



CITY OF SPARTANBURG

SOUTH CAROLINA

CITY COUNCIL AGENDA

City Council Meeting
City Council Chambers
145 W. Broad Street
Monday, June 12, 2023
5:30 PM

- I. **Moment of Silence**
- II. **Pledge of Allegiance**
- III. **Approval of the Minutes of the May 22, 2023 Meeting**
- IV. **Approval of the Agenda of the June 12, 2023 Meeting**
- V. **Public Comment**
****Citizen Appearance Forms are available at the door and should be submitted to the City Clerk prior to the start of the meeting**
- VI. **Recognition of City of Spartanburg Retiree, Scott Sharrett, Fire Battalion Chief-
City of Spartanburg Fire Department**
Presenter: Mayor Pro Tem, Rob Rain
- VII. **Resolutions**
 - A. **Requesting that the Commission Created Pursuant to the Capital Project Sales Tax Act, Title 4, Chapter 10, Article 3 of the Code of Laws of South Carolina 1976, As Amended, Consider Certain Capital Projects; And Providing for Other Matters Related Thereto.**
Presenter: Chris Story, City Manager
Cole Alverson, Spartanburg County Administrator
- VIII. **Public Hearing**
 - A. **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 808-836 John B. White Sr. Blvd., and is Further Identified as Tax Map ID: 6-21-11-036.00; 6-21-11-037.00; 7-15-11-001.00; 7-15-12-004.00; 7-15-12-006.00; and 7-15-12-007.00 on the Spartanburg County Tax Map, As a Part and Parcel of the City of Spartanburg which is Zone R-12, with a Land Use Designation of General Residential District and Zoned LOD, with a Land Use Description of Limited Office District to be Assigned a Zoning Designation of GID, with a Land Use Designation of General Institutional**

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

District and Providing for Severability and an Effective Date. (First Reading)

Presenter: Martin Livingston, Community Development Director

- B. 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 131 Oakwood Avenue, and Is Further Identified as Tax Map ID: 7-12-08-086.00 on the Spartanburg County Tax Map, as a Part and Parcel of the City of Spartanburg Which is Zoned R-8, with a Land Use Designation of General Residential District to be Assigned a Zoning Designation of LOD, with a Land Use Designation of Limited Office District and Providing for Severability and an Effective Date. (First Reading)**
Presenter: Martin Livingston, Community Development Director

IX. Ordinance

- A. Authorizing the City Manager to Execute a Development Agreement Between the City of Spartanburg and Bottle Works South, LLC for a Project Located at 729 South Church Street Extension (First Reading)**
Presenter: Chris Story, City Manager
- B. Approving the Addition of 115 E. Main Street (Tax Map Parcel Number 7-12-21-042.00) the Kress Building to the Spartanburg Historic Register.**
Presenter: Martin Livingston, Community Development Director
- C. Approving the Addition of 186 W. Main Street (Tax Map Parcel Number 7-16-03-061.00) the Masonic Temple to the Spartanburg Historic Register**
Presenter: Martin Livingston, Community Development Director
- D. To Provide for the Adoption of a City Operating Budget, Its Execution and Effect, for the Fiscal Period July 1, 2023 through June 30, 2024**
Presenter: Chris Story, City Manager
- E. To Raise Revenues for the City of Spartanburg for the Fiscal Year 2023-2024 to Levy Taxes on All Real Estate and Personal Property, Except Such as is Exempted by Law, in the Corporate Limits of the City of Spartanburg for Corporate Purposes for the Fiscal Year 2023-2024 and to Provide Penalties for the Delinquent Payment of Taxes Levied and Provided For. (First Reading)**
Presenter: Dennis Locke, Finance & Budget Director

X. Boards and Commissions Update
Presenter: Christie Lindsey, City Clerk

XI. Staff Updates

XII. City Council Updates

XIII. Executive Session

- A. Pursuant to Section 30-4-70(a)(5) of the South Carolina Code to Discuss Matters Relating to Economic Development "Project Bo" a Potential Office Development in the Downtown Area**

XIV. 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
City Council Chambers
145 W. Broad Street
Monday, May 22, 2023
5:30 p.m.**

(These minutes to be approved at the June 12, 2023 Council Meeting)

City Council met this date with the following Councilmembers present: Mayor Jerome Rice, Jr., Mayor Pro Tem Rob Rain, Councilmembers Erica Brown, Jamie Fulmer, Ruth Littlejohn, Meghan Smith and Janie Salley. City Manager Chris Story and City Attorney Robert Coler 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**
- III. Approval of the Minutes of the May 8, 2023 City Council Meeting –**
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 May 2, 2023 City Council Meeting -**
Councilmember Littlejohn made a motion to approve the agenda as received.
Councilmember Smith seconded the motion, which carried unanimously 7 to 0.
- V. Public Comment – None**
*Citizen Appearance forms are available at the door and should be submitted to the City Clerk
 - 1. Chris Mathis-address not provided Dog Park Renovations**
 - 2. Omar Dawkins-107 Wrightson Avenue Housing, Trash Pickup, Homelessness, Return of kids to rec Centers**
 - 3. Dr. Terry Pruitt- Spartanburg High School Update on Frozen Play**
- VI. Recognition of City of Spartanburg Retiree, Meg Vassy, Master Deputy Fire Marshall-City of Spartanburg Fire Department**
Presenter: Mayor Jerome Rice, Jr.
Mayor Rice presented Meg with an award in honor of her service and dedication to the City of Spartanburg. Mayor Rice along with fellow Councilmembers shared their Congratulations with Meg on her retirement.
- VII. Presentation of Proclamation –Public Works Day**
Presenter: Mayor Jerome Rice, Jr.
Mayor Rice presented the proclamation to Dolinsky Rice, City Public Works Team member

- VIII. Power Up Spartanburg-Spartanburg County's Small and Minority Business Development Initiative**
Presenters: Jay Jenkins (Director of Small and Minority Business Development-One Spartanburg
Allen Smith-President & CEO-One Spartanburg
Council received the presentation as information.

IX. Public Hearing

- A. To Provide for the Adoption of a City Operating Budget, Its Execution and Effect, for Fiscal Period July 1, 2023 through June 30, 2024 (First Reading)**
Presenter: Chris Story, City Manager
Councilmember Fulmer made a motion to open the public hearing, Councilmember Littlejohn seconded the motion, which carried unanimously 7 to 0.
Mayor Rice opened the Public Hearing asking if there was anyone to speak in favor Of the budget. Hearing none, he asked if there was anyone to speak against the budget. Hearing none, Councilmember Fulmer made a motion to close the public hearing. Councilmember Smith seconded the motion, which carried unanimously 7 to 0.
Discussion continued regarding the budget with respect to the proposed fee increase For solid waste services.
Councilmember Fulmer made a motion to carryover the agenda item to the June 12, 2023 agenda. Councilmember Brown seconded the motion, which carried Unanimously 7 to 0.

X. Ordinance

- A. To Raise Revenues for the City of Spartanburg for the Fiscal Year 2023-2024 to Levy Taxes on All Real Estate and Personal Property, Except Such As is Exempted by Law, in the Corporate Limits of the City of Spartanburg for Corporate Purposes for the Fiscal Year 2023-2024 and to Provide Penalties For the Delinquent Payment of Taxes Levied and Provided For.**
Presenter: Dennis Locke, Finance & Budget Director
Councilmember Fulmer made a motion to carryover the agenda item to the June 12, 2023 agenda. Councilmember Smith seconded the motion, which carried Unanimously 7 to 0.

- XI. Staff Updates-Mr. Story gave a brief update on the Fire Department and Police Department Award Banquets recently held.**

XII. City Council Updates- Each Councilmember gave updates on their activities Since the previous council meeting.

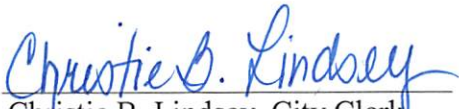
XIII. Executive Session

A. Pursuant to Section 30-4-70(a)(5) of the South Carolina Code to Discuss Matters Relating to Economic Development “Project Core” a Potential Mixed-Use Development in the Downtown Area

B. Pursuant to Section 30-4-70(a)(5) of the South Carolina Code to Discuss Matters Relating to Economic Development “Project Opportunity” a Potential Mixed-Use Development

Councilmember Smith made a motion to enter into Executive Session (7:49p.m.), Councilmember Littlejohn seconded the motion, which carried unanimously 7 to 0.

XIV. Adjournment – Councilmember Smith made a motion to adjourn the meeting. Councilmember Littlejohn seconded the motion, which carried unanimously 7 to 0. The meeting adjourned at 8:16 p.m.


Christie B. Lindsey, City Clerk



REQUEST FOR COUNCIL ACTION

TO: Spartanburg City Council

FROM: Chris Story, City Manager

SUBJECT: Resolution on Spartanburg County Capital Project Sales Tax for Road Maintenance

DATE: June 9, 2023

Spartanburg County is considering authorizing a referendum on a new Capital Project Sales Tax which would be focused solely on road maintenance. If they proceed with placing the referendum on the ballot, and the referendum is approved by voters, the sales tax would take effect at the moment the current, referendum authorized, Capital Project Sales Tax expires, resulting in a seamless transition for consumers and retailers. In contrast to the current Capital Project Sales Tax, which is funding a number of essential public buildings, the proposal for the next referendum is 100% of funding toward road maintenance.

County staff has engaged city staff, SCDOT staff, and other key stakeholders in the development of a prioritization methodology to ensure that most significant road maintenance needs are met regardless of jurisdiction. County Administrator Cole Alverson will join us at our upcoming meeting to present more information on this effort.

At the completion of Mr. Alverson's presentation, we will recommend your approval of the attached resolution. The resolution has no binding legal impact; however, it expresses City concurrence and support for the prioritization methodology and resulting project list. We think this will help simplify the potentially complex task of the commission charged by the County Council with developing the ballot question resulting in a clearer process for all.

Importantly, neither this resolution nor any subsequent action of the City government is aimed at telling people how to vote on the referendum. You as individual elected officials will advocate for the best interests of your constituents however you determine best, but the City organization and staff will not advocate for a specific result. Our role will be limited to providing information to enable folks to make informed decisions.

A RESOLUTION

REQUESTING THAT THE COMMISSION CREATED PURSUANT TO THE CAPITAL PROJECT SALES TAX ACT, TITLE 4, CHAPTER 10, ARTICLE 3 OF THE CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED, CONSIDER CERTAIN CAPITAL PROJECTS; AND PROVIDING FOR OTHER MATTERS RELATED THERETO.

WHEREAS, the County Council of Spartanburg County, South Carolina (the “**County Council**”), the governing body of Spartanburg County, South Carolina (the “**County**”), in order to address infrastructure needs within the County area, adopted a resolution dated March 20, 2023 (the “**County Resolution**”), creating a commission (the “**Commission**”) pursuant to the Capital Project Sales Tax Act, Title 4, Chapter 10, Article 3 of the Code of Laws of South Carolina 1976, as amended (the “**Capital Project Sales Tax Act**”);

WHEREAS, the Commission is charged with considering funding capital projects within the County area and formulating the referendum question that is to appear on the ballot, subject to the enactment of an ordinance of County Council pursuant to Section 4-10-330 of the Capital Project Sales Tax Act;

WHEREAS, by resolution dated April 10, 2023, the City Council of the City of Spartanburg (the “**City Council**”), the governing body of the City of Spartanburg, South Carolina (the “**City**”), appointed James E. Talley to the Commission pursuant to Section 4-10-320 of the Capital Project Sales Tax Act, and the Commission will soon convene to discharge its responsibilities under the Capital Project Sales Tax Act;

WHEREAS, the City, the County, and other municipalities within the County have performed a comprehensive assessment of the roads in the County area and have determined that the condition of the roads presents the largest capital challenge the municipalities and the County face, and that the continued economic growth and vitality of the municipalities and the County in large measure will turn on devoting sufficient resources to fund road improvement and construction in the County area;

WHEREAS, after careful review of road needs within the City, and road needs within the County area impacting the City, the City Council of the City of Spartanburg, South Carolina (the “**City**”) is minded to provide a specific request for consideration of road projects to the Commission pursuant to Section 4-10-320(C) of the Capital Project Sales Tax Act.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPARTANBURG, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED:

Section 1 City’s Proposal to the Commission.

The City finds that the health, safety, and welfare of the citizens and visitors to the City will benefit from a modern and well-maintained road system in the City and in the County area

and hereby submits those projects and the accompanying information shown at Exhibit A to the Commission for consideration pursuant to Section 4-10-320(C) of the Capital Project Sales Tax Act for inclusion on the ballot to be generated by the Commission under Section 4-10-330 of the Capital Project Sales Tax Act (the “**City’s Proposal**”).

Section 2 Further Authorization and Implementation.

The City Manager is directed to provide this resolution to the Commission and express the will of the City as set forth herein, and to assist the Commission in connection with evaluating the City’s Proposal.

Section 3 Effective Date.

This resolution shall be effective on the date of adoption hereof by City Council.

Adopted this 22nd day of May 2023.

CITY OF SPARTANBURG, SOUTH CAROLINA

Jerome Rice, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

Robert P. Coler, City Attorney

Exhibit A

City's Proposal

Project Categories	
Category	Total
SCDOT Asphalt Pavement Improvement Program	\$157,535,684
County Asphalt Pavement Improvement Program	\$165,129,588
Intersection Improvement Program	\$42,000,000
County Road Corridor Reconstruction Program	\$40,250,000
Bridge Replacement Program	\$23,500,000
Storm Water Improvement Program	\$28,250,000
County Safety & Other Improvements	\$9,000,000
Municipal Paving Program	\$12,334,728
Total	\$478,000,000

Project Tiers	
Category	Total
Tier 1	\$ 60,200,521
Tier 2	\$ 76,386,975
Tier 3	\$ 74,868,460
Tier 4	\$ 75,135,099
Tier 5	\$ 89,058,656
Tier 6	\$ 102,350,289
Total	\$478,000,000

Tier 1 Projects									
SCDOT Asphalt Pavement Improvement Program									
Route Type	Route Num	Name	From	To	BMP	EMP	Miles	Approx. Lane Miles	Est. Cost
SC	290	Moore Duncan Hwy.	Reidville Rd.	Rogers Bridge Rd.	6.07	8.80	2.73	13.65	\$ 6,590,386
SC	290	Moore Duncan Hwy.	Meaulay Rd	N Danzler	9.40	10.80	1.40	8.39	\$ 3,618,505
SC	296	Reidville Rd.	Hwy. 290	SC-295	8.44	13.90	5.46	27.30	\$ 13,953,115
S	3N	W. Main St.	W. St. John	St. John St.	0.00	0.3	0.3	0.9	\$ 623,150
S	1088E	St. John St.	W. Main St.	W. St. John St.	0.00	0.1	0.1	0.3	\$ 266,200
S	4	E. Main St. (City of Spartanburg)	Hwy. 29	N. Converse St.	0.00	0.62	0.62	2.48	\$ 1,375,468
TOTAL									\$ 26,426,824

County Asphalt Pavement Improvement Program							
Road Name	Subdivision	From	To	Length (ft)	Width (ft)	Area (sy)	Estimated Cost
N Sweetwater Hills Dr	Sweetwater Hills	Glen Crest Dr	End Cul-de-sac	2994.47	24	7985.25	\$ 358,889
Glen Crest Dr	Sweetwater Hills	Hwy 296	Glen Crest Dr	3700.43	60	24669.53	\$ 1,108,748
S Sweetwater Hills Dr	Sweetwater Hills	Glen Crest Dr	End Cul-de-sac	2091.56	24	5577.49	\$ 250,675
Fox Hurst Ct	Sweetwater Hills	Glen Crest Dr	End Cul-de-sac	589.76	24	1572.69	\$ 70,683
Scenic Oak Dr	Sweetwater Hills	Scenic Oak Dr	End Cul-de-sac	2908.88	24	7757.01	\$ 348,631
Baltic Ct	Sweetwater Hills	S Sweetwater Hills Dr	End Cul-de-sac	695.36	24	1854.29	\$ 83,339
Wexford Hill Ct	Sweetwater Hills	Scenic Oak Dr	End Cul-de-sac	206.10	24	549.60	\$ 24,701
Heathrow Ct	Sweetwater Hills	N Sweetwater Hills Dr	End Cul-de-sac	423.33	24	1128.88	\$ 50,736
Elismere Way	Sweetwater Hills	N Sweetwater Hills Dr	End Cul-de-sac	1532.66	24	4087.09	\$ 183,690
Bayshore Ln	Sweetwater Hills	N Sweetwater Hills Dr	End Cul-de-sac	1893.24	24	5048.64	\$ 226,906
Archway Ct	Sweetwater Hills	Bayshore Ln	End Cul-de-sac	932.42	24	2486.45	\$ 111,751
Cashmere Ct	Sweetwater Hills	N Sweetwater Hills Dr	End Cul-de-sac	200.24	24	533.97	\$ 23,999
Montigo Way	Sweetwater Hills	N Sweetwater Hills Dr	End Cul-de-sac	191.23	24	509.95	\$ 22,919
Pedro Pearson Rd	Keystone	West Rd	End Cul-de-sac	1431.41	14	2226.64	\$ 100,074
Collins Rogers Dr	Keystone	Kaitlin Mac Rd	End Cul-de-sac	727.39	24	1939.71	\$ 87,178
Kaitlin Mac Dr	Keystone	West Rd	End Cul-de-sac	362.08	24	965.55	\$ 43,396
Luke Allen Dr	Keystone	Kaitlin Mac Rd	End Cul-de-sac	124.85	24	332.93	\$ 14,963
Keystone Crossing Trl	Traemoor Village	West Rd	Golden Eagle Trl	374.99	24	999.97	\$ 44,943
Volunteer Walk Trl	Traemoor Village	Keystone Crossing Trl	End Cul-de-sac	414.76	24	1106.03	\$ 49,709
Smokey Trl	Traemoor Village	Keystone Crossing Trl	End Cul-de-sac	152.56	24	406.83	\$ 18,284
Golden Eagle Trl	Traemoor Village	Keystone Crossing Trl	End Cul-de-sac	421.07	24	1122.85	\$ 50,466
Sabre Trl	Traemoor Village	Keystone Crossing Trl	End Cul-de-sac	156.88	24	418.35	\$ 18,802
Walden Cir	Walden Estates	Falling Creek Rd	Falling Creek Rd	4629.83	18	9259.66	\$ 416,166
Whiteside St	Walden Estates	Walden Cir	Walden Cir	444.49	18	888.98	\$ 39,954
Darmondale Dr	Millbrook	Old Georgia Rd	End Cul-de-sac	887.80	40	3945.60	\$ 177,331
Elam Way	Millbrook	Darmondale Dr	End Cul-de-sac	796.60	24	2124.20	\$ 95,470
Wells Point Dr	Millbrook	Darmondale Dr	End Cul-de-sac	753.40	24	2009.10	\$ 90,297
Catan Ct	Millbrook	Wells Point Dr	End Cul-de-sac	114.10	24	304.40	\$ 13,681
Montell Way	Millbrook	S Pendernale Dr	Darmondale Dr	307.00	24	818.70	\$ 36,796
S Pendernale Dr	Millbrook	N Pendernale Dr	End Cul-de-sac	650.20	24	1733.90	\$ 77,928
N Pendernale Dr	Millbrook	S Pendernale Dr	End Cul-de-sac	106.90	24	285.00	\$ 12,809
Winsland Way	Millbrook	S Pendernale Dr	End Cul-de-sac	790.10	24	2106.80	\$ 94,688
Clovis Ct	Millbrook	Winsland Way	End Cul-de-sac	253.90	24	677.10	\$ 30,432
Stoneledge Dr	Stoneledge	Reidville Rd	End Cul-de-sac	1675.56	26	4840.51	\$ 217,552
Collinsworth Ct	Stoneledge	Stoneledge Dr	End Cul-de-sac	484.97	26	1401.02	\$ 62,968
Winding Oak Dr	Forest Creek	Reidville Rd	End Cul-de-sac	2456.84	24	6551.57	\$ 294,454
Fem Leaf Ct	Forest Creek	Winding Oak Dr	End Cul-de-sac	185.79	24	495.44	\$ 22,267
Langley Pl	Forest Creek	Winding Oak Dr	End Cul-de-sac	1019.38	24	2718.35	\$ 122,173
McFall Ct	Anderson Hills	Broadway Hill Dr	End Cul-de-sac	586.70	24	1564.52	\$ 70,316
Getsinger Ln	Anderson Hills	Broadway Hill Dr	S Serena Hills Dr	642.18	24	1712.49	\$ 76,966
Broadway Hill Dr	Anderson Hills	Saluda Rd	End Cul-de-sac	911.82	24	2431.53	\$ 109,283
N Serna Hills Dr	Anderson Hills	Getsinger Ln	End Cul-de-sac	114.23	20	253.85	\$ 11,409
S Serna Hills Dr	Anderson Hills	Getsinger Ln	End Cul-de-sac	420.76	20	935.01	\$ 42,023
Saluda Ct	Anderson Hills	Saluda Rd	End Cul-de-sac	335.00	20	744.44	\$ 33,458
Saluda Rd	Anderson Hills	Old Spartanburg Hwy	HWY 290	1823.00	20	4051.11	\$ 182,073
River Falls Dr	River Falls Plantation	Player Blvd	End Cul-de-sac	7052.68	24	18807.15	\$ 845,268
Player Blvd	River Falls Plantation	Old South Rd	End Cul-de-sac	1352.60	30	4508.67	\$ 202,638
Poplar Knoll Dr	Poplar Knoll	Hwy 417	End Cul-de-sac	2093.62	24	5582.99	\$ 250,922
SW Fieldsedge Dr	Poplar Knoll	Poplar Knoll Dr	End Cul-de-sac	651.87	20	1448.60	\$ 65,106
NE Fieldsedge Dr	Poplar Knoll	Poplar Knoll Dr	End Cul-de-sac	518.58	20	1152.40	\$ 51,793
Woodsedge Ct	Poplar Knoll	Poplar Knoll Dr	End Cul-de-sac	556.58	20	1236.84	\$ 55,589
Suffield Dr	Poplar Knoll	Poplar Knoll Dr	End Cul-de-sac	253.03	20	562.29	\$ 25,272
Bellhaven Ln	Wood at Planters Walk	W Abington Way	Shoresbrook Rd	819.85	24	2186.27	\$ 98,260
W Abington Way	Wood at Planters Walk	Bellhaven Ln	End Cul-de-sac	429.58	24	1145.55	\$ 51,485
E Abington Way	Wood at Planters Walk	W Abington Way	End Cul-de-sac	1102.65	24	2940.40	\$ 132,153
Cobden Ct	Wood at Planters Walk	E Abington Way	End Cul-de-sac	225.95	24	602.53	\$ 27,080
Birkhall Ct	Wood at Planters Walk	E Abington Way	End Cul-de-sac	432.88	24	1154.35	\$ 51,881
Old Wynd Ct	Wood at Planters Walk	Birkhall Ct	End Cul-de-sac	487.14	23	1244.91	\$ 55,951
Silverdale Dr	Wood at Planters Walk	Shoresbrook Rd	End Cul-de-sac	1371.09	18	2742.18	\$ 123,245
Basswood Dr	Old Georgia Farms	Old Georgia Rd	End Cul-de-sac	1217.16	24	3245.76	\$ 145,877
Bench Creek Pl	Old Georgia Farms	Basswood Dr	End Cul-de-sac	738.05	24	1968.13	\$ 88,456
Circlestone Ct	Wilson Ferry	Wilson Ferry Rd	Circlestone Ct	631.69	24	1684.50	\$ 75,708
Wilson Ferry Rd	Wilson Ferry	Moore Duncan Hwy	Wilson Ferry Rd	7226.37	24	19270.32	\$ 866,085
Woodranch Ln	Wilson Ferry	Wilson Ferry Rd	End Cul-de-sac	811.96	18	1623.92	\$ 72,985
Farmington Ct	Wilson Ferry	Wilson Ferry Rd	Farmington Ct	989.33	18	1978.65	\$ 88,929
Lauden Dr	Wilson Ferry	Wilson Ferry Rd	Granger Lee Cir	356.27	24	950.06	\$ 42,699
Granger Lee Cir	Wilson Ferry	Lauden Dr	Lauden Dr	597.47	24	1593.26	\$ 71,608
Lauren Hope Ln	Wilson Ferry	Granger Lee Cir	Ashley Oaks Dr	2484.38	24	6625.00	\$ 297,754
Gracewood Cir	Wilson Ferry	Leonora Dr	Gracewood Cir	616.13	18	1232.26	\$ 55,383
Ashley Oaks Dr	Wilson Ferry	Granger Lee Cir	Leonora Dr	2205.35	24	5880.93	\$ 264,312
Leonora Dr	Wilson Ferry	Wilson Ferry Rd	Wilson Ferry Rd	2700.95	24	7202.54	\$ 323,711
Wilshire Loop	Wilson Ferry	Wilson Ferry Rd	Wilshire Loop	1822.18	18	3644.37	\$ 163,792
Freeman Farm Rd		Brockman McClimon Rd	Mayfield Rd	10797.7	28	33592.91	\$ 2,096,734
Commerce Ct		Hwy 290	End Cul-de-sac	1994.1	24	5317.57	\$ 331,902
Ott Shoals Rd		Harrison Grove Rd	End Cul-de-sac	4305.7	18	8611.36	\$ 537,486
Shoals Rd		Hwy 290	Hwy 290	7725.1	30	25750.27	\$ 1,607,228
Bushy Creek Rd		Lightwood Knot Rd	Old Bethel	6701.3	22	16380.86	\$ 1,022,427
Tyger River Dr		Hwy 290	End Cul-de-sac	7355.0	26	21247.69	\$ 1,326,195
Spartangreen Blvd		Hwy 290	End Cul-de-sac	3233.6	35	12575.27	\$ 784,898
Hidden Lake Cir		Spartangreen Blvd	Spartangreen Blvd	2866.5	36	11465.92	\$ 715,657
Society Hill		Ott Shoals Rd	Hwy 215	1468.1	17	2773.02	\$ 173,081
Cemetery Cir		Old Georgia Rd	Old Georgia Rd	1917.0	15	3195.00	\$ 199,419
Lakewood Dr		Cemetery Cir	End	702.0	12	936.00	\$ 58,421
Melton Rd		Cemetery Cir	End	760.0	12	1013.33	\$ 63,248
Jug Factory Rd		County Line	Goodjoin Rd	4796.0	18	9591.94	\$ 598,690
Hillside Dr		Chapel Dr	End	940	20	2089	\$ 93,883
Chapel Dr		Brice Rd	End	1383	20	3073	\$ 138,128
Kingsberry Cir		Southgate Dr	Southgate Dr	1024	15	1707	\$ 76,704
Emily Dr		HWY 417	End	1663	24	4435	\$ 199,312
Pavement Preservation						\$ 5,000,000	
TOTAL						\$ 23,773,698	

Municipal Paving Program	\$	2,000,000
County Safety & Other Improvements	\$	1,000,000

Storm Water Improvement Program			
Road Name	Current Size	Current Material	Estimated Cost
Schirra Ct.	Box Culvert	Concrete	\$750,000
Caulder Avenue	Box Culvert	Concrete	\$1,000,000
Ballenger Rd.	72"	CMP	\$750,000
N. Cleveland Park Dr.	72"	CMP	\$750,000
Brockman McClimon Rd.	Box Culvert	concrete	\$750,000
Total			\$4,000,000

Intersection Improvement Program					
Road	Road Jurisdiction	Road	Jurisdiction	Proposed Improvement	Estimated Cost
Zion Hill Rd.	County	Sloan's Grove	City/County	Roundabout	\$3,000,000
Total					\$3,000,000

Tier 2 Projects										
SCDOT Asphalt Pavement Improvement Program										
Route Type	Route Num	Name	From	To	BMP	EMP	Miles	Approx. Lane Miles	Est. Cost	
US	29	Main St./E. St John/ W St. John	Hwy. 296	Cherokee Ct. Line	16.47	27.44	10.97	49.96	\$	22,008,085
S	817N	Cherry Hill Rd.	Hwy. 29	River St	0	1.59	1.59	3.18	\$	2,031,638
S	57N	River St.	Cherry Hill	Cowpens Clifton Rd	6.57	6.83	0.26	0.52	\$	221,478
S	30E	S. River St.	Cowpens Clifton Rd.	Clifton Glendale Rd.			0.5	1.04	\$	425,920
S	824E	Heritage Hills Dr.	Cherry Hill	Clifton Glendale	0	0.89	0.89	1.78	\$	758,138
S	268E	Foster St.	Cannons Campground	Hwy. 29	0.74	2.07	1.33	2.76	\$	1,132,947
Total										\$ 26,578,207

County Asphalt Pavement Improvement Program							
Road Name	Subdivision	From	To	Length (ft)	Width (ft)	Area (sq)	Estimated Cost
Elmhurst Dr	Springfield	Springfield Rd	Springfield Rd	2481.52	20	5514.48	\$ 262,714
Firwood Dr	Springfield	Woodshire Dr	Hemlock Dr	1637.05	26	4729.25	\$ 225,304
Hemlock Dr	Springfield	Evergreen Dr	Pine Hill Dr	2323.27	26	6711.67	\$ 319,748
Oakmont Dr	Springfield	Pine Hill Dr	End Cul-de-sac	1666.67	26	4814.82	\$ 229,381
Pine Hill Dr	Springfield	Evergreen Dr	Woodshire Dr	2267.58	26	6550.78	\$ 312,083
Shady Dr	Springfield	Pine Hill Dr	End Cul-de-sac	1556.31	26	4496.00	\$ 214,192
Wedgewood Dr	Springfield	Pine Hill Dr	Firwood Dr	1259.62	26	3638.89	\$ 173,359
Woodshire Dr	Springfield	Pine Hill Dr	End Cul-de-sac	1463.78	26	4228.71	\$ 201,458
Dale Ct	Springfield	Springfield Rd	End Cul-de-sac	383.87	20	853.04	\$ 40,639
Haven Ct	Springfield	Evergreen Dr	End Cul-de-sac	250.12	20	555.81	\$ 26,479
Evergreen Dr	Springfield	Springfield Rd	Springfield Rd	3929.81	20	8732.90	\$ 416,041
Willow Dr	Springfield	Springfield Rd	Springfield Rd	1663.40	20	3696.44	\$ 176,101
Allen Ct	Springfield	Hendrix Dr	End Cul-de-sac	482.72	26	1394.51	\$ 66,435
Capetown Ct	Springfield	Hendrix Dr	End Cul-de-sac	152.63	26	440.92	\$ 21,006
Forestdale Dr	Springfield	Hendrix Dr	Woodmont Dr	907.66	26	2622.13	\$ 124,920
Hendrix Ct	Springfield	Hendrix Dr	Hendrix Dr	141.63	20	314.74	\$ 14,995
Hendrix Dr	Springfield	Springfield Rd	Perry Dr	3025.24	26	8739.59	\$ 416,359
Perry Dr	Springfield	Woodmont Dr	End Cul-de-sac	1009.96	26	2917.67	\$ 139,000
Phillips Cir	Springfield	Hendrix Dr	Hendrix Dr	865.38	26	2499.99	\$ 119,101
Woodmont Dr	Springfield	Springfield Rd	Hendrix Dr	1009.35	26	2915.89	\$ 138,915
E Emerald Springs Dr	Emerald Springs	Emerald Green Dr	End Cul-de-sac	386.87	24	1031.65	\$ 49,149
W Emerald Springs Dr	Emerald Springs	Emerald Green Dr	End Cul-de-sac	513.46	24	1369.23	\$ 65,231
Emerald Green Dr	Emerald Springs	Hemlock Dr	E Emerald Springs De	207.99	24	554.64	\$ 26,423
Wedgefield Dr	Green Acres	Springfield Rd	End Cul-de-sac	2116.18	32	7524.20	\$ 358,457
Annandale Dr	Green Acres	Springfield Rd	End Cul-de-sac	2167.45	20	4816.56	\$ 229,464
Green Acres Dr	Green Acres	Springfield Rd	Annandale Dr	2820.39	20	6267.53	\$ 298,589
Montford Ave	Green Acres	Green Acres Dr	Annandale Dr	936.76	20	2081.69	\$ 99,173
Merrimon Ave	Green Acres	Green Acres Dr	Annandale Dr	937.86	20	2084.13	\$ 99,289
Claymont Ave	Green Acres	Green Acres Dr	Annandale Dr	936.22	20	2080.49	\$ 99,116
Evanwood Dr	Evanwood	Belcher Rd	Belcher Home Pl	255.82	32	909.57	\$ 43,332
Belcher Home Pl	Evanwood	Evanwood Dr	End Cul-de-sac	310.20	24	827.19	\$ 39,408
Buckle Ct	Evanwood	Tinder Box Ct	End Cul-de-sac	175.06	24	466.82	\$ 22,240
Lady Fairbank Ct	Evanwood	Tinder Box Ct	End Cul-de-sac	175.46	24	467.88	\$ 22,290
Rachel Evans Dr	Evanwood	Shadow Dance Ln	End Cul-de-sac	799.02	24	2130.73	\$ 101,509
Tinder Box Ct	Evanwood	Shadow Dance Ln	Rachel Evans Dr	1316.68	24	3511.16	\$ 167,274
Shadow Dance Ln	Evanwood	Evanwood Dr	Old John Dodd Rd	2686.48	32	9551.93	\$ 455,060
Creeks Edge Ct	Willowbrook Ridge	Plantation Creek Dr	End Cul-de-sac	194.48	20	432.18	\$ 20,589
Plantation Creek Dr	Willowbrook Ridge	Belcher Rd	End Cul-de-sac	1051.04	24	2802.77	\$ 133,526
Cotton Branch Dr	Willowbrook Ridge	Plantation Creek Dr	End Cul-de-sac	1551.05	24	4136.13	\$ 197,048
Cool Water Ct	Willowbrook Ridge	Running Creek Ln	End Cul-de-sac	632.54	24	1686.77	\$ 80,359
Running Creek Ln	Willowbrook Ridge	Platation Creek Dr	Cotton Branch Dr	956.58	24	2550.87	\$ 121,525
Chase Blue Ln	Stratton Place	Heatherstone Ln	End Cul-de-sac	174.57	26	504.30	\$ 24,025
Windy River Rd	Stratton Place	Bridgewater Way	End Cul-de-sac	641.86	26	1854.26	\$ 88,338
Bridgewater Way	Stratton Place	End Cul-de-sac	End Cul-de-sac	844.98	26	2441.04	\$ 116,293
Stoney Brook Dr	Stratton Place	Old John Dodd Rd	End Cul-de-sac	1177.43	26	3401.46	\$ 162,048
Heatherstone Ln	Stratton Place	Stoneybrook Dr	Bridgewater Way	1417.66	26	4095.46	\$ 195,110
Orchard View Dr	Orchard View	Reidville Rd	Vivians Ct	461.20	24	1229.87	\$ 58,592
Vivians Ct	Orchard View	End Cul-de-sac	End Cul-de-sac	749.82	24	1999.52	\$ 95,258
Caldwell Cir	Londonderry	Hwy 296	Hwy 296	3652.00	16	6492.44	\$ 309,304
Tipperary Ter	Londonderry	Westmeath Dr	End Cul-de-sac	132.04	13	190.72	\$ 9,086
Kavan Ct	Londonderry	Donegal Dr	End Cul-de-sac	220.82	24	588.85	\$ 28,053
Galway Tr	Londonderry	Donegal Dr	E Killarney Lake Dr	610.67	24	1628.45	\$ 77,581
Donegal Dr	Londonderry	Westmeath Dr	End Cul-de-sac	1838.88	24	4903.68	\$ 233,614
Westmeath Dr	Londonderry	Antrim Ave	Anderson Mill Rd	2857.31	34	10794.28	\$ 514,247
E Killarney Lake Dr	Londonderry	Westmeath Dr	End Cul-de-sac	3278.78	24	8743.41	\$ 416,542
Culdass Ct	Londonderry	Leinster Run	End Cul-de-sac	138.08	24	368.21	\$ 17,542
Dunkineely Way	Londonderry	W Killarney Lake	End Cul-de-sac	350.50	24	934.67	\$ 44,528
Leinster Run	Londonderry	W Killarney Lake	End Cul-de-sac	939.89	24	2506.37	\$ 119,405
Roscommon Run	Londonderry	Antrim Ave	End Cul-de-sac	1232.47	24	3286.59	\$ 156,575
Monaghan Ct	Londonderry	W Killarney Lake	End Cul-de-sac	274.58	24	732.21	\$ 34,883
Bernndary Ct	Londonderry	W Killarney Lake	End Cul-de-sac	288.22	24	768.59	\$ 36,616
W Killarney Lk	Londonderry	Caldwell Cir	Meathward Cir	3478.45	24	9275.87	\$ 441,908
Clair Ct	Londonderry	S Kildare Way	End Cul-de-sac	284.35	24	758.27	\$ 36,124
Blairfield Ct	Londonderry	Meathward Cir	End Cul-de-sac	851.83	24	2271.55	\$ 108,218
S Kildare Way	Londonderry	Meathward Cir	End Cul-de-sac	894.34	24	2384.91	\$ 113,618
Meathward Cir	Londonderry	Antrim Pl	Antrim Pl	4164.49	24	11105.31	\$ 529,064
Dubgloe Ct	Londonderry	Antrim Ave	End Cul-de-sac	214.10	24	570.93	\$ 27,200
Antrim Ave	Londonderry	Westmeath Dr	Antrim Ave	4701.22	24	12536.59	\$ 597,251
Carrrickmore Ct	Londonderry	Tarrigart Dr	End Cul-de-sac	186.30	24	496.80	\$ 23,668
Glocher Ct	Londonderry	Tarrigart Dr	End Cul-de-sac	378.14	24	1008.37	\$ 48,040
Tarrigart Dr	Londonderry	Antrim Ave	End Cul-de-sac	1126.45	24	3003.87	\$ 143,106
Millbrook Dr	Thornhill	Hwy 296	Thornhill Dr	1434.10	24	3824.20	\$ 182,187
Woodgrove Trace	Thornhill	Millbrook Dr	End Cul-de-sac	3401.10	24	9069.70	\$ 432,086
Burkshire Ct	Thornhill	Woodgrove Trace	End Cul-de-sac	510.30	21	1190.70	\$ 56,726
Ashbrook Way	Thornhill	Woodgrove Trace	Thornhill Dr	729.00	24	1944.10	\$ 92,618
Laurel Bif	Thornhill	Woodgrove Trace	End Cul-de-sac	756.00	21	1764.00	\$ 84,038
Thornhill Dr	Thornhill	Hwy 296	End Cul-de-sac	3067.00	24	8178.70	\$ 389,639
Winterberry Ct	Thornhill	Thornhill Dr	End Cul-de-sac	163.00	21	380.30	\$ 18,118
Pleasant Pt	Thornhill	Thornhill Dr	End Cul-de-sac	1625.80	24	4335.60	\$ 206,551
Pinson Ct	Thornhill	Pleasant Pt	End Cul-de-sac	255.50	21	596.20	\$ 28,403
Worden Dr	Oak Forest	Pogue St	End Cul-de-sac	4126.00	28	12836.40	\$ 611,534
Weltz St	Oak Forest	Borman Dr	Worden St	1115.00	26	3221.10	\$ 153,455
Borman Dr	Oak Forest	Pogue St	Amstrong Dr	865.00	26	2498.90	\$ 119,049
Armstrong Dr	Oak Forest	Schirra Ct	Worden Dr	1000.00	26	2888.90	\$ 137,629
Schirra Ct	Oak Forest	Grissom Rd	Pogue St	3225.00	27	9675.00	\$ 460,923
Mattingly Ct	Oak Forest	Pogue St	End Cul-de-sac	698.00	26	2016.40	\$ 96,063
Brookgreen Ct	Oak Forest	Schirra Ct	End Cul-de-sac	2014.00	26	5818.20	\$ 277,183
Brixton Ct	Oak Forest	Pogue St	End Cul-de-sac	630.00	24	1680.00	\$ 80,036
W. Pointe Dr.	Oak Forest	Brixton Ct	End Cul-de-sac	1050.00	24	2800.00	\$ 133,394
Cooper Ln	Oak Forest	Schirra Ct	Conrad Dr	555.00	27	1665.00	\$ 79,322
Conrad Dr	Oak Forest	Shepard Rd	Schirra Ct	2300.00	27	6900.00	\$ 328,720
Grissom Rd	Oak Forest	Conrad Rd	Anderson Mill Rd	2085.00	27	6255.00	\$ 297,992
Chaffee Rd	Oak Forest	Anderson Mill Rd	Conrad Dr	1856.00	26	5361.80	\$ 255,440
Shepard Rd	Oak Forest	Anderson Mill Rd	Conrad Dr	1595.00	27	4785.00	\$ 227,960
Apollo Dr	Oak Forest	Reidville rd	Grissom rd	1395.00	26	4030.00	\$ 191,992
Pebble Brook Ct	Oak Forest	Worden Dr	End Cul-de-sac	995.00	26	2874.40	\$ 136,938
Pogue St	Oak Forest	Worden Dr	Oak Forest Rd	3680.00	21	8586.70	\$ 409,076
Briarcreek Ct	Raintree	Briarcreek Dr	End Cul-de-sac	184.55	27	553.65	\$ 26,376
Cinder Ridge Dr	Raintree	E Blackstock Rd	Briarcreek Dr	1006.33	25	2795.36	\$ 133,173

Dewridge Ct	Raintree	Cinder Ridge Dr	End Cul-de-sac	294.39	26	850.47	\$	40,517
Brookland Ct	Raintree	Briarcreek Dr	End Cul-de-sac	357.45	26	1032.64	\$	49,196
Villa Ln	Raintree	E Blackstock Rd	End Cul-de-sac	280.51	28	872.70	\$	41,576
N Raintree Dr	Raintree	E Blackstock Rd	End Cul-de-sac	287.86	28	895.56	\$	42,665
Briarcreek Dr	Raintree	End Cul-de-sac	3064.38	28	9533.62	\$	454,188	
Dry Den St	Linville	E Blackstock Rd	Linville Dr	465.81	16	828.10	\$	39,451
Linville Dr	Linville	Old Anderson Mill Rd	Old Farm Rd	2052.41	20	4560.92	\$	217,285
Rodney St	Linville	Tower Dr	Old Farm Rd	1295.16	20	2878.14	\$	137,116
Peachwood St	Linville	Tower Dr	Old Farm Rd	1045.72	20	2323.83	\$	110,709
Tower Dr	Linville	Linville Dr	Chelsea St	1402.89	20	3117.54	\$	148,522
Chelsea St	Linville	Old Anderson Mill Rd	E Blackstock Rd	3541.61	20	7870.25	\$	374,944
Winter Green Ter	Linville	Old Farm Rd	End Cul-de-sac	960.05	20	2133.44	\$	101,638
W Chester Pl	Linville	Old Farm Rd	Winter Green Ter	945.47	20	2101.03	\$	100,095
Lyda Ct	Linville	Old Farm Rd	End Cul-de-sac	299.09	20	664.64	\$	31,664
Old Farm Rd	Linville	E Blackstock Rd	End Cul-de-sac	3122.90	20	6939.77	\$	330,615
Cedar Bluff Dr	Cedar Bluff	Nazereth Church Rd	End Cul-de-sac	2314.13	24	6171.01	\$	293,991
Cane Bluff Cv	Cedar Bluff	Cedar Bluff Dr	End Cul-de-sac	237.73	23	607.53	\$	28,943
Secret Cove Ct	Cedar Bluff	Bridgeford Ln	End Cul-de-sac	224.14	23	572.80	\$	27,289
Bridgeford Ln	Cedar Bluff	Cedar Bluff Dr	End Cul-de-sac	790.20	23	2019.40	\$	96,206
Moonridge Dr	Cedar Bluff	Cedar Bluff Dr	End Cul-de-sac	471.67	23	1205.38	\$	57,425
Old John Dodd Rd		Hwy 176	Springfield Rd	6320.6	24	16854.83	\$	1,115,131
Pisgah Church Rd		Hwy 176	Springfield Rd	2155.8	24	5748.77	\$	380,344
Martin Ln		John Dodd Rd	Hwy 129	1098.5	22	2685.12	\$	177,650
Lynwood Dr		Shady Ln	End Cul-de-sac	928.6	18	1857.18	\$	122,873
Shady Ln		Hwy 176	End Cul-de-sac	1781.0	22	4353.56	\$	288,035
Nebo St		Union St	Lynwood Dr	2051.0	24	5469.31	\$	361,854
Anita Dr		Southport Rd	Lucern	5200.0	22	12711.11	\$	840,979
Old Airport Rd		Southport Rd	HWY 221	1862.0	24	4965.33	\$	328,511
Zima Park Rd		Simuel Rd	End Cul-de-sac	2089.8	26	6037.11	\$	399,421
Bayberry Dr		Old Canaan Rd	Summerland Dr	1991	17	3761	\$	248,817
Brown St		Old Airport Rd	End	633.0	12	844.00	\$	40,209
Caanan Church Rd		Hwy 295	Summerland Dr	1520.7	20	3379.40	\$	223,584
Saluda St		Hwy 29	Willis Rd	1289.2	22	3151.38	\$	208,498
Willis Rd		S Blackstock	Wadsworth Rd	2767.2	30	9224.13	\$	610,277
Azalea Ct		N Blackstock Rd	Franklin Ave	549.6	22	1343.34	\$	88,877
Wells St		Belcher Rd	End	2123	20	4718	\$	224,758
Moss Ln		Belcher Rd	End	1938	20	4307	\$	205,172
Pavement Preservation								\$ 5,000,000
TOTAL								\$ 30,408,768

Municipal Paving Program	\$	2,000,000
--------------------------	----	-----------

County Safety & Other Improvements	\$	1,000,000
------------------------------------	----	-----------

Storm Water Improvement Program			
Road Name	Current Size	Current Material	Estimated Cost
Hampton Rd.	Box Culvert	Concrete	\$750,000
Pearson Town Rd.	60"	CMP	\$750,000
Meadowbrook Drive	48"	CMP	\$650,000
Davis Rd. (Boiling Springs)	72"	CMP	\$750,000
Alverson Rd.	60"	CMP	\$750,000
Burnette Rd. & Thompson Creek	96"	CMP	\$1,500,000
Total			\$5,150,000

Bridge Replacement Program				
Area	Road	Pile	Deck	Cost
Campobello	Alverson Road Bridge	Steel	210	\$4,500,000
Westside of Spartanburg	Freys Dr. Bridge	Wood	60	\$2,750,000
Total				\$7,250,000

Intersection Improvement Program				
Road	Road Jurisdiction	Road	Jurisdiction	Estimated Cost
Hwy. 176	SCDOT	Dogwood Club Rd.	County	\$2,500,000
Floyd Rd.	County	Cannons Campground	SCDOT	\$1,500,000
Total				\$4,000,000

Tier 3 Projects									
SCDOT Asphalt Pavement Improvement Program									
Route Type	Route Num	Name	From	To	BMP	EMP	Miles	Approx. Lane Miles	Est. Cost
SC	14	Rutherford St.	I-26	Hwy. 176	25.10	27.10	2.00	6.00	\$ 2,786,025
S	1258E	Redland Rd.	Hwy. 14	Red Hill Ln.	0.00	1.27	1.27	2.54	\$ 1,081,837
S	12	Brockman McClimon	I-85	Hwy. 101	0.00	1.45	1.45	6.33	\$ 3,415,225
S	63N	Abner Creek Rd.	Hwy. 101	Westmoreland Rd.	0.00	4.63	4.63	9.26	\$ 3,944,019
S	82E	Berry Shoals Rd.	Hwy. 101	Abner Creek Rd.	3.87	4.16	0.29	0.58	\$ 247,034
S	176E	Park Rd.	Hwy. 176	Oakland Ave.	0.00	0.26	0.26	0.52	\$ 221,478
S	1777N	Littlefield St.	N. Main St.	Mill St.	0.00	0.50	0.50	1.00	\$ 425,920
S	290E	Oakland Ave./W Miller St.	Littlefield St.	N. Main St.	0.00	0.47	0.47	0.94	\$ 400,365
S	146E	N. Pearson St./S. Pearson St.	Park St.	Hwy. 221	0.00	1.11	1.11	2.22	\$ 945,542
S	258E	Buncombe St.	N. Pearson St.	Hwy. 101	0.27	1.14	0.87	1.74	\$ 1,362,944
S	376E	Cavins Rd.	E. Haynes St.	E. Georgia Rd.	0.00	1.60	1.60	3.22	\$ 1,362,944
S	119N	Peanut Rd.	E. Georgia Rd.	Hwy. 221	0.00	1.76	1.76	3.52	\$ 1,499,238
S	554E	Edwards Rd.	Fountain Inn Rd.	Hwy. 101	0.00	2.50	2.50	5.76	\$ 2,129,600
S	538	Fernwood Glendale	Hwy. 29	Clifton Glendale	0.00	3.11	3.11	9.57	\$ 6,623,056
Total									\$ 25,823,384

County Asphalt Pavement Improvement Program							
Road Name	Subdivision	From	To	Length (ft)	Width (ft)	Area (sq)	Estimated Cost
S. Woodfin Ridge Dr	Woodfin Ridge	Riveroak Rd	Lake Bowen Dam	3680.56	48	19629.65	\$ 991,279
N. Woodfin Ridge Dr	Woodfin Ridge	Lake Bowen Dam Rd	E Caldonia Ct	2104.69	24	5612.51	\$ 283,426
W Caldonia Ct	Woodfin Ridge	N Woodfin Ridge Rd	End Cul-de-sac	362.56	20	805.69	\$ 40,687
E Caldonia Ct	Woodfin Ridge	N Woodfin Ridge Rd	End Cul-de-sac	323.97	20	719.93	\$ 36,356
Tangleridge Dr	Woodfin Ridge	N Woodfin Ridge Rd	End Cul-de-sac	1564.00	24	4170.67	\$ 210,615
Wing Ct	Woodfin Ridge	N Woodfin Ridge Rd	End Cul-de-sac	245.03	20	544.51	\$ 27,497
Willbrook Ct	Woodfin Ridge	N Woodfin Ridge Rd	End Cul-de-sac	439.09	20	975.76	\$ 49,275
E Heatherland Dr	Woodfin Ridge	S Woodfin Ridge Rd	End Cul-de-sac	2451.66	24	6537.76	\$ 330,151
Parkland Ave	Woodfin Ridge	E Heatherland Dr	N Tidewater Trl	1638.76	24	4370.03	\$ 220,682
N Tidewater Trl	Woodfin Ridge	End Cul-de-sac	End Cul-de-sac	1379.06	24	3677.49	\$ 185,710
Island Green Ln	Woodfin Ridge	N Tidewater Trl	End Cul-de-sac	1626.93	24	4338.48	\$ 219,089
Pawleys Ct	Woodfin Ridge	Island Green Ln	End Cul-de-sac	153.34	24	408.91	\$ 20,649
Wizard Way	Woodfin Ridge	Island Green Ln	End Cul-de-sac	236.07	24	629.52	\$ 31,790
Belle Terre Ct	Woodfin Ridge	S Woodfin Ridge Rd	End Cul-de-sac	217.47	24	579.92	\$ 29,285
Wicked Stick Ct	Woodfin Ridge	S Woodfin Ridge Rd	End Cul-de-sac	228.26	24	608.69	\$ 30,738
Bay Tree Ct	Woodfin Ridge	S Woodfin Ridge Rd	End Cul-de-sac	559.08	24	1490.88	\$ 75,288
Moteverde Ct	Woodfin Ridge	Tuscan Ridge Trl	End Cul-de-sac	132.93	24	354.48	\$ 17,901
Tuscan Ridge Trl	Woodfin Ridge	Bay Tree Ct	End Cul-de-sac	878.22	24	2341.92	\$ 118,265
Timberlake Cir	Timberlake	Timberlake Dr	Timberlake Dr	6502.81	20	14450.69	\$ 729,746
Timberlake Dr	Timberlake	Island Ford Rd	Rainbow Lake Rd	11198.04	20	24884.53	\$ 1,256,646
Englewood Dr	Timberlake	Timberlake Dr	End Cul-de-sac	3126.14	18	6252.28	\$ 315,734
Emery Ct	Timberlake	Timberlake Dr	End Cul-de-sac	496.76	18	993.52	\$ 50,172
Lakewood Ct	Timberlake	Timberlake Dr	End Cul-de-sac	842.44	20	1872.09	\$ 94,539
Jonquill Dr	Timberlake	Timberlake Dr	Timberlake Cir	2064.36	18	4128.72	\$ 208,497
Harbor St	Sunset Harbor	Rock Hill Church Rd	Sunset Dr	1487.29	20	3305.09	\$ 166,904
Sunset Dr	Sunset Harbor	End Cul-de-sac	End Cul-de-sac	566.15	20	1258.11	\$ 63,533
Weaver Rd	--	Dickson Rd	End Cul-de-sac	1599.00	20	3553.33	\$ 179,440
Dickson Cove Rd	--	Dickson Rd	End Cul-de-sac	1789.54	17	3380.24	\$ 170,699
Wicklow Rd	Wicklow	Redlands Rd	End Cul-de-sac	7441.7	20	16537.02	\$ 835,104
Wicklow Ln	Wicklow	Wicklow Rd	End Cul-de-sac	1057.35	15	1762.25	\$ 88,992
Laurel Ln	Wicklow	Wicklow Rd	End Cul-de-sac	864.81	20	1921.80	\$ 97,049
W Wallace Rd	Wicklow	Wicklow Rd	End Cul-de-sac	1083.29	21	2527.68	\$ 127,645
Trails End	Wicklow	Meagan Ln	End Cul-de-sac	1024.81	20	2277.36	\$ 115,004
E Wallace Rd	Wicklow	Wicklow Rd	End Cul-de-sac	1661.49	16	2953.76	\$ 149,162
Meagan Ln	Wicklow	Wicklow Rd	Redlands Rd	3413.49	20	7585.53	\$ 383,062
Dickson Rd		Big Mulberry Ter	Edwards Rd	23565.8	22	57605.29	\$ 4,039,893
Island Ford Rd		Hwy 11	Rainbow Lake Rd	10010.5	22	24470.09	\$ 1,716,102
Mountain View Rd		County Line	Hwy 14	5223.2	22	12767.82	\$ 895,415
Ridgeville Church Rd		Lake Bowen Dam Rd	Lake Bowen Dam	5489.1	20	12198.02	\$ 855,455
Redland Rd		Hwy 11	Red Hill Ln	18960.4	22	46347.60	\$ 3,250,384
Skunk Hollow Rd		Hwy 11	Landrum Mill Rd	12004.2	22	29343.58	\$ 2,057,882
Bertha Burns Rd		Hwy 11	End	2519.0	17	4758	\$ 240,280
Bertha Burns Ln		Bertha Burns Rd	End	459.0	16	816	\$ 41,207
Brown Arrow Cir		Hwy 11	Brown Arrow Cir	7474.7	17	14119	\$ 712,990
Oliver Dr		Brown Arrow Cir	End	3544.9	18	7090	\$ 358,028
Holly Dr		Brown Arrow Cir	End	848.2	16	1508	\$ 76,150
Mountain Lake Dr		Brown Arrow Cir	End	536.3	12	715	\$ 36,108
Mixedwood Dr		Holly Dr	End	699.9	20	1555	\$ 78,543
Fraleigh Dr		Hwy 11	End	2629	16	4674	\$ 236,021
Pavement Preservation							\$ 5,000,000
TOTAL							\$ 27,545,075

Municipal Paving Program	\$ 2,000,000
County Safety & Other Improvements	\$ 1,000,000

Storm Water Improvement Program			
Road Name	Current Size	Current Material	Estimated Cost
Floyd Street	Concrete Arc	Concrete	\$2,000,000
Motlow Creek	Box Culvert	Concrete	\$1,000,000
Motlow Creek	Box Culvert	Concrete	\$750,000
McElrath Rd.	72"	CMP	\$1,500,000
E Howell Rd.	60"	CMP	\$750,000
Total			\$6,000,000

Bridge Replacement Program				
Area	Road	Pile	Deck	Cost
Inman	Grand Canyon Road Bridge	Wood	60	\$1,750,000
Inman	Calvary Road Bridge	Wood	60	\$1,750,000
Total				\$3,500,000

Intersection Improvement Program				
Road	Road Jurisdiction	Road	Jurisdiction	Estimated Cost
Gossett Rd.	SCDOT	Cannons Campground	SCDOT	\$3,000,000
Hwy. 129	SCDOT	Carver/Bobo	SCDOT	\$3,000,000
Hwy. 292	SCDOT	Bishop Rd.	County	\$3,000,000
Total				\$9,000,000

Tier 4 Projects									
SCDOT Asphalt Pavement Improvement Program									
Route Type	Route Num	Name	From	To	BMP	EMP	Miles	Approx. Lane Miles	Est. Cost
SC	295	Southport Rd	SC-215	Hwy. 176	4.08	16.70	12.62	54.73	\$ 24,593,250
S	651N	Old Cannan Rd.	Hwy. 295	Canaan Rd.	0.00	2.90	2.90	5.80	\$ 2,470,336
Total									\$ 27,063,586

County Asphalt Pavement Improvement Program							
Road Name	Subdivision	From	To	Length (ft)	Width (ft)	Area (sq)	Estimated Cost
Pleasant Green Dr	Pleasant Green	New Cut Rd	End Cul-de-sac	3363.95	24	8970.53	\$ 480,184
Nettie Dr	Pleasant Green	Pleasant Green Dr	End Cul-de-sac	183.92	24	490.45	\$ 26,253
Evelyn Mae Rd	Pleasant Green	Pleasant Green Dr	End Cul-de-sac	428.60	24	1142.93	\$ 61,180
Trester Ln	Pleasant Green	Pleasant Green Dr	End Cul-de-sac	297.00	24	792.00	\$ 42,395
Courtney Pl Dr	Pleasant Green	Pleasant Green Dr	End Cul-de-sac	216.76	24	578.03	\$ 30,941
Kyle Ave	Pleasant Green	Pleasant Green Dr	End Cul-de-sac	170.73	24	455.28	\$ 24,371
Luke Ct	Pleasant Green	Pleasant Green Dr	End Cul-de-sac	211.09	24	562.91	\$ 30,132
Steelman Dr	Pleasant Green	Pleasant Green Dr	End Cul-de-sac	377.01	24	1005.36	\$ 53,816
Pickens Ave	Downtown Chesnee	Hwy 221	S Georgia Ave	1177.00	21	2746.33	\$ 147,009
Reeves St	Downtown Chesnee	S Kentucky Ave	S Georgia Ave	476.69	15	794.48	\$ 42,528
Main St	Downtown Chesnee	Hwy 221	S Georgia Ave	998.18	24	2661.81	\$ 142,484
Ligon St	Downtown Chesnee	S Kentucky Ave	S Georgia Ave	482.65	15	804.42	\$ 43,060
S Georgia Ave	Downtown Chesnee	E Manning St	Pickens Ave	1534.07	32	5454.47	\$ 291,973
McAthur Ave	Downtown Chesnee	E Manning St	Pickens Ave	1566.39	15	2610.65	\$ 139,746
S Kentucky Ave	Downtown Chesnee	E Manning St	Pickens Ave	1568.79	32	5577.92	\$ 298,581
Front St	Downtown Chesnee	Pickens Ave	Main St	789.14	22	1929.01	\$ 103,258
Southfield St		New Cut Rd	Campton Rd	7163.7	22	17511.27	\$ 1,301,760
Williams Bottom Rd		Holly Springs Rd	Hannon Rd	3914.1	22	9567.78	\$ 711,253
Runion Rd		New Cut Rd	Mount Lebanon Rd	4600.0	22	11244.44	\$ 835,894
Grand Canyon Rd		Holly Springs Rd	Hwy 357	11429.5	22	27938.78	\$ 2,076,925
Edward Store Rd		Sloan Rd	Hwy 357	5411.2	22	13227.26	\$ 983,293
Bishop Rd		Compton Bridge Rd	Hwy 292	7550.4	22	18456.53	\$ 1,372,030
Flatwood Industrial Dr		Hwy 221	Flatwood Rd	6196.3	43	29604.74	\$ 2,200,770
Peach Shed Rd		Turkey Farm Rd	Buck Creek Rd	12434.8	22	30396.25	\$ 2,259,610
Flatwood Rd		Parris Bridge Rd	Bryant Rd	5649.6	24	15065.60	\$ 1,119,953
Henderson Hill Rd		Ezell Rd	Peach Shed Rd	7889.5	22	19285.32	\$ 1,433,641
Scruggs Rd		Hwy 221	Battleground Rd	4115.3	22	10059.52	\$ 747,809
Cannon Ford Rd		Peachtree Rd	Hwy 11	9435.6	22	23064.82	\$ 1,714,603
Cinnamon Ridge Rd		Hannon Road	End	2255	20	5011	\$ 268,240
Dogan Ct		HWY 9	End	1753	12	2337	\$ 125,115
Candy Apple Ct		Cinnamon Ridge	End	892	20	1982	\$ 106,106
Jarvis Rd		Hannon Road	Apple Orchard	1866	20	4147	\$ 221,967
Candlenut Ln		Highway 9	End	1679	20	3731	\$ 199,723
North Hill Dr		Parris Bridge Rd	End	1494	20	3320	\$ 177,716
Parris Ridge Dr		Parris Bridge Rd	End	1753	18	3506	\$ 187,673
Hidden Valley Rd		Parris Ridge Dr	End	1393	16	2476	\$ 132,562
Evergreen St		Parris Ridge Dr	End	1162	19	2453	\$ 131,313
Northbrook St		HWY 9	End	760	17	1436	\$ 76,844
Shoally St		HWY 9	End	1162	18	2324	\$ 124,401
Woodfin Drive		Nanny Rd	End	1035	16	1840	\$ 104,403
Pavement Preservation						\$	5,000,000
TOTAL						\$	25,571,513

Municipal Paving Program	\$	2,000,000
--------------------------	----	-----------

County Safety & Other Improvements	\$	1,750,000
------------------------------------	----	-----------

Storm Water Improvement Program			
Road Name	Current Size	Current Material	Estimated Cost
Leonard Rd.	60"	CMP	\$750,000
Mt. Shoals	Box Culvert	Concrete	\$750,000
Mt. Shoals	Box Culvert	Concrete	\$1,000,000
Mt. Shoals	60"	CMP	\$750,000
Total			\$3,250,000

Bridge Replacement Program				
Area	Road	Pile	Deck	Cost
Inman	Settle Road Bridge	Wood	60	\$2,000,000
Landrum	Landrum Mills Road Bridge	Wood	60	\$2,000,000
Total				\$4,000,000

Intersection Improvement Program				
Road	Road Jurisdiction	Road	Jurisdiction	Estimated Cost
SC-357	SCDOT	SC-358	SCDOT	\$3,500,000
Old Converse	SCDOT	Cannons Campground	SCDOT	\$2,000,000
Double Bridge	County	Hanging Rock	SCDOT/County	\$3,000,000
Hammett Store	County	Hwy. 357	SCDOT	\$3,000,000
Total				\$11,500,000

Tier 5 Projects									
SCDOT Asphalt Pavement Improvement Program									
Route Type	Route Num	Name	From	To	BMP	EMP	Miles	Approx. Lane Miles	Est. Cost
SC	296	Reidville Rd.	SC-295	W Main St	14.80	17.16	2.36	11.80	\$ 4,527,578
SC	221	Hwy. 221	Southport Rd.	Barnwell Rd.	21.85	28.00	6.15	29.46	\$ 12,724,360
S	814E	Camelot Dr.	Hwy. 29	Hwy. 296	0	1	1	4	\$ 1,987,425
S	1049N	N. Daniel Morgan	Hwy. 29	N. Church St.	0.00	0.40	0.40	1.44	\$ 722,975
S	605	Powell Mill Rd.	Hwy. 29	Front St.	0.00	1.25	1.25	2.94	\$ 1,064,800
S	485N	Powell Mill/Textile Rd	Front St.	Vanderbilt Rd.	0.00	1.00	1.00	2.50	\$ 851,840
S	1084E	Powell Mill Rd.	Powell Mill.	Textile	0.00	0.56	0.56	1.12	\$ 477,030
S	499	Oak Grove Rd.	S. Blackstock	Reidville Rd.	0.00	0.67	0.67	1.34	\$ 856,099
S	64E	Oak Grove Rd.	Reidville Rd.	S. Blackstock	4.42	5.49	1.07	2.14	\$ 1,367,203
Total									\$ 24,579,311

County Asphalt Pavement Improvement Program							
Road Name	Subdivision	From	To	Length (ft)	Width (ft)	Area (sq)	Estimated Cost
Lisa Ct	Berry Blvd	Berry Blvd	End Cul-de-sac	932.28	20	2071.73	\$ 117,552
Summerwood Ln	Berry Blvd	Berry Blvd	End Cul-de-sac	509.60	24	1358.93	\$ 77,107
Berry Blvd	Berry Blvd	Berry Rd	Peachtree Rd	1941.12	17	3666.56	\$ 208,043
Cecelia Dr	Mountainbrook	Hwy 9	Grouse Ln	1850.89	22	4524.40	\$ 256,718
Alberta Ave	Mountainbrook	Mountainbrook dr	Cecilia Dr	1075.11	20	2389.13	\$ 135,561
Mountainbrook Dr	Mountainbrook	Hwy 9	End Cul-de-sac	1353.19	20	3007.09	\$ 170,625
Vanessa Dr	Mountainbrook	Mountainbrook dr	Cecilia Dr	1285.25	20	2856.11	\$ 162,058
Quail Ridge Cir	Mountainbrook	Grouse Ln	Valley Falls Rd	3513.12	22	8587.63	\$ 487,269
Peacock Run	Mountainbrook	Quail Ridge Cir	Quail Ridge Cir	906.38	22	2215.60	\$ 125,715
Grouse Ln	Mountainbrook	Cecelia Dr	Quail Ridge Cir	893.52	22	2184.16	\$ 123,931
Kenneth Dr	Midland Estates	Hwy 9	Valley Falls Rd	4086.68	19	8627.44	\$ 489,527
Midland Dr	Midland Estates	Hwy 9	Kenneth Dr	2497.03	18	4994.06	\$ 283,367
Costner Dr	Midland Estates	Hwy 9	Valley Falls Rd	1422.09	18	2844.18	\$ 161,381
Fain Dr	Spring Hills	Valley Falls Rd	End Cul-de-sac	1519.01	20	3375.58	\$ 191,533
Lee McAbee Rd	Spring Hills	Valley Falls Rd	End Cul-de-sac	2027.58	14	3154.01	\$ 178,961
Marcia Dr	Spring Hills	Fain Dr	Lee McAbee Rd	638.07	18	1276.14	\$ 72,409
Bass Dr	Spring Hills	Fain Dr	Lee McAbee Rd	417.07	18	834.14	\$ 47,330
Tyler Oaks Dr	Tyler Oaks	McMillin Blvd	Cresthaven Dr	550.31	20	1222.91	\$ 69,389
Cresthaven Dr	Tyler Oaks	End Cul-de-sac	End Cul-de-sac	2129.77	20	4732.82	\$ 268,544
Cantrell Ridge Dr	Tyler Oaks	Cantrell Bridge Dr	End Cul-de-sac	450.80	20	1001.78	\$ 56,842
Ethel Jackson Ct	Tyler Oaks	Cresthaven Dr	End Cul-de-sac	1381.94	20	3070.98	\$ 174,250
Pine Terrace Ln	Shoally Creek Estates	Shoally Park Dr	End Cul-de-sac	319.10	26	921.85	\$ 52,306
Brookline Ln	Shoally Creek Estates	Shoally Park Dr	End Cul-de-sac	578.85	25	1607.90	\$ 91,234
Shoally Park	Shoally Creek Estates	Parris Bridge Rd	End Cul-de-sac	1562.27	26	4513.22	\$ 256,084
N Mossy Rock Rd	Shoally Brook	Wooden Duck St	End Cul-de-sac	245.55	24	654.81	\$ 37,154
Shoally Brook Dr	Shoally Brook	Sandifer Rd	Wooden Duck St	398.78	24	1063.42	\$ 60,339
Skipping Stone Ln	Shoally Brook	Wooden Duck St	Oglesby Creek Ln	448.46	24	1195.88	\$ 67,855
Slippery Moss Rd	Shoally Brook	S Mossy Rock Dr	Skipping Stone Ln	714.10	24	1904.27	\$ 108,050
S Mossy Rock Rd	Shoally Brook	Wooden Duck St	End Cul-de-sac	798.13	24	2128.34	\$ 120,764
Wooden Duck St	Shoally Brook	S Mossy Rock Dr	End Cul-de-sac	842.78	24	2247.41	\$ 127,519
Oglesby Creek Ln	Shoally Brook	S Mossy Rock Dr	End Cul-de-sac	914.19	24	2437.85	\$ 138,325
N Mossy Rock Rd	Shoally Brook	Wooden Duck St	End Cul-de-sac	245.55	24	654.80	\$ 37,154
Basin Dr	--	Vineyard Rd	End Cul-de-sac	1502.47	16	2671.06	\$ 151,558
Bank Rd	--	Vineyard Rd	End Cul-de-sac	740.54	16	1316.52	\$ 74,700
Lenox Pl	Sterling Estates	Gorham Dr	End Cul-de-sac	238.157	23	608.62	\$ 34,534
Wild Rose Ct	Sterling Estates	Gorham Dr	End Cul-de-sac	258.931	23	661.71	\$ 37,546
Oldmaster Ct	Sterling Estates	Gorham Dr	End Cul-de-sac	433.195	23	1107.05	\$ 62,815
Madrigal Ct	Sterling Estates	Chippendale Ln	End Cul-de-sac	176.891	23	452.05	\$ 25,650
Symmetry Ct	Sterling Estates	Chippendale Ln	End Cul-de-sac	217.788	23	556.57	\$ 31,580
Winslow Ct	Sterling Estates	Chippendale Ln	End Cul-de-sac	227.642	23	581.75	\$ 33,009
Tapestry Ct	Sterling Estates	Chippendale Ln	End Cul-de-sac	250.353	23	639.79	\$ 36,302
Chippendale Ln	Sterling Estates	End Cul-de-sac	End Cul-de-sac	3098.177	23	7917.56	\$ 449,249
Rhapsody Ln	Sterling Estates	Chippendale Ln	End Cul-de-sac	1920.171	23	4907.10	\$ 278,433
Veranda Ct	Sterling Estates	Ashmont Ln	End Cul-de-sac	589.869	24	1572.98	\$ 89,252
Gorham Dr	Sterling Estates	Sterling Dr	End Cul-de-sac	2397.41	24	6393.09	\$ 362,749
Coffax Dr	Sterling Estates	Ashmont Ln	Ashmont Ln	2966.169	24	7909.78	\$ 448,807
Onslow Ct	Sterling Estates	Ashmont Ln	End Cul-de-sac	447.867	24	1194.31	\$ 67,766
Coburg Ct	Sterling Estates	Ashmont Ln	End Cul-de-sac	701.779	24	1871.41	\$ 106,185
Ashmont Ln	Sterling Estates	End Cul-de-sac	End Cul-de-sac	2132.001	24	5685.34	\$ 322,590
Gossamer Dr	Sterling Estates	Sterling Dr	Sterling Dr	1276.032	24	3402.75	\$ 193,075
Hunterdale Ln	Sterling Estates	Sterling Dr	End Cul-de-sac	530.865	23	1356.66	\$ 76,978
Sterling Dr	Sterling Estates	Rocky Branch Rd	End Cul-de-sac	3030.656	23	7745.01	\$ 439,458
Warm Flame Ct	Candlewood	Candleglow Dr	End Cul-de-sac	376.737	24	1004.63	\$ 57,004
Glisten Dr	Candlewood	Slow Creek Ct	Southland Ave	512.986	24	1367.96	\$ 77,619
Dottie Dr	Candlewood	Slow Creek Ct	Candleglow Dr	513.335	24	1368.89	\$ 77,672
Renita Dr	Candlewood	Slow Creek Ct	Candleglow Dr	602.869	24	1607.65	\$ 91,219
Tea Rose Dr	Candlewood	Slow Creek Ct	Candleglow Dr	638.219	24	1701.92	\$ 96,568
Bight Wick Ct	Candlewood	Waxberry Ct	End Cul-de-sac	1578.732	24	4209.95	\$ 238,876
Lois Way	Candlewood	Slow Creek Ct	Waxberry Ct	479.597	24	1278.93	\$ 72,567
Waxberry Ct	Candlewood	Slow Creek Ct	End Cul-de-sac	2907.778	24	7754.07	\$ 439,972
Eloquence Dr	Candlewood	Slow Creek Ct	End Cul-de-sac	384.237	24	1024.63	\$ 58,138
Slow Creek Ct	Candlewood	Bright Wick Ct	End Cul-de-sac	2825.831	24	7535.55	\$ 427,573
Southland Ave	Candlewood	Old Furnace Rd	Lois Way	3440.219	24	9173.92	\$ 520,535
Candleglow Dr	Candlewood	Old Furnace Rd	Glisten Dr	2614.206	24	6971.22	\$ 395,552
Boyd Dr	Candlewood	Candleglow Dr	End Cul-de-sac	332.378	15	553.96	\$ 31,432
Boyd Rd	Candlewood	Candleglow Dr	End Cul-de-sac	837.221	17	1581.42	\$ 89,731
Southland Ct	Candlewood	Southland Ave	End Cul-de-sac	380.128	17	718.02	\$ 40,741
Buck Seay Rd		Bible Church Rd	Peachtree Rd	3854.0	22	9420.89	\$ 742,354
Shoally Creek Rd		Hwy 9	Parris Bridge Rd	4092.3	22	10003.42	\$ 788,257
Lyman Lake Rd		Hwy 357	End Cul-de-sac	13332.0	20	29626.67	\$ 2,334,544
Beach Ct		HWY 9	End	1210.28	17	2286.08	\$ 180,141
Bradley Dill Rd		Mill Gin Rd	Motlow School Rd	6618.2	22	16177.72	\$ 1,274,784
Motlow Creek Rd		Goodjoin Rd	Hwy 357	18115.6	22	44282.68	\$ 3,489,419
Prison Camp		Hwy 11	Hwy 11	12492.2	20	27760.38	\$ 2,187,483
E Frontange		Faith Dr	Hwy 11	4446.4	18	8892.80	\$ 700,741
Macadonia Church Rd		Motlow Creek Rd	County Line	12407.6	22	30329.69	\$ 2,389,941
Warrior Ln		Sequoyah Dr	End	343	18	686	\$ 41,260

Sequoyah Dr		Green River Rd	Warrior Ln	2239	18	4478	\$ 269,330
Christie Dawn Court		Burnette Rd	End	290	20	644	\$ 38,760
Pavement Preservation							\$ 5,000,000
TOTAL							\$ 30,429,345

Municipal Paving Program	\$ 2,000,000
---------------------------------	---------------------

County Safety & Other Improvements	\$ 2,000,000
---	---------------------

Storm Water Improvement Program			
Road Name	Current Size	Current Material	Estimated Cost
Upper Valley Falls	Box Culvert	concrete	\$1,500,000
Foster Mill Rd.	84"	CMP	\$800,000
Martin Family Rd.	72"	CMP	\$750,000
Martin Family Rd.	72"	CMP	\$750,000
Total			\$3,800,000

Bridge Replacement Program				
Area	Road	Pile	Deck	Cost
Pauline	Stewart Road Bridge	Wood	75	\$2,500,000
Inman	Rock Hill Church Road Bridge	Wood	60	\$2,250,000
Total				\$4,750,000

Intersection Improvement Program				
Road	Road Jurisdiction	Road	Jurisdiction	Estimated Cost
Battleground Rd.	SCDOT	Hwy. 29	SCDOT	\$4,500,000
Old Furnace	SCDOT	Sugar Ridge	County	\$3,500,000
Mt. Zion	SCDOT	John Dodd Rd.	SCDOT	\$3,000,000
W. Henry	SCDOT	S. Forest St.	SCDOT	\$3,500,000
Total				\$14,500,000

County Road Corridor Reconstruction Program				
Name	From	To	Approximate Mileage	Total Estimated Cost
Planview Dr.	Hwy. 29	Cannons Campground	1.1	\$3,500,000
Blalock Rd.	Hwy. 9	Old Furnace	0.9	\$3,500,000
Total				\$7,000,000

Tier 6 Projects									
SCDOT Asphalt Pavement Improvement Program									
Route Type	Route Num	Name	From	To	BMP	EMP	Miles	Approx. Lane Miles	Est. Cost
SC	101N	Hwy. 101	Arnold Rd	Rogers Bridge Rd.	5.17	16.51	11.34	56.85	\$ 27,064,373
Total									\$ 27,064,373

County Asphalt Pavement Improvement Program							
Road Name	Subdivision	From	To	Length (ft)	Width (ft)	Area (sy)	Estimated Cost
Woodwind Ct	Woodwind	Woodwind Dr	End Cul-de-sac	443.859	24	1183.62	\$ 71,189
Woodwind Dr	Woodwind	Carolina Country Club Rd	Carolina Country Club Rd	8529.64	24	22745.71	\$ 1,368,045
Edgebrook Ct	Woodwind	Woodwind Dr	Edgebrook Ct	954.06	24	2544.16	\$ 153,019
Green Tree Ct	Woodwind	Woodwind Dr	Green Tree Ct	1067.582	25	2965.51	\$ 178,361
Garden Grove Ct	Woodwind	Woodwind Dr	Garden Grove Ct	1723.987	24	4597.30	\$ 276,505
Candlewood Dr	Woodwind	Carolina Country Club Rd	End Cul-de-sac	1014.108	16	1802.86	\$ 108,433
Royal Oak Dr	Woodwind	Hwy 56	Stafford Ave	3500.17	44	17111.94	\$ 1,029,201
Stafford Ave	Woodwind	Royal Oak Dr	End Cul-de-sac	2517.02	28	7830.73	\$ 470,981
Deerfield Dr	Woodwind	Stafford Ave	End Cul-de-sac	2085.70	24	5561.87	\$ 334,520
S Pinepoint Dr	Woodwind	Stafford Ave	End Cul-de-sac	895.71	18	1791.42	\$ 107,745
Deerfield Way	Woodwind	Deerfield Dr	End Cul-de-sac	429.19	24	1144.51	\$ 68,837
Donovan Dr	Camp Croft	W Croft Cir	Fox Dr	999.907	20	2222.02	\$ 133,644
Keltner Cir	Camp Croft	Keltner Ave	Keltner Ave	1029.452	20	2287.67	\$ 137,592
Wedgewood Pl	Camp Croft	Wedgewood Dr	Wedgewood Dr	2034.137	18	4068.27	\$ 244,687
Condren Ave	Camp Croft	Cedar Springs Dr	Haslett St	846.475	18	1692.95	\$ 101,823
Landis St	Camp Croft	Cedar Springs Dr	Haslett St	848.177	18	1696.35	\$ 102,028
Castle Pl	Camp Croft	Maid Marion Ln	Cedar Springs Dr	398.781	18	797.56	\$ 47,970
Longbow Dr	Camp Croft	Huntington Dr	Cedar Springs Dr	3145.68	18	6291.36	\$ 378,395
Robinhood Dr	Camp Croft	W Croft Cir	Cedar Springs Dr	1663.02	18	3326.04	\$ 200,045
Huntington Dr	Camp Croft	Cedar Springs Dr	W Croft Cir	1691.01	22	4133.58	\$ 248,615
Friar tuck Rd	Camp Croft	W Croft Cir	Cedar Springs Dr	1734.47	18	3468.94	\$ 208,640
Sherwood Dr	Camp Croft	Maid Marion Ln	Longbow Dr	805.936	18	1611.87	\$ 96,946
Nottingham Rd	Camp Croft	Cedar Springs Dr	Longbow Dr	1202.618	18	2405.24	\$ 144,663
Mckay Ave	Camp Croft	Cedar Springs Dr	W Croft Cir	1317.593	20	2927.98	\$ 176,104
Haslett St	Camp Croft	McKay Ave	Keltner Ave	1390.794	20	3090.65	\$ 185,888
Keatly St	Camp Croft	Cedar Springs Dr	Longbow Dr	1271.428	18	2542.86	\$ 152,941
Maid Marion Ln	Camp Croft	Cedar Springs Dr	Nottingham Rd	3079.664	20	6843.70	\$ 411,616
Pershing St	Camp Croft	Hester Ave	Patch Dr	1891.962	18	3783.92	\$ 227,585
Lumis Ave	Camp Croft	Pershing St	Patch Dr	720.682	18	1441.36	\$ 86,691
Ransom Ave	Camp Croft	Pershing St	Patch Dr	844.826	18	1689.65	\$ 101,624
Gerow Ave	Camp Croft	Pershing St	Patch Dr	847.69	18	1695.38	\$ 101,969
Donnelly Dr	Camp Croft	Keatly St	Maid Marion Ln	718.975	18	1437.95	\$ 86,486
Dogwood Ave	Camp Croft	Pinehurst Rd	Patch Dr	848.034	18	1696.07	\$ 102,010
McAthur Dr	Camp Croft	Patton Ave	Ridgeway Ave	1393.023	20	3095.61	\$ 186,186
Cedarwood Ave	Camp Croft	E Croft Cir	Patch Dr	1307.266	20	2905.04	\$ 174,724
Redwood Ave	Camp Croft	E Croft Cir	Patch Dr	1313.253	20	2918.34	\$ 175,524
Leawood Dr	Camp Croft	Hazelwood Ave	Pinehurst Rd	1355.134	16	2409.13	\$ 144,897
Patton Ave	Camp Croft	E Croft Cir	Patch Dr	1370.781	20	3046.18	\$ 183,213
Waite Ave	Camp Croft	McArthur St	Patch Dr	876.154	20	1947.01	\$ 117,103
Halsey Ave	Camp Croft	McArthur St	Patch Dr	849.46	20	1887.69	\$ 113,535
Hester Ave	Camp Croft	E Croft Cir	Patch Dr	1580.364	18	3160.73	\$ 190,103
Breakaway Ave	Camp Croft	Wardlaw Ave	Fox Dr	277.968	18	555.94	\$ 33,437
Wardlaw Ave	Camp Croft	Hospital St	Cedar Springs Ave	2204.676	18	4409.35	\$ 265,201
Crest Cir	Camp Croft	Cedar Springs Ave	Cedar Springs Ave	2018.167	18	4036.33	\$ 242,766
Hospital St	Camp Croft	W Croft Cir	Wardlaw Ave	966.389	18	1932.78	\$ 116,247
Kunzig Dr	Camp Croft	Hospital St	Cedar Springs Ave	1988.046	16	3534.30	\$ 212,571
Wedgewood Dr	Camp Croft	E Croft Cir	Wedgewood Pl	1701.89	18	3403.78	\$ 204,721
Ridgeway Ave	Camp Croft	W Croft Cir	Patch Dr	2112.24	34	7979.57	\$ 479,933
Anderson Dr	Camp Croft	Hospital St	Cedar Springs Ave	1987.21	16	3532.82	\$ 212,482
Fox Dr	Camp Croft	Keltner Ave	Cedar Springs Ave	3302.14	24	8805.71	\$ 529,621
Griswold Cir	Camp Croft	Cedar Springs Ave	Headquarters Loop	901.48	20	2003.29	\$ 120,488
Denison St	Camp Croft	Maid Marion Ln	Longbow Dr	814.88	18	1629.76	\$ 98,022
Pinehurst Rd	Camp Croft	Redwood Ave	Hazelwood Ave	1364.38	20	3031.96	\$ 182,358
Anderson Dr Ext	Camp Croft	Headquarters Loop	Cedar Springs Ave	1112.60	16	1977.96	\$ 118,965
Headquarters Loop	Camp Croft	W Croft Cir	End Cul-de-sac	876.74	24	2337.97	\$ 140,618
Highview Rd	Camp Croft	Patch Rd	Dairy Ridge Rd	2649.31	20	5887.36	\$ 354,096
Beech Tree Ct	Camp Croft	Hilltop Rd	End Cul-de-sac	280.27	18	560.54	\$ 33,714
Hilltop Rd	Camp Croft	Highview Rd	End Cul-de-sac	1672.18	18	3344.36	\$ 201,147
Montgomery St	Drayton Mills	Milliken St	Heywood Ave	1302.78	31	4487.35	\$ 269,893
Calvert St	Drayton Mills	Carney St	Britton St	1339.85	22	3275.19	\$ 196,987
Floyd St	Drayton Mills	Ansel St	Cleveland Ct	3917.11	32	13927.50	\$ 837,673
Britton St	Drayton Mills	Drayton Rd	Skyuka St	1138.74	27	3416.22	\$ 205,469
Skyuka St	Drayton Mills	Lawson St	End Cul-de-sac	1254.51	20	2787.80	\$ 167,673
Spring St	Drayton Mills	Ansel St	Floyd St	1446.19	20	3213.76	\$ 193,292
Carney St	Drayton Mills	Lawson St	Skylyn Dr	3758.21	20	8351.58	\$ 502,307
Ansel St	Drayton Mills	Drayton Rd	Floyd St	4138.27	23	10575.58	\$ 636,070
Cleveland St	Drayton Mills	Milliken St	Floyd St	756.57	18	1513.14	\$ 91,008
Lawson St	Drayton Mills	Ansel St	End Cul-de-sac	1124.66	17	2124.36	\$ 127,770
Delmar Rd		Dogwood Club Rd	Keltner Ave	3228.4	24	8609.15	\$ 719,093
Keltner Ave		Hwy 295	E Croft Cir	7706.6	24	20551.04	\$ 1,716,560
Old Canaan Rd		Hwy 215	Canaan Rd	19256.9	22	47072.52	\$ 3,931,810
Mount Shoals Rd		Hwy 221	Price House Rd	20120.5	22	49183.40	\$ 4,108,125
Wyatt Rd		HWY 56	Carolina CC Rd	3000	16	5333	\$ 340,021
Flintridge Dr		Southport Rd	End	700	17	1322	\$ 84,297
Seay Ln		Old Canaan Rd	End	729	10	810	\$ 51,641
Lakeland Dr		Old Canaan Rd	Private Rd	618	20	1373	\$ 87,555
Seabrook Dr		Old Canaan Rd	End	440	10	489	\$ 31,169
Loop Rd		Old Canaan Rd	End	1171	12	1561	\$ 99,541
South Meadow Dr		Old Canaan Rd	End	1922	24	5125	\$ 326,760
Pavement Preservation							\$ 5,000,000
TOTAL							\$ 27,401,189

Municipal Paving Program	\$	2,334,728
--------------------------	----	-----------

County Safety & Other Improvements	\$	2,250,000
------------------------------------	----	-----------

Storm Water Improvement Program			
Road Name	Current Size	Current Material	Estimated Cost
R.C. Thompson	144"	CMP	\$1,750,000
Burns Rd.	48"	CMP	\$650,000
Timberlake Circle	48"	CMP	\$650,000

Lancaster Farm Rd.	60"	CMP	\$750,000
Hunters Road	108"	CMP	\$1,500,000
Henderson Hill Rd.	60"	Aluminum	\$750,000
Total			\$6,050,000

Bridge Replacement Program				
Area	Road	Pile	Deck	Cost
Chesnee	RC Thompson Road Bridge	Wood	30	\$1,750,000
Roebuck	Bearden Road Bridge	Wood	60	\$2,250,000
Total				\$4,000,000

County Road Corridor Reconstruction Program				
Name	From	To	Approximate Mileage	Total Estimated Cost
Upper Valley Falls	Valley Falls Rd.	Hwy. 176	1.2	\$4,750,000
Hammett Store	Hampton Rd.	Hwy. 357	2.2	\$6,000,000
Floyd Rd.	Cannons Campground	Hwy. 221	1.7	\$4,750,000
Genoble Rd.	Victor Hill	Robinson Rd.	0.9	\$3,750,000
Foster Rd.	Hwy. 11	Compton Bridge Rd.	4.1	\$14,000,000
Total				\$33,250,000



COUNCIL ACTION FORM

TO: Chris Story
City Manager

FROM: Martin Livingston
Community Development Director

DATE: June 12, 2023

SUBJECT: Public Hearing: Rezoning Request to rezone properties located at 808-836 John B. White Sr. Blvd (TMS: 6-21-11-036.00; 6-21-11-037.00; 7-15-11-001.00; 7-15-12-004.00; 7-15-12-006.00; 7-15-12-007.00) currently zoned R-12 (General Residential District) and LOD (Limited Office District) to be assigned a zoning designation of GID (General Institutional District) to accommodate the Hatcher Gardens and Woodland Preserve, Inc site. Owner: Spartanburg Real Holdings, LLC / Applicant: Bert D. Barre, Spartanburg Real Holdings, LLC / Agent: Howard Kinard, Esq.

SUMMARY: On May 18, 2023, the Planning Commission held a public hearing and reviewed a rezoning request regarding the property located at 808-836 John B. White Sr. Blvd (TMS: 6-21-11-036.00; 6-21-11-037.00; 7-15-11-001.00; 7-15-12-004.00; 7-15-12-006.00; 7-15-12-007.00) currently zoned R-12 (General Residential District) and LOD (Limited Office District) to be assigned a zoning designation of GID (General Institutional District) to accommodate the Hatcher Gardens and Woodland Preserve, Inc site. Staff also held a planning informational meeting on May 10, 2023, to provide the public with an opportunity to discuss the proposed rezoning request prior to the planning commission meeting. The re-zoning request is made to accommodate consolidation of the zoning designation for the property with a potential to combine the multiple properties into one one parcel and make improvements to the property. A 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 the surrounding rezoning request and the property was posted for the Planning Commission and City Council public hearings.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission approved the rezoning request on May 18, 2023, by a vote of 4 to 0.

ADDITIONAL INFORMATION: Draft minutes of the May 18, 2023, Planning Commission meeting and Staff Report with attachments are included for Council review. In addition, enclosed is a proposed ordinance in the event of Council approval.

BUDGET AND FINANCE DATA: N/A

Planning Commission Meeting Minutes
May 18th, 2023 @ 5:30 PM
City Hall Council Chambers

Board Members Present: Dr. Phillip Stone, Reed Cunningham, Spencer Warwick, and Jared Wilson. City Staff Present: Nan Zhou, City Planner I; Tia Keitt, City Planner II, Martin Livingston, Community Development Director; Oksana Holbrooks, Administrative Assistant.

Dr. Stone: All right. All right. It is 5:30, and I'm going to call this meeting of the Planning Commission to order. Today is May 18th, 2023. My name is Phillip Stone. I'm the chair of the Planning Commission and I will preside over these proceedings. Let the record indicate that we have four members of the commission present. Three are not here. And we have quorum and are able to conduct business. Let me ask each commission member to state his name for the records, so the transcription can pick it up, starting with Mr. Spencer.

Rolls

Mr. Spencer: Warrick Spencer. Commissioner.

Mr. Wilson: Jared Wilson. Commissioner.

Dr. Stone: Phillip Stone.

Mr. Cunningham: Reed Cunningham. Commissioner.

Dr. Stone: All right. Freedom of Information Act is in 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 as far as zoning ordinance. Do I hear a motion regarding the agenda for tonight's meeting?

Approval of meeting agenda

On a motion by Mr. Spencer seconded by Mr. Cunningham, the agenda for the meeting was approved, by a vote of 4 to 0.

Mr. Spencer So moved?

Mr. Cunningham: Seconded.

Dr. Stone: Moved by Mr. Spencer. Seconded by Mr. Cunningham to approve the agenda. All in favor say "aye."

Attendees: Aye.

Dr. Stone: Aye. Any opposed? The agenda is approved. Item five, disposition of the minutes of the April 20th, 2023 meeting, I have one correction on page seven that I've already shared that, just for editorial correction, that I said something that Mr. Brown got credited with saying, and we've already noted that. Aside from that, do I hear any ... Oh, that's last minutes, I need these minutes. Do I hear any motion regarding the minutes?

Approval of Meeting Minutes for April 20th, 2023

On a motion by Mr. Cunningham seconded by Mr. Wilson, the minutes of the meeting of April 20th, 2023, was approved with corrections by a vote of 4 to 0.

Mr. Cunningham: We accept the minutes.

Mr. Wilson: Second.

Dr. Stone: Moved by Mr. Cunningham, seconded by Mr. Wilson to approve the minutes.

Attendees: All in favor say "aye."

Dr. Stone: Any opposed? And they are approved. There is no old business, and so we have two items of new business. The first is that we have received a request to rezone a property located at 113 Oakwood Avenue, tax map 7-12.08-086.00, currently zoned R-8, General Residential District, to be assigned a zoning designation of LOD, Limited Office District.

Old Business: None.

New Business:

Ms. Zhou: Good evening.

Dr. Stone: Good evening.

Property Rezoning Request RZ – 23-011-00001 – Planning Commission has received a request to rezone a property located at 131 Oakwood Avenue (TMS # 7-12-08-086) from the current zoning R-8 (General Residential District) to be assigned a zoning designation of LOD (Limited Office District) to accommodate the development of a Counseling Office. Owner/Applicant: David E. Butts.

Project Description and History

The project site is an approximately 16,634 square foot lot located at 131 Oakwood Ave. with Oakwood Ave being the south boundary. Currently, the land has one residential building sitting on the lot. The site is currently sitting in the City jurisdiction and surrounded by LOD, Limited Office District, on both sides of the project site and across from the project site., GID, General Institution District to the back of the project site, and R-6, PDD Multifamily Development (Converse Townhomes) across from Oakwood Ave. Oakwood Ave. sits on the Northern Planning Division of the City. The character of the Northern Planning Division is dominated by commercial and institutional uses. Specifically, Oakwood Ave. belongs to North Converse Heights Neighborhood. The neighborhood is a stable, well-established residential neighborhood located to the north of East Main Street and to the east of North Fairview Avenue, with Converse College located immediately to the west of the North Converse Heights neighborhood.

The Applicant. Mr. David E. Butts is requesting to change the current zoning designation from R-8, General Residential District to LOD, Limited Office District to accommodate his wife's counseling practice at this property.

Required Findings

Historically, the City of Spartanburg has required rezoning applications to meet certain criteria and the Planning Commission must take the following findings of reasonable conformance in order to recommend a change of zoning: Staff offers the following analysis relating to each of these required findings:

Analysis of Required Findings

The Zoning Ordinance enables the 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 (of lack thereof) with the Comprehensive Plan –*

The 2004 Comprehensive Plan Future Land Use Map has the project site and its surroundings listed as Institutional between Oakwood Ave. and Heywood Ave. The 2004 Comprehensive Plan and the Future Land Use are consistent in the determination on designating the Converse Heights neighborhood to the north and east of the college as Institutional, extending to the rail line and Heywood Road, to support future needs of the college. In 2004 Comprehensive Plan, it does notes the fact that a number of non-residential activities in the area and it is currently affected by development pressures not associated with the college.

In addition, the 2023 City of Spartanburg Final Draft Comprehensive Plan lists east of Oakwood Ave. area as G-5: Center Infill Growth Sector. Center Infill Growth Sectors include the City's historic downtown as well as some of its