

Spartanburg City Planning Commission Meeting Minutes  
Thursday, February 20, 2020  
City Hall Council Chambers  
Spartanburg, SC

The City Planning Commission met in City Hall Council Chambers on Thursday, February 20, 2020, at 5:30 P.M. The following City Planning Commissioners attended this meeting: Howard Kinard, Dr. Phillip Stone, Reed Cunningham and Mike Epps. Jared Wilson was absent. Representing the Planning Department were Natalia Rosario, AICP, Planner III; and Julie Roland, Administrative Assistant. Martin Livingston, Neighborhood Services Director, and City Manager Chris Story also attended this meeting.

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***Roll Call***

Mr. Kinard, the Vice-Chair, stated that notice of this meeting was posted and provided to the media 24 hours in advance as required by the Freedom of Information Act.

Mr. Kinard noted that four Planning Commissioners of the current five member Board were present, constituting a quorum; and he went over the rules and procedures for conducting a public hearing.

Dr. Stone moved approval of the Agenda for tonight's meeting; and he was seconded by Mr. Epps. The motion was unanimously approved by a vote of 4 to 0.

**Disposition of Minutes from the January 16, 2020 Meeting:**

Mr. Epps moved approval as submitted of the January 16, 2020 Meeting Minutes; and he was seconded by Dr. Stone. The motion was unanimously approved by a vote of 4 to 0.

Old Business: None.

**Rezoning 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 one property, Specifically the back portion of property, located at 1455 Fernwood Glendale Road zoned R-15, Single Family Residential to B-1, Neighborhood Shopping District in order for entire parcel to be zoned as B-1, in order for the Owner to be able to extend his current business operation on the remainder of the B-1 zoned parcel. If the rezoning is approved, the Owner understands a special exception application will also be necessary.**

Ms. Rosario, Senior Planner came forward and was sworn; and she submitted the meeting packets the Board Members had previously received via email, as well as tonight's presentation and slides, into evidence as Exhibit A. She explained to the Planning Commissioners as a little bit of background on this; that the main portion of it was zoned B-1 in 2016 or 2017, and went before the Board of Zoning Appeals for a special exception to permit Mr. Lawrence to operate the site as a self-storage facility. It received approval at that time and he has developed the big portion of it as a self-storage facility. Ms. Rosario referenced a slide and pointed to the back portion of the property; and she explained this portion was the same parcel but it was zoned R-15; and it's a leftover from past time and that was its own parcel and the intent at that time from according to the Comprehensive Plan was to have that developed as single family similar to all the other houses surrounding it; but that had never happened. There's actually no right of way to access that parcel to be able to develop it as a single family, and it was kind of isolated. It is essentially attached to a commercial parcel and it is mostly wooded. She showed a Google map overview and said this one you can see that the rear portion basically hasn't been touched in decades, and it was basically like a forest back there. Ms. Rosario said if the Planning Commission voted on the request favorably tonight, it will then go to City Council for an additional public hearing and two readings of Ordinance. If City Council approved the zone change, this property will still have to go to the Board of Zoning Appeals for a special exception to extend the use onto this portion of property. So after tonight

there would be three additional opportunities for anybody who wished to attend. Ms. Rosario went over the analysis of required findings and report the Planning Commissioners had previously received in their meeting packets that included the following list of criteria for the Planning Commission to consider when reviewing a rezoning request and Staff's analysis of those criteria as follows:

- 1) *Consistency (or lack thereof) with the Comprehensive Plan:* The comprehensive plan calls for the southern and western portion of the Fernwood Glendale corridor to transition from low density residential to General Activity Center – a land use category that supports a variety of commercial, office and institutional uses. The property in question appears to be designated for low-density residential, however due to the development buildout in the surrounding area, developing this site as low density residential has not been feasible (no R.O.W. access, fronts on the business portion of Fernwood Glendale).

