



CITY OF SPARTANBURG
SOUTH CAROLINA

CITY COUNCIL AGENDA

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

- I. Moment of Silence**
- II. Pledge of Allegiance**
- III. Approval of the Minutes of the June 22, 2026 Meeting**
- IV. Approval of the Agenda of the July 13, 2026 Meeting**
- V. Public Comment**
- VI. Public Hearing**
 - A. An Ordinance to Amend the City of Spartanburg, South Carolina Zoning Ordinance and Comprehensive Plan Land Use Element, By Amending Section 206, Changes to District Boundaries, Specifically, the Property Located at 154 Ridge Street (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 and Providing for Severability and an Effective Date.**
Presenter: Fredalyn Frasier, Planning Director
- VII. Resolutions**
 - A. A Resolution Certifying a Building as an Abandoned Building Site Pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq., of the South Carolina Code of Laws (1976), as Amended, Regarding the Building Located at 630 Wofford Street, City of Spartanburg, South Carolina Tax Map Parcel # 7-11-12-165.01**
Presenter: Chris Story, City Manager
- VIII. Staff Updates**
- IX. City Council Updates**
- X. Executive Session**
 - A. An Executive Session Pursuant to Section 30-4-70(a)(1) of the South Carolina Code of Laws to Discuss a Personnel Matter**

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

B. An Executive Session Pursuant to Section 30-4-70(a)(2) of the South Carolina Code of Laws in Regards to a Potential Real Estate Transaction.

XI. Adjournment.

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



**City Council Meeting
County Council Chambers
366 N. Church Street
Monday, June 22, 2026
5:30p.m.**

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

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

I. Moment of Silence – observed

II. Pledge of Allegiance - recited

III. Approval of the Minutes of the June 8, 2026 City Council Meeting

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

Councilmember Brown seconded the motion, which carried unanimously 6 to 0.

IV. Approval of the Agenda for the June 22, 2026, City Council Meeting

Councilmember Brown made a motion to approve the agenda.

Councilmember Fulmer seconded the motion, which carried unanimously 6 to 0.

V. Public Comment –

- 1. Livingston Hawkins**-Shared with Council about the group Pedal Burg and their ride experience on the new East Main road diet that includes a bike lane.
- 2. Gina Dragt**-Shared her positive experience during Miles with the Mayor and all the connections that can be made through that event.
- 3. Amber Fatta**- **Name called by Mayor Pro Tem Littlejohn and no response or appearance by comment requestor.**

VI. City of Spartanburg Boards and Commissions Appointments

Presenter: Christie Lindsey, City Clerk

Airport Advisory Board

Bill Strickland (appointed to 3 year term)

Eric Grey (appointed to 3 year term)

Robert Snyder (appointed to 3 year term)

Chad Buckingham (reappointed to 3 year term)

Councilmember Brown made a motion to approve the recommendations.

Councilmember Fulmer seconded the motion, which carried by a vote of 5 to 1.

Councilmember Salley voting in opposition of the recommendations.

Board of Architectural Design and Historic Review (HARB)

Sam Mitchell (appointed to 3 year term)

Rod McCants (reappointed to 3 year term)

Councilmember Fulmer made a motion to approve the recommendations.

Councilmember Brown seconded the motion, which carried unanimously 6 to 0.

Bicycle and Pedestrian Committee

Sam Bacurin (reappointed to 3 year term)

Roosevelt Leggett (appointed to 3 year term)

Councilmember Smith made a motion to approve the recommendations.

Councilmember Fulmer seconded the motion, which carried unanimously 6 to 0.

Construction Board of Adjustments and Appeals

Yury Naumovich (reappointed to 3 year term)

Councilmember Salley made a motion to approve the recommendation.

Councilmember Smith seconded the motion, which carried unanimously 6 to 0.

Planning Commission

Ricky Fields (appointed to fill unexpired term-1 year)

Reed Cunningham (reappointed to 4 year term)

Councilmember Smith made a motion to approve the recommendations.

Councilmember Salley seconded the motion, which carried unanimously 6 to 0.

Public Safety Committee

David Williams (reappointment for 3 year term)

Mike Byers (reappointment for 3 year term)

Taylor Cash (reappointment for 3 year term)

Russ Rudolph (appointment for 3 year term)

Councilmember Fulmer made a motion to approve the recommendations.

Councilmember Smith seconded the motion, which carried unanimously to 6 to 0.

Board of Zoning Appeals

Aksel Wagner (appointment for 3 year term)

Councilmember Brown made a motion to approve the recommendation.

Councilmember Fulmer seconded the motion, which carried unanimously 6 to 0.

VII. Staff Updates

No Updates

XIII. City Council Updates

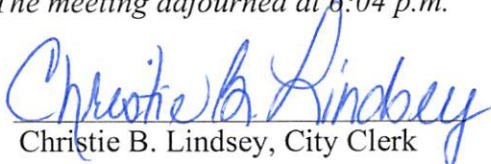
Each Councilmember gave updates on their activities since the previous council meeting.

XIV. Adjournment

Councilmember Fulmer made a motion to adjourn the meeting.

Councilmember Smith seconded the motion, which carried unanimously 6 to 0.

The meeting adjourned at 6:04 p.m.


Christie B. Lindsey, City Clerk



COUNCIL ACTION FORM

TO: Chris Story, City Manager

FROM: Fredalyn M. Frasier, Planning Director

DATE: July 13, 2026

SUBJECT 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.

APPLICANT

Owner/Applicant: Oak and Ave Property Group LLC / Agent: Christopher Jefferson

PROJECT OVERVIEW

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 accommodate the construction of a single-family residence.

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 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.

The proposed D-T4 zoning designation will enable the property's intended development by removing existing regulatory constraints that limit the construction of workforce housing. The D-T4 district supports compatible residential development while providing an appropriate transition in scale and intensity between established residential neighborhoods and the more intensive downtown core.

City Goals and Program Alignment:

This residential project is part of the City of Spartanburg's Affordable Housing Scattered Site Program. Oak & Ave Property Group holds a Development Agreement with the City of Spartanburg to develop quality, affordable single-family homes for homeownership. The project is intended to expand access to affordable housing, promote neighborhood revitalization, and increase homeownership opportunities.

SUMMARY

A public information meeting was held on May 14, 2026, at 5:30 PM at the CC Woodson Community Center to allow the public to discuss the proposed rezoning request prior to the Planning Commission meeting. Public notice was advertised in the Spartanburg Herald Journal, and letters were sent by certified and

regular mail to property owners within 400 feet of each property. The properties were also posted for the Planning Commission and City Council public hearings. Two citizens attended the session.

On May 21, 2026, the Planning Commission held a public hearing and reviewed a rezoning request for the property located at a property addressed 154 Ridge St. (TMS: 7-12-01-157.00).

PLANNING COMMISSION RECOMMENDATION

The Planning Commission approved, with a unanimous vote of 4 to 0, the request to rezone 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.

ADDITIONAL INFORMATION

Included for Council review are the minutes of the Planning Commission meeting held May 21, 2026, along with the Staff Report. Additionally a draft ordinance is enclosed for Council consideration in the event of approval.

BUDGET AND FINANCE DATA: N/A

AN ORDINANCE

ORDINANCE TO AMEND THE CITY OF SPARTANBURG, SOUTH CAROLINA ZONING ORDINANCE AND COMPREHENSIVE PLAN LAND USE ELEMENT, BY AMENDING SECTION 206, CHANGES TO DISTRICT BOUNDARIES, SPECIFICALLY, THE PROPERTY LOCATED AT 154 RIDGE STREET (TMS: 7-12-01-157.00) FROM THE CURRENT ZONING CURRENT ZONING D-T5, URBAN CENTER ZONE, TO D-T4, GENERAL URBAN ZONE, TO ACCOMMODATE THE DEVELOPMENT OF A SINGLE-FAMILY DWELLING. AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of Spartanburg now finds that, upon further review, it is in the public interest that the land use designation for the parcel identified on the Official Zoning Map of the City of Spartanburg, South Carolina, dated August 6, 1973, as amended, by changing the zoning of property located at 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.

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

WHEREAS, The Planning Department held a public information session on May 14, 2026 and the Planning Commission held a public hearing on May 21, 2026, at which both meetings a presentation was made by staff and an opportunity was given for the public to comment on the rezoning request; and

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

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

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

All that property located at 154 Ridge St. (TMS: 7-12-01-157.00) from the current zoning D-T5, Urban Center Zone, to D-T4, General Urban Zone.

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

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

DONE AND RATIFIED THIS _____ DAY OF _____, 2026.

Jerome Rice, Mayor

ATTEST:

Christie Lindsey, City Clerk

APPROVED AS TO FORM:

City Attorney

___/___/___ (First Reading)

___/___/___ (Second Reading)

An aerial photograph of a residential neighborhood with property lines overlaid. A yellow rectangle highlights lot 154, which is situated between Ridge St and Vernon St, and between Magnolia St and W Pearl St. The map shows various other lots with numbers such as 147, 151, 153, 157, 160, 162, 176, 182, 183, 179, 173, 175, 177, 510, 522, 530, 536, 548, 560, 571, 579, 583, 587, 589, 593, 595, 597, 599, 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, 621, 623, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 647, 649, 651, 653, 655, 657, 659, 661, 663, 665, 667, 669, 671, 673, 675, 677, 679, 681, 683, 685, 687, 689, 691, 693, 695, 697, 699, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, 725, 727, 729, 731, 733, 735, 737, 739, 741, 743, 745, 747, 749, 751, 753, 755, 757, 759, 761, 763, 765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, 789, 791, 793, 795, 797, 799, 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 821, 823, 825, 827, 829, 831, 833, 835, 837, 839, 841, 843, 845, 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869, 871, 873, 875, 877, 879, 881, 883, 885, 887, 889, 891, 893, 895, 897, 899, 901, 903, 905, 907, 909, 911, 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 933, 935, 937, 939, 941, 943, 945, 947, 949, 951, 953, 955, 957, 959, 961, 963, 965, 967, 969, 971, 973, 975, 977, 979, 981, 983, 985, 987, 989, 991, 993, 995, 997, 999. A north arrow is located in the top right corner. Street names are labeled: Magnolia St, Ridge St, Vernon St, and W Pearl St.

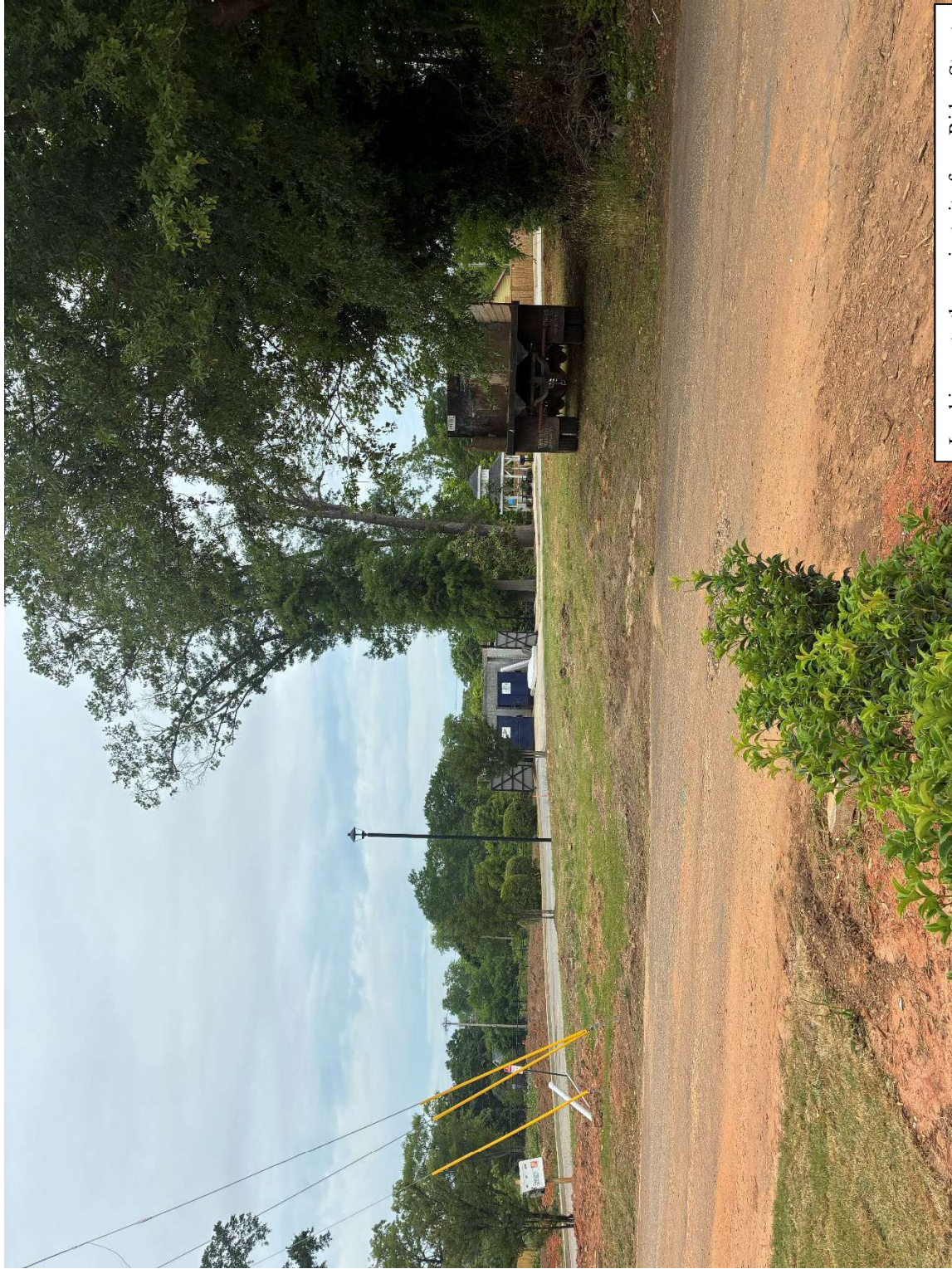
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EXISTING ZONING MAP



154 Ridge St
TMS: 7-12-01-157.00

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

Meeting Minutes
Planning Commission
Dr. TK Gregg Community Center
650 Howard St. Spartanburg, SC 29303
May 14, 2026

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

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.

Planning Department

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.

A handwritten signature in blue ink, appearing to read 'MS', followed by a horizontal line.

—Phillip Stone, Chair
Warwick Spencer, Vice 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>	
▪ 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



REQUEST FOR COUNCIL ACTION

TO: Spartanburg City Council

FROM: Chris Story, City Manager

SUBJECT: Resolution Certifying 630 Wofford Street as Abandoned Building Site per SC Abandoned Buildings Revitalization Act

DATE: July 9, 2026

630 Wofford Street was, for many years, a vacant and blighted commercial structure. It is now being renovated for a return to productive use. This undertaking will strengthen the city's tax base and alleviate negative impacts vacant structures can have on surrounding areas. The project qualifies for certain credits against state taxes and fees per the SC Abandoned Buildings Revitalization Act. The attached resolution would confirm that eligibility. The issuance of the state credits have no bearing on city revenues. However, the \$2 million of improvements to the property will result in increased property tax revenue for the City, County, and School District.

We recommend your approval and welcome any questions you may have.

RESOLUTION

Certifying a building as an Abandoned Building Site pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq., of the South Carolina Code of Laws (1976), as amended, regarding the located at 630 Wofford Street, City of Spartanburg, South Carolina Tax Map Parcel # 77-11-12-165.01

WHEREAS, the South Carolina Abandoned Buildings Revitalization Act (the “Act”) was enacted in Title 12, Chapter 67 of the South Carolina Code of Laws (1976), as amended, to create an incentive for the rehabilitation, renovation and redevelopment of abandoned buildings located in South Carolina; and

WHEREAS, the Act provides that restoration of abandoned buildings into productive assets for the communities in which they are located serves a public and corporate purpose and results in job opportunities; and

WHEREAS, Section 12-67-140 of the Act provides that a taxpayer who rehabilitates an abandoned building is eligible either for a credit against certain income taxes, license fees or premium taxes; and

WHEREAS, 630 Wofford, LLC is the owner and developer of certain real property located at 630 Wofford Street (the “Property”) and is identified by Spartanburg County Tax Map Parcel # 7-12-18-076.00; and

WHEREAS, the Property is located within the city limits of Spartanburg, South Carolina; and

WHEREAS, 630 Wofford LLC, also known as the “Taxpayer,” has requested that the City certify that the Units are eligible abandoned building sites as defined by Section 12-67-120.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND MEMBERS OF COUNCIL OF THE CITY OF SPARTANBURG, SOUTH CAROLINA, IN COUNCIL ASSEMBLED:

Section 1. The Taxpayer has submitted to the City a request to certify that the abandoned building site is an abandoned building as defined in Section 12-67-120(1) and that the geographic area of the abandoned building site is consistent with Section 12-67-120 (2), pursuant to Section 12-67-160 of the Act (the “Request to Certify”).

Section 2. The City has reviewed the Request to Certify and supporting documentation, conferred with the Taxpayer, and conducted its own review of the Property.

Section 3. The City hereby certifies that the property as an abandoned building site for purposes of credits per Section 12-67-140(A.1.).

Section 4. This Resolution shall be become effective upon the date of enactment.

DONE AND RATIFIED this ____ day of _____, 2026.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY