

**Spartanburg City Planning Commission Meeting Minutes**  
**Thursday, March 16, 2017**

*City Hall Council Chambers*  
*Spartanburg, South Carolina*

The City Planning Commission met in City Hall Council Chambers on Thursday, March 16, 2017, at 5:30 P.M. The following City Planning Commissioners attended this meeting: Jared Wilson, Howard Kinard, Bob Pitts, and Dr. Phillip Stone, II. Nancy Hogan, Wendell Cantrell, and Mike Epps were absent. Representing the Planning Department were Natalia Rosario, Planner III and Julie Roland, Planning Department Administrative Assistant. Assistant City Manager Chris Story also attended.

***Roll Call***

Mr. Wilson, the 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. Wilson noted that four Planning Commissioners were present, constituting a quorum. Mr. Wilson went over the rules and procedures for conducting a public hearing.

Assistant City Manager Chris Story came forward and stated for the record the Applicant in tonight's rezoning case had withdrawn the case from the Agenda shortly before the meeting; and they would possibly bring the matter before the Board at a future meeting. He informed the Planning Commissioners they would have an informational meeting regarding another topic at tonight's meeting.

Dr. Stone moved to amend the Agenda for tonight's meeting by removing the rezoning case that had previously been submitted regarding 899 East Main Street from the agenda, and to add the informational item, with second by Mr. Kinard. The motion was unanimously approved by a vote of 4 to 0.

***Disposition of the Minutes from the January 19, 2017 meeting of the Spartanburg City Planning Commission.***

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Dr. Stone moved the minutes from January 19, 2017 meeting be approved; and he was seconded by Mr. Kinard. The motion was unanimously approved by a vote of 4 to 0.

***Old Business – None.***

***New Business***

***Informational Item re Vista Hills Subdivision.***

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Ms. Natalia Rosario came forward and provided the following background information to the Planning Commission Members: The Vista Hills Subdivision was planned and approved in 2000-2001; and it was a Large Tract Overlay Subdivision that was over five acres in size. It was planned and platted for duplexes and single-family homes, which entailed several community meetings and it was approved by the Planning Commission at the time. She said normally if something was going to be replatted in the City it was usually an administrative function that came through the Planning Department; and as long as it met the standards for the zoning category it could be approved and then moved on to the county for recordation. She explained there were other requests that had to go through the Planning Commission for approval, to name a few were Lakes of Canaan, Meadowinds Farms, and Westgate Plantation, that like Vista Hills were still unfinished in either the Phase I or Phase II's which was a result of the recession. Ms. Rosario said there were about ten lots that were still vacant in Vista Hills; and there was a storm water retention pond that was not being cared for; and that when the former owners left they had never left behind any way for the storm water to be managed. At the end of the day, it would be the City that would have to come in and take responsibility for that which would be a financial concern for the City. The City would love to see someone come in and finish out the subdivision. She explained the City had received a proposal from a home builder to take twenty-two lots that were designed for duplexes and allow him to realign the lot lines in order to allow for thirty six single family residences which would be smaller lots, but still meeting the standards of that R-6 zoning category.

Planning Commission Questions:

- Mr. Kinard asked if she could let them know who the home builder was.
- Ms. Rosario said the home builder was Justin Stringfellow, of JSDI LLC based out of Charlotte, NC, who had been doing this his entire career.

Assistant City Manager Story informed the Planning Commissioners this development group was attempting to acquire and finish out a number of subdivisions in the upstate of S.C. that were started about the same time and in the same circumstances. This was the only one located inside the City limits. He explained the expectations and developer's commitments were to meet or exceed the price-point, size, finishes, and quality of home stock that existed in the lots that had already been developed.

Ms. Rosario said there were certain standards put in place for this neighborhood when it was approved in terms of what the homes were supposed to look like, which were never finished out. She felt it would be a good opportunity for this neighborhood and the City; and they did not know if or when another opportunity like this would come along. Tonight was just an informational meeting if anyone had any questions. She said Mr. Stringfellow could not be here tonight; but he could certainly make a future meeting to present to the Planning Commission to ask their approval on a request for the rest of the lots to be re-platted out. Notices had been sent out to the residents before tonight's meeting; and notices would go out to before another meeting regarding the matter.

Mr. Story said he wanted to bring it before the Planning Commission before it became an action item because of any questions they might have related to the unique circumstance of having no property owner association and no stormwater infrastructure. It was a little bit different than a typical rezoning or replatting request.

Planning Commission Questions:

- Mr. Kinard asked were there restricted covenants.
- Ms. Rosario said they did have them, but in 2010 they were nullified when the bank took over the property. She said part of this plan would be to get a homeowner's association put in place.

Ms. Rosario said the residents in the neighborhood had been noticed regarding the informal meeting tonight and that she had gotten one email and one phone call regarding the notices, and they were just asking what the notice meant and she had explained it.

Mr. Story said unless the Planning Commissioners had any questions or concerns; what Staff would do next would be to engage the developer regarding stormwater obligations and prepare the necessary documents and bring them back before the Board for approval.

***Site and Landscape Plans Approved since the January 19, 2017 Planning Commission Meeting***

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- Heritage Chapel Bldg. IV Floyd's Greenlawn Memorial Gardens – 1300 Fernwood Rd.
- Carolina Smiles Addition – 150 Country Club Rd.

***City Council Updates Since the Last Meeting of the Planning Commission on January 19, 2017***

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Ms. Rosario went over the City Council updates that pertained to the Planning Commission since the last meeting on January 19, 2017 listed on the agenda.

***Staff Announcements***

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There were no Staff Announcements.

The meeting adjourned at 5:50 P.M.

Respectfully Submitted

  
Jared Wilson, Chair

Minutes by Julie Roland, Administrative Assistant