



CITY OF SPARTANBURG
SOUTH CAROLINA

CITY COUNCIL AGENDA

City Council Meeting
County Council Chambers
366 N. Church Street
Monday, November 11, 2024
5:30 PM

- I. Moment of Silence**
- II. Pledge of Allegiance**
- III. Approval of the Minutes of the October 28, 2024 Meeting**
- IV. Approval of the Agenda of the November 11, 2024 Meeting**
- V. Public Comment**
Public Comment forms are available inside Council Chambers on the front podium. Please turn in completed forms to the City of Clerk prior to the start of the meeting.
- VI. Approval of the 2025 City Council Meeting Calendar**
Presenter: Christie Lindsey, City Clerk
- VII. Ordinance**
 - A. Ordinance to Amend the City of Spartanburg, South Carolina Zoning Ordinance and Comprehensive Plan Land Use Element By Amending Section 206, Changes to District Boundaries, Specifically, the Property Located at 770 Howard Street, Tax Map Number: 7-11-04-206.01, Which is Zoned R-8 with a Land Use Designation of General Residential District to be Assigned a Zoning Designation of DT-4 with a Land Use Designation of Downtown Code District and Providing for Severability and Effective Date.**
Presenter: Nan Zhou, City Planner II
 - B. An Ordinance Authorizing the City Manager to Execute an Agreement for the Transfer of Scattered Site Properties Located in the Northside Neighborhood.**
Presenter: Martin Livingston, Community Development Director
- VIII. Staff Updates**
- IX. City Council Updates**
- X. Executive Session**

As required by the Americans with Disabilities Act, the City of Spartanburg will provide interpretive services for the City Council Meetings. Requests must be made to the Communications & Marketing Office (596-2020) 24 hours in advance of the meeting. This is a Public Meeting and notice of the meeting was posted with the Media 24 hours in advance according to the Freedom of Information

**A. An Executive Session to Discuss a Contractual Agreement Pursuant to
Section 30-4-70 (a) (2) of the South Carolina Code of Laws**

XI. Adjournment.

City Code Sec. 2-57. Citizen Appearance. Any citizen of the City of Spartanburg may speak at a regular meeting on any matter pertaining to City Services and operations germane to items within the purview and authority of City Council, except personnel matters, by signing a Citizen's Appearance form prior to the meeting stating the subject and purpose for speaking. No item considered by Council within the past twelve (12) months may be added as an agenda item other than by decision of City Council. The forms may be obtained from the Clerk and maintained by the same. Each person who gives notice may speak at the designated time and will be limited to a two (2) minute presentation.



City Council Meeting
County Council Chambers
366 N. Church Street
Monday, October 28, 2024
5:30 p.m.

(These minutes to be approved at the November 11, 2024 Council Meeting)

City Council met this date with the following Councilmembers present: Mayor Jerome Rice, Jr, Mayor Pro Tem Janie Salley, Councilmembers Jamie Fulmer, Erica Brown, Meghan Smith, Ruth Littlejohn and Rob Rain. City Manager Chris Story, Deputy City Manager Mitch Kennedy, Assistant City Manager Kevin Limehouse and City Attorney Robert Coler were in attendance. Notice of the meeting was posted with the Media 24 hours in advance according to the Freedom of Information Act. All City Council meetings are live streamed/recorded. To view the video for a complete transcript, please visit

<https://www.cityofspartanburg.org/city-council>

- I. Moment of Silence – observed
- II. Pledge of Allegiance - recited
- III. Approval of the Minutes of the October 14, 2024 City Council Meetings
Councilmember Fulmer made a motion to approve the minutes as received.
Councilmember Smith seconded the motion, which carried unanimously 7 to 0.
- IV. Approval of the Agenda for the October 28, 2024 City Council Meeting -
Councilmember Littlejohn made a motion to approve the minutes as received.
Councilmember Brown seconded the motion, which carried unanimously 7 to 0.
- V. Public Comment –
*Citizen Appearance forms are available at the door and should be submitted to the City Clerk
None
- VI. Recognition of the 2024 Citizens Academy Graduates
Presenter: Kathy Hill, Community Relations Manager
Kathy Hill presented the 29 graduates from the 2024 Citizens Academy.
- VII. Boards and Commissions Appointment-Spartanburg Housing Board
Presenter: Christie Lindsey, City Clerk
Councilmember Fulmer made a motion to approve the recommendation of Tim Camp to serve on the Spartanburg Housing Board.
Mayor Pro Tem Salley seconded the motion, which carried unanimously 7 to 0.

VIII. Resolutions

- A. **A Resolution Authorizing the City Manager to Execute Documents Related To the Purchase of Vehicles for the Micro-Transit & Fixed Route Pilot Program**
Presenter: Kevin Limehouse, Assistant City Manager
Dennis Locke, Finance Director

Councilmember Smith made a motion to approve the resolution as presented.

Councilmember Littlejohn seconded the motion, which carried unanimously 7 to 0.

IX. Staff Updates

Chris Story along with Mitch Kennedy provided Council with updates regarding the City's response to Hurricane Helene in the City of Spartanburg.

X. City Council Updates

Each Councilmember gave updates on their activities since the previous council meeting.

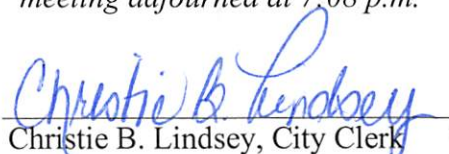
Councilmember Fulmer made a motion to enter into executive session at 6:53p.m.

Councilmember Smith seconded the motion, which carried unanimously 7 to 0.

XI. Executive Session

- A. **An Executive Session Pursuant to Section 3-4-70(a)(5) of the South Carolina Code to Discuss Matters Relating to Economic Development "Project New Vision" A Potential Mixed-Income Residential Development near the Downtown Area.**
- B. **An Executive Session Pursuant to Section 3-4-70(a)(5) of the South Carolina Code to Discuss Matters Relating to Economic Development "Red Sun 2" A Potential Mixed-Use Development near the Downtown Area.**

- XII. **Adjournment** – *Councilmember Smith made a motion to adjourn the meeting. Councilmember Rain seconded the motion, which carried unanimously 7 to 0. The meeting adjourned at 7:08 p.m.*


Christie B. Lindsey, City Clerk

2025 City Council Meeting Schedule

January S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	February S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28	March S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31
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July S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	August S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	September S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30
October S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	November S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	December S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

City Council Meetings-2nd and 4th Monday of the Month

National League Of Cities Conferences

March 10-12, 2025 Washington, D.C.

November 19-22, 2025 Salt Lake City, UT

City Holidays-City Administrative Offices CLOSED

Jan. 1- New Year's Day

Jan. 20- Martin Luther King Jr. Day

Feb. 17- President's Day

May 26- Memorial Day

June 19- Juneteenth

July 4- Independence Day

Sept. 1- Labor Day

Nov. 27& 28- Thanksgiving Holidays

Dec. 24 & 25-Christmas Holidays



COUNCIL ACTION FORM

TO: Chris Story, City Manager

FROM: Fredalyn M. Frasier, Planning Director

DATE: November 11, 2024

SUBJECT Public Hearing: Rezoning Request to change the zoning of the parcel located at 770 Howard Street (TMS: 7-11-04-206.01) from the current zoning of R-8 (General Residential District) to the zoning designation of DT-4 (Downtown Code District) to facilitate the development of affordable rental and homeownership townhomes in the Northside neighborhood.

APPLICANT

City of Spartanburg/Homes for Hope/Northside Development Group

PROJECT OVERVIEW

The City has partnered with the Northside Development Group and Homes of Hope to offer a mix of rental units and homes for sale in the Northside neighborhood. Currently, the R-8 (General Residential District) zoning restricts the ability to develop attached townhomes and a Planned Development District (PDD) zoning designation would create a unfavorable spot zoning condition. Additionally, the R-8 (General Residential District) zoning designation prohibits single-family lots smaller than 8,000 square feet.

In contrast, the DT-4 Downtown Code zoning permits smaller lot sizes and allows for the development of both attached and detached single-family townhomes. The DT-4 zoning classification also provides an urban design framework that supports the community character outlined in the Northside Transformation Plan.

SUMMARY

A public information meeting was held on **October 9, 2024**, to allow the public to discuss the proposed rezoning request prior to the Planning Commission meeting. Public notice was advertised in the Spartanburg Herald Journal, and letters were sent by certified and regular mail to property owners within 400 feet of 770 Howard Street. The property was also posted for the Planning Commission and City Council public hearings. No public comments were received.

On **October 17, 2024**, the Planning Commission held a public hearing and reviewed a rezoning request for the property located at 770 Howard Street (TMS: 6-21-13-060.00).

PLANNING COMMISSION RECOMMENDATION

The Planning Commission approved, with a unanimous vote of 5 to 0, the request to rezone 770 Howard Street from R-8 (General Residential District) to DT-4 (Downtown Code District) to facilitate the development of affordable rental and homeownership townhomes in the Northside neighborhood and advance the City's affordable housing goals.

ADDITIONAL INFORMATION

Included for Council review are the draft minutes of the Planning Commission meeting held on **October 17, 2024**, along with the Staff Report and its attachments. Additionally, a proposed ordinance is enclosed for Council consideration in the event of approval.

BUDGET AND FINANCE DATA: N/A

AN ORDINANCE

ORDINANCE TO AMEND THE CITY OF SPARTANBURG, SOUTH CAROLINA ZONING ORDINANCE AND COMPREHENSIVE PLAN LAND USE ELEMENT, BY AMENDING SECTION 206, CHANGES TO DISTRICT BOUNDARIES, SPECIFICALLY, THE PROPERTY LOCATED AT 770 HOWARD STREET (TMS: 7-11- 04-206.01) WHICH IS ZONED R-8 WITH A LAND USE DESIGNATION OF GENERAL RESIDENTIAL DISTRICT TO BE ASSIGNED A ZONING DESIGNATION OF DT-4 WITH A LAND USE DESIGNATION OF DOWNTOWN CODE DISTRICT AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of Spartanburg now finds that, upon further review, it is in the public interest that the land use designation for the parcel identified on the Official Zoning Map of the City of Spartanburg, South Carolina, dated August 6, 1973, as amended, by changing the zoning of property located at 770 Howard Street (TMS: 7-11-04-206.01) from the current zoning R-8 (General Residential District) to be assigned a new zoning designation of DT-4 (Downtown Code District) to facilitate the development of affordable rental and homeownership townhomes in the Northside neighborhood.

WHEREAS, this zoning change would be compatible with surrounding land uses and neighborhood character, would not be detrimental to the public health, safety and welfare, and, further, would be in conformance with the Comprehensive Plan; and the Northside Transformation Plan.

WHEREAS, the Planning Commission held a public hearing on October 17, 2024, at which time a presentation was made by staff and an opportunity was given for the public to comment on the rezoning request; and

WHEREAS, the Planning Commission, after consideration of the staff report, public comments, and the criteria set forth in Section 605 of the Zoning Ordinance, subsequently voted at that meeting to recommend to City Council approval of the zoning request as presented.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Members of Council of the City of Spartanburg, South Carolina, in Council assembled:

Section 1. Amendment. That the official zoning map of the City of Spartanburg, as referenced by Section 206 of the Zoning Ordinance to be, and the same hereby amended as follows:

All that property located at 770 Howard St. (TMS: 7-11-04-206.01) from the current zoning R-8 (General Residential District) to be assigned a zoning designation of DT-4 (Downtown Code District) to facilitate the development of single-family attached and detached townhomes in partnership with City of Spartanburg, the Northside Development Group (NDG), and Homes of Hope.

Section 2. Severability. If any section, phrase, sentence or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. Effective Date. This Ordinance shall be effective upon its adoption by the City Council of the City of Spartanburg, South Carolina.

DONE AND RATIFIED THIS _____ DAY OF _____, 2024.

Jerome Rice, Mayor

ATTEST:

Christie Lindsey, City Clerk

APPROVED AS TO FORM:

Robert P. Coler, City Attorney

___/___/___ (First Reading)

___/___/___ (Second Reading)

Planning Commission Meeting Minutes
October 17th, 2024, at 5:30 PM
Dr. TK Gregg Community Center

Board Members Present

Lekesa Whitner, Santiago Mariani, Reed Cunningham, Dr. Phillip Stone (Chair), and Kevin DeMark.

City Staff Present

Fredalyn Frasier, Planning Director and Nan Zhou, City Planner II, and Oksana Holbrooks, Sr. Administrative Assistant

Roll Call

Mr. DeMark: Kevin DeMark, Commissioner.

Mr. Mariani: Santiago Mariani, Commissioner.

Ms. Whitner: Lekesa Whitner, Commissioner.

Mr. Cunningham: Reed Cunningham, Commissioner.

Dr. Stone: Phillip Stone, Chair.

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. Cunningham seconded by Ms. Whitner, the agenda for the meeting was approved, by a vote of 5 to 0.

Mr. Cunningham: I move we approve the agenda as presented.

Ms. Whitner: Second.

Dr. Stone: Moved by Mr. Cunningham and seconded by Ms. Whitner to approve the agenda. All in favor say aye.

Attendees: Aye.

Dr. Stone: Any opposed? And the agenda is approved. Approval of the Minutes of the last meeting in August or does anyone have correction.

Approval of Meeting Minutes for August 15, 2024.

On a motion by Mr. Cunningham seconded by Mr. Whitner the minutes of the meeting of April 15th, 2024, was approved by a vote of 5 to 0.

Mr. Cunningham: I move approve minutes.

Ms. Whitner: Second

Dr. Stone: Moved by Mr. Cunningham seconded by Ms. Whitner. All in favor say aye.

Attendees: Aye.

Dr. Stone: Any opposed? None.

Old Business: None.

New Business:

RZM-24-011-00002: The Planning Commission has received a request for rezoning of the property located at 770 Howard St (TMS: 7-11-04-26.01); with a zoning designation of DT-4 (Downtown Code District).

Owner: NDG / Applicant: Martin Livingston, City of Spartanburg

The City of Spartanburg – Neighborhood Services is requesting a modification in zoning for the property located at 770 Howard Street from an existing zoning designation of R-8, General Residential District to a DT-4, Downtown Code District. The city has partnered with the Northside Development Group and Homes of Hope to provide a combination of rental and homeownership units for sale in the neighborhood. The current R-8, General Residential District zoning does not accommodate attached townhomes, unless a rezoning to a Planned Development District (PDD) is requested. The current zoning designation also does not allow for lots less than 8,000 square feet for single-family lots. The DT-4, Downtown Code zoning allows for smaller lots sizes and allows for the development of single-family attached and detached townhomes with more flexibility than the typical Euclidean Zoning types.

The partnership of Homes of Hope and the Northside Development Group will develop over 40 units of scattered site homeownership and rental units that are affordable and market rate to a variety of income applicants. Both organizations have partnered in the past to develop a variety of single-family housing developments in the city. The NDG has partnered with other partners to develop duplex, multi-family, and single-family rental and homeownership opportunities. The development at this location is proposed to produce 21 units of mixed income attached townhomes.

Homes of Hope

Homes of Hope is a statewide non-profit affordable housing and community development nonprofit corporation. Homes of Hope is a nonprofit organization based in Greenville, South Carolina, that seeks to inspire lasting change in communities across our state through multiple avenues of development. What began in 1998 as a two-fold dream to offer families affordable homes while helping men restore their lives through sobriety and construction training, has transformed into the largest nonprofit developer of single-family affordable housing in South Carolina. Homes of Hope has developed over 40 homes to-date in Spartanburg, and with the completion of this project and the Westside project in the County, by the end of 2025 Homes of Hope will have developed over 120 homes in Spartanburg.

Northside Development Group

The Northside Development Group is a community-based neighborhood development organization developed in 2010 to improve the Northside Neighborhood. We serve to encourage and manage the redevelopment of the City of Spartanburg's Northside community, honoring its past and expanding the opportunities for a mix of affordable and market rate housing, economic, educational, recreational, health, and social opportunities for its residents.

Applicant:

Martin Livingston, Community Development Director, City of Spartanburg.

Public Comments: None.

Discussion:

The surroundings are in DT-3's and DT-4 zone districts. The proposed use would be appropriate and good use of the land as well as being consistent with the goals of the Northside Transformation Plan.

A motion was made by Mr. Cunningham, seconded Mr. DeMark the request was approved to with a vote of 5-0.

Staff Updates

SCAPA Conference on October 23rd – 25th, 2024, Commissioners were invited to inform staff if they wish to attend any sessions.

Commissioners were provided an update on Hurricane Helene recovery efforts and emergency response procedures taken by City of Spartanburg .

The meeting was adjourned at 6:03 PM.

Dr. Phillip Stone, Chairman



REQUEST FOR CITY COUNCIL ACTION

TO: Chris Story, City Manager

FROM: Martin Livingston, Community Development Director

SUBJECT: Transfer of Property – Scattered Sites

DATE: November 11, 2024

BACKGROUND:

In May 2020, the City Council approved, and the city manager executed a development agreement for the development of the Northside Townhomes in the Northside Neighborhood. As part of the development agreement, the city agreed to transfer lots in the neighborhood for the mixed income townhome development. The development has secured Design Review Board (DRB) approval and recently received financing approval. The approval of the transfer of the lots would be consistent with the Northside Neighborhood Transformation Plan and the City's Comprehensive Plan – Housing, Economic Development, and Resiliency elements. Staff is requesting approval of an ordinance to transfer the lots to the Northside Development Group (NDG) for the development of the townhomes.

Property Address	Tax Map Number	Property Type	Sale Amount
187 Weldon Street	7-12-05-154.00	Vacant lot	No cost
Weldon Street	7-12-05-142.00	Vacant lot	No cost
172 Weldon Street	7-12-05-135.00	Vacant lot	No cost
166 Weldon Street	7-12-05-134.00	Vacant lot	No cost
537 Vernon Street	7-12-05-122.00	Vacant lot	No cost
513 Vernon Street	7-12-05-144.00	Vacant lot	No cost
p/o 510 Magnolia Street	7-12-05-130.00	Vacant lot	No cost

ACTION REQUESTED: Staff is requesting approval for the transfer of seven (7) vacant lots to the Northside Development Group for the development of the Northside Townhomes Phase II. The City Manager would execute a deed to transfer ownership of the property to the Northside Development Group (NDG).

BUDGET AND FINANCIAL DATA: None available.

AN ORDINANCE AUTHORIZING THE CITY MANAGER
TO EXECUTE AN AGREEMENT FOR THE TRANSFER OF SCATTERED SITE
PROPERTIES LOCATED IN THE NORTHSIDE NEIGHBORHOOD

WHEREAS, the city of Spartanburg (herein after the “City”) has, in certain instances, partnered with non-profit and for-profit developers to develop affordable and mixed-income housing in the City; and

WHEREAS, the City has acquired, through donation or purchase, seven (7) parcels of property, to wit: 187 Weldon Street (7-12-05-154.00); Weldon Street (7-12-05-142.00); 172 Weldon Street (7-12-05-135.00); 166 Weldon Street (7-12-05-134.00); 537 Vernon Street (7-12-05-122.00); 513 Vernon Street (7-12-05-144.00); p/o 510 Magnolia Street (7-12-05-130.00) (herein after collectively the “Properties”); and

WHEREAS, Spartanburg City Council deems it advisable and beneficial for the public good to convey the Northside Development Corporation (herein after “Developer”) for the development of attached townhomes for rental development units; and

WHEREAS, Developer has engaged a team to improve the housing in the area in the immediate vicinity of the properties and develop existing scattered site homeownership and rental units on vacant lots in the neighborhood.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Members of Council of the City of Spartanburg, South Carolina, in Council assembled:

Section 1. The City Manager is hereby authorized to enter into a development agreement in substantially the same form as that development agreement attached hereto and marked as Exhibit 1, with minor edits as he, in consultation with the City Attorney deem necessary, and (2) execute an option and any other documents necessary for the transfer of the properties to the Developer.

Section 2. That no current appraisal is required pursuant to Chapter 2, Article VII, Section 2-273 of the Code of Ordinances of the City of Spartanburg.

Section 3. The City of Spartanburg will enter into a development agreement with the Developer for the transfer and development of the property.

Section 4. The Developer will complete its due diligence to determine the feasibility and development concept within one hundred eighty (180) days of approval of the development agreement.

Section 5. The City Manager is authorized to sign the necessary documents to execute this transaction.

Section 6. This Ordinance shall become effective upon the date of enactment.

DONE AND RATIFIED this _____ day of _____, 2024.

Jerome Rice, Mayor

ATTEST:

Christie Lindsey, City Clerk

APPROVED AS TO FORM:

Robert P. Coler, City Attorney

___ / ___ / ___ 1st Reading

___ / ___ / ___ 2nd Reading