

Spartanburg City Planning Commission Meeting Minutes
Thursday, November 19, 2020 @ 5:30pm
Zoom Meeting Minutes

The City Planning Commission met via Zoom on Thursday, November 19, 2020, at 5:30pm. The following City Planning Commissioners attended this meeting: Howard Kinard, Mike Epps, Warwick Spencer, Lekesa Whitner, Dr. R. Phillip Stone, and Reed Cunningham. Chairman Jared Wilson was absent. Representing the Planning Department were Rachel Grothe, Planner II and Julie Roland, Administrative Assistant. Martin Livingston, Community Development Director also attended the meeting.

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 six Planning Commissioners were present, with one absent, constituting a quorum; and he went over the rules and procedures for conducting a public hearing; and he had all of the present Planning Commissioners introduce themselves.

Dr. Stone moved approval of the Agenda for tonight's meeting; and he was seconded by Ms. Whitner. The motion was approved by a vote of 6 to 0.

Disposition of Minutes from the October 15, 2020 Meeting:

Mr. Epps moved approval as submitted of the October 15, 2020 Meeting Minutes; and he was seconded by Dr. Stone. The motion was unanimously approved by a vote of 6 to 0.

Old Business: None.

Rezoning Request for Olivia Springs Subdivision Originally at 100 Olivia Drive; TMS# 7-21-00-025.00 and 96 properties in the subdivision from Zone R-8, General Residential District to R-6, General Residential District to enable the construction of the Olivia Springs subdivision development upon the property. Applicant and Developer Jay Beeson on behalf of Mark III Properties, LLC.

Mr. Kinard said he would recuse himself from voting or on adding any commentary on this matter due to the ongoing relationship his firm had with the applicant who was also the developer, Mark III Properties. He said even with his recusal they would still have enough Board Members remaining to move forward with the request.

Mr. Martin Livingston, Community Development Director was sworn, and he submitted the meeting packets the Board Members had previously received via email, tonight's presentation and slides into evidence as Exhibit A. Mr. Livingston said staff is requesting approval of rezoning of this property located at 100 Olivia Drive regarding the proposed Olivia Springs Subdivision; and he said it had originally appeared before the Planning Commission on August 20th, 2020 for annexation and zoning designation. It was approved at First Reading of City Council on September 14th, 2020, and then it was also approved at Second Reading of Council

on September 28th, 2020. When staff presented this to the Planning Commission, the original request was for R8 General Residential District. We have since learned that the setback requirements that are on these properties meet the R6 requirement even though the lots are zoned R8. I think when these properties were brought over from the county, the county allows a minimum lot size of 8,000 square feet, which they all do meet. So they would meet the lot size requirements for R8, but they don't meet the setback requirements for R8. So we're required to correct this error and make all of the lots and the rezoning for R6 General Residential District to meet the setback requirements for the lots. We did hold a Community Meeting on Monday, November 16th, 2020, and didn't get any responses; but we did receive one phone call regarding the rezoning. Mr. Livingston showed the map of the site to show what the lots looked like. The original request was for the properties. And then now it was brought into the City, it was subsequently replatted. So we have several lots in the subdivision already platted. And now I'll answer any questions Board members may have.

Planning Commission Questions:

Dr. Stone said my question, did this increase the number of lots in any way from what we approved in the summer.

Mr. Livingston said no.

Dr. Stone said okay. So this is really just more of a technical issue; it doesn't meet the setbacks and so it needs to be R6 even though the lots really are R8 in size.

Mr. Livingston said yes, the lots are at a minimum, my understanding is 6,000 square feet or higher. And so we're required to make the lots R6 because of the setback requirements.

Ms. Whitner said does this affect taxes in any way for the current residents. Does this affect them in any way negatively or positively with this new zoning.

Mr. Livingston said no, zoning does not determine taxes. Property values and the valuation by the county of individual homes and properties determine taxes.

