

Agenda

Board of Zoning Appeals (BZA)

June 9, 2026 at 5:30 PM

Dr. TK Gregg Community Center

650 Howard St. Spartanburg, SC 29303

- I. **Call To Order**
- II. **Roll Call**
- III. **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.
- IV. **Rules and Procedures for Meeting Conduct**
- V. **Approval of Agenda**
- VI. **Disposition of Meeting Minutes from January 13, 2026.**
- VII. **Old Business:**
- VIII. **New Business:**

The City of Spartanburg Board of Zoning Appeals has received a variance request from the property owner for a reduction in the minimum lot width requirement from 60 feet to 50.05 feet. The request is associated with the proposed subdivision of the residential property into two lots, with the intent to construct one single-family dwelling on each lot. The subject property is located at 137 Seay Street (TMS# 7-16-06-052.00) and is zoned R-8, General Residential District. **Property Owner/Applicant: Greg McKenzie**
- IX. **Staff Announcements**
- X. **Adjournment**

Meeting Minutes
Board of Zoning Appeals
January 13, 2026 at 5:30 PM
Dr. TK Gregg Community Center
650 Howard St. Spartanburg, SC 29303

Attendance

Board Members Present

- Brian Murdock, Chair
- McKay Moore, Vice Chair
- Brandon Harris
- John Moore
- Dr. Midas Hampton
- Don Bramlett

Staff Present

- Fredalyn Frasier, Planning Director
- Nan Zhou, Planner II
- Bob Coler, City Attorney

Others Present

- David Hill, Homeowner – 656 Boyd St.
- Cecilia Hannah, Homeowner – 658 Boyd St.
- Mike Macnabb, Civil Engineer – Bluewater Civil
- Tom Godfrey, Landowner Representative – Granite Development, LLC
- Mr. West – Property Owner behind Fresh Market

Call to Order

Chair Brian Murdock called the meeting to order at 5:30 PM and conducted a roll call. A quorum was established.

The Chair stated that public notice of the meeting had been provided in compliance with the Freedom of Information Act and City of Spartanburg requirements. Meeting procedures were referenced.

Approval of Agenda

On a motion by Mr. Don Bramlett and seconded by Ms. McKay Moore, the agenda was approved by a vote of 6–0.

Approval of Meeting Minutes (December 09, 2025)

On a motion by Ms. McKay Moore and seconded by Mr. Brandon Harris, the meeting minutes from December 09, 2025 were approved by a vote of 6–0.

Old Business

Planning Department

VAR - 25-00200005 (mediation). On September 9, 2025, the Board of Zoning Appeals denied the applicant's request regarding the construction of a two-story detached garage in the rear yard on a concrete pad poured by the contractor that encroaches on the side property line. A mediation was conducted in December 2025. Individuals participating in the mediation included: David Hill, Applicant, Brian Murdock BZA Chair, McKay Moore, Vice-Chair, Bob Coler, City Attorney, Fredalyn M. Frasier, Planning Director, Nan Zhou, AICP, Planner II. As a result of the mediation, the appeal was remanded to the Board of Zoning Appeals for further consideration.

Staff Presentation

Nan Zhou, Planner II with the City of Spartanburg Planning Department, presented the 656 Boyd Street case for reconsideration following the Board's denial in September of the previous year. Staff explained that the case returned to the Board as a result of a mediation meeting held on December 18, during which staff, the homeowner, and other parties discussed potential conditions that could address concerns raised during the earlier hearing. The purpose of the new hearing was to allow the Board to revisit the request based on refined measurements and agreed-upon conditions developed during mediation.

Ms. Zhou outlined four conditions that resulted from the mediation process.

1. The first condition required verification of the final measurements documenting the distance between the proposed garage and the side property line.
2. The second condition involved an agreed-upon landscaping plan intended to provide additional screening between the proposed structure and the neighboring property.
3. The third condition required confirmation of a proper fire-rated wall approved by the City's building official.
4. The fourth condition required closely monitored structural inspections throughout the construction phase to ensure compliance and safety.

Ms. Zhou further explained that the request remained unchanged and involved the construction of a two-story garage on an existing concrete pad. Updated survey information and refined measurements submitted by the applicant showed that the front corner of the garage foundation would encroach approximately 5.67 inches into the required side setback, while the rear corner would encroach approximately 3.124 inches due to the angle of the structure in relation to the property line. Staff noted that these revised measurements were smaller than those originally presented during the September hearing and represented new information for the Board's consideration.

In reviewing the variance criteria, there is only one finding that had changed from the previous staff report. Staff noted that extraordinary and exceptional conditions existed on the property because altering the garage foundation by shifting or cutting the structure would be structurally inadvisable and would create complications for the garage door configuration. Ms. Zhou also addressed concerns related to fire safety and screening, explaining that building code requirements prohibited windows or doors along the side wall facing the adjacent property because the wall would be required to have a fire-rated assembly.

Planning Department

Mr. Bob Coler, the City Attorney, explained the purpose and structure of the mediation process that followed the Board's earlier denial of the variance request. Under state law, applicants who disagree with a Board of Zoning Appeals decision may appeal directly to circuit court, and the law requires mediation before the matter proceeds to a judicial hearing. Drawing on more than two decades of legal experience and years representing municipalities, the attorney described mediation as a practical and constructive process designed to encourage open discussion and deeper examination of the facts outside the formal courtroom setting. Unlike court proceedings, mediation is not focused on arguing technical legal points but instead allows all parties to explore details, ask questions, and work toward a possible resolution.

Mr. Coler further explained that the mediation group included the applicant, city staff, and two members of the Board of Zoning Appeals serving in an advisory capacity. The purpose of including board members was not to create a quorum or make decisions, but rather to provide perspective on how the Board typically evaluates cases. During mediation, the group discussed the specific facts of the variance request in greater depth, including the small degree of encroachment into the setback, the role of the city inspector during the construction process, and the practical implications of potential solutions. The mediation process ultimately produced a proposed resolution that was then returned to the full Board for consideration because the Board acts on behalf of the city's governing body in zoning appeal matters.

The City Attorney emphasized that the Board's responsibility during the hearing was to carefully consider the mediated recommendation while remaining true to each member's individual judgment and conscience. He noted that mediation is intended to provide a more efficient and transparent way to examine facts that would otherwise be extensively debated in circuit court. The Board was also informed that the circuit judge overseeing the appeal had been updated on the mediation efforts and expressed support for a negotiated resolution if one could be reached. Mr. Coler concluded by reiterating that the mediation process had been conducted openly and transparently, allowing all participants to question one another freely and thoroughly explore the issues before bringing the proposed resolution back to the Board for final consideration.

Applicant Presentation

Mr. David Hill, homeowner of 656 Boyd St., explained to the Board that the process began in April 2025 when neighbors were shown the proposed plans and informed that permits would be sought. Building permit approval was obtained in May, 2025, and contractors later marked the property using provisional flags and verified corner pins. According to Mr. Hill, the construction error occurred when contractors moved the string line marking the property boundary during construction and subsequently measured from the fence rather than the actual property line. Because the fence was not perfectly aligned with the property line, the resulting encroachment measurements differed slightly between the front and rear corners of the structure.

Mr. Hill stated that several alternative solutions discussed at the previous hearing were later determined to be structurally impractical after consultation with architects and industry standards for the following reasons:

1. The garage slab was described as a monolithic concrete structure with integrated footings, making it difficult to cut back or resize without compromising structural integrity.
2. Modifying the slab would conflict with recommendations from the American Concrete Institute and International Residential Building Code guidance due to concerns about supporting a load-bearing exterior wall on a narrow concrete extension.
3. Additional complications included plumbing lines located beneath the slab and within the affected wall, as well as the recessed weather-seal lip at the garage opening. Resizing the structure would also require widening the garage door to a non-standard custom size, resulting in significantly higher costs and construction challenges.

Mr. Hill further addressed concerns regarding fire safety and neighborhood compatibility. The encroaching wall was intentionally designed without windows facing the neighboring property. The wall would exceed required fire-rating standards through the use of multiple layers of Type X gypsum board, mineral wool insulation, and noncombustible fiber cement siding. The garage was also described as using a “hot roof” design with no exposed attic soffits, reducing the risk of fire spread. In addition, the homeowner expressed willingness to install evergreen landscaping above the existing six-foot fence in consultation with the neighboring property owner in order to provide year-round visual screening and maintain the character of the neighborhood.

Lastly, Mr. Hill also explained and provided some context for the sequence of events surrounding the discovery of the setback issue during construction. Excavation work occurred at the end of June, followed by plumbing installation and preparation for the slab inspection. During the inspection process, the city inspector reportedly informed the homeowner that he had forgotten his tape measure but had already signed off on the permit card. Because the contractor considered the inspection approved, the concrete pour proceeded despite the homeowner’s concerns about verifying measurements. The homeowner emphasized that the variance request was limited in scope, resulted from a simple construction error, and would not create harm to neighboring properties or establish a broader precedent. Mr. Hill agreed to work closely with city inspectors moving forward to ensure compliance throughout the remainder of the project.

Public Comments

Cecilia Hannah, homeowner of 658 Boyd St., spoke in support of the Hills’ variance request and continued construction project. She explained that she and her husband, Troy, had observed the Hills’ efforts to improve and maintain the property since moving into the neighborhood earlier in the year. Ms. Hannah stated that the Hills had demonstrated transparency throughout the process by communicating directly with neighbors, going door to door to explain the situation and answering questions as concerns arose. She expressed her belief that the construction error was an honest mistake and that the homeowners had intended to comply with all applicable requirements throughout the project.

Ms. Hannah further stated that she and her husband viewed the Hills as valuable neighbors and supported allowing the project to proceed to completion. Although their property was not directly adjacent to the side where the encroachment occurred, she noted that they were familiar with the structure being constructed and had watched the project develop over time. She emphasized that

Planning Department

they had no concerns about the proposed garage or its impact on the neighborhood and hoped the homeowners would be permitted to finish the project as planned.

Board Discussion

Board members discussed the results of the mediation process and expressed support for the applicant's request after receiving additional information and clarification regarding the setback encroachment. Several Board members stated that the mediation process provided a more complete understanding of the circumstances, including the revised setback measurements, the role of the city inspection process, and the structural limitations involved in modifying the garage slab. Members generally agreed that the applicant had made substantial efforts to comply with the rules and that the encroachment resulted from a combination of innocent mistakes and circumstances outside the applicant's control rather than intentional misconduct.

Key points raised by board members included:

1. **Brandon Harris** stated that the applicant had clearly researched the structural limitations and demonstrated that modifying or cutting the slab was not a feasible option.
2. **John Moore** praised the mediation process for bringing additional facts to light, including the smaller-than-expected setback encroachment and the circumstances involving the city inspector's approval during construction.
3. **Dr. Midas Hampton** emphasized that the applicant had exercised due diligence through communication with contractors and city staff and that granting the variance would not create a harmful precedent.
4. **McKay Moore** expressed appreciation for the Board's collaborative process and the opportunity to reconsider the matter collectively using the diverse experiences and perspectives of the members.
5. **Don Bramlett**, who had supported the variance during the original hearing, noted that irregular property lines are common in older neighborhoods and emphasized the challenges homeowners face when acting as their own contractors. He also commented that experienced contractors can help manage complicated construction situations and encouraged consideration of that factor moving forward.

Additional comments focused on practical construction realities and the limited nature of the encroachment. Mr. Brian Murdock, who had not participated in the original vote, observed that the encroachment averaged only slightly more than four inches and stated that the updated facts and context provided through mediation may have meaningfully affected the Board's understanding of the case.

Collectively, the Board members indicated that the additional information gained through mediation helped clarify the situation and supported reconsideration of the variance request.

Board Action

Following deliberation, the Board determined that the applicant's request for a variance should be approved, allowing Mr. Hill to build a detached garage in the back yard.

Planning Department

Motion

On a motion by Mr. Don Bramlett and seconded by Mr. John Moore, the Board of Zoning Appeals granted Approval for the Variance Permit #25-00200005 (mediation) for 656 Boyd St. with conditions outlined in the staff report and the conclusion of the mediation.

The motion passed unanimously (6-0)

New Business

APP - 25-00200012. The City of Spartanburg's Board of Zoning Appeals has received an Appeal regarding the permitted use table for a proposed pet store, PETSMART, located at 1200 E. Main St. (7-13-01-001.08) with a zoning designation of B-1 (Neighborhood Shopping District). **Owner: Waterstone Southeast Spartan Portfolio LLC / Applicant: Mike Russo / Agent: Tom Godfrey**

Staff Presentation

Nan Zhou, Planner II with the City of Spartanburg Planning Department, presented the Appeal case involving a proposed PetSmart location at 1200 E. Main Street. The existing building, formerly occupied by Tuesday Morning, is approximately 11,700 square feet and is zoned B-1 (Neighborhood Shopping District). If approved, the project would include a small rear addition that would later undergo site plan review, increasing the total building area to just over 15,000 square feet.

The site fronts East Main Street and is located near neighboring commercial uses, including Fresh Market and a restaurant with an outdoor seating area adjacent to the proposed pet store.

Ms. Zhou explained that the proposal is similar to several cases reviewed in the past year involving pet-related businesses in locations where such uses are not currently permitted. Although the primary use would be retail sales, the store would also provide pet-related services.

A key concern in the staff review involved compatibility with neighboring businesses, particularly assumptions that the proposed PetSmart shared a wall with Fresh Market. New information and photographs clarified that the buildings are separate structures, even though they appear connected from the exterior. Staff noted that they were unaware of this distinction when preparing their recommendation. Questions regarding noise, ventilation, and other operational impacts would be addressed through building code requirements if the project is approved, with the applicant expected to provide additional details. Staff reported receiving calls from residents, but the inquiries were primarily requests for information about the proposed tenant and concerns about potential land use changes, rather than complaints about the project itself.

Additional information was provided by the applicant shortly before the meeting, after the staff report had already been completed. While staff acknowledged that this new information addressed some concerns from the staff report, staff did not change recommendations at that time.

Fredalyn M. Frasier, Planning Department Director, further stated that staff noted that the two existing pet store locations referenced in the report are not located adjacent to or near restaurants or food-serving establishments. This distinction is important because previous

Planning Department

applications for pet stores have raised concerns about compatibility with nearby uses, particularly where food preparation or dining activities occur. As a result, staff has consistently evaluated the relationship between proposed pet-related businesses and surrounding land uses when making recommendations.

Ms. Frasier acknowledged that the zoning ordinance is more than 40 years old and does not specifically address modern pet retail and grooming uses, which were not common when the code was written. Because the code lacks standards such as separation distances, entrance setbacks, or end-cap location requirements that are often found in newer zoning regulations, staff must rely on broader compatibility considerations, industry trends, and prior board decisions when reviewing these applications. Although the applicant submitted additional information shortly before the meeting that may help address some compatibility concerns, staff emphasized that the board must determine whether that information sufficiently resolves the issues raised by the outdated zoning framework

Applicant Presentation

Tom Godfrey, representative of the owner of the Shopping Center of Waterstone Properties started providing some background and leasing challenges relating to the current vacant space, former Tuesday Morning. The building is approximately 12,000 square feet, which is slightly smaller than typical “junior anchor” spaces like PetSmart, Marshalls, or HomeGoods, making it challenging to lease. Despite these constraints, an agreement has been reached with PetSmart to occupy the space, with a small addition proposed at the back to optimize usability. The interior will be custom fitted for PetSmart’s operations, with about 85% of sales focused on general retail merchandise and the remaining 15% on accessory services such as dog training sessions, grooming in a dedicated pet spa, and cat adoptions in a small room. The store will not sell dogs or cats, and veterinary services will not be provided.

PetSmart’s design features new HVAC systems and an enclosed grooming area to accommodate the unique needs of the store. The location is a standalone building and fits well within the shopping center’s existing use restrictions, complementing Fresh Market. Fresh Market has reviewed the floor plan of the proposed use and approved the use. The store is strategically positioned to maintain adequate distances from neighboring entrances, approximately 100 feet from both Fresh Market and Gerhard’s restaurant, adhering to typical industry standards for compatibility. PetSmart also proposed a pet waste station near the front of the store to provide convenience for customers with pets, keeping it away from neighboring restaurants to avoid conflicts and maintain cleanliness. Mr. Godfrey stated that they are willing to work with staff about the details of the pet waste station.

Overall, Mr. Godfrey concluded that it would be a positive addition to the shopping center and would align well with the property's existing use restrictions. PetSmart would bring increased activity and economic vitality to the shopping center while remaining compatible with surrounding businesses through appropriate design controls and conditions.

Mike MacNabb, Bluewater Civil Engineer responded to concerns about the location and design of the proposed pet relief station, explaining that staff's primary concern was ensuring pets had a designated, convenient area near the store entrance rather than using landscaped islands or other areas throughout the shopping center. Mr. MacNabb noted that the relief station would utilize a permeable surface, likely an artificial turf product such as AstroTurf installed over a stone or sand base to allow water and pet waste liquids to infiltrate properly. The area would also include a waste disposal station stocked with bags so pet owners could immediately clean up after their animals, helping maintain the site and minimize impacts on surrounding businesses and landscaping.

Public Comments

Mr. West, a property owner behind the Fresh Market expressed concerns about the potential impacts of the proposed PetSmart location on adjacent residential properties. Mr. West was particularly concerned about potential noise and odors associated with the pet-related business. He noted that these concerns were hidden because a previously existing ten-foot masonry wall that separated the commercial property from neighboring residences was destroyed during a severe storm in 2023 and has not yet been rebuilt. Mr. West explained that he and other nearby residents, including an elderly neighbor, have repeatedly contacted the property owner and management company seeking repairs but have received only assurances from the property owner stating that plans and engineering designs are still being prepared.

Mr. West further explained that the wall had originally been constructed as part of the shopping center development and had served as an important buffer between the commercial property and surrounding homes. After the storm damaged approximately 100 feet of the wall, the debris remained for an extended period before finally being removed. The speaker stated that city inspectors and fire officials had reviewed the situation, and a survey confirmed that the wall was not located on his property. Despite multiple conversations with the property owner and management representatives over the past two years, he expressed frustration with the lack of progress toward rebuilding the wall and emphasized the need for the issue to be addressed, particularly before introducing a new pet-oriented use adjacent to nearby residences.

Board Discussion

Board members discussed the proposed use as a pet store, along with the pet relieve area placement in relation to the adjacent uses, and reconstruction of the rear masonry wall.

Discussion included the following:

- **Brandon Harris:** Mr. Harris supported moving forward with the PetSmart proposal based on the additional information provided by the applicant. However, he recommended that approval be conditioned on the reconstruction of the rear masonry wall before PetSmart begins operations at the site.

- **Dr. Midas Hampton:** Dr. Hampton agreed with approving the project and noted that concerns about shared walls with adjacent properties had been alleviated because the building is independently constructed. Nevertheless, he emphasized that the rear masonry wall should be rebuilt before the store opens in order to protect nearby residential properties and residents.
- **John Moore:** Mr. Moore was conflicted about the proposal. While he appreciated the potential benefits of a pet store, Mr. Moore expressed disappointment that the damaged wall had not been rebuilt despite longstanding requests from neighboring residents. He also raised concerns about possible impacts from poorly controlled pets and believed the applicant should have submitted supporting materials earlier to allow for staff review. Ultimately, he deferred to the staff recommendation while noting concerns about communication and responsiveness.
- **MacKay Moore:** After reviewing the conditions of approval, Ms. Moore concluded that the applicant's supplemental materials adequately addressed the required findings. She believed PetSmart could benefit the shopping center by increasing customer traffic, supporting surrounding businesses, improving pedestrian activity, and reducing the negative effects of a vacant storefront. She supported approval and was open to adding a wall reconstruction condition.
- **Don Bramlett:** Based on Mr. Bramlett experience as a customer of pet retail stores, he viewed PetSmart primarily as a retail operation rather than an intensive animal-related use. He noted that relatively few customers bring pets into such stores and that proposed restrictions on pet sales, boarding, and similar activities reduced potential concerns. Mr. Bramlett supported the concept of adding a competing pet retailer to the area but strongly objected to the proposed outdoor pet relief area at the front of the building, with argument that it would detract from the shopping center's appearance, create potential nuisances, and be visible to nearby businesses and patrons. He preferred relocating the relief area to the rear of the building or enclosing it from public view. He also supported rebuilding the rear wall, noting that it could help prevent escaped pets from entering nearby residential neighborhoods.
- **Brian Murdock:** Mr. Murdock believed that customers bringing pets to the store would likely allow their animals to relieve themselves wherever convenient, regardless of whether a designated pet relief area exists. Mr. Murdock argued that providing a dedicated relief area near the store entrance is a practical solution because pets may have been in vehicles for an extended period before arriving. He compared the concept to the placement of trash cans in public spaces, noting that people and animals tend to use the most convenient option available. While he supported having a pet relief area, he suggested adding screening, such as solid walls on the sides adjacent to neighboring tenants, to reduce its visibility and impacts. He also strongly supported requiring the reconstruction of the eight-foot masonry wall along the rear property line before a certificate of occupancy is issued, emphasizing the need to protect nearby residents and address potential neighborhood impacts

Board Action

Following deliberation, the Board determined that the applicant's request for an appeal should be approved with conditions. The conditions are:

Planning Department

1. Repair the brick wall behind the shopping center before a Certificate of Occupancy (CO) will be issued.
2. Installation of an exhaust ventilation system in compliance with current Building Code for pet stores, the Buildings Department may assign other conditions where noted in the Code.
3. Planning staff is to review and approve placement, screening, design, and materials of any pet relief area.

Motion

On a motion by Mr. Brandon Harris and seconded by Dr. Midas Hampton, the Board of Zoning Appeals granted Approval with Conditions for the Appeal Permit #25-00200012 for 1200 E. Main St.

The motion passed unanimously (4-2).

Staff Announcements

Staff informed the board that all future meetings will continue to be held at the TK Greggs facility and will begin at 5:00 p.m. Board members were also advised that a continuing education recap will be distributed soon, outlining available training opportunities. Additionally, the ACOG has released its new board orientation schedule and is currently developing its continuing education schedule, which is expected to be shared in the coming weeks or months. Once available, board members will have opportunities to enroll in courses offered either in person or virtually. Staff also noted that efforts are underway to host at least one continuing education session locally to reduce travel requirements for board members

Adjournment

On a motion by Mr. Moore and seconded by Dr. Midas, the meeting was adjourned unanimously.

Meeting adjourned at 7:23 P.M.

Biran Murdock, Chair

DATE

June 09, 2026

TO

Board of Zoning Appeals Members

PROJECT/ADDRESS/ TAX ID

137 Seay St./ 7-16-06-052.00

STAFF

Fredalyn M. Frasier, Planning Director
Nan Zhou, AICP, Planner II

APPEAL REQUEST NUMBER

VAR – 26-00200001

COPIES TO

City Departments/Applicant

OWNER

Greg McKenzie

APPLICANT/AGENT

Greg McKenzie

APPLICANT REQUEST

The applicant requests a Variance to reduce the minimum lot width requirement from 60 feet to 50.5 feet. This request is to accommodate the proposed subdivision of the existing parcel into two residential lots, with the intent to construct one single-family dwelling on each lot.

PROJECT DESCRIPTION AND HISTORY

The project site is approximately 20,578 square feet with a zoning designation of R-8, General Residential District. The project site abuts Seay Street to the north boundary and an alley to the east boundary. Properties to the south, east, and west of the project site all have a zoning designation of R-8, General Residential District., properties to the north of the project site have a zoning designation of R-6, General Residential District.

Currently, per *Section IV: District Area and Dimensional Requirements Table 401 – (A) Table of Area and Dimensional Requirements by District*, for properties have a zoning classification of R-8, the minimum lot width at lot line for lots not on the radius of a Cul-De-Sac (Feet) requirement is 60 feet:

Section IV: District Area and Dimensional Requirements

§ 401 - (A) Table of Area and Dimensional Requirements By District
These Standards Apply Only to One Residential Structure on a Zoning Lot (*8)

Zoning District	Max. Bldg. Height (Feet)	Min. Lot Area (Square Ft.)	Min. Lot Per Dwelling Unit (Square Ft.)	Min. Lot Width At Lot Line For Lots Not On The Radius Of A Cul-De-Sac (Ft.) (*9)	Min. Lot Width At Front Bldg. Line On The Radius Of A Cul-De-Sac (Ft.) (*9)	Max. Bldg. Coverage (As a %)	MINIMUM YARD REQUIREMENTS				Max. Gross Floor Area
							FRONT	REAR	INTERIOR SIDE (*1)	STREET SIDE (*2)	
R-15	35/A	15,000	15,000	90	80	25 (*16)	40/B	40	15/M (*11)	15/C	
R-12	D	12,000	10,000	80	80	35 (*16)	35/B	30	10	15/C	
R-8 SFD (*10)	D	8,000		60	50	40 (*16)	30/B	30	8	15/C	
R-8	D	8,000	6,000	60	50	40 (*16)	30/B	30	8	15/C	

ANALYSIS

Zoning Ordinance Consistency

The project site has a zone designation of **R-8, General Residential District**. Section 302.4 R-8 General Residential District of the City of Spartanburg Zoning Ordinance allows Residential, Single-Family dwellings.

A Variance may be granted by the Board of Zoning Appeals to the minimum setback standards required in the Ordinance. Variances may only be granted in the instances listed in Section 603.4. Section 603.4 lists nine instances from which the Board may grant a Variance. Of these nine, one is applicable to this request:

***Section 603.4 (3):** To permit the use of a lot or lots for a use otherwise prohibited solely because of the insufficient area or width of the lot or lots, but in no event shall the respective area and width of the lot or lots be less than eighty percent (80%) of the required area and width;*

The Board is required to utilize Section 603.3(A)(2) of the Zoning Ordinance and determine if the proposal meets all the criterion for approval. **The Board is to hear and decide appeals for Variance from the requirements of the Zoning Ordinance when strict application of the provisions of the Ordinance would result in unnecessary hardship.** An appeal may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other properties in the vicinity;
3. 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;
4. The authorization of a Variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by the granting of the Variance.
5. 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.

FINDINGS

1. *There are extraordinary and exceptional conditions pertaining to the particular piece of property.*

Staff are not aware of any extraordinary and exceptional conditions pertaining to the particular piece of the property other than the fact that the size of the project site renders larger than the properties in the immediate surroundings.

The project site has sufficient total lot area allowing the site to be subdivided into two buildable residential lots, with each lot area having more than 8,000 square feet in size. Also, the two proposed residential lots are able to comply setback requirements indicated in Table 401 – (A) Table of Area and Dimensional Requirements By District.

2. *These conditions do not generally apply to other properties in the vicinity.*

Properties in the immediate surroundings have relatively smaller lot sizes ranging from 8,000 square feet to 9,000 square feet, while the project site has a total area over 20,000 square feet; in addition, properties in the immediate surroundings with a zoning designation of R-8, General Residential District, have an average narrower lot width less than 60 feet.

3. *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.*

The subject property is currently zoned **R-8, General Residential District**, which allows single family dwelling unit. The application of the City of Spartanburg Zoning Ordinance **does not prohibit or unreasonably restrict** the utilization of the property for residential purposes. However, the minimum lot width requirement for lots with zoning designation of R-8, General Residential District, listed in Table 401 – (A) Table of Area and Dimensional Requirements By District would restrict or prohibit the project site to be subdivided into two buildable residential lots with a single family dwelling unit on each.

Granting the minimum lot width at lot line for lots not on the radius of a Cul-De-Sac reduction from the required 60 feet to 50.5 feet, would allow the project site to be subdivided into two buildable residential lots with a single family dwelling unit on each.

4. *The authorization of a Variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by the granting of the Variance.*

Staff have evaluated the request under the standards for granting a Variance as outlined in the City of Spartanburg Zoning Ordinance and South Carolina state law, granting a variance to the proposal would **not** cause immediate harm to the public good, and the nature of the immediate surroundings remains residential.

The application of the ordinance does **not** create unnecessary hardship as defined under state law or the City's zoning code. The property retains reasonable use under its current zoning classification, including building a single family dwelling unit.

5. *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.*

Staff recommends **Approval with Conditions** that would allow the project site to be subdivided with the lot with reduced from 60 feet minimum lot width requirement to 50.5 feet to accommodate new single family dwelling to be built on each lot.

In the event the Board finds that the Variance findings can be met, and the project approved, conditions of approval are attached to this report. The Board may choose to approve or amend them based on the outcome of this proposal. The Board of Zoning Appeals may, in conformity with the provisions of its assigned authority, reverse or affirm, wholly or in part, or may modify the order, requirements, decision, or determination, and to that end, has all the powers of the officer from whom the appeal is taken and may issue or direct the issuance of a permit.

RECOMMENDATION

June 09, 2026

Staff recommends **Approval with Conditions** of the Variance request to reduce the minimum lot width requirement for the project site from 60 feet to 50.5 feet (more than 80% of the required width), allowing the project site to be subdivided into two buildable residential lots with a single-family dwelling unit on each. The six (6) conditions are listed in the summary below.

Staff Rationale:

The subject property is zoned R-8, General Residential District, which permits single family dwelling unit construction so long as it is in compliance with the districts' dimensional requirements, as outlined in **Section IV District Area and Dimensional Requirement**

Granting this request would **not** cause immediate harm to the public good or undermine the integrity of the Zoning Ordinance, and the nature of the immediate surroundings remain residential.

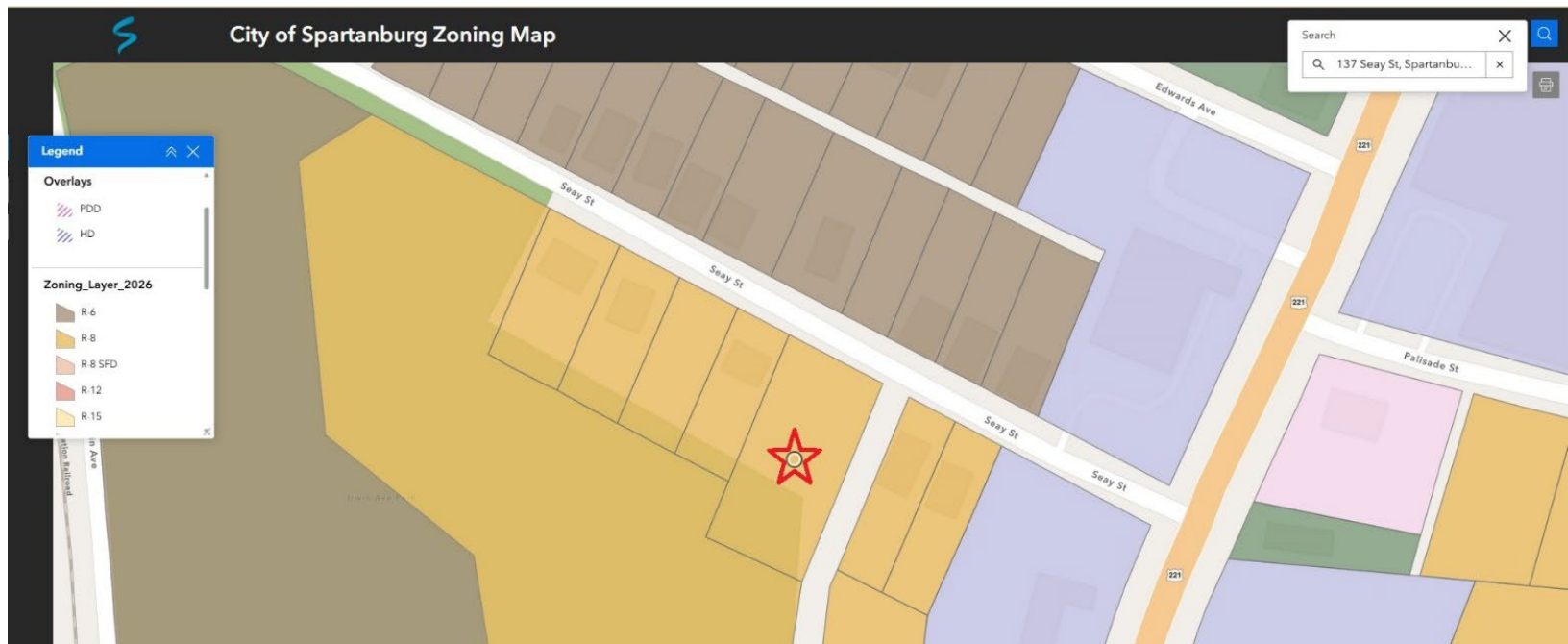
CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY LOCATED AT:**137 Seay St. (TMS # 7-16-06-052.00)**

1. If one or more of the following conditions is not met with respect to all its terms, then this approval may be revoked.
2. All setbacks excluding the street side yard setback shall meet the setback requirements in the City of Spartanburg Zoning Ordinance, where the maximum building coverage is 40%, front yard setback is 30 feet, rear setback is 30 feet, and the interior side setback is 8 feet from the property line.
3. The use shall meet the standards and shall be developed within the limits established by Chapter 501.10 of the Spartanburg Municipal code as to the emission of noise, odor, smoke, dust, vibration, waste, fumes or any public nuisance arising or occurring incidental to its establishment or operation.
4. The applicant shall be responsible for the completeness and accuracy of all forms and supporting material submitted in connection with any application. Any errors or discrepancies found therein may result in the revocation if any approval or permits issues in connection therewith.
5. The development of the site shall be in substantial accordance with the approved plans submitted and on file in the Spartanburg City Planning Department. All aspects of construction must be completed prior to use. Major modifications to plans or exceptions to completion may be granted only by the City authority which approved the project.
6. All requirements of the Building, Fire, Water and Streets and Stormwater Departments shall be completed prior to building occupancy permit issuance and continuously maintained thereafter.

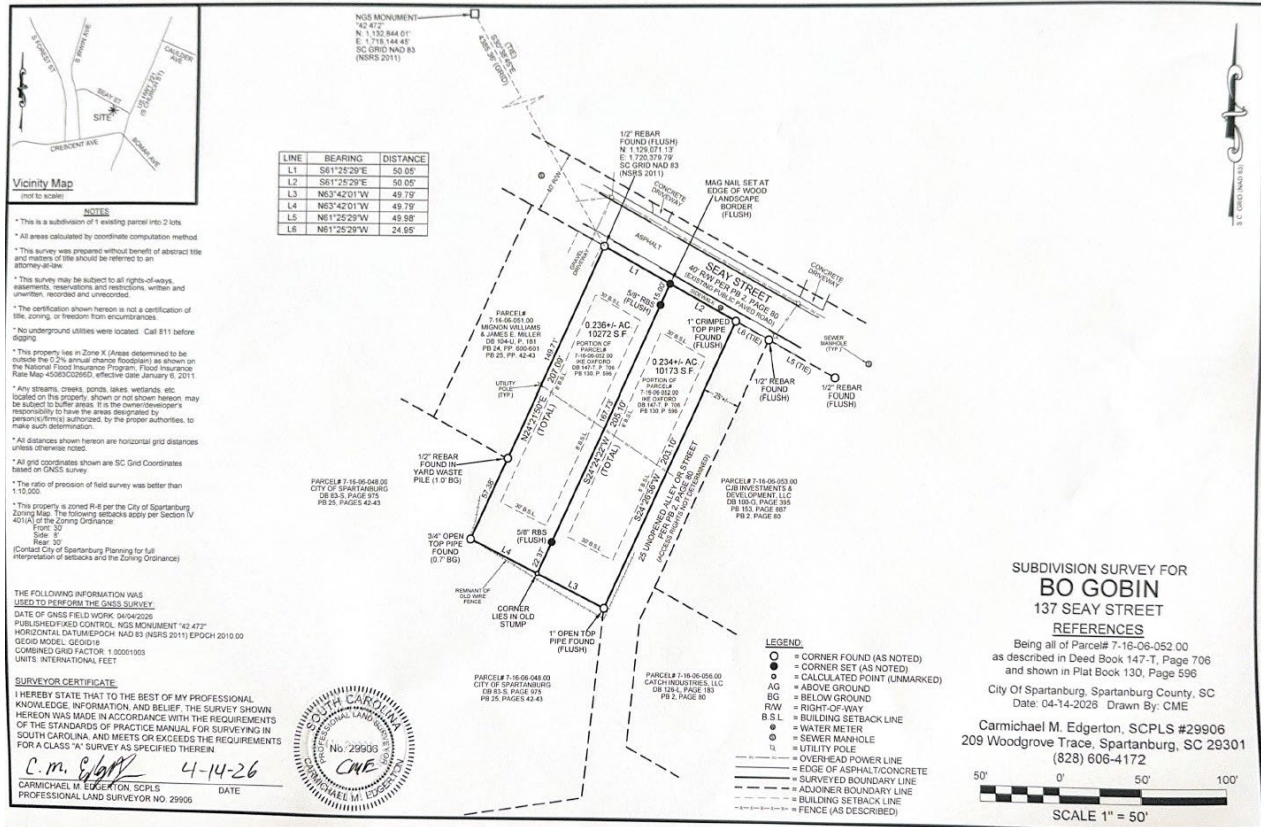
Aerial Photo – 137 Seay St.



Zoning Map – 137 Seay St. R-8 – General Residential District



Site Survey – 137 Seay St.



Site Photos – Front and Side



Site Photos - Adjacent Properties



Zoning Variance Application

Fee: \$150.00

Property Information

Address of Property: 137 Seay St Spartanburg SC 29306
Street City Zip Code

Tax Map #: 7-16-06-052.00 Click [here](#) if you don't know it. Search by name or address.

Zoning District: General Residential District Click [here](#) if you don't know it. Search by address.

Property Owner: Greg McKenzie Phone: [REDACTED]

Email: [REDACTED]

Applicant Information

Applicant Role: Owner Contractor Agent Other: _____

Applicant: Greg McKenzie Phone: [REDACTED]

Email: [REDACTED]

Mailing Address: [REDACTED] Street City Zip Code

Name of Development: 137 Seay St Development

Section of the Ordinance from which a Variance is requested: Section IV

Required Attachments:

- A boundary map of subject property prepared and sealed by a registered land surveyor
- Detailed narrative describing the requested variance and the reasons for the request
- Detailed narrative addressing how the Variance meets all criteria of the Zoning Ordinance, including:
 1. What are the extraordinary or exceptional conditions that apply to your parcel?
 2. How do these conditions differentiate your parcel from those in the immediate vicinity?
 3. How would these conditions and the application of the Ordinance effectively prohibit or unreasonably restrict the utilization of your property?
 4. Will the authorization of a variance be of substantial detriment to adjacent property or to the public good? Would the character of the district be harmed by the granting of a variance?

If needed, please include a typed list of additional contacts (name, email, role)

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 and obligation transferable by sale. I hereby authorize the staff of the Planning Department to inspect the premises of the above described property if necessary.

Printed Name and Title: Greg McKenzie / Owner

Signature: Greg McKenzie Digitally signed by Greg McKenzie
Date: 2026.05.05 14:50:06 -04'00' Date: 05/05/2026

Staff Use Only:

Date: 5/5/2026

Assigned to: NZhou

Permit #: 26-00200001

Please submit all applications to planning@cityofspartanburg.org

Variance Request Narrative

Property Address: 137 Seay St, Spartanburg, SC 29306

Zoning District: R-8 Residential

Property Owner: Greg McKenzie

I, Greg McKenzie, am the owner of the property located at 137 Seay Street in Spartanburg, South Carolina, and I respectfully request a variance from the minimum lot width requirement of 60 feet as required under the R-8 zoning district. Specifically, I am seeking approval to subdivide the existing parcel into two residential lots, each with a proposed lot width of approximately 50 feet.

The subject property is currently a single parcel that is larger than many of the surrounding lots in the immediate neighborhood. The intent of this request is to create two buildable residential lots that are consistent with the established character and development pattern of the area. While the proposed lots will not meet the 60-foot minimum lot width requirement, they will comply with all other applicable zoning standards.

Each proposed lot will exceed the minimum lot area requirement of 8,000 square feet, with approximately 10,200 square feet per lot. Additionally, both lots will fully comply with all required setbacks, ensuring that any future development will maintain appropriate spacing and alignment with neighboring structures.

The hardship associated with this request is dimensional in nature and is tied to the configuration of the existing parcel. While the property contains sufficient total area to support two conforming residential lots, the current lot width requirement prevents subdivision without relief. This creates a practical difficulty, as the property cannot be reasonably utilized in a manner that reflects the development pattern of the surrounding area, where narrower lots are common.

This hardship is not self-imposed, but rather results from the application of current zoning standards to an existing parcel that is otherwise suitable for subdivision. Without the requested variance, the property is effectively restricted from a reasonable and compatible use that would be consistent with the neighborhood.

Granting this variance will not adversely affect the public interest or the surrounding properties. The proposed lots will remain larger than the minimum required lot size and will support residential development that is in keeping with the scale and character of the neighborhood. The reduction in lot width will not create overcrowding, nor will it negatively impact traffic, infrastructure, or public services.

Furthermore, this request supports responsible infill development by making efficient use of an existing parcel within an established residential area. It allows for moderate growth

without altering the essential character of the community or requiring expansion into undeveloped land.

In summary, the requested variance is limited in scope to a reduction in lot width, while all other zoning requirements are met or exceeded. The hardship is related to the dimensional constraints of the property, and approval of this request will allow for reasonable use of the land in a manner that is consistent with surrounding development patterns.

I respectfully request approval of this variance.

Variance Justification Narrative – Ordinance Criteria

Property Address: 137 Seay St, Spartanburg, SC 29306

Zoning District: R-8 Residential

Property Owner: Greg McKenzie

1. Extraordinary or Exceptional Conditions

The subject property possesses an exceptional condition related to its overall size and dimensional configuration. While the parcel contains sufficient total area to be subdivided into two compliant residential lots under the R-8 district (each exceeding the 8,000 square foot minimum), the lot's width does not allow for subdivision into two lots that each meet the 60-foot minimum lot width requirement.

This creates a unique dimensional constraint: the property is large enough in area to support two conforming lots, but restricted by width requirements that prevent reasonable subdivision. This combination of sufficient area but limited divisible width constitutes an extraordinary condition inherent to the parcel.

2. Differentiation from Nearby Properties

The subject property differs from others in the immediate vicinity in that it is a larger, unsubdivided parcel located within an established neighborhood that contains a mix of lot sizes and widths. Many surrounding properties are already subdivided into smaller residential lots, some of which are comparable in scale to the proposed 50-foot-wide lots.

Unlike typical parcels in the area that were historically platted at narrower widths, this property remains as a single, larger tract. As a result, it is subject to current zoning dimensional standards that do not reflect the existing development pattern of the neighborhood. This places the property at a disadvantage compared to nearby lots that are already developed and do not conform to current width standards.

3. Unreasonable Restriction of Property Utilization

Strict application of the 60-foot lot width requirement would effectively and unreasonably restrict the utilization of the property. Without the requested variance, the parcel cannot be subdivided despite having more than adequate total area to support two compliant residential lots.

This restriction limits the property to a single-lot use that is inconsistent with the development pattern of the surrounding neighborhood and prevents a reasonable and economically viable use of the land. The inability to subdivide under current standards

creates a practical difficulty that is not due to any action of the owner, but rather the result of applying modern zoning requirements to an existing parcel configuration.

Granting the variance would allow the property to be utilized in a manner consistent with nearby properties while still meeting all other zoning requirements, including lot area and setbacks.

4. Impact on Adjacent Properties and Public Good

The authorization of this variance will not be of substantial detriment to adjacent properties or the public good. The proposed subdivision maintains lot sizes that exceed the minimum required area and ensures full compliance with all setback requirements. As a result, any future development will be consistent with the spacing, scale, and character of existing homes in the area.

The reduction in lot width from 60 feet to 50 feet will not create overcrowding, impair light and air, or negatively affect access, traffic patterns, or public infrastructure. Utilities and services are already available in the area, and the proposed lots will function similarly to other residential properties in the neighborhood.

5. Effect on the Character of the District

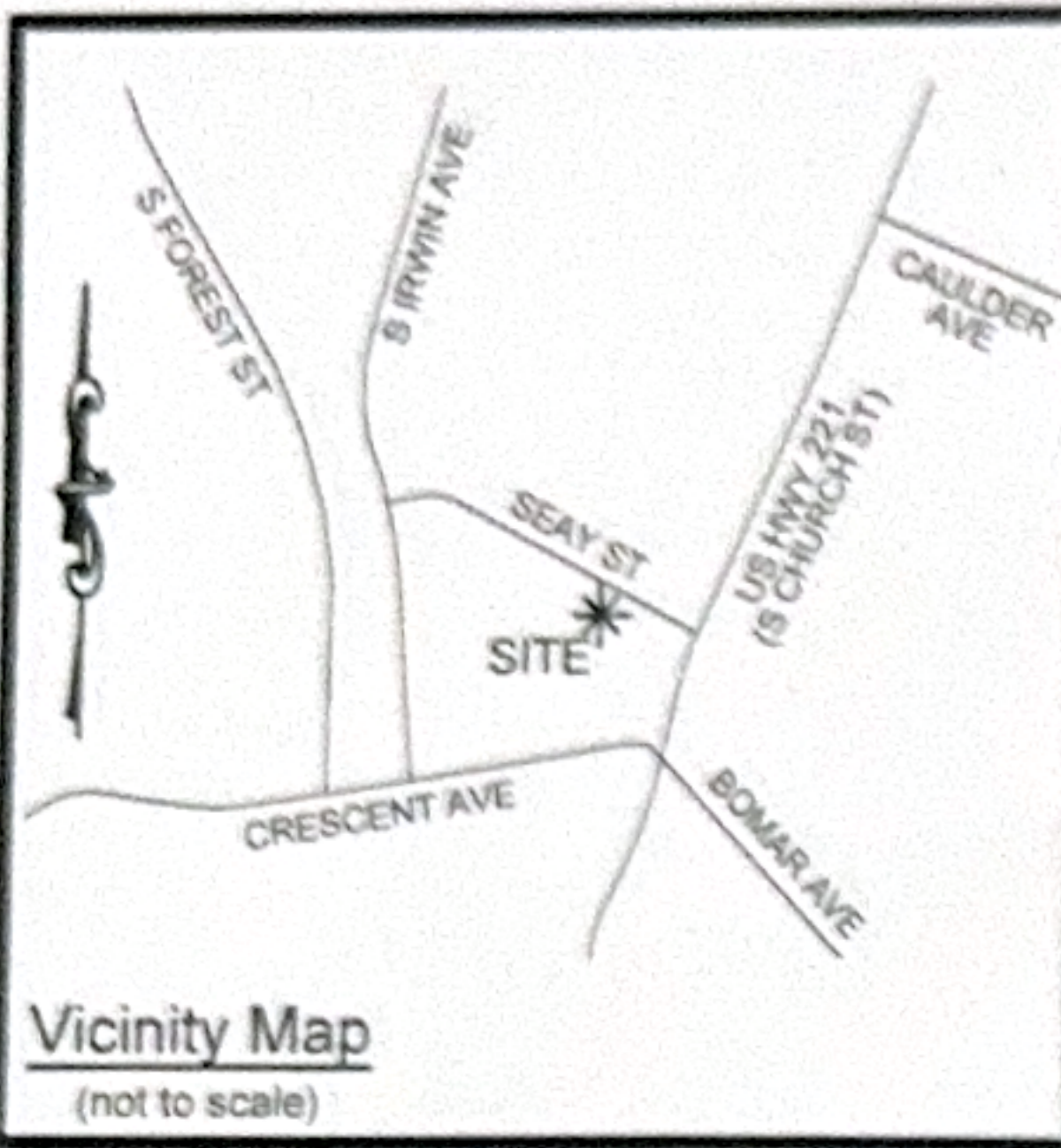
Granting the variance will not harm the character of the district. The surrounding neighborhood is characterized by residential development with a variety of lot sizes and widths, including properties that are similar in scale to the proposed lots.

The proposed subdivision represents a form of compatible infill development that aligns with the established pattern of the area. It does not introduce a new or incompatible use, nor does it increase density beyond what is typical for the neighborhood. Instead, it reinforces the residential character by allowing development that is consistent in form and function with existing homes.

Conclusion

The requested variance is minimal in nature and limited solely to a reduction in lot width, while all other zoning requirements are met or exceeded. The hardship is directly related to the unique dimensional characteristics of the property, and strict enforcement of the ordinance would unreasonably restrict its use. Approval of this variance will not negatively impact surrounding properties or alter the character of the district, and it will allow for reasonable, compatible development consistent with the neighborhood.

I respectfully request approval of this variance.



Vicinity Map
(not to scale)

NOTES

- * This is a subdivision of 1 existing parcel into 2 lots.
 - * All areas calculated by coordinate computation method.
 - * This survey was prepared without benefit of abstract title and matters of title should be referred to an attorney-at-law.
 - * This survey may be subject to all rights-of-ways, easements, reservations and restrictions, written and unwritten, recorded and unrecorded.
 - * The certification shown hereon is not a certification of title, zoning, or freedom from encumbrances.
 - * No underground utilities were located. Call 811 before digging.
 - * This property lies in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) as shown on the National Flood Insurance Program, Flood Insurance Rate Map 45083C0266D, effective date January 6, 2011.
 - * Any streams, creeks, ponds, lakes, wetlands, etc. located on this property, shown or not shown hereon, may be subject to buffer areas. It is the owner/developer's responsibility to have the areas designated by person(s)/firm(s) authorized, by the proper authorities, to make such determination.
 - * All distances shown hereon are horizontal grid distances unless otherwise noted.
 - * All grid coordinates shown are SC Grid Coordinates based on GNSS survey.
 - * The ratio of precision of field survey was better than 1:10,000.
 - * This property is zoned R-8 per the City of Spartanburg Zoning Map. The following setbacks apply per Section IV 401(A) of the Zoning Ordinance:
Front: 30'
Side: 8'
Rear: 30'
- (Contact City of Spartanburg Planning for full interpretation of setbacks and the Zoning Ordinance)

THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GNSS SURVEY:
 DATE OF GNSS FIELD WORK: 04/04/2026
 PUBLISHED/FIXED CONTROL: NGS MONUMENT "42 472"
 HORIZONTAL DATUM/EPOCH: NAD 83 (NSRS 2011) EPOCH 2010.00
 GEIOD MODEL: GEOID18
 COMBINED GRID FACTOR: 1.00001003
 UNITS: INTERNATIONAL FEET

SURVEYOR CERTIFICATE:
 I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

C. M. Edgerton 4-14-26
 CARMICHAEL M. EDGERTON, SCPLS DATE
 PROFESSIONAL LAND SURVEYOR NO. 29906

LINE	BEARING	DISTANCE
L1	S61°25'29"E	50.05'
L2	S61°25'29"E	50.05'
L3	N63°42'01"W	49.79'
L4	N63°42'01"W	49.79'
L5	N61°25'29"W	49.98'
L6	N61°25'29"W	24.95'

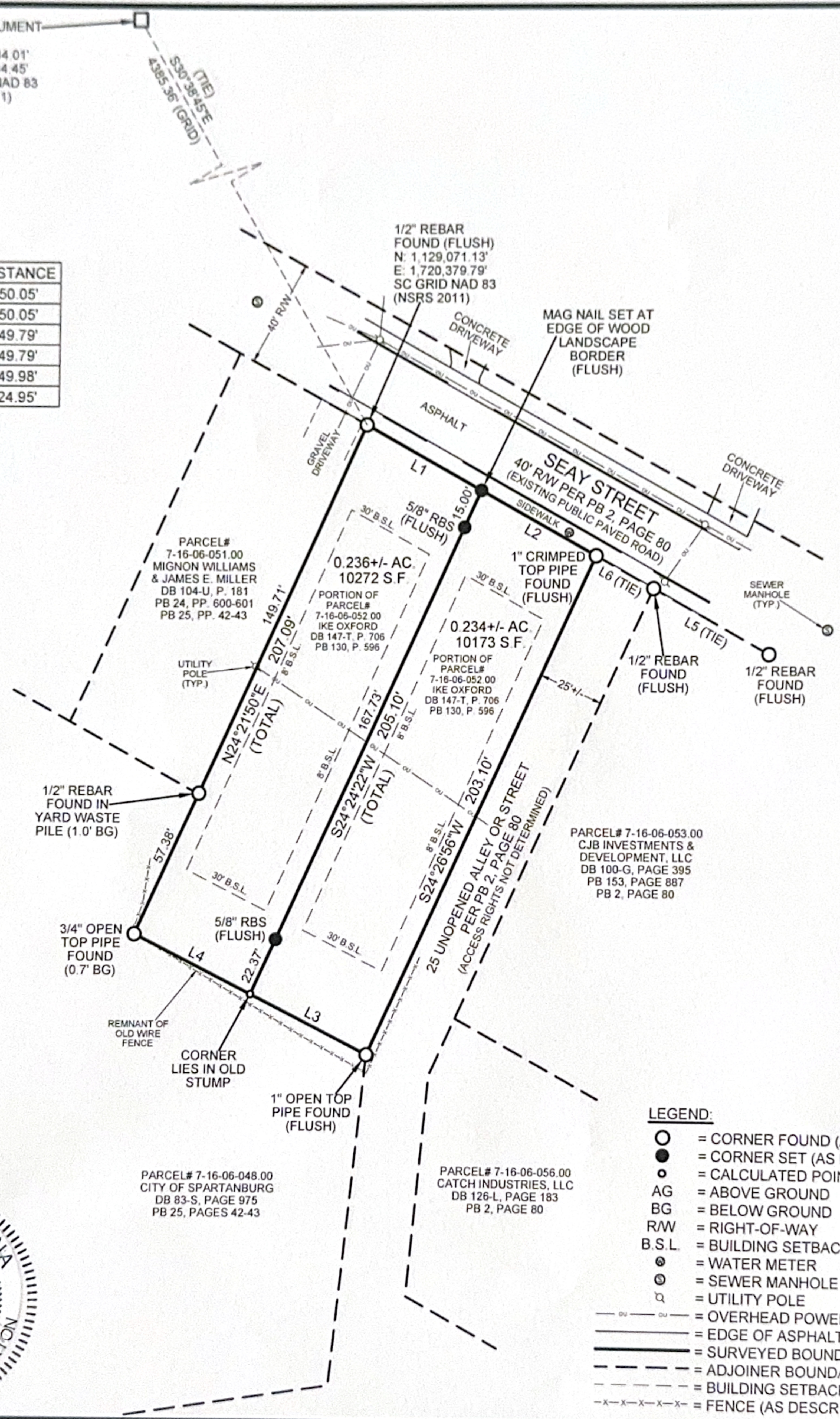
NGS MONUMENT
 "42 472"
 N: 1,132,844.01'
 E: 1,718,144.45'
 SC GRID NAD 83
 (NSRS 2011)

PARCEL# 7-16-06-048.00
 CITY OF SPARTANBURG
 DB 83-S, PAGE 975
 PB 25, PAGES 42-43

PARCEL# 7-16-06-048.00
 CITY OF SPARTANBURG
 DB 83-S, PAGE 975
 PB 25, PAGES 42-43

PARCEL# 7-16-06-056.00
 CATCH INDUSTRIES, LLC
 DB 126-L, PAGE 183
 PB 2, PAGE 80

PARCEL# 7-16-06-053.00
 CJB INVESTMENTS &
 DEVELOPMENT, LLC
 DB 100-G, PAGE 395
 PB 153, PAGE 887
 PB 2, PAGE 80

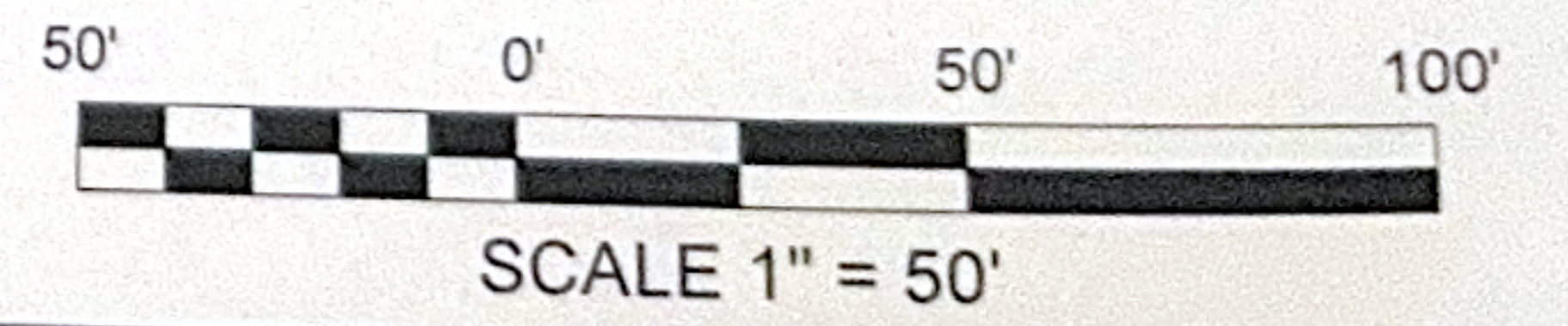


- LEGEND:**
- = CORNER FOUND (AS NOTED)
 - = CORNER SET (AS NOTED)
 - = CALCULATED POINT (UNMARKED)
 - AG = ABOVE GROUND
 - BG = BELOW GROUND
 - R/W = RIGHT-OF-WAY
 - B.S.L. = BUILDING SETBACK LINE
 - ⊙ = WATER METER
 - ⊗ = SEWER MANHOLE
 - ⊕ = UTILITY POLE
 - — — — — = OVERHEAD POWER LINE
 - — — — — = EDGE OF ASPHALT/CONCRETE
 - — — — — = SURVEYED BOUNDARY LINE
 - - - - - = ADJOINER BOUNDARY LINE
 - - - - - = BUILDING SETBACK LINE
 - x-x-x-x-x- = FENCE (AS DESCRIBED)

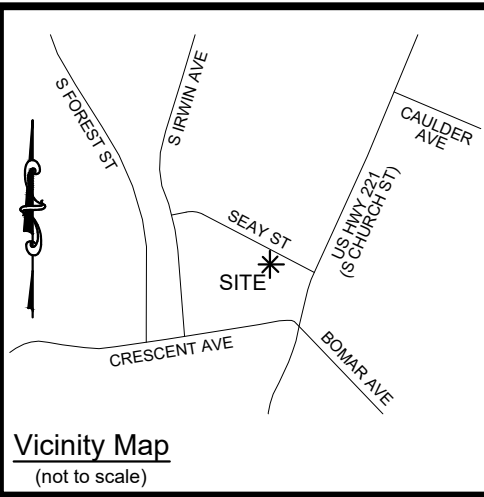
**SUBDIVISION SURVEY FOR
 BO GOBIN
 137 SEAY STREET
 REFERENCES**

Being all of Parcel# 7-16-06-052.00 as described in Deed Book 147-T, Page 706 and shown in Plat Book 130, Page 596
 City of Spartanburg, Spartanburg County, SC
 Date: 04-14-2026 Drawn By: CME

Carmichael M. Edgerton, SCPLS #29906
 209 Woodgrove Trace, Spartanburg, SC 29301
 (828) 606-4172



SC GRID (NAD 83)



Vicinity Map
(not to scale)

NOTES

- * This is a subdivision of 1 existing parcel into 2 lots.
- * All areas calculated by coordinate computation method.
- * This survey was prepared without benefit of abstract title and matters of title should be referred to an attorney-at-law.
- * This survey may be subject to all rights-of-ways, easements, reservations and restrictions, written and unwritten, recorded and unrecorded.
- * The certification shown hereon is not a certification of title, zoning, or freedom from encumbrances.
- * No underground utilities were located. Call 811 before digging.
- * This property lies in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) as shown on the National Flood Insurance Program, Flood Insurance Rate Map 45083C0266D, effective date January 6, 2011.
- * Any streams, creeks, ponds, lakes, wetlands, etc. located on this property, shown or not shown hereon, may be subject to buffer areas. It is the owner/developer's responsibility to have the areas designated by person(s)/firm(s) authorized, by the proper authorities, to make such determination.
- * All distances shown hereon are horizontal grid distances unless otherwise noted.
- * All grid coordinates shown are SC Grid Coordinates based on GNSS survey.
- * The ratio of precision of field survey was better than 1:10,000.
- * This property is zoned R-8 per the City of Spartanburg Zoning Map. The following setbacks apply per Section IV 401(A) of the Zoning Ordinance:
 Front: 30'
 Side: 8'
 Rear: 30'
 (Contact City of Spartanburg Planning for full interpretation of setbacks and the Zoning Ordinance)

THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GNSS SURVEY:

DATE OF GNSS FIELD WORK: 04/04/2026
 PUBLISHED/FIXED CONTROL: NGS MONUMENT "42 472"
 HORIZONTAL DATUM/EPOCH: NAD 83 (NSRS 2011) EPOCH 2010.00
 GEOID MODEL: GEOID18
 COMBINED GRID FACTOR: 1.00001003
 UNITS: INTERNATIONAL FEET

SURVEYOR CERTIFICATE:

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

CARMICHAEL M. EDGERTON, SCPLS
 PROFESSIONAL LAND SURVEYOR NO. 29906

LINE	BEARING	DISTANCE
L1	S61°25'29"E	50.05'
L2	S61°25'29"E	50.05'
L3	N63°42'01"W	49.79'
L4	N63°42'01"W	49.79'
L5	N61°25'29"W	49.98'
L6	N61°25'29"W	24.95'

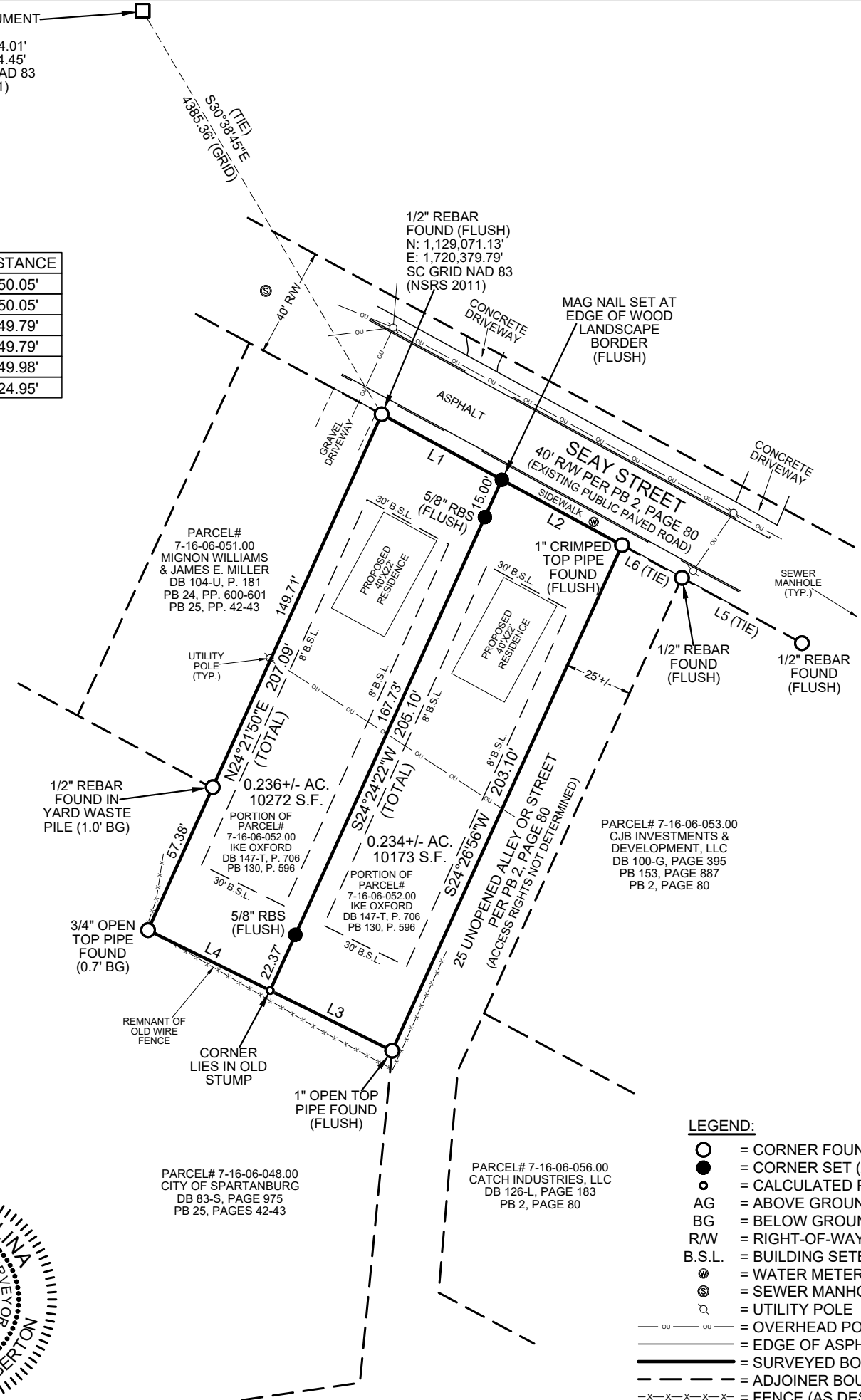
NGS MONUMENT
 "42 472"
 N: 1,132,844.01'
 E: 1,718,144.45'
 SC GRID NAD 83
 (NSRS 2011)

PARCEL# 7-16-06-048.00
 CITY OF SPARTANBURG
 DB 83-S, PAGE 975
 PB 25, PAGES 42-43

PARCEL# 7-16-06-048.00
 CITY OF SPARTANBURG
 DB 83-S, PAGE 975
 PB 25, PAGES 42-43

PARCEL# 7-16-06-056.00
 CATCH INDUSTRIES, LLC
 DB 126-L, PAGE 183
 PB 2, PAGE 80

PARCEL# 7-16-06-053.00
 CJB INVESTMENTS &
 DEVELOPMENT, LLC
 DB 100-G, PAGE 395
 PB 153, PAGE 887
 PB 2, PAGE 80



LEGEND:

- = CORNER FOUND (AS NOTED)
- = CORNER SET (AS NOTED)
- = CALCULATED POINT (UNMARKED)
- AG = ABOVE GROUND
- BG = BELOW GROUND
- R/W = RIGHT-OF-WAY
- B.S.L. = BUILDING SETBACK LINE
- ⊙ = WATER METER
- ⊕ = SEWER MANHOLE
- ⊘ = UTILITY POLE
- = OVERHEAD POWER LINE
- — — = EDGE OF ASPHALT/CONCRETE
- — — — — = SURVEYED BOUNDARY LINE
- - - - - = ADJOINER BOUNDARY LINE
- x-x-x-x-x- = FENCE (AS DESCRIBED)

**PRELIMINARY
 NOT FOR SALE,
 CONVEYANCES,
 OR RECORDING**

**SUBDIVISION SURVEY FOR
 BO GOBIN
 137 SEAY STREET
 REFERENCES**

Being all of Parcel# 7-16-06-052.00
 as described in Deed Book 147-T, Page 706
 and shown in Plat Book 130, Page 596
 City Of Spartanburg, Spartanburg County, SC
 Date: 04-10-2026 Drawn By: CME

Carmichael M. Edgerton, SCPLS #29906
 209 Woodgrove Trace, Spartanburg, SC 29301
 (828) 606-4172



SCALE 1" = 50'





FRONT ELEVATION