Ms. Rosario said due to the way the property was developed with all of the cul-de-sacs, no one ever thought to preserve access from the right of way to it; and it really cannot be developed as a single family right now without either purchasing and removing one of the houses that's adjacent to it, which I don't believe that is part of the plan and or purchasing a portion of the RL Jordan site, which I also do not believe is an option in this case to create some kind of entrance from a right of way to that portion of the site.

- 2) *Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood* – The present character of the surrounding areas, is predominantly single family residential and small scale commercial businesses that do not attract large amounts of traffic. The development of the portion of this site along Fernwood Glendale has served as a blight reducing influence on the area, taking a vacant and underutilized/unmaintained property and securing, beautifying, and investing in it. It is Staff's opinion that the expansion of this use further into the property (whilst maintaining strong buffers and separation) is a compatible use for the surrounding area. If the property could feasibly be developed as a single family neighborhood; staff would view that as a more favorable development potential, however; there is currently no access to the site other than from the commercial portion of the property or by acquiring existing parcels and demolishing the existing homes and/or businesses.

Ms. Rosario said in Staff's opinion, the expansion of use further into the property while maintaining strong buffers and separation is a compatible use for the surrounding area. That said, if the property could feasibly be developed as single family, then my recommendation would be to pursue that. But as it is right now it's not feasible; and I think this proposal is compatible as long as you stay away from the houses.

- 3) *Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment* – Generally, the site is well situated to support neighborhood scale commercial uses. Due to the nature of the proposed use, a careful examination of the site and development impacts will need to be undertaken by the Board of Zoning Appeals in order to issue a special exception. The success of any commercial use in close proximity to residential properties relies on the strength of buffering, including, but not limited to: berms, masonry walls, fencing, and plantings. The owner is proposing to give the surroundings wide perimeter berth, maintaining at least 40' of existing pine forest between any new structures and the property lines. This is in addition to 6' fencing and existing natural topography that forms a high berm along a portion of the site. In addition to review by the Board of Zoning Appeals, the additions to the site will be required to undergo technical review by City Building, Planning, and Streets and Stormwater, as well as SCDOT and Spartanburg Water/Sewer system.

Ms. Rosario said generally the site is well situated to support neighborhood uses. Due to the nature of the proposed use and careful examination of the site and development impacts that need to be undertaken by the Board of Zoning Appeals in order to issue a special exception to the site and actually use for storage. The success of any personal use in close proximity of residential properties relies on the strength of the buffering which is required per our ordinances, including but not limited to berms, masonry walls, fencing and plantings. The owner is proposing to give the surroundings a wide perimeter berth maintaining at least 40 plus feet of the mature canopy that exists there as well

as a stockade fence surrounding the property. Existing right now on the back side of the homes along Clemson Street is quite a large berm, and a wooden fence. She said it had quite a tall berm and there's also a stockade fence back there as well that currently separates those properties from this one. In addition to review by the Board of Zoning Appeals, the additions to the site will also be required to undergo technical review, which is a site plan review by Planning, Building, Streets, and Storm Water, SCDOT, and Spartanburg Water and Sewer. All of that was to make sure everything would be up to code, and had proper fire access.

- 4) *Marketability of the property affected by the amendment for uses permitted by the district applicable to the properties at the time of the proposed amendment* – Since the property is currently undevelopable for what it is zoned for, rezoning the lot will result in making the property both more marketable and developable.
- 5) *Availability of sewer, water and storm water facilities generally suitable and adequate for the proposed use* – Both water and sanitary sewer services are available to this site. The site will be reviewed by City staff during the building permit process for compliance with applicable regulations.

Staff's Recommendation:

Based on the findings, Staff concludes and recommends the proposed property be rezoned from B-1/R-15 to B-1 in its entirety.

