

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

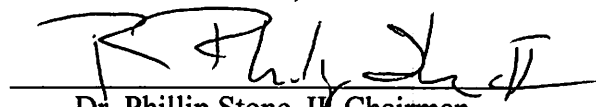
Site Plan Approval – Spartanburg Baseball Stadium – 300 W. Henry Street

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