

**Planning Commission Meeting Minutes
August 15th, 2024, at 5:30 PM
Spartanburg County Council Chambers**

Board Members Present: Lekesa Whitner, Santiago Mariani, Reed Cunningham, JeMar Brown, and Kevin DeMark. City Staff Present: Fredalyn Frasier, Planning Director and Nan Zhou, City Planner II, and Oksana Holbrooks, Administrative Assistant.

Rolls

Mr. DeMark: Kevin DeMark, Commissioner.
Mr. Mariani: Santiago Mariani, Commissioner.
Ms. Whitner: Lekesa Whitner, Commissioner.(Late arrival)
Mr. Cunningham: Reed Cunningham, Commissioner.
Mr. Brown: JeMar Brown, Commissioner.

Mr. Cunningham: 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. DeMark seconded by Mr. Brown, the agenda for the meeting was approved, by a vote of 5 to 0.

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

Mr. Cunningham: Any opposed? And the agenda is approved. We have minutes from April 18, 2024 meeting.

Approval of Meeting Minutes for April 18, 2024 and May 16, 2024.

On a motion by Mr. DeMark seconded by Mr. Mariani the minutes of the meeting of April 18th, 2024, was approved by a vote of 5 to 0.

Mr. DeMark: I move that the minutes are approved as presented.
Mr. Mariani: Second
Mr. Cunningham: Moved by Mr. DeMark seconded by Mr. Mariani. All in favor say aye.
Attendees: Aye.
Mr. Cunningham: Any opposed? Thank you.

Old Business: None.

New Business:

Property Conditional Use Request 24-001-00056 for 840 E. Main St. (TMS # 7-12-08-097.00). The City has received a conditional use request for the property located at 840 E. Main St to accommodate a Live Work Unit. The property is currently zoned LOD

(Limited Office District).

Owner: KLA Realty Inc.

Applicant: Grace Law

Project Description

The site is comprised of a 15,360 SF lot that contains one single story building with a zoning designation of LOD, Limited Office District. The property abuts E. Main St. to its south boundary.

The applicant/Business Owner of Key 2 Fitness is proposing to add a partial second level to the existing one-story building to serve as a residential space as part of a live work unit.

Per the current City of Spartanburg Zoning Ordinance, the proposed addition meets the intent and application of R-6 Live/Work District and regulations regarding Residential Character, Landscaping, Parking and Signs in Live/Work District:

Section 302.55 R-6 Live/Work District

Intent: R-6 Live/Work District zoning designation is designed to provide for employment opportunities in conjunction with a dwelling which are more extensive than home occupations, and which create a mixed-use neighborhood predominately residential in character. Live/Work neighborhoods are also designed to provide a transition between more intensive office and commercial areas and low-density residential neighborhoods. Live/Work is defined as a place designed to be used by the occupant as both a dwelling place and a place of work.

Application:

- a. The R-6 Live/Work District applies to the following District and DT-4, DT-5, or DT-6 Downtown Urban District, where in addition to other uses permitted in LOD and DT-4, DT-5, and DT-6, live/work uses as defined by this Section are permitted as conditional uses subject to a finding by the Planning Commission.
- b. Properties within the City may be rezoned to the R-6 Live/Work District subject to a finding by the Planning Commission and City Council that such uses meet the following criteria:
 - I. Are of an appropriate scale for the transitional nature of the property;
 - II. Are compatible with the character of the area;
 - III. Do not generate excessive evening activity;
 - IV. Do not generate excessive traffic, noise or odor;
 - V. Do not negatively impact adjoining or abutting residential properties.

4. Uses Permitted by Right:

- a. Single-family, single family patio homes, duplexes and townhouses are permitted in the Live/Work District.
- b. All uses permitted as home occupations in Section 302.63 Home Occupation Permitted Uses are permitted in the Live/Work District. Living or working spaces shall not be rented or sold separately.

5. Residential Character:

The design of the live/work units shall reflect a residential character as defined by the following criteria:

- a.) Individual live/work units shall contain no more than 3,000 square feet of gross floor area;
- b.) No more than 49% of the total gross floor area of the unit may be used for uses other

than residential;

c.) The minimum lot area, height, site coverage, setback, side and rear yard requirements in R-6 shall apply to live/work units.

6. Landscaping:

Landscaping for all live/work units shall meet the requirements of Section 505.64.B.11, Buffer Landscaping and Other Landscaping for Patio Homes and Condominiums.

7. Parking:

A total of three (3) off street parking spaces shall be required for each live/work unit. One of these spaces may be a “valet” space; in other words, its access to a driveway or public street may be obstructed by the second space as long as it meets the size requirements for a parking space under Section 504, Parking and Loading.

8. Signs:

All signs for sites governed by this Section shall meet the provisions of Section 503, Sign Regulations, except that: A total of eight (8) square feet of sign area may be attributed to each live/work unit. The signs shall be located on the building wall no higher than the first floor. Signs shall not be internally illuminated.

In addition, if the contract amount of site renovation and/or building improvements filed with the Building Official for which a building permit is required is **50% or more** of the current appraised value of a property as ascertained from the County Accessors records, then all portions of an existing property shall be retrofitted to meet the requirement of the current Zoning Ordinance.

Applicant:

Grace Law, Owner.

Public Comments: None.

Discussion:

Great proposal, project and an addition to a growing city.

A motion was made by Mr. Santiago, seconded Ms. Whitner the Conditional Use Request was approved to with a vote of 4-1.

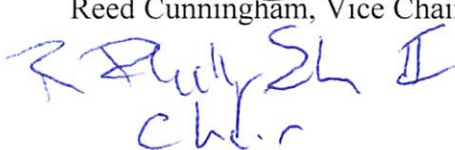
Election of new Chair and Vice Chair Board Members.

Dr. Stone and Vice Chair Mr. Cunningham are reelected to serve another year by a vote 4 to 1.

Staff Updates: None.

The meeting was adjourned at 6:00 PM.



Reed Cunningham, Vice Chairman

R. Rudy Sh II
Chair