

***Spartanburg City Planning Commission Meeting Minutes
Thursday, November 17, 2016***

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

The City Planning Commission met in City Hall Council Chambers on Thursday, November 17, 2016, at 5:30 P.M. The following City Planning Commissioners attended this meeting: Jared Wilson, Howard Kinard, Wendell Cantrell, Bob Pitts, Mike Epps, and Dr. Phillip Stone, II. Nancy Hogan was absent. Representing the Planning Department were Natalia Rosario, Planner III and Julie Roland, Planning Department Administrative Assistant. Chris Story, Assistant City Manager was also present.

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. Mr. Wilson went over the rules and procedures for conducting a public hearing.

Mr. Cantrell moved approval of the Agenda for the November 17, 2016 meeting, with second by Dr. Stone. The motion was unanimously approved by a vote of 6 to 0.

Disposition of the Minutes from the October 20, 2016 meeting of the Spartanburg City Planning Commission.

Dr. Stone said a correction needed to be made to the minutes regarding page five, under Board Deliberation regarding his comment be changed to read when he was on the HARB Neighborhood Association Board instead of the HARB Board. Mrs. Roland said she would amend the minutes.

Dr. Stone then moved that the minutes from the October 20, 2016 meeting be approved as amended, and he was seconded by Mr. Epps. The motion was unanimously approved by a vote of 6 to 0.

Old Business – None.

New Business

Zoning Classification – Annexation Request received from Russell W. Booker, Superintendent, on behalf of Spartanburg County School District No. 7, Property Owner. The property is located at 2252 East Main Street, and further identified on Spartanburg County Tax Map Sheet #7-09-00, Parcel 013.00. The parcel is unzoned, and the requested zone is GID, with a Land Use Designation of General Institutional District upon annexation.

Ms. Natalia Rosario, Planner III came forward and was sworn, and she submitted the meeting packets the Planning Commissioners had previously received in their meeting packets, as well as the slides and presentation into evidence as Exhibit A. She introduced the case to the Planning Commissioners and informed them the proposed property was approximately 177.25 acres in size and was the proposed new site of Spartanburg High School, and they wished for the site to receive City services. Ms. Rosario explained the school may not use the entire parcel; and they might see some out-parcels along the East Main corridor at some time in the future for a change of zoning if they were to be developed. The requested zone was GID, General Institutional District. Ms. Rosario said Staff is satisfied that the uses allowed under the GID will not negatively impact the character of the East Main Street corridor, and will compliment and be complimented by the already existing uses along the East Main Street corridor. She said the lot was currently vacant, and that any future development will require the submittal and review of a site plan which will be required to meet all South Carolina State and City of Spartanburg development regulations. Slides were shown of the location map, aerial, proposed parcel and surrounding properties in order to better illustrate the request.

Board Questions:

- Mr. Cantrell referenced a slide and asked where the Home Depot was located on the map. Ms. Rosario explained where Home Depot, the O'Reilly's Automotive that was now located inside the City limits,

and where the new storage facility was located, as well as where the proposed Lidl Grocery Store would be located.

- Mr. Kinard had a question regarding a cut-out on the back side of the parcel on the location map.
- Assistant City Manager Chris Story said that was a single family residence.

Mr. Wilson asked if the applicant was present.

Assistant City Manager Chris Story informed the Planning Commissioners he had talked with the applicant today and told them it would not be necessary that they attend the meeting.

Mr. Wilson opened the public hearing and asked anyone present who wished to speak to come forward.

- Ms. Elaine Brackett came forward and said she had received a letter in the mail; and she explained her property was adjoining the proposed property and ran parallel to the railroad. She said she had a house on Cannons Camp Ground Road and some land on Silverton Street.
- Mr. Kinard asked Ms. Brackett if she needed an explanation of what was being requested.
- Ms. Brackett said yes.
- Mr. Kinard explained; and asked if she had any opposition. She said she did not.

Mr. Wilson asked anyone else who wished to speak or had any questions to come forward. No one else came forward.

Mr. Wilson closed the public hearing.

Board Questions/Deliberation:

- Mr. Pitts asked Ms. Rosario regarding a statement she made earlier in the evening regarding some possible commercial development along the corridor.
- Ms. Rosario explained she did not know that for sure; but because of the size of the parcel there may be some commercial or residential development in the future along the corridor; if the School District did not use all of the parcel for the School.
- Mr. Cantrell felt like there would probably be some commercial development.
- Dr. Stone felt GID was the appropriate zoning category for the school.

Mr. Wilson made a motion to approve the zoning classification and annexation as presented by Staff; and he was seconded by Dr. Stone. The motion was approved by a vote of 6 to 0.

Site and Landscape Plans Approved since the October 20, 2016 Planning Commission Meeting

- Hillcrest Self Storage - 1455 Fernwood Glendale Road.
- Claude Burns Automotive - 250 E. Blackstock Road.
- Mary Black - Cedar Springs.

City Council Updates Since the Last Meeting of the Planning Commission on October 20, 2016

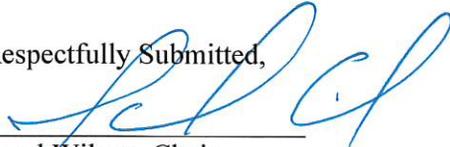
Ms. Rosario went over the City Council updates that pertained to the Planning Commission since the last meeting on October 20, 2016 listed on the agenda.

Staff Announcements

There were no Staff Announcements.

The meeting adjourned at 5:47 P.M.

Respectfully Submitted,



Jared Wilson, Chair

Minutes by Julie Roland, Administrative Assistant