Ms. Rosario said she did receive one written comment from the Chief Executive Office of RL Jordan's, which was the property just to the north, adjacent to the property in question. Mr. Wilton L. Jordan writes, "I'm writing this email to support the conversion of the three acre lot behind Hillcrest Self-Storage to a commercial zoning designation for the purpose of expanding the self-storage business. Three acres would be very difficult to develop as residential. The past 20 years plus we had many instances of vandalism on the back side of our building at 1451 Fernwood Glendale Road and we believe that many times it is people who are coming from that residential area onto the back of our property. Conversion of this property to commercial use will allow greater security for us and help control the vandalism that we have experienced behind our building." Ms. Rosario said she would be glad to answer any questions from the Board Members.

Planning Commission Questions:

Mr. Kinard asked Ms. Rosario a question regarding a slide of the property, regarding what appeared to be a strip of land where the two property lines did not back up to each other.

Ms. Rosario said it was; and she explained it was kind of a left over right-of-way, which could eventually be quit claimed and incorporated into one or multiple of the adjacent properties.

Mr. Ryan Gaylord, Hyde Law Firm on behalf of Hillcrest Self-Storage came forward and was sworn; and he entered into the record as Exhibits 1 and 2 the applicant had provided to add to the historical perspective provided to the Board Members earlier by Ms. Rosario; which were the plat surveys that had been prepared and recorded in 1978. He explained the back three acres had really been under commercial ownership for over 40 years, and it had never been used. It was part of a shopping center development that would have been initially implemented, that later became the offices for RL Jordan Gas Station, a convenience Store, and then ultimately Hillcrest Self-Storage. Mr. Gaylord explained to the Planning Commissioners the property began with commercial ownership because of its zoning, and it had never been able to be applied to the use and ultimately it's just remained vacant. Now it had no means of access, no means of being developed, or used for any kind of residential use. He said they had seen the benefit Ms. Rosario mentioned regarding the prior application for BZA, through the BZA to submit zoning. They had already seen and demonstrated the ability of this property under this developer to take property that was in a blight that allowed for vagrancy and criminal conduct to convert, to invest in the community, and make significant investments in the community, and convert the property to an effective use, as well as generated approximately \$67,000 a year in tax base. Mr. Gaylord entered into the record as Exhibit 3 of their application, a copy of a proposal of what they thought the proposed site development would look like; which he also showed to the audience. He said he would correct one comment in the

City's presentation and that was that they would not use a 40' setback, but instead a 50' setback. Presently, the setback requirement between any residential property and the commercial needs would be 25', so they had proposed to double that in the interest of trying to preserve the present aesthetic needs for the neighbors, residential neighbors, and certainly it's not lost on us that they probably are concerned about what they're going to look at our their backyard and see. We want to make sure they see largely the same thing they have seen now for a long time. Mr. Gaylord said they had counted 63 larger trees that would be maintained. Little intrusion upon their privacy by way of any noise, light or whatever. You would note that while this is more of a preliminary set of plans, what is contemplated is that the property itself be developed with what would be deemed as fortress style units so that all light intention will be flipped on towards the middle of the property. There will be no light to be focused towards the neighboring parcels. He said they had seen that this current use of the property in over the last few years had received no complaints from the neighbors. In fact, Mr. Lawrence the operations manager at this facility was maintaining very good relationships with his neighbors. Even understanding as recent as last two weeks ago rather, when the tornado came through, he had a neighbor that called who lived across the street and was out of town; and asked him if he could go over and check on his property. So certainly this was a group that was concerned about wanting to make sure that this property was not imposed on neighboring properties. Mr. Gaylord said this was something that ultimately makes sense for our city. Mr. Gaylord then entered into the record nine rendering boards as exhibits 4 through 13; and he explained all of them in detail to the Planning Commissioners. Mr. Gaylord concluded his presentation and said he would be glad to answer any questions.

Planning Commission Questions:

Mr. Kinard asked Mr. Gaylord that there were not going to be any additional entrances/access points beyond what was already on the property.

Mr. Gaylord said that was correct.

Mr. Kinard asked about the hours of operation.

Mr. Gaylord said they would remain the same which was 6:00 AM to 10:00 PM.; and the gates locked down after that.

Mr. Kinard asked between those times, the parties who have storage facilities could have access through the gate, he believed.

Mr. Gaylord said correct.

Mr. Jesse Lawrence, III, of 552 Otis Blvd., came forward and was sworn; and he was the owner of the business and the property. He explained once in a while he would receive a call about 10:05 or so and he would need to let someone out manually or through his telephone.

Mr. Kinard asked as far as the lighting, would that stay on for safety reasons.

Mr. Lawrence said the wall pack lights on there were are all in the alleyways of the driveways and they faced each building. So on the outside of the buildings there were no lights facing out towards the neighbors.

Mr. Kinard asked Mr. Gaylord, just a procedural question; if he represented Mr. Lawrence when this case previously went to the BZA, and if so what year was that?

Mr. Gaylord said he was; and it was in 2016.

Mr. Kinard wondered why this rezoning was not addressed back in 2016; and he asked Mr. Lawrence was he the Owner of the facility at that point.

Mr. Lawrence said he was.

Mr. Gaylord explained after they received the Special Exception in 2016; that a short time after that; Mr. Lawrence had acquired the remainder of the property.

Dr. Stone asked Ms. Rosario was a self-storage use only allowed under the B-1 category as a special exception.

Ms. Rosario said yes.

Mr. Cunningham asked Mr. Gaylord if his client had acquired the remainder of the parcel after the initial development and application; and was it within that same year.

Mr. Gaylord said correct.

Mr. Cunningham asked how many extra units were proposed on the remainder of the property.

Mr. Gaylord said they were probably looking at around 200 units that would go back there.

Mr. Epps asked about how many buildings that would be.

Ms. Rosario said about nine.

Mr. Cunningham asked would it be the same architectural façade.

Mr. Lawrence said it would be the same.

Mr. Kinard said Ms. Rosario had said the B 1 required a 25' buffer from adjoining residential and the applicant was proposing 50'.

Ms. Rosario said the applicant was proposing 50' setback, as well as maintain the existing plantings.

Dr. Stone asked since this was about three acres, about what percentage of the parcel did they expect to give up by leaving a 50 foot buffer all around.

Mr. Gaylord estimated it would be a quarter.

Mr. Cunningham said in addition to the buffer; did he understand there would be a fence of some type.

Mr. Lawrence said there would be a six foot wooden fence that would go around the whole backside and basically fence in the whole property.

Mr. Cunningham asked would the fence be on the inside or the outside.

Mr. Lawrence said it'd be along the property line.

Mr. Cunningham applauded the applicant for trying to leave some mature trees, but he explained as the applicant went through the construction phase, there was a chance that they would disturb the root system depending on how close they had to come to either a foundation or a drive. He said he assumed they would be attentive to the health of the trees.

Mr. Lawrence said he would do everything he could to make sure the trees were protected.

Mr. Kinard said he would now open the public comment portion; and he asked anyone who wished to come up and make a comment regarding the case to please state their names and address for the record.

- Mr. George Gill of 104 Auburn Ct. came forward and pointed out his property on the screen; and he asked where the rainwater from the current site went. Mr. Gill said he had the following concerns: There was a lot of run-off from the current business as it was that ran off into his and some of his neighbor's yards. He said he had pictures he could send to them from his telephone

from where it was destroying his yard. He asked about the 3 acre property expansion and said that would be just more run-off coming into his and his neighbors yards. Mr. Gill said there might be a retention pond in place, but it did not work. He explained to the Planning Commissioners where all the water flowed coming through the retention pond and also through the nature preserve.

Dr. Stone said he could see what looked like a detention pond on the current site plan.

Mr. Jesse Lawrence said there would be a retention pond to hold all of that water.

Ms. Rosario said it was required.

- Mr. Gill said currently they knew they had a retention pond that was not working properly. He said retention ponds were designed to contain a large amount of water, or a small amount of water. He explained there were three or four drain lines coming from his property right through the woods which was the way it was designed. He said it was just a pile of rocks to prevent erosion.

Mr. Gill said he actually had 10 questions; and would be as quick as possible if he was allowed to ask them. He referenced a slide of the right of way; and said he did not believe that the City would allow anybody to build in a right-of-way; and he questioned whether or not it was usable.

Ms. Rosario explained the right-of-way he referred to was on private property; and she thought it was about 40'.

Mr. Gill said he questioned whether or not that right away was potentially to be taken off the table being if they could pursue it. He referenced a slide that Mr. Gaylord had referenced earlier regarding vandalism; and he said that was caused by two teenager kids; which he had caught when he was trying to pick up some of the property, and he had run them off the property that did not even belong to him. He and his grandson had gone through the woods multiple times trying to clean up the woods. He don't think there was an ongoing consistent problem as far as the attorney has said regarding vagrancy and possibly homeless people in the area. Regarding it being an eyesore and as to why no-one had done nothing about it; his question was; should there be a body inside the City of Spartanburg or City Council should have already addressed this. He agreed completely that it was an eyesore, but that had nothing to do with the current proposal of what's going on. So to him that should have been addressed when property became vacant.

Mr. Gill said the conversation about the lighting for the expansion; when he looked out his back window at night, all he could was a lot of lights. He said it was misleading to say that the lights were going to be cast down and facing the concrete; because lights were all anyone could see at night if they looked out their windows.

Mr. Gill referenced another slide of the property; and he said his property was adjacent to what's called the Edwin Griffin Nature Preserve. He explained at least every other day they had deer coming through their property, and they lived in the nature preserve area. He said he was not a person who thinks that we should not move forward with progress. He said he was all for the City Council; and he was all about tax revenue; however, he was also all about wildlife preservation, conservation and not contaminating our nature preserve with a lot of water runoff. He wondered why the runoff was not directed through a City Sewer System.

Mr. Epps asked Mr. Gill was he saying he had this problem before the self-storage facility was ever built.

Mr. Gill said he did not have the problem at that time before the self-storage was built. He also mentioned the 6' fence that had been referenced would not keep out any lights from shining because they would be above that six foot fence line. He said even if the fence was 10 or 15 feet tall, they would still see those lights. It's going to be a never ending barrage of daylight in their backyards. He said the fence

would obstruct his view of the nature preserve; and he was also concerned about who would maintain the fence.

Mr. Kinard asked if there was anyone else who wished to speak regarding this request to come up and state their name and address for the record.

- Marisa Savko of 208 Aspenwood Drive came forward and was also concerned about the lights, as well as preserving the nature.
- Paul McPhail of 112 Auburn Court came forward and said he also experienced the water run-off on his property; and he felt his property value would go down if they destroyed the nature preserve.
- John Nugent of 210 Aspenwood Drive came forward; and he had lived there for 14 years and could see the lights; and he had not seen any vagrancy on the property. He loved to look at the woods.

There being no-one else who wished to speak; Mr. Kinard closed the public hearing; and he asked the applicant if he wished to address any of the concerns that had been mentioned.

Mr. Gaylord came forward again and said he appreciated all of the comments; and it seemed the chief concern was regarding water runoff; and as all the Planning Commissioners knew there were City requirements, including the Engineering Department that met regarding any project and they would look at that issue and ways to address that. He said the current facility's retention pond was designed by Trey Blackwood, Blackwood Associates, who was a very professional and well regarded engineering firm in town. Mr. Gaylord said this was the first time they had heard of any problems with the current retention since the self-storage facility was installed about four years ago. He said as Ms. Rosario had earlier explained in her presentation that this would need to undergo Site Plan Review, to make sure that everything conformed to City Code. Mr. Gaylord said regarding the vagrancy issue they had heard Ms. Rosario read the letter received from Mr. R. L. Jordan regarding the same issues to the property. Mr. Gaylord also pointed out regarding the concerns about the woods and nature preserve; as Ms. Rosario had pointed out in her presentation was if this property were to be developed within its current standards or current zoning classification; that what they could expect to see would be pretty well all the trees clear cut and then homes constructed, as opposed to the woods that were there now. Mr. Gaylord felt whatever issues they might have now would be magnified if homes were constructed within that.

Planning Commission Question:

Mr. Cunningham was sure Blackwood Engineering knew exactly what they were doing; but he asked Ms. Rosario if it would be better for the Storm Water Department to approve the water runoff issue first regarding maintenance of the storm water, depth, etc.; and he assumed the second expansion would have a retention pond; but he felt it should all be looked at regarding the issues stated.

Ms. Rosario explained it was part of the original site mandate they required from every site that needed a storm pond; and there was now a maintenance agreement.

Mr. Cunningham said the ones that were the most difficult were the homeowners that owned them because once the developer left and the homeowners owned the property, they never maintained it. They just grew over and filled back in.

Ms. Rosario said one of the Storm Water Manager's duties was to find those and enforce the agreements or get new maintenance agreements.

Dr. Stone asked Ms. Rosario could she tell if there was a retention pond on the Jordan property.

Mr. Lawrence explained when he purchased the property, he kept all of Jordan's water; and he had put in two drains; and explained about the run-off process as it currently was.

Mr. Kinard asked was there in fact going to be a second retention pond put in for the expansion.

Ms. Rosario said yes; and when Mr. Jordan had his property, that was before the City's Storm water Standards were in place; and she explained what was shown on the plan was preliminary; and she was sure by the time it got to the BZA they would have more details worked out that would include more of the retention.

Mr. Cunningham asked as far as the topography, would the elevation be about the same.

Mr. Gaylord said yes.

Ms. Rosario referenced the contour map and explained there was not a lot of change.

Mr. Kinard asked Mr. Gaylord if he had any follow-up regarding the lighting that was mentioned a couple of times.

Mr. Gaylord said the attempt would be to direct the light down as much as possible.

Ms. Rosario said as far as the site plan review process; she could request a foot candle plan that would show how much light occurred at the site, and what was put off by the lights, which she explained.

Dr. Stone asked would that be something that the BZA would deal with.

Ms. Rosario said lighting was an important aspect the BZA dealt with as well as noise, traffic, and other criteria.

Mr. Gaylord said the BZA would have the ability to place any conditions on the development that was under their purview.

There being no other Planning Commission questions; Mr. Kinard asked Ms. Rosario if she had anything else she would like to say.

Ms. Rosario said not anything other than they as a Board could choose to place any conditions regarding their approval of the request; and if they wished to move forward with the requirement for a foot candle plan as part of the site plan review, or anything else they felt was appropriate.

Mr. Cunningham asked was a foot candle plan required when the first request went before the BZA.

Ms. Rosario said it was not. She said it was not a requirement for every site plan, unless it became an issue, or it was a drive-thru restaurant.

Mr. Stone felt that light pollution was something that would be good for the new Comprehensive Plan to address.

Ms. Rosario said that was something they could address in the existing or future zoning ordinance.

Mr. Howard closed the public hearing.

#### Planning Commission Deliberation:

Mr. Kinard explained this was not the first time something like this had come before the Planning Commission regarding a large piece of wooded property backed up to a residential; and he felt the residents had valid concerns. He weighed that fact as well as the fact that this was a private property owned by the petitioner/ which he said under the current rules of the zoning ordinance could be developed according to the zoning ordinance. Mr. Kinard said he did not take any of the concerns that had been mentioned by the neighborhood lightly. He hoped the water runoff was something that could be addressed by the City and any agreements; also he was glad to hear about the petitioner volunteering to double the setback (which he did not have to do), in addition to keep the very large trees surrounding the boundary of the property. He said theoretically if they left the property alone; as it was currently zoned, someone could come in a build eight single-family homes on the property. Mr. Kinard suggested if a motion was made in favor, that the lighting be a condition.

Mr. Cunningham felt the potential of the property being sold for residential development was slim, and the trees would be clear cut, and there would be additional roads and sewer system put in, but he did not know if it would eliminate any storm water issues. He thought the developer was responsible in the 50 foot barrier and set back with the trees and the fence. He felt they could leave that to the city to make sure that the building codes required and encouraged the developer to be flexible with lighting on the back side particularly.

Dr. Stone said these were always difficult because you were always dealing with a rezoning basically on the fringe of the neighborhood. He lived in a downtown neighborhood, and that's something we've always talked about is having to defend the fringes of your neighborhood. That was why he had asked some of the questions about the B-1 zoning, the neighborhood shopping district. He knew they frequently heard concerns where something like this came up when a wooded lot was proposed for some type of development; (and he could understand their concern) where the people who adjoined it would often say this had always been wooded and he could remember sometimes when people would say, well, we were promised this would always be avoided, but no one can ever make that promise you. No one can make that promise unless they own it. But these were always difficult because you want to respect the property rights of the neighbors around it, but you also want to respect the property rights of the person who owns the property. There was some difficulty for him, and he did appreciate the pledge of a larger than required buffer; and he had a good deal of trust in staff in dealing with storm water, and had a good deal of faith in Jay Squires and his folks in looking at the retention and Storm water. He felt if they not do anything, we aren't going to change the storm water issue that seems to have developed and, and in fact I had some thought that an additional detention or retention might actually be more likely to mitigate some of the trouble than making it making anything worse. Dr. Stone felt that whoever made a motion, if it be favorable, they needed to condition a light study for this and that's probably something they needed to be thinking about with the new comp plan to see how they could better shield light. He said there would be at least two more hearings about this; and it would have to go to City Council and then the BZA; and said whatever happened tonight, it would not be a done deal.

Dr. Stone moved approval to City Council favorably with the caveat they request a light study; and he was seconded by Mr. Epps. The motion was approved by a vote of 4 to 0.

Mr. Kinard asked Ms. Rosario to please explain the next step in this process.

Ms. Rosario said the next time the case would be heard would be as another public hearing and First Reading of Ordinance by the Mayor and City Council on Monday, March 16, and then if approved a Second/Final reading of ordinance on March 30, 2020. After that, the next time it could go to the Board of Zoning Appeals would be on April 14, 2020. She explained to the audience everyone that lived within a 400' radius of the property would receive another letter from the Planning Department regarding the Board of Zoning Appeals meeting on this item.

The gentleman who had spoken during the public hearing asked Ms. Rosario if it would be possible to have Mr. Squires present at the City Council Meeting.

Ms. Rosario said she would ask him to attend.

**Site and Landscape Plans approved since the January 16, 2020 Meeting. (For Information)**

- Rocket Laundry – 806 S. Church St.
- Liberty Street Apartments – 215 Daniel Morgan Avenue.
- The Tapestry at Bon Haven – 728 N. Church St. & 0 Asheville Hwy.

**City Council Updates (FYI) since the last Planning Commission Meeting on January 16, 2020:**

Ms. Rosario went over the updates listed on the agenda.

Staff Announcements:

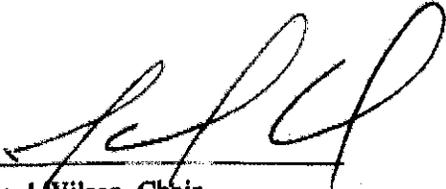
Dr. Stone said he knew he still needed to get his continued education training hours in for last year.

Mrs. Roland explained Ms. Rosario had been working to see if there was something that all of the Board Members could attend on-line if needed.

Ms. Rosario said Mr. Livingston had found some interesting items; and she just needed to get with him to see if she could get that approved on a local level.

Ms. Rosario said they currently had two Board Member vacancies on the Planning Commission, and they had received some requests and she hoped City Council would decide something sooner than later.

There being no other business, the meeting was adjourned at 7:00 P.M.



Jared Wilson, Chair