundaries, Specifically Parcel #6-21-13-156.06, Located on "0" Camelot That is Approximately 8.64 acre Vacant Piece of Property Located at the Intersection of Camelot Drive and Camelot Court, Which is Currently Zoned LOD, with a Land Use Designation of Limited Office District to Zone LOD/PDD, with a Land Use Designation of Limited Office District/Planned Development District in Order for the Agent/Developer to Purchase and to Build to Purchase and to Build Camelot Townes, which proposes 72 townhomes. Jay Beeson, Mark III Properties, Agent/Developer, on Behalf of Joseph F. and David Sullivan, Owners. Note; The purchase and development of this property is contingent upon the request being approved. (First Reading)**
Presenter: Natalia Rosario, Planner III
- VIII. Other Business**
 - A. 2016 Annual Street Resurfacing**
Presenter: Tim Carter, Engineering Administrator

As required by the Americans with Disabilities Act, the City of Spartanburg will provide interpretive services for the City Council Meetings. Requests must be made to the Communications & Marketing Office (596-2020) 24 hours in advance of the meeting. This is a Public Meeting and notice of the meeting was posted with the Media 24 hours in advance according to the Freedom of Information Act.

- B. Boards and Commissions – Consideration of Applicants HARB and Planning
Presenter: Connie McIntyre, City Clerk**
- C. FY16-17 Accommodations Tax Grants
Presenter: Kathy Hill, Community Services Coordinator**
- D. FY17 Hospitality Tax Grants
Presenter: Chris Story, Assistant City Manager**
- IX. Executive Session Pursuant to Section 30-40-70 (a) (2) of the South Carolina Code to Receive Legal Advice Relating to the Oakview Apartments.**

Council may take action on matters discussed in Executive Session after exiting Executive Session.
- X. Resolution**
 - A. To Approve the Purchase of Oakview Apartments (TMS 7-12-05-001.00 Located at 650 Howard Street)
Presenter: Ed Memmott, City Manager**
- XI. City Council Updates**
- XII. Adjournment**

** Non-Agenda Items*

City Code Sec. 2-57. Citizen Appearance. Any citizen of the City of Spartanburg may speak at a regular meeting on any matter pertaining to City Services and operations germane to items within the purview and authority of City Council, except personnel matters, by signing a Citizen's Appearance form prior to the meeting stating the subject and purpose for speaking. No item considered by Council within the past twelve (12) months may be added as an agenda item other than by decision of City Council. The forms may be obtained from the Clerk and maintained by the same. Each person who gives notice may speak at the designated time and will be limited to a two (2) minute presentation.

**Agenda Items*

City Code Sec. 2-56. Addressing Council, Comments or Remarks to Council on Agenda Items Not Requiring Public Hearing. On agenda items not requiring a Public Hearing, please provide to the City Clerk prior to the opening of the meeting, your desire to speak on an agenda item. Remarks shall be limited to five (5) minutes and total remarks on any agenda item shall not exceed twenty (20) minutes.



**City Council Meeting
City Council Chambers
145 West Broad Street
Spartanburg, SC
Monday, June 27, 2016
5:00 p.m.**

City Council met this date with the following members present: Mayor Junie White, Mayor pro tem Sterling Anderson, Councilmembers Jan Scalisi, Jerome Rice, Erica Brown, Laura Stille and Rosalyn Henderson Myers. City Manager Ed Memmott was also in attendance. City Attorney Cathy McCabe was out of town. 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 June 13, 2016, City Council Meeting –**
Councilmember Scalisi made a motion to approve the minutes as received.
Councilmember Stille seconded the motion, which carried unanimously 7 to 0.
- IV. Approval of Agenda of the June 27, 2016 City Council Meeting –**
Councilmember Rice made a motion to approve the agenda as received.
Councilmember Henderson Myers 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. Consent Agenda**
 - A. Accepting the Property Owned by the South Carolina Department of Transportation (SCDOT), to be Purchased by Claude W. Burns, III, and Being Located at the Northwest Corner of East Blackstock Road and Reidville Road, as a Part and Parcel of the City of Spartanburg and Declaring Said Property Annexed to and a Part and Parcel of the City of Spartanburg, Said Parcel to be Zoned B-3, General Business District Upon Annexation (Second Reading)**
Presenter: Natalia Rosario, Planning Staff
Councilmember Stille made a motion to approve the consent agenda on second reading. Councilmember Henderson Myers seconded the motion, which carried unanimously 7 to 0.

VII. Hospitality Tax Allocation Requests/FY16-17

Mr. Story presented the item to council, explaining that each applicant would receive 6 minutes for their presentation and 4 minutes for questions and answers from council. He added that after the meeting that night, staff would come back to council at the meeting on July 11 with recommendations for Hospitality Tax allocations.

The following entities made presentations requesting an allocation from the City's Hospitality Tax Fund for the amounts listed:

<u>Event</u>	<u>Organization</u>	<u>Amount Requested</u>
Carolina Panther Training Party	Wofford College	\$ 10,000
Public Art Installation Program	Spartanburg Art Museum	5,000

Mayor White recognized Councilmember Brown, who had a question.

Councilmember Brown asked staff if all of the HTAX applications, including everything that was required, were received in a timely manner. **Mr. Story** responded that he believed that all the organization applications Council was hearing from that night were received according to the instructions that were given except for the Shrine Bowl. **Councilmember Brown** asked if the Shrine Bowl information was received beyond the time limit when staff would accept applications. **Mr. Story** stated that it was. **Councilmember Rice** asked if staff had not received something from the Shrine Bowl prior to the deadline. **Mr. Story** responded that staff received the request letter, but did not receive the actual application with accompanying documents from the Shrine Bowl before the deadline. **Mr. Memmott** stated that staff did not receive the completed Shrine Bowl application, including the required financial documents, until the previous Thursday, at which time he and Ms. McIntyre emailed the information to Council.

Councilmember Brown stated that given the fact that the city does have a certain process that the applicants have to follow, with deadlines, and that everyone has to play by the same rules, she wanted to make a motion that the Shrine Bowl of the Carolinas not be considered for 2017 Hospitality Tax funding. **Mayor White** seconded the motion. **Mayor White** called for the question. **Councilmember Rice and Councilmember Scalisi** asked for discussion.

Councilmember Rice commented that the Shrine Bowl representatives were in the audience and he did not think it would be appropriate for Council to dismiss them without notifying them beforehand. He stated that he felt that Council needed to know the reason behind the delay in submitting the information. He added that the packet may not have been completed, but that something was turned in asking for funding. **Councilmember Henderson Myers** stated she felt the City would be opening up a door by allowing some organizations to submit part of a packet and not the complete packet. **Mayor White** state that there were rules and regulations to follow, and that it was not right for everybody to follow them except one outfit that was late and was Council going to make an exception for everyone. **Councilmember Rice** stated that he thought Council should make an exception for the Shrine Bowl this time and then move forward with the new process. **Mayor pro tem Anderson** asked staff if the Shrine Bowl application was submitted on time, but did not have the financial information included. **Mr. Story** responded that the application form, with the deadline on it, was the piece that was not received and that the request letter was the only piece received prior to the deadline. **Councilmember Brown** asked if the Shrine Bowl was familiar with the deadline. **Councilmember Rice** commented that the Shrine Bowl representatives were at the meeting if there were questions. **Mayor White** responded that the discussion was not for the Shrine Bowl representatives and that the rules were laid down that everyone else had abided by. **Councilmember Brown** stated that if Council started setting

the precedent that they would be flexible with other applicants, it would not be fair to applicants who submitted on time. She continued that she wasn't sure if this was the first time the Shrine Bowl had been late in turning in an application and that she was not willing to consider them for 2017 given they missed the deadline. **Councilmember Henderson Myers** asked if the Shrine Bowl had been late in previous years. Mr. Kennedy responded that the Shrine Bowl had been timely in the past. **Mayor White** called for the vote on the motion, which carried 4 to 3. **Mayor White, Councilmember Brown, Councilmember Stille, and Councilmember Henderson Myers** voted in favor of not considering the Shrine Bowl for 2017 Hospitality Tax funding. **Councilmember Rice, Councilmember Scalisi, and Mayor pro tem Anderson** voted against the motion. **Councilmember Rice** stated that he thought Council was making a mistake. **Mayor White** stated that Council had taken a vote and already heard Councilmember Rice's opinion. He continued that there were rules and guidelines and that they had to be adhered to. **Councilmember Rice** stated that he understood that, but that Council needed to look at the magnitude of what the Shrine Bowl program brought to the City of Spartanburg. He added that there were programs being looked at to allocate just to finance the program itself, but that the Shrine Bowl brought a weeklong stay for people coming to the City of Spartanburg. **Mayor White** stated that there was a motion that had been made and seconded and voted on.

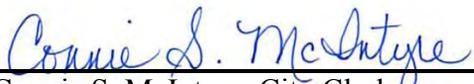
The presentations continued.

Seeing Sptbg in a New Light Event	Arts Partnership of Spartanburg	35,000
Shrine Bowl of the Carolinas	Team Spartanburg Sports Council	50,000
Spartanburg Juneteenth Celebration	Spartanburg Juneteenth, Inc.	27,500
Spartanburg Regional Criterium	Partners for Active Living	30,000
Upstate Pride SC March & Festival	Upstate Pride SC	2,500
Arts Partnership	Arts Partnership of Spartanburg	100,000
Ballet Spartanburg	Ballet Spartanburg	25,000
Sptbg Downtown Cultural District	Arts Partnership of Spartanburg	10,000
College Town	College Town Consortium	28,000
Hatcher Gardens	Hatcher Garden & Woodland Preserve	28,017
HUB BUB	HUB BUB	90,000
Hub City Farmer's Market	Hub City Farmer's Market	36,000
Hub City Writers Project	Hub City Writers Project	15,000
Sptbg Convention & Visitors Bureau	Spartanburg Chamber of Commerce	50,000
Spartanburg Downtown Association	Spartanburg Downtown Association	10,000
Spartanburg Memorial Auditorium	Spartanburg Memorial Auditorium	50,000
Sptbg Regional History Museum	Spartanburg County Historical Assoc.	10,000
The Cottonwood Trail	Spartanburg Area Conservancy, Inc.	25,050
West Main Artists Co-op	West Main Artists Cooperative	50,000

Council received the presentations from the organizations listed as information, with the understanding that staff recommendations for allocation would be considered at the July 11, 2016 City Council meeting.

VIII. Adjournment –

Mayor pro tem Anderson made a motion to adjourn the meeting. Councilmember Scalisi seconded the motion, which carried unanimously 7 to 0. The meeting adjourned at 9:01 p.m.



 Connie S. McIntyre, City Clerk



MEMORANDUM

TO: Mayor and Members of City Council

FROM: Ed Memmott, City Manager

SUBJECT: Update from Spartanburg Housing Authority

DATE: July 7, 2016

Terril Bates, Executive Director of the Spartanburg Housing Authority, has requested an opportunity to update City Council. I have scheduled a briefing from Ms. Bates for the July 11 City Council meeting.



REQUEST FOR COUNCIL ACTION

TO: Ed Memmott, City Manager

FROM: Natalia Rosario, Planning Staff

SUBJECT: Rezoning of property located at the intersection of Camelot Court and Camelot Drive, from land use designation of LOD to LOD/PDD. Jay Beeson, Mark III Properties, on behalf of Joseph F & David Sullivan, Owners.

DATE: July 11th, 2016

SUMMARY: On June 16th, 2016, the Planning Commission held a public hearing and reviewed a rezoning request submitted by Jay Beeson, of Mark III Properties on behalf of Joseph F & David Sullivan, Owners, to rezone parcel #6-21-13-156.06 from Zone LOD: Limited Office District to LOD/PDD: Limited Office District Planned Development District. The proposed townhome development will be located on approximately 8.64 acres in size, and is located at the intersection of Camelot Court and Camelot Drive, although it is currently addressed at '0' John B. White Sr. Blvd. This request is to rezone the property for a townhome/single family residential development, as permitted under the LOD PDD/General Residential Planned Development District Zoning Classification.

The 2004 Comprehensive Plan advises this lot be zoned LOD in order to provide a buffer for the residential area (Camelot Neighborhood) to the north from the heavier commercial uses found along John B. White Sr. Blvd to the south. This parcel has lain vacant for many years, with no office development or otherwise proposed or planned. The applicants wish to develop a group of structures (18) that will consist of seventy-two single family townhomes (4 townhouses per structure). Open space amenities will be provided in whole and in part (.61 acres communal, 2.98 acres in part, by lot), exceeding the required .82 acres of open space for the project by 2.78 acres. Placement of an entirely residential development on the lot will both make use of a long vacant parcel and provide a buffer after the development is completed between the Camelot neighborhood and the commercial intensity on John B. White Sr. Blvd, at a lower density than could be designed for an office complex as currently zoned.

PLANNING COMMISSION RECOMMENDATION: The request was endorsed by the Planning Commission on June 16th, 2016 by a vote of 3 to 0 (quorum of 4, with one abstaining). Staff's recommendation concerning this application is explained in detail in the attached staff report to the Planning Commission.

ADDITIONAL INFORMATION: Minutes from the June 16th, 2016 Planning Commission Meeting and Staff Report with attachments are included. In addition, enclosed is a proposed Ordinance in the event that Council approves the rezoning request.

BUDGET AND FINANCE DATA: N/A

AN ORDINANCE

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 #6-21-13-156.06 LOCATED AT THE INTERSECTION OF CAMELOT COURT AND CAMELOT DRIVE, WHICH IS CURRENTLY ZONED LOD, WITH A LAND USE DESIGNATION OF LIMITED OFFICE DISTRICT TO ZONE LOD/PDD, WITH A LAND USE DESIGNATION OF LIMITED OFFICE DISTRICT/PLANNED DEVELOPMENT DISTRICT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of Spartanburg now finds that, upon further review, it is in the public interest that the land use designation for the parcel identified on the Official Zoning Map of the City of Spartanburg, South Carolina, dated August 6, 1973, as amended, by changing the zone of Lot 156.06, as shown on Spartanburg County Block Map Sheet 6-21-13 from LOD, Limited Office District to zone LOD/PDD, Limited Office District/Planned Development District; and

WHEREAS, this zoning change would be compatible with surrounding land uses and neighborhood character, would not be detrimental to the public health, safety and welfare, and, further, would be in conformance with the Comprehensive Plan; and

WHEREAS, the Planning Commission held a public hearing on June 16, 2016, at which time a presentation was made by staff and an opportunity was given for the public to comment on the rezoning request; and

WHEREAS, the Planning Commission, after consideration of the staff report, public comments, and the criteria set forth in Section 605 of the Zoning Ordinance, subsequently voted at that meeting to recommend to City Council that the rezoning request be approved as was recommended by City Staff.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Members of Council of the City of Spartanburg, South Carolina, in Council assembled:

Section 1. Amendment. That the official zoning map of the City of Spartanburg, as referenced by Section 206 of the Zoning Ordinance, be, and the same hereby amended as follows:

- The Lot currently identified as 156.06 on Spartanburg County Block Map Sheet 6-21-13 shall be now designated as LOD/PDD, Limited Office District/Planned Development District.

Section 2. Severability. If any section, phrase, sentence or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall

(continued)

be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. Effective Date. This Ordinance shall be effective upon its adoption by the City Council of the City of Spartanburg, South Carolina.

DONE AND RATIFIED THIS _____ DAY OF _____, 2016.

Junie L. White, Mayor

ATTEST:

Connie S. McIntyre, City Clerk

APPROVED AS TO FORM:

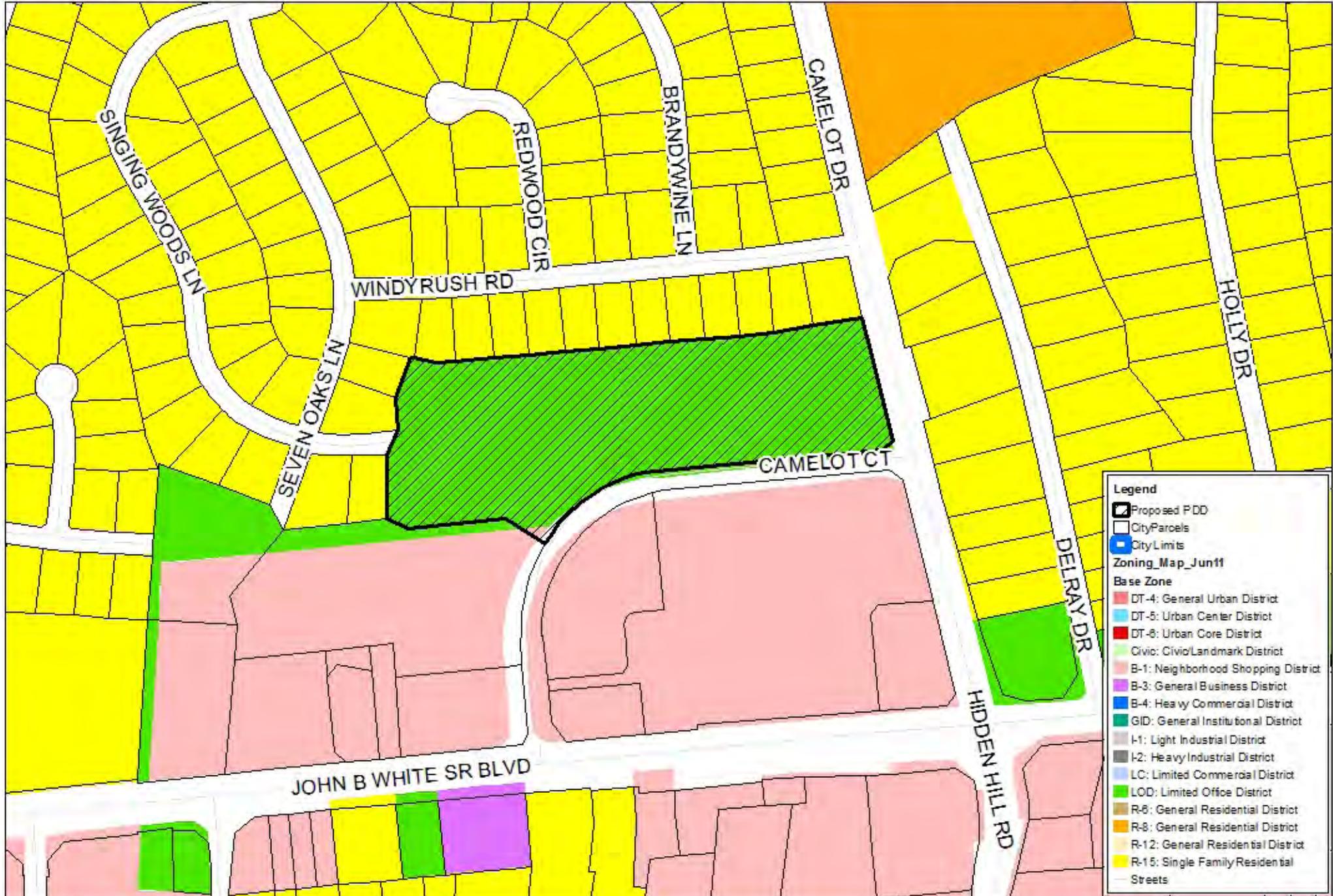
Cathy H. McCabe, City Attorney

___/___/___ 1st Reading

___/___/___ 2nd Reading

**Proposed LOD PDD
'Camelot Townes'**

City of Spartanburg Planning Commission
June 16th, 2016 : City Council Chambers 5:30 PM

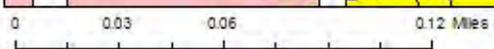


Legend

- Proposed PDD
- City Parcels
- City Limits
- Zoning_Map_Jun11

Base Zone

- DT-4: General Urban District
- DT-5: Urban Center District
- DT-6: Urban Core District
- Civic: Civic/Landmark District
- B-1: Neighborhood Shopping District
- B-3: General Business District
- B-4: Heavy Commercial District
- CID: General Institutional District
- I-1: Light Industrial District
- I-2: Heavy Industrial District
- LC: Limited Commercial District
- LOD: Limited Office District
- R-6: General Residential District
- R-8: General Residential District
- R-12: General Residential District
- R-15: Single Family Residential
- Streets



Spartanburg City Planning Commission Meeting Minutes
Thursday, June 16, 2016

City Hall Council Chambers
Spartanburg, South Carolina

The City Planning Commission met in City Hall Council Chambers on Thursday, June 16, 2016, at 5:30 P.M. The following City Planning Commissioners attended this meeting: Jared Wilson, Howard Kinard, Bob Pitts, and Mike Epps. Board Members Nancy Hogan, James Jenkins, and Wendell Cantrell were absent. Representing the Planning Department were City Attorney Cathy McCabe; Natalia Rosario, Planner III; and Julie Roland, Planning Department Administrative Assistant.

Roll Call

Mr. Wilson, the Chair, stated that notice of this meeting was posted and provided to the media 24 hours in advance as required by the Freedom of Information Act.

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

Mr. Wilson moved approval of the Agenda for the June 16, 2016 meeting, with second by Mr. Kinard. The motion was unanimously approved by a vote of 4 to 0.

Disposition of the Minutes from the May 19, 2016 meeting of the Spartanburg City Planning Commission.

Mr. Kinard moved approval of the May 19, 2016 meeting minutes as submitted, with second by Mr. Wilson. The motion was unanimously approved by a vote of 4 to 0.

Old Business – None.

New Business

Rezoning Request: TMS#6-21-13-156.06 located at the Intersection of Camelot Court and Camelot Drive, zoned LOD (Limited Office District) to zone LOD/PDD (Limited Office District/Planned Development District) in order for the Agent/Developer to purchase the property and to build Camelot Townes, which proposes 72 townhomes. Jay Beeson, Mark III Properties, Agent/Developer, on behalf of Joseph F & David Sullivan, Owners. Purchase of the property is contingent upon the approval of the requested zone.

Mr. Kinard stated for the record, that the law firm he worked for, Johnson, Smith, Hibbard and Wildman represented Mark III Properties and Mr. Beeson on an ongoing basis; and that he needed to recuse himself from voting on this item of business and he also submitted a written statement to that effect. Mr. Kinard stepped down from the podium and sat in the audience.

Ms. Rosario, Planner III, of the Planning Department came forward and was sworn; and she submitted the report the Planning Commissioners had previously received in their meeting packets, as well as the slides and presentation, and an updated landscape plan the petitioner had emailed to the office today, into evidence as Exhibit A. Ms. Rosario introduced the request to the Board Members, and said this was basically a rezoning as an overlay and the property was currently zoned LOD, and the request was to be rezoned to LOD/PDD that would allow for a higher residential density than would be allowed under an LOD Conditional Use.

Mr. Jay Beeson of 607 Highway 56, on behalf of Mark III Properties came forward and was sworn; and he informed the Planning Commissioners that Mark III Properties was under contract with the owners of the proposed property to purchase the property with the intent to develop it into a town home project into a total of 72 market rate single family townhomes that would be sold. The plan was not to have rental units or any type of government assisted housing. He explained to the Planning Commissioners that his company did not actually build the units, but they developed the property and put in all of the landscaping, infrastructure, entrance features, perimeter buffering that was required, etc., and then they would sell the lots off to builders. Mr. Beeson explained to the Planning Commissioners they had a very reputable builder who had signed a contract with Mark III Properties to purchase the lots on a take-down

basis, which meant they would start an original building and then they would continue to build those units as they sold them and got contracts. Mr. Beeson explained Mark III had done projects like this all over the place with a lot of success. They had a lot of confidence in this builder and thought it would be a great addition to the City of Spartanburg and also to the proposed area of town. While they do not sell the end units, he felt the asking price would be \$150,000.00 to \$200,000.00. He concluded his presentation by saying Mark III Properties was seeking the rezoning request on the advice of City Staff, based on the current zoning in order to help streamline the process.

Ms. Rosario came forward again and showed a slide of the location map; and she explained the reason Staff recommended the proposed PDD zoning was because this parcel was already zoned LOD, and with the recommended PDD overlay it would allow for a certain lot size to have the amount of units in order to make their project possible. She also explained since the parcel was already zoned LOD, it would be possible for another developer to purchase and build an office complex for example, and they would be within their rights to do so. Staff felt it would be better to go with the LOD/PDD overlay in order to allow for more flexibility and creativity in the design of the development, as well as for higher density. Ms. Rosario said it was a heavily wooded, vacant lot that was about 8.64 acres in size, that was not being used for anything at the moment. She showed a slide of the preliminary layout for the project, and said the developer planned for 18 buildings, with 4 single family townhomes in each building, totaling 72 single-family dwelling units. Each unit would be located on its own lot. She explained Staff had reviewed the preliminary development plan and confirmed that it met the minimum lot, open space, and setback requirements for new development within the LOD/PDD zoning district. Ms. Rosario said the street buffer more than met the requirements along Camelot Drive and Camelot Court. Along the back the parcel buffered several R-15 Single Family homes, and the PDD zoning ordinance required that the rear setback to any PDD lot must have the same rear setback to the lot(s) as that adjoined it; and she explained that the homes were at least 40 feet away from the back lot line of the proposed parcel, and was consistent in terms of the design and zoning which met the requirements of the zoning ordinance. She said from what they could see at the moment the buffer may be stronger than what was shown currently depending upon how many canopy trees could be saved in that area. She said what was planned right now for that area was a six foot tall shadow box fence which would be a 100% screen, and no-one would be able to see into anyone's yards. All would be canopy trees, which were either existing, or if any had to be removed, more would be replaced. City Staff had requested and the developer would comply with putting in sidewalks on the southern edge of the street, as well as exiting the development and tying into existing sidewalks on Camelot Drive to ensure pedestrian safety entering and exiting the neighborhood. Pedestrian lighting (acorns lampstands) would be provided to the site as well. A slide of the proposed landscape plan was shown; and Ms. Rosario said the developer planned to set aside approximately .61 acres (26,561 sq. ft.) of whole open space (communal) and 2.98 acres (130,000 sq. ft.) of open space in part (by parcel), for a grand total of 3.6 acres (157,000 sq. ft.). The required amount of open space for the LOD PDD zone is 500 square feet per unit, or 36,000 square feet (.82) acres). This exceeds the minimum of 500 sq. ft. (.011 acre) of open space required for the LOD PDD zone by 121,000 square feet, or 2.78 acres.

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

1. *Consistency (or lack thereof) with the Comprehensive Plan* – The general intent of the PDD Overlay, as described in the City of Spartanburg Zoning Ordinance, is to “comprehensively correlate the provisions of this and other ordinances of the City, to permit developments which will provide a desirable and stable environment in harmony with that of the surrounding area; to permit flexibility that will encourage a more creative approach in the development of land, will result in a more efficient, aesthetic, and desirable use of open space; to permit facilities, and off-street parking area; and to utilize best potentials of sites characterized by special features of geography, topography, size, or shape.” As previously mentioned, under section 507.6, multifamily residential is permitted by right under the LOD PDD Overlay District.

The 2004 Comprehensive Plan has specified a limited office or limited commercial use for this property, with the intent of this zone serving as a buffer, or step-down from the heavier

commercial uses found on John B. White Sr. Boulevard, and the single-family residential use of the Camelot Subdivision. The use of this parcel as single-family residential along with the potential use of the property for some limited office use (as currently planned, there will be none, but the LOD PDD does allow for LOD uses once 75% of the approved dwelling units are built (Section 507.62.A, pp 196, City of Spartanburg Zoning Ordinance). The heavy street buffer provided is intended to insulate the potential future residents from the commercial uses across Camelot Court – the rear of these units will face the rear of the shopping center currently anchored by Christian Supply.

2. *Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood* – The property is currently zoned entirely LOD, and is a vacant lot with dense canopy and foliage. The change of zone from LOD to LOD PDD will both allow for the development to achieve the lot size necessary, and for additional single-family use along Camelot Drive, which is predominately single family on both sides of the street, with the exception of one multi-family apartment complex. Staff is of the opinion that additional single-family use on this parcel will not negatively impact the character of the neighborhood.
3. *Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment* – The property is suitable for the uses allowed in the LOD PDD zone. Please note that if the final plan has not been filed within 6 months of approval from Planning Commission and City Council (or 12 months, in the case that Planning Commission grants a 6 months extension), City Council may reverse the PDD zoning, returning the parcel to LOD use. Likewise, if construction on the property has not begun at least two years after final approval of the plan, the City Council, after a public hearing, may rezone the property to its prior classification.
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 will increase in the case of the rezoning approval. The parcel has lain vacant for a decade with the zone of LOD – rezoning to LOD PDD will allow the developer to proceed in purchasing the property.
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. Additional utility lines and meters will be added to serve each home.

Staff's Analysis & Recommendation

Staff is of the opinion that the proposed zone change from LOD to LOD PDD will be a beneficial and appropriate use for the area. Therefore, Staff recommends approval of the proposed zone change from LOD to LOD PDD, as presented. Ms. Rosario pointed out that this was not anything the City had initiated; but was a privately-funded market-rate development that the City had not seen in quite some time.

Planning Commission Questions:

- Mr. Pitts asked about the required parking for the project. Ms. Rosario said the requirements for a single-family or multi-family residential area you are required to have two parking spaces per unit, and each of the townhomes would have its own private drive. Ms. Rosario also informed the Planning Commissioners if there was something the Commission would like to see regarding the project that was not listed in the plans, they could add anything regarding a condition if they so wished.
- Mr. Pitts also asked about the building height. Mr. Beeson said the two-story townhome units would be anywhere from 20 feet, and would not exceed thirty-five (35') feet in height.
- Mr. Wilson asked about any questions and/or comments that the City Building and Engineering Departments had during the preliminary review of the proposed project.
- Ms. Rosario said the Building Department's comments were where the lot lines ran through the building walls, they would need to have a two-hour rated fire wall; and she said that meant was it had

to be able to withstand a fire for at least two hours without falling apart. Also each home needed to have its own water meter. The turning radius for fire trucks on cul-de-sacs would need to be at least 50 feet wide for safety in case of an emergency. Ms. Rosario the Stormwater Department had one comment that was the connection for stormwater may require an easement with one of the adjoining property owners, or if not there would need to be something worked out regarding where stormwater would exit. The Traffic Engineering Department requested for the development to tie in their sidewalks with the sidewalk on Camelot Drive; and the developer had agreed to comply with that request. The Planning Department's comments were regarding sidewalks; and the developer said they would comply on one side of the development. The Public Safety Department requested the pedestrian lighting be pedestrian geared for safety purposes, with which the developer would comply.

Planning Commission Questions/Comments for City Staff:

- Mr. Epps asked would sidewalks be put out onto Camelot Court as well, or just to Camelot Drive. Ms. Rosario said at this point in time it would just be to Camelot Drive. From Staff's perspective it would be good to have more sidewalks; but if that was something the Commission felt they should address, they could ask that of the petitioner.
- Mr. Epps asked about another entrance. Ms. Rosario said she believed at this point in time there would only be the one entrance on Camelot Drive.
- Mr. Wilson asked if there were any elevation drawings or visuals at this point in time. Ms. Rosario said there was not.

Planning Commission Questions for the Applicant:

- Mr. Wilson asked Mr. Beeson if the Planning Commission recommend the request favorably to go before the Mayor and City Council for their ultimate approval, did they have a proposed target timeline for getting the project ready for the builder to take over. Mr. Beeson said they hoped to have all of their engineering and design work finished with the City for a spring of next year delivery regarding finished lots.
- Mr. Epps asked would there be a Homeowners Association. Mr. Beeson said yes; and he explained that their company established the Homeowner's Association that all of the lots would need to be a part of it, and everyone would need to pay an annual fee. The Homeowner's Association would also take care of the lawn maintenance, and everything regarding the outside maintenance except for the glass.
- Mr. Epps asked about any rental units. Mr. Beeson said they did not specifically put anything in the Homeowner's Association Agreement that there were no rentals allowed, however; his company was not in the rental business; the builder is a builder that built to sell. He said if an investor buys one of the units for one of his children who may be living there while going to college for example, and then the child moved on; and then it was rented out; that he could not stop that. Mr. Beeson said they had not seen very much of that at all in any of their other developments they had done to any large scale, but everyone was held to a very high standard and had to follow the Homeowner's Association rules; and he said if you were driving down the street in one of their developments you would never know which one would be homeowners and which one or few may be a rental.
- Mr. Wilson said for the record the applicant had submitted as a part of their package their proposed Homeowner Covenants and Restrictions (in a draft format) which did address rentals etc.; and that leases of the lots were allowed, but they would still be under the jurisdictions of the association and if they were not complied with would be under fault.
- Mr. Pitts asked as this project was developed would it go through the Design Review Board. Ms. Rosario said not the Design Review Board, but as this was a preliminary plan, a Final Development plan would need to come back through the Planning Commission.
- Mr. Epps asked where the entrance would be again. Mr. Beeson said it would be on Camelot Court. They would supply sidewalk connection from the interior of their subdivision from their project to

Camelot Drive. They were not prepared to provide sidewalk going back to John B. White Sr. Boulevard.

- Mr. Epps asked was Camelot Court a SCDOT road. Ms. Rosario said it was a City maintained street.

Mr. Wilson opened the public hearing and asked anyone who wished to speak in favor or against the request to come forward.

- Ms. Beverly Reid of 208 Singing Woods Lane came forward and said she as well as some of her neighbors wondered if the proposed area would open up to Singing Woods Lane. Mr. Beeson said they did not plan to tie into Singing Woods Lane at all.
- Ms. Reid asked if school buses would be able to get in and out of the development safely. Mr. Beeson explained about the turning radii of school buses was such that a firetruck or bus could turn around safely.
- Mr. Ronald McKinney, Jr. of 105 Windy Rush Road came forward and asked about traffic and safety of the community they already had in the area, with the addition of all the new homes and/or rentals. Mr. Beeson said as far as traffic was concerned, he did not think their traffic would be impacted at all on Windy Rush because there would only be one way in and one way out off of Camelot Court; and they would not connect to Windy Rush at all. He said as far as the rental goes, these would be market rate homes and they saw very little rentals in this price point. He also mentioned the tax rate would also be pretty high and was not what people would typically want to rent.
- Mr. Scott Camp of 121 Windy Rush Road came forward and said he had a couple of concerns regarding population. He said this was an 8 acre spot and if you added approximately 150 plus or more people into this spot, he felt it would over crowd the area. He also agreed with traffic concerns heard earlier on Camelot Drive. He said regarding barriers, a six foot fence proposed would not be anything regarding privacy. He said if the request did go through he would definitely request something more than a 6' fence be put in. He said he was also concerned regarding the price range of the area and then put in high priced town homes that he did not feel had that type of target for homeowners. He did not see them being able to sell that many townhomes at that type of price. He felt some of them might get built and they may end up with a half-developed area with unmaintained areas.
- Mr. Leonard J. Cipolla, Jr., of 115 Windy Rush came forward and said privacy and traffic were concerns for him and his wife; and they had moved to the area because of the privacy it offered. He did not think a 6' fence would be enough for privacy. He also wondered if this new development would increase their taxes in the area.
- Ms. Tuloria Johnson of 111 Windy Rush came forward and said with the petitioner removing a lot of the natural barrier, what they planned to do with problems of water runoff. Mr. Beeson explained per the City Engineering Standards, they could not legally dump anymore water on them that what they might already have in the area. He explained they would be putting in stormwater collection systems throughout the development; and it would not go onto anyone else properties. He explained where the retention ponds would be.
- Ms. Rosario, Planner III responded to Ms. Johnson and said the SCDOT did not allow for any more water to go on their roadways; and as Mr. Beeson had stated, the drainage cannot impact her property or any other property any more than it did now.
- Ms. Johnson then asked Ms. Rosario about her earlier comments regarding saving the natural barrier. Ms. Rosario said as the plan was right now they did not have a tree survey included; but the plan was to save as much of the perimeter barrier as possible. Ms. Rosario said that could be something the Planning Commission could state they would like to see regarding a tree survey and what trees would be saved if they wished to do so.
- Ms. Rosario explained this was considered a Special Residential Use, and that certain buffer yards must be met; and she mentioned the 6' tall shadowbox fence and at least 5 canopy trees per 100 feet per the City of Spartanburg Zoning Ordinance Buffer yards and Landscape Requirements. The more

trees they could save the better; and the ones they could not save they would have to go back and replace them with canopy trees that would grow the size of the ones that were removed.

- Ms. Johnson also asked the City to consider the traffic coming down Hidden Hill Road behind McDonald's Restaurant, if you were trying to enter on Camelot Drive or Camelot Court, there was a blind entrance and there was not an adequate view of the on-coming traffic; and she felt adding more traffic would be more dangerous. Ms. Rosario said that during Site Plan Review there was a certain standard that all sites must meet so there is not any type of barrier between a driver at an intersection depending upon the speed limit; and she did not know what that speed limit was at the moment.
- Ms. Johnson said the speed limit was 35 miles per hour. Ms. Rosario said for a speed limit of 35 miles per hour, she would guess the driver must be able to see from 15 feet back from the corner, and there had to be a clear line of sight 300' out from the site in order to be able to see oncoming traffic. The other issues she had mentioned would probably best be addressed by the City Traffic Engineering Department and SCDOT.
- Ms. Johnson asked had they considered that. Ms. Rosario said that street buffer was pushed back far enough to where that could be seen.
- Mrs. Carol Cipolla of 115 Windy Rush came forward and said she agreed with the previous concerns that had been addressed; and she also said the peaceful environment regarding the natural barrier was one of the reasons that had attracted them to the area. She felt the traffic concern was already huge in that area without adding more residents in the area. Also she felt there would be more noise and activity. She was also concerned about the 6' fence regarding privacy and the increased water runoff. Could it be possible they might have to change the one way in and one way out regarding future congestion. She also wondered where they would be connecting into Duke Energy regarding pink and orange tags that had been put up in the area.
- Mr. Wilson said the pink and orange tags were there because a surveyor had put them there and they were not demarcations from utility companies.
- Ms. Rosario said regarding the comment about the one way in and out of the development that Ms. Johnson had made; she explained from what City Staff and Traffic Engineering had looked at that it would not require a second entrance.
- Ms. Brandy McKinney of 105 Windy Rush came forward and said she was not opposed to growth and development in the City, but she was opposed to it happening in her back yard. She would like for the petitioner to answer some of the earlier concerns regarding their neighborhood may begin to look like the Sheffield Neighborhood does now because of heavy traffic, pricing, where homeowners had moved out to seek less congested areas.
- Mr. Wilson said he understood all the concerns, but as the proposed development related to density, privacy, buffers, and traffic; that the applicant and developer would be restricted and governed by all the current regulations as they proceeded through the approval process if it should be approved. He also said at this point they either met or exceeded all of the requirements regarding zoning and traffic. Mr. Jared asked the applicant if he could address some of the concerns.
- Mr. Beeson came forward again and said it was a vacant piece of property, and while they were planning something that was a little more intense than the adjacent neighborhood, it would be less intense than a higher use that could go on the property. A single-family town home property would mesh well with the neighborhood. The 6' fence barrier was not the only barrier that would be put in. They would like for as much of the barrier to be saved as possible. He explained when they first came in they would need to grade the site and clear for roads in order to get their site right, and also to make sure that water would not impact the neighbors; and they would replant any trees that needed to be planted to buffer. Regarding pricing, their builders do market studies and the current information said they were not seeing this type of market rate housing in the area to sell for the main reason due to the fact that there was not this type of housing in the area; but it was all part of their due diligence process to look at the market. He had been at this for forty years, and he had never seen a product that was a higher home price hurt something next door that was less expensive housing. Long term in his

opinion, it would be a better outcome for their neighborhood because they would know what would be next door and it would be a nice quality market rate housing next door. They had not confirmed yet how Duke Power would serve the development yet; but he said if Duke Power did not currently have a right-of-way through any of the neighbor's properties, they could not come over those properties to serve them. He did say that Duke Power would not establish any new right-of-ways through any of their yards. Regarding traffic, that putting in the new development would cause a little more traffic, but not nearly as much as what could be put in the area regarding the current zoning. Regarding water, they should help the situation, and they could not put any more water on to their lots than what they already currently had.

- Ms. Rosario said right now it was a vacant parcel with a lot of nice trees, but with its current zoning it was possible for a large office development to come very near to their properties. The proposed use would be far less intrusive for the area than what could go there right now without needing to be brought before the Planning Commission for approval. City Staff felt it would be good to have a high market rate housing that would be well buffered, as opposed to what could go in there.
- Mr. Scott Camp who spoke earlier came forward again and said he felt the applicant would take a gamble to try and develop what was proposed in the area. Mr. Beeson said that Mr. Camp was correct, but he was investing his own resources and money; and he felt it would be a good development for the City.
- Mrs. Cipolla came forward again and asked about saving some of the wooded area. Mr. Beeson explained that they would not be taking all of the area.
- Councilman Sterling Anderson of Council District 1 of the area, came forward and said he appreciated what the Planning Commission did and what Mr. Beeson had done regarding the due diligence process regarding the project. He said what he liked about the project was that it was a privately funded development of individual townhomes; and that it was not in any way a government subsidized or funded project. Mr. Anderson said he would definitely be opposed to the request if it was in any way government funded or subsidized. He said there were traffic problem on Camelot Drive, and he felt they needed to get with SCDOT to see what they could do about those concerns. Mr. Anderson said from what he was hearing the Planning Commission would look at the request and then have it come back before them before the final process.
- Mr. Wilson, the Chair, explained to Councilman Anderson that the process was the Planning Commission would either recommend approval or disapprove at tonight's meeting and forward the request to City Council. If City Council approved it at First and Second Reading, then it would be up to the Developer to bring it back to the Planning Commission for approval of the Final Plans.
- Councilman Anderson said he knew the developers and their reputations, and knew they did a great job. He thought it would improve the area, but he did feel they needed to look at the traffic concerns with the SCDOT.

Mr. Wilson asked if anyone else wished to speak in favor or against the request. No one else wished to speak. Mr. Wilson closed the public hearing\ portion.

More Board Questions:

- Mr. Epps had a question regarding the grading concerns expressed earlier by some of the residents in the neighborhood regarding privacy so that the roof lines of the new project would not be towering over their homes. Mr. Beeson explained it was a slab on grade with a drop down terrace to the next pad. He said they had not done an actual grading plan yet. Mr. Neal Fogleman of Fant Reichert & Fogleman, Inc., the Engineering and Surveying Group explained that process and compared to what was existing now regarding they would only move the dirt to accomplish what they needed. It would basically mirror what was out there now.

Mr. Wilson said again for members of the audience, that whatever happened at tonight's meeting or at City Council the developer would need to come back and provide more detailed plans and some of the specifics that were raised at tonight's meeting would be addressed if it was ultimately approved before moving forward regarding meeting all necessary requirements.

Planning Commission Deliberation:

Mr. Wilson made a motion to approve the rezoning request as presented from its current zoned LOD, Limited Office District to the proposed LOD/PDD, Limited Office District, Planned Development District, and he was seconded by Mr. Epps. The motion was approved by a vote of 3 to 0, with Mr. Kinard abstaining.

Election of Chair and Vice-Chair for the 2016-2017 Fiscal Year of the Planning Commission

With not all members of the Planning Commission present; it was the consensus of the Board Members to table the request to the next meeting. Mr. Wilson, the Chair, asked Mrs. Roland to send out an email request to all the Board Members to submit their nominations for Chair and Vice-Chair for the 2016-2017 fiscal year; and she could then email those nominations to all the Board Members, in order for the Board Members to be ready to vote at the next meeting.

Site and Landscape Plans Approved since the May 19, 2016 Planning Commission Meeting

None were approved.

City Council Updates Since Last Meeting. of Planning Commission on May 19, 2016

Mrs. Roland went over the City Council updates that pertained to the Planning Commission since the last meeting on May 19, 2016 that were listed on the agenda.

Staff Announcements

- Mrs. Roland explained she gave all the Board Members a list of upcoming continued education trainings.
- Mrs. Roland said Mr. Jenkins term would be up as of 6/30/16, and she asked if anyone knew of someone that may want to serve on the Planning Commission to please let her know, and the Council would hear the Board vacancies and reappointment requests soon.

The meeting adjourned at 6:50 P.M.

Respectfully Submitted,

Jared Wilson, Chair

Minutes by Julie Roland, Administrative Assistant



REQUEST FOR CITY COUNCIL ACTION

TO: Ed Memmott, City Manager

FROM: Tim Carter, Engineering Administrator

SUBJECT: 2016 Annual Street Resurfacing

DATE: July 8, 2016

BACKGROUND

Earlier this year, City Council authorized staff to solicit bids for the resurfacing of 22 streets as shown on Exhibit 1. Based on this authorization, staff prepared resurfacing specifications and solicited bids for approximately 9,600 tons of surface Type C Asphalt, 4,500 square yards of full depth patching, and 34,250 square yards milling.

The following bids were submitted:

Venesky Asphalt Paving & Grading, LLC (Easley, SC)	\$ 968,359.60
F & R Asphalt, Inc. (Easley, SC)	\$ 1,094,695.94
Panagakos Asphalt Paving (Greenville, SC)	\$ 1,185,883.80

Staff has reviewed the bids received and the qualifications for each of these contractors and determined that Venesky Asphalt Paving & Grading, LLC is the responsive low bidder. No bids were submitted from MWBE certified contractors.

ACTION REQUESTED:

Allow staff to accept the bid from Venesky Asphalt Paving & Grading, LLC and authorize the City Manager to enter into a contract with Venesky Asphalt Paving & Grading, LLC for the completion of the project.

BUDGET AND FINANCE DATA:

\$ 350,000.00 County Transportation Committee Funds (CTC)
\$ 618,359.60 from the Spartanburg County Road Fee Funds.

City of Spartanburg

Street Resurfacing 2016- 2017 Road List

Street Name	Beginning	End	Length	Width	OCI	Sq. Yd. Milling	Sq. Yd FDP	Est. Quantity	Total
DALEWOOD DR	E. Park Dr.	Forest Ave.	680	28	39	982.22	200.00	248.58	\$ 26,932.17
INGLEWOOD AVE	Lucerne Dr.	Wannamaker Ct.	1350	18	34	0.00	400.00	317.25	\$ 110,718.90
WOODSIDE LN	Union St.	Inglewood Ave.	1625	18	36	0.00	300.00	381.88	\$ 34,912.87
RIVERSIDE DR	Connecticut Ave.	Canterbury Rd.	750	19	41	0.00	0.00	186.04	\$ 38,408.25
CANTERBURY RD	Riverside Dr.	Westminister Dr.	875	19	30	0.00	400.00	217.05	\$ 15,798.52
MARYLAND AVE	Hillview St.	Hillcrest Blvd	435	30	36	628.33	150.00	170.38	\$ 26,403.89
N BENNINGTON DR.	Rockbrook Blvd.	Cul-de-sac	530	24	28	765.56	200.00	166.07	\$ 18,633.15
ROCKBROOK BLVD	Webber Rd.	N. Carleila Lake Dr.	590	28	30	852.22	0.00	215.68	\$ 19,520.26
ALLSTON DR	E. Main St.	Fernwood Dr.	1275	27	40	0.00	250.00	449.44	\$ 19,909.20
BEVERLY RD	Heywood Ave.	End	850	17	31	0.00	100.00	188.65	\$ 43,148.94
GALBRAITH ST	E. Saint John St.	E. Main St.	360	26	34	520.00	0.00	122.20	\$ 18,013.16
KINGSTON ST	Reynolds St.	Camp St.	1550	23	30	2238.89	300.00	465.43	\$ 11,349.62
ARCH ST	Howard St.	R/R Crossing	1650	25	28	2383.33	400.00	538.54	\$ 49,690.04
FIELDCREST LN	Dover Rd.	Saint Matthews Ln.	1100	33	42	1588.89	100.00	473.92	\$ 58,161.64
E VICTORIA RD	W Main St.	S High Point Rd.	1750	32	40	2527.78	200.00	731.11	\$ 45,209.51
MILLS AVE.	Glendalyn Ave.	Palmetto St.	2300	21	45	6644.44	400.00	630.58	\$ 70,798.81
N FAIRVIEW AVE	Reynolds St.	N. Liberty St.	380	19	31	548.89	0.00	94.26	\$ 73,945.96
GENTRY ST	Phifer Dr.	Cul-de-sac	1600	24	40	2311.11	400.00	501.33	\$ 9,030.98
CAMP ST	Phifer Dr.	Kingston St.	1050	18	39	1516.67	0.00	246.75	\$ 54,866.72
BELLWOOD DR	Fernwood Dr.	Bellwood Ln.	305	22	41	0.00	250.00	87.60	\$ 23,790.18
BELLWOOD LN	End of Street	End of Street	1130	29	45	1632.22	0.00	427.83	\$ 12,421.49
FOREST AVE	Union St.	E. Park Dr	3400	34	42	4911.11	500.00	1509.22	\$ 39,383.64
									\$ 147,311.70

30051.67 4550.00 8369.79

2016 Paving \$968,359.60

Amount Requested from CTC	\$ 350,000.00	\$350,000.00
Amount to be funded by Road Fee	\$ 618,359.60	\$618,359.60

VIII. B



City of spartanburg
SOUTH CAROLINA

Boards and Commissions Nominee Form

(Please print or type information)

BOARD/COMMITTEE: ARCHITECTURAL DESIGN AND HISTORIC REVIEW

CITY RESIDENT: YES NO

SEX: M F

RACE: W

NAME: BRAD STEINECKE

ADDRESS: 482 PINCKNEY CT SPBG SC 29306
Street City, State, Zip Code

BUSINESS PHONE: 596 3508 HOME PHONE: 590 7992 EMAIL steinecke@gmail.com

OCCUPATION: ARCHIVIST / EXHIBITS AND HISTORICAL PROGRAMMING DIRECTOR

EMPLOYER: SPARTANBURG COUNTY PUBLIC LIBRARIES

OTHER VOLUNTEER OR CIVIC ACTIVITIES: HAMPTON HEIGHTS NEIGHBORHOOD ASSOCIATION BOARD OF DIRECTORS

WHY ARE YOU INTERESTED IN SERVING ON THIS BOARD? PASSIONATE ABOUT PRESERVATION OF LOCAL HISTORIC RESOURCES, RESIDENT OF HAMPTON HEIGHTS

RECOMMENDED BY: PHILLIP STONE

DO YOU PRESENTLY SERVE ON OTHER GOVERNMENTAL BOARDS OR COMMISSIONS?

YES NO IF YES, PLEASE LIST: _____

JUNE 10 2016
DATE

Return via MAIL or Email to:

Connie S. McIntyre, City Clerk
City of Spartanburg
PO Drawer 1749
Spartanburg, SC 29304
Email: cmcintyre@cityofspartanburg.org



City of spartanburg
SOUTH CAROLINA

Boards and Commissions Nominee Form

(Please print or type information)

BOARD/COMMITTEE: Planning Commission

CITY RESIDENT: YES NO SEX: M F RACE: White

NAME: R. Phillip Stone, II

ADDRESS: 246 S. Spring St. Spartanburg, SC 29306
Street City, State, Zip Code

BUSINESS PHONE: 597-4313 HOME PHONE: 515-9984 EMAIL: stonerp@wofford.edu

OCCUPATION: College Archivist, Wofford College

EMPLOYER: Wofford College

OTHER VOLUNTEER OR CIVIC ACTIVITIES: HARB, 2010-2016, chair 2014-16;
Partners for Active Living Board, 2012-present; Spartanburg Downtown Association Board;
League of Women Voters, Citizens Advisory Council, Hampton Heights Neighborhood Association,
Board member, 2011-present, HHNA president 2013-14.

WHY ARE YOU INTERESTED IN SERVING ON THIS BOARD? I'm interested in planning, and in
making sure zoning and other proposed changes get a good hearing. I hope to apply thoughtful
analysis to development in the city.

RECOMMENDED BY: Mayor Junie White

DO YOU PRESENTLY SERVE ON OTHER GOVERNMENTAL BOARDS OR COMMISSIONS?

YES NO IF YES, PLEASE LIST: My term on the HARB expires on June 30.

June 28, 2016

DATE

Return via MAIL or Email to:

Connie S. McIntyre, City Clerk
City of Spartanburg
PO Drawer 1749
Spartanburg, SC 29304
Email: cmcintyre@cityofspartanburg.org

VIII. C



REQUEST FOR CITY COUNCIL ACTION

TO: Ed Memmott, City Manager
FROM: Kathy Hill, Community Services Coordinator
SUBJECT: Accommodations Tax Grants FY16-17
DATE: July 7, 2016

BACKGROUND:

Accommodations Tax Grants are provided to eligible projects through revenue received by the City of its share of the 2% lodging tax levied by the State of South Carolina. These monies can be used for activities related to tourism, including:

1. Advertising and promotion of events that will increase tourism
2. Promotion of the arts and cultural events
3. Support for facilities where civic and cultural events take place
4. Other eligible uses include additional health, safety, and public services for tourists, tourist transportation shuttles, visitor information centers, waterfront erosion control, and repair.

*Note: A tourist is defined as those who travel at least 50 miles to attend an event.

It has been City Council's practice to limit City Accommodations Tax grants to eligible projects that take place within the City. Events funded must "attract" and /or "provide for tourists." Grant recipients must have an IRS 501(C) 3 status. State law requires the City to have an Accommodations Tax Advisory Committee. This committee reviews applications and makes a recommendation to City Council for grant awards. The committee members are:

Crystal Thomas Pace	Spartanburg Marriott at Renaissance Park, Chair
Wayne Sease	Inn on Main
Clyde Norris	Owner, Clyde's Fitness
Emily Woods	Owner, Health In Hand
Scott Ellis	Spartanburg Memorial Auditorium
Steve Wong	Chapman Cultural Center
Larry Mullins	CMC & Associates

The Accommodations Tax Advisory Committee met on April 13 and thoroughly reviewed all of the applications. A total of 23 applications were received this year. The committee used the following criteria for making award recommendations:

- 1) Does the application/event meet all of the mandated requirements?
- 2) Does the event have a secured date and venue scheduled?
- 3) Does the event truly attract tourists to the City?
- 4) How great is the need for the funding – what other sources of revenue are available for this event?

After careful consideration, the committee unanimously made the attached recommendations.

ACTION REQUESTED:

Approval of the recommendations from the Accommodations Tax Advisory Committee for the allocation of FY2016-17 Accommodations Tax Grants.

BUDGET AND FINANCIAL DATA:

A total of \$143,000 is available to distribute for the FY2016-17 to the various organizations.

2016-17 Accommodations Tax Committee Recommendations

Organization	Amount Requested	2015-16 Prior Year Funding	2016-17 Committee Recomm.	Event	Location
America's Clogging Hall of Fame	\$5,000.00	\$3,000.00	\$ 3,000.00	America's Clogging Hall of Fame Championship	Spartanburg Memorial Auditorium
Artists' Guild of Spartanburg	\$2,749.00	\$1,000.00	\$ 2,000.00	Annual Juried Show	West Main Artists' Co-Op
The Arts Partnership	\$10,000.00		\$ 2,000.00	2017 Black History Month Celebration	Chapman Cultural Center
The Arts Partnership	\$10,000.00		\$ 10,000.00	Spartanburg Downtown Cultural District	Downtown Spartanburg
The Arts Partnership	\$20,000.00	\$12,000.00	\$ 12,000.00	Chapman Cultural Center operations	Chapman Cultural Center
Ballet Spartanburg	\$3,000.00	\$2,000.00	\$ 2,000.00	The Nutcracker	Twichell Auditorium
City of Spartanburg	\$27,500.00	\$12,000.00	\$ 11,000.00	continued operations for events	Barnet Park
City of Spartanburg	\$6,000.00		\$ 6,000.00	International Festival	Barnet Park
City of Spartanburg	\$2,500.00		\$ 2,500.00	Red White and Boom	Barnet Park
City of Spartanburg	\$ 8,000.00	\$ 7,000.00	\$ 7,000.00	Spring Fling	Downtown Spartanburg
Hatcher Garden & Woodland Preserve	\$8,000.00	\$8,000.00	\$ 8,000.00	year long event/increase visitation	Hatcher Garden & Woodland Preserve
Hmong-American Assoc. of SC	\$7,000.00	\$3,000.00	\$ 3,000.00	Hmong New Year 2016	Fairgrounds
Hub City Farmers' Market	\$1,500.00		\$ 1,000.00	Peach Farmers' Jamboree	Northside Harvest Park
Melting Pot Music Society	\$5,000.00		\$ -	Melting Pot Music Festival	Barnet Park
St. Nicholas Greek Orthodox Church	\$5,000.00	\$3,000.00	\$ 3,000.00	Spartanburg Greek festival	St. Nicholas Greek Orthodox Church
Spartanburg Area Conservancy (SPACE)	\$10,000.00		\$ 4,000.00	Cottonwood Trail Enhancement Plan	SPACE Cottonwood Trail
Spartanburg Art Museum	\$3,000.00	\$2,500.00	\$ 2,500.00	(Un)Common Space(s)	Spartanburg Art Museum
Spartanburg CVB	\$50,000.00	\$27,230.00	\$ 35,000.00	2016 sales plan and Panthers Training Camp Campaign	City of Spartanburg; Wofford
Spartanburg Memorial Auditorium	\$12,000.00	\$12,000.00	\$ 12,000.00	Equipment replacement	Spartanburg Memorial Auditorium
Spartanburg Philharmonic Orchestra	\$4,800.00		\$ 2,000.00	"Classics: The Finale"	Twichell Auditorium
Spartanburg Science Center	\$8,900.00		\$ 6,000.00	continued operations	Spartanburg Science Center
Upstate Chapter of the Nat'l RR Historical Society	\$4,000.00	\$3,500.00	\$ 3,500.00	Hub City RR Museum Caboose x3115	298 Magnolia Street
Wofford College	\$10,000.00	\$5,500.00	\$ 5,500.00	Panthers Training Camp Fan Experience/Opening Day Party	Gibbs Stadium, Wofford College
Available funds: \$143,000					
Funding year: FY2016-17					
July 1, 2016-June 30, 2017					



REQUEST FOR CITY COUNCIL ACTION

TO: Spartanburg City Council
FROM: Chris Story, Assistant City Manager
SUBJECT: FY17 Discretionary Grants
DATE: June 29, 2016

At the recent City Council meeting, we heard presentations regarding 20 events, organizations or programs seeking discretionary grants this year. Their requests total \$647,000. We have \$370,000 available to allocate

Staff has reviewed the application forms and related materials. These are compelling requests for meaningful work in our community – this is a difficult process. We offer the attached recommendation as a starting point for your consideration at your upcoming meeting. You are encouraged to amend and adjust this as you see fit so that the end result is an allocation that best reflects Council's preferences.

We welcome any questions you may have.

FY17 Discretionary Grants - Staff Recommendation for Consideration on 7.11.16

<u>Event/Project/Program</u>	<u>Organization</u>	<u>FY16 Allocation</u>	<u>FY17 Request</u>	<u>FY17 Staff Recommendation</u>
Carolina Panther Training Party	Wofford College	\$ 6,200	\$ 10,000	\$ 7,500
Public Art Installation Program	Spartanburg Art Museum		\$ 5,000	\$ 5,000
Seeing Spartanburg In a New Light - Event	The Arts Partnership of Greater Spartanburg, Inc.		\$ 35,000	\$ 10,000
Spartanburg Juneteenth Celebration	Spartanburg Juneteenth, Inc.		\$ 27,500	\$ 10,000
Spartanburg Regional Criterium	Partners of Active Living	\$ 21,000	\$ 30,000	\$ 21,000
Upstate Pride SC March & Festival	Upstate Pride SC		\$ 2,500	\$ 2,500
Arts Partnership	The Arts Partnership of Greater Spartanburg, Inc.	\$ 75,000	\$ 100,000	\$ 81,100
Ballet Spartanburg	Ballet Spartanburg		\$ 25,000	\$ -
Spartanburg Downtown Cultural District	The Arts Partnership of Greater Spartanburg, Inc.		\$ 20,000	\$ 15,000
College Town	College Town Consortium	\$ 12,000	\$ 28,000	\$ 15,000
Hatcher Gardens	Hatcher Gardens & Woodland Preserve, Inc.	\$ 20,400	\$ 28,017	\$ 20,400
HUB BUB	HUB BUB	\$ 70,000	\$ 90,000	\$ 70,000
Hub City Farmer's Market	Hub City Farmer's Market	\$ 15,000	\$ 36,000	\$ 20,000
Hub City Writers Project	Hub City Writers Project		\$ 15,000	\$ 5,000
Spartanburg Convention & Visitor's Bureau	Chamber of Commerce	\$ 30,000	\$ 50,000	\$ 30,000
Spartanburg Downtown Association	Spartanburg Downtown Association	\$ 6,800	\$ 10,000	\$ 7,500
Spartanburg Memorial Auditorium	Spartanburg Memorial Auditorium	\$ 50,000	\$ 50,000	\$ 25,000
Spartanburg Regional History Museum	Spartanburg County Historical Association		\$ 10,000	\$ -
The Cottonwood Trail	Spartanburg Area Conservancy, Inc.	\$ 15,000	\$ 25,050	\$ 20,000
West Main Artists Co-op	West Main Artists Cooperative	\$ 5,000	\$ 50,000	\$ 5,000
			total	\$ 370,000



REQUEST FOR CITY COUNCIL ACTION

TO: Mayor and Members of City Council
FROM: Ed Memmott, City Manager
SUBJECT: Resolution Approving Purchase of Oakview Apartments for \$1.9 million
DATE: July 7, 2016

BACKGROUND:

Council is aware that condemnation trial for Oakview Apartments is scheduled for later this month. At trial, the just compensation (payment) due the property owner would be determined by the jury. As the trial date has approached, the parties involved have remained in communication regarding possible settlement. Approximately one week ago, a tentative purchase price of \$1.9 million (subject to Council approval) was reached between the parties. \$1.9 million is significantly lower than previous payment demands by the property owner. Approval of this settlement purchase price by Council would result in the termination of legal proceedings in the matter and allow the City to move forward with its plans to build a new community center on the Oakview site.

Staff believes it is in the City's best interest to settle this matter and avoid financial uncertainty associated with a jury trial.

ACTION REQUESTED: Approval of a Resolution authorizing purchase of Oakview Apartments.

BUDGET & FINANCIAL DATA: \$1.9 million from TK Gregg Project Fund

RESOLUTION

TO APPROVE THE PURCHASE OF OAKVIEW APARTMENTS (TMS 7-12-05-001.00 LOCATED AT 650 HOWARD STREET)

WHEREAS, the City of Spartanburg (the "City") is committed to the comprehensive redevelopment of the Northside of the City and;

WHEREAS, as part of Northside's redevelopment, the City intends to construct a new community center in the City's Northside; and

WHEREAS, the City developed a Northside redevelopment plan that identified Oakview Apartments as the optimal location for a community center; and

WHEREAS, the City and the owner of Oakview Apartments, Related Oak View, LLC, were unable to reach an agreement of a purchase price for Oakview Apartments; and

WHEREAS, on January 26, 2015, City Council authorized condemnation of Oakview Apartments as the site for the new community center; and

WHEREAS, after protracted negotiations and in advance of a jury trial to determine just compensation, Related Oak View, LLC and U.S. Bank National Association have tentatively, subject to the approval of City Council, agreed to a purchase price of \$1,900,000; and

WHEREAS, \$1,900,000 is significantly less than previous payment demands of the owner and mortgage holder; and

WHEREAS, settlement of this dispute will allow the City to move forward with its plans for construction of a community center.

NOW, THEREFORE, BE IT RESOLVED By the Mayor and Members of Council of the City of Spartanburg, in Council assembled:

Section 1. City Council authorizes payment of \$1,900,000 for the purchase of Oakview Apartments.

Section 2. The City Manager is authorized to proceed with the purchase of Oakview Apartments in accordance with this Resolution.

Section 3. This Resolution shall become effective immediately upon its enactment.

DONE AND RATIFIED this _____ day of _____, 2016.

Junie L. White, Mayor.

ATTEST:

Connie S. McIntyre, City Clerk.