

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 and Kevin DeMark.** City Staff Present: **Fredalyn Frasier, Planning Director and Nan Zhou, City Planner II, and Oksana Holbrooks, Sr. Administrative Assistant.**

Rolls

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, City of Spartanburg.

Public Comments: None.

Discussion:

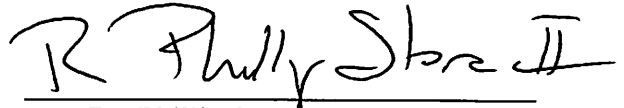
The surroundings are in DT-3's and DT-4 zone districts. The proposed use would be appropriate and good use of the land as well as consistent with the transformation plan.

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, if any are interested in attending.
Hurricane Helene recommendations and emergency response procedures taken by City of Spartanburg in preparation.

The meeting was adjourned at 6:03 PM.



Dr. Phillip Stone, Chairman
11/21/24