



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

**These minutes were approved at the
August 22, 2016 City Council meeting.)**

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 25, 2016, City Council Meeting –**
*Councilmember Scalisi made a motion to approve the minutes as received.
Councilmember Stille seconded the motion, which carried unanimously 7 to 0.*
- IV. Approval of Agenda of the August 8, 2016 City Council Meeting –**
*Councilmember Rice made a motion to approve the agenda as received.
Councilmember Henderson Myers seconded the motion, which carried unanimously
7 to 0.*
- V. Public Comment - None**
*Citizen Appearance forms are available at the door and should be submitted to the City Clerk
- VI. Presentation of Proclamation for National Health Center Week**
Presenter: Mayor Junie White
Mayor White presented the proclamation to Isaac Dickson, Director of Community Development, ReGenesis Health Care.
- 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

Mr. Story overviewed the Northwest boundaries and the premise behind the Downtown Code amendment.

Ms. Rosario presented the item to Council as follows:

“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.

ADDITIONAL INFORMATION: Minutes from the July 21st, 2016 Planning Commission Meeting and Staff Report with attachments are included.”

After discussion, Mayor White opened the public hearing, asking if there was anyone to speak in opposition to the proposed amendment.

Linda Dogan, 155 W. Centennial St., came forward asking if the proposed changes would filter over into other areas where she lived. Mayor White responded that would be determined at a later date.

Mayor White asked if there was anyone to speak in favor of the proposed amendment.

Hearing none, Councilmember Rice made a motion to close the public hearing. Councilmember Henderson Myers seconded the motion, which carried unanimously 7 to 0.

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

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

Ms. Rosario presented the item to Council as follows:

“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.”

After discussion, Mayor White opened the public hearing. He asked if there was anyone to speak in opposition to the ordinance as presented.

Joe Kowal, President of the Beaumont Neighborhood Association, spoke against the ordinance.

Mayor White asked if there was anyone to speak in favor of the ordinance.

Ashley Edwards, of Sunstore Solar, spoke in favor of the ordinance.

Phillip Stone, from the Hampton Heights neighborhood, spoke in favor of the ordinance.

After additional discussion by Council, Mayor pro tem Anderson made a motion to close the public hearing. Councilmember Henderson Myers seconded the motion, which carried unanimously 7 to 0.

Councilmember Henderson Myers made a motion to approve the ordinance for the Hampton Heights neighborhood, but to hold over a decision for the Beaumont Village area. Councilmember Rice seconded the motion, which failed 3 to 4. Councilmembers Rice, Stille, and Henderson Myers voted in favor of the motion. Mayor White, Mayor pro tem Anderson, and Councilmembers Brown, and Scalisi, voted against the motion.

Mayor pro tem Anderson made a motion to approve the ordinance as presented on first reading. Councilmember Scalisi seconded the motion, which carried 4 to 3. Mayor pro tem Anderson, Mayor White, and Councilmembers Brown and Scalisi voted in favor of the motion. Councilmembers Rice, Stille and Henderson Myers voted against the motion.

- 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)**

Presenter: Natalia Rosario, Planning Staff

Ms. Rosario presented the item to Council as follows:

“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.”

After discussion, Mayor White opened the public hearing asking if there was anyone to speak in opposition to the proposed amendment. Hearing none, he asked if there was anyone to speak in favor of the proposed amendment. Hearing none, Councilmember Rice made a motion to close the public hearing. Mayor pro tem Anderson seconded the motion, which carried unanimously 7 to 0. Mayor pro tem Anderson made a motion to approve the ordinance as presented on first reading. Councilmember Henderson Myers seconded the motion, which carried unanimously 7 to 0.

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

Mr. Kennedy presented the item to Council as follows:
“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. Staff is requesting approval of Resolution accepting the donation of the property from The Spartanburg County Foundation identified as Tax Map Parcel # 7-17-01-036.00.”
Mayor pro tem Anderson made a motion to approve the resolution as presented. Councilmember Scalisi seconded the motion, which carried unanimously 7 to 0.

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

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

X. Other Business

A. Replacement of Floor Coverings – Fire Station 1 (City Hall)

Presenter: Tony McAbee, Building Maintenance Manager

Mr. McAbee presented the item to Council as follows:

“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.”
After discussion, Councilmember Stille made a motion to approve the award of bid to Hodge Floors, Spartanburg, SC in the amount of \$27,000, and to authorize the City Manager to enter into a contract with Hodge Floors for the completion of the project. Councilmember Scalisi seconded the motion, which carried unanimously 7 to 0.

B. Boards and Commissions – Zoning Appeals Board and Public Safety Committee

Presenter: Connie McIntyre, City Clerk

Ms. McIntyre presented Jim Badger’s application for consideration of appointment to the Zoning Board of Adjustments and Appeals. *Councilmember*

Scalisi made a motion to approve the application. Mayor White seconded the motion, which carried unanimously 7 to 0.

Ms. McIntyre presented James L. Chambers' application for consideration of reappointment to the Public Safety Committee. Mayor pro tem Anderson made a motion to approve the application. Councilmember Rice seconded the motion, which carried unanimously 7 to 0.

XI. City Council Updates –

Councilmember Stille thanked staff for all of their efforts in recent weeks.

Councilmember Brown mentioned the opening of The Johnson Collection of South Carolina based artist Leo Twiggs, “Requiem for Mother Emanuel”, and invited everyone to view the collection.

Councilmember Henderson Myers mentioned that she had her high school reunion the previous weekend, with a classmate coming all the way from Athens, Greece. She shared that when she and her classmates went out into the world, they realized what a good education they received from Spartanburg Public Schools.

Councilmember Scalisi mentioned that as an alumni of the first “Water Matters|” class, conducted by Spartanburg Water, she encouraged everyone to enroll in the class to be held in the fall. She added that it was a free, six weeks class, and that you learn many things about the water system. She congratulated and thanked city staff, citizens in the community, and non-profits for their assistance in putting the many, sometimes complicated, pieces it takes to make put a neighborhood together.

Councilmember Rice shared that he also had a high school reunion coming up on August 26. He mentioned the Spartanburg High School football team practicing with the Carolina Panthers and what an outstanding event it was for the community, the football players, Spartanburg High School, and Spartanburg as a whole with the national exposure it provided. He shared that he had an opportunity to talk to a group of young people from the Spartanburg Housing Authority at the Northwest Center. He mentioned that the members of the group had either dropped out or had issues with schooling. He added that the purpose of the group was to try and get them back on the right track.

Mayor pro tem Anderson shared that he had attended the SPATS committee meeting that morning where they talked about lots of projects for the future.

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

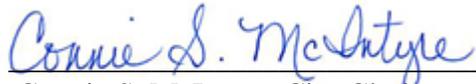
Council may take action on matters discussed in Executive Session after exiting Executive Session.

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

Council reconvened at 7:44 p.m. Mayor White stated that discussion was held with no decisions made.

XIII. Adjournment –

Councilmember Scalisi made a motion to adjourn the meeting. Councilmember Henderson Myers seconded the motion, which carried unanimously 7 to 0. The meeting adjourned at 7:45 p.m.



Connie S. McIntyre, City Clerk