



The Spartanburg City Planning Commission

Agenda

Thursday, August 19, 2021 at 5:30 P.M.

City Hall Council Chambers

The Public is Cordially Invited To Attend This Meeting

(Please Note: Items as they appear on the docket may or may not be considered in the order as they are presented,

The Chair will announce any changes after the roll call)

I. Call to Order.

II. Roll Call.

III. Approval of Agenda for the August 19, 2021 Meeting.

IV. Disposition of Minutes of the following Meetings:

- July 15, 2021 Meeting
- September 19, 2019 Meeting
- September 21, 2017 Meeting

V. Old Business: None.

VI. New Business:

1. **Extension Request:** Rezoning of 153 Oakwood Avenue, TMS#7-12-08-074.00, from GID, General Institutional District to R-6/PDD Residential Infill Planned Development District to enable the construction of the Oakwood Avenue at Garrett townhome development upon the property. Applicant and Developer, Bishop Scott, Oakwood Avenue, LLC, Property Owner.
2. **RZC-21-011-00004** – The Planning Commission has received a rezoning request regarding the former Calvary Baptist Church site at 577 N. Church Street (TMS#7-12-01-249.00); from split zoned R-8/B-3 to B-3, General Business District to support an appropriate commercial development consistent with the B-3, General Business District. Owner: CBC Investments, LLC/Agent: Lucas Ward, Gibbs International.
3. **RZC-21-011-00005** – The Planning Commission has received a rezoning request for a residential site at 529 Palmetto Street (TMS#7-12-16-112.00); from zone R-8 SFD, General Residential Single-family District to zone LOD, Limited Office District to support the expansion of the Colonial Trust Company. Owner: William L. Oates, III/ Applicant: H. Walter Barre, Colonial Trust Company.

VII. Site and Landscape Plans Approved since the July 15, 2021 Meeting

- Bella Vision Development – 142 Fernwood Drive
- Little River Roasting – Multi Purpose Site – 101 Fretwell St.

VIII. City Council Updates (FYI) Since Last Mtg. of Planning Commission on July 15, 2021:

7-26-2021 C.C. Mtg; Voted to extend the terms of Members whose first terms were up for reappointment. Currently in process of interviewing applicants for open seats re Board Mbr. Reappointments & New Board Member seats.

8-9-21: Public Hearing/First Reading Appvl. re 300 Aden St.(TMS#7-11-08-150.00); 349 Preston St. (TMS#7-11-08-150.00); 604 Star St (TMS#7-11-08-158.01); & 170 Arch St (TMS#7-11-08-158.00) zoned DT-4 to DT-5) Rezoning approved by Planning Commission on 7-15-2021; Zone DT-4 to DT-5. 2nd Rdg scheduled for 8-23-21.

8-9-21: 2nd Rdg Appvl. Re approving 121 Ernest L. Collins Ave. on the Spartanburg Register of Historic Places.

IX: Staff Announcements:

- Planning Commission In Person Meeting Discussion
- Spartanburg Comprehensive Planning Process – www.PlanSpartanburg.com
- Status of Board Members re on-line Continued Ed Training and any on-line New Board Member Orientation completions for 2021

X Adjournment