

Spartanburg City Planning Commission Meeting Minutes
Thursday, December 17, 2020 @ 5:30pm
Zoom Meeting Minutes

The City Planning Commission met via Zoom on Thursday, December 17, 2020, at 5:30pm. The following City Planning Commissioners attended this meeting: Howard Kinard, Jared Wilson, Mike Epps, Warwick Spencer, Lekesa Whitner, Reed Cunningham, and Dr. R. Phillip Stone. Representing the Planning Department were Martin Livingston, Community Development Director 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 currently present, with two absent, constituting a quorum; and he went over the rules and procedures for conducting a public hearing.

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

Planning Commissioner Reed Cunningham signed on to the meeting at 5:33 P.M.

Disposition of Minutes from the November 19, 2020 Meeting:

Mr. Epps moved approval as submitted of the November 19, 2020 Meeting Minutes; and he was seconded by Reed Cunningham. The motion was approved by a vote of 6 to 0.

Old Business: None

New Business:

The Planning Department has received a request to consider an extension to the submission of the Final Development Plan for the preliminarily approved single-family development and City Council approved annexation and zone designation request located at 190 Gaskins Road and zoned R—8 PDD. (TMS # 7-21-00-004.04) (Owner: Tiger Eye Holdings, LLC; Applicant: Falcon Real Estate Development).

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 Mr. Chairman, members of the Board, and the Community we received the request for an extension to the submission of the Final Development Plan of an R-8 PDD: a Planned Development District. This property was originally presented to the Planning Commission on November 21st of 2019. It was heard by City Council at First Reading December 9th of 2019 and was approved at Second Reading on January 13th, 2020. We received the request from the civil engineers requesting the extension of the PDD request, and primarily it

was delayed because of COVID, but also some other challenges the developer had, getting this project to a final plat. The developers are requesting an extension of six months from tonight's meeting to be able to get to a final plat. They have drawings that they submitted August 28th, but were not able to get it to the Board in time; and so Blue Water Civil Engineers is requesting the extension. We do have Phillip Day, Falcon Real Estate Development with us and Ms. Giles, Blue Water Engineering as well. And to give the Board an idea of the project; he showed some slides; and said "This is the project. It's a 200 single family development on the South side of the City of Spartanburg, off of Old Canaan Road." I'll answer any questions the Board may have.

Planning Commission Questions:

Mr. Wilson said we can certainly ask the applicant and/or their consultant; but do we know that since this is just an extension, they're not submitting anything that's been changed or modified since what we originally reviewed and approved, correct.

Mr. Livingston said nothing has been changed yet. No.

Mr. Kinard said Martin, any objection from the City on this.

Mr. Livingston said no, staff is recommending approval.

Mr. Wilson said are there any additional questions for Staff from the Commission.

Dr. Stone said either way, this is Planning Commissioner Phillip Stone. I apologize for being late. I couldn't get my computer to behave this afternoon.

Mr. Wilson said happy to have you, Dr. Stone. All right. Well then with the staff recommendation that we have on record, at this time, if the applicant is present or if their consulting engineer has anything to add, we can swear them in at this time.

Mr. Phillip Day said I don't have anything to add. I think Martin stated it well. We're moving forward and anticipate that we should be able to submit the final documents to the City within the next 30 to 60 days.

Mr. Wilson said okay. Well then we can open up the meeting for any Board questions of the applicant and their consulting engineer, if they are any at this time.

Planning Commission Questions:

Ms. Whitner asked can we look at that map just once more, and the only thing is we're just delaying, is that correct, due to COVID.

Mr. Livingston said it was a delay due to COVID. Let me share the map again.

Ms. Whitner said so please forgive me. I'm new at looking at this one. Do we know how many residents would be at this site. And I know that's not a part of it. I just wondered.

Mr. Livingston said it's 202 new single family development, primarily home ownership.

Ms. Whitner said that's nice. That's really all I needed. You know, of course I'm going to ask about local talent, but we're just asking about an extension. So that's really all I needed to see. Thank you.

Mr. Cunningham asked if anyone recalled whether this was the project where we had a homeowner express concerns about the gradient behind his property.

Dr. Stone said Mr. Chairman, Mr. Cunningham is correct.

Mr. Wilson said yes, sir. I recall.

Mr. Cunningham asked maybe the developer or the engineer could answer whether or not that had been resolved. There was to be a meeting if I recall with him.

Mr. Day said we had that meeting; Mr. Cunningham and to the best of our knowledge we've answered the questions that he had to his satisfaction. I personally met with him there.

Mr. Cunningham said okay. Is that a concern of yours in this project. You're taking steps to address that issue or potential issue I assume.

Mr. Day said I think we've satisfied them that there isn't an issue.

Mr. Wilson said any other questions from the Commission for either staff or the applicant. There were none. Mr. Wilson opened the public hearing portion; and asked if there was anyone in attendance from the public that had a question or would like to make a comment, you can use the raise hand or chat function.

Mr. Livingston said there's no raised hands and nothing in the chat, Mr. Chairman.

Mr. Wilson said okay. Thank you, sir. At this time we'll close the public portion and move on to a Board Deliberation.

Planning Commission Deliberation:

Mr. Wilson moved to approve the request for the extension, and was seconded by Dr. Stone. The motion was approved by a vote of 7 to 0.

Site and Landscape Plans Approved (information purposes only) since the November 19, 2020 Meeting:

- Hillcrest Storage Expansion – 1455 Fernwood Glendale Rd.
- Fairview on Main – E. Main St. & Fairview Ave.
- Hillcrest Marketplace – 1935 E. Main St.

City Council Updates (FYI) Since Last Mtg. of Planning Commission on November 19, 2020:

Mrs. Roland went over the City Council updates that were listed on the December 17, 2020 Meeting Agenda.

Staff Announcements:

Spartanburg Comprehensive Planning Process

Mr. Livingston said yes, they were still having ongoing conversations about the Comprehensive Plan. I should have sent you a link one of the videos after Plan-A Palooza, which was the end of October, which provides some idea of some of the development areas. We'll actually be sending another email today just giving everyone an opportunity to submit their vision packets. You can also go online to planspartanburg.com and do most of these vision packets online and there's mapping exercises as well. So we'll be sending that out sometime today. And if any of the Planning Commission Members have any questions, we will certainly answer any questions that you may have. A recent update shows that we had close to 3000 visits to the planspartanburg.com website and over close to 250 registrants on the website across different ages and races. And then we're going to delve into that a little bit more in terms of which neighborhoods are participating in the Plan Spartanburg process.

Mr. Wilson said thank you. That's great. Sounds like there's a healthy amount of participation, so that's fantastic.

Staff announcements:

Status of Board Members re on-line Continued Ed Training and any on-line New Board Member Orientation Training completions for 2020

Ms. Roland said all regular Board Members had all of their on-line training materials; and those that had not completed the 2020 Training were in the process. Regarding the New Board Members; they have one year from being appointed by the Council in which to complete their New Board Training; and Ms. Whitner has already completed her training; and Mr. Spencer has his materials and is already working on his.

Mr. Livingston said nothing else. Happy holidays. And hopefully everyone has a good holiday season.

Dr. Stone said I have an amendment to the minutes since my computer was misbehaving. It's just a very small one where I said something at the very end of the minutes the transcriber heard it, heard PAL as Powell. There's something about Laura Ringo and the PAL staff. And I think that just may be my Southern accent got picked up by the transcription services or something like that.

Mr. Livingston said what was it supposed to be.

Dr. Stone said PAL: Partners for Active Living.

There being no other business, the meeting adjourned at 5:49PM.

A handwritten signature in blue ink, appearing to read 'Jared Wilson', with the date '2/1/21' written to the right of the signature.

Jared Wilson, Chair

Minutes edited by Logan Witter and Julie Roland