



CITY OF SPARTANBURG
SOUTH CAROLINA

CITY COUNCIL AGENDA

City Council Meeting
County Council Chambers
366 N. Church Street
Monday, August 10, 2026
5:30 PM

- I. Moment of Silence**
- II. Pledge of Allegiance**
- III. Approval of the Minutes of the July 27, 2026 Meeting**
- IV. Approval of the Agenda of the August 10, 2026 Meeting**
- V. Public Comment**
- VI. Ordinance**
 - A. An Ordinance Authorizing the City Manager to Execute an Agreement for the Transfer of Scattered Site Properties Located in the Highland Neighborhood.
(First Reading) Ordinance # 2026-012
Presenter: Martin Livingston, Community Development Director**
- VII. Downtown Transportation Plan Update
Presenter: Fredalyn Frasier, Planning Director**
- VIII. Staff Updates**
- IX. City Council Updates**
- X. Executive Session**
 - A. Executive Session Pursuant to Section 30-4-70 (a)(5) of the South Carolina Code to Discuss Matters Relating to Economic Development
“Project New Vision” a Potential Mixed-Income Residential Development near the Downtown Area.**
- 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

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

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.



REQUEST FOR CITY COUNCIL ACTION

TO: Chris Story, City Manager

FROM: Martin Livingston, Community Development Director

SUBJECT: Transfer of Property – Scattered Site

DATE: August 10, 2026

BACKGROUND:

Staff is requesting approval to transfer one (1) vacant lot in the Highland Neighborhood for the development of a single-family homeownership unit for Habitat for Humanity of Spartanburg. Habitat for Humanity of Spartanburg along with several other developers submitted proposals in response to a Request for Proposals (RFP) to build on city lots last year. The non-profit developer intends to build Nine (9) single-family homes for sale to eligible purchasers on the scattered site lots in the Highland Neighborhood. Purchase prices will range from \$180,000 to \$220,000 and will be a minimum 3 bedrooms two baths at 1,100-1,500 Square feet.

The primary goal of Habitat for Humanity of Spartanburg is to provide affordable housing to families at 20%-80% of Area Median Income (AMI). Habitat for Humanity of Spartanburg has built affordable housing throughout the city in partnership with churches, businesses, developers, and other partners. Recently Habitat has built homes in the Northside Neighborhood in partnership with NDG and local business organizations. Staff is requesting approval of an ordinance to transfer the vacant lot to Habitat for Humanity of Spartanburg and authorize the City Manager to execute a deed and agreement for the development of the property.

Property Address	Tax Map Number	Property Type	Sale Amount
457 Bethlehem Drive	7-16-01-388.00	Single family lot	No cost

ACTION REQUESTED: Staff is requesting approval for the transfer of one (1) vacant lot to Habitat for Humanity of Spartanburg. The City Manager would execute a deed and agreement to transfer ownership of the property.

BUDGET AND FINANCIAL DATA: None available.

AN ORDINANCE AUTHORIZING THE CITY MANAGER
TO EXECUTE AN AGREEMENT FOR THE TRANSFER OF SCATTERED SITE
PROPERTIES LOCATED IN THE HIGHLAND NEIGHBORHOOD

WHEREAS, the City of Spartanburg (herein after the “City”) has, in certain instances, partnered with non-profit developers to develop affordable housing in the City; and

WHEREAS, the City has acquired, through donation or purchase, six parcels of property, to wit: 457 Bethlehem Drive (7-16-01-388.00); and

WHEREAS, Spartanburg City Council deems it advisable and beneficial for the public good to convey to Habitat for Humanity of Spartanburg (herein after “Developer”) for the development of single-family homeownership units; and

WHEREAS, Developer has engaged a team to improve the housing in the area in the immediate vicinity of the Properties.

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

Section 1. The City Manager is hereby authorized to enter into a development agreement in substantially the same form as that development agreement attached hereto and marked as Exhibit 1, with minor edits as he, in consultation with the City Attorney deem necessary, and (2) execute an option and any other documents necessary for the transfer of the properties to the Developer.

Section 2. That no current appraisal is required pursuant to Chapter 2, Article VII, Section 2-273 of the Code of Ordinances of the City of Spartanburg.

Section 3. The City of Spartanburg will enter into an agreement with the Developer for the transfer and development of the property.

Section 4. The Developer will complete its due diligence to determine the feasibility and development concept within one hundred eighty (180) days of approval of the agreement.

Section 5. The City Manager is authorized to sign the necessary documents to execute this transaction.

Section 6. This Ordinance shall become effective upon the date of enactment.

DONE AND RATIFIED this _____ day of _____, 2026.

Jerome Rice, Mayor

ATTEST:

Christie Lindsey, City Clerk

APPROVED AS TO FORM:

Stinson W. Ferguson, City Attorney

___ / ___ / ___ 1st Reading

___ / ___ / ___ 2nd Reading



COUNCIL ACTION FORM

TO: Chris Story, City Manager

FROM: Fredalyn M. Frasier, Planning Director

DATE: August 10, 2026

SUBJECT: Downtown Transportation Plan Review – Final Draft Update

PROJECT UPDATE

The Downtown Transportation Plan was developed through a comprehensive planning process that evaluated existing transportation conditions, identified current and future needs, and established recommendations to improve mobility and connectivity within downtown Spartanburg.

The Project Consultant, Toole Design, last presented to the City Council in February 2024. The final draft plan presented here incorporates the comments provided by City Council, comments from South Carolina Department of Transportation (SCDOT), the City's Bike & Pedestrian Committee, and staff.

Recommendation

No formal recommendation is requested. The presentation is for information purposes only. The formal adoption item will come before City Council in the next 30 days.

Attachments

1. Table 1 - Previous Comments from City Council
2. Final Draft – Downtown Transportation Plan

BUDGET AND FINANCE DATA: N/A

There is no immediate fiscal impact associated with the future adoption of the Downtown Transportation Plan. The Plan does not authorize expenditures or create a funding obligation. Future implementation of individual recommendations will be evaluated separately based on available funding sources, project priorities, and City Council approval.