



The City of Spartanburg Planning Commission

AGENDA

October 17, 2024, at 5:30 P.M.

Dr. TK Gregg Community Center

650 Howard St – 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 Chairman 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 Meeting Minutes from the August 15th, 2024, Meeting.**
- VI. Old Business: None.**
- VII. New Business:**
 - 1. RZM-24-011-00002: The Planning Commission has received a request for rezoning of the property located at 770 Howard St (TMS: 7-11-04-26.01); with a zoning designation of DT-4 (Downtown Code District). Owner: NDG / Applicant: Martin Livingston, City of Spartanburg.
- VIII. Staff Announcements:**
- IX. Adjournment.**

For more information, please contact the Planning Department, at (864) 580-5269 or by email at planning@cityofspartanburg.org.

**Planning Commission Meeting Minutes
August 15th, 2024, at 5:30 PM
Spartanburg County Council Chambers**

Board Members Present: Lekesa Whitner, Santiago Mariani, Reed Cunningham, JeMar Brown, and Kevin DeMark. City Staff Present: Fredalyn Frasier, Planning Director and Nan Zhou, City Planner II, and Oksana Holbrooks, Administrative Assistant.

Rolls

Mr. DeMark: Kevin DeMark, Commissioner.
Mr. Mariani: Santiago Mariani, Commissioner.
Ms. Whitner: Lekesa Whitner, Commissioner.(Late arrival)
Mr. Cunningham: Reed Cunningham, Commissioner.
Mr. Brown: JeMar Brown, Commissioner.

Mr. Cunningham: 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. DeMark seconded by Mr. Brown, the agenda for the meeting was approved, by a vote of 5 to 0.

Mr. DeMark: I make a motion to approve the agenda.
Mr. Brown: Second.
Mr. Cunningham: Moved by Ms. DeMark and seconded by Mr. Brown to approve the agenda. All in favor say aye.
Attendees: Aye.

Mr. Cunningham: Any opposed? And the agenda is approved. We have minutes from April 18, 2024 meeting.

Approval of Meeting Minutes for April 18, 2024 and May 16, 2024.

On a motion by Mr. DeMark seconded by Mr. Mariani the minutes of the meeting of April 18th, 2024, was approved by a vote of 5 to 0.

Mr. DeMark: I move that the minutes are approved as presented.
Mr. Mariani: Second
Mr. Cunningham: Moved by Mr. DeMark seconded by Mr. Mariani. All in favor say aye.
Attendees: Aye.
Mr. Cunningham: Any opposed? Thank you.

Old Business: None.

New Business:

Property Conditional Use Request 24-001-00056 for 840 E. Main St. (TMS # 7-12-08-097.00). The City has received a conditional use request for the property located at 840 E. Main St to accommodate a Live Work Unit. The property is currently zoned LOD

(Limited Office District).

Owner: KLA Realty Inc.

Applicant: Grace Law

Project Description

The site is comprised of a 15,360 SF lot that contains one single story building with a zoning designation of LOD, Limited Office District. The property abuts E. Main St. to its south boundary.

The applicant/Business Owner of Key 2 Fitness is proposing to add a partial second level to the existing one-story building to serve as a residential space as part of a live work unit.

Per the current City of Spartanburg Zoning Ordinance, the proposed addition meets the intent and application of R-6 Live/Work District and regulations regarding Residential Character, Landscaping, Parking and Signs in Live/Work District:

Section 302.55 R-6 Live/Work District

Intent: R-6 Live/Work District zoning designation is designed to provide for employment opportunities in conjunction with a dwelling which are more extensive than home occupations, and which create a mixed-use neighborhood predominately residential in character. Live/Work neighborhoods are also designed to provide a transition between more intensive office and commercial areas and low-density residential neighborhoods. Live/Work is defined as a place designed to be used by the occupant as both a dwelling place and a place of work.

Application:

- a. The R-6 Live/Work District applies to the following District and DT-4, DT-5, or DT-6 Downtown Urban District, where in addition to other uses permitted in LOD and DT-4, DT-5, and DT-6, live/work uses as defined by this Section are permitted as conditional uses subject to a finding by the Planning Commission.
- b. Properties within the City may be rezoned to the R-6 Live/Work District subject to a finding by the Planning Commission and City Council that such uses meet the following criteria:
 - I. Are of an appropriate scale for the transitional nature of the property;
 - II. Are compatible with the character of the area;
 - III. Do not generate excessive evening activity;
 - IV. Do not generate excessive traffic, noise or odor;
 - V. Do not negatively impact adjoining or abutting residential properties.

