

Planning Commission Meeting Minutes

January 18th, 2024, at 5:30 PM

Dr. TK. Gregg Recreation Center

Board Members Present: **Dr. Phillip Stone, Reed Cunningham, Lekesa Whitner, Santiago Mariani, Spencer Warwick and Kevin DeMark.** City Staff Present: **Martin Livingston, Community Development Director, Nan Zhou, City Planner II; Tia Keitt, City Planner II and Oksana Holbrooks, Administrative Assistant.**

Rolls

Mr. Cunningham: Reed Cunningham, Commissioner.

Dr. Stone: Phillip Stone.

Mr. Mariani: Santiago Mariani, Commissioner.

Ms. Whitner: Lekesa Whitner, Commissioner.

Mr. Warwick: Spencer Warwick, 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 compliance 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. Warwick seconded by Mr. Mariani, the agenda for the meeting was approved, by a vote of 6 to 0.

Ms. Warwick: I move we approve the agenda.

Mr. Mariani: Second.

Dr. Stone: Moved by Mr. Warwick and seconded by Mr. Mariani to approve the agenda. All in favor say aye.

Attendees: Aye.

Dr. Stone: Any opposed? The agenda is approved. I have one minor correction. My first name got substituted for my last name. Do I hear any motions regarding the minutes the minutes?

Approval of Meeting Minutes for November 16, 2023

On a motion by Mr. Warwick seconded by Ms. Whitner the minutes of the meeting of December 21st, 2023, was approved by a vote of 6 to 0.

Mr. Warwick: I move we accept the minutes with that one minor correction.

Ms. Whitner: Second

Dr. Stone: Moved by Mr. Warwick seconded by Ms. Whitner to approve the minutes with minor correction. All in favor say aye.

Attendees: Aye.

Dr. Stone: Any opposed? The minutes are approved.

Old Business: None.

New Business:

Planning Commission Update – Northside Transformation Plan Progress.

SUMMARY:

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 Northside has access to safe and reliable housing, regardless of age or economic status.

To date the Northside Development Group and its partners have completed the Northside Station – a \$14 million New Market Tax credit – Mixed use development consisting of offices for Access Health, Birth Matters, the Northside Development Group and Wofford College. A two 20 unit apartment complex on the second and third floors and medical clinic currently in operation with ReGenesis Health Care.

The Northside has attracted a 48-unit senior affordable Low Income Housing Tax Credit housing development with the development of the Ellington Apartment on Magnolia Street, Northside Townhomes – a mixed affordable and market rate housing development, and the Northside Station Low income Housing Tax Credit 90 unit apartment development. Also developed in the neighborhood is the Butterfly Creek trail, the Dr. TK Gregg Recreation Center, and renovations to the Victoria Gardens Public Housing apartments and many other activities including homeownership and single-family affordable rental developments.

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.

SUMMARY:

Spartanburg County is on the move. Over the past decade, Spartanburg stakeholders have led innovative, cross-sector strategies that have translated into real results for our residents, including increased economic growth, dramatically reduced teen births, and improved academic performance in our highest poverty schools. Those successes were possible because of our deep set of

community assets and our strong track record of collaboration. However, we know there is farther to go to ensure that all can achieve prosperity. Spartanburg County remains in the bottom 10% of counties across the country for economic mobility. That reality – where far too many of our children and families are locked into poverty – is one that must change for us to thrive as a community.

Movement 2030 is our community's plan to dramatically advance economic mobility in Spartanburg County, demonstrating what is possible and setting an example for communities across the country. This plan builds on and integrates existing plans such as the OneSpartanburg Inc. Vision 2.0, City and County government priorities, and neighborhood-level transformation plans. Our primary focus is three areas that were elevated as priorities by community residents in past planning processes: early care and education, postsecondary attainment, and spurring economic mobility in disinvested neighborhoods. This work will complement ongoing economic mobility initiatives including continuous improvement in high-poverty schools, work to expand and deepen out-of-school time programming, and the Connect adolescent health initiative. Our vision: By 2030, thousands more Spartanburg residents are on pathways to social and economic mobility, measured by improvements in cradle-to-career outcomes and closing racial and geographic disparities. Results by 2030:

Countywide: Advance outcomes while narrowing income and racial gaps:

- Early care and education: 65% of our children enter school prepared for success
 - Postsecondary attainment: 70% of Spartanburg County high school graduates enroll in postsecondary education within one year; Spartanburg County higher education institutions are on track to support additional 1,000 degrees and 500 certifications per year for school year 2030-2031
- Focus neighborhoods:

- Increase school readiness and academic progression in Highland and Northside to county averages, an average of 15-30% increase in each indicator

By 2030, these strategies will reach over 60,000 people, and will contribute to 7,000 additional young people being on a pathway to economic mobility as measured by progress against key milestones. Strategies are designed to spur durable systemic changes, meaning impact will extend and compound past 2030. These strategies will also contribute to broader benefits including redeveloping blighted communities, expanding the local talent pool, contributing to economic growth, and elevating the profile of Spartanburg nationally.

We will drive these results by implementing collaborative, community-driven, and evidence-informed practices. For each focus area, strategies were developed by community stakeholders, building on momentum developed over years of piloting and growing initiatives that have already shown positive results in our community.

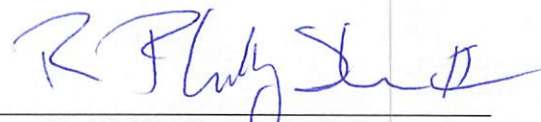
Site and Landscape Plans Approved since the December 21, 2023, Meeting:

Site Plan Approval – Denali Duplexes – 110 Westmoreland Street

Site Plan Approval – Commercial Rehabilitation – 2600 E. Main Street

Staff Updates: None

The meeting was adjourned at 6:37 PM.



Dr. Phillip Stone, II, Chairman