



The City of Spartanburg Planning Commission

AGENDA

March 21, 2024, at 5:30 P.M.
Spartanburg County Council Chambers
366 N. Church Street – Spartanburg, SC 29303

(Please Note: Items as they appear on the docket may or may not be considered in the order as they are presented. The Chair will announce any changes after the roll call)

- I. Call to Order.**
- II. Roll Call.**
- III. Freedom of Information Act Compliance** – Public notification of the Planning Commission meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the requirements of the City of Spartanburg Zoning Ordinance.
- IV. Approval of Agenda.**
- V. Disposition of Minutes of the January 18, 2024, Meeting.**
- VI. Old Business: None.**
- VII. New Business:**
RZC-24-011-00001 – The Planning Commission has received a request for rezoning of property located at 1621 John B. White Sr. Blvd (TMS: 6-21-13-060.00) currently zoned R-15 (Single-Family Residential District) to be assigned a new zoning designation of B-1 (Neighborhood Shopping District) to accommodate the Huey Magoos restaurant development. Owner: Doris Bivings / Applicant: HM Upstate, LLC / Agent: Bluewater Civil Design, LLC.
- VIII. Site and Landscape Plans Approved since the January 18, 2024, Meeting:**
Site Plan Approval – Spartanburg County Library Planetarium and Addition – 151 S. Church Street
Site Plan Approval – Murphy Gas Station – 100 Dawn Redwood Drive
Site Plan Approval – Oakwood Avenue Townhomes – 153 Oakwood Avenue
Site Plan Approval – Bank of America Expansion – 1604 E. Main Street
Landscape Plan Approval – Founders Credit Union – 1461 E. Main Street
- IX. City Council Updates since the January 18, 2024, Meeting: None.**
- X. Staff Announcements.**
- XI. Adjournment.**

For more information, please call Martin L. Livingston, Jr., AICP, CPM, Community Development Director at (864) 580-5323 or by email at planning@cityofspartanburg.org.

Planning Commission Meeting Minutes

January 18th, 2024, at 5:30 PM

Dr. TK. Gregg Recreation Center

Board Members Present: **Dr. Phillip Stone, Reed Cunningham, Lekesa Whitner, Santiago Mariani, Spencer Warwick and Kevin DeMark.** City Staff Present: **Martin Livingston, Community Development Director, Nan Zhou, City Planner II; Tia Keitt, City Planner II and Oksana Holbrooks, Administrative Assistant.**

Rolls

Mr. Cunningham: Reed Cunningham, Commissioner.

Dr. Stone: Phillip Stone.

Mr. Mariani: Santiago Mariani, Commissioner.

Ms. Whitner: Lekesa Whitner, Commissioner.

Mr. Warwick: Spencer Warwick, Commissioner

Mr. DeMark: Kevin DeMark, Commissioner.

Dr. Stone: Alright. The Freedom of Information Act Compliance public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the requirements of the City of Spartanburg Zoning Ordinance.

Approval of meeting agenda

On a motion by Mr. Warwick seconded by Mr. Mariani, the agenda for the meeting was approved, by a vote of 6 to 0.

Ms. Warwick: I move we approve the agenda.

Mr. Mariani: Second.

Dr. Stone: Moved by Mr. Warwick and seconded by Mr. Mariani to approve the agenda. All in favor say aye.

Attendees: Aye.

Dr. Stone: Any opposed? The agenda is approved. I have one minor correction. My first name got substituted for my last name. Do I hear any motions regarding the minutes the minutes?

Approval of Meeting Minutes for November 16, 2023

On a motion by Mr. Warwick seconded by Ms. Whitner the minutes of the meeting of December 21st, 2023, was approved by a vote of 6 to 0.

Mr. Warwick: I move we accept the minutes with that one minor correction.

Ms. Whitner: Second

Dr. Stone: Moved by Mr. Warwick seconded by Ms. Whitner to approve the minutes with minor correction. All in favor say aye.

Attendees: Aye.

Dr. Stone: Any opposed? The minutes are approved.

Old Business: None.

New Business:

Planning Commission Update – Northside Transformation Plan Progress.

SUMMARY:

People of a strong community deserve safety both within their neighborhood and their own homes. Our goal is to help provide this through a variety of lighting and streetscape improvements.

Housing is also a key factor in the strength of a community. To ensure Northside families have safe structures in which to call home, we are working hard to bring improved single and multi family housing, both affordable and at market rate, to the Northside area. In 2013 NDG began the redevelopment phase by breaking ground on the Brawley Street Model Block, a set of 21 mixed-income townhomes. Since the initiative began, over 450 new or renovated homes have been created in the Northside.

