



The City of Spartanburg Planning Commission

AGENDA

May 16, 2024, at 5:30 P.M.

**Spartanburg County Council Chambers
366 N. Church 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 April 18, 2024, Meeting.**
- VI. Old Business: None.**
- VII. New Business:**
Conversation with Fredalyn M. Frasier, Planning Director
- VIII. Site and Landscape Plans Approved since the April 18, 2024, Meeting:**
Site Plan Approval – Commercial Development – 228 S. Pine Street
Site Plan Approval – Hillcrest Marketplace Redevelopment – 1985 E. Main Street
- IX. City Council Updates since the April 18, 2024, Meeting: None.**
- X. Staff Announcements.**
- XI. Adjournment.**

For more information, please call Fredalyn M. Frasier, Planning Director at (864) 580-5323 or by email at planning@cityofspartanburg.org.

Planning Commission Meeting Minutes
April 18th, 2024, at 5:30 PM
Spartanburg County Council Chambers

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

Rolls

Dr. Stone: Phillip Stone.
Mr. Mariani: Santiago Mariani, Commissioner.
Ms. Whitner: Lekesa Whitner, Commissioner.
Mr. Cunningham: Reed Cunningham, 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 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 Ms. Whitner seconded by Mr. Brown, the agenda for the meeting was approved, by a vote of 6 to 0.

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

Dr. Stone: Any opposed? And the agenda is approved. We have minutes from previous meeting. Do I hear any motions regarding the minutes of the meeting? I will then note that Mr. Warwick Spencer's name needs to be corrected. Correct those.

Approval of Meeting Minutes for March 21, 2024

On a motion by Mr. Cunningham seconded by Mr. Brown the minutes of the meeting of March 21st, 2024, was approved by a vote of 6 to 0.

Mr. Warwick: I move that we accept it as written with the corrections noted.
Ms. Brown: Second
Dr. Stone: Moved by Mr. Cunningham seconded by Mr. Brown. All in favor say aye.
Attendees: Aye.
Dr. Stone: Any opposed? The those are approved.

Old Business: None.

New Business:

The Planning Commission received a request for the Final Development Plan Approval – Oakwood Avenue Townhomes Development located at 153 Oakwood Avenue (TMS: 7-12-08-074.00) originally zoned GID, General Institutional District and rezoned to R-6/PDD Residential Infill Planned Development District. Applicant/Owner: VanRock Holdings LLC / Agent: Site Design Inc.

SUMMARY: The project site is an approximately 1.29 acre property at 153 Oakwood Avenue. The purpose of the rezoning request is for the development of a 21 unit townhome development. Staff worked with the property owners, developers, and civil engineers to review the site plan and discussed the final site plan requirements for the development.

The history of this project is as follows:

- **January 21, 2021:** The Planning Commission recommended zoning approval to City Council.
- **February 8, 2021:** Public hearing with approval at first reading at City Council.
- **February 22, 2021:** Public hearing with approval at second reading by City Council.
- **August 19, 2021:** Planning Commission approval of a request for an extension.
- **May 9, 2023:** Purchase of the property by new owners.
- **January 7, 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/survey 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:

VanRock Holdings LLC

Public Comments:

Barbara Airhart, 137 Avant.

Discussion:

Anything that brings 21 decent quality houses that could potentially become homeownership is a plus for the city. Also the density is appropriate for the area and should be considered in other areas of the city.

A motion was made by Mr. DeMark, seconded Ms. Whitner the request for rezoning for the proposed project was approved to with a vote of 6-0.

Site and Landscape Plans Approved since the March 21, 2024, Meeting:

Site Plan Approval – Caulder Avenue Duplexes – Caulder Avenue

Site Plan Approval – Jesse Bobo Elementary School Addition – 495 Powell Mill Road

Site Plan Approval – Spartanburg Baseball Stadium – 300 W. Henry Street

City Council Updates since the March 21, 2024, Meeting: None.

Staff Updates:

The new Planning Director Ms. Fredalyn Frasier is scheduled to start on Monday April 22nd. Also, the next Planning Commission meeting in May, will be scheduled at Spartanburg County Council Chambers.

