



# The Spartanburg City Planning Commission

**Agenda**  
**Thursday, June 21, 2018**  
**City Hall Council Chambers**  
**145 W. Broad Street at 5:30 P.M.**

*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 June 21, 2018 Meeting.
- IV. Disposition of the April 19, 2018 Meeting Minutes.
- V. Old Business – None.
- VI. New Business:  
Rezoning Request: (Has Now Been Changed to Public Meeting for June 21, 2018)
  1. The Planning Department has received a request to consider amending the City of Spartanburg, South Carolina Zoning Ordinance and Comprehensive Plan Land Use Element, by amending Section 206, changes to District Boundaries, of twelve properties, Specifically Parcels #7-12-08-045.00; 046.00; 047.00; 049.00; 050.00; 051.00; 061.00; 062.00; 063.00; and 064.00 located on 169.00 Avant Street; 121 Garrett Street; 125 Garrett Street; 156 Oakwood Avenue; 154 Oakwood Avenue (3 different lots); 137 Avant Street (2 lots); 155 Avant Street; and 157 Avant Street; that are currently zoned R-8 (General Residential District) or LOD (Limited Office District) to zone R-6 PDD: General Residential Planned Development District in order to allow for the construction of a proposed townhome development. Ray Billings, J. Hiltabiddle Construction, Agent/Developer/Property Owner. If the request is approved all of the properties will be combined into one parcel.
- VII. Site and Landscape Plans Approved (information purposes only) since the April 19, 2018 Meeting:
  - United Community Plaza- E Main & Pine St.
  - Tuesday Morning Retail Facility – 1200 E Main St.
- VIII. City Council Updates (FYI) Since Last Mtg. of Planning Commission on April 19, 2018
  - 2<sup>nd</sup> Rdg Apvl re TMS#6-21-11-027.00 (1200 JB White Sr Blvd), Zoned R-15 to LOD 4-23-18..
  - 1<sup>st</sup> Reading Approval re 7-12-08-085.00 (736 E. Main St.) from LOD to B1 in order to allow a retail business to occupy first floor space and allow more tenant opportunities from Craig Jacobs, 736 E Main, LLC Property Owner on 5-14-18 & 2<sup>nd</sup> Rdg Apvl on 5-29-18.
  - 1<sup>st</sup> Rdg Apvl re Text Amend. To Zoning Ord. re Downtown Code Proposed Edits on 5-14-18 & 2<sup>nd</sup> Rdg Apvl on 5-29-18.
- IX. Staff Announcements:
  - We will have one Planning Commission Vacancy as of June 30, 2018.
  - Upcoming Continued Education Training Classes for 2018.
- X. Adjournment  
If anyone has any questions please contact Natalia Rosario, Planner III at (864) 596-2071, or by email at [nrosario@cityofspartanburg.org](mailto:nrosario@cityofspartanburg.org)