

**Planning Commission Meeting Minutes
November 16, 2023 at 5:30 PM
City Hall Council Chambers**

Board Members Present: **Dr. Phillip Stone, Reed Cunningham, Jemar Brown, Santiago Mariani, Kevin DeMark, Warwick Spencer, and Lekesa Whitner.** City Staff Present: **Martin Livingston, Community Development Director, Nan Zhou, City Planner II; and Robert Coler, City Attorney.**

Rolls

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

Dr. Stone: Alright, I call the November 16, 2023, meeting of the City of Spartanburg of the Planning Commission to order. My name is Dr. Phillip Stone and I'm the Commission Chair. I will be residing over this meeting this evening. I will note for the record we have all members of the Commission present. 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. Dr. Stone also welcomed the newest member Kevin DeMark to his first meeting since his appointment.

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 7 to 0.

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

Dr. Stone: Any opposed? The agenda is approved. The minutes of the August 17, 2023 meeting. Do I hear a motion or any corrections or additions?

Approval of Meeting Minutes for August 17, 2023

On a motion by Mr. Spencer seconded by Ms. Whitner, the minutes of the meeting of August 17, 2023, was approved by a vote of 7 to 0.

Mr. Spencer: I make a motion that we accept the minutes of the August 17, 2023 meeting.
Ms. Whitner: Second
Dr. Phillip: Moved by Mr. Spencer seconded by Ms. Whitner to approve the minutes. All in favor say aye.
Attendees: Aye.

Dr. Phillip: Any opposed? The Minutes are approved.

Old Business: None.

New Business:

Discussion of Roles and Responsibilities of the Planning Commission and its members. This item may require an Executive Session Pursuant to Section 30-4-70 (a)(2) of the South Carolina Code to Discuss Matters Relating to providing legal advice to the Planning Commission.

Mr. Robert Coler recommended that the Planning Commission members request a motion to enter executive session to discuss this matter.

On a motion by Mr. Cunningham and seconded by Mr. Mariani, the Planning Commission entered executive session to discuss Matters Relating to providing legal advice to the Planning Commission by a vote of 7 to 0.

On a motion by Mr. Mariani and seconded by Mr. DeMark, the Planning Commission exited executive session. Dr. Stone noted for the record there was no decision made in executive session and no decision made as a result of the discussion in executive session by a vote of 7 to 0.

Discussion on the Comprehensive Plan Implementation Matrix.

Comprehensive Plan - Implementation Strategies

- 1** 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.
- 2** 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.
- 3** 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.

- 4 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.
- 5 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.
- 6 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.
- 7 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).
- 8 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.

- 9** 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.

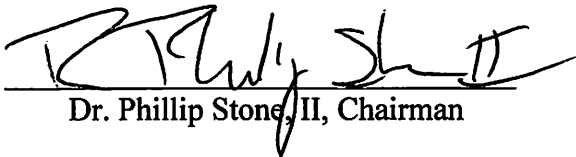
- 10** The City of Spartanburg will continue to research and deploy smart technology that helps connect our residents and keep our systems current and secure. To ensure the best quality of life for our residents the City will work to integrate connected services, such as traffic systems and app-based 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.

Staff presented and discussed the 10 implementation strategies and stated that City Council requested a One-year Action Plan to be presented by the City Managers Office. Also, the City Manager's Office discussed hiring a consultant to update the City's Zoning Ordinance prior to the hiring of a Planning Director to get the process started. The estimated date of the Request for Qualifications will be issued in January.

On a motion by Mr. Spencer and seconded by Mr. Mariani, the Planning Commission recommended staff schedule a presentation on the status of the Transformation Plans for the Northside and Highland Neighborhoods by a vote of 7 to 0.

On a motion by Mr. Spencer and seconded by Mr. Brown, the Planning Commission recommended staff schedule a presentation to learn more about Movement 2030 efforts by a vote of 7 to 0.

The meeting was adjourned at 7:28 PM.


Dr. Phillip Stone, II, Chairman