4. Uses Permitted by Right:

- a. Single-family, single family patio homes, duplexes and townhouses are permitted in the Live/Work District.
- b. All uses permitted as home occupations in Section 302.63 Home Occupation Permitted Uses are permitted in the Live/Work District. Living or working spaces shall not be rented or sold separately.

5. Residential Character:

The design of the live/work units shall reflect a residential character as defined by the following criteria:

- a.) Individual live/work units shall contain no more than 3,000 square feet of gross floor area;
- b.) No more than 49% of the total gross floor area of the unit may be used for uses other

than residential;

c.) The minimum lot area, height, site coverage, setback, side and rear yard requirements in R-6 shall apply to live/work units.

6. Landscaping:

Landscaping for all live/work units shall meet the requirements of Section 505.64.B.11, Buffer Landscaping and Other Landscaping for Patio Homes and Condominiums.

7. Parking:

A total of three (3) off street parking spaces shall be required for each live/work unit. One of these spaces may be a “valet” space; in other words, its access to a driveway or public street may be obstructed by the second space as long as it meets the size requirements for a parking space under Section 504, Parking and Loading.

8. Signs:

All signs for sites governed by this Section shall meet the provisions of Section 503, Sign Regulations, except that: A total of eight (8) square feet of sign area may be attributed to each live/work unit. The signs shall be located on the building wall no higher than the first floor. Signs shall not be internally illuminated.

In addition, if the contract amount of site renovation and/or building improvements filed with the Building Official for which a building permit is required is **50% or more** of the current appraised value of a property as ascertained from the County Accessors records, then all portions of an existing property shall be retrofitted to meet the requirement of the current Zoning Ordinance.

Applicant:

Grace Law, Owner.

Public Comments: None.

Discussion:

Great proposal, project and an addition to a growing city.

A motion was made by Mr. Santiago, seconded Ms. Whitner the Conditional Use Request was approved to with a vote of 4-1.

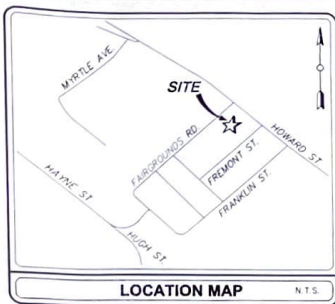
Election of new Chair and Vice Chair Board Members.

Dr. Stone and Vice Chair Mr. Cunningham are reelected to serve another year by a vote 4 to 1.

Staff Updates: None.

The meeting was adjourned at 6:00 PM.

Reed Cunningham, Vice Chairman



SURVEY NOTES

- BEARINGS ARE BASED ON SOUTH CAROLINA GRID AND DISTANCES ARE HORIZONTAL UNLESS OTHERWISE SHOWN OR NOTED. COORDINATES ARE ON SOUTH CAROLINA GRID (NAD 83).
- ALL IRON PINS SET ARE 1/2" REBARS UNLESS NOTED OTHERWISE.
- THE RATIO OF PRECISION OF THE UNBALANCED TRAVERSE MEETS OR EXCEEDS 1:1000.
- THE FEATURE SYMBOL LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.
- THE UNDERSIGNED DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY HAZARDOUS WASTE ON THE SURVEY SITE. THERE DOES NOT APPEAR TO BE AT THE TIME OF THE FIELD WORK.
- THE UNDERSIGNED DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY JURISDICTIONAL WETLANDS ON THE SURVEY SITE OTHER THAN THOSE SHOWN. IF ANY WETLANDS SHOWN ARE SUBJECT TO FINAL APPROVAL BY THE U.S. CORPS OF ENGINEERS.
- THIS PLAN WAS PREPARED AS A PROFESSIONAL SERVICE FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED WITHIN THE HEREON STATEMENT AND/OR TITLE. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESSED PERMISSION OF EMC ENGINEERING SERVICES, INC. NAME(S) SAID PERSON, PERSONS OR ENTITY.
- ACREAGE COMPUTED BY DMD METHOD.
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION AS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 4800C000E WITH A DATE OF IDENTIFICATION OF MAY 4, 2011 FOR COMMUNITY PANEL NO. 254 OF 565 IN SPARTANBURG COUNTY, STATE OF SOUTH CAROLINA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- THE PROPERTY HAS DIRECT ACCESS TO HOWARD STREET A DEDICATED PUBLIC STREET ON HIGHWAY 1.
- THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES. THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ADJUTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF SOUTH CAROLINA.
- THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, ZONING ORDINANCES, AND POWERS & COVENANTS RECORDED OR UNRECORDED.
- THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH.
- THIS SURVEY IS A LEGAL DOCUMENT FOR THE PARTY (PARTIES) LISTED BELOW ONLY.
- THIS IS AN EXISTING PARCEL OF LAND.
- PROPERTY INFORMATION AND REFERENCES:
TAX ID: 7-11-04-206.01
PLAY BOOK 173 PAGE 841
DEED BOOK 1114 PAGE 198

ADJOINER TABLE

- TAX ID: 7-11-04-206.02
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JOAN M. PAXTON
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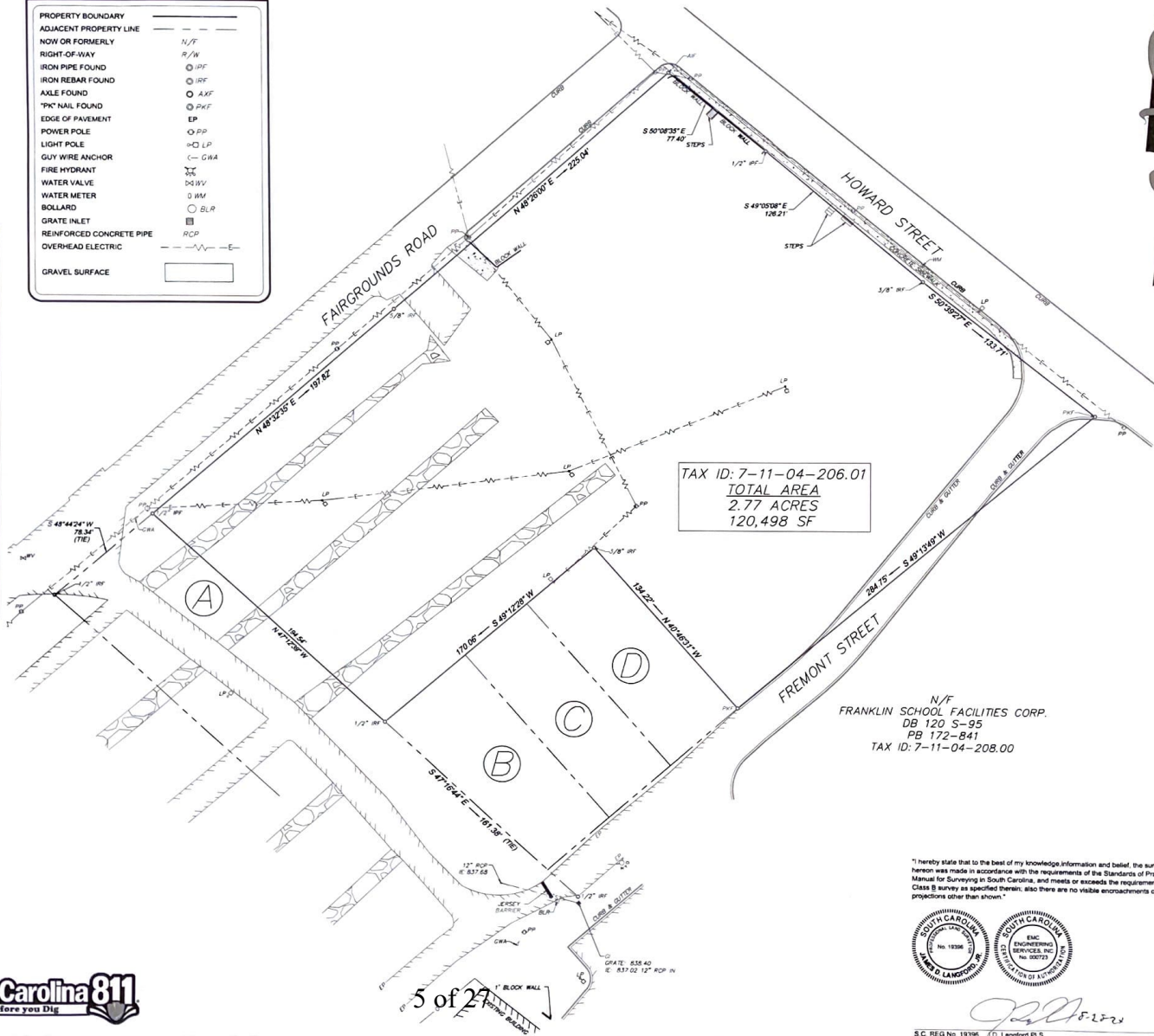
UTILITY LOCATION DISCLAIMER

THE UTILITIES ARE SHOWN AS PER THE LOCATION OF POLES, MANHOLES, VALVES, PIPES, ETC. AS EXISTING OR AS SHOWN ON INFORMATION PROVIDED BY UTILITY PERSONNEL. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN CORRESPOND ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE THE EXACT LOCATION INDICATED, ALTHOUGH HE USES CURETY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.



LEGEND

PROPERTY BOUNDARY	---
ADJACENT PROPERTY LINE	---
NOW OR FORMERLY	N/F
RIGHT-OF-WAY	R/W
IRON PIPE FOUND	○ IPF
IRON REBAR FOUND	○ IRF
AXLE FOUND	○ AXF
"PK" NAIL FOUND	○ PKF
EDGE OF PAVEMENT	EP
POWER POLE	○ PP
LIGHT POLE	○ LP
GUY WIRE ANCHOR	— GWA
FIRE HYDRANT	○ FH
WATER VALVE	○ WV
WATER METER	○ WM
BOLLARD	○ BLR
GRATE INLET	○ GI
REINFORCED CONCRETE PIPE	— RCP
OVERHEAD ELECTRIC	— OE
GRAVEL SURFACE	— GS



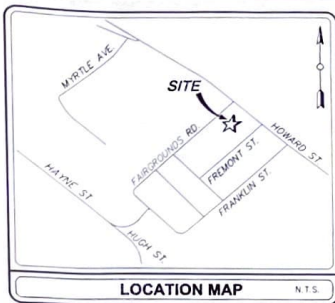
N/F
FRANKLIN SCHOOL FACILITIES CORP.
DB 20 S-95
PB 172-841
TAX ID: 7-11-04-208.00



SC REG NO 19396 J.C. Langford PLS

GRID NORTH
SC SPC NAD 83

DATE	
NO. REVISION DESCRIPTION	
LANGFORD ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS GREENVILLE • SAVANNAH • STATESBORO • THOMASTON	
SURVEY FOR 770 HOWARD STREET SPARTANBURG, SPARTANBURG COUNTY, S.C. Prepared for CITY OF SPARTANBURG	
PROJECT NO.	24-3106
DRAWN BY	JBT
DESIGNED BY	N/A
SURVEYED BY	JRM
CHECKED BY	08-28-24
SCALE	1" = 37'
DATE	09-03-24
SHEET 1 OF 1	



LOCATION MAP N.T.S.

SURVEY NOTES

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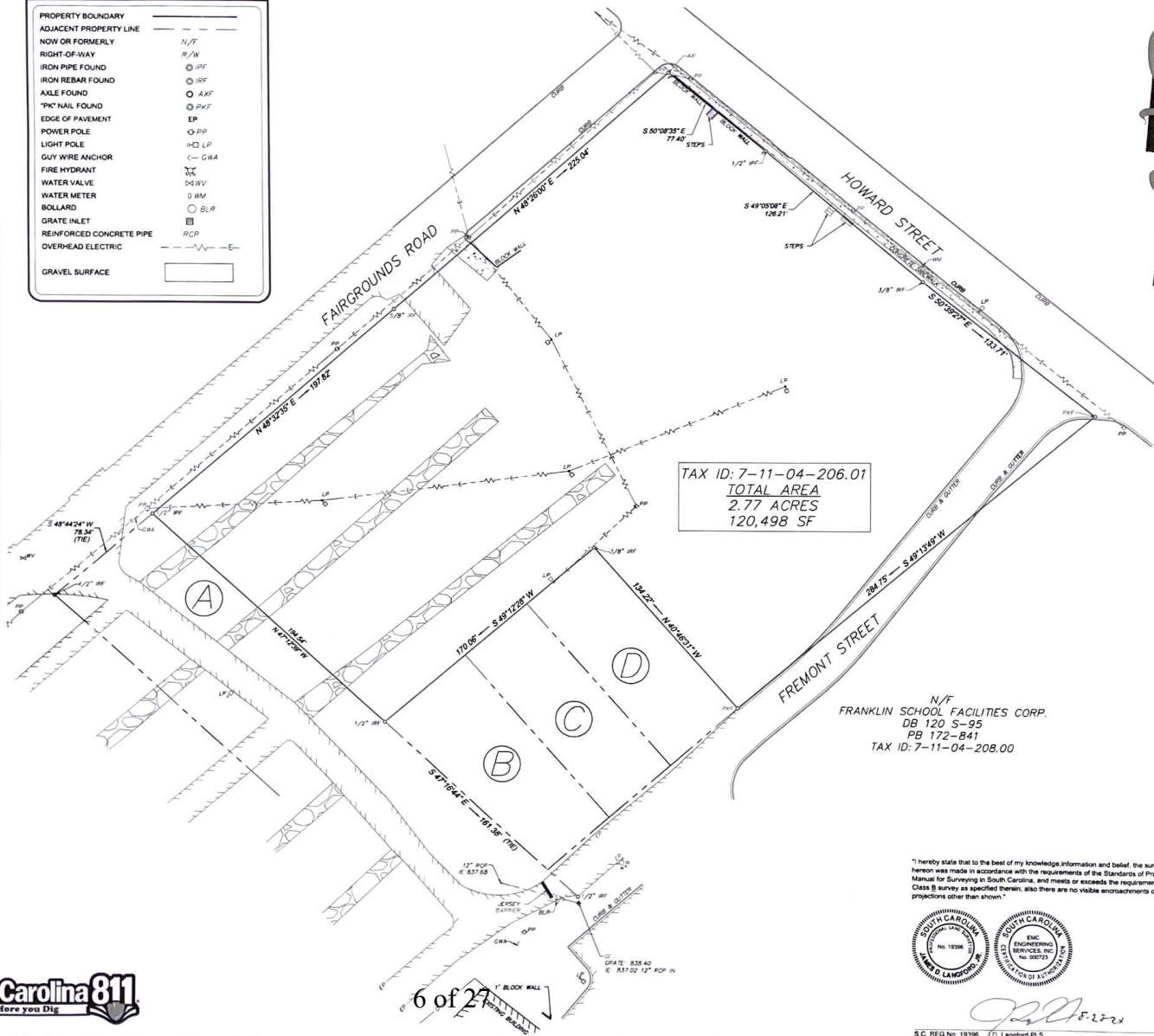
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SC REG NO: 19396 J.C. Langford PLS

GRID NORTH
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DATE	
NO. REVISION DESCRIPTION	
 a division of LANGFORD LAND SURVEYING P.O. BOX 697 LANDRAIL, SC 29506 Tel: (803) 216-0302 Fax: (803) 216-0302 www.lansvc.com	
 LANGFORD ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS GREENVILLE • SAVANNAH • STATESBORO • THOMASTON	
SURVEY FOR 770 HOWARD STREET SPARTANBURG, SPARTANBURG COUNTY, S.C. Prepared for CITY OF SPARTANBURG	
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DRAWN BY:	JBT
DESIGNED BY:	N/A
SURVEYED BY:	JRM
CHECKED BY:	08-28-24
SCALE:	1" = 37'
DATE:	09-03-24
SHEET 1	
OF 1	

Summary
Zoning Request
Existing Zoning: R8, General Residential
Proposed Zoning: DT-4, Downtown Code

The City of Spartanburg – Neighborhood Services is requesting a modification in zoning for the property located at 770 Howard Street from an existing zoning designation of R-8, General Residential District to a DT-4, Downtown Code District. The city has partnered with the Northside Development Group and Homes of Hope to provide a combination of rental and homeownership units for sale in the neighborhood. The current R-8, General Residential District zoning does not accommodate attached townhomes, unless a rezoning to a Planned Development District (PDD) is requested. The current zoning designation also does not allow for lots less than 8,000 square feet for single-family lots. The DT-4, Downtown Code zoning allows for smaller lots sizes and allows for the development of single-family attached and detached townhomes with more flexibility than the typical Euclidean Zoning types.

The partnership of Homes of Hope and the Northside Development Group will develop over 40 units of scattered site homeownership and rental units that are affordable and market rate to a variety of income applicants. Both organizations have partnered in the past to develop a variety of single-family housing developments in the city. The NDG has partnered with other partners to develop duplex, multi-family, and single-family rental and homeownership opportunities. The development at this location is proposed to produce 21 units of mixed income attached townhomes.

Homes of Hope

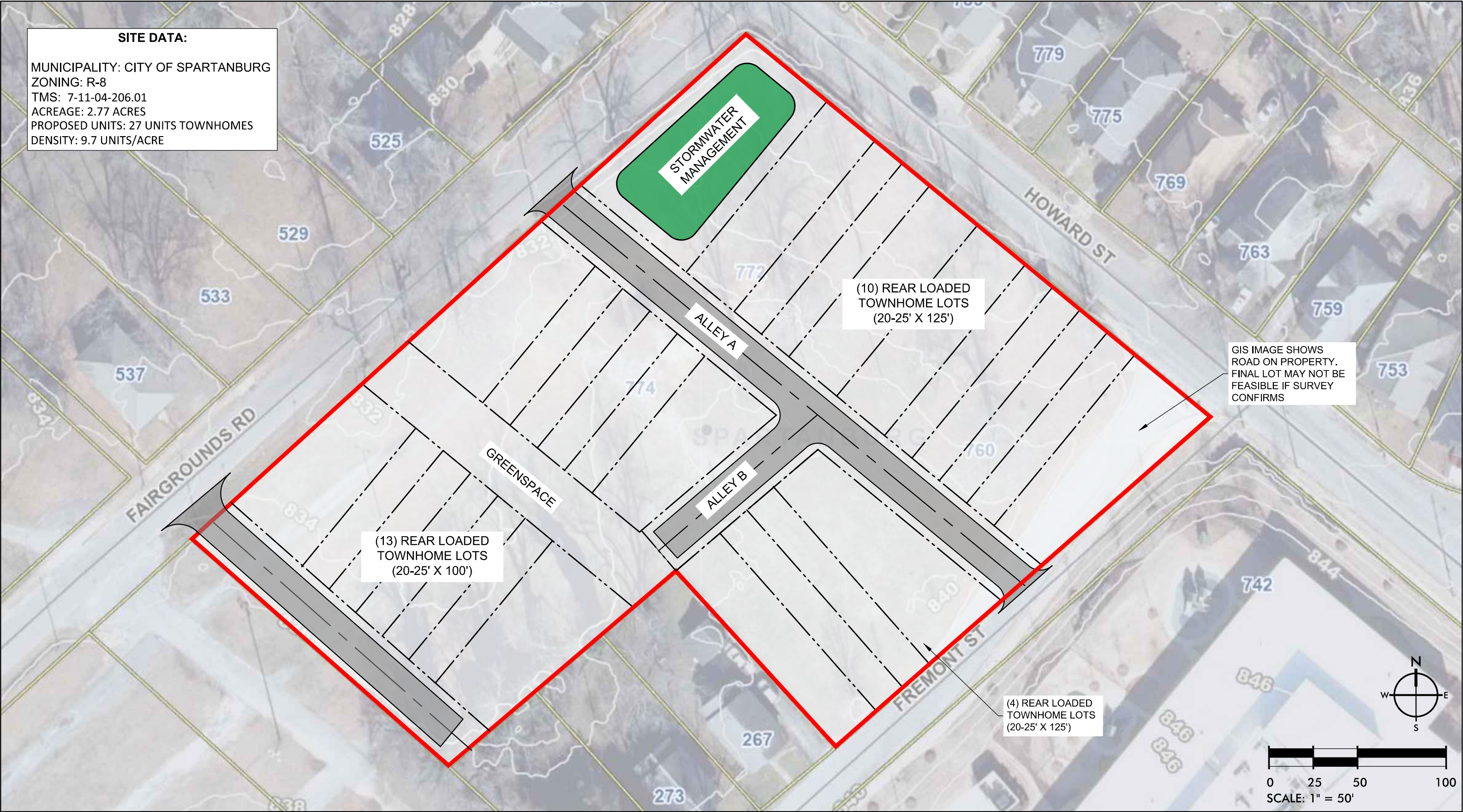
Homes of Hope is a statewide non-profit affordable housing and community development non-profit corporation. Homes of Hope is a nonprofit organization based in Greenville, South Carolina, that seeks to inspire lasting change in communities across our state through multiple avenues of development. What began in 1998 as a two-fold dream to offer families affordable homes while helping men restore their lives through sobriety and construction training, has transformed into the largest nonprofit developer of single-family affordable housing in South Carolina. Homes of Hope has developed over 40 homes to-date in Spartanburg, and with the completion of this project and the Westside project in the County, by the end of 2025 Homes of Hope will have developed over 120 homes in Spartanburg.

Northside Development Group

The Northside Development Group is a community-based neighborhood development organization developed in 2010 to improve the Northside Neighborhood. We serve to encourage and manage the redevelopment of the City of Spartanburg's Northside community, honoring its past and expanding the opportunities for a mix of affordable and market rate housing, economic, educational, recreational, health, and social opportunities for its residents.

SITE DATA:

MUNICIPALITY: CITY OF SPARTANBURG
ZONING: R-8
TMS: 7-11-04-206.01
ACREAGE: 2.77 ACRES
PROPOSED UNITS: 27 UNITS TOWNHOMES
DENSITY: 9.7 UNITS/ACRE



NORTHSIDE HOMES OF HOPE
PROJECT #11417
DATE: MAY 23, 2024
SCALE: 1" = 50'-0"

CONCEPTUAL SITE LAYOUT 2.1



Planning Department

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

General Application

Name of Development: _____

Street Address: _____

Zoning District: _____ Overlay: _____ Tax Map Number: _____

Owner: _____ Phone: _____

Address: _____ Email: _____

City: _____ State: _____ Zip: _____

Applicant: _____ Phone: _____

Address: _____ Email: _____

City: _____ State: _____ Zip: _____

Agent: _____ Phone: _____

Address: _____ Email: _____

City: _____ State: _____ Zip: _____

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

- | | |
|---|--|
| ☐ Annexations | ☐ Planned Development Districts (PDD) |
| ☐ Special Exceptions | ☐ Zoning - Conditional Use |
| ☐ Zoning - Appeals | ☐ Zoning - Variance |
| ☐ Zoning - Map Amendment | |

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: _____

Date: _____ August 28, 2024

Staff Use Only

Received by: _____ Date Received: _____ 9 of 27 Permit Number: _____



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: _____

Location of Development: _____

Current Zoning District: _____

Zoning District Requested: _____

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

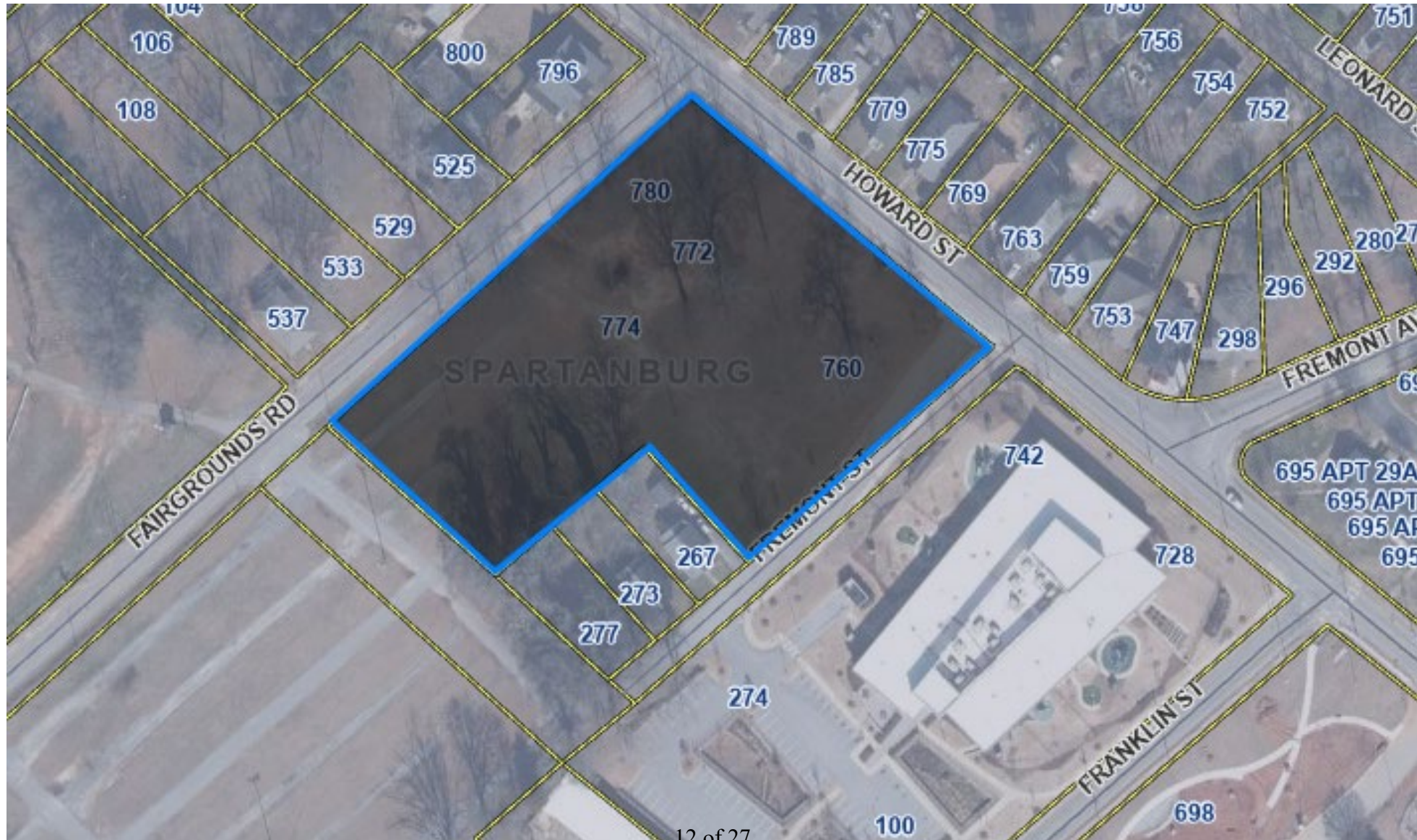
No Fee – Annexation Request

Staff Use Only

Received by: _____ Date Received: 10 of 27 Permit Number: _____

Homes of Hope and
Northside Development Group
43-Unit Scattered Site
Mixed-Income Rental and
Homeownership Development

254 Franklin St (7-11-04-206.01)



159 and 157 W Pearl St, 579 and 571 Vernon St



Preliminary Pearl Place Site Plan



[illegible]

Pearl Place Built Example



668, 670, 672 and 674 Saxon Ave



375 Arch St



333 Preston St



438 N Forest St



779 Leonard St



455 Brawley St



465 Farley Ave



Homeownership Examples



Homeownership Examples



Layers

☒ Street Centerlines

☒ Address Points

☒ Parcels

☐ Special Boundaries

☐ Schools

☐ Voting

☒ Railroad and Bridges

☒ Airports

☐ LandData

☐ FloodData

☐ CommunityBoundaries

☐ General Boundaries

☐ Taxes

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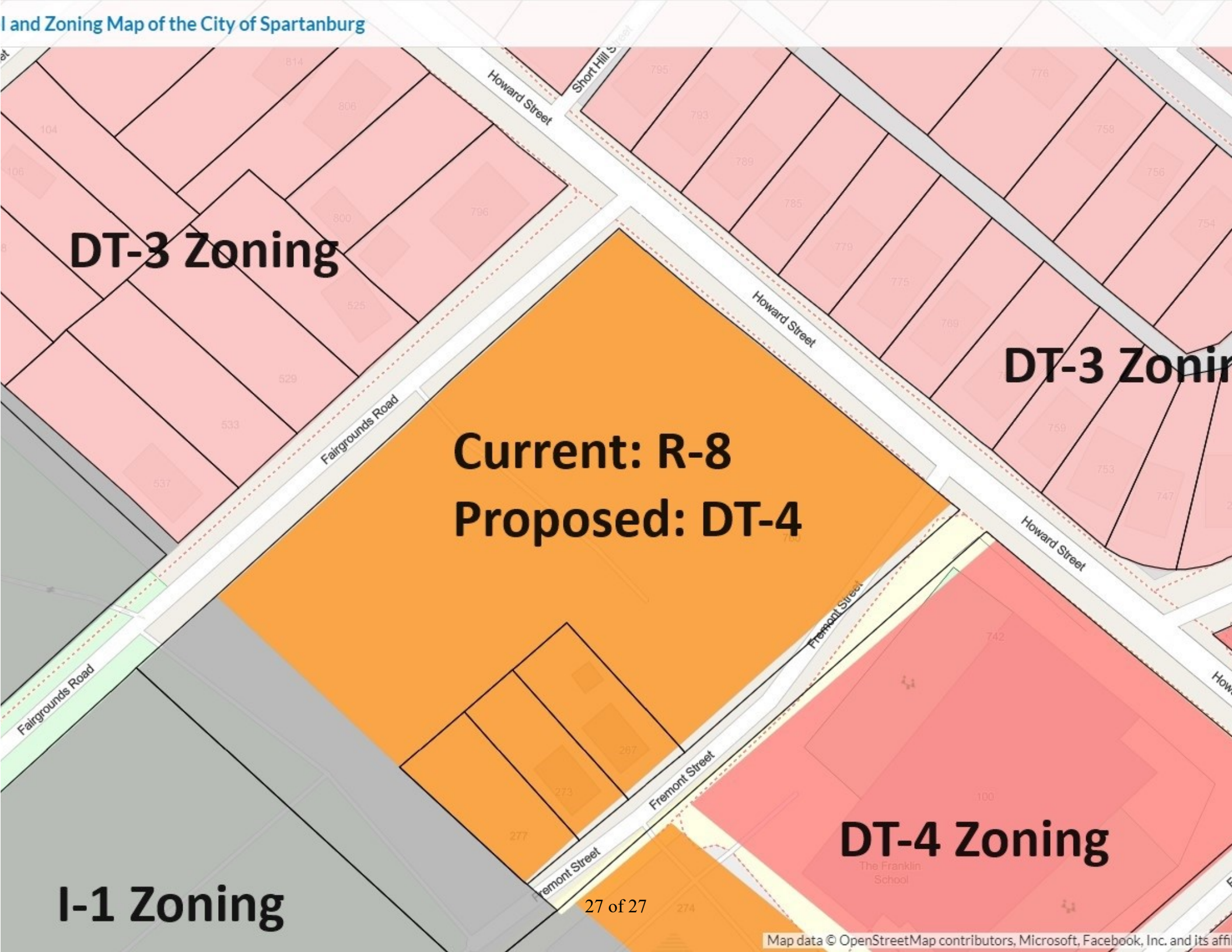
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DT-3 Zoning

DT-3 Zoning

**Current: R-8
Proposed: DT-4**

DT-4 Zoning

I-1 Zoning