



CITY OF SPARTANBURG
SOUTH CAROLINA

CITY COUNCIL AGENDA

City Council Meeting
County Council Chambers
366 N. Church Street
Monday, April 13, 2026
5:30 PM

- I. **Moment of Silence**
- II. **Pledge of Allegiance**
- III. **Approval of the Minutes of the March 23, 2026 Meeting**
- IV. **Approval of the Agenda of the April 13, 2026 Meeting**
- V. **Public Comment**
- VI. **A Proclamation Declaring the Month of April as Fair Housing Month in the City of Spartanburg**
Presenter: Jerome Rice, Jr., Mayor
- VII. **A Proclamation Declaring April as Child Abuse Prevention Month in the City of Spartanburg**
Presenter: Jerome Rice, Jr., Mayor
- VIII. **A Place to Call Home Presentation**
Presenter: Hannah Jarrett, Director, A Place to Call Home
- IX. **Consent Agenda**
 - A. **An Ordinance to Amend Various Sections of the Code of the City of Spartanburg to Improve Neighborhood Code Enforcement (Second Reading) Ordinance #2026-003**
Presenter: Robert P. Coler, City Attorney
- X. **Ordinance**
 - A. **An Ordinance Authorizing the City of Spartanburg, South Carolina, to Execute and Deliver an Equipment Lease Purchase Agreement in an Amount Not Exceeding \$4,500,000 Between the City and the Lessor Thereof to Defray the Cost of Acquiring Certain Equipment and Other Matters Relating Thereto. (First Reading) Ordinance # 2026-004**
Presenter: Dennis Locke, Finance Director

As required by the Americans with Disabilities Act, the City of Spartanburg will provide interpretive services for the City Council Meetings. Requests must be made to the Communications & Marketing Office (596-2020) 24 hours in advance of the meeting. This is a Public Meeting and notice of the meeting was posted with the Media 24 hours in advance according to the Freedom of Information

XI. Public Hearing

- A. An Ordinance to Provide for the Annexation of the Property Located at 2191 Country Club Road, Which is Identified as Parcel ID: 7-17-06-071.00 on the Spartanburg County Tax Map, As Well as the Property Located at 2251 S. Pine Street, Which is Identified as Tax Map Parcel ID: 7-17-10-062.00 on the Spartanburg County Tax Map, and Further to Amend the Official Zoning Map of the City of Spartanburg to Include the Annexed Property, and Further to Rezone the Property to Zoning Designation B-3, General Retail District, and Providing for Severability and Effective Date. (First Reading) Ordinance # 2026-005
Presenter: Fredalyn Fraiser, Planning Director**

XII. Staff Updates

XIII. City Council Updates

XIV. Executive Session

- A. An Executive Session Pursuant to Section 30-4-70(a)(1) of the South Carolina Code of Laws to Discuss a Personnel Matter**
- B. Executive Session Pursuant to Section 30-4-70 (a)(5) of the South Carolina Code to Discuss Matters Relating to Economic Development “Project New Vision” a Potential Mixed-Income Residential Development near the Downtown Area.**

XV. Adjournment.

City Code Sec. 2-57. Citizen Appearance. Any citizen of the City of Spartanburg may speak at a regular meeting on any matter pertaining to City Services and operations germane to items within the purview and authority of City Council, except personnel matters, by signing a Citizen’s Appearance form prior to the meeting stating the subject and purpose for speaking. No item considered by Council within the past twelve (12) months may be added as an agenda item other than by decision of City Council. The forms may be obtained from the Clerk and maintained by the same. Each person who gives notice may speak at the designated time and will be limited to a two (2) minute presentation.



**City Council Meeting
County Council Chambers
366 N. Church Street
Monday, March 23, 2026
5:30p.m.**

(These minutes to be approved at the April 13, 2026 Council Meeting)

City Council met this date with the following Councilmembers present: Mayor Jerome Rice, Mayor Pro Tem J. Ruth Littlejohn, Councilmembers Jamie Fulmer, Janie Salley, Meghan Smith, Erica Brown and Leslie Rodgers. City Manager Chris Story, Deputy Assistant City Manager Mitch Kennedy, Assistant City Manager Kevin Limehouse, City Attorney Robert Coler and City Clerk Christie Lindsey were in attendance. Notice of the meeting was posted with the Media 24 hours in advance according to the Freedom of Information Act. All City Council meetings are live streamed/recorded. To view the video for a complete transcript, please visit <https://www.cityofspartanburg.org/city-council>

I. Moment of Silence – observed

II. Pledge of Allegiance - recited

III. Approval of the Minutes of the March 9, 2026 City Council Meeting

Councilmember Fulmer made a motion to approve the minutes as received.

Councilmember Brown seconded the motion, which carried unanimously 7 to 0.

IV. Approval of the Agenda for the March 23, 2026, City Council Meeting

Mayor Pro Tem Littlejohn made a motion to approve the agenda.

Councilmember Brown seconded the motion, which carried unanimously 7 to 0.

V. Public Comment –

1. James Jones-Spoke in regards to the rebuilding of the clock tower and public input.

2. Lori Coggins-Spoke in regards to downtown businesses, parking spaces and the rebuilding of the clock tower.

3. Wesley Stoddard-Spoke in regards to the clock tower and its history.

4. Dr. Brenda Lee Pryce-Spoke about the Unveiling Ceremony-The Journey Continues that took place on March 1, 2026 in the Southside neighborhood.

VI. Appointment of Councilmembers for the Hospitality Tax Committee

Presenter: Christie Lindsey, City Clerk

City presented Councilmember Salley and Councilmember Rodgers as recommendations to serve on this board for a one-year term.

Councilmember Fulmer made a motion to approve the recommendations.

Mayor Pro Tem Littlejohn seconded the motion, which carried unanimously 7 to 0.

VII. Ordinance

- A. An Ordinance to Amend Various Sections of the Code of the City of Spartanburg to Improve Neighborhood Code Enforcement (First Reading) Ordinance # 2026-003**

Presenters: Kevin Limehouse, Assistant City Manager

Robert P. Coler, City Attorney

Councilmember Smith made a motion to approve the Ordinance as presented. Councilmember Littlejohn seconded the motion, which passed 6 to 1, with Councilmember Brown voting in opposition.

VIII. Presentation on Barnet Park Venue Improvements and Programming Enhancements

Presenters: Chris Story, City Manager

Mitch Kennedy, Deputy City Manager

Council received as information only.

IX. Presentation on Clock Tower

Presenter: Chris Story, City Manager

Council received as information only.

X. Staff Update

Mr. Coler announced he will be leaving the City on March 27, 2026 and thanked Council for the opportunity to work with them over the last seven years and to work for the City of Spartanburg as their City Attorney.

Mr. Story also thanked Mr. Coler and wished him well on his future endeavors.

Mr. Story also advised Council that we would have a new temporary surface parking lot at the corner of St. John Street and Church Street for public parking.

XII. City Council Updates

Each Councilmember gave updates on their activities since the previous council meeting.

Councilmember Salley made a motion to adjourn to executive session.

Councilmember Smith seconded the motion, which carried unanimously 7 to 0.

Council adjourned to executive session at 7:25p.m.

XIII. Executive Session

A. An Executive Session Pursuant to Section 30-4-70(a)(1) of the South Carolina Code of Laws to Discuss a Personnel Matter.

B. An Executive Session Pursuant to Section 30-4-70-(a)(5) of the South Carolina Code to Discuss Matters Relating to Economic Development “Project New Vision” a Potential Mixed-Income Residential Development near the Downtown Area.

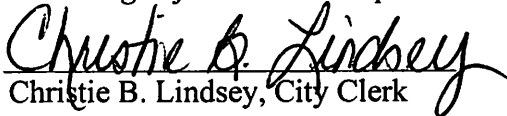
Council convened to regular session at 8:14 p.m. Mayor Rice stated that discussions were held with no decisions made.

XIV. Adjournment

Councilmember Smith made a motion to adjourn the meeting.

Councilmember Salley seconded the motion, which carried unanimously 7 to 0.

The meeting adjourned at 8:15p.m.


Christie B. Lindsey, City Clerk



REQUEST FOR CITY COUNCIL ACTION

TO: Chris Story, City Manager
FROM: Dennis R. Locke, Finance Director
SUBJECT: Capital Lease Recommendation
DATE: April 9, 2026

Background:

In order to effectively manage the varying annual cost of equipment purchases, we utilize annual leases. This enables us to maintain stability with the annual general fund impact of equipment replacement while timing major purchases based on need.

The Fleet Department has completed a comprehensive evaluation of the City's vehicle inventory to identify units requiring replacement based on condition, mileage, and service life. This year's recommendation reflects improved data and analysis to better prioritize replacements. Our aim is to minimize equipment spend over time by using vehicle specific data to ensure good financial stewardship.

The proposed lease also includes funding for a fire truck previously approved by Council in Fiscal Year 2024.

Action Requested:

Staff recommends approval to replace and acquire vehicles and equipment across multiple departments as follows:

- **Police:** Nine (9) replacement vehicles.
- **Fire:** One (1) fire pumper and three (3) additional vehicles, along with necessary equipment including radios, airbags, and related components.
- **Fleet Maintenance:** One (1) service vehicle and upgrades to fuel system software and equipment.
- **Solid Waste:** One (1) clamshell unit, one (1) van, and one (1) lawn mower.
- **Finance:** One (1) vehicle for Business License Code Enforcement and a Pitney Bowes machine.
- **Parks & Recreation:** Two (2) vehicles to support daily operations.
- **Information Technology:** Replacement and upgrades of critical computer equipment to maintain system reliability, infrastructure integrity, and cybersecurity.

Budget & Financial Data:

The total financing amount will not exceed **\$4,500,000**, inclusive of closing costs. Lease terms are proposed as:

- **Five (5) years** for all assets except the fire truck
- **Ten (10) years** for the fire truck

Estimated market interest rates are **3.78%** for five-year financing and **4.36%** for ten-year financing, resulting in an estimated total interest cost of **\$634,494** over the life of the lease.

Upon approval, staff will solicit competitive bids from financial institutions to secure final terms. Debt service payments will be incorporated into the annual budget to ensure full funding of all obligations. This action does not necessitate any adjustment to the current budget.

We recommend your approval and look forward to any questions you may have.

ORDINANCE NO. _____

AUTHORIZING THE CITY OF SPARTANBURG, SOUTH CAROLINA, TO EXECUTE AND DELIVER AN EQUIPMENT LEASE PURCHASE AGREEMENT IN AN AMOUNT NOT EXCEEDING \$4,500,000 BETWEEN THE CITY AND THE LESSOR THEREOF TO DEFRAY THE COST OF ACQUIRING CERTAIN EQUIPMENT; AND OTHER MATTERS RELATING THERETO.

BE IT ORDAINED BY THE MAYOR AND MEMBERS OF COUNCIL OF THE CITY OF SPARTANBURG, SOUTH CAROLINA, IN COUNCIL ASSEMBLED, AS FOLLOWS:

SECTION 1. Findings and Determinations. The City Council (the “Council”) of the City of Spartanburg, South Carolina (the “City”), hereby finds and determines:

(a) The City is an incorporated municipality located in Spartanburg County, South Carolina, and, as such, possesses all powers granted to municipalities by the Constitution and the laws of this State.

(b) Section 5-7-40 of the Code of Laws of South Carolina, 1976, as amended (the “South Carolina Code”), empowers all municipalities to own and possess real and personal property and such municipalities may lease any such property.

(c) The City desires to enter into a lease-purchase agreement (the “Lease Agreement”) with a bank or other financial institution selected by the City Manager for the purpose of financing the acquisition of equipment (the “Equipment”) to replace the equipment set forth on Exhibit A hereto.

(d) The Lease Agreement will not constitute a “financing agreement” and the Equipment will not constitute an “asset” as such terms are defined in Section 11-27-110 of the South Carolina Code. Thus, the amount of the Lease Agreement will not be included when calculating the City’s constitutional debt limit under Article X, Section 14 of the Constitution of the State of South Carolina.

(e) The Lease Agreement will be subject to annual appropriation by the Council.

(f) It is in the best interest of the City to acquire the Equipment by entering into the Lease Agreement. The Lease Agreement will enable the City to purchase the Equipment which will provide services necessary, useful and essential to the operations of the City government.

SECTION 2. Approval of Lease-Purchase Financing; Authorization to Determine Certain Matters Relating to the Lease-Purchase Financing. The Equipment shall be acquired pursuant to a lease-purchase financing which is hereby approved in a principal amount of not exceeding \$4,500,000. The Director of Finance and Budget of the City is authorized to arrange for the distribution of a Request for Proposals for the lease-purchase financing to various banks and other financial institutions in the City and other areas as he shall determine, in such form as he may determine to be appropriate. Without further authorization, the Council hereby authorizes the City Manager to: (a) determine the payment schedule under the Lease Agreement; (b) determine the date and time for receipt of bids under the Request for Proposals; (c) award the sale of the lease-purchase financing to the bidder (the “Bidder”) who submits the proposal determined to be the most advantageous to the City in accordance with the terms of the Request for Proposals; and (d) make changes to the quantity, cost or description of the Equipment set forth in Exhibit A hereto.

SECTION 3. Approval of Lease Agreement. Without further authorization, the City Manager is authorized to approve the form, terms and provisions of the Lease Agreement proposed by the winning

Bidder. The City Manager is hereby authorized, empowered and directed to execute, acknowledge and deliver the Lease Agreement in the name and on behalf of the City. The Lease Agreement is to be in the form as shall be approved by the City Manager, the City Manager's execution thereof to constitute conclusive evidence of such approval. The City Manager is further authorized to approve any substitution or modification of the Equipment to be acquired under the Lease Agreement (provided that the principal amount of the Lease Agreement shall not exceed \$4,500,000), and to execute and deliver any necessary addendum or amendment to the Lease Agreement for such purpose.

SECTION 4. Execution of Documents; Written Procedures. The Mayor, Mayor Pro Tempore, City Manager, Director of Finance and Budget, City Attorney and City Clerk are fully empowered and authorized to take such further action and to execute and deliver such additional documents as may be reasonably requested by the Bidder to effect the delivery of the Lease Agreement, including any project fund or acquisition fund agreement, or any payment or draw request thereunder, in accordance with the terms and conditions therein set forth, and the transactions contemplated hereby and thereby, and the action of such officers in executing and delivering any of such documents, in such form as the Mayor or City Manager shall approve, is hereby fully authorized. In addition, the City Manager or the Director of Finance and Budget are further authorized to adopt written procedures for and on behalf of the City to ensure the City's compliance with federal tax matters relating to the Lease Agreement.

SECTION 5. Federal Tax Covenant. The City, as lessee under the Lease Agreement, agrees and covenants that it will not take any action which will, or fail to take any action which failure will, cause interest components of the payments to be made under the Lease Agreement to become includable in the gross income of the Bidder or its successors or assignees for federal income tax purposes pursuant to the provisions of the Internal Revenue Code of 1986, as amended (the "Code") and regulations promulgated thereunder in effect on the date of original issuance of the Lease Agreement, and that it will comply with all applicable provisions of Section 103 and Sections 141 through 150 of the Code and any regulations promulgated thereunder, to maintain the exclusion from gross income for federal income tax purposes of the interest portion of the payments to be made under the Lease Agreement; and to that end the City shall:

- (a) comply with the applicable provisions of Section 103 and Sections 141 through 150 of the Code and any regulations promulgated thereunder so long as the Lease Agreement is outstanding;
- (b) establish such funds, make such calculations and pay such amounts in the manner and at the times required in order to comply with the requirements of the Code relating to required rebates of certain amounts to the United States; and
- (c) make such reports of such information at the times and places required by the Code.

The City will timely file Form 8038-G in accordance with the applicable regulations of the Internal Revenue Service.

The City Manager is hereby authorized to designate the Lease Agreement as a "qualified tax-exempt obligation" for purposes of Section 265 of the Code relating to the ability of financial institutions to deduct from income for federal income tax purposes interest expense that is allocable to carrying and acquiring tax-exempt obligations.

SECTION 6. Filings with Central Repository. In compliance with Section 11-1-85 of the South Carolina Code, the City covenants that it will file or cause to be filed with a central repository for further availability in the secondary bond market when requested: (a) a copy of the annual audit of the City within thirty (30) days of the City's receipt thereof; and (b) within thirty (30) days of the occurrence thereof,

relevant information of an event which, in the opinion of the City, adversely affects more than five percent (5%) of the City's revenue or its tax base.

SECTION 7. Reimbursement. This Ordinance shall constitute the City's declaration of official intent pursuant to Regulation §1.150-2 of the Code to reimburse the City from a portion of the proceeds of the Lease Agreement for expenditures which it anticipates incurring with respect to the Equipment prior to the execution and delivery of the Lease Agreement (the "Expenditures"). Expenditures which are reimbursed are limited to Expenditures which are: (a) properly chargeable to capital account (or would be so chargeable with a proper election or with the application of the definition of "placed in service" under Regulation §1.150-2 of the Code) under general federal income tax principals; or (2) certain de minimis or preliminary Expenditures satisfying the requirements of Regulation §1.150-2(f) of the Code. The source of funds for the Expenditures with respect to the Equipment will be general funds of the City. To be eligible for reimbursement of the Expenditures, the reimbursement allocation must be made not later than 18 months after the later of (a) the date on which the Expenditures were paid; or (b) the date such Equipment was placed in service, but in no event more than three (3) years after the original Expenditures.

SECTION 8. Severability. All ordinances, resolutions and parts thereof, procedural or otherwise, in conflict herewith or the proceedings authorizing the execution of the Lease Agreement are, to the extent of such conflict, hereby repealed.

SECTION 9. Ratification of Actions. Actions of the City's Director of Finance and Budget and City Manager undertaken in furtherance of the lease-purchase financing authorized hereby, including, but not limited to, the distribution of a Request for Proposals prior to the date of enactment of this Ordinance, are hereby ratified and approved.

SECTION 10. Effective Date. This Ordinance shall be effective upon its enactment.

[Execution Page Follows]

DONE AND RATIFIED this ___ day of _____, 2026.

CITY OF SPARTANBURG, SOUTH CAROLINA

Mayor

(SEAL)

ATTEST:

Clerk

Date of First Reading: _____, 2026

Date of Second Reading: _____, 2026

[Execution Page]

EXHIBIT A

List of Equipment

[see attached]

**Equipment Replacement Fund
Vehicle & Rolling Stock / Equipment Requests
To Be Financed thru Capital Financing
FY 2026**

<u>Department / Division</u>	<u>Vehicle / Equip. Number</u>	<u>Model Year</u>	<u>Model or Manufacturer</u>	<u>Description</u>	<u>Estimated Cost FY 2026</u>	<u>Mileage</u>	<u>Condition of vehicles</u>
Finance - 1602	14435	2011	Pitney Bowes	D-1425 3 Station Inserter Machine	15,000		current machine unable to handle volume
Business License - 1611	618	2018	Ford	Explorer	45,000	93,014	age, mileage, projected operating and maintenance cost
Police Patrol - 2142	916	2016	Ford	Explorer AWD K-9	85,000	87,375	age, mileage, projected operating and maintenance cost
Police Patrol - 2142	752	2010	Chevrolet	Impala	85,000	83,607	age, mileage, projected operating and maintenance cost
Police Patrol - 2142	754	2011	Chevrolet	Impala Sedan	85,000	104,409	age, mileage, projected operating and maintenance cost
Police Investigations - 2144	755	2011	Chevrolet	Impala Sedan	70,000	sold	no longer in use
Police Investigations - 2144	764	2011	Chevrolet	Impala Sedan	70,000	sold	no longer in use
Police Investigations - 2144	770	2012	Chevrolet	Impala Sedan	70,000	sold	no longer in use
Police Investigations - 2144	772	2012	Chevrolet	Impala Sedan	70,000	106,460	age, mileage, projected operating and maintenance cost
Police Investigations - 2144	788	2013	Chevrolet	Impala Inv.	72,000	116,381	age, mileage, projected operating and maintenance cost
Police Investigations - 2144	789	2013	Chevrolet	Tahoe	72,000	102,774	age, mileage, projected operating and maintenance cost
					679,000		
Fire Admin - 2181	921	2013	Ford	F-350 4X4 Utility Truck	90,000	166,565	age, mileage, projected operating and maintenance cost
Fire Supression - 2182	189	2011	Pierce Manufactures, Inc.	Pumper / Mounted on An Impel Chassis	1,400,000	128,710	age, mileage, projected operating and maintenance cost
Fire Supression - 2182				Radios	360,000		
Fire Supression - 2182				Airbags	60,000		
Fire Supression - 2182				Air Monitors	40,000		
Fire Supression - 2182				Loose Equipment	200,000		
Fire Marshall - 2183	925	2015	Chevrolet	Silverado Pickup Truck (K9)	80,000	128,130	age, mileage, projected operating and maintenance cost
Fire Marshall - 2183	929	2017	Ford	F-150 Supercab X1CX Pick Up Truck	80,000	124,768	age, mileage, projected operating and maintenance cost
					2,310,000		
Fleet Maintenance - 3141	424	2003	Chevy Pickup	4x4 w/ext cab	80,000	56,619	age, mileage, projected operating and maintenance cost
Fleet Maintenance - 3141	Equip# 502	1997	Gasboy	Gas Pumps	70,000		recurrent mechanical failures
					150,000		
Solid Waste - 3161	409	2016	Chevrolet	3500 Express Passenger Van	60,000	71,286	age, mileage, projected operating and maintenance cost
Solid Waste - 3161	528	2019	Toro	60" Zero Turn	25,000	sold	no longer in use
Solid Waste - 3161	598	2016	International	Clamshell 7300 SBA	315,000	85,475	age, mileage, projected operating and maintenance cost
					400,000		
Information Technology - 4301				New Hardware and Software	650,000		
Parks - 5011	262	2006	Ford	Ranger XL Supercab 4X2 Pickup Truck	48,000	50,543	age, mileage, projected operating and maintenance cost
Parks - 5011	549	2011	Ford	F-150 Pick Up Truck	48,000	69,869	age, mileage, projected operating and maintenance cost
					96,000		
				GRAND TOTAL	4,345,000		



COUNCIL ACTION FORM

TO: Chris Story, City Manager

FROM: Fredalyn M. Frasier, Planning Director

DATE: March 23, 2026

SUBJECT Public Hearing: Request to annex two properties into the City Limits: 1) the property located at 2191 Country Club Road (TMS # 7-17-06-071.00) and 2) the property located at 2251 S. Pine St (TMS: 7-17-10-062.00) currently un-zoned to be assigned a zoning designation of B-3, General Retail District for the purposes of developing a Townhome community.

APPLICANT

Jack Levinson, Lat Purser & Associates, Inc. Representative

SUMMARY

Project Overview

- New Residential Development
- 92 Townhome Units
- 10% Workforce Housing

The Developer Lat Purser has worked with the City & County to develop 92 Townhome units at the eastern gateway node at S. Pine Street and Country Club Road. The primary parcel is situated in the City of Spartanburg is zoned B-3 (General Retail District) which allows for residential development. The developer has petitioned to annex two smaller parcels into the City to accommodate the development. As part of the development, Lat Purser, will provide an easement to the City for the purpose of installing a gateway monument sign.

SUMMARY

A public information meeting was held on September 10, 2025, to allow the public to discuss the proposed rezoning request prior to the Planning Commission meeting. Public notice was advertised in the Spartanburg Herald Journal, and letters were sent by certified and regular mail to property owners within 400 feet of each property. The properties were also posted for the Planning Commission and City Council public hearings. Two adjacent property owners attended the session and expressed support for the annexation and proposed project.

On September 18, 2025, the Planning Commission held a public hearing and reviewed a rezoning request for the properties located at 2191 Country Club Road (TMS # 7-17-06-071.00) and 2) the property located at 2251 S. Pine St (TMS: 7-17-10-062.00).

PLANNING COMMISSION RECOMMENDATION

The Planning Commission approved, with a unanimous vote of 6 to 0, the request to rezone 2191 Country Club Road (TMS # 7-17-06-071.00) and the property located at 2251 S. Pine St (TMS: 7-17-10-062.00) to B-3 General Retail District to facilitate the development of a 92-unit townhouse community.

ADDITIONAL INFORMATION

Included for Council review are the minutes of the Planning Commission meeting held on September 18, 2025, along with the Staff Report and the Public Information Session presentation.

BUDGET AND FINANCE DATA: N/A

AN ORDINANCE

TO AMEND THE CITY OF SPARTANBURG, SOUTH CAROLINA ZONING ORDINANCE AND COMPREHENSIVE PLAN LAND USE ELEMENT, BY AMENDING SECTION 206, CHANGES TO DISTRICT BOUNDARIES, SPECIFICALLY, FOR THE PROPERTIES LOCATED AT 2191 COUNTRY CLUB ROAD (TMS # 7-17-06-071.00) AND 2) THE PROPERTY LOCATED AT 2251 S. PINE STREET (TMS: 7-17-10-062.00) TO B-3 GENERAL RETAIL DISTRICT, AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of Spartanburg now finds that, upon further review, it is in the public interest that the land use designation for the parcel identified on the Official Zoning Map of the City of Spartanburg, South Carolina, dated August 6, 1973, as amended, by annexing said properties and assigning zoning of properties located at 2191 Country Club Road (TMS # 7-17-06-071.00) and 2251 S. Pine Street (TMS: 7-17-10-062.00) to B-3 General Retail District to support the development of a 92-unit townhouse community in alignment with the G-4 Corridor Infill Growth Sector designation outlined in the City of Spartanburg Comprehensive Plan.

WHEREAS, this zoning change would be compatible with surrounding land uses and corridor character, would not be detrimental to the public health, safety and welfare, and, further, would be in conformance with the Comprehensive Plan – Land Use and Community Character - Growth and Conservation Map.

WHEREAS, the Planning Commission held a public hearing on September 18, 2025, at which time a presentation was made by staff and the applicant and an opportunity was given for the public to comment on the rezoning request; and

WHEREAS, the Planning Commission, after consideration of the staff report, public comments, and the criteria set forth in Section 605 of the Zoning Ordinance, subsequently voted unanimously at that meeting to recommend to City Council approval of the annexation and zoning request as presented.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Members of Council of the City of Spartanburg, South Carolina, in Council assembled:

Section 1. Amendment. That the official zoning map of the City of Spartanburg, as referenced by Section 206 of the Zoning Ordinance to be, and the same hereby amended as follows:

That the property located at 2191 Country Club Road (TMS # 7-17-06-071.00) and the property located at 2251 S. Pine Street (TMS: 7-17-10-062.00) existing in the County of Spartanburg are annexed and zoned to B-3 General Retail District.

Section 2. Severability. If any section, phrase, sentence or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. Effective Date. This Ordinance shall be effective upon its adoption by the City Council of the City of Spartanburg, South Carolina.

DONE AND RATIFIED THIS _____ DAY OF _____, 2026.

Jerome Rice, Mayor

ATTEST:

Christie Lindsey, City Clerk

APPROVED AS TO FORM:

City Attorney

___/___/___ (First Reading)

___/___/___ (Second Reading)