

**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. Stone: Moved by Mr. Cunningham seconded by Mr. DeMark to approve the minutes. All in favor say aye.
Attendees: Aye.
Dr. Stone: 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:

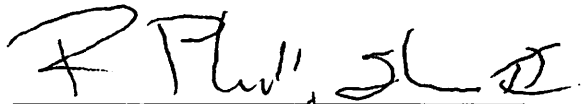
The proposed project meets all of required of findings.

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.


Dr. Phillip Stone, II, Chairman