



CITY OF SPARTANBURG

SOUTH CAROLINA

CITY COUNCIL AGENDA

City Council Meeting
City Council Chambers
145 W. Broad Street
Monday, August 14, 2023
5:30 PM

- I. Moment of Silence**
- II. Pledge of Allegiance**
- III. Approval of the Minutes of the July 24, 2023 Meeting**
- IV. Approval of the Agenda of the August 14, 2023 Meeting**
- V. Public Comment**
Public Comment Forms are available at the door and should be submitted to the Clerk prior to the start of the meeting.
- VI. Public Hearing**
 - A. Ordinance To Amend The City of Spartanburg, South Carolina Zoning Ordinance and Comprehensive Plan Land Use Element, By Amending Section 206, Changes to District Boundaries, Specifically, The Property Located at Barritt Avenue, and is Further Identified as Tax Map ID: 6-21-02-115.00 on The Spartanburg County Tax Map, As a Part and Parcel of The City of Spartanburg Which is Zoned R-6LW, with a Land Use Designation of General Residential-Live Work District to Be Assigned A Zoning Designation of R-6 PDD, with a Land Use Designation of General Residential-Planned Development District and Providing for Severability and an Effective Date.**
Presenter: Martin Livingston, Community Development Director
 - B. An Ordinance of The City of Spartanburg, South Carolina, to Adopt The 2023 Comprehensive Plan Consistent with Requirements of South Carolina Local Government Comprehensive Planning Enabling Act of 1994.**
Presenter: Martin Livingston, Community Development Director

As required by the Americans with Disabilities Act, the City of Spartanburg will provide interpretive services for the City Council Meetings. Requests must be made to the Communications & Marketing Office (596-2020) 24 hours in advance of the meeting. This is a Public Meeting and notice of the meeting was posted with the Media 24 hours in advance according to the Freedom of Information

VII. Ordinance

- A. Authorizing The City of Spartanburg, South Carolina to Execute and Deliver an Equipment Lease Purchase Agreement in an Amount not Exceeding \$3,100,000 Between the City and The Lessor Thereof to Defray The Cost of Acquiring Certain Equipment; and Other Matters Relating Thereto.**

Presenter: Dennis Locke, Finance Director

VIII. Award of Bid for Airport Taxiway A Rehabilitation Construction

Presenter: Jay Squires, Public Works Director

IX. Award of Bid for Airport Fire Hydrant Installation Project

Presenter: Jay Squires, Public Works Director

X. Award of Contract for Parking Garage System

Presenters: Mitch Kennedy, Deputy City Manager

Kevin Limehouse, Assistant City Manager

XI. Staff Updates

XII. City Council Updates

XIII. Adjournment.

City Code Sec. 2-57. Citizen Appearance. Any citizen of the City of Spartanburg may speak at a regular meeting on any matter pertaining to City Services and operations germane to items within the purview and authority of City Council, except personnel matters, by signing a Citizen's Appearance form prior to the meeting stating the subject and purpose for speaking. No item considered by Council within the past twelve (12) months may be added as an agenda item other than by decision of City Council. The forms may be obtained from the Clerk and maintained by the same. Each person who gives notice may speak at the designated time and will be limited to a two (2) minute presentation.



**City Council Meeting
City Council Chambers
145 W. Broad Street
Monday, July 24, 2023
5:30 p.m.**

(These minutes to be approved at the August 14, 2023 Council Meeting)

City Council met this date with the following Councilmembers present: Mayor Jerome Rice, Jr, Mayor Pro Tem Rob Rain, Jamie Fulmer, Ruth Littlejohn, Meghan Smith and Janie Salley. City Manager Chris Story, Deputy City Manager Mitch Kennedy, Assistant City Manager Kevin Limehouse and City Attorney Robert P. Coler were in attendance. Councilmember Erica Brown was absent. Notice of the meeting was posted with the Media 24 hours in advance according to the Freedom of Information Act. All City Council meetings are live streamed/recorded. To view the video for a complete transcript, please visit <https://www.cityofspartanburg.org/city-council>

I. Moment of Silence - observed

II. Pledge of Allegiance - recited

III. Approval of the Minutes of the July 10, 2023 City Council Meeting –
Councilmember Salley made a motion to approve the minutes as received.
Mayor Pro Tem Rain seconded the motion, which carried unanimously 6 to 0.

IV. Approval of the Agenda for the July 24, 2023 City Council Meeting -
Councilmember Littlejohn made a motion to approve the agenda as received.
Councilmember Smith seconded the motion, which carried unanimously 6 to 0.

V. Public Comment –

**Citizen Appearance forms are available at the door and should be submitted to the City Clerk*

- 1. Santiago Mariani**
- 2. Herbert Walker**

VI. Consent Agenda

A. Ordinance to Provide for the Annexation of the Property Located at 1017 Florida Avenue, as Well as that Portion of W. Wood Street, Dakota Street and N. Church Street Abutting said Property in Spartanburg, SC, which is Identified as Parcel ID: 7-08-09-086.00, on the Spartanburg County Tax Map, and Further to Assign a Zoning Designation of R8-PDD, (General Residential-Planned Development District) to All Parcels Annexed For Zoning Classifications Purposes.

Presenter: Martin Livingston, Community Development Director

Councilmember Fulmer made a motion to approve the consent agenda as presented.
Councilmember Littlejohn seconded the motion, which carried unanimously 6 to 0.

VII. Resolutions

A. A Resolution to Approve a Mediated Settlement of an Appeal from the City's Board of Architectural Design and Historic Review ("HARB")

Presenter: Robert Coler, City Attorney

Councilmember Salley made a motion to approve the resolution as presented.

Councilmember Fulmer seconded the motion which carried unanimously 6 to 0.

B. A Resolution to Approve the Acquisition of the Former Post Office Site at The Corner of Church Street and St. John Streets from the US Government.

Presenter: Robert Coler, City Attorney

Councilmember Smith made a motion to approve the resolution as presented.

Councilmember Littlejohn seconded the motion which carried unanimously 6 to 0.

VIII. Staff Updates-Mr. Story gave a brief update advising of the upcoming Rail Tail Dog Park Ribbon Cutting on July 27, 2023 at 5:00p.m. He also reminded everyone that the Carolina Panthers will be returning to Spartanburg for Training Camp on Wednesday July 26, 2023.

IX. City Council Updates- Each Councilmember gave updates on their activities since the previous council meeting.

X. Adjournment – Councilmember Fulmer made a motion to adjourn the meeting. Councilmember Salley seconded the motion, which carried unanimously 6 to 0. The meeting adjourned at 6:09 p.m.

Christie B. Lindsey, City Clerk



COUNCIL ACTION FORM

TO: Chris Story
City Manager

FROM: Martin Livingston
Community Development Director

DATE: August 14, 2023

SUBJECT: Public Hearing: Rezoning Request to change the zoning of property located at Barritt Avenue (TMS: 6-21-02-115.00) currently zoned R-6 Live Work (General Residential – Live Work District) to be assigned a new zoning designation of R6-PDD (General Residential – Planned Development District) to accommodate the El Dorado Townes development on the site. Owner: Marclar Investments Inc. / Applicant: Gordon Ray; Piedmont Construction / Agent: Erik Horton; BlueLine Consulting.

SUMMARY: On **July 20, 2023**, the Planning Commission held a public hearing and reviewed a rezoning request regarding the property located at Barritt Avenue (TMS: 6-21-02-115.00) currently zoned R-6 Live Work (General Residential – Live Work District) to be assigned a new zoning designation of R6-PDD (General Residential – Planned Development District) to accommodate the El Dorado Townes development on the site. Staff also held a planning informational meeting on **July 12, 2023**, to provide the public with an opportunity to discuss the proposed rezoning request prior to the planning commission meeting. A public notice was advertised in the Spartanburg Herald Journal and letters were sent by certified and regular mail to property owners within 400 feet of the surrounding rezoning request and the property was posted for the Planning Commission and City Council public hearings.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission approved the rezoning request on **July 20, 2023**, by a vote of 6 to 0.

ADDITIONAL INFORMATION: Draft minutes of the **July 20, 2023**, Planning Commission meeting and Staff Report with attachments are included for Council review. In addition, enclosed is a proposed ordinance in the event of Council approval.

BUDGET AND FINANCE DATA: N/A

Planning Commission Meeting Minutes
July 20th, 2023 @ 5:30 PM
City Hall Council Chambers

Board Members Present: **Dr. Phillip Stone, Reed Cunningham, Warwick Spencer, Jemar Brown, Santiago Mariani and Lekesa Whitner.** City Staff Present: **Nan Zhou, City Planner II; Tia Keitt, City Planner II; Bob Coler, City Attorney, John Squires, City Engineer, Oksana Holbrooks, Administrative Assistant.**

Rolls

Ms. Whitner: Lekesa Whitner, Commissioner.
Mr. Mariani: Santiago Mariani, Commissioner.
Mr. Cunningham: Creed Cunningham, Commissioner.
Dr. Stone: Phillip Stone.
Mr. Brown: Jemar Brown, Commissioner
Mr. Spencer: Warwick Spencer, Commissioner.

Dr. Stone: Alright, it being 5:30 PM, I'm going to call this meeting of the City of Spartanburg Planning Commission to order. Today is Thursday July 20th, 2023. And my name is Phillip Stone I'm the chair of Planning Commission and I will be presiding over this hearing this evening. Freedom of Information Act Compliance public notification of this meeting has been published, posted, and mailed in accordance with the Freedom of Information Act and the requirements of the City of Spartanburg Zoning Ordinance.

Approval of meeting agenda

On a motion by Ms. Whitner seconded by Mr. Mariani, the agenda for the meeting was approved, by a vote of 6 to 0.

Ms. Whitner: I make a motion we approve the agenda.
Mr. Mariani: Second.
Dr. Stone: Moved by Ms. Whitner, seconded by Mr. Mariani to approve the agenda. All in favor say aye.
Attendees: Aye.

Dr. Stone: Any opposed? The agenda is approved. We have minutes from the June 15th, 2023 meeting are in your packet. Did anyone have any corrections, additions? If not I will entertain a motion?

Approval of Meeting Minutes for June 15th, 2023

On a motion by Mr. Cunningham seconded by Mr. Brown, the minutes of the meeting of June 15th, 2023, was approved by a vote of 6 to 0.

Mr. Cunningham: I move the agenda is accepted and approved.
Mr. Brown: Second
Dr. Phillip: Moved by Mr. Cunningham seconded by Mr. Brown to approve the minutes. All in favor say aye.
Attendees: Aye.

Dr. Phillip: Any opposed? Alright, they are approved.

Old Business: None.

New Business:

The Planning Commission has received a request for rezoning of property located at Barritt Avenue / W.O. Ezell Blvd. (TMS: 6-21-02-115.00) currently zoned R-6 Live Work (General Residential – Live Work District) to be assigned a new zoning designation of R6-PDD (General Residential – Planned Development District) to accommodate the proposed El Dorado Townes residential development on the site. Owner: Marclar Investments Inc. / Applicant: Gordon Ray; Piedmont Construction / Agent: Erik Horton; BlueLine Consulting.

Dr. Stone: Ms. Keitt I believe you're going to present.

Ms. Keitt: I am.

Dr. Stone: Do you swear to tell the truth?

Ms. Keitt: I do.

Dr. Stone: Please tell us about this project.

Developer, Gordon Ray, has hired a civil engineering firm to develop a site plan to include 33 townhomes. The site is currently zoned R-6 Live/Work, which requires a minimum lot width of 50 ft., both on and not on the radius of a Cul-De-Sac. The site is approximately ±5.75 acres, but only ±3.6 acres will be disturbed, as the eastern / lowest portion of the site is in a flood zone, making this part of the site undevelopable and should not be disturbed.

In order to increase the number of housing units, the developer has decided to apply for the R-6 PDD – Planned Development District. As a PDD, the developer will have flexibility in determining the lot size and can be creative in designing the future subdivision with a challenging topography characterized by steep slopes and flood zones.

REQUIRED FINDINGS

507.4 Rezoning and Standards Necessary for Project Approval.

The Planning Commission shall consider the proposed planned development district in the same manner they review zone changes. In addition they shall review the submitted plans to determine conformity with the standards established by this Section, so as to achieve a maximum of coordination between the proposed development and the surrounding uses, the conservation of woodlands and the protection of water courses from erosion, siltation and pollution as required in Section V, 501.12 of this Ordinance. To these ends the Planning Commission and City Council shall consider the location of buildings, parking areas and other features with respect to the topography of the area and existing features such as streams and large trees; the efficiency, adequacy, and safety of the proposed layout of internal streets and driveways; the adequacy and location of usable open space provided; the adequacy, location and screening where required; if the planned development district is consistent with the Comprehensive Plan; if the planned development district can be planned and developed to harmonize with any existing or proposed development in the area surrounding the project site, and such other matters as the Planning Commission and the City Council may find to have a material bearing upon the standards of this Section and the objectives of the Planned Development District Zone Regulations.

The City of Spartanburg requires Rezoning applications to meet criteria outlined in the Zoning Ordinance and the Planning Commission must make the following findings of reasonable conformance in order to recommend a change of zoning. Staff offers the following analysis relating to each of these required findings:

Staff offers the following analysis relating to each of these required findings:

ANALYSIS OF REQUIRED FINDINGS

The Zoning Ordinance enables Council to change the Zoning Ordinance or Map following public notice and hearing. The Planning Commission reviews and recommends action on proposed zoning changes at its regularly scheduled meetings. The following comments are based on established criteria:

1. Consistency (or lack thereof) with the Comprehensive Plan

This parcel cautiously borders designated greenspace, and the engineer is making sure to avoid encroaching upon existing floodzones. The 2004 Comp. Plan FLUM- Future Land Use Map (image enclosed) defines this area as **Low Density Residential** and identifies housing types surrounding W.O. Ezell Blvd. and Blackstock Rd:

The protection of stable residential neighborhoods is a primary goal of the plan...Spartanburg has not been successful at attracting middle income households over the past several years. Between 1990 and 2000, the population of the City has declined while the county has grown by 12%. More specifically, the growth in the county has been in single family and mid to upper income households, meaning that the City is becoming increasingly the place of residence of lower income families and apartment dwellers. While the accommodation of these groups is seen as a responsibility of the City, the [2004 Comp Plan] lists the attraction and retention of a wide spectrum of household types as desirable.

The not yet approved 2023 Draft Comprehensive Plan – Growth & Conservation Map identifies this area as **G-2 Neighborhood Infill Growth Sector**. Neighborhood Controlled Growth Sectors are areas that are developed with low- to medium-density neighborhoods that should remain “as is”. These neighborhoods are defined by conventional suburban development patterns of primarily detached single-family houses, with a limited number of multi-family, commercial, and civic uses. There may be some limited opportunities for infill in this Sector, which should be at a scale and character compatible with surrounding development.

The proposed residential development is consistent with the 2004 & Draft 2023 Comprehensive Plan.

2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood

The present zoning of the site is residential as a Live/Work Zoning District. This district allows for the expansion of the Home Occupation to not exceed 50%, whereas, per Section 302.6 Home Occupations, the floor area used for the home occupation shall not exceed 20%. The parcel is surrounded by a mix of uses, flood zones, B-1 Neighborhood Shopping District, R-15 single family zoning, as well as the Girl Scouts of the Piedmont, Camp Mary Elizabeth Lodge, which is just over 56 acres of greenspace. The proposed development would be situated behind the W.O. Ezell corridor, and nestled between the rear of the Texas Roadhouse restaurant and the northern portion of the Girl Scout’s property.

requirements are met (sewer, water, stormwater, setbacks, landscaping and buffering, parking, etc.).

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 developer is concentrating the development towards the western portion / higher elevation of the site and considers the site suitable for development. The preliminary site plan follows the the zoning setback requirements and meets the the 50' right-of-way street guidelines. In the Site Plan Review process, City Departments will have the opportunity to review the site plans in depth to determine site suitability. Per Section 507: Planned Development Districts, the developer will be required to meet minimum lot requirements, setback and parking, greenspace, bufferyard and pedestrian circulation. Also, Spartanburg Sewer & Water (SSW) will be a part of the site plan review process. The developer and engineer may have already begun working with SSW.

4. *Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment*

Currently, as a vacant lot this parcel is undeveloped land with a residential zoning district. Giving the topography and site limitations, even an eager housing developer would shy away from the potential this location has to offer (which Staff has witnessed). The R-6 Live/Work zoning designation would allow for a creative housing stock, but the property owner / housing developer would like a site layout the garners the highest use of the site, therefore, fitting in the maximum number of dwellings on the site. As an R-6 PDD well developed site with a quality housing stock, the marketability of the property could increase dramatically with the proposed 33 units.

5. *Availability of sewer, water and storm water facilities generally suitable and adequate for the proposed use*

During the pre-application meeting the Public Works Director was able to provide the engineer and developer some history of the site, including grading challenges met by previous owners / contractors. Given that the property is in the city (as opposed to being annexed into the city) and surrounded by city parcels, sewer, water and storm water facilities are available and suitable for the proposed development.

STAFF'S ANALYSIS & RECOMMENDATION

According to Section I Adoption and Interpretation of the City Of Spartanburg Zoning Ordinance, § 105 Purpose, "The purpose of the zoning ordinance is to implement the land use element of the comprehensive plan for those purposes set forth in S.C. Code § 6-29-710." This S.C. Code section states that the "Zoning ordinance must be for the general purposes of guiding development in accordance with existing and future needs and promoting the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare" of properties inside the City Limits.

One of the reasons for the Comprehensive Plan and City Zoning Ordinance is to have zoning classifications that allow certain uses in conjunction with adjacent properties that may be considered "less intense" uses. For this reason, the purpose is to protect the less intense uses from adverse impacts on their property with regard, but not limited to, noise and/or light pollution, traffic congestion, and any other adverse impact that a higher intense use could cause on a surrounding less intense use.

WRITTEN PUBLIC COMMENTS

44 Public Notices were sent to property owners within a 400 ft. radius of subject properties. A Planning Informational meeting was held on Wednesday, July 12, 2023, at 5:30 PM at the City Council Chamber to discuss the zoning designation request and to address any comments and concerns. No one from the community came to the meeting. At the time of this Staff Report, only one person has called to inquire about the rezoning request.

FUTURE PROCESS

Under State law, if the Planning Commission recommends approval of this application, staff will schedule the matter for another public hearing and **First Reading of Ordinance by City Council on Monday, August 14, 2023.** If the matter receives first reading approval, it will then go before the City Council for **a Second and Final Reading on Monday, August 26, 2023.** The public hearings will be publicly noticed.

If the Planning Commission recommends against the application, the negative recommendation will be forwarded to the City Council. In this case, a public hearing before the City Council will be conducted only if the applicant submits a written request within a two week period following the Planning Commission's action.

On July 20, 2023, the Planning Commission may act to support or oppose the application, with or without changes to the proposal. The Commission could also continue the matter if additional information, testimony or dialogue is deemed necessary.

Applicant:

Gordon Ray; Piedmont Construction
Erik Horton; BlueLine Consulting

Public Comments:

Gordon Ray, 154 Heartleaf Way, Chesnee, SC 29323.
Todd Sinclair, 226 N Lake Emory Dr, Inman, SC 29349.

Discussion:

The distance- is it appropriate, were the residence notified violation of covenant restrictions in connection with Woodland Heights. City Attorney, Bob Coler will look into to confirm, but stated this shouldn't effect this location and property. City Engineer, John Squires states, Stormwater and infrastructure that's planned is adequate and meets all city standards. The maintenance, floodplain and access/egress lotions of the project site. The scope of project being in a great location, providing housing for the city, it's in medium price range for townhomes, making a great use of a challenging land, bringing more people to the city.

A motion was made by Mr. Cunningham, seconded Mr. Brown the request for rezoning for proposed project was approved with a vote of 6-0.

The meeting was adjourned at 6:25 PM.

Dr. Phillip Stone, II, Chairman

AN ORDINANCE

ORDINANCE TO AMEND THE CITY OF SPARTANBURG, SOUTH CAROLINA ZONING ORDINANCE AND COMPREHENSIVE PLAN LAND USE ELEMENT, BY AMENDING SECTION 206, CHANGES TO DISTRICT BOUNDARIES, SPECIFICALLY, THE PROPERTY LOCATED AT BARRITT AVENUE, AND IS FURTHER IDENTIFIED AS TAX MAP ID: 6-21-02-115.00 ON THE SPARTANBURG COUNTY TAX MAP, AS A PART AND PARCEL OF THE CITY OF SPARTANBURG WHICH IS ZONED R-6LW, WITH A LAND USE DESIGNATION OF GENERAL RESIDENTIAL – LIVE WORK DISTRICT TO BE ASSIGNED A ZONING DESIGNATION OF R-6 PDD, WITH A LAND USE DESIGNATION OF GENERAL RESIDENTIAL – PLANNED DEVELOPMENT DISTRICT AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of Spartanburg now finds that, upon further review, it is in the public interest that the land use designation for the parcel identified on the Official Zoning Map of the City of Spartanburg, South Carolina, dated August 6, 1973, as amended, by changing the zoning of property located at Barritt Avenue (TMS: 6-21-02-115.00) currently zoned R-6 Live Work (General Residential – Live Work District) to be assigned a new zoning designation of R6-PDD (General Residential – Planned Development District) to accommodate the El Dorado Townes development on the site; and

WHEREAS, this zoning change would be compatible with surrounding land uses and neighborhood character, would not be detrimental to the public health, safety and welfare, and, further, would be in conformance with the Comprehensive Plan; and

WHEREAS, the Planning Commission held a public hearing on July 20, 2023, at which time a presentation was made by staff and an opportunity was given for the public to comment on the rezoning request; and

WHEREAS, the Planning Commission, after consideration of the staff report, public comments, and the criteria set forth in Section 605 of the Zoning Ordinance, subsequently voted at that meeting to recommend to City Council approval of the zoning request as presented.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Members of Council of the City of Spartanburg, South Carolina, in Council assembled:

Section 1. Amendment. That the official zoning map of the City of Spartanburg, as referenced by Section 206 of the Zoning Ordinance to be, and the same hereby amended as follows:

All that property located at Barritt Avenue (TMS: 6-21-02-115.00) currently zoned R-6 Live Work (General Residential – Live Work District) to be assigned a new zoning designation of R6-PDD (General Residential – Planned Development District) to accommodate the El Dorado Townes development on the site.

Section 2. Severability. If any section, phrase, sentence or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. Effective Date. This Ordinance shall be effective upon its adoption by the City Council of the City of Spartanburg, South Carolina.

DONE AND RATIFIED THIS _____ DAY OF _____, 2023.

Jerome Rice, Mayor

ATTEST:

Christie Lindsey, City Clerk

APPROVED AS TO FORM:

Robert P. Coler, City Attorney

___/___/___ (First Reading)

___/___/___ (Second Reading)



COUNCIL ACTION FORM

TO: Chris Story
City Manager

FROM: Martin L. Livingston, Jr.
Community Development Director

DATE: August 14, 2023

SUBJECT: Public Hearing: City of Spartanburg – Comprehensive Plan.

SUMMARY: In January 2020, the City of Spartanburg began the process of updating the City's 2004 Comprehensive Plan. Consultants, Town Planning and Urban Design Collaborative, (TPUDC) LLC, based in Franklin, TN was selected to assist the city with the completion of the planning process. The process included public participation that involved developing a vision for the City and general strategic goals and recommended policy action items.

Attached for your review are all comments provided by the public regarding the plan and recommendations for the plan that were considered after the initial draft was presented to the Public in the Fall of 2021. The 30-day public notice as required was advertised on February 1, 2023, and the fliers and notices regarding the public process has been online and advertise throughout the public presentation process. On March 16, the Planning Commission held a public hearing to receive any additional comments regarding the Comprehensive Plan prior to its final review by City Council on April 10. At the August 14, city Council staff will request approval of the Comprehensive Plan in full with a review of the Implementation Strategies.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission approved a resolution approving the Comprehensive Plan and all elements in the document. The Planning Commission also approved the Implementation Matrix and recommended further refinement of the 359 recommendations. The Planning Commission also recommended for City Council consideration an update of the City's Zoning Ordinance and associated documents to be consistent with the Comprehensive Plan. The Planning Commission approved the updated Comprehensive Plan at a public hearing on **March 16, 2023**, by a vote of 7 to 0.

ADDITIONAL INFORMATION: Draft minutes of the **March 16, 2023**, Planning Commission meeting with attachments are included for City Council review. In addition, enclosed is a proposed ordinance in the event of Council approval.

BUDGET AND FINANCE DATA: N/A

AN ORDINANCE

AN ORDINANCE OF THE CITY OF SPARTANBURG, SOUTH CAROLINA, TO ADOPT THE 2023 COMPREHENSIVE PLAN CONSISTENT WITH REQUIREMENTS OF SOUTH CAROLINA LOCAL GOVERNMENT COMPREHENSIVE PLANNING ENABLING ACT OF 1994.

WHEREAS, The City of Spartanburg must complete a review of its Comprehensive Plan every five years and update the Comprehensive Plan every ten (10) years pursuant to S.C. Code § 6-29-510 (E); and,

WHEREAS, the City of Spartanburg planning staff have prepared, for consideration by the Planning Commission and City Council of the City of Spartanburg, the 2023 Comprehensive Plan to reflect the changes in the growth and development of the City of Spartanburg; and,

WHEREAS, the Spartanburg Northside and Highland Neighborhood Transformation Planning efforts, as previously endorsed by the City Council of Spartanburg, serve as planning guides to achieve the goals, objectives, and policies contained therein and are included in the 2023 Comprehensive Plan by reference pursuant to S.C. Code § 6-29-520(C) requiring review, consideration, and recommendation of other prepared plans and guides created through community involvement and input that meet the requirements of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994; and

WHEREAS, development projects implemented in accordance with the adopted Comprehensive Plan provide a basis for maintaining and updating, as necessary, a capital improvement program, pursuant to S.C. Code § 6-29-510(D)(9), to identify and recommend the expenditure of any funds available to meet the public infrastructure and facilities needs required for those projects; and

WHEREAS, a public hearing, in accordance with S.C. Code § 6-29-530, was held on March 16, 2023, for the purpose of allowing public input and review of the 2023 Comprehensive Plan; and

WHEREAS, on March 16, 2023, the Spartanburg Planning Commission, pursuant to S.C. Code§ 6-29-520 (B), considered, and upon an affirmative vote of a majority the membership, recommended by Resolution the 2023 Comprehensive Plan for adoption by the City Council of the City of Spartanburg.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Spartanburg, South Carolina that the 2023 Comprehensive Plan is hereby adopted.

Effective Date. This Ordinance shall be effective upon its adoption by the City Council of the City of Spartanburg, South Carolina.

DONE AND RATIFIED THIS _____ DAY OF _____, 2023.

Jerome Rice, Mayor

ATTEST:

Christie Lindsey, City Clerk

APPROVED AS TO FORM:

Robert P. Coler, City Attorney

___/___/___ (First Reading)

___/___/___ (Second Reading)

**Staff's Initial Implementation Priorities from the
City of Spartanburg Comprehensive Plan
August 2023**

Update the Zoning Ordinance and Land Use Regulations to support the development of mixed income neighborhoods, increase housing diversity, encourage high-quality mixed-use development along commercial corridors, expand the use of form-based code, and increase density while ensuring neighborhood stability.

Continue to support, promote, and invest in initiatives structured to advance the economic mobility of youth and communities, led by our local partners (Spartanburg Academic Movement, Northside Development Group, United Way of the Piedmont, One Spartanburg Inc., Workforce Investment Board, local Colleges, and Universities, etc.), with emphasis on the intersectionality of education, health, housing, workforce, business development, transportation, community-based leadership, and social capital.

Encourage and support through regulatory policy, incentives, or financial support compact, mixed-use development that responds to the wants and needs of residents, workers, students, and visitors. While Downtown has— and should continue to have—the greatest mix of uses at the highest intensities, other areas, as shown on the Growth & Conservation Map, are also appropriate. Such areas are intended to complement, not compete with, Downtown. On a smaller scale, neighborhood centers and older retail areas should also accommodate a mix of uses.

Initiate the process of becoming a nationally accredited parks and recreation agency. A process that aims to build a comprehensive management system of operational best practices, while sustaining high quality, inclusive, and accessible programs, facilities, and events that are influenced and supported by community members.

Ensure downtown Spartanburg is welcoming and inclusive for all residents. This could include a range of tools from historic interpretation of the history of Spartanburg from different perspectives, creating amenities and programs that facilitate bringing communities together, and a focus on businesses that are owned by traditionally under-represented populations. Seek input from BIPOC residents to determine what would make downtown feel more welcoming.

The City of Spartanburg will develop Sustainability and Resilience Plans to continue to provide the best quality of life for our residents and businesses. These plans will focus on public safety, equity, mitigating natural hazards, and economic development. Plans will be developed in collaboration with the State Office of Resilience, State Energy Office, community members, businesses, regional, and statewide partners. Additionally, plans will be developed with the intent to match the growing requirements of federal grants, bonds, and the needs of business and industry for the City of Spartanburg's continued economic growth.

Continue to be a leader amongst local government agencies in efforts related to Racial Equity:

- Sustain membership and affiliation with the **Government Alliance on Race and Equity** (a national network of government working to achieve racial equity and advance opportunities for all)
- Continue to participate and support the **Spartanburg Racial Equity Collaborative** (A collaboration of organizations and individuals committed to advancing racial equity in Spartanburg through strategic efforts focused on listening, learning, collaboration, reconciliation, and relationship building)
- Sustain our investment and support of initiatives that cultivate the growth of African American and Minority Businesses: (MWBE/City, Amplify/City, Start-Me/NDG, Power-Up/One Spartanburg)
- Continue to invest in Community-based Leadership Programs: (Voyagers, Grassroots Leadership Development Institute, Highland Neighborhood Leadership institute, etc.)
- Continue to maintain and operate community centers in low wealth neighborhoods: (Dr. TK Gregg, CC Woodson, Thornton)
- Continue to facilitate opportunities that strengthens our residents' relationship and understanding of government policies, and operations.: (Citizen Academy and Citizen Advisory Council)

Continue to develop, expand, and improve upon existing agencies and programs, and funding mechanisms to further provide housing, homeownership, shelter, temporary housing, or transition housing for all segments of the homeless population including men, women, youth, elderly, disabled, veterans, and those with mental illnesses and/or addictions.

Work with Spartanburg County, SPATS, and SCDOT and other partners to improve the community's transportation infrastructure that foster access to job opportunities and increase families access to a livable wage, provide transportation to essential needs, and create a robust and safe transportation network throughout the community.

The City of Spartanburg will continue to research and deploy smart technology that helps connect our residents and keep our systems current and secure. To ensure the best quality of life for our residents the City will work to integrate connected services, such as traffic systems and app-based communications tools. The City will, as appropriate, investigate emerging technologies to make sure that our services securely meet the needs of our residents, businesses, and guests.

Planning Commission Meeting Minutes
March 16th, 2023 @ 5:30 PM
City Hall Council Chambers

Board Members Present: Dr. Phillip Stone, Mr. Jemar Brown, Mr. Reed Cunningham, Mr. Warwick Spencer, Mr. Jared Wilson, Mr. Santiago Mariani, and Ms. Lekesa Whitner. City Staff Present: Nan Zhou, City Planner I; Tia Keitt, City Planner II, Martin Livingston, Community Development Director; Oksana Holbrooks, Administrative Assistant.

Dr. Stone: All right. It is 5:30. I am going to call the meeting of the Planning Commission to order. Today is Thursday, March 16th, 2023. My name is Phillip Stone. I'm the chair of the Planning Commission, and I will preside over this proceeding. Let me ask each member of the Commission, starting with Ms. Whitner, to state their name for the record in the transcription.

Rolls

Ms. Whitner: Absolutely. Lekesa Whitner, Planning Commissioner.

Mr. Brown: Oh, Jemar Brown, commissioner.

Dr. Stone: Phillip Stone.

Mr. Cunningham: Reed Cunningham, commissioner.

Mr. Wilson: Jared Wilson, commissioner.

Mr. Mariani: Santiago Mariani, commissioner.

Dr. Stone: So we have six members here. One member is on the way. So we have a quorum and are able to proceed with the business before this body.

Freedom of Information Act. Freedom of Information Act compliance, public in notification of this meeting has been published, posted and mailed in compliance with the Freedom of Information Act and requirements of the City of Spartanburg Zoning Ordinance. For the approval of the agenda, do I have any corrections or additions to the agenda, or a motion to approve the agenda?

Mr. Cunningham: I make a motion to approve.

Ms. Whitner: Second.

Dr. Stone: So moved by Mr. Cunningham. Seconded by Ms. Whitner to approve the agenda.

All in favor, say aye. Aye.

Group: Aye.

Approval of meeting agenda

On a motion by Mr. Cunningham, seconded by Ms. Whitner, the agenda for the meeting was approved, by a vote of 6 to 0.

Dr. Stone: Any opposed? The agenda is approved. I have minutes of the February 16th, 2023 meeting. Does anyone have corrections beyond the few that we have already noted, editorially?

Mr. Mariani: I was not present at the meeting, so I don't know.

Dr. Stone: Do I hear a motion for approval?

Mr. Wilson: So moved.

Ms. Whitner: Second.

Dr. Stone: Moved by Mr. Wilson, seconded by Ms. Whitner to approve the minutes. All in favor say aye.

Group: Aye.

Dr. Stone: Let the record show that Warwick Spencer has joined the meeting.

Approval of Meeting Minutes for February 16, 2023

On a motion by Mr. Wilson seconded by Ms. Whitner, the minutes of the meeting of February 16, 2023, was approved with corrections by a vote of 6 to 0.

Dr. Stone: Aye. Any opposed? All right. There is no old business. We have items of new business. First item is the Planning Commission has received a request for annexation and zoning designation of property located at 1017 Florida Avenue, tax TMS 7-08-09-086.00, currently un-zoned because it is not in the city, and to be annexed and assigned a zoning designation of LOD PDD, Limited Office District Planned Development District to accommodate a mixed-use development on the site.

Mr. Martin Livingston from the city. Mr. Livingston, do you swear to tell the truth?

Mr. Livingston: I do.

Dr. Stone: And present the packet as information.

Mr. Livingston: Okay. Mr. Chairmen, members of the Planning Commission, you should have the analysis of required findings for this project. This project is located at 1017 Florida Avenue, which is currently un-zoned in the unincorporated area of Spartanburg County.

The Planning Commission has received a request for annexation and zoning designation of property located at 1017 Florida Avenue (TMS: 7-08-09-086.00) currently un-zoned to be designated a zone of LOD-PDD, Limited Office District – Planned Development District to accommodate a mixed-use development on the site. Owner: Stan Gendlin; VanRock Holdings, LLC / Applicant: Jenny Reyes; VanRock Holdings, LLC.

The project site is an approximately 9.10 acre parcel located at 1017 Florida Avenue near the Spartanburg Regional Medical Campus near N Church Street in an un-zoned unincorporated area of Spartanburg County. The site is surrounded by Florida Avenue and Dakota Street to the North, Little Chinquapin Creek to the south, N Church Street to the east, and W Wood Street to the west. Currently the property is un-zoned and the applicant has requested approval for annexation and a zoning designation to allow for a mixed use apartment and commercial development on the site.

Properties to the north, west, and east are un-zoned and are located in the unincorporated areas of the county. Properties to the south near the creek are zoned LOD – Limited Office District and across the street is the Spartanburg Regional healthcare system main campus.

REQUIRED FINDINGS

Historically, the City of Spartanburg has required rezoning applications to meet certain criteria and the Planning Commission must take the following findings of reasonable conformance in order to recommend a selection or designation of zoning:

Staff offers the following analysis relating to each of these required findings:

ANALYSIS OF REQUIRED FINDINGS

The Zoning Ordinance enables Council to change the Zoning Ordinance or Map following public notice and hearing. The Planning Commission reviews and recommends action on proposed zoning changes at its regularly scheduled meetings. The following comments are based on established criteria:

1. **Consistency (or lack thereof) with the Comprehensive Plan** – The 2004 Comprehensive Plan Future Land Use Map has this portion of the N Church Street as a corridor as a General Activity Center. The 2004 Comprehensive Plan states that “Most of the land use issues within the Northern Planning Division concern the accommodation of institutional activities. As the Spartanburg Regional Medical Center, Converse College, and Wofford College have grown over time, they have developed a need to expand. In all three cases, the most likely area for expansion is into a residential neighborhood. Goals included in this Land Use Plan should be balanced. The preservation of existing residential areas and the accommodation of institutions located in the City are both desired. Recommendations thus involve consideration of these competing values. The needs of the institutions are balanced against impacts on the surrounding communities.” Thus, the proposed use for this parcel can be interpreted as consistent with the Comprehensive Plan and the Future Land Use Map with a Limited Office – Planned Development District Zoning Request.

The 2022 City of Spartanburg Final Draft Comprehensive Plan lists this portion of North Church Street as the Campus Special District because of the Spartanburg regional Healthcare Campus and the Wofford Campus. According to the draft document “The Campus Special District is assigned to the campuses of Spartanburg Medical Center, Wofford College, VCOM-Carolinas, and Converse College. Because of the large, detached building sizes, buildings that face onto internal greens, extensive parking, and other hospital and college/university characteristics, a unique set of standards are needed for these areas, including minimizing surface parking lots visible from public thoroughfares.” Due to the special nature of these areas it is recommended that large developments limit the impact on the surrounding single-family residential areas.

2. **Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood** – The present character of the adjacent surrounding properties is primarily single-family residential. Currently there is a metal recycling facility located in the unincorporated area of the neighborhood which is not compatible with the other surrounding residential and institutional uses. The proposed zoning designation of LOD-PDD would be consistent with other adjacent properties and uses while more intensive in use as a mixed use development with office use on the main corridor of N. Church Street. The zoning ordinance considers Limited Office District (LOD) as “... districts that are established to provide for office uses, including offices which have contact with the general public, but which do not conduct sales of merchandise on the premises. It is intended that this district will develop that will insure compatibility with residential districts.”
3. **Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment** – If the property is annexed into the city and the zoning designation approved, the proposed development would require a Site Plan review. This site plan review process allows City staff and other entities such as Spartanburg water and sewer subdistrict to provide feedback on the proposal development, ensuring that all site requirements are met (sewer, water, stormwater, setbacks, landscaping and buffering, parking, etc.).
4. **Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment** – The marketability of the property would likely increase with the annexation and zoning change for the proposed residential mixed-use development. The proposed zoning change will allow for substandard

residential structures on the property to be demolished and developed into a coordinated residential apartment complex.

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. The site will be reviewed by City staff during the Site Plan review process including, Planning, Building, Water, Streets and Stormwater, for compliance with applicable regulations. The applicant is required to submit an application for site plan review.

STAFF’S ANALYSIS & RECOMMENDATION

According to Section I Adoption and Interpretation of the City Of Spartanburg Zoning Ordinance, § 105 Purpose, “The purpose of the zoning ordinance is to implement the land use element of the comprehensive plan for those purposes set forth in S.C. Code § 6-29-710.” This S.C. Code section states that the “Zoning ordinance must be for the general purposes of guiding development in accordance with existing and future needs and promoting the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare” of properties inside the City Limits.

One of the reasons for the Comprehensive Plan and City Zoning Ordinance is to have zoning classifications that allow certain uses in conjunction with adjacent properties that may be considered “less intense” uses. For this reason, the purpose is to protect the less intense uses from adverse impacts on their property with regard, but not limited to, noise and/or light pollution, traffic congestion, and any other adverse impact that a higher intense use could cause on a surrounding less intense use.

Based on the above findings, staff recommends that should the Planning Commission approve this request that the property be annexed and assign a zoning designation of LOD-PDD (Limited Office District – Planned Development District). The zoning designation would be conforming to the existing land use patterns and uses.

WRITTEN PUBLIC COMMENTS

Notices were sent to property owners within a 400 ft. radius of subject properties. A total of 71 Notices were sent to property owners of which 5 were mailed certified mail. A Planning Informational meeting was held on Wednesday, March 8, 2023, at 5:30 PM at the City Council Chamber to discuss the zoning designation request and to address any comments and concerns. Staff received two requests for information on the development including a request for a copy of the map of the development.

FUTURE PROCESS

Under State law, if the Planning Commission recommends approval of this application, staff will schedule the matter for another public hearing and First Reading of Ordinance by City Council on Monday, April 10, 2023. If the matter receives first reading approval, it will then go before the City Council for a Second and Final Reading on Monday, April 24, 2023. The public hearings will be publicly noticed.

If the Planning Commission recommends against the application, the negative recommendation will be forwarded to the City Council. In this case, a public hearing before the City Council will be conducted only if the applicant submits a written request within a two week period following the Planning Commission's action.

On March 16, 2023, the Planning Commission may act to support or oppose the application, with or without changes to the proposal. The Commission could also continue the matter if additional information, testimony or dialogue is deemed necessary. If the application of annexation and zoning is approved at the Planning Commission and City Council, the applicant will be required to provide a Final Development Plan within six-months approval. The applicant may also request a six-month extension to allow time to complete the Final Development Plan.

This is the potential development. It's four apartment buildings, three stories on the front and four stories on the rear because of the slope of the property. There'll be a garage that has entrance on the lower level here, and entrance from the above level here. It'll be almost like a two-story garage, but however, it's not traditional two-story. Because of the slope of the property, you can enter on one side here, and then under the other side here.

And then this is large area. It'll have a pool. And the commercial area currently does not have a use or a building associated with it. The existing structure that's on the property will be demolished then.

We took photographs of the area. One of the recommendations is for Florida Avenue to be improved. Right now, it's currently a substandard street. Sidewalks would be required around the property.

And then there was one concern from a resident that one property will remain at 1029 Florida Avenue, was a concern about the Suterra, which is an underground trash bin, an underground bin for trash located to the rear of the property, concerned about the potential smell. We'll be working through that through the site-plan process, but that will probably come up as a public comment or a question about how that will be handled.

And then this area is fire access. It doesn't come straight through. Developers are hoping to have access that ends here for the public. But then if the fire trucks need to come down the building for any reason, come down to the back of these buildings for any reason, they would have access. And it would be, in the site-plan process, they would provide access through here, but it's not intended to be public access.

Dr. Stone: Okay.

Mr. Livingston: The owner of this property has some concerns here. Again, would like to have access through the back, that again, would have to be worked through the site-plan process. You may hear comments about that as well.

Generally, we didn't hear a whole lot of negative comments by the potential development, but there may be additional comments because we held the Planning Informational Meeting on Wednesday, March 8th, and there were a few folks in attendance. And then there were also some other projects that we discussed at that project meeting as well.

Everything in red is the city limits, so this property touches the city limits of the creek. And this is the structure that still remains, commercial structure. It's still in use. And then the majority of these are all residential. And this is primarily institutional use.

Here's another map showing the boundaries of the property. This is LOD. This is R-8 and commercial B-1, and the majority of the area is LOD, or limited commercial, which is the current zoning we'll pose as LOD PDD, which is a Limited Office District Planned Development District.

This is the 2004 Future Land Use Map. It shows, again, this area as institutional, primarily institutional. This is the Growth and Conservation Map from the 2023 Draft Comprehensive Plan, not approved yet. It shows this area as Campus Special District, again, because of the institutional uses.

Photographs of the properties here, a structure on North Church Street. This is North Church Street and the paving, the majority of the property is vacant. Again, no sidewalks on some of the streets, property across the street. This is the only structure that will remain, 1029 Florida Avenue. It's currently occupied. There are other properties in the area that are not occupied.

This property is a recycling facility and may be a major concern to the development. I was out there taking photographs, and it was extremely noisy. So I don't know how the developer is going to address that in the site-plan process. Since this is off-site and in the county, and the city has no control over this issue. But it's a recycling facility, and there's some site issues there coming across the street and onto the adjacent property.

The other properties in the area, they probably will be demolished. This is West Wood Street, again, no sidewalks. Sidewalks would be required. Based on the recommendation, staff recommends approval of the LOD PDD.

Dr. Stone: Is it staff's recommendation at the outset to go with LOD?

Mr. Livingston: We were looking at two types. We were looking at R8 PDD and LOD PDD. The LOD PDD allows for the density that's needed in that location and for the site itself, as well. A majority of the property is probably unusable because of the slopes. We went with the LOD because of the potential commercial that would be located there, as well.

Dr. Stone: How many units would be allowed, in LOD?

Mr. Livingston: For this site, it'll be about 170 units.

Ms. Whitner: 107?

Mr. Livingston: Seven zero, one seven zero.

Dr. Stone: Other questions?

Mr. Cunningham: Mr. Livingston, would you go back to the site plan or overview and orient the committee to where the recycling facility is?

Mr. Livingston: Sure.

Mr. Cunningham: That's adjacent to the property.

Mr. Livingston: The recycling facility is right here. By this entire area. All these are residential.

Ms. Whitner: So 1029 Florida Avenue is owner occupied?

Mr. Livingston: Is owner occupied, that's right.

Dr. Stone: But not in the city and not subject to annexation under this petition?

Mr. Livingston: No. It will not be annexed into the city, unless the owner decides to come at a later date and requests annexation.

Dr. Stone: Any other questions?

Mr. Wilson: Mr. Livingston, have there been any preliminary conversations in between the developer and the city about affordable housing on the project?

Mr. Livingston: There haven't been any discussions about potential affordable housing in the project. We did discuss that if there were any types of incentives, for instance fee in lieu of tax incentives, then affordable housing discussion would be required. But we, at the planning stage, we haven't had that conversation. They may have had that conversation with the city manager or One Spartanburg, but not with the Planning Department.

We have been working on this for at least a year. First came back for potential annexation. Then that was canceled. And now it's back again. So there've been at least two conversations about it, but no definitive discussion about affordable housing being... That may come later, after site plan review.

Mr. Wilson: Thank you.

Dr. Stone: And that wouldn't be within this body's purview. We're asked to rule on zoning. Correct? Am I right in that?

Mr. Livingston: That's correct. That'll be City Council's.

Mr. Wilson: I'd mentioned it. I just wanted to see if there is anything.

Dr. Stone: Yeah. I absolutely agree with the question.

Dr. Stone: Other questions from Planning Commission members of Mr. Livingston? Believe we can hear from the applicant, if the applicant is here and wishes to come forward and make any presentation. And I will ask you to state your name for the record, and I will swear you in.

Mr. De Bruin: My name is Bryan De Bruin. Do you need an address?

Dr. Stone: Sure.

Mr. De Bruin: 16 Wellington Avenue, Greenville, South Carolina.

Dr. Stone: And do you swear to tell the truth?

Mr. De Bruin: I do.

Dr. Stone: Thank you.

Mr. De Bruin: I appreciate everybody, for your time today. A couple of things I heard, I just wanted to address. First, the adjacent property, even though it'll be in the county, it is owner occupied, but in a scenario like this, I think commercial creep becomes a concern, having an owner occupant next to a multifamily development. A portion of this property, all of the adjacent parcels surrounding that owner occupant were purchased from that property owner, knowing full well what was going to transpire with this was being purchased as an assemblage for a multifamily development. So it's not a case in which we've purchased the property around them, and now are subjugating them to a multifamily project.

A couple of other things. The site itself is probably the most challenging site we've worked on, and we're based out of Greenville. We both own and manage multifamily as well as develop in and out of Columbia, Greenville and Spartanburg.

This will be our fifth project in the County of Spartanburg and with two apartments we've recently purchased in the City of Spartanburg, purchasing another one. One of the main reasons why we want to be in this city as opposed to just utilities, this is one of the things is that we just think that north of the City of Spartanburg, and this corridor in specific is a high-growth area.

Adjacent to this parcel, I know that the recycling center poses some challenges. Adjacent to it is now a vacant car dealership which we think can be a path for progress. That's in the county, but it's certainly something that we're eyeing that says this could be a really good retail corridor.

Along Church Street, before you get to this project, is Bon Haven which I think creates a really nice anchor for a multifamily development. I think it's a good marker of what we're trying to develop here.

And then, really, the challenges, topography is a challenge, but we can get through that with some engineering. And then some side challenges which will be the recycling center. In order to address some of that, we've done things that we normally wouldn't do. Traditionally, we wouldn't want to put those multifamily housing on the street frontage. Instead, we've tried to utilize the parking as much as possible to create as much of a buffer as we can.

And then the other thing is, hopefully that recycling center is not open at 10:00 at night when our residents are home during that. We're hoping those things mitigate some of the negative effects of the site itself. If there's any other questions, I'd be happy to answer.

Dr. Stone: Do commission members have questions for the applicant?

Ms. Whitner: Do you currently have any interest now? Do you have any interested list of individuals that want to move into the units?

Mr. De Bruin: On this project, I think we're too far from being permit ready to have that. I can tell you, recently we purchased City View Apartments right up the road from here. I'm really excited about that one. That is the type of resident, that workforce housing, that we want to promote and keep. We're purchasing a few others near Converse Heights for that same resident base. We think this community is going to lend itself... It's right across the street from the medical center. We think that that is going to make a great hub, as far as some workforce housing as well. Ideally, we would like to, once we get into site a little bit more, start having some of those affordable housing conversations as well.

Ms. Whitner: Thank you.

Dr. Stone: Any other questions? I'll say, personally, I'm glad to see that you want to be in this city. We always like when people want to be part of the city and aren't just coming in because they need to or for anything like that. We think we've got some good stuff going on here as well, so I'm glad that you want to be a part of that.

Mr. De Bruin: I appreciate that. Thank you.

Dr. Stone: Anything else? Let's see. I guess next in order, we can have a public hearing then. The way that will work is if anyone wishes to speak for or against this rezoning request, you may come forward. There may be a sign-in sheet somewhere. I don't know if there's one on there yet, but we'll get you a place to sign in as well, so that we have your name and address. I'm going to

open the public hearing. If anyone wants to speak about this particular project, please come forward.

Mr. Miller: My name is Bill Miller, I'm the one opposite at 1021 Florida Avenue.

Dr. Stone: Okay.

Mr. Miller: I ready to ask you the contractor, or the one who bought the property. I was told that there was going to be a street behind the property, that went from West Wood Street to Florida Avenue. I'll support that but that didn't materialize so all I have about three questions about home.

Number one I don't have a sidewalk and my understanding I'm sticking with the county I probably won't get a sidewalk. I was offered \$455,000 for the house. I never want to sell it and there's several reasons why. Well there's two reasons. I don't need the money, number one. But the most important thing is I have a disabled wife who has had five hips put in the same way. Almost lost her. So I in turn, bought a 66 foot, 14 wide mobile home and put it in the back while my daughter and her husband helped me take care of my wife.

Matter of fact I was going to have my wife here at the hearing with a walker, but she fell on our sidewalk coming out the front door. So that did not materialize. So personally I would like to have a sidewalk so then the plate behind on the property sitting there while I'm living in it. The second thing is. It's where the tree-stumps are going to be, it's too close to my house. I'm a 22-year inspector, I was a former superintendent at Daniel.

And the third thing since the full street did not materialize and our conversation didn't materialize I want to get in the back behind the privacy fence. I can get a fire truck from that street to the backside of my house as well as from the front street of my house. If my house should catch on fire we'll be blocked in. So if I could put a gate back, for my primary use, for emergency purposes I would certainly appreciate that.

The sidewalk is, forgotten where it goes. You don't have to stretch the road out width wise. Because when it's 20 foot wide. All right you stick my house and you pick up with another 45 and level the sidewalk all out. I think if I'm not mistaken the setback all these requirements are going to be 15 feet. I don't know if that includes the sidewalk or not. Presently I know it's the sidewalk and I understand that. I certainly understand that but sometime in the future it may go into the city.

Three years ago the trees fell in the roof. Where it was ceiling, some of the rafters. So I just spent \$35,000 on it. Now I'm working down the side. I have a license. I'm a mediator and an arbitrator, basically an arbitrator. I want to do what the city requires. I don't want to try and get by with anything. Although it may sound like I am but I don't want to smell the dust that road catching, and what's across the street. But I don't know what the future holds, trust me. I want to do what's right. I don't think I'm asking too much. Maybe. Maybe I pour the sidewalk myself, if the city will let me. But I still want to do what's right. That's my intention, that's the way I was bought up.

Dr. Stone: Thank you sir.

Mr. Miller: Thank you sir.

Mr. Cunningham: Sir, would you explain to me when you referred to the street, that was to, I think you may have said built behind your house. Who was providing that street? Was it the county or is this with the current developer?

Dr. Stone: Sir, did you hear Mr. Cunningham's question for you?

Mr. Miller: Yes. Well ask the question.

Dr. Stone: Mr. Cunningham had a question for you sir.

Mr. Miller: Yes sir.

Mr. Cunningham: I asked when you referred to, I think you said something to the effect that there would be a street behind your house.

Mr. Miller: Originally-

Mr. Cunningham: Who was that with? Who was that discussion with, the county or the developer?

Mr. Miller: It was the city. There was going to be a lot of apartments according with my conversation with the developer. And they was going to open West Wood to the new development. It's not new now, but then that didn't work out that way.

Mr. Cunningham: Thank you.

Mr. Miller: Right.

Dr. Stone: Does anyone else wish to speak about this project?

Mr. Acosta: Can I ask a question?

Dr. Stone: Sure.

Mr. Acosta: I live across the street where the houses are-

Dr. Stone: Could you tell us your name for the record?

Mr. Acosta: Oh, it's Christian Acosta and I live 1074 Florida Avenue.

Dr. Stone: Go ahead.

Mr. Acosta: Right across the street.

Dr. Stone: All right.

Mr. Acosta: I was wondering what's that mean for the property of the houses?

Dr. Stone: What does it mean for the properties across the street?

Mr. Acosta: Yeah.

Dr. Stone: To my knowledge they're not proposed for annexation so nothing about your annexation status, property. We don't set property values so nothing as far as this body is concerned will change.

Mr. Acosta: I was just wondering, because I got that letter in the mail telling me that I can come see the planning meeting.

Dr. Stone: Yep.

Mr. Acosta: I was thinking about doing that.

Dr. Stone: That's right. I'm glad you're here because that way you get to hear exactly what the developer's proposing.

Mr. Acosta: That's what my dad told me to come up here and check it out because it's actually my childhood home.

Dr. Stone: Okay.

Mr. Acosta: That's all.

Dr. Stone: Thank you. Any other questions? No, someone is welcome to move to close the public hearing.

Mr. Wilson: I move that we close the public portion of this meeting.

Mr. Mariani: I second.

Dr. Stone: Moved by Mr. Wilson, seconded by Mr. Mariani to close the public hearing. All in favor.

Group: Aye.

It was moved by Mr. Wilson, seconded by Mr. Mariani to close the public hearing.

Dr. Stone: Opposed? All right, so we usually at this point offer... Since there were some questions raised we would either allow Mr. Livingston to respond or the petitioner to make any response to any of those questions. Mr. Livingston do you want to talk about sidewalks?

Mr. Livingston: Sure. So regarding sidewalks, sidewalks are typically proposed for development, and are required as part of our process, so we'll have a conversation with the Streets and Sewer Department as well, to determine if sidewalks need to be installed on 1029 Florida Avenue. So we'll take a look at that as well, as we decide on the planning process.

Dr. Stone: And the question about garbage dumpsters that is part of site plan review and not really under the purview of the Planning Commission as far as rezone, correct?

Mr. Livingston: That's correct. We will take a look at the dumpster locations and we'd ask questions of the developer regarding the usage, and the size and the number, as well. And I think there are several Suterra's on the property. Suterra's are in-ground trash bins. In-ground and there's a schedule for removing the trash and they're also no spillage but will ask additional questions especially regarding smells.

Mr. Livingston: If you got out of this building on Broad Street, there is one or two back here.

Dr. Stone: I believe our draft Comprehensive Plan suggests that those are in order in a lot of places as well.

Mr. Livingston: It's recommended for downtown because of space.

Dr. Stone: Space, yeah. Any other questions for Mr. Livingston about any... Did I miss any of the questions?

Mr. Mariani: The question about fire truck access to the back of the property, that would be site plan as well.

Mr. Livingston: That's correct and what the developers have proposed is that this would be vehicle access would be here, but it would stop here and all the way through would allow fire access.

Mr. Wilson: It shows up on Sheet C240.

Mr. Livingston: So it was part of the site plan review process they will provide that. So, fire trucks could access the building.

Mr. Wilson: In case of emergencies.

Mr. Livingston: Other emergency vehicles may need access as well. As far as working with all the departments and agencies to resolve that for site planning access.

Dr. Stone: And I understand that there are buffering requirements between LOD and less intensive use, there's actually buffering requirement between the city LOD and an un-zoned county property but I see buffering here around the unincorporated parcel.

Mr. Livingston: Because it's residential and the zoning ordinance doesn't say zoned residential, it just says residential properties we required a buffer around that area. So we're also including a six-foot fence, privacy fence in back in this sector.

Dr. Stone: In this sector.

Mr. Livingston: Again we're have to go through a detailed separate process to make sure that occurs. I don't know about access but we can certainly do that.

Mr. Cunningham: Other than cost there would be no proposition in extending the, what you have referred to as the public access, the terminus of that there, there'd be nothing prohibiting the extension of that 20-feet if that were necessary for additional fire truck access to properties.

Mr. Livingston: I don't know they probably could but we can get to a detailed site process, right now I would not be able to answer that question.

Ms. Whitner: Martin do you know if there was any conversation with the current home owner and the developer to discuss possibly buying another location for them to move to. Like deed for deed.

Mr. Livingston: Yes. Staff is not typically involved in those kinds of conversations that probably would be a question for the developer. But again it's on his own property so they may have had a conversation to that, that would be a question for the developer.

Ms. Whitner: Thank you.

Dr. Stone: Any other questions?

Warwick Spencer: I do have one about traffic control at the intersection of Florida and Dakota. What's there currently, if anything.

Mr. Livingston: I don't think, I think there's a light right here.

Warwick Spencer: At Church and Dakota?

Mr. Livingston: Yeah, so there's a light right here.

Warwick Spencer: Right.

Mr. Livingston: We're light, because this is 100 units. I'd have to check to see if these are state roads. But it may have that DOT may require a traffic study because of the number of units.

Warwick Spencer: Thank you.

Mr. Livingston: And that may come up during the site evaluation process as well.

Dr. Stone: Any other questions? Does anyone have a question for the developer? You have one.

Ms. Whitner: Did you hear it earlier that I have to repeat it? Where there any conversations around deed for deed by somebody else.

Mr. De Bruin: I believe in the early part of the conversation there was. Another partner of mine handled that so I'm not 100% sure on the exact conversation. My understanding of it was that for personnel reasons the idea of moving from the house wasn't really on the table at all. I know there was at least a conversation about buying all of the property but I don't think it got too far.

Ms. Whitner: Okay.

Mr. De Bruin: Certainly there were other houses that were made available in the structure. Real quick just from the site plan I know it came up about sidewalks, that's a conversation we'll have to have with Mr. Livingston just as rule of thumb we won't draw anything on anybody else's property, so it just stops on the sidewalks, someone can assume what someone else wants to do with their property. And then as far as traffic. Dakota across the street with Florida I believe those are power lines. I think there's just a utility use of that in previous development. Florida Avenue continues onto dead ends to the back part of that two dead ends there again as far as traffic is, if that's a requirement then certainly.

Ms. Whitner: I do have one last question. Are these rentals properties or purchase? Okay.

Dr. Stone: Anything else? Thank you. All right then I guess we are at board deliberation, at this point. What do you all think?

Ms. Whitner: I love the fact it's workforce housing, we have a lot of employees at regional that have always been asking for a way to just walk to work. And having it in proximity to regional is a win.

Mr. Wilson: I Agreed.

Ms. Whitner: It really is.

Mr. Wilson: To the fact it is also annexation, a strong possible for the density in that area for some development that hopefully that will spill over into retail development, which is a nice injection of housing I think it's very positive.

Mr. Cunningham: I think that any request to the annex is good for the city.

Dr. Stone: Yes.

Mr. Wilson: I agree.

Dr. Stone: Jemar?

Mr. Brown: I don't know why we haven't voted yet Mr. Chairman.

Dr. Stone: I will have my two cents and then somebody can make a motion. No, this is just for the record I just like to say it, I'm in favor of any annexation that brings more housing into the city and more people into the city and more taxable wealth into the city. And this is the kind of project I think the city will embrace whatever type of housing it is. So yes I am totally in favor of it. And I'm waiting for somebody to move to approval.

Mr. Wilson: I move to approve the request that's submitted.

Mr. Mariani: Second.

Dr. Stone: Moved by Mr. Wilson. Start again. Moved by Mr. Wilson, seconded by Mr. Mariani to approve the annexation and zoning request at LOD-PPD for this tax amount parcel. All in favor say Aye.

Group: Aye.

Dr. Stone: Any opposed? And it is done and that will go to City Council for its own hearing and process Mr. Livingston?

Mr. Livingston: April 10th.

On a motion by Mr. Wilson seconded by Mr. Mariani, the request for annexation of property located a 1017 Florida Avenue was approved by a vote of 7 to 0. The annexation request will be forwarded to City Council for review and consideration.

Dr. Stone: April 10th and so there will be another public hearing before City Council on April 10th. And the other parts of this that I think that anyone has raised can be resolved or dealt with in the appropriate manner in site planning. All right let's get to the agenda then. Say what is next. Next we have a final, item number 2 is a final development plan approval for the Croft use subdivision as an R8 plan development district, general residential plan development district. So this is something that we have already approved and City Council has approved the rezoning of and we need to after, within six months of that approval, approve the final site.

The Planning Commission received a request for the Final Development Plan Croft View Subdivision on Old Canaan Road (TMS: Portion of 7-21-00-005.00) as an R-8 PDD General Residential District – Planned Development District to develop a single-family housing subdivision.

SUMMARY: The project site is an approximately 138.66 acre property on Old Canaan Road. The purpose of the rezoning request and annexation was for the development of a 266 single-family lot subdivision to be known as Croft View Subdivision. Staff worked with the property owners, developers and civil engineers to review the site plan and discussed the final site plan requirements.

The history of this project is as follows:

- **February 17, 2022:** The Planning Commission recommended approval to City Council.
- **March 14, 2022:** Public hearing with approval at first reading at City Council.
- **March 28, 2022:** Public hearing with approval at second reading by City Council.
- **November 17, 2022:** Preliminary Site Plan Review completed by City Planning Staff.

In accordance with Section 507 of the City of Spartanburg Zoning Ordinance, Planned Development Districts, after the first and second readings of the Ordinance, the City Council shall approve, deny, table or approve with modifications the plan in concept and the rezoning petition, subject to the submission of a Final Development Plan to be reviewed by the Planning Commission at a hearing. This request is for the Planning Commission to review and approve the Final Development Plan.

NEXT STEPS: Within a maximum of three weeks following the date Final Approval by the Planning Commission of the Final Development Plan, the applicant shall submit three stamped and sealed plats of the approved Final Development Plan to the Planning Department who, at the expense of the developer shall record said Final Plan in the Office of the Register of Mesne Conveyance. The plat shall be in conformance with Section 507G.(1-8) of the City of Spartanburg Planned Development District Ordinance and shall show all applicable items.

STAFF RECOMMENDATION: Approve the applicant's request for approval of the Final Development Plan subject to the attached Conditions of Approval.

CONDITIONS OF APPROVAL
Planned Development District – Croft View Subdivision
(Tax Map Number: Portion of 7-21-00-005.00)

1. If one or more of the following conditions is not met with respect to all its terms, then this approval may be revoked.
2. All plans for future construction which are not covered by this review shall be submitted to the City Planning Department for review and approval.
3. Final Site Plan approval is required prior to Final Development Plan documents approval by City Staff.

Dr. Stone: Does anyone have questions Mr. Livingston about the final approval and final... this isn't exactly a site plan. Approval of the final site plan.

Mr. Livingston: The applicants here if you have questions.

Mr. Cunningham: Been talking about it for years.

Mr. Livingston: Let's go.

Mr. Wilson: See if council and especially given everything that happened- for development-

Dr. Stone: We need more housing. It's in the city, we've annexed it.

Dr. Stone: Whenever somebody's right. I don't have any questions myself.

Mr. Wilson: I make a motion for approval.

Ms. Whitner: Second.

Dr. Stone: Moved by Mr. Wilson, seconded by Ms. Whitner to approve the final site plan for View. Final site plan. All in favor say aye.

Group: Aye.

On a motion by Mr. Wilson seconded by Ms. Whitner, the request for approval of the site development plan for Croft View Subdivision was approved with conditions by a vote of 7 to 0.

Dr. Stone: Any opposed? All in favor, all approved. So thank you for that. And now the big one. The one we've been talking about since 2019. Comprehensive Plan is before us for action. And conversation and action. I emphasize action.

Mr. Wilson: Do you need a motion on this one?

SUMMARY: In January 2020, the City of Spartanburg began the process of updating the City's 2004 Comprehensive Plan. Consultants, Town Planning and Urban Design Collaborative, (TPUDC) LLC, based in Franklin, TN was selected to assist the city with the completion of the planning process. The process included public participation that involved developing a vision for the City and general strategic goals and recommended policy action items. The Comprehensive Plan included public comments for the initial draft and the final draft of the document.

In the Spring of 2022 during a final draft presentation, it was determined that the Comprehensive Plan was missing a Resiliency and Priority Investment Elements. TPUDC has completed both elements and they are now part of the complete Comprehensive Plan. This year, staff held four public meetings after the initial presentation at the Planning Commission meeting on February 16, 2023 to answer questions regarding the Plan vision and purpose.

Attached for your review are all comments provided by the public regarding the plan and recommendations for the plan that were considered after the initial draft was presented to the Public in the Fall of 2021. The 30-day public notice as required was advertised on February 1, 2023, and the fliers and notices regarding the public process has been online and advertise throughout the public presentation process. On March 16, the Planning Commission will hold a public hearing to hear any additional comments regarding the Comprehensive Plan prior to its final review by City Council on April 10.

STAFF RECOMMENDATION:

Staff is requesting approval of the City of Spartanburg Comprehensive Plan. Staff is also requesting approval of a recommendation to complete the implementation matrix as part of the Comprehensive Plan and an update to the City of Spartanburg's Zoning Ordinance.

Mr. Livingston: Mr. Chairman, members of the Planning Commission. Tonight we are presenting the final draft of the Comprehensive Plan presentation. Some of you have seen this presentation before. And I'll go through the presentation quickly and answer any questions that

you may have. Again the Comprehensive Plan was prepared by TPUDC which is Town Planning and Urban Design Collaboration. And organization out of Tennessee. They partnered with several other organizations in the city, including some local organizations. The Comprehensive Plan is a policy document that looks at growth and development of the City. The process was two years long process. And so we started processing in 2020 and unfortunately that year COVID began in March. We had a tornado in February and COVID hit us in March. That was not a good year for us.

So throughout that entire process we went through a drafting plan, we're now at the stage where we're good enough to draft the final document and present to the Planning Commission as well as City Council for their review and approval. During the Comprehensive Plan process we started off initially as a try to do activities in person and COVID prevented that from occurring so a lot of the activities had to be virtual. Because of that we designed, the developer's consultants designed an under table topic and there were 25 groups who submitted topic discussions. The developer said that's probably double what they typically experience, in terms of the Comprehensive Plan that tabled other topics. This allowed residents and smaller groups and other groups as well to talk about this plan and develop different thoughts and ideas through all the activities as part of the process.

We included a Think Tank member, that identified issues, topics of concerns, shared the Comprehensive Plan with others and they made recommendations as well as identifying other stake holders. We have what was called a Planapalooza in October 2020. Just had discussion on topics, different topics. We developed a website. Some developed a website where residents can go to and share information and there's surveys online. Frankly we got more response from under taken topic than surveys. Online surveys, surveys were not as responsive as in person activities and discussions. I don't know if that's a long-term trend but that seems to be a pattern here and other communities. Visioning workshops, visioning workshops this was not as well done as well. We got more activity from on the table topics discussion instead of the workshops.

We got few submissions from that as much as the other table-top. We had an art contest for children and we had 59 submissions, there were 10 winners we providing \$50 Visa gift cards to the winners. The Comprehensive Plan draft was available for review in fall of 2021 and we held what was called a mini-palooza process. We had discussions with James Rojas with neighborhoods about what makes up the neighborhood. This was in October 2021 and we also had a conversation about the public draft. So many of the comments you see in the documents were generated from the public draft in 2021 as well as 2022. During that process in 2022 we had a public process to hear more about the comprehensive Plan and to collect comments. We sent out 21,000 mailers that was one of the requests during draft process in 2021. Residents asked if we could send something out to everyone in the city. So we researched and sent out mail cards to everyone within reach of the city.

And that includes apartment complexes, home owners, everyone got the flyers. And so the Comprehensive Plan, the final draft it's a vision document. During that 2022 we ran into a road block. First the priority investment element was missing as well as in 2020 the state legislature updated the Comprehensive Plan requirements to include a resiliency element. And that was not included in our plan so we had to go back to the consultants and ask them to put together documents that would allow us to include a resiliency element to the plan.

So there's a table of contents for the Comprehensive Plan, we've broken it up into guiding principles such as character, authenticity, advance the plan, and health and wellness. These are the themes based on equity. Understanding time is a factor in the Comprehensive Plan. As well as being part of the plan if you want to be part of the process of not only adopting the plan but actually implementing the plan as well as. So there's a commitment to equity and so there are equity indicators in the plan that we should look at least regularly and there's a recommendation in one of the comments we have annual reporting of the accomplishments within the Comprehensive Plan.

There's a population element. Transportation, very extensive transportation element. The Plan also looks at infrastructure, natural resources, resiliency element in now in the Comprehensive Plan, culture resources throughout the entire document you will see recommendations for implementing. There is a priority investment element that identified funding sources and what are some of items that need to be improved and the majority of it is just public facility and public infrastructure part of the priority investment. And then there's a conservation element, you saw some of that tonight as we were talking about the annexation, we took a look at a variety of these elements throughout the last year and have been using the draft document for annexation and rezoning requests.

As you see the conservation map as part of the Comprehensive Plan. There's six focus area plans that the consultants developed including one for Westgate Mall, there's a Neighborhood Center which can be used in other neighborhoods it's not just the south side area. There is an executive summary that was prepared. It's about 10 pages long and it basically gives you an idea of what's in the Comprehensive Plan so that if you have an interest you can read the 340-page document, if you're interested. And then there's also an implementation matrix with over 300 recommendations.

Once again we have to prepare another Comprehensive Plan in 10 years. Staff is recommending approval of the draft Comprehensive Plan. We're also recommending that the recommendation be made to City Council to move forward on the implementation matrix and developing and adopting the new zoning ordinance that will be implemented. Many of your recommendations are in the Comprehensive Plan.

So any questions you may have. We're required to do a public hearing?

Dr. Stone: Yes sir.

Mr. Livingston: All right.

Dr. Stone: Why don't we go ahead and do the public hearing, that way if there are any other questions that come up from the community then we can address them all at once? So I'm going to open public hearing anyone who wishes to speak about the Comprehensive Plan are welcome to come on up.

Ms. Martinsen: Hi. Good evening.

Dr. Stone: Good evening.

Ms. Martinsen: My name is Allie Martinsen and I am here to speak with you tonight on the Comprehensive Plan. The Comprehensive Plan now includes a resiliency element that will help the city better prepare on the future. It also contains a priority investment element that obviously will be prepared capital projects. By identifying potential funding resources. Now that the draft has been updated to include all the long time elements required by the South Carolina General Assembly, I do recommend the Planning Commission approve the final draft of the

Comprehensive Plan and not only that but make it actionable by beginning the process of developing the limitation matrix that narrows down the recommendations included in the final draft. And I also recommend that the city's current zoning ordinance be updated to be in line with the latest action items identified in the Comprehensive Plan. So moving forward the plan should not only be adopted but made actionable for the implementation matrices of the ordinance.

Thank you.

Dr. Stone: Thank you.

Group: Thank you.

Dr. Stone: Any other public comment?

Mr. Wilson: Move to close the public portion.

Warwick Spencer: Seconded.

Dr. Stone: Moved by Mr. Wilson and seconded by Mr. Spencer to close the public hearing. All in favor say aye.

Group: Aye.

Dr. Stone: Any opposed? The public hearing's closed. Any questions for staff? Mr. Cunningham.

Mr. Cunningham: I have a question, when I first read this large Comprehensive Plan. I was impressed and surprised at the amount of dialogue addressing the inactive amount and through the years and changes and modifications as well as having read the 70 pages of comments from citizens or interested parties to address various interests equal movements, issues do you feel that we have in recommending approval from your early comment, do you feel like we have reached a good balance between trying to group the economic to great a vibrant area as well as addressing the inequities and/or now equity to guide us to the future?

Mr. Livingston: Difficult question. First question I think we've made an attempt as much as possible to address equity in the document as much as possible. A lot of the, if you take a look at the introduction, a lot of the discussions about equity are centered around first because the Spartanburg had developed a study that shows health disparities throughout the entire community and that had a ripple effect on having discussion about other inequities in Spartanburg and so the Comprehensive Plan tried to address that as much as possible in terms of the discussion about it. The challenge is going to be implementation before and again that's where narrowing the implementation matrix may help. Eventually the implementation matrix comes back before the Planning Commission and comes back before City Council for approval.

So that implementation matrix hopefully will address a lot of those questions about moving forward and one of the items that we attempted to do was reach as many people as possible. I think the in person meetings was somewhat challenging because a lot of folks still didn't want to come out all because of COVID. But some of it was also one of the strategies, one of the areas when we had mini planapalooza the weather was bad. We still had people come out and have conversations. We had meetings at east side, west side, north side, south side. And so we felt that we gave an opportunity for everyone to come and share their thoughts. There is everything in that plan, that's probably why it's 340 pages long. If you compare that to our previous 2004 plan, 2008 plan primarily focused on land use. It didn't address a lot of the other issues and concerns of the community.

Maybe it wasn't as robust as we currently require in the Comprehensive Plan process. But I think we did everything we could to try and get everyone involved. One of the items I looked at recently was the planspartanburg.com analytics. There were 10,000 visits to the PlanSpartanburg

website and there were over 300 people either involved or signed up to the register to the new website and the details information.

Mr. Cunningham: The question, I'm interpreting that is that in your opinion we did a good job of the previous balance between the many competing areas so that going forward we should be able to have a vibrant community that addresses the needs of that.

Mr. Livingston: We hope and again a lot of that is going to be on the implementation. How we implement the Comprehensive Plan.

Mr. Cunningham: The plan is the strategy and the implementation is the action.

Mr. Livingston: That is correct.

Mr. Cunningham: And we get into implementation there could be some needs for change because its just not like thought it was going to be and we need to go left or go right slightly to achieve the goal which I would encourage us to do.

Mr. Livingston: And one of the state requirements is also to do five-year updates. And we don't have to update the entire plan. If we see economic decline and we need to make an updated based on the economy we can do that or if there is a change in housing and we need to do that as well. We can update that element so we don't have to update the entire plan in five years, we can update specific elements that may be of interest to council and the Planning Commissions.

Dr. Stone: I plan on putting something on my calendar for April 2028 to come make a public comment to remind the council that we need to do that.

Mr. Cunningham: Mr. Chairman I move that we approve the Comprehensive Plan.

Dr. Stone: Wait, is there any other people that want to say something? I do have a question actually... Go ahead Mr. Brown if you have a question.

Mr. Brown: Okay. Well first of course I want to thank you the city staff, the community for just being relentless in making sure this Comprehensive Plan come to this particular stage and I think that this is a notable night. A lot of effort had gone into it. A couple of questions I do have. The first question the annual accomplishments, that will go before City Council, right?

Mr. Livingston: That's something that we're... it's actually one of the comments, seven or eight that there be an annual reporting and so whether that's before the Planning Commission or City Council that's for them to take a look at. Part of our recommendation to City Council I mentioned that at the council meeting as well. As a reminder that this is something that needs to be done.

Dr. Stone: I recommend that that come through this body on the way to City Council. Even though we don't necessarily own every element in this plan I think it's the body responsible for planning in the community it probably wouldn't hurt for people, for this body to get a briefing before it goes to council.

Mr. Brown: Right. How will we keep the Comprehensive Plan alive, so it won't become like a forgotten document. It seems like this last one was lost until Ms. Natalia Rosario made an effort to start a new Comprehensive Plan because we don't... and update is not necessary for five years but a new plan is in 10 years, so how do we maintain measuring the results and just keeping it alive in our community, keeping it before staff, keeping it before council, even before us. And even before the community.

Mr. Livingston: So that's one of the functions of this body. We went a very long time to update the Comprehensive Plans. And that's not just this body that's the entire city and its residents should make recommendations for updating the Comprehensive Plans or updated documents whenever necessary. Not only Comprehensive Plan but maybe neighborhood plans. Right now we're going through a downtown transportation plan. That's part of the recommendation in this Comprehensive Plan. The Comprehensive Plan also recommends smaller neighborhood plans. I think that's incumbent on the entire community, I have to commend Natalia Rosario for starting that process, trying to get that process implemented and recommended equity as a theme for our Comprehensive Plan.

Dr. Stone: Thank you. One thing I would say we think about our Comprehensive Plan at almost every meeting because when we're doing a rezoning recommendation it does need to be based in our Comprehensive Plan. So we at least see and going forward, hopefully, after April and May we will see 2022, 2023 Comprehensive Plan in our document. What I think we need to encourage staff and council is that when they are taking actions aside from rezoning requests, aside from annexation rezoning requests that they need to be thinking about what are the actions they're taking and are they in line and in spirit of our Comprehensive Plan, and fulfilling parts of the Comprehensive Plan. Because it's not just about land use. Question. I do have one more question but I am happy to let others ask and make statements.

Ms. Whitner: More of a statement. So would we know if something specific is being implemented? I think that keeps it alive, once we know we're ready to implement this part of the process and then once it's complete we have some deliverables or KPIs of what we went in to measure. That is was done, it was implemented and here are the results from that. It's kind of keeps us alive and then that section is not even removed but we know that it's been addressed.

Mr. Livingston: That's one of the recommendations in the comments, that we have some type of reporting back on this, whether that be annual or otherwise.

Ms. Whitner: Thank you.

Warwick Spencer: Mr. Chairman my question to Mr. Livingston turns on the resources that would be required in order to implement this. I echo the comments and input of my fellow commissioners with regard to the good work that you and your staff and TPUDC have done but unless the city decides to put the resources in to it it's just going to be a very expensive paper weight like the one apparently from 2004 or whenever it was last passed. What can we do Mr. Livingston as a commission to help to ensure that that doesn't happen to this plan?

Mr. Livingston: So as commissioners we can encourage a few things, first we need a planning director.

Dr. Stone: Yes we do.

Mr. Livingston: Because of the growth of our city we need a planning director responsible for the Comprehensive Plan for some of the implementation actions, zoning ordinance and other items. Second when there are recommendations. Several of the council members attended the presentation sessions throughout the planning process as well.

Warwick Spencer: And I was going to ask about that as well. What we can do and maybe it might ought to be.... I'm sorry I didn't mean to interrupt you if you haven't finished.

Warwick Spencer: But we might want to make that a standing agenda item for the rest of this year. Actually to have it just as a point. Where we have a point in the agenda where we talk about the implementation matrix because while implementation is larger a staff responsibility

there will be items that this commission will either approve or advocate for so it might also be that you had in mind identifying what the priorities are, how much of that would be at the staff level, how much staff or city manager will invite council to indicate things in that matrix that they think are highest. I think we have a right to suggest things ultimately council decides. But I think we have the right to say here are 10 or 20 things, 10 things we as a Planning Commission would like to see elevated.

Mr. Cunningham: Give any homework professor?

Warwick Spencer: We might all be giving ourselves homework. So that's a thought that we make that a standing agenda item for the rest of this year and that we read through those implement all the recommendations and identify some ourselves maybe we bring those back to another meeting and collate those and say here's some things that are popping up on all ours maybe we put some weight behind it. I haven't let this side of the room talk much. Mr. Cunningham should be ready to make a motion and go home.

Mr. Cunningham: Not often.

Warwick Spencer: I'm sorry.

Mr. Cunningham: I have a question. Can you update us on the search for the planning director what set out, they obviously there's a barrier or something that we have found a suitable candidate?

Mr. Livingston: So we issued a notice, we did an ad for planning director sometime last year. We had several applicants there we were reviewing. Last year was a tough year just finding employees. Many of the candidates we considering had already found employment. We also worked with consultants to find a candidate and I think the consultants still couldn't find an applicant for the planning director position.

Mr. Cunningham: I think the planning director we need is actively employed, a growing city, we're going to have to go and find them and entice them to come over.

Mr. Livingston: It's possible also the where I'm having conversations with the city manager about finding someone for this position so hopefully we can find someone soon.

Dr. Stone: I think so much of what we need to do, whatever is going to implement this plan hinges upon finding the right person and not such any person but finding the right person to do it with.

Warwick Spencer: I couldn't agree more Mr. Chairman and I appreciate Mr. Cunningham's question. We need that person to get this done and to have gone for years now without that person has done a disservice to this community, frankly. And I appreciate your patience Mr. Livingston.

Mr. Cunningham: I would encourage whoever the powers that be to look at alternate place to find a suitable candidate.

Mr. Mariani: I don't really have a question, I did have a question along the way but I attended that were given by staff on it, picked your brains and this was my gateway path to being in the Planning Commission. My finest, I didn't know much about urban development, I'm learning a lot as I go along and this was the first document that I read cover to cover and it was really eye-opening to a lot of the topics that we have to address and wrestle through as a community a lot came from here. And I love that it provides the overarching principals that ought to be there for years to come. And also the minutia that might change five years from now when we look at this

again every year. And I'm just grateful that the community has access to something like this to become better, informed resident and hopefully better engaged resident of the city. So I'm pretty much in favor of bringing this to fruition.

Mr. Wilson: Thank you Mr. Livingston and the entire planning department. I believe that we approve. Thank you.

Dr. Stone: All right. It's moved and seconded to approve. And I'm going to do something a little unusual. I'm going to ask everybody to vote individually because I think this is important enough so I'm going to call everybody's name and let everybody say aye one by one. Ms. Whitner?

Ms. Whitner: Aye.

Dr. Stone: Mr. Spencer?

Warwick Spencer: Aye.

Dr. Stone: Mr. Brown?

Mr. Brown: Aye.

Dr. Stone: Mr. Mariani?

Mr. Mariani: Aye.

Dr. Stone: Mr. Wilson?

Mr. Wilson: Aye.

Dr. Stone: Mr. Vice Chairman?

Mr. Cunningham: Aye.

Dr. Stone: And the Chair votes aye. And this Planning Commission recommends approve of the Comprehensive Plan to City Council.

On a motion by Mr. Wilson, seconded by Mr. Brown, the Draft Comprehensive Plan was approved by a vote of 7 to 0.

Mr. Livingston: Thank you.

Dr. Stone: Thank you.

Mr. Livingston: You're welcome.

Dr. Stone: And April 10th I believe you said. I hope many of you will be there and either we can, each of us... They'll have to have a public hearing again, correct? So either we can speak as part of the public hearing or Mr. Livingston will give us the privilege of tailing on the staff, make sure we all get to say something if we like. All right other items less exciting. We have site plan approval for the Chick-fil-A relocation on East Main Street. Is that somewhere where people can look at it if they want to?

Mr. Livingston: There is not

Dr. Stone: All right.

Mr. Livingston: We are and it's included in the Comprehensive Plan. We are taking a look at how to provide documents online for the public to review. Staff reviewed software that would attach to our existing software. So that would allow the public to see enforcement documents and planning documents.

Dr. Stone: Okay.

Mr. Livingston: Online and we're getting a new website also included in the Comprehensive Plan recommendations.

Dr. Stone: Nice.

Mr. Livingston: We're getting a new website that will provide more information to the public. So there are several items in the Comprehensive Plan that are actually being considered or were in progress.

Dr. Stone: Oh, it's nice to have a few things that you check off the implementation even before the plan is approved.

Mr. Livingston: Probably not high priority but they were on the list.

Dr. Stone: I would say a website communications matters. Communications matters. I don't see any City Council updates since the last meeting. I guess we haven't sent them a whole lot lately. Staff announcements.

Mr. Livingston: One item Mr. Chairman we're working on getting a continued education training as well as our orientation training this year. We originally looked at April but we push the time back to sometime in June or July. So that will be for all boards and commission. Sorry the orientation is about three hours. The continuing education is about an hour and a half, two hours.

Mr. Cunningham: The concept there is this would be a training here, internal rather than... An internal site rather than everybody going to an external site.

Mr. Livingston: That's correct, it'll be in Spartanburg and will schedule a location here. More than likely Dr. T.K. Gregg Recreation Center and we'll hold the event here in Spartanburg for all the commissioners and board members to attend.

Dr. Stone: That would be here.

Mr. Livingston: Hopefully we'll be planning to make it an annual event. Where the commissioners and other board members don't have to off site for training.

Dr. Stone: We can talk about plenty of the other stuff evolving that land use map as we go. I had to make some comment early about maybe we ought to consider some form-based codes for some particular areas. We can save that for another night. Any other announcements for the good of the order? Anyone have anything they need to ask or question about or bring up?

Warwick Spencer: One quick question Mr. Chairman is there anything more as we as a body need to do with regard to the implementation matrix and the zoning ordinance. I believe there was some mention on Mr. Livingston or is the approval of the draft, Comprehensive Plan and recommendation to the City Council to be approved, sufficient?

Dr. Stone: You want a specific motion to recommendation an implementation matrix?

Mr. Livingston: The recommendation from staff is for the proceed with the implementation matrix as review well as the zoning ordinance. So that's what you're approving. That's what's recommended to City Council, unless you want it stated in a different way.

Dr. Stone: I'm going to assume that when we approve the comp plan we were making that recommendation but if we want to make an explicit recommendation on both of those counts that we both endorsed the idea and there will be an implementation matrix I don't think that's out of order for somebody to move that.

Warwick Spencer: Mr. Chairman I move that the implementation matrix as outlined in the draft Comprehensive Plan be approved by this body.

Ms. Whitner: Second.

Dr. Stone: Moved and seconded to approve the implementation matrix as outlined in the Comprehensive Plan. All in favor.

Group: Aye.

On a motion by Mr. Warwick, seconded by Ms. Whitner, the Draft Implementation Matrix was approved by a vote of 7 to 0.

Dr. Stone: Any opposed? So we have definitely gone on record for that. And what was the second part of that we-

Warwick Spencer: The zoning ordinance.

Ms. Whitner: Zoning board.

Dr. Stone: It almost needs a rewrite. Is that implicit enough in the Comprehensive Plan that we're going to rewrite zoning?

Mr. Livingston: That's part of the recommendation.

Dr. Stone: Yeah.

Mr. Livingston: So take that before.

Dr. Stone: Yeah.

Warwick Spencer: Thank you Mr. Chairman.

Dr. Stone: Thank you. Any other business? If not I will entertain a motion.

Mr. Wilson: I move that we're done.

Mr. Brown: Second.

Dr. Stone: Moved by Mr. Wilson and seconded by Mr. Brown that we adjourn. All in favor say aye.

Group: Aye.

Dr. Stone: All opposed? Thank you all very much for an important night's work.

Meeting adjourned at 6:55 PM.



Dr. Phillip Stone, II, Chairman

MEMORANDUM

TO: Planning Commissioners

FROM: Martin L. Livingston, Jr,
Community Development Director

SUBJECT: City of Spartanburg - Comprehensive Plan

DATE: March 16, 2023

SUMMARY: In January 2020, the City of Spartanburg began the process of updating the City's 2004 Comprehensive Plan. Consultants, Town Planning and Urban Design Collaborative, (TPUDC) LLC, based in Franklin, TN was selected to assist the city with the completion of the planning process. The process included public participation that involved developing a vision for the City and general strategic goals and recommended policy action items. The Comprehensive Plan included public comments for the initial draft and the final draft of the document.

