

**MINUTES
PUBLIC HEARING
TUESDAY, SEPTEMBER 19, 2017
6:00 P.M.**

{Summary minutes of City Council meeting. Audio tapes of the meeting are on file and are included by reference as part of this meeting. An agenda of this meeting has been either mailed or made available to persons, organizations and local news media as per their request. The agenda gives the date, time and place of the meeting as well as the order of business. This disclosure is in compliance with the South Carolina Code of Laws of 1976, Section 30-4-80 (e).}

A public hearing was held on Tuesday, September 19, 2017 at 6:00 P.M. in the City Municipal building with the following present:

COUNCIL: Mayor Harold Thompson; Mayor Pro Tem Robert Garner; Councilmembers Tommy Anthony; Vicki C. Morgan; Pamela Sloss; Ricky Todd Harris and Sonja J. Craig (arrived 6:08 pm).

DEPARTMENTAL STAFF: Debbie Woodard – Acting Municipal Clerk; Joe Nichols – Utility Director; Sam White – Public Safety Director and Rebecca Lance – Accounting Supervisor

CITY ATTORNEY: Larry Flynn

PLANNING COMMISSION: Lynn Eaves – Chairman; Oscar Gist – Vice Chairman; Bobby Joe Gibbs; Mary Norman and Hutch Hall.

NEWS MEDIA: None

OTHERS: Robbie Moody, Kathy Teague, David Patterson, Cindy Patterson, Rick Smith, Kendall Austin, Jean Harris, Tisha Haynes, Rieta Drinkwine, Tim Black, Rebecca Lance, David Lance and Katherine Pendergrass.

1. Call To Order

Mayor Thompson called the meeting to order.

2. Business

- A. Hearing To Solicit Comments In Connection With The Rezoning For Property From R-15 To R-10 Located At The Corner Of Lakeside Drive And Seigler Road

Robby Moody, Senior Planner of CRPC states that this is a hearing to solicit comments in connection with the rezoning of property from R-15 to R-10 located at the corner of Lakeside Drive & Seigler Road. He states that the existing zoning for the property is R-15 which is strictly a single-family zoning category. The request by the applicant of the property, LLC wants to rezone to R-10 which also allows single family homes but expands to allow duplexes which is their proposed development for this particular subdivision. It is about 5 acres and it's currently served by City of Union water and sewer and has street frontage on Seigler Road and Lakeside Drive. Mr. Moody asked if anyone had any questions about the proposed development; the applicant is in attendance.

Ricky Smith, 125 Clarendon Place and Kendall Austin, 285 Pineland Road addressed Council. Mr. Smith states that for the last couple of years he has met with the Dean at the University on the need for student housing and he looked at several sites and entertained several properties and nothing seemed to pan out as far as sewer, water or just making things work. He further states that as they continued to look for property; they identified this site and called the owners and went ahead and purchased

the property with the intentions of building duplexes that will serve as student housing for USC-Union. They want to do a duplex style to mitigate their risk. If this student housing falls apart and if they are going to make this type of investment in the community, they want to be able to have duplexes that they can lease to anyone and that's the reason for doing duplexes vs. true student housing type building. They like the sight; all the utilities are there and they feel like it's a great location and safe for the student.

Mayor Thompson asked if anyone on Council had any questions.

Mayor Pro Tem Garner asked if this project goes forward, will their first attempt be to fill it with students; it wouldn't be a mix.

Mr. Smith states that they have designed the floor plan to accommodate students but then again it can be used for single family.

Councilmember Anthony made the statement that it is only a couple miles from the University.

Mr. Smith states that it is less than a mile and a half.

Councilmember Morgan states that her understanding is that the Dean is very much in favor of this particular site and what is the estimated completion date.

Mr. Smith states that he and the Dean have met on several occasions and he has been to the site; he is very excited about it. He supports it. The estimated completion date is the first of next year.

Councilmember Sloss asked how many units will there be.

Mr. Smith states that right now he is not sure. It depends on demand but right now it's either three or four. He states that they will market these properties via link of the USC web-site.

Mayor Thompson asked if anyone from the general public wanted to comment.

David Patterson, 505 Seigler Road addressed Council. He states that he has been living there since 1979. Mr. Patterson states that he moved in this area not to move in with apartment complexes moving in. He states that it was designed for single families and he would like for it to continue to be that way. He realizes that there is a larger enrollment with the college which he is glad to see but he doesn't think that it's going to continue to be a college. He feels that with government cuts, it may close and then what would happens to the student housing. Mr. Patterson further states that there is already low income on the other end of that road which is the Barnado Road. Mr. Patterson reiterated that he moved into that location because of single family housing. He states that he is against student housing being located there and there are other locations such as the old high school property; the college students can walk to school. He states that the traffic is already heavy on Seigler Road and he opposes student housing in that location.

Libby Oliver, 413 East Main Street addressed Council. She states that she does not oppose the idea. She thinks it's good. Although, she is not in that general area, her concern is if for some reason it does not remain student housing, is there a way to not let it become low income. Ms. Oliver states that we do not need more low income housing in this area.

Mr. Smith states that he understands Mr. Patterson's concern and he appreciates his comments. He states that first and foremost they will put a quality product on the ground. They are not building to build low income housing. As investors, they need to mitigate their risk and that's why they are doing this duplex style but they are building buildings that will be attractive; nice landscaping; concrete drives. It will be attractive to the neighborhood. They are doing granite countertop on the inside. They want to give the parent something that they can feel good about; knowing their student is living there. If something happens with the University, they don't plan to put low income housing in there. He states that right now there is not any higher end rental property in Union County. There is a need for that. He states that he does these projects in Spartanburg 4 or 5 times a year. There is a huge need there and they are taking that same model and doing it here; but the intentions first and foremost is for student housing.

Mayor Thompson thanked everyone for their comments.

3. Adjournment

Public hearing adjourned at 6:15 P.M.

Gloria J. Rogers, Municipal Clerk

Minutes approved _____ 2017