



CITY OF SPARTANBURG

SOUTH CAROLINA

CITY COUNCIL AGENDA

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

- I. Moment of Silence**
- II. Pledge of Allegiance**
- 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**
 - B. The Honorable Robert E. Rain – City Council District 2
Oath of Office Administered by Ms. Dargan McMaster Rain
Assisted by Miss Elizabeth Laffitte Rain
Miss Anne Wharton Rain
Master Robert Edward Rain, Jr.
Comments by Councilmember Rain**
 - 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**
- IV. Election of 2020 Mayor Pro Tempore**
- V. Approval of the Minutes from the November 25, 2019 and December 9, 2019 City Council Meetings**
- VI. Approval of the Agenda of the January 13, 2020 City Council Meeting**
- VII. Public Comment**

*Citizen Appearance forms are available at the door and should be submitted to the City Clerk

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

- VIII. Presentation of Master/Comprehensive Plan Process by Town Planning and Urban Design Collaborative (TPUDC)**
Presenter: Natalia Rosario, Senior Planner
- IX. FY2019 Comprehensive Annual Financial Report and FY19 Annual Audit**
Presenters: Dennis Locke, Finance Director
Larry Finney, External Auditor of Greene Finney, LLP
- 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
- 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
- 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
- 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
- B. Approving the Purchase of Parcel No. 7-12-09-233.00 (218 N. Forest Street) Spartanburg County, SC)**
Presenter: Chris Story, City Manager
- 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

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**

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**

XV. City Council Updates

XVI. 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 29306
Monday, November 25, 2019**

**(These minutes are subject to approval at the
January 13, 2020 City Council meeting.)**

City Council met this date with the following Councilmembers present: Mayor White, Mayor pro tem Alan Jenkins, Jerome Rice, Ruth Littlejohn, and Jamie Fulmer. Councilmembers Erica Brown and Councilmember Sterling Anderson were absent from the meeting. 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. Approval of the Agenda of the November 25, 2019 City Council Meeting – Mayor pro tem Jenkins made a motion to approve the agenda as received. Councilmember Littlejohn seconded the motion, which carried unanimously 5 to 0.

IV. Public Comment

- *Citizen Appearance forms are available at the door and should be submitted to the City Clerk
1. John McIntyre, 154 W. Park Drive, Spartanburg, SC, spoke regarding homeless issues in Spartanburg and possible establishment of a legal homeless encampment in the city limits.

V. Ordinance

A. Authorizing the City of Spartanburg, South Carolina, to Execute and Deliver An Equipment Lease Purchase Agreement in An Amount Not Exceeding \$2,600,000 Between The City and the Lessor Thereof To Defray The Cost of Acquiring Certain Equipment; And Other Matters Relating Thereto (First Reading)

Presenter: Dennis R. 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, 80 Police Portable Radios, 10 Vehicles and 8 various pieces of equipment for Public Services, 1 Vehicle Inspections, 2 Vehicles for Fire, and 1 Vehicle for Property and Procurement Management

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 AND FINANCIAL DATA: The total will not exceed \$2,600,000 inclusive of closing costs. This amount may be reduced pending final review of acquisition specifications."

Councilmember Rice made a motion to approve the ordinance on first reading.

Councilmember Littlejohn seconded the motion, which carried unanimously 5 to 0.

VI. Resolution

A. Authorizing the Sale of the Naming Rights of the Bike Park Located at the Rail Yard Park Along the Mary Black Foundation Rail Trail to "Vic Bailey Subaru Bike Park" and to Authorize the City Manager to Finalize the Details of the Naming Agreement.

Presenter: Mitch Kennedy, Assistant City Manager

Mr. Kennedy presented the item to Council as follows:

"The City of Spartanburg has partnered with Partners for Active Living (PAL) to continue park improvements along the Mary Black Foundation Rail Trail (Rail Trail). The latest improvement is a new "Bike Park" on Old Glendale Road adjacent to the Rail Yard Park. PAL has facilitated an investment of \$334,000 into the Bike Park amenity to date. The park is scheduled to be completed in February, and will be added to the City's park amenities at the Rail Yard Park once completed.

These improvements are consistent with the City's partnership with PAL, and commitment to advance our Parks and Recreation System.

PAL is seeking to secure a naming rights agreement with the City and Sponsor: Vic Bailey Imports, Inc. (Vic Bailey Subaru). Vic Bailey Imports, Inc. has agreed to contribute \$25,000 to PAL toward the Bike Park improvements. PAL seeks to name the Bike Park "Vic Baily Subaru Bike Park"

The attached proposed agreement would establish the terms of this partnership.

Staff fully supports this effort, and recommends to Council for approval the attached resolution and agreement.

ACTION REQUESTED:

Resolution to approve the sale of the naming rights of the Bike Park at the City owned and operated Rail Yard Park, and to authorize the City Manager to finalize the details of the naming agreement.

BUDGET AND FINANCIAL DATA: Vic Bailey Imports, Inc. to contribute \$25,000 to Partners for Active Living.”

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

Mayor pro tem Jenkins seconded the motion, which carried unanimously 5 to 0.

B. To Amend the City Manager’s Employment Contract

Presenter: Robert Coler, City Attorney

Mr. Coler presented the item to Council as follows:

“Council met in Executive Session on October 28, 2019 and November 11, 2019 in regards to the annual performance review of City Manager Chris Story. On November 11, 2019 Council shared the findings of the annual performance review with the City Manager during Executive Session.

ACTION REQUESTED: City Council to approve the resolution to amend the City Manager’s Employment Contract and annual salary increase.

BUDGET AND FINANCIAL DATA: The annual salary for the City Manager will be increased by 4%.”

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

Councilmember Littlejohn seconded the motion, which carried unanimously 5 to 0.

VII. Other Business

A. Annual Update from the Chapman Cultural Center

Presenter: Jennifer Evins, President & CEO, Chapman Cultural Center

Ms. Evins highlighted the activities and accomplishments of the Chapman Cultural Center for 2019.

Council received the report as information.

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

IX. Executive Session – Mayor pro tem Jenkins made a motion to adjourn to Executive Session for the reasons stated. Councilmember Rice seconded the motion, which carried unanimously 5 to 0. Council adjourned to Executive Session at 6:22 p.m.

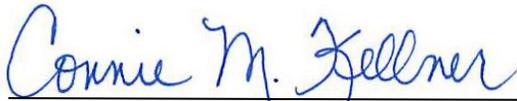
A. Executive Session Pursuant to Section 30-4-70 (2) concerning discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property at the Spartanburg Downtown Memorial Airport.

B. Executive Session Pursuant to Section 30-4-70(5) concerning discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in Downtown Spartanburg.

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

Council reconvened to regular session at 7:13 p.m. Mayor White stated that discussion was held with no decisions made.

X. Adjournment – Mayor pro tem Jenkins made a motion to adjourn the meeting. Councilmember Rice seconded the motion, which carried unanimously 5 to 0. The meeting adjourned at 7:14 p.m.



Connie M. Kellner, City Clerk



**City Council Meeting
City Council Chambers
145 West Broad Street
Spartanburg, SC 29306
Monday, December 9, 2019**

**(These minutes are subject to approval
at the January 13, 2019 City Council meeting.)**

City Council met this date with the following Councilmembers present: Mayor White, Mayor pro tem Alan Jenkins, Councilmembers Erica Brown, Jerome Rice, Ruth Littlejohn, Sterling Anderson and Jamie Fulmer. 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. Approval of the Minutes of the November 11, 2019 City Council Meeting –**
*Mayor pro tem Jenkins made a motion to approve the minutes as presented.
Councilmember Brown seconded the motion, which carried unanimously 7 to 0.*
- IV. Approval of the Agenda of the December 9, 2019 City Council Meeting –**
*Mayor pro tem Jenkins made a motion to approve the agenda as received.
Councilmember Littlejohn 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
 1. Kelly Walker, 300 Union Street, Spartanburg, SC, updated Council on the Upstate Fatherhood Coalition.
- VI. Homeless Task Force Update**
Presenter: Mitch Kennedy, Assistant City Manager
Mr. Kennedy presented the item as follows:
“In 2018, the City of Spartanburg brought together a group of downtown stakeholders to discuss issues and strategies to address street homelessness. United Way of the Piedmont, the City of Spartanburg, the Spartanburg Area Chamber of Commerce, SPIHN, and Catholic Charities of SC were identified as the lead partners, and a Memorandum of Understanding was created in 2019 to outline specific strategies to implement within the next five years. Strategies include dedicated case management and outreach for the street

homeless, transitional housing, and day center for the homeless, a marketing and resource development campaign, and increasing collaboration among homeless service providers.

Staff and representatives of the Homeless Task Force briefed City Council of its efforts back in February, while committing to implement the strategies initially identified. Since, the task force has added the strategy of Homeless Court and operated the piloted Opportunity Center (Homeless Day Center) at Northwest Community Center for the past 4 months.

City Staff and representatives of the Homeless Task Force updated City Council on their current efforts, and discussed next steps.

Council received the report as information.

VII. Public Hearings

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 (First Reading)

Presenter: Rachel Grothe, Planner

Ms. Grothe presented the item to Council as follows:

“The above referenced property is being proposed to be split into two lots in order to construct one (1) single family home upon each lot. While much of the nearby residential area is zoned R-15: Single Family Residential, this is actually an inappropriate zone for this area, as the majority of the lots in the adjoining neighborhoods do not meet the standards for and R-15: SFD zoning category, and more closely match the standards for the R-8 and R-6 residential districts (smaller lot and setback requirements).

The proposal is in keeping with the 2004 Comprehensive Plan, which calls for this parcel and the surrounding parcels to be maintain Low Density Residential, with primarily single family residential use and a density no greater than four units per acre. Thusly, this lot is able to support 2 units (23,310 square foot lot). The present character of the area is single family residential, and the addition of two single family homes in keeping with the character, zoning, and conforming uses of nearby properties. The new lots will fall well within the range of what is currently found in the nearby residential area; one of 12,854 square feet and the other of 10,662 square feet. The majority of the lots on Ponce De Leon Avenue are approximately 70 linear feet in width, with the proposed lots exceeding this at 96.43 linear feet and 80 feet in width, respectively. The property is also suitable for a lot split if the zone change is approved – otherwise, it cannot meet the characteristics of an R-15 zoned property. Further development would require plat approval and building permit review and approval. The marketability of this property would likely increase with the zoning change, allowing a long-vacant lot to become low density housing for families

otherwise unable to become homeowners – a stated need for our community’s affordability and housing goals. Both water and sanitary sewer services are available to this site.

