



CITY OF SPARTANBURG
SOUTH CAROLINA

CITY COUNCIL AGENDA

City Council Meeting
County Council Chambers
366 N. Church Street
Monday, April 14, 2025
5:30 PM

- I. Moment of Silence**
- II. Pledge of Allegiance**
- III. Approval of the Minutes of the March 24, 2025 Meeting**
- IV. Approval of the Agenda of the April 14, 2025 Meeting**
- V. Public Comment**
Public Comment Forms are available inside Council Chambers on the front podium. Please turn in the completed form to the City Clerk prior to the start of the meeting.
- VI. Strategic Spartanburg Update**
Presenter: Dr. Midas Hampton, Executive Director
- VII. Ordinance**
 - A. An Ordinance to Amend the City of Spartanburg, South Carolina Zoning Ordinance and Comprehensive Plan Land Use Element, by Amending Section 206, Changes to District Boundaries, Specifically, the Property Located at 620 Union Street (TMS# 7-16-04-078.00) from the Current Zoning R-6, General Residential District, to LOD, Limited Office District and Providing for Severability and an Effective Date.**
Ordinance # 2025-001
Presenter: Fredalyn Frasier, Planning Director
 - B. An Ordinance to Amend the City of Spartanburg, South Carolina Zoning Ordinance and Comprehensive Plan Land Use Element, by Amending Section 206, Changes to District Boundaries, Specifically, the Property Located at 577 N. Church Street (TMS# 7-12-01-249.00) from B-3, General Business District, and R-8, General Residential District to the Zoning Designation of D-T5, Downtown Urban District, and Providing for Severability and an Effective Date. Ordinance # 2025-002**
Presenter: Fredalyn Frasier, Planning Director

As required by the Americans with Disabilities Act, the City of Spartanburg will provide interpretive services for the City Council Meetings. Requests must be made to the Communications & Marketing Office (596-2020) 24 hours in advance of the meeting. This is a Public Meeting and notice of the meeting was posted with the Media 24 hours in advance according to the Freedom of Information

VIII. Resolutions

- A. A Resolution Approving the Purchase of Property Located at Crescent Avenue Further Identified as Tax Map Number 7-16-06-068.01.**

Resolution # 2025-007

Presenter: Robert P. Coler, City Attorney

IX. Staff Updates

X. City Council Updates

XI. Executive Session

- A. Executive Session Pursuant to Section 30-4-70 (a)(5) of the South Carolina Code to Discuss Matters Relating to Economic Development “Project Romeo” a Potential Mixed-Use Development near the Downtown Area.**
- B. Executive Session Pursuant to Section 30-4-70 (a)(5) of the South Carolina Code to Discuss Matters Relating to Economic Development “Project Power” a Potential Retail Development near the Downtown Area.**

XII. Adjournment.

City Code Sec. 2-57. Citizen Appearance. Any citizen of the City of Spartanburg may speak at a regular meeting on any matter pertaining to City Services and operations germane to items within the purview and authority of City Council, except personnel matters, by signing a Citizen’s Appearance form prior to the meeting stating the subject and purpose for speaking. No item considered by Council within the past twelve (12) months may be added as an agenda item other than by decision of City Council. The forms may be obtained from the Clerk and maintained by the same. Each person who gives notice may speak at the designated time and will be limited to a two (2) minute presentation.



**City Council Meeting
County Council Chambers
366 N. Church Street
Monday, March 24, 2025
5:30 p.m.**

(These minutes to be approved at the April 14, 2025 Council Meeting)

City Council met this date with the following Councilmembers present: Mayor Jerome Rice, Mayor Pro Tem Erica Brown, Councilmembers Meghan Smith, Janie Salley, Jamie Fulmer, Rob Rain and Ruth Littlejohn. City Manager Chris Story, Deputy City Manager Mitch Kennedy, Assistant City Manager Kevin Limehouse, City Attorney Robert Coler, City Clerk Christie Lindsey were in attendance. Notice of the meeting was posted with the Media 24 hours in advance according to the Freedom of Information Act. All City Council meetings are live streamed/recorded. To view the video for a complete transcript, please visit <https://www.cityofspartanburg.org/city-council>

I. Moment of Silence – observed

II. Pledge of Allegiance - recited

Boy Scout Troop 2 from First Presbyterian Church led the meeting in the Pledge of Allegiance.

III. Approval of the Minutes of the March 10, 2025 City Council Meetings

Councilmember Smith made a motion to approve the minutes as received.

Councilmember Littlejohn seconded the motion, which carried unanimously 7 to 0.

IV. Approval of the Agenda for the March 24, 2025 City Council Meeting -

Councilmember Littlejohn made a motion to approve the agenda as received.

Mayor Pro Tem Brown seconded the motion, which carried unanimously 7 to 0.

V. Public Comment –

***Citizen Appearance forms are available at the door and should be submitted to the City Clerk**

1. Ella Williams-Thanked Police Department for addressing speeding concerns on Camelot Drive.

Thanked the Public Works Department for cleaning up debris.

Shared her concern about information sharing by the City and questioned who her Councilmember was. (Councilmember Smith advised Ms. Williams that she is her Council District representative)

2. Hope Blackley-Thanked Council for allowing her to speak on the record. She is a representative of the Tory Dandy Foundation. She presented Kim Brown with a \$10,000.00 check to the City of Spartanburg to continue collaborations regarding youth programming.

**VI. Recognition of the City of Spartanburg Retirees-Joyce Lipscomb, Spartanburg Police Department Grants Manager and Robert Knight, Public Works Labor Supervisor
Presenter: Jerome Rice, Jr., Mayor**

Mayor Rice recognized Joyce Lipscomb and Robert Knight and thanked them both for their service and years of dedication to the City of Spartanburg.

VII. Proclamation Declaring the Month of April 2025 as Fair Housing Month in the City of Spartanburg

Presenter: Jerome Rice, Jr., Mayor

Mayor Rice presented the proclamation to members of Spartanburg Realtors.

VIII. Hello Family Update

Presenter: Kaitlin Watts, Institute for Child Success

Katilin introduced members of Birth Matters and Quality Counts to address Council on the impact and success that the Hello Family program has had on their programs.

