

***Spartanburg City Planning Commission Meeting Minutes  
Thursday, June 21, 2018***

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

The City Planning Commission met in City Hall Council Chambers on Thursday, June 21, 2018 at 5:30 P.M. The following City Planning Commissioners attended this meeting: Jared Wilson, Howard Kinard, Bob Pitts, Mike Epps, and Wendell Cantrell. Dr. Stone and William "Luke" Quillen were absent. Representing the Planning Department were Natalia Rosario, Planner III.; Apoorva Kumar, Associate Planner, and Julie Roland, Administrative Assistant.

***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 five Planning Commissioners were present, constituting a quorum; and he went over the rules and procedures for conducting a public hearing.

Mr. Pitts moved approval of the Agenda for tonight's meeting; and he was seconded by Mr. Pitts. The motion was unanimously approved by a vote of 5 to 0.

***Disposition of the Minutes from the April 19, 2018 meeting of the Spartanburg City Planning Commission.***

Mr. Epps moved the Minutes from the April 19, 2018 Meeting be approved as presented; and he was seconded by Mr. Cantrell. The minutes were unanimously approved by a vote of 5 to 0.

***Old Business – None.***

***New Business***

**1. Rezoning Request** – 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; and 161 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.

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Ms. Natalia Rosario, Senior Planner came forward and was sworn, and explained to the Planning Commissioners the item had been changed to a Public Meeting instead of a Public Hearing; but since Staff had not received all required information to present to the Board Members regarding everything required for a Planned Development District, they would have a public meeting only on the matter tonight and also get any feedback from surrounding property owners. Ms. Rosario said additionally they would get the Planning Commissioners feedback regarding what they would like to see from the Civil Engineering firm when this came back before the Planning Commission for a Public Hearing at the July, 2018 meeting. No vote would be taken at tonight's meeting. She submitted the report the Planning Commissioners had previously received in their meeting packets, as well as the slides, and presentation, as well as some additional information that had been provided in the last couple of days to Staff. She clarified regarding the map that had been sent out regarding the request that 158 Oakdale Avenue was not a part of this request at the current time, but that 156 Oakdale Avenue was part of the request. Ms. Rosario said at this point the proposal was to develop on the properties a town home development; and the number of up to 66 units on the Staff Report was in fact still to be determined because the Storm Water Engineering had not been done at this point, and there may be a reduction to that number in order to accommodate water retention, as well as landscaping. She explained they had the basic site plan, not accounting for

topography or civil engineering showing Oakwood Avenue, Avant Street, and then the middle alleyway which was blocked for the most part right now; so there was still some work to do to with adjacent property owners to get that open. Some homes would face the alleyway, some would face Oakwood, and others would face Avant. Ms. Rosario said the homes would have garages, and would be market rate. She said in the beginning they would be for rent, and then eventually she thought they might be sold at market rate. This was a very preliminary landscape plan. She said on the site there were some very mature trees; some of which might be possible to save, and others that might not be able to save. She said Staff would recommend that as many of the mature Canopy trees be saved as was feasible. She said that was also something they would address when it came to Staff for full Site Plan Review. Slides were shown and explained in detail of the properties and surrounding area in order to better explain the request. Ms. Rosario explained this was an experienced builder and showed some slides of some of their previous developments. Ms. Rosario concluded her presentation by saying the City had met with the developer and were supportive of the development as long as it complied with the Code and met all the requirements.

Board Questions:

- Mr. Kinard asked about the already mixed zoning, particularly the LOD properties.
- Ms. Rosario explained.
- Mr. Pitts asked if the Design Review Board would need to be involved.
- Ms. Rosario said it was not located in their area.
- Mr. Kinard asked how many bedrooms.
- Mr. Billings said they would all be three bedrooms.
- Mr. Wilson asked about the buffer/setback requirements regarding 158 Oakwood Street.
- Ms. Rosario explained the setbacks that were adjacent to any other zoned property would have to meet the setbacks of that particular zone.
- Mr. Wilson said he was primarily referring to the setback regarding the parcel 158 that was not part of the request at the moment.
- Ms. Rosario said they would have to buffer as if it were any other residence against a development.
- Mr. Kinard asked would the alleyway be opened as a public road.
- Ms. Rosario explained it would be maintained as an alley; and she believed the idea was to have all of the adjacent property owners in agreement with the use of the alleyway and have access to it and quitclaim it to where it was no longer an nebulous alleyway, and owned by the property owner and would allow for ingress/egress, as well as allow for waste collection and police and fire department services.
- Mr. Kinard asked was there any density requirements.
- Ms. Rosario explained right now what they were showing was over the units permitted; and if the Planning Commission was satisfied with the level and quality of the design and the landscaping, they could choose to provide them with an additional fifteen percent of density bonus. She said the point of the PDD Overlay district was to allow for flexibility. Without any Stormwater Engineering done right now they might not be able to fit this many units anyway.
- Mr. Kinard asked did the developer own all of the proposed lots except for the one she had mentioned earlier.
- Ms. Rosario said yes.
- Mr. Cantrell said that the utilization of the alley was one of the only places in town that this could happen and it would be very beneficial as well as sewer, etc.
- Mr. Wilson asked if there were any other Board questions for Staff right now.

- There were no more questions at this time.