PLANNING COMMISSION RECOMMENDATION: The request was endorsed by the Planning Commission on November 21st, 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 is there was anyone to speak against the proposed rezoning.

The following people came forward to speak against the proposed rezoning:

1. Michael Green, 197 N. Park Drive, Spartanburg, SC
2. John Schergerger, 226 Ponce de Leon Avenue, Spartanburg, SC
3. Patti Bowers, 136 Ponce de Leon Avenue, Spartanburg, SC
4. Joy Harper, 320 Rivermont Drive, Spartanburg, SC
5. Edward Dunn, 203 N. Park Drive, Spartanburg, SC

The following people came forward to speak in favor of the proposed rezoning:

1. Lori McMillan, 124 Montgomery Drive, Spartanburg, SC
2. Leland Close, 685 Otis Boulevard, Spartanburg, SC
3. Philip Stone, Spring Street, Spartanburg, SC
4. Rob Rain, 1038 Glendalyn Circle, Spartanburg, SC

Mayor pro tem Jenkins made a motion to close the public hearing. Councilmember Rice seconded the motion, which carried unanimously 7 to 0.

Mayor pro tem Jenkins made a motion to approve the ordinance as presented on first reading. Councilmember Littlejohn seconded the motion, which carried 6 to 1.

Councilmember Anderson voted against the ordinance.

B. 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 (First Reading)

Presenter: Natalia Rosario, Planner

Ms. Rosario presented the item to Council as follows:

“Under South Carolina State Law relating to annexation, the Planning commission must “sign off” on the zoning of the properties that are proposed to be annexed into the City of Spartanburg if they are not being annexed in as R-15: Single Family. The City has received a 100% annexation petition from Tiger Eye Holdings LLC, developer and owner, in order to develop upon the property a single family housing subdivision of 202 units. The property is requested to be annexed and developed under the R-8: PDD code, which permits the development of the property at an approximate 6.3 units per acre, where the proposed development will have a unit density of 1.63 units per acre. This property is not contemplated by the 2004 Comprehensive Plan, although it is adjacent to the existing Meadowinds and Lakes

of Canaan Subdivisions, also zoned R-8: PDD. The development of this property as a single family subdivision is therefore contextually appropriate with existing development. Surrounding tracts are currently vacant, and the development of this property is likely to spur additional development in this area/along the Southport Road corridor.

According to the SCDOT 2018 Traffic Counts, Old Canaan Road Ext. sees an average of 1,250 trips per day. The given assumption for number of trips produced by a single family household (the largest trip generator of any single use) is around ten trips per day, including mail delivery, trash pickup, and other services, as well as trips produced by the resident of the home. At full build out, this subdivision can be expected to add around 2,000 more trips per day along this corridor. A full traffic study would need to be undertaken in order to understand in which direction these trips will go – while that is not a requirement of the Planned Development District Ordinance, Planning Commission may request one as a condition on the project. Staff is satisfied that the use of the property and those allowed under the R-8: PDD (Single Family Subdivision) are appropriate for this zone. Please note that the lot is currently vacant, and the developer has provided preliminary civil site plans, and intends to meet or exceed City of Spartanburg buffer, open space, and walkability standards.

PLANNING COMMISSION RECOMMENDATION: The request was endorsed by the Planning Commission on November 21st, 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 against the proposed annexation.

1. Hugh Cox, 56 Woodwind Drive, Spartanburg, SC, spoke against the annexation.

Mayor White asked is there was anyone to speak in favor of the annexation.

1. Phillip Day, 7 Hindaran Drive, Greenville, SC, spoke in favor of the annexation.

Councilmember Rice made a motion to close the public hearing. Councilmember Fulmer seconded the motion, which carried unanimously 7 to 0.

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

VIII. Ordinance

A.Approving a Development Agreement Between the City of Spartanburg and Fenix Air Charter, LLC. (First Reading)

Presenter: Robert P. Coler, City Attorney

Mr. Coler presented the item to Council as follows:

“Fenix Air Charter, LLC operates an air charter service out of the Spartanburg Downtown Memorial Airport and is in need of an airplane hangar. Currently, there is a shortage of airplane hangars at the airport that would meet the needs of Fenix Air Charter, LLC. Fenix has proposed to construct an airplane hangar at its own expense and transfer ownership to the City of Spartanburg after twenty years of use. This agreement would continue to further the City’s goals of economic development and

population growth.

ACTION REQUESTED: City Council to approve the Development Agreement between the City of Spartanburg and Fenix Air Charter, LLC.

BUDGET AND FINANCIAL DATA: Fenix Air Charter LLC will incur all expenses to construct the airplane hangar and maintain it for 20 years. City expects to incur nominal costs to install utility connections at a predetermined connection point (Fenix will be responsible for connecting utilities from pre-determined connection points to its new hangar). City will receive rent from Fenix for 20 years. City will take ownership of hangar after 20 years.

Mayor White made a motion to approve the ordinance as presented on first reading.

Councilmember Anderson 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 in An Amount Not Exceeding \$2,600,000 Between The City and the Lessor Thereof To Defray The Cost of Acquiring Certain Equipment; And Other Matters Relating Thereto (Second Reading)

Presenter: Dennis R. Locke, Finance Director

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

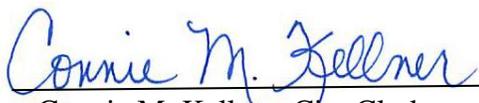
X. City Council Updates – Each Councilmember gave updates on their activities since the previous council meeting.

XI. Executive Session – The Executive Session was postponed until a future meeting.

A. Executive Session Pursuant to Section 30-4-70 (a) (5) of the South Carolina Code to Discuss Matters Relating to an Economic Development Project

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

XII. Adjournment – Mayor pro tem Jenkins made a motion to adjourn the meeting. Councilmember Anderson seconded the motion, which carried unanimously 7 to 0. The meeting adjourned at 7:57 p.m.



Connie M. Kellner, City Clerk



REQUEST FOR COUNCIL ACTION

TO: Chris Story, City Manager

FROM: Natalia Rosario, Senior Planner

SUBJECT: Presentation of Master/Comprehensive Plan Process by Town Planning and Urban Design Collaborative (TPUDC)

DATE: January 13, 2020

At the upcoming City Council 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.



REQUEST FOR CITY COUNCIL ACTION

TO: Chris Story, City Manager

FROM: Dennis R. Locke, Finance Director

SUBJECT: FY 2019 Comprehensive Annual Financial Report

DATE: January 7, 2020

This City's External Auditor, Larry Finney of Greene Finney, LLP will provide a review of the audit for our Financial Statements for Fiscal Year 2019.



REQUEST FOR COUNCIL ACTION

TO: Chris Story, City Manager

FROM: Natalia Rosario, Senior Planner

SUBJECT: PDD Rezoning of 13 properties that are located on Wofford Street, Hines Street, Pilgrim Street and N. Thompson Street re Norris Ridge Relocation Project, Ralph Settle, Colliers Brokerage, Agent & Applicant, as well as AMS Construction, Applicant/Developer, on behalf of City of Spartanburg, Owner.

DATE: January 13, 2020

SUMMARY: 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.

ADDITIONAL INFORMATION: Draft Transcript from Rev.com of this portion of the December 19, 2019 Planning Commission Meeting and Staff Report with attachments are included. In addition, enclosed is a proposed Ordinance in the event that Council approves the rezoning request.

BUDGET AND FINANCE DATA: N/A

AN ORDINANCE

ORDINANCE TO AMEND THE CITY OF SPARTANBURG, SOUTH CAROLINA ZONING ORDINANCE AND COMPREHENSIVE PLAN LAND USE ELEMENT, BY AMENDING SECTION 206, CHANGES TO DISTRICT BOUNDARIES, SPECIFICALLY 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; & 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.

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 changing the zone of Lots 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 as shown on Spartanburg County Block Map Sheet 7-12-09, from Zone I-1 and/or R-6, Light Industrial and/or General Residential to Zone R-6 PDD, General Residential Planned Development District; and

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

WHEREAS, the Planning Commission held a public hearing on December 19, 2019, 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:

- The Lots currently identified as 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 as shown on Spartanburg County Block Map Sheet 7-12-09, shall be now designated as R-6 PDD, General Residential Planned Development District.

(continued)

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 _____, 2020.

Junie L. White, Mayor

ATTEST:

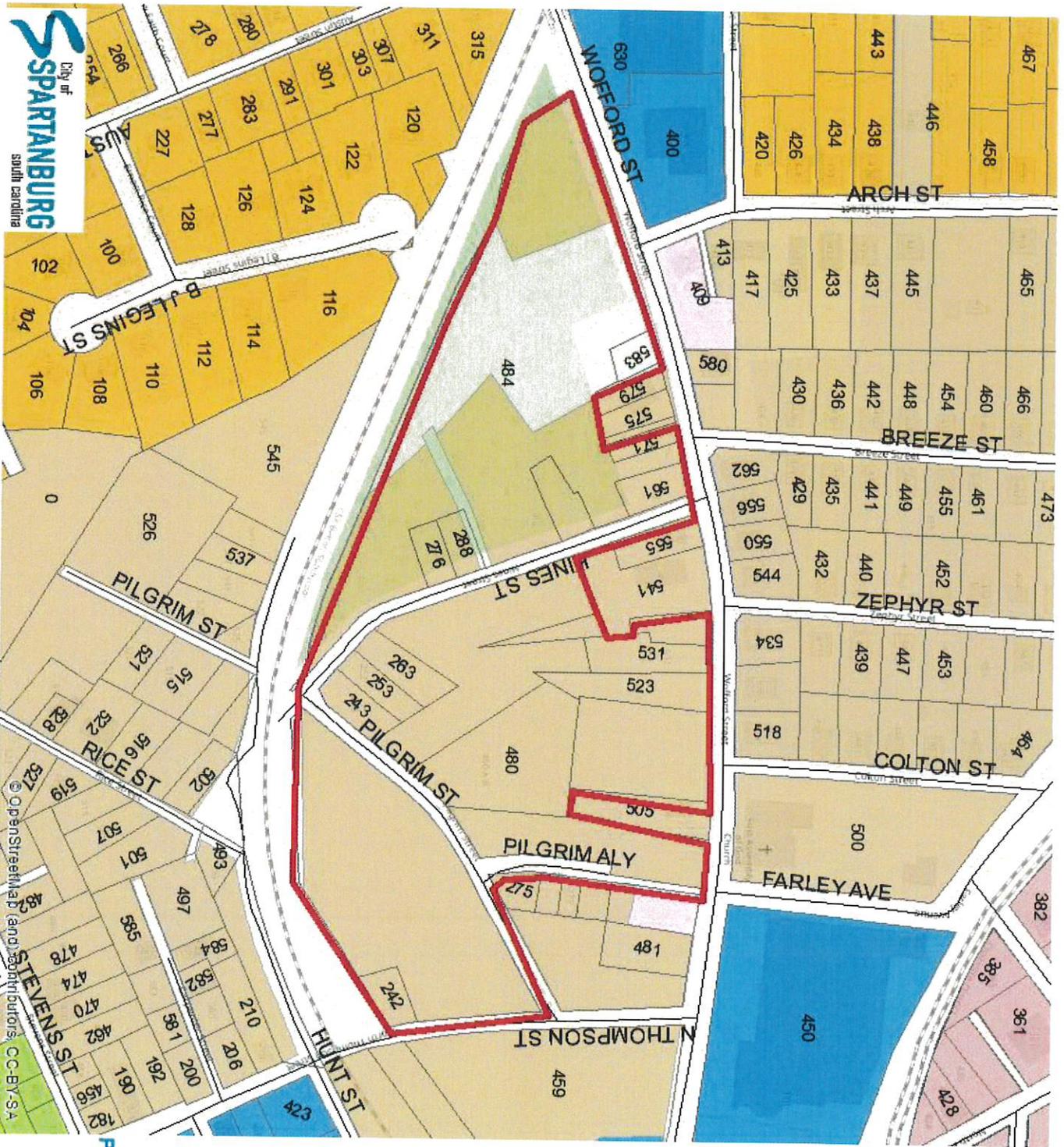
Connie M. Kellner, City Clerk

APPROVED AS TO FORM:

Robert P. Coler, City Attorney

___/___/___ (First Reading)

___/___/___ (Second Reading)



- Legend**
- <all other values>
 - COLL
 - COUN
 - INTE
 - MAJO
 - MINO
 - City Limits
 - Parcel
 - HD
 - LW
 - PDD
 - SFD
 - DT-3: Sub-urban District
 - DT-4: General Urban District
 - DT-5: Urban Center District
 - DT-6: Urban Core District
 - B-1: Neighborhood Shopping District
 - B-3: General Business District
 - B-4: Heavy Commercial District
 - GID: General Institutional District
 - Civic: Civic/Landmark District
 - I-1: Light Industrial District
 - I-2: Heavy Industrial District
 - LC: Limited Commercial District
 - LOD: Limited Office District
 - R-6: General Residential District
 - R-8: General Residential District
 - R-12: General Residential District
 - R-15: Single Family Residential

**City of Spartanburg
Planning Commission Hearing Notice**

for December 19th, 2019
in City Council Chambers
145 W. Broad Street
Spartanburg SC 29304

**Proposed Rezoning to R-6: Planned Development
From R-6 General Residential and I-1 Light Industrial**

0 0.035 0.07 0.14 0.21 0.28 Miles



Phillip Stone: I'm voting again. [crosstalk 00:00:04]

Reed Cunningham: [inaudible 00:00:08] that was a tough time to vote, [crosstalk 00:00:22]

Phillip Stone: Yeah, I was here for that whole [crosstalk 00:00:23].

Phillip Stone: [crosstalk 00:00:23]

Jared Wilson: Good evening everyone. I'm Jared Wilson, chair of this commission, and will preside over these proceedings. This Thursday, December 16th 2019. I'm sorry, thank you. December 19th 2019.

Jared Wilson: Please note that notes of this meeting was posted and provided to the media 24 hours in advance, as required by the Freedom of Information Act. Let the record reflect that six members of the commission are present, zero are absent. Therefore we do have a quorum and can proceed with the business before the body.

Jared Wilson: At this time if we could just go down and each commissioner please just state their name for the voice record, so they can pick it up please.

Howard Kinard: Yes, Howard Kinard, vice chair.

Phillip Stone: Phillip Stone, planning commissioner.

Mike Epps: Mike Epps, planning commissioner.

Bob Pitts: Bob Pitts, planning commissioner.

Reed Cunningham: Reed Cunningham, planning commissioner.

Jared Wilson: Thank you. If we can proceed to the next item on the agenda, which would be the review and approval of this evening's agenda for December 19th 2019.

Phillip Stone: Mr Chairman, I would like to move that we switch the order under new business of one and two, since I suspect most of the people who are in the room are here about the rezoning request. I'd like to move to amend the agenda to reverse the order of the two new business items.

Bob Pitts: Second.

Jared Wilson: All those in favor?

Bob Pitts: Aye. [crosstalk 00:01:49]

Jared Wilson: Any opposed. None.

- Phillip Stone: I move approval to the agenda as amended.
- Mike Epps: Second.
- Jared Wilson: All those in favor.
- Mike Epps: Aye. [crosstalk 00:01:58]
- Jared Wilson: Any opposed? The agenda as amended is approved for this evening's proceedings. We do not have any minutes to review or approve from the previous meeting on November 21st 2019, so no motion is required. There is no old business before us, so we can proceed to the first item on the agenda for new business, which is now the rezoning request.
- Natalia Rosario: Hello. My name is Natalia Rosario, I am a senior planner for the city department [inaudible 00:02:36] located [inaudible 00:02:37] South Carrot Street, I'd like to enter into the record the packet that you received earlier this week, as well as the slides that you'll receive tonight as Exhibit A.
- Natalia Rosario: And so, as you introduced [inaudible 00:02:51]. Just a brief overview. This next one will show the parcel and its existing zoning. So the proposal is to rezone all of the parcels within the red outline. I believe there's up to 13 of them, they're all owned by the city of Spartanburg. They're currently owned R6 and light industrial. Those are very incongruent zones to be right beside each other, but there you have it.
- Natalia Rosario: The proposal is to rezone to R6 PDD. That will allow the development of this property for 190 units of apartments, ranging from one bedroom to five bedroom, all meeting the HUD standards for affordable housing developments.
- Natalia Rosario: Go to the detail. The 190 units is a phase one. At a later date we will come to a phase two. Oh wow [inaudible 00:03:51]. At a later date we'll come before you for a phase two. [inaudible 00:03:55] has a required 3.3 acres of accessible open space for the 190 units of this zoning category. And they are well below their permittable 265 units under the same zoning category.
- Natalia Rosario: Some important aspects of the site which I imagine the applicant will go over here shortly, it does meet all HUD livability requirements. A portion of the dam will run along the southern edge of the property. The dam, I guess for the sake of the record, is the Spartanburg trail system, and its grant. So that will provide the future residents of this area with first-class amenity as well as pedestrian connectivity to other parts of the city, which is lacking at the current Norris Ridge.
- Natalia Rosario: So at this point, this is a preliminary approval from the planning commission [inaudible 00:04:47] to city council on January 13th, [inaudible 00:04:52]. January 13th and January 27th are first and second reading.

Natalia Rosario: We've been working very closely, obviously we own the property right now, very closely with the civil engineers and the developers to get as close as we can to meeting our [inaudible 00:05:10] guiding principles. So eyes on the street, pedestrian connectivity, on-street parking. So we feel that we've gotten ... For the amount of parking on the site, we've got what we asked for.

Natalia Rosario: So we feel that this is a good candidate for R6 PDD, and of course [inaudible 00:05:31] project. We recommend a favorable recommendation to city council. I am happy to answer anyway questions that you might have of me. [inaudible 00:05:38] are here on behalf of the development team if you have any questions for them.

Jared Wilson: Thank you, Natalia.

Mike Epps: Just one question, Natalia. On the application summary it says staff, in the third paragraph. Do you have that for me?

Natalia Rosario: I do.

Mike Epps: Does that satisfy the use of property in those allowed under R8. Would that be R6?

Natalia Rosario: It is R6. I apologize. I'll just go ahead for the record, that is a holdover from last month's R8. I used the same memo, forgot to take out the R8. It is R6.

Mike Epps: Okay, I'm clear about that.

Jared Wilson: Are there any other questions for staff at this time from the commission before we have the applicant step forward?

Jared Wilson: Okay, thank you. Whoever from the applicant would like to step forward. Just state your name and address for the record please

Ralph Settle: Ralph Settle, 1105 Partridge Road, Spartanburg South Carolina 29302.

Jared Wilson: Thank you, sir. If you could just walk us through from a preliminary high level, and add any color or additional detail that you want to speak to specifically to [inaudible 00:06:50].

Mike Epps: Does Mr Settle need to be sworn?

Jared Wilson: Mr Settle, if you'll please just swear that everything you are going to present and/or speak to is the truth to the best of your knowledge?

Ralph Settle: I swear.

- Jared Wilson: Thank you.
- Ralph Settle: So the development team and I are, actually it's kind of a multi-faceted approach. We're purchasing Norris Ridge, which is inside the Beacon, up inside the Beacon. It's got 190 units at Norris Ridge, and we are going to be relocating the 190 units to this lot.
- Ralph Settle: So we have the census breakdown of the families that are in the existing Norris Ridge, and that is representative of the mix of ones, twos, threes, fours and five bedrooms in this particular location.
- Ralph Settle: So our idea is to close on Norris ridge, and then shortly thereafter begin development of this project, where we will then be able to move the existing Norris Ridge residents who are in these [inaudible 00:07:57] to this location.
- Ralph Settle: And then hopefully with that timeframe, behind the community master plan will have kind of come together. Because it's community driven, we'll understand what the old Norris Ridge sit needs to be. But that's not necessarily regarding this site.
- Ralph Settle: So as you see, we've got a handful of buildings that represents the 190 units. To Natalia's point, all units meet the 2020 [inaudible 00:08:25] HUD guidelines relative to square footages, all the way down to linear square foot of counter space that HUD requires in each unit. The site will be ADA compliant, 2% across the whole polled site.
- Ralph Settle: The parking may seem a little heavy, looks a little heavy. I think it's a little heavy, but HUD does not think it's a little heavy. It is required by HUD to have that amount of parking on there.
- Ralph Settle: So as it relates to trying to keep to the urban form, we're doing parallel parking on the lower spine road, and diagonal parking, what I call the horseshoe [inaudible 00:08:59]. Trying to minimize as many parking lots as we could. Unfortunately we had to have some, but we've tried to not make them be the focal point, aside from which anchor both sides of the community [inaudible 00:09:13] plan.
- Ralph Settle: I think we've touched on, we coordinated with Howell to have a 10-foot strip of the Dam run through the site, so that it can connect. They didn't really have a great way to get across Walford, that's a good way to get folks on the Dam from one side to the other, and will connect all the way down Walker street.
- Ralph Settle: We've got green spaces, tot lots. There will be some playgrounds, the standard stuff you would see in a development. These are townhome styles, [inaudible 00:09:53]. There is a conceptual rendering of our townhome. So we tried to keep it as close to style and look of the model block over on the north side, tried

to keep that craftsman style look and feel. But overall, we're pretty pleased with where we are right now.

Ralph Settle: Happy to answer any questions you may have.

Jared Wilson: Thank you. At this time I'd like to note, [inaudible 00:10:31] questions for the applicant. Do we know the current number of units that we're looking to replace or offset at Norris Ridge currently?

Ralph Settle: 190.

Jared Wilson: Okay.

Ralph Settle: It's 190, that's right.

Jared Wilson: That's easy math.

Ralph Settle: It's a one-for-one, that's right. What we did do a little differently, and HUD did allow us to do this, is it's not the exact same unit mix as the existing Norris Ridge. We used the census data within the residents in Norris Ridge. So there may be a family that needs a three bedroom that's actually living in a two bedroom in Norris Ridge. So we took that into consideration and we were able to add a three bedroom, versus trying to cram more people into a two bedroom. If that makes sense.

Phillip Stone: Mr Chairman?

Jared Wilson: Yes sir?

Phillip Stone: What's the timeline for this project?

Ralph Settle: So getting thumbs up by, depending on how things roll, we're looking to start breaking the ground in April or May 2020. Which we think will deliver this product online June of 2021.

Ralph Settle: We are going with a modular build, so that it's a little bit more of a controlled environment, and we think it's a better quality. Doesn't save us any money, but we like the way that it works out. And we've been in conversations with the builder and architect to make sure that we can get all the 2020 [inaudible 00:12:02] from HUD.

Phillip Stone: And this is being opened up to the current Norris Ridge first?

Ralph Settle: Yeah.

Phillip Stone: They get first right? And then?

- Ralph Settle: So when we take ownership of the existing Norris Ridge location, there will be any existing tenants at Norris Ridge that are in these compliants and have the desire to relocate, we will relocate them.
- Howard Kinard: Ralph, just a quick question. Can you go back to the overview? Those parcels are kind of jutting in from the road, what's going on there?
- Ralph Settle: So those are owned properties, and one of those is a church. We're not in the business of wanting to uproot a church. So we're [inaudible 00:12:51] to getting a thing for them. We have been in conversation with them about the little triangle portion of their property that you can't see on this very well.
- Ralph Settle: But had a conversation with Reverend Cheek at that church, and he's no longer there. So now Councilman Rice and I are having a conversation with the new leadership of the church. But it's roughly 0.103 acres, and it's just a very odd configuration into the lot that would help form them off.
- Ralph Settle: Rental houses, I think maybe even one of them is under-occupied. So they're pretty [inaudible 00:13:31], great houses, and happy to have them in there.
- Howard Kinard: And then that vacant parcel to the right where there's no buildings or parking lots on there?
- Ralph Settle: To the far right?
- Howard Kinard: Yeah.
- Ralph Settle: Yeah.
- Howard Kinard: Just going to be green space?
- Ralph Settle: Yeah. It's going to be green space for where it is. We don't have any plans for this in phase one. Maybe look at phase two at a later date.
- Howard Kinard: Okay. That was one question I had since it was just mentioned.
- Reed Cunningham: Where's the 265 coming in? Or is it just saying that it ...
- Natalia Rosario: I can speak to that. That is, if you calculate the required acreage, or units for this.
- Howard Kinard: The density would allow for 265, and we're doing 190 phase one. Is there a potential for a phase two?
- Ralph Settle: Yeah, there would be. I'm not necessarily sure which direction it'll go yet.

Howard Kinard: And that's too early to talk on, I understand.

Ralph Settle: Our sole purpose has been on the relocation.

Howard Kinard: Sure. And the first U on the left, it's two parcels, it's like it divides that house in the middle. I think the city owns one, and how is that going to play out?

Ralph Settle: We're not trying to get with that. We don't need that one.

Howard Kinard: Got you.

Ralph Settle: So that's not part of what we're trying to accomplish.

Reed Cunningham: If you could clarify for me where the current residents are, and will the construction be adjacent to their living sites now?

Ralph Settle: Yeah. This is a ... Someone lives in this dwelling, someone lives in this dwelling, and someone lives in this dwelling.

Reed Cunningham: I'm sorry, I'm talking about the 190 people that you're going to relocate. Their property is-

Ralph Settle: Oh, so if you're looking at the Beacon, it's up but to the right of the Beacon.

Reed Cunningham: Okay. And this property is contiguous to it, near it?

Ralph Settle: It's less than half a mile away.

Reed Cunningham: Okay.

Ralph Settle: So there's the existing-

Reed Cunningham: Yeah, I Googled it, I wasn't quite where the -

Ralph Settle: The existing Norris Ridge, and this is ...

Reed Cunningham: Oh okay.

Mike Epps: They're kind of the cinder block buildings up on the right.

Reed Cunningham: Yeah. I didn't know how close to the construction it would be. Thank you.

Jared Wilson: Are there any other questions for the applicant from the board?

Phillip Stone: One other question. So there's two entrances, one on Walford.

Ralph Settle: That's right.

Phillip Stone: And then another one on that-

Ralph Settle: This is Thompson.

Phillip Stone: Okay, so those are the two entrances.

Ralph Settle: So you'll come in here, and then ... Yeah, so you got entrance here and entrance here. And you can get to, there's a road across here, so you can get to it from the St John Street side of it here. And you can get to it from the Walker Street side.

Phillip Stone: Okay. So this will just be stop sign intersection?

Ralph Settle: That's right.

Phillip Stone: Okay. Or not intersection, but no lights or anything? Okay.

Mike Epps: Has the city looked at the traffic flow or anything like that? My only other question, the old iron bridge that's there, now that's going to have more traffic going across it, what are the thoughts on that?

Chris Storin: [inaudible 00:16:52]

Natalia Rosario: Yes please.

Chris Storin: Chris Storin, city manager. The traffic light at the ... Well, the intersection of Walford and West St John is going to be signalized as part of some other activity. And right now that's a stop sign. So that intersection is going to be reconfigured to be able to move folks onto St John more easily. That intersection there.

Chris Storin: Which is, what is that? Maybe a third of a mile east of the site. So we don't envision any limitations associated with the old metal bridge coming into play, because there will be a convenient alternative for that.

Phillip Stone: Question about the scope of the rezoning. We're rezoning not just this immediate project, we're also being asked to rezone for what, looks like some of the area that's circled in red, looks like we're sort of anticipating the next portion as well, am I correct?

Ralph Settle: The entire football looking shape.

Natalia Rosario: I can speak to the ordinance portions of this. A P&E has to be associated with the site plan, which is why we are not bringing the rest of the properties that

could be phase two and potentially phase three right now. But yes, as of right now the ones that we have listed, I'd say it was 13 different parts of this. There's the outline.

Phillip Stone: Okay.

Natalia Rosario: Maybe this was outlined in the [inaudible 00:18:27].

Phillip Stone: Some of these things are upside-down in the packet, that's why I keep turning it. I don't know.

Reed Cunningham: What is the address of the project?

Ralph Settle: Well there's about 17 different parcels.

Reed Cunningham: Give me something on Walford.

Natalia Rosario: Could be 523 Walford, 531 Walford, 561, 571.

Reed Cunningham: Okay.

Phillip Stone: Okay.

Jared Wilson: At this time are there any additional questions from the commission for that? Okay, thank you.

Jared Wilson: At this time, we will proceed and open these proceedings up to public question and/or comment. So if there is anyone in the audience that wishes to speak, pose a question or provide any commentary, now is your opportunity to do so. If you'll just please approach the podium, state your name and address for the record.

Brian Murphy: We need to come forward or what?

Jared Wilson: Yes sir. Sorry, speak up. If you can just approach the podium and state your name and address for the record.

Brian Murphy: Okay, I'm Brian Murphy, I live at 515 Belmont St Spartanburg South Carolina 29303.

Jared Wilson: Thanks, sir.

Brian Murphy: And I own the lot that's kind of adjacent to that, which will be within 400 feet. But my question is, you mentioned that the city of Spartanburg pretty much owned the outlined in red. Do they have access to all that property right now?

Natalia Rosario: In terms of actual ingress and egress?

Brian Murphy: What? If we're looking at this particular, what you got there in the red, everything within the red circle, that red drawing there, does the city of Spartanburg own all that?

Ralph Settle: Yes sir.

Brian Murphy: As you mentioned that earlier. But do you have any residents that live in that particular?

Natalia Rosario: No sir.

Brian Murphy: So all that's vacant land?

Natalia Rosario: Yeah, it's been [inaudible 00:21:00] for at least-

Phillip Stone: 10 years.

Brian Murphy: Okay. And you also mentioned a phase one. This is phase one. What would more likely be a phase two? Would you go further on the other sides where pretty much Rice Street?

Natalia Rosario: Heading out in an easterly direction. And I think what we've talked about so far has been some form of market rate development just to balance out rental, ownership, mixed income, community. If that makes any sense.

Brian Murphy: So that will be more commercial?

Natalia Rosario: No sir, it would be residential.

Brian Murphy: Residential?

Natalia Rosario: Yes.

Brian Murphy: And that would be going more out towards the Thompson Street area? [crosstalk 00:21:41]

Phillip Stone: Thompson Street is to the east.

Natalia Rosario: Past Thompson Street. So the city also owns [inaudible 00:21:54].

Brian Murphy: Right.

Natalia Rosario: [inaudible 00:21:54]

Brian Murphy: So anything down below there, the Rice Street area or Steven Street, are you planning on doing any development in the near future to the street, before it's turned right now?

Jared Wilson: That hasn't been [inaudible 00:21:55].

Brian Murphy: Okay.

Jared Wilson: No sir.

Brian Murphy: So how would that affect the taxes on the people that's right now on the Rice Street area, Stevenson Street, once that to be developed in 2021 I think you all mentioned breaking ground? But that should be the finishing time? So make that twice [inaudible 00:22:02]. Will property taxes go up?

Chris Storin: Should not directly affect property taxes. For the properties across the railroad tracks it may make that area more desirable for redevelopment. But the tax value, the value for tax purposes would only change when the property changed hands.

Brian Murphy: The market value?

Chris Storin: That's correct.

Brian Murphy: Taxes would go up.

Chris Storin: Yes sir.

Brian Murphy: Okay, I guess that's a few of my questions, and I really appreciate your time.

Phillip Stone: Thank you.

Jared Wilson: Is there anyone else? Okay.

Jared Wilson: Sir, do you have some questions? Feel free to speak up. Come on up.

Jared Wilson: And just one particular point of order I forgot to mention. Yourself and if anyone else would like to step forward, please just address your questions to the board. And then we'll allow for responses to be had, for the record, so it's less conversational. Does that make sense? Thank you. Sorry, I should have mentioned that earlier.

Kenneth Barnes: The gentleman pretty much asked what I wanted to hear.

Jared Wilson: And if you could just state your name and address for the record please.

Kenneth Barnes: Kenneth Barnes, we own a property on St John, and along Thompson Street. My question, you going through the phases now. This is considered as the first phase, right first phase?

Jared Wilson: Yes.

Kenneth Barnes: And that's particularly what residents are dealing with?

Jared Wilson: Yes, it is for the 190 units.

Kenneth Barnes: The young lady had mentioned something about the fire department?

Natalia Rosario: Yes. So the city has purchased the old Integral Solutions building. We will be transitioning that into our main fire station. And that's literally this property.

Kenneth Barnes: So what phase will that be?

Phillip Stone: Mr Chairman, I think Mr Storin might [inaudible 00:24:59], but city council has already approved that, so that's not a part of this development. He's nodding.

Chris Storin: And just for everybody, I think the inclusion in the language a discussion of a phase one is creating a little bit of confusion. There are no plans currently being anticipated for a phase two. All we have before us tonight it's what's shown for the 190 units. There are no plans or thoughts for a phase two at this time.

Natalia Rosario: [inaudible 00:25:27]

Chris Storin: Correct.

Natalia Rosario: And the other [inaudible 00:25:30]. If we moved, or when there is a phase two, we'll do the same process as we're doing now.

Kenneth Barnes: All right. And I think that pretty much answers what I wanted to know.

Jared Wilson: Thank you, sir. Is there anyone else that would like the opportunity to speak? Okay.

Jared Wilson: At this time we will close the public portion of this evening's proceedings.

Phillip Stone: Mr Chairman, I do kind of have a question, since I see a number of city senior staff. Has there been any outreach in the neighborhood around this project, besides the official notice that planning staff sends out, have we done some community outreach to this neighborhood to talk about what's coming?

Kennedy: So as it pertains to this project, no. In this area here there are very few occupied ... I'm sorry. [inaudible 00:26:43] Kennedy, the city manager.

Jared Wilson: Thanks sir.

Kennedy: In the area, and they reference south of the railroad, we have had engagement through the years with the residents that live there. Prior to this project, there were two public development projects where it required community engagement in advance of a public meeting. HUD projects that were supported by the residents that were south.

Kennedy: There are probably less than five occupied households that reside in that area. There was some preliminary discussions with them, but nothing formal. But we've had several outreach efforts over the years, this project was presented previously as Midtown Heights by the housing authority and the city.

Jared Wilson: Thank you. At this time are there any questions from division four staff or the applicant specifically before we proceed to board deliberation?

Jared Wilson: Okay. At this time we will proceed with the board deliberation.

Phillip Stone: You know, it's always kind of funny when the city comes to the city to petition for a change. I thought about that when I was coming over here today. I thought, well the city owns this, but the city still has to ask a city commission to change the ordinance.

Phillip Stone: So just from a public comment about it, the city can't just do whatever the city wants. The city has to follow its own processes. So I kind of wanted to point that out as a positive of this process.

Phillip Stone: You all probably automatically know what I'm going to say. We talked about it in a previous meeting, and I put the city manager on the record even then. We all know that affordable housing is a city priority right now. This brings 190-odd units of good, affordable housing. It looks like the quality will be good.

Jared Wilson: Much better than-

Phillip Stone: Much better than what it's replacing nearby. And as a former member of the Partners For Active Living, I'm especially happy to see incorporation of the community's trails network into this property. I always like to see those types of amenities in all types of neighborhoods, market and affordable. And so I applaud that inclusion and support that.

Phillip Stone: To use the planning language, I think it's a better and higher use of the land. And when I'm looking at the satellite map and it's largely empty. It's close to downtown. Good focus on the western gateway to the city, so we've got some good quality housing at that western end, west of downtown. So I think this looks like a good project.

Phillip Stone: I had those same questions I think that one of you had about the insets, the non-inclusions along Walford street. But I definitely understand not wanting to uproot a church, and then if there's something else that we just couldn't get and they're not being adversely impacted by this, then I think that's okay as well.

Phillip Stone: And I think an R6 PDD seems like an appropriate zoning. I'm done.

Reed Cunningham: Mr Chairman, could someone tell me the approximate age of the [inaudible 00:30:31]?

Ralph Settle: I think about 1950.

Reed Cunningham: And they were owned by the city currently?

Ralph Settle: They're owned by a private owner out of North Carolina.

Howard Kinard: The current Norris Ridge is?

Ralph Settle: The current Norris Ridge.

Phillip Stone: I can't recall the entity, but I met them at one of the planning sessions for the redevelopment of the Norris Ridge area. Which obviously, in order to proceed forward, has to be a location to relocate the residents now.

Bob Pitts: Yeah, I was just going to say, this is going to replace every tenant that's over there, that's good. Definitely upgrade their living situation, it looks like. I was going to make the point that once they vacate, we've got to do something with Norris Ridge, but now it's private, it's at the mercy of them.

Phillip Stone: Well they're going to own that, right?

Ralph Settle: That's correct.

Bob Pitts: Okay. So open up that for additional development possibility as well.

Ralph Settle: Exactly, [inaudible 00:31:39].

Phillip Stone: Following the master plan.

Reed Cunningham: So that's been acquired, and then fishing for this to be zoned so that you can ...

Ralph Settle: It has a [inaudible 00:31:49] yeah, but [inaudible 00:31:50] parallel paths.

Reed Cunningham: That's the plan.

Ralph Settle: Yes sir.

- Reed Cunningham: And this development comes with the city property.
- Ralph Settle: Correct.
- Natalia Rosario: No, I'm good.
- Jared Wilson: I move that the rezoning request be recommended favorably to city council as submitted.
- Reed Cunningham: Second.
- Jared Wilson: All right. All those in favor.
- Reed Cunningham: Aye. [crosstalk 00:32:19]
- Jared Wilson: Any opposed? None. Let the record reflect that the requested rezoning is recommended favorably as submitted for tax map parcels 7-12-09-111, 113, 114, 119, 120, 131, 141, 142, 143, 143.01, 143.02, and 169, located on Walford Street, Hind Street, Pilgrim Street and North Thompson Street.
- Chris Storin: Mr Chairman.
- Jared Wilson: Yes sir.
- Chris Storin: I just might, if any folks here have questions about specific properties that brought you here, Mr Kennedy, Mr Livingston and myself would be glad to go down the hall and talk about that. We've got a map over there too. So now that this item is concluded, if anybody has any questions for us, we'll be able to do that. [inaudible 00:33:25]
- Jared Wilson: And for everybody's information, if you wish to attend, staff will schedule this matter for another public hearing and first reading, city council meeting on January 13th 2020. Thank you.
- Jared Wilson: We can proceed to the next item on the agenda, which is the text amendment change for [inaudible 00:33:50] amendments, section 507.
- Natalia Rosario: [inaudible 00:33:54] Get myself together. [crosstalk 00:34:03]
- Phillip Stone: You got them all though, you did a great job. [crosstalk 00:34:13] You did skip one. I didn't notice that, but we're going to have to go through the whole thing again.
- Jared Wilson: [inaudible 00:34:18] [crosstalk 00:34:18]
- Jared Wilson: Okay.

This transcript was exported on Jan 03, 2020 - view latest version [here](#).

Natalia



REQUEST FOR CITY COUNCIL ACTION

TO: Chris Story, City Manager
FROM: Martin Livingston, Neighborhood Services Director
SUBJECT: Transfer of Property – Northside Neighborhood
DATE: January 13, 2020

BACKGROUND:

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.

**AN ORDINANCE AUTHORIZING THE CITY MANAGER
TO EXECUTE AN AGREEMENT FOR THE TRANSFER OF SEVERAL
PROPERTIES LOCATED IN THE NORTHSIDE NEIGHBORHOOD**

WHEREAS, the city of Spartanburg (herein after the “City”) has, in certain instances, partnered with non-profit developers to build housing in the City; and

WHEREAS, the City has acquired, through donation or purchase, five parcels of property, to wit: 281 Manning Street, Tax Map Number 7-12-05-256.00, 302 College Street, Tax Map Number 7-12-05-261.00, 497 Brawley Street, Tax Map Number 7-12-05-264.00, 305 Manning Street, Tax Map Number 7-12-05-253.00 and 294 College Street, Tax Map Number 7-12-05-260.00 (herein after collectively the “Properties”); and

WHEREAS, 302 College Street, Tax Map Number 7-12-05-260.00, 497 Brawley Street, Tax Map Number 7-12-05-264.00 and 305 Manning Street, Tax Map Number 7-12-05-253 were acquired by City using the South Carolina State Housing Finance and Development Authority (herein after “SC Housing”) – Neighborhood Stabilization Program Funds (herein after “NSP Funds”); and

WHEREAS, Spartanburg City Council deems it advisable and beneficial for the public good to convey the Properties to the Northside Development Group (herein after “NDG”) for the development of townhomes and/or single family homes, said homes to be developed according to SC Housing requirements for NSP properties; and

WHEREAS, NDG has engaged a development team to improve the housing in the area in the immediate vicinity of the Properties.

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 City Manager is hereby authorized to (1) enter into a development agreement in substantially the same form as that development agreement attached hereto and marked as Exhibit 1, with minor edits as he, in consultation with the City Attorney deem necessary, and (2) execute an option and any other documents necessary for the transfer of the Properties to NDG.

Section 2. That no current appraisal is required pursuant to Chapter 2, Article VII, Section 2-262 of the Code of Ordinances of the City of Spartanburg.

Section 3. The City of Spartanburg will enter into a development agreement with the Northside Development Corporation for the transfer and development of the property.

Section 4. The Northside Development Corporation will complete its due diligence to determine the feasibility and development concept within one (1) year of approval of the development agreement.

Section 5. The City Manager is authorized to sign necessary documents to execute this transaction.

Section 6. This Ordinance shall become effective upon the date of enactment.

DONE AND RATIFIED this ____ day of January, 2020.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

Robert P. Coler, City Attorney

___ / ___ / ___ 1st Reading

___ / ___ / ___ 2nd Reading

STATE OF SOUTH CAROLINA)	DEVELOPMENT AGREEMENT
)	BETWEEN THE CITY OF
)	SPARTANBURG AND
COUNTY OF SPARTANBURG)	THE NORTHSIDE DEVELOPMENT
)	CORPORATION

THIS DEVELOPMENT AGREEMENT (hereinafter referred to as the “Agreement”) for the project known as **COLLEGE AT CREEKSIDE** located in the Northside Neighborhood, Spartanburg, South Carolina, 29303 (hereinafter referred to as the “Subject Properties”) being more particularly described in **Exhibit A**, attached hereto and by this reference made part hereof; is entered into and made as of the ____ day of _____, 2020, by and between the **CITY OF SPARTANBURG**, a South Carolina municipality, with an address of 145 West Broad Street, Spartanburg, South Carolina 29306 (hereinafter referred to as the “City”), and **NORTHSIDE DEVELOPMENT CORPORATION**, a South Carolina not for profit (hereinafter referred to as the “Developer”).

W I T N E S S E T H

WHEREAS, the City has encouraged housing and economic redevelopment of the Northside Neighborhood; and

WHEREAS, the City has from time-to-time entered into public-private partnerships which have resulted in substantial private investment; and

WHEREAS, the housing and economic development projects resulting from these partnerships have improved the economic vitality, increased the tax base, increased employment opportunities, and improved the physical appearances of the City of Spartanburg; and

WHEREAS, the City remains committed to the continued growth of its neighborhoods and continues to seek opportunities to achieve positive results for the Spartanburg Community; and

WHEREAS, the City now has the opportunity to secure significant additional private investment and economic benefit by entering into this agreement with the Developer; and

WHEREAS, the City has determined that the provision of certain economic development incentives and establishing certain terms and conditions are necessary to secure the investment commitment from Developer for the redevelopment of the Subject Properties; and

WHEREAS, the Developer intends to redevelop the Subject Properties into 35 single-family and attached townhomes for sale; and

WHEREAS, the Developer desires to facilitate the orderly redevelopment of the Subject Property in compliance with the laws and regulations of the City and of other governmental authorities, and the Developer desires to ensure that its redevelopment is compatible with other properties in the area and planned traffic patterns; and

WHEREAS, the proposed design for redevelopment of the Subject Property will require approval by the City of Spartanburg's Design Review Board. This Agreement does not replace, supersede, or grant variances to those regulations; and

WHEREAS, it is the purpose of this Agreement to clearly set forth the understanding and agreement of the parties concerning the matters contained herein; and

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. **Recitals and Definitions.** The recitals herein contained are true and correct and are incorporated herein by reference. All capitalized terms not otherwise defined herein shall be as defined or described in the City's Land Development Code as it may be amended from time to time, unless otherwise indicated.
2. **Title Opinion/Certification.** The Developer will provide to the City, upon request, a title search from a licensed attorney in the state of South Carolina verifying marketable title to the Subject Properties to be in the name of the Developer and any and all liens, mortgages, and other encumbrances that are either satisfied or not satisfied or released of record.
3. **Duration.** The duration of this Agreement is binding and runs with the land in perpetuity, unless amended.
4. **Redevelopment of the Subject Property.** The Developer will redevelop the Subject Properties into approximately thirty-five (35) single-family town homes for sale. This Agreement is contingent on Developer commencing the redevelopment of the Subject Property within three hundred and sixty-five days (365) days from the execution of this Agreement. Once Developer has commenced the redevelopment of the Subject Property the City agrees to provide the following at the City's sole expense:
 - a. The City agrees to contribute five (5) properties listed in Exhibit A for the purpose of redevelopment of the site.
 - b. The City agrees to complete the NEPA required Part 58 environmental assessment consist with the South Carolina State Housing and Finance Development Authority (SC Housing) – Neighborhood Stabilization Program (NSP).
 - c. The development of the South Carolina State Housing and Finance Development Authority (SC Housing) – Neighborhood Stabilization Program (NSP) lots are subject to SC Housing approval.
5. **Development Permits/Fees.** The Developer is responsible for obtaining, permitting, and the payment of all fees for permitting the facilities and services for or to the Subject Property.
6. **Governing Law.** This Agreement is governed by and shall be construed in accordance with the laws of the State of South Carolina.

7. **Resolution of Disputes.** Notwithstanding any provisions of this Agreement to the contrary, if a dispute or deadlock between City and Developer arises out of or relating to this Agreement or its breach, the City and the Developer shall endeavor to settle the dispute first through direct discussions. If the dispute cannot be settled through direct discussions, the parties shall endeavor to settle the dispute through mediation pursuant to the applicable Mediation Rules of the American Arbitration Association before having recourse to arbitration. The parties agree to conclude such mediation within 45 days of the filing of a request for mediation. Any dispute not resolved by mediation shall be decided by arbitration in accordance with the applicable Arbitration Rules of the American Arbitration Association. Judgment on the arbitration award rendered by the arbitrator(s) may be entered in any Court having jurisdiction thereof. Any such mediation or arbitration shall be conducted in the upstate of South Carolina. The prevailing party in any dispute arising out of or relating to this Agreement or breach that is resolved by arbitration or litigation shall be entitled to recover from the other party reasonable attorneys' fees, costs and expenses incurred by the prevailing party in connection with such arbitration or litigation. Any party may, without inconsistency with this Agreement, seek from a court any interim or provisional relief that may be necessary to protect the rights or property of that party pending resolution of the merits of such claim through direct discussions, mediation or arbitration.

8. **Notices.** Where notice is herein required to be given, it shall be by certified mail return receipt requested, hand delivery or nationally recognized courier, such as Federal Express or UPS. E-mail delivery of documents shall not replace or be in lieu of the aforementioned process. Said notice shall be sent to the following, as applicable:

DEVELOPER:

Northside Development Corporation
Attention: Bill Barnet, III
PO Box 3362
Spartanburg, SC 29304
(864) 598-0097

CITY OF SPARTANBURG:

City Manager
Attention: Chris Story
City of Spartanburg,
PO Box 1749
Spartanburg, SC 29304

With copy to:
City Attorney
Attention: Robert Coler
City of Spartanburg,
PO Box 1749
Spartanburg, SC 29304

Should any party identified above change, it shall be said party's obligation to notify the remaining

parties of the change in a fashion as is required for notices herein. It shall be the Developer's obligation to identify its lender(s) to all parties in a fashion as is required for notices herein.

9. **Compliance with the Law.** The failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve the Developer from the necessity of complying with the law governing said permitting requirements, conditions, terms, or restrictions.

10. **Captions.** The captions used herein are for convenience only and shall not be relied upon in construing this Agreement.

11. **Binding Effect.** This Agreement shall run with the land, shall be binding upon and inure to the benefit of the Developer and its successors and assigns in interest, and the City and its successors and assigns in interest. This Agreement shall become effective upon its execution and recordation with the Spartanburg County Register of Deeds. This Agreement does not, and is not intended to, prevent or impede the City from exercising its legislative authority as the same may affect the Subject Property.

12. **Subsequently Enacted State or Federal Law.** If either state or federal law is enacted after the effective date of this Agreement that is applicable to and precludes the parties' compliance with the terms of this Agreement, this Agreement and correlating zoning amendment shall be modified or revoked, as is necessary, to comply with the relevant state or federal law.

13. **Severability.** If any part of this Development Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not affect the other parts of this Agreement, if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be affected. To that end, this Agreement is declared severable.

14. **Covenant Running with the Land.** This Agreement shall run with the Subject Property and inure to and be for the benefit of the parties hereto and their respective successors and assigns and any person, firm, corporation, or entity who may become the successor in interest to the Subject Property or any portion thereof.

15. **Recordation of Agreement.** The parties hereto agree that the City, at the City's expense, shall record an executed original of this Agreement with the Spartanburg County Register of Deeds.

16. **Time of the Essence.** Time is hereby declared of the essence to the lawful performance of the duties and obligations contained in this Agreement. The Developer shall execute this Agreement within ten (10) business days of City Council approval.

17. **Agreement; Amendment, Termination.** This Agreement supersedes all prior discussions and agreements between the parties with respect to the Subject Property. This Agreement contains the sole and entire understanding between the parties, and all other promises, inducements, offers, solicitations, agreements, representations and warranties heretofore made between the parties, if any, are merged into this Agreement. Nothing in this Agreement exempts Developer from compliance with all local, state, and other authorized jurisdiction permitting processes, building codes, or other development standard of the City. This Agreement may not be amended, modified

or changed, except by an instrument in writing and signed by all the parties. This Agreement may only be terminated with the consent of all parties hereto.

18. **Effective Date.** The Effective Date of this Agreement shall be the day this Agreement is recorded in the Spartanburg County Register of Deeds.

19. **No Continuing Waiver.** The waiver of any party of any breach of this Agreement shall not operate or be construed to be a waiver of any subsequent breach.

IN WITNESS WHEREOF, the Developer and the City have executed this Agreement.

WITNESSES

DEVELOPER: NORTHSIDE DEVELOPMENT CORPORATION

By: _____
Name: Bill Barnet, III
Title: Chairman

WITNESSES

CITY: CITY OF SPARTANBURG

By: _____
Name: Chris Story
Title: City Manager

APPROVED AS TO FORM:

By: _____
Robert P. Coler, City Attorney

Exhibit A Subject Properties



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

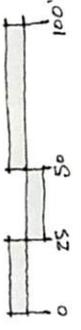
COLLEGE AT CREEKSIDE POCKET NEIGHBORHOOD MASTER PLAN

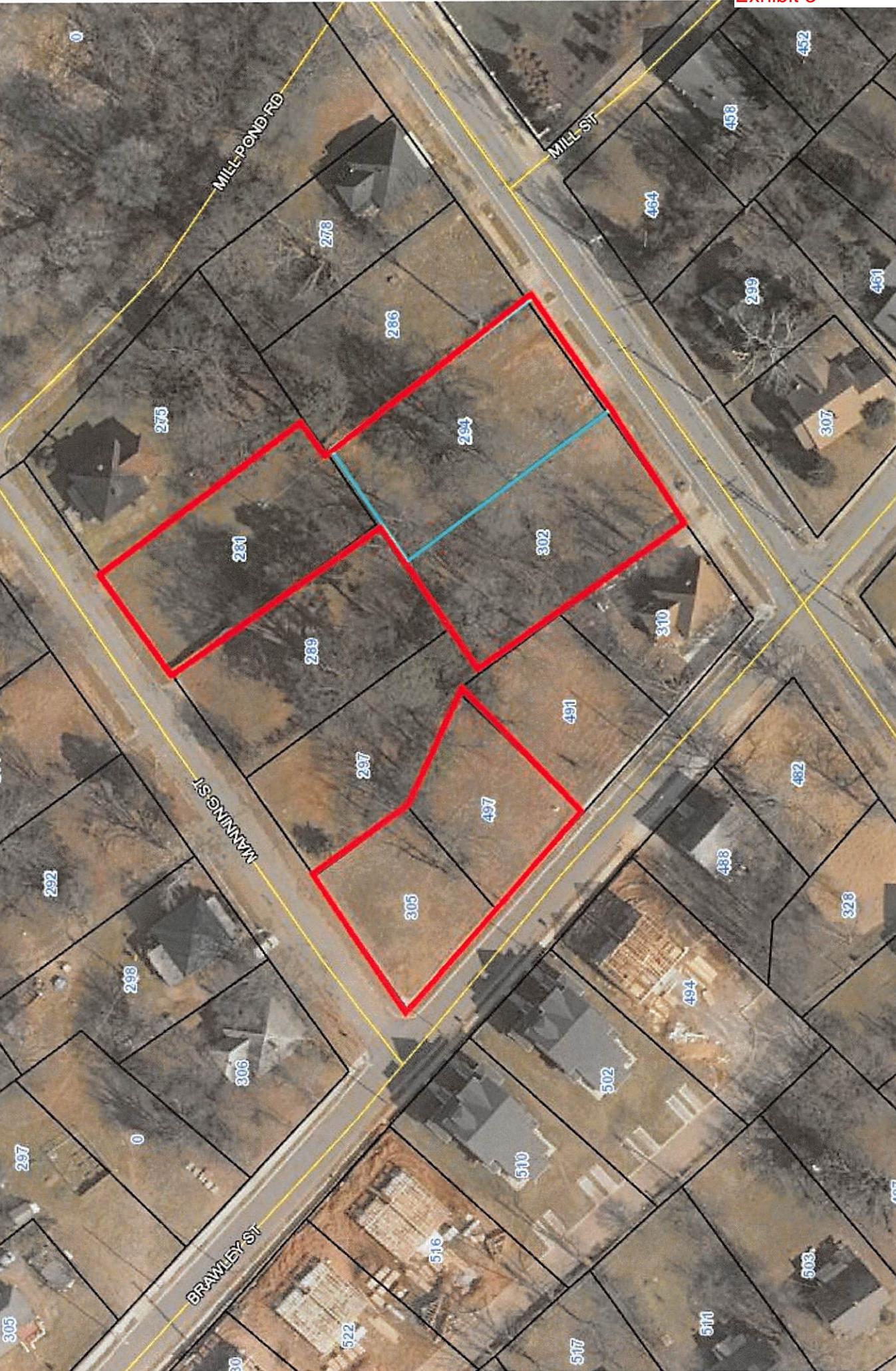


PROJECT SUMMARY

- 11 ATTACHED SINGLE F
- 9 DETACHED SINGLE F
- 15 BROWNSTONES
- TOTAL: 35 RESIDENTIAL
- 2 PARKING SPACES PER
- 19 PUBLIC PARKING SP

ALL MEASUREMENTS ARE APPROXIMATE PENDING CIVIL AND ARCHITECTURAL DRAWINGS.







REQUEST FOR CITY COUNCIL ACTION

TO: Chris Story, City Manager
FROM: Martin Livingston, Neighborhood Services Director
SUBJECT: Purchase and Disposition of Property – 300 Marion Avenue
DATE: January 13, 2020

BACKGROUND:

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.

**AN ORDINANCE 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**

WHEREAS, In April 2018 Spartanburg City Council approved a joint Carolina Foothills Federal Credit Union/City of Spartanburg Homebuyer Purchase Rehabilitation Program (herein after the “Program”); and

WHEREAS, the Program has purchased and sold one home to eligible buyers in the past year; and

WHEREAS, City staff has identified a second home eligible and available for purchase pursuant to the Program located at 300 Marion Avenue, Block Map Sheet 7-16-03, Parcel 290.00 (herein after the “Property”) for \$33,000.00 which will require approximately \$90,000.00 in necessary repairs; and

WHEREAS, City Council deems it beneficial to the general welfare of the city and its residents for the City to purchase the Property, rehabilitate it, and sell it to a qualifying buyer pursuant to the guidelines of the Program.

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 City Manager is authorized to enter into an agreement to purchase and make repairs to the Property located at 300 Marion Avenue, Block Map Sheet 7-16-03, Parcel 290.00.

Section 2. The City Manager is authorized to enter into an agreement to purchase and sell the Property to an eligible affordable homebuyer pursuant to the guidelines of the Program.

Section 3. The City Manager is authorized to sign necessary documents to execute these transactions.

Section 4. This Ordinance shall become effective upon the date of enactment.

DONE AND RATIFIED this ____ day of January, 2020.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

Robert P. Coler, City Attorney

___ / ___ / ___ 1st Reading

___ / ___ / ___ 2nd Reading

300 Marion Avenue





REQUEST FOR CITY COUNCIL ACTION

TO: Chris Story, City Manager
FROM: Martin Livingston, Neighborhood Services Director
SUBJECT: Abandonment of A Portion of Northview Street Right of Way
DATE: January 13, 2020

BACKGROUND:

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.

R E S O L U T I O N

DIRECTING THE ABANDONMENT OF A PORTION OF A RIGHT OF WAY IN THE CITY OF SPARTANBURG, BEING A PORTION OF NORTHVIEW STREET.

Whereas, the Housing Authority of the City of Spartanburg (herein after the “Housing Authority”) has requested the City Council to consider the abandonment of a portion of a right of way, which is that portion of Northview Street, north of Woodward Street but south of Rudisal Street, running approximately parallel to Parcel 7-12-07-08.00, consisting of 0.013 acres as more particularly identified in Exhibit 1 attached hereto, for the purpose of allowing the construction of a single-family home on Parcel 7-1-07-08.00.

NOW, THEREFORE, THE MAYOR AND COUNCIL MEMBERS OF THE CITY OF SPARTANBURG, IN COUNCIL ASSEMBLED DO HEREBY RESOLVE:

Section 1: To abandon that portion of Northview Street, north of Woodward Street but south of Rudisal Street, running approximately parallel to Parcel 7-12-07-08.00, consisting of 0.013 acres as more particularly identified in Exhibit 1 attached hereto for the purpose of for the purpose of allowing the construction of a single-family home on Woodward Street.

Section 2: That after hearing the request, City Council has determined that the public interest would be best served by the abandonment said portion of the right of way, that there are adequate streets in the vicinity for public use and that the interest of the City of Spartanburg would be enhanced by this action.

Section 3: That City of Spartanburg has hereby determined and has hereby acknowledged that said portion of the right of way identified in Section 1 above is hereby abandoned by the City of Spartanburg. A Declaration of Abandonment shall be executed by the City Manager and City Clerk for the City and filed in the Register of Deeds Office for Spartanburg County.

Section 4: This Resolution shall be effective on the date of enactment.

This Resolution approved this _____ day of _____, 2020.

Junie L. White, Mayor

ATTEST:

Connie M. Kellner, City Clerk

APPROVED AS TO FORM:

Robert P. Coler, City Attorney

DECLARATION

DIRECTING THE ABANDONMENT OF A PORTION OF A RIGHT OF WAY IN THE CITY OF SPARTANBURG, BEING A PORTION OF NORTHVIEW STREET.

WHEREAS, City of Spartanburg has requested the City Council to consider the closing of a portion of a right of way, which is that portion of Northview Street, north of Woodward Street Street but south of Rudisal Street, running approximately parallel to Parcel 7-12-07-08.00, consisting of 0.013 acres as more particularly identified in Exhibit 1 attached hereto; and

WHEREAS, the Housing Authority of the City of Spartanburg or future owners owns or has under its control all of the properties abutting the relevant portion of Northview Street and requests the closing of said portion of the street for the purpose of construction of a single-family home on the adjacent site.

NOW, THEREFORE, THE MAYOR AND COUNCIL MEMBERS OF THE CITY OF SPARTANBURG, IN COUNCIL ASSEMBLED DO HEREBY RESOLVE:

Section 1: That portion of right of way on Northview Street, north of Woodward Street, but south of Rudisal Street, running approximately parallel to Parcel 7-12-07-08.00, consisting of 0.013 acres as more particularly identified in Exhibit 1 attached hereto, is no longer needed or required for public use or convenience and it is in the best interest of the City that said portion of the right of way be abandoned for public use.

Section 2: That the City acknowledges that there are, or may be, rights of way and easements for public utilities existing with the aforementioned public street which is to be abandoned; any such rights of way or easements shall not be abridged or otherwise affected by the City's action in abandoning the aforesaid area as a public right of way.

Section 3: That after hearing the request, City Council has determined that the public interest would be best served by closing said portion of the right of way, that there are adequate streets in the vicinity for public use and that the interest of the City of Spartanburg would be enhanced by this action.

Section 4: That the City of Spartanburg has hereby determined and has hereby acknowledged that said portion of the right of way identified in Section 1, above is hereby closed for public use by the City of Spartanburg and abandoned by the City of Spartanburg.

IN WITNESS WHEREOF, the City of Spartanburg has caused this Declaration of Road Closing to be executed by its City Manager and City Clerk this _____ day of _____, 20_____.

Signature page to follow

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

CITY OF SPARTANBURG

By

Chris Story, City Manager

ATTEST:

Connie M. Kellner, City Clerk

STATE OF SOUTH CAROLINA)
)
COUNTY OF SPARTANBURG)

PROBATE

Personally appeared before me the undersigned witness and made oath that (s)he saw the within named CITY OF SPARTANBURG BY CHRIS STORY ITS CITY MANAGER AND ATTESTED BY CONNIE M. KELLNER, ITS CITY CLERK sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness witnessed the execution thereof.

Signature of Witness

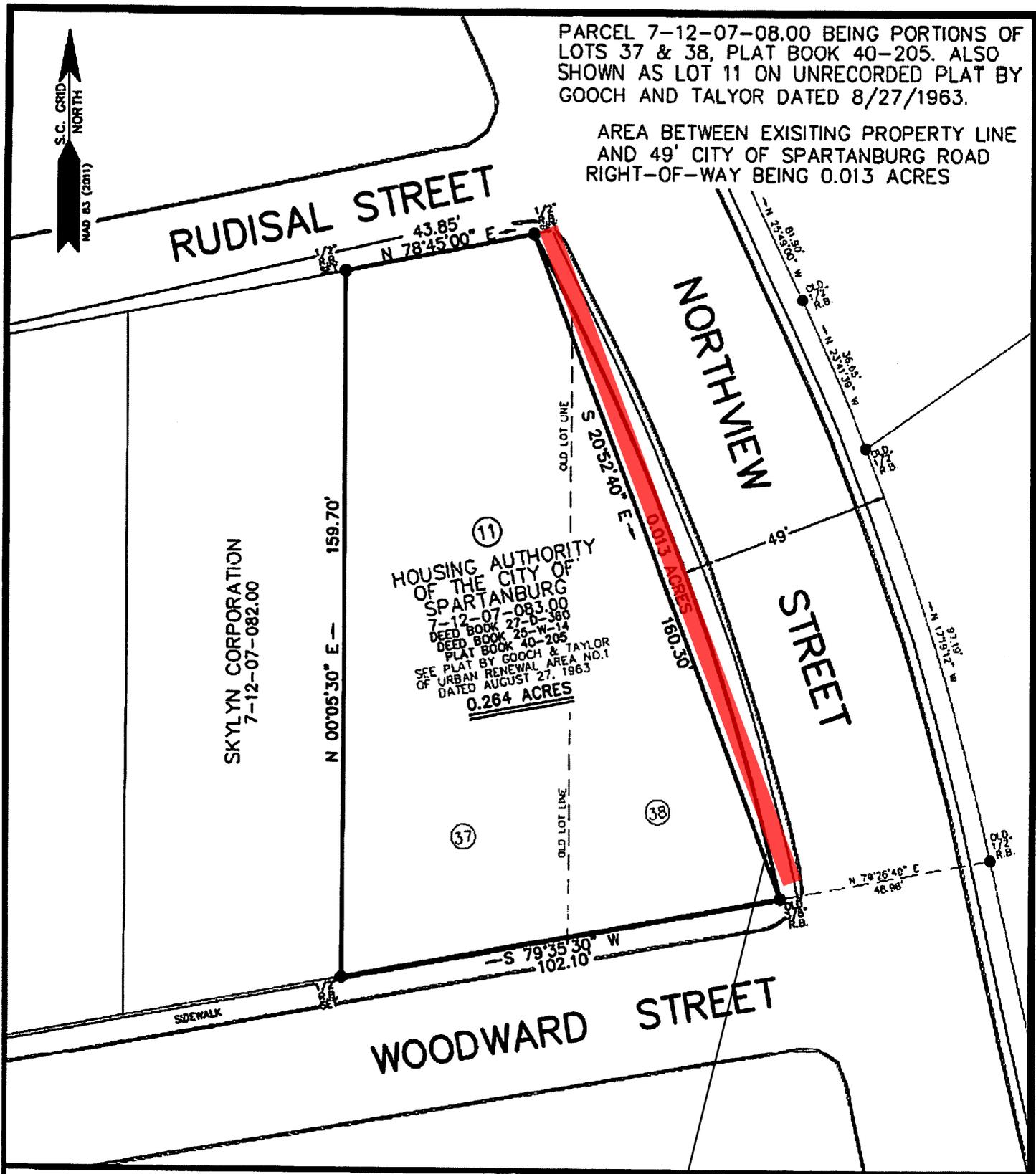
SWORN TO BEFORE ME THIS THE
____ DAY OF _____, 20____.

(SEAL)
Notary Public for South Carolina
My Commission expires: _____

Exhibit 1

PARCEL 7-12-07-08.00 BEING PORTIONS OF LOTS 37 & 38, PLAT BOOK 40-205. ALSO SHOWN AS LOT 11 ON UNRECORDED PLAT BY GOOCH AND TALYOR DATED 8/27/1963.

AREA BETWEEN EXISTING PROPERTY LINE AND 49' CITY OF SPARTANBURG ROAD RIGHT-OF-WAY BEING 0.013 ACRES



Property to be abandoned



Exhibit 3





REQUEST FOR CITY COUNCIL ACTION

TO: Mayor and Members of Council

FROM: Chris Story, City Manager

SUBJECT: Resolution Authorizing Purchase of Property on Forest Street

DATE: January 8, 2020

BACKGROUND: 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).

RESOLUTION

**TO APPROVE THE PURCHASE OF Parcel No. 7-12-09-233.00 - 218 N. Forest Street
Spartanburg County, SC**

WHEREAS, they City of Spartanburg (the “City”) is committed, for the benefit of each of its residents and visitors, to providing its Police Department with the highest quality resources, equipment and facilities; and

WHEREAS, Spartanburg Police Department’s current headquarters, located at City Hall, are insufficient in size and layout to accommodate their growing operational needs; and

WHEREAS, as a part of the comprehensive plan to merge City Hall with a soon to be built joint County/City Administrative Building and relocate Spartanburg Fire Department’s and Spartanburg Police Department’s headquarters, City Staff has identified the above noted property as an economical and financially responsible solution to relocate Spartanburg Police Department’s headquarters; and.

WHEREAS, the purchase price of the Property is \$90,000.00 (herein after “Purchase Price”); and

WHEREAS, the police department facility is among the projects authorized by the Spartanburg County Capital Project Sales Tax referendum; and

WHEREAS, the City will be reimbursed for the acquisition with referendum funds.

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

Section 1. City Council authorize payment of \$90,000.00 for the purchase of the Property.

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

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

]
DONE AND RATIFIED this _____ day of _____, 2020.

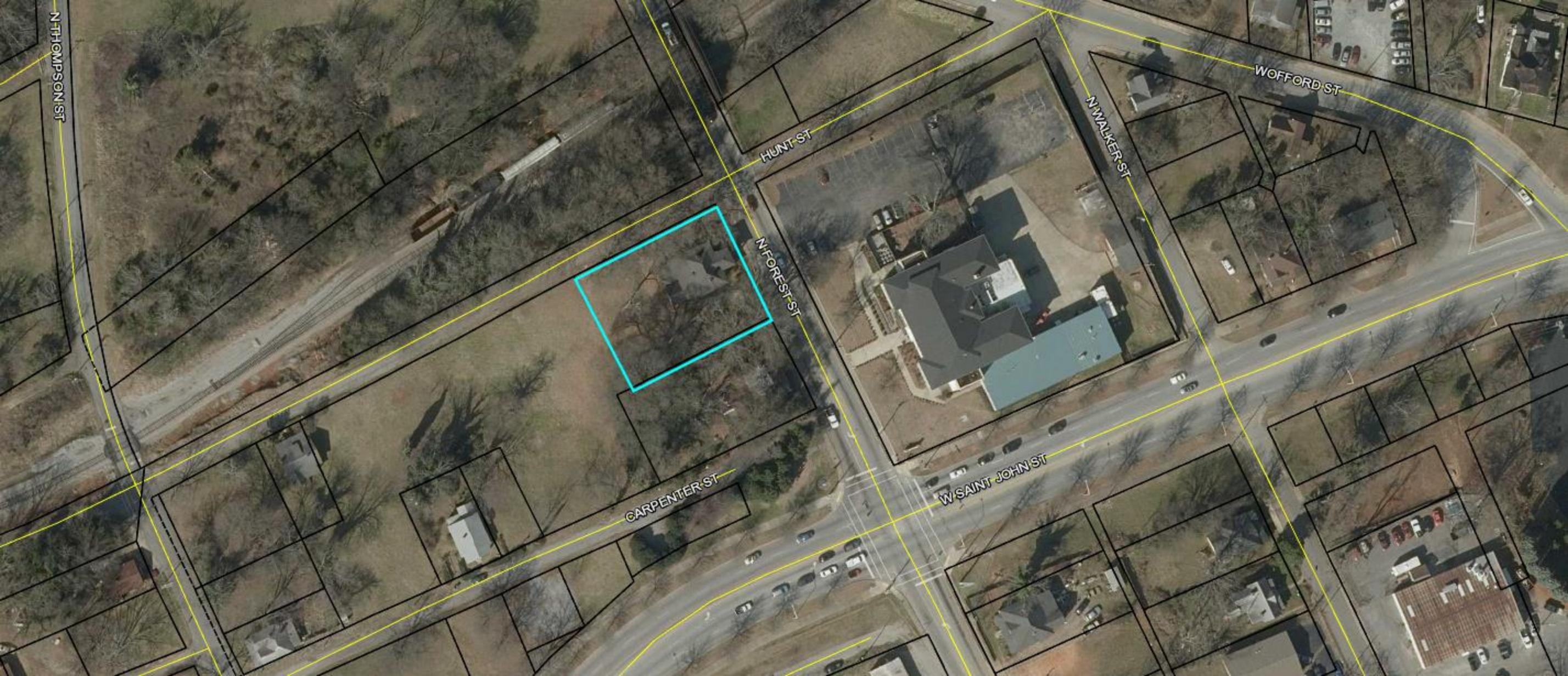
Junie L. White, Mayor.

ATTEST:

Connie S. McIntyre, City Clerk.

APPROVED AS TO FORM:

Robert Coler, City Attorney



N THOMPSON ST

HUNT ST

N FOREST ST

N WALKER ST

WOFFORD ST

CARPENTER ST

W SAINT JOHN ST



REQUEST FOR COUNCIL ACTION

TO: Spartanburg City Council

FROM: Chris Story, City Manager

SUBJECT: Resolution on Pine Street Truck Traffic Concerns

DATE: January 9, 2020

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.

A RESOLUTION

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

WHEREAS, Pine Street (US 176) comprises approximately four miles through the corporate limits of the City of Spartanburg; and

WHEREAS, as Spartanburg has increased in activity, daily vehicle volumes on Pine Street have increased in by approximately ten percent since 2012; and

WHEREAS, Pine Street serves multiple city neighborhoods, an elementary school, a college, and numerous city businesses; and

WHEREAS, there are numerous large distribution operations to the south and east of the city that routinely generate significant large truck traffic through the city as those trucks travel to and from I-585 and the interstate highway system beyond; and

WHEREAS, the large commercial truck through volume, their interaction with local traffic, the road size, and the density of proximate development create a condition that is undesirable and unique to the city; and

WHEREAS, concerned citizens and organizations recently formed an organization focused on the safety of Pine Street called Citizens for Safe Streets; and

WHEREAS, entities sponsoring Citizens for Safe Streets 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; and

WHEREAS, City Council requests assistance of transportation management organizations and officials in improving this situation.

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

Section 1. City Council hereby requests that the South Carolina Department of Transportation redirect commercial truck through traffic generated by distribution operations southeast of the city to other routes to reach the interstate.

Section 2. City Council requests that the South Carolina Department of Transportation and the Spartanburg Area Transportation Study to identify and pursue any design improvements that will slow trucks, calm traffic, and improve safety.

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

DONE AND RATIFIED this ____ day of _____, 2019.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY