

Spartanburg City Planning Commission Meeting Minutes
Thursday, October 18, 2018

City Hall Council Chambers
Spartanburg, South Carolina

The City Planning Commission met in City Hall Council Chambers on Thursday, October 18, 2018 at 5:30 P.M. The following City Planning Commissioners attended this meeting: Jared Wilson, Howard Kinard, Bob Pitts, Dr. Phillip Stone, Reed Cunningham and William "Luke" Quillen. Mike Epps was absent. Representing the Planning Department were Natalia Rosario, Planner III. and Julie Roland, Administrative Assistant. City Manager, Chris Story and Council Member Sterling Anderson also attended the meeting.

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

Mr. Wilson explained the general flow of how tonight's meeting would be conducted for all of the members of the audience that were present.

Mr. Wilson informed the Board Members he was informed that an amendment needed to be made to the Agenda for tonight's meeting; regarding the rezoning request had been revised from R-15 to Zone R-12 instead of R-6; and he asked if he had a motion.

Dr. Stone moved approval of the amendment and he was seconded by Mr. Cantrell. The motion was unanimously approved by a vote of 6 to 0.

Dr. Stone made a motion to approve the agenda as was amended; and he was seconded by Mr. Wilson. The motion was unanimously approved by a vote of 6 to 0.

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

Mr. Wilson moved the Minutes from the July 19, 2018 Meeting be approved as presented; and he was seconded by Mr. Kinard. The minutes were unanimously approved by a vote of 6 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 one property, Specifically Parcel #6-21-15-010.00 located on 116 Kensington Drive, that was currently zoned R-15 (Single Family Residential District) to zone R-12: General Residential District in order to split the parcel into three residential lots in order to construct three single family homes. Kevin Clark, Property Owner.**

Ms. Natalia 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. Ms. Rosario explained the original request was to rezone the proposed parcel to zone R-6 which would have allowed the petitioner to split the parcel into five parcels and build upon each of those a single family home; but that after hearing feedback from adjacent and nearby property owners, Mr. Clark had amended his request to rezone the property to R-12, which would only allow him to split the property into three lots and build three single family homes instead of five. She further explained the current R-15 zoning of the property would already allow the petitioner to split the parcel into two oversized lots that would allow him to build two homes on the property. Ms. Rosario said there had been some comments from nearby residents wanting to know what the actual construction would look like; and that was not something the ordinance factored in to a rezoning request. She said there were not design

guidelines for this area concerning single family residential homes or any other type of construction. Her recommendation regarding that was if this request moved forward, that the applicant might discuss that with the nearby residents. A slide was shown of the location map, proposed property, aerial view, and surrounding properties. Ms. Rosario also showed a slide that depicted the 400' area radius the Planning Department used to send out certified and regular mail letters to adjacent and abutting property owners. She said the applicant was present.

Planning Commission Questions for Staff:

There were no questions for Staff at this time.

Mr. Kevin Clark of 282 Noble Creek Road, Woodruff, SC came forward and he was sworn. He explained to the Board Members he had purchased the property in order to be able to build anywhere from 1200 to 1500 square foot homes, which he thought was the size of most of the homes in the area. Mr. Clark said he originally wanted to rezone the parcel to build five homes; and he thought he would be welcomed here for wanting to build homes; and after he found out there were a lot of concerns; that was when he decided to revise the petition to rezoning to R-12; and split the parcel into three parcels and only build three homes. He explained the proposed homes would be three bedrooms, two baths, with two car garages. The homes would have hardwood floors, ceramic tile and granite counter tops. Mr. Clark explained to the Planning Commissioners again he had no idea any of this would be an issue. He thought that building new homes in an older neighborhood would be welcomed.

Planning Commission Questions:

- Dr. Stone asked Mr. Clark about the acreage of the property as it was right now.
- Mr. Clark said it was 1.26 acres.
- Mr. Cunningham asked Mr. Clark if he was a home builder or developer.
- Mr. Clark explained he was a contractor; and he tried to build homes that would blend in to whatever neighborhood in which he was building.
- Mr. Cunningham asked had he done this in other areas. Mr. Clark explained he had; and he had built a lot of homes in the Greenville area; but since he lived in Spartanburg County, he decided he would like to build some homes in Spartanburg.
- Mr. Wilson asked the petitioner if this request moved forward about his timeline.
- Mr. Clark said he would probably build the first home within six months; and then he would do the other two at the same time, probably within another six months.
- Mr. Kinard asked if the plan was to sell the homes.
- Mr. Clark said yes.
- Mr. Kinard asked would the access to the homes be off of Kensington Drive.
- Mr. Clark said yes; and he explained the homeowner would drive off of Kensington directly into their driveway that would lead directly to the garage.
- Mr. Kinard asked would they be separate units or townhomes.
- Mr. Clark explained they would be separate single family homes; and he would divide the three parcels up as equally as he could; and they would all have about the same sized yards in order that they would all have plenty of room with a nice sized yard. He also said he had heard from some concerned residents regarding problems with water runoff; and the way the lay of the land was and buffer in the rear of the property; that nothing would be disturbed; and he did not feel water runoff would be an issue with the proposed three homes. Mr. Clark said on the back of the natural topography sloped away from Kensington Drive.
- Ms. Rosario explained the natural topography of the whole area kind of went towards Weblin Street.

- Mr. Pitts asked was there multi-family housing to the left of the property.
- Mr. Clark said yes; there were a lot of apartments.
- Ms. Rosario said there was Timberlane Apartments, and were probably over two hundred apartment units.
- Mr. Kinard asked was there a house on the proposed property.
- Mr. Clark said there had originally been a house on the property, but it had been torn down years ago.
- Mr. Kinard said then it had been vacant for a while now.
- Mr. Clark said that was correct.
- Mr. Kinard asked Staff how long the property had been vacant.
- Ms. Rosario said she was not exactly sure; but she knew it had been at least a couple of years.

Mr. Wilson asked if there were any more Board Member questions for Staff at this time.

There were no more questions at this time.

Ms. Rosario came forward again and showed a slide of the location map that depicted the zoning of proposed parcel and of the surrounding area; and also a slide of page 40 from the City's Zoning Ordinance that showed the Table of Area and Dimensional Requirements regarding the different zones. She explained the current zone of the property R-15 had a minimum lot square area of 15,000 sq. ft.; and the proposed zone R-12 had a minimum lot square area of 12,000 sq. ft.; and she said if the lot was split into three parcels it would still maintain about 15,500 to 16,000 sq. ft. of lot area. The minimum lot size per dwelling unit in Zone R-15 was 15,000 sq. ft.; and was 10,000 sq. ft. in the R-12 zone. Ms. Rosario explained what that meant was since none of these properties would exceed 20,000 sq. ft., there could only be one residential home built per lot. Regarding the setbacks and maximum building coverage, in zone R-15 the maximum building coverage was 25% of the total lot; and in R-12 the maximum building coverage was 35%; and that meant in R-12 zone there could be ten percent more house on the property. Regarding the front setback line in R-15 was 40' as opposed to 35' front setback in R-12. She explained the rear setback was 30' in R-12; and the interior side was a 10', so at minimum the houses would be about twenty feet from one another on their side, if they were that wide. She showed a slide of a drawing which she explained was a rough sketch of the buildable area that a home could be built. She said the maximum building height would be no more than 35' in the City of Spartanburg. Ms. Rosario then 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 2004 Comprehensive Plan calls for this area to remain in low density residential, very similar to how the character of the neighborhood exists today. Ms. Rosario said the proposed rezoning did not increase the density in terms of allowing for multi-family.
2. *Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood* – Surrounding parcels to the East and West are zoned R-15: Single Family Residential, with an R-6: General Residential District zoned property to the immediate north. Other parcels further north on Kensington Drive, and along John B. White Sr. Boulevard are zoned Limited Office District, General Business, and Neighborhood Commercial.
3. *Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment* – The property is suitable for the use of a single family home in the R-12 zoning district. The minimum lot area for SFH in this zoning district is 12,000 square feet – each lot will have anywhere from 15,500 to 16,500 square feet, which is the minimum required by the R-15 zone. In the R-12 district only one residential unit is permitted per every 10,000 square feet, so only one unit (no duplex or multifamily) is permitted on each lot. The R-15 zoning district requires a front lot line length of 90 feet, which would only allow for two houses to be built after splitting the properties. Ms. Rosario explained essentially what they were looking at here was

instead of a ninety foot wide lot line; they would be looking at an eighty foot wide lot line; which would allow for the construction of one additional house.

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* – The rezoning of the property to R-12 will increase the marketability of the property, as it has sat vacant since the demolition of the previous single family home on this lot. Staff has received inquiries regarding multi-family developments on this property, which is not permitted under R-15 or R-12, and would not be appropriate considering the character of the surrounding single family homes. After developing the properties with homes, this property will increase in value, pay higher property tax, and add three homes to Kensington Drive.
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. Please note that the slope of this area runs off towards the north of the property and other surrounding properties, towards Weblin Drive. She said for the record, there was no requirement for a single family construction to retain or detain any water on the property; she said that came into play for multi-family and commercial developments. She felt something that would help regarding this was the petitioner had said something about not disturbing the buffer area and not tearing up the rear, allowing the water to continue to run off as it does today into the grass.

Staff's Analysis & Recommendation:

Staff is of the opinion that the proposed zone change from R-15: Single Family Residential District to R-12: General Residential District will be a beneficial and appropriate use for the area. Therefore Staff recommends approval of the proposed zone change from R-15 to R-12.

Ms. Rosario said for the record they did have two written public comments received in opposition of this request; the first was from Suzanne Proctor who lived at 354 Weblin Street whose property backed up to the proposed property on the side which was included in the Planning Commissioners Meeting Packets they had previously received, which she entered in to evidence as Exhibit A; and the other was from Bonnie Carter who lived at 105 Kensington Drive, which she entered into evidence as Exhibit B; both in protest of the request. Ms. Carter's concern was with the value of her property being affected.

Planning Commission Questions/Comments:

- Mr. Quillen asked Ms. Rosario if she would read Ms. Proctor's written letter.
- Ms. Rosario read the letter from Ms. Proctor to the Board Members and audience.
- Dr. Stone said one of the main differences between the R-15/R-12 districts besides the general square footage requirements which it sounded like the petitioner was actually going to meet, was the street frontage which was 90' vs. 80'. Dr. Stone said other than that there did not appear to be much difference between the two zones; and they were both pretty restrictive zones.
- Ms. Rosario said that was correct; and that R-12 was only slightly more flexible in that if you had a large enough lot, you could potentially do an accessory dwelling unit.
- Mr. Kinard asked Ms. Rosario if a bufferyard was only required regarding multi-family and commercial.
- Ms. Rosario said that was correct; and she said there would not be a requirement for Mr. Clark, but there was a pretty strong existing buffer already there.
- Mr. Kinard said he thought that bufferyard backed up to the property of the lady who had submitted the letter.
- Ms. Rosario said that was correct.
- Mr. Kinard referenced the slide again and asked if those were telephone or power poles on the property.

- Ms. Rosario explained there were several poles on the property that provided services to the area.
- Mr. Kinard asked about curb cuts; and there would need to be three separate entrances.
- Ms. Rosario explained that was correct.
- Mr. Cunningham said Ms. Proctor had referenced 106 Kensington Drive; and he said that was not her lot was it.
- Ms. Rosario said it was not; it was an apartment; and Mrs. Proctor's lot was 354 Weblin Street.

Mr. Wilson asked if there were any more Planning Commissioner questions for Ms. Rosario at this time. There were no other questions at this time.

Mr. Wilson opened the public hearing and asked anyone who wished to speak to come forward and state their name and address for the record.

