

Agenda

Planning Commission

May 21, 2026, at 5:30 PM

Dr. TK Gregg Community Center

650 Howard St. Spartanburg, SC 29303

- I. **Roll Call**
- II. **Freedom of Information Act Compliance** – Public notification of the meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and requirements of the City of Spartanburg Zoning Ordinance.
- III. **Rules and Procedures for Meeting Conduct**
- IV. **Approval of Agenda**
- V. **Disposition of Minutes of January 15, 2026 meeting**
- VI. **Old Business:**
- VII. **New Business:**
 - a. The Planning Commission has received a rezoning request of a property addressed 154 Ridge St. (TMS: 7-12-01-157.00) from the current zoning D-T5, Urban Center Zone, to D-T4, General Urban Zone, to accommodate the development of a single-family dwelling.
Owner: Oak and Ave Property Group LLC / Applicant: Oak and Ave Property Group LLC / Agent: Christopher Jefferson
- VIII. **Staff Announcements**
- IX. **Adjournment**

City of Spartanburg
Planning Commission Meeting Minutes
January 15, 2026, at 5:30 PM
Dr. T.K. Gregg Community Center

I. Call to Order.

Chair **Philip Stone** called the meeting of the Spartanburg Planning Commission to order at approximately **5:30 p.m.** The meeting was conducted in accordance with the rules of procedure adopted by City Council. Public notice was provided in compliance with the South Carolina Freedom of Information Act and the City of Spartanburg Zoning Ordinance.

II. Roll Call.

Commissioners present:

- Philip Stone, Chair
- Warwick Spencer, Vice Chair
- Jemar Brown
- Reed Cunningham

Staff present:

- Fredalyn Frasier, Planning Director
- Ben Jones, Senior Planner

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. Rules and Procedures for Meeting Conduct.

V. Approval of Agenda.

Motion: Approve the agenda as published

Moved by: Spencer

Seconded by: Cunningham

Vote: Approved unanimously

VI. Approval of Minutes.

Motion: Approve the minutes of the November 20, 2025 Planning Commission meeting as written

Moved by: Spencer
Seconded by: Brown
Vote: Approved unanimously

VII. Old Business.

None.

VIII. New Business

1. Rezoning Request

1619 John B. White Senior Boulevard

From: R-15 (Single-Family Residential)

To: B-1 (Neighborhood Shopping District)

Applicant: TWP Acquisitions, LLC

Owner: Ruth Hildman

Proposed Use: Dutch Bros Coffee (drive-through)

Staff presented the rezoning request, noting:

- The property is approximately one acre and currently contains a single-family residence.
- Surrounding properties are predominantly zoned B-1, with commercial development along the John B. White Sr. Boulevard corridor.
- The Comprehensive Plan designates the area as a **G5 Center Infill Growth Sector**, supporting commercial redevelopment.
- Utilities (water and sewer) are available.
- A public information meeting was held with no public attendance and no comments received.

The applicant's representative provided additional details regarding shared access, existing easements, traffic considerations, and the drive-through-focused nature of the proposed business.

Commission discussion focused on compatibility with surrounding development, access management, and consistency with the Comprehensive Plan.

Public Hearing

- **Opened and closed** with no public comments received.

Motion: Recommend approval of the rezoning request from R-15 to B-1

Moved by: Cunningham

Seconded by: Spencer

Vote: Approved unanimously

The rezoning request will be forwarded to City Council for public hearing and consideration.

2. Planning Commission Bylaws Review

Staff presented proposed updates to the Planning Commission bylaws, incorporating prior commissioner comments and administrative revisions. Key changes included:

- Updated references to Chair and Vice Chair titles
- Clarification of meeting time and location language
- Addition of provisions for virtual attendance
- Removal of secret ballot voting
- Expanded public comment procedures
- Clarification of conflict-of-interest disclosures
- Additional duties for Chair and Vice Chair
- Formatting and administrative updates

Commission discussion included flexibility for meeting location language, clarification of attendance requirements, and inclusion of meeting conduct rules as an exhibit or reference.

Motion: Approve the bylaws as amended, including noted editorial and administrative revisions

Moved by: Spencer

Seconded by: Cunningham

Vote: Approved unanimously

The bylaws were approved without need for City Council action.

IX. Staff Announcements

- The Planning Commission will continue meeting at the Dr. T.K. Gregg Community Center, with facility improvements forthcoming.
- Staff is working to expand accessible continuing education opportunities for board members, including potential local and virtual training sessions.
- Staff announced the departure of the Senior Administrative Assistant, with recruitment underway for a replacement.

X. Adjournment

Motion: Adjourn

Moved by: Spencer

Seconded by: Brown

Vote: Approved unanimously

The meeting was adjourned at 6:07 p.m.

Dr. Phillip Stone, Chair

Application for Zoning Map Amendment

RZ-26-011-00001

<u>LANDOWNER</u>	<u>APPLICANT</u>	<u>AGENT</u>
Oak and Ave Property Group LLC 145 N Church St, STE 405 Spartanburg, SC 29306	Oak and Ave Property Group LLC 145 N Church St, STE 405 Spartanburg, SC 29306	Christopher Jefferson

<u>PARCEL DATA</u>	
<ul style="list-style-type: none"> ▪ Tax Map ID: 7-12-01-157.00 ▪ Existing Zoning District: D-T5, Urban Center Zone ▪ Proposed Zoning District: D-T4, General Urban Zone 	Overlay District: N/A

APPLICATION SUMMARY

The Planning Commission has received a rezoning request of a property addressed 154 Ridge St. (TMS: 7-12-01-157.00) from the current zoning D-T5, Urban Center Zone, to D-T4, General Urban Zone, to accommodate the development of a single-family dwelling. **Owner: Oak and Ave Property Group LLC / Applicant: Oak and Ave Property Group LLC / Agent: Christopher Jefferson**

The project site is an approximately 4,648 square foot (0.107 AC) parcel located at 154 Ridge Street. The parcel is situated along Ridge Street, roughly 240 feet from the intersection with Magnolia Street. The City of Spartanburg’s Downtown Code currently requires single-family dwellings in the D-T5 districts to be at least two stories. Oak and Ave Property Group, LLC, has an existing development agreement with the City to provide workforce housing on this parcel. In order to make workforce housing economically viable at this location, the applicant has requested approval of rezoning from a downtown central zoning designation of D-T5, Urban Center Zone, to a general downtown zoning designation of D-T4, General Urban Zone, to permit the construction of a one-story single-family dwelling at this location.

The parcel immediately to the north of the project site includes a senior living apartment complex with a current zoning designation of D-T5, Urban Center Zone. Other lots along Ridge Street in vicinity of the project site include residential single-family, and townhome properties currently zoned D-T4, General Urban Zone.

REQUIRED FINDINGS

The City of Spartanburg requires 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 presents 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 2023 City of Spartanburg Comprehensive Plan lists this area of the city as G-5: Center Infill Growth Sector. According to the document, G-5, Center Infill Growth Sectors are defined as “the City’s historic downtown as well as some of its larger suburban centers, including the existing mall site. These centers of activity are mostly or fully built-out but still have vacant or underutilized land. Downtown is defined by a traditional historic downtown development pattern, though there are gaps in the streetscape and opportunities for infill. Other Infill Centers are characterized by conventional, auto-oriented suburban development patterns of primarily commercial development. Additional growth and development in these areas is desirable due to the presence of existing infrastructure. These areas represent the greatest opportunity for complete mixed use, walkable centers and character-based zoning. The plan envisions that most residential and nonresidential development over the next ten years will occur in this growth sector.”

Additional growth and development is desirable among parcels designated G-5, Center Infill Growth Sectors. This rezoning provides an opportunity for residential growth along the corridor and in the surrounding area. The proposed rezone and residential use of this parcel aligns with the intention of the comprehensive plan.

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

Parcels adjacent to and nearby the project site along Ridge Street are zoned both D-T5, Urban Center Zone, and D-T4, General Urban Zone. The properties across Ridge Street to the south are primarily zoned D-T4, General Urban Zone, and include the Northside Townhome development.

The proposed zoning designation of D-T4, General Urban Zone, would be congruent with zoning and property uses in the vicinity. This region of the city serves as a transition between the predominately residential zone, and the more restrictive blocks which surround the downtown core. This zoning map amendment would not create a deviation from that transition.

The Downtown Code considers D-T4, General Urban Zones as districts that are “more urban neighborhoods that are predominately residential but include some mixed-use.”

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 rezoning to D-T4, General Urban Zone, of this parcel is granted, it will accommodate the proposed use of single-family residential development. Under the current D-T5, Urban Center Zone designation, the property is subject to development standards that create limitations for residential construction.

Oak and Ave Property Group, LLC entered a development agreement with the City of Spartanburg in 2024 for the purpose of developing single-family workforce housing on this lot and others. The D-T5, Urban Center Zone, does not permit one-story residential structures, limiting design flexibility and excluding housing types that are consistent with designs suitable for the purpose of workforce housing. A rezoning designation to D-T4, General Urban Zone, would alleviate design constraints to constructing a single-story, single-family home on this parcel.

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**

Rezoning the property to D-T4, General Urban Zone, would allow for a broader range of moderate-intensity uses that are more consistent with existing development patterns and more readily achievable given current market conditions. Therefore, staff finds that the proposed amendment may improve the marketability of the property by aligning allowable uses with realistic development potential.

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. Planning, Building, Water, Streets and Stormwater Departments remain available to support the planning and availability efforts to ensure access throughout development.

STAFF ANALYSIS & RECOMMENDATION

The City of Spartanburg recommends approval of the rezoning of this property from D-T5, Urban Center Zone, to D-T4, General Urban Zone. This designation is appropriate with the zoning of surrounding parcels, and maintains the transition in zoning between downtown residential and more intensive downtown uses. The rezoning ensure the property may be developed as a single-story, single-family dwelling, allowing the property to be economically viable for workforce housing. Whereas the existing zoning does not permit single-story dwellings. Based on the existing residential character of the surrounding area and current design constraints imposed on previously approved workforce housing plans, the proposed zoning map amendment to D-T4, General Urban Zone, is the most appropriate course of action for this parcel.

WRITTEN PUBLIC COMMENTS

Notices were sent to property owners within a 400 ft. radius of the subject property. A total of 25 notices were sent to property owners. A Planning Informational meeting will be hosted on Thursday, May 14, 2026, at 5:30 PM at C.C. Woodson Community Center to provide details about 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 at a later date**. If the matter receives first reading approval, it will then go before the City Council for a **Second and Final Reading at a following meeting**. The public hearings will be publicly noticed.

ATTACHMENTS:

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

PREPARED BY:

Benjamin Jones

Benjamin Jones
Senior Planner

May 14, 2026

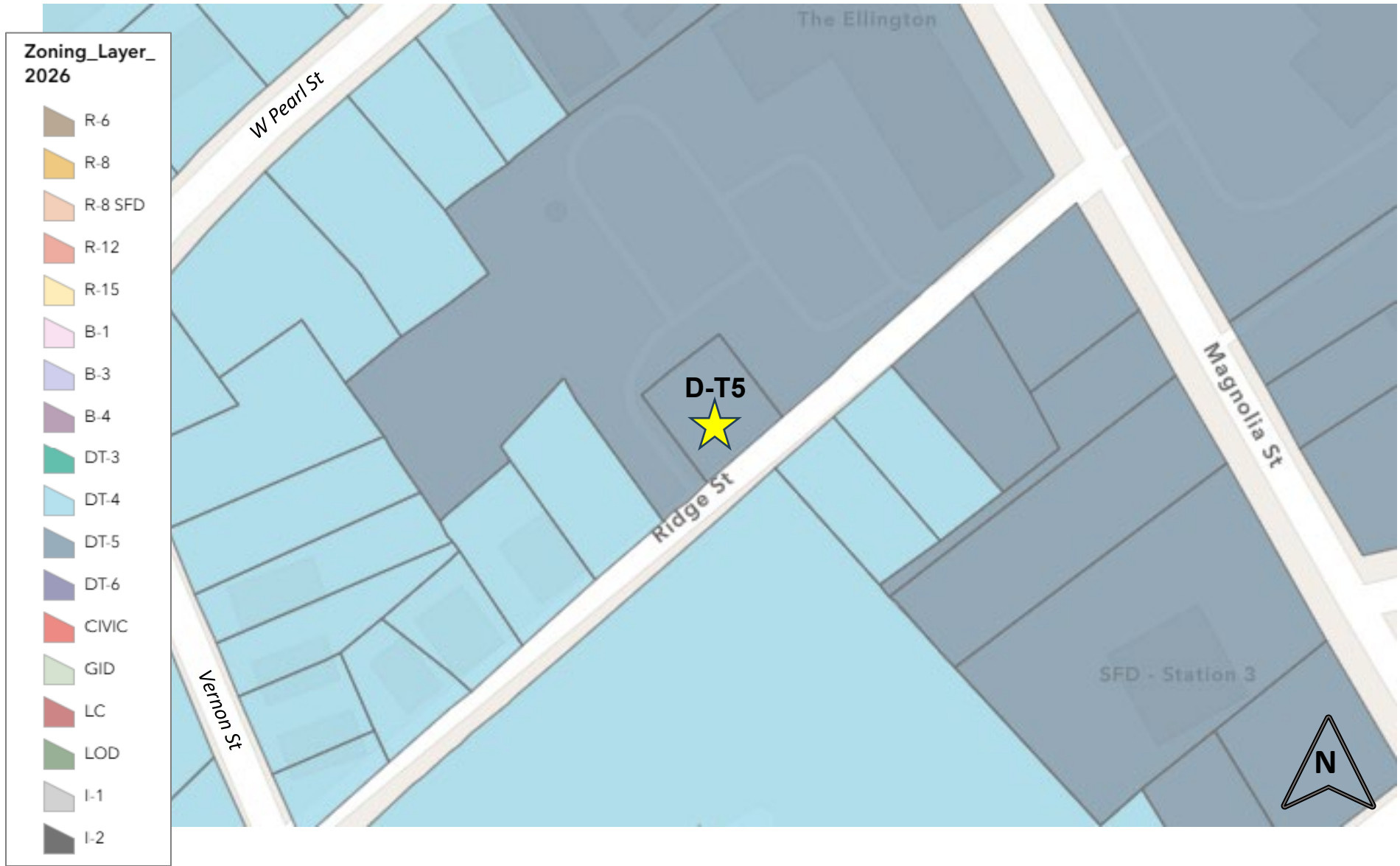
DATE

PROJECT SITE MAP



154 Ridge Street
TMS: 7-12-01.157.00

EXISTING ZONING MAP



SITE PHOTOS – Front of the Site



Looking onto the project site from Ridge Street

Adjacent Property to the North Side of the Project Site



Northeast side of project site (looking from Ridge Street).
Ellington Senior Apartments

Properties to the Southeast of Project Site along Ridge Street



Properties Across Ridge Street from Project Site



Northside Townhomes across from project site