



# *The City of Spartanburg Planning Commission*

## **AGENDA**

**September 18, 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 August 21, 2025, Meeting.**
- VII. Old Business:** None.
- VIII. New Business:**
  - 1. AX-25-008-00001 – The Planning Commission has received a request for annexation and zoning designation of property located at 2251 S Pine St (TMS: 7-17-10-062.00) currently un-zoned to be assigned a zoning designation of B-3, General Retail District. Owner: Joey E Harrison / Applicant: Jack Levinson, Lat Purser & Associates, Inc.
  - 2. AX-25-008-00002 – The Planning Commission has received a request for annexation and zoning designation of property located at 2191 Country Club Rd (TMS: 7-17-06-071.00) currently un-zoned to be assigned a zoning designation of B-3, General Retail District. Owner: Pigg Town LLC/ Applicant: Jack Levinson, Lat Purser & Associates, Inc.
- IX. Staff Announcements:**
  - ACOG Continued Education Training
- X. Adjournment.**

*For more information, contact the Planning Department at (864) 596-2068  
[planning@cityofspartanburg.org](mailto:planning@cityofspartanburg.org).*

**Planning Commission Meeting Minutes**  
**August 21, 2025, at 5:30 PM**  
**Spartanburg County Council Chambers**

The Planning Commission met in Spartanburg County Council Chambers on Thursday, August 21, 2025, at 5:30PM with the following members in attendance **Dr. Phillip Stone, Kevin DeMark, Santiago Mariani, Warwick Spencer, Lekesha Whitner, Jemar Brown, and Reed Cunningham**. Representing the Planning Department is **Fredalyn Frasier, Planning Director, Ben Jones, Sr. Planner**.

**Roll Call**

Dr. Stone: Phillip Stone, Chair  
Mr. DeMark: Kevin DeMark, Commissioner  
Mr. Mariani: Santiago Mariani, Commissioner  
Ms. Whitner: Lekesa Whitner, Commissioner  
Mr. Brown: Jemar Brown, Commissioner  
Mr. Cunningham: Reed Cunningham, Commissioner  
Mr. Spencer: Warwick Spencer, 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 Ms. Mariani seconded by Ms. Whitner, the agenda for the meeting was approved, by a vote of 7 to 0.**

**New Case:**

**Nominating Committee Announcement:**

Dr. Stone stated that on August 1, 2025, he sent an email to the Planning Commission appointing a nominating committee consisting of Reed Cunningham as Chair, with Santiago Mariani and Lekesha Whitener as members. He confirmed that the committee has met. The City Attorney reviewed and approved the process, noting it was acceptable to both staff and commission members. Mr. Cunningham was then called upon to read the nominating committee report into the record. Dr. Stone stated that the report would be considered for inclusion in the official meeting report. Mr. Cunningham was called upon to read the nominating committee report.

Mr. Cunningham: Dr. Stone noted that, based on his email dated August 1, 2025, he contacted Commissioners Mariani and Whitener to serve on the nominating committee. While the committee did not meet in person, members exchanged several emails to discuss possible nominations. After going back and forth with suggestions, they reached a unanimous decision. This concluded the report.

Mr. Cunningham was called upon to read the nominating committee report. The committee recommended the following slate of officers:

**Election of Officers:**

Following the nominating committee report, Mr. Cunningham opened the floor for additional nominations. No nominations were presented. The board then moved forward with voting for the proposed slate of officers for the upcoming year.

**A motion was made to approve the slate as presented. The motion passed by a vote of 6–1. With a majority vote in favor, the nominations were confirmed as follows:**

**Chairman:** Dr. Phillip Stone

**Vice Chairman:** Warwick Spencer

**Staff Announcements:**

Staff welcomed two new planners to the department: Ben Jones, Senior Planner, and Dominick Calace, Planner I. Updates were provided on upcoming department changes and initiatives, including the launch of a micro-transit program within the next few weeks, aimed at offering more flexible transportation options without requiring residents to go to the main bus station.

The board also discussed strategies to improve parking garage usage to support downtown businesses, the possibility of a proposed shuttle service, and long-term infrastructure planning to widen major downtown streets.

