Planning Commission Meeting Minutes
August 21, 2025, at 5:30 PM
Spartanburg County Council Chambers

The Planning Commission met in Spartanburg County Council Chambers on Thursday, August 21, 2025, at 5:30PM with the following members in attendance **Dr. Phillip Stone, Kevin DeMark, Santiago Mariani, Warwick Spencer, Lekesha Whitner, Jemar Brown, and Reed Cunningham.** Representing the Planning Department is **Fredalyn Frasier, Planning Director, Ben Jones, Sr. Planner.**

Roll Call
Dr. Stone: Phillip Stone, Chair
Mr. DeMark: Kevin DeMark, Commissioner
Mr. Mariani: Santiago Mariani, Commissioner
Ms. Whitner: Lekesa Whitner, Commissioner
Mr. Brown: Jemar Brown, Commissioner
Mr. Cunningham: Reed Cunningham, Commissioner
Mr. Spencer: Warwick Spencer, Commissioner

Dr. Stone: 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. Mariani seconded by Ms. Whitner, the agenda for the meeting was approved, by a vote of 7 to 0.

New Case:

Nominating Committee Announcement:
Dr. Stone stated that on August 1, 2025, he sent an email to the Planning Commission appointing a nominating committee consisting of Reed Cunningham as Chair, with Santiago Mariani and Lekesha Whitener as members. He confirmed that the committee has met. The City Attorney reviewed and approved the process, noting it was acceptable to both staff and commission members.
Mr. Cunningham was then called upon to read the nominating committee report into the record. Dr. Stone stated that the report would be considered for inclusion in the official meeting report. Mr. Cunningham was called upon to read the nominating committee report.

Mr. Cunningham: Dr. Stone noted that, based on his email dated August 1, 2025, he contacted Commissioners Mariani and Whitener to serve on the nominating committee. While the committee did not meet in person, members exchanged several emails to discuss possible nominations. After going back and forth with suggestions, they reached a unanimous decision. This concluded the report.

Mr. Cunningham was called upon to read the nominating committee report. The committee recommended the following slate of officers:

Election of Officers:
Following the nominating committee report, Mr. Cunningham opened the floor for additional nominations. No nominations were presented. The board then moved forward with voting for the proposed slate of officers for the upcoming year.

A motion was made to approve the slate as presented. The motion passed by a vote of 6–1. With a majority vote in favor, the nominations were confirmed as follows:

Chairman: Dr. Phillip Stone
Vice Chairman: Warwick Spencer

Staff Announcements:
Staff welcomed two new planners to the department: Ben Jones, Senior Planner, and Dominick Calace, Planner I. Updates were provided on upcoming department changes and initiatives, including the launch of a micro-transit program within the next few weeks, aimed at offering more flexible transportation options without requiring residents to go to the main bus station.
The board also discussed strategies to improve parking garage usage to support downtown businesses, the possibility of a proposed shuttle service, and long-term infrastructure planning to widen major downtown streets.
In addition, concerns were raised about the lack of green space downtown. The board discussed potential improvements and studies to explore ways to increase access to public green areas. Other ongoing initiatives mentioned included the exploration of rentable bicycles and continued development of the City's Comprehensive Plan.

The meeting was adjourned at 6:07 PM.

~~Dr. Phillip Stone, Chairman~~
Warwick Spencer, Vice Chairman