

Agenda

Planning Commission

June 18, 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 May 21, 2026, meeting**
- VI. **Old Business:**
 1. **None**
- VII. **New Business:**
 1. **RZPD-26-011-00002:** The Planning Commission has received a request for rezoning of two properties located at 100 W Imperial Dr (TMS: 7-16-01-104.00) and 410 Beacon St (TMS: 7-16-01-096.00) Both are currently zoned R-6 (General Residential District) and requested to be rezoned to R-6 PDD (Planned Development District) to accommodate a townhouse development. **Owner: JHI Norris Ridge LLC / Applicant: McGuinn Homes / Agent: Kelly McGuinn.**
- VIII. **Staff Announcements**
- IX. **Adjournment**

Meeting Minutes Planning Commission Dr. TK Gregg Community Center 650 Howard St. Spartanburg, SC 29303

Attendance

Commissioners Present:

- Phillip Stone, Chair
- JeMar Brown
- Warwick Spencer
- Reed Cunningham

Commissioners Not Present:

- Santiago Mariani
- Kevin DeMark

Staff Present

- Ben Jones – Senior Planner

Others Present

- Christopher Jefferson – Oak and Ave. Property Group

Call to Order

Chair Stone called the meeting to order at 5:32 PM and conducted roll call. Four members were present; two members were absent. 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. Spencer and seconded by Mr. Cunningham, the agenda was approved unanimously.

Approval of Meeting Minutes

On a motion by Mr. Spencer and seconded by Mr. Brown, the January 15, 2026 Planning Commission meeting minutes were approved unanimously.

Old Business

None.

New Business

1. **RZ-26-05000001 – 154 Ridge Street – Rezoning Request**

The Planning Commission received a request to rezone property located at 154 Ridge Street from D-T5 – Urban Center Zone, to D-T4 – General Urban Zone. The request was submitted to facilitate the construction of a one-story single-family workforce housing dwelling.

Property Owner: Oak and Ave Property Group, LLC

Applicant: Christopher Jefferson, Oak and Ave Property Group, LLC

Current Zoning: D-T5 – Urban Center Zone

Proposed Zoning: D-T4 – General Urban Zone

Staff Presentation

Ben Jones, Senior Planner, presented the rezoning request on behalf of staff:

Mr. Jones explained that the applicant entered into a development agreement with the City in 2024 to construct workforce housing on multiple lots throughout Spartanburg, and the subject property is one of those designated sites. Under the current D-T5 zoning designation, single-family dwellings are required to be a minimum of two stories in height. The applicant is requesting rezoning to D-T4 in order to construct a one-story single-family residence that better supports the affordability objectives of the workforce housing program.

The property is an undeveloped parcel located on Ridge Street between Magnolia Street and Vernon Street in the Northside area near Wofford College. Surrounding land uses include the Ellington Senior Apartments, Northside Townhomes, and other single-family residential properties. Nearby zoning consists primarily of D-T4 and D-T5 districts.

Mr. Jones reviewed the City's Comprehensive Plan and noted that the property is located within the G5: Center Infill Growth Sector, which encourages infill development, walkability, mixed-use opportunities, and context-sensitive growth. Adjacent areas are identified as G3: Neighborhood Infill Growth Sectors, which emphasize residential infill development and detached single-family housing.

Staff conducted the required neighborhood outreach process and mailed public notices to property owners within 400 feet of the subject property. Two individuals attended the neighborhood meeting; however, their concerns related to another project in the

area rather than the proposed rezoning. Staff received no public comments in support of or opposition to the request.

Mr. Jones reviewed the rezoning criteria contained within the Zoning Ordinance and stated that staff found the request to be consistent with the Comprehensive Plan, compatible with surrounding zoning districts and land uses, and appropriate for the existing character of the neighborhood. Staff further determined that the D-T4 designation would improve the property's development potential by removing restrictions that currently limit the construction of workforce housing while maintaining an appropriate transition between residential areas and the more intensive downtown core.

Staff also confirmed that adequate water, sewer, and stormwater infrastructure are available to serve the property.

Based on its analysis, staff recommended approval of the rezoning request from D-T5 Urban Center Zone, to D-T4 General Urban Zone.

Applicant Presentation

Christopher Jefferson, representing Oak and Ave. Property Group, LLC, presented the proposal.

Mr. Jefferson stated that the primary challenge associated with the current D-T5 zoning designation is the requirement for a two-story dwelling and limitations associated with site access and driveway placement. He explained that these requirements increase development costs and make workforce housing less economically feasible.

