



CITY OF SPARTANBURG
SOUTH CAROLINA

CITY COUNCIL AGENDA

City Council Meeting
County Council Chambers
366 N. Church Street
Tuesday, January 28, 2025
5:30 PM

- I. Moment of Silence**
- II. Pledge of Allegiance**
- III. Approval of the Minutes of the January 13, 2025 Meeting**
- IV. Approval of the Agenda of the January 28, 2025 Meeting**
- V. Public Comment**
Public Comment Forms are available inside Council Chambers on the front podium. Please turn in the completed form to the Clerk prior to the start of the meeting.
- VI. Recognition of City of Spartanburg Retirees, Lt. Alan Bledsoe and MPO Chris Taylor of the Spartanburg Police Department**
Presenter: Jerome Rice, Jr., Mayor
- VII. City of Spartanburg Lead Hazard Control and Healthy Homes Initiative Update**
Presenter: Martin Livingston, Community Development Director
David Maher, Program Manager
- VIII. Resolution**
 - A. A Resolution Certifying a Building as an Abandoned Building Site Pursuant to the South Carolina Abandoned Building Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq. of the South Carolina Code of Laws (1976), as Amended, Regarding the Property Located at 153 Oakwood Avenue, Spartanburg South Carolina, Bearing Tax Map # 7-12-08-074.00**
Presenter: Robert Coler, City Attorney
- IX. Staff Updates**
- X. City Council Updates**
- XI. Executive Session**
 - A. Executive Session Pursuant to Section 30-4-70 (a)(5) of the South Carolina Code to Discuss Matters Relating to Economic Development**

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

**“Project New Vision” a Potential Mixed-Income Residential Development
near the Downtown Area.**

XII. 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, January 13, 2025
5:30 p.m.

(These minutes to be approved at the January 28, 2025 Council Meeting)

City Council met this date with the following Councilmembers present: Mayor Jerome Rice, Jr, Mayor Pro Tem Janie Salley, Councilmembers Jamie Fulmer, Meghan Smith, Erica Brown, 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 December 16, 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 January 13, 2025 City Council Meeting -
Councilmember Littlejohn made a motion to approve the agenda as received.
Councilmember Brown seconded the motion, which carried unanimously 7 to 0.
- V. Election of 2025 Mayor Pro Tempore
Councilmember Littlejohn made a motion to appoint Councilmember Brown as Mayor Pro Tempore
Councilmember Smith seconded the motion, which carried unanimously 7 to 0.
- VI. Public Comment –
*Citizen Appearance forms are available at the door and should be submitted to the City Clerk
1. Josh Thompson-Co-Commissioner, Hillbrook Baseball Inc
- VII. Special Recognition of Kim Brown for being awarded the Professional of the Year Award from the South Carolina Recreation and Parks Association.
Presenter: Mitch Kennedy, Deputy City Manager
James Headley, Executive Director of SCRPA
Mr. Headley shared a short presentation highlighting the many accomplishments of Kim Brown and presented her with the Professional of the Year Award from the South Carolina Recreation and Parks Association.

VIII. Consent Agenda

- A. An Ordinance to Authorize the City Manager to Transfer Scattered Site Properties from the City of Spartanburg to the Commission of Public Works of the City of Spartanburg (Second Reading) Ordinance #2024-018**

Presenter: Robert P. Coler, City Attorney

Councilmember Fulmer made a motion to approve the consent agenda.

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

IX. Ordinance

- A. An 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 100 Hudson Barksdale Boulevard, and is Further Identified as TMS ID: 7-12-15-009.00, as a Part and Parcel of the City of Spartanburg Which is Zoned R-6, with a Land Use Designation of General Residential District to be Assigned a Zoning Designation of DT-5, with a Land Use Designation of Downtown Code District and Providing for Severability and an Effective Date. (Second Reading) Ordinance #2024-017**

Presenter: Fredalyn Frasier, Planning Director

Councilmember Rain made a motion to approve the ordinance as presented.

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

X. ARPA Funding Strategy-Park Improvements

Presenter: Mitch Kennedy, Deputy City Manager

Kim Brown, Parks, Recreation and Special Events Director

Mr. Kennedy and Ms. Brown presented to Council the City's strategy to utilize the ARPA Fund for Parks and Recreation. Ms. Brown highlighted several different areas where the funds would be used. One item is recreational programming transportation where the City would purchase an activity bus to allow for continued collaboration to provide youth access to programs. Mr. Kennedy and Ms. Brown advised Council that the bus would be serviced and maintained by the City Fleet Services.

Other items included in the strategy are CC Woodson Pool Maintenance, Chapel Street Park, Irwin Park, Duncan Park, parks wayfinding, facility audio visual upgrades and interior upgrades at CC Woodson and the Thornton Center.

Councilmember Smith made a motion to approve the ARPA Funding Strategy as presented.

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

XI. Staff Updates

Chris Story provided an update regarding the continued storm debris cleanup in the City. He reminded everyone about the upcoming Unity Week Celebration and all events taken place in the City, to celebrate Dr. Martin Luther King, Jr.

XII. City Council Updates

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

Councilmember Smith made a motion to enter into executive session at 6:55p.m.

Mayor Pro Tem Brown seconded the motion, which carried unanimously 7 to 0.

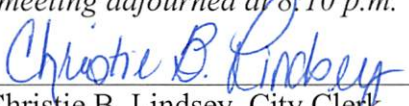
XIII. Executive Session

A. Executive Session Pursuant to Section 30-4-70(a)(5) of the South Carolian Code to Discuss Matters Relating to Economic Development “Project New Vision” a Potential Mixed-Income Residential Development near the Downtown Area.

B. Executive Session Pursuant to Section 30-4-70(a)(5) of the South Carolina Code to Discuss Matters Relating to Economic Development “Project Romeo” a Potential Mixed-Use Development in the Downtown Area.

XII. Adjournment – Councilmember Salley made a motion to adjourn the meeting.

Councilmember Brown seconded the motion, which carried unanimously 7 to 0. The meeting adjourned at 8:10 p.m.


Christie B. Lindsey, City Clerk



MEMORANDUM

TO: Chris Story, City Manager

FROM: Martin Livingston, Community Development Director
David Maher, Program Manager

SUBJECT: City of Spartanburg Lead Hazard Control and Healthy Homes Initiative

DATE: January 28, 2024

BACKGROUND:

In August 2019, the City of Spartanburg and its partners submitted a grant application to the U.S. Department of Housing and Urban Development (HUD) for a Healthy Homes and Lead Hazard Control Grant. On October 1, 2019 staff was notified that it was awarded \$1 million in Lead Hazard Control funding and \$300,000 in Healthy Homes funding. Since the initial funding of the program, staff implemented a Lead Hazard Reduction and Healthy Homes Program for the City. The goal of the program was to reduce the lead content and potential for lead hazards in children under six years of age. Staff will provide an update of the program at the City Council meeting. Staff will also provide a short update on other repair programs available and a potential funding of a State Disaster Assistance Program.

ACTION REQUESTED: No action required at this time. Information only.

BUDGET AND FINANCIAL DATA: No action at this time.



REQUEST FOR CITY COUNCIL ACTION

TO: Chris Story

FROM: Bob Coler

SUBJECT: SC Abandoned Buildings Revitalization Act certification for 153 Oakwood Avenue

DATE: January 24, 2025

BACKGROUND:

Bryan DeBruin of VanRock Holdings, LLC has requested the City certify the building at 153 Oakwood Avenue as an abandoned building pursuant to the SC Abandoned Buildings Revitalization Act to enable the developer to access SC income tax credits upon successful rehabilitation of the structure. City staff has confirmed the building meets the Act's definition of an abandoned building.

ACTION REQUESTED: Approve the attached Resolution.

BUDGET AND FINANCIAL DATA: The attached Resolution enables the developer to access South Carolina State Income Tax Credits and does not impact the City's budget. The rehabilitated building will positively impact the City's property tax revenue.

City of Spartanburg Resolution No. R-_____

Certifying a building as an Abandoned Building Site pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq., of the South Carolina Code of Laws (1976), as amended, regarding the property located at 153 Oakwood Avenue, City of Spartanburg, South Carolina TMS #7-12-08-074.00.

WHEREAS, the South Carolina Abandoned Buildings Revitalization Act (the "Act") was enacted in Title 12, Chapter 67 of the South Carolina Code of Laws (1976), as amended, to create an incentive for the rehabilitation, renovation and redevelopment of abandoned buildings located in South Carolina; and

WHEREAS, the Act provides that restoration of abandoned buildings into productive assets for the communities in which they are located serves a public and corporate purpose and results in job opportunities; and

WHEREAS, Section 12-67-140 of the Act provides that a taxpayer who rehabilitates an abandoned building is eligible either for a credit against certain income taxes, license fees or premium taxes, or a credit against local property taxes; and

WHEREAS, 153 Oakwood, LLC is or will be the owner and developer of certain real property located at 153 Oakwood Avenue, City of Spartanburg, South Carolina 29302, (the "Property") and is identified by the Spartanburg County Tax Map Number 7-12-08-074.00; and

WHEREAS, the Property is located within the City of Spartanburg, South Carolina;

WHEREAS, 153 Oakwood, LLC, also known as the "Taxpayer," has requested that the City certify that the Property is eligible as an abandoned building site as defined by Section 12-67-120.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPARTANBURG, SOUTH CAROLINA, this 28th DAY OF January, 2025.

Section 1. The Taxpayer has submitted to the City a request to certify that the abandoned building site is an abandoned building as defined in Section 12-67-120(1) and that the geographic area of the abandoned building site is consistent with Section 12-67-120(2), pursuant to Section 12-67-160 of the Act (the "Request to Certify").

Section 2. The City has reviewed the Request to Certify and supporting documentation, conferred with the Taxpayer, and conducted its own review of the Property.

Section 3. The City hereby certifies that (i) the abandoned building site is an abandoned building as defined by Section 12-67-120(1) of the Act, and (ii) the geographic area of the abandoned building site is consistent with Section 12-67-120(2) of the Act.

(SEAL)

SPARTANBURG CITY COUNCIL

By: _____
Name: Jerome Rice
Mayor

ATTESTED:

Name: Christie Lindsey
City Clerk

Approved by:

Chris Story
City Manager

Approved as to Form:

Robert Coler
City Attorney

