



**City Council Meeting  
Via Videoconference  
Tuesday, May 26, 2020  
5:30 p.m.**

*“The upcoming City Council meeting will be held via publicly accessible videoconference. Links and instructions for how to access this meeting via telephone, computer, or mobile device will be posted in City Hall, available on the City’s webpage, and provided to the local media. The meeting will be broadcast live on the City’s Facebook page.*

*Those wishing to utilize the public comment provisions of city code, can do so by contacting City Clerk Connie Kellner at (864) 596-2019 or [ckellner@cityofspartanburg.org](mailto:ckellner@cityofspartanburg.org) prior to 12:00 p.m. (noon) on the meeting date.”*

**(These minutes were approved  
at the June 8, 2020 City Council meeting.  
The full content of the meeting can be found at  
<https://www.cityofspartanburg.org/city-council> )**

**City Council met this date with the following Councilmembers present via Zoom: Mayor White, Mayor pro tem Ruth Littlejohn, Councilmembers Erica Brown, Jerome Rice, Jamie Fulmer, Meghan Smith and Rob Rain. City Manager Chris Story and City Attorney Robert Coler were also in attendance. Notice of the meeting was posted with the Media 24 hours in advance according to the Freedom of Information Act. All City Council meetings are recorded for a complete transcript.**

- I. Moment of Silence - observed**
- II. Pledge of Allegiance - recited**
- III. Approval of the Minutes from the May 11, 2020 City Council Meeting –**  
*Mayor pro tem Littlejohn made a motion to approve the minutes as received.  
Councilmember Brown seconded the motion, which carried unanimously 7 to 0.*
- IV. Approval of the Agenda for the May 26, 2020 City Council Meeting –**  
*Councilmember Smith made a motion to approve the agenda as received.  
Councilmember Rice seconded the motion, which carried unanimously 7 to 0.*
- V. Public Comment – No Public Comment**  
*\*Refer to above instructions regarding Public Comment”*

## VI. Public Hearing

- A. **Ordinance to Consider (An Updated Design Change to the Previously Approved PDD Project, The Norris Ridge Redevelopment), that Amended 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 Were 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, AICP, Senior Planner**

**Ms. Rosario** presented the item to Council as follows:

**“May 2020: DESIGN UPDATE**

In January of 2020, City Council approved a rezoning for the above referenced properties in order to enable their development as the New Norris Ridge apartments site. Subsequent engineering work and discussions with CSX, which owns the rail line immediately along the southern border of the site, have resulted in changes to the design of the site. CSX is requiring that the development retain enough water to satisfy the 100-year storm event requiring, a requirement which has necessitated re-engineering the proposed retention areas, resulting in an additional pond of substantive size. On May 7<sup>th</sup>, 2020, Planning Commission met to review the proposed design changes (attached) and voted favorably, 4-0, to forward a favorable recommendation to City Council, after reviewing staff's recommendation.

January 2020 City Council Memo:

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 May 7<sup>th</sup>, 2020 by a vote of 4 to 0. Staff's recommendation concerning this application is explained in detail in the attached staff report to the Planning Commission."

*Mayor White* opened the Public Hearing asking if there was anyone to speak in favor of or in opposition to the proposed ordinance.

*Hearing none, Mayor pro tem Littlejohn* made a motion to close the Public Hearing. Councilmember Rice seconded the motion, which carried unanimously 7 to 0.

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

## VII. Resolution

### A. To Approve the City Manager to Enter Into an Agreement with The Young Men's Christian Association of Greater Spartanburg (YMCA) for Lifeguard Services at The T.K. Gregg Center

**Presenter: Mitch Kennedy, Assistant City Manager**

**Mr. Kennedy** presented the item to Council as follows:

“Staff has invested ample time in assessing the future operations of the aquatic center at the new Dr. T.K. Gregg Community Center (Dr. Gregg Center). This assessment has led to a thorough strategy for management, staffing, programming, and partnerships.

Professional Lifeguard Services are essential to the operations of the aquatic center. Over the past year, staff has held several meetings/planning sessions regarding aquatic operations at the Dr Gregg Center with members of management and staff from the YMCA of Greater Spartanburg (YMCA). From those meetings, staff has concluded that a partnership with the YMCA is the most effective and efficient way to provide lifeguard services at the Dr. Gregg Center. The YMCA team has experience and capacity to execute these services. The services would include: certified lifeguards, swim instructors, and the appropriate SC DHEC certified aquatic operator to ensure safe operations of the aquatic center.

City parks and recreation staff will manage all facility operations (hours, scheduling, programming, policies, fees, etc.).

The YMCA will provide these services at their cost. Based on our initial anticipated operating schedule, monthly charges are anticipated to be approximately \$18,000 per month. This arrangement will allow us to provide safe pool operations at significantly less cost than if we were to perform this function directly.

Staff sees this is a mutually beneficial effort, as both organizations understand and embrace the ideals of a community center. We are convinced that this partnership will provide a high quality, safe, fun, and engaging environment for city residents.

We recommend your approval and welcome any questions you may have.”

*After discussion, Mayor pro tem Littlejohn made a motion to approve the resolution as presented. Councilmember Smith seconded the motion, which carried unanimously 7 to 0.*

**VIII. Consent Agenda**

**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 #7-12-08-028.00, 029.00, and 030.00 Located on 638 and 644 East Main Street, and 129 N. Fairview Avenue, Which are Zoned LOD, With a Land Use Designation of Limited Office District; to Zone LOD/Infill PDD, with a Land Use Designation of Limited Office Infill Planned Development District and Providing for Severability and an Effective Date (Second Reading)  
Presenter: Natalia Rosario, Senior Planner**

**B. Approving a Development Agreement Between the City of Spartanburg and Montgomery Development, LLC; Spartanburg RE Investments, LLC; Spartanburg RE Investments II, LLC; and Spartanburg RE Investments III, LLC (Second Reading)  
Presenter: Chris Story, City Manager  
*Councilmember Rice made a motion to approve the consent agenda on second reading. Mayor pro tem Littlejohn seconded the motion, which carried unanimously 7 to 0.***

**IX. Presentation of Proposed 2020 Street Resurfacing Project  
Presenter: Tim Carter, Engineering Administrator**

**Mr. Carter** presented the item to Council as follows:

“The City is eligible to receive funds for infrastructure improvements from the Spartanburg County Road Fee Program and the Spartanburg County Transportation Committee (“CTC”). Staff annually evaluates pavement conditions on City streets; this list contains the highest priority streets needing to be resurfaced. For FY 20-21, staff is recommending the attached list of streets for Council review. If approved by Council, staff will receive contractor proposals for resurfacing of the streets on this list. The estimated cost for the 2020 street resurfacing project is estimated at \$1,251,000. If approved by Council, staff will proceed with bid solicitation and return to Council for contract approval. Before the project is awarded, staff will work carefully with residents on impacted streets to provide advance notice of work.

**ACTION REQUESTED:** Allow staff to accept contractor proposals for the 2020 annual street resurfacing project.

**BUDGET AND FINANCE DATA:** Spartanburg County Transportation Committee has approved \$ 455,000 for this project. Spartanburg County Road Fee Program will be asked to fund \$ 796,000 for this project.

(See list below)



**City Council Budget Workshop  
Via Videoconference  
Tuesday, May 26, 2020  
Immediately Following the Regular Meeting**

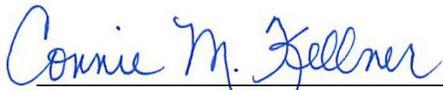
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Mayor White convened the Budget Workshop at 6:40 p.m.

City Manager Story presented information concerning the budget for Council’s review. Council discussed the information.

Mr. Story stated that the ordinance for first reading would be in the agenda for the June 8 Council meeting.

Mayor pro tem Littlejohn made a motion that the workshop adjourn. Councilmember Brown seconded the motion, which carried unanimously 7 to 0. The meeting adjourned at 7:27 p.m.



**Connie M. Kellner, City Clerk**