During Commission discussion, Mr. Jefferson provided additional information regarding the workforce housing program. He explained that workforce housing is based on household income eligibility and access to financing resources rather than a specific housing design type. Eligible purchasers may qualify for down payment and closing cost assistance programs that improve homeownership opportunities for households earning within established Area Median Income (AMI) thresholds.

Mr. Jefferson reported that the proposed home would contain approximately 1,300 square feet and would be offered at an anticipated sales price of approximately \$205,000. He stated that the project is intended to provide high-quality housing at a price point that is difficult to achieve in the current market.

The applicant presented the proposed site plan and residential design, noting that all setbacks and development standards would comply with D-T4 zoning requirements. He

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also provided examples of similar homes previously developed by Oak and Ave. Property Group in the Northside area, including properties along Ridge Street, Vernon Street, and Folsom Street. Mr. Jefferson stated that the proposed home would be consistent with the character and appearance of surrounding residential development.

In response to questions from the Commission, Mr. Jefferson discussed the success of previous workforce housing developments. He reported that Oak and Ave. Property Group has developed more than forty homes since 2021 and that nearly all homes have been sold prior to completion due to strong demand. He further explained that the company works closely with prospective buyers throughout the construction process by providing financial literacy education, credit counseling, and homeownership preparation services.

Mr. Jefferson also highlighted partnerships with local employers and housing initiatives that provide additional affordability assistance for prospective homeowners. He noted significant demand from local teachers, school employees, healthcare workers, and other workforce households seeking attainable homeownership opportunities within Spartanburg.

Finally, Mr. Jefferson informed the Commission that utility coordination efforts were underway to relocate an existing power line and associated infrastructure to improve development of the property.

Board Discussion

Commission members expressed support for the proposed rezoning and discussed the importance of workforce housing opportunities within the City of Spartanburg.

Members noted that the request appeared consistent with the surrounding zoning pattern and represented a logical transition between residential neighborhoods and more intensive downtown development. Commissioners also discussed the applicant's previous housing developments and their contribution toward expanding homeownership opportunities and increasing the availability of quality housing within the community.

The Commission generally agreed that the rezoning request was appropriate, consistent with the Comprehensive Plan, and supported the City's broader housing and neighborhood revitalization objectives.

Public Comments:

Chair Stone opened the floor to public comments.

No members of the public spoke in favor or opposition.

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On a motion by Mr. Cunningham and seconded by Mr. Brown, public comments were closed unanimously.

Commission Action

Following deliberation, the Planning Commission considered the rezoning request for 154 Ridge Street.

Motion

On a motion by Mr. Cunningham and seconded by Mr. Brown, the Planning Commission recommended approval of the rezoning request for property located at 154 Ridge Street from D-T5 – Urban Center Zone, to D-T4 – General Urban Zone.

The motion passed unanimously (4-0).

Staff informed the Commission that the request would proceed to City Council for consideration at a public hearing, with a second reading to follow if approved on first reading.

Staff Announcements

No formal staff announcements were presented.

Chair Stone informed the Commission that the City was nearing selection of a consultant to undertake a comprehensive rewrite of the Zoning Ordinance. Commissioners briefly discussed the anticipated timeline for the project and its relationship to future Comprehensive Plan updates.

Adjournment

On a motion by Mr. Spencer and seconded by Mr. Cunningham, the meeting was adjourned unanimously.

Adjourned meeting at 5:56 P.M.

Phillip Stone, Chair



Mailing Address: PO Box 1749 Spartanburg, SC 29304
Email: planning@cityofspartanburg.org

Phone: (864) 596-2068
Website: cityofspartanburg.org

Zoning Map Amendment Application

Fee: \$150.00

Property Information

Address of Property: 100 W Imperial St, Spartanburg, SC 29306
Tax Map #: 7-16-01-104.00 and 7-16-01-096.00
Zoning District: R-6
Property Owner: JHI NORRIS RIDGE LLC
Phone: [Redacted]
Email: [Redacted]

Applicant Information

Applicant Role: [] Owner [] Contractor [] Agent [x] Other: Developer
Applicant: Kelly McGuinn
Phone: [Redacted]
Email: [Redacted]
Mailing Address: [Redacted]

Name of Development: TBD- Norris Ridge

Zoning District Requested: PDD

Brief Description of Reasons for Rezoning:

Property currently consists of abandoned multi-family apartment buildings. We intend to demo these properties and build back new single-family attached townhomes. Currently the property is zoned R-6 which doesn't allow for townhomes or the lot sizes required for our proposal. Based on the recommendation of city staff, we are rezoning to this more appropriate designation.

Required Attachments:

- [x] Narrative addressing reasons for rezoning and proposed use
[x] A boundary map of subject property prepared and sealed by a registered land surveyor
[x] Certification of owner's consent (if applicable)

If needed, please include a typed list of additional contacts (name, email, phone, 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: Kelly McGuinn, Division President
Signature: [Handwritten Signature] Date: 4/7/2026

Staff Use Only:
Date: 5/15/2026
Assigned to: BJones
Permit #: 26-01100002

Please submit all applications to planning@cityofspartanburg.org

Narrative Addressing Reasons for Rezoning and Proposed Use:

Norris Ridge:

Currently the property is zoned R-6 which doesn't allow for townhomes or the minimum lot sizes we are proposing for this community. A rezoning to PDD, would allow us more flexibility to build the types of homes that are best suited for this location. We are proposing a mix of townhomes with and without garages. The homes will vary in layout with some offering the primary on the main level, and other with the primary on the second floor. This diversity of product offering will ensure we are able to offer a suitable home for buyers at various affordable price points and life stages. Additionally, this rezoning would also allow adaptability in the overall urban design of the community, creating an alternative to 'suburban sprawl' with pedestrian-friendly streets, diverse housing types, and accessible public spaces.

Application for Zoning Map Amendment
RZPD-26-011-00002

<u>LANDOWNER(S)</u>	<u>APPLICANT</u>	<u>AGENT</u>
JHI Norris Ridge LLC 800 Main St, Suite 308 Belmar, NJ 07719 AND City of Spartanburg 295 E Main St Spartanburg, SC 29302	McGuinn Homes 36 Parkway Commons Way Greer, SC 29650	Kelly McGuinn

<u>PARCEL DATA</u>	
<ul style="list-style-type: none"> ▪ Tax Map ID(s): 7-16-01-104.00, and 7-16-01-096.00 ▪ Existing Zoning District: R-6, General Residential District ▪ Proposed Zoning District: R-6 PDD, Planned Development District 	Overlay District: N/A

APPLICATION SUMMARY

The Planning Commission has received a rezoning request of two adjacent properties addressed 100 W Imperial Dr. (TMS: 7-16-01-104.00) and 410 Beacon St. (TMS: 7-16-01-096.00) from the current zoning R-6, General Residential District, to R-6 PDD, Planned Development District, to accommodate the development of a townhouse development. **Owners: JHI Noris Ridge LLC, and City of Spartanburg / Applicant: McGuinn Homes / Agent: Kelly McGuinn**

The project site is approximately 515,750 square feet (11.84 AC) in the Highland neighborhood and includes two parcels located at 100 W Imperial Street and 410 Beacon Street. These parcels are situated along Norris Street and Beacon Street, with access to the nearby John B. White Sr. Boulevard. The site initially included 190 apartment units developed in 1950, and later became affordable housing for lower income residents of Spartanburg. The site later fell into disrepair, and in 2021 its residents were relocated and the original housing project was slated to be demolished. The project site has since been vacant and remains a blight to the Highland neighborhood.

This rezone request includes the original Norris Ridge parcel (TMS: 7-16-01-104.00) owned by JHI Norris Ridge LLC, as well as a vacant parcel currently owned by the City of Spartanburg (TMS: 7-16-01-096.00). The rezoning request includes both parcels to create a townhouse development.

The current R-6 (General Residential District) zoning of the project area does not provide the applicant the ability to develop this site for townhomes, nor accommodate the lot sizes that are proposed. A zoning designation of R-6 PDD, Planned Development District, allows for flexibility in the design and housing types offered, preserves open space, and allows the City of Spartanburg to participate in a workforce housing component of the project.

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 the five established criteria:

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

The 2023 City of Spartanburg Comprehensive Plan identifies this area of the city as G-2: Neighborhood Controlled Growth Sector, and G-3: Neighborhood Infill Growth Sector.

According to the document, G-2, Neighborhood Controlled Growth sectors are defined as “areas that are developed with low-to-medium density neighborhoods that should remain “as is”. These neighborhoods are defined by conventional suburban development patterns of primarily detached single-family houses, with a limited number of multi-family, commercial, and civic uses. There may be some limited opportunities for infill in this Sector, which should be at a scale and character compatible with surrounding development.”

G-3, Neighborhood Infill Growth sectors are “areas that are largely developed with low-to-medium density neighborhoods. These neighborhoods are defined by traditional development patterns of primarily detached single-family houses with a limited number of multi-family, commercial and civic uses. They are generally supported by the mixed use and commercial development of adjacent G-4 and G-5 Sectors. These areas are opportunities for future infill that may include accessory dwelling units (ADUs) and small pockets of additional housing choices at a scale and character compatible with surrounding development. This Sector’s walkable, traditional historic character is conducive to rezoning as character-based districts.”

The intended use of these properties is residential in nature, though at a higher density. The proposed development as a part of this rezoning request includes townhomes within both parcels. These townhomes would replace existing vacant and dilapidated housing on site currently. The

overall site plan fits with the intentions of the G-2 and G-3 sectors of the Comprehensive Plan, aligning with the residential nature of the Growth Sectors.

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 include parcels zoned B-3 (General Business District), B-1 (Neighborhood Shopping Center), and R-6 (General Residential District). Properties to the north and west of the project site are among those within the commercial corridor along John B. White, Sr. Boulevard. The properties on the east and south sides primarily include single-family residential properties.

The proposed zoning designation of R-6 PDD, Planned Development District, would be compatible with zoning and property uses in the vicinity, given the residential character of the neighborhood. A Planned Development Designation (PDD) of the project site would not create a significant deviation from the original intended use of the site – multifamily residential structures. The rezoning would afford the ability for redevelopment of the large abandoned multifamily development.

The zoning ordinance defines a Planned Development Districts as “an area of land, controlled by a Landowner, to be developed as a unified project and single entity for a group of structures or a single structure and a number of dwelling units primarily for residential use, the Plan for which does not correspond in lot size, bulk or type of dwelling, density, lot coverage or required open space to the regulations in any one residential or commercial district established by any other Sections of this Zoning Ordinance.

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

Multifamily residential developments are permitted by right within the R-6 PDD, Planned Development District. The minimum lot area of twenty-five hundred (2,500) square feet for each dwelling unit is met; current conceptual drawings indicate a project density of 3,894 square feet per dwelling unit.

If the proposed rezoning to R-6 PDD, Planned Development District, of this parcel is granted, it will accommodate the proposed townhome development. Under the current R-6, General Residential District designation, the property is subject to development standards that create limitations for a development of this size to occur.

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 R-6 PDD, Planned Development District, would allow for more flexibility in development standards, allowing for a broader range of housing types and site layout than permitted under the R-6, General Residential District zoning. Therefore, staff finds that the

proposed amendment may improve the marketability of the property by aligning allowable uses with greater 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

Staff recommends approval of the rezoning of this property from R-6, General Residential District, to R-6 PDD, Planned Development District. The proposed zoning is compatible with surrounding land uses and the zoning classifications. The designation provides an appropriate transition between the commercial corridor along John B. White Sr. Boulevard and the adjacent residential neighborhood. The Planned Development District designation allows for the redevelopment flexibility while ensuring City oversight of key site design elements. This oversight also enables the City to ensure that the development is integrated with the surrounding neighborhood, reinforcing community cohesion and connection

WRITTEN PUBLIC COMMENTS

Notices were sent to property owners within a 400 ft. radius of the subject property. A total of 77 notices were sent to property owners. A Planning Informational meeting is scheduled for Thursday, June 11, 2026, at 5:30 PM at Rev. James D. Thornton Activity 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.

Within a maximum of six (6) months following the approval of the preliminary plan and the rezoning petition, the applicant shall file a final development plan. The final development plan will then be reviewed by the Planning Commission at a hearing for final approval.

ATTACHMENTS:

1)APPLICATION

2)CASE PHOTOS

3)ZONING MAP / SITE MAP

PREPARED BY:

Benjamin Jones

Benjamin Jones
Senior Planner

June 11, 2026

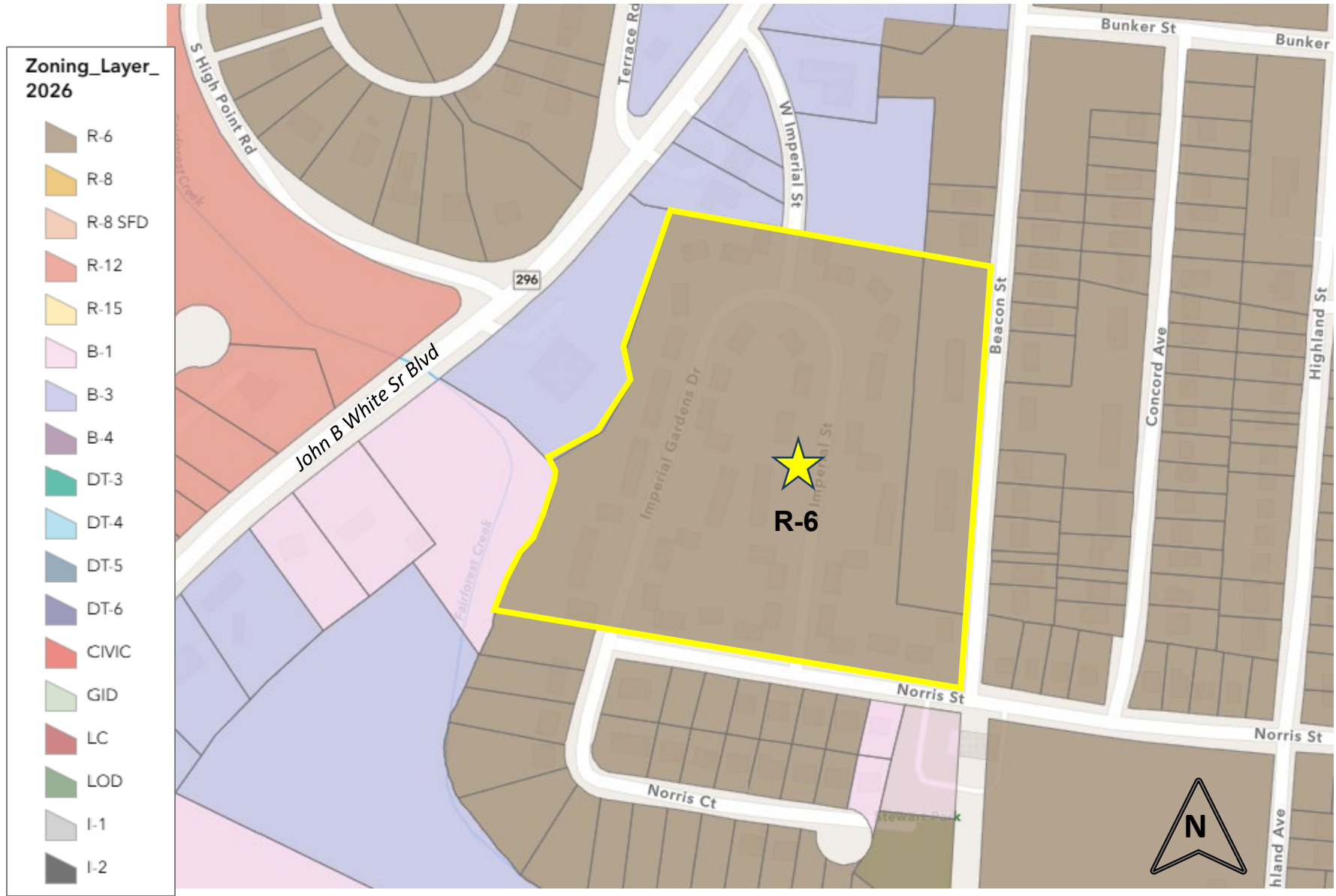
DATE

PROJECT SITE MAP



Norris Ridge
TMS: 7-16-01.104.00 and 7-16-01-096.00

EXISTING ZONING MAP



Norris Ridge
TMS: 7-16-01-104.00
and 7-16-01-096.00

SITE PHOTOS – East side of Project Site



Looking west onto the project site from Beacon Street

South Side of the Project Site (E Imperial Dr entrance)



Entrance to existing project site (looking from Norris St).

Project Site (internal along W Imperial Dr)



Units overgrown and boarded up. Trash and debris scattered throughout site.

Project Site (internal along E Imperial Dr)



North Side of the Project Site (entrance from John B. White Sr Blvd)



Entrance to existing project site (looking south on W Imperial Dr).

ADJACENT PROPERTIES – North side



Commercial properties on the north side of the project site along John B. White Sr. Blvd.



ADJACENT PROPERTIES – West side



ADJACENT PROPERTIES – South side



Residential properties along Norris St



Rev. James D. Thornton Activity Center

ADJACENT PROPERTIES – East side

