



The City of Spartanburg Planning Commission

AGENDA

August 17, 2023, at 5:30 P.M.
City Hall Council Chambers
145 W. Broad Street – Spartanburg, SC 29306

(Please Note: Items as they appear on the docket may or may not be considered in the order as they are presented. The Chair will announce any changes after the roll call)

- I. Call to Order.**
- II. Roll Call.**
- III. Freedom of Information Act Compliance** – Public notification of the Planning Commission 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.
- IV. Approval of Agenda.**
- V. Disposition of Minutes of the July 20, 2023, Meeting.**
- VI. Old Business: None.**
- VII. New Business:**
 - 1. RZC-23-011-00004 – The Planning Commission has received a request for rezoning of property located at 831 John B. White Sr. Blvd (TMS: 6-21-11-114.01) currently zoned R-12 (General Residential District) to be assigned a new zoning designation of LOD (Limited Office District) to accommodate an office on the site. Owner/Applicant: Jaymar Group, LLC.
 - 2. RZC-23-011-00005 – The Planning Commission has received a request for rezoning of property located at 249 E. Blackstock Road (TMS: 6-21-13-002.00) currently zoned LOD (Limited Office District) to be assigned a new zoning designation of B-1 (Neighborhood Shopping District) to accommodate the location of the Enterprise Rental A Car. Owner: Larry O. Harmon / Applicant: Enterprise Rent A Car / Agent: Greyson Furnas; Colliers International.
- VIII. Site and Landscape Plans Approved since the July 20, 2023, Meeting:**
Site Plan Approval – Lay Down Yard – 220 W. Landford Street
- IX. City Council Updates since the July 20, 2023, Meeting:**
City Council Annexation Approval – Mixed Use Development – 1017 Florida Avenue
- X. Staff Announcements.**
Comprehensive Plan Update
- XI. Adjournment.**

For more information, please call Martin L. Livingston, Jr., AICP, CPM, Community Development Director at (864) 580-5323 or by email at mlivingston@cityofspartanburg.org.

Planning Commission Meeting Minutes

July 20th, 2023 @ 5:30 PM

City Hall Council Chambers

Board Members Present: **Dr. Phillip Stone, Reed Cunningham, Warwick Spencer, Jemar Brown, Santiago Mariani and Lekesa Whitner.** City Staff Present: **Nan Zhou, City Planner II; Tia Keitt, City Planner II; Bob Coler, City Attorney, John Squires, City Engineer, Oksana Holbrooks, Administrative Assistant.**

Rolls

Ms. Whitner: Lekesa Whitner, Commissioner.

Mr. Mariani: Santiago Mariani, Commissioner.

Mr. Cunningham: Creed Cunningham, Commissioner.

Dr. Stone: Phillip Stone, Commissioner.

Mr. Brown: Jemar Brown, Commissioner

Mr. Spencer: Warwick Spencer, Commissioner.

Dr. Stone: Alright, it being 5:30 PM, I'm going to call this meeting of the City of Spartanburg Planning Commission to order. Today is Thursday July 20th, 2023. And my name is Phillip Stone I'm the chair of Planning Commission and I will be residing over this hearing this evening. Freedom of Information Act Compliance public notification of this meeting has been published, posted, and mailed in accordance 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. Whitner seconded by Mr. Mariani, the agenda for the meeting was approved, by a vote of 6 to 0.

Ms. Whitner: I make a motion we approve the agenda.

Mr. Mariani: Second.

Dr. Stone: Moved by Ms. Whitner, seconded by Mr. Mariani to approve the agenda. All in favor say aye.

Attendees: Aye.

Dr. Stone: Any opposed? The agenda is approved. We have minutes from the June 15th, 2023 meeting are in your packet. Did anyone have any corrections, additions? If not I will entertain a motion?

Approval of Meeting Minutes for June 15th, 2023

On a motion by Mr. Cunningham seconded by Mr. Brown, the minutes of the meeting of June 15th, 2023, was approved by a vote of 6 to 0.

Mr. Cunningham: I move the agenda is accepted and approved.

Mr. Brown: Second

Dr. Phillip: Moved by Mr. Cunningham seconded by Mr. Brown to approve the minutes. All in favor say aye.

Attendees: Aye.

Dr. Phillip: Any opposed? Alright, they are approved.

Old Business: None.

New Business:

The Planning Commission has received a request for rezoning of property located at Barritt Avenue / W.O. Ezell Blvd. (TMS: 6-21-02-115.00) currently zoned R-6 Live Work (General Residential – Live Work District) to be assigned a new zoning designation of R6-PDD (General Residential – Planned Development District) to accommodate the proposed El Dorado Townes residential development on the site. Owner: Marclar Investments Inc. / Applicant: Gordon Ray; Piedmont Construction / Agent: Erik Horton; BlueLine Consulting.

Dr. Stone: Ms. Keitt I believe you're going to present.

Ms. Keitt: I am.

Dr. Stone: Do you swear to tell the truth?

Ms. Keitt: I do.

Dr. Stone: Please tell us about this project.

Developer, Gordon Ray, has hired a civil engineering firm to develop a site plan to include 33 townhomes. The site is currently zoned R-6 Live/Work, which requires a minimum lot width of 50 ft., both on and not on the radius of a Cul-De-Sac. The site is approximately ± 5.75 acres, but only ± 3.6 acres will be disturbed, as the eastern / lowest portion of the site is in a flood zone, making this part of the site undevelopable and should not be disturbed.

In order to increase the number of housing units, the developer has decided to apply for the R-6 PDD – Planned Development District. As a PDD, the developer will have flexibility in determining the lot size and can be creative in designing the future subdivision with a challenging topography characterized by steep slopes and flood zones.

REQUIRED FINDINGS

507.4 Rezoning and Standards Necessary for Project Approval.

The Planning Commission shall consider the proposed planned development district in the same manner they review zone changes. In addition they shall review the submitted plans to determine conformity with the standards established by this Section, so as to achieve a maximum of coordination between the proposed development and the surrounding uses, the conservation of woodlands and the protection of water courses from erosion, siltation and pollution as required in Section V, 501.12 of this Ordinance. To these ends the Planning Commission and City Council shall consider the location of buildings, parking areas and other features with respect to the topography of the area and existing features such as streams and large trees; the efficiency, adequacy, and safety of the proposed layout of internal streets and driveways; the adequacy and location of usable open space provided; the adequacy, location and screening where required; if the planned development district is consistent with the Comprehensive Plan; if the planned development district can be planned and developed to harmonize with any existing or proposed development in the area surrounding the project site, and such other matters as the Planning Commission and the City Council may find to have a material bearing upon the standards of this Section and the objectives of the Planned Development District Zone Regulations.

The City of Spartanburg requires Rezoning applications to meet criteria outlined in the Zoning Ordinance and the Planning Commission must make the following findings of reasonable conformance in order to recommend a change of zoning. Staff offers the following analysis relating to each of these required findings:

Staff offers the following analysis relating to each of these required findings:

ANALYSIS OF REQUIRED FINDINGS

The Zoning Ordinance enables Council to change the Zoning Ordinance or Map following public notice and hearing. The Planning Commission reviews and recommends action on proposed zoning changes at its regularly scheduled meetings. The following comments are based on established criteria:

1. **Consistency (or lack thereof) with the Comprehensive Plan** –

This parcel cautiously borders designated greenspace, and the engineer is making sure to avoid encroaching upon existing floodzones. The 2004 Comp. Plan FLUM- Future Land Use Map (image enclosed) defines this area as **Low Density Residential** and identifies housing types surrounding W.O. Ezell Blvd. and Blackstock Rd:

The protection of stable residential neighborhoods is a primary goal of the plan...Spartanburg has not been successful at attracting middle income households over the past several years. Between 1990 and 2000, the population of the City has declined while the county has grown by 12%. More specifically, the growth in the county has been in single family and mid to upper income households, meaning that the City is becoming increasingly the place of residence of lower income families and apartment dwellers. While the accommodation of these groups is seen as a responsibility of the City, the [2004 Comp Plan] lists the attraction and retention of a wide spectrum of household types as desirable.

The not yet approved 2023 Draft Comprehensive Plan – Growth & Conservation Map identifies this area as **G-2 Neighborhood Infill Growth Sector**. Neighborhood Controlled Growth Sectors are areas that are developed with low- to medium-density neighborhoods that should remain “as is”. These neighborhoods are defined by conventional suburban development patterns of primarily detached single-family houses, with a limited number of multi-family, commercial, and civic uses. There may be some limited opportunities for infill in this Sector, which should be at a scale and character compatible with surrounding development.

The proposed residential development is consistent with the 2004 & Draft 2023 Comprehensive Plan.

2. **Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood** –

The present zoning of the site is residential as a Live/Work Zoning District. This district allows for the expansion of the Home Occupation to not exceed 50%, whereas, per Section 302.6 Home Occupations, the floor area used for the home occupation shall not exceed 20%. The parcel is surrounded by a mix of uses, flood zones, B-1 Neighborhood Shopping District, R-15 single family zoning, as well as the Girl Scouts of the Piedmont, Camp Mary Elizabeth Lodge, which is just over 56 acres of greenspace. The proposed development would be situated behind the W.O. Ezell corridor, and nestled between the rear of the Texas Roadhouse restaurant and the northern portion of the Girl Scout’s property.

requirements are met (sewer, water, stormwater, setbacks, landscaping and buffering, parking, etc.).

3. *Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment* –

The developer is concentrating the development towards the western portion / higher elevation of the site and considers the site suitable for development. The preliminary site plan follows the the zoning setback requirements and meets the the 50' right-of-way street guidelines. In the Site Plan Review process, City Departments will have the opportunity to review the site plans in depth to determine site suitability. Per Section 507: Planned Development Districts, the developer will be required to meet minimum lot requirements, setback and parking, greenspace, bufferyard and pedestrian circulation. Also, Spartanburg Sewer & Water (SSW) will be a part of the site plan review process. The developer and engineer may have already begun working with SSW.

4. *Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment* –

Currently, as a vacant lot this parcel is undeveloped land with a residential zoning district. Given the topography and site limitations, even an eager housing developer would shy away from the potential this location has to offer (which Staff has witnessed). The R-6 Live/Work zoning designation would allow for a creative housing stock, but the property owner / housing developer would like a site layout the garners the highest use of the site, therefore, fitting in the maximum number of dwellings on the site. As an R-6 PDD well developed site with a quality housing stock, the marketability of the property could increase dramatically with the proposed 33 units.

5. *Availability of sewer, water and storm water facilities generally suitable and adequate for the proposed use* –

During the pre-application meeting the Public Works Director was able to provide the engineer and developer some history of the site, including grading challenges met by previous owners / contractors. Given that the property is in the city (as opposed to being annexed into the city) and surrounded by city parcels, sewer, water and storm water facilities are available and suitable for the proposed development.

STAFF'S ANALYSIS & RECOMMENDATION

According to Section I Adoption and Interpretation of the City Of Spartanburg Zoning Ordinance, § 105 Purpose, "The purpose of the zoning ordinance is to implement the land use element of the comprehensive plan for those purposes set forth in S.C. Code § 6-29-710." This S.C. Code section states that the "Zoning ordinance must be for the general purposes of guiding development in accordance with existing and future needs and promoting the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare" of properties inside the City Limits.

One of the reasons for the Comprehensive Plan and City Zoning Ordinance is to have zoning classifications that allow certain uses in conjunction with adjacent properties that may be considered "less intense" uses. For this reason, the purpose is to protect the less intense uses from adverse impacts on their property with regard, but not limited to, noise and/or light pollution, traffic congestion, and any other adverse impact that a higher intense use could cause on a surrounding less intense use.

WRITTEN PUBLIC COMMENTS

44 Public Notices were sent to property owners within a 400 ft. radius of subject properties. A Planning Informational meeting was held on Wednesday, July 12, 2023, at 5:30 PM at the City

Council Chamber to discuss the zoning designation request and to address any comments and concerns. No one from the community came to the meeting. At the time of this Staff Report, only one person has called to inquire about the rezoning request.

FUTURE PROCESS

Under State law, if the Planning Commission recommends approval of this application, staff will schedule the matter for another public hearing and **First Reading of Ordinance by City Council on Monday, August 14, 2023**. If the matter receives first reading approval, it will then go before the City Council for **a Second and Final Reading on Monday, August 26, 2023**. The public hearings will be publicly noticed.

If the Planning Commission recommends against the application, the negative recommendation will be forwarded to the City Council. In this case, a public hearing before the City Council will be conducted only if the applicant submits a written request within a two week period following the Planning Commission's action.

On July 20, 2023, the Planning Commission may act to support or oppose the application, with or without changes to the proposal. The Commission could also continue the matter if additional information, testimony or dialogue is deemed necessary.

Applicant:

Gordon Ray; Piedmont Construction
Erik Horton; BlueLine Consulting

Public Comments:

Gordon Ray, 154 Heartleaf Way, Chesness, SC 29323.
Todd Sinclair, 226 N Lake Emory Dr, Inman, SC 29349.

Discussion:

The distance- is it appropriate, were the residence notified violation of covenant restrictions in connection with Woodland Heights. City Attorney, Bob Coler will look into to confirm, but stated this shouldn't effect this location and property. City Engineer, John Squires states, Stormwater and infrastructure that's planned is adequate and meets all city standards. The maintenance, floodplain and access/egress lotions of the project site. The scope of project being in a great location, providing housing for the city, it's in medium price range for townhomes, making a great use of a challenging land, bringing more people to the city.

A motion was made by Mr. Cunningham, seconded Mr. Brown the request for rezoning for the proposed project was approved to with a vote of 6-0.

The meeting was adjourned at 6:25 PM.

Dr. Phillip Stone, II, Chairman



City of Spartanburg

Planning Department

Application for Zoning Map Amendment

RZ-23-011-00004

<u>LANDOWNER</u>	<u>APPLICANT</u>	<u>AGENT</u>
Jaymar Group, LLC 735 Bridwell Rd. Travelers Rest, SC 29690	Jaymar Group, LLC 735 Bridwell Rd. Travelers Rest, SC 29690	N/A

<u>PARCEL DATA</u>	
- Tax Map ID: 6-21-11-114.01 - Address: 831 John B White Sr. Blvd. - Existing Zoning Districts: R-12, General Residential District - Proposed Zoning District: LOD (Limited Office District)	Overlay District: N/A

APPLICATION SUMMARY

The Planning Commission has received a rezoning request of a property located at 831 John B White Sr. Blvd. (TMS: 6-21-11-114.01) from the current zoning R-12, General Residential District, to LOD, Limited Office District to accommodate the development of an office. **Owner / Applicant: Jaymar Group, LLC.**

The project site is an approximately 31,623 square foot parcel located at 831 John B White Sr. Blvd. The parcel borders John B White Sr. Blvd to the north and Wildwood Dr. to the west. The applicant has requested approval of rezoning from a residential zoning designation of R-12, General Residential District, to a commercial zoning designation of LOD, Limited Office District.

Across from the project site are Windsor House Assisted Living facility that currently has a zoning designation of LOD, Limited Office District, and Hatcher Garden and Woodland Preserve that currently has a zoning designation of GID, General Institutional District. Majority of properties to the west and east side of the project site are zoned for LOD, Limited Office District. Properties to the south are residentially zoned neighborhoods of R-12, General Residential District.

REQUIRED FINDINGS

Historically, the City of Spartanburg has required rezoning applications to meet certain criteria and the Planning Commission must take the following findings of reasonable conformance in order to recommend a selection or designation of zoning:

Staff offers the following analysis relating to each of these required findings:

ANALYSIS OF REQUIRED FINDINGS

The Zoning Ordinance enables Council to change the Zoning Ordinance or Map following public notice and hearing. The Planning Commission reviews and recommends action on proposed zoning changes at its regularly scheduled meetings. The following comments are based on established criteria:

1. **Consistency (or lack thereof) with the Comprehensive Plan** – The 2004 Comprehensive Plan Future Land Use Map has this portion of the John B White Sr. Blvd. corridor as a Limited Activity Center. The 2004 Comprehensive Plan states that “This segment of the John B White Sr. Blvd. (Central Section) contains less dense development and the dominant land use is low density residential, though some offices, a school and several churches are also present. This area has experienced a residential-to-office transition over the past several years. Most of the businesses along this portion of the corridor are small office complexes. Traffic volume in this section of the corridor is lower than in the eastern and western portions of the John B White Sr. Blvd. Recommendations of this portion of the John B White Sr. Blvd are establishing this portion of the corridor as a Limited Activity Center. This continues the City’s successful practice of accommodating professional office and other low intensity commercial and civic uses, while preserving the relatively non-congested character of the area and limiting impacts on nearby residential neighborhoods. On balance, allowing the remaining single family homes to become other uses will produce a desirable outcome.” Thus, the proposed use for this parcel can be interpreted as consistent with the Comprehensive Plan and the Future Land Use Map with a LOD, Limited Office District request.

The 2023 City of Spartanburg Final Draft Comprehensive Plan lists this portion of John B White Sr. Blvd. as G-4 Corridor Infill Growth Sector. According to the draft document “These sectors are areas that are generally located along transportation corridors, connecting activity centers and destinations in the City. These Sectors are mostly developed but still contain underutilized parcels. Most are defined by a conventional, auto-oriented suburban pattern of primary commercial development. Some of the larger, deeper parcels in this sector may allow for a change in the pattern of development and the addition of multi-family and mixed-use buildings. New development, redevelopment, or the reuse of existing land and buildings should be encouraged to better meet the local goal of achieving more walkable and bikeable corridors and neighborhoods. Some portions of these sectors should be rezoned to character-based districts.” Due to the nature of the John B White Sr. Blvd. corridor, encouraging and supporting compact, mixed-use development that responds to the wants and needs of residents, workers, students, and visitors are recommended.

2. **Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood** – The present characters of the adjacent surrounding properties along John B White Sr. Blvd. are primarily office/less dense commercial uses that are zoned for Limited Office District and institutional uses (Hatcher Garden) that is zoned for General Institutional District. The proposed zoning designation of Limited Office District would be consistent with other adjacent properties and uses to the north, west, and east side of the project site along the main corridor of John B White Sr. Blvd. The south side of the project site is bordering R-12 residential neighborhoods. The proposed zoning request of Limited Office District is not currently compatible with the residential uses to the back.

The zoning ordinance considers LOD, Limited Office District as “....districts are established to provide for office uses, including offices which have contact with the general public, but which do not conduct sales of merchandise on the premises. It is intended that this district will develop that will insure compatibility with residential districts.”

3. **Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment** – If the proposed amendment of the zoning classification from R-12, General Residential District, to LOD, Limited Office District is granted, it will accommodate the proposed use of an office development. The proposed use may not require a Site Plan review process if the business owner decides to remain the property as is with some interior renovations. However, if the contract amount of the site and/or building improvements filed with the Building Official for which a building permit is required exceeds 50% of the current market value based on the Spartanburg County Tax Assessor’s record, then all portions of an existing property shall be retrofitted to meet the requirements of the Zoning Ordinance. The site plan process allows City staff to provide feedback on the proposal site plan, ensuring that all site requirements are met (setbacks, landscaping and buffering, parking, etc.)

4. **Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment** – The marketability of the property would likely increase with the proposed zoning change from residence to office development. The proposed zoning change will allow for commercial uses, office, institutional/public and quasi-public uses, and residential uses.

However, with the change of use from R-12, General Residential District, to LOD, Limited Office District, the off-street parking for the proposed use needs to be in compliance with the City of Spartanburg Section 504 Off-Street Parking and Loading Requirement according depending on the use.

5. **Availability of sewer, water and storm water facilities generally suitable and adequate for the proposed use** – Both water and sanitary sewer services are available to this site. The site will be reviewed by City staff during the Site Plan review process including, Planning, Building, Water, Streets and Stormwater, for compliance with applicable regulations. The applicant is required to submit an application for site plan review.

STAFF’S ANALYSIS & RECOMMENDATION

According to Section I Adoption and Interpretation of the City Of Spartanburg Zoning Ordinance, § 105 Purpose, “The purpose of the zoning ordinance is to implement the land use element of the comprehensive plan for those purposes set forth in S.C. Code § 6-29-710.” This S.C. Code section states that the “Zoning ordinance must be for the general purposes of guiding development in accordance with existing and future needs and promoting the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare” of properties inside the City Limits.

One of the reasons for the Comprehensive Plan and City Zoning Ordinance is to have zoning classifications that allow certain uses in conjunction with adjacent properties that may be considered “less intense” uses. For this reason, the purpose is to protect the less intense uses from adverse impacts on their property with regard, but not limited to, noise and/or light pollution, traffic congestion, and any other adverse impact that a higher intense use could cause on a surrounding less intense use.

Based on the above findings, staff recommends that should the Planning Commission approve this request that the property be rezoned from R-12, General Residential District to LOD, Limited Office District. The zoning designation would be conforming to the existing land use patterns and uses.

WRITTEN PUBLIC COMMENTS

Notices were sent to property owners within a 400 ft. radius of subject properties. A total of 40 Notices were sent to property owners of which 4 were mailed certified mail. A Planning Informational meeting was held on Wednesday, August 9, 2023, at 5:30 PM at the City Council Chamber to discuss the zoning designation request and to address any comments and concerns.

FUTURE PROCESS

Under State law, if the Planning Commission recommends approval of this application, staff will schedule the matter for another public hearing and First Reading of Ordinance by City Council on Monday, September 11, 2023. If the matter receives first reading approval, it will then go before the City Council for a Second and Final Reading on Monday, September 25, 2023. The public hearings will be publicly noticed.

If the Planning Commission recommends against the application, the negative recommendation will be forwarded to the City Council. In this case, a public hearing before the City Council will be conducted only if the applicant submits a written request within a two week period following the Planning Commission's action.

On August 17th, 2023, the Planning Commission may act to support or oppose the application, with or without changes to the proposal. The Commission could also continue the matter if additional information, testimony or dialogue is deemed necessary.

ATTACHMENTS:

- 1)APPLICATION
- 2)CASE PHOTOS
- 3)ZONING MAP / SITE MAP

PREPARED BY:

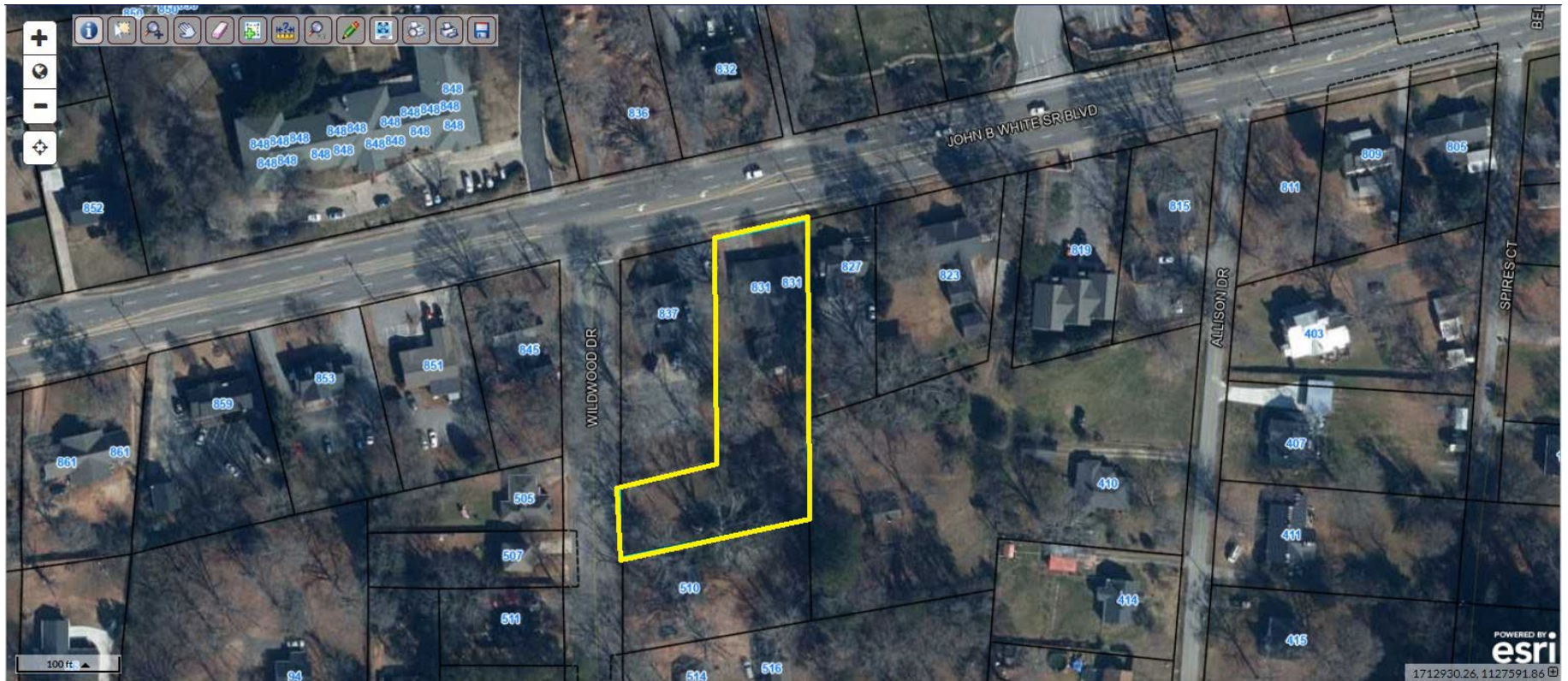


Nan Zhou
Planning Staff

August 8, 2023

DATE

PROJECT SITE MAP – 831 John B White Sr. Blvd



ZONING MAP – 831 John B White Sr. Blvd



SITE PHOTOS – Front



SITE PHOTOS – Left Side



SITE PHOTOS – Right Side



SITE PHOTOS – Property to the Left Side of the Project Site



SITE PHOTOS – Property to the Right Side of the Project Site



SITE PHOTOS – Rear of the Property



SITE PHOTOS – Rear View of the Property



SITE PHOTOS – View Across from the Project Site



SITE PHOTOS – Property Directly Across from the Project Site on John B White Sr. Blvd.



SITE PHOTOS – View Across from the Project Site on John B White Sr. Blvd.



SITE PHOTOS – Properties to the Left Side of the Project Site



SITE PHOTOS – Properties to the Right Side of the Project Site





City of Spartanburg
Planning Department

Application for Rezoning Designation

RZC 23-0110005

<u>LANDOWNER</u>	<u>APPLICANT</u>	<u>AGENT</u>
Larry O Harmon 180 Emerald Dr. Campobello, SC 29322	Greyson Furnas 145 W. Main St. Spartanburg, SC 29306	Greyson Furnas 145 W. Main St. Spartanburg, SC 29306

<u>PARCEL DATA</u>	
▪ Tax Map ID / Address / Zoning District 6-21-13-002.00 / 249 E. Blackstock Rd. / 1.5. acres ▪ Current Zoning District: LOD – Limited Office District ▪ Proposed: B-1 Neighborhood Shopping District	Overlay District: ▪ n/a Easements ▪ Duke Power

APPLICATION SUMMARY

The owner of **249 E. Blackstock Road** is requesting to rezone the parcel from LOD – Limited Office District to B-1, Neighborhood Shopping District. Enterprise Rent-A-Car would like to relocate to 249 E. Blackstock Road from their current location, 238 E. Blackstock Rd. However, as an LOD zone, auto rental is not a permitted use.

Per the City of Spartanburg Zoning Ordinance, car rental businesses are premitted in **B-1 zoning districts** if : (1) no more than ten car can be parked on the property at one time; (2) no more than five trucks can be parked on the property at one time. No truck shall have more than two axles nor have a gross vehicle weight exceeding 32,000 lb.; (3) only trailers utilized for transporting a single car can be located on the property. The B-3 (and higher) zoning districts allow for auto rentals when the onsite inventory exceeds the limited requirements in B-1.

Planning Staff, hesitant to suggest a B-3 property to border the neighboring residential zoning district, suggested the applicant apply for the B-1 zoning designation, followed by an application to the Board of Zoning Appeals, where Enterprise Rent-A-Car could appeal the restrictions of the B-1 zoning to accommodate their inventory. Per Section 603.3, **an Appeal may be granted** *when strict application of the provisions of the ordinance would result in unnecessary hardship*. Per Section 603.3A: A variance may be granted in an individual case of unnecessary hardship if the board makes and explains in writing the following findings:

- (a) There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- (b) These conditions do not generally apply to other property in the vicinity;
- (c) Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
- (d) The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.
- (e) In granting a variance, the board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare;

In order to keep the land use to a low-medium intensity, B-1 is the lowest use that can accommodate the proposed business. Staff believes the Appeal process, though lengthy and time consuming, can enable the proposed land use and offer some protection adjoining properties. The B-1 zoning designation can create opportunities for neighborhood friendly businesses, whereas B-3 zoning would open this site to higher intensity uses that can become a nuisance to residential communities. Moreover, the existing easement (enforced by Duke Power) drastically minimizes the

erection of structures, including buildings, fences and tree plantings. Given the size of the easement, the site is strictly limited and forces the property owner / business to function at its current layout. Map of easement provided at end of staff report. Below is a snippet of Section 301: District Use Regulations showing permitted uses.

Section 301 to 303: District Use Regulations

A. COMMERCIAL USES (CONTINUED)	GID	LOD	LC	B-1	B-3	B-4	I-1	I-2
17. Auto, Rental – rental of cars, trucks, and trailers with inventory is limited as follows: (1) no more than ten car can be parked on the property at one time; (2) no more than five trucks can be parked on the property at one time. No truck shall have more than two axles nor have a gross vehicle weight exceeding 32,000 lb.; (3) only trailers utilized for transporting a single car can be located on the property and no more than five trailers at one time				P				
18. Auto, Rental					P	P	P	P

REQUIRED FINDINGS

605.3 Duties of City Planning Commission.

The jurisdiction, powers and duties of the City Planning Commission are enacted under the Municipal Planning Enabling Legislation from S.C. Code Ann., Title 6, Chapter 29, §6-29-310, et seq. The City Planning Commission shall consider proposed amendments to [the City of Spartanburg Zoning] Ordinance at its regularly scheduled meetings.

The City of Spartanburg requires Rezoning applications to meet criteria outlined in the Zoning Ordinance and the Planning Commission must make the following findings of reasonable conformance in order to recommend a change of zoning. Staff offers the following analysis relating to each of these required findings:

ANALYSIS OF REQUIRED FINDINGS

The Zoning Ordinance enables Council to change the Zoning Ordinance or Map following public notice and hearing. The Planning Commission reviews and recommends action on proposed zoning changes at its regularly scheduled meetings. The following comments are based on established criteria:

1. Consistency (or lack thereof) with the Comprehensive Plan –

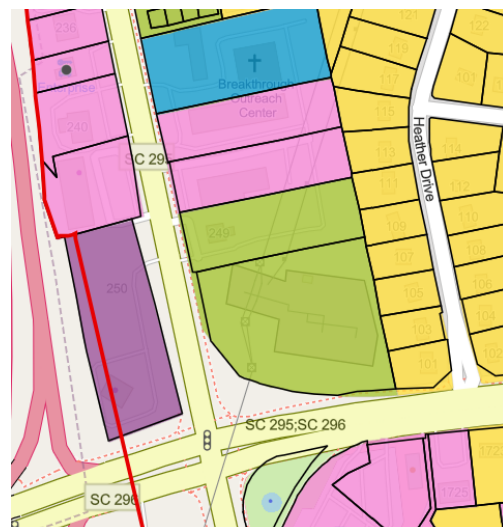
The proposed land use is consistent with the comprehensive plan. Per the 2004 Comp Plan, this particular parcel can be considered either Core Activity or General Activity. B-2 is not a current Zoning District in Spartanburg, but is recognized in the 2004 Comprehensive Plan.

General Activity Center	Intended to be a general commercial area, serving a neighborhood or regional market; to contain a wide variety of commercial, repair, service and office uses. Public, civic and recreational uses are compatible with a General Activity Center.	LOD
		LC
		B-1
		B-3
Core Activity Center	This is the designation for the City's Central Business District. The area is intended for a wide variety of land uses that will create a vital, quality, well-rounded atmosphere for downtown. Desired activities include fully enclosed retail commercial, office-service, public, civic, cultural, and residential.	B-2

The Growth & Conservation Map of the 2023 Comprehensive Plan designates this area as Corridor Infill Growth. Map provided at the end of the staff report.

2. **Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood –**

The site is situated between a B-1 and an LOD zoning district, so the requested B-1 Zoning would be compatible with the present zoning districts of nearby properties. Across the street from the property is an existing used car dealership, which indicates a car rental business is a conforming use to nearby properties. Moreover, Enterprises' current location (238 E. Blackstock) is less than half a mile from the proposed location. East Blackstock Road is a busy commercial corridor so an auto rental business fits into the character of East Blackstock Rd.



3. **Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment –**

238 E. Blackstock Rd. might be an ideal location for a car rental business. The rear portion of the site can offer space for activities that need to take place, including parking additional cars, space to clean vehicles and any other services necessary for a successful car rental business.

4. **Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment –**

B-1 increases the options for land use, all of which includes LOD permitted uses. The marketability of the property should not be impacted by the proposed rezoning of the site. The site is already limited because of the Duke Power easement that covers about a third of the property, which would impact the marketability more than the rezoning.

5. **Availability of sewer, water and storm water facilities generally suitable and adequate for the proposed use –**

The property is in the city and surrounded by city parcels. Sewer, water and storm water facilities are available and suitable for the proposed development.

STAFF'S ANALYSIS & RECOMMENDATION

According to Section I Adoption and Interpretation of the City Of Spartanburg Zoning Ordinance, § 105 Purpose, "The purpose of the zoning ordinance is to implement the land use element of the comprehensive plan for those purposes set forth in S.C. Code § 6-29-710." This S.C. Code section states that the "Zoning ordinance must be for the general purposes of guiding development in accordance with existing and future needs and promoting the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare" of properties inside the City Limits.

One of the reasons for the Comprehensive Plan and City Zoning Ordinance is to have zoning classifications that allow certain uses in conjunction with adjacent properties that may be considered "less intense" uses. For this reason, the purpose is to protect the less intense uses from adverse impacts on their property with regard, but not limited to, noise and/or light pollution, traffic congestion, and any other adverse impact that a higher intense use could cause on a surrounding less intense use.

Based on the above findings, staff recommends approval to rezone the parcels to B-1 Neighborhood Shopping zoning district.

WRITTEN PUBLIC COMMENTS

30 Public Notices were sent to property owners within a 400 ft. radius of subject properties. A Planning Informational meeting was held on August 9, 2023, at 5:30 PM at the City Council Chamber to discuss the zoning designation request and to address any comments and concerns. A representative from Breakthrough Church (235 E. Blackstock Rd.) attended the meeting and shared that members from the church park at the property in question. Apparently there is a driveable pathway that allows the church to offer shuttle services to attendees who park on the lot in question (249 E. Blackstock Rd.). The church is disappointed that they would lose access to the lot, and will reach out to the owner. The church representative also shared that Enterprise will use their lot to park cars when there is an overflow at the current location.

FUTURE PROCESS

Under State law, if the Planning Commission recommends approval of this application, staff will schedule the matter for another public hearing and **First Reading of Ordinance by City Council on Monday, September 11, 2023.** If the matter receives first reading approval, it will then go before the City Council for a **Second and Final Reading on Monday, September 25, 2023.** The public hearings will be publicly noticed.

In anticipation of the rezoning request being approved, the applicant could go before the BZA during the October meeting. The Appeal application will have to be submitted to the Planning Department by **September 18th** to be on the agenda for the **October 10th meeting.** The next meeting will be November 14th, where the application will have to be submitted by October 23rd.

If the Planning Commission recommends against the application, the negative recommendation will be forwarded to the City Council. In this case, a public hearing before the City Council will be conducted only if the applicant submits a written request within a two week period following the Planning Commission's action.

On **August 17, 2023**, the Planning Commission may act to support or oppose the application, with or without changes to the proposal. The Commission could also continue the matter if additional information, testimony or dialogue is deemed necessary.

ATTACHMENTS:

- 1)APPLICATION
- 2)CASE PHOTOS
- 3)ZONING MAP / SITE MAP

PREPARED BY:

Tia Keitt

Tia Keitt, AICP
Planning Staff

August 11, 2023

DATE

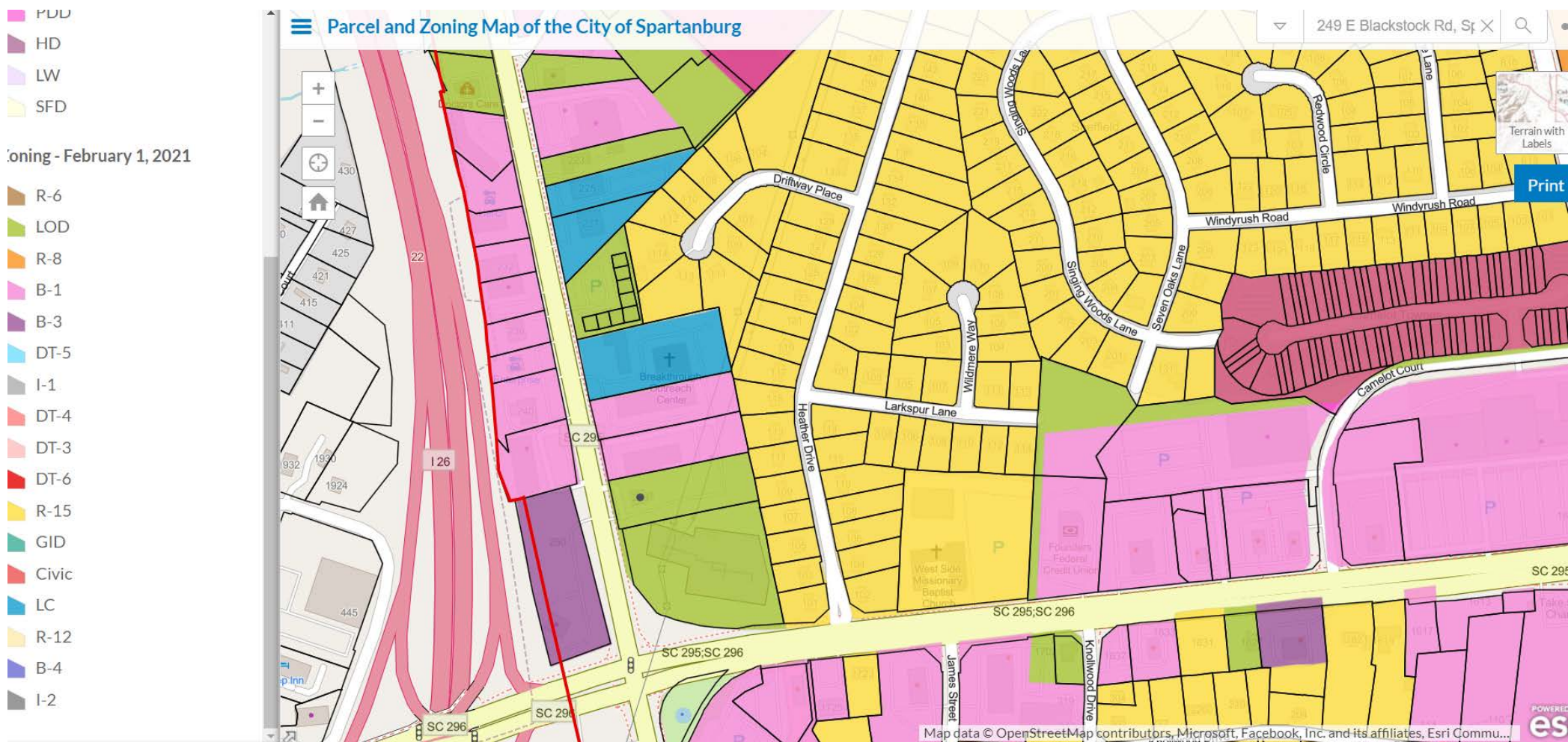
PROJECT SITE MAP



PROJECT SITE MAP W/ DUKE POWER EASEMENT



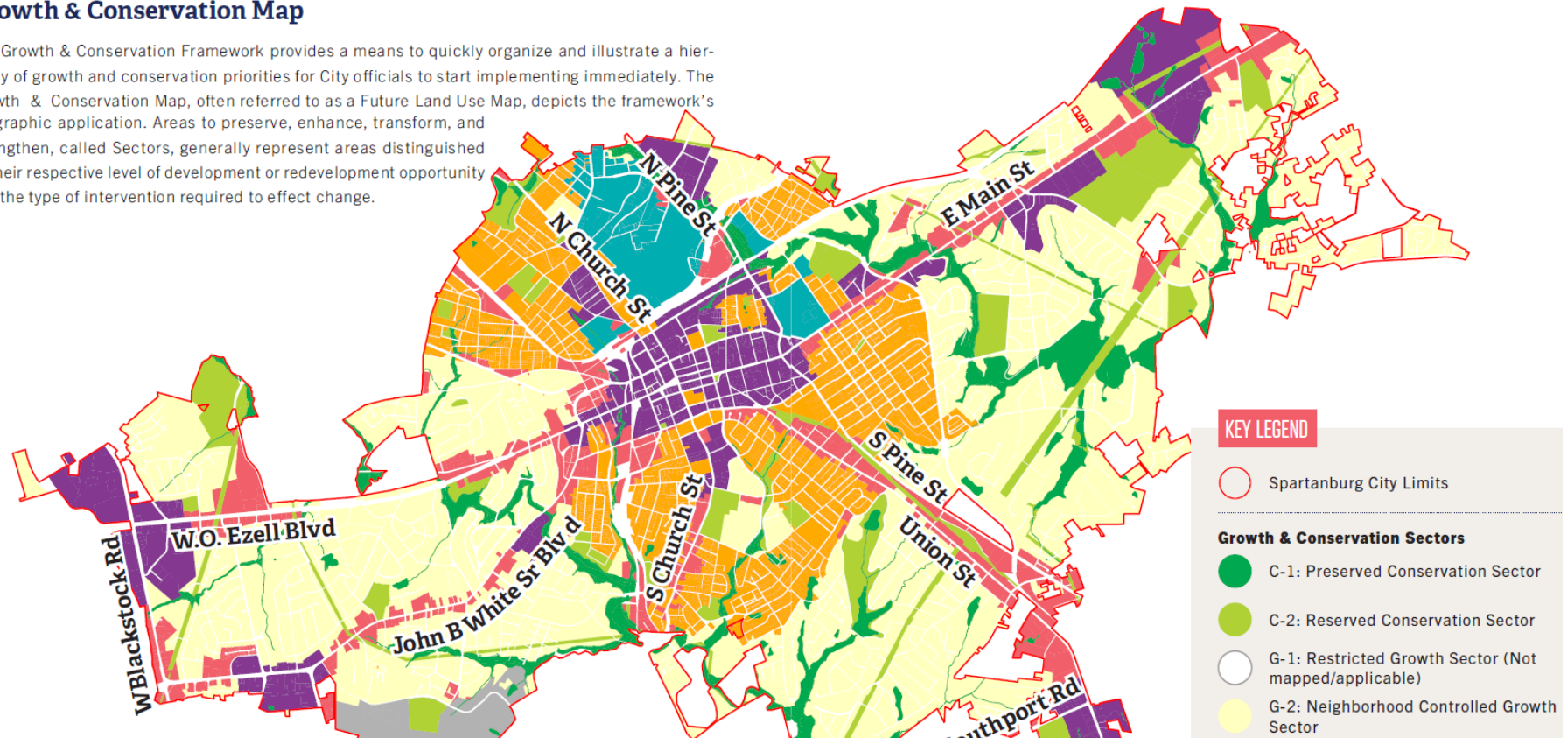
ZONING MAP



GROWTH & CONSERVATION MAP – UP CLOSE

Growth & Conservation Map

The Growth & Conservation Framework provides a means to quickly organize and illustrate a hierarchy of growth and conservation priorities for City officials to start implementing immediately. The Growth & Conservation Map, often referred to as a Future Land Use Map, depicts the framework's geographic application. Areas to preserve, enhance, transform, and strengthen, called Sectors, generally represent areas distinguished by their respective level of development or redevelopment opportunity and the type of intervention required to effect change.



2004 COMPREHENSIVE PLAN MAP

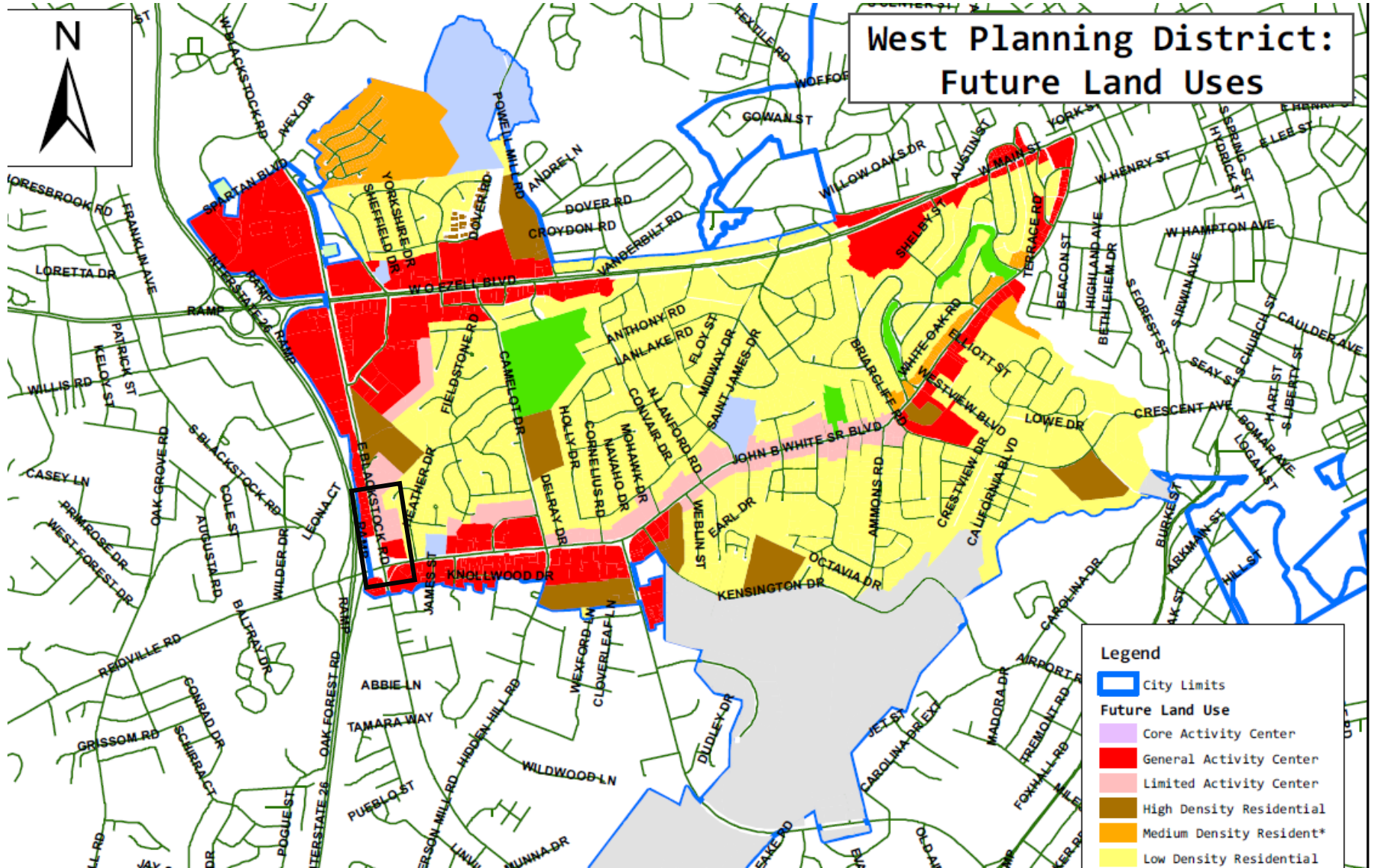










Table LU1

Comprehensive Plan, Future Land Use Categories City of Spartanburg		
Land Use Category	Description	Recommended Zoning Classifications
Low Density Residential	Intended primarily for single family residential use, with a density no greater than four units per acre. The only non-residential activities viewed as compatible with the Low Density Residential classification are low intensity public uses, including parks, recreation areas, schools, and churches.	R-15/R-12
Medium Density Residential	Intended for primarily single family, cluster home, and low intensity multi-family residential usage, with a density of four to eight units per acre. Compatible non-residential activities include low intensity public uses, including parks, recreation areas, schools and churches	R-12
		R-8
		R-8SF
		R-6
High Density Residential	Intended for multi-family and cluster home, residential use, with a density of eight units per acre or greater. The only non-residential activities viewed as compatible with the High Density Residential classification are low intensity public uses, including parks, recreation areas, schools, and churches	R-8
		R-6
Limited Activity Center	Intended for professional offices and small scale retail businesses serving a neighborhood area. Activities within a Limited Activity Center should be fully enclosed, should generate little traffic, noise, light or evening activity, and should be compatible with adjacent residential areas. Public, civic and recreational uses are compatible with a Limited Activity Center	LOD
		LC
General Activity Center	Intended to be a general commercial area, serving a neighborhood or regional market; to contain a wide variety of commercial, repair, service and office uses. Public, civic and recreational uses are compatible with a General Activity Center.	LOD
		LC
		B-1
		B-3
Core Activity Center	This is the designation for the City's Central Business District. The area is intended for a wide variety of land uses that will create a vital, quality, well-rounded atmosphere for downtown. Desired activities include fully enclosed retail commercial, office-service, public, civic, cultural, and residential.	B-2
Industrial Compatible	Intended to accommodate both retail and wholesale businesses, as well as service and repair operations, warehousing, and manufacturing/assembly without external emissions	B-3
		B-4
		I-1
Industrial	In addition to the activities accommodated in the Industrial Compatible Districts, the area is intended to accommodate heavy manufacturing.	B-4
		I-1
		I-2
Institutional	Intended to accommodate activities associated with public or semi-public institutional uses, such as hospitals, schools, or government service centers.	GID
Open Space / Recreation	This classification shows large parks or other publicly maintained open space. Only larger areas are shown since a small facility would not impact the surrounding area.	N/A
Critical Development Area	An Area that, because of its location, size, or scale, has the potential to affect the general character of the City or significantly impact future development in the planning division in which it is located. Therefore, the Planning Commission and City Council will closely scrutinize rezoning applications in these areas to ensure that development will generate a positive impact. Planned Development zoning is encouraged to produce a quality urban design and an effective composition of uses.	N/A

USE GUIDELINES FOR ENCROACHMENTS INVOLVING TRANSMISSION EASEMENTS

Duke Energy has a property interest called an easement (or sometimes a right-of-way) in land that you own or are considering purchasing. This easement grants Duke Energy the right to use the easement area for purposes described in the easement document that is filed and recorded in the county's recorder office. This property interest stays with the land when it is bought and sold and generally is perpetual in duration. A series of easements often form a corridor in which the transmission facilities are located and access up and down the corridor is part of the reason Duke Energy obtains these rights.

Broadly stated, easements allow Duke Energy to use another person's property to construct, operate, maintain, repair, and replace electrical facilities for the transmission of high voltage power. The landowner may continue to use the easement area so long as the use is not inconsistent with the easement document or Duke Energy's use of the easement. Any incompatible use by the landowner is called an encroachment. Where an encroachment is under construction, Duke Energy will request that it be stopped and removed; where an encroachment is already installed, Duke Energy will request that it be removed. Where a landowner fails to cooperate, Duke Energy will seek legal recourse to remove the encroachment.

Electricity is a public service and subject to state and federal regulations with which Duke Energy must comply. Any use by the landowner that does or could create regulatory issues is an encroachment. Power lines in the transmission easement are uninsulated and electricity is a dangerous instrumentality. Any landowner use that increases the danger to the landowner, the public or Duke Energy in its use of the easement is also an encroachment.

Over years of designing, constructing, operating, repairing, upgrading and maintaining electric facilities in transmission easements, Duke Energy has developed an understanding of the types of uses by landowners that do, or potentially can, interfere with the easement's purposes and Duke Energy's ability to provide safe and reliable service. This guidance, which supersedes all prior versions, provides a brief overview of types of things that do, or can, interfere with Duke Energy's easement rights and thereby create encroachments.

This overview cannot address all possible situations and is intended to provide general guidance. Please contact the Asset Protection Specialist if you have additional questions or concerns about the use of the easements. Please discuss any proposed activity in the transmission easements with Duke Energy to avoid creating an encroachment or interference. The Asset Protection Specialist can assist and help avoid a subsequent need by the landowner to revise plans or remove obstructions from the easements. Engineering plans may be required by Duke Energy to fully understand any proposed use by the landowner.

By providing these guidelines, Duke Energy does not waive any rights it has in its easements or under the law. Duke Energy's concurrence that a proposed use does not constitute an interference with its easement rights does not mean that requirements of local, county, state or federal governments or other agencies with governing authority have been met.

The following are not permitted in Duke Energy's transmission easements as they interfere with Duke Energy's use of the easements for transmission of electricity by, among other things, interfering with full use the easement, interfering with existing facilities, interfering with access to the facilities, interfering with future expansion in the easement, increasing the danger to the public or those who may be required to work in the easement, creating regulatory violations and generally, making the transmission of electricity more dangerous, costly and/or unreliable: Examples include but are not limited to:

- Permanent or temporary structures and buildings, including for example, permanent or manufactured/mobile homes (and home additions and extensions), garages, sheds, satellite systems, intersections, cul-de-sacs, entrances, streets, swimming pools (any associated equipment and decking), playground equipment, graves, billboards, dumpsters, signs, wells, deer stands, retaining walls, septic systems or tanks (whether above or below ground).
- Mounding or stockpiling any material, such as spoils, dirt, logs, construction or building material, wrecked or disabled vehicles, (e.g. may create clearance and access issues and/or increases dangers in using the easement).
- Transformers, telephone/cable pedestals and associated equipment (unless specifically addressed in a joint use agreement), fire hydrants, manholes, water valves, water meters, backflow preventers & irrigation heads, (e.g. may increase the likelihood of safety hazards & access issues).

- Attachments to Duke Energy structures in the easement; (unless specifically addressed in a joint use agreement).
- Streets, roads, driveways, sewer/water lines, other utility lines or any underground facilities that run in parallel to the centerline in the easement or cross in one contiguous segment from outside edge of easement to opposing outside edge of easement, at any angle that is less than 30 degrees or greater than 90 degrees as measured from the centerline. No portion of such facility shall be located within 25 feet of Duke Energy's facilities (unless specifically addressed in a joint use agreement.)
- Fences or utilities that cross the easement in multiple segments in a non-continuous alignment from outside edge of easement to opposing outside edge of easement at any angle of less than 30 degrees or greater than 90 degrees as measured from the centerline. This generally creates an interference as the ability to access and utilize the full easement and reach facilities in the easement is substantially impaired. If a fence crosses the easement at an angle greater than or equal to 30 degrees and less than or equal to 90 degrees with the centerline, a gate (16 feet wide at each crossing) shall be installed by the landowner, per Duke Energy's specifications. Duke Energy will supply a lock. The landowner is required to install the Duke Energy lock on the gate to ensure access. The lock can be interlocked with the landowner's lock. Fences and gates that exceed 10 feet in height are prohibited because they create a clearance issue and are an interference. Fences that inhibit Duke Energy's access because they lack a gate that is at least 16 feet wide, interfere with Duke Energy's easement use.
- Grading (cuts or fill) in the easement that is closer than 25 feet to transmission facilities i.e. poles, towers, guys and anchors and/or slopes greater than 4:1 no matter where located or that otherwise change clearances or topography.
- Parking or lighting facilities which affect clearances, access or Duke Energy's ability to make full use of its easement.
- Placement of combustible materials and/or the purposeful burning of anything within the easement are inconsistent with electric facilities, the transmission of power and create safety hazards and system reliability issues.
- Any water feature in the easement, such as a detention and retention pond, stream or lake. Where a structure outside the easement causes erosion or directs storm water toward the easement or the electric facilities or access to or around the electric facilities, such structure will interfere with Duke Energy's use and must be altered to eliminate that effect.
- Incompatible vegetation above ground transmission lines - Vegetation within or outside of the transmission easement that will mature to a height or size that will pose a grow-in, fall-in, or blowing-together threat to the transmission conductor (typical maximum mature height greater than 15 feet within the transmission easement depending on location and voltage).
- Incompatible vegetation underground transmission lines - Vegetation within or outside of the transmission easement that is capable of posing a threat (e.g., root systems, etc.) to the underground transmission conductor by a) causing damage to the underground pipes / cables or b) reducing the moisture in the soil, thus altering the thermal properties of the surrounding soil / backfill and thereby negatively impacting the cable ampacity rating (typical maximum mature height within the easement - greater than 3 feet depending on location and voltage).
- Incompatible vegetation for safe and reliable operation and access on all transmission lines - Vegetation that will limit or block access, limit the safe and reliable operation, emergency restoration, or maintenance of the transmission facilities, limit the full use of the transmission easement for its intended purposes or vegetation which is typically within a horizontal distance of 25 feet of any Duke Energy facilities (towers, poles, guy wires, guy anchors, manholes, dip-poles, substation equipment, etc.).

As discussed, these guidelines are not exhaustive and there may be other interferences on a case-by-case basis depending on individual circumstances. Certain conditions such as line voltage, line criticality, frequency of required access and structure type may require heightened restrictions in the easements to provide safe and reliable service.

If you have additional questions or plan any activity not mentioned above, please contact customer service and ask for your local Transmission Asset Protection Specialist.

Planning Department

PO Box 1749 • Spartanburg, SC 29304 • phone: (864) 596-2068 • email: planning@cityofspartanburg.org
website: www.cityofspartanburg.org

General Application

Name of Development: Jaymar Group LLC

Street Address: 831 John B White Sr Blvd

Zoning District: 540Z Overlay: _____ Tax Map Number: 6-21-11-114.01

Owner: Jaymar Group LLC Phone: 6315619199

Address: 735 Bridwell Road Email: jaymargroupllc@gmail.com

City: Travelers Rest State: SC Zip: 29690

Applicant: Jaymar Group LLC Phone: 6315619199

Address: 735 Bridwell Road Email: jaymargroupllc@gmail.com

City: Travelers Rest State: SC Zip: 29690

Agent: _____ Phone: _____

Address: _____ Email: _____

City: _____ State: _____ Zip: _____

Please select the activity requested / also, please attach the required Supplemental Form:

- ☐ Annexations
- ☐ Special Exceptions
- ☐ Zoning - Appeals
- ☒ Zoning - Map Amendment

- ☐ Planned Development Districts (PDD)
- ☐ Zoning - Conditional Use
- ☐ Zoning - Variance

Fees and Payments can be made using the Permit Number and the [City of Spartanburg Payment Portal](#).

To the best of my knowledge, the information on this application and all additional documentation is true, factual and complete. I hereby agree to abide by all conditions of any approvals granted by the City of Spartanburg. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I hereby authorize the staff of the Planning Department to inspect the premises of the above-described property.

Applicant / Owner Signature: [Signature] Date: 07/12/2023

Staff Use Only / Received by: [Signature]
Date Received: 7/17/23 Time: _____ Permit Number: RZC-23-0100004

**ZONING MAP AMENDMENT
SUPPLEMENTAL APPLICATION FORM**

Name of Development: Jaymar Group LLC
Location of Development: 831 John B White Sr Blvd
Current Zoning District: R-12
Zoning District Requested: LOD

ALL OF THE FOLLOWING ITEMS MUST BE ATTACHED for this application to be complete.

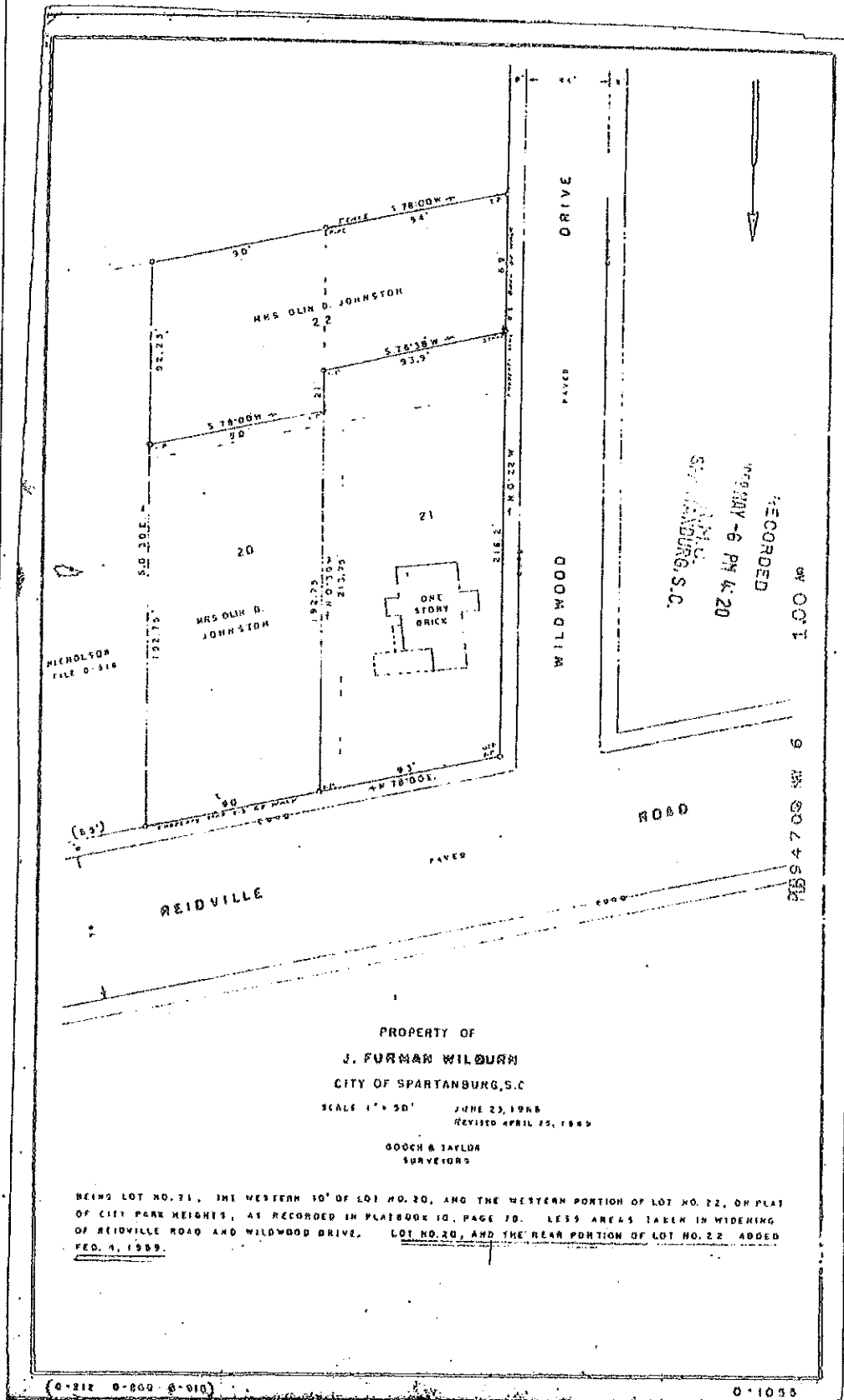
- ☒ Narrative addressing reasons for rezoning; and
- ☒ A boundary map of subject property prepared and sealed by a registered land surveyor. A reproducible copy of this map, no larger than 11" x 17", along with a PDF format on a CD must also be submitted; and
- ☐ Certification of owner(s) consent, if applicable; and
- ☒ **Filing Fee:**
\$100.00 – Single-Family Rezoning Request
\$150.00 – Multi-Family Rezoning Request
\$150.00 – Business / Commercial Rezoning Request
\$200.00 – PDD Rezoning Request
No Fee – Annexation Request

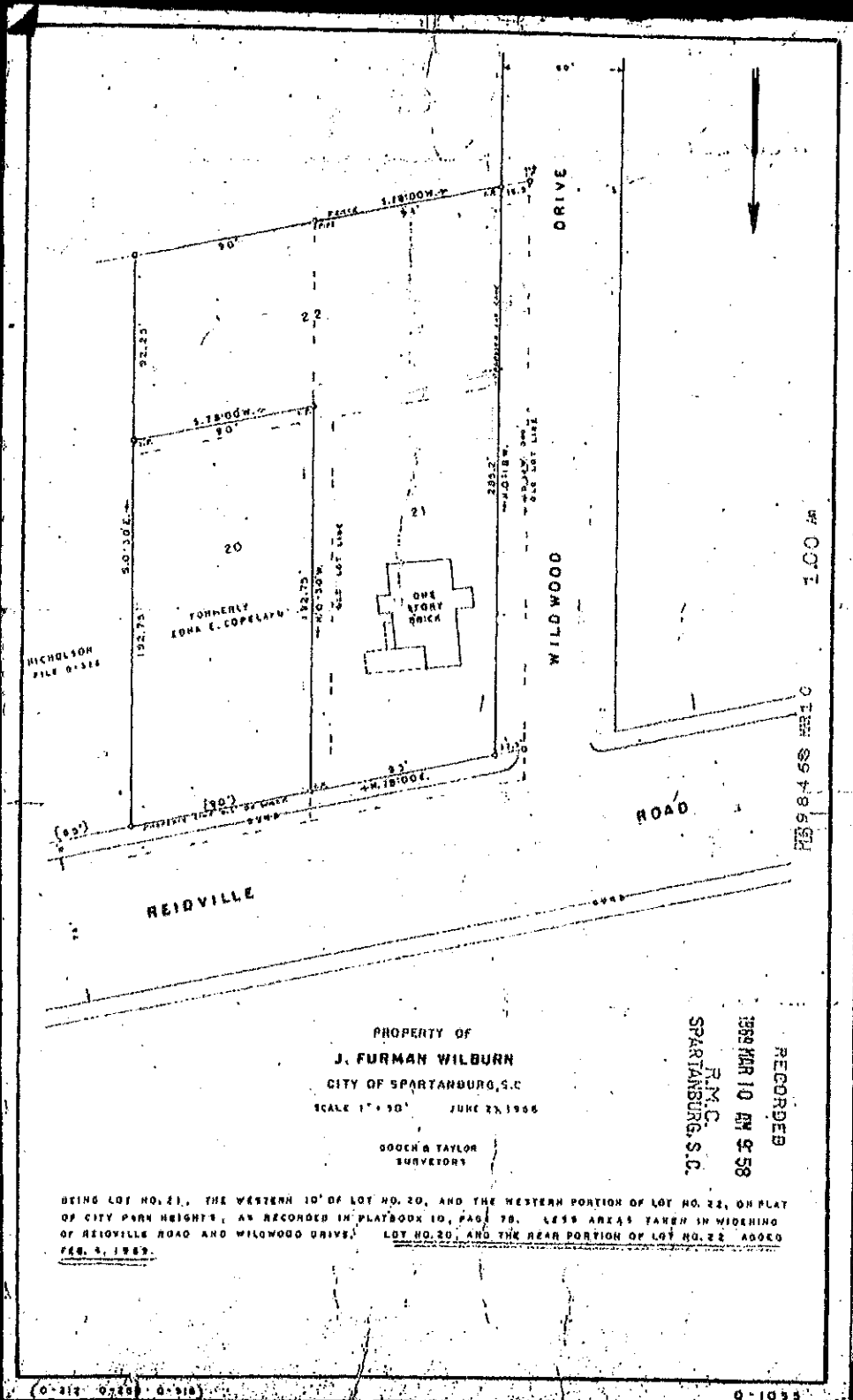
Staff Use Only / **Received by:** _____

Date Received: _____

Time: _____

Permit Number: _____





To whom it may concern:

As the owners of the property located at 831 John B. White Sr Blvd in Spartanburg, South Carolina, we are requesting you to please rezone the property so that we can rent the property to business tenants. Currently, the property is zoned as General Residential District (R-12) and we are requesting to rezone it as Limited Office District (LOD). If you need any additional information, please feel free to reach out.

Thank you,

John T Whitmore

Jaymar Group LLC

JaymargGroupllc@gmail.com

A handwritten signature in black ink, appearing to read "J. Whitmore", is written below the printed name.

Spartanburg County, SC

Summary

Parcel ID 6-21-11-114.01
Account # 117591
MillageGroup 540Z - 6SSZ - SD6/SPARTANBURG SANITARY SEWER/City of Spartanburg
Land Size 0 AC
Utilities ,PUBLIC SEWER,PUBLIC WATER
Fire District
Site Conditions PAVED
Location Address 831 JOHN B WHITE SR BLVD
 SPARTANBURG 29306
Legal Description LOTS 20 & 22 CITY PARK HEIGHTS PB 58-588 DB 41R
 (Note: Not to be used on legal documents)
Neighborhood 4820
Property Usage Qualified Owner Occupied Residential Improved (40OR)



Owners

WHITMORE MARIAH &
 735 BRIDWELL RD
 TRAVELERS REST SC 29690

WHITMORE JOHN THOMAS
 735 BRIDWELL RD
 TRAVELERS REST SC 29690

Exemptions

Exemption	Year	GrantYear	Amount
Homestead	2001	0	\$0.00
Homestead	2006	0	\$0.00
Homestead	2007	0	\$0.00
Homestead	2008	0	\$422.60
Homestead	2009	0	\$438.60
Homestead	2010	0	\$439.20
Homestead	2011	0	\$441.20
Homestead	2012	0	\$0.00
Homestead	2013	0	\$888.40
Homestead	2014	0	\$460.20
Homestead	2015	0	\$469.80
Homestead	2016	0	\$472.60
Homestead	2017	0	\$472.60
Homestead	2018	0	\$475.40
Homestead	2019	0	\$475.40
Homestead	2020	0	\$475.40
Homestead	2021	0	\$479.40
Homestead	2022	0	\$479.40

Valuations

	2022	2021	2020	2019
Market Land Value	\$30,000	\$30,000	\$30,000	\$30,000
+ Market Improvement Value	\$155,800	\$155,800	\$155,800	\$155,800
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$185,800	\$185,800	\$185,800	\$185,800
Taxable Land Value	\$25,048	\$25,048	\$25,048	\$25,048
+ Taxable Improvement Value	\$130,082	\$130,082	\$130,082	\$130,082
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	*\$155,130	*\$155,130	*\$155,130	*\$155,130
Assessed Land Value	\$1,252	\$1,252	\$1,252	\$1,252
+ Assessed Improvement Value	\$5,954	\$5,954	\$5,954	\$5,954
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$7,206	\$7,206	\$7,206	\$7,206

*This parcel is subject to the value cap

JUL 20 2023



Planning Department

PO Box 1749 • Spartanburg, SC 29304 • phone: (864) 596-2068 • email: planning@cityofspartanburg.org
website: www.cityofspartanburg.org

General Application

Name of Development: Enterprise-249 E. Blackstock Rd.

Street Address: 249 E. Blackstock Rd.

Zoning District: 540Z Overlay: LOD Tax Map Number: 6-21-13-002.00

Owner: Larry O Harmon

Phone: 864-590-1538

Address: 180 Emerald Dr.

Email: N/A

City: Campobello

State: SC

Zip: 29322

Applicant: Enterprise Rent A Car

Phone: 803-260-3494

Address: 238 E. Blackstock Rd.

Email: andrew.w.metze@ehi.com

City: Spartanburg

State: SC

Zip: 29322

Agent: Greyson Furnas

Phone: 864-316-8192

Address: 145 W. Main St. Suite 300

Email: greyson.furnas@colliers.com

City: Spartanburg

State: SC

Zip: 29306

Please select the activity requested / also, please attach the required Supplemental Form:

☐ Annexations

☐ Special Exceptions

☐ Zoning - Appeals

☒ Zoning - Map Amendment

☐ Planned Development Districts (PDD)

☐ Zoning - Conditional Use

☐ Zoning - Variance

Fees and Payments can be made using the Permit Number and the [City of Spartanburg Payment Portal](#).

To the best of my knowledge, the information on this application and all additional documentation is true, factual and complete. I hereby agree to abide by all conditions of any approvals granted by the City of Spartanburg. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I hereby authorize the staff of the Planning Department to inspect the premises of the above-described property.

Applicant / Owner Signature: G. Harmon

Date: 7/20/2023

Staff Use Only / Received by: Okana

Date Received: 7/20/23

Time: _____

Permit Number: 23-0110005

**ZONING MAP AMENDMENT
SUPPLEMENTAL APPLICATION FORM**

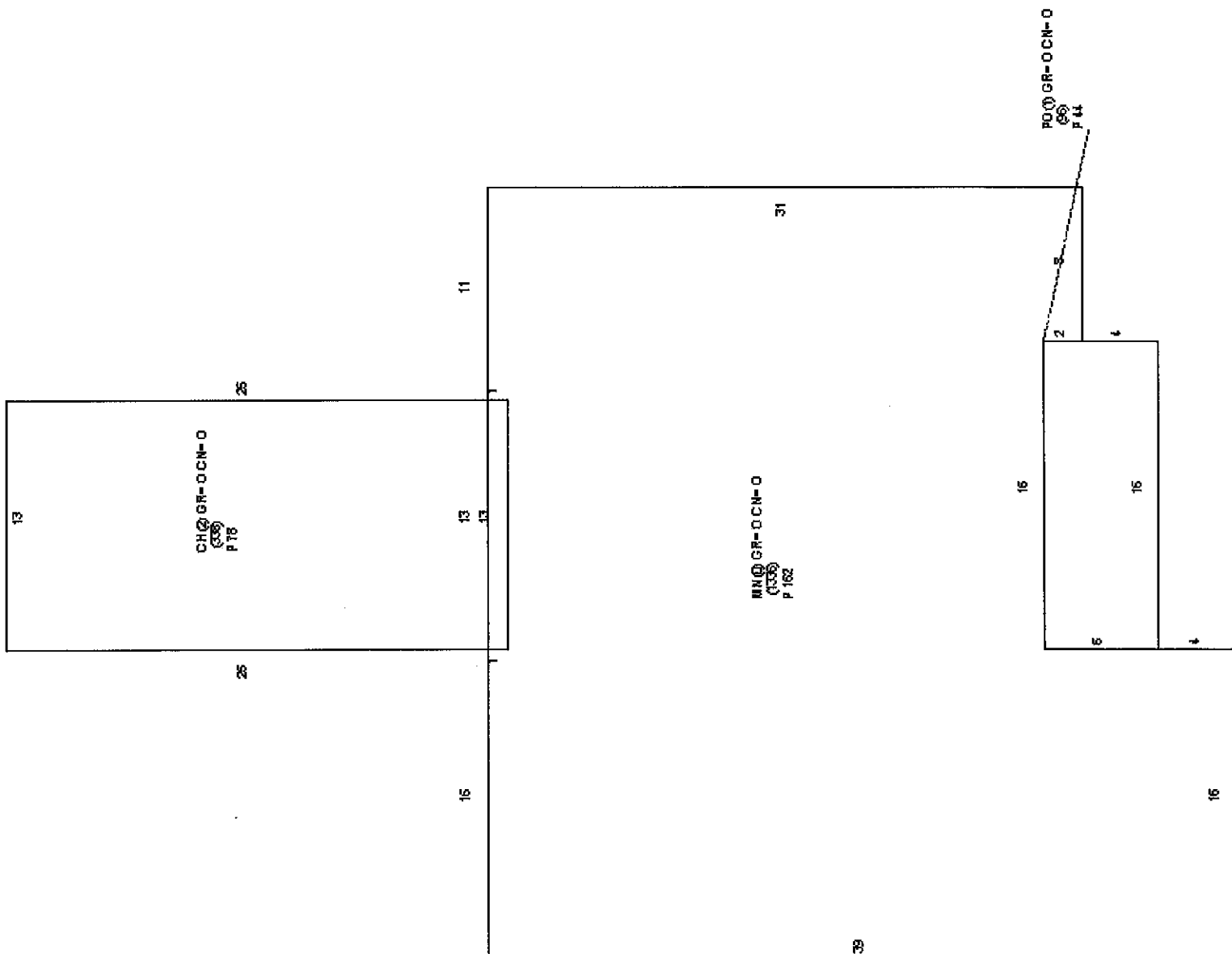
Name of Development: Enterprise-249 E. Blackstock Rd.
Location of Development: 249 E. Blackstock Rd.
Current Zoning District: LOD-540Z
Zoning District Requested: B-1

ALL OF THE FOLLOWING ITEMS MUST BE ATTACHED for this application to be complete.

- ☒ Narrative addressing reasons for rezoning; and
- ☐ A boundary map of subject property prepared and sealed by a registered land surveyor. A reproducible copy of this map, no larger than 11" x 17", along with a PDF format on a CD must also be submitted; and
- ☒ Certification of owner(s) consent, if applicable; and
- ☒ **Filing Fee:**
\$100.00 – Single-Family Rezoning Request
\$150.00 – Multi-Family Rezoning Request
\$150.00 – Business / Commercial Rezoning Request
\$200.00 – PDD Rezoning Request
No Fee – Annexation Request

Staff Use Only / Received by: _____

Date Received: _____ **Time:** _____ **Permit Number:** _____



249 E. Blackstock Rd.

Re-Zoning Narrative Submission

RE: Enterprise Rent-A-Car

Enterprise Rent-A-Car (EHI Holdings) has signed a lease with the owner of the property at 249 E. Blackstock Rd. Spartanburg, SC 29301 which is contingent upon the re-zoning of the property to a confirming use. Enterprise has been in their current location (directly across the street from the subject site) for over 17 years and have simply outgrown their location. The site at 249 E. Blackstock Rd. would serve well as a new location and is located on a commercial corridor surrounded by other businesses. Landlord has given the approval to pursue the re-zoning process. All parties feel that this location would serve well for Enterprise's Rental Car use, and that the use would not disturb or disrupt any of the surrounding property owners (Residential & Commercial). The adjacent property is currently zoned B-1, which would permit the desired use, and is the re-zoning classification Enterprise is seeking for the property at 249 E. Blackstock Rd.