The City of Spartanburg Planning Commission

AGENDA
January 18, 2024, at 5:30 P.M.
Dr. T.K. Gregg Recreation Center
650 Howard Street – Spartanburg, SC 29303

(Please Note: Items as they appear on the docket may or may not be considered in the order as they are presented. The Chair will announce any changes after the roll call)

I. Call to Order.

II. Roll Call.

III. Freedom of Information Act Compliance – Public notification of the Planning Commission meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the requirements of the City of Spartanburg Zoning Ordinance.

IV. Approval of Agenda.

V. Disposition of Minutes of the December 21, 2023, Meeting.

VI. Old Business: None.

VII. New Business:

1. Planning Commission Update – Northside Transformation Plan Progress.

2. Movement 2030 Presentation – A groundbreaking place-based partnership to create the conditions for Spartanburg's children and families to succeed in life, no matter where they are born and raised. Movement 2030 has raised $100 million from local, regional, and national funders, which is expected to unlock another $120 million in public and private capital over the plan's seven-year implementation period.

VIII. Site and Landscape Plans Approved since the December 21, 2023, Meeting:
Site Plan Approval – Denali Duplexes – 110 Westmoreland Street
Site Plan Approval – Commercial Rehabilitation – 2600 E. Main Street

IX. City Council Updates since the December 21, 2023, Meeting: None.

X. Staff Announcements.

XI. Adjournment.

For more information, please call Martin L. Livingston, Jr., AICP, CPM, Community Development Director at (864) 580-5323 or by email at planning@cityofspartanburg.org.

Planning Commission Meeting Minutes
December 21st, 2023 at 5:30 PM
City Hall Council Chambers

Board Members Present: **Dr. Phillip Stone, Reed Cunningham, Jemar Brown and Kevin DeMark. City Staff Present: Martin Livingston, Community Development Director, Nan Zhou, City Planner II; Tia Keitt, City Planner II, Oksana Holbrooks, Administrative Assistant and Jamie Smith, Highland Neighborhood Project Manager.**

Rolls

Mr. Cunningham: Reed Cunningham, Commissioner.
Dr. Stone: Phillip Stone, Commissioner.
Mr. Brown: Jemar Brown, Commissioner
Mr. DeMark: Kevin DeMark, Commissioner.

Dr. Stone: Alright. The 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 Mr. Cunningham seconded by Mr. Brown, the agenda for the meeting was approved, by a vote of 4 to 0.

Ms. Whitner: I move we approve the agenda.
Mr. Brown: Second.
Dr. Stone: Moved by Mr. Cunningham and seconded by Mr. Brown to approve the agenda. All in favor say aye.
Attendees: Aye.

Dr. Stone: Any opposed? The agenda is approved. We have our minutes. Do I hear a motion regarding the minutes the November 16th Planning Commission meeting?

Approval of Meeting Minutes for November 16, 2023
On a motion by Mr. Cunningham seconded by Ms. DeMark the minutes of the meeting of November 16, 2023, was approved by a vote of 4 to 0.

Mr. Cunningham: I move we accept the minutes.
Mr. DeMark: Second
Dr. Phillip: Moved by Mr. Cunningham seconded by Mr. DeMark to approve the minutes. All in favor say aye.
Attendees: Aye.
Dr. Phillip: Any opposed? The minutes are approved.

Old Business: **None.**

New Business:

The Planning Commission received a request for the Final Development Plan Approval – 500 W. Main Street and 0 Oxford Road (TMS: 7-12-13-024.00 and 7-12-13-001.00) from B-3,

General Business District and R6, General Residential District to B-3, PDD General Business – Planned Development District to accommodate a mixed-use development. Owner: Richard Pennell, III; Palmetto Operating Company / Applicant: Brett Baumgarten; Coastal Partners, LLC / Danny Balon, Seamon Whiteside & Associates.

SUMMARY:

The project site is an approximately 9.88 acre property at 500 W. Main Street. The purpose of the rezoning request is for the development of a mixed use development and reuse of the Coca Cola facility into commercial and residential apartments in two (2) phases. Staff worked with the property owners, developers, and civil engineers to review the site plan and discussed the final site plan requirements for Phase I of the development which includes the commercial mixed use section of the development.

The history of this project is as follows:
• **November 17, 2022**: The Planning Commission recommended approval to City Council.
• **December 12, 2022**: Public hearing with approval at first reading at City Council.
• **January 9, 2023**: Public hearing with approval at second reading by City Council.
• **April 17, 2023**: Preliminary Site Plan Review meeting with Site Plan Review Committee.
• **October 5, 2023**: Final Plan Approval of the site and potential development.

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.

Applicant:
Brett Baumgarten; Coastal Partners, LLC / Danny Balon, Seamon Whiteside & Associates.

Public Comments: None

Discussion:
The proposed project meets all of required of findings.

On a motion by Mr. DeMark and seconded by Mr. Brown, the Planning Commission approved Site Plan as submitted by a vote of 4 to 0.

Staff Updates:
Highland Transformation Plan presentation presented by Jamie Smith, Highland Neighborhood Project Manager. The focus over the last couple of years has been on the development of block 1 and 2 along Daniel Morgan Avenue. The presentation of Highland Transformation Plan that features development character of new projects proposes recommendation of how the neighborhood should be redeveloped to meet the needs of the community. Also, a majority of the time has been spent implementing the Community Based Crime Reduction Grant. The city and the neighborhood received $1 million to implement crime reduction strategies in the neighborhood over a three-year period. The process is in the planning and implementation phase which is to be approved in 2024. The Planning Commission recommended another update in the future once development begins in the neighborhood.

The meeting was adjourned at 6:28 PM.

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Dr. Phillip Stone, II, Chairman

Who is the NDG?

About Us

Who is The NDG? (/who-is-ndg)

Our Team (/our-team)

Northside Voyagers (/northside-voyagers)

Our Board (/our-board)

Our Investors (/our-investors)

NDG EVENTS CALENDAR (/ndg-events-calendar)

We are the Northside Development Group.

A DIVERSE GROUP OF PEOPLE INVESTING TIME, SKILLS, AND DOLLARS FOR A SAFE AND STRONG NORTHSIDE COMMUNITY.

We serve to encourage and manage the redevelopment of the City of Spartanburg's Northside community, honoring its past and expanding the opportunities for a mix of affordable and market rate housing, economic, educational, recreational, health, and social opportunities for its residents.

Our Philosophy is that everyone who wants to live in the Northside Community should be able to live in the Northside Community. The solutions and improvements we bring to the table will always keep this philosophy in mind. It's the reason we're seeking ways to bring mixed-income housing and find ways of minimizing relocation efforts.

As a 501(c)3 non-profit corporation, our operations are funded and supported through partners, donors and volunteers.

Our Plan

A new foundation

ONE OF THE MOST NOTICEABLE IMPROVEMENTS COMING TO THE NORTHSIDE WILL BE INFRASTRUCTURE.

People of a strong community deserve safety both within their neighborhood and their own homes. Our goal is to help provide this through a variety of lighting and streetscape improvements.

Housing is also a key factor in the strength of a community. To ensure Northside families have safe structures in which to call home, we are working hard to bring improved single and multi family housing, both affordable and at market rate, to the Northside area. In 2013 NDG began the redevelopment phase by breaking ground on the Brawley Street Model Block, a set of 21 mixed-income townhomes. Since the initiative began, over 450 new or renovated homes have been created in the Northside.

We started by engaging northside residents and our partners to create the Northside Transformation Plan, a 400 page document detailing the rich history of the community, the change that the community would like to see, and hopes for future developments.

We also took great measures to reduce the number of abandoned and dilapidated buildings by purchasing strategic properties throughout the Northside area. This was a huge step forward in providing more housing and commercial real estate opportunities, as well as reducing the crime rate by almost 80% between 2011 and 2016 and maintaining a safe community in the years since.

With these steps, it is our goal to ensure every citizen of the

With these steps, it is our goal to ensure every citizen of the Northside has access to safe and reliable housing, regardless of age or economic status.

VIEW OUR MASTER PLAN (HTTPS://APP.BOX.COM/S/BKZ6S926J0NEHI4ZWFS1)

Strengthening a community

STRONG COMMUNITIES NEED VITAL PUBLIC AND COMMERCIAL ASSETS.

Along with infrastructure and housing, strong communities need vital public and commercial assets for families to thrive. These include access to things like grocery stores, banking, retail, recreation outlets and quality schools.

To begin this process, we raised approximately $1.6 million for Harvest Park (/s/NDG-HarvestPark_revealFlyer-v12.pdf) – a healthy food hub for residents to eat and shop for fresh, healthy foods. The complex opened in 2014, providing space for the weekly Hub City Farmers Market, the Urban Farm, and the Monarch Café.

But it's not all about physical assets – it's about people and their connections to each other. To help facilitate this, we are creating outdoor recreational areas in which neighbors and community members can foster relationships and share family values. These efforts include Butterfly Creek Park and Greenway (https://www.spartanburgndg.com/butterfly-creek), a daylighted creek, paths and trails.

Just down the street, the Dr. T.K. Gregg (https://www.spartanburgndg.com/tk-gregg-community-center) center was completed in 2020, providing community space, a fitness center, and two pools. The center serves as the North end of the Butterfly Creek Park and Greenway.

Creating hope for generations to come.

EDUCATION EXTENDS FAR BEYOND SCHOOLS.

Changes to the Northside will be a positive impact for current residents but we want to ensure that it remains a positive impact for generations of Northside residents to come. Therefore, we are focusing a lot of attention on making significant improvements to local schools – most notably, Cleveland Academy – so that quality education is accessible to all children.

Along with creating a strong partnership with Cleveland Academy, NDG, in partnership with the Mary Black Foundation, First Steps, and other key partners, facilitated the development of the Franklin School Early Learning Center (https://www.spartanburgndg.com/the-franklin-school). The center provides learning space for up to 200 students, age 6 weeks to 4 years old, to ensure that students enter kindergarten ready to learn.

While solid education begins with school, it extends far beyond. We are helping to provide quality educational resources ranging from cradle to college and/or career. Our hope is that access to these knowledge resources can help residents to grow as individuals, as well as strengthen the Northside Community

individuals, as well as strengthen the Northside community.

The impact and success of the Northside relies heavily on its residents. Together, we can identify areas of need and set viable solutions in motion. In doing so, we hope to bring the Northside to its full potential – a place where current residents thrive and others wish to join.

Want to know more?

Take a look at our Transformation Plan to find out about everything we're currently doing to help make the Northside a stronger community.

LEARN MORE
(HTTPS://APP.BOX.COM/S/BKZ6S926J0NEHI4ZWFS1)

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NORTHSIDE VOICE NEWSLETTER (/NORTHSIDE-VOICE-NEWSLETTER)

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About the Movement

Movement 2030 seeks to improve cradle-to-career outcomes and close racial and geographic disparities both county-wide and at the neighborhood level.

More than Just a Vision

Movement 2030 is a grassroots, neighborhood-driven plan with bold ideas and specific strategies to drive economic mobility in Spartanburg.

Supported by local, regional, and national partners, our our goals are to:

- Advance outcomes by 65% in early care and education, helping them enter school prepared for success.
- Increase the number of Spartanburg County high school graduates enrolling in postsecondary

education within one year to 70%. With an additional 1,000 degrees and 500 certifications received by the 2030-2031 school year.
- Increase school readiness and academic progression in the Highland and Northside to counties by 15-30%.

Our Track Record

We know that building equity and opportunity is generational work.

In recent decades, we have:

- Implemented measurement systems
- Deepened adoption of evidence-based strategies
- Fostered growth of historically disinvested neighborhoods
- Advanced grassroots leadership development

- Cultivated innovative models
- Developed strong relationships between sectors
- Pioneered effective public-private partnership structures

What's Next

Movement 2030 represents the next horizon of our community's shared journey toward equity and opportunity. We're building on our decades of progress and setting the stage for long-term work through 2030... and beyond.

Join the Movement!

Donate

Take Action (/contact)

Propelled by deeply-rooted data, a swell of community support, and national philanthropic backing, Movement 2030 is a sweeping plan to dramatically advance economic mobility and educational

864.573.5804 (tel:+1-864-573-5804)

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attainment in Spartanburg County.

movement 2030

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