Mr. Ray Billings of Boiling Springs came forward and said the owners and himself were trying to acquire the one lot that he felt would make all of this flow better.

Mr. Kinad asked was that necessary for the project to move forward?

Mr. Billings said no; they would move forward regardless. He said they had met with Mr. Jay Squires, Stormwater Manager; and he said the Civil Engineer still had to get some GIS information of what was in place currently to Staff regarding where a retention pond would be required.

Planning Commission Questions/Comments:

- Mr. Cantrell asked about how the units would be faced.
- Mr. Billings explained; and said they were real excited about the proposed project; and he said there were not many places downtown that had three bedroom units as well as a garage.
- Mr. Kinard asked Mr. Billings if these would be offered for rent or sale.
- Mr. Billings said they would be offered for rent.
- Mr. Pitts asked would these be done in one phase.
- Mr. Billings explained it would not all be done at one time; it would be phased in. He also explained that Mr. Keith was already working with relocating some of the current residents.
- Mr. Epps asked if they did end up having to add a retention pond; did they have any idea where it might be located.
- Mr. Billings explained it would probably be located near lot #4 in order to keep it within the radius that emergency vehicles, etc. could get in and out.
- Mr. Cantrell asked was that the low area.
- Mr. Billings said yes; and explained.
- Mr. Wilson asked Ms. Rosario to show the rendering of the proposed townhomes again.
- Mr. Billings said this rendering would be very similar to what they would propose; and it would be a combination of stone and hardy-plank.
- Ms. Rosario said it would be about the same that Mr. Beeson was doing at Camelot Townes.
- Mr. Kinard asked would this be a separate meeting regarding materials.
- Ms. Rosario said no; that it would go through the Building Department.
- Mr. Cantrell said this was somewhat similar to what Alex Hudson had done on S. Pine Street.
- Mr. Billings said the proposed townhomes would only be two floors; and that Mr. Hudson had done three floors.

Mr. Wilson opened the public hearing and asked anyone in the audience that wished to speak in favor or in opposition; or if there was anyone who just had questions to please come up and state their name and address for the record.

- Mr. Mark Moss came forward and said his Mother lived at 158 Avant Street for the last fifty years; and that he would love to see this project go through; and they were very much in favor of the development. He said the current homes/rentals were in very bad condition and that everyone he knew in the neighborhood were ecstatic over the project.
- Mr. David Sereque of 217 N. Fairview Avenue came forward and said his home was just around the corner from the project. He was curious about what provisions had been made for the increase in traffic that a 66 unit townhome project would bring in, and also regarding any cut-through traffic issues.

- Mr. Kinard asked Ms. Rosario if a traffic study had been done.
- Ms. Rosario said they had not; but they could request that if they liked. She said they were looking at having two cars per unit; and that would be the probable increase in traffic in her opinion. Ms. Rosario said they could certainly look into that.
- Mr. Kinard said including the alleyway it looked like there would be three points of ingress into the proposed area; and asked was that correct.
- Ms. Rosario said it was.
- Ms. Melissa Anne Sereque of 217 N. Fairview Avenue came forward said her front door faces Converse College; she was the better half of a gentleman who had previously spoke; and she said they were very excited about the project. Her only concern was for Converse College students who would be walking in the area; and felt a speed bump or something would be a good thing because there were a lot of young people who would cut through that area at high rates of speed.

Mr. Wilson asked if anyone else wished to speak. No one else came forward. Mr. Wilson closed the public hearing portion of the meeting.

Mr. Wilson said since there was no vote regarding this item, he would open the meeting back up to the Board Members; and asked if they had any further questions for staff, or the Owner/Developer.

Board Member Questions/Comments:

- Mr. Kinard asked Ms. Rosario if this would come for a vote at the next regular scheduled meeting of the Planning Commission.
- Ms. Rosario said that was assuming they got the rest of their information to Staff in time; but it looked like they were well on their way regarding the stormwater portion.
- Mr. Cantrell felt it was a great project.
- Mr. Wilson said assuming the complete package was received in time which would be re-noticed, and more letters sent out; the request would be heard at the July 19, 2018 Meeting.

**Site and Landscape Plans Approved (information purposes only) since the April 19, 2018 Meeting.**

- United Community Plaza – E. Main St.
- Tuesday Morning Retail Facility – 1200 E Main St.

Ms. Rosario explained to the Planning Commissioners that Staff had recently received plans for Terminix near the City Airport, and a new Wendy's on S. Pine Street were currently under review.

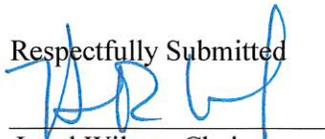
**City Council Updates (FYI) Since Last Mtg. of Planning Commission on April 19 Meeting.**

Ms. Rosario went over the updates that were listed on the Agenda.

**Staff Announcements**

- Ms. Roland said as of June 30, 2018 Wendell Cantrell's Board Member Position would term out and they would certainly be sad to see him go. She said if anyone knew of someone who wished to be considered to please let her or the City Clerk know.

The meeting adjourned at 6:05 P.M.

Respectfully Submitted  
  
 Jared Wilson, Chair

*Howard R. Kinard, Acting Chair*

+Minutes by Julie Roland, Administrative Assistant