Dr. Stone said this just may be a question that we have to ask the developer if they're here. I see a good bit of empty land particularly on what I'm guessing is the North side of the main street or the only street into there. And I see a couple of street cuts that I can't point at because I don't have control of the screen. But I see what looked like two street cuts, is that a potential future expansion of the development.

Mr. Livingston said so when the annexation was approved, the annexation approved the entire subdivision coming in. So the subdivision was broken up into about three phases. The first phase were these few lots in the entrance. This was the second phase and this was the third phase of the development.

Dr. Stone said thank you. And the zoning of R6 will apply to everything within this overall big square.

Mr. Livingston said all of the lots. Yes, sir.

Dr. Stone said whether they're platted or not.

Mr. Livingston said that's correct.

Ms. Whitner said are we aware of any additional development that's going to take place in the yellow square area by chance.

Mr. Livingston said no. From what I understand there are no additional developments. They may come down to this Southern portion here. But what I understand right now is that these are the three areas that would be developed.

Mr. Cunningham said can you tell me what the setback on R8 and R6 are and what the change would have been either in feet or percentage-wise.

Mr. Livingston said sure. I can tell you in feet. Let me pull that up on the screen. Mr. Livingston shared his screen and said so R8, the front setback was 30 feet. Rear setback was 30 feet and interior lots were eight feet, street lots were 15 feet. On R6, front setbacks are 15 feet; rear is 20 feet and interior sides are five feet, and street sides are 15 feet.

Mr. Cunningham said so on the front it did actually reduce.

Mr. Livingston said yes, it actually allows homes to come closer to the streets, which if you're a Public Safety Officer; crime prevention through environmental design, lots closer to the street long-term, reduces crime or the potential for crime.

Mr. Cunningham said I assume the developer is acceptable of this adjustment as far as the construction details or size to the property.

Mr. Livingston said that is correct. They are. They actually pointed out the error to us.

Mr. Cunningham said okay. Thank you.

Dr. Stone said do we need to hear from the public and have a public hearing.

Mr. Livingston said yes, sir.

Mr. Kinard said yeah. Is the applicant on the telephone, online, or anywhere to make any comments they would like to the Board.

Mr. Kinard said the applicant did not have any comments to add. Mr. Kinard said at this time we'll open it up to a public comment for anybody online or on telephone who wishes to speak. Please, either do the chat feature or raise your hand so we can call you up.

Dr. Stone said specifically about the Olivia Springs item of business.

Mr. Kinard said right. We're still on item one of the agenda regarding the rezoning of the Olivia Springs subdivision.

Mr. Livingston said I don't see any other raise hands or comments in the chat, Mr. Chairman.

Planning Comments/ Deliberations:

Mr. Kinard said okay. Thank you. At this time we'll close the public comment section and open it up for Board deliberation. Again, I'll reiterate that I will not be voting or commenting on the matter at hand. So I'll just leave it open to the other members to discuss if they wish to.

Dr. Stone said I don't have any problem with this. It's one of those things that, I guess, I wish that had gotten caught when we initially did this, so we weren't having to come back and redo it. But it seems like a reasonable request. I don't think the neighborhood will be devalued any way by doing this, and I'm glad to have this coming into the City. More houses in the City, more houses on the tax rolls.

Dr. Stone moved to approve the request, and was seconded by Mr. Epps. The motion was approved by a vote of 5 to 0, with Mr. Kinard being recused from the vote.

Approval of Final Development Plan of the project at 110 Franklin Avenue; Owner / Applicant is seeking final approval of the preliminarily approved development plan that will allow for multi-family development on a lot in the R-6 PDD zone district. (TMS # 6-20-03-090.00) Owner: Franklin Avenue Development, LLC.

Mr. Kinard introduced the case, and he asked Ms. Rachel Grothe that the zoning had already been established if he remembered correctly, and this was just for the approval of the development plan.

Ms. Grothe said that is correct; the zoning had already been set.

Ms. Rachel Grothe was sworn, and she submitted the meeting packets the Board Members had previously received via email, tonight's presentation and slides into evidence as Exhibit A. Ms. Grothe said thank you. So the site is located West of I-26 and is bounded by US 29 to the South. It is adjacent to an established single family neighborhood and a commercial shopping center, both of which are located outside the City limits and therefore under the jurisdiction of Spartanburg County. The site is approximately 17.26 acres, and is currently vacant. The property was annexed into the city by City Council back in January of 2019, and was designated as R6 PDD, General Residential Planned Development District with the intent of developing a 288 unit multi-family project. The units will be spread out over 12 buildings and includes 103, one bedroom units, 144, two bedroom units and 35, three bedroom units. So since the site and project have already gone through the site plan review process, which includes technical review by applicable departments, all zoning requirements have been met. So this was the Final Development Plan that was submitted. I asked the developer to share some renderings and images of other work that they have done just to give you all a better idea, so you're not looking at something flat and approving something flat. Anyway, so they sent me this rendering here of another project, and then they also sent me this rendering as well just to give you all an idea of their type of work. So this concludes my presentation. So I am recommending that y'all approve the applicant's request for approval of the Final Development Plan subject to the conditions of approval that I provided. I'm available to answer any questions that y'all may have. And I think I

saw at least a couple of folks from the developer on the call, so they can probably answer some questions as well.

Mr. Kinard said okay. Thank you, Rachel. He asked Mr. Hughes or Mr. Simon, if you would like to, at this time, present any information from the applicant, please do so.

Mr. Jared Simon, said he was actually in New York, and he swore to tell the truth. So I don't have anything more in particular to add. I just wanted to confirm everything that Rachel said and express our excitement for the project.

Mr. Kinard said okay. And Jared, what is your role in the development.

Mr. Simon said I'm the Vice President of Development for the Development Group in contract to purchase the site.

Mr. Kinard said okay. Thanks sir. Okay. Anybody else on behalf of the applicant wish to make a statement. Okay. Doesn't appear so. Rachel, anything else to add on behalf of the City.

Ms. Grothe said no. I don't have anything else to add. This has been reviewed and reviewed and reviewed again, so we're just here hopefully for this last time.

Mr. Kinard said okay. Unless any of the commission has any specific questions for Rachel at this time, we can go back to that. But I'm opening it up at this time to public comment. If there are any parties out there, online, on the phone who wish to comment on this matter, please raise your hand, button, or otherwise let us know you want to speak.

Public Comments:

Mr. Livingston said so we have two persons, Mr. Chairman.

Ms. Lana McConnell, and I live on 124 Franklin Avenue and I promise to tell the truth.

Mr. Kinard said okay, thank you. Please proceed.

Ms. McConnell said sure. The issue that I have with this development is that the flow of traffic that we have already because of all the stores that are there from people driving in and out, there is such heavy traffic that you do wait for different lines before you can get onto the freeway or anywhere else. I don't know how you guys can solve this problem. I mean, how is this development traffic that will incur after the development is finished going to work with what we're already compounded with.

Mr. Kinard said okay. You're breaking up a little bit. But I think the main gist of your comments was the concern for traffic. And I think those were raised at the previous meeting we had on this as well too. Rachel, is there something you can speak to regarding the traffic. I imagine that a traffic study was done. If it was not done, it wasn't required. Can you comment on any of the potential traffic issues that came up during site plan review. Does that matter.

Ms. Grothe said thank you. And maybe the applicant can speak a little bit better to this. I want to say I don't think a traffic study was required for this.

Ms. McConnell said the amount of traffic that we already have is tremendous. I mean, you have to, like I said, wait forever because there's only one lane going out onto the main road. The development of these apartments is going to cause a more compounded amount of traffic than we already have. This is devastating for our neighborhood and our residents.

Dr. Stone said Mr. Chairman, I actually believe a traffic study was done for the initial annexation.