IX. Resolution

A. A Resolution Authorizing the City Manager to Execute a Development Agreement Between the City of Spartanburg and Lat Purser and Associates Inc for a Project Located Near the Intersection of Country Club Road and S. Pine Street Spartanburg Bearing Tax Parcel Nos. 7-17-06-071.00; 7-17-06-072.00 and 7-17-10-062.00. Resolution # 2025-005

Presenter: Chris Story, City Manager

Councilmember Fulmer made a motion to approve the resolution as presented.

Councilmember Littlejohn seconded the motion which carried unanimously 7 to 0.

B. A Resolution Authorizing the City Manager to Execute Documents Related to the Lease of Office Space Located at 295 E. Main Street, Spartanburg. Resolution # 2025-006

Presenter: Robert P. Coler, City Attorney

Councilmember Smith made a motion to approve the resolution as presented.

Councilmember Brown seconded the motion, which carried unanimously 6 to 0.

Councilmember Rain recused himself from voting on this item.

X. Staff Updates

Chris thanked the public works team for the continued efforts to clean up debris from Hurricane Helene. He also thanked Buddy Bush, Jay Squires and their teams for all their efforts on facilitating a high level of support for the Minor League Baseball Stadium while continuing their regular schedules to assist city residents and businesses.

XI. City Council Updates

Each Councilmember gave updates on their activities since the previous council meeting.

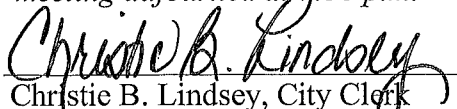
Councilmember Fulmer made a motion to adjourn to executive session at 6:45 p.m.

Councilmember Salley seconded the motion, which carried unanimously 7 to 0.

XII. Executive Session

A. An Executive Session Pursuant to Section 30-4-70(a)(2) of the South Carolina Code of Laws to Receive Legal Advice.

- IX. Adjournment** – *Councilmember Littlejohn made a motion to adjourn the meeting. Councilmember Salley seconded the motion, which carried unanimously 7 to 0. The meeting adjourned at 7:30 p.m.*


Christie B. Lindsey, City Clerk



COUNCIL ACTION FORM

TO: Chris Story, City Manager

FROM: Fredalyn M. Frasier, Planning Director

DATE: April 14, 2025

SUBJECT Public Hearing: Rezoning Request to reassign 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/APPLICANT

Owner : The 620 LLC / **Applicant:** Anthony Jones and Constance Jones

PROJECT OVERVIEW

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.

Properties 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.

The 2023 City of Spartanburg Final Draft Comprehensive Plan identifies Union Street as a Corridor Infill Growth Sector. These sectors are areas that are generally located along transportation corridors, connecting activity centers and destinations in the city.

The Plan promotes new development, redevelopment, or the reuse of existing land and buildings along such corridors to better meet the local goal of achieving more walkable and bikeable corridors and neighborhoods. 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 is recommended.

SUMMARY

1. A public information meeting was held on **March 12, 2025**, to provide the public an opportunity to discuss the proposed rezoning request prior to the Planning Commission meeting. Public notice was advertised in the Spartanburg Herald Journal and letters were sent by certified and regular mail to property owners within 400 feet 620 Union Street and the property was posted for the Planning Commission and City Council public hearings. No public comments were received.
2. On **March 20, 2024**, the Planning Commission held a public hearing and reviewed a rezoning request for the property located 620 Union St. (TMS: 7-16-04-078.00) from the current zoning R-6, General Residential District, to LOD, Limited Office District. No public comments were received.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission unanimously approved by a vote of 6 to 0 the request to rezone the parcel located 620 Union St. (TMS: 7-16-04-078.00) from the current zoning R-6, General Residential District, to LOD, Limited Office District.

ADDITIONAL INFORMATION

Draft minutes of **March 20, 2025**, Planning Commission meeting and Staff Report with attachments are included for Council review. Also enclosed is a proposed ordinance in the event of Council approval.

BUDGET AND FINANCE DATA: N/A

AN ORDINANCE

TO AMEND THE CITY OF SPARTANBURG, SOUTH CAROLINA ZONING ORDINANCE AND COMPREHENSIVE PLAN LAND USE ELEMENT, BY AMENDING SECTION 206, CHANGES TO DISTRICT BOUNDARIES, SPECIFICALLY, THE PROPERTY LOCATED AT 620 UNION STREET (TMS# 7-16-04-078.00) FROM THE CURRENT ZONING R-6, GENERAL RESIDENTIAL DISTRICT, TO LOD, LIMITED OFFICE DISTRICT AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of Spartanburg now finds that, upon further review, it is in the public interest that the land use designation for the parcel identified on the Official Zoning Map of the City of Spartanburg, South Carolina, dated August 6, 1973, as amended, by changing the zoning of property located at 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.

WHEREAS, this zoning change would be compatible with surrounding land uses and neighborhood character, would not be detrimental to the public health, safety and welfare, and, further, would be in conformance with the Comprehensive Plan – Land Use and Community Character - Growth and Conservation Map.

WHEREAS, the Planning Commission held a public hearing on March 20, 2025, at which time a presentation was made by staff and an opportunity was given for the public to comment on the rezoning request; and

WHEREAS, the Planning Commission, after consideration of the staff report, public comments, and the criteria set forth in Section 605 of the Zoning Ordinance, subsequently voted at that meeting to recommend to City Council approval of the zoning request as presented.

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

Section 1. Amendment. That the official zoning map of the City of Spartanburg, as referenced by Section 206 of the Zoning Ordinance to be, and the same hereby amended as follows:

All that property located at 620 Union St. (TMS: 7-16-04-078.00) currently assigned R-6, General Residential District, to the zoning designation LOD, Limited Office District.

Section 2. Severability. If any section, phrase, sentence or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. Effective Date. This Ordinance shall be effective upon its adoption by the City Council of the City of Spartanburg, South Carolina.

DONE AND RATIFIED THIS _____ DAY OF _____, 2025.

Jerome Rice, Mayor

ATTEST:

Christie Lindsey, City Clerk

APPROVED AS TO FORM:

Robert P. Coler, City Attorney

___/___/___ (First Reading)

___/___/___ (Second Reading)

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 Union Street 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-15, Single Family Residential District to B-1, Neighborhood Shopping 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:

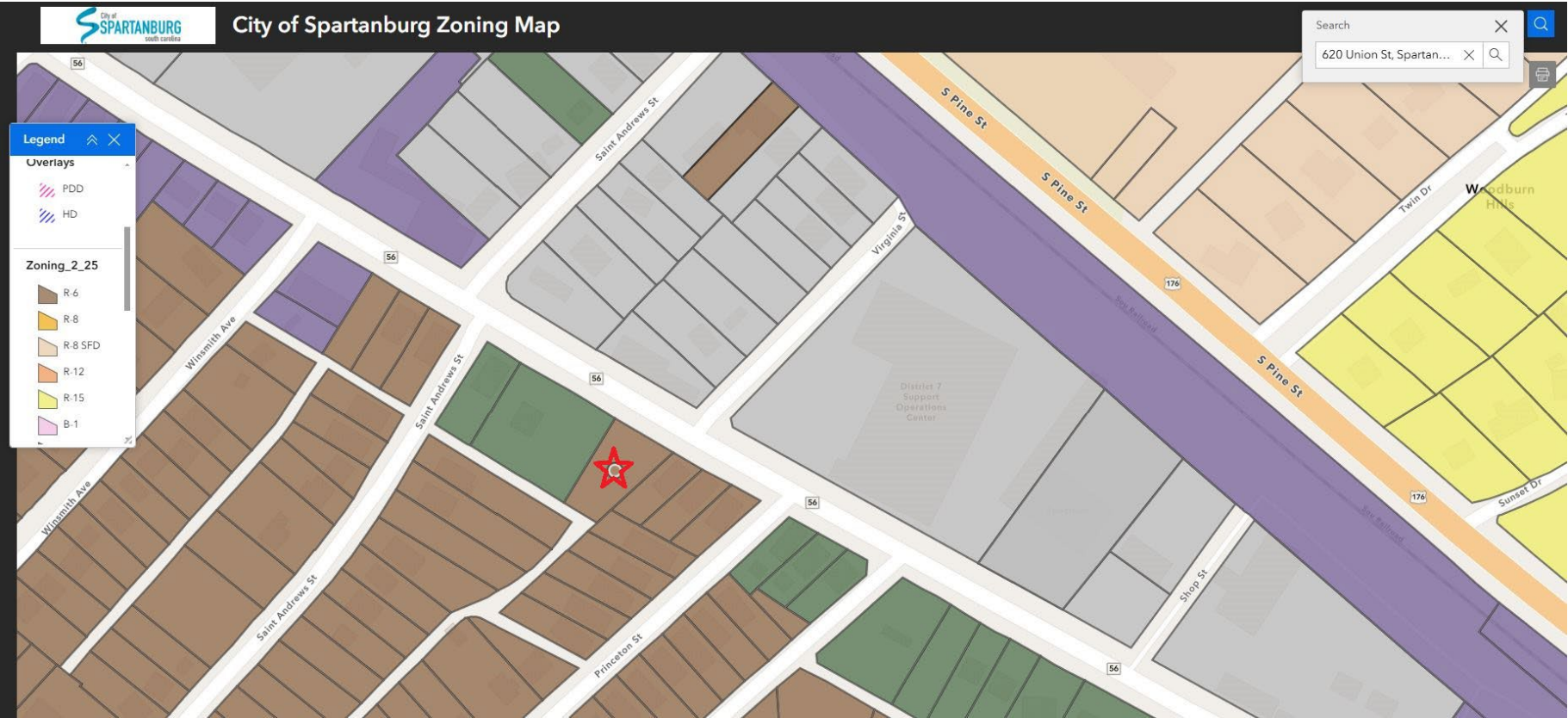
Nan Zhou, AICP
Senior Planner

April 9, 2025

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





COUNCIL ACTION FORM

TO: Chris Story, City Manager

FROM: Fredalyn M. Frasier, Planning Director

DATE: April 14, 2025

SUBJECT Public Hearing: Rezoning Request to reassign current split zoning of the parcel located at 577 N. Church Street (TMS# 7-12-01-249.00) from B-3 (General Business District) and R-8 (General Residential District) to the zoning designation of DT-5 (Downtown Urban District) to accommodate the future redevelopment that is consistent with surrounding zoning. DT-5 provides flexibility along this priority corridor designated for Infill Growth in the Comprehensive Plan.

OWNER/APPLICANT

Owner: CBC Investments, LLC / **Applicant:** Lucas Ward / **Agent:** Lauren Rogers

PROJECT EXISTING CONDITIONS

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 D-T5 (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 D-T5 (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 through the local neighborhood. In addition to a heavily traveled road, the character of adjacent neighborhoods is different as well.

PROJECT HISTORY & OVERVIEW

In 2021, Lucas Ward, the agent with Gibbs International, submitted a similar rezoning request to the City Council. 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.

The application returns before the City Council after receiving approval by the Planning Commission on March 30, 2025, as a request for DT-5 zoning (Urban Center District) to provide greater flexibility for future redevelopment of the site.

Unlike the previous B-3 rezoning request, the proposed D-T5 designation is more consistent with the desired urban development pattern for this corridor which allows for a mix of commercial, office, retail, and residential uses. The 2024 Comprehensive Plan Growth & Conservation Framework organizes the City's conservation and growth priorities. The site is projected as a Neighborhood Infill Growth Sector and surrounded by the mixed use and commercial development of adjacent Corridor and Center Infill Growth Sectors. The proposed rezoning is consistent with these Infill strategies expressed in the Comprehensive Plan.

SUMMARY

1. A public information meeting was held on **March 12, 2025**, to provide the public an opportunity to discuss the proposed rezoning request prior to the Planning Commission meeting. Public notice was advertised in the Spartanburg Herald Journal and letters were sent by certified and regular mail to property owners within 400 feet of 577 N. Church Street and the property was posted for the Planning Commission and City Council public hearings. No public comments were received.
2. On **March 20, 2024**, the Planning Commission held a public hearing and reviewed a rezoning request for the property located at 577 N. Church Street (TMS# 7-12-01-249.00). No public comments were received.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission unanimously approved by a vote of 6 to 0 the request to rezone the parcel located at 577 N. Church Street (TMS# 7-12-01-249.00) from B-3 (General Business District) and R-8 (General Residential District) to the zoning designation of DT-5 (Downtown Urban District)

ADDITIONAL INFORMATION

Draft minutes of **March 20, 2025**, Planning Commission meeting and Staff Report with the Applicant's presentation and attachments are included for Council review. Also enclosed is a proposed ordinance in the event of Council approval.

BUDGET AND FINANCE DATA: N/A

AN ORDINANCE

TO AMEND THE CITY OF SPARTANBURG, SOUTH CAROLINA ZONING ORDINANCE AND COMPREHENSIVE PLAN LAND USE ELEMENT, BY AMENDING SECTION 206, CHANGES TO DISTRICT BOUNDARIES, SPECIFICALLY, THE PROPERTY LOCATED AT 577 N. CHURCH STREET (TMS# 712-01-249.00) FROM B-3, GENERAL BUSINESS DISTRICT, AND R-8, GENERAL RESIDENTIAL DISTRICT, TO THE ZONING DESIGNATION OF D-T5, DOWNTOWN URBAN DISTRICT, AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of Spartanburg now finds that, upon further review, it is in the public interest that the land use designation for the parcel identified on the Official Zoning Map of the City of Spartanburg, South Carolina, dated August 6, 1973, as amended, by changing the zoning of property located at located at 577 N. Church Street (TMS# 7-12-01-249.00) from B-3 (General Business District) and R-8 (General Residential District) to the zoning designation of D-T5 (Downtown Urban District) to accommodate the future redevelopment that is consistent with the Infill Growth Corridor.

WHEREAS, this zoning change would be compatible with surrounding land uses and neighborhood character, would not be detrimental to the public health, safety and welfare, and, further, would be in conformance with the Comprehensive Plan – Land Use and Community Character - Growth and Conservation Map.

WHEREAS, the Planning Commission held a public hearing on March 20. 2025, at which time a presentation was made by staff and an opportunity was given for the public to comment on the rezoning request; and

WHEREAS, the Planning Commission, after consideration of the staff report, public comments, and the criteria set forth in Section 605 of the Zoning Ordinance, subsequently voted at that meeting to recommend to City Council approval of the zoning request as presented.

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

Section 1. Amendment. That the official zoning map of the City of Spartanburg, as referenced by Section 206 of the Zoning Ordinance to be, and the same hereby amended as follows:

All that property located at 577 N. Church Street (TMS# 7-12-01-249.00) currently assigned B-3 (General Business District) and R-8 (General Residential District) to the zoning designation of D-T5 (Downtown Urban District).

Section 2. Severability. If any section, phrase, sentence or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. Effective Date. This Ordinance shall be effective upon its adoption by the City Council of the City of Spartanburg, South Carolina.

DONE AND RATIFIED THIS _____ DAY OF _____, 2025.

Jerome Rice, Mayor

ATTEST:

Christie Lindsey, City Clerk

APPROVED AS TO FORM:

Robert P. Coler, City Attorney

___/___/___ (First Reading)

___/___/___ (Second Reading)

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: D-T5 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 D-T5 – 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 D-T5 (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 D-T5 (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 of 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 D-T5 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 organizes the City's conservation and growth priorities. The Plan outlines different typologies which included and Infill Growth Sectors. The portion of N. Church Street where the subject property is located is envisioned as Neighborhood Infill Growth Sector and is 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 these Infill strategies.
2. **Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood** – The present character of the surrounding properties is residential and institutional use (Spartanburg Regional Health Services and Wofford College) in nature, and commercial uses (D-T5) 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 D-T5 along the West side of N. Church Street, where recent new redevelopment activity has occurred. The D-T5 zoning designation provides an additional layer of urban design standard requiring proposed projects to undergo review by the City's Design Review Board.

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 reinforces the development of projects that adhere to the established design guidelines and public realm principles that respond to the City's goals to create vibrant corridors.

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 rezoning of 577 N. Church S Street (TMS# 7-12-01-249.00) from split zone of R-8, General Residential District, & B-3, General Business District, to D-T5 (Urban Center District) to further advance urban core design principles and flexible redevelopment opportunities 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.

