



NEIGHBORHOOD COMPATIBILITY MEETING REPORT  
SPARTANBURG HIGHWAY MEDICAL OFFICE BUILDING (25-  
23-CZD)  
NCM MEETING DATE: APRIL 29<sup>TH</sup>, 2025

PETITION REQUEST: Rezoning: Commercial Highway Mixed Use-Conditional Zoning District (CHMU-CZD)

APPLICANT/PETITIONER: John Bryant, Vice President, Operations and Support Services for UNC Health Pardee [Applicant] & Bryan Rhodes, Capital Projects Construction Manager for Henderson County Government [Owner]

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

*A Neighborhood Compatibility Meeting was held for this project on April 19<sup>th</sup>, 2025, at 2pm in the 3rd floor conference room of City Hall, 160 6<sup>th</sup> Ave. East. and via Zoom. The meeting lasted approximately 1 hour and 10 minutes.*

There were 2 members of the public in attendance in-person and 1 attended virtually. The applicant and their development team were present as were 3 members of City staff.

Staff gave the formal introduction and a brief overview of the request.

There were 0 pre-submitted public comments.

The development team presented their project proposal for the 42,520 square foot medical office building.

Concerns and questions from the public related to:

- The type of medical services that would be provided.
- Whether or not behavioral health programs would be incorporated into the development.
- How the open space along Spartanburg highway would be maintained and landscaped.
- The Duke Energy transmission line easement impacts on the project.
- Drainage, stormwater and the blueline stream shown on the USGS maps were discussed.
- It was noted that Pardee is an incredible asset to our community.
- Funding for the project and Henderson County's involvement.

*Full minutes from the Neighborhood Compatibility Meeting and pre-submitted public comments are available for review by request.*