In addition, concerns were raised about the lack of green space downtown. The board discussed potential improvements and studies to explore ways to increase access to public green areas. Other ongoing initiatives mentioned included the exploration of rentable bicycles and continued development of the City's Comprehensive Plan.

**The meeting was adjourned at 6:07 PM.**

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Dr. Phillip Stone, Chairman

**Application for Annexation**

AX-25-008-00001      Address: 2251 S. Pine St.

| <u>LANDOWNER</u>                                  | <u>APPLICANT</u>                                                                 | <u>AGENT</u>  |
|---------------------------------------------------|----------------------------------------------------------------------------------|---------------|
| Joey E. Harrison<br>PO Box 638<br>Inman, SC 29349 | Lat Purser & Associates, Inc.<br>4531 Park Rd., Suite 410<br>Charlotte, NC 28209 | Jack Levinson |

| <u>PARCEL DATA</u>                                                                                                                                                                      |                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <ul style="list-style-type: none"><li>▪ Tax Map ID: 7-17-10-062.00</li><li>▪ Existing Zoning Districts: None</li><li>▪ Proposed Zoning District: B-3, General Retail District</li></ul> | Overlay District: N/A |

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**APPLICATION SUMMARY**

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The City of Spartanburg has received a request to annex the property located at 2251 S. Pine Street (TMS # 7-17-10-062.00) into the City limits. The applicant, Lat Purser & Associates, Inc., on behalf of the landowner Mr. Joey Harrison, is also requesting that the property be zoned B-3 (General Business District) to align with the zoning of nearby parcels. **Owner : Joey E. Harrison / Applicant: Jack Levinson, Lat Purser & Associates, Inc.**

The project site is an approximately 34,412 square foot (0.79 AC) parcel located at 2251 S. Pine Street. The parcel borders S. Pine Street to the south. The applicant has requested approval of a zoning designation of B-3, General Business District.

Adjacent land to the project site is currently zoned B-3, General Business District, and is undeveloped. Across S. Pine Street and to the south exists an auto dealership on a parcel zoned I-1, Light Industrial District.

**ORDINANCE AND BOUNDARY ADJUSTMENT**

Per Section 208.C of the City of Spartanburg Zoning Ordinance, all property annexed to the City shall be zoned at the highest residential classification (R-15, Single Family Residential District) according to the then existing zoning ordinance; provided, however, City Council may designate such other zoning classification of the property to be annexed as: (1) if the property to be annexed is vacant and the property owner requests zoning less restrictive than the existing zoning for all adjacent property, the request for zoning shall be referred to the Planning Commission and recommendation made thereon; (2) on all other cases, City Council may designate the zoning of the property being annexed in the annexation ordinance after considering the existing use of the property, if any, and the zoning of adjacent property.

The current City of Spartanburg Zoning Ordinance Section 301 to 393: District Use Regulations 303.6 Table of Permitted Uses lists Multi-family residential as a permitted use under B-3, General Business District zoning classification.

The proposed annexation is authorized under Section 5-3-150 of the Code of Laws of South Carolina, 1976 as amended that gives municipalities the power to grow through annexations. There are three methods to annex properties: 100-percent freeholder petition and ordinance, 75-percent freeholder and petition and 25-percent elector petition and election method. This project was submitted under the 100-percent freeholder petition and ordinance method. After Planning Commission's review and recommendation, the application shall be heard and acted on by City Council for two readings.

### **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**

A request for annexation and zoning designation request for the property located at 2251 S. Pine St. to be used as a portion of the land developed for a multi-family residential development.

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

The 2023 City of Spartanburg Final Draft Comprehensive Plan lists this portion of S. Pine Street as G-4 Corridor Infill Growth Sector. According to the 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 the S. Pine Street corridor, encouraging and supporting multi-family development suits the character of the future land use intentions of the Comprehensive Plan.

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

The present character of the adjacent surrounding properties to the north of the project site along S. Pine Street are primarily zoned for B-3, General Business District. The properties to the south side of the project site across S. Pine Street are currently zoned for I-1, Light Industrial District.

The proposed zoning designation of B-3, General Business District would be consistent and compatible with adjacent properties uses along S. Pine Street.

The zoning ordinance considers B-3, General Business District as districts that “...serve several functions. They provide central concentrations of goods and services for more than one neighborhood. They provide comparison shopper’s goods, convenience goods and services, specialty goods, amusements and numerous services for less than a citywide market. They also provide locations for small businessmen with a city-wide market who cannot operate in the downtown areas. The predominant purpose of all these functions is retail trade.”

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 annexation and zoning classification from B-3, General Business District of this parcel is granted, it will accommodate the proposed use of multi-family residential development featuring townhomes. The proposed use will require a Site Plan review process. The site plan process allows City staff to provide feedback on the proposed 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**

Not applicable.

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**

The City of Spartanburg recommends annexation of this parcel into the City limits from Spartanburg County. This annexation is part of a development agreement with Lat Purser & Associates, Inc. to develop townhomes within the City. City Staff also recommend approval of the proposed zoning designation of B-3, General Business District for this parcel. This zoning designation is congruent with the adjacent parcel as well as the future land use map within the Comprehensive Plan.

The townhome development proposed to include this parcel will provide increased housing within City limits and support the workforce housing needs of Spartanburg.

### **WRITTEN PUBLIC COMMENTS**

Notices were sent to property owners within a 400 ft. radius of the subject property. A total of 17 Notices were sent to property owners of which 2 were mailed certified mail. A Planning Informational meeting was held on Wednesday, September 10, 2025, at 5:30 PM at the Spartanburg County Council Chambers to discuss the annexation and zoning designation request and to address any comments and concerns.

Two adjacent property owners attended the meeting and expressed their support for the annexation and proposed development.

### **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, September 22, 2025**. If the matter receives first reading approval, it will then go before the City Council for a **Second and Final Reading on Monday, October 13, 2025**. The public hearings will be publicly noticed.

### **ATTACHMENTS:**

- 1)APPLICATION
- 2)CASE PHOTOS
- 3)ZONING MAP / SITE MAP

### **PREPARED BY:**

*Benjamin Jones*

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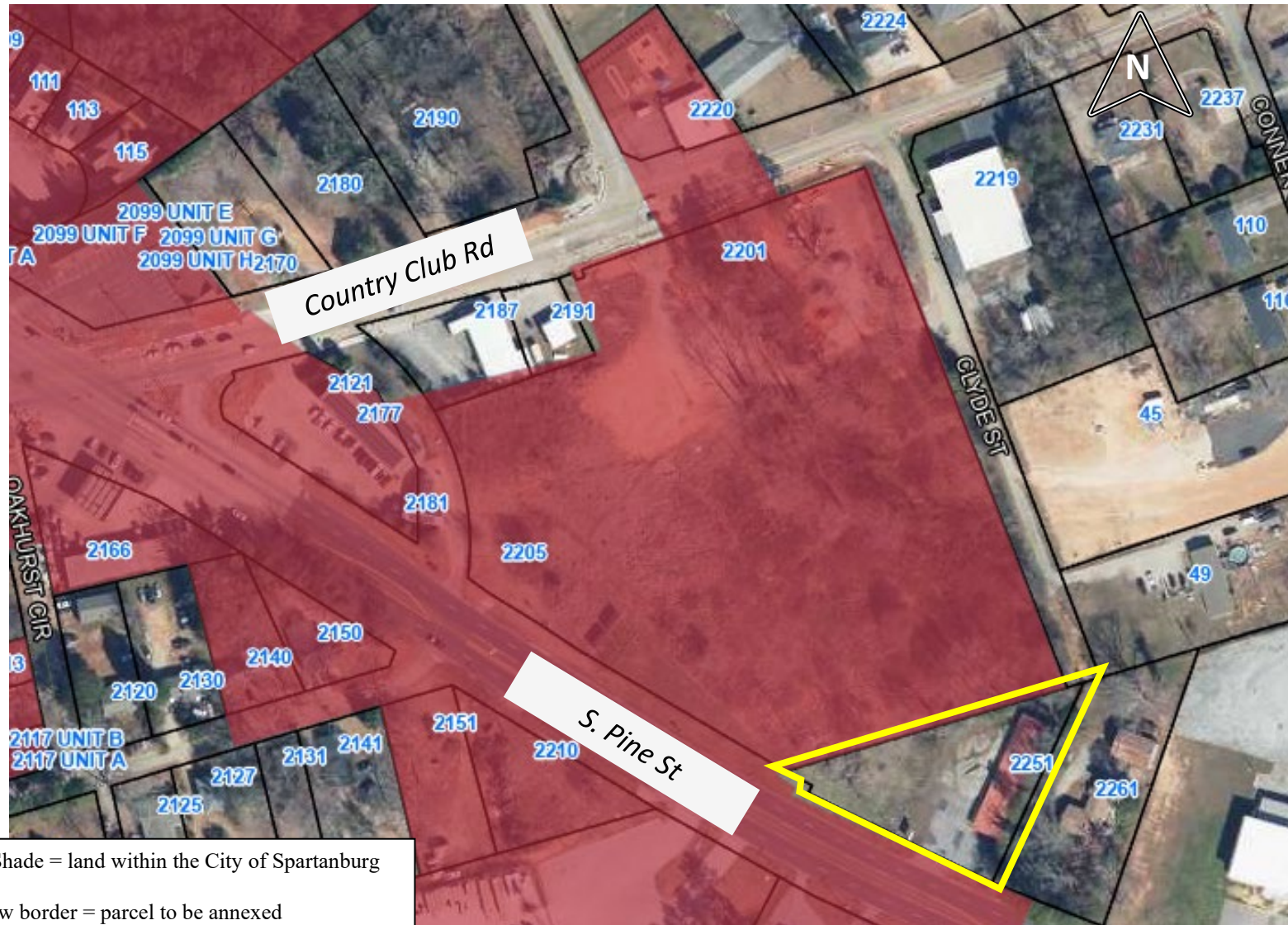
Benjamin Jones  
Senior Planner

September 12, 2025

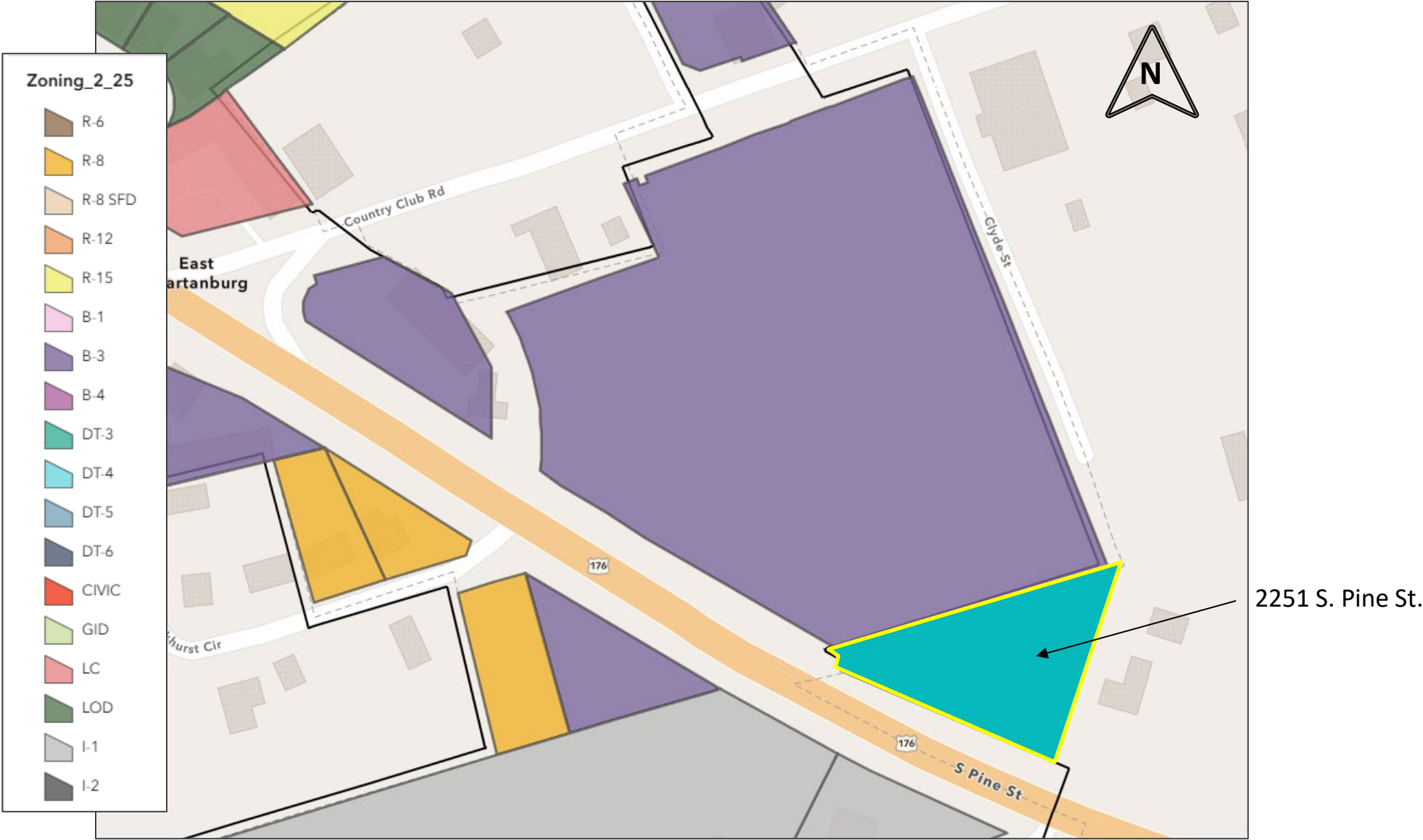
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DATE

## PROJECT SITE MAP – 2251 S. Pine St.



**ZONING MAP – 2251 S. Pine St.**



## SITE PHOTOS – Front of the Site (from S. Pine Street)



## Properties to the Left and Right Side of the Project Site



Left side of project site (from S. Pine Street)



Right side of project site (from S. Pine Street)

## Property Across from the Project Site – Auto dealership





# Planning Department

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

## General Application

Name of Development: TBD; S. Pine St. Townhomes as reference

Street Address: 2251 S. Pine

Zoning District: \_\_\_\_\_ Overlay: \_\_\_\_\_ Tax Map Number: 7-17-10-062.00

Owner: Joey E. Harrison

Phone: \_\_\_\_\_

Address: PO Box 638

Email: 218business@gmail.com

City: Inman

State: South Carolina

Zip: 29349

Applicant: Lat Purser & Associates, Inc

Phone: \_\_\_\_\_

Address: 4531 Park Rd., Suite 410

Email: jack.levinson@latpurser.com

City: Charlotte

State: NC

Zip: 28209

Agent: \_\_\_\_\_

Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

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

- ☒ Annexations
- ☐ Special Exceptions
- ☐ Zoning - Appeals
- ☐ Zoning - Map Amendment

- ☐ Planned Development Districts (PDD)
- ☐ Zoning - Conditional Use
- ☐ Zoning - Variance

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: Joey Harrison  
Signed by: \_\_\_\_\_  
2025-Sep-09 | 10:51 PDT  
682454A0CF3F45E...

Date: 8-8-2025

Staff Use Only / Received by: \_\_\_\_\_

Date Received: \_\_\_\_\_

Time: 13 of 23

Permit Number: \_\_\_\_\_

**Application for Annexation**

AX-25-008-00002

Address: 2191 Country Club Rd

| <u>LANDOWNER</u>                                       | <u>APPLICANT</u>                                                                 | <u>AGENT</u>  |
|--------------------------------------------------------|----------------------------------------------------------------------------------|---------------|
| Pigg Town LLC<br>2583 Club Dr<br>Spartanburg, SC 29302 | Lat Purser & Associates, Inc.<br>4531 Park Rd., Suite 410<br>Charlotte, NC 28209 | Jack Levinson |

| <u>PARCEL DATA</u>                                                                                                                                                                      |                       |
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**APPLICATION SUMMARY**

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The City of Spartanburg has received a request to annex the property located at 2191 Country Club Road (TMS # 7-17-06-071.00) into the City limits. The applicant, Lat Purser & Associates, Inc., on behalf of the landowner Pigg Town LLC, is also requesting that the property be zoned B-3 (General Business District) to align with the zoning of nearby parcels. **Owner : Pigg Town LLC / Applicant: Jack Levinson, Lat Purser & Associates, Inc.**

The project site is an approximately 7,144 square foot (0.164 AC) parcel located at 2191 Country Club Road. The parcel borders Country Club Road to the North. The applicant has requested approval of a zoning designation of B-3, General Business District.

