



The City of Spartanburg Planning Commission

AGENDA

November 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 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 October 17th, 2024, Meeting.**
- VI. Old Business: None.**
- VII. New Business:**
 - 1. RZM-24-011-00003: The Planning Commission has received a request for rezoning of the property located at 100 Hudson L Barksdale Blvd(TMS: 7-12-15-009.00); with a zoning designation of DT-5 (Downtown Code District). Owner: Joel David Howard / Applicant: Bryan De Bruin, VanRock Holdings.
- VIII. Staff Announcements:**
- IX. Adjournment.**

For more information, please contact the Planning Department, at (864) 596-2068 or by email at planning@cityofspartanburg.org.

Planning Commission Meeting Minutes
October 17th, 2024, at 5:30 PM
Dr. TK Gregg Community Center

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

Rolls

Mr. DeMark: Kevin DeMark, Commissioner.
Mr. Mariani: Santiago Mariani, Commissioner.
Ms. Whitner: Lekesa Whitner, Commissioner.
Mr. Cunningham: Reed Cunningham, Commissioner.
Dr. Stone: Phillip Stone, Chair.

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. Cunningham seconded by Ms. Whitner, the agenda for the meeting was approved, by a vote of 5 to 0.

Mr. Cunningham: I move we approve the agenda as presented.
Ms. Whitner: Second.
Dr. Stone: Moved by Mr. Cunningham and seconded by Ms. Whitner to approve the agenda. All in favor say aye.
Attendees: Aye.

Dr. Stone: Any opposed? And the agenda is approved. Approval of the Minutes of the last meeting in August or does anyone have correction.

Approval of Meeting Minutes for August 15, 2024.

On a motion by Mr. Cunningham seconded by Mr. Whitner the minutes of the meeting of April 15th, 2024, was approved by a vote of 5 to 0.

Mr. Cunningham: I move approve minutes.
Ms. Whitner: Second
Dr. Stone: Moved by Mr. Cunningham seconded by Ms. Whitner. All in favor say aye.
Attendees: Aye.
Dr. Stone: Any opposed? None.

Old Business: None.

New Business:

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.

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 nonprofit 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.

Applicant:

Martin Livingston, City of Spartanburg.

Public Comments: None.

Discussion:

The surroundings are in DT-3's and DT-4 zone districts. The proposed use would be appropriate and good use of the land as well as consistent with the transformation plan.

A motion was made by Mr. Cunningham, seconded Mr. DeMark the request was approved to with a vote of 5-0.

Staff Updates:

SCAPA Conference on October 23rd – 25th, 2024, if any are interested in attending.
Hurricane Helene recommendations and emergency response procedures taken by City of Spartanburg in preparation.

The meeting was adjourned at 6:03 PM.

Dr. Phillip Stone, Chairman



City of Spartanburg
Planning Department

Application for Zoning Map Amendment
RZ-24-011-00003

<u>LANDOWNER</u>	<u>APPLICANT</u>	<u>AGENT</u>
Joel David Howard 10620 Hartsell Rd. Midland, NC 29609	Van Rock Holdings 333 Wade Hampton Blvd. Greenville, SC 29609	Bryan De Bruin 333 Wade Hampton Blvd. Greenville, SC 29609

<u>PARCEL DATA</u>	
- Tax Map ID: 7-12-15-009.00 - Address: 100 Hudson L Barksdale Blvd. - Existing Zoning Districts: R-6, General Residential District - Proposed Zoning District: DT-5, Downtown Urban District	Overlay District: N/A

APPLICATION SUMMARY

The Planning Commission has received request to rezon the property located at 100 Hudson L. Barksdale Blvd. (TMS: 7-12-15-009.00) currently assigned the zoning classification of R-6, General Residential District, to DT-5, Downtown Urban District to accommodate for the opportunity to create a mixed-use multifamily redevelopment plan in the future.

Owner : Joel David Howard / Applicant: VanRock Holdings / Agent: Bryan De Bruin.

The project site is an approximately 136,000 square foot parcel located at 100 Hudson L Barksdale Blvd. The subject parcel borders E. Henry St. to the north, S. Liberty St. to the west, E. Lee St. to the south and Hudson L Barksdale Blvd. to the east. The applicant has requested approval of rezoning from a residential zoning designation of R-6, General Residential District, to a downtown urban zoning designation of DT-5, Downtown Urban District.

Property to the west of the project site is Bethel Methodist Church with a zoning designation of R-6, General Residential District. Properties to the east of the project are an educational institution (Institute for Behavioral Training, temporarily closed), and a residential house. Both of the properties to the east of project site are currently zoned for LOD, Limited Office District. Property to the south of the project site is an institutional use, Hope Center For Children, currently zoned GID, General Institutional District. Properties to the north side of the project site include a gas station/Hot Spot, and Duke Energy's utility, that currently have a zoning designation of DT-5, Downtown Urban 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: DT-5, Downtown Urban District.

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 Comprehensive Plan lists this portion of 100 Hudson L Barksdale Blvd. as G-3 Neighborhood Infill Growth Sector. According to the document “Neighborhood Infill Growth Sectors are areas that are largely developed with low- to medium density neighborhoods. These neighborhoods are defined by traditional development patterns of primarily detached single-family houses with a limited number of multi-family, commercial and civic uses. They are generally supported by the mixed use and commercial development of adjacent G-4 and G-5 Sectors. These areas are opportunities for future infill that may include accessory dwelling units (ADUs) and small pockets of additional housing choices at a scale and character compatible with surrounding development. This Sector’s walkable, traditional historic character is conducive to rezoning as character-based districts. (Note: much of the neighborhood infill growth sector already zoned DT3 and DT4)”

Based on the surrounding properties’ land uses, commercial activities, and zoning designation of DT-5 along north side of E Henry St., encouraging and supporting a DT-T designation responds to City goals to create a vibrant downtown core and responde to the needs of residents and visitors.

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 east, west, and south of the project site are primarily less intensity commercial uses, such as church and educational institutions, that are currently zoned for R-6, General Residential District, LOD, Limited Office District, and GID, General Institutional District, respectively. The properties to the north side of the project site are Duke Energy’s utility site and a gas station, that are currently zoned for DT-5, Downtown Urban District.

The proposed zoning designation of DT-5, Downtown Urban District will be consistent with the properties’ zoning designation to the north side of the project site and along the main corridor of the north side of E. Henry St. Given the fact that the project site is adjacent to church, educational institution, and a residence to the west, east, and south, The proposed zoning request of DT-5, Downtown Urban District, are not currently consistent with the zoning designation of properties to the east, west, and south. However, the proposed zoning, DT-5 will provide more flexibility for redevelopment opportunity tha is compatible with the uses to the east, west, and south,

The current City of Spartanburg Zoning Ordinance defines DT-5, Downtown Urban District, as “.....these districts are the central shopping areas of the City. Here are concentrated activities which have primarily a city-wide and regional function: large stores offering comparison shopper’s goods, specialty stores, business services, banks and other financial institutions, offices, theaters, hotels, and government building. The use of land is intensive and this intensity of use is one of the main determinants

of the vitality of the Downtown Urban Districts. It is the purpose of these regulations to encourage such intensity of use and to exclude activities which have a negative effect upon the proper functions of the downtown area.”

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-6, General Residential District, to DT-5, Downtown Urban District is granted, it will accommodate the intent proposal of a mixed-use multifamily redevelopment plan in the future, and it will also provide staff the ability to review the urban design framework prior to any major renovation. The design review brings aesthetic consideration as well as promoting mixed uses that are currently not permitted under the current zoning designation. The proposed redevelopment would be subject to the Design Review Board and site plan review processes in the event of major facades’ renovations to the current structures that are visible from the public streets. The review 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 general residential zoning designation to downtown urban district zoning designation. The proposed zoning change will allow for commercial uses, office, institutional, recreational, and residential development.

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 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 Planning Commission approval of the request to rezone 100 Hudson L. Barksdale (Tax Map ID: 7-12-15-009.00) from R-6, General Residential

District to DT-5, Downtown Urban District. The new zoning designation conforms 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 29 notices were sent to property owners via USPS regular mail. A Planning Informational meeting was held on Wednesday, November 13, 2024, at 5:30 PM at the Spartanburg County Council Chambers to discuss the zoning designation request and to address any comments and concerns. No public comments were received.

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, December 9, 2024. If the matter receives first reading approval, it will then go before the City Council for a Second and Final Reading on Monday, January 13, 2025. 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 November 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

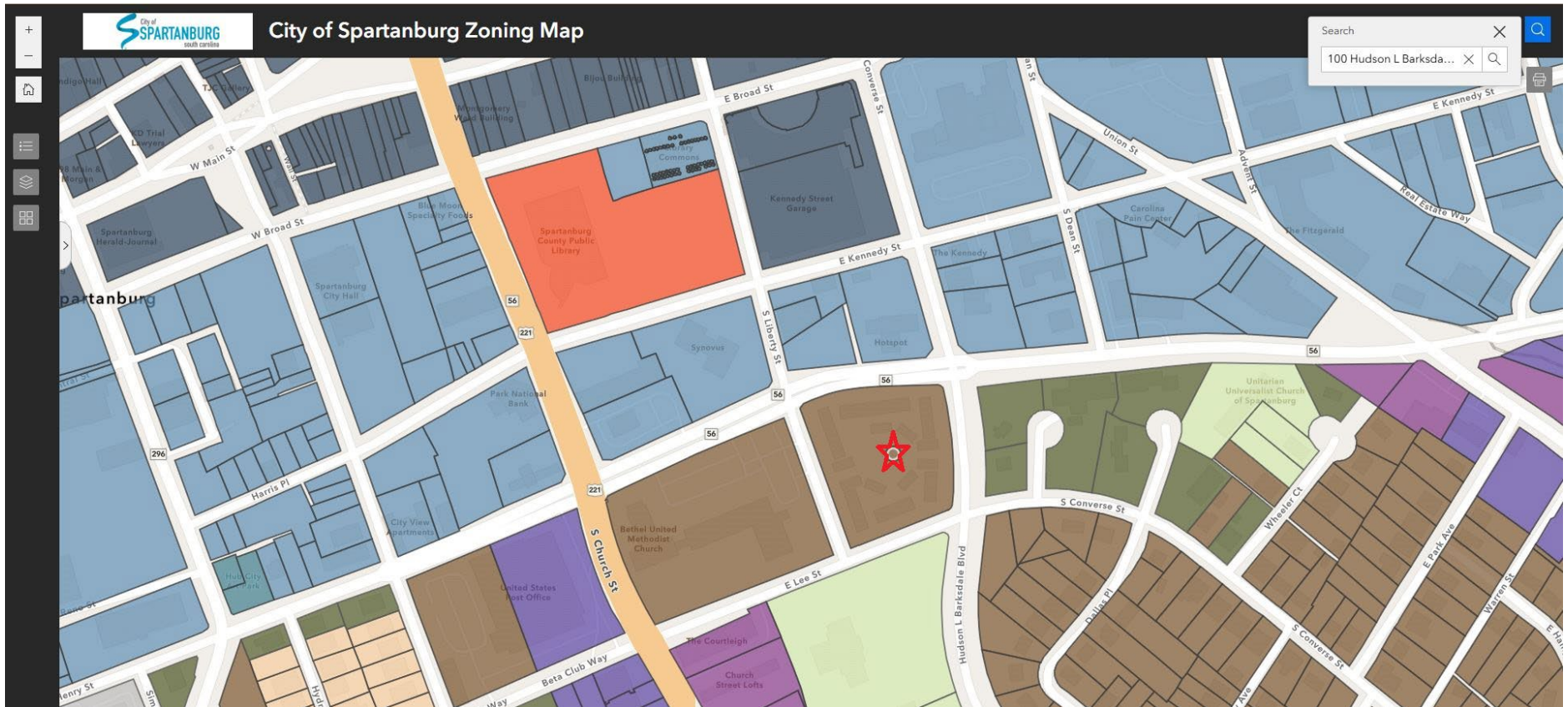
November 15, 2024

DATE

PROJECT SITE MAP – 100 Hudson L Barksdale Blvd.



ZONING MAP – 100 Hudson L Barksdale Blvd.



SITE PHOTOS – Liberty Square Apartment



SITE PHOTOS – Liberty Square Apartment



SITE PHOTOS – Liberty Square Apartment



SITE PHOTOS – Property to the Left Side of the Project Site (Church)



SITE PHOTOS – Properties Across from the Project Site on E. Henry St.



SITE PHOTOS – Property Across from the Project Site on E. Henry St. (Duke Energy Utility)



SITE PHOTOS – Properties Across from the Project Site on E. Henry St. (Gas Station)



SITE PHOTOS – Property South of the Project Site (Hope Center for Children)



SITE PHOTOS – Property in the Vicinity of the Project Site





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: Liberty Square
Street Address: 100 Hudson L Barksdale Boulevard, Spartanburg, SC 29306
Zoning District: R6 Overlay: _____ Tax Map Number: 7-12-15-009.00

Owner: Joel David Howard Phone: (704) 706-5626
Address: 10620 HARTSELL RD Email: _____
City: Midland State: NC Zip: 28107

Applicant: VanRock Holdings Phone: 864-672-4675
Address: 333 Wade Hampton Blvd Email: bryan@vanrockre.com
City: Greenville State: SC Zip: 29609

Agent: Bryan De Bruin Phone: 864-672-4675
Address: 333 Wade Hampton Blvd Email: bryan@vanrockre.com
City: Greenville State: SC Zip: 29609

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: 10/11/2024

Staff Use Only

Received by: _____ Date Received: 20 of 24 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: Liberty Square
Location of Development: Corner of W Henry St & Hudson Barksdale Blvd
Current Zoning District: R-6
Zoning District Requested: DT-5
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: 21 of 24 Permit Number: _____

CERTIFICATION OF PERMISSION TO REZONE

Property Address:

100 Hudson L. Barksdale Boulevard,
Spartanburg, SC 29306

Property Name:

Liberty Square

I, **Joel Howard**, the undersigned owner of the property located at **100 Hudson L. Barksdale Boulevard, Spartanburg, SC 29306**, hereby grant permission to **VanRock Holdings** to submit an application for the rezoning of the property known as **Liberty Square** from its current zoning classification of **R-6 (Single-Family Residential District)** to **DT-5 (Downtown District)** within the jurisdiction of the **City of Spartanburg, SC**.

I confirm that I am the legal owner of the above-referenced property and authorize VanRock Holdings to take all necessary steps to pursue the rezoning application on my behalf.

This permission is granted for the purpose of facilitating the proposed rezoning of the property and any subsequent applications, meetings, or documentation required by the City of Spartanburg during the rezoning process.

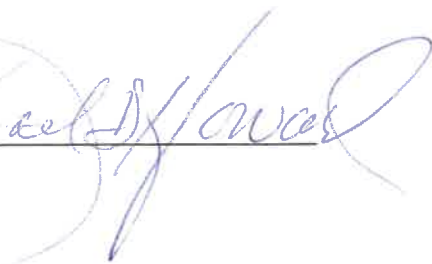
Owner Information:

Name: **Joel Howard**

Address: 10620 Hartsell Rd, Midland, NC

Phone: 704-706-5626

Property Owner Signature:

A handwritten signature in blue ink, appearing to read "Joel Howard", written over a horizontal line.

Date:

A handwritten date in blue ink, "Sep 18-24", written over a horizontal line.

Given the redevelopment taking place within the City and the proximity of this site to much of that redevelopment, we would like to rezone the Property to match the current zoning along the other side of West Henry St. to DT-5. As South Liberty Street is only made up of our property and the adjacent church and the other side of East Lee Street going south contains additional commercial uses, we think DT-5 makes sense here.

While we intend to own and renovate the current building structures, this zoning would also give us the opportunity to create a mixed-use multifamily redevelopment plan for the property at a later date.