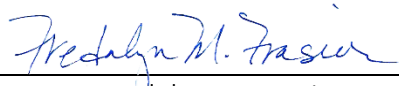
FUTURE PROCESS

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

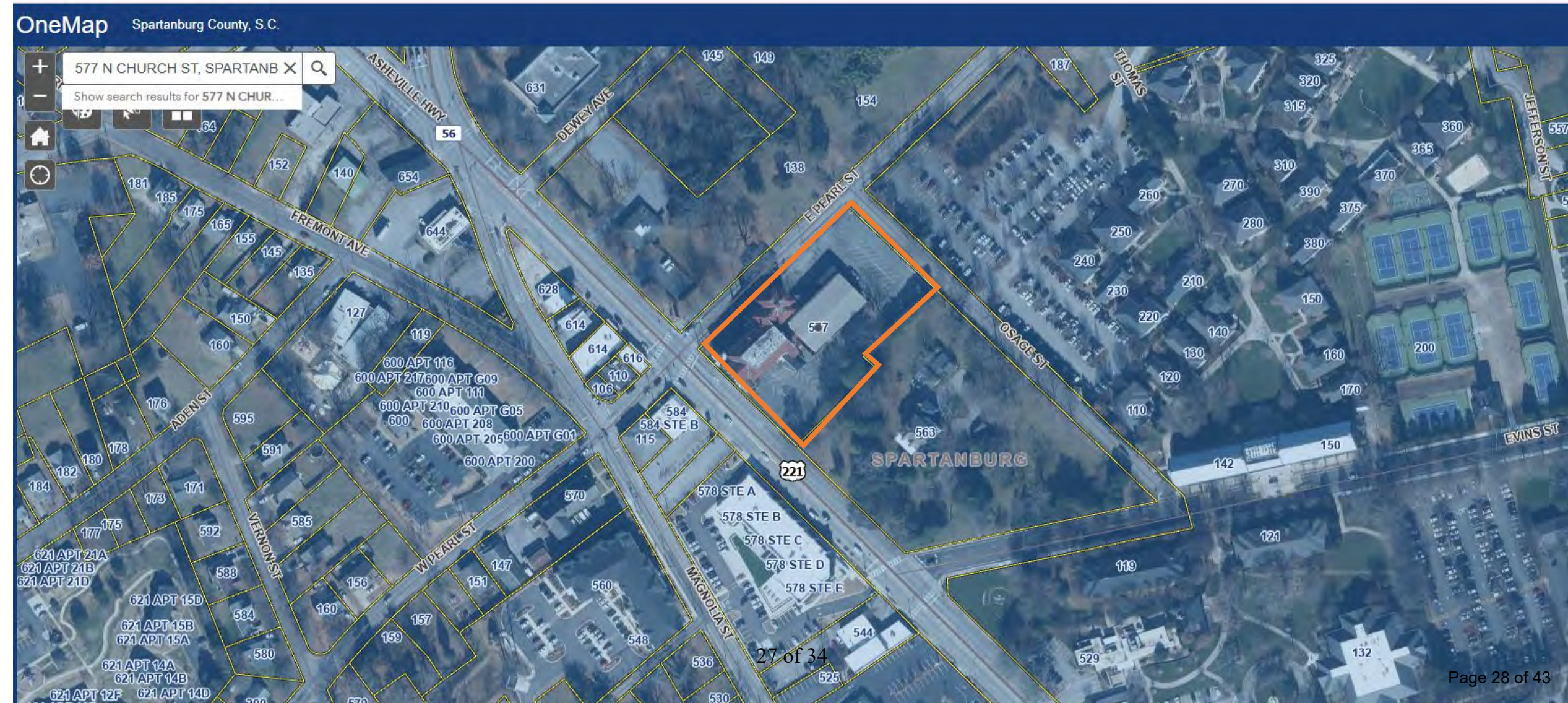
April 11, 2025

DATE

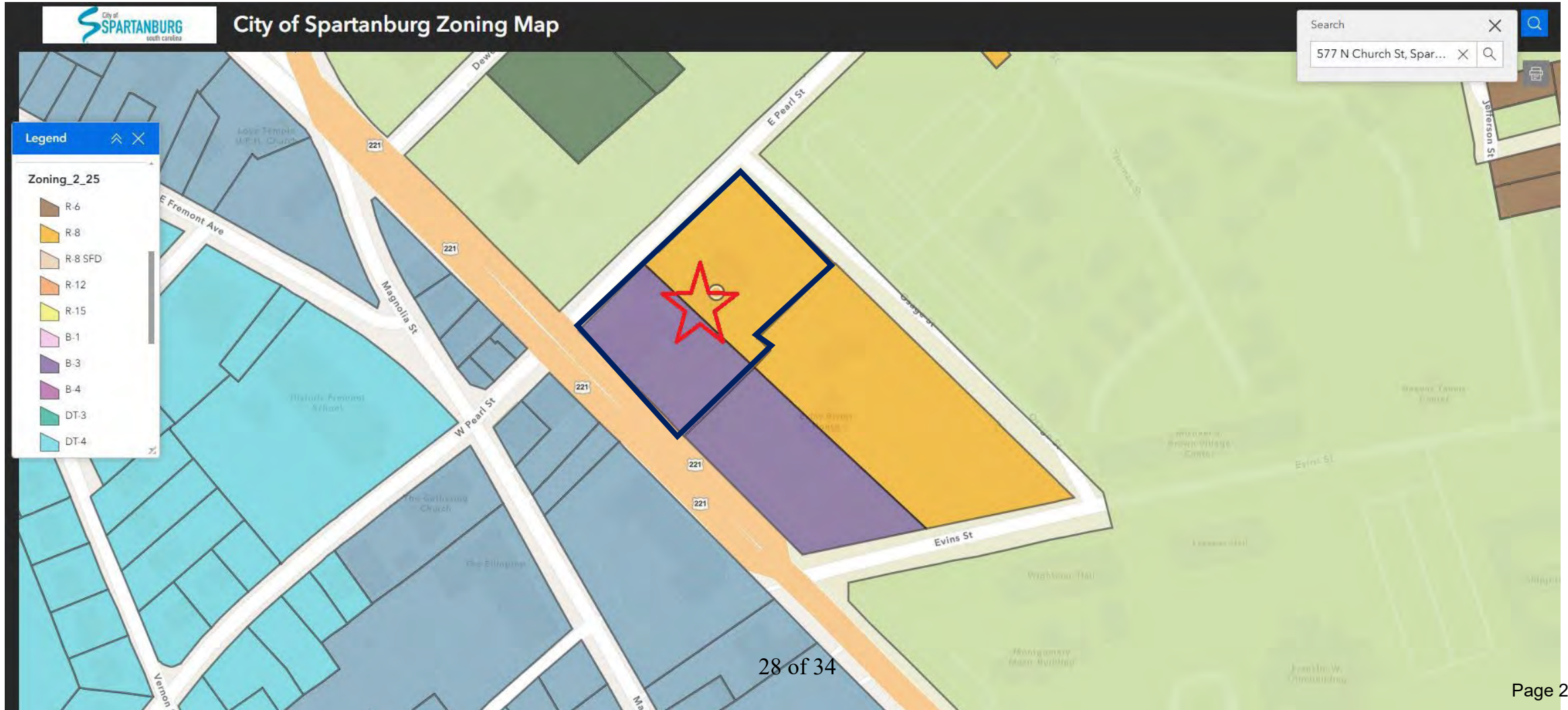
Attachments:

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

577 N. Church Street



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



April 10, 2025

Statement of Intent

Submitted by CBC Investments, LLC

Rezoning Request: RZ – 25-011-00001

Property: 577 N Church St, Spartanburg, SC 29303 (1.90± Acres)

CBC Investments, LLC respectfully requests the rezoning of 577 N Church Street—formerly Calvary Baptist Church—from B-3 General Business and R-8 General Residential to DT-5 Urban Center District. This prominent 1.90± acre site sits at a hard corner along N Church Street and E Pearl Street, a key gateway corridor into downtown Spartanburg. The property naturally conforms to adjacent parcels already zoned DT-5 and presents a rare opportunity to activate a highly visible corner through compatible urban redevelopment.

The South Carolina Department of Transportation (SCDOT) reports a traffic count of approximately 18,500 vehicles per day, with current flow patterns suggesting closer to 20,000 VPD. This level of exposure underscores the site's value and its alignment with the City's goals for encouraging density, walkability, and mixed-use vitality along major thoroughfares.

Rezoning to DT-5 also supports the continued economic revitalization of the Northside, aligning with the City of Spartanburg's long-term vision for reinvestment in this historically significant district. This corridor has been the focus of targeted public-private partnerships aimed at improving housing, attracting local business, and increasing access to amenities. The site's strategic location offers a natural extension of that momentum—bridging downtown activity with the Northside's evolving urban fabric.

Additionally, this zoning designation offers a level of design control and intent that supports the visual and functional enhancement of nearby Wofford College entrances. Future development at this site will be planned with sensitivity to the College's identity and the surrounding context, contributing to an improved sense of place for students, visitors, and the broader community.