In the Spring of 2022 during a final draft presentation, it was determined that the Comprehensive Plan was missing a Resiliency and Priority Investment Elements. TPUDC has completed both elements and they are now part of the complete Comprehensive Plan. This year, staff held four public meetings after the initial presentation at the Planning Commission meeting on February 16, 2023 to answer questions regarding the Plan vision and purpose.

Attached for your review are all comments provided by the public regarding the plan and recommendations for the plan that were considered after the initial draft was presented to the Public in the Fall of 2021. The 30-day public notice as required was advertised on February 1, 2023, and the fliers and notices regarding the public process has been online and advertise throughout the public presentation process. On March 16, the Planning Commission will hold a public hearing to hear any additional comments regarding the Comprehensive Plan prior to its final review by City Council on April 10.

STAFF RECOMMENDATION:

Staff is requesting approval of the City of Spartanburg Comprehensive Plan. Staff is also requesting approval of a recommendation to complete the implementation matrix as part of the Comprehensive Plan and an update to the City of Spartanburg's Zoning Ordinance.

Martin Livingston

From: Brian Cohen <briandacohen@gmail.com>
Sent: Saturday, April 2, 2022 9:45 AM
To: Martin Livingston
Subject: Comprehensive Plan

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Mr. Livingston,

I would like to suggest that City Council complete a workshop for the Comprehensive Plan. This recommendation stems from the question and answer section of the Plan Spartanburg Presentation held on Saturday, April 2nd.

Respectfully,
Brian Cohen

Martin Livingston

From: Judie Klapholz <13judierose@gmail.com>
Sent: Wednesday, April 20, 2022 11:30 PM
To: planning
Subject: Plan Spartanburg

CAUTION: This message has originated from an External Source. Please use proper judgment and caution when opening attachments, clicking links or responding to this email.

Dear City Council members,

As a Spartanburg County resident, I strongly urge city officials to complete and advance an implementation plan for adoption *simultaneously with the Final Draft Plan Spartanburg*. A plan must have an Implementation plan to achieve its goals and be successful.

Spartanburg surely can not afford a preventable error!

Thank you for your attention and prompt action in this matter.

Respectfully,

Judie Klapholz
199 Kelseys Mill Rd
Campobello, SC 29322

Martin Livingston

From: Sherry Barrett <sbarrett@upstateforever.org>
Sent: Wednesday, April 20, 2022 11:45 AM
To: planning
Cc: Martin Livingston
Subject: Upstate Forever Comments on 2022 draft Plan Spartanburg

CAUTION: This message has originated from an External Source. Please use proper judgment and caution when opening attachments, clicking links or responding to this email.

Hello members of the City of Spartanburg Planning Commission, City Council, and staff,

The City of Spartanburg's final draft comprehensive plan, Plan Spartanburg, has many excellent recommendations to achieve the community's vision of an equitable future for all its residents. Yet, we believe the "final" draft plan is incomplete and that the current draft Plan Spartanburg should not be advanced for adoption without an implementation plan to guide community leaders.

We urge you to pause the approval process for now to allow the city to complete an implementation plan to be advanced for adoption simultaneously with the final draft Plan Spartanburg comprehensive plan.

Without an implementation plan, the current plan means very little. An implementation plan provides essential guidance for community leaders to prioritize the recommendations that are the most vital for bringing Plan Spartanburg's vision to fruition. Presently, the draft plan is lacking clear guidance on which recommendations, among its 313+, are most vital; the "must-do" priority action steps; optimal sequencing and time frames along with parties responsible for taking action (internal and/or external to city government).

The city's Implementation Matrix, noted as in development during recent open house presentations of the draft plan, should establish a hierarchy to prioritize the plan's recommendations and outline a clear path forward for the community to advance the recommendations deemed most critical to achieve an equitable future for all city residents. Once completed, the Implementation Matrix should be advanced for adoption simultaneously with the draft Plan Spartanburg comprehensive plan.

Respectfully submitted on 4/20/2022 on behalf of Upstate Forever by Sherry Barrett, Land Policy Manager, Upstate Forever.

Upstate Forever
201 E. Broad St., Suite 1C
Email: sbarrett@upstateforever.org
Office phone: (864) 250-0500 Ext. 123

Martin Livingston

From: Santiago Mariani <smariani@cdanjoyner.com>
Sent: Tuesday, April 19, 2022 8:34 PM
To: planning
Subject: Thank you + Recommendations RE: Comprehensive Plan

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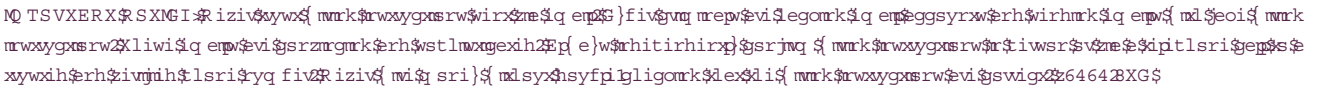
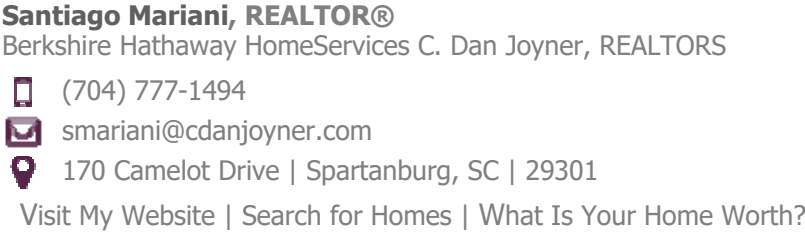
My name is Santiago Mariani, and I'm grateful for the "final draft presentation for the City of Spartanburg Comprehensive Plan" session that was hosted today. Thank you very much for all the work that has gone into it, and that I am sure will continue to go into it. Thank you as well for recommending the work of Jane Jacobs. Looking forward to learning more about what goes into successful city planning.

In terms of recommendations, here are a few scattered brain ones -

- Include an explanation of **FUNDING** (Will city residents be taxed for them, or county residents as a whole? What will come from private funding? What from the public sector, and from which source? Etc.)
- Implement an **OUTSIDE, PUBLIC WATER PARK/POOL AREA** area for both children and adults (the whole family) to enjoy. I appreciate that some water features have been added in the airport area (haven't seen it myself yet), yet something of a grander scale would help unite families from different neighborhoods. Perhaps at the old T.K Gregg site off of St. John Street, behind where the Cribbs Catering property is at?
- **EXPAND THE BRIDGE** that stands between Beaumont Village and North Converse Heights/Converse University. It is very dangerous, if not practically impossible, to cross it, and it's basically a moat separating both neighborhoods/areas - a real shame, especially in light of Adam's Park being around the corner, and the future trail that will go through the village.

Many thanks once again, especially to Martin Livingston, Jr. for the quick and effective presentation! If there is anything I can do to help out, please do not hesitate to reach out.

Santiago Mariani
Resident of District 4 Area
704-777-1494



Martin Livingston

From: Staci Sigrist <scbuckeye59@gmail.com>
Sent: Sunday, September 25, 2022 10:40 AM
To: PlanSpartanburg
Subject: Comprehensive Plan

CAUTION: This message has originated from an External Source. Please use proper judgment and caution when opening attachments, clicking links or responding to this email.

Hello.

My apologies, if this is the wrong place for comments. I couldn't find any likes for Planapalooza, etc.

With all the new housing units going up around town, I find it a bit disconcerting that there are so few single level townhomes or condos being added. Given the aging of the population, I'd like to see more options. I realize single level units do exist, but they are few and far between. Not everyone wants to deal with stairs.

Thanks for your time!

Staci Sigrist

--

"I cannot live without books"--Thomas Jefferson

"Time spent with cats is never wasted"--Sigmund Freud

"What greater gift than the love of a cat." —Charles Dickens.

"All you need is love. But a little chocolate now and then doesn't hurt." — Charles M. Schulz

"If You're Going Through Hell, Keep Going" - Winston Churchill

Martin Livingston

From: M M <mckaymoore@gmail.com>
Sent: Tuesday, March 7, 2023 9:15 AM
To: planning
Subject: Comprehensive Plan comments

CAUTION: This message has originated from an External Source. Please use proper judgment and caution when opening attachments, clicking links or responding to this email.

From sections of the Comprehensive Plan

HOUSING

- Please allow natural densification of existing neighborhoods. I.e, **allow ADUs**, renting a room, dividing house into multiplex, infill building of duplexes or triplexes in form of existing neighborhood structures. p. 75 "Update zoning to include a variety of housing types in most districts, including ADUs, multiplexes, cottage or bungalow courts, townhouses, and live/work units."

- Allow mixed use residence and commercial spaces in **aging commercial properties**. Please allow buildings to be used for any suitable purpose, not just their original one.

- **Cease using code enforcement to evict home-owners** from homes in disrepair through condemning, but rather identify where help is needed to repair, renovate, and maintain existing homes. p. 82 Recommendations 08 "Provide assistance to homeowners looking to make repairs or rehabilitate existing low-income housing, especially those that may be in violation of codes."

- Foster affordable housing by encouraging development of different sizes and purposes of units, i.e. pocket neighborhoods, not simply a percentage of apartment units set aside for affordable housing.

Things I would like to see: (please put me in touch with others interested in doing this)

Rehab program for houses, especially those in violation of codes, to provide assistance in repairs and maintenance.

Matching program for low-and middle-income residents who are saving for a downpayment on a home.

OTHER ZONING

- **Less restrictions on food trucks**. Encourage small businesses, allow these entrepreneurs to test the viability of their businesses with less prohibitive investment.

- Do consider reducing parking minimums to incentivize utilizing the beautiful walkways Spartanburg creates.

- Adjust zoning to allow spaces like The Charles to have businesses on the bottom floor.

TRANSPORTATION

- Please consider reliable shuttles between areas with people experiencing homelessness and major employers. p. 49 "increase access to transit that connects individuals or families to jobs that pay a livable wage" as well as Recommendations (Homelessness).

- Thank you for so often providing streets and walkways that are lively and interesting to look at while moving from one place to another. Even when driving, things like the Spots of Pride fulfill this purpose. **Thank you.** p. 92 "providing spaces to live in, rather than simply providing a means of travel from one destination to another."

- Use landscaping or temporary barriers to test routes and make bikers and pedestrians feel safer near the roads.

NATURAL RESOURCES

- Parks. If you're going to have them, please keep them well-maintained. The Play60 Playground still doesn't have a functioning race timer or water bottle station.
- CPTED would be appreciated. Some of the playgrounds feel safer than others due to this factor.

CULTURAL RESOURCES

- Consider allowing Beaumont Village to update existing homes with historic-like modern and sustainable updates, like compressed cement siding, resulting in a cute and eclectic neighborhood where people care for and update their homes because it is not **prohibitive to get approval**.
- Update the **mini golf area** in downtown Spartanburg.
- Consider "fringe festivals" that exhibit local talent - **Shakespeare in the park**, ballet in the park, etc.
- Decorate the "West Hub" gateway with an **arch of bicycle wheels**.
- Consider a reliable **communication** system for residents to contact Council and be heard.

Thank you,
McKay Moore
979-571-1794
mckaymoore@gmail.com

I respectfully submit the following comments on behalf of Upstate Forever. I appreciate your thoughtful consideration of our recommendations for advancing Plan Spartanburg.

Allie Martinsen, Land Policy Manager, (864) 203-1947

Background:

I want to begin by congratulating the planning commission, city staff, and – most of all – city residents for contributing to the final draft of Plan Spartanburg. Although the process took longer than expected, the final product is something worth celebrating.

Strengths:

Before I dive into recommendations for successful implementation, I want to highlight a few of the draft's strengths.

- 1) The plan now contains a robust resiliency element, which will help the city better prepare and respond to future crises. From a conservation perspective, the draft's proposed investments in nature-based solutions (such as green infrastructure) pose an exciting approach to enhancing community resiliency.
- 2) The final draft has been updated to include a priority investment element. This element will help leaders plan for future capital projects by identifying anticipated revenue sources for public infrastructure and community facilities.
- 3) The plan lays a strong foundation for a more equitable future. In Plan Spartanburg, "equity comes first." This guiding principle will correlate to decisions (such as increased options for housing and transportation) that better meet the needs of all residents.

Recommendations:

Now that the draft has been updated to include all 10 elements required by the South Carolina General Assembly (**Section 6-29-510**), I recommend that the planning commission approve the final draft of the comprehensive plan.

I also recommend that the planning commission begin the process of developing an implementation matrix, which will narrow down and prioritize the over 300+ recommendations included in the final draft. This roadmap will help set policy priorities, establish a budget (and budgeting source), identify team leads, and create a timeline for implementation. An implementation matrix will also serve as an important evaluation tool to monitor progress towards achieving Plan Spartanburg's vision.

Lastly, I recommend that the planning commission update the city's current zoning ordinance to align with the land use map portrayed in Plan Spartanburg. A new zoning ordinance is an essential component of effective implementation. Some of the recommendations that a new zoning ordinance can address include updated landscape

standards to encourage native species and updated zoning codes to allow for a variety of housing types (such as ADU's, townhouses, and cottage or bungalow courts) in zoning districts.

Conclusion:

Overall, Plan Spartanburg stands an excellent blueprint to guide future decisions in the city. Moving forward, the final draft should not only be adopted, but made actionable through an implementation matrix and updated zoning ordinance. Thank you for your consideration.

March 20, 2023

Melissa Walker, PhD
HARB Chair
Spartanburg, SC
16 March 2023

Martin Livingston
145 W Broad St
Spartanburg, SC 292036
Planning@cityofspartanburg.org
mlivingston@cityofspartanburg.org

Dear Martin:

On behalf of the Board of Architectural Design and Historic Review (HARB) following discussions at our March 9, 2023 meeting, I am writing to ask city planning staff to consider **adding a recommendation to the Spartanburg Comprehensive Plan** in the Cultural Resource Element Section.

The HARB would like to add a recommendation related to architectural history and historic buildings protection. The Final Draft of the Comprehensive Plan, p. 217, currently shows 7 recommendations. Please consider the addition of:

08 Protect historic buildings by requiring HARB notification and approval before demolition of historic structures older than 100 years within the city

Thank you for your consideration,



Melissa Walker, Chair

Board of Architectural Design and Historic Review

Cc: Chris Story, Spartanburg City Manager

HARB members

We respectfully submit the following comments on behalf of Upstate Forever. We appreciate your thoughtful consideration of our recommendations for advancing the final draft of the City’s comprehensive plan. We also welcome the opportunity to serve on a committee to steer the development of an implementation matrix.

Allie Martinsen, Land Policy Manager, (864) 203-1947

Background:

We congratulate Spartanburg City Council, the Planning Commission, City staff, and – most of all – City residents for contributing to the final draft of Plan Spartanburg. Although the process took longer than expected, the final draft is something worth celebrating.

Strengths:

Before we dive into recommendations for successful implementation, we want to highlight a few of the draft’s strengths.

- 1) Plan Spartanburg now contains a robust resiliency element, which will help the city better prepare and respond to future crises. From a conservation perspective, the draft’s proposed investments in nature-based solutions (such as green infrastructure) pose an exciting approach to enhancing community resiliency.
- 2) The final draft has been updated to include a priority investment element. This element will help leaders plan for future capital projects by identifying anticipated revenue sources for public infrastructure and community facilities.
- 3) The plan lays a strong foundation for a more equitable future. In Plan Spartanburg, “equity comes first.” This guiding principle will correlate to decisions (such as increased options for housing and transportation) that better meet the needs of all residents.

Recommendations:

Now that the draft has been updated to include all 10 elements required by the South Carolina General Assembly (**Section 6-29-510**), we recommend that Spartanburg City Council adopt the final draft of the comprehensive plan.

However, adopting the comprehensive plan is only the first step. Successful implementation hinges on the development of an implementation matrix and capital improvement plan (CIP), the overhaul of the City’s current zoning ordinance, and the creation of an annual review process.

We recommend the City of Spartanburg develop an implementation matrix to identify the City’s highest near-, mid-, and long-term priorities among the 300+ recommendations included in the final draft. This vital roadmap will help set policy priorities, establish a budget (and budgeting source), identify team leads, and create a timeline for implementation.

In addition to an implementation matrix, City Council should develop a capital improvement plan. A CIP is an important tool to manage infrastructure projects (such as improving roads and bridges or creating new community facilities). Plan Spartanburg highlights the need for a CIP, stating “[the City of Spartanburg] would benefit from one to help decision-makers coordinate capital improvements for greater efficiency and assess short-term financial decisions in the context of long-term fiscal needs and constraints” (p. 289).

We also recommend that City Council overhaul the current zoning ordinance to align with Plan Spartanburg. Some of the recommendations that a new zoning ordinance can address include updated landscape standards to encourage native species and updated zoning codes to allow for a variety of housing types (such as ADUs, townhouses, and cottage or bungalow courts) in zoning districts.

Lastly, we encourage the creation of annual review process. This is an important step to ensure transparency as well as regular evaluation and reporting on progress towards the implementation of priority recommendations.

Conclusion:

Overall, Plan Spartanburg stands an excellent blueprint to guide future decisions in the City. Moving forward, it is necessary to make steps that ensure a path from vision to implementation. Thank you for your consideration.

City of Spartanburg - Comprehensive Plan
Comments and Suggestions
as of April 18, 2022

Number Comments / Questions / Suggestions

- 1** is the draft available to look at the same time as presentation?
- 2** Do you have a scale associated with this map so we have a better understanding of what spatial area some of these sectors encompass?
- 3** What is the total city population envisioned in this plan compared to today's?
- 4** how can a new nonprofit mix use/income affordable housing with wraparound services become a partner in the updated comprehensive plan? Do we have to request a meeting? if so how?
- 5** Why has the timeline stretched out to Spring 2022 for a final plan?
- 6** Where are the recommendations for the area across from Hampton Heights? The Liberty Street corridor going up towards Arkwright?
- 7** How do you plan to offset the carbon emissions created during the building stages?
- 8** Are there any recommendations for improving access to healthy food?
- 9** Does the plan include Transit centers and housing next to the to cut down on emission and transportation to employment?
- 10** Is there a strong recommendation for the city to rewrite the zoning and land dev. regulations immediately following plan adoption?
- 11** From the planning commission, my presumption is that after the plan is approved, the next step is rewriting the zoning ordinance.
- 12** Is there a priority list for immediate to-do's for the city in 2022-23 to ensure successful implementation in future years?
- 13** Will the recommendation matrix have a timeline associated with implementation? Costs?
- 14** Do you see a lot of inter-dependence in achieving plan goals - EX. progress on a shorter term outcome must be achieved in order to achieve another longer term outcome? Or alternatively, is a lot of flexibility built into the plan?
- 15** Is there an evaluation section in the CompPlan for the City to know how successful it is so far?
- 16** How is resilience supported by the plan?
- 17** Love that poster update idea!
- 18** It will be great if the City can keep us updated how far we go (like the poster idea!)
- 19** Will the entire consultant team - including subconsultants be part of the upcoming mini planapalooza workshop?
- 20** Gender Equality is an issue
- 21** BiLo Closing on the Northside of town affected a lot of people.
- 22** Incentive People to attend and come to meetings. Eliminate barriers to get people to events.
- 23** Criminal record expungement or eliminate the box campaigns should be held at community centers.
- 24** StartMe program should be listed in the Plan along with the Amplify program to encourage Minority economic development.

City of Spartanburg - Comprehensive Plan
Comments and Suggestions
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- 25** OneSpartanbug does not show up at Black organized community events.
- 26** Theres nothing downotwn for Affrican Americans to do downtown.
- 27** What is the marketing program to make the community aware of the City's economic development programs.
- 28** Language inclusiveness and the ability to switch websites to be translated. Everyhting should be translated?
- 29** How can the City share information about the Citizens Advisory Council (CAC)?
- 30** There are great limitations of black and brown business that attempt to get a loan.
- 31** There should be a system for minority contracting and follow-up.
- 32** Where are copies of the Comprehensive Plan.
- 33** Who are your customers? Who are you writing the Plan for?
- 34** How are you protecting neighborhoods with growth, especially with transit oriented development.
- 35** How do we develop our gateways to bring about change.
- 36** What do you think about the arge apartments that are developing? They seem to be popping up all over Spartanburg.
- 37** Please print a copy to get to residents in a written form, especially the Southside.
- 38** I did not have anything in the Plan about the Southside and the questions wasn't answered on the initial presentation.
- 39** The Fairgrounds is a Great idea.
- 40** The Grain District Plan is also a great idea and plan area.
- 41** I heard you talk about farmers market to provide food access, but I do not hear anythign about providing grocery stores in neighborhoods.
- 42** Does the plan address affordable housing?
- 43** To what degree does the comprehensive Plan Address details neighborhood by neighborhood.
- 44** How do we address cultural cohesion among neighborhoods in the Comprehensive Plan?
- 45**
- 46** Economic Development: Create a streamlined pathway for residents of historically disadvantaged communities to receive job skill training needed for future jobs being recruited to Spartanburg.

Equipping these residents with the skills needed for the position(s) allows a higher percentage rate of economic opportunity.

City of Spartanburg - Comprehensive Plan
Comments and Suggestions
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47 Minority Business Development:

Establish in-house protocol of developer accountability for Minority Contractor Usage.
Monitor minority contractor usage goals throughout the project execution and closing phases to measure performance outcomes.

48

49 I just read the comprehensive plan and have some feedback to share.

I'd like to start by saying WOW, this plan is impressive in so many ways. It's easy to understand, forward thinking and aesthetically pleasing, which makes all the difference. I am truly excited!

I grew up in Roebuck. I went to Dorman High School, class of 09'. I then moved away and stayed away for the past 12 years. The past 2 years I have been hearing how Spartanburg is evolving into something great so my husband and I bought a home in Duncan Park about 2 months ago and we hope to call Spartanburg home for years to come. We love our neighborhood, Maxwell Hills. My husband is from Savannah and he is SO impressed with Spartanburg already. Great work so far!

50 Focus Area Plan: Union Street

This part of the plan will probably affect my family the most because this is so close to our neighborhood, Maxwell Hills. We are thrilled that the city has plans to reinvent Union Street. The area is an eyesore and could be so much more. We love the Rail Trail and use it weekly. It will be nice to have other things to do in the area like eating, drinking and shopping. A few thoughts: While we agree that the proposed section of Union Street can be built up to be an exciting area, we want to keep the noise and disturbance out of our quiet neighborhood. Please keep residential areas protected and quiet. There are tons of children in our neighborhood, families walking along the quiet streets with strollers, trees and wildlife. The serenity is what we love and I would hate to see the commercial build-out creep into the quiet family neighborhoods of Spartanburg.

51 The Rail Trail

The Rail Trail is great. It's quiet, clean and enjoyable. I hope to see it stay this way. I think keeping it geared towards wellness, and not heavily commercializing it, will help. The last thing we want is a "strip" feel. Please keep it family friendly.

City of Spartanburg - Comprehensive Plan
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52 Minority Business Plan

I think the minority business plan geared towards people of color is great. I support this initiative 100% and in no way want to take away from those opportunities. I am a white woman and I do plan to start a business in Spartanburg in 2022. It's a goal. I do need help with funding. I am a mother and my husband is in school fulltime. We are a family of 4 living on 1 income. Will there be any additional support for women who plan to start businesses? Are there grants of any kind available, or that will be made available? Women-owned businesses will bring a lot to the city but we need support.

53 Mosquito & Copperhead Snake Problem

We have a mosquito and copperhead snake problem in Maxwell Hills. We have hired a company to come out twice to spray our yard for mosquitos because they were so bad. We lived in Port Wentworth, GA, right outside of Savannah, GA, previously and the city sprayed. With the recent West Nile in Duncan, is this something we can implement here? Also, is there something the city can do to help with the venomous snakes? We've killed 4 copperhead snakes on our small property in 2 months. We have a toddler who plays in the yard and it is terrifying to think that there are so many copperheads. We do not want to see harsh chemicals showing up polluting the air. Hopefully there is something that can be done safely as to not harm people or wildlife (except the venomous snakes, haha!)

54

55 Is there a plan implementation section with a timeline? It would be helpful to clarify which recommendations should be high priorities. As the plan acknowledges, many ideas are proposed for consideration and not all will move forward. Also I highly recommend an executive summary. If I am missing these - implementation/timeline and executive summary - please direct me to them. Thank you.

56 Does the plan recommend allowing ADUs in the vast areas that are included with the neighborhood controlled growth sector. Allowing smaller footprint housing types - like ADUs, duplexes, etc. throughout the city's neighborhoods will help keep supply & demand in balance, provide more appealing choices (than large suburban style garden apartment complexes, and provide more attainable options for all income levels.

57

58 I grew up in using public transit. Its really great opportunity to engage the younger generation if marketed properly. Theres a lot of freedom in being a pre teen or teen and meeting up with friends at a destination.

59 I have been told time and time again that Spartanburg is a giving city. It there an opportunity to engage philanthropists in helping the city get something like solar bus shelters?

60

City of Spartanburg - Comprehensive Plan
Comments and Suggestions
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- 61** My husband grew up in SW Atlanta and as a 10 year old took the bus downtown with friends to events, department stores, etc. Different time, but still, our young people (and seniors who don't drive) are hostages in isolated neighborhoods unless they live in truly walkable place with safe and convenient pedestrian amenities - including access to practical transit options - safe sidewalks, street trees that provide shade and buffer lawns that provide, separation from vehicles traveling on the street. On street parking is great as an additional buffer for pedestrians.
- 62** Thank you for the efforts to include public comment on the draft of the Comprehensive Plan. I am writing to make a request for further contextualization of the data on page 42 of the report in the table entitled "2021 Median House-hold Income by Single Classification Race or Ethnicity." I'd specifically like to suggest that a short caption or reference in the prose offer important contextualization in alignment with the priority of an equity orientation.
- 63** The Racial Equity Index highlighted important realities for Hispanic residents: disparities in per capita wages, and the fact that many households, including those with children, live in poverty. In reporting household income, the REI importantly noted that the household income for Hispanic residents is likely higher because two or more individuals in the household are working (p. 13-14). Qualitative data gathered by research teams I co-mentored during the summer of 2019 pointed to the accuracy of this explanation offered in the REI report. One of the most salient themes in that report was the workforce participation of multiple members of household, which respondents importantly associated with both stress and barriers for child and youth participation in co-curricular programming. I appreciate that it is the desire of the city and the report authors to further equity work. I am hopeful that a minor edit, to allow for the inclusion of contextualizing information, will help ensure that the report can inform and further equity and inclusion efforts for residents in Spartanburg who experience disparities.
- 64** I.Failure to mention "non-discrimination" as a part of the equity discussion.
While the city has a non-discrimination statement on its' hiring policy, I wasn't able to find a pledge or goal not to discriminate in the Plan.
- 65** 2. Using statistics that don't tell the whole story and may present a biased message.
On page 14, under "the Undeniable Impact of Racism," the authors list some of the policies that have negatively affected the black community, such as redlining and urban renewal.
I would like to have the authors include other policies, particularly the Aid to Dependent Children program, enacted by FDR in 1935. This policy, meant to be temporary, provided direct payments to women with children as long as there was not an able-bodied man in the household. As you can imagine, this created a breakdown in the family unit from which parts of the black community have never recovered
This particular program lasted for 61 years, until President Clinton replaced it with Temporary Aid to Needy Families.
- 66** On page 15, the authors write that the "emancipation of enslaved people did not bring equality and prosperity, but instead ushered in laws and practices that denied Black people voting rights, property ownership and humanity."
Are the authors saying that black people were more prosperous under slavery? How then do you account for rich black people and poorwhite people? And what does "denied humanity" even mean?
Yes, Jim Crow was horrible. That's why laws were passed to end it. The writers should tell the whole story and skip the hyperbole. (Have they never heard of the Civil Rights Movement of the 60's and 70's?)

City of Spartanburg - Comprehensive Plan
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- 67** On page 30, under Land Use, is the phrase "protect against gentrification and rising costs of living." One man's gentrification is another man's home improvement. As former Mayor Tally once pointed out, there were winners as well as losers under Urban Renewal. I don't think the writers should assume that everyone hates gentrification, or even agrees on what it is. Increased property values mean increased revenue for the City.
- And the most serious example of misleading and biased information is on pages 40-43.
- Using data from the Spartanburg Racial Equity Index, the authors show a graphic with "Black households have half the incomes of white households," and another showing that Hispanic households have higher incomes than Black ones.
- What they leave out are the statements in the REI that explain why this is so. White and Hispanic households are more likely to have two or more adults working, and over half of Black households are headed by a single female, often with children.
- Comparing a household with one wage earner against a household with two is an apples to oranges comparison. One plus zero is one. One plus one is two. Two is always greater than one.
- As Senator Tim Scott said in the Wall Street Journal, "if you have two parents in the household, you reduce poverty in the African-American community by 85%."
- The REI agrees by saying "There is very little difference in poverty rates between black married couple families and white married couple families in Spartanburg County."
- Instead of painting a picture of blacks as victims of an unfair system, I wish the consultants would recommend some ways in which the city could promote the facts that a strong family can reduce poverty and create a better Spartanburg for all its citizens.
- 68** On page 42, the authors report that "Women earn 83% less than their male counterparts."
- This is another use of a statistic that is not accurate or needs explaining.
- A recent Harvard study by economist Valentin Bolotnyy analyzed male and female workers in a unionized workplace where the schedules were identical for both sexes. He found that while the female workers earned 89 cents for every dollar the males earned, this could be explained by the fact that the women worked 1.5 hours less overtime in a week and took off 1.3 hours more in unpaid leave in a week. They chose fewer hours over extra money.
- Instead of suggesting that women are the victims of an unfair system, I would prefer that the consultants focus on ways to bring in more jobs with flexible hours.

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- 69** 3. Use of the term "Minority"
- When Chris Story asked me to be involved with this project, he said that there would probably not be any "Aha" moments. Well, there was one for me on page 34. It was where I learned that Spartanburg now has a black majority population with whites in the minority. I did not know this.
- Since whites are in the minority, we need to adjust our language accordingly.
- For example, page 58 is all about "Minority Business Development." Does this mean the white minority? If not, we need to label it accurately.
- The Plan authors describe the Amplify Program with \$250,000 in a loan pool for minority businesses. If a white or Asian business owner applied for this loan, would they be turned down because of the color of their skin? That would be obvious discrimination and is probably illegal. It would surely be taken to court.
- Shouldn't programs like this be based on need rather than skin color?
- If we are defining minority as something other than "of lesser numbers," we are on dangerous ground. If we mean "non-white and non-Asian" or whatever, we should be brave enough and honest enough to say so.
- 70** 4. Right to Work should be included
- One of the strengths of our great labor force comes from the fact that SC is a right to work state. Our people are empowered to join a union or not as they see fit. They cannot be discriminated against for their decision. The city should have a statement of support for this as a great economic development asset.
- 71** 5. Homelessness and housing
- On page 66, the authors say that "the city does not currently have race-based data on homelessness, but homelessness nationwide is a racial issue."
- Who says that homelessness nationwide is a racial issue? If the city doesn't collect race-based data on homelessness, why do the authors even bring this up?
- This is another example of an obsession with race that has no business being in the city's long-range plan.
- It is in Spartanburg's best interests to see that people are educated in the life-skills that will lead them out of poverty and homelessness. The authors might mention the Litter Heroes program.
- 72** 6. A city of neighborhoods.
- This section starts with the assertion that "neighborhoods are the backbone of society." Indeed, they are. And families are the backbone of neighborhoods. It is in the city's best interests to see that people understand that if they want what the middle class has, they should do what the middle class does.
- Get an education, get a job, get a partner before you have children, spend less than you earn, buy a house. These are the things that make stable neighborhoods and taxpaying citizens. This is what the city should base any future plans on, if it is to have a future.

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73 7. Housing market

In this section the authors share the great news of the rise in household income among black residents in the city. But they attribute this to "improved educational attainment and growth in the education, health care, and social assistance job sectors." I believe this growth in wealth was created by a strong economy across the board due to lower taxes and fewer unnecessary regulations. Notice the growth in black entrepreneurship during this same period. The rising tide, before Covid, raised all boats. Jobs lift people out of poverty and up the social ladder.

74 8. Education

I believe we should state here that Spartanburg supports and encourages parents to get involved with their children's education, including what type of school to attend and what is taught in the classroom. Charter schools, public schools, private and parochial schools should be equally encouraged. Parents have a right to voice their opinions about what is taught to their children. There are many things in this report that TPUDC gets right. Like Spartanburg's great collaboration between the public and private sectors, the fine recreational opportunities, the specific need to update zoning laws, and more.

I hope my comments are taken in a positive light and as coming from someone who wants Spartanburg to be the best city it can possibly be, now and for years to come. I look forward to discussing these comments with TPUDC and city staff members if you think this would be helpful.

75 I had an opportunity to review the public draft of the city plan. I wanted to start off by thanking the city and its consultants for putting together this comprehensive draft. Regarding my comments, I wanted to talk about a few issues that should be covered in the final copy of this plan.

(1) The draft plan explains that the city should "consider developing a climate action plan with equity and social/environmental justice as its foundation." I am very encouraged that this language was included. But I believe this language should be changed to eliminate the word consider. With the number of federal grants expected to be coming from the multitude of bills being considered by the federal government, the city cannot wait any longer to take advantage of this funding to build a greener city and benefit economically from having a climate action in place.

76 (2) The final plan must have a climate component for each aspect of the plan. Climate change will have an impact on every aspect that the city is considering including the city's tree cover, the infrastructure, wildlife, water, and even the preservation of its historic buildings. The city will have to adapt to the changing climate which includes more severe storms (such as the tornado in February 2020), more rainfall, more power outages from storms, hotter weather and conversely colder weather as well.

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- 77** (3) The final plan should address the issue of inconsistent development in downtown Spartanburg and the surrounding areas of the city. For example, the Montgomery Building has been renovated and many areas of downtown have improved greatly over the past decade. However, a walk around downtown shows there are areas that are not well lit or remain vacant. The city should strive to make sure that all areas of the city are well lit at night. In areas that have been vacant for some time, the city should work with developers to occupy the spaces. This may include subsidizing months of rent, etc to help small businesses get off the ground and encourage entrepreneurs to start new businesses. While vacant, these spaces must be well maintained.
- 78** (4) Public comments in the future in regards to the plan should include an easy to access comment box/form on the website. This would serve to increase participation, especially on mobile devices. Thank you for your consideration.
- 79** Please include in the new Comprehensive Plan language that prevents anyone - homeowner, business owner, tenant, or group of people - from burying underground or enclosing in an above ground structure, like a mausoleum, a dead human body anywhere on a property within the City Limits, unless the property is a lawful and legal perpetual care facility, licensed for that purpose. No permit can be issued to do so, and if someone is caught burying or storing a body in the aforementioned illegal manner, said person or persons will be guilty of a misdemeanor.
Burial or storage of the ashes of a human body in a container, or spreading of the ashes of a human body after a legal cremation on private property will still be legal.
- 80** Chain Link fencing is of a commercial, institutional, and industrial style barrier and not suited for residential use. Therefore: Please include in the new Comprehensive Plan that fencing in front of a house in the City shall be discouraged all together. However, if the homeowner or landlord feels fencing is necessary, fencing with a maximum height of 3.5' and of a decorative nature shall be the only type approved for installation in front of a dwelling by the Building Codes department. "Decorative" will have to be defined.
Chain Link style fencing shall only be approved for use from the front corners of the dwelling along the sides of the property from the front corners to the rear of the property and across the rear of the property.
To prevent any hardship, Any existing chain link fencing installed in the front area of a dwelling within the City shall have up to ten years to be removed or replaced by a decorative style fencing.
Thank you.
- 81** As a long-time resident of the city, and even longer in Spartanburg County, and as someone who works on the edge of downtown and is a City and Regional Planner, I am so excited to have an updated Comp Plan for my city!

I have appreciated the public outreach that you all have done as this is often the most challenging part of a plan and of course one of the most important pieces, and I have seen that you have put a lot of effort into this. I also very much appreciate the focus on racial equity and am proud to live in a place that is making this such a high priority.

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- 82** However, I have a major complaint about this Plan. Without an implementation plan, it is nearly pointless. For example, at PAL, we create a strategic plan every few years and then we create an implementation plan in the form of an Operations Plan that we revisit regularly. This Ops Plan contains our goals and measurables and we always know what we are working towards and how close we are to reaching our commitments. We go through every line of our Operations Plan regularly at Staff Meeting and fill in our measurements. This helps us be accountable to ourselves and our team members. And not just us, but also to our supporters and our funders. I do not expect any less from the City where my family and I have invested so much and trust to be a good place for us to live and spend our time and money.

The Implementation Plan can be amended. It is not set in stone. We pivot and make changes at PAL when necessary. A lot of time and energy went into the creation of this Plan for our city and the City owes its people a regular progress update on the Plan. As long as a regular honest conversation with the community is maintained about the status of the recommendations in the Comp Plan, nothing should be a surprise.

Investors and residents (who are really also investors) need to know what to expect in Spartanburg. That is the main point of the Plan. I believe there would be even more investment in Spartanburg if folks knew what to expect in the future. I believe you will find that it would actually be easier to have the Implementation Plan and be transparent about its status instead of not having it and having to figure out where you are when someone asks and trying to figure out the rationale behind the answer.

- 83** Switching gears, in regards to food, I am curious why if "one of the most frequently recurring themes was the need for improved access to fresh, healthy foods, especially in the City's racially and economically disadvantaged neighborhoods" then why was there so little discussion on the topic and only five recommendations around it? The Spartanburg Food System Coalition held roundtables that resulted in 6 pages of recommendations for the Comp Plan regarding the food system that was submitted to Becky and Natalia. I am attaching them to this email for your reconsideration. Also, there was no reference to the 2020 Spartanburg County Food System Assessment and Plan. The Spartanburg Plan is located in the second half of the document.

I am more than happy to discuss any of this further in person, by email, or by phone.

I am pretty excited about what is currently included in the Plan. Many of the recommendations make my heart jump for joy! I just think it needs to take the next step with an Implementation Plan.

Thank you for the opportunity to provide further input.

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- 84** Downtown Cultural District:
- Preserve the trees in any redevelopment or reimagining of Morgan Square.
 - Engage downtown residents, guests and business owners about the future of Morgan Square before any plans are developed or state/federal funding requests are made.
 - Narrow Church Street to two lanes through the core downtown area.
 - Intentionally survey Black and Brown residents about what would make downtown feel more welcoming.
 - Incentivize minority business owners to establish businesses downtown.
 - Consider developing a "Black Wall Street" corridor, a culturally diverse district within downtown in the tradition of the bustling pre-Urban Renewal Liberty Street corridor.
 - Establish a Spartanburg multicultural center downtown.
- 85** Recommended Zoning Updates:
- The "Displacement Free Zones" are a good start, but the city should identify neighborhoods that are specifically in danger of gentrification and enact policies to protect these neighborhoods and require developer buy-in into the community (front-end engagement, investment in culturally-appropriate amenities, etc.).
 - Consider impact fees so that commercial development helps pay for itself and not place the entire additional tax burden on current/longtime property owners.
- 86** Equity:
- Bring economic development functions in-house (rather than through OneSpartanburg) so there is more transparency and accountability when it comes to development projects.
 - Require developers to engage neighborhoods on the front-end of any development project, rather than at the end. i.e. "Don't do anything about us without us."
- 87** Getting my feedback in at the very last minute! I finished reading the document this morning and overall am very impressed with it. What excites me the most is that I can hear the specific voices and see the individual faces of folks who participated in our discussions. One of the highlights of my 2020 was helping lead the 'speak up' event with CPR staff at TK with almost 80 youth to get their thoughts and inputs on the plan. The section on teen activities contained many of the recommendations that I heard from those youth. Thank you to the whole team for your diligence, creativity, and pursuit of community input. While the plan is not a panacea for all the challenges that we face I do believe that it offers a concrete roadmap to building our City in a successful and equitable way. Bravo to you all. Looking forward to seeing the final draft.
- I'm sure I missed some things when reading through it and will have additional thoughts in the future. But for now please reach out if any of my comments are unclear or if you'd like for me to elaborate. Thanks!

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- 88** Would also like to see a recommendation on an annual report to Council from the Police Chief. Council has often said that we wish the Chief was more present at meetings. I believe he has a different philosophy on the need of his public presence but a yearly report would be something that could be relied on and help build more trust and transparency. The police department is often quick to say that they do different types of community engagement (coffee with a cop, shop with a cop, national night out), however, I do not believe that these are the most relevant or culturally appropriate types of engagement anymore. Including a recommendation to analyze and update community engagement strategies with a lens of continuous improvement would be warranted.
- 89** Things I didn't see in the document:
There lacks a closing section that recommends that the plan be regularly reviewed by senior staff, department heads, and council to track success and ensure that we are working intentionally toward the recommendations. Without an overarching plan to assess progress then I fear it could become another "plan that sits on a shelf."
Now that the Census data has been/is being released it would be helpful to have some of that data included. Not sure if we're able to do a population growth projections (and I know it was referenced in the housing section when talking about the amount of housing needed) but calling this out more specifically would be helpful. Not just numbers of people but any demographic info too. Will we have a more disproportionate aging population soon (which would determine certain types of housing or supports), do we anticipate a boom in young children entering our schools and creating more demand for parks and rec, etc.
Felt like there needed to be more emphasis on immigrant population (specifically citing Hispanic data) and language access. I so appreciated the call out for the word citizen on 251. Not once is the word "refugee" used in the document. However, Spartanburg became a refugee resettlement site in 2015 and since then hundreds of families have relocated to our City and are in our schools, churches, and workforce. This population often 'flies under the radar' yet bring unique contributions as well as challenges in assimilating to our culture. Would love to see this group (and World Relief as the resettlement agency) listed and noticed.

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- 90** It is a known fact that having sidewalks in a residential neighborhood increases the popularity and the marketability of homes there.
Some neighborhoods, mostly the older ones, have at least some sidewalks in front of the dwellings. Other neighborhoods, there are none. For example the Northside neighborhood (AKA Spartan Mill), Beaumont Mill, South Converse St, Cleveland Park, and Converse Heights have at least 50% sidewalks, while Fernwood, Hillbrook, Duncan Park, Woodland Heights, Park Hills, and other areas have almost 0% sidewalks.
Why not at least make it an official goal to add some sidewalks to all of the residential neighborhoods in the City, at least to the main thoroughfares through the neighborhoods. All the trails are nice, but you have to walk to a trail. Walking out the front door of your house and immediately being able to step on a 4' or 5' wide sidewalk is the way to go, and the walkability that will add value to residential properties in the City. From some houses in the City, you can safely walk to a trail on a sidewalk. From most houses in the City, you can not walk safely to a trail.
This is food for thought. After discussion I hope you will agree with me that the goal of building more sidewalks in the City is a goal whose time has come.
Thank you,
- 91** Many intersections in the City of Spartanburg are not lit very well for traffic and pedestrian safety.
Neighborhoods, especially those with sidewalks, need more street lights. People enjoy walking in the evenings and it is difficult to maneuver without good lighting.
Someone has said there is a state law that street lights have to be so many feet apart. I have never seen anything such as this, and I question its authenticity.
I have, however, seen it written that for parking lots and walking paths, that an average number of lumens must be obtained for pedestrian and vehicle safety.
I feel that, for the most part, the City has failed to provide that at most intersections and because of that and other reasons, most of our intersections are not safe for pedestrians to cross or for vehicles to maneuver.
I hope after discussion, you will agree with me that installing more lighting at intersections in the City should be a priority for the safety and welfare of residents and as a means of preventing accidents.

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92 I didn't see anywhere on the website where to submit comments, so hope you get this. Read about this occurring soon in Greenville.

It would be great to have an Innovation District that's made up key stakeholders like USC Upstate George Dean Johnson Business School, One Spartanburg (used to be called Chamber of Commerce), City of Spartanburg, venture capitalists, etc. The Innovation District would encourage innovation and support exchange of entrepreneurial ideas and connect inception and growth stage companies with students & faculty to foster ideas, development & access to capital.

You may already have something like this in the Draft Plan, but I've read only about 65 pages; so forgive duplication if idea.

- 93** 1) As stated in the draft plan itself "The role of this plan is to offer a vision for the future and set a course of action" (p. 13 of Public Draft Plan Spartanburg). Therefore, prioritization of recommendations within the context of the plan itself is needed to provide clear guidance to City leaders as to what needs to be done first or is truly vital to achieve the plan's vision of an equitable community.
- 94** 2) In concert with prioritization of recommendations, an implementation timeline, with near term, mid-term, and long-range action steps for advancing key recommendations is necessary for City leaders and citizens to evaluate meaningful progress.
- 95** 3) In addition, a "must-do" list for 2022=23 with necessary action steps and identification of accountable parties would be ideal.
- 96** 4) Regarding the draft plan's framing of Missing Middle in the Housing Element, we have a concern. Because the concept of Missing Middle Housing was introduced locally at the 2019 Spartanburg Housing Summit as a building type rather than a financial concept, it would be helpful to reconcile this in the framing of Missing Middle in the draft plan. Missing Middle Housing, which the plan recommends updating zoning to allow, is defined as house-scale buildings with multiple units in walkable areas and is often more affordable due to its smaller footprints.
- 97** 5) Upstate Forever is pleased to see all of the following included in the draft plan:
- Focus on equity throughout the draft plan
 - Recommendation to update zoning to include a variety of housing types in most districts, including ADUs, multiplexes, cottage or bungalow courts, townhouses, and live/work units. (p. 75)
 - Recommendation to develop a Green Network (pg. 152-153) & consider developing a Climate Action Plan (pg. 173)
 - Recommendation to consider a requirement for a 100' riparian buffer throughout the City (pg. 237)
- 98** I like the general direction of the plan a lot. We need to focus on increasing density in the City to create more walkable, accessible places with more housing, shopping, and job options for all. I especially support ADUs city-wide. That will help provide more affordable housing while maintaining neighborhood character. I would even support duplexes (or even quadplexes) citywide as well. Several historic neighborhoods already have them from decades ago, so they definitely fit in and would provide even more housing options. I also think that tools like Land Trusts are a great idea to protect current residents from being displaced.

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- 99** I also support more mixed-use, including commercial development adjacent to (and even within) neighborhoods, so that residents can conveniently walk to eating, shopping, and services. I like the corridor plans, and I think we should extend form-based standards (like downtown) to more/most of the city (building along street, parking behind, wide sidewalks, etc). I love what's happening in the Northside, and I think it's a great model for the rest of the City.
- 100** I think street-calming and bike/pedestrian safety should be a huge priority. I like that the plan mentions adding and widening sidewalks. I think there could be more emphasis on providing on-street biking facilities. Greenways are great, but on-street lanes are more useful and direct for transportation purposes. I also think the City should take control of as many SCDOT streets as possible, so we can more quickly implement changes. We also need to increase connectivity (no cul-de-sacs!). Connecting and reconnecting roads helps disperse traffic and improve access.
- 101** I wish there was a greater emphasis on public transit in the plan. Transit is a key to providing affordability and accessibility for more people. We need to encourage more density along transit routes, but also encourage developers to help support transit with benches/shelters, discounted/free bus passes for residents/employees, etc. The bus system should also work with the County to expand routes to job centers outside the City, and run later hours and with more frequency.
- 102** I love the idea of bringing more art to the neighborhoods. That's a great way to beautify areas and strengthen community. I agree that we need more parks so that everyone has easy access to them. We have a lot of natural areas that could be more formalized as parks. And many low areas around creeks that can't be developed should become parks.
- 103** I wish the plan had a bit more emphasis on sustainability. I'd like to see the City purchase more electric vehicles for their fleets (employees, police, transit, etc). Transit expansion and more bike facilities would also help. I also think the City should encourage things like green roofs and solar panels on both public and private development. And we need to strengthen our tree ordinance (if we even have one). I see so many trees being cut down that are never replaced. Tree replacement should be required.
- 104** A quick thought on transparency: I think the City website should be updated to be more usable and provide more info about boards and commissions. I'm often frustrated that agendas aren't posted until the day of meetings, and they aren't promoted on social media. Most cities have full packets with every item being reviewed posted online at least a week in advance. We should do that. We should also allow public comments online for people who can't make the meetings. That way, more people can participate in City governance (and better ensure this plan is executed properly).
- 105** In summary, I think the draft comprehensive plan is very solid, and it puts Spartanburg on the right direction toward a safer, more equitable place with more options for living, working, and playing. I appreciate the strong focus on density and walkability (even more please!). I'd like a bit more emphasis on transit and sustainability. Definitely on the right track, though. I'm excited for the plan to move forward and be implemented.

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- 106** I am concerned about people using their homes as daily rentals, commonly known as Air BandB. This practice is catching on in the City and people using this practice are just under the radar when it comes to regulation. If I enter "Air BandB near me" in Google, several of these homes appear on screen for me to choose from. There is one particularly disturbing that is known by the term Co-Op.
- Co-Op has at least two near the Artist Co-Operative on West Main Street at North High Point Road, and they may have just bought another in Converse Heights, at Maple St and South Fairview Av.
- I feel that if someone is renting out their house in this manner, they should be regulated to the extent that a City Business License is required, smoke detectors and possibly sprinklers, off street parking provided, as well periodic safety inspections to ensure compliance with business oriented codes. The owners should have to pay room taxes just like any other place of lodging, and the property should not get the owner occupied discount. The fact that the property is a place of lodging should be taken up by one of the City Boards which deals with such matters, and surrounding residents should have a voice in whether to allow a temporary lodging facility to operate near them.
- The Board of Zoning Appeals was approached a couple of years ago by a homeowner on Gray Court who wanted to remodel (he said) a garage adjacent to his home for an artist's studio. The request was approved. About a year later, I found out from a neighbor who called me that the "Artist's Studio" was actually being rented out as a Daily Rental, and that people were congregating outside of the rental late at night, partying.
- There is a story online about companies buying groups of houses in neighborhoods in cities around the country to use as daily rentals and the local governing authorities have no regulations in place to stop this abuse.
- This has the potential to be very detrimental to the stability of our neighborhoods, as well as causing severe depreciation of the value of homes nearby, which will negatively affect the amount of revenue the City receives annually. I hope you see the need to regulate these type rentals all over the City and that the regulation should be applied soon to stop the exploitation of our existing zoning laws and possible abuse of our residential neighborhoods.
- Thank you,

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- 107** Thanks for coming to listen at our concerns as we reflect on the Comprehensive Plan. I've summarized our reflections using the committee's 3 response areas. Please let us know if this summary needs to be forwarded to others.

Initial Thoughts about the Comprehensive Plan

I read the Comprehensive Plan in it's entirety. I was excited to see in writing language of inclusiveness, equity, racial equality, gentrification awareness, "city-wide equitable Martin

Thanks for coming to listen at our concerns as we reflect on the Comprehensive Plan. I've summarized our reflections using the committee's 3 response areas. Please let us know if this summary needs to be forwarded to others communication strategy" for all residents,(p251) transparency, accessibility, celebrate cultural diversity, and connectedness to ensure Spartanburg's forward move. Utilization of the social and economic study completed by USC Upstate. I look forward to the implementation of the recommendation for our parks and recreation (pps.158-161 & 219) The plan clearly states "Decisions made without transparency erodes trust in the elected and appointed officials and City staff." (p248)

I'm glad the Comprehensive Plan addressed transportation, housing, natural resources, cultural resources, community facilities, and land use as big ideas with an emphasis on greater community engagement on the front-end of planning.(p.81)

I wished the Comprehensive Plan had included

1. Representation from ALL registered neighborhoods in the City of Spartanburg. If this careful oversight had been taken, many recommendations that are sighted, an existing reality would have been acknowledged.
2. Pages 18-19 should include the massive transformation of distressed public housing on the Southside due to 2Federal HOPE VI Grants (???? & 2003) which created an engine for major renewal projects – Weed-n-Seed (a Department of Justice crime reduction program for Southside neighborhoods) a new community center (CC Woodson), ReGenesis Redevelopment Project (healthcare, environmental revitalization and job training), South Church Street Plaza (relief of the food desert, additional retail stores and a community bank)
3. One of the driving concepts that caused Park and Recreation to be developed under city governance was community engagement through the afterschool and sports entities. AAU Basketball and Little League Football coupled with open league basketball and industrial league basketball. Therefore, sports and afterschool programs should be included in the programming of our community centers to enhance greater community engagement for all ages. This initiative would be a great platform for engaging our faith base organizations especially with the improved recreational facilities at many area churches.
4. In the area of Small Area Planning, I would like to see Forest Park Revitalization Project located on Lawrence Johnson Lane included, completion of the green-space project at the corner of Collins Avenue and Everett Street alone with renewed lighting and other aspects outline in the community summary.
5. Lightning along corridor from CC Woodson Community Center to neighborhoods for safer foot traffic to and from center; safer exit from CC Woodson onto Bomar Ave with a 4-way signal /caution light; playground boarder railing for CC Woodson to create a safer play area.

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Number	Page Number	Comments / Changes	Staff / TPUDC Comments
1	Cover	Cover should be page 8 or page 10	The current cover represents the many voices - one vision theme of the Comprehensive Plan was not recommended for changes. Other iterations of the plan may have a different front cover.
2	Acknowledgements	Under “acknowledgements” SIREN and Alianza Spartanburg also hosted OTT discussions. Also under “think tank” members “Hispanic Alliance” is now Alianza Spartanburg – needs to be changed under Dr. Araceli Hernandez LaRoche.	We could not find a OTT for SIREN and Alianza. Nora Cureil Munoz is mentioned without an organization. We did find a Southside and PASOs OTT which is currently in the Plan.
3	30	P 30: Love the guiding principles and the quote on pg. 30. Please add “language” to the sentence: Make Spartanburg an equitable, diverse, and welcoming place for all, regardless of age, income level, family type, housing status, disability, gender, sexuality, religion, race, ethnicity, mental health or cultural background.	This change was made in the document.
4	35	page 35: on the population doesn’t reflect Hispanic (but other metrics that follow do show Hispanic, need to know the total % of population that Hispanic)	We have made the request, but Hispanic is not a race and the table is race data.
5	41	show the breakdown of education attainment by race	We have made the request for educational attainment by race just for the city.
6	43	why does the data show the county and not the City?	We have made the request for City data.
7	49	recommendations under economic development: need to add focus on education attainment. As professional, healthcare, administrative, and education jobs increase, we need a more highly educated workforce to meet those requirements. There remains a huge disparity between the educational attainment of the white and black residents in the City. Until this disparity is balanced out there will be people continually shut out of jobs that are able to provide a living wage and more economic stability and mobility for their family (pg 49).	We have requested the language: Increase Educational Attainment at all levels to increase workforce readiness and promote equity.
8	66	p66 H1 recommendation: says we should track homelessness. Don’t we do this every year with the PIT? If it means tracking in some way other than what the PIT does then that needs to be specific	We have requested the language: The City should track homelessness and housing instability in Spartanburg with the Point in Time (PIT) Count and other methods. Also, pay close attention to economic factors that lead to homelessness and risk of losing housing.
9	70	p70 “in some Westside areas of the City, a child born today will live 17 years less than those born on the Eastside (Spartanburg Racial Equity Index, 2017)” don’t think that was westside vs eastside but rather highland census tract v Andrews farm	We have requested the language: The difference between life expectancy in these areas is stark – in more affluent areas of the City, a child born today will live 17 years more than a child born in a less affluent neighborhood (Spartanburg Racial Equity Index, 2017).
10	75	define ADU in recommendations bubble	Change requested
11	79	Need photos of Spartanburg. These photos are not of Spartanburg.	Is this the correct page? These are photos of Spartanburg
12	82	p82 (homelessness): would like for there to be more of an emphasis on homeless families and those who have to live in hotels. District 7 has hundreds of homeless students, however this is not explicitly called out in the Plan. One of the recommendations should include working more closely with the school district and their McKinney Vento liaison	Many of these organizations currently work with the School Districts McKinney Vento Coordinators and Liaison personnel. It is required as part of HUD funding and expressed in many of the homeless documents.

City of Spartanburg - Comprehensive Plan
Comments and Suggestions
as of April 18, 2022

Number	Page Number	Comments / Changes	Staff / TPUDC Comments
13	84	p84 #8 could also include a statement about scaling the Hero program, where we hire homeless to help collect litter.	Item Number 8: is general to programs and is not specific to any program. Expand employment opportunities to build a more robust employment stability program. This program would work with employees to address barriers to success (i.e. childcare, transportation). The program also would work with employers to help address challenges around gaining and maintaining employment. Other programs that are also under consideration is a office cleaning service which is also not specifically explained in the plan.
14	98 / 100	p98 WO Ezell is spelled wrong. There are 2 L's, not 2 Z's.	Change requested
15	100 / 102	p100 Has "Collaborate with SPARTA to make the Passenger Center a prominent Downtown asset" twice	Don't currently see this in the new and old document.
16	106 / 108	p106 When considering bike riders, especially those who rely on it completely for transportation, we need more access to spots with bike repair/tools/pumps. There is one on the rail trail near the panther park, however, tools are often broken, missing. Identifying where the best spots are for these 'facilities' to go would be important and making sure that they are frequently checked to make sure they're functional.	Add bullet on page 108: Create more access to bike facilities with repair tools and pumps similar to facilities near the Bike Park.
17	108 / 111	p108: airport park is not listed. I would also consider 29 to be a pedestrian route – a highly dangerous one and something that has been an issue for many on the westside. Many would like to see sidewalks there although it's not very feasible or affordable. However, people are often walking down the street in the median or the grass shoulder to and from downtown. I also think downtown should have an asterisk as a "destination." It certainly is more than the Publix on E main.	Requested: Star for downtown as a key destination. The Airport park is highlighted in the current plan as a dark green. Requested light green similar to other parks.
18	113 / 114	p113: the street context colors is confusing. It would be helpful to have a short definition of each. As a Westsider I am unsure why my neighborhoods aren't listed as "City" neighborhoods but instead are just 'neighborhoods.' That language feels exclusionary and that we aren't "real" or "legitimate" neighborhoods. (Now that I read the read of the section I see the distinguishing marks. Not sure if these are planning terms/jargon but I do feel like they are hierarchical terms – meaning 'city' neighborhood is somehow 'better' or more 'legitimate' than neighborhood.	We have requested urban neighborhoods and suburban neighborhoods to distinguish between the street types.
19	138 / 140	p138 If "reallocation of street width" is interchangeable with "road diet" I would suggest using that word somewhere in there. That's a word that we've used locally and I think would be helpful for folks who are familiar with that term. -would be good to have a plan to prioritize an update to key pedestrian crosswalks. We have many that are completely faded to both cars and pedestrians. -airport: there is so much more potential for the airport to be a destination area. The downtown Greenville airport has a restaurant right across from the great park. They also allow the rental of a hangar for birthday parties etc. Families love this and we can do more to get folks to visit the airport.	Road diet has been added to the first sentence. / Not sure what to do with 2nd and third comments - seem like suggestions for future planning efforts.

City of Spartanburg - Comprehensive Plan
Comments and Suggestions
as of April 18, 2022

Number	Page Number	Comments / Changes	Staff / TPUDC Comments
20	152 / 154	p152 Airport park & park behind st. Matthews church are not shown	There is a park featured behind St. Matthews on the map. Airport park has been requested.
21	157 / 159	p157: no size listed for Thornton Center	Provided 26.73 acres
22	173 / 175	p173 is this picture Spartanburg? Could easily put a picture of the Hub City Farmers Market greenhouse -maybe this is included in a 'climate plan' but having a plan to deal with worsening weather/storms is needed. The impact of the tornado from 2020 continues to be felt and being able to plan ahead with shelter space, multilingual alerts, etc is important	Checking on photo. Will be replaced if necessary. A Resiliency element add to the document provides for additional discussion on climate change and weather incidents.
23	178 / 181	p178 SPACE has done significant improvements to the boardwalk that is shown in this picture. Would be better to have a picture of the new one, not the old one	Request to replace photo provided. May require staff to take the new photo.
24	195 / 219	p195 Drayton Mills is actually not the City. We hope to annex them one day but not yet	Not sure if this is a request to change the photo.
25	191 / 215	on pg 191 and 200 is says to support the efforts of OneSpartanburg on bringing programming, events, tours, on military history and black history – I do not believe that they do this. Would be more appropriate to highlight the work of the African American Cultural Heritage Committee than OneSpartanburg in this section. No where is this committee mentioned.	The Committee was not mentioned because it was in the formative stages of development when the document was being written in 2021. This section was revised and a new recommendation to add Spartanburg African American Heritage and Culture Committee was added.
26	200 / 224	recommendation #1 on page 200 “protect the monuments important to Spartanburg’s military history” is way too loaded of a statement to make right now in this larger culture context around military monuments. There is a monument dedicated to the soldiers of the Lost Cause in Duncan Park that, while not on City property, has been the topic of conversation of late. This recommendation needs to be removed or at least tweaked to include an asterisk on if the monument/statue is worth saving/preserving. Something like “provide an equity lens when considering if monuments should be preserved.”	Change requested. Consider equity when protecting sites, structures and monuments that are important to Spartanburg’s military history.
27	221 / 215	p221 this would be a good picture on the cultural section but this isn’t sports.	This photo refers to public art. May have been changed.
28	231 / 255	p.231 F4: residents are encouraged to join boards. This doesn’t need to be the recommendation. However, intentionally tracking the ethnicity, gender, and City Council district should be more intentionally tracked, referenced, and considered when looking at new appointees.	Added: The City should intentionally track ethnicity, gender, and council districts when considering board appointments.
29	239 / 263	P239: would love to see an additional recommendation of changing single trash bins to a dual trash and recycling bin (and a tri-if we move to a composting problem). We need to make it easier for people to recycle. It is not easy to recycle within our own facilities & festivals bc of lack of recycling bins.	Not sure what to do with this. We have learned recently that many festival participants fill the recycling bin with trash instead of paper or plastic. This may be a reason it is not used at festivals as well.
30	243 / 267	P243: #3 is listed twice and I believe officers are already assigned to specific neighborhoods. I would also like to see a recommendation about the police department working with mental health professionals to “triage”, so to say, certain calls that don’t need enforcement or force (thinking of many of the calls to ‘deal with’ our homeless population.)	Only Highland currently has assigned officers. A discussion with the Police Department indicated that they must make the area safe first before they can call mental health professions. The following recommendation was requested: 06 Consider hiring mental health professionals as part of the process to assist with police calls.

City of Spartanburg - Comprehensive Plan
Comments and Suggestions
as of April 18, 2022

Number	Page Number	Comments / Changes	Staff / TPUDC Comments
31	244 / 268	the recommendation is listed twice	Resolved in current document
32	246 / 270	P246: in 2017 the City passed a “ban the box” ordinance that was supposed to allow people with a criminal background to more easily apply for jobs and not be asked about their background at the start of the application. However, I have not heard of any audit or report to say if this ordinance has had any impact. Would love to see the City do a report on this and also encourage contractors to pass similar fair hiring policies internally.	Recommendation requested: 05 Encourage private sector employers to "ban the box" to check criminal records where appropriate similar to the city. The request for report should be submitted to the City Manager.
33	251 / 275	P251 #6 YES YES YES YES YES YES YES YES. Thank you for saying this!!!!!! This is something that many of us working with immigration populations have been saying. Thank you! In addition, this section needs to include a recommendation about language accessibility – making sure the website and other key documents and emergency broadcasts are translated.	Recommendation requested: 04 Create a set of clearly-defined protocols for notifying residents in advance of City decision-making. Evaluate how residents are notified to ensure the methods are equitable and accessible. Consider translating key documents and emergency broadcast.
34	265 / 305	P265 under “green spaces” destination is spelled wrong	correction requested
35	283 / 325	P283; this plan assumes that the fair is going away. I’m not convinced that will happen anytime soon but it’s good to see what could be an option. But people LOVE the fair here!	The city does not control private property and the focus area plans give property owners an idea of the potential use of their property should they need recommendations. The focus area plans also give residents of Spartanburg some idea of how their recommendations could be implemented.
36	55	2. Recommendations for Downtown Spartanburg, pg. 55 a. Currently, includes “Ensure downtown Spartanburg is welcoming and inclusive of all residents.” It would be good to explicitly include a statement on language inclusivity, signage, and a welcome center. In partnership with PASOs, we hosted a couple of On the Table discussions, and the idea of a welcome center came up several times – a place where people who are new to the community can receive orientation on public services, schools, attractions, etc., and that the place be multi-lingual in signage and in personnel.	Add 03 - Include other languages in way finding signs and information kiosk.
37	80	3. Recommendations for Zoning Updates, pg. 80 a. Currently reads, “Ensure that new low income and affordable housing is served by public transportation.” I think this is Yes – AND, meaning not only for low income and affordable housing, since that reinforces stigma around public transportation, but that it be part of all new development, to further enhance public transportation connectivity. And, if the desire is to have more mixed-income neighborhoods, you would want a robust public transportation system that is in all neighborhoods. b. Thank you for the Community Land Trust idea! c. Thank you for the Enterprise Green Communities for new affordable housing!	Recommendation requested: 07 Ensure that any new housing development, including low-income and affordable housing is served by public transportation.

City of Spartanburg - Comprehensive Plan
Comments and Suggestions
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Number	Page Number	Comments / Changes	Staff / TPUDC Comments
38	84 / 86	4. Recommendations for Homelessness pg. 84 a. Yes! To providing legal assistance to families to prevent evictions. This is so important. Thank you. It would be good to ensure that the legal professional is familiar with particularities faced by immigrant communities as well.	Recommendation requested: 06 Provide legal assistance to families to prevent evictions. Also provide legal assistance to address immigrant issues.
39	100 / 102	5. Recommendations for Transportation System pg. 100 a. Add something that would enhance/improve public transportation stops so that riders have adequate shelter from inclement weather and have clear and bilingual transit schedules posted on shelter. b. Improve the SPARTA website and/or create an app that can help riders know where buses are. c. Yes! To hiring a GIS Technician and Transportation Planner.	Requested to Add bullet: Develop a program to add bus shelters at key stops and provide multiple language translation at stops.
40	161 / 163	7. Recommendations for Playgrounds pg. 161 a. Incorporate multi-lingual signage at parks, creating spaces where all feel welcome.	Requested recommendation: 07 Incorporate multi-lingual signage at parks, creating spaces where all feel welcome.
41	167 / 169	8. Recommendations for Trails, pg. 167 a. Yes! To lighting on trails (and parks).	No changes
42	171 / 173	9. Recommendations for Food & Health pb. 171 a. Hub City Farmers Market provides access to food and enhances our City's tourism. I would recommend, "Continue to financially support HCFM for expansion of their food incentives programs" and "Partner with HCFM to increase capacity to have more Mobile Market stops in Spartanburg."	This recommendation is intended to cover all food system programs including HCFM. A large section on page 251 is dedicated to HCFM. - 02 Continue to work with PAL and other food agencies to provide increased access to healthy food, especially in disadvantaged neighborhoods without convenient access to grocery store or fresh food market.
43	173 / 175	10. Recommendations for Promote Green Building & Development, Pg. 173 a. Yes! To developing a Climate Action Plan	No changes recommended
44	181 / 183	11. Recommendations for Trees pg. 181 a. Love all the detail here. Thank you!	No changes recommended

City of Spartanburg - Comprehensive Plan
Comments and Suggestions
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Number	Page Number	Comments / Changes	Staff / TPUDC Comments
45	206 /230 / 237	12. Recommendations for Cultural District, pg. 206 a. With culture being such a key part of work for greater equity, I wonder about additional opportunities to add other equity-specific/equity-focused recommendations. Two come to mind: when talking about fostering art and performances in public spaces by collaborating with local artists, I wonder about explicitly mentioning prioritizing artists who are people of color. The Chapman Cultural Center is a fantastic resource in our community. I also think there are opportunities to partner with other organizations and networks that could further enhance equity in the arts, such as Palmetto Luna, which supports Latinx artists specifically.	Page 237 provides recommendations for equity and the arts. Recommendation requested: 05 Prioritize some arts in the city for minority artist. 06 Partner with other art organizations that prominently feature minority artist such as Palmetto Luna.
46	222 / 246	13. Recommendations for Sports, pg. 222 a. In the On the Table conversations held with Latinx residents, access to sports came up often and as something desired – soccer was specifically mentioned. A big barrier to families is cost, and having a soccer league sponsored by the City could make this more accessible.	Recommendation requested: 05 Create free sports leagues (soccer, basketball, football and others) sponsored by the city so that residents can access such programs at little to no cost.
47	263	14. Recommendations for Solid Waste Management a. Yes! To all of these recommendations! b. Could you explicitly add a glass recycling program?	A glass recycling program is dependent on a center taking the material and the city finding a way to afford the program. Many cities in the region have abandoned glass recycling because of cost.
48	243 / 267	15. Recommendations for Police, pg. 243 a. Add, "Hire bilingual staff personnel so that someone is always available to answer public safety calls. Additionally, hire more bilingual officers to be out in the community."	Recommendation requested: 06 Consider hiring mental health professionals as part of the process to assist with police calls. Consider hiring bilingual staff and police officers to be in the community.
49	246 / 270	16. Recommendations for Government Employment, pg. 246 a. Add, "Hire several bilingual staff personnel to answer all incoming calls to City Hall, who would then be able to direct people to different services offered by the City departments."	Recommendation requested: 06 Consider hiring bilingual staff to answer all incoming calls to City Hall and other key departments of the city.
50	251 / 275	17. Recommendations for Equity, pg. 251 a. Yes and Thank you for the recommendation to do an assessment of where the City currently uses the word "citizen" and change it to "resident." b. Currently includes a recommendation to offer "Welcome to Spartanburg" sessions. Add, "Offer these sessions regularly in Spanish and determine if other languages are also needed." c. Make the Welcome Guide available in multiple languages.	Recommendation 01 already includes an assessment of languages to be used. Recommendation requested: 07 Consider offering "Welcome to Spartanburg" sessions to new members of the community. These can be online or in-person live events during which a member of City staff can walk new residents through the City website, explaining in general how the government works, what services and facilities are available, and how to find information about topics of interest.
		FINAL DRAFT COMMENTS - CHANGES BEGIN HERE	
	51	p. 59: sentence about Hillcrest Marketplace should read "along East Main Street."	This change was made in the document.

City of Spartanburg - Comprehensive Plan
Comments and Suggestions
as of April 18, 2022

Number	Page Number	Comments / Changes	Staff / TPUDC Comments
	69	p. 69: upper left photo actually depicts South Converse Street Neighborhood (Marion Ave.). I don't recognize the street on the right, but I assume it's accurate.	This change was made in the document.
	110 / 111	p.108-9: In the map, schools are shown with a star rather than brown shading, which is what the key shows. It might also be worth including the charter and private schools and colleges in addition to the D6 and D7 schools.	The city does not have a listing of all the charter and private schools and would not be able to list them.
		p.193: Recommendation 3 refers to a Spartanburg Preservation Fund. Does such a fund exist?	Not found in the document. May have been revised.
	270	p. 246 The text refers to the new courthouse being on Liberty Street. Perhaps it's referring to Library Street, but I don't believe the building is facing that way.	This change was made in the document.
		p. 252 The city's charter and private schools aren't included here.	The city does not have a listing of all the charter and private schools and would not be able to list them in the document.

A RESOLUTION TO ADOPT THE COMPREHENSIVE PLAN FOR THE CITY OF
SPARTANBURG CONSISTENT WITH THE REQUIREMENTS OF THE SOUTH
CAROLINA LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT OF 1994.

WHEREAS, the City of Spartanburg Planning Commission, South Carolina resolved to approve the 2023 Comprehensive Plan on March 16, 2023, pursuant to the South Carolina Planning Enabling Act of 1994 in accordance with S.C. Code§ 6-29-510-530, et. Seq., as amended; and

WHEREAS, pursuant to S.C. Code§ 6-29-510(E) The planning commission shall review the comprehensive plan or elements of it as often as necessary, but not less than once every five years; and

WHEREAS, the Comprehensive Plan contains goals, objectives, strategies, and maps relating to equity, the population, the economy, natural resources, cultural resources, public facilities, housing, land use, transportation, resiliency, and priority investment areas; and

WHEREAS, the Comprehensive Plan can serve as a guide for making city decisions relating to land development proposals and ordinances, transportation issues, and public facilities programming. This Comprehensive Plan can also be used in considering changes to the Growth and Conservation Map or smaller area plans, and zoning ordinance text and map changes; and

WHEREAS, the City of Spartanburg Planning Commission recognizes that the Comprehensive Plan will be considered by the City of Spartanburg Planning Commission and Council in making zoning decisions along with other relevant information; and

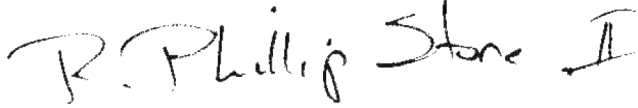
WHEREAS, the Highland and Northside Transformation Plans, as previously endorsed by the Commission, serve as planning guides to achieve the policies, goals, objectives, and policies contained therein, are included in the 2023 Comprehensive Plan by reference pursuant to S.C. Code §6-29-520(C) requiring review, consideration, and recommendation of other prepared plans and guides created through community involvement and input that meet the requirements of the South Carolina Local Government Comprehensive Planning Enabling Act of 1996; and

WHEREAS, the Planning Commission is aware that the Comprehensive Plan is only effective with a clear implementation plan and updated zoning ordinance, recommend to City Council that the Implementation plan be accepted and be further refined to define the clear goals, objectives, and responsibilities for implementation of the adopted elements and further recommended that an updated zoning ordinance to reflect the goals of the Comprehensive Plan; and

BE IT RESOLVED, that the City of Spartanburg Planning Commission, in regular session, on March 16, 2023, reaffirms the “**Many Voices, One Vision**” theme of the Comprehensive Plan as general guides for change, and development in the city.

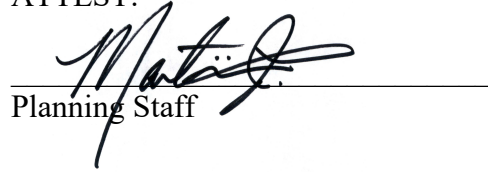
BE IT FURTHER RESOLVED, in light of the Commission's adoption of the plan as amended, demonstrates need for managing growth in the City of Spartanburg, the Commission does hereby request that Council adopt the plan as a guide for future growth and development in City of Spartanburg.

Adopted in meeting duly assembled this 16th Day of March 2023.

A handwritten signature in black ink, reading "Dr. Phillip Stone, III". The signature is written in a cursive style with a horizontal line at the end.

Dr. Phillip Stone, III, Chairman
Planning Commission

ATTEST:

A handwritten signature in black ink, appearing to read "M. J. ...". The signature is written in a cursive style with a horizontal line at the end.
Planning Staff



REQUEST FOR CITY COUNCIL ACTION

TO: Chris Story, City Manager
FROM: Dennis R. Locke, Finance Director
SUBJECT: Capital Lease Financing
DATE: August 10, 2023

BACKGROUND:

Annually, the Fleet Department reviews the status of the City's vehicles to determine which vehicles to replace. This year we have attached two separate lists. One shows the vehicles which we are requesting to purchase and the other list shows which vehicles have been sold during the previous fiscal year. Included on the list to purchase is a fire truck which if approved won't be manufactured for at least 40 months due market conditions. Staff is recommending we approve this lease purchase and will make a recommendation in a future capital lease or budget cycle to pay for the Fire Truck.

ACTION REQUESTED:

Staff is recommending the replacement of 13 Police vehicles, 7 vehicles and 7 various pieces of equipment for Public Services, 2 vehicles and Thermal Imaging Camera for the Fire Department and 1 Vehicle each for the Planning & Building Maintenance Departments. We are also financing some upgrades for our IT Department for significant upgrades to our cyber security and other essential enhancement to our software & hardware.

It is staff's recommendation that we use a capital lease to finance these purchases. If approved, we would accept bids from various financial institutions. The source of repayment would be the Equipment Replacement Fund.

BUDGET AND FINANCIAL DATA:

The total will not exceed \$3,100,000 inclusive of closing costs. The term of the lease is five years and the projected interest rate is 4.45%. The total interest cost would be approximately \$425,000.

ORDINANCE NO. _____

AUTHORIZING THE CITY OF SPARTANBURG, SOUTH CAROLINA, TO EXECUTE AND DELIVER AN EQUIPMENT LEASE PURCHASE AGREEMENT IN AN AMOUNT NOT EXCEEDING \$3,100,000 BETWEEN THE CITY AND THE LESSOR THEREOF TO DEFRAY THE COST OF ACQUIRING CERTAIN EQUIPMENT; AND OTHER MATTERS RELATING THERETO.

BE IT ORDAINED BY THE MAYOR AND MEMBERS OF COUNCIL OF THE CITY OF SPARTANBURG, SOUTH CAROLINA, IN COUNCIL ASSEMBLED, AS FOLLOWS:

SECTION 1. Findings and Determinations. The City Council (the “Council”) of the City of Spartanburg, South Carolina (the “City”), hereby finds and determines:

(a) The City is an incorporated municipality located in Spartanburg County, South Carolina, and, as such, possesses all powers granted to municipalities by the Constitution and the laws of this State.

(b) Section 5-7-40 of the Code of Laws of South Carolina, 1976, as amended (the “S.C. Code”), empowers all municipalities to own and possess real and personal property and such municipalities may lease any such property.

(c) The City desires to enter into a lease-purchase agreement (the “Lease Agreement”) with a bank or other financial institution selected by the City Manager for the purpose of financing the acquisition of equipment (the “Equipment”) to replace the equipment set forth on Exhibit A hereto.

(d) The Lease Agreement will not constitute a “financing agreement” and the Equipment will not constitute an “asset” as such terms are defined in Section 11-27-110 of the S.C. Code. Thus, the amount of the Lease Agreement will not be included when calculating the City’s constitutional debt limit under Article X, Section 14 of the Constitution of the State of South Carolina.

(e) The Lease Agreement will be subject to annual appropriation by the Council.

(f) It is in the best interest of the City to acquire the Equipment by entering into the Lease Agreement. The Lease Agreement will enable the City to purchase the Equipment which will provide services necessary or useful to the operations of the City government.

SECTION 2. Approval of Lease-Purchase Financing; Authorization to Determine Certain Matters Relating to the Lease-Purchase Financing. The Equipment shall be acquired pursuant to a lease-purchase financing which is hereby approved in a principal amount of not exceeding \$3,100,000. The Director of Finance and Budget of the City is authorized to arrange for the distribution of a Request for Proposals for the lease-purchase financing to various banks and other financial institutions in the City and other areas as he shall determine, in such form as he may determine to be appropriate. Without further authorization, the Council hereby authorizes the City Manager to: (a) determine the payment schedule under the Lease Agreement; (b) determine the date and time for receipt of bids under the Request for Proposals; (c) award the sale of the lease-purchase financing to the bidder (the “Bidder”) who submits the proposal determined to be the most advantageous to the City in accordance with the terms of the Request for Proposals; and (d) make changes to the quantity, cost or description of the Equipment. To the extent the City Manager has conditionally awarded sale of the lease-purchase financing to a Bidder subject to enactment of this Ordinance, such award is hereby ratified and approved.

SECTION 3. Approval of Lease Agreement. Without further authorization, the City Manager is authorized to approve the form, terms and provisions of the Lease Agreement proposed by the winning Bidder. The City Manager is hereby authorized, empowered and directed to execute, acknowledge and deliver the Lease Agreement in the name and on behalf of the City. The Lease Agreement is to be in the form as shall be approved by the City Manager, the City Manager's execution thereof to constitute conclusive evidence of such approval.

SECTION 4. Execution of Documents; Written Procedures. The Mayor, Mayor Pro Tempore, City Manager, Director of Finance and Budget, City Attorney and City Clerk are fully empowered and authorized to take such further action and to execute and deliver such additional documents as may be reasonably requested by the Bidder to effect the delivery of the Lease Agreement, including any project fund or acquisition fund agreement, or any payment or draw request thereunder, in accordance with the terms and conditions therein set forth, and the transactions contemplated hereby and thereby, and the action of such officers in executing and delivering any of such documents, in such form as the Mayor or City Manager shall approve, is hereby fully authorized. In addition, the City Manager or the Director of Finance and Budget are is further authorized to adopt written procedures on behalf of the City to ensure the City's compliance with federal tax matters relating to the Lease Agreement.

SECTION 5. Federal Tax Covenant. The City, as lessee, agrees and covenants that it will not take any action which will, or fail to take any action which failure will, cause interest components of the payments to be made under the Lease Agreement to become includable in the gross income of the Bidder or its successors or assignees for federal income tax purposes pursuant to the provisions of the Code and regulations promulgated thereunder in effect on the date of original issuance of the Lease Agreement, and that it will comply with all applicable provisions of Section 103 and Sections 141 through 150 of the Code and any regulations promulgated thereunder, to maintain the exclusion from gross income for federal income tax purposes of the interest portion of the payments to be made under the Lease Agreement; and to that end the City shall:

- (a) comply with the applicable provisions of Section 103 and Sections 141 through 150 of the Code and any regulations promulgated thereunder so long as the Lease Agreement is outstanding;
- (b) establish such funds, make such calculations and pay such amounts in the manner and at the times required in order to comply with the requirements of the Code relating to required rebates of certain amounts to the United States; and
- (c) make such reports of such information at the times and places required by the Code.

The City will timely file Form 8038-G in accordance with the applicable regulations of the Internal Revenue Service.

The City Manager is hereby authorized to designate the Lease Agreement as a "qualified tax-exempt obligation" for purposes of Section 265 of the Code relating to the ability of financial institutions to deduct from income for federal income tax purposes interest expense that is allocable to carrying and acquiring tax-exempt obligations.

SECTION 6. Filings with Central Repository. In compliance with Section 11-1-85 of the S.C. Code, the City covenants that it will file or cause to be filed with a central repository for further availability in the secondary bond market when requested: (a) a copy of the annual audit of the City within thirty (30) days of the City's receipt thereof; and (b) within thirty (30) days of the occurrence thereof, relevant information of an event which, in the opinion of the City, adversely affects more than five (5%) of the City's revenue or its tax base.

SECTION 7. Reimbursement. This Ordinance shall constitute the City's declaration of official intent pursuant to Regulation §1.150-2 of the Code to reimburse the City from a portion of the proceeds of the Lease Agreement for expenditures in the amount of approximately \$450,000 (the "Expenditures") which it anticipates incurring with respect to the Equipment prior to the execution and delivery of the Lease Agreement. Expenditures which are reimbursed are limited to Expenditures which are: (a) properly chargeable to capital account (or would be so chargeable with a proper election or with the application of the definition of "placed in service" under Regulation §1.150-2 of the Code) under general federal income tax principals; or (2) certain de minimis or preliminary Expenditures satisfying the requirements of Regulation §1.150-2(f) of the Code. The source of funds for the Expenditures with respect to the Equipment will be general funds of the City. To be eligible for reimbursement of the Expenditures, the reimbursement allocation must be made not later than 18 months after the later of (a) the date on which the Expenditures were paid; or (b) the date such Equipment was placed in service, but in no event more than three (3) years after the original Expenditures.

SECTION 8. Severability. All ordinances, orders, resolutions and parts thereof, procedural or otherwise, in conflict herewith or the proceedings authorizing the execution of the Lease Agreement are, to the extent of such conflict, hereby repealed.

SECTION 9. Ratification of Actions. Actions of the City's Director of Finance and Budget and City Manager undertaken in furtherance of the lease-purchase financing authorized hereby, including, but not limited to, the distribution of a Request for Proposals prior to the date of enactment of this Ordinance, are hereby ratified and approved.

SECTION 10. Effective Date. This Ordinance shall be effective upon its enactment.

[Execution Page Follows]

DONE AND RATIFIED this 28th day of August, 2023.

CITY OF SPARTANBURG, SOUTH CAROLINA

Mayor

(SEAL)

ATTEST:

Clerk

Date of First Reading: August 14, 2023

Date of Second Reading: August 28, 2023

[Execution Page]

EXHIBIT A

List of Equipment

[see attached]



REQUEST FOR COUNCIL ACTION

TO: Chris Story City Manager
FROM: Jay Squires, Public Works Director
SUBJECT: Airport Taxiway A Rehabilitation
DATE: August 8, 2023

BACKGROUND: Staff received bids for the rehabilitation of approximately 4,900' of Taxiway A along with reconfiguration of taxiway connectors to eliminate areas deemed as "hot spots" by the FAA.

The following bids were received:

Kwest Group, LLC.	Perrysburg, OH	\$7,425,327.50
Rogers Group, Inc.	Greer, SC	\$8,597,192.75

Staff has reviewed the bids and the qualifications for each of these contractors. Based on that review, staff has determined that, Kwest Group, LLC. is the responsive low bidder. While the project had a DBE goal of 17.3% neither bidder achieved the goal. Kwest Group, LLC had the higher DBE participation commitment of 3.5% and had provided sufficient Good Faith Effort documentation displaying an attempt to meet the project goal. No bids were submitted from MWBE certified contractors. It is anticipated that it will take 135 calendar days to complete this project.

ACTION REQUESTED:

Allow staff to accept the bids and authorize the City Manager to enter into a contract with Kwest Group, LLC. for the completion of the project.

BUDGET AND FINANCE DATA:

\$ 6,682,794.74 to be paid from two grants from the FAA
\$ 371,266.38 to be paid from States Aeronautical Commission
\$ 371,266.38 to be paid from Airport Funds & City General Fund



REQUEST FOR COUNCIL ACTION

TO: Chris Story City Manager
FROM: Jay Squires, Public Works Director
SUBJECT: Downtown Airport Fire Hydrant Installation Project
DATE: August 8, 2023

BACKGROUND: Staff received bids for the installation of approximately 950 feet of 8" ductile iron pipe and fire hydrant. The project will allow for increased fire protection for the proposed aircraft hangers adjacent to Kensington Drive.

The following bids were received:

HRH Engineering Services, LLC.	Chesnee, S.C.	\$178,350
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Staff has reviewed the bid and the qualifications for the contractor. Based on that review, the staff has determined that HRH Engineering Services, LLC. is the responsive low bidder. No bids were submitted from any certified MWBE or DBE firms. HRH Engineering Services, LLC has indicated that all work will be self-performed by the company. It is anticipated that it will take 30 calendar days to complete this project.

ACTION REQUESTED:

Allow staff to accept the bids and authorize the City Manager to enter into a contract with HRH Engineering Services, LLC. for the completion of the project.

BUDGET AND FINANCE DATA:

\$ 121,148 to be paid from States Aeronautical Commission
\$ 57,202 to be paid from Airport fund and City General Fund



REQUEST FOR CITY COUNCIL ACTION

TO: Chris Story, City Manager

FROM: Mitch Kennedy, Deputy City Manager
Kevin Limehouse, Assistant City Manager

SUBJECT: Contract Award: Parking Garage Management System

DATE: August 11, 2023

BACKGROUND: Our current parking garage management system is obsolete and must be replaced to adequately operate our garages. Staff researched new systems and assessed management system operations in other markets. Staff discovered that the X60 Management System Technology, managed by Tiba Parking Management, is most suitable for our operations.

The contract was competitively bid on through US Communities (State Contract), which enables us to initiate contract without bidding locally if we so chose.

Total Cost of Contract is \$834,722.10 and includes hardware, software, installation, re-wiring, and training. There is an annual software maintenance and billing systems cost of \$39,000.

ACTION REQUESTED: Accept the competitively bid state contract and authorize the City Manager to execute contract with Tiba Parking Management.

BUDGET AND FINANCIAL DATA: Parking Garage Fund 225 \$834,722.10
Parking Garage Fund 225 (Annually) \$39,000