



CITY OF SPARTANBURG

SOUTH CAROLINA

CITY COUNCIL AGENDA

**City Council Meeting
City Council Chambers
145 West Broad Street
Spartanburg, SC
Monday, August 8, 2016
5:30 p.m.**

- I. Moment of Silence**
- II. Pledge of Allegiance**
- III. Approval of the Minutes of the July 25, 2016, City Council Meeting**
- IV. Approval of Agenda of the August 8, 2016 City Council Meeting**
- V. Public Comment**
*Citizen Appearance forms are available at the door and should be submitted to the City Clerk
- VI. Presentation of Proclamation for National Health Center Week**
Presenter: Mayor Junie White
- VII. Public Hearings**
 - A. Ordinance to Amend the Entire Text of Section 515, Downtown Code by Modifying Signage Standards, the Addition of a Zoning Category, DT-3: Suburban Zone, Which is Primarily Residential, Amending Subsection 515.4.3 “Kennedy Street Parking Overlay” to Expand and Apply as a “Sideyard Parking Overlay”, Addition of Illustrative Materials, and a Regulation Plan Which Outlines the Areas for Which the Form Based Code Applies, of the Zoning Ordinance of the City of Spartanburg, South Carolina; and Providing for Severability and an Effective Date (First Reading)**
Presenter: Natalia Rosario, Planning Staff
 - B. Ordinance Accepting the Proposed Addition to the Design Guidelines for The Beaumont Village Local Historic District and The Hampton Heights Local Historic District to Provide Guidelines for the Consideration of Solar Panels in Historic Districts (First Reading)**
Presenter: Natalia Rosario, Planning Staff

- C. **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 of the Northside Neighborhood, Located Between North Church Street and Continuing West Until the Railroad Tracks, and Extending Until the Northern City Limit Line that are Currently Zoned B-3; B-1; R-6; R-8; LOD & I-1, with Land Use Designations of General Business District, Neighborhood Shopping District; General Residential District; Limited Office District and Light Industrial District to Zones DT-5; DT-4; and DT-3, with Land Use Designations of Urban Center District; General Urban District; and Suburban Zone; and Providing for Severability and an Effective Date (First Reading)**

VIII. Resolution

- A. **Approving Donation of 2.3+ Acre Tract on Pine Street (Tax Map Parcel #7-17-01-036.00)
Presenter: Mitch Kennedy, Community Services Director**

IX. Consent Agenda

- A. **Authorizing the City of Spartanburg, South Carolina, To Execute and Deliver an Equipment Lease Purchase Agreement, 2016, in an Amount Not Exceeding \$2,000,000 Between the City and the Lessor Thereof to Defray the Cost of Acquiring Certain Equipment; and Other Matters Relating Thereto (Second Reading)
Presenter: Dennis Locke, Finance Director**
- B. **Approving the Conveyance of Two Permanent Encroachment Easements Necessary to Facilitate the Construction of a Mixed Use Building at the Northeast Corner of the Daniel Morgan Avenue and West Main Street Intersection (Second Reading)
Presenter: Ed Memmott, City Manager**

X. Other Business

- A. **Replacement of Floor Coverings – Fire Station 1 (City Hall)
Presenter: Tony McAbee, Building Maintenance Manager**
- B. **Boards and Commissions – Zoning Appeals Board and Public Safety Committee
Presenter: Connie McIntyre, City Clerk**

XI. City Council Updates

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

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

XIII. 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, July 25, 2016
5:30 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 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 11, 2016, City Council Meeting –
*Councilmember Rice made a motion to approve the minutes as received.
Councilmember Henderson Myers seconded the motion, which carried unanimously
7 to 0.*

IV. Approval of Agenda of the July 25, 2016 City Council Meeting –
*Councilmember Henderson Myers made a motion to approve the agenda as
received. Councilmember Scalisi seconded the motion, which carried unanimously
7 to 0.*

V. Public Comment

*Citizen Appearance forms are available at the door and should be submitted to the City Clerk
W. Thomas Maynard, 147 Mills Avenue, expressed his concerns regarding cut
through traffic and excessive speeds in the Converse Heights neighborhood.

VI. Ordinance

**A. Authorizing the City of Spartanburg, South Carolina, To Execute and
Deliver an Equipment Lease Purchase Agreement, 2016, in an Amount Not
Exceeding \$2,000,000 Between the City and the Lessor Thereof to Defray the
Cost of Acquiring Certain Equipment; and Other Matters Relating Thereto
(First Reading)**

Presenter: Dennis Locke, Finance Director

Mr. Locke presented the item to Council as follows:

“As part of our ongoing efforts to equip staff with the resources they need at the
lowest possible cost over the long term, the City is committed to maintaining an

annual equipment replacement schedule. Funds are appropriated through the annual budget into the equipment replacement fund from which these purchases and then made throughout the year.

Due in part to very low interest rates in recent years, staff had determined that the City could strengthen its financial position by bundling and leasing the major purchases within a master lease. This mechanism spreads the cost of these purchases over several years. The proposed action is to authorize this year's lease program.

ACTION REQUESTED: Staff is recommending the replacement of 12 Police Vehicles, 2 Vehicles Fire Department,(including Pumper Truck, 5 vehicles and 5 various pieces of equipment for Public Services, 1 Vehicle Parks & Recreation, 1 Vehicle Information Technology, 1 Vehicle Construction Management, 1 Vehicle Building Maintenance.

It is staff's recommendation that we use a capital lease to finance these purchases. If approved, we would accept bids from various financial institutions. The source of repayment would be the Equipment Replacement Fund.

BUDGET & FINANCIAL DATA: The total will not exceed \$2,000,000 inclusive of closing costs. This amount may be reduced pending final review of acquisition specifications."

Councilmember Stille made a motion to approve the ordinance request on first reading. Councilmember Scalisi seconded the motion, which carried unanimously 7 to 0.

B. Approving the Conveyance of Two Permanent Encroachment Easements Necessary to Facilitate the Construction of a Mixed Use Building at the Northeast Corner of the Daniel Morgan Avenue and West Main Street Intersection (First Reading)

Presenter: Ed Memmott, City Manager

Mr. Memmott presented the item to Council as follows:

"Staff has determined that the mixed use development that will be located on the northwest corner of the West Main and Daniel Morgan Avenue will benefit from the granting to two permanent encroachment easements. One permanent easement, approximately 6' in width, along the western dimension (Daniel Morgan Avenue side) of the development parcel would be granted. A second permanent easement, approximately 2' in width, (West Main Street side) would be also be granted. The easements will allow the buildings to have certain architectural features that will enhance the project.

ACTION REQUESTED: First reading approval of an Ordinance authorizing the granting of two permanent encroachment easements."

Mayor pro tem Anderson made a motion to approve the ordinance request on first reading. Councilmember Stille seconded the motion, which carried unanimously 7 to 0.

VII. Consent Agenda

- 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 are contingent upon the request being approved. (Second Reading)**

Presenter: Natalia Rosario, Planner III

Councilmember Rice made a motion to approve the consent agenda on second reading. Councilmember Scalisi seconded the motion, which carried unanimously 7 to 0.

VIII. Other Business

- A. Approval of Highland Community Memorandum of Understanding
Presenter: Martin Livingston, Neighborhood Services Director**

Mr. Livingstone presented the item to Council as follows:

“The Highland Working Group has been meeting to discuss a potential Master Plan for the redevelopment of the Highland Community. Meeting regularly since December of 2015, the group has discussed potential opportunities and challenges that could affect the community. Members of the group include representation from the City of Spartanburg, Highland Neighborhood Association, Spartanburg School District 7, the Spartanburg Housing Authority, the Bethlehem Center, Macedonia Missionary Baptist Church, and the Highland Community Development Corporation.

The memorandum of understanding outlines the roles and responsibilities of each partner. The partners included in the memorandum are early participants the City identified as key to a successful redevelopment of the community. Additional partners may be added to the meetings and discussions as the planning process progresses. There is no financial commitment included in the memorandum of understanding.

ACTION REQUESTED: Staff is requesting approval to allow the City Manager to execute the Highland Community Memorandum of Understanding.”

Councilmember Rice made a motion to approve the Highland Community Memorandum of Understanding. Councilmember Stille seconded the motion, which carried unanimously 7 to 0.

B. Approval of Development Agreement to Support the Renovation and Reuse of 141/143 W. Main Street

Presenter: Chris Story, Assistant City Manager

Mr. Story presented the item to Council as follows:

“141/143 West Main is an important structure within the historic blocks of Morgan Square. It has been vacant since 2006 and prior to that was occupied by finance companies, a pawn shop and law offices. Since that time, our Economic Development staff has sought to encourage a mixed use renovation and reuse of this 10,000 +/- square foot building.

Recently 141/143 West Main, LLC, a locally owned corporation purchased the building for the purpose of renovating and restoring the property to being a productive contributor to our downtown. The lower level will support a full service restaurant, and the upper level and building wing will include 5 apartments. The attached development agreement would provide necessary incentives to ensure completion of this undertaking. We recommend your approval.”

Councilmember Rice made a motion to approve the item as presented.

Councilmember Scalisi seconded the motion, which carried unanimously 7 to 0.

C. Update on Procurement of Body Worn Cameras/Tasers

Presenters: Alonzo Thompson, Police Chief

Ed Memmott, City Manager

Chief Thompson reviewed with Council that the Police department had already purchased 20 cameras for its traffic division officers that were being used as a pilot program. He stated that the 85 additional cameras funded through the \$184,500 U.S. Department of Justice grant recently obtained would allow 105 officers to record and store footage of traffic stops and emergency responses. Chief Thompson shared that the cameras were good for transparency to show what officers do. He added that it was an opportunity for learning and identifying training needs as well. He shared that the 85 cameras would come with 85 Tasers. He stressed the importance of being involved in the community and having the officers engage with residents to keep their relationship strong with them. He added that “Community policing isn’t a program, it’s a philosophy”.

Councilmembers commended Chief Thompson for he and his staff’s hard work and dedication in making sure the funding was obtained and the cameras and Tasers were purchased.

IX. City Council Updates

Councilmember Rice shared that a Town Hall meeting to discuss issues in Spartanburg was being held at 6:30 that evening at Macedonia Missionary Baptist Church. He mentioned that Police Chief Thompson held “Chats with the Chief” at Q-

Cuts on S. Church St. the previous Friday. He reminded everyone that the Carolina Panthers would begin their training camp at Wofford College on Thursday, July 28 at 4:30 p.m.

Councilmember Scalisi commented that she thought it was good for everyone for the City's policemen to have body worn cameras and Tasers so that everyone would be accountable. She stated the importance of the community building relationships with the policemen.

Councilmember Henderson Myers shared that she had just returned from the NBC/LEO Summer Summit in Columbus, Ohio. She stated that there were many projects discussed that could happen in Spartanburg. She mentioned a tour of an old elementary school, similar to the former Mary H. Wright building, that has been renovated with city and corporate dollars. She stated that the building now included a food market, a doctor's office, a café, a mental health office and several non-profits. She also shared that had been elected Chair of the Women Lawyers Division of the National Association of the Bar, and that she was the first South Carolinian to be elected to that position. She said that she would be looking to utilize that position nationally and locally.

X. City Council Workshop – Discretionary Grants Allocation (Hospitality Tax)

Chris Story, Assistant City Manager

Mr. Story presented Staff's recommendations for allocation as a starting point for the discussion. A lengthy discussion ensued as to allocation of \$370,000 in Hospitality Tax funds.

Councilmember Stille made a motion to award Spartanburg Juneteenth Inc. \$15,000 and Hub Bub \$62,500. Councilmember Henderson Myers seconded the motion, which carried unanimously 7 to 0.

Councilmember Stille made a motion to reduce the Arts Partnership amount by \$10,000 and award \$35,000 to the Spartanburg Memorial Auditorium. Mayor pro tem Anderson seconded the motion, which carried 6 to 1. Councilmember Brown voted against the motion.

Councilmember Henderson Myers made a motion to reduce The Cottonwood Trail amount by \$5,000 and award that amount to the Spartanburg Memorial Auditorium. Councilmember Rice seconded the motion. The motion failed with a vote of 2 to 5. Mayor White, Mayor pro tem Anderson, and Councilmembers Stille, Scalisi and Brown voted against the motion.

Councilmember Stille made a motion to approve the revised allocation amounts totaling \$370,000. Councilmember Scalisi seconded the motion. The motion carried with a vote of 5 to 2. Councilmembers Rice and Henderson Myers voted against the motion. (the final amounts awarded are listed in the chart below)

FY17 Discretionary Grants

Event/Project/Program	Organization	FY16		City Staff Recommendation	Final - Approved By City Council
		Allocation	FY17 Request		
Carolina Panther Training Party	Wofford College	\$ 6,200	\$ 10,000	\$ 7,500	\$ 7,500
Public Art Installation Program	Spartanburg Art Museum		\$ 5,000	\$ 5,000	\$ 5,000
Seeing Spartanburg In a New Light - Event	The Arts Partnership of Greater Spartanburg, Inc.		\$ 35,000	\$ 10,000	\$ 10,000
Spartanburg Juneteenth Celebration	Spartanburg Juneteenth, Inc.		\$ 27,500	\$ 10,000	\$ 15,000
Spartanburg Regional Criterium	Partners of Active Living	\$ 21,000	\$ 30,000	\$ 21,000	\$ 20,000
Upstate Pride SC March & Festival	Upstate Pride SC		\$ 2,500	\$ 2,500	\$ 2,500
Arts Partnership	The Arts Partnership of Greater Spartanburg, Inc.	\$ 75,000	\$ 100,000	\$ 81,100	\$ 70,000
Ballet Spartanburg	Ballet Spartanburg		\$ 25,000	\$ -	\$ -
Spartanburg Downtown Cultural District	The Arts Partnership of Greater Spartanburg, Inc.		\$ 20,000	\$ 15,000	\$ 10,000
College Town	College Town Consortium	\$ 12,000	\$ 28,000	\$ 15,000	\$ 15,000
Hatcher Gardens	Hatcher Gardens & Woodland Preserve, Inc.	\$ 20,400	\$ 28,017	\$ 20,400	\$ 20,000
HUB BUB	HUB BUB	\$ 70,000	\$ 90,000	\$ 70,000	\$ 62,500
Hub City Farmer's Market	Hub City Farmer's Market	\$ 15,000	\$ 36,000	\$ 20,000	\$ 20,000
Hub City Writers Project	Hub City Writers Project		\$ 15,000	\$ 5,000	\$ 15,000
Spartanburg Convention & Visitor's Bureau	Chamber of Commerce	\$ 30,000	\$ 50,000	\$ 30,000	\$ 30,000
Spartanburg Downtown Association	Spartanburg Downtown Association	\$ 6,800	\$ 10,000	\$ 7,500	\$ 7,500
Spartanburg Memorial Auditorium	Spartanburg Memorial Auditorium	\$ 50,000	\$ 50,000	\$ 25,000	\$ 35,000
Spartanburg Regional History Museum	Spartanburg County Historical Association		\$ 10,000	\$ -	\$ -
The Cottonwood Trail	Spartanburg Area Conservancy, Inc.	\$ 15,000	\$ 25,050	\$ 20,000	\$ 20,000
West Main Artists Co-op	West Main Artists Cooperative	\$ 5,000	\$ 50,000	\$ 5,000	\$ 5,000
total				\$ 370,000	\$ 370,000

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

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

Councilmember Scalisi made a motion to adjourn to Executive Session for the reason stated. Councilmember Henderson Myers seconded the motion, which carried unanimously 7 to 0. Council adjourned to Executive Session at 6:45 p.m.

Council reconvened at 7:30 p.m. Mayor White stated that discussion was held with no decisions made.

XII. Adjournment – Councilmember Rice made a motion to adjourn the meeting. Councilmember Scalisi seconded the motion, which carried unanimously 7 to 0. The meeting adjourned at 7:31 p.m.

Connie S. McIntyre, City Clerk



REQUEST FOR COUNCIL ACTION

TO: Ed Memmott, City Manager

FROM: Natalia Rosario, Planning Staff

SUBJECT: Text Amendment change to the City of Spartanburg Zoning Ordinance to Amend Section 515, Downtown Code by Updating and Detailing Signage Standards, the Addition of the Zoning Category DT-3: Suburban Zone, Amending Section 515.42 “Kennedy Street Parking Overlay” to Expand and Apply as a “Sideyard Parking Overlay”, Addition of Illustrative Materials, and a Regulation Plan Which Outlines the Areas in Which the Form Based Code Applies.

DATE: August 8th, 2016

SUMMARY: On July 21st, 2016, the Planning Commission held a public hearing and reviewed a request to amend the text of the City of Spartanburg Downtown Code, submitted by the City of Spartanburg. This text amendment is requested in order to update the Downtown Code by clarifying signage standards, adding a side yard parking overlay for areas with no on-street parking, adding illustrative materials to assist the reader in understanding terms in the code, and the addition of the DT-3: Suburban Zone. All proposed changes were reviewed by the Planning Commissioners and the Design Review Board.

The Planning Commission held a public hearing on the proposal on July 21, 2016. After consideration of the staff report, public comments, and the criteria set forth in the City of Spartanburg Zoning Ordinance and Northside Transformation Plan, the Planning Commission voted to recommend approval of the proposed text amendments to the Downtown Code.

PLANNING COMMISSION RECOMMENDATION: The request was endorsed by the Planning Commission on July 21st, 2016 by a vote of 7 to 0. Staff’s recommendation concerning this application is explained in detail in the attached staff report to the Planning Commission.

ADDITIONAL INFORMATION: Minutes from the July 21st, 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

TO AMEND THE ENTIRE TEXT OF SECTION 515, DOWNTOWN CODE BY MODIFYING SIGNAGE STANDARDS, THE ADDITION OF A ZONING CATEGORY, DT-3: SUBURBAN ZONE, WHICH IS PRIMARILY RESIDENTIAL, AMENDING SUBSECTION 515.4.3 “KENNEDY STREET PARKING OVERLAY” TO EXPAND AND APPLY AS A “SIDEYARD PARKING OVERLAY”, ADDITION OF ILLUSTRATIVE MATERIALS, AND A REGULATION PLAN WHICH OUTLINES THE AREAS FOR WHICH THE FORM BASED CODE APPLIES, OF THE ZONING ORDINANCE OF THE CITY OF SPARTANBURG, SOUTH CAROLINA; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of Spartanburg now finds that it is in the public interest to amend the entire Section 515, Downtown Code by modifying Signage Standards, the addition of a Zoning Category, DT-3: Suburban Zone, which is primarily residential, amending Subsection 515.4.3 “Kennedy Street Parking Overlay” to expand and apply as a “Sideyard Parking Overlay”, addition of illustrative materials, and a Regulation Plan which outlines the areas for which the Form Based Code applies; and

WHEREAS, this text amendment 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 July 21, 2016, at which time a presentation was made by staff and an opportunity was given for the public to comment on the text amendment change; and

WHEREAS, the Planning Commission, after consideration of the requirements set forth in Section 605 of the Zoning Ordinance, subsequently voted at that meeting to recommend to City Council that the proposed text amendment be approved as submitted by 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 City of Spartanburg Zoning Ordinance, be, and the same hereby amended as follows in Attachment A.

Section 2. Severability. If any section, phrase, sentence or portion of this Ordinance is for any reason invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provisions, and such holding shall not affect the validity of the remaining portions thereof.

(continued)

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

____ / ____ / ____ (First Reading)

____ / ____ / ____ (Second Reading)

- Assistant City Manager Story further explained that unless it was a discretionary review request or a Special Exception that would need to go to the DRB which would be in relation to specific design issues, but not for uses issues.
- Ms. Hogan said the whole Downtown Code was put together by a certain firm; and she asked was the DT-3 part of the original package regarding the downtown code, and was it developed by the same firm.
- Assistant City Manager Story explained; and said the same firm did put together this package; and was part of the Master Planning Process.
- Mr. Hogan said regarding the public portions of the plans regarding the park, etc.; would that automatically happen; and was it publicly or privately funded.
- Assistant City Manager Story said there were three Capital Projects that were in various stages of Planning that he would speak to that were either public or private or jointly funded. 1) T K Gregg Recreation Center: City Council had endorsed their participation in this project and the city had tentative financial plans which they will be able to borrow at different stages, but there are no exact plans yet. 2) Mr. Barnet and other private partners had raised a lot of private money for the Early Learning Center; but there were not final plans on that; and 3) He explained the Creek Mitigation Linear Park Project was the one that was closest to happening. 4) The City had a vision and a tentative path forward on a mixed-income of housing of 120 units that would be multi-story, mixed-use (which would include some ground floor and mixed use space) that would be located around the College and Howard Street “Northside Catalyst” area. Assistant City Manager Story said this was really cool stuff for neighborhood redevelopment work and that Mr. Barnet chaired the Northside Development Group, and a lot of other key stakeholders like Wofford College, Mary Black Foundation, and others, as well as a number of dedicated residents who had spent a lot of hours per week on this effort was unlike anything he had ever seen in the community.

Planning Commission Deliberation:

- Mr. Kinard felt these were all necessary steps they needed to do in order to move things forward, and he was all for it.
- Mr. Wilson felt a lot of work had been put into the Northside Redevelopment Plan that had been previously adopted by the Mayor and Council in 2014.

Mr. Wilson moved to approve the Northside Rezoning Request as presented by Staff as proposed on the map of the City’s application; and he was seconded by Dr. Stone. The motion was unanimously approved by a vote of 7 to 0.

Text Amendment Change to Zoning Ordinance to amend Section 515, Downtown Code by modifying Signage Standards; the addition of a zoning Category DT-3: Suburban Zone, which is primarily residential; amending Section 515.42, “Kennedy Street Parking Overlay” to expand and apply as a “Sideyard Parking Overlay”; addition of illustrative materials, and a regulation plan which outlines the areas which the form based code applies from City of Spartanburg, Agent.

Ms. Rosario came forward and explained to the Planning Commissioners the text amendment was paired with the Northside Rezoning Request; which had been presented as the first item. She explained after some suggestions made by the Design Review Board, which administered the Downtown Urban Code to the areas that it currently governed, and the need to implement a zone statute that would allow for the proposed developments found in Chapter 6 of the Northside Transformation Plan; and she explained in detail the changes proposed to the existing Downtown Code as follows:

- Partial and Major Expansions to existing buildings (25%-50% of total floor area) must come up to all code standards.
- Addition of DT-3: The predominantly detached residential neighborhoods that surround the downtown.

- DT-4: More urban neighborhoods that are predominantly residential but include some mixed use.
- Criteria for City staff to determine if a proposed use not listed in the use table is materially similar.
- Property owners no longer required to occupy the primary dwelling unit in order to have a secondary dwelling unit.
- Format for district standards has changed; moved to a table format similar to the traditional zoning ordinance.
- “Illustration of Terms” table.
- Kennedy Street Overlay conversion to Sideyard Parking Overlay: For DT-5 lots with frontage along certain streets without on street parking there shall be no required frontage build out, and parking may be permitted in the side yard – but not at a corner.
- Signage Standards: clarify size restrictions, number of signs per tenant, and includes examples of types of signs listed.

Slides were also shown to better illustrate the request.

Planning Commission Questions:

- Ms. Hogan asked regarding changes to signage. Ms. Rosario explained; and said it was to give illustrations and make this more user friendly and more understandable for tenants and building owners, etc.
- Mr. Kinard asked about signage in the current Downtown Code. Ms. Rosario said there were signage, but this amendment would include more pictures and illustrations, and it would be much easier to understand.
- Dr. Stone felt adding more examples would be very helpful.

Mr. Wilson opened the public hearing and asked anyone who wished to speak to come forward. No one came forward. Mr. Wilson closed the public hearing.

Board Deliberation:

Dr. Stone moved approval of the Text Amendment changes as presented by Staff; and he was seconded by Mr. Kinard. The motion was unanimously approved by a vote of 7 to 0.

Site and Landscape Plans Approved since the June 16, 2016 Planning Commission Meeting

- Spartanburg Water system Administration Improvements – 200 Commerce St.
- ALDI, Inc. Store Expansion – 1605 E. Main St.
- Converse College P3 Housing – 190 N. Fairview Avenue.

City Council Updates Since Last Meeting. of Planning Commission on June 16, 2016

Ms. Rosario went over the City Council updates that pertained to the Planning Commission since the last meeting on June 16, 2016 that were listed on the agenda.

Staff Announcements

- Ms. Rosario welcomed New Board Member Dr. Phillip Stone, II. as the newest Planning Commissioner.
- Mrs. Roland also welcomed Dr. Stone to the Board; and she explained there were some other Board Member vacancies on the Planning Department’s other three zones.

The meeting adjourned at 6:30 P.M.

Respectfully Submitted,

Jared Wilson, Chair

Minutes by Julie Roland, Administrative Assistant



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Departmental Memo

To: All Planning Commissioners
From: Natalia Rosario, Planner III
Planning Department
Subject: Text Amendment change to the Zoning Ordinance to amend Section 515, Downtown Code by modifying signage standards, the addition of a zoning category DT-3: Suburban Zone, which is primarily residential, amending section 515.42 "Kennedy Street Parking Overlay" to expand and apply as a "Sideyard Parking Overlay", addition of illustrative materials, and a regulation plan which outlines the areas which the form based code applies.
Date: July 21st, 2016

Background:

City Council adopted the Downtown Urban Code on February 28th, 2011 and the Northside Transformation Plan on January 26th, 2015, the latter of which recommends design and land use standards that differ from the zoning categories that the neighborhood currently falls under. After some suggestions made by the Design Review Board, which administers the Downtown Urban Code to the areas that it currently governs, and the need to implement a zoning statute that will allow for the proposed developments found in Chapter 6 of the Northside Transformation Plan, several changes have been proposed to the existing Urban Code. These changes include an expansion of the area the code applies to in order to include the Northside Neighborhood, as well the addition of a new zoning category, DT-3: Suburban Zone, which will be applied to portions of the Northside Neighborhood, if a proposed rezoning is approved. Other changes include modifications to signage standards to better suit the building sizes found in the City's urban area, expanding a sideyard parking overlay zone, and the addition of illustrative materials to better help the reader understand the aims of the code.

Recommendation:

Staff recommends the aforementioned amendments to the various sections in the City of Spartanburg Zoning Ordinance: Downtown Urban Code section as presented. Staff recommends the City Planning Commission recommend approval to City Council for the amendments as presented.

Cc:

Files



PROPOSED TEXT AMENDMENT TO URBAN CODE

Application to Northside Neighborhood and addition of DT-3 zoning category, modifications to signage standards to better suit the building sizes found in the City's urban area, expanding a side yard parking overlay zone, and the addition of illustrative materials

Changes to Downtown Code Overview



- Partial and Major Expansions to existing buildings (25%-50% of total floor area) must come up to all code standards
- Addition of DT-3: The predominately detached residential neighborhoods that surround the downtown
- DT-4: More urban neighborhoods that are predominately residential but include some mixed use
- Criteria for City staff to determine if a proposed use not listed in the use table is materially similar
- Property owners no longer required to occupy the primary dwelling unit in order to have a secondary dwelling unit

Changes to Downtown Code Overview



- Format for district standards has changed; moved to a table format similar to the traditional zoning ordinance
- “Illustration of Terms” table
- Kennedy Street Overlay conversion to Sideyard Parking Overlay: For DT-5 lots with frontage along certain streets without on street parking there shall be no required frontage build out, and parking may be permitted in the side yard – but not at a corner.
- Signage Standards: clarify size restrictions, number of signs per tenant, and includes examples of types of signs listed.



REQUEST FOR COUNCIL ACTION

TO: Ed Memmott, City Manager

FROM: Natalia Rosario, Planning Staff

SUBJECT: Text Amendment change to the City of Spartanburg Historic District Design Guidelines for the Beaumont Village Local Historic District and the Hampton Heights Local Historic District to provide guidelines for the consideration of solar panels in Historic Districts.

DATE: August 8th, 2016

SUMMARY: On June 9th, after workshops in September 2015 and May 2016, the City of Spartanburg Historic Architecture Review Board (HARB) reviewed example guidelines regarding solar panel installations in Historic Districts, including the National Alliance of Preservation Commissions (NAPC) Sample Guidelines for Solar Systems in Historic Districts as proposed by the City Historic Preservation Consultant.

The HARB has acknowledged the desire of residents in these Historic Districts to install solar power panels and the lack of avenues for the HARB and City Staff to consider their approval and installation as minor or major works. In addition, there are currently no guidelines to determine when and how such an installation could be suitable, and the Beaumont Historic District Guidelines expressly forbids solar panels in any form or placement.

The Historic Architecture Review Board held a public hearing on the proposal on June 9th, 2016. After consideration of the staff materials, public comments, and the criteria set forth in the City of Spartanburg Zoning Ordinance the Historic Architecture Review Board voted to recommend a text amendment to the Historic Guidelines by adopting the NAPC Sample Guidelines for Solar Systems in Historic Districts. The Board also recommended cases of solar panel installations that can be seen from the public right-of-way be considered by the HARB as a major work, and solar panel installations that cannot be seen from the public right-of-way be considered minor works for administrative approval.

PLANNING COMMISSION RECOMMENDATION: The motion was endorsed by the Historic Architecture Review Board on June 9th, 2016 by a vote of 5 to 0.

ADDITIONAL INFORMATION: Minutes from the September 10th, 2015, May 12th, 2016, and June 9th, 2016 Historic Architecture Review Board 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

ACCEPTING THE PROPOSED ADDITION TO THE DESIGN GUIDELINES FOR THE BEAUMONT VILLAGE LOCAL HISTORIC DISTRICT AND THE HAMPTON HEIGHTS LOCAL HISTORIC DISTRICT TO PROVIDE GUIDELINES FOR THE CONSIDERATION OF SOLAR PANELS IN HISTORIC DISTRICTS.

WHEREAS, City Council has previously provided for two historic districts, Hampton Heights Local Historic District and Beaumont Village Local Historic District; and

WHEREAS, with the creation of these Historic Districts, Council approved Guidelines for each Historic District upon recommendation and approval by the Board of Architectural Design and Historic Review (HARB); and

WHEREAS, the National Alliance of Preservation Commissions has promulgated guidelines for solar systems in historic districts.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND MEMBERS OF COUNCIL OF THE CITY OF SPARTANBURG, SOUTH CAROLINA, IN COUNCIL ASSEMBLED:

Section 1. The Design Guidelines for Hampton Heights Local Historic District and those for Beaumont Village Local Historic District are amended to add the following guidelines regarding consideration of solar panels and systems.

GUIDELINES FOR SOLAR PANELS/SOLAR SYSTEMS
FOR LOCALLY DESIGNED HISTORIC DISTRICTS:

- I. In accordance with the Zoning Ordinance, Section 510.2, Historic Preservation Guidelines definition of Minor Works: If the solar panels or solar systems are located behind the house or on the rear slope of the roof and not visible from the public right-of-way, it is considered a minor work and can be approved by Planning Administration.
- II. In accordance with the Zoning Ordinance, Section 510.2, Historic Preservation Guidelines definition of Exterior Architectural Appearance: If the solar panels or solar systems are visible from the public right-of-way, the matter must go before HARB for consideration.
- III. NOT RECOMMENDED FOR ANY REASON:
 - Removal of historic roofing materials during the installation of solar panels.
 - Removing or otherwise altering historic roof configuration – dormers, chimneys or other features – to add solar systems.
 - Any other installation procedure that will cause irreversible changes to historic features or materials.

- *When considering retrofitting measures, historic building owners should keep in mind that there are no permanent solutions. One can only meet the standards being applied today with today's materials and techniques. In the future, it is likely that the standards and the technologies will change and a whole new retrofitting plan may be necessary. Thus, owners of historic buildings should limit retrofitting measures to those that achieve reasonable energy savings, at reasonable costs, with the least intrusion or impact on the character of the building.*

IV. When planning the installation of solar panels, the overall objective is to preserve character-defining features and historic fabric while accommodating the need for solar access to the greatest extent possible. All solar panel installations must be considered on a case by case basis recognizing that the best option will depend on the characteristics of the property under consideration. Some guidelines apply to virtually all installation options and are repeated in each section. All solar panel installations should conform to the Secretary of the Interior's Standards for Rehabilitation:

- **Standard Two**: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- **Standard Nine**: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.



- Freestanding. Freestanding PV panels or freestanding arrays allow the benefits of renewable solar power without disrupting the roofline or altering the house. They are placed away from the residence and connected through an underground wiring. When a roof may be blocked by trees or not receiving direct sunlight, the mobility of a freestanding panel allows the ability to move into optimal sunlight areas that may change seasonally.

VI. ELEVATIONS:



These solar panels low profile and location make them unobtrusive even though they are visible from the public right of way. Photo by Paul Trudeau

- Primary Elevations.
For most properties, locating solar panels on the primary façade is the least desirable option because it will have the greatest adverse effect on the property's character defining features. All other options should be thoroughly explored.
 - Utilization of low-profile solar panels is recommended. Solar shingles laminates, glazing, or similar materials should not replace original or historic materials. Use of solar systems in windows or on walls, siding, and shutters should be avoided.

V. TYPES OF SYSTEMS:



- Photovoltaic. A photovoltaic system (or PV system) is a system which uses one or more solar panels to convert sunlight into electricity. It consists of multiple components, including the photovoltaic modules, mechanical and electrical connections and mountings and means of regulating and/or modifying the electrical output.



- Solar Shingles. Solar shingles, also called photovoltaic shingles, are solar cells designed to look like conventional asphalt shingles. There are several varieties of solar shingles, including shingle-sized solid panels that take the place of a number of conventional shingles in a strip, semi-rigid designs containing several silicon solar cells that are sized more like conventional shingles, and newer systems using various thin film solar cell technologies that match conventional shingles both in size and flexibility.



- Freestanding. Freestanding PV panels or freestanding arrays allow the benefits of renewable solar power without disrupting the roofline or altering the house. They are placed away from the residence and connected through an underground wiring. When a roof may be blocked by trees or not receiving direct sunlight, the mobility of a freestanding panel allows the ability to move into optimal sunlight areas that may change seasonally.

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For most properties, locating solar panels on the primary façade is the least desirable option because it will have the greatest adverse effect on the property's character defining features. All other options should be thoroughly explored.
 - Utilization of low-profile solar panels is recommended. Solar shingles laminates, glazing, or similar materials should not replace original or historic materials. Use of solar systems in windows or on walls, siding, and shutters should be avoided.

- Panels should be installed flat and not alter the slope of the roof. Installation of panels must be reversible and not damage the historic integrity of the resource and district.
 - Solar panels should be positioned behind existing architectural features such as parapets, dormers, and chimneys to limit their visibility.
 - Use solar panels and mounting systems that are compatible in color to established roof materials. Mechanical equipment associated with the photovoltaic system should be treated to be as unobtrusive as possible.
- Secondary Elevations.
 - Solar panels should be installed on rear slopes or other locations not easily visible from the public right-of-way. Panels should be installed flat and not alter the slope of the roof. Installation of panels must be reversible and not damage the historic integrity of the resource and district.
 - Flat roof structures should have solar panels set back from the roof edge to minimize visibility. Pitch and elevation should be adjusted to reduce visibility from public right-of-way.
 - Solar panels should be positioned behind existing architectural features such as parapets, dormers, and chimneys to limit their visibility.
 - Use solar panels and mounting systems that are compatible in color to established roof materials. Mechanical equipment associated with the solar panel system should be painted or treated to be as unobtrusive as possible.
 - Use of solar systems in non-historic windows or on walls, siding, or shutters should be installed as to limit visibility from the public right-of-way.

VII. ACCESSORY STRUCTURES AND NEW CONSTRUCTION:

- Historic Accessory Structures.



- Solar panels should be installed on rear slopes or other locations not highly visible from the public right-of-way. Panels should be installed flat and not alter the slope of the roof. Installation of panels must be reversible and not damage the historic integrity of the resource and district.
- Flat roof structures should have solar panel installations set back from the roof edge to minimize visibility. Pitch and elevation should be adjusted to reduce visibility from the public right-of-way.
- Solar panel installations should be positioned behind existing architectural features such as parapets, dormers, and chimneys to limit their visibility.
- Use solar panels and mounting systems that are compatible in color to the property's roof materials. Mechanical equipment associated with the photovoltaic system should be as unobtrusive as possible.
- Use of solar systems in non-historic windows or on walls, siding and shutters should be installed as to limit visibility from the public right-of-way.

- Freestanding or Detached.



- Freestanding or detached on-site solar panels should be installed in locations that minimize visibility from the public right-of-way. These systems should be screened from the public right-of-way with materials elsewhere in the district such as fencing or vegetation of suitable scale for the district and setting.
- Placement and design should not detract from the historic character of the site or destroy historic landscape materials.
- *Consideration to the visibility of solar panels from neighboring properties should be taken, without infringing upon the required solar access.*

- New Construction On-Site.

- Solar panels should be integrated into the initial design of new construction or infill projects, when possible, to assure cohesion of design within a historic context.
- Solar panels should be installed on rear slopes or other locations not highly visible from the public right-of-way whenever possible. Panels should be installed flat and not alter the slope of the roof.
- Flat roof structures should have solar panels set back from the roof edge to minimize visibility. Pitch and elevation should be adjusted to reduce visibility from the public right-of-way.
- Use solar panels and mounting systems that are compatible in color to established roof materials. Mechanical equipment associated with the solar panel system should be treated to be as unobtrusive as possible.
- Use of solar systems in windows or on walls, siding, or shutters should

be installed with limited visibility from the public right-of-way.

Section 2. Effective Date. This Ordinance shall be effective upon its enactment.

DONE AND RATIFIED this ____ day of _____, 2016.

MAYOR

ATTEST:

CITY CLERK

Date of First Reading: _____

Date of Second Reading: _____

APPROVED AS TO FORM:

CITY ATTORNEY

MINUTES
The Spartanburg Board of Architectural Design and Historic Review
Thursday, June 9, 2016 ~ 5:30 PM
City Hall Council Chambers

Board Members Attendance: Dr. Phillip Stone, Ray Trail, Will Ringo, Sarah Love, and Al Jolly.

Absent Board Members: Michael Chewning, Carolyn Schoepf, Thomas Koenig, and Joshua Turner.

City Staff: Natalia Rosario, Planner III; Julie Roland, Administrative Assistant; and Martin Meek, Preservation Specialist.

Dr. Stone, the Chair, called the meeting to order at 5:30 P.M. and stated the hearing procedures. Dr. Stone recognized the five Board Members that were present constituted a quorum, and he proceeded with the guidelines for the procedure of the meeting.

Mr. Jolly moved to approve the Agenda for tonight's meeting; and he was seconded by Mr. Ringo. The motion was unanimously approved by a vote of 5 to 0.

Disposition of the minutes from the May 12, 2016 Workshop Meeting of the Board of Architectural Design and Historic Review.

Mrs. Love moved to approve the minutes from the May 12, 2016 Workshop Meeting, and was seconded by Mr. Ringo. The motion was unanimously approved by a vote of 5 to 0.

Old Business

There was no old business for discussion.

New Business:

Public Hearing to consider recommendation of an amendment be made to the Design Guidelines regarding Solar Panels in Local Historic Districts by the Mayor and City Council.

Dr. Stone informed the Board Members and everyone present this would be a public hearing to consider recommendations that an amendment be made to the Design Guidelines regarding solar panels to be allowed in Local Historic Districts which required approval by City Council; and he further informed everyone that would require a recommendation be made by the Board Members. Dr. Stone said they had been talking for several months for possible amendments be made to the guidelines that would allow solar panel installation in the two Local Historic Districts. He said at their workshop meeting last month, they decided they needed to have a public hearing before deciding what type of recommendation to make to Mayor and City Council. Dr. Stone said as he understands the matter of solar panels, the Hampton Heights Design Guidelines did not speak on the matter at all, whereas the Beaumont Village Guidelines specifically prohibited the use of solar panels. Since City Council approved both of those; that would be the body that had the power to amend them; and the Board could make a recommendation. Dr. Stone felt they needed guidance from Staff and the City's Preservation Consultant, as well as the residents of the neighborhoods and the Board Member's thoughts on the matter.

Martin Meek, the City's Preservation Consultant, said at the workshop meeting the previous month he brought some information from the National Park Service's recommendation regarding solar panels for historic districts, and in his opinion he felt they should follow those recommendations. He felt there may be some minor tweaking that could be done; but the guidelines they had written in the past had basically been modifications and rewrites from the Park Services Ten Standards for Historic Preservation, which also covered the issues they were facing which they do not want to have roof form alterations; did not want the panels to impact the major facades that were seen from the public right-of-way; did not want to alter roof materials, to name a few. He mentioned anyone that wished could go on line to look at the standards that allowed them to follow the Park Services Guidelines. Mr. Meek felt they would need to add a section in the Hampton Heights Guidelines regarding solar panels, and in the Beaumont Village Guidelines they would need to amend the prohibition of solar panels if the Board felt like they would like to proceed with allowing solar panels depending on the circumstances. He explained on the Park Services Website there were a lot of different examples that were either recommended or not recommended regarding the same. Slides were shown from the examples given and he went over them with the Board Members.

Board Questions:

- Mr. Jolly asked Mr. Meek's opinion regarding one of the slides regarding a cross-gabled roof facing the street. Mr. Meek felt it would be acceptable if it was not facing the street right-of-way; and he felt that section of the guidelines should be written so that solar panels were not visible from the public right of way. He said because the placement of solar panels should be oriented to absorb the sun, and a lot of those may require individual assessment by the Board.
- Mr. Meek said there was an installation of solar panels that ended up getting permitted in Beaumont Village, but the Permitting Office was unaware it was in a historic district at the time; and the project had been on hold and was stopped until further action from this Board.
- Mr. Jolly said regarding that particular house, he did not feel they had any other choice but to install the solar panels facing the public right-of-way. He said the public could see the solar panels. Mr. Jolly felt this type of case was where the Board would get into trouble.
- Mr. Meek agreed with Mr. Jolly and said a front gable without a cross gable to block some of the heating should be prohibited in his opinion.
- Mrs. Love felt there would be some houses that solar panels just would not work for.
- Mr. Jolly asked Mr. Meek what if the person that they said no too telephoned their attorney regarding the matter. Mr. Jolly said they needed to be sure that what they decided could not be attacked legally. He did not feel that one size would fit all regarding the regulations.
- Mr. Meek said the other problem with Beaumont Village was that there were fourteen different house types from four different historic periods. He said writing the guidelines was very difficult.
- Mrs. Love asked what was the precedent regarding what other cities were doing regarding solar panels.
- Mr. Meek said all the guidelines he had reviewed lately prohibited solar panels, so there was no questions about it. Mr. Meek said it depended on how much you want to hold the historic quality and fabric of the neighborhood, but felt also needed to respect their natural resources.
- Dr. Stone said that was the balance they needed to try and figure out themselves.

Dr. Stone opened the public hearing and asked anyone who wished to speak to come forward.

- Ms. Shelley Robbins of 789 Gwendolyn Avenue came forward and said she served on the HARB Board from 2005 to 2010, and she had worked at Upstate Forever since 2007. She felt that sometimes paradigms shifted, and they must respond accordingly. At the time Hampton Heights was developed between 1890 and the 1920's no one owned an automobile. But when the automobile was invented, driveways were added which was a paradigm shift, and architectural integrity was not altered. Also when air conditioning and furnaces signaled another paradigm shift the architectural integrity was not impacted. Today when she did a quick tour of Hampton Heights she counted at least fourteen visible air conditioning units or gas packs and they are normal. She informed the Board Members that she monitored energy policy at Upstate Forever and she could tell them they were at the beginning of another big paradigm shift, away from large central energy generations, energy efficiency, etc. Proof of this was shown in how quickly Duke Energy backed off from their massive transmission project in northern Spartanburg County earlier this year after Upstate Forever organized citizens to petition Duke to find a better solution. Duke is also investing heavily in utility scale renewables and storage. They see the shift, they just needed to know that the people saw it too. Power plants are the nation's largest emitters of greenhouse gases. Natural gas is not considered the permanent solution.

None of this could have been foreseen when Hampton Heights was designated or more recently when Beaumont Village had been designated. Mrs. Robbins felt that solar panels on the roof was no different than a visible air conditioning unit or a driveway. It did however signal a progressive, caring community.

- Ms. Mary Heatherly of the Beaumont Community came forward and they were very proud of their local designation. She knew they had a number of different types of homes that might not be seen from the street that may want to have solar panels. She totally agreed with what Ms. Robbins had previously said. A lot of the Beaumont residents were on fixed incomes and they would benefit in power bill reductions.
- Mr. Joe Kowal, President of the Beaumont Neighborhood Association, and resident of the Beaumont Village Community came forward and said there had been several residents from the neighborhood approach him about wanting to have solar panels, and he had asked them to come to this meeting tonight. He hears the concerns regarding the panels and he was is in favor of them; but did not think they should be allowed in historic districts. He asked the Board to think about where any of this stopped. He did feel if they did allow solar panels in historic neighborhoods that the guidelines should also be eased up in the neighborhood regarding replacing windows regarding energy efficiency.
- Mr. Settle of 480 Sloan Street, a former HARB Board Member said the only complaint he had heard was those that were visible from the street. He also said something that really needed to be addressed were energy efficient windows which was a complaint he heard all the time.

Dr. Stone asked were there any others that would like to speak. No one else wished to speak. Dr. Stone closed the public hearing.

Board Questions:

- Mr. Trail was not against the use of solar panels, as long as they went by the guidelines from the Park Services regarding they not be on the front of the house, were not visible from the public right-of-way, and did not change the roof line. He did not think that all houses would be allowed to have them.
- Mr. Ringo agreed with Mr. Trail. He felt there would be a very tasteful way to do it. It concerns him that it could become not aesthetically pleasing on the front of the house.
- Mrs. Love agreed with the other Board Members. She felt the Park Standards' should be followed; and she also felt no matter where you lived, it would not work for every house.
- Mr. Jolly felt Ms. Robbins had made a terrific point regarding paradigms. Mr. Jolly's concern with all of it was if he wanted to put a solar panel on the front of his house in Beaumont Village, he thought they should be able to do it. He does not think this is the same ballgame they had been in before. He explained a trip he had just taken to Ireland that was strictly controlled by Planning Commissions, who did have solar panels. He mentioned Dublin and other places.
- Mrs. Love mentioned the older historic places were protected from what could be put on them.
- Dr. Stone said his belief in historic standards were that change happens, but should be carefully managed. He did agree with Ms. Robbins that change was coming; and they needed to decide how they would respond to it.
- Mr. Meek asked Ms. Rosario if they had the photograph of the home on Phifer Drive that had been put on hold.
- Dr. Stone said he had hoped the City Attorney would have been here tonight to tell them exactly what they needed to recommend to City Council; but what he thought their main issue they were hearing regarding

solar panels was regarding their placement. He felt some of them were against them being visible from the front of the street, one did not think they should be told what to do.

- Ms. Rosario pulled up a photograph of the home on Phifer Drive that had the solar panels on the roof.
- Mr. Jolly wondered if the home on Phifer had originally been built that way regarding the current roof configuration. Mr. Meek said yes it was originally built like it was with the cross gable.
- Mr. Jolly did not think hot water regarding solar panels would not be the power of choice.
- Mrs. Healthery that spoke earlier, felt that for people who lived on corner lots, it would be extremely difficult when you started saying who and could not have solar panels.
- Ms. Robbins mentioned an upcoming meeting and said she had invited some of the Solar Panel providers to attend in order to enlighten residents regarding the latest technology and how unobtrusive they could look regarding water lines. She encouraged the Board Members to look at the McDaniel's home at the corner of Mills Street and Rutledge in Converse Heights that was a great example of a low profile roof with solar panels.
- Dr. Stone did not feel solar panels were against the Secretary of the Interior's Standards which was basically what he felt the Board should ask City Council to adopt some sort of version of those. He said he was more persuaded than not from listening to Ms. Robbins comments. He was not terribly happy about them being on the front.
- Mrs. Love felt the concern was that some people would go out of their way to be unobtrusive and low profile, and that others would not, which would really detract from the street view. She felt that was what the Board needed to guard against, and not squash the environmentally friendly movement.
- Dr. Stone agreed with Mrs. Love; and felt that was why they should be reviewed as a Major Work; and that there had to be a review process to make sure they were done as harmoniously and unobtrusive as possible.
- Mr. Jolly suggested they write the ordinance like that regarding being harmonious and unobtrusive.
- Dr. Stone felt as far as the ordinance the Board Members could not write it themselves, but they could recommend that it be written in such a way that they are permitted and the design standards are written in such a way to show in such a way to say they were permitted, but they had to be a Major Works, but he did not know about the exact verbiage.
- All the Board Members agreed with Dr. Stone.
- Mr. Kowal, Beaumont Village Neighborhood Association President asked was there a way to write it such that it would be geometric to roof design.
- Mr. Meek said a lot of times what they do with the design guidelines was they had photographic illustrations that showed what was acceptable to give examples of what was a good and a bad installation. He wanted to get photographs of the house Ms. Robbins was talking about and talk to some of the solar installers, and that way they would have a standard of what was good and what was bad.
- Dr. Stone felt like they want to request a change in the design guidelines to allow solar panels in the historic districts that they be done in such a way that they are harmonious and unobtrusive; and they must be reviewed as a Major Work if they are visible from the public right-of-way.

Mrs. Love made the motion for the Board Members to recommend to the Mayor and City Council to request a change in the Design Guidelines to allow solar panels in the historic districts, and that they be done in such a way that they were harmonious and unobtrusive; and they must be reviewed as a Major Works if they were visible from the public right-of-way; and she was seconded by Mr. Trail. The motion was unanimously approved by a vote of 5 to 0.

Update on Approved Certificate of Appropriateness for Minor Works since the May 12, 2016 Workshop Meeting – Julie Roland.

Mrs. Roland said all the Board Members had the list of the approved Minor Works by Staff since the May 12, 2016 workshop meeting.

Dr. Stone said he noticed there was a solar panel installation in Hampton Heights that was not visible from the public right-of-way.

Mr. Trail asked if anything happened yet with the house at 450 South Irwin Avenue regarding the roof that Assistant City Manager Story had told him he would check out before tonight's meeting.

Since no one knew anything regarding this house, Dr. Stone said he would email the Assistant City Manager in order to find out about it.

Other Business or Questions:

Mr. Jolly asked to be brought up to speed on the use of Architectural shingles. Mr. Meek explained.

Election of Chair and Vice-Chair of the HARB Board for the 2016-2017 Calendar Year

Dr. Stone said since tonight's meeting would be his and Mr. Chewning's last meeting on the Board regarding the fact that both of their terms would be up on June 30, 2016; he felt the Board Members should entertain nominations for a new Chair, and also Vice-Chair for the next fiscal year.

Mr. Jolly nominated Mrs. Love to serve as Chair of the Board, and there were no other nominations for chair. The motion was unanimously approved by a vote of 5 to 0.

Dr. Stone felt that whomever was selected by the Mayor and City Council to fill his own term, needed to be a Historian.

Regarding the nomination of a Vice-Chair, it was decided by the Board to put that on the next agenda for the next HARB Meeting.

STAFF ANNOUNCEMENTS:

Mrs. Roland thanked Dr. Stone as well as Mr. Chewning even though Mr. Chewning was absent for all of their service to the Board.

Mrs. Roland explained she placed New Board Member Forms at everyone's place if they knew of anyone, she thought the City Clerk was going to announce the upcoming possible reappointments and vacant positions to the Mayor and Council at an upcoming Council Meeting. She said the City Clerk had declared possible Board Member reappointments and vacancies to the Mayor and Council at the last Council meeting.

Mrs. Roland informed the Board Members their newest Board Member, Mr. Joshua Turner, that was absent tonight and on his honeymoon was already registered to take his required New Board Member Orientation Training on June 23, 2016 at the ACOG in Greenville, S.C.

She updated the rest of the Board Members regarding their continuing education training.

Mrs. Roland informed the Board Members Staff had already received a new business case to go before them for the July 14, 2016 meeting.

There being no other business, the meeting adjourned at 6:330 P.M.


~~Dr. Phillip Stone, II. Chair~~ Sarah Love JPR 7-14-16

Minutes by Julie Roland, Administrative Assistant

MINUTES
The Spartanburg Board of Architectural Design and Historic Review
Thursday, May 12, 2016 ~ 5:30 PM
City Hall Council Chambers

Board Members Attendance: Dr. Phillip Stone, Ray Trail, Will Ringo, Thomas Koenig, and Joshua Turner.
Absent Board Members: Michael Chewning, Carolyn Schoepf, Sarah Love and Al Jolly.
City Staff: Natalia Rosario, Planner III, Julie Roland, Administrative Assistant, Buddy Bush, Building Official, and Martin Meek, Preservation Specialist. Assistant City Manager Chris Story also attended the meeting.

Dr. Stone, the Chair, called the meeting to order at 5:30 P.M. and stated the hearing procedures. Dr. Stone recognized the five Board Members that were present constituted a quorum, and he proceeded with the guidelines for the procedure of the meeting.

Mr. Turner moved to approve the Agenda for tonight's meeting; and he was seconded by Mr. Trail. The motion was approved by a vote of 5 to 0.

Old Business

There was no old business for discussion.

New Business

Discussion regarding Solar Panels in Historic Districts:

Dr. Stone informed the Board Members this would be a somewhat informal meeting, and they had addressed the matter of Solar Panels in Historic Districts for the first time at a prior meeting on September 10, 2015; and he said since his term and Mr. Chewning the Vice-Chair's term would be up on the Board as of June 30, 2016; he just wanted to bring some type of decision or closure to the matter regarding his time left on the Board. Dr. Stone asked Natalia Rosario to come forward and asked had she become full-time yet with the City of Spartanburg.

Ms. Rosario came forward and informed the Board Members she had become full-time with the City; and said she had brought the information that Martin Meek had circulated regarding solar panels from the NPS to the Board Members and Staff; and that Staff would like for the Board Members to discuss what they felt would or would not be appropriate; and what the Board Members felt they might could recommend to be included in the Historic Guidelines regarding whether or not solar panels could be installed in historic districts.

Dr. Stone asked Mr. Meek if he had anything he wanted to add before the discussion got started.

Mr. Martin Meek, the City of Spartanburg's Preservation Consultant came forward and said he felt they all needed to be good stewards of the earth; and the information he had sent to the Board Members from the Park Serve had been an ongoing conversation as far as National and Local levels. He felt it contained good information they could build upon; but he felt they also needed to be focused on whether the information applied to the Hampton Heights and Beaumont Village Districts. He explained they needed to take certain factors into consideration when they looked at placement as follows: any special conditions, did they need to be in a specific location, did they wish them to impact views regarding pedestrian right-of-ways. He indicated some of the photographs in the brochures from the Park Service had kind of shocked him somewhat regarding placements. Mr. Meek said the Guidelines they had written are often taken from other cities guidelines that had been in place for a number of years, and felt this gave them a good starting point. His suggestion was that these would remain a Major Work, and not a Minor Work if approved.

Dr. Stone felt it was a point well taken as a Major versus a Minor Work. He said there were a number of things Staff could approve such as Storm Windows, or replacing like materials with like; etc. that were either reversible or were not major structural changes without having to have a Board Hearing. On the other hand, window replacements were Major works, and kind of hard to come by. Dr. Stone liked the reference from the National Alliance of Preservation Commissions and he liked the fact that it made some reference to the Secretary of the Interior Standards regarding solar systems in Local Historic Districts could conform to the

'Secretary's Standards and it listed two standards which essentially indicated that as long as you were not altering roof lines, and the historic character of a property was retained and preserved, he thought those were helpful.

Mr. Koenig felt the height of a house should factor in, such as on a one story house the panels would be more visible than panels on a second story house; and his question would be were there certain issues that had already been shown that were totally different between the two historic districts that needed to be addressed differently, such as size of the house, how much solar panels are visibly ok; the shapes of roofs might make it impossible.

Mr. Meek used a scenario of a hipped roof where only about a third of the roof slope was going another direction, it might not even be productive to have them. He felt owners would need to bring the Board Members/ and or Staff, an analysis that would have already been performed by a contractor to indicate whether if it was approved that it would actually help out the home owner. He referenced a solar house that was done many years ago in Gaffney, S. C.; and he said in order to get the panels facing the right way they had to break the basic layout of the historic neighborhood. He felt the orientation of house, landscape coverage affecting sun exposure, and other things needed to be taken into consideration on an individual basis.

Mr. Koenig asked a question regarding the number of solar panels a home owner might could have in order to get a big savings. Also would the home owner be trying to get off the grid or would they be going back into the system.

Dr. Stone asked Assistant City Manager Story about Mr. Koenig's question, and he said there were a number of firms that would do an assessment of someone's home; and he explained before an application even got in the door that an appropriate third party would need to do an analysis and could send it in as to whether or not it would be viable for the home owner to consider doing.

Dr. Stone said there had been a solar panel installation on Phifer Drive that had gotten through the permit process, so they did actually have a case to deal with.

Ms. Rosario referenced a slide of 129 Phifer Drive in Beaumont Village with solar panels on the roof; and she explained Building Inspections had put a stop to the matter and would not allow the meter to be installed until the matter was resolved. She said there were two or three panels on the front and some on the other said.

Dr. Stone said part of the conversation they needed to have was what type of roof type, like whether it was a street frontage roof, side roof or rear roof, and what would be appropriate. He used his own home as an example, and that part of it would be visible.

Mr. Ringo felt the Board Members needed to come up with a list if they determined Solar Panels to be recommended for historic home owners as a guideline of what could and could not be done; and what they needed to do. He felt it would need to be reversible so it could be undone.

Dr. Stone felt that altering a roof line would not be appropriate.

Mr. Trail felt they needed a list regarding each home, regarding what would be appropriate.

Mr. Turner agreed with the analysis suggestion of the homes; and felt the less you could see would be better. He also mentioned something about solar shingles.

Dr. Stone felt regarding solar shingles they would get into the materials appropriate area.

Mr. Meek said solar shingles would deal with areas of reflectivity, textural differences, which were they things they got into with the window replacements.

Dr. Stone said at the June meeting, Staff needed guidance from the Board Members on what they would or would not approve; and they needed to know what the HARB Board would likely approve and also have some guidance to be able to work with home owners before the HARB Board even entered the picture.

Assistant City Manager Story suggested the Board Members may consider a two-step process, and maybe surfaces not visible from the road or public right-of-way could be approved as Minor Works; and that Major Works would be anything on the side or the front that would be visible from the public right-of-way; and he said that would also give Staff the flexibility regarding solar shingles on the street facing side; which might also be added as a later option.

Dr. Stone read an email from Board Member Sarah Love, which said if it was all appropriate, she would be in favor of the solar panels in historic districts as long as they don't detract from the historical view from the street.

Mr. Koenig felt the entire idea of the solar shingles was they were trying to accommodate the shape of the roof as much as possible; whereas the solar panels were units that would have to be put on top of an existing roof which would have more of an intrusive look. He thought they were all in agreement that the changing of a roof line regardless where it was on the house would be out of the question.

Mr. Trail felt solar shingles were a very expensive option.

Mr. Koenig wondered if there were any numbers regarding lifespan of solar panels/ vs roof.

Mr. Meek said there would be an evaluation an owner would need to make before the process was started. If a homeowner had a 15 year old roof and they wished to install something they would need to replace in five years, it would not make sense to do so.

Mr. Koenig felt maybe they needed to think about if a home owner could prove they were in the process of having to replace the shingles anyway that the process might could be different; and perhaps maybe they could do shingles and roof at same time regarding structure of roof.

Dr. Stone asked if it was the sense of the Board right now, if they were in favor of allowing solar panels in Historic Districts under certain circumstances. It seemed to be the consensus of the Board Members.

He asked was there a sense regarding what the Assistant City Manager mentioned about if it was out of sight of the public right-of-way regarding Minor Work Approval.

Mr. Ringo felt as long as long as no additional structure(s) were added and as long as it was reversible. He felt that sort of caveat needed to be added. Dr. Stone agreed with Mr. Ringo, as did the other Board Members that were present.

Mr. Koenig asked when looking at shingles also, how reversible would that part be regarding shingles without having to take down a whole roof at that point.

Mr. Ringo asked was that a Major or Minor Works to change shingles on a roof.

Dr. Stone said normally a new roof was a Minor Work.

Mr. Trail had a question about the slide of the home that already had the solar panels on the roof at 129 Phifer Drive regarding how the solar panels were attached.

Mr. Bush, City Building Official came forward and apologized for the error regarding the solar panels that got through the system. He said it was the Building Department's error, and they had not caught it this time; but typically they did catch such things. Regarding how they were attached, he said they were attached with brackets; and they always had to be engineered.

Mr. Turner had a question about what something was on one of the pictures in the slide with the solar panels that were already on the roof. Mr. Bush explained it was conduit that he had referred to in the slide.

Mr. Trail asked if the back of the home visible. Mr. Bush explained the back of the home was partly visible.

Dr. Stone felt between now and the June 9, 2016 HARB Board Meeting, the Board needed to develop some type of statement or written guidelines on how to proceed for Major Works regarding solar panels; and he read the Preservation Ordinance and wondered whether the Board Members had jurisdiction over the Design Guidelines or did they need to get the Guidelines amended by City Council.

Assistant City Manager Story said he believed any changes to the Guidelines would need to be approved in the form of a Text Amendment by the Mayor and City Council, and he would look into that matter. He did not feel that they had any amendments to the Guidelines previously.