Ms. McConnell said I think that you guys should have that redone again because we've had a lot of people move in from other states. And just the amount of people that have moved in has caused the flow of traffic to increase.

Mr. Kinard said okay. Well, if a traffic study was done and it was done within the parameters and within the timeframe, I don't think we can put on the developer to go out there multiple times to conduct traffic studies.

Ms. McConnell said I believe that it needs to be reexamined again. Because, like I said, we've had people move in and the flow of traffic because of that has increased. How is this going to help our neighborhood. How is this going to help decompress the flow of traffic. We have one street, do they have any other solutions to making another street or a different entryway.

Dr. Stone said I think we've heard your comment.

Mr. Cunningham said this traffic study was a SCDOT traffic study, was it not.

Dr. Stone said yes, sir. SCDOT has jurisdiction over Highway 29. The City doesn't even have jurisdiction over that intersection. The intersection is not even in the City.

Mr. Kinard said okay. Thank you ma'am for your comments. Is there anybody else who wishes to speak.

Ms. Rebecca Morris said yes. My name is Rebecca Morris. I reside at 123 Franklin Avenue, Spartanburg. Excuse me. I look forward to tell the truth just like I did the last time that I attended in-person.

Mr. Kinard said okay. Thank you ma'am.

Ms. Morris said I have lived here 60 years in this neighborhood. I was born and raised here. I am one of the residents that have lived here the longest beside the Owens's. And I agree with the other lady, Lana, that spoke. The traffic is really bad. In fact, the day of our last meeting, I came home and was just trying to do a survey myself. The traffic itself is going all night long. I mean, people are cutting through here and they're coming from Blackstock Road to go all the way down to Kohl's. Kids are coming back and forth and they're not paying attention. We have children that are on this road that would like to ride their bikes not only in their own driveway, but in the road. These children are at risk. And we have signs that say, "Slow. Children playing or whatever." But they don't pay attention to them. I was walking my dog one night and almost got hit by a car and a police car chasing after that car. Now that in itself, does that really have to

happen in order for something to change. And now we've got our crime rate going up. When I wake up in the morning, I've got beer cans and stuff thrown in my yard that are not mine. She was also worried about the taxes going up, as she was disabled and retired, and couldn't afford anymore. We also have people breaking into cars. Now with these apartments going over here, I'm worried about the traffic coming in and out of them, plus people moving in and out of those and having to deal with that. We already have a hotel down at the end of the road behind Taco Bell that's hardly making any business. What makes you think that people aren't going to abandon those apartments and we're going to have all these high rise apartments back here where nobody's going to be living in. And that's another one of my problems that I'm having, that I'm worried about. I know that they said last time about they had to have access for police cars, as well as ambulances and firetrucks to get in. I understand that. But there should be one main entrance. Like she said, there's one road in one road out. And two cars coming up the road. People coming out of their driveways cannot get out of their driveways until all that traffic has gone. And then coming from a second street turning onto Franklin Avenue, you have people trying to turn that curve, and you're backing out of your driveway and you might get rear-ended and it might be your fault, but you were just backing out. I've also seen cars miss that curve and hit the Owens's house around the curve and wiped out the stop sign. I don't see how in the world that this development is going to be beneficiary to us. She was also worried about Black Friday coming up, as well as Christmas that's even going to make traffic worse. And those are just some of my concerns that I have. I don't want to be broke into. I don't want people running up and down the roads at night. And I know you don't have no control over that. She said they had homeless people we're having to deal with that are coming up to our houses and taking water from our houses. I know you're probably going to say, "Well, these are going to be good people and all that." True, they might be, but there's going to be a lot of riff-raff too coming in and out there. We already have drug dealers up on the end of the road that traffic comes in and out all the time. And as far as telling the police, I have already told county, and I've already told the highway patrol. I have yet to see any of them in down these roads. They pass through just like everybody else, and that's it. This place used to be a nice quiet neighborhood. Right now, it's like Daytona 500 and you have to watch everything that you do. And that's the God's honest truth. God is my witness. I am telling the truth.

Mr. Kinard said okay. Thank you ma'am. Well, I appreciate your comments. Is there anybody else that would like to comment.

Ms. Sharon Chapman, Director of Property Management, from Chapin, SC, and she was with US Property Group that owns the shopping Center in front of the future development. She said she mainly called in to just to listen to what the status of the development was. We're certainly aware of what's coming. I do commiserate with the other two ladies about the traffic. It is a burden, there's no doubt. I actually spoke with SCDOT a couple of years ago and looked at the green light so that we could get more people through that intersection because it's very heavy traffic. And I do think that will add to that congestion and would love to hear any opportunity to make other outlets for access available.

Mr. Kinard said and just to clarify, you're a part of the ownership group of the shopping center in front of the proposed development.

Ms. Sharon said I'm the director of Property Management, and that's one of the properties that I manage for the owner, which is US Properties Group.

Dr. Stone said it includes the Hobby Lobby and Kohl's and that shopping center.

Ms. Sharon said yes, down to Edward Jones. We do not own the Kohl's. We sold that several years ago. But we're not dissatisfied with the idea of more houses, more people to shop, but we are concerned about the congestion.

Mr. Kinard said okay. Thank you ma'am for your comments. We appreciate the information. Mr. Kinard asked if there was anyone else who wished to comment. There being no further comments; Mr. Kinard closed the public hearing and said they would move to Planning Commission Questions for Staff/Comments/Deliberation.

Planning Comments / Deliberation:

Mr. Kinard asked Ms. Grothe, just for his benefit; that so far all they had done previously was annexed and zoned it, was that correct.

Ms. Grothe said that's correct. And this was included in the report that was sent to y'all as a part of your packet.

Mr. Kinard said okay. I see it now.

Ms. Grothe said yeah, so it was heard before Planning Commission in February of 2018, and then went to City Council in March, and then there's a bit more history. But it has been before y'all. I guess, this is, what the, third time I think maybe they've been in front of you.

Dr. Stone said they actually had two separate public hearings because the very first ownership group vanished. And then just for an abundance of caution, we heard it a second time before we went to City Council. And then City Council had one public hearing as well, and they had a lot of public comment at the second one. And in fact, if I'm correct, Mr. Livingston or Ms. Grothe, when we approve this, this doesn't actually go back to City Council. We do this final site plan review and that's it, right.

Ms. Grothe said yes, that's correct.

Dr. Stone said I mean, and that's the thing, is we're not at this point debating the annexation. We're essentially here just to say, "Yes, this site plan looks acceptable. You may proceed."

Ms. Grothe said yes. That's correct.

Dr. Stone said I notice we've got stormwater detention. It looks like there's two detention ponds in the corners closest to I-26. I seem to recall, I mean, we've got buffering that is well in excess of the City's ordinance requirement. The buffering looks pretty good, with both the wooden fence and canopy trees along the property line with the residents of Franklin Avenue. As I recall,

the requirement is not that the City doesn't require buffering on land that is not in the City. But it's certainly in the apartment owner's interest as well as the residents' interest to have that buffering. And so I'm absolutely happy to see that there. In most cases it looks like we've got the reasonable amount of distance between the buildings and the property line. Two buildings that look closest to me, I'm guessing that's actually the side. That was a concern at annexation, was people being able to look over from balconies into backyards. And I'm hoping that the only two buildings that are close aren't really able to do that. And I see a couple of interesting little things on this plan, like a couple of dog washing stations or things like that, which I think are nice concepts. I don't disagree, Mr. Chairman, the traffic's a problem. The traffic's a problem all over the West side. I mean, I don't think we can annex this property and then stymie a developer and say, "Well, we annexed it for this purpose. We annexed it and zoned it this way so they could build an apartment complex of this size." I don't think we can tell the developer now, "Well, we changed our mind. You can't actually develop that land."

Mr. Kinard said yeah. I agree and I understand that there are concerns about the traffic, but there's this push and pull of whether these residential areas have being surrounded by commercial development. And that's just the nature of the location of this property being on a busy thoroughfare through the City and also crossing with the interstate. Rachel, if you could comment on Section 507 of the zoning ordinance, is it the City's contention that all the eight items that need to be shown on the final development plan have been met.

Ms. Grothe said, yes, that's correct.

Ms. Whitner said Mr. Chair, Rachel, I have a question. You said 288 units, is that correct.

Ms. Grothe said that's correct.

Ms. Whitner said of those units, 103 were one bedroom, 144, two bedroom, and I may have these numbers wrong, and 35, three bedroom. Is that right.

Ms. Grothe said that's correct.

Ms. Whitner said okay. I'm new to this one, right. So during previous discussions, and y'all can bring me up to speed, was there any one to mention speed control bumps in the community for the residents. I know it's SCDOT concern, but did anyone bring it up. I should have done my due diligence and went back to search. Dr. Stone, do you know or do you recall.

Dr. Stone said well, I don't know. That'd be a question for Rachel as to what's been done within the apartment community itself. But once you're outside on Franklin Avenue, that's actually not City jurisdiction, so the City couldn't put speed bumps on Franklin Avenue. We've annexed across I-26, basically. The state right-of-ways gave us the ability to annex across I-26.

Ms. Whitner said and that traffic study was done probably back in 2018 you think, Rachel.

Ms. Grothe said I believe so at the start of this project.

Mr. Kinard said any other comments or questions for City staff. He said Rachel, what's the next step following this. I see they have to just provide some stamped copies, but as far as approvals or anything from us, is this the final step in the development.

Ms. Grothe said that's correct. This is the final step. And then in terms of public hearing and review before they come in for their building permit. If y'all end up approving this tonight, within three weeks after this; the applicant needs to submit three stamped and sealed plats of the approved final development plan. And then that needs to be recorded, and the plats need to be in conformance with the PDD ordinance. And they're good to go at that point.

Mr. Kinard said okay. Thank you. Any other comments or questions for staff.

Mr. Cunningham said Rachel, on this issue of traffic and traffic density, do the residents have the ability to approach the SCDOT directly, or the developer, or could the owner of the shopping center approach SCDOT directly to voice their issues and complaints concerning the traffic in the area based on the addition of these residences as to what can they do if they want to voice their concerns.

Ms. Grothe said they can certainly reach out to the folks at SCDOT. I believe we do have some local offices, folks that they can talk to and they can voice their concerns and complaints.

Mr. Livingston, Community Development Director said yes. That's what they would do. They would voice their concerns to SCDOT. There is a few folks at SCDOT that can take a look at it. I don't know if they'll do a study. Typically studies occur when there's a development occurring. That's typically SCDOT's process. So they certainly can voice their concerns since the last study was done in 2018, early part of 2019. They certainly can voice their concerns there and let them know about the traffic. Because it's not just Franklin Street I heard. It's about the other side where the fire station is. There's some traffic issues there as well. There's some lengthy lines there. So it's not just Franklin Street. Because if you solve the Franklin Street issue, you'll create more issues on the other street as well. So definitely would probably need another SCDOT study.

Dr. Stone said and I think when this was before us the other time, or when it was at City Council, I seem to recall City Manager Story and one or two members of City Council in a conversation. I get the sense that the City manager had actually been in conversations with SCDOT about this area as well.

Mr. Livingston said that's correct.

Mr. Cunningham said as I recall, when the traffic study was done; it showed there was sufficient capacity and that there were no projected issues. And I assumed that may have been the intersection of 29. But there are two other exits from Franklin Street on to Blackstock Road. I used to work in that area, and those streets are traveled as well. So there's not only one way out of that. There are three. So I don't know if that factored in SCDOT's comments or not. But if that was raised at City Council with Mr. Story, then maybe there's something underway. I don't know.

Ms. Whitner said Rachel, you know my normal question. Do we know if they're going to use local talent to help with this development.

Ms. Grothe said that's a good question. I don't know if that is the case. I don't know if maybe Mr. Hughes or Mr. Simon can answer that. I don't know if they're quite there yet or where they are with that.

Mr. Simon said yes, Rachel you're correct. I mean, we're early in this stage and looking to progress the site plan approval. When you say local talent, you're talking in terms of construction and development resources.

Ms. Whitner said correct.

Mr. Simon said yeah. So we don't know, obviously. We're early in the process. But it is something that we would look to explore.

Dr. Stone moved to approve the request, and was seconded by Mr. Cunningham. The motion was approved by a vote of 6 to 0.

Site and Landscape Plans Approved since the October 15, 2020 Meeting.

Spartanburg Housing Maintenance Facility Authority Parking Lot – 212 James Anderson Lane.

City Council Updates since the October 15, 2020 Meeting

Ms. Roland went over City Council update listed on the agenda since the October 15, 2020 Meeting regarding the Mary H. Wright Apartments.

Ms. Roland asked Mr. Livingston if he would give any further updates regarding this matter to the Planning Commissioners.

Mr. Livingston said regarding the HARB Board; I think it's going before Council under pending list next month; and then from there I think Rachel will be holding a public hearing meeting regarding the historic designation.

Staff Announcements

Ms. Roland said the only one I've got is everybody on this Board has either taken their training for 2020 or they're in the process. So thank you everybody for getting registered and doing that.

Mr. Livingston said so Mr. Vice Chairman and Commissioners, we were supposed to ask several, maybe two months ago if you would like to meet in-person at the C.C. Woodson Center. That's an option for the Commissioners. If you'd like to do so, we can do so. But with the increase in the COVID cases, The City Manager has recommended that we stay online if possible, if we suspect we're going to have large crowds at meetings. But we do have the option of meeting in-person at C.C. Woodson Center if the Commissioners would like to do so.

All of the Planning Commissioners that were present preferred to continue with the Zoom Meetings for the time being.

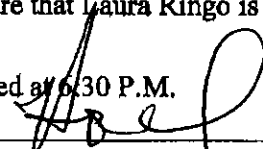
Ms. Roland said Martin, did you have anything on the new Comp Plan process.

Mr. Livingston said yes. We just recently completed several on the table discussions. As a matter of fact, we have exceeded the consultant's expectations beyond what they had originally budgeted for. So we had about 23 on the tables from all areas of the community, Hispanic community, the three Converse Heights, Park Hills, Highland and I think our South side neighborhood did a on the table discussion. The chamber did several, about four or five. So there's lots of conversations on the table. And then we also did one with the Citizens Advisory Council that included several other neighborhoods we had a conversation with them as well. This coming Saturday we're doing Planner On Duty at the C.C. Woodson Center. We're providing box lunches. Folks can come out and take a look at some of the recommendations for the designs and the planners have put together a really nicely layout of redevelopment areas in the City. They did about four or five throughout the City. And I can share that with the commissioners. I can send an email with that information. But there's tons of videos online at planspartanburg.com. If you'd like links to that information, we can send that to the commissioners as well for review to some of the conversations that are occurring. I'll answer any questions you may have.

Dr. Stone said I appreciate being part of Plan-a-Palooza last month. There were several good focus groups that was all interesting. I was in one or two of those, I think. I did try to connect the folks from Town Planning with Laura Ringo and the PAL staff. And Laura did tell me she never heard anything from them. I want to make sure that the Town Planning folks knew a lot about the trails planning that PAL was doing. I want to make sure that connection got made. But otherwise I've enjoyed getting to watch and be a part of a lot of these.

Mr. Livingston said I can follow up on that and make sure that Laura Ringo is connected with Becky and Brian.

There being no other business, the meeting was adjourned at 6:30 P.M.


Howard Kinard, Vice-Chair

Minutes edited by Logan Witter and Julie Roland.