Adjacent land to the project site is currently zoned B-3, General Business District, and is undeveloped. Across Country Club Road and to the northeast exists a childcare center on a parcel zoned B-3, General Business District.

**ORDINANCE AND BOUNDARY ADJUSTMENT**

Per Section 208.C of the City of Spartanburg Zoning Ordinance, all property annexed to the City shall be zoned at the highest residential classification (R-15, Single Family Residential District) according to the then existing zoning ordinance; provided, however, City Council may designate such other zoning classification of the property to be annexed as: (1) if the property to be annexed is vacant and the property owner requests zoning less restrictive than the existing zoning for all adjacent property, the request for zoning shall be referred to the Planning Commission and recommendation made thereon; (2) on all other cases, City Council may designate the zoning of the property being annexed in the annexation ordinance after considering the existing use of the property, if any, and the zoning of adjacent property.

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

The present character of the adjacent surrounding properties to the south of the project site along S. Pine Street are primarily zoned for B-3, General Business District. The property to the north side of the project site across Country Club Road is currently zoned for B-3, General Business District.

The proposed zoning designation of B-3, General Business District would be consistent and compatible with adjacent properties uses along S. Pine Street and Country Club Road.

The zoning ordinance considers B-3, General Business District as districts that “...serve several functions. They provide central concentrations of goods and services for more than one neighborhood. They provide comparison shopper’s goods, convenience goods and services, specialty goods, amusements and numerous services for less than a citywide market. They also provide locations for small businessmen with a city-wide market who cannot operate in the downtown areas. The predominant purpose of all these functions is retail trade.”

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 annexation and zoning classification from B-3, General Business District of this parcel is granted, it will accommodate the proposed use of multi-family residential development featuring townhomes. The proposed use will require a Site Plan review process. The site plan process allows City staff to provide feedback on the proposed 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**

Not applicable.

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The townhome development proposed to include this parcel will provide increased housing within City limits and support the workforce housing needs of Spartanburg.

### **WRITTEN PUBLIC COMMENTS**

Notices were sent to property owners within a 400 ft. radius of the subject property. A total of 20 Notices were sent to property owners of which 2 were mailed certified mail. A Planning Informational meeting was held on Wednesday, September 10, 2025, at 5:30 PM at the Spartanburg County Council Chambers to discuss the annexation and zoning designation request and to address any comments and concerns.

Two nearby property owners attended the meeting and expressed their support for the annexation and proposed development.

### **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 at a later date**. If the matter receives first reading approval, it will then go before the City Council for a **Second and Final Reading at a following meeting**. The public hearings will be publicly noticed.

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- 1)APPLICATION
- 2)CASE PHOTOS
- 3)ZONING MAP / SITE MAP

### **PREPARED BY:**

*Benjamin Jones*

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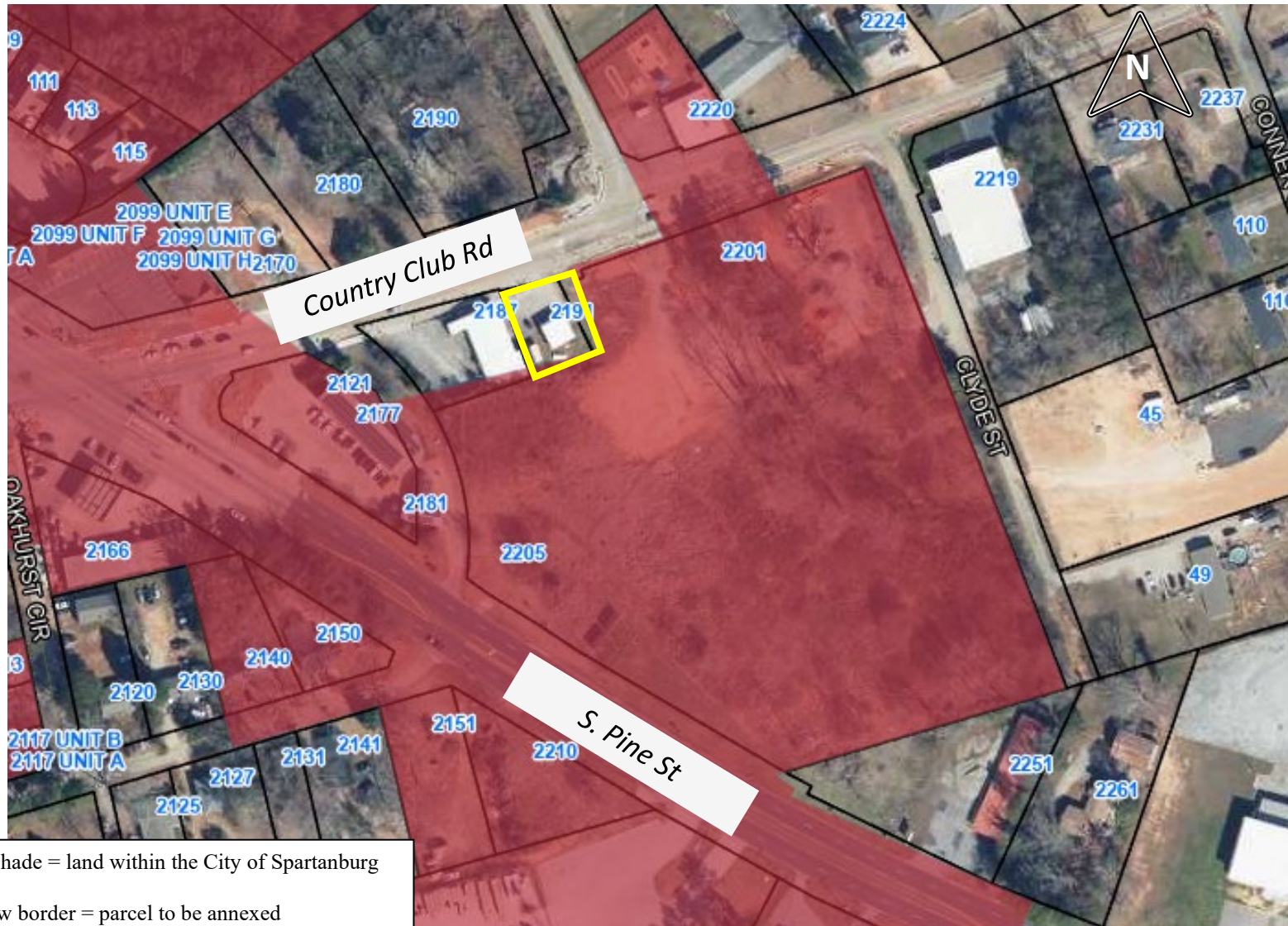
Benjamin Jones  
Senior Planner

September 12, 2025

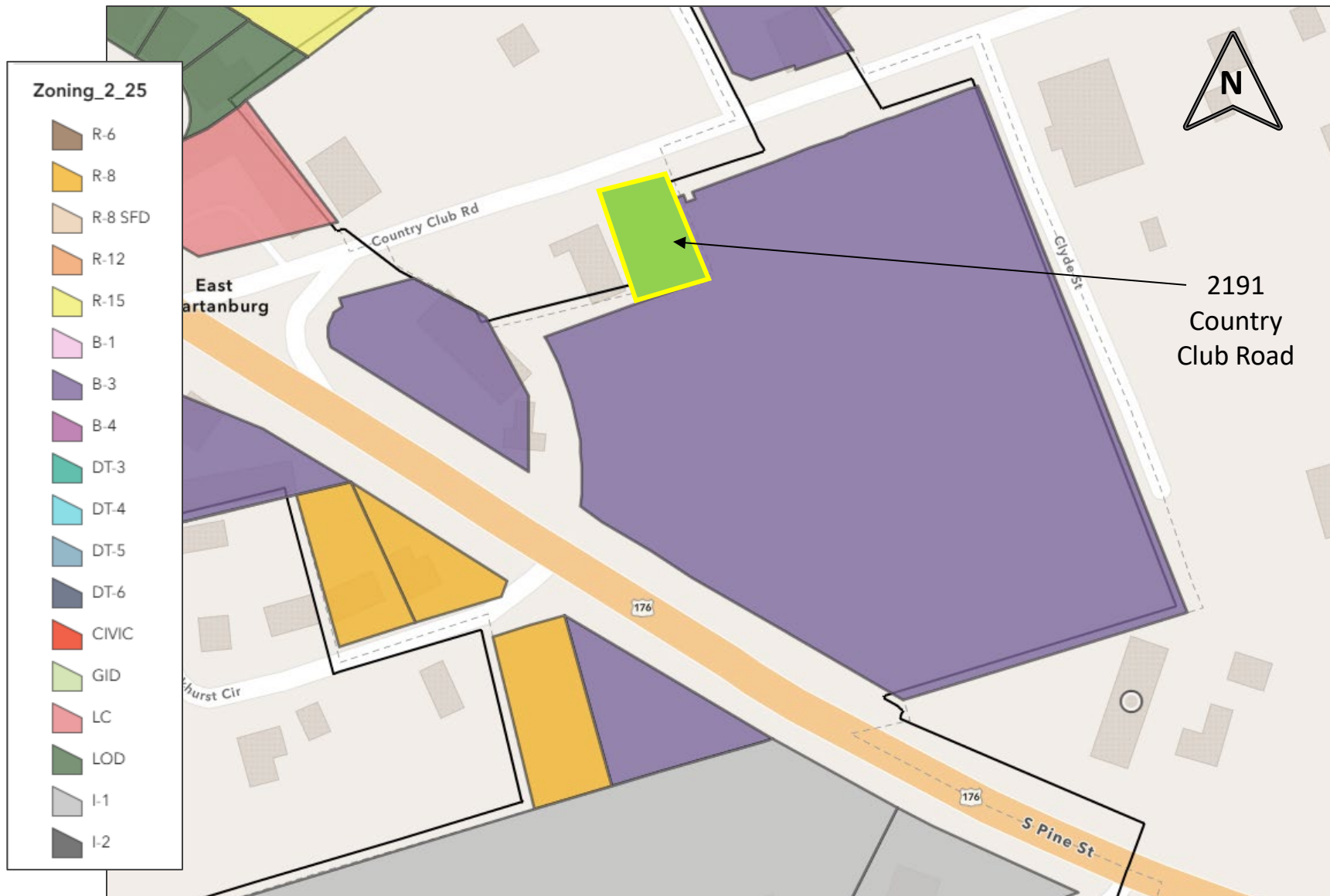
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DATE

## PROJECT SITE MAP – 2191 Country Club Rd



## ZONING MAP – 2191 Country Club Rd



## SITE PHOTOS – Front of the Site



## Properties to the Left and Right Side of the Project Site



Left side of project site (from Country Club Rd)



Right side of project site (from Country Club Rd)

## Property Across from the Project Site – Auto dealership



SEP 09 2025



# Planning Department

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 website: [www.cityofspartanburg.org](http://www.cityofspartanburg.org)

*bt*

## General Application

Name of Development: TBD; S. Pine St. Townhomes for reference

Street Address: 2191 Country Club Rd., Spartanburg

Zoning District: \_\_\_\_\_ Overlay: \_\_\_\_\_ Tax Map Number: 7-17-06-071.00

Owner: Pigg Town LLC

Phone: 864-266-3242

Address: 2583 Club Dr SPTBG, SC 29302

Email: kevintmillerproperties@gmail.com

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Applicant: Lat Purser & Associates, Inc

Phone: 704-519-4241

Address: 4530 Park Rd., Suite 410

Email: jack.levinson@latpurser.com

City: Charlotte State: North Carolina Zip: 28209

Agent: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

- |                                                 |                                                              |
|-------------------------------------------------|--------------------------------------------------------------|
| <input checked="" type="checkbox"/> Annexations | <input type="checkbox"/> Planned Development Districts (PDD) |
| <input type="checkbox"/> Special Exceptions     | <input type="checkbox"/> Zoning - Conditional Use            |
| <input type="checkbox"/> Zoning - Appeals       | <input type="checkbox"/> Zoning - Variance                   |
| <input type="checkbox"/> 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: Kevin Miller

dotloop verified  
09/08/25 9:53 AM EDT  
GUPG-QC5I-ZLDM-1XSP

Date: 8-8-2025

Staff Use Only / Received by: Ben Oleson

Date Received: 9/9/25

Time: \_\_\_\_\_

Permit Number: 25-0800002