We started by engaging northside residents and our partners to create the Northside Transformation Plan, a 400 page document detailing the rich history of the community, the change that the community would like to see, and hopes for future developments.

We also took great measures to reduce the number of abandoned and dilapidated buildings by purchasing strategic properties throughout the Northside area. This was a huge step forward in providing more housing and commercial real estate opportunities, as well as reducing the crime rate by almost 80% between 2011 and 2016 and maintaining a safe community in the years since.

With these steps, it is our goal to ensure every citizen of the Northside has access to safe and reliable housing, regardless of age or economic status.

To date the Northside Development Group and its partners have completed the Northside Station – a \$14 million New Market Tax credit – Mixed use development consisting of offices for Access Health, Birth Matters, the Northside Development Group and Wofford College. A two 20 unit apartment complex on the second and third floors and medical clinic currently in operation with ReGenesis Health Care.

The Northside has attracted a 48-unit senior affordable Low Income Housing Tax Credit housing development with the development of the Ellington Apartment on Magnolia Street, Northside Townhomes – a mixed affordable and market rate housing development, and the Northside Station Low income Housing Tax Credit 90 unit apartment development. Also developed in the neighborhood is the Butterfly Creek trail, the Dr. TK Gregg Recreation Center, and renovations to the Victoria Gardens Public Housing apartments and many other activities including homeownership and single-family affordable rental developments.

Movement 2030 Presentation – A groundbreaking place-based partnership to create the conditions for Spartanburg’s children and families to succeed in life, no matter where they are born and raised. Movement 2030 has raised \$100 million from local, regional, and national funders, which is expected to unlock another \$120 million in public and private capital over the plan’s seven-year implementation period.

SUMMARY:

Spartanburg County is on the move. Over the past decade, Spartanburg stakeholders have led innovative, cross-sector strategies that have translated into real results for our residents, including increased economic growth, dramatically reduced teen births, and improved academic performance in our highest poverty schools. Those successes were possible because of our deep set of

community assets and our strong track record of collaboration. However, we know there is farther to go to ensure that all can achieve prosperity. Spartanburg County remains in the bottom 10% of counties across the country for economic mobility. That reality – where far too many of our children and families are locked into poverty – is one that must change for us to thrive as a community.

Movement 2030 is our community's plan to dramatically advance economic mobility in Spartanburg County, demonstrating what is possible and setting an example for communities across the country. This plan builds on and integrates existing plans such as the OneSpartanburg Inc. Vision 2.0, City and County government priorities, and neighborhood-level transformation plans. Our primary focus is three areas that were elevated as priorities by community residents in past planning processes: early care and education, postsecondary attainment, and spurring economic mobility in disinvested neighborhoods. This work will complement ongoing economic mobility initiatives including continuous improvement in high-poverty schools, work to expand and deepen out-of-school time programming, and the Connect adolescent health initiative. Our vision: By 2030, thousands more Spartanburg residents are on pathways to social and economic mobility, measured by improvements in cradle-to-career outcomes and closing racial and geographic disparities. Results by 2030:

Countywide: Advance outcomes while narrowing income and racial gaps:

- Early care and education: 65% of our children enter school prepared for success
 - Postsecondary attainment: 70% of Spartanburg County high school graduates enroll in postsecondary education within one year; Spartanburg County higher education institutions are on track to support additional 1,000 degrees and 500 certifications per year for school year 2030-2031
- Focus neighborhoods:

- Increase school readiness and academic progression in Highland and Northside to county averages, an average of 15-30% increase in each indicator

By 2030, these strategies will reach over 60,000 people, and will contribute to 7,000 additional young people being on a pathway to economic mobility as measured by progress against key milestones. Strategies are designed to spur durable systemic changes, meaning impact will extend and compound past 2030. These strategies will also contribute to broader benefits including redeveloping blighted communities, expanding the local talent pool, contributing to economic growth, and elevating the profile of Spartanburg nationally.

We will drive these results by implementing collaborative, community-driven, and evidence-informed practices. For each focus area, strategies were developed by community stakeholders, building on momentum developed over years of piloting and growing initiatives that have already shown positive results in our community.

Site and Landscape Plans Approved since the December 21, 2023, Meeting:

Site Plan Approval – Denali Duplexes – 110 Westmoreland Street

Site Plan Approval – Commercial Rehabilitation – 2600 E. Main Street

Staff Updates: None

The meeting was adjourned at 6:37 PM.

Dr. Phillip Stone, II, Chairman



City of Spartanburg

Planning Department

Application for Zoning Map Amendment

RZ-24-011-00001

<u>LANDOWNER</u>	<u>APPLICANT</u>	<u>AGENT</u>
Dorris Bivings 1621 John B White Sr. Blvd. Spartanburg, SC 29306	HM Upstate, LLC 401 Vardry St. Greenville, SC 29601	Bluewater Civil Designs, LLC 718 Lowndes Hill Rd. Greenville, SC 29607

<u>PARCEL DATA</u>	
- Tax Map ID: 6-21-13-060.00 - Address: 1621 John B White Sr. Blvd. - Existing Zoning Districts: R-15, Single Family Residential District - Proposed Zoning District: B-1 (Neighborhood Shopping District)	Overlay District: N/A

APPLICATION SUMMARY

The Planning Commission has received a rezoning request of a property located at 1621 John B White Sr. Blvd. (TMS: 6-21-13-060.00) from the current zoning R-15, Single Family Residential District, to B-1, Neighborhood Shopping District to accommodate the development of a drive-through restaurant. **Owner : Dorris Bivings / Applicant: HM Upstate, LLC / Agent: Bluewater Civil Design, LLC**

The project site is an approximately 57,107.16 square foot (1.311 AC) parcel located at 1621 John B White Sr. Blvd. The parcel borders John B White Sr. Blvd to the north and Knollwood Dr. to the south. The applicant has requested approval of rezoning from a residential zoning designation of R-15, Single Family Residential District, to a commercial zoning designation of B-1, Neighborhood Shopping District.

Lands to the north of the project site are Starbucks, Popeyes, Cookout, and Camelot Shopping Center that currently all have a zoning designation of B-1, Neighborhood Shopping District. The one-story structure to the west of the project site has a zoning designation of B-3, General Business District, and has been used as restaurants that currently has Jersey Mikes and Five Guys as tenants. The lot to the east of the project site currently has a zoning designation of R-15, Single Family Residential District. The lands to the south of the project site also has a zoning designation of R-15, Single Family Residential District.

REQUIRED FINDINGS

Historically, the City of Spartanburg has required 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 offers 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 Final Draft Comprehensive Plan lists this portion of John B White Sr. Blvd. as G-4 Corridor Infill Growth Sector. According to the draft document “These sectors are areas that are generally located along transportation corridors, connecting activity centers and destinations in the City. These Sectors are mostly developed but still contain underutilized parcels. Most are defined by a conventional, auto-oriented suburban pattern of primary commercial development. Some of the larger, deeper parcels in this sector may allow for a change in the pattern of development and the addition of multi-family and mixed-use buildings. New development, redevelopment, or the reuse of existing land and buildings should be encouraged to better meet the local goal of achieving more walkable and bikeable corridors and neighborhoods. Some portions of these sectors should be rezoned to character-based districts.” Due to the nature of the John B White Sr. Blvd. corridor, encouraging and supporting compact, mixed-use development that responds to the wants and needs of residents, workers, students, and visitors are recommended.

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

The present characters of the adjacent surrounding properties to the north, east, and west of the project site along John B White Sr. Blvd. are primarily less intensity commercial uses, restaurants and shopping mall center, that are zoned for B-1, Neighborhood Shopping District and B-3, General Business District. The properties to the south side of the project site are currently zoned for R-15, Single Family Residential District. The proposed zoning designation of Neighborhood Shopping District would be consistent with other adjacent properties and uses to the north, east and west side of the project site along the main corridor of John B White. Sr. Blvd. The south side of the project site is bordering R-15 Single Family residential neighborhoods. The proposed zoning request of Neighborhood Shopping District will not be currently compatible with the residential uses to the south.

The zoning ordinance considers B-1, Neighborhood Shopping District as “...these districts are intended primarily to serve the needs of the surrounding residential neighborhood, providing goods, and services that are day-to-day needs, generally classed by merchants as ‘convenience good and services’. Businesses which might tend to be a nuisance to the immediately surrounding residential developments are excluded, even though the goods or services offered might be in the convenience category or classification.”

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 amendment of the zoning classification from R-15, Single Family Residential District, to B-1, Neighborhood Shopping District is granted, it will accommodate the proposed use of a drive-through restaurant development. The proposed use will require a Site Plan review process. The site plan process allows City staff to provide feedback on the proposal site plan, ensuring that all site requirements are met (setbacks, landscaping and buffering, parking, etc.)

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**

The marketability of the property would likely increase with the proposed zoning change from residence to commercial development. The proposed zoning change will allow for commercial uses, office, institutional/public and quasi-public uses, residential, and industrial uses.

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. The site will be reviewed by City staff during the Site Plan review process including, Planning, Building, Water, Streets and Stormwater, for compliance with applicable regulations. The applicant is required to submit an application for site plan review.

STAFF'S ANALYSIS & RECOMMENDATION

According to Section I Adoption and Interpretation of the City Of Spartanburg Zoning Ordinance, § 105 Purpose, "The purpose of the zoning ordinance is to implement the land use element of the comprehensive plan for those purposes set forth in S.C. Code § 6-29-710." This S.C. Code section states that the "Zoning ordinance must be for the general purposes of guiding development in accordance with existing and future needs and promoting the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare" of properties inside the City Limits.

One of the reasons for the Comprehensive Plan and City Zoning Ordinance is to have zoning classifications that allow certain uses in conjunction with adjacent properties that may be considered "less intense" uses. For this reason, the purpose is to protect the less intense uses from adverse impacts on their property with regard, but not limited to, noise and/or light pollution, traffic congestion, and any other adverse impact that a higher intense use could cause on a surrounding less intense use.

Based on the above findings, staff recommends that should the Planning Commission approve this request that the property be rezoned from R-15, Single Family Residential District to B-1, Neighborhood Shopping District. The zoning designation would be conforming to the existing land use patterns and uses.

WRITTEN PUBLIC COMMENTS

Notices were sent to property owners within a 400 ft. radius of subject properties. A total of 21 Notices were sent to property owners of which 2 were mailed certified mail. A Planning Informational meeting was held on Wednesday, March 13, 2024, at 5:30 PM at the Dr. T K Gregg Recreational Center to discuss 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 on Monday, April 8, 2024. If the matter receives first reading approval, it will then go before the City

Council for a Second and Final Reading on Monday, April 22, 2024. The public hearings will be publicly noticed.

If the Planning Commission recommends against the application, the negative recommendation will be forwarded to the City Council. In this case, a public hearing before the City Council will be conducted only if the applicant submits a written request within a two week period following the Planning Commission's action.

On March 21st, 2024, the Planning Commission may act to support or oppose the application, with or without changes to the proposal. The Commission could also continue the matter if additional information, testimony or dialogue is deemed necessary.

ATTACHMENTS:

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

PREPARED BY:

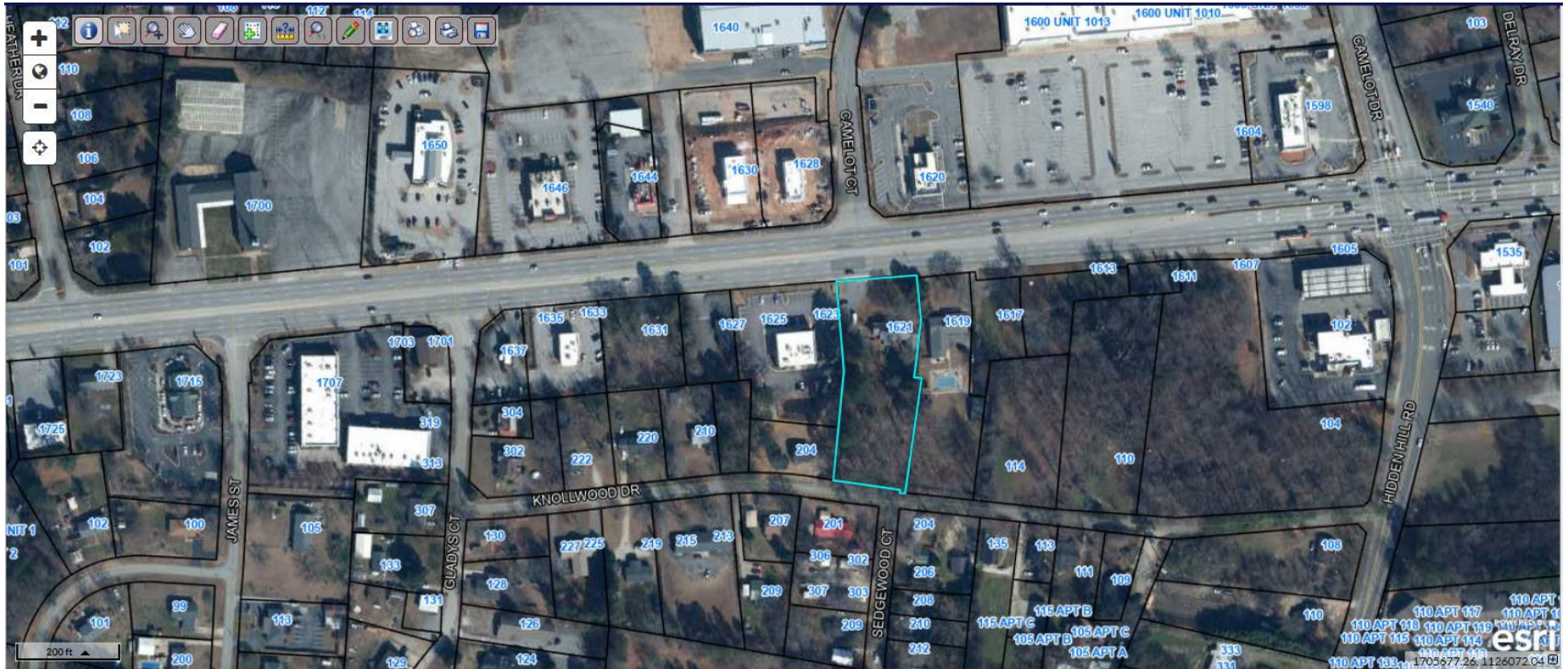
Nan Zhou

Nan Zhou
Planning Staff

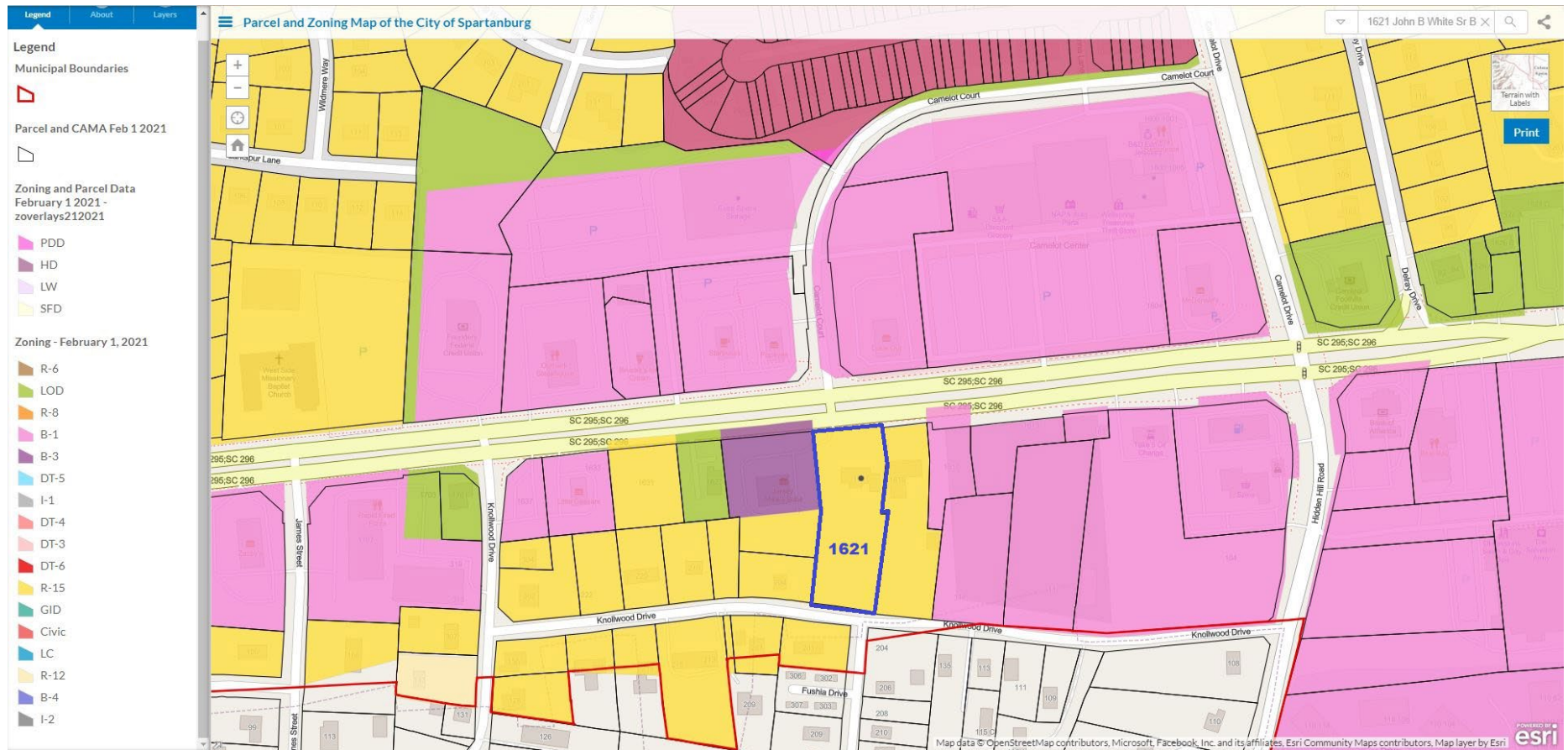
March 15, 2024

DATE

PROJECT SITE MAP – 1621 John B White Sr. Blvd



ZONING MAP – 1621 John B White Sr. Blvd



SITE PHOTOS – Front



SITE PHOTOS – Left Side



SITE PHOTOS – Right Side



SITE PHOTOS – Property to the Left Side of the Project Site



SITE PHOTOS – Development to the Left Side of the Project Site



SITE PHOTOS – Property to the Right Side of the Project Site



SITE PHOTOS – Properties Across from the Project Site



SITE PHOTOS – Properties Across from the Project Site





Planning Department

PO Box 1749 • Spartanburg, SC 29304 • phone: (864) 596-2068
email: planning@cityofspartanburg.org • website: www.cityofspartanburg.org

FEB 27 2024

General Application

Name of Development: Huey Magoos

Street Address: 1621 John B White Sr. Boulevard

Zoning District: R15 Overlay: _____ Tax Map Number: 6-21-13-060.00

Owner: Doris Bivings

Phone: 864-621-8946

Address: 1621 John B White Sr. Boulevard

Email: alero9788@aol.com

City: Spartanburg

State: SC

Zip: 29306

Applicant: HM Upstate, LLC

Phone: 864-906-0795

Address: 401 Vardry Street

Email: johntknapp@gmail.com

City: Greenville

State: SC

Zip: 29601

Agent: Bluewater Civil Design, LLC

Phone: 864-326-4202

Address: 718 Lowndes Hill Road

Email: mike@bluewatercivil.com

City: Greenville

State: SC

Zip: 29607

Please select the activity requested / also, please attach the required Supplemental Form:

- ☐ Annexations
☐ Special Exceptions
☐ Zoning - Appeals
☒ Zoning - Map Amendment

- ☐ Planned Development Districts (PDD)
☐ Zoning - Conditional Use
☐ Zoning - Variance

Fees and Payments can be made using the Permit Number and the [City of Spartanburg Payment Portal](#).

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 or obligation transferable by sale. I hereby authorize the staff of the Planning Department to inspect the premises of the above-described property.

Applicant / Owner Signature: Doris Bivings

Date: 2/27/24

Staff Use Only

Received by: Van/ Ocarina

Date Received: 2/27/24

Permit Number: 24-01100001



Planning Department

PO Box 1749 • Spartanburg, SC 29304 • phone: (864) 596-2068
email: planning@cityofspartanburg.org • website: www.cityofspartanburg.org

ZONING MAP AMENDMENT SUPPLEMENTAL APPLICATION FORM

Name of Development: Huey Magoos
Location of Development: 1621 John B White Sr. Boulevard
Current Zoning District: R15
Zoning District Requested: B-1
Zoning Districts can be found on the following website: [Link to City of Spartanburg Zoning Map](#)

ALL OF THE FOLLOWING ITEMS MUST BE ATTACHED for this application to be complete.

- ☒ Narrative addressing reasons for rezoning; and
- ☒ A boundary map of subject property prepared and sealed by a registered land surveyor. A reproducible copy of the map, no larger than 11" x 17" in a PDF format can be submitted with the application to planning@cityofspartanburg.org; and
- ☒ Certification of owner(s) consent, if applicable; and
- ☒ **Filing Fee:**
 - \$150.00 – Single-Family Rezoning Request
 - \$150.00 – Multi-Family Rezoning Request
 - \$150.00 – Business / Commercial Rezoning Request
 - \$300.00 – PDD Rezoning Request
 - No Fee – Annexation Request

Staff Use Only

Received by: _____ Date Received: _____ Permit Number: _____



Rezoning Request

1621 John B White Sr. Boulevard, Spartanburg SC

HM Upstate, LLC is proposing to rezone the property located at 1621 John B White Sr. Blvd, with the Tax Number 6-21-13-060.00, for the purpose of constructing a new quick-serve restaurant. The existing zoning is R-15 with a proposed zoning of B-1. We feel the zoning of B-1 is consistent with the surrounding properties and land uses along John B White Sr. Blvd. According to the SCDOT Traffic Data Website, the Average Annual Daily Traffic on this particular section of John B White Sr. Blvd is 33,000 vehicle trips per day. The existing roadway section adjacent to the property consists of three western travel lanes, three eastern travel lanes, and one two-way left turn lane between the travel lanes. From the I-26 intersection to the intersection with Kensington Drive there are 32 separate properties adjacent to John B White Blvd on the southern side of the road according to the City of Spartanburg online map viewer. Of these 32 properties only 4 are currently zone R-15. That includes the subject property included in this rezoning request. Of these same 32 properties, 26 are currently zoned B-1. The properties located directly across John B White Sr Blvd are also zoned B-1. Given the proximity to the I-26 interchange, the existing road section adjacent to the property, the existing traffic volume on the roadway, and many properties around the site currently zoned B-1, we feel B-1 is a more appropriate zoning for this property than the current R-15.

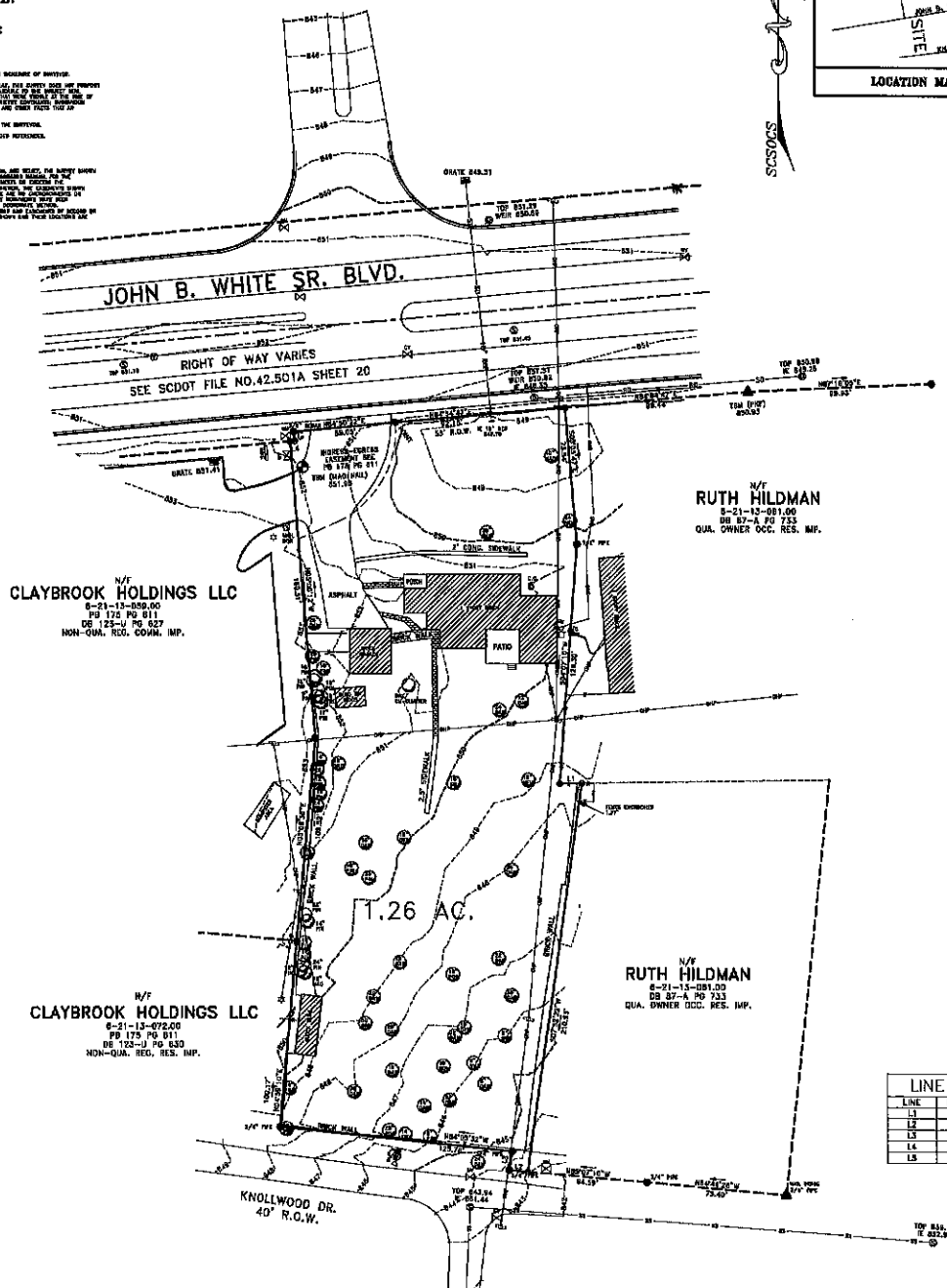
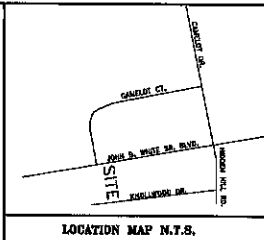
O DENOTES 1/8" IRON PIN SET.
 O DENOTES 3/8" IRON PIN SETTED,
 UNLESS OTHERWISE NOTED.
 ▲ DENOTES NAIL FOUND
 ▲ DENOTES P.E. NAIL SET
 [] = CONCRETE
 - H - = FENCE
 FCL = POWER POLE
 S = SET BACK LINE

AS NOTED:

THIS BUREAU DOES NOT CONSTITUTE A TITLE SEARCH OF THE BUREAVERS.

[illegible]

GRANLING



LINE	LENGTH	BEARING
L1	12.00	N85°04'13"E
L2	10.00	N85°07'19"W
L3	10.27	N89°48'53"E
L4	2.58	N84°50'35"E
L5	5.11	N85°50'24"W

SCALE: 1" = 30'

LOCATION:	1821 JOHN B. WHITE BLVD., CITY OF SPARTANBURG
BLOCK MAP NO.:	B-21-13-080.00
DATE:	MARCH 7, 2024
JOB NO.	24-5204
COUNTY/STATE	SPARTANBURG, S.C.
FIELD BY:	JH, SH, GW
DRAWN BY:	LWM, MRO



JOHN KNAPP

SHOWING LOTS 1,2,3,41,42 & P/O 4-A SHOWN ON A PLAT FOR H.L. & DOROTHY B. MELVIN
BY GOOCH AND TAYLOR DATED FEB 15, 1962 AND RECORDED IN PLAT BOOK 44 PAGE 440.

Spartanburg County, SC

Summary

Parcel ID 6-21-13-060.00
Account # 117685
MillageGroup 540Z - 6SSZ - SD6/SPARTANBURG SANITARY SEWER/City of Spartanburg
Land Size 1.311 AC
Utilities ,ALL PUBLIC
Fire District
Site Conditions PAVED
Location Address 1621 JOHN B WHITE SR BLVD
 SPARTANBURG 29306
Legal Description LOTS 1 2 3 41 & 42 H L & DOROTHY B MELVIN PLAT PB 440 DB 122R-689 RD R/W TAKEN 42.501A TR 131 DB 128L-156
 (Note: Not to be used on legal documents)
Neighborhood 4720
Property Usage Qualified Owner Occupied Residential Commercial (4OOZ)

Owners

[BIVINGS DORIS A](#)
 1621 JOHN B WHITE SR BLVD
 SPARTANBURG SC 29301

Exemptions

Exemption ↕	Year ↕	GrantYear ↕	Amount ↕
Homestead	2001	0	\$0.00
Homestead	2006	0	\$0.00
Homestead	2007	0	\$0.00
Homestead	2008	0	\$211.30
Homestead	2009	0	\$219.30
Homestead	2010	0	\$219.60
Homestead	2011	0	\$220.60
Homestead	2012	0	\$0.00
Homestead	2013	0	\$444.20
Homestead	2014	0	\$230.10
Homestead	2015	0	\$234.90
Homestead	2016	0	\$236.30
Homestead	2017	0	\$236.30
Homestead	2018	0	\$237.70
Homestead	2019	0	\$237.70
Homestead	2020	0	\$237.70

Valuations

	2023	2022	2021	2020
Market Land Value	\$42,800	\$53,600	\$53,600	\$53,600
+ Market Improvement Value	\$220,200	\$167,500	\$167,500	\$167,500
+ Market Misc Value	\$17,200	\$15,700	\$15,700	\$15,700
= Total Market Value	\$280,200	\$236,800	\$236,800	\$236,800
Taxable Land Value	\$41,597	\$53,600	\$53,600	\$43,203
+ Taxable Improvement Value	\$214,007	\$167,500	\$167,500	\$135,012
+ Taxable Misc Value	\$16,716	\$15,700	\$15,700	\$12,655
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	*\$272,320	*\$236,800	*\$236,800	*\$190,870
Assessed Land Value	\$1,664	\$2,144	\$2,144	\$1,728
+ Assessed Improvement Value	\$8,560	\$6,700	\$6,700	\$5,400
+ Assessed Misc Value	\$669	\$628	\$628	\$506
= Total Assessed Value	\$10,893	\$9,472	\$9,472	\$7,634

*This parcel is subject to the value cap

Fees

Assessment	Units	Amount
Land Fill Yes	1	\$74.00
City of Spartanburg Total Fees	1	\$195.00

Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
4% OO RES COM (4OOZ)	2.00	Lot	LOT	0	0