



The Spartanburg City Planning Commission

Agenda
Thursday, November 21, 2019
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 November 21, 2019 Meeting.
- IV. Disposition of the September 19, 2019 Meeting Minutes. **(Note: No Minutes not Ready)**
- V. Old Business – None.
- VI. **New Business:**

1. Rezoning Requests:

- 1) Tax Map #7-17-01-002.00 located on '0' Union Street, at the corner of Union Street & Ponce de Leon Avenue currently zoned R-15 (Single Family Residential District) to zone R-8, General Residential District in order to be able to subdivide into two lots and construct two new Habitat homes. Lee Close, Executive Director, Habitat for Humanity of Spartanburg, Property Owner.
- 2) Tax Map #6-21-14-038.00 located on '0' Kensington Drive, currently zoned R-15 (Single Family Residential District) to zone LOD, Limited Office District in order for proposed buyer to build a small, sound-proof facility purposed for a Christian Music Community Center that will also facilitate small ministry gatherings, recitals, music lessons, and small family events. Micheal A. Davidson, MAD Music, LLC, "I Live Ministries", proposed Buyer, on behalf of Ginny Erwin, Airlie Properties, Owner. Purchase of the property is contingent upon the rezoning approval.

II. Zoning Classification re Annexation:

The Planning Department has received a request to consider zoning classification for an Annexation Agreement Covenant and Restriction Request submitted by Phillip Day/Bob Barreto, Applicants/Agent, Falcon Real Estate Development; Blue Water Civil Design, Consulting Engineer; on behalf of Tiger Eye Holding, LLC, Property Owner. The property is located at 190 Gaskins Road, TMS#7-21-00-004.00 and that portion of Gaskins Road and Old Canaan Road abutting said property; to be zoned R-8 PDD, General Residential Planned Development District, upon annexation (as is the Owner's adjoining property located at '0' Gaskins Road that is already inside the City Limits, Tax Map #7-21-00-004.04 and is also zoned R-8 PDD, to allow for the eventual development of a subdivision resulting in 202 single-family residential lots with an average of ±8,100 square feet each.

(New Business continued on page 2)



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New Business Continued:

- III. **Text Amendment Change to City of Spartanburg Zoning Ordinance to amend Section 507, Planned Development Districts (PDD) to consider enabling small-lot infill redevelopment standards.**
- IV. **Review and Approval of the 2020 Proposed Planning Commission Meeting Schedule.**
- VII. Site and Landscape Plans Approved (information purposes only) since the September 19, 2019 Meeting.:
 - Wofford Environmental Studies Building – 280 Wofford Campus Dr.
 - John B. White Self -Storage – 1640 John B White Sr. Blvd.
 - Converse Heights 333 S. Pine St. Parking Upgrade – 333 S Pine St.
 - Lulu’s Car Wash – W. O. Ezell Blvd.
- VIII. City Council Updates (FYI) Since Last Mtg. of Planning Commission on September 19, 2019 –None.
- IX. Staff Announcements:
 - Comprehensive Plan Consultant Update.
 - 2019 Continued Education Training re City of Westminster on December 3, 2019 at 5:00 P.M.
 - One Board Member Vacancy re Luke Quillen position.
- X. Adjournment

If anyone has any questions please contact Natalia Rosario, Planner III at (864) 596-2071, or by email at nrosario@cityofspartanburg.org. and/or Rachel Grothe, Planner II, at (864) 580-5007 or by email at rgrothe@cityofspartanburg.org.