



The City of Spartanburg Planning Commission

AGENDA

March 20, 2025, at 5:30 P.M.

**Spartanburg County Council Chambers
366 N Church 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. Rules and Procedures for Meeting Conduct.**
- V. Approval of Agenda.**
- VI. Disposition of Meeting Minutes from the November 21, 2024, Meeting.**
- VII. Old Business: None.**
- VIII. New Business:**
 - 1. RZSF-25-011-00001: The Planning Commission has received a rezoning request to rezone the property located at 620 Union St. (TMS #7-16-04-078.00) from the current zoning R-6 (General Residential District) to be assigned a zoning designation of LOD (Limited Office District) to accommodate the development of a live-work space in the community. **Owner: The 620 LLC / Applicant: Anthony Jones and Constance Jones.**
 - 2. RZC-25-011-00002: The Planning Commission has received a rezoning request to rezone the property located at 577 N Church St. (TMS #7-12-01-249.00) from the current split- zone R-8 (General Residential District), and B-3 (General Retail District) to be assigned a zoning designation of DT-5 (Downtown Urban District) to allow for a mix of commercial, office, retail, and residential uses that contribute to the city's growing downtown core. **Owner: CBC Investments, LLC/ Applicant: Lucas Ward / Agent: Lauren Rogers.**
- IX. Staff Announcements: Special Planning Session.**
- X. Adjournment.**

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

Planning Commission Meeting Minutes
November 21st, 2024, at 5:30 PM
Spartanburg County Council Chambers

Board Members Present: Lekesa Whitner, Santiago Mariani, Reed Cunningham, Dr. Phillip Stone, Spencer Warwick, JeMar Brown and Kevin DeMark.

City Staff Present: Fredalyn M. Frasier, Planning Director, Robert Coler, City Attorney, Nan Zhou, City Planner II, and Oksana Holbrooks, Sr. Administrative Assistant.

Roll Call

Dr. Stone: Phillip Stone, Chair

Mr. DeMark: Kevin DeMark, Commissioner

Mr. Brown: JeMar Brown, Commissioner

Mr. Mariani: Santiago Mariani, Commissioner

Ms. Whitner: Lekesa Whitner, Commissioner

Mr. Cunningham: Reed Cunningham, Commissioner

Mr. Warwick: Spencer Warwick, Commissioner

Dr. Stone: 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 Dr. Stone seconded by Mr. DeMark, the agenda for the meeting was approved, by a vote of 7 to 0.

Chairman Stone: I will call for the approval of the agenda and I will move to add under new business items 2 and 3, petition of annexation and zoning of 2810 E Main St, which is item 2 and 2097 Southport Rd, which is item 3. If I can get a second, we can discuss that.

Mr. DeMark: Second.

Dr. Stone: Moved by Mr. Chair and seconded by Mr. DeMark to amend the agenda by addition. That requires Mr. Coler told me a two thirds vote is required through Freedom of Information Act, so those are requiring two thirds a vote. If you would like an explanation why we do that you can do that, I think that would be appropriate.

Mr. Coler, City Attorney : Briefly we are seeking to amend the agenda, and the f Freedom of Information Act requires that the agenda be published at least 24 hours before any meeting. We traditionally publish well before that. The act does allow for the amendment of the agenda at the reading live and in person on a motion and on a vote of at least two thirds of the members present to amend that, so this is what we are asking you to do. To add in a few items that are here that are time sensitive; we need to get them in before the year ends.

Dr. Stone: Any questions? Everybody ready for a motion to vote?

Attendees: Yes.

Dr. Stone: All in favor please raise your hand. Let's make sure we get five votes. We have seven. Any opposed? None. So, the motion to amend the agenda by addition is approved by 7-0. All in favor say aye?

Attendees: Aye.

Dr. Stone: Any opposed? None.

Approval of Meeting Minutes for October 17th, 2024.

On a motion by Ms. Whitner seconded by Mr. Brown the minutes of the meeting of October 17th, 2024, was approved by a vote of 7 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-24-011-00003: 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.

APPLICATION SUMMARY

The Planning Commission has received request to rezone 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 the 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 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 respond 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 that 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 at 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.

- o 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 21, 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.

Applicant:

Jeffrey Randolph, VanRock Holdings.

Public Comments: None.

Discussion:

The proposed use would be appropriate to the surrounding.

A motion was made by Mr. DeMark, seconded Mr. Mariani; the request was approved with a vote of 7-0.

Annexation:

Mr. Coler: Briefly, Planning Commissioners, the City Code requires two readings in front of City Council to annex any property. It also requires City Council to hold a public hearing upon 15 days' notice. All that is going to happen after you all this evening. The City Code or Zoning Ordinance also, requires City Council to request the Planning Commission to opine on the annexation of any parcels. Mr. Coler stated - We are up against a timeline to get everything done by the year's end. We had to move quickly to move this matter before you. We are asking for you to listen to the presentation and provide a recommendation to City Council, which will be the first question when we present it to them, they will want to know what you all think about it. That's what brings us all here in a fairly expedited manner.

Mr. DeMark: From a policy perspective. Did we give active notice to adjacent property owners in annexation of these properties?

Mr. Coler: We don't generally...

Mr. DeMark: That's not required?

Mr. Coler: Correct. The parcel owners that known that annexation is a reality sense they signed up for city water a timeline before so they can construct. So, they are on board this as well.

Dr. Stone: Yeah, that was my question, I assume this is coming largely because of the City's agreement with Spartanburg Water.

Mr. Coler: Correct.

Dr. Stone: And if it's 100 percent annexation so that property owner themselves have consented to annexation.

Mr. Coler: And as I understand both of these are from annexations, they're interested in what we provide in police, garbage, fire are better for them because we are better than the county. They are excited to come into the city.

The City of Spartanburg received a request for annexation and zoning designation for the property located at 2810 E. Main Street with an operating Quik Trip service station.

Annexation Petition AX-24-11-21-01

The Planning Commission has received a request for annexation of the property located at 2810 E Main Street (TMS: 7-10-00-001.01) with a zoning designation of B-1 (Neighborhood Shopping District).

Existing County Zoning District: N/A - County of Spartanburg

Proposed City Zoning District: B-1 - Neighborhood Shopping District

Applicant/Owner- Quik Trip Corporation 3701 Arco Corporation Drive Suite 150 Charlotte, NC 28273

Site Conditions

The site is the location of a newly constructed and operating Quik Trip (QT) Service Station situated on an approximately 2.4-acre site. The applicant has requested annexation property into the City and has executed a water covenant agreement to receive services from the Spartanburg Water Authority.

Findings

The proposed annexation with the recommended zoning classification of B-1 Neighborhood Shopping District is consistent with B-1 zoning classification fronting E. Main Street and the City's Future land use designation for the Corridor Infill Growth sector. The zoning designation conforms to the existing land use patterns and uses.

Public Comments: None.

Discussion: The proposed use would be appropriate to the surrounding and is consistent throughout.

A motion was made by Mr. Warwick, seconded Mr. Brown; the request was approved with a vote of 7-0.

Annexation Petition AX-24-21-11-2

The Planning Commission has received a request for annexation of the property located at 2097 Southport Road (TMS: 7-21-02-005.00) with a zoning designation of B-1 (Neighborhood Shopping District).

Existing County Zoning District: N/A - County of Spartanburg

Proposed City Zoning District: B-1 - Neighborhood Shopping District

Applicant/Owner- Skillett, LLC PO Box 959 Paw Creek, NC 28130

Site Conditions

The project site is an approximately 1.13-acre site. The parcel currently contains one one-story structure and is occupied by a fast-food restaurant, Bojangles. The applicant has requested the City to annex the parcel, and designate a zoning classification of B-1, Neighborhood Shopping District. The proposed zoning district, B-1, would be consistent with the adjacent zoning classification for the surrounding areas and permits its use as a restaurant.

The property was an unimproved parcel until March 2023 when Bojangles Restaurant was constructed.

Findings

The proposed zoning, B-1, Neighborhood Shopping District, is appropriate for the project site and is consistent with the surrounding properties' zoning classification.

Public Comments: None.

Discussion:

A motion was made by Mr. Mariani, seconded by Ms. Whitner; the request was approved with a vote of 7-0.

Staff Updates

Draft RFQ for the Zoning rewrite ready end of December and 2025 Meeting calendar was presented. The Commission was informed on how to sign up for City Board notifications through the City's Civic Clerk platform.

The meeting was adjourned at 6:27 PM.

Dr. Phillip Stone, Chairman

Application for Zoning Map Amendment

RZ-25-011-00001 Address: 620 Union St.

<u>LANDOWNER</u>	<u>APPLICANT</u>	<u>AGENT</u>
The 620 LLC 620 Union St. Spartanburg, SC 29306	Anthony Jones and Constance Jones 341 Hicks Dr. Inman, SC 29349	N/A

<u>PARCEL DATA</u>	
▪ Tax Map ID: 7-16-04-078.00 ▪ Existing Zoning Districts: R-6, General Residential District ▪ Proposed Zoning District: LOD (Limited Office District)	Overlay District: N/A

APPLICATION SUMMARY

The Planning Commission has received a rezoning request of a property located at 620 Union St. (TMS: 7-16-04-078.00) from the current zoning R-6, General Residential District, to LOD, Limited Office District to accommodate the development of mixed use featuring working space on the first floor and living space on the second floor. **Owner : The 620 LLC / Applicant: Anthony Jones and Constance Jones.**

The project site is an approximately 13,358 square foot (0.29 AC) parcel located at 620 Union St.. The parcel borders Union Street to the north. The applicant has requested approval of rezoning from a residential zoning designation of R-6, General Residential District, to a zoning designation of LOD, Limited Office District.

Lands to the north of the project site are The Light Building, Seven District Support Operations Center, and a self car wash facility that currently all have a zoning designation of I-1, Light Industrial District. The properties to the west of the project site has a zoning designation of LOD, Limited Office District, that have been used as a single family dwelling unit and a law office. The properties to the east of the project site currently has a zoning designation of R-6, General Residential District. The lands to the south of the project site also has a zoning designation of R-6, General Residential District.

REQUIRED FINDINGS

The City of Spartanburg requires rezoning applications to meet certain criteria and the Planning Commission must take the following findings of reasonable conformance in order to recommend a selection or designation of zoning:

Staff presents the following analysis relating to each of these required findings:

ANALYSIS OF REQUIRED FINDINGS

The Zoning Ordinance enables Council to change the Zoning Ordinance or Map following public notice and hearing. The Planning Commission reviews and recommends action on proposed zoning changes at its regularly scheduled meetings. The following comments are based on established criteria:

1. **Consistency (or lack thereof) with the Comprehensive Plan**

The 2023 City of Spartanburg Final Draft Comprehensive Plan lists this portion of John B White Sr. Blvd. as G-4 Corridor Infill Growth Sector. According to the draft document “These sectors are areas that are generally located along transportation corridors, connecting activity centers and destinations in the City. These Sectors are mostly developed but still contain underutilized parcels. Most are defined by a conventional, auto-oriented suburban pattern of primary commercial development. Some of the larger, deeper parcels in this sector may allow for a change in the pattern of development and the addition of multi-family and mixed-use buildings. New development, redevelopment, or the reuse of existing land and buildings should be encouraged to better meet the local goal of achieving more walkable and bikeable corridors and neighborhoods. Some portions of these sectors should be rezoned to character-based districts.” Due to the nature of Union St. corridor, encouraging and supporting compact, mixed-use development that responds to the desires of residents, workers, students, and visitors are recommended.

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

The present characters of the adjacent surrounding properties to the north of the project site along Union Street are primarily commercial uses that are zoned for I-1, Light Industrial District. The properties to the south side and east side of the project site are currently zoned for R-6, General Residential District. The properties to the west side of the project site along Union Street are residential use and office use, that are currently zoned for LOD, Limited Office District.

The proposed zoning designation of LOD, Limited Office District would be consistent and compatible with adjacent properties uses to the west along Union Street. The south and east side of the project site is bordering R-6, General Residential neighborhoods. The proposed zoning request of Limited Office District will partially be compatible with the residential uses to the south and east.

The zoning ordinance considers LOD, Limited Office District as “....these districts are established to provide for office uses, including offices which have contact with the general public, but which do not conduct sales of merchandise on the premises. It is intended that this district will develop that will insure compatibility with residential districts.”

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 LOD, Limited Office District is granted, it will accommodate the proposed use of mixed-use development featuring office space on the first floor and living space on the second floor. The proposed use will require a Site Plan review process. The site plan process allows City staff to

provide feedback on the proposal site plan, ensuring that all site requirements are met (setbacks, landscaping and buffering, parking, etc.)

4. **Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment**

The marketability of the property would likely increase with the proposed zoning change from residential to Limited Office District zoning to accommodate a mixed use development. The proposed zoning change will allow for commercial uses, office, institutional/public and quasi-public uses, and residential uses.

5. **Availability of sewer, water and storm water facilities generally suitable and adequate for the proposed use**

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

STAFF ANALYSIS & RECOMMENDATION

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

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

Based on the above findings, staff recommends that should the Planning Commission approve this request that the property be rezoned from R-6, General Residential District to LOD, Limited Office District. The zoning designation would be conforming to the existing land use patterns and uses.

WRITTEN PUBLIC COMMENTS

Notices were sent to property owners within a 400 ft. radius of subject properties. A total of 62 Notices were sent to property owners of which 3 were mailed certified mail. A Planning Informational meeting was held on Wednesday, March 12, 2025, at 5:30 PM at the Spartanburg County Council Chambers to discuss the zoning designation request and to address any comments and concerns.

FUTURE PROCESS

Under State law, if the Planning Commission recommends approval of this application, staff will schedule the matter for another public hearing and **First Reading of Ordinance by City Council on Monday, April 14, 2025**. If the matter receives first reading approval, it will then go before the City Council for a **Second and Final Reading on Monday, April 28, 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 March 20th, 2025, 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. AICP
Senior Planner

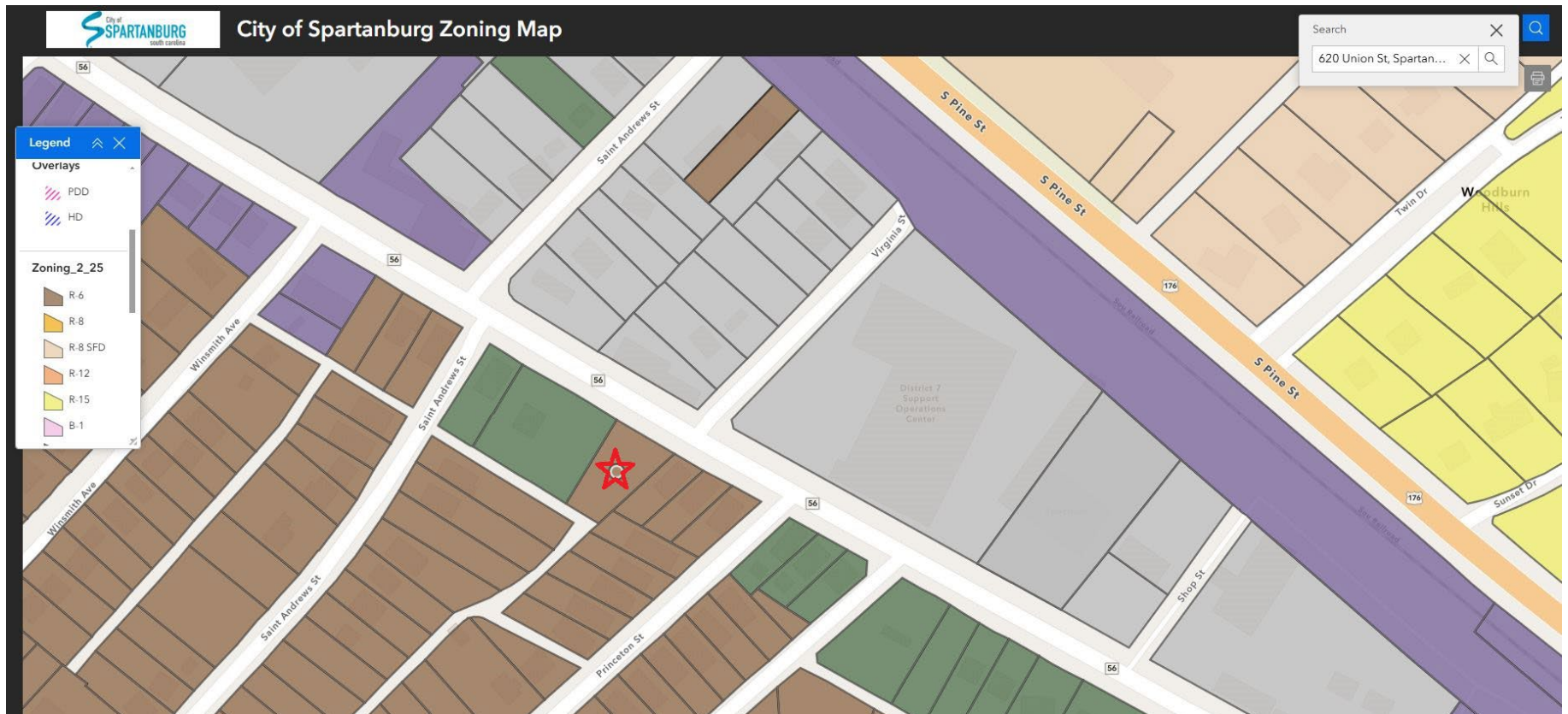
March 17, 2025

DATE

PROJECT SITE MAP – 620 Union St.



ZONING MAP – 1621 John B White Sr. Blvd



SITE PHOTOS – Front of the Site



Properties to the Left and Right Side of the Project Site



Properties Across from the Project Site



Property Across from the Project Site – Car Wash





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: The 620 LLC

Street Address: 620 Union Street

Zoning District: General Residential Overlay: _____ Tax Map Number: 7-16-04-078.00

Owner: The 620 LLC Phone: 864-909-4451

Address: 620 Union St Email: the620llc@gmail.com

City: Spartanburg State: SC Zip: 29306

Applicant: Anthony Jones and Constance Jones Phone: 864-909-4449

Address: 341 Hicks Drive Email: aa1440.aj@gmail.com

City: Inman State: SC Zip: 29349

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: *Anthony Jones* Date: 2-5-2025

Constance Jones

Staff Use Only

Received by: _____ Date Received: 19 of 34 Permit Number: _____

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: The 620
Location of Development: 620 Union St, Spartanburg, SC 29306
Current Zoning District: General Residential District
Zoning District Requested: Limited Office District
Zoning Districts can be found on the following website: [Link to City of Spartanburg Zoning Map](#)

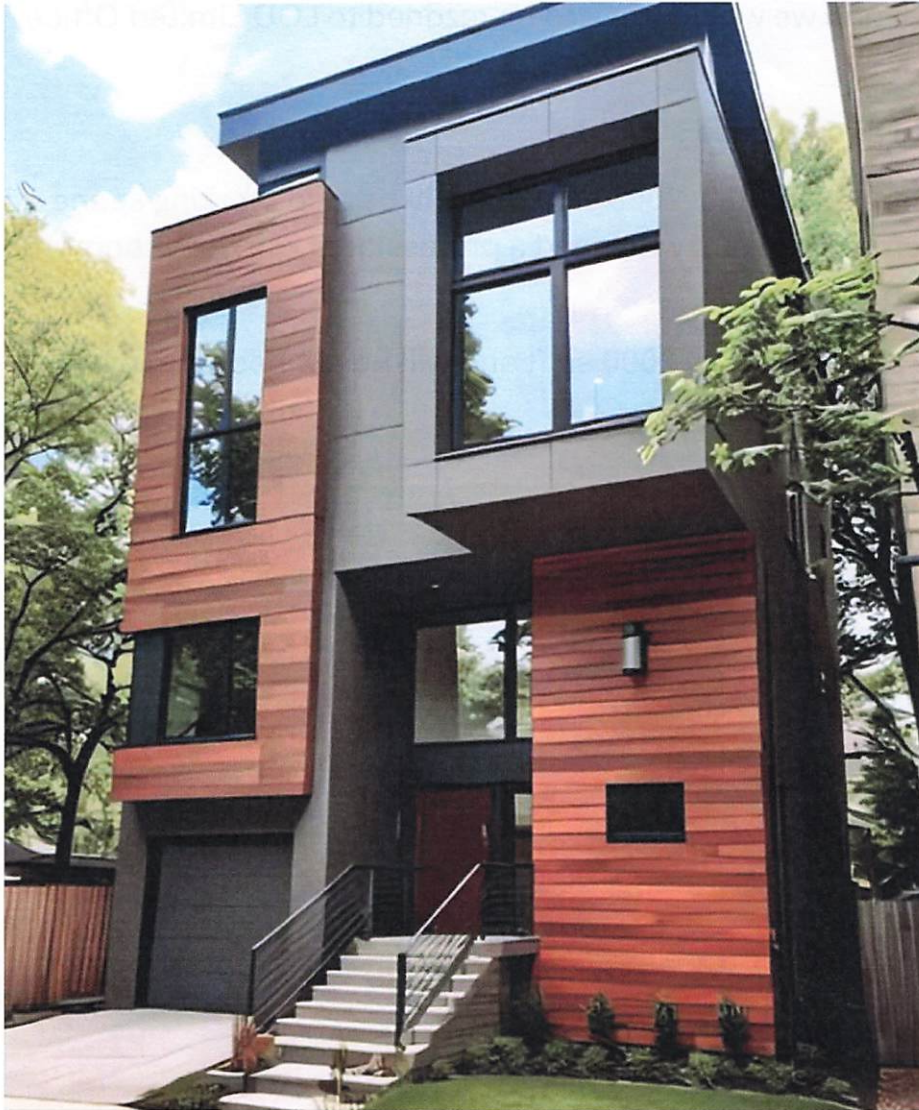
ALL OF THE FOLLOWING ITEMS MUST BE ATTACHED for this application to be complete.

- ☒ 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: 20 of 34 Permit Number: _____

This is the type of structure we envision for the property.



Narrative Addressing Reason for Rezoning:

The property is currently a vacant lot. The property is currently zoned as R-6 General Residential, and we would like it to be rezoned to LOD Limited Office District.

Our intent is to build a mixed-use structure.

The 1st floor will be approximately 2000 sq ft and will be a co-working space for freelancers or remote workers who need a professional work environment to work or meet clients.

The 2nd floor will be approximately 2000 sq ft and will be a 2-bedroom owner's suite, and a 1-bedroom studio rental.

Application for Zoning Map Amendment

RZC-25-011-00002: 577 N. Church Street

<u>LANDOWNER</u>	<u>APPLICANT</u>	<u>AGENT</u>
CBC Investments, LLC.	Lucas Ward, CBC Investments	Lauren Rogers

<u>PARCEL DATA</u>
▪ Tax Map ID: TMS# 7-12-01-249.00 ▪ Existing Zoning Districts: Split Zoning: B-3 General Business and R-8 General Residential ▪ Proposed Zoning District: DT-5 Urban Core District- The gateway corridors and blocks surrounding the downtown core

APPLICATION SUMMARY

Request to rezoning of the 1.9.0 acre +/- parcel situated at 577 N. Church Street (TMS# 7-12-01-249.00) for the purposes removing the current split zoning designation (B-3 General Business and R-8 General Residential) and rezone the property to DT-5 – Urban Center District.

Project Description

The proposed project site 577 N. Church Street (TMS# 7-12-01-249.00) is situated on 1.9.0 acre +/- parcel with split zoning of B-3 General Business and R-8 General Residential.

The proposed rezoning will consolidate the current split zoned parcel to DT-5 (Urban Center District) for the purpose of supporting future mixed-use development. The property adjacent to the project site is a two-story single-family property that was built in 1854. The properties located to the north and to the east side of the project site are institutional use (Spartanburg Regional Health Services and Wofford College respectively). The properties across the street from the project site are zoned DT-5 (Urban Center District).

East Pearl Street, which is predominantly a two-lane road line with single family homes, is used by through traffic to avoid downtown and is also serviced as a major thoroughfare though the local neighborhood. In addition to a heavily traveled road, the character of adjacent neighborhoods is different as well.

In 2021, Lucas Ward, an agent with Gibbs International presented a rezoning application. At that time there was an existing vacant structure on the property which has since been demolished. The earlier application sought eliminate the split zoning and obtain a zoning designation of B-3 (General Business District) to accommodate redevelopment for office and retail along the N. Church St. corridor. The 2021 application was pulled for further analysis and returns before the Planning Commission as a request for DT-5 zoning (Urban Center District) to provide greater flexibility for future redevelopment of the site.

REQUIRED FINDINGS

The City of Spartanburg requires rezoning applications to meet certain criteria, and the Planning Commission must take the following findings of reasonable conformance in order to recommend a change of zoning:

Staff present the following analysis relating to each of these required findings:

ANALYSIS OF REQUIRED FINDINGS

The Zoning Ordinance enables the City 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 2024 Comprehensive Plan Growth & Conservation Framework is a way to organize and illustrate the City’s conservation and growth priorities. The Plan outlines subject areas and Infill Growth Sectors. The site is envisioned as Neighborhood Infill Growth Sector and surrounded by the mixed use and commercial development of adjacent Corridor Infill Growth Sectors and Center Infill Growth Sectors. The proposed rezoning is consistent with the Infill strategies.
2. **Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood**– The present characters of the surrounding properties are residential and institutional use (Spartanburg Regional Health Services and Wofford College) in nature, and commercial uses (DT-5) across the street. The proposed zoning will conform to the commercial uses across the street and the nearby residential and institutional neighborhood character.

The rezoning request is compatible with the existing DT-5 along West side of N. Church Street where recent new redevelopment activity has occurred. The DT-5 designation responds to City goals to create a vibrant downtown core and responds to the needs of residents and visitors.

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 zone change is granted, the proposed use would require review by the Design Review Board (DRB) in addition to a Site Plan review process prior to any construction and commencement of use. The intent of the DT Code and DRB review process is to accommodate mixed-use, pedestrian-friendly buildings and public spaces in that over time will evolve into areas allowing people to live, work, shop, gather, worship, and other public events. The additional review by the DRB will support the development of projects that adhere to the established design guidelines and public realm principles in the Downtown Code.

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 zoning change to the proposed DT-5 zoning with and mixed-use development potential. The proposed zoning change will allow for commercial use, office, and residential uses.
5. *Availability of sewer, water and storm water facilities generally suitable and adequate for the proposed use* – Both water and sanitary sewer services are available to this site. The site will be reviewed by City staff during the Site Plan review process including Planning, Building, Water, Streets and Stormwater, for compliance with applicable regulations.

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 recommend the proposed property be rezoned from split zone of R-8, General Residential District, & B-3, General Business District, to DT-5 (Urban Center District) to further advance urban core design principles and flexible redevelopment opportunity along the corridor.

WRITTEN PUBLIC COMMENTS

Notices were sent to property owners within a 400 ft. radius of subject properties. Sixty-four (64) notices were sent by regular mail and three (3) notices were mailed certified mail. A community meeting was held on Wednesday, March 12, 2025, at 5:30 PM at the County Council Chamber to discuss the rezoning request, comments, and concerns. No written comments were received. A summary of the public session is attached.

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 April 14, 2025**. If the matter receives first reading approval, it will then go before the City Council for a **Second and Final Reading on April 28, 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 March 20, 2025, 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.

PREPARED BY:



Fredalyn M. Frasier
Planning Director

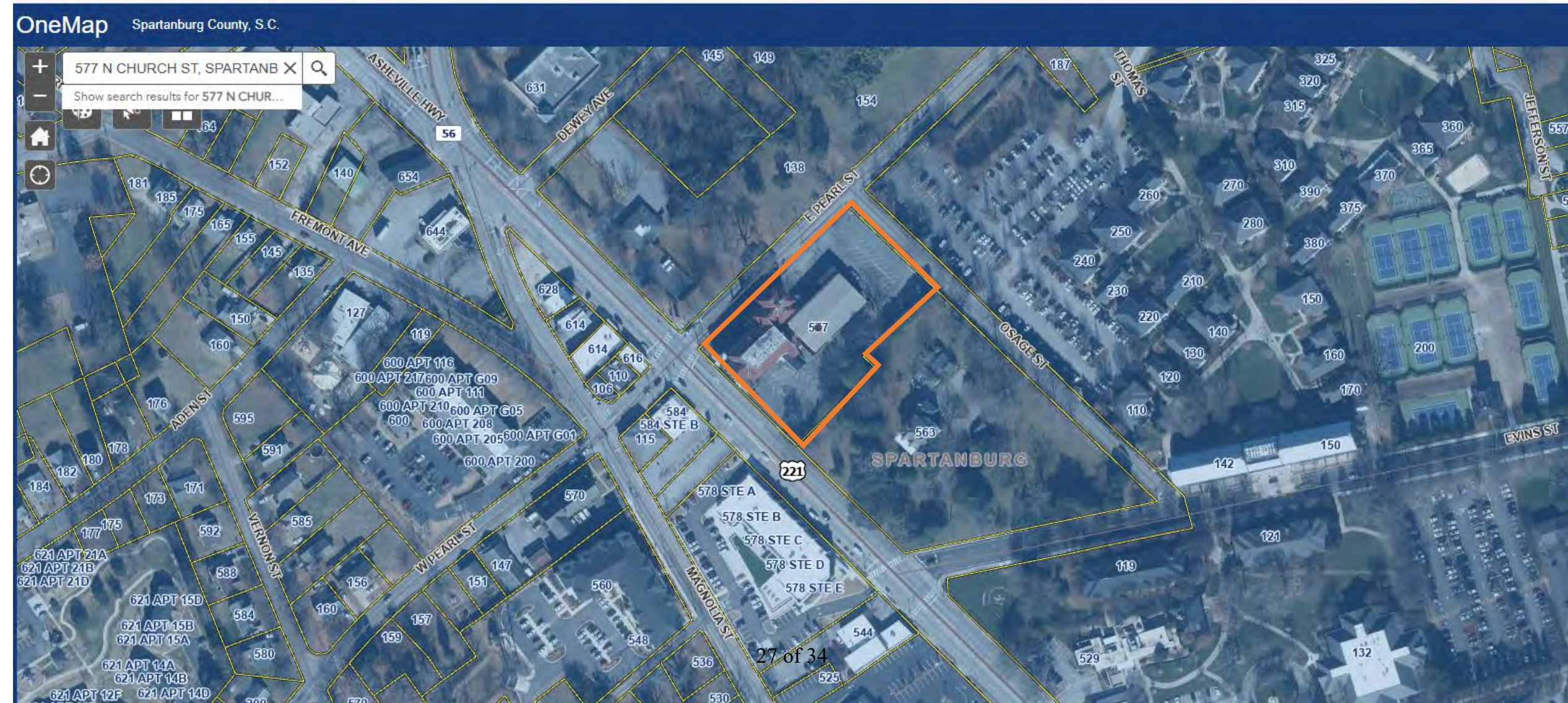
March 17, 2025

DATE

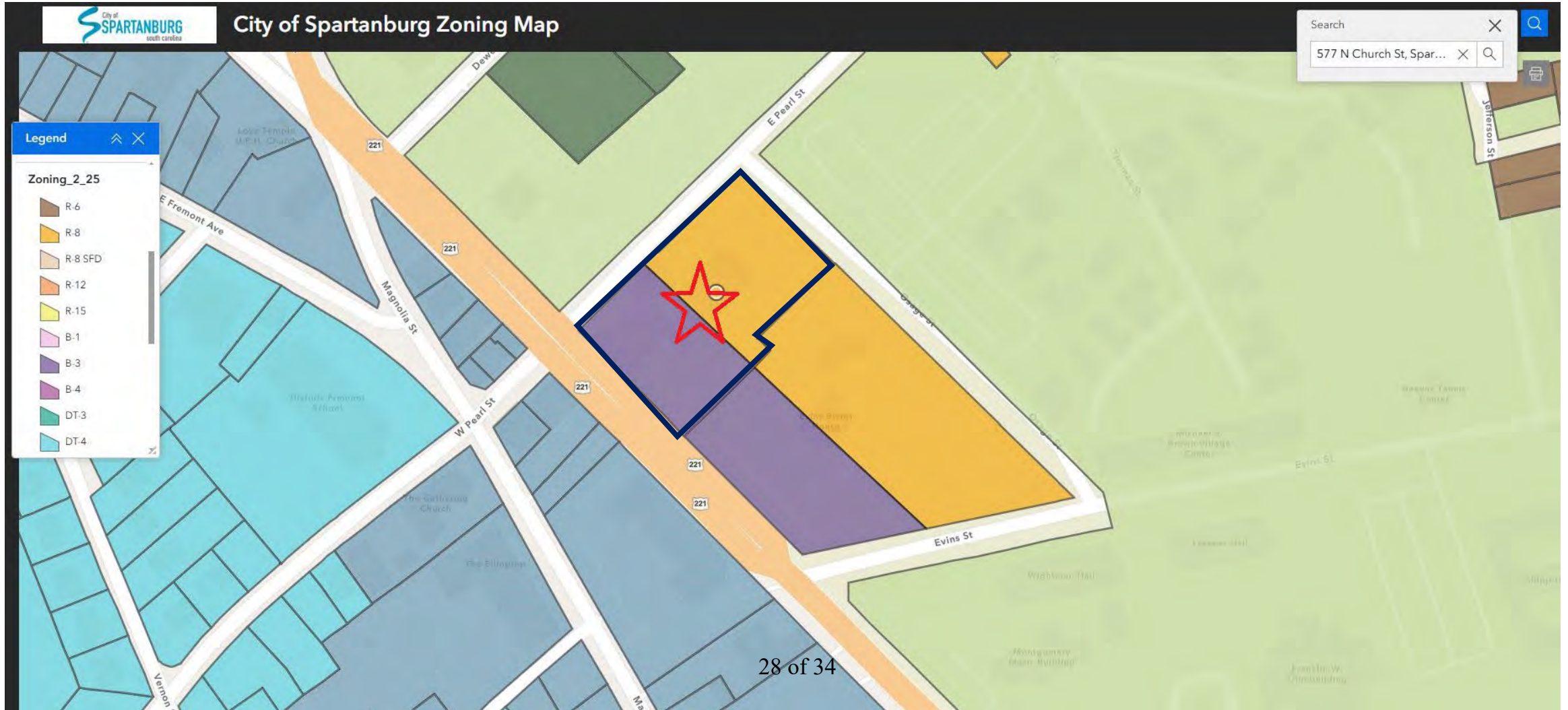
Attachments:

- 1) Applicant Narrative
- 2) Site Map
- 3) Survey

577 N. Church Street



577 N. Church Street Location ★ & Existing Zoning- B-3 & R-8



TO: File
FROM: Fredalyn M. Frasier, Planning Director
SUBJECT: Special Information Session - Rezoning
DATE: March 13, 2025

Applications:

1. **577 N. Church Street/TMS #7-16-04-078.00** – Request to reassign current split zoning of B-3 (General Business District) and R-8 (General Residential District) to the zoning designation of DT-5 (Downtown Urban District).
2. **620 Union Street/(TMS # 7-16-04-078.00)** – Request to reassign current zoning R-6 (General Residential District) to the zoning designation of LOD (Limited Office District) to accommodate the development of a live-work space.

Notes:

Both Applicant teams were in attendance. One citizen attended the meeting to address the 620 Union Street rezoning. (see attached sign-in sheet). Ms. Thomas' questions focused of the tax impact of the proposed project on surrounding residential units.

Rezoning Applications: 577 N. Church Street & 620 Union Street

Sign-In Sheet

Name	Address	Check which application you came to hear.	Comments
Belinda Thomas POA Bobby Carpenter	357 St. Andrews' St Spartanburg SC 29306	☐ 577N. Church Street ☒ 620 Union Street	
		Check which application you came to hear. ☐ 577N. Church Street ☐ 620 Union Street	
		Check which application you came to hear . ☐ 577N. Church Street ☐ 620 Union Street	
		Check which application you came to hear. ☐ 577N. Church Street ☐ 620 Union Street	

City of Spartanburg
Planning Department

February 26, 2025

Hello,

Re: Property located at 577 N CHURCH ST, SPARTANBURG, SC 29303 – 1.90 Acres +/-

This narrative is for the purpose of addressing the request for rezoning on behalf of CBC Investments, LLC, the owner of the former Calvary Baptist Church site located at 577 N Church St. in the City of Spartanburg.

The City of Spartanburg Zoning Map currently shows this parcel with Tax Map #: 7-12-01-249.00, located at the intersection of N Church St. and E Pearl St., as being split-zoned **B-3 General Business & R-8 General Residential**. Please see the attached exhibits for reference.

The property owner has demolished the vacant structures to promote the redevelopment of the site in a manner that aligns with the **DT-5 Urban Center District** zoning designation. DT-5 is consistent with the desired urban development pattern for this corridor and would allow for a mix of commercial, office, retail, and residential uses that contribute to the city's growing downtown core. This zoning designation better supports economic development and enhances the vibrancy of the area while promoting pedestrian-friendly design and mixed-use opportunities.

Therefore, we respectfully request that the current split-zoned parcel be consolidated to **DT-5 Urban Center District** to better serve the city's planning vision and to ensure cohesive, functional development.

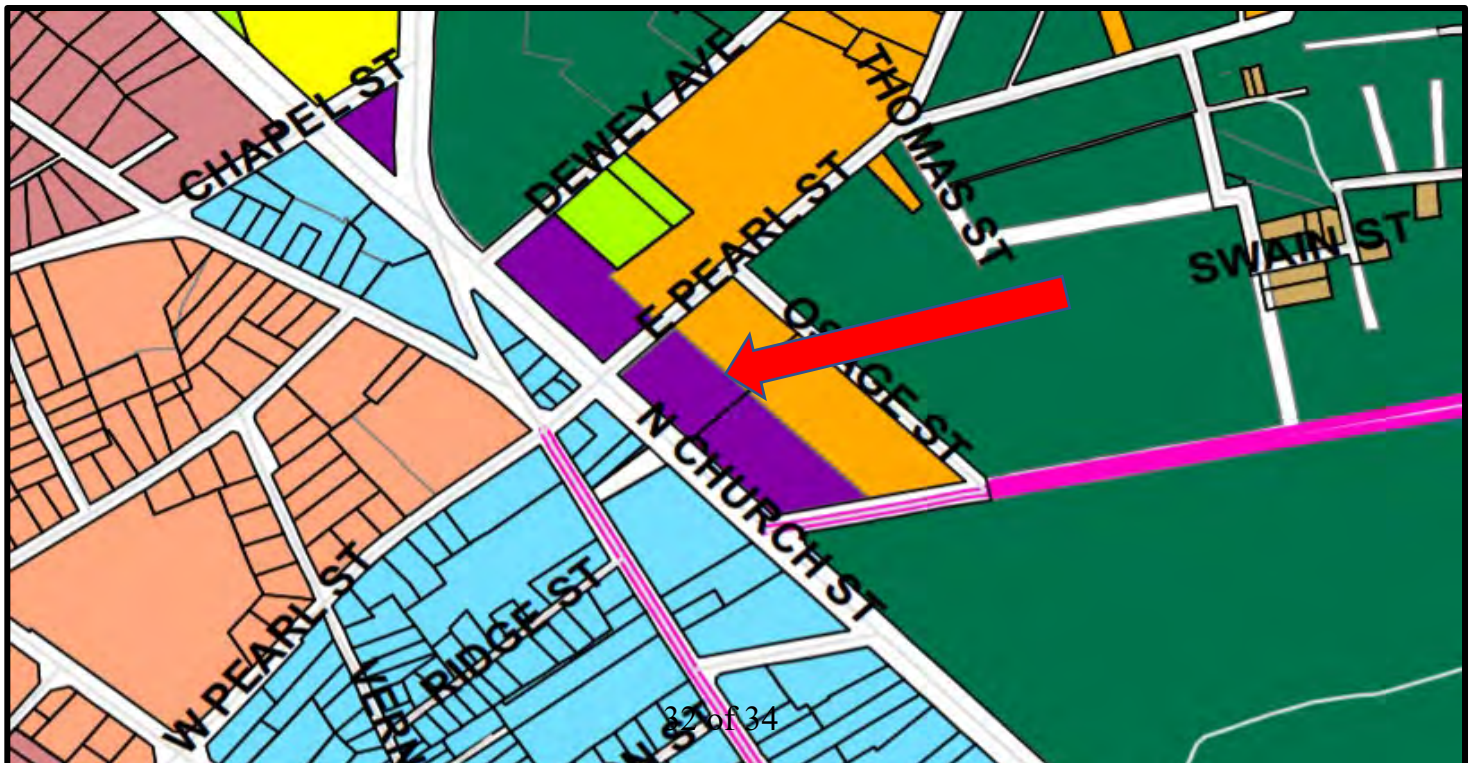
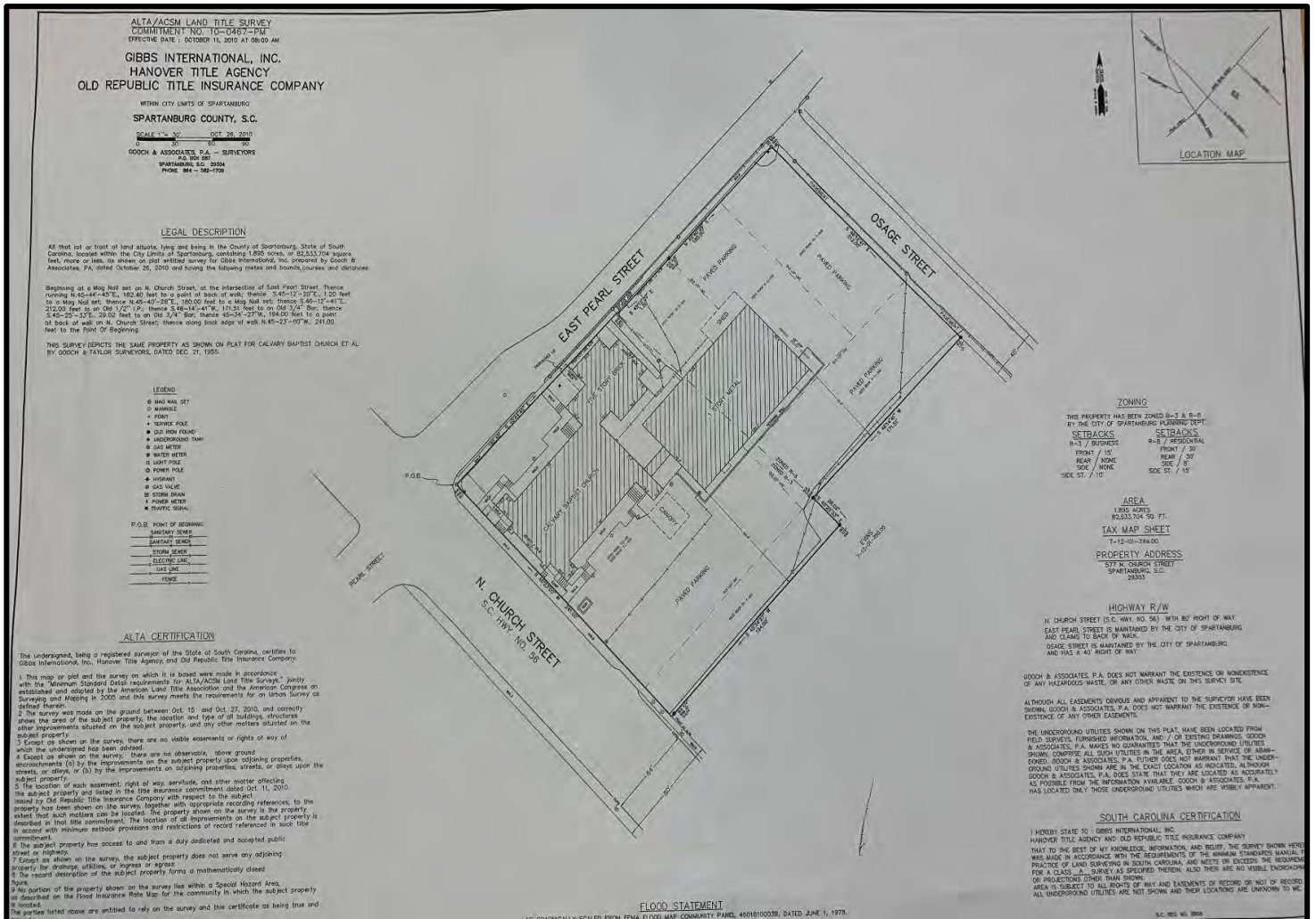
If you have any comments or questions regarding this request, please feel free to reach me using the contact information below.

Lucas Ward

CBC Investments, LLC
Tel: +1 864-606-2615
Email: lward@gibbsinternational.com

Exhibit

1-A



Exhibit

1-B (images before demolition0



SCALE 1" = 30'

0 30 60 90

OCT. 26, 2010

GOOCH & ASSOCIATES, P.A. - SURVEYORS
P.O. BOX 587

All that lot or tract of land situate, lying and being in the County of Spartanburg, State of South Carolina, located within the City Limits of Spartanburg, containing 1,885 acres, or 82,535.704 square feet, more or less, as shown on plat entitled "Survey for Gibbs International, Inc." prepared by Gooch & Associates, P.A. dated October 26, 2010 and having the following metes and bounds, courses and distances:

Begging at Gough Mall east on N. Church Street, at the intersection of East Paul Street. Then running N-45-44-45°E, 182.40 feet to a point of back of rock, thence S-45-12°-20'E, 1.20 feet to a Mogi Nall set; thence N-40-40°-28'E, 180.00 feet to a Mogi Nall set; thence S-66-12°-41'E, 171.51 feet to on Old 3/4", Bar thence S-45-25°-33'E, 280.02 feet to on Old 3/4" Bar thence 45-45-25-27"W, 194.00 feet to a point of back of rock on N. Church Street; thence along back edge of walk N-45-25°-00"W, 241.00 feet to the Point of Beginning.

THIS SURVEY DEPICTS THE SAME PROPERTY AS SHOWN ON PLAT FOR CALVARY BAPTIST CHURCH ET AL BY GOOCH & TAYLOR SURVEYORS, DATED DEC. 21, 1955.

- MAG. NAIL SET
- MAINT. HOLE
- POINT
- SERVICE POLE
- OLD IRON FOUND
- UNDERGROUND TANK
- GAS METER
- WATER METER
- LIGHT POLE
- POWER POLE
- HYDRANT
- GAS VALVE
- STORM DRAIN
- POWER METER
- TRAFFIC SIGNAL

ALTA CERTIFICATION

The undersigned, being a registered surveyor of the State of South Carolina, certifies to the correctness of the foregoing plat.

- 1 This map or aerial and the survey on which it is based were made in accordance with the "Minimum Standard Detail requirements for Aerial/ASDL and the Accuracy Standards for Aerial Photography" established and adopted by the American Land Use Society. The Commission on Surveying and Mapping in 2005 and this survey meets the requirements for an Urban Survey as defined in the standards.
- 2 The subject property is located on the ground between Oct. 15 and Oct. 21, 2010, and correctly shows the one of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters related to the subject property.
- 3 Except as indicated on the survey, there are no visible easements or rights of way of which the existence on the survey, there are no ascertainable, above ground improvements, encroachments (a) by the improvements on the subject property upon adjoining properties, easements, or rights of way, or (b) by the improvements on adjoining properties, streets, or alley into the subject property.
- 4 The location of each easement, right of way, servitude, and other matter affecting the subject property, and the title insurance commitment with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that said matters can be located. The property shown on the survey is the subject property in that title commitment. The location of all improvements related to the subject property is shown in accordance with minimum state provisions and restrictions of record referenced in this survey.
- 5 The survey was made from a survey to and from a duly dedicated and occupied public easement.



THIS PROPERTY HAS BEEN ZONED B-3 & R-8
BY THE CITY OF SPARTANBURG PLANNING DEPT

SETBACKS		SETBACKS	
B-3 / BUSINESS	R-8 / RESIDENTIAL		
FRONT / 15'	FRONT / 30'		
REAR / NONE	REAR / 30'		
SIDE / NONE	SIDE / 8'		
SIDE ST. / 10'	SIDE ST. / 15'		

TAX MAP SHEET

PROPERTY ADDRESS
577 N. CHURCH STREET

SPARTANBURG, S.C.
2010

N. CHURCH STREET (S.C. HWY. NO. 56) WITH 80' RIGHT OF WAY. EAST PEARL STREET IS MAINTAINED BY THE CITY OF SPARTANBURG AND CLAIMS TO BACK OF WALK. OSAGE STREET IS MAINTAINED BY THE CITY OF SPARTANBURG AND HAS A 40' RIGHT OF WAY.

ALTHOUGH ALL EASEMENTS OBVIOUS AND APPARENT TO THE SURVEYOR HAVE BEEN SHOWN, GOOCH & ASSOCIATES, P.A. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY OTHER EASEMENTS.

THE UNDERGROUND UTILITIES SHOWN ON THIS PLAT, HAVE BEEN LOCATED FROM FIELD SURVEYS, FURNISHED INFORMATION, AND/OR POSSIBLE DRAWINGS, RECORDS AND ASSOCIATES, P.A. MAKES NO GUARANTEES THAT EITHER THE UNDERGROUND UTILITIES SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA, NOR WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE ACCURATE. COOCH & ASSOCIATES, P.A. FURTHER LOCATIONS ARE INDICATED, ALTHOUGH ORROUND UTILITIES SHOWN ARE IN THE EXISTING LOCATION AS INDICATED. COOCH & ASSOCIATES, P.A. DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. COOCH & ASSOCIATES, P.A. HAS LOCATED ONLY THOSE UNDERGROUND UTILITIES WHICH ARE VISIBLE, APPARENT

SOUTH CAROLINA CERTIFICATION

I HEREBY STATE TO : GIBBS INTERNATIONAL, INC.

HANOVER TILL ASPECT AND NO RECORDS OF THIS INDIVIDUAL THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SUBJECT SHOWN HEREIN IS NOT A PERSON WHOSE IDENTIFICATION OR LOCATION WOULD BE UNUSUAL IN ACCORDANCE WITH THE REQUIREMENTS OF THE PRACTICE OF LAW SURVEILLING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIRED CRITERIA FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO USUAL ENCOUNTERS OR PROTECTIONS OTHER THAN SHOWN, WHICH COULD BE USED TO LOCATE THE SUBJECT. AREA IS SELECTED TO ALL PEOPLE AND EVIDENTS OF RECORD OR NOT OF RECORD. ALL UNDERGROUND UTILITIES ARE NOT SHOWN AND THEIR LOCATIONS ARE UNKNOWN TO ME.

FLOOD STATEMENT
I AM A PERSONAL RESIDENT OF THE COMMUNITY PANEL 45018100038, DATED JUNE 1, 1978

THIS PROPERTY IS LOCATED IN ZONE C. (AREAS OF MINIMAL FLOODING