



NEIGHBORHOOD COMPATIBILITY MEETING REPORT
SPARTANBURG HIGHWAY MEDICAL OFFICE BUILDING (25-
23-CZD)
NCM MEETING DATE: APRIL 29TH, 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 19th, 2025, at 2pm in the 3rd floor conference room of City Hall, 160 6th 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.