The proposed DT-5 zoning—recognized as a Gateway Zoning District—will address long-standing market friction caused by the property's split zoning and catalyze private investment consistent with downtown Spartanburg's growth trajectory.

With existing infrastructure, high developer interest, and a strong fit for urban redevelopment, this site is ready to contribute meaningfully to the City's economic and community objectives.

Respectfully submitted,

Applicant: Lucas Ward / Agent: Lauren Rogers

Lucas Ward

CBC Investments, LLC

1-A

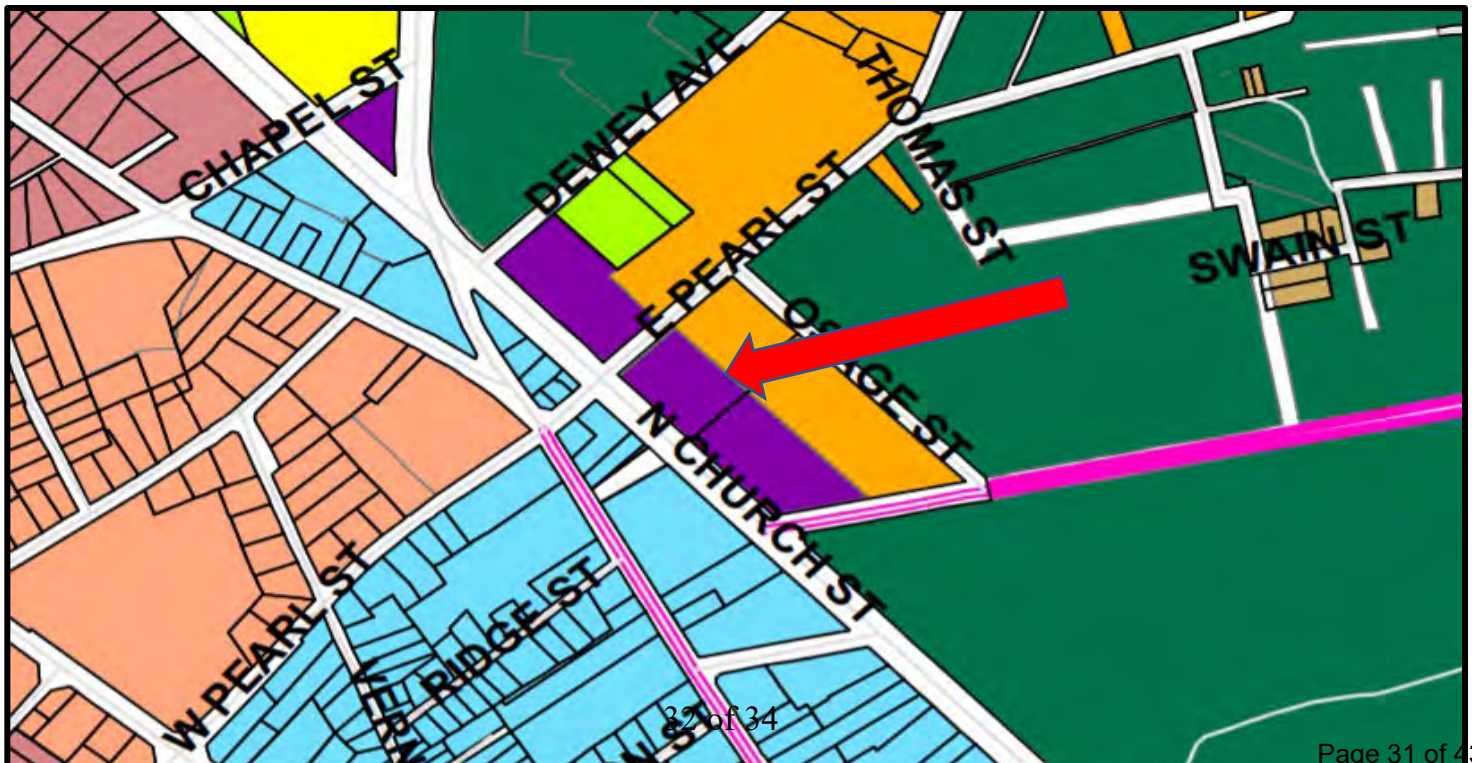
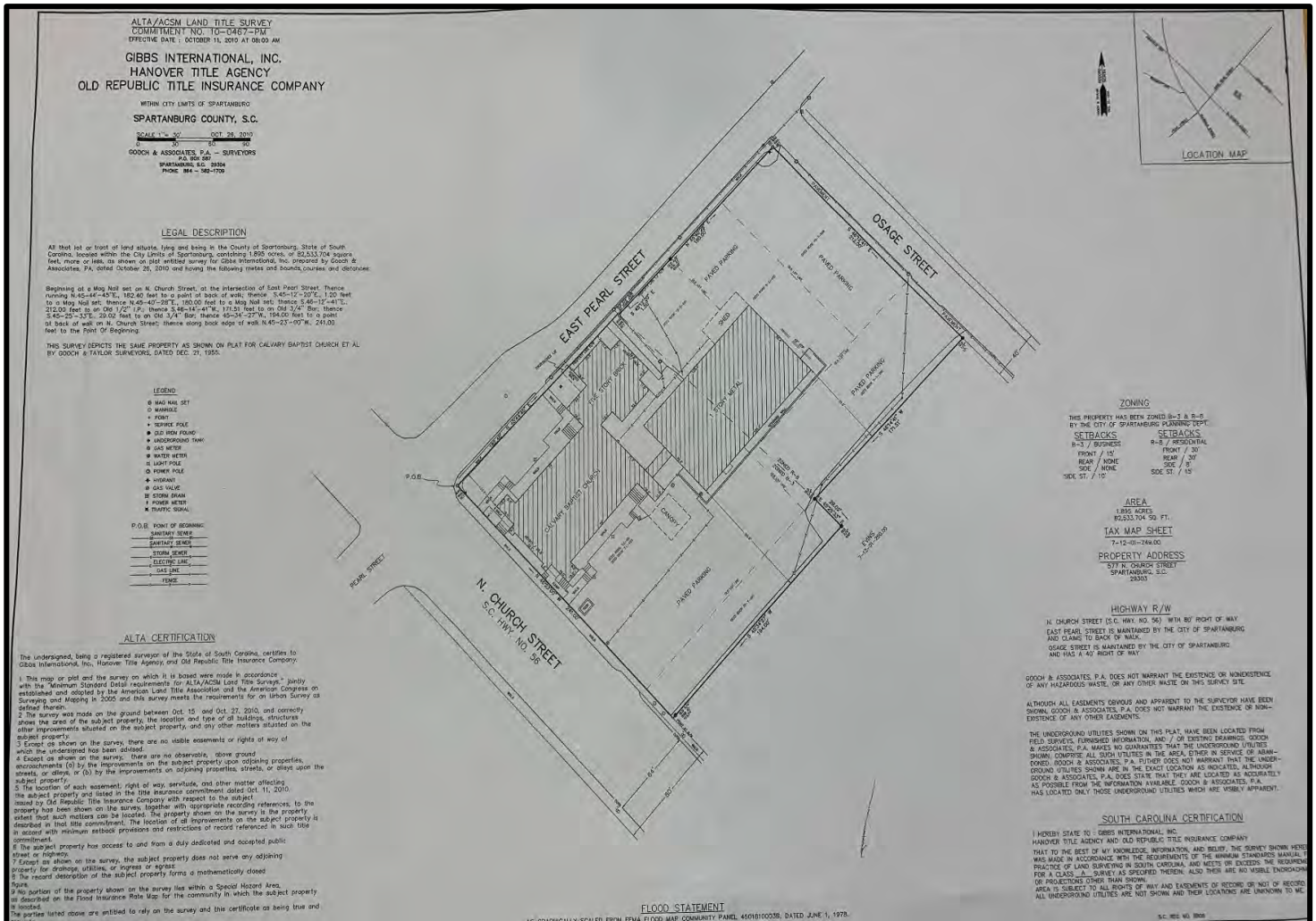


Exhibit
1-B (images before demolition0



GIBBS INTERNATIONAL, INC.
HANOVER TITLE AGENCY
OLD REPUBLIC TITLE INSURANCE COMPANY

SPARTANBURG COUNTY, S.C.

0 30 60 90
GOOCH & ASSOCIATES, P.A. - SURVEYORS
P.O. BOX 587
SPARTANBURG, S.C. 29304
PHONE 864 - 562-1709

LEGAL DESCRIPTION

All that, lot or tract of land situated, lying and being in the County of Spartanburg, State of South Carolina, located within the City Limits of Spartanburg, containing 1,989 acres, or 82,533.704 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 meter and bounds, courses and distances:

Beginning at a Mog Nail set on N. Church Street, at the intersection of East 5th Street. Then running N-45-44-45E, 182.40 feet to a point at back of wall; thence S-45-12-20E, 1.20 feet to a Mog Nail set on Old 1/2" IP; thence S-46-14-11W, 180.00 feet to a Mog Nail set; thence S-46-12-41W, 171.51 feet to an old 3/4" IP; thence S-45-22-31E, 29.02 feet to an old 3/4" Bor; thence 45-35-27W, 194.00 feet to a point at back of rock on N. Church Street; thence along back edge of walk N-45-22-00W, 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.

LEGEND

- MAC NAIL SET
MANHOLE
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

P.O.B. POINT OF BEGINNING

- SANITARY SEWER
 28' 29' 30'
 SANITARY SEWER
 1' 2' 3'
 STORM SEWER
 1' 2' 3'
 ELECTRIC LINE
 1' 2' 3'
 GAS LINE
 1' 2' 3'
 FENCE
 1' 2' 3'

ALTA CERTIFICATION

The undersigned, being a registered surveyor of the State of South Carolina, certifies to
Gibbs International, Inc., Hanover Title Agency, and Old Republic Title Insurance Company,

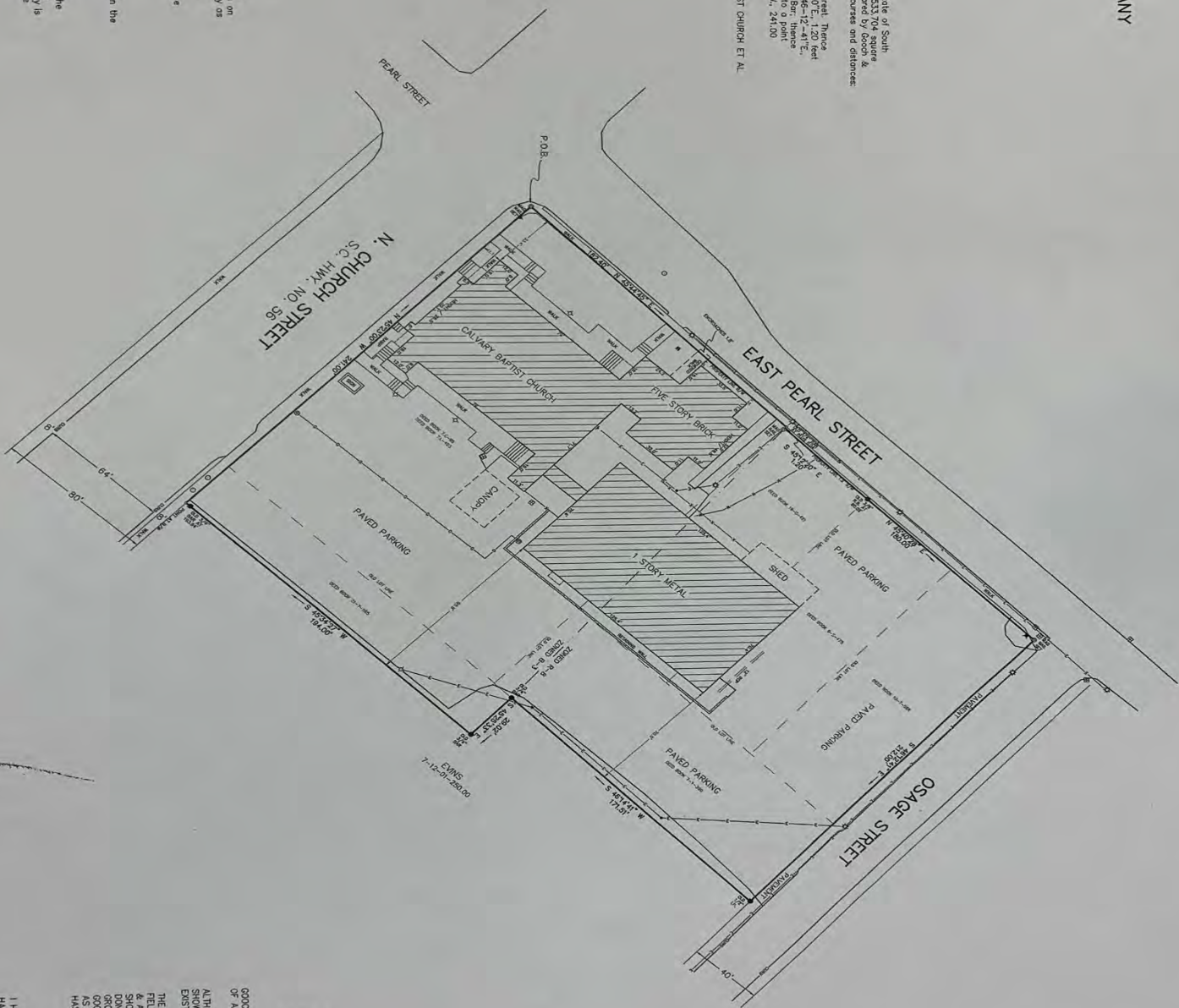
- [illegible]

Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.

The second description of the subject property forms a mathematically closed

No portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located.

The parties listed above are entitled to rely on the survey, and the survey is accurate.



ZONING

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

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'

AREA

32,533.704 SQ. FT.

TAX MAP SHEET

00:56:27-10:27-1

PROFESSOR ADDRESS
577 N. CHURCH STREET

STAFF INFORMATION
29303

HIGHWAY R/M

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

GOOCH & ASSOCIATES, P.A. DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY HAZARDOUS WASTE, OR ANY OTHER WASTE ON THIS SURVEY SITE.

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 ACCURATELY LOCATED. THE INFORMATION IS PROVIDED FOR INFORMATION ONLY. RECORDS AND ASSOCIATES, P.A. FURTHER LOCATIONS IS INDICATED, ALTHOUGH OTHER UTILITIES SHOWN ARE IN THE EXISTING LOCATION AS INDICATED. ALTHOUGH RECORDS AND ASSOCIATES, P.A. DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. RECORDS AND ASSOCIATES, P.A. HAS LOCATED ONLY THOSE UNDERGROUND UTILITIES WHICH ARE VISIBLE. APPARENT

SOUTH CAROLINA CERTIFICATION

I HEREBY STATE TO : GIBBS INTERNATIONAL, INC.

[illegible]

577 N Church Street

1.895 Acres



Property Overview

- ▶ Signalized Intersection with Crosswalk
- ▶ ± 1.895 Acres ($\pm 82,546$ square feet)
- ▶ 241.00' Frontage on N. Church Street
- ▶ TMS # 7-12-01-249.00
- ▶ Rectangular Lot Dimensions
- ▶ City of Spartanburg
- ▶ currently Split Zoned B-3 & R-8
- ▶ All Municipal Utilities

Every effort has been made to ensure the accuracy of the information contained herein, however the data and information provided should be independently verified.



Every effort has been made to ensure the accuracy of the information contained herein, however the data and information provided should be independently verified.

Incentive Overview

- ▶ Gateway to Northside Redevelopment
- ▶ Qualified Federal Opportunity Zone
- ▶ SC Abandoned Buildings Revitalization Act
(S.C. Code Section 12-67-100, et seq.)
- ▶ Adjacent to Wofford College
- ▶ Near Spartanburg Regional (540 beds)
- ▶ Vertical Development Opportunity

Location Overview

Facing South to Downtown



Facing North to Interstate 85 Business



Additional Photos

Facing The Hub towards Downtown



Downtown Spartanburg to Hwy 221





TMS#: 7-12-01-249.0
±1.895 ACRES
CITY OF SPARTANBURG
SPLIT ZONED: B-3/R-8

PARKING SPECIFICATIONS/REQUIREMENTS:

PROPOSED USE:
1ST FLOOR: 10,000 SF RETAIL (3 SPACES PER 1000SF)
2ND FLOOR: 10,000 SF OFFICE (1 SPACE PER 750SF)
3RD/4TH FLOORS: 20,000 SF HOUSING (±30 UNITS, 2 SPACES PER UNIT)

PARKING REQUIRED: 104 SPACES
(5 ADA, INCLUDED)

PARKING PROVIDED: ±113 SPACES



TMS#: 7-12-01-249.0
±1.895 ACRES
CITY OF SPARTANBURG
SPLIT ZONED: B-3/R-8

PARKING SPECIFICATIONS/REQUIREMENTS:
PROPOSED USE:
1ST FLOOR: 20,000 SF RETAIL (3 SPACES PER 1000 SF)
2ND - 5TH FLOORS: 20,000 SF OFFICE / FLOOR (1 SPACE PER 750 SF)

PARKING REQUIRED: 167 SPACES
(6 ADA, INCLUDED)

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



REQUEST FOR CITY COUNCIL ACTION

TO: Chris Story, City Manager
FROM: Robert Coler, City Attorney
SUBJECT: Purchase of Property on Crescent Avenue
DATE: April 3, 2025

BACKGROUND :

The property on Crescent Avenue is currently owned by M&M Property Group of the Upstate, LLC. This lot is in the proposed path for the trail system extension in Spartanburg. It is beneficial for the City to purchase this property because the expansion of the trail system will continue to foster a sense of community and recreational activities for our residents and visitors.

ACTION REQUESTED:

Council to approve the purchase of Crescent Avenue tax map parcel 7-16-06-068.01

BUDGET & FINANCIAL DATA:

The final cost to purchase this property is \$500.00. In house legal will draft and file deed and related documents.

A RESOLUTION
TO PURCHASE PROPERTY LOCATED ON CRESCENT AVENUE
BEARING TAX MAP PARCEL 7-16-06-068.01

WHEREAS, the City of Spartanburg (the “City”) desires to purchase the property owned by M&M Property Group of the Upstate, LLC located on Crescent Avenue, Spartanburg, bearing tax map parcel 7-16-06-068.01; and

WHEREAS, the City believes that the acquisition of this property is beneficial as it is located along the proposed path of the trail system extension in Spartanburg; and

WHEREAS, the City finds it appropriate to authorize the City Manager to execute all documents necessary to purchase this property.

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

Section1: The City Manager is authorized to execute, acknowledge and deliver documents related to the purchase of Crescent Avenue Property bearing tax map parcel 7-16-06-068.01

Section 2: This Resolution shall become effective upon the date of enactment.

DONE AND RATIFIED This _____ day of _____, 2025.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney