



The City of Spartanburg Board of Zoning Appeals

AGENDA

**February 11th, 2025, at 5:15 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 Board of Zoning Appeals 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. Rules and Procedures for Meeting Conduct.**
- V. Approval of Agenda.**
- VI. Disposition of Meeting Minutes from the August 13th, 2024.**
- VII. Old Business: None.**
- VIII. New Business:**
 - 1. APP – 25-00200001 – The City of Spartanburg’s Board of Zoning Appeals has received a request for an Appeal to the Zoning Ordinance for the property located at 103 Sweetbriar Court for applicants to rebuild the same footprint Accessory Dwelling Unit with a home office on the second floor (TMS: 6-21-02-128.00); with a zoning designation of R-15 (Single Family District). **Owner/Applicant: Adam Cain and Elizabeth Cain**
 - 2. SE – 25-00200002 – The City of Spartanburg’s Board of Zoning Appeals received a request for a Special Exception for the property located at 175 Alabama Street to be used as a Group Home (TMS: 7-12-07-262.00); with a zoning designation of DT-5 (Downtown Urban District). **Owner/Applicant: GoForth Women’s House; Agent: Teague Studio**
- IX. Staff Announcements.**
- X. Adjournment.**

For more information, please contact the City of Spartanburg Planning Department at planning@cityofspartanburg.org or call (864) 596-2068.

**Meeting Minutes of the Board of Zoning Appeals
Tuesday, August 13th, 2024, at 5:15 PM
Spartanburg County Council Chambers**

The Board of Zoning Appeals met in Spartanburg County Council Chambers on Tuesday, August 13th, 2024, at 5:15PM with the following members in attendance **Brian Murdoch, McKay Moore, Darren Matz, Dominique Dawkins and John Moore**. Representing the Planning Department is **Fredalyn Frasier, Planning Director, Nan Zhou, Planner II, and Oksana Holbrooks, Administrative Assistant**.

Roll Call:

Ms. Dawkins: Dominique Dawkins
Mr. Matz: Darren Matz
Mr. Murdoch: Brian Murdoch
Ms. Moore: McKay Moore
Mr. Moore: John Moore

Mr. Matz: Public notification of the City of Spartanburg Board of Zoning Appeals 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 Agenda:

A motion was made by Mr. Bramblett, seconded Mr. Murdoch, to approve the agenda. The motion was approved with a vote of 5-0.

Mr. Bramblett: I move we approve the agenda for this night's meeting.
Mr. Murdoch: Second
Mr. Matz: All in favor?
Attendees: Aye.

Mr. Matz: New agenda item has been approved. The new item will be the instruction of new board member. Mr. John Moore joining us today. This is his first meeting. It's good one since it's just one item today vs many, welcome to the board and thank you for joining us.

Approval of Meeting Minutes from April 9th, 2024:

A motion was made by Ms. Moore, seconded Mr. Moore, to approve the agenda. The motion was approved with a vote of 5-0.

Approval of Meeting Minutes from May 14th, 2024:

A motion was made by Ms. Dawkins, seconded Mr. Moore, to approve the agenda. The motion was approved with a vote of 5-0.

Approval of Meeting Minutes from June 11th, 2024:

A motion was made by Mr. Moore, seconded Ms. Moore, to approve the agenda. The motion was approved with a vote of 5-0.

Old Business: None.

New Business:

The City of Spartanburg's Board of Zoning Appeals has received a request for an appeal to the permitted use table regarding a dog training business, Wags on Tails LLC, located at 2099 S. Pine Street (TMS: 7-17-06-012.00); with a zoning designation of LC (Limited Commercial District). Owner: John Petras - Artep LLC / Applicant: Maria Davison – Wags on Tails

Project Description and History

The applicant/Business Owner of Wags on Tails, applied for a Certificate of Occupancy for a dog training business. Staff review of the City's Zoning Ordinance showed that Pet Training Services are currently not addressed or recognized in the City of Spartanburg Zoning Ordinance **Section 303.6 Table of Permitted Uses** under Animal Kennel and Veterinary Clinic.

The applicant is seeking an appeal to allow a dog training business to operate at 2099 S. Pine St. Ste C. Per City Code:

A. COMMERCIAL USES		GID	LOD	LC	B-1	B-3	B-4	I-1	I-2
5.	Animal Kennel - a fully enclosed building with soundproofed exterior walls in accordance with the Building Code for the temporary lodging and boarding of domestic house pets. Outdoor kennels and cages are permitted. Medical treatment, clipping, and grooming are permitted, as is retail sale of pet products and accessories (see Veterinary Clinic and Veterinary Hospital in Table B, 40 and 41 below)					P	P	P	P
B. OFFICE, INSTITUTIONAL/PUBLIC AND QUASI-PUBLIC USES		GID	LOD	LC	B-1	B-3	B-4	I-1	I-2
41.	Veterinary Clinic - (a fully enclosed building) used for the medical treatment of domestic house pets and allowing for their overnight treatment and/or observation until the veterinary doctor releases the same. <u>Outdoor kennels and cages are not permitted.</u> The overnight lodging of pets, if not medically necessary, is prohibited, as are clipping (except where medically necessary), grooming, and retail sale of pet products and accessories (See Animal Kennels under Section 303.5. Commercial Uses)		P		P	P	P	P	P

The proposed business is located in strip shopping center zoned LC, Limited Commercial District. Based on the City of Spartanburg Zoning Ordinance Section 301 to 303: District Use Regulations and **Section 303.6 Table of Permitted Uses**, pet training is a service that has **not** been addressed or recognized in the current zoning ordinance.

Analysis

Zoning Ordinance Consistency

The Board must utilize **Section 603.3(A)(2)** and determine if the proposal meets all the criterion for approval. To hear and decide appeals for Variance from the requirements of the Zoning Ordinance when strict application of the provisions of the Ordinance would result in unnecessary hardship. An appeal may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following findings:

- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- b. These conditions do not generally apply to other properties in the vicinity;
- c. Because of these conditions, the application of the Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and;
- d. The authorization of a Variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by the granting of the Variance.
- e. In granting a Variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.

Findings

There are extraordinary and exceptional conditions pertaining to the particular piece of property.

1. ***There are extraordinary and exceptional conditions pertaining to the particular piece of property.***

Staff do not recognize any extraordinary and exceptional conditions pertaining to this particular piece of property. This dog training business sits in a small strip shopping center surrounded by offices and retail stores, aiming at providing small group dog training classes and community education. Given the proposed use, staff confirmed with the Building Official that an exhaust ventilation system will be required to install upon approval of the request.

2. ***These conditions do not generally apply to other properties in the vicinity.***

There are no other pet training businesses in the immediate vicinity. Both PetSmart, on E. Blackstock Rd. and Petco, on E. Main St. are currently located within a zoning designation of B-1, Neighborhood Shopping District, providing dog training services by requests and are operated mainly as retail stores selling pet products.

3. ***Because of these conditions, the application of the Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and –***

Per the current City of Spartanburg Zoning Ordinance Section 301 to 303: District Use Regulations and **Section 303.6 Table of Permitted Uses**, dog training is a service that has **not** been addressed and recognized in the current zoning ordinance. Therefore, a dog training business is not allowed because of the nature of the service.

4. ***The authorization of a Variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by the granting of the Variance.***

Staff do not believe the authorization of a dog training business at this strip shopping center will cause substantial detriment or harm to the general public good or adjacent property. The character of this strip shopping center will still remain as retail stores and offices. Staff do not see issues allowing the dog training business at the strip shopping center since it does not pose adverse impact to the surrounding businesses.

5. ***In granting a Variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may***

consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.

In the event that the Board finds that the findings can be met, and the project approved, conditions of approval are attached to this report. In exercising the power, the Board of Appeals may, in conformity with the provisions of this chapter, reverse or affirm, wholly or in part, or may modify the order, requirements, decision, or determination, and to that end, has all the powers of the officer from whom the appeal is taken and may issue or direct the issuance of a permit.

Applicant:

Maria Davison, Owner.

Public Comment:

Tom Leopard, 111 Candler Pl, Spartanburg, SC 29302.

Rosanna Lephram, 105 Candor Pl, Spartanburg, SC 29302.

Discussion:

This small business is well proposed. It will not be detrimental to the surrounding.

A motion was made by Ms. Moore, seconded Mr. Bramblett to approve the Appeal with stated condition on the staff report with condition # 7, recommend Hours of Operation a vote by 3-2.

Election of new Chair/Vice Chair Board Member.

A motion was made by for Chair Mr. Matz to be reelected, and Vice Chair Ms. Moore with a vote by 5-0.

Staff Announcements: None.

The meeting was adjourned at 6:28 PM.

Darren Matz, Chairman

TO: The Board Zoning Appeals

RE: **APP-25-00200001** The City of Spartanburg's Board of Zoning Appeals has received an Appeal to the Zoning Ordinance for property located at 103 Sweetbriar Ct. (TMS # 6-21-02-128.00) to rebuild the same footprint Accessory Dwelling Unit with a home office on second floor. The property is currently zoned for R-15, Single Family Residential District.

Owner / Applicant: Adam Cain and Elizabeth Cain

Date: February 11, 2025

Appeal

The Applicant is seeking an Appeal to rebuild an Accessory Dwelling Unit (garage at the bottom and a home office on the second floor) in the back yard with the same footprint and similar features.

Project Description and History

The Owner / Applicant of 103 Sweetbriar Ct. submits an Appeal to rebuild a detached Accessory Dwelling Unit destroyed due to tree damage from Tropical Storm Helene. The structure would be rebuilt within the same footprint in the rear yard and with previous features that included a garage at the bottom with a home office on the second floor located.

Applicant states that the ADU was originally built along with the primary dwelling unit around 1950 according to a survey dated March 1951 in an architectural design to compliment the primary structure. The detached Accessory Dwelling Unit was on the property before the tropical storm Helene blew two trees down that smashed the structure to the ground.

Staff review of the City's Zoning Ordinance Section 502 Nonconforming Use Regulations, specifically, Section 502.15 Destruction:

502.15 Destruction.

- A. A nonconforming building or structure which is damaged by fire, flood, wind, or other act of God or man, to an extent exceeding fifty percent (50%) of its then reproductive value, exclusive of foundations shall not be reconstructed except in conformance with the provisions of this Ordinance. However, single family dwellings shall be exempt from the provision of this subsection. (*)

Analysis

Zoning Ordinance Consistency

The Board must utilize **Section 603.3(A)(2)** and determine if the proposal meets all the criterion for approval. To hear and decide appeals for Variance from the requirements of the Zoning Ordinance when strict application of the provisions of the Ordinance would result in unnecessary hardship. An

appeal may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following findings:

- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- b. These conditions do not generally apply to other properties in the vicinity;
- c. Because of these conditions, the application of the Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;
- d. The authorization of a Variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by the granting of the Variance; and
- e. In granting a Variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.

Findings

1. ***There are extraordinary and exceptional conditions pertaining to the particular piece of property.***

Staff do not recognize any extraordinary and exceptional conditions pertaining to this particular piece of property. Owner states that the second floor has functioned as a home office for the family over the years.

2. ***These conditions do not generally apply to other properties in the vicinity.***

The immediate surrounding properties from the project site may have a detached garage or storage room in the backyard without a home office on the second floor.

3. ***Because of these conditions, the application of the Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and –***

Per the current City of Spartanburg Zoning Ordinance Section 502.15 Destruction, it states that “.....a nonconforming building or structure which is damaged by fire, flood, wind, or other act of God or man, to an extent exceeding 50% of its then reproductive value, exclusive of foundations shall not be reconstructed except in conformance with the provisions of this Ordinance.” The application of the Ordinance would effectively prohibit or restrict the proposed structure and utilization of the property.

4. ***The authorization of a Variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by the granting of the Variance.***

The authorization to allow the landowner to rebuild the detached Accessory Dwelling Unit in the back yard will not cause substantial detriment or harm to the general public good or adjacent property. The character of the neighborhood will remain as residential.

Proper building permits need to be applied for the proposed scope of work (building permits, plumbing, electrical, etc.) Staff do not see issues allowing a detached structure with a home office at the top, since it does not pose an adverse impact on the surrounding properties.

The Property Owner must provide in writing acknowledgement that the detached garage with an office cannot be used as a habitable place, a place for rent or sell under the current City of Spartanburg Zoning Ordinance.

5. ***In granting a Variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.***

In the event that the Board finds that the findings can be met, and the project approved, conditions of approval are attached to this report. In exercising the power, the Board of Appeals may, in conformity with the provisions of this chapter, reverse or affirm, wholly or in part, or may modify the order, requirements, decision, or determination, and to that end, has all the powers of the officer from whom the appeal is taken and may issue or direct the issuance of a permit.

Submitted by:



Nan Zhou, AICP
City Planner II
City of Spartanburg Planning Department

Attachments:

Conditions of Approval

Photo

Application

CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY LOCATED AT:

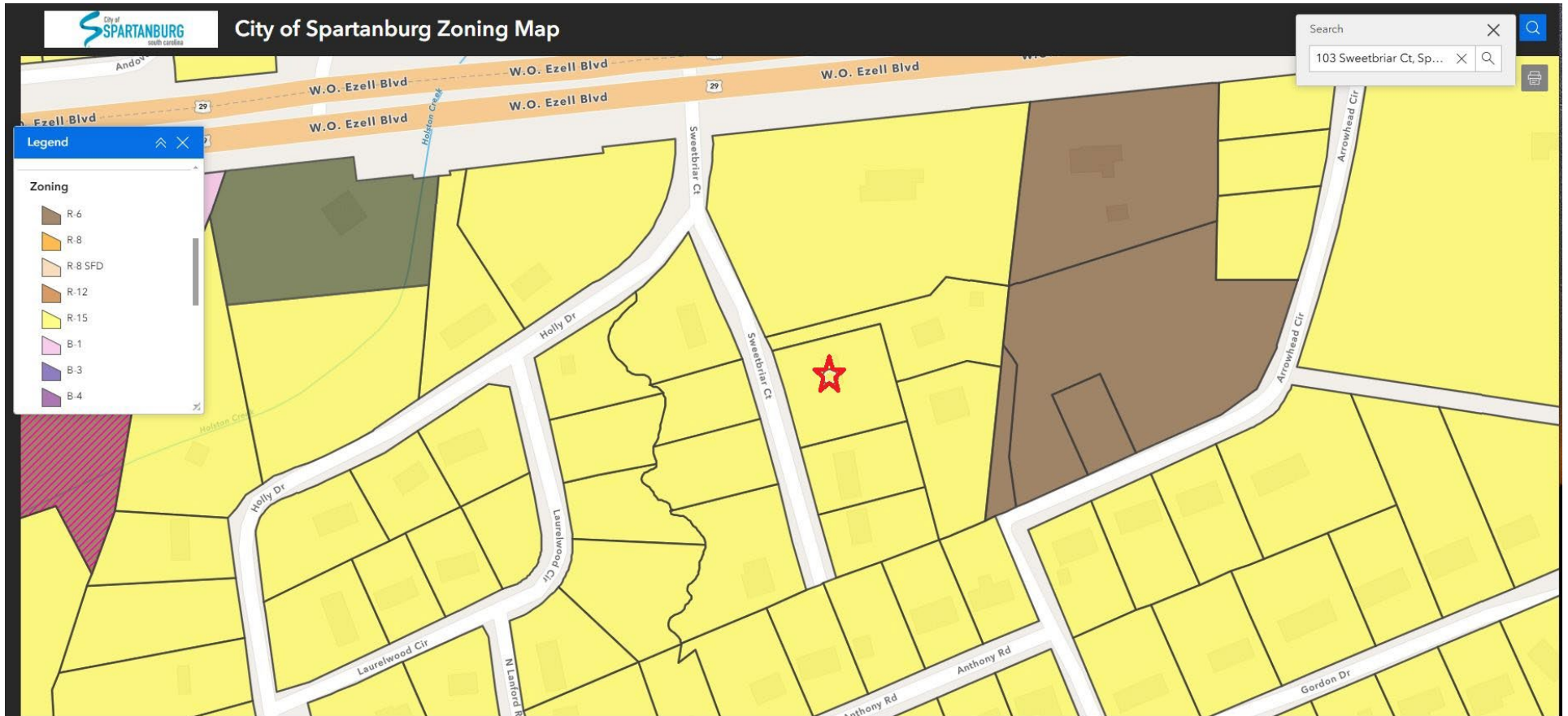
103 Sweetbriar Ct. (TMS # 6-21-02-128.00)

1. If one or more of the following conditions is not met with respect to all its terms, then this approval may be revoked.
2. The use shall meet the standards and shall be developed within the limits established by Chapter 501.10 of the Spartanburg Municipal code as to the emission of noise, odor, smoke, dust, vibration, waste, fumes or any public nuisance arising or occurring incidental to its establishment or operation.
3. The applicant shall be responsible for the completeness and accuracy of all forms and supporting material submitted in connection with any application. Any errors or discrepancies found therein may result in the revocation if any approval or permits issues in connection therewith.
4. The development of the site shall be in substantial accordance with the approved plans submitted and on file in the Spartanburg City Planning Department. All aspects of construction must be completed prior to use. Major modifications to plans or exceptions to completion may be granted only by the City authority which approved the project.
5. A statement in writing from the Property Owner acknowledging the limitations pertaining to the use of the home office on the second floor of detached structure is needed. An office cannot be used as / or turned into a habitable place, a place for rent or sell under the current City of Spartanburg zoning ordinance

SITE MAP – 103 Sweetbriar Ct.



ZONING MAP – 103 Sweetbriar Ct.



Site Photos – Footprint of the AUD



Site Photos – Pipe Showing Plumming of the Previous ADU



Site Photos – Properties in the Vicinity



Site Photos – Properties in the Vicinity





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: Rebuild of ADU (detached garage w/ home office)

Street Address: 103 Sweetbriar Court Spartanburg, SC 29301

Zoning District: Single Family Residential - R-15 Overlay: _____ Tax Map Number: 6-21-02-128.00

Owner: Adam and Elizabeth Cain Phone: 864-497-6910

Address: 103 Sweetbriar Court Email: adamcain@northstate.net

City: Spartanburg State: South Carolina Zip: 29301

Applicant: Adam Cain Phone: 864-497-6910

Address: 103 Sweetbriar Court Email: adamcain@northstate.net

City: Spartanburg State: South Carolina Zip: 29301

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: Adam M Cain Date: 01/15/2025

Staff Use Only / Received by: _____

Date Received: _____ Time: _____ Permit Number: _____

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

ZONING APPEALS SUPPLEMENTAL APPLICATION FORM

Name of Development: Rebuild of ADU (detached garage w/ home office)

Location of Development: 103 Sweetbriar Court Spartanburg, SC 29301

City Official or Body that made the Decision: City Planning Department

Date of the Decision you are Appealing: 01/14/2025

Please summarize the Decision you are Appealing:

The detached garage/second story home office on our property was subjected to direct impact from two trees blown over by Tropical Storm Helene at approximately 7:15AM the morning of 09/26/2024, resulting in a total loss of structure.

Section V, 502.15 of the City Zoning Ordinance prohibits a continuance that would allow the rebuild of a similar structure, as the second story home office would now be considered a nonconforming ADU by present day zoning standards.

Please explain the Basis for your right to Appeal:

The ADU was originally built alongside the primary dwelling residence in 1950, with an architecture designed to compliment the residence. It has been cosmetically and structurally maintained, and the second story has functioned as a home office for Adam and Elizabeth and not an additional residence. The property was originally purchased in 2005, with consideration given to advantages of a separate home office working space.

The Nature of the Appeal:

We are seeking an exception to Section V, 502.15 of the City Zoning Ordinance, which will allow us to rebuild on the previous footprint with complementary design elements to the primary dwelling residence and similar features to the previous structure. The home office will not be used as an additional residence, temporary or permanent.

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

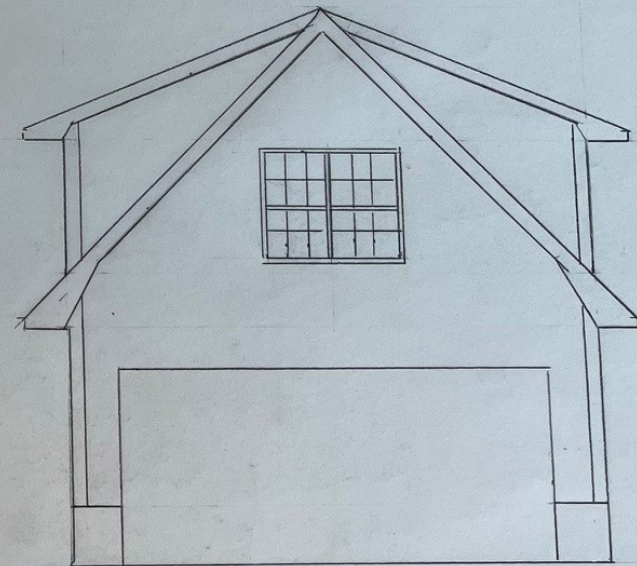
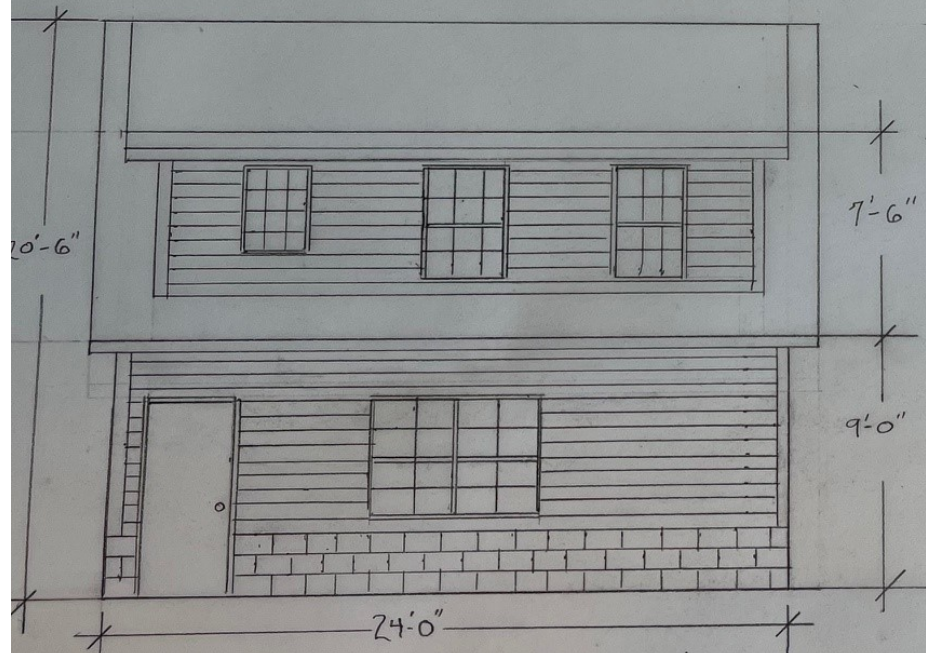
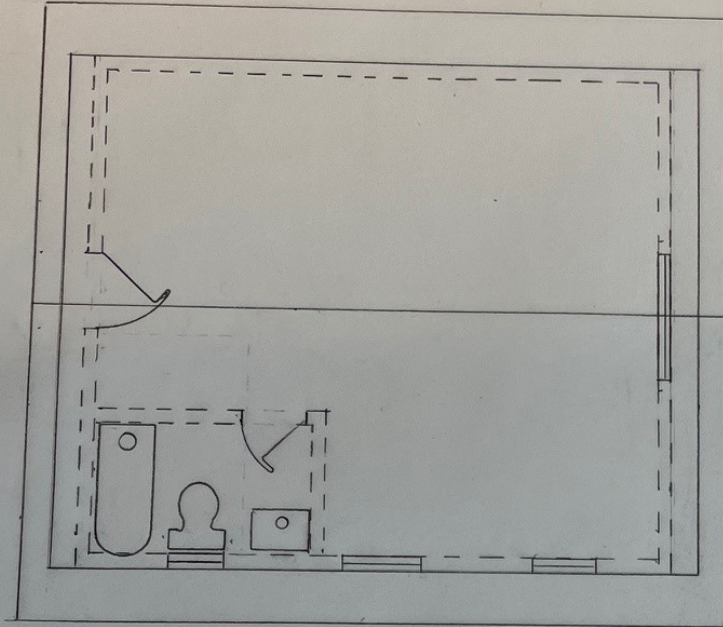
- ☐ A detailed narrative outlining grounds of the Appeal and citing any Zoning Ordinance section number(s) relied upon; and a statement of the specific decision requested of the Board of Zoning Appeals.
- ☐ When an Appeal is filed by an Agent for another party, that party must submit written certification consenting to the Appeal.
- ☐ Filing Fee - \$150.00

Staff Use Only / Received by: _____

Date Received: _____

Time: _____

Permit Number: _____

















25 of 50





TO: The Board Zoning Appeals

RE: **SE-25-00200002** The City of Spartanburg’s Board of Zoning Appeals has received a Special Exception for the property located at 175 Alabama St. to be used as a Group Home (TMS # 7-12-07-262.00) to be allowed in the **DT-5, Downtown Urban District**.

Owner: GoForth Recovery/Nick Wildrick, Executive Director

Agent: Teague Studio

Date: February 11, 2025

The Applicant is seeking a Special Exception to allow the operation of women’s recovery group home at 175 Alabama St. Per City of Spartanburg Downtown Urban Code.

Project Description and History

The Applicant/Owner, GoForth Recovery, is a non-profit organization providing housing and recovery programming in a group home environment. The proposed a group recovery facility will include women, their young children, two full-time live-in staff as residents, and a case manager. The proposed 14-bed women-only facility will serve the Spartanburg area. The average stay for residents is 10 months.

GoForth Recovery has an existing recovery program for men located at 282 S. Church Street that has operated for the past seven years.

The current zoning designation for the proposed use is DT-5, Downtown Urban District which requires a Special Exception for “Rooming or Boarding House” as listed under City of Spartanburg Downtown Urban Code **Section 3.1.3 Use Standards by Zone:**

USE TABLE					
BASE DISTRICT	D-T3	D-T4	D-T5	D-T6	SPECIAL REGULATIONS
Lodging					
Bed and Breakfast Inns	–	SE	P	P	
Hotels/Motels/Inns	–	–	P	P	
Rooming or Boarding House	–	–	SE	SE	

Analysis

Zoning Ordinance Consistency

The project site has a zoning designation of DT-5, Downtown Urban District. The proposed use and feature which per Section 603.52 of the Zoning Ordinance requires a Special Exception by the Board of Zoning Appeals.

Only uses listed under the regulations for residential districts as uses permitted by special exception and those uses where the letters SE appear in the column in the Table of Permitted Uses for

Nonresidential Districts are eligible for a special exception.

The Board is to hear and decide appeals for Special Exception from the requirements of the Zoning Ordinance when strict application of the provisions of the Ordinance would result in unnecessary hardship. The Board must utilize **Section 603.53 Guidelines** and any specific criteria in district regulations to determine whether a special exception should be granted.

The guidelines for the Board to consider in determining whether a special exception should be granted, in addition to specific criteria in district regulations include:

- a. Traffic impact;
- b. Vehicle and pedestrian safety;
- c. Potential impact of noise, lights, fumes, or obstruction of air flow on adjoining property;
- d. Adverse impact of proposed use on the surrounding area including the aesthetic character of the area;
- e. Orientation and spacing of improvements or structures; and
- f. Compliance with the Comprehensive Plan.

A Special Exception may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing their consideration per the guideline criteria.

The Board may prescribe appropriate conditions and safeguards to relieve or reduce adverse impact of a special exception and to protect the character of the area. No variance may be granted by the Board in connection with the granting of a special exception.

Findings

1. *Traffic impact.*

The property previously served as a law office and has not been actively used in several years; with the proposed number of residents including staff (14), scheduled visitors, and counselors, traffic similar to the previous use would resume on Alabama Street. The applicant has stated that between 6 and 8 vehicles will be parked on-site regularly. The property currently provides off-street parking to accommodate approximately 16 vehicles.

2. *Vehicle and pedestrian safety.*

The proposed use would present a marginal impact on vehicle and pedestrian safety. Traffic flow to and from the property will consist of private vehicles and occasional delivery vans.

3. *Potential impact of noise, lights, fumes, or obstruction of air flow on adjoining property—*

Renovation of the property is planned. The facility will not create lighting, fumes, or obstructions of air that will impact the adjacent properties.

4. *Adverse impact of proposed use on the surrounding area including the aesthetic character of the area.*

The property will remain residential in character with most activities limited to the interior of the facility. The site may include a rear yard space for residents.

Renovation of the property is planned and must meet the DT-5 design guidelines and receive approval from the City's Design Review Board.

Additionally, The DT-5 guidelines include a provision for **Homes for Handicapped**. This by-right category for approved or licensed State agency facilities limits the use to nine (9) occupants. This provision does not apply to the Applicant as the proposed facility is not licensed by or under contract with the State of South Carolina.

Downtown Code Section 3.2.4 - Homes for Handicapped (serving 9 or fewer): A home serving nine or fewer mentally or physically handicapped persons, providing care on a 24-hour basis, and approved or licensed by a state agency or department or under contract with the agency or department for that purpose is exempt from local zoning ordinance requirements. Such a home is construed as a natural family as if related by blood or marriage. S. C. Code § 6-29-770(E).

5. Orientation and spacing of improvements or structures.

The Applicant states there will be no modifications to building orientation, and lot spacing or structures that have any adverse effect on the surrounding area. The renovation will not change the building footprint or the architectural character. Exterior plans are for minor maintenance, paint, new windows.

6. Compliance with the Comprehensive Plan.

The 2023 Comprehensive Plan lists this area as Center Infill Growth Sector. The 2023 Comprehensive Plan states that “.....These centers of activity are mostly or full built-out but still have vacant or underutilized land. 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 non-residential development over the next ten years will occur in this growth sector.” The proposed use is located near the downtown core, where mixed-use development and walkable streets characterize the area will complement the downtown character.

Summary:

The six specific criteria are to be evaluated by the Board of Zoning Appeals as they decide whether or not to grant an application for a Special Exception.

Submitted by:

Nan Zhou

Nan Zhou, AICP
City Planner II
City of Spartanburg Planning Department

Attachments:

Conditions of Approval

Photo

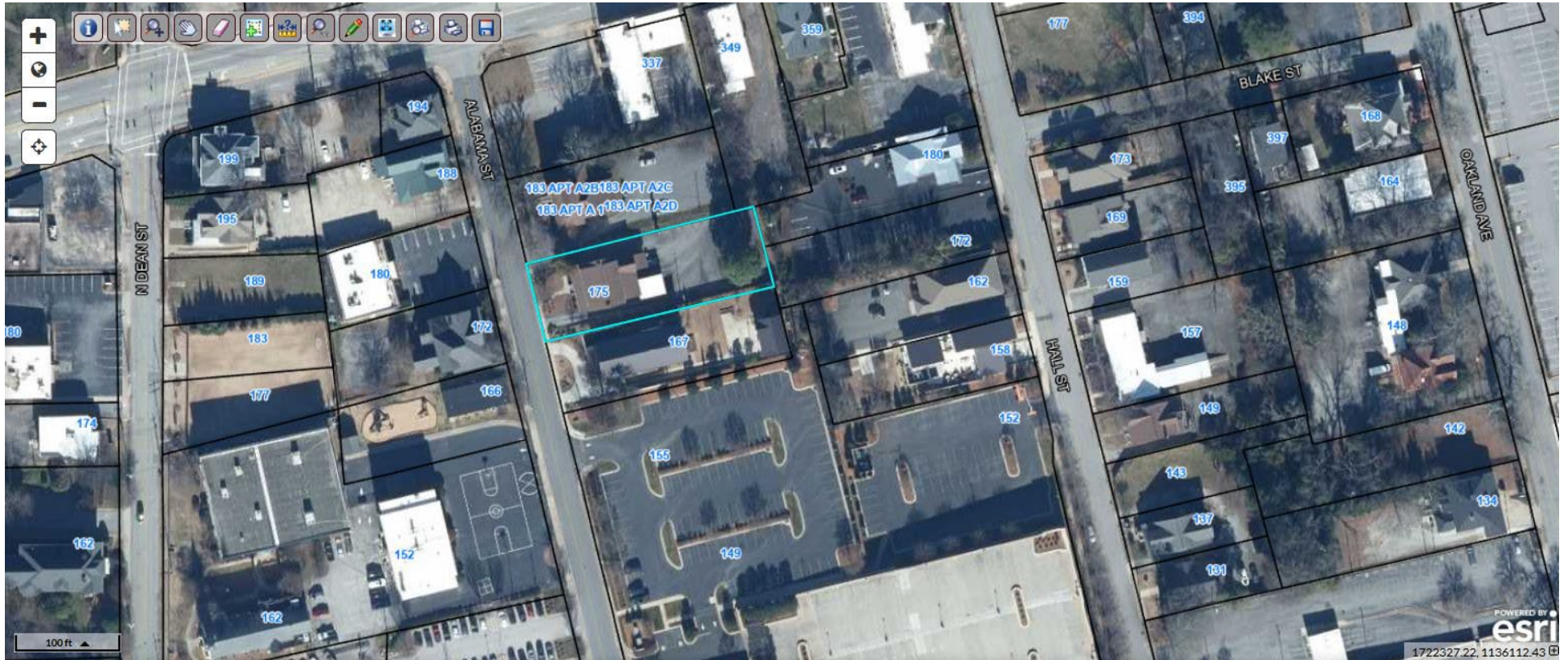
Application

CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY LOCATED AT:

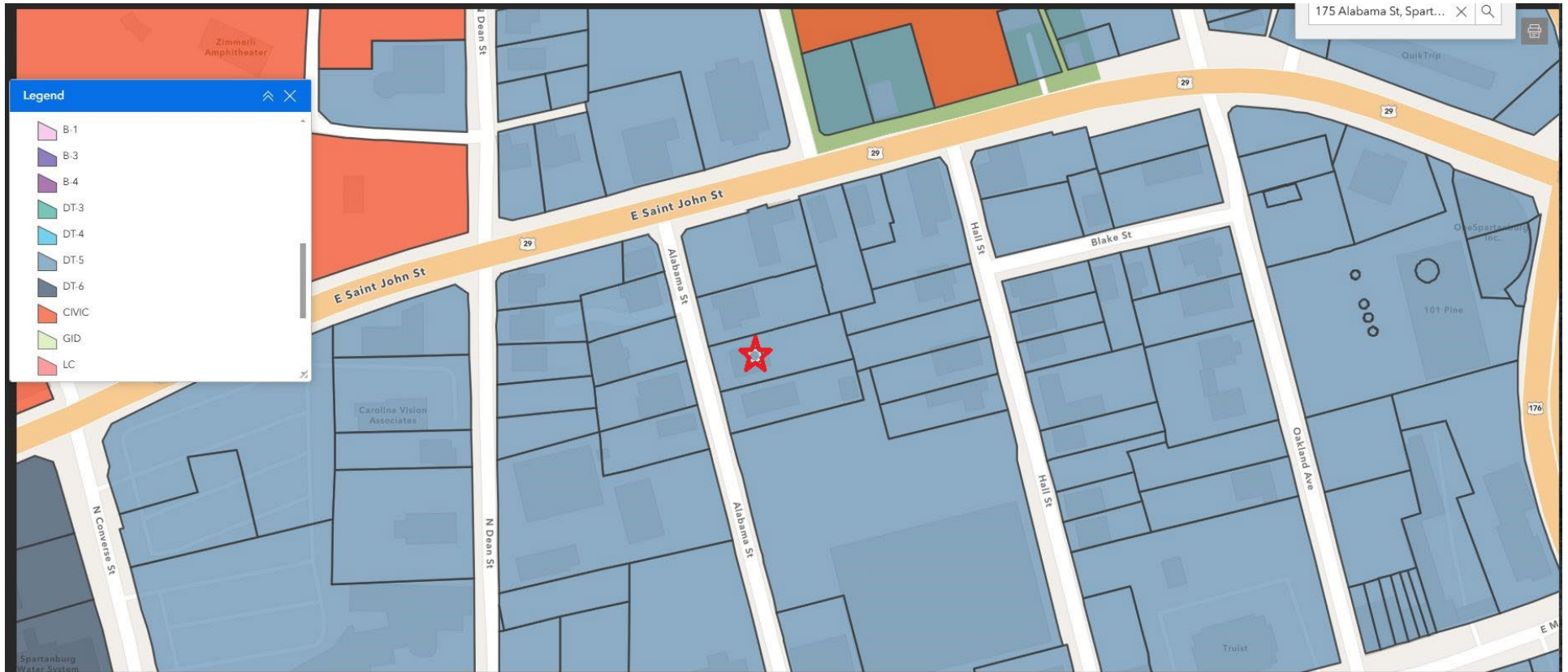
175 Alabama St. (TMS # 7-12-07-262.00)

1. If one or more of the following conditions is not met with respect to all its terms, then this approval may be revoked.
2. When an existing use which is permitted only by Special exception is proposed to be extended or substantially altered in a manner which would in any way change the character or intensity of the use, such proposed extension or substantial alteration shall be treated as a special exception under this section.
3. A Special Exception is not transferable and shall be null and void if, prior to construction of a project, there is a change of ownership of the land for which said permit has been issued and/or in the nature of the special use, provided that a seller of the property may seek a Special Exception when there is an interested purchaser for the property and this is disclosed. This Special Exception, if granted, is transferable only to the interested purchaser that was disclosed at the time of the hearing.
4. The development of the site shall be in substantial accordance with the approved plans submitted and on file in the Spartanburg City Planning Department. All aspects of construction must be completed prior to use. Major modifications to plans or exceptions to completion may be granted only by the City authority which approved the project.
5. All requirements of the Building, Fire, Water and Streets and Stormwater Departments shall be completed prior to building occupancy permit issuance and continuously maintained thereafter.

SITE MAP – 175 Alabama St.



ZONING MAP – 175 Alabama St.



Site Photos – Front, Left and Right Side of the Project Site



Site Photos – Properties to the Left and Right Side of the Project Site



Site Photos – Properties in the Immediate Surroundings



Site Photos – Properties in the Immediate Surroundings





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: Nick Wildrick Date: 1/20/2025

Staff Use Only / Received by: _____

Date Received: _____ Time: 38 of 50 Permit Number: _____

SPECIAL EXCEPTION SUPPLEMENTAL APPLICATION FORM

Name of Development: _____

Location of Development: _____

City Official or Body that made the Decision: _____

Specific Special Exception Use Being Requested:

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

- ___ A Site Plan showing the preliminary proposed location of structures or use, access points and riparian buffer (if applicable). (Ten 11"x17" sets and one full size set, or email in PDF format).
- ___ Information on traffic impact of the proposed use. Attach traffic study or SCDOT traffic counts if available.
- ___ Written explanation on How & Why the requested special exception meets each of the criteria listed in the Zoning Ordinance Section 603.53 Special Exception Guidelines.
- ___ Filing Fee - \$150.00

Staff Use Only / Received by: _____

Date Received: _____

Time: 39 of 50

Permit Number: _____

Special Exception Written Explanation

GoForth Recovery, a non-profit organization established in 2018, is a men's and women's residential program for alcoholics and drug addicts. The program provides housing and a structured environment that allows alcoholics and addicts to recover from a hopeless state of mind & body.

The existing men's house is located at 282 S Church Street, and for the past 7 years, the program has become a well-respected treatment program for men coming out of jail, prisons, and off the ground. Because of its success rate, we have been asked to expand our services to include women. The new women's house will be a 14-bed women-only facility serving Spartanburg county.

We are unique because we are the only organization in our community offering a highly structured residential program with a clear path to long-term recovery and independent living. These men were at the end of the line because of their addictions. They have all used up their second chances and are jobless, homeless and/or lack a safe place to live. All are particularly vulnerable as they are re-entering the world and lack all the basic necessities to care for themselves. These barriers limit their access to basic healthcare and mental health services. We address these issues head-on through case management, counseling, recovery classes, life skills classes and leveraging our relationships with local agencies. Successful recovery increases the well-being of children, families, and communities, especially those with the greatest needs.

The average stay is 10 months. Since inception there have been zero complaints from our surrounding neighbors. Because of our relationship with the criminal justice system we have the direction and oversight to keep our residents safe and secure.

We follow a rigid set of guidelines. There will be no coming and going after hours. Women that are currently in our program are already living in three different houses in Spartanburg county, also with no complaints from surrounding neighbors.

A Special Exception for this property will meet the criteria listed in the Zoning Ordinance as explained below.

Zoning Ordinance Section 603.5 Special Exceptions

603.53 Guidelines.

The Board shall consider the following factors in determining whether a special exception should be granted, in addition to specific criteria in district regulations:

- (1) Traffic impact;
- (2) Vehicle and pedestrian safety;

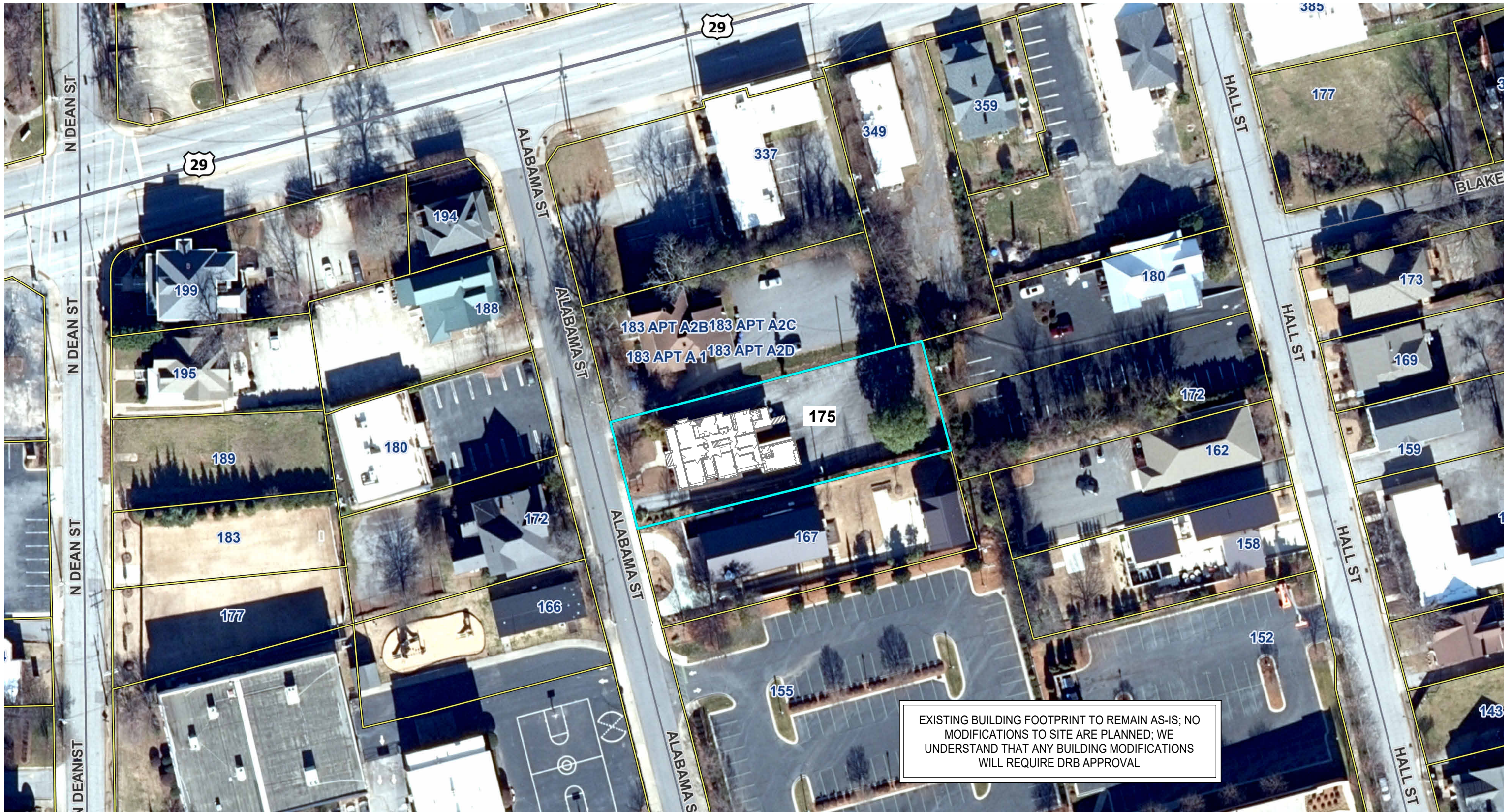
708 E. Main St.
Spartanburg, SC 29302
864.310.4327

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- (3) Potential impact of noise, lights, fumes, or obstruction of air flow on adjoining property;
- (4) Adverse impact of proposed use on the surrounding area including the aesthetic character of the area; and
- (5) Orientation and spacing of improvements or structures.
- (6) Compliance with the Comprehensive Plan.

The Board may prescribe appropriate conditions and safeguards to relieve or reduce adverse impact of a special exception and to protect the character of the area. No variance may be granted by the Board in connection with the granting of a special exception.

- 1) Traffic Impact – the utilization of this property for a Group Home will have zero impact on the traffic conditions of this street. The residents typically do not own vehicles, so the only traffic associated with the property will be for visitors of the residents.
- 2) Vehicle and Pedestrian Safety – due to the minimal traffic impact, and the 14 resident maximum occupancy, there will be no increased risk correlated to vehicle and pedestrian safety.
- 3) Potential impact of noise, lights, fumes, or obstruction of air flow on adjoining property – with the Group Home use of this property, it will be mostly treated as any other residential property. There will be routine meetings related to the long-term recovery program, and will not contribute to, or make any impact on adjoining properties by way of excessive noise, lights, fumes, or air flow obstruction.
- 4) Adverse impact of proposed use on the surrounding area including the aesthetic character of the area – no adverse impact is expected on the surrounding area. The residents will be required to adhere to rigid guidelines, including visitor hour and curfew policies. The house will be renovated to maintain its existing architectural aesthetic, and will comply with the Design Review Board and Downtown Code requirements, as applicable.
- 5) Orientation and spacing of improvements or structures – there will be no modifications to building orientation, and lot spacing or structures that have any adverse effect on the surrounding area.
- 6) Compliance with the Comprehensive Plan – with the renovation of this property to be minimal, while maintaining the existing footprint / architectural aesthetic, and the property use to be residential, it shall be within compliance of the Comprehensive Plan.



SITE AERIAL

1" = 60'-0"

Nick Wildrick

GoForth Women's House

175 Alabama St, Spartanburg, SC
42 of 50

PROJ. NO.

25006

DATE:

01/20/25

SITE AERIAL

SKETCH NO.

SD7



Summary

GoForth Recovery is a Men's and Women's residential treatment program that focuses on our most broken and forgotten members of our community.

Leadership

Board Chair – Georgia Cole

Executive Director – Nick Wildrick

Men's Home Director – Clay Lawson

Women's Home Director – Lauren Pittman

Director of Fund Development – Anna Johnson Greggor

Staff – There are 5 staff members that live in the homes, 3 in the men's home and 2 in the women's. We also have a full-time person in charge of transportation and a case manager.

Residents – 22 men @ 282 South Church St and 14 @ 175 Alabama St (awaiting zoning) there are an additional 15 men and women living in our independent living houses located throughout the City.

175 Alabama St Investment – One Million Dollars – So far, we have secured 650k for the house and it's renovation.

Security – We will have a camera system that monitors the outside and the common areas inside the house. We have a strong relationship with the criminal justice system, and they help to provide oversight of our residents.

Monitoring – We are not required to be licensed by any state agencies. The Fire Marshall does inspect and controls how many beds we can have.

Training – All of our staff have completed the 40hr Peer Support Specialist certification and the Mental Health first aid class. Additionally, we provide counseling services to all our staff to help them practice self-care and deal with the stress of their work.

Hours of Operation – Residents are required to be inside at 10pm and any meetings at the house will be over by 8. The residents are only allowed to work 1st shift jobs, which allows them to attend classes at night. This also eliminates the disruption of having people coming and going at all hours.

Parking – It is rare for a resident to come in with their own transportation. Fortunately, once they begin working some are able to purchase a vehicle. There would be approximately 6 to 8 vehicles parked there.

More about GoForth

GoForth Recovery, a non-profit organization established in 2018, is a men's residential program for alcoholics and drug addicts. Our program provides housing and a structured environment that allows alcoholics and addicts to recover from a hopeless state of mind & body.

We are unique in that we are the only organization in our community that offers a highly structured residential program with a clear path to long-term recovery and independent living. These men were at the end of the line because of their addictions. They have all used up their second chances and are jobless, homeless and/or lack a safe place to live. All are particularly vulnerable as they are re-entering the world and lack all the basic necessities to care for themselves. These barriers limit their access to basic healthcare and mental health services. We address these issues head-on through case management, counseling, recovery classes, life skills classes and leveraging our relationships with local agencies. Successful recovery increases the well-being of children, families, and communities, especially those with the greatest needs.

Historically, 87% of our residents were incarcerated within 12 months of arriving, and 90% were homeless and had no income. After graduating, 76% have not re-offended, and only 2% returned to prison. Furthermore, It has been an excellent year for many of our graduates. There were weddings, baby showers, family reunions, Home purchases, and job promotions, and the message of hope was carried to many who still suffer from addiction.

Improving recovery rates in our community directly affects crime rates, healthcare and emergency room usage, unemployment, and the homeless population. But what is more compelling is that it restores lives. Addiction compromises the individual. It creates a member of our community who is a drain, a weight, and a cost to our society.

Our program takes a holistic view of the problem and work to resolve its underlying causes. Our programs first address the individual's primary needs by creating a treatment plan that eliminates the negative influences on a person. Then, we build on a person's community assets to secure what I call recovery capital. This capital allows a person to become a productive member of the community.

Women in addiction are particularly vulnerable in that their life and body is under constant attack from both the drugs and the environment they are forced to live in. When there are children involved the issues begin to multiply. Without a safe place to recover their chances of making it out are very low.

Our residents sign the expectations & guidelines. They understand we have a zero tolerance policy and they will be dismissed for certain violations. We do not compromise on these rules and because of this we have gained the trust of our criminal justice system.

RESIDENT EXPECTATIONS & GUIDELINES AGREEMENT

GoForth Recovery Management reserves the right to dismiss any resident for nonpayment, failure to comply with the Resident Expectations and Guidelines, and/or conduct not deemed in keeping with the goals or values of the program of recovery set forth by GoForth Recovery.

There will be no use or possession of alcohol and/or drugs while in residency at the GoForth Recovery Program. No visitors are allowed on GoForth Recovery properties under the influence of alcohol and/or drugs. All residents and visitors are subject to search by any means required or deemed necessary to ensure compliance. All packages and deliveries are subject to immediate inspection. Any violation will result in immediate dismissal and possible police intervention or prosecution.

ZERO-TOLERANCE POLICY

Violation of any of the following will result in IMMEDIATE DISMISSAL.

- ✓ Use or possession of drugs, paraphernalia, alcohol and/or banned substances on or off property.
- ✓ Violence or threats of violence.
- ✓ Weapons of any kind.
- ✓ Stealing of any kind. **If it is not yours, do not take or use it without permission.**
- ✓ Bullying of any kind.
- ✓ Sexual harassment.
- ✓ Racial or sexual slurs.
- ✓ Destruction of property.
- ✓ Sexual relations or intimate bodily contact with another GoForth Recovery Resident, staff member or volunteer.
- ✓ Sex in any GoForth Recovery property is not permitted (Zero Tolerance).
- ✓ Abuse of over-the-counter or prescription medication.
- ✓ Smoking, lighting candles, or incense inside the houses. No smoking in the house is permitted.
- ✓ Refusing a drug test, provide urine immediately when requested or giving urine to another resident.
- ✓ Repeated write-ups for rule violations.

GoForth Recovery reserves the right to notify law enforcement, parole, probation, drug court or other partners of the reason for dismissal. Residents who are dismissed from the program are not permitted to return for a minimum of 30 days except for picking up personal belongings. This must be done within three (3) days of dismissal or the belongings will become the property of GoForth Recovery.

DRUG AND ALCOHOL TESTING

- ✓ Submit to random drug and alcohol breathalyzer testing.
- ✓ Use of alcohol, drugs or banned substances will result in immediate dismissal. **BANNED SUBSTANCES INCLUDE,** but are not limited to:
K2/Spice, any designer drug or controlled substance, CBD in any form, Valerian Root, Kava Kava, Kratom, diet pills, bath salts and overuse of energy drinks.
- ✓ If you are asked to submit a urine analysis (UA) or Breathalyzer (BA) you must stay on the property until the test is completed.
- ✓ Refusal to give a urine screen or Breathalyzer will result in immediate dismissal. Tests time and frequency are determined by management.
- ✓ Residents returning from extended visit or overnight pass are required to be drug tested immediately.
- ✓ If you suspect another Resident of using drugs/alcohol, it is your responsibility to report this matter immediately to staff. **Knowledge of others using mood-altering chemicals and not notifying staff can result in a discharge from the program**

Any resident testing positive for drug use and disputing results will be re-tested immediately. If subsequent testing is positive and the resident wishes to continue the dispute, they will without delay leave the premises. If they choose, the resident may, at their expense, obtain an independent test at the medical facility chosen by GoForth. The resident must remain off all GoForth Recovery properties pending results. Should this test prove negative for drug use, the resident will be re-instated and reimbursed for the cost of the test. No other expenses are reimbursable.

MEDICATION POLICY

- ✓ All prescription medication will be documented during intake, subsequent prescriptions disclosed and locked in house safes. Medications are subject to be inventoried at any time.
- ✓ Over-the-counter medications or mouthwash containing alcohol are prohibited.
- ✓ Narcotic pain medications, benzodiazepines (Xanax, Ativan, Klonopin, etc.) are strictly prohibited. K2/Spice, Valerian root, Kratom, Kava Kava, diet pills, 'bath salts,' CBD oil or any designer drug is not permitted.
- ✓ Residents are responsible for obtaining their own medication refills. **You are not allowed to stop taking your medication(s) without a doctor's note.**
- ✓ If you are prescribed medication by a psychiatrist, you will be required to obtain one for continuation of care and possible re-evaluation for the duration of your stay.
- ✓ Residents will self-administer medication as directed by a physician.
- ✓ Abuse of over-the-counter medication and/or prescription medication will result in immediate dismissal from the program.

FINANCIAL RESPONSIBILITY

- ✓ Residents are responsible for all program fees during participation.
- ✓ Entrance fee is non-refundable and due upon admission. **Weekly program fees are due each Sunday by 7PM.**
Acceptable forms of payment include: Money order or check.
- ✓ If there is an outstanding balance on any account, no passes or extended curfews will be granted and 10:00pm curfew will be enforced. Weekly fees of 1.5 times the current level will be imposed until there is a zero balance on the account.
- ✓ Residents who relapse or are asked to leave GoForth Recovery will not be reimbursed any funds.

EMPLOYMENT

- ✓ Residents must obtain a job, enroll in school, or volunteer their time in the community for at least 30 hours per week.
- ✓ Residents are responsible for putting in transportation requests as needed.
- ✓ All transportation requests are to be submitted at least 24 hours in advance.
- ✓ Every Resident who does not have a full-time job, volunteer position, or class schedule **MUST** be up by 7am Monday through Friday and must be actively seeking work.

SAFETY

- ✓ In case of a true emergency, call 911 and then notify the manager on duty.
- ✓ Safety is the primary concern at Go Forth Recovery; therefore, any suspicious activities should be reported to the manager on duty immediately.
- ✓ Fire extinguishers are in each house. Please familiarize yourself with their location.
- ✓ Do not share razors or cut each other's hair. This is for your own protection from infectious diseases transmitted through blood-borne pathogens.
- ✓ No giving or receiving tattoos, piercings, etc. on the premises.
- ✓ No smoking, burning candles or incense is allowed in any house.

VISITATION

- ✓ No active users or drinkers are allowed on the property at any time.
- ✓ Except for family, visitors are not allowed to “hang-out” in houses without prior approval. There are other Residents living in our recovery community whose anonymity must be respected.
- ✓ Residents must respect the anonymity of all other Residents. Resident information is confidential.
- ✓ Visitors are only allowed on the property from 8am to 8pm.
- ✓ Visitors are only allowed in the common areas of the house. (No visitors in bedrooms).
- ✓ Loitering in cars by visitors and/or Residents outside the facility is not permitted at any time and could be construed as mischievous behavior resulting in discharge.

CHORE EXPECTATIONS

- ✓ **All Residents are expected to keep their entire living area clean.** This includes making your bed, keeping your belongings neatly organized, and keeping the bath, commode, sink, and floor cleaned daily. Not keeping your room and bathroom clean will result in a write-up or fine.
- ✓ Daily chores for the common areas will be assigned to Residents and posted in a common area. Residents are expected to complete their chores by the time indicated. Failure to complete assigned chores will result in a write-up or fine.
- ✓ Saturday morning a deep cleaning of the house takes place. No one can miss deep cleaning chores. Please ask for help if you do not have experience cleaning.
- ✓ **Cleaning up after oneself is mandatory.** You are required to wash your own dishes/pans. Do not leave dishes for someone else to clean up for you. Failure to do so will result in a write-up or fine.

BEDROOMS

- ✓ Bedrooms are private and should be respected. Do not enter a room without permission.
- ✓ No visitors are allowed in bedrooms at any time.
- ✓ Doors are not to be locked from the outside. If you have valuables you want locked up, then purchase a lock-box or use a locker that has been provided to you.
- ✓ Beds are to be made by 7 am.
- ✓ **Rooms are to be kept clean always.** Write-ups or fines may be given for dirty rooms. (i.e. clothes on floor, trash, dirty dishes, beds not made, etc.).
- ✓ Bedding is to be changed and washed weekly.
- ✓ GoForth Recovery may search personal belongings at any time - including but not limited to bedrooms, closets, dressers, nightstands, vehicles, luggage, etc. - for contraband items.
- ✓ **There is NO food allowed in the bedrooms.** If dishes or cups are found in your room, you may receive a write-up or fine.

PHONES & TELEVISION

- ✓ ALL resident mobile phones are required to be turned at the resident curfew and will be available at 6:00AM the following morning. NO EXCEPTIONS.
 - Levels I-III – 10:00 PM
 - Level IV – 11:00 PM
- ✓ These items are shared by many so take turns viewing programs.
- ✓ Keep the noise level down after ten (10:00 pm) on weeknights.
- ✓ No personal televisions or computers are allowed in bedrooms.

FINES

You will be fined for the following things: (*Fines range from \$10.00 - \$50.00*)

✓ Leaving house door unlocked	\$50
✓ Fire hazard. (i.e. stove/oven left on, dryer lint filter not cleaned, etc.)	\$50
✓ Unexcused absence from any mandatory meeting.	\$25
✓ Not calling and checking in on the house phone when on leave.	\$25
✓ Assigned chores not completed	\$25
✓ Replacement house key.	\$25
✓ Dishes left in sink, common areas, or bedrooms.	\$10
✓ Leaving food items out in kitchen overnight	\$10
✓ Leaving clothes in washer/dryer when absent from house or overnight	\$10
✓ Leaving bathroom messy and/or unsanitary	\$10
✓ Eating another Resident's food without permission (this is stealing)	\$10

PERSONAL VEHICLES

- ✓ Residents can have a car provided they have permission and a valid driver's license and insurance policy.
- ✓ Residents **MUST** provide the office with make, model, and license information.
- ✓ Residents are not allowed to loan their car to another Resident for any reason.

PROBATIONARY PERIOD

Residents in their first 45-days will comply the following PROBATIONARY terms:

- ✓ Curfew will be set at 10:00pm. Lights out at 11pm. **YOU ARE NOT TO BE OUTSIDE AFTER CURFEW!**
- ✓ No overnight passes. (You must be home by your curfew).
- ✓ You must attend ALL required 12-step recovery, Life-Skills meetings and in-house meetings.
- ✓ You must find a job, go to school or volunteer within the first two weeks of occupancy.
- ✓ You must find a sponsor within the first two weeks of occupancy.
- ✓ Adherence to all program rules.
- ✓ Attend all community meetings, life skills classes and relapse prevention groups.
- ✓ No dating allowed.

COMPLIANCE, CURRICULUM & MEETINGS

Our program is centered around personal development through life-skills classes and establishing the foundations of recovery through the 12-steps of Alcoholics Anonymous and Narcotics Anonymous.

- ✓ Residents are required to attend all GoForth Program 12-step recovery meetings.
- ✓ Residents are required to attend the house meeting on Wednesday night.
- ✓ Residents must obtain a sponsor, verified by the Program Director or Case Manager, within 2-weeks of admission.
- ✓ Residents must make honest effort to work the 12-Step program with a sponsor.
- ✓ All Residents are required to attend weekly life skills classes, anger management, and other recovery education classes as required by their program level.
- ✓ Residents are required to meet weekly one-on-one with Case Manager or Program Director for case management meeting.
- ✓ Repeated program compliance issues, habitual absences, dishonesty or general unwillingness to make progress in your recovery will result in dismissal from the GoForth Recovery program.

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We are unique in that we are the only organization in our community that offers a highly structured residential program with a clear path to long-term recovery and independent living. These men were at the end of the line because of their addictions. They have all used up their second chances and are jobless, homeless and/or lack a safe place to live. All are particularly vulnerable as they are re-entering the world and lack all the basic necessities to care for themselves. These barriers limit their access to basic healthcare and mental health services. We address these issues head-on through case management, counseling, recovery classes, life skills classes and leveraging our relationships with local agencies. Successful recovery increases the well-being of children, families, and communities, especially those with the greatest needs.

Women in addiction are particularly vulnerable in that their life and body is under constant attack from both the drugs and the environment they are forced to live in. When there are children involved the issues begin to multiply. Without a safe place to recover their chances of making it out are very low.

We are in the process of establishing a women's home that will operate under the same set of guidelines that have made the men's home so successful. We have a house under contract and our hope is to begin renovations in February. In addition to the 14 bed residential program we will have 2 homes dedicated to giving expecting mothers and their young children a safe place to live and support high quality early life experiences.

This expansion will give GoForth the size and scale to ensure that its services are available well into the future. Most importantly it allows us to bring services to those who have been forgotten.