



**City Council Meeting
County Council Chambers
366 North Church Street
Spartanburg, SC 29306
Monday, January 13, 2020
5:30 p.m.**

**(These minutes were approved
at the January 27, 2019 City Council meeting.)**

City Council met this date with the following Councilmembers present: Mayor White, Mayor pro tem Ruth Littlejohn, Councilmembers Erica Brown, Jerome Rice, Jamie Fulmer, Meghan Smith and Rob Rain. City Manager Chris Story and City Attorney Robert Coler 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. Swearing In of City Councilmembers

**A. The Honorable Meghan B. Smith – City Council District 1
Oath of Office Administered by Master Moses Tucker Smith
Master Solomon Caldwell Smith
Assisted by Master Jonah Blaise Smith
Master Abraham Oliver Smith
Reverend David and Mrs. Norma Blanton
Comments by Councilmember Smith**

Councilmember Smith was sworn in and gave remarks afterward.

**B. The Honorable Robert E. Rain – City Council District 2
Oath of Office Administered by Reverend Steve Wise
Assisted by Ms. Dargan McMaster Rain
Miss Anne Wharton Rain
Master Robert Edward Rain, Jr.
Comments by Councilmember Rain**

Councilmember Rain was sworn in and gave remarks afterward.

**C. The Honorable J. Ruth Littlejohn – City Council District 3
Oath of Office Administered by Mr. Horace Littlejohn
Assisted by Reverend Michael Henderson
Comments by Councilmember Littlejohn**

Councilmember Littlejohn was sworn in and gave remarks afterward.

- IV. **Election of 2020 Mayor Pro Tempore –**
Councilmember Rice made a motion to elect Councilmember Ruth Littlejohn to the position of Mayor pro tem for 2020. Councilmember Brown seconded the motion, which carried unanimously 7 to 0.

- V. **Approval of the Minutes from the November 25, 2019 and December 9, 2019 City Council Meetings –**
Councilmember Rice made a motion to approve the minutes for the two meetings as received. Mayor pro tem Littlejohn seconded the motion, which carried unanimously 7 to 0.

- VI. **Approval of the Agenda of the January 13, 2020 City Council Meeting –**
Councilmember Brown made a motion to approve the agenda as received. Councilmember Rice seconded the motion, which carried unanimously 7 to 0.

- VII. **Public Comment - none**
**Citizen Appearance forms are available at the door and should be submitted to the City Clerk*

- VIII. **Presentation of Master/Comprehensive Plan Process by Town Planning and Urban Design Collaborative (TPUDC)**
Presenter: Natalia Rosario, Senior Planner
Ms. Rosario presented the item to Council as follows:
“During this meeting, professionals with Town Planning and Urban Design Collaborative (TPUDC) will describe their vision for the City’s upcoming Comprehensive Planning Process, the first such process since 2004.

A committee comprised of three city staff members (Martin Livingston, Neighborhood Services Director, Natalia Rosario, Senior Planner, and Rachel Grothe, Associate Planner), two community partners (Jansen Tidmore; EVP of Corporate and Urban Development for the Spartanburg Chamber of Commerce and Hannah Jarrett; Director of Financial Stability Strategy for the United Way of the Piedmont), and two neighborhood leaders (Wesley Hammond, Chair of the Citizens Advisory Committee, and Toni Sutton; President of the South Converse Neighborhood Association) conducted a request for proposals for firms to assist in this important project. They interviewed several well qualified firms including Pond Co., MKSK, Design Workshop, Stantec, and TPUDC, considering factors such as Approach, Qualifications and Experience, Outreach Approach, Proposed fee schedule and cost proposal, City of Spartanburg Context, and Innovation/Creativity. They concluded that the TPUDC is best suited to our situation.

TPUDC will describe their approach and vision for the process at the upcoming meeting. We are pleased to begin 2020 with this important step on our process. We look forward to any questions you may have.”

Brian Wright, Founding Principal of Town Planning & Urban Design Collaborative LLC, presented the process plan to Council.

Council received the report as information.

IX. FY2019 Comprehensive Annual Financial Report and FY19 Annual Audit
Presenters: Dennis Locke, Finance Director

Larry Finney, External Auditor of Greene Finney, LLP

Mr. Locke reviewed highlights from the FY19 CAFR. Mr. Finney reviewed the final audit findings with Council.

Council received the reports as information.

X. Public Hearing

A. Ordinance to Amend the City of Spartanburg, South Carolina Zoning Ordinance and Comprehensive Plan Land Use Element, by Amending Section 206, Changes to District Boundaries, Specifically Parcels #7-12-09-111.00; 113.00; 114.00; 119.00; 120.00; 130.00; 131;00; 141.00; 143.00; 143.01; 143.02; &169.00; Located on 571 Wofford Street; 561 Wofford Street; ‘0’ Hines Street; 288 Hines Street; 276 Hines Street; 531 Wofford Street; 523 Wofford Street; 480 Pilgrim Street; 484 Pilgrim Street; 263 Hines Street; 253 Hines Street; 243 Hines Street; and 242 N. Thompson Street, Which Are Zoned I-1 and/or R-6, With a Land Use Designation of Light Industrial and/or General Residential District to Zone R-6 PDD, with a Land Use Designation of General Residential Planned Development District and Providing for Severability and an Effective Date (First Reading)

Presenter: Natalia Rosario, Senior Planner

Ms. Rosario presented the item to Council as follows:

“On December 19, 2019, the Planning Commission held a public hearing and reviewed a PDD Rezoning request submitted by Ralph Settle, Colliers Brokerage, Agent & Applicant, as well as AMS Construction, Applicant/Developer on behalf of the City of Spartanburg, Owner to rezone thirteen vacant parcels located on Wofford Street, Hines Street, Pilgrim Street, and N. Thompson Street, Specifically Parcels #7-12-09-111.00; 113.00; 114.00; 119.00; 120.00; 130.00; 131.00; 141.00; 142.00; 143.00; 143.01; 143.02; and 169.00; located on 571 Wofford Street; 561 Wofford Street; ‘0’ Hines Street; 288 Hines Street; 276 Hines Street; 531 Wofford Street; 523 Wofford Street; 480 Pilgrim Street; 484 Pilgrim Street; 263 Hines Street; 253 Hines Street; 243 Hines Street; and 242 N. Thompson Street, that are currently zoned I-1 and/or R-6, (Light Industrial District) or R-6 ,(General Residential District) to zone R-6 PDD: General Residential Planned Development District in order to construct the multi-unit residential Norris Ridge Relocation Project. If the request is approved all of the properties will be combined into one parcel.

The City, in partnership with AMS Construction and Colliers International, is proposing to rezone and overlay the above referenced properties as R-6: PDD, in order to construct upon the property a new neighborhood, which will serve as replacement units for the relocation of the Norris Ridge apartments. The property is requested to be developed under the R-8: PDD code, which permits the development of the property at an approximate 265 units, whereas the proposed development (Phase 1) is slated for 190 units (reflecting the need of families at the

current Norris Ridge), as well as the required 3.3 acres of accessible open space. Additionally, the property will meet all HUD livability requirements, and feature a section of The Dan, Spartanburg’s trail system, giving the residents opportunities to connect with the rest of the city in a way they cannot at the current Norris Ridge, as well as providing them with a first-class amenity.

Staff is satisfied that the use of the property and those allowed under the R-8: PDD and is appropriate for this zone. This development will provide higher quality housing for the hundreds of people who live in Norris Ridge, and help alleviate some related issues for the Highland Community, as well as provide another opportunity for future development in Highland.

The Planning Commission held a public hearing on the proposal on December 19, 2019. After consideration of the staff report, public comments, and the criteria set forth in the City of Spartanburg Zoning Ordinance and 2004 City Comprehensive Plan, the Planning Commission voted to recommend approval of the request to City Council for the rezoning of the parcels from I-1 and/or R-6 to R-6 PDD.

PLANNING COMMISSION RECOMMENDATION: The request was endorsed by the Planning Commission on December 19, 2019 by a vote of 6 to 0. Staff’s recommendation concerning this application is explained in detail in the attached staff report to the Planning Commission.”

Mayor White opened the public hearing asking if there was anyone to speak in favor of or in opposition to the proposed rezoning.

Hearing none, Councilmember Rice made a motion to close the public hearing.

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

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

XI. Ordinance

A. Authorizing the City Manager to Execute an Agreement for the Transfer of Several Properties Located in the Northside Neighborhood

Presenter: Martin Livingston, Neighborhood Services Director

Mr. Livingston presented the item to Council as follows:

“As part of the Northside Transformation Plan, the City of Spartanburg has in certain instances partnered with non-profit developers to build housing in the community. Staff is requesting approval to transfer property to the Northside Development Group (NDG) for the development of mixed income housing on College Street, Brawley Street, and Manning Street. Three (3) properties were purchased using the South Carolina State Housing Finance and Development Authority (SCHousing) – Neighborhood Stabilization Program (NSP) Funds. The City and NDG will be required to meet SCHousing requirements for the NSP funded properties. The Northside Development Group has engaged a development team to improve the sites housing. The properties are being transferred for a potential

townhome and single-family development. The development will be consistent with the Northside Transformation Plan and will require Design Review Board (DRB) review and approval.

Property Address	Tax Map Number	Property Type	Sale Amount
281 Manning Street	7-12-05-256.00	Vacant Lot	\$8,500.00
302 College Street	7-12-05-261.00	Vacant Lot	NSP Donation
497 Brawley Street	7-12-05-264.00	Vacant Lot	NSP Donation
305 Manning Street	7-12-05-253.00	Vacant Lot	NSP Donation
294 College Street	7-12-05-260.00	Vacant Lot	\$2,356.00

ACTION REQUESTED: Staff is requesting approval for the transfer of the five (5) properties to the Northside Development Group. The City Manager would execute a deed and development agreement to transfer ownership of the property.

BUDGET AND FINANCIAL DATA: Revenues and closing cost: \$10,856.00.
NEPA Part 58 Environmental assessment approximate cost: \$2,500.00.”

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

B. Authorizing the City Manager to Execute Agreements for the Purchase and Sale of 300 Marion Avenue, Block Map Sheet 7-16-03, Parcel 290.00

Presenter: Martin Livingston, Neighborhood Services Director

Mr. Livingston presented the item to Council as follows:

“In April 2018, City Council approved a joint Carolina Foothills Federal Credit Union / City of Spartanburg Homebuyer Purchase Rehabilitation Program. The Program has purchased one home and sold it to eligible buyers in the past year. This is the second home eligible for purchase. Staff is requesting approval to purchase and sell to an eligible home buyer the property located at 300 Marion Avenue. The property will be sold to an eligible affordable or workforce housing individual or family. The purchase price is \$33,000. An appraisal of the property “as is” estimated at \$25,000. Estimated repairs are \$90,000. The property will be included in the City’s Homebuyer Purchase Rehabilitation Program.

ACTION REQUESTED: Staff is requesting approval for the purchase and sale of the 300 Marion Avenue for the joint City/CFFCU Homebuyer Purchase Rehabilitation Program.

BUDGET AND FINANCIAL DATA: \$33,000 for the purchase and estimated \$100,000 for the repairs of the property using Carolina Foothills Federal Credit Union Program Funds.”

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

XII. Resolutions

A. Directing the Abandonment of a Portion of a Right of Way in the City of Spartanburg, Being a Portion of Northview Street

Presenter: Martin Livingston, Neighborhood Services Director

Mr. Livingston presented the item to Council as follows:

“Staff is requesting approval to abandon a portion of Northview Street Right of Way for the construction of a single-family home. The adjacent lot is currently owned by the Spartanburg Housing Authority. The abandonment of the 0.013-acre portion of the right of way would allow for the construction of a single-family home on the adjacent property. Staff does not anticipate any future use of the right of way.

ACTION REQUESTED: Staff is requesting approval of the Resolution and Declaration to close a portion of Northview Street Right of Way.

BUDGET & FINANCIAL DATA: Recording fee: \$10.00.”

***Councilmember Brown** made a motion to approve the resolution as presented.*

Mayor pro tem Littlejohn seconded the motion, which carried unanimously 7 to 0.

B. Approving the Purchase of Parcel No. 7-12-09-233.00 (218 N. Forest Street) Spartanburg County, SC)

Presenter: Chris Story, City Manager

Mr. Story presented the item to Council as follows:

“Among the projects to be funded with the Spartanburg County Capital Project Sales Tax is a new headquarters for our Police Department. After extensive evaluation of various siting considerations and options, we recommend that the facility be located at the northwest corner of W. Saint John Street and N. Forest Street. Approval of the attached resolution would authorize acquisition of a property which would be combined with the properties already owned by the City to create a site well suited for the facility. We envision a two story structure totaling approximately 45, 000 square feet to be situated at the corner with parking beside and to the rear of the structure.

ACTION REQUESTED: City Council to approve the resolution and welcome any questions you may have.

BUDGET AND FINANCIAL DATA: City will expend \$90,000.00 to acquire parcel but will be reimbursed by Spartanburg County per the Spartanburg County Capital Project Sales Tax Referendum (a.k.a. Penny Sales Tax Referendum).”

***Councilmember Rice** made a motion to approve the resolution as presented. Mayor pro tem Littlejohn seconded the motion, which carried 6 to 1. Councilmember Brown voted against the resolution.*

C. Encouraging Transportation Authorities to Pursue Solutions to Traffic Concerns on Pine Street in the City of Spartanburg and to Reduce the Through Traffic of Large Commercial Trucks in this Important Corridor

Presenter: Chris Story, City Manager

Mr. Story presented the item to Council as follows:

“At a recent City Council meeting, you heard comments from the Chairman of Citizens for Safe Streets, a new local advocacy organization whose partners include

Converse College, the YMCA of Greater Spartanburg, Partners for Active Living, Spartanburg Regional Healthcare System, United Community Bank, the Spartanburg Area Conservancy SPACE, the Chapman Cultural Center, Habitat for Humanity of Spartanburg, and the Spartanburg Association of Realtors.

Upon discussing their concerns with transportation authorities, it became clear that it may be of benefit for City Council to formally express your desires on the situation. Therefore, we have drafted the attached resolution for your consideration. We welcome any questions you may have.”

Mayor pro tem Littlejohn made a motion to approve the resolution as presented. Councilmember Fulmer seconded the motion, which carried 6 to 1. Mayor White voted against the resolution.

XIII. Ordinance for Second Reading

- A. Ordinance to Amend the City of Spartanburg, South Carolina Zoning Ordinance and Comprehensive Plan Land and Use Element, by Amending Section 206, Changes to District Boundaries, Specifically Parcel #7-17-01-002.00 Located on “0” Union Street at the Corner of Union Street and Ponce De Leon Avenue, Which is Zoned R-15, with a Land Use Designation of Single Family Residential District; to Zone R-8 SFD, with a Land Use Designation of Single Family District and Providing for Severability and an Effective Date (Second Reading)**

Presenter: Rachel Grothe, Planner

Councilmember Rice made a motion to approve the ordinance as received on second reading. Mayor pro tem Littlejohn seconded the motion, which carried unanimously 7 to 0.

XIV. Consent Agenda

- A. Ordinance Accepting the Property Owned by Tiger Eye Holdings, LLC, and Being Located at 190 Gaskins Road, and is Further Identified On Spartanburg County Tax Map as 7-21-00=004.00 and 7-21-00-004.04 as a Part and Parcel of The City of Spartanburg and Declaring Said Property Annexed to and a Part and Parcel of the City of Spartanburg (Second Reading)**

Presenter: Natalia Rosario, Planner

- B. Approving a Development Agreement Between the City of Spartanburg and Fenix Air Charter, LLC. (Second Reading)**

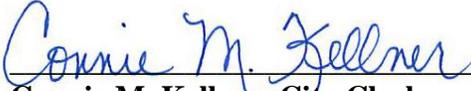
Presenter: Robert P. Coler, City Attorney

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

- XV. City Council Updates - Each Councilmember gave updates on their activities since the previous council meeting.**

XVI. Adjournment – *Councilmember Smith made a motion to adjourn the meeting. Councilmember Rice seconded the motion, which carried unanimously 7 to 0. The meeting adjourned at 7:09 p.m.*

A reception was held honoring the newly sworn in councilmembers after adjournment of the meeting.


Connie M. Kellner, City Clerk