The meeting was adjourned at 5:52 PM.

Dr. Phillip Stone, II, Chairman



The City of Spartanburg is thrilled to announce the selection of Fredalyn Michelle Frasier as its new City Planning Director. Fredalyn, a distinguished leader in urban planning and design, returns to her South Carolina roots to manage Spartanburg's ambitious growth and development strategies.

Fredalyn's extensive career in urban planning is marked by her leadership of interdisciplinary teams on transformative projects across the Southeast and the Bahamas. From post-Katrina planning efforts in New Orleans, to Tax Allocation District planning for the Atlanta Beltline and regeneration strategies for Nassau, her work is a testament to her expertise and passion for community sustainability. Her experience in South Carolina is particularly notable, where she has significantly contributed to landmark community development projects. Fredalyn spearheaded the Lowcountry Model Communities Revitalization Master Plan in North Charleston and led the multidisciplinary team for 72K acre East Edisto Land Development Strategy for MeadWestvaco in Charleston/Dorchester/Berkely counties and early in her career she led the planning team responsible for the first Comprehensive Plan for the Town of Hilton Head Island.

During her most recent tenure as the Planning & Urban Design Senior Director with the Atlanta Downtown Improvement District and Central Atlanta Progress, Fredalyn was charged with facilitating an efficient downtown development review process and successfully established operational and programming elements for the Downtown Arts and Entertainment District, enhancing public spaces and promoting local art and culture. Through various initiatives, Fredalyn bolstered creative engagement, working collaboratively with stakeholders to establish core program elements while providing significant financial support to the local arts community. These projects promoted unprecedented cultural and public space programming and funding to over 150 local artists and creatives in the past four years and have played a central role in enriching public gathering spaces, and the cultural landscape in Downtown Atlanta.

Fredalyn's journey in urban planning began at EDAW/AECOM Design + Planning and led to prominent roles within the firm, and later with SAFEBuilt Corporation as a Project Director contributing significantly to the building permitting optimization effort for the City of Atlanta.

As Spartanburg's City Planning Director, Fredalyn will lead the city's planning department, with a critical focus on comprehensive development and the update to zoning and land use regulations. A pivotal part of her role includes advancing the city's new and award-winning Comprehensive Plan, a \$750 million initiative set to reshape Spartanburg through significant investments by local, regional, and national developers. This includes a landmark \$435 million minor league baseball stadium, encircled by extensive mixed-use development.

"We are thrilled to welcome Fredalyn back to South Carolina and into our Spartanburg community," said City Manager Chris Story. "Her comprehensive experience, coupled with a deep-rooted commitment to community development, positions her as the ideal team member to direct our city planning initiatives toward continued sustainable growth and prosperity."

“Spartanburg is undergoing one of its most exciting phases ever, and we are excited to welcome Fredalyn to Spartanburg. Given her wealth of experience, Fredalyn will be able to work collaboratively with developers, and manage an efficient development review process. This will further our community’s attractiveness for future investment and economic development prospects,” said OneSpartanburg, Inc. Chief Economic Development Officer Katherine O’Neill.

“I was impressed by Ms. Frasier’s breadth of experience, and I am excited to see her bring her knowledge and understanding to Spartanburg,” offered City Planning Commission Chairperson Dr. Phillip Stone. “I look forward to working with her as all of the boards and commissions help to implement our comprehensive plan over the next few years.”

“Taking on this role feels like coming full circle for me, blending my years of professional experience with a personal commitment to making communities better places to live,” said Frasier. “Working across different regions and with communities of every demographic blend has taught me a lot about what it takes for a place to flourish in its own unique way. I’m excited to apply these insights in Spartanburg, contributing to the significant work already in progress, and helping to bring impactful ideas to the table. I was drawn to the collaborative spirit that exists in Spartanburg and look forward to working together with the city team and the community in advancing the city’s goal to be a thriving, inclusive and sustainable place for everyone.”

The Boland Group supported the City of Spartanburg in conducting the Planning Director search, winnowing the field from over 250 prospects and sources from South Carolina, North Carolina, and Georgia to four very competitive finalists in 90 days.