Mr. Meek said there had been a clarification regarding major and minor works when they started having discussions about little narrow strips of driveways being paved, mail boxes, dog houses in front yard, etc., regarding did you need to get a Certificate of Appropriateness for a lot of different minor things. Finally they decided that light poles, flag poles, mail boxes, dog houses and little narrow paving strips were something that could be done as a minor work.

Assistant City Manager Story said, at Staff level the intent was to operate on an interim basis based on what the Board Members told them, as they worked through formulization.

The Assistant City Manager informed the Board Members they had one pending inquiry from a Hampton Heights resident about an installation that would not be visible from the public right-of-way.

Dr. Stone said they had gotten the consensus tonight that as long as it did not alter the roof line, was not visible, and as long as it was reversible it would be alright to approve as a Minor Work.

Mr. Joseph Kowal, resident and President of the Beaumont Village Neighborhood Association came forward and thanked the Board Members for all of their hard work in the Local Historic Districts. He said at their last meeting a gentleman had expressed an interest in installing solar panels.

Ms. Rosario explained the person Mr. Kowal had referenced had spoken to Staff, and he was aware that nothing had been decided at this point, and that he could not move forward until the matter was settled.

Mr. Kowal said personally as a resident of a historic district he would love to be able to have solar panels regarding his coal shed; but as President of the Neighborhood Association of Beaumont Village he did not think it was historic at all. He felt if they were going to allow the community the ability to make those types of changes regarding environmental energy changes, they should at least be able to replace windows without going before the Board Members. He said he would like to approach the Board at some future point to see if there was some type of leniency regarding replacing windows.

Mr. Meek said one of his concerns regarding solar panels was that conduit would need to come in through the attic and that exposed conduit would not allowed.

Dr. Stone agreed that whatever they ended up approved would need to include Mr. Meeks concern regarding conduit being concealed and he felt that minimizing impact would be the best thing.

Mr. Trail asked about the house that already had the solar panels in Beaumont again; and he asked would it stay that way.

Mr. Bush said the Building Department would not give the final permit approval regarding the installation until after this entire matter was settled.

Ms. Rosario felt depending on what the Board decided, they would need to at least require a Certificate of Appropriateness.

Dr. Stone felt that anything you did in Beaumont Village was precedent valued; and he was also concerned that since the one application did get through the permit process, he would feel bad about making them go back and undo it.

Assistant City Manager said it had happened before and people do make mistakes and they would engage with the home owner directly and try to be as amicable with them as possible.

Mr. Meek said it looked like they had paired panels; and he felt they were pretty costly.

Mr. Bush said the total value of the job the contractor had filled out was \$6,600.00 on the permit.

Dr. Stone said some of the panels were a lot more expensive than that; but you could get a pretty good solar system right now from what he had heard regarding a lot of different tax credits that were available.

Mr. Kowal that spoke earlier asked would solar installation affect the homeowner's value of their home.

Assistant City Manager Story said typically the County Assessor would perform the tax assessment on the property and he explained he had a formula he went by for the process. He did not feel it would add a lot of value, however; he said it may make it a little more appealing to a potential buyer who was interested in decreasing utility costs.

Mr. Trail felt this was a good example for the Board to start with; but he wondered if this case had come before the Board to begin with, how the Board would have ruled on the matter.

Dr. Stone did not feel like the Board Members would have approved it.

Mr. Koenig asked a question regarding restrictions on installing and positioning the panels and all of the exposed conduit on the proposed case and wondered if repositioning might be a more approvable scenario.

Mr. Bush explained that it had to do with engineering by the solar contractor, in his opinion. He pointed out it may not be economical to put it on the front and back of homes. It also would probably depend on the slope of the roof.

Dr. Stone said just because every home in the historic neighborhoods may not be able to have a solar panel did not necessarily mean that any of them could not have one.

Mr. Story said Staff would move forward in the interim with Staff approved Minor Works with rear roofs, non-visible from the public r-o-way. Anything other than that would be a Major Works case. He said they would explore remedies regarding the current proposed case to see if there was some type of compromise, since that was on Staff.

Mr. Meek said he would call in to Dan Elswick, Architectural Advisor with the S. C. Department of Archives and History to get his input regarding what other historic communities were doing; and also to Brad Sauls, Federal Grants Coordinator regarding any grants that may had been done.

Dr. Stone said he would also like to know what other historic communities were doing.

Mr. Koenig asked about placing solar panels that would not be located on a roof, perhaps in the back yard, would that be an issue?

Mr. Bush said that was something that could come up, like an existing accessory structure. He asked if it was in the rear and not in public view, would that be approvable as a Minor Work.

Mr. Story said it would be considered an accessory structure would it not.

Ms. Rosario said if it was an addition and not visible from the right-of-way it would generally be a Minor Work, but not for coal buildings, which would be a Major Work.

Mr. Meek said coal buildings were a serious character defining element of the Beaumont Village neighborhood.

Dr. Stone said the material in the NAPC indicated as far as free standing or detached structure, on-site solar panels should be installed in an area that minimize visibility from the public right-of-way; (and he guessed we would say eliminated from the public right-of-way) and should be screened from the public right-of-way and they also had something about placement and design should not detract from the historic character of the site, and there was something about accessory structure (which they gave examples of some panels on an accessory structure).

Mr. Kowal, President of the Beaumont Village Neighborhood Association who spoke earlier asked about Section 3.2.4 of the Beaumont Guidelines that said solar panels would be denied; where did the Board stand on that as far as the meeting tonight.

Dr. Stone said he would let the Staff figure that one out. He felt from what Assistant City Manager Story said earlier, that this would either need to have City Council either delete that line from the Guidelines or add a clause regarding certain approvals.

Assistant City Manager Story asked the Board Members again if it was the Board's desire to allow them if they were not visible from the public right-of-way and reversible; and he said if Staff felt a Text Amendment was necessary, Staff could proceed with that as well.

Update on Approved Certificate of Appropriateness for Minor Works since the January 14, 2016 meeting – Julie Roland.

Ms. Roland said all the Board Members had the list of the approved Minor Works approved by Staff since the January 14, 2016 meeting.

Dr. Stone asked had anything happened with the house at 450 South Irwin, (the house with the missing porch).

Mr. Bush said explained the home had been in litigation, and he would need to check on the status.

Dr. Stone asked if he could email the Board Members regarding an update on that home.

Mr. Koenig said he had some questions regarding his own home on the back of the roof that he needed to install a solar panel somewhere on the outside regarding some solar driven fans.

Mr. Meek felt if he installed it on the back of his home it would be a minor work.

Mr. Bush explained if it was visible from the front and was an alteration he would need to get a Major Works.

Other Business – none.

Dr. Stone said Mr. Kowal had mentioned something at the CAC the other night regarding people that bought in to historic districts that were not told by real estate agents they were in a historic district. He said in the past Mr. Henderson would send a letter to home owners every couple of years or so, in order to remind home owners who lived in the two Local Historic Districts, and he thought he included a brochure.

STAFF ANNOUNCEMENTS:

Dr. Stone welcomed new Board Member Josh Turner to the HARB Board; and said they were really glad to have him.

Dr. Stone said his seat on the Board really needed to be occupied by a Professional Historian. He said Mr. Chewning was an Architect and his position would also be vacant but we already had one architect on the Board.

Mrs. Roland said she placed New Board Member Forms at everyone's place if they knew of anyone, she thought the City Clerk was going to announce the upcoming possible reappointments and vacant positions to the Mayor and Council at the May 23, 2016 meeting.

Mrs. Roland also welcomed Mr. Turner to the Board and explained that he would have one year from his appointment in which to take his required New Board Member Orientation Training.

She updated the rest of the Board Members regarding their continuing education training.

Mrs. Roland informed the Board Members they had received a new business case to go before them in June.

There being no other business, the meeting adjourned at 6:40 P.M.


Dr. Phillip Stone, II, Chair

Minutes by Julie Roland, Administrative Assistant

**WORKSHOP
MINUTES**

**The Spartanburg Board of Architectural Design and Historic Review
Thursday, September 10, 2015 ~ 5:30 PM
City Hall Council Chambers**

Board Members Attendance: Dr. Phillip Stone, II., Carolyn Harrison, Sarah Love, Thomas Koenig, Al Jolly, and Ray Trail.

Absent Board Members: Michael Chewning and Will Ringo.

City Staff: Assistant City Manager Chris Story, Julie Roland, Planning Department Administrative Assistant, and City Attorney Cathy McCabe.

Dr. Stone, the Chair called the meeting to order at 5:30 P.M. and stated the hearing procedures. Dr. Stone recognized the six board members that were currently present constituted a quorum, and he proceeded with the guidelines for the procedure of the meeting.

Mr. Jolly moved approval of the Agenda for tonight's meeting; and he was seconded by Mrs. Schoepf-Harrison. The motion was unanimously approved by a vote of 6 to 0.

Old Business

There was no old business for discussion.

New Business

Presentation on the importance of "Creating A Record", and "How to Preside Over a Meeting" – City Attorney Cathy McCabe.

City Attorney Cathy McCabe came forward and thanked all the Board Members for their willingness to serve; and she explained the importance of "Creating a Record" and "How to Preside over a Meeting" to the Board Members.

Election of Chair and Vice Chair for remainder of Fiscal Year 2015-2016

Ms. Schoepf-Harrison nominated Dr. Stone to continue as Chair of the Board, and Mr. Chewning to continue as Vice-Chair of the Board; and she was seconded by Mr. Jolly. There were no other nominations. The motion was approved by a vote of 6 to 0.

Discussion regarding Solar Panels in Historic Districts

Dr. Stone informed the Board Members he had put this item on the Agenda to see what this particular Board felt about the matter, before they should ever receive a case. He said he also sent everyone an email of an article regarding the subject, and that he and some City Staff, along with the City's Preservation Consultant, Martin Meek met last week to talk some about this matter. He informed the Board Members the City had embarked on "Solarize Spartanburg", which is a partnership to try to encourage or support solar panels on City residences, and he would like to see what this Board felt about whether or not they felt it would be appropriate in local historic districts before they might ever receive a case, just to start a dialogue on the subject.

Mr. Jolly felt the article was very well written and very informative, and if they were allowed he thought the view should be minimized.

Mr. Trail said he read the article and wondered would you just put a solar panel on the ground, and about where it would be located.

Dr. Stone felt it would probably need to go on a pole in the back yard.

Mr. Jolly said at the end of the article there was some information regarding poles and minimizing the view.

Mrs. Love said the article said to minimize visibility from the public right-of-way.

Ms. Schoepf Harrison felt since this Board was concerned with what was visible to the public that visibility might be an issue.

Mrs. Love said since the guidelines say you must maintain the view from the road, it might be prudent to put together some rules or guidelines before they did receive a case, in order to be more effective and credible as a body.

Dr. Stone said that Mr. Meek, the City's Preservation Consultant could not be here tonight, but at their previous discussion on the matter he thought he had indicated that a street facing south - roof-front would not be in harmony with the standards.

Dr. Stone said his own house had an east-west orientation, and a south facing roof that was perpendicular to the street; and if you were standing right in front of his house you would see a gable and no roof. If you go off to the left you can see most of his roof; and it was technically visible from the right-of-way. He said Mr. Meek kind of felt if you put them to the back in a house like his own, it may not detract from the historic integrity of the structure. Dr. Stone indicated he was not in the market for a solar panel, but just used his house as an example; and he just wondered what the Board felt about things like that. He added in most of Hampton Heights that people's roof were kind of east-west facing, except for the people on West Hampton who are on the north side facing south (whose roofs might raise a problem).

Dr. Stone said the previous Vice-Chair of the Board, Mr. Belenchia use to always say that the Board was not a rubber stamp; and they generally had to follow the Design Standards as best they could, but they did have some room for interpretation. Dr. Stone said the article *did* have some references to the Secretary of the Interior's Standards, such as standard to "the historic character of a property" should be retained and preserved; the removal of historic materials or alterations features and spaces that characterized a property should be avoided, which meant you would not take off or flatten down an existing roof to put something like this on; and new additions, exterior alterations, or related new construction shall not destroy historic materials that characterize a property. He said we were not the only city that might be dealing with this at some point

Mrs. Love referenced the National Parks Service website that she felt gave real good examples and suggestions regarding what to do and what not to do; and they suggested the solar panels lay flat down on the roof so it would not be visible. She said pretty much their feeling was if you could not see it; it would meet the Secretary's Standards.

Assistant City Manager Story said one factor that would be a challenge was if you had too much shade, and whether you were in a historic district or not.

Mr. Jolly asked since the City was promoting this; where did the Board stand regarding denials.

Assistant City Manager Story said what they doing tonight was just having a discussion as an informational thing. They have agreed along with a lot of other cities to spread the word. He suggested that if the City had in place a policy that affected local taxes regarding the matter, he would be more concerned about it. He thought their implementation rate in historic districts would be less than a percent or two in the next five years.

Mrs. Love said it appeared that the more reputable companies that were installing the solar panels, were going out to the proposed sites to assess them first, to see if the solar panels would be beneficial.

Mr. Ringo mentioned something about solar shingles.

Mr. Jolly said solar shingles were very thin.

Mr. Jolly said he was a little concerned about what was a historic roof, from their context; and he did not feel like there were a lot of historic houses with metal roofs.

Dr. Stone said there had been cases where there was no evidence of a house having a metal roof, and cases had been denied regarding installing a metal roof because it was not in keeping with the architectural style of the neighborhood.

Mr. Koenig said with the new concepts that the solar companies were coming out with, it seemed like they think they own the solar panels and they get some of their electricity or a share of it and make some money back.

Mr. Jolly explained they may not pay quite as much for it; and he referenced a particular law suit.

Mr. Koenig said his question was what would be the standard or guideline be on solar panels on a new home constructed in a historic district.

Dr. Stone said it would have to meet the Design Standards.

Mr. Jolly said it would be whatever the standard was the Board adopted.

Dr. Stone felt it might be best to ask Mr. Meek to draft something for the Board, regarding that the Board consensus appeared to be they would not be against them or something if a case should come up in the near future, as long as they complied with historic standards.

Assistant City Manager Chris Story said he agreed; and he would also like for the City Attorney to review it as well and maybe include some other Staff; and then bring it back before the Board Members.

Dr. Stone added that he did not know whether or not the Board had any grounds to deny such a request, if and applicant could prove that it was within the Secretary's Standards.

The Assistant City Manager said the Guidelines did not address the placement of satellites, tv antennas, or the location of heat pumps, etc.

Dr. Stone asked if anyone had anything else to add on this matter; and it would not be anything they would need to vote on tonight and he felt the City Attorney would need to tell them whether or not this was even something the Board *could* approve regarding any Standards, or would they need to forward it to City Council.

Other Board Member Questions/Concerns

Mr. Koenig asked were the Hampton Heights and Beaumont Village Guidelines available in digital format on the website?

Mrs. Roland said the City of Spartanburg Web Page had the Beaumont Village Standards and the Hampton Heights Standards.

Other Business – none.

STAFF ANNOUNCEMENTS:

Dr. Stone welcomed two of the three new Board Members that had been appointed: Ray Trail and Al Jolly; and he thanked them for their willingness to serve on the Board.

Mrs. Roland informed the two new Board Members present, they had one year in which to take the required New Board Member Training; and she would work with them to schedule them for training.

Mrs. Roland informed the Board Members there was still one Board Member vacancy position on the Board, and if anyone knew of someone that would be interested in serving on the Board to please let her know and she would send them a form to be filled out and sent back to be sent to the City Clerk for consideration by the Mayor and City Council.

Mrs. Roland updated the other Board Members regarding any 2015 Continued Education needed. She also informed all the Members there was going to be a chance to get continued education credits on September 22, 2015 in Spartanburg, at a Ten at the Top hosted conference from 3:00 to 5:00 PM; and for anyone who wished to attend to please let me know.

There being no other business, the meeting adjourned at 6:35 P.M.



Dr. Phillip Stone, II., Chair

Minutes by Julie Roland, Administrative Assistant



REQUEST FOR COUNCIL ACTION

TO: Ed Memmott, City Manager

FROM: Natalia Rosario, Planning Staff

SUBJECT: Rezoning of the Northside Neighborhood from B-3: General Business District, B-1: Neighborhood Shopping District, R-6: General Residential District, R-8: General Residential District, LOD: Limited Office District, & I-1: Light Industrial district to the zoning categories of DT-5: Urban Center, DT-4: General Urban Zone, and the newly proposed DT-3: Suburban Zone. City of Spartanburg, Agent.

DATE: August 8th, 2016

SUMMARY: On July 21st, 2016, the Planning Commission held a public hearing and reviewed a rezoning request submitted by the City of Spartanburg to rezone the Northside Neighborhood, located between North Church Street and continuing west until the railroad tracks, and extending to the northern City limit line. This rezoning is requested in order to match the zoning standards in this area to the design and development standards proposed in the Northside Transformation Plan (2014).

The Northside Transformation Plan calls for design standards for the neighborhood that will encourage redevelopment that is flexible and has a range of different uses, including commercial, residential, office, and institutional. As the Northside Initiative moves forward, the City would propose a zone change to match the envisioned development areas found in Chapter 6, Proposed Northside Development (Northside Transformation Plan, pp. 221-223). The proposed zoning standards can be found in the City of Spartanburg Downtown Code, which is also proposed for amendment in order to facilitate the creation of the new zoning category, DT-3: Suburban Zone, specifically applied to portions of the Northside neighborhood. This category allows for the preservation of the traditional residential neighborhood patterns found in the area while allowing for increased flexibility in design of housing.

The Planning Commission held a public hearing on the proposal on July 21st, 2016. After consideration of the staff report, public comments, and the criteria set forth in the City of Spartanburg Zoning Ordinance and Northside Transformation Plan, the Planning Commission voted to recommend approval to rezone the area from B-1, B-3, R-6, R-8, LOD, & I-1 to DT-5, DT-4, and DT-3.

PLANNING COMMISSION RECOMMENDATION: The request was endorsed by the Planning Commission on July 21st, 2016 by a vote of 7 to 0. Staff's recommendation concerning this application is explained in detail in the attached staff report to the Planning Commission.

ADDITIONAL INFORMATION: Minutes from the July 21st, 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 OF THE NORTHSIDE NEIGHBORHOOD, LOCATED BETWEEN NORTH CHURCH STREET AND CONTINUING WEST UNTIL THE RAILROAD TRACKS, AND EXTENDING UNTIL THE NORTHERN CITY LIMIT LINE THAT ARE CURRENTLY ZONED B-3; B-1; R-6; R-8; LOD & I-1 , WITH LAND USE DESIGNATIONS OF GENERAL BUSINESS DISTRICT, NEIGHBORHOOD SHOPPING DISTRICT; GENERAL RESIDENTIAL DISTRICT; LIMITED OFFICE DISTRICT AND LIGHT INDUSTRIAL DISTRICT TO ZONES DT-5; DT-4; AND DT-3, WITH LAND USE DESIGNATIONS OF URBAN CENTER DISTRICT; GENERAL URBAN DISTRICT; AND SUBURBAN ZONE; 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 parcels identified on the Official Zoning Map of the City of Spartanburg, South Carolina, dated August 6, 1973, as amended, by changes to the District Boundaries of the Northside Neighborhood, located between North Church Street and continuing west until the railroad tracks, and extending until the northern city limit line that are currently zoned B-3; B-1; R-6; R-8; LOD, and I-1, to zones DT-5, Urban Center District; DT-4, General Urban District; and DT-3, Suburban Zone, as shown on the proposed Northside Rezoning Map; 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 July 21, 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 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:

- All lots in the Northside Neighborhood, located between North Church Street and continuing west until the railroad tracks, and extending until the northern city limit line shall now be designated as Zones DT-5, Urban Center District; DT-4, General Urban District; and DT-3, Suburban Zone, as referenced above and shown on the proposed Northside Rezoning Map; and

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 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



City of Spartanburg
Planning Department

Application for a Rezoning Change
RZC 16-011-00005

<u>LANDOWNER</u>	<u>APPLICANT</u>	<u>AGENT</u>
Various	City of Spartanburg 145 W Broad Street Spartanburg, SC, 29306	City of Spartanburg 440 S Church St Spartanburg, SC, 29304

<u>LOCATION DATA</u>
<p>Description</p> <ul style="list-style-type: none"> Northside neighborhood, located between North Church Street and continuing west until the railroad tracks, and extending to the northern City limit line. See attached map. <p>Existing Zoning Districts:</p> <ul style="list-style-type: none"> B-3: General Business District, B-1: Neighborhood Shopping District, R-6: General Residential District, R-8: General Residential District, LOD: Limited Office District, & I-1: Light Industrial District <p>Proposed Zoning Districts:</p> <ul style="list-style-type: none"> DT-5: Urban Center District, DT-4: General Urban District, DT-3: Suburban Zone

APPLICATION SUMMARY

The City of Spartanburg has submitted a rezoning request regarding the Northside Neighborhood (approximately 749 parcels) in order to match the zoning standards in this area to the design standards proposed in the Northside Transformation Plan (2014). This request is to rezone the property from B-3: General Business District, B-1: Neighborhood Shopping District, R-6: General Residential District, R-8: General Residential District, LOD: Limited Office District, & I-1: Light Industrial district to the zoning categories of DT-5, DT-4, and the newly proposed DT-3: Suburban Zone.

The Northside Transformation Plan calls for design standards for the neighborhood that will encourage redevelopment that is flexible and has a range of different uses, including commercial, residential, office, and institutional. As the Northside Initiative moves forward, the City would propose a zone change to match the envisioned development areas found in Chapter 6, Proposed Northside Development (Northside Transformation Plan, pp. 221-223). The proposed zoning standards can be found in the City of Spartanburg Downtown Code, which is also proposed for amendment in order to facilitate the creation of the new zoning category, DT-3: Suburban Zone, specifically applied to portions of the Northside neighborhood.

REQUIRED FINDINGS

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

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

ANALYSIS OF REQUIRED FINDINGS

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

1. *Consistency (or lack thereof) with the Comprehensive Plan* – The Northside Transformation Plan has been adopted by Council as a guiding document, and was accepted after the implementation of the latest Comprehensive Plan, which was adopted in 2004. To date, the City of Spartanburg has used this plan to guide activities and development in the Northside, which was formed after many public meetings, charrettes, and focus groups beginning in 2010. This rezoning is consistent with what the Transformation Plan has laid out for the neighborhood.

DT-5, a category that allows for a mix of commercial, entertainment, civic/institutional/infrastructure, residential and office uses, and which calls for a higher density has been assigned to the areas labeled MU (Church St. Corridor Mixed Use) and NC (Northside Catalyst) – two areas that call for multifamily, commercial, and flexible use spaces, which the DT-5 zone can accommodate. DT-4 has been proposed for areas expected to house VG (Victoria Gardens) and the AV (Academic Village). Victoria Gardens will primarily consist of multifamily, urban style townhomes, and some single family houses, while the Academic Village calls for 19 acres of recreational space, a community center and the expansion of Cleveland Academy, uses which are permitted by the DT-4 and DT-5 zone. The areas denoted as CH (Cleveland Heights) and SM (Spartan Mill Community) will remain primarily single family residential, so the zoning category of DT-3, the least intense residential form based district, is proposed to be added into the Downtown Urban Code. The Urban Code would then apply to the entirety of this area, as well as the already established Downtown footprint, as planned for in the Downtown Master Plan.

2. *Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood* – The present zoning of the Northside Neighborhood is majority residential (R-6 and R-8) with some scattered limited office (LOD) and light industrial use, as well as the N. Church Street wedge corridor, which is almost entirely zoned B-3, a commercial district which allows for commercial uses that are not always compatible to residential uses, and which, in some cases can have a negative impact on nearby residentially zoned properties (noise, light, traffic, etc.). The new zoning categories will allow the Northside Initiative to take another step forward towards reaching the goals set out by the Northside residents by allowing for future development in the neighborhood that meets their expectations and desires. The current residential zoning does not allow for the types of commercial and mixed-uses that the plan calls for, nor do the setbacks and other lot design requirements match the design characteristics the residents have established for housing and all other uses. Current zoning categories have specific setback and lot use requirements that would not allow for the types of developments sketched on pages 220 and 221 of the Transformation Plan (attached), while the proposed categories readily and easily allow for these types of buildings.

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 Northside Neighborhood is entirely suitable for the uses permitted by the proposed zoning categories, which in many cases allow for more intense uses than would normally found in and around residential districts. Please note that any uses that are currently allowed by current zoning codes would continue to be allowed after the rezoning, until such a time that the property ceased to have said non-conforming use operating on the property for 120 days or more, as established by the City of Spartanburg Zoning Ordinance Section 502.14, Discontinued Nonconforming Uses, page 103. In short, the rezoning does not immediately necessitate the ceasing of activities that would not conform to the proposed zoning standards – these uses would be considered existing non-conforming until such a time that they have ceased for 120 days or more.

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 approval of this rezoning will allow for assembled lands in the Northside to be planned for the developments listed above. The advantage of rezoning the neighborhood at one time is to allow for a smooth transition into the developments planned. Otherwise, the land will be rezoned as it is assembled, resulting in a disjointed process that will likely leave patches of zoning categories in the neighborhood that will prevent the area from developing in a coherent manner i.e. mismatched setbacks, dramatic changes in building heights, etc.

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 area.

STAFF'S ANALYSIS & RECOMMENDATION

Staff is of the opinion that the proposed zone change from B-3, B-1, R-6, R-8, LOD, & I-1 will be a beneficial and appropriate use for the area. Therefore, Staff recommends approval of the proposed zone change from B-3, B-1, R-6, R-8, LOD, & I-to DT-5, DT-4, and DT-3 as presented.

WRITTEN PUBLIC COMMENTS

Notices were sent to property owners within a 400 ft. radius of subject properties. There have not been any written arguments in favor or opposition to the request.

FUTURE PROCESS

Under State law, if the Planning Commission recommends approval of this application, staff will schedule the matter for another public hearing and first reading before the City Council, with second reading to follow. The public hearing will be publicly noticed.

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

On July 21st, 2016, the Planning Commission may act to support or oppose the application, with or without changes to the proposal. The Commission could also continue the matter if additional information, testimony or dialogue is felt necessary.

ATTACHMENTS:

- A. Case Photos
- C. Hearing Maps

B. Application

PREPARED BY:



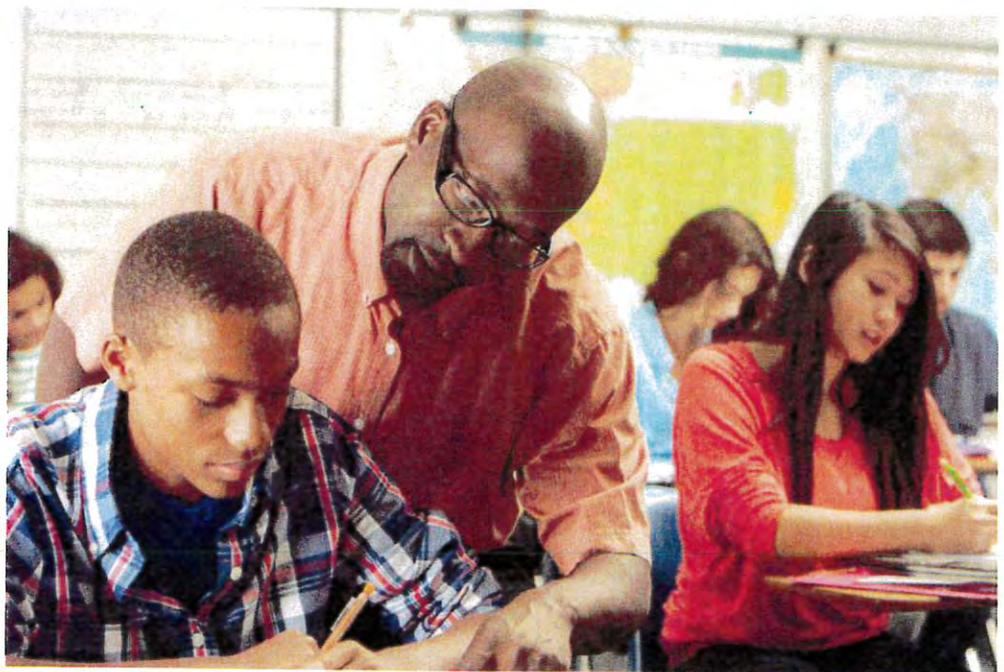
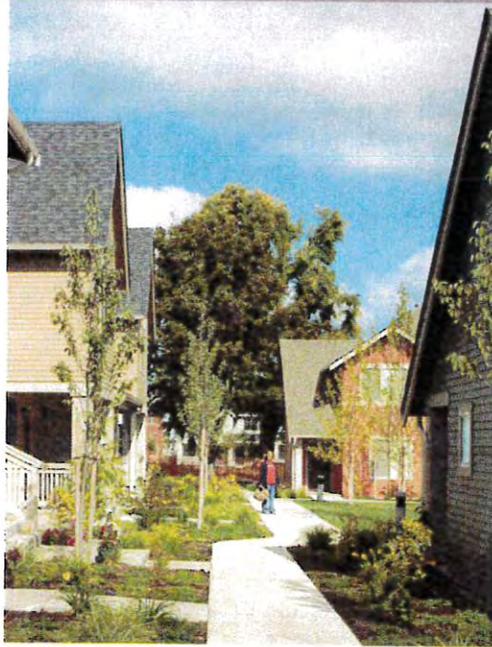
Natalia C. Rosario
Planning Staff

7.14.2016

DATE

6

Proposed Northside Redevelopment



DESIGN PRINCIPLES FOR THE NORTHSIDE NEIGHBORHOOD

Re-habitat

1. Create an economically integrated neighborhood and community which maximizes housing choices along with affordability.
2. Leverage new development to land assemblies and available that the Northside development cor. (NDC), Spartanburg Housing Authority (SHA), and city of Spartanburg has acquired.
3. Ensure one-to-one replacement of existing housing within neighborhood and provide housing choices for residents and future residents.
4. Increase home ownership with targeted infill development of the appropriate scale and character for small vacant residential lots scattered torn-out community.
5. Establish and provide rehabilitation and repair programs for the community to strength the existing community
6. Create and foster strong sense of community through community design and engagement



Ideas for commercial streetscapes

Re-connect

1. A well connected street network helps a community/ neighborhood function well. Sometimes because of topography/ site conditions along with existing street conditions a complete grid network will not be possible. However, the more connectivity and linking of streets, functions and uses the greater the benefit to the neighborhood.

2. Look to establish linkages/connections both up/down Church Street (to Downtown Spartanburg) and across Church Street between the Northside Neighborhood (to the west) and Wofford College/Spartanburg Regional Medical Center (to the east). Traffic calming features and pedestrian-first streetscapes along Church St. will be employed to facilitate easy/natural pedestrian crossing of Church St.

3. Throughout the Northside Neighborhood a program of streetscape improvements/sidewalk enhancements will be utilized to provide better connection and pedestrian linkages throughout the whole community. Intersections will utilize “neck-downs” and other traffic calming techniques along with narrower streets to slow traffic, make crossing streets easier and more pedestrian friendly.

4. Sidewalks also will serve to connect existing development/ housing along with new development to open space and parks throughout the community. Porches, Stoops, entry steps/stairs, patios/terraces, and balconies will be utilized to create an active street-life and sense of community.

5. Pedestrian and Neighborhood Connections to Cleveland Park to the northwest will be emphasized creating safe walking paths and routes for the community.

6. Creating Community connections to the Food Hub/Community Gardens through Physical connections (paths/sidewalks) and Social Connections (garden programs/local produce market).



Designs for community gathering places

Re-green

1. Daylight the Butterfly Branch creek to create a green parkway for the Northside community that will provide greenspace and trails/ bikepaths for this community
2. Create a variety of green space that accommodates both social interaction and privacy in a range of public and private spaces such as playgrounds, outdoor classrooms, ballfields, recreational facilities, pocket parks and community gardens
3. Look to integrate green infrastructure strategies and techniques within this neighborhood, areas of implementation may include new streets and streetscape, storm water management and green building programs
4. Look to implement pocket parks (and "Artlets") Artlets and Parklets throughout the neighborhood which celebrates and embraces the rich cultural and artistic heritage of this neighborhood.



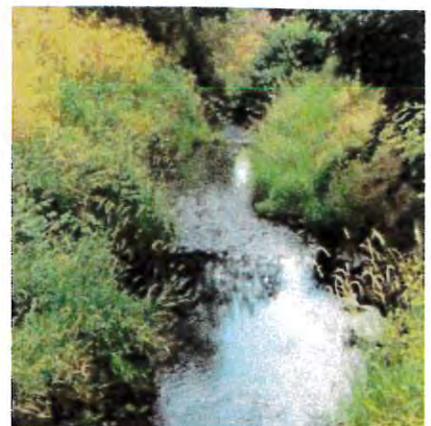
Urban Plaza



Pocket Park



Community Garden



Daylight Natural Creek



Section view of green street concept plan with street planters

Re-Program

1. A range of housing types, scales and target resident will be utilized through-out the Northside community specifically looking to create vibrant and cohesive mixed-income choices for housing in the Neighborhood. These will range from targeted new infill houses to rowhouses/townhomes to mix-use buildings combining retail/commercial uses with housing above catering to families, seniors, single/professionals to students with multiple combinations helping create a true sense of community.
2. Residents and the overall community have been included/involved in ALL levels of the planning process of reshaping and reprogramming the Northside Neighborhood.
3. The goal is a thriving Northside Neighborhood revitalized as a model mixed-income community that builds on its existing assets, strengths, and rich heritage/culture while creating an economically/socially integrated community that maximizes housing choices available to all. A short distance from Downtown Spartanburg, Wofford College and Spartanburg Regional Medical Center- this community re-programming will serve as a model for other revitalization efforts integrating retail, restaurants, community/recreation centers and housing into a new vibrant community.
4. Around the Cleveland Academy for Leadership and in conjunction with a new community center an Academic/Community "Village" is envisioned with parks, playgrounds, athletic fields and other community open space/parks serving the school, residents and the overall community.



Ideas for commercial streetscapes



Ideas for commercial streetscapes

TEN GUIDING PRINCIPLES FOR CREATING NEIGHBORHOODS AND HEALTHY PLACES

1. PUT PEOPLE FIRST/ ACCESS TO AFFORDABLE HOUSING

2. RECOGNIZE THE ECONOMIC VALUE

3. EMPOWER CHAMPIONS FOR HEALTH

4. ENERGIZE SHARED SPACES

5. MAKE HEALTHY CHOICES EASY

6. ENSURE EQUITABLE ACCESS

7. MIX IT UP

8. EMBRACE UNIQUE CHARACTER

9. PROMOTE ACCESS TO HEALTHY FOOD

10. MAKE IT ACTIVE

LEED ND CONSIDERATIONS

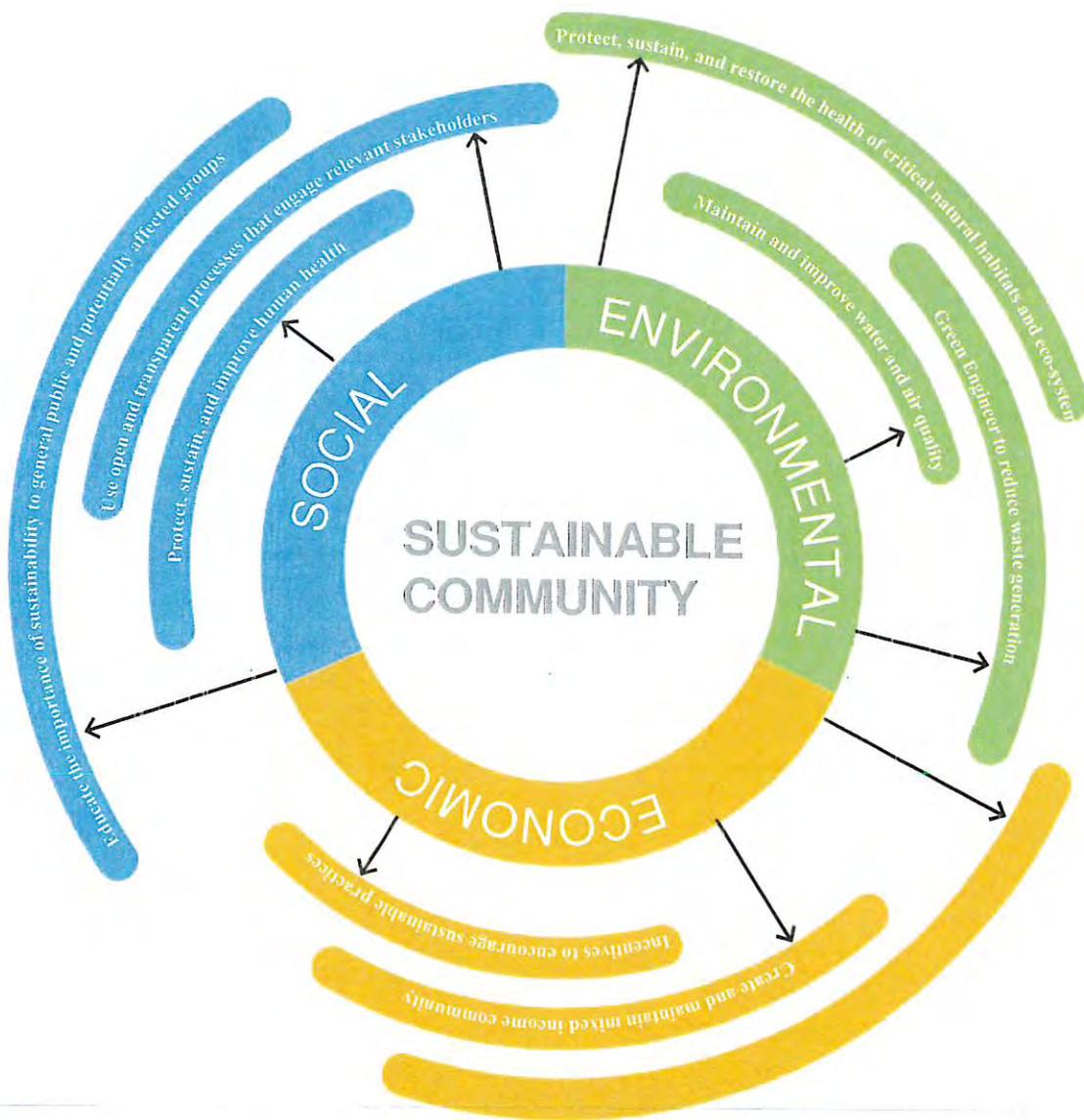
LEED (Leadership in Energy and Environmental Design) is a program that rates the energy and environmental performance of development. Preliminary investigation has shown that this redevelopment plan would qualify as a LEED ND (Neighborhood Development) certified project. There are some costs associated with the certification process. However, certification could be used as a marketing and potential underwriting tool when developing this vision for the Northside Neighborhood.



(From : Urban Land Institute. Publication : "Ten Principles for Building Healthy Places")

PLANNING PHILOSOPHY AND SUSTAINABLE APPROACH

A systems-based approach that seeks to understand the interactions which exist among environment, social, and economic forces in an effort to better understand the consequences of our actions. This is a planning approach that seeks sustainable solutions to create integrated, vibrant and diverse communities that provide a mix of land uses which balancing of housing, employment, community services, parks and open spaces.



**OVERALL NORTHSIDE
NEIGHBORHOOD
MASTER PLAN**





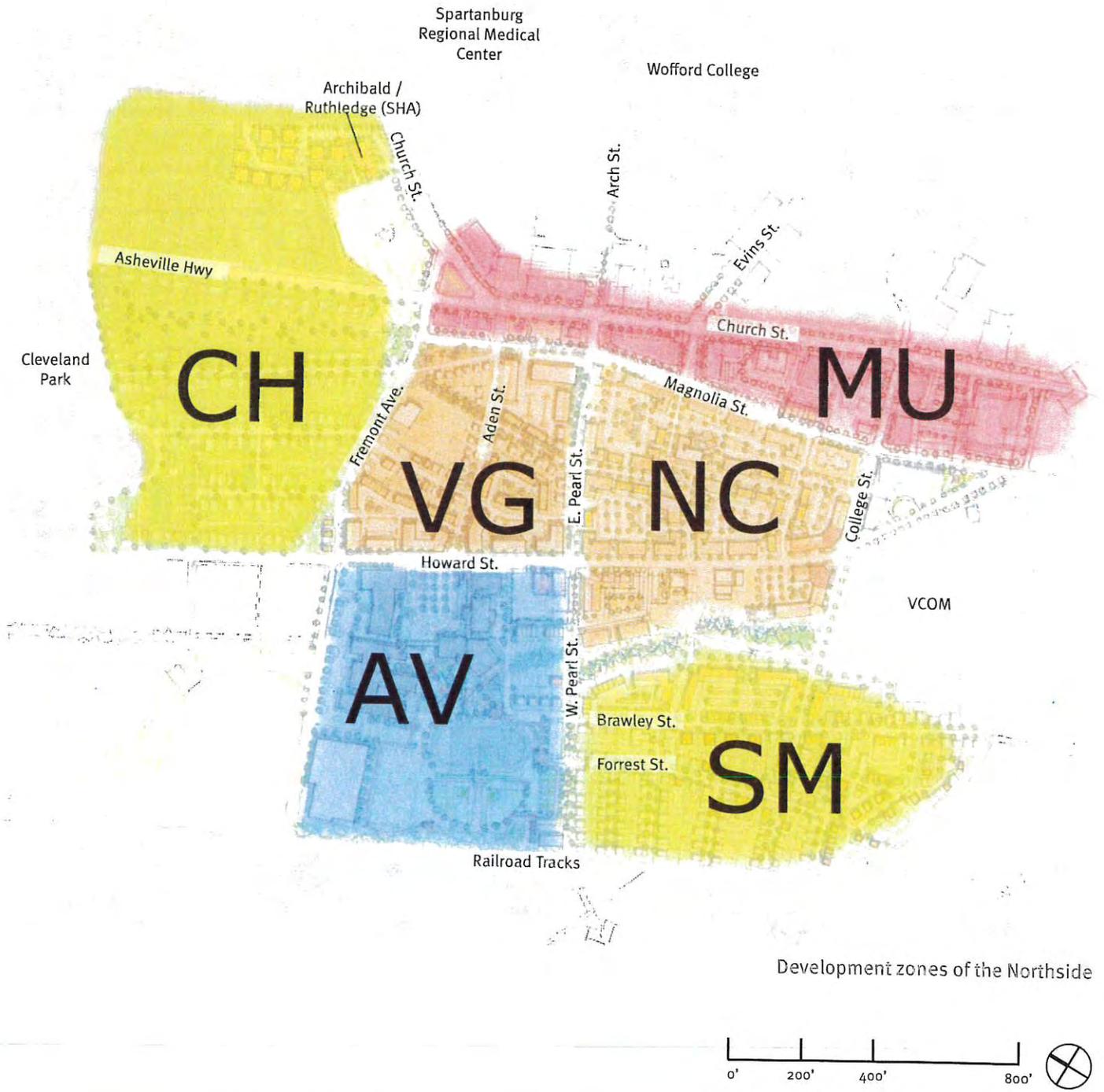
RESIDENTIAL AND COMMERCIAL BREAKDOWN

Development Yield (Units)

<i>Northside Catalyst (NC)</i> -----	34 ac -----	500 MF units
<i>Victoria Garden and Surroundings (VG)</i> -----	25 ac -----	100 MF units, 60 Townhomes and 10-15 infill Single family homes
<i>Cleveland Heights (CH)</i> ----- Cleveland Heights	40 ac -----	10-15 infill Single family homes
<i>Former Spartan Mill Community (SM)</i> -----	38 ac -----	10-15 infill Single family homes
<i>Church St. Corridor Mixed Use (MU)</i> -----	30 ac -----	100 MF units , 10-15,000 sf of flex space and 30- 40,000 sf of commercial
<i>Academic Village (AV)</i> ----- Cleveland Academy/Community Center	40 ac -----	19 ac of Recreational open spaces, community center and Cleveland Academy expansion

LAND USE, CHARACTERISTICS, DENSITY AND REDEVELOPMENT STRATEGIES

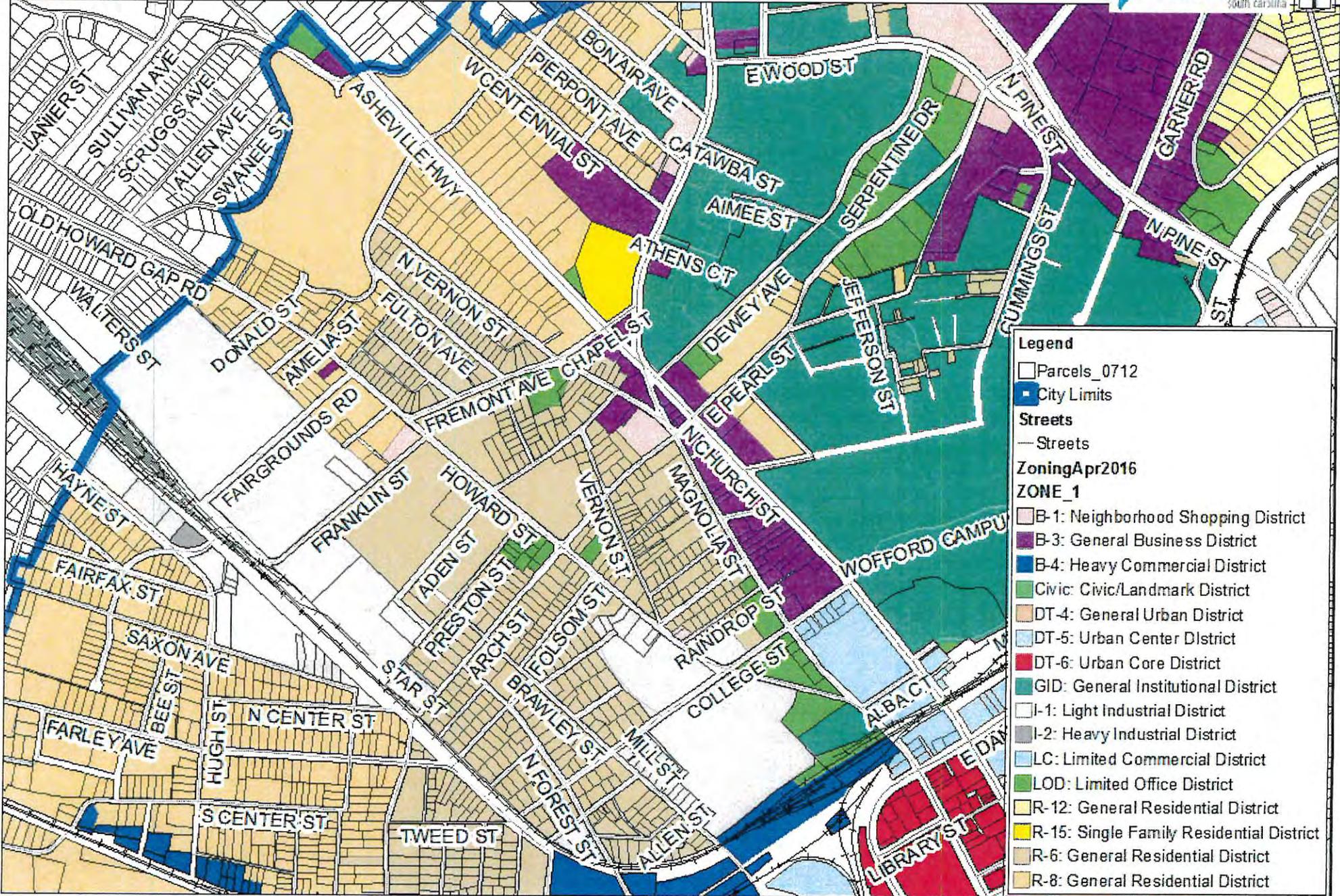
These neighborhoods are identified with its unique characteristics, vision, recommended uses and growth scenarios. Each of these neighborhood boundaries are subjected to change as development occurs. Most areas are envisioned with a variety of housing types and uses fostering a population of diverse demographic and economic characteristics Families, students, seniors, young professionals and empty nesters will live in close proximity and reflect the Northside Uniqueness. Higher density compact development promote a more efficient system of public transportation. Each Neighborhood will include at least one Arlet/Parklet with easy access by foot.



Development zones of the Northside

Current Northside Zoning

7.14.2016



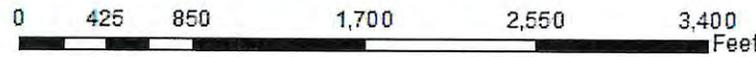
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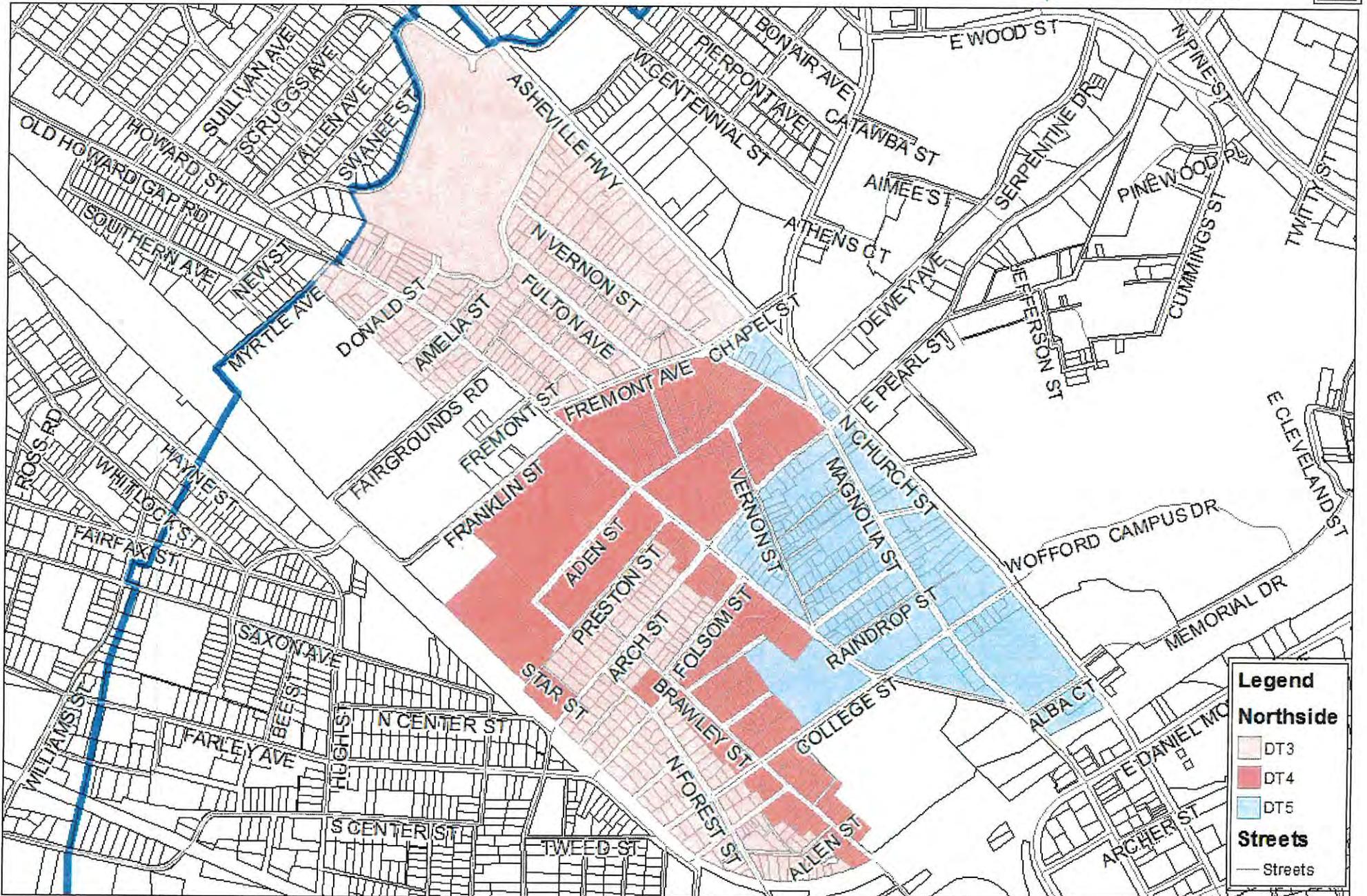
- Parcels_0712
- City Limits
- Streets
- Streets

ZoningApr2016

ZONE_1

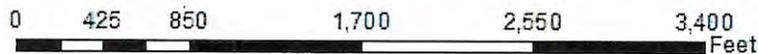
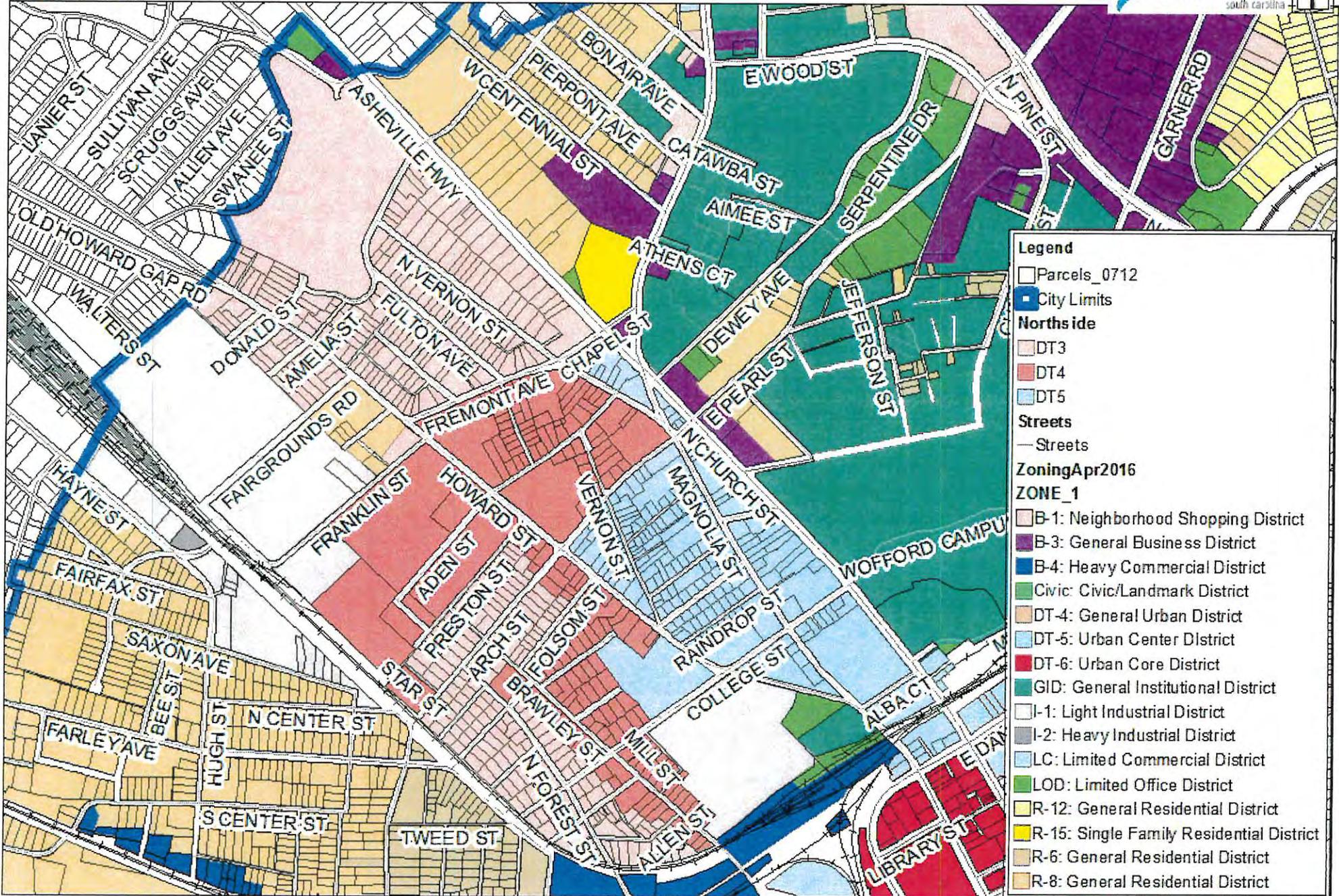
- B-1: Neighborhood Shopping District
- B-3: General Business District
- B-4: Heavy Commercial District
- Civic: Civic/Landmark District
- DT-4: General Urban District
- DT-5: Urban Center District
- DT-6: Urban Core District
- GID: General Institutional District
- I-1: Light Industrial District
- I-2: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





0 0.075 0.15 0.3 0.45 0.6 Miles

With New Zoning
7.14..2016





PLANNING COMMISSION
7.21.2016

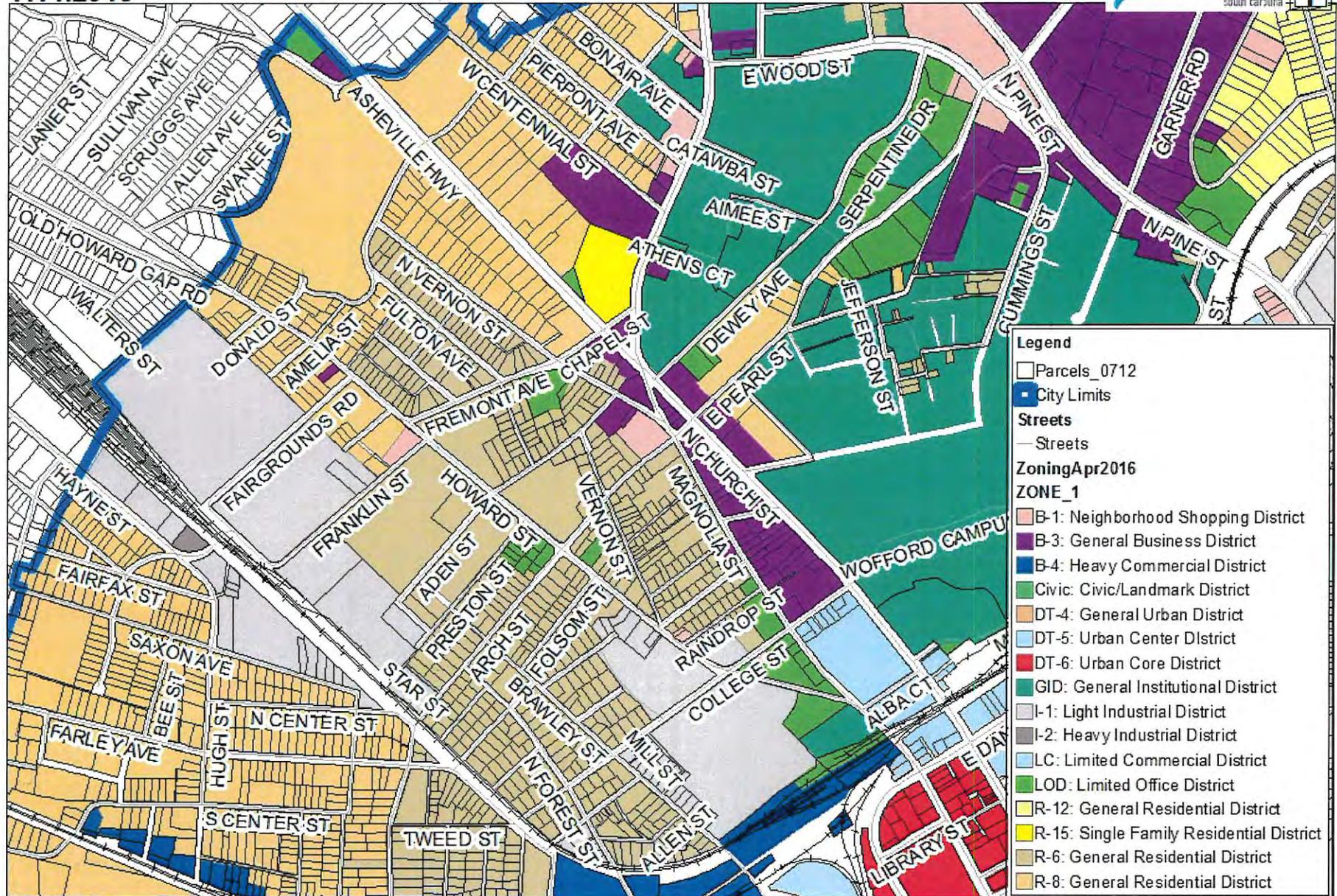


PROPOSED REZONING

Northside Neighborhood, currently zoned: B-3, B-1, R-6, R-8, LOD, & I-1 to DT-5, DT-4, and DT-3

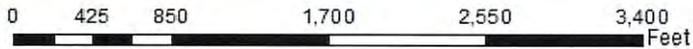
Current Northside Zoning

7.14.2016



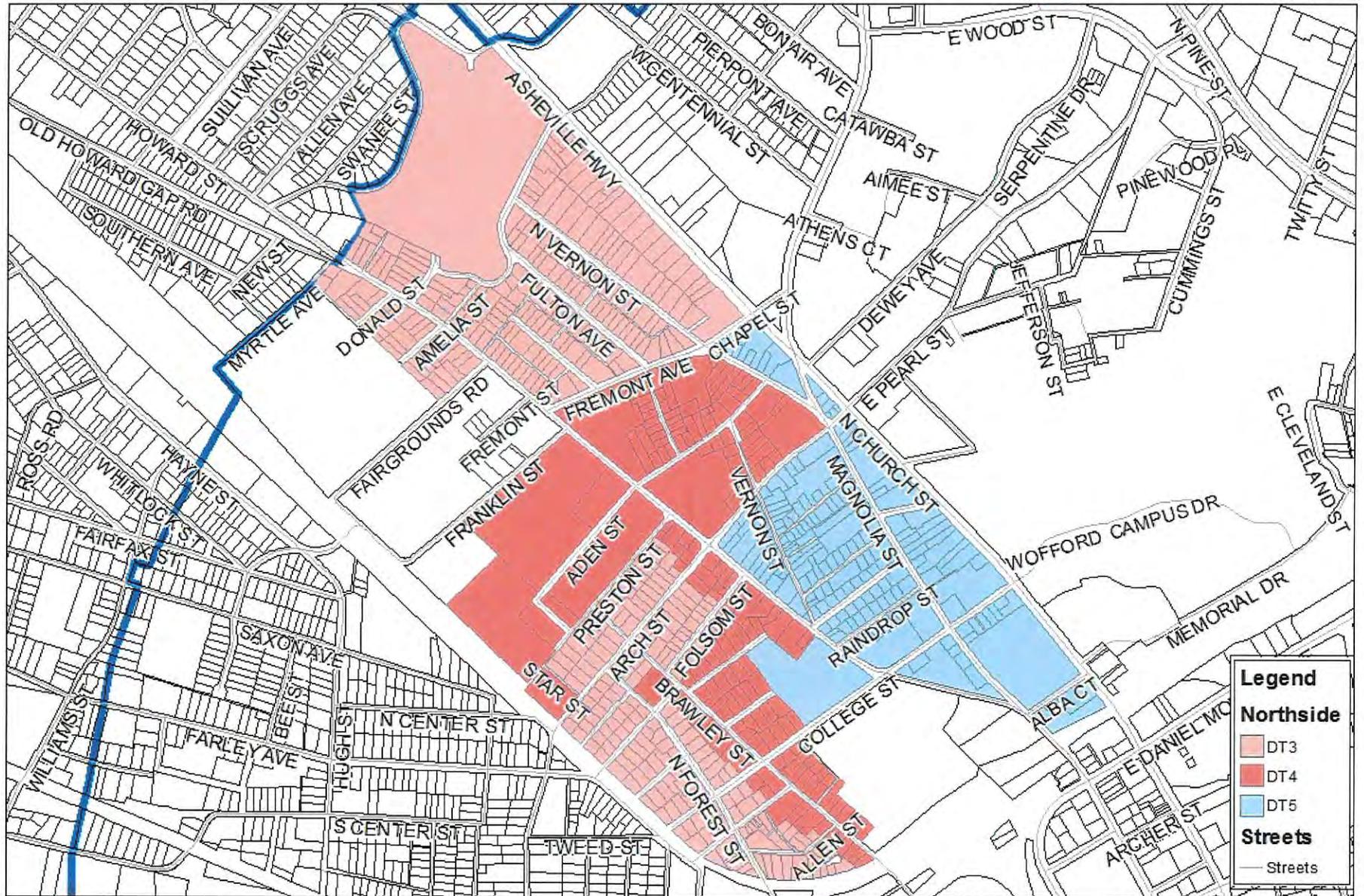
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- Parcels_0712
- City Limits
- Streets
- Streets
- ZoningApr2016**
- ZONE_1**
- B-1: Neighborhood Shopping District
- B-3: General Business District
- B-4: Heavy Commercial District
- Civic: Civic/Landmark District
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- R-6: General Residential District
- R-8: General Residential District



Proposed Northside Rezoning

City of Spartanburg Planning Commission
July 21st, 2016: City Council Chambers, 5:30 PM



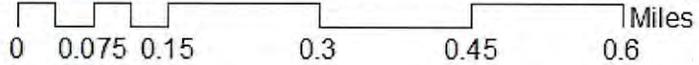
Legend

Northside

- DT3
- DT4
- DT5

Streets

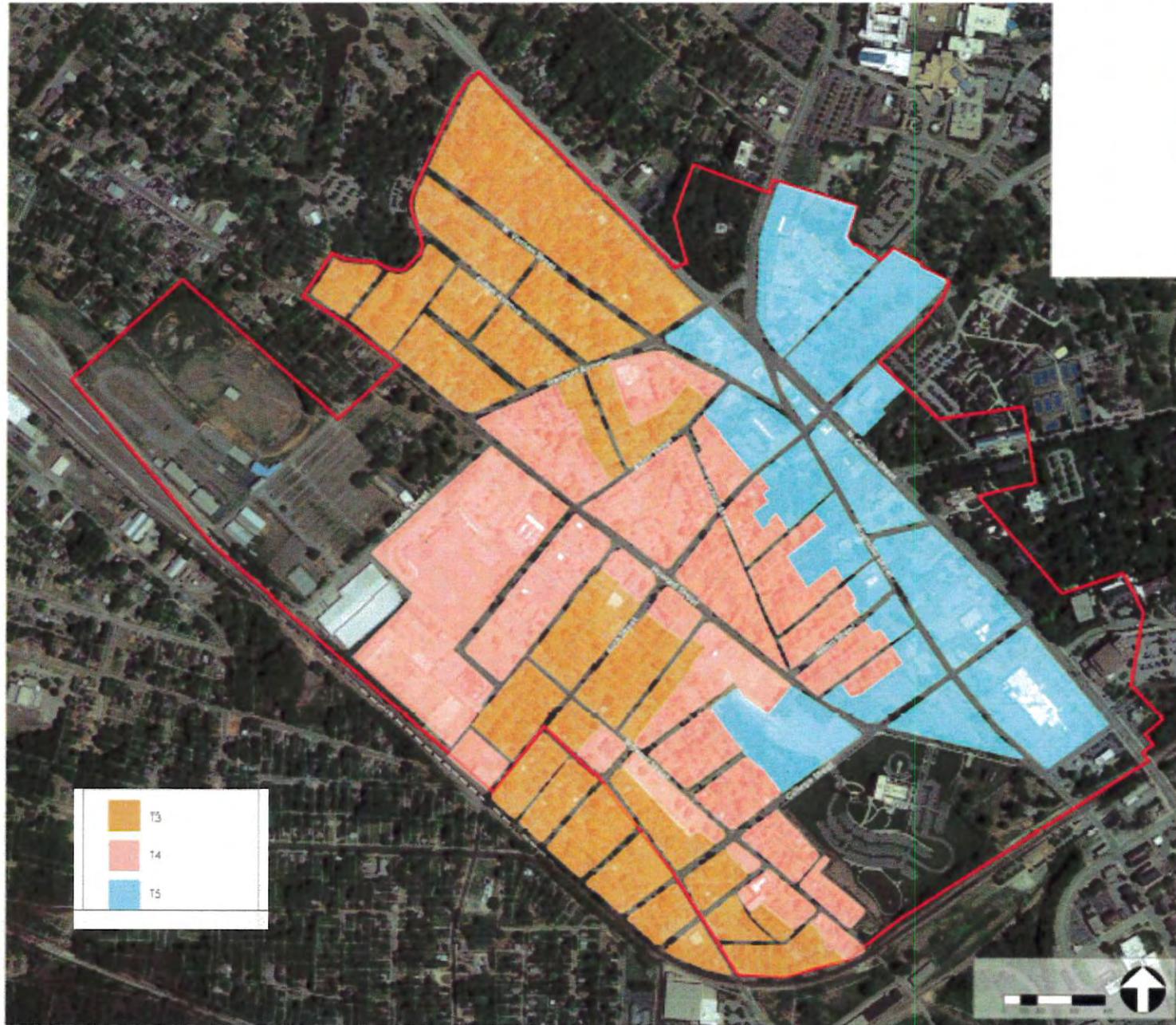
- Streets



Natalia Rosario
Planning Department
7/1/2016

Spartanburg Northside Redevelopment Plan

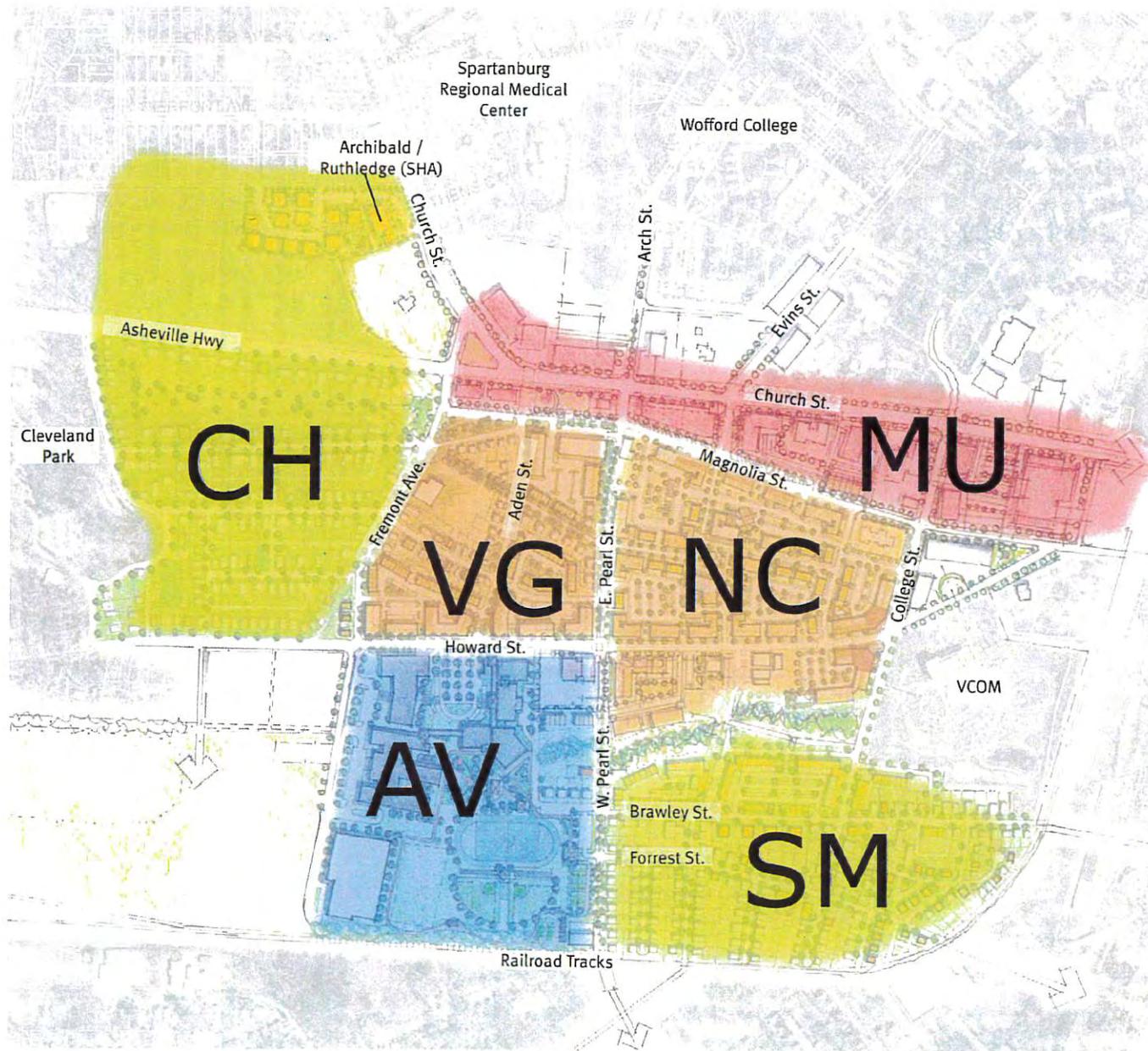
Downtown Code District Draft



Spartanburg Northside Redevelopment Plan

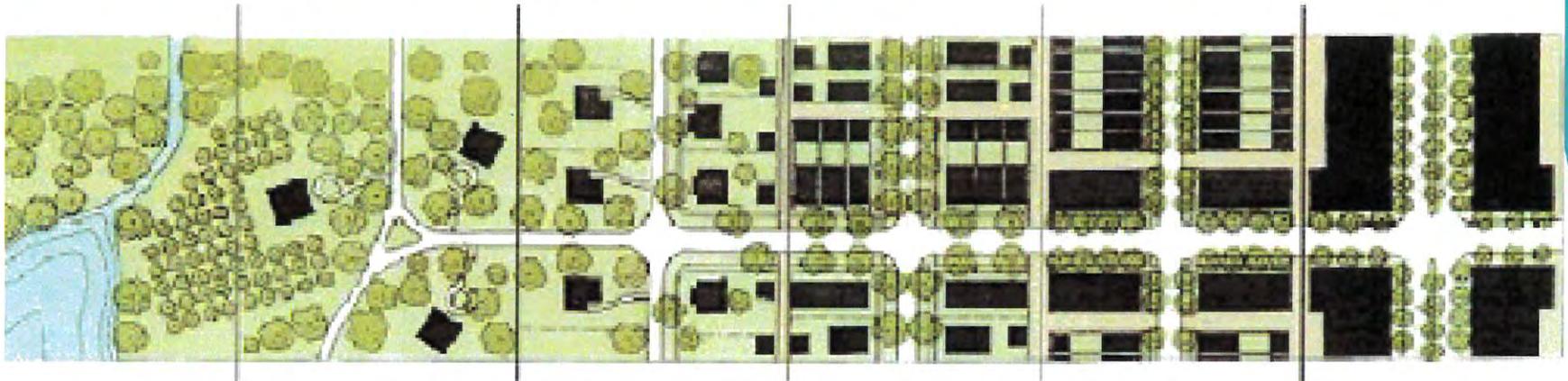
Conceptual Plan





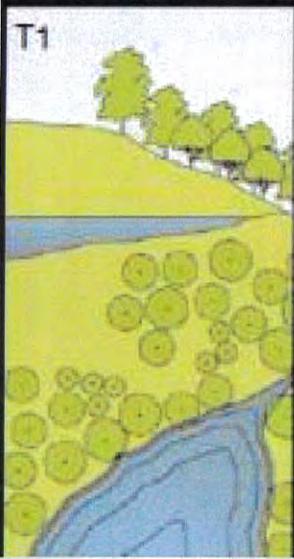
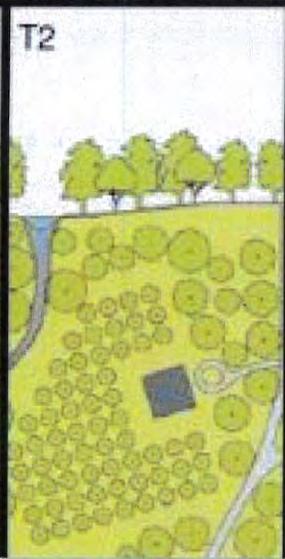
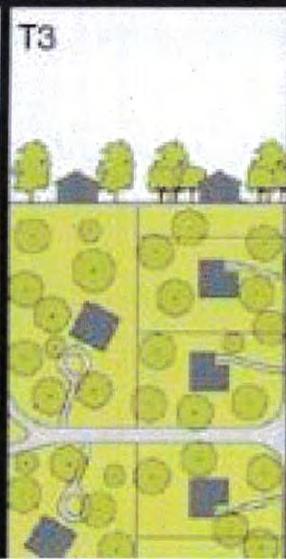
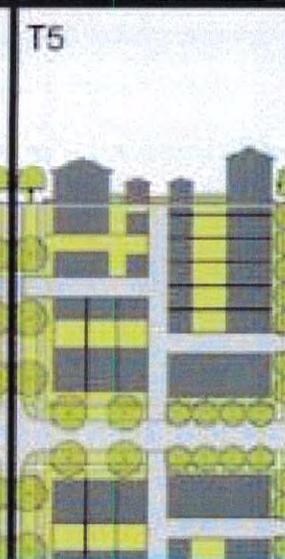
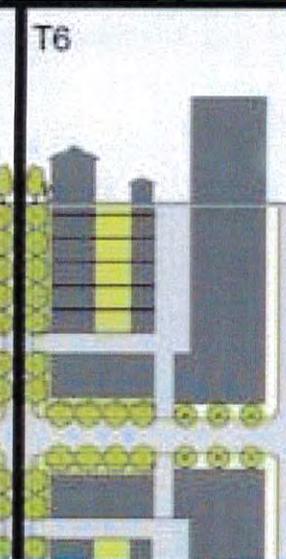
Development zones of the Northside





T1 RURAL PRESERVE				
T2 SUBS. DEVELOP.				
T3 SUB-URBAN				
	T4 GENERAL URBAN			
		T5 URBAN CENTER		
			T6 URBAN CORE	



T1	T2	T3	T4	T5	T6
					
					
T1 Natural Predominantly lands in a wilderness condition.	T2 Rural Predominantly open & farmed lands that are sparsely settled.	T3 Suburban Predominantly, low-density, low-rise buildings on large blocks.	T4 General Urban Predominantly ground-oriented buildings of 4 storeys or less.	T5 Urban Centre Predominantly medium-density buildings of 6 storeys or less.	T6 Urban Core Predominantly high-density buildings greater than 6 storeys.

Spartanburg City Planning Commission Meeting Minutes
Thursday, July 21, 2016

City Hall Council Chambers
Spartanburg, South Carolina

The City Planning Commission met in City Hall Council Chambers on Thursday, July 21, 2016, at 5:30 P.M. The following City Planning Commissioners attended this meeting: Jared Wilson, Howard Kinard, Nancy Hogan, Wendell Cantrell, Bob Pitts, Mike Epps, and Dr. Phillip Stone, II. Representing the Planning Department were Natalia Rosario, Planner III; and Julie Roland, Planning Department Administrative Assistant. Chris Story, Assistant City Manager was also present.

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 all seven Planning Commissioners were present, constituting a quorum. Mr. Wilson went over the rules and procedures for conducting a public hearing.

Dr. Stone moved approval of the Agenda for the July 21, 2016 meeting, with second by Mr. Kinard. The motion was unanimously approved by a vote of 7 to 0.

Disposition of the Minutes from the June 16, 2016 meeting of the Spartanburg City Planning Commission.

Mr. Cantrell moved approval of the June 16, 2016 meeting minutes as submitted, with second by Mr. Epps. The motion was unanimously approved by a vote of 7 to 0.

Old Business – None.

New Business

Receive Nominations and Election of Chair and Vice Chair for Fiscal Year 2016-2017

Mr. Wilson explained Mrs. Roland had previously sent the Planning Commissioners an email regarding any nominations for Chair and Vice Chair; and the results of the poll were Jared Wilson continue as Chair, and Howard Kinard continue to serve as Vice Chair. Mr. Wilson asked if there were any other nominations. There were no other nominations for Chair or Vice Chair.

Mr. Cantrell moved that the nominations be closed; and he was seconded by Mr. Epps. The motion was approved by a vote of 7 to 0.

Dr. Stone made a motion that Mr. Wilson continue to serve as Chair, and Mr. Kinard continue to serve as Vice-Chair for the fiscal year 2016-2017; and he was seconded by Mr. Cantrell. The motion was unanimously approved by a vote of 7 to 0.

Northside Neighborhood Rezoning Request: Various Tax Map Numbers (approximately 749 parcels), located between North Church Street and continuing west until the railroad tracks, and extending to the northern City limit line. Currently zoned B-3, General Business District; B-1, Neighborhood Shopping District, R-6 & R-8, General Residential District; LOD, Limited Office District; and I-1, Light Industrial District to Zone DT-5, Urban Center District; DT-4, General Urban District; and newly proposed Zone DT-3, Suburban Zone, from City of Spartanburg, Agent in order to match the zoning standards in this area to the design standards proposed in the Northside Transformation Plan (2014).

Assistant City Manager Chris Story came forward and informed the Planning Commissioners and the members of the audience, the Northside Neighborhood was in the process of what they believed would be a very promising transition. He explained there were a number of remarkable steps that had been taken, with more to come that would turn this area into a mixed-income, mixed-use, and stable and thriving neighborhood; and he said this rezoning was just one piece in that process. Assistant City Manager Story introduced for Mayor Bill Barnet who was in the audience and as the Chair of The Northside Initiative. The Assistant City Manager referenced a slide and explained it was an image developed by architects and

planners as well as others, of a public process that had taken place at the Green Street Baptist Church several years ago in order to develop a master plan for the new Northside; and had involved hundreds of residents and staff. One of the new amenities proposed was the new T K Gregg Recreational Center which would be a recreational and wellness center, which was still in the planning process that would be situated where the Oakview Apartments now sat that had been purchased by the City and would be demolished. There was also proposed a new Northside Early Learning Center. Between this area the VCOM would be a linear park that will involve the restoration of the creek that is piped throughout much of that area and it will be restored to a natural creek flow and have walking trails and other amenities around it. He showed another slide of the northern area of the plan which was the Cleveland Heights Neighborhood and said that area would remain as residential in the plan, and a little denser development towards the downtown area were the other proposed changes. He said also involved in this process was Northside Neighborhood Association, Northside Voyagers, and countless others. One of the things they soon realized was that the vision for the Northside conflicted with the current zoning ordinance. He also informed the Planning Commissioners and the members of the audience that the members of the community as well as staff wanted to move the area towards a land use regulatory environment which was described as a Form Based Code; which was approaching land development from the human perspective. On one end of the spectrum was passive rural landscape without many people there; and the other end of the spectrum was dense, urban, multi-story mixed use development. He explained the different types of the development area. The northside area is a former mill village. As they looked at it, it had a lot of the traditional neighborhood intact. It also had many smaller residential lots, and sidewalks, and the things that were more consistent with a form based code regarding the new proposed zone of DT-3, and moving some of the other areas in the northside area to DT-4 and DT-5 zones that would allow for a little more flexibility in projects. This residential area and northside side master plan were all brought together by their proposed changes regarding the Downtown Code. He explained what this did for the area was that it would create a new set of rules for land development in the northside. It does not reflect when and how the development would occur, or it would not have any effect on the calculations of property taxes. It simply established the rules that would guide development and would express the views indicated by a lot of members of the neighborhood. Mr. Story thanked Mr. Barnet for all of his involvement in the process.

Ms. Natalia Rosario, Planner III came forward and was sworn, and she submitted the meeting packet the Planning Commissioners had previously received in their meeting packets, as well as the slides and presentation into Evidence as Exhibit A. She showed a slide of the current zoning of the Northside Neighborhood as it was currently; and she compared it to the proposed zoning. Ms. Rosario explained the entire request and said this was an attempt to make coherent zoning as was expressed by the members of the neighborhood. Other slides were shown of the entire area in order to better illustrate the request.

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:

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

1. *Consistency (or lack thereof) with the Comprehensive Plan* – The Northside Transformation Plan has been adopted by Council as a guiding document, and was accepted after the implementation of the latest Comprehensive Plan, which was adopted in 2004. To date, the City of Spartanburg has used this plan to guide activities and development in the Northside, which was formed after many public meetings, charrettes, and focus groups beginning in 2010. This rezoning is consistent with what the Transformation Plan has laid out for the neighborhood.

DT-5, a category that allows for a mix of commercial, entertainment, civic/institutional/infrastructure, residential and office uses, and which calls for a higher density has been assigned to the areas labeled MU (Church St. Corridor Mixed Use) and NC (Northside Catalyst) – two areas that call for multifamily, commercial, and flexible use spaces, which the DT-5 zone can accommodate. DT-4 has been proposed for areas expected to house VG (Victoria

Gardens) and the AV (Academic Village). Victoria Gardens will primarily consist of multifamily, urban style townhomes, and some single family houses, while the Academic Village calls for 19 acres of recreational space, a community center and the expansion of Cleveland Academy, uses which are permitted by the DT-4 and DT-5 zone. The areas denoted as CH (Cleveland Heights) and SM (Spartan Mill Community) will remain primarily single family residential, so the zoning category of DT-3, the least intense residential form based district, is proposed to be added into the Downtown Urban Code. The Urban Code would then apply to the entirety of this area, as well as the already established Downtown footprint, as planned for in the Downtown Master Plan.

2. *Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood* – The present zoning of the Northside Neighborhood is majority residential (R-6 and R-8) with some scattered limited office (LOD) and light industrial use, as well as the N. Church Street wedge corridor, which is almost entirely zoned B-3, a commercial district which allows for commercial uses that are not always compatible to residential uses, and which, in some cases can have a negative impact on nearby residentially zoned properties (noise, light, traffic, etc.). The new zoning categories will allow the Northside Initiative to take another step forward towards reaching the goals set out by the Northside residents by allowing for future development in the neighborhood that meets their expectations and desires. The current residential zoning does not allow for the types of commercial and mixed-uses that the plan calls for, nor do the setbacks and other lot design requirements match the design characteristics the residents have established for housing and all other uses. Current zoning categories have specific setback and lot use requirements that would not allow for the types of developments sketched on pages 220 and 221 of the Transformation Plan (attached), while the proposed categories readily and easily allow for these types of buildings.
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 Northside Neighborhood is entirely suitable for the uses permitted by the proposed zoning categories, which in many cases allow for more intense uses than would normally found in and around residential districts. Please note that any uses that are currently allowed by current zoning codes would continue to be allowed after the rezoning, until such a time that the property ceased to have said non-conforming use operating on the property for 120 days or more, as established by the City of Spartanburg Zoning Ordinance Section 502.14, Discontinued Nonconforming Uses, page 103. In short, the rezoning does not immediately necessitate the ceasing of activities that would not conform to the proposed zoning standards – these uses would be considered existing non-conforming until such a time that they have ceased for 120 days or more.
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 approval of this rezoning will allow for assembled lands in the Northside to be planned for the developments listed above. The advantage of rezoning the neighborhood at one time is to allow for a smooth transition into the developments planned. Otherwise, the land will be rezoned as it is assembled, resulting in a disjointed process that will likely leave patches of zoning categories in the neighborhood that will prevent the area from developing in a coherent manner i.e. mismatched setbacks, dramatic changes in building heights, etc.
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 area.

STAFF'S ANALYSIS & RECOMMENDATION

Staff is of the opinion that the proposed zone change from B-3, B-1, R-6, R-8, LOD, & I-1 will be a beneficial and appropriate use for the area. Therefore, Staff recommends approval of the proposed zone change from B-3, B-1, R-6, R-8, LOD, & I-to DT-5, DT-4, and DT-3 as presented.

Planning Commission Questions:

- Howard Kinard asked Ms. Rosario about the new zone DT-3 proposed. Ms. Rosario said the new DT-3 zone would be created with the approval of the text amendment that was part of the Northside Expansion Plan that would be created in the next item of business regarding the text amendment request.
- Dr. Stone asked what the new zone would mean to homeowners regarding their property that were zoned R-6 and R-8 at the moment. Ms. Rosario said it would not really be that much different from what they already experienced under the current zoning for the residential portions. The DT-3 was a suburban area and was more or less geared for what was there regarding homes. Regarding any new homes, it may be a little more lenient regarding setbacks and you would be able to build larger homes if you wanted.
- Assistant City Manager Chris Story added what would change significantly was the areas where multiple properties were vacant; and this would change significantly what type of redevelopment could be created there. He said for the people already that owned single family homes would see no difference.
- Mr. Wilson asked Ms. Rosario to reiterate regarding the proposed rezoning would not change the use of the property that was currently going unless the property sat vacant for more than 120 days. Ms. Rosario explained.

Mr. Wilson opened the public hearing and asked anyone who wished to speak regarding the request to come forward.

- Mr. Roscoe Crowley of 581 Brawley Street came forward and said he had been living at his property for sixty years. His concern was regarding the people that owned property in the area that did not take care of the properties.
- Mr. Kinard said he felt like this concern may be beyond the scope of this Board, but he felt the proposal might help out with those types of owners.
- Dr. Stone felt if the Assistant City Manager got the address he could also forward that concern in the meantime to the City Code Enforcement Department.
- Ms. Julie Means of 559 Vernon Street came forward and she owned an adjoining lot next door to her that she did not plan to build on but she used it for parking. She did not plan to build anything on the lot. She would not want to pay higher taxes just to be able to park on her adjacent property.
- Mr. Kinard said this rezoning would not affect any taxes she would currently pay unless she built a house on the property.
- Mr. Wilson reiterated to that point by saying that if the rezoning goes forward there would be no tax increase for her current use on that lot that would go into effect.

Mr. Wilson asked would anyone else like to speak regarding the request. No one else wished to speak.

Dr. Stone moved to close the public hearing, and was seconded by Mr. Pitts. The motion was unanimously approved by a vote of 7 to 0.

Planning Commission Questions:

- Dr. Stone asked about the parcel that would become TK Gregg be rezoned in this also be in this request. Ms. Rosario explained that it would be.
- Mr. Kinard asked when they did vote on this rezoning, since DT-3 was not really a zone yet; he guessed it would be contingent on them amending the Code. Ms. Rosario said yes; and she explained the reason for bringing the rezoning request before the text amendment.
- Dr. Stone asked what authority would the Design Review Board (DRB) in the northside, regarding the request. Ms. Rosario explained; and she said for the most part the DRB reviewed new developments in the DT-6 area. Everything else would be certain expansions in the downtown core.

- Assistant City Manager Story further explained that unless it was a discretionary review request or a Special Exception that would need to go to the DRB which would be in relation to specific design issues, but not for uses issues.
- Ms. Hogan said the whole Downtown Code was put together by a certain firm; and she asked was the DT-3 part of the original package regarding the downtown code, and was it developed by the same firm.
- Assistant City Manager Story explained; and said the same firm did put together this package; and was part of the Master Planning Process.
- Mr. Hogan said regarding the public portions of the plans regarding the park, etc.; would that automatically happen; and was it publicly or privately funded.
- Assistant City Manager Story said there were three Capital Projects that were in various stages of Planning that he would speak to that were either public or private or jointly funded. 1) T K Gregg Recreation Center: City Council had endorsed their participation in this project and the city had tentative financial plans which they will be able to borrow at different stages, but there are no exact plans yet. 2) Mr. Barnet and other private partners had raised a lot of private money for the Early Learning Center; but there were not final plans on that; and 3) He explained the Creek Mitigation Linear Park Project was the one that was closest to happening. 4) The City had a vision and a tentative path forward on a mixed-income of housing of 120 units that would be multi-story, mixed-use (which would include some ground floor and mixed use space) that would be located around the College and Howard Street “Northside Catalyst” area. Assistant City Manager Story said this was really cool stuff for neighborhood redevelopment work and that Mr. Barnet chaired the Northside Development Group, and a lot of other key stakeholders like Wofford College, Mary Black Foundation, and others, as well as a number of dedicated residents who had spent a lot of hours per week on this effort was unlike anything he had ever seen in the community.

Planning Commission Deliberation:

- Mr. Kinard felt these were all necessary steps they needed to do in order to move things forward, and he was all for it.
- Mr. Wilson felt a lot of work had been put into the Northside Redevelopment Plan that had been previously adopted by the Mayor and Council in 2014.

Mr. Wilson moved to approve the Northside Rezoning Request as presented by Staff as proposed on the map of the City’s application; and he was seconded by Dr. Stone. The motion was unanimously approved by a vote of 7 to 0.

Text Amendment Change to Zoning Ordinance to amend Section 515, Downtown Code by modifying Signage Standards; the addition of a zoning Category DT-3: Suburban Zone, which is primarily residential; amending Section 515.42, “Kennedy Street Parking Overlay” to expand and apply as a “Sideyard Parking Overlay”; addition of illustrative materials, and a regulation plan which outlines the areas which the form based code applies from City of Spartanburg, Agent.

Ms. Rosario came forward and explained to the Planning Commissioners the text amendment was paired with the Northside Rezoning Request; which had been presented as the first item. She explained after some suggestions made by the Design Review Board, which administered the Downtown Urban Code to the areas that it currently governed, and the need to implement a zone statute that would allow for the proposed developments found in Chapter 6 of the Northside Transformation Plan; and she explained in detail the changes proposed to the existing Downtown Code as follows:

- Partial and Major Expansions to existing buildings (25%-50% of total floor area) must come up to all code standards.
- Addition of DT-3: The predominantly detached residential neighborhoods that surround the downtown.

VIII. A



REQUEST FOR CITY COUNCIL ACTION

TO: Ed Memmott, City Manager
FROM: Mitch Kennedy, Community Services Director
SUBJECT: Donation of Property on Pine Street
DATE: August 3, 2016

BACKGROUND:

Property located on Pine Street (Tax Map Parcel 7-17-01-036.00) consisting of 2.3 ± acres, is owned by Spartanburg Real Holdings, LLC, a related entity of The Spartanburg County Foundation that wishes to donate the property to the City. The property is located adjacent to the City's Rail Trail as shown on the attached Parcel Maps from the Spartanburg County Assessor's Office website.

Staff recommends accepting the donation of the parcel.

ACTION REQUESTED:

Approval of Resolution accepting the donation of the property from The Spartanburg County Foundation identified as Tax Map Parcel # 7-17-01-036.00.

BUDGET & FINANCIAL DATA:

N/A

A RESOLUTION
APPROVING DONATION OF 2.3± ACRE TRACT ON PINE STREET
(TAX MAP PARCEL # 7-17-01-036.00)

WHEREAS, the City of Spartanburg (the “City”) continues its interest in revitalizing and advancing its Parks and Recreation Program and enhancing the Rail Trail Property; and

WHEREAS, The Spartanburg County Foundation, through its related entity, Spartanburg Real Holdings, LLC, has agreed to donate the 2.3± acre tract on Pine Street, Tax Map Parcel # 7-17-01-036.00 (the “Property”), which is adjacent to the City’s Rail Trail Property; and

WHEREAS, the City has determined that it is in the public interest to accept donation of Tax Map Parcel # 7-17-01-036.00 from The Spartanburg County Foundation, through its related entity, Spartanburg Real Holdings, LLC.

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

Section 1. To accept the donation of the Property as described herein.

Section 2. Spartanburg Real Holdings, LLC shall execute and deliver a deed, in a form approved by the City Attorney, to the City conveying the Property described herein.

Section 3. This Resolution shall become effective upon the date of enactment.

DONE AND RATIFIED this _____ day of _____, 2016.

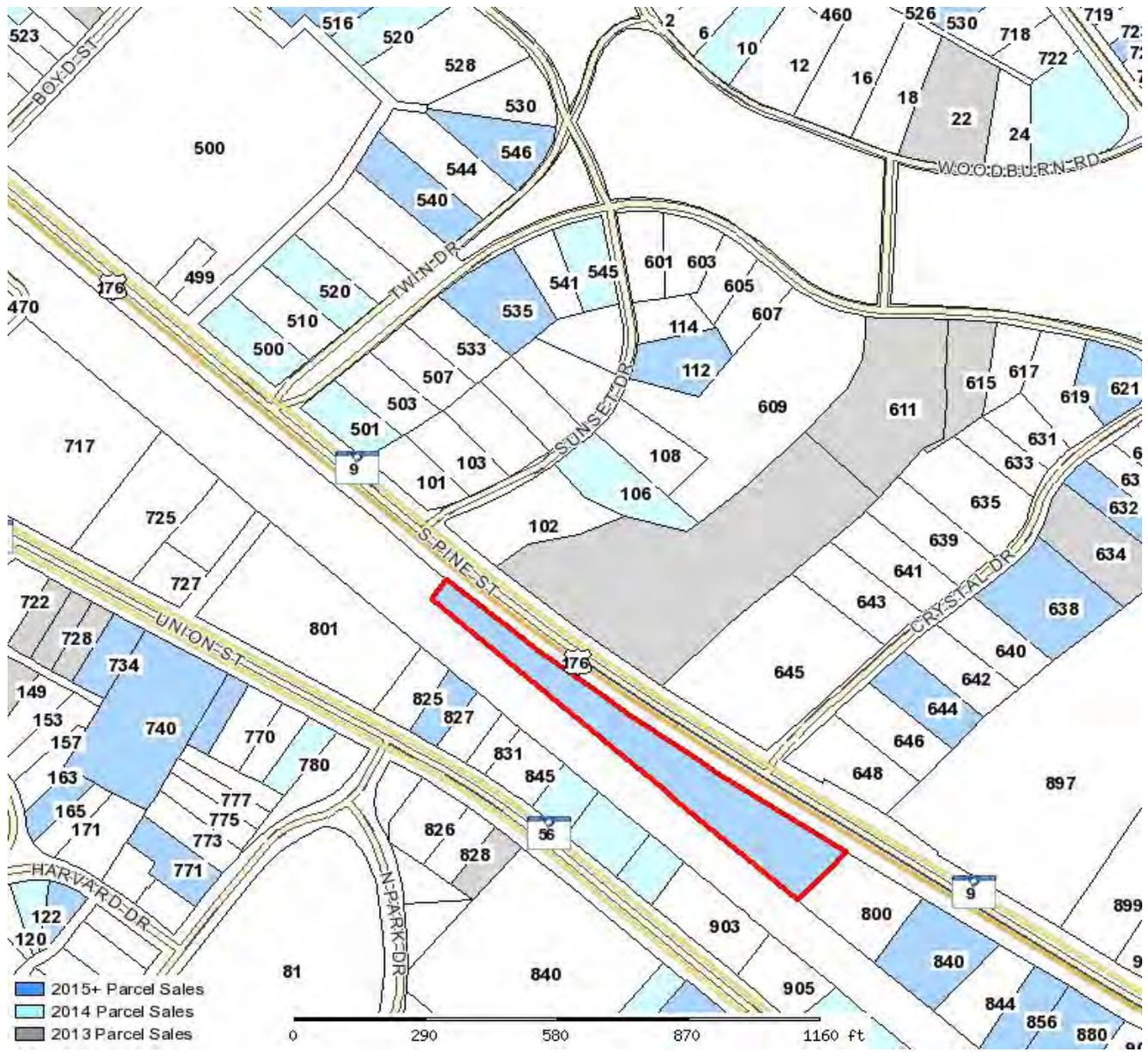
MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney



- 2015+ Parcel Sales
- 2014 Parcel Sales
- 2013 Parcel Sales

0 290 580 870 1160 ft



REQUEST FOR COUNCIL ACTION

TO: Ed Memmott, City Manager
FROM: Tony McAbee, Building Maintenance Manager
SUBJECT: Replacement of Floor Coverings - Fire Station 1 (City Hall)
DATE: August 3, 2016

BACKGROUND

Staff solicited bids for the removal of existing carpet and vinyl floor tile in the administrative offices of Fire Station 1.

The following bids were received:

Hodge Floors (Spartanburg, SC)	\$27,000.00
Young Office Environments (Greenville, SC)	\$27,949.36
Lindin Floors (Spartanburg, SC)	\$30,769.92
Omar's Floorcovering (Ridgeville, SC)	\$32,351.31
Nichols Customs Builders (Greenville, SC)	\$37,000.00
Taylor Made Contracting (Camden, SC)	\$79,000.00

Staff has reviewed the bids and the qualifications for each of these contractors. Based on that review, staff has determined that, Hodge Floors is the responsive low bidder. Three (Omar's, Nichols, and Taylor) bids were submitted from MWBE certified contractors. It is anticipated that it will take 30 days to complete this project.

ACTION REQUESTED:

Allow staff to accept the bid from Hodge Floors and authorize the City Manager to enter into a contract with Hodge Floors for the completion of the project.

BUDGET AND FINANCE DATA:

\$ 27,000 from Building Maintenance Fund.



City of spartanburg
SOUTH CAROLINA

Boards and Commissions Nominee Form

(Please print or type information)

BOARD/COMMITTEE: Board of Zoning Appeals

CITY RESIDENT: YES NO SEX: M F RACE: CAN.

NAME: JIM BADGER

ADDRESS: 104 N. CARLEILA LAKE WAY SPARTANBURG, SC 29307
Street City, State, Zip Code

BUSINESS PHONE: (c) 252-339-5280 HOME PHONE: _____ EMAIL: jimbader58@gmail.com

OCCUPATION: Retired: ① USAF ② ATTY AT LAW (TN) ③ Magistrate (NC)

EMPLOYER: _____

OTHER VOLUNTEER OR CIVIC ACTIVITIES: MOBILE MEALS

INSTRUCTOR @ WOFFORD LIFELONG LEARNING PROGRAM

WHY ARE YOU INTERESTED IN SERVING ON THIS BOARD? _____

CIVIC INVOLVEMENT, LEARNING NEW THINGS

RECOMMENDED BY: Cathy McCabe

DO YOU PRESENTLY SERVE ON OTHER GOVERNMENTAL BOARDS OR COMMISSIONS?

YES NO IF YES, PLEASE LIST: _____

29 JULY 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: Public Safety Committee (reappt)

CITY RESIDENT: YES NO SEX: M F RACE: African American

NAME: James L. Chambers III

ADDRESS: 303 Quartermaster Rd Spartanburg, SC 29301-1311
Street City, State, Zip Code

BUSINESS PHONE: - HOME PHONE: Cell 494-9867 EMAIL: -

OCCUPATION: Retired from Spartanburg County School District Seven

EMPLOYER: -

OTHER VOLUNTEER OR CIVIC ACTIVITIES: served on SADAC Board

WHY ARE YOU INTERESTED IN SERVING ON THIS BOARD? To help develop and support programs of the Public Safety Department

RECOMMENDED BY: Deputy Chief Kinda II

DO YOU PRESENTLY SERVE ON OTHER GOVERNMENTAL BOARDS OR COMMISSIONS?

YES NO IF YES, PLEASE LIST: _____

7/26/16
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