- Ms. Billi Willauer of 124 Kensington Drive came forward and said she was the President of the Kensington Drive Neighborhood Association and said the Association had requested her to ask that the request be tabled at tonight's meeting and rescheduled at a future date, due to the fact that some of them had not been notified at all which she said were the two adjacent property owners; and also since the request was now changed, this was the first they had heard about it, and had not had time to understand what the change meant.
- Mr. Kinard asked Ms. Willauer if she was talking about the change from R-6 to the R-12.
- Ms. Willauer said yes.
- Ms. Rosario said the original letter had gone out 15 days ahead of time to the property owners and there was not enough time to notify the property owners since the request had just recently been amended.
- Mr. Kinard said the R-6 zoning would have allowed the parcel to be split into five properties, with five single family homes; and the R-12 would allow three properties with three single family homes; and he asked Staff whether that was correct.
- Ms. Rosario said that was correct.
- Ms. Willauer said the original request letter was what the residents had received; but that Michael Hamlin that lived at 118 Kensington had not received his certified mail letter and that Donna Coggins who lived at 107 Kensington had not received anything from the City.
- Mr. Kinard asked were those sent out certified.
- Ms. Rosario had her copies of the certified and regular mail letters that had been sent out regarding the request and said she had record of the certified mail letter that went out to Mr. Hamlin at 118 Kensington Drive; and the regular mail letter that was sent to 107 Kensington Drive.
- Mr. Kinard asked Ms. Willauer if those two residents she had spoken of were not available to attend the meeting.
- Ms. Willauer said Mr. Hamlin had a prior commitment and he was a single parent and was unable to get here; and she said the resident at 107 Kensington Drive was present if they wished to speak to that resident.
- Mr. Kinard asked to see Staff's letters that went out.
- Ms. Rosario showed Mr. Kinard the list of names and addresses that Staff had sent the certified and regular mail letters to.
- Dr. Stone said he really did not think a motion to table right now was in order, since they were in the public hearing portion.
- Mr. Kinard said what they had to go off of what had been provided by City Staff; and they showed the letters had been sent out.

- Dr. Stone said R-12 was a considerably more restrictive zone than the original R-6; and this was a very minimal change from one to the other.
- Ms. Willauer said they were not aware of what the rules were regarding the change; and she felt the people needed time to learn about what was going on.
- Mr. Cunningham asked Ms. Willauer if the people that did not come tonight; did they not come because of the confusion or what.
- Ms. Willauer said they did not come because they had a prior commitments.
- Mr. Wilson said for the record just so everyone present understood that the original request was for the property to be rezoned from R-15 to R-6 which if passed would have split the property in to five lots and the ability to build five homes; and now the request had been changed to Zone R-12 which would only allow the property be split into three lots with three homes being built.
- Mr. Kinard asked Ms. Rosario what was the precedent regarding a rezoning request if there was a change in the petition.
- Ms. Rosario said the applicant could amend the request at any time; and the reason why they wanted to amend out loud was so that everyone present tonight would realize that an amendment had been made before the case was presented. She explained that happened relatively frequently when there was a change Staff did not just stop everything and push it back to another date unless it was something drastic that would really change the proposal; then at that time Staff would stop and re-notice, etc.
- Mr. David Jacobs of 355 Weblin Street came forward and said his address was at the corner; and there was definitely a water run-off problem. He said they had developed lakes in their yard, and underneath his house stayed very moist. He felt if three more homes were added it would cause an even bigger problem. Mr. Jacobs felt two new homes would be enough as opposed to three. He said his last concern was regarding price range; and he asked Mr. Clark what was the price range he planned to build on the lots.
- Mr. Clark said he planned to build nice homes that ranged between \$180,000.00 to \$200,000.00 on the three lots.
- Ms. Rosario said just as a pointed of order that all questions needed to be addressed to the Board during the public hearing portion of the meeting.
- Mr. Wilson, the Chair explained to everyone to address any questions to the Board Members, and after everyone had a chance to voice their concerns, the Board Members would bring the applicant back up to address those concerns.
- Mr. Jacobs continued his concerns regarding the request; and he said for a lot and house to be that small; he would not pay that price for it in that neighborhood. He said they also had a lot of cut through of young adults through the area.
- Mr. Wilson asked Mr. Jacobs would he not think since the lot was not occupied it may lend itself to more cut through traffic as opposed if there were some homes on the property.
- Mr. Jacobs said he was glad he wanted to build some homes; and he was glad he was not planning on doing any rental properties. He said his last questions was would it be a slab home, or modular or pre-fab home or would it be a stick-built home.
- Mr. Cunningham asked Mr. Jacobs where the runoff came from that was disturbing his property.
- Mr. Jacobs referenced a slide of the properties and said it was coming from 116 Kensington Drive.
- Mr. Cunningham asked did 118 and 120 Kensington Drive not contribute to his water problems.
- Mr. Jacobs did not feel that the properties at 118 and 120 Kensington Drive contributed to his water problems.

- Mary Haymond came forward and said she and her husband lived at 111 Kensington Drive that was right across the street from the proposed property. She said her first inclination that someone had purchased the property was that all of a sudden a lot of beautiful pine trees were cut down; and the trees were still laying there. Ms. Haymond described their neighborhood and how the neighbors felt about where they lived for the applicant; and she informed him the neighborhood would feel a lot better if he would only build two homes as the current zoning allowed as opposed to three homes.
- Ms. Willauer of 124 Kensington Drive that spoke earlier came forward again and said they were all concerned with the value of their homes being affected; she explained that Ms. Suzanne Proctor had also wanted her to relay that she had a lot of problem with water run-off at her house as well, and that her basement had to be refurbished several times because of water runoff, and she mentioned a picture Ms. Rosario had where you could not see the slope so much if you were viewing it from the front side; but if you walked to the back side there was a nice slope. She said she did not know what they could do to address that issue. She also spoke about sewer backup problems from houses that were on down the hill on that same side; and she said the City had to send a sewer pumping truck out to address the issue a couple of times a year at 118 and 120 Kensington Drive. She said it was not a plumbing problem, and that it was on the sewer side of the City. Ms. Willauer said they were not opposed to a couple of homes being built there and she thought it was a wonderful idea. They want the homes to fit in with the neighborhood and don't want them to cause any more problems than what there already was in the neighborhood. All of the run-off problems started when they had built the Timberlane Apartments; which also added a lot of traffic to the area. There was also the Promised Land located in the area. She said the sewer and the runoff were the big issues.
- A lady that said she lived at 355 Weblin came forward and said she concurred that two houses would be more appropriate than three or five houses. She also had sewer problems, water under the house, and mold and mildew problems. She said it had not been an issue until the last couple of years. She has lived there for fourteen years. She said she has called the police a lot of times regarding people shooting firecrackers and guns in the area.
- Mr. Haymond of 111 Kensington Drive came forward and said his wife had already spoke, but he felt any new homes should be built according to the existing code in the area; and if the code said they could only build two homes, that is what he felt they should build. He felt the zoning was there for protection of homeowners.
- A lady that said she lived at 119 Kensington Drive came forward and said she was also representing her in-laws that lived at 117 Kensington Drive. She was not opposed to having two new single family dwellings, but she felt that three could be too many. She was concerned about having a little space between her and the next proposed property owner.
- Councilmember Sterling Anderson came forward and thanked the Planning Commissioners and Staff for what they did for the City. He also thanked all of the members of the neighborhood for coming out and voicing their concerns. He said he was glad that the Chair pointed out and explained the request had been originally to build five new homes, and now it had been amended to three homes. Mr. Anderson said this was a very nice neighborhood, and they had seen encroachments, etc. from commercial developers as well as multifamily. He said he was relying on the fact that the petitioner was a licensed contractor and home builder in the state of S.C. and would have to comply with all the restrictions the City would put on a builder in the City. He said they were glad to have new homes in the City. Mr. Anderson said he rode out by the property today and there was a lot of trees that had been torn down. He said perhaps the contractor would be willing to put up a fence as a barrier as well. He concluded his statement by saying he was a little surprised that the request had been amended and it was not re-notice and the property owners were not notified of the change.
- Mrs. Haymond of 111 Kensington Drive that spoke earlier came forward again and said that Mr. Hamlin that lived right across the street from the property had told her and Ms. Willauer when they were going door to door trying to inform people about the request; had acted very surprised and concerned that a meeting was being held; and said he did not receive anything in the mail; and she said he was one of the people who supposedly received a certified mail letter.

- Dr. Stone said he sometimes received a certified mail letter card in his box and it might take him a week to go and pick up the letter.
- Mr. Kinard said as Councilmember Anderson had mentioned; regarding a change in the request not being re-noticed and letters sent back out; he asked Staff about that.
- Ms. Rosario said from her experience on this Board and other Boards Staff would periodically receive verbal amendments right before a meeting.
- City Manager Chris Story came forward and explained the principal that mattered the most in this case was the change moved for the better regarding the request. He said if there had been a change that would take the application in a more intense direction they would definitely have re-advertised and property owners re-noticed.
- Dr. Stone asked Ms. Rosario if this request was approved at tonight's meeting, would it be re-advertised and re-noticed to property owners before it went for another Public Hearing and First Reading of Ordinance by City Council.
- Ms. Rosario said it would be re-advertised; and that normally in the property owner letter they indicated if the request was approved, when it would go to City Council; but in this case if it would make the homeowners feel better, they would re-notice all the letters again.
- Mrs. Roland said if the request was approved tonight; it would go for another Public Hearing and First Reading of Ordinance at the November 12th City Council Meeting; and if it was approved at that meeting it would then go for a Second Reading on November 26, 2018.
- Mr. Wilson, the Chair informed everyone in the audience that regardless of what happened at tonight's meeting if it were to be approved, that it would need to go before City Council twice. He also informed everyone it if was not approved tonight, the applicant would have two weeks in which to file an appeal and take the request directly to City Council.
- Mr. Cunningham asked Staff about one of the slides of the property that had a sign on it; and asked Staff if the sign had been posted regarding tonight's meeting.
- Ms. Rosario explained that it did; and if the request was approved at tonight's meeting, the sign would be changed out to reflect the City Council Meeting Date and time.

Mr. Wilson asked was there anyone else who wished to speak regarding the request to come forward. No one else came forward. Mr. Wilson closed the public hearing; and asked the applicant to come forward again.

Board Questions:

- Mr. Wilson asked the Applicant if the request was approved tonight; would the proposed homes be built slabs on grade, or would they be crawl spaces.
- Mr. Clark said they would be crawl spaces.
- Mr. Wilson asked the Applicant if the homes would be stick built construction.
- Mr. Clark said yes.
- Dr. Stone asked the Applicant if he was planning on hiring a licensed contractor to build the homes.
- Mr. Clark said yes.
- Mr. Cunningham said Mr. Clark had mentioned earlier the homes would be comparable or similar to the ones in the area; and he asked him if he knew the average square feet of the homes in that neighborhood or in particular the house next door.
- Mr. Clark said he was told by the real estate agent he had dealt with that the homes next door had about 1400 square feet. He said in his opinion none of the homes in the area looked to over 1600 square feet. Mr. Clark then talked about the trees on the property; that those were pretty big trees that would need to come down regarding safety issues. He certainly understands everyone's

concerns; and he wanted to be a good neighbor. He did not plan to build any homes that would stick out, and would be comparable to the area.

- Dr. Stone asked the Applicant if he had any consideration of which way he would orient the homes to the street.
- Mr. Clark said the homes would be more long than they would be wide; with him going with the three homes; they would still have the garage coming right off Kensington; and they would still be built the same way. He really did not think bad neighbors would be able to afford the homes.
- Mr. Pitts asked about the number of bedrooms.
- Mr. Clark said they would be three bedrooms; and now that he had cut it down to three homes, he may even build a bonus room over the garage.
- Mr. Wilson asked would his intent be to provide fenced in yards at this point.
- Mr. Clark said that was not his intent with reducing the number of homes to three. Originally, he would have considered that with five homes.

Mr. Wilson asked were there any other Board Questions for the Applicant. There were no more.

Board Comments/Deliberation:

- Mr. Kinard said he would give his thoughts on the request and considering the incredible turn out from the neighborhood, and it was very clear that they were all proud and concerned about the neighborhood. He said he was somewhat concerned about the density regarding how these homes would be placed; and he said he would be inclined to go one way if this request was affecting the marketability of the property; and as it stood he could build two homes with the current zoning. He said looking at the surrounding properties that three single family homes on the one lot would not be in conformity with the surrounding area.
- Mr. Quillen asked the Chair if he could ask a question of Staff.
- Mr. Wilson said he could.
- Mr. Quillen asked Staff what would have been Staff's Recommendation if the request had stayed at the R-6 zone.
- Ms. Rosario explained with their being five new homes proposed in the City, she would have recommended approval; but after receiving early comment from the neighbors, she decided it would be better to go with the R-12 zone and with the three homes.
- Mr. Wilson said in his opinion after going through all of the concerns that had been brought up; he thought with a lot of the problems they had with people walking through yards, and bad activity that he thought that lots with single family homes would help to reduce some of those problems. He said regarding the stormwater and sewer back up regarding two homes versus three that he did not see there would be that much difference. He emphasized with the neighbors and concerns with the traffic problems, but he did not see there would be much difference between the two homes versus the three homes either. He said with the lot widths that had been mentioned 90' versus 80' was not that much different. He said a vacant unmanaged lot did not favor for a neighborhood versus an owner occupied single family home.
- Dr. Stone said he always listened when a lot of neighbors came in to a meeting; but he was very much in agreement with the Chair.
- Mr. Wilson said they understood the concerns and with the points that had been made the City had followed the requirements regarding a meeting; and that sometimes if a certified letter was sent out sometimes it did take a few days to go to the post office box and pick the letter up; but the property was posted two weeks in advance of the meeting.
- Mr. Cunningham said he agreed that the notification had been sufficient and the fact that they were going to a lower density would be better. He said some of the concerns that were listed he was not

sure was related to the development that was proposed. He assumed things like sewer capacity was there but he does understand their concerns

- Mr. Pitts agreed; and felt it would be a completion of the neighborhood rather than a distraction.

Dr. Stone moved approval of the request as submitted; and he was seconded by Mr. Wilson. The motion was approved by a vote of 5 to 1, with Mr. Kinard in opposition.

Ms. Rosario explained for the record again; there would be another Public Hearing and First Reading of Ordinance held by the Mayor and City Council on Monday, November 12, 2018 at 5:30 P.M., and the request would be re-advertised for that meeting; all property owners would be re-noticed and a new sign would be posted on the property. She further explained if the request received approval at that meeting, there would be a Second and Final reading on Monday, November 26, 2018.

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

- Terminix – 102 Warbirds Blvd.

City Council Updates (FYI) Since Last Mtg. of Planning Commission on July 19, 2018 Meeting.

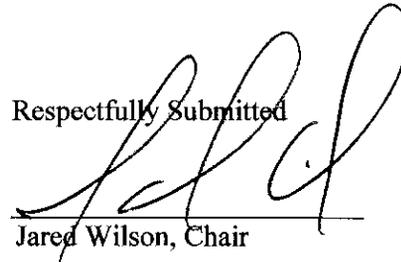
Ms. Rosario went over the updates that were listed on the Agenda.

Staff Announcements

- Ms. Roland updated the Board Members on the Continuing Education Training that would be held and hosted tomorrow on Friday, October 19, 2018 in the City Hall Basement Training Room.
- Ms. Roland congratulated the new City Manager on his new Title since their last meeting.
- City Manager Chris Story informed the Board Members at the next Design Review Board Meeting that would be held on Tuesday, November 6, 2018, there would be an informational item included on the meeting Agenda where a Representative from the SCDOT would be there to give an updates on what the new restrictions were regarding allowable plant material in the right-of-way which would affect street edge treatment in the City that would be developed in the right-of-way; and he thought it might be of interest to the Planning Commissioners.

The meeting adjourned at 7:05 P.M.

Respectfully Submitted



Jared Wilson, Chair

Minutes by Julie Roland, Administrative Assistant