



**City Council Meeting
City Council Chambers
145 West Broad Street
Spartanburg, SC
Monday, November 14, 2016
5:30 p.m.**

**(These minutes were approved at the
November 28, 2016 City Council meeting.)**

City Council met this date with the following members present: Mayor Junie White, Mayor pro tem Sterling Anderson, Councilmembers Jerome Rice, Erica Brown, Laura Stille and Rosalyn Henderson Myers. Councilmember Jan Scalisi was absent due to illness. 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 October 24, 2016, City Council Meeting –**
*Councilmember Rice made a motion to approve the minutes as received.
Councilmember Henderson Myers seconded the motion, which carried
unanimously 6 to 0.*
- IV. Approval of Agenda of the November 14, 2016 City Council Meeting –**
*Councilmember Stille made a motion to approve the agenda as received.
Councilmember Brown seconded the motion, which carried unanimously 6 to 0.*
- V. Public Comment**
*Citizen Appearance forms are available at the door and should be submitted to the City Clerk
Minister Carolyn Reed-Smith, Spartanburg NAACP Housing Chair, spoke
regarding her concern for Oakview residents.
- VI. Public Hearings**
 - A. Ordinance to Amend the City of Spartanburg, South Carolina Zoning Ordinance, by Amending Section 206, Changes to District Boundaries, Specifically Parcel #7-21-03-007.01, Located on 241 Cedar Springs Road, that is an Approximately 5.32 acre Piece of Property that has Been Unoccupied for the Past Three Years (and Was Formerly the Ellen Hines Smith Girl’s Home), Which is Currently Zoned R-6, with a Land Use Designation of General Residential District to Zone B-1, with a Land Use Designation of**

Neighborhood Shopping District, in Order to Increase the Marketability of the Property. Chamlee Loscuito, CEO, on Behalf of Hope Center for Children, Owner (First Reading)

Presenter: Natalia Rosario, Planner III

Ms. Rosario presented the item to Council as follows:

“On October 20th, 2016, the Planning Commission held a public hearing and reviewed a rezoning request submitted by Chamlee Loscuito, Chief Executive Officer, on behalf of Hope Center for Children, Owner, of 241 Cedar Springs Road, to rezone parcel #7-21-03-007.01 from Zone R-6: General Residential District to B-1: Neighborhood Shopping District, in order to increase the marketability of the property, and potential use of the property as a restaurant, catering business, and/or event center. The proposed property is an approximately 5.32 acre piece of property that has been unoccupied for the past three years (and was formerly the Ellen Hines Smith Girl’s Home).

The 2004 Comprehensive Plan advises this parcel and nearby parcels to be zoned medium density residential, inclusive of the zones R-12, R-8, R-8 single family, and R-6. While the proposed rezoning does not align with the 2004 Comprehensive Plan, at the time the plan was written, the property functioned as a girl’s home in the R-6 category, and was an allowed use in that zone until 2012. When it ceased to function as a group home, the property lost its existing non-conforming status. In 2012 the property was proposed to be rezoned to the General Institutional District Zone (GID), which would have allowed for the use of the property as a group home by right, was denied, and has remained vacant since that time.

The request to rezone the property to B-1: Neighborhood Shopping District is to allow for the use of the property for a commercial use as a limited event center, eatery, and catering facility. The majority of the properties in the area are zoned B-1 as well, and the Cedar Springs area has since increased in commercial intensity, with the addition of the Neighborhood Walmart Shopping Center and other businesses. The property and home are larger than what the average single-family home occupancy would need, and has been vacant since at least 2014, with few uses allowed by right on a single-family residential parcel of this size.

The Planning Commission held a public hearing on the proposal on October 20th, 2016. 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 to rezone the request from R-6 to B-1.

PLANNING COMMISSION RECOMMENDATION: The request was endorsed by the Planning Commission on October 20th, 2016 by a vote of 6 to 0.” Mayor White opened the public hearing. He asked if there was anyone to speak against the proposed rezoning. Hearing none, he asked if there was anyone to speak in favor of the proposed rezoning.

Chamlee Loscuito, CEO of Hope Center for Children, came forward to speak in favor of the rezoning.

Craig Jacobs, realtor for the subject property, came forward to speak in favor of the proposed rezoning.

Mayor pro tem Anderson made a motion to close the public hearing.

Councilmember Rice seconded the motion, which carried unanimously 6 to 0.

Mayor pro tem Anderson made a motion to approve the rezoning ordinance as presented on first reading. Councilmember Henderson Myers seconded the motion, which carried unanimously 6 to 0.

**B. Ordinance to Amend the City of Spartanburg, South Carolina Zoning Ordinance, by Amending Section 206, Changes to District Boundaries, Specifically Parcel #7-12-14-251.00 Located on 151 Beta Club Way, Which is Currently Split-Zoned R-6/LOD, with a Land Use Designation of General Residential District and Limited Office District to Zone LOD, in Order to Have the Property All One Zone, and Be Able to Construct Additional Office Space and Storage Facilities at their Current Headquarters Location. Bobby Hart, Chief Operations Officer, National Beta Club, Owner (First Reading)
Presenter: Natalia Rosario, Planner III**

Ms. Rosario presented the item to Council as follows:

“On October 20th, 2016, the Planning Commission held a public hearing and reviewed a rezoning request submitted by Bobby Hart, Chief Operations Officer, on behalf of National Beta Club, Owner, of 151 Beta Club Way, to rezone parcel #7-12-14-251.00 that is currently split-zoned from Zone R-6/LOD: General Residential District/Limited Office District to Zone LOD, Limited Office District, in order to create a coherent, single zone across the parcel to be able to construct additional office space and storage facilities at their current headquarters location.

The 2004 Comprehensive Plan advises this property to be zoned medium density residential, adjacent to institutional land uses. While this rezoning is not entirely consistent with the Comprehensive Plan, Staff would note that the National Beta Club is a local and national institution that has existed at its current location since the 1960s, and whose use of the property is not inconsistent with the overall intent of the district for a mix of residential, institutional, commercial, and recreational use.

The Planning Commission held a public hearing on the proposal on October 20th, 2016. 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 to rezone the request from split zoned R-6/LOD to LOD.

PLANNING COMMISSION RECOMMENDATION: The request was endorsed by the Planning Commission on October 20th, 2016 by a vote of 6 to 0.”

Mayor White opened the public hearing asking if there was anyone to speak against the proposed rezoning. Hearing none, he asked if there was anyone to speak in favor of the proposed rezoning.

Bobby Hart, COO National Beta Club, came forward to speak in favor of the proposed rezoning.

Councilmember Brown made a motion to close the public hearing. Mayor pro tem Anderson seconded the motion, which carried unanimously 6 to 0.

Councilmember Henderson Myers made a motion to approve the proposed rezoning ordinance on first reading. *Councilmember Rice* seconded the motion, which carried unanimously 6 to 0.

- C. **Ordinance to Amend the City of Spartanburg, South Carolina Zoning Ordinance, by Amending Section 206, Changes to District Boundaries, Specifically Parcel #7-12-08-109.00 Located on 589 E. Main Street, Which is Currently Split-Zones LOD/R/8, With a Land Use Designation of Limited Office District and General Residential District to Zone R-6 With a Land Use Designation of General Residential District, In Order to Allow for the Development of the Property to Historic Standard for a Multi-Unit Residential Use. Joe Lauer, President, Clerestory Projects Group, Agent, on Behalf of William T. Johnson, Vice President for Finance and Administration, Converse College, Owner (First Reading)**
Presenter: Natalia Rosario, Planner III

Ms. Rosario presented the item to Council as follows:

“On October 20th, 2016, the Planning Commission held a public hearing and reviewed a rezoning request submitted by Joe Lauer, President, Clerestory Projects Group, Agent on behalf of William T. Johnson, Vice-President for Finance and Administration, Converse College, Owner, of 589 East Main Street, to rezone parcel #7-12-08-109.00 that is currently split-zoned from Zone LOD/R-8, Limited Office District and General Residential District to Zone R-6, General Residential District, in order to allow for the redevelopment of the property to Historic Standard for a multi-unit residential use.

The 2004 Comprehensive Plan advises this property be zoned Limited Commercial District or Limited Office District, the latter of which it is partially zoned at this time. The property is a historic home owned by Converse College, and sees intermittent use throughout the year, but is not fully utilized as either office or residential at this time. The rezoning would allow for the proposed number of units that would fit within the existing structure (nine) and would allow the entire lot to be utilized for a residential use. The developer proposes to restore the property to Historic Standard in conjunction with the conversion to multi-family use.

The Planning Commission held a public hearing on the proposal on October 20th, 2016. 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 to rezone the request from split zoned R-8/LOD to R-6.

PLANNING COMMISSION RECOMMENDATION: The request was endorsed by the Planning Commission on October 20th, 2016 by a vote of 5 to 1.”

Mayor White opened the public hearing asking is there was anyone present to speak against the proposed rezoning. Hearing none, he asked if there was anyone present to speak in favor of the proposed rezoning.

Tim Satterfield came forward to speak in favor of the rezoning.

Mayor pro tem Anderson made a motion to close the public hearing.

Councilmember Henderson Myers seconded the motion, which carried unanimously 6 to 0.

Mayor pro tem Anderson made a motion to approve the rezoning ordinance on first reading. Councilmember Henderson Myers seconded the motion, which carried unanimously 6 to 0.

VII. Ordinance

- A. Authorizing the Issuance and Sale of Not Exceeding \$5,000,000 Tax Increment Refunding Bonds (Saint John-Daniel Morgan Redevelopment Project Area), Series 2017, of the City of Spartanburg, South Carolina, for the Purpose of Refunding a Portion of the City’s Outstanding Tax Increment Bond (Saint John-Daniel Morgan Redevelopment Project Area), Series 2010; Delegating the Authority to the Mayor or City Manager to Determine Certain Matters with Respect to the Bonds; Prescribing the Form and Details of the Bonds; Limiting the Payment of the Bonds from the Sources Provided Herein; Providing for the Disposition of the Proceeds Thereof; and Other Matters Relating Thereto (First Reading)**

Presenter: Chris Story, Assistant City Manager

Mr. Story presented the item to Council as follows:

“The attached ordinance authorizes the refinancing of the outstanding debt associated with the Saint John-Daniel Morgan Redevelopment Project Tax Increment Financing District. It does not add to our debt or extend the term; it simply allows us to take advantage of a lower interest rate. The total estimated net savings of this action is approximately \$225,000.

We recommend your approval.”

Councilmember Rice made a motion to approve the ordinance as presented on first reading. Councilmember Henderson Myers seconded the motion, which carried unanimously 6 to 0.

VIII. Resolution

- A. Certifying One (1) Unit As An Abandoned Building Site Pursuant to The South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67, Section 12-67-100 Et Seq., of The South Carolina Code of Laws (1976), As**

**Amended, Regarding the Property Located at 121 Dunbar Street,
Spartanburg County TMS #7-12-21-009.00**

Presenter: Chris Story, Assistant City Manager

Mr. Story presented the item to Council as follows:

“Dunbar Street Partners, LLC is renovating 121 Dunbar Street (Parcel # 7-12-21-009.00) to become the home of the new Pokerritto Restaurant. The project will be a positive addition to the Morgan Square area. The attached resolution certifies the building’s eligibility for SC Abandoned Building Tax Credits. This has no effect on local revenues.

We recommend your approval.”

Councilmember Stille made a motion to approve the resolution as presented.

Council Brown seconded the motion, which carried unanimously 6 to 0.

IX. Other Business

A. Approval of Development Agreement at 589 East Main St.

Presenter: Chris Story, Assistant City Manager

Mr. Story presented the item to Council as follows:

“589 East Main Street, LLC is planning to perform a full historic restoration and renovation to 589 E. Main Street, known by many as the Converse College Alumnae House or Cleveland House. The property will be converted into market rate apartments. We believe this is an appropriate reuse for this prominent structure which will be complementary to its surroundings. Its renovation will be in full compliance with historic standards as supervised by the SC State Historic Preservation Office.

The property is currently not taxable. This repurposing will add it to the tax rolls. The attached development agreement provides for the property to benefit from Special Assessment for Rehabilitated Historic Property. We recommend your approval and welcome.”

Councilmember Stille made a motion to approve the development agreement as presented. Councilmember Henderson Myers seconded the motion, which carried unanimously 6 to 0.

X. City Council Updates –

Councilmember Stille shared that she would be traveling to the National League of Cities conference in Pittsburgh the next, and that she hoped to bring back several good ideas for the city from the conference.

Councilmember Brown shared that, she, too, would be attending her first NLC conference in Pittsburgh. She reminded everyone of the Downtown Cultural District Launch on Thursday from 4:30 p.m. until 8:00 p.m. She added that Art Walk would be on Friday.

Councilmember Henderson Myers shared that, she, too, would be attending the NLC conference in Pittsburgh. She shared that she attended the Spartanburg Chamber of Commerce Inclusion Awards, where Carl Wright, Procurement Manager for the City, was recognized as Minority Business Person of the Year.

Mayor pro tem Anderson thanked George Dean Johnson and Geordy Johnson for taking council on a fact finding trip to Sundance Plaza in Ft. Worth, Texas.

Councilmember Rice stated that as a part of the new curriculum for Spartanburg schools, every student must have a class with instruction relating to government. He shared that he and Mayor White visited and talked to second graders at Mary Wright Elementary about city government and how it works.

Mayor White asked everyone to continue to pray for Councilmember Scalisi.

XI. Parks and Recreation Workshop

The following subjects were discussed:

Potential Park Repair:

Park Name	Repair	Cost Estimate
Happy Hollow	Repair and painting of Pavilion	\$2,500.00
Hillcrest	Landscaping adjacent to parking area and playground	\$5,000.00
Summerhill	Landscaping adjacent to grilling and playground areas	\$5,000.00
Dog Park	Update signage	\$1,000.00
Chapel Street	Replace Playground Equipment	\$65,000.00
	Repair and painting of pavilion	\$3,500.00
	Landscaping	\$5,000.00
Duncan Park	Replacement of Bleachers @ LL Fields	\$11,000.00
	Replace Benches at Lake area	\$1,100.00
Skate Park	Repair of half pipe	\$4,500.00
	Repair and painting of skating bowl	\$3,500.00
		\$107,100.00

Possible Park Improvements

- Extensions to Mary H. Wright Greenway (CC Woodson & Union Street)
- TK Gregg Center (indoor walking track, other amenities)

- Beaumont Village Neighborhood Park
- Duncan Park Lake (pavilion, kayak/canoe facility)
- Rail Trail PAL Park Funding (playground, restrooms, parking)
- BMX Bicycle Park
- Stewart Park Field Lighting
- Dog Park Improvements
- Andrews Farm Park Playground/Active Play Space
- Pineview Hills Park Improvements

Potential Park Closures:

- Adams Park
- Irwin Park
- Former TK Gregg Park
- Farley Avenue Park

Council received the report as information.

XII. Executive Sessions – Councilmember Brown made a motion to adjourn to Executive Sessions for the reasons stated. Councilmember Henderson Myers seconded the motion, which carried unanimously 6 to 0. Council adjourned to Executive Sessions at 7:00 p.m.

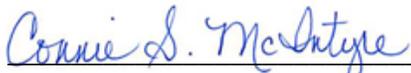
A. Executive Session Pursuant to Section 30-4-70 (a) (5) of the South Carolina Code to Discuss Matters Relating to Encouraging the Location of Four Businesses in the City

Executive Session Pursuant to Section 30-40-70 (a) (2) of the South Carolina Code to Receive Legal Advice Relating to Potential Acquisition of Property on the Northside for Future Development

Council may take action on matters discussed in Executive Session after exiting Executive Session.

Council reconvened to regular session at 8:14 p.m. Mayor White stated that discussion was held with no decisions made.

XIII. Adjournment – Mayor pro tem Anderson made a motion to adjourn the meeting. Councilmember Henderson Myers seconded the motion, which carried unanimously 6 to 0. The meeting adjourned at 8:15 p.m.


 Connie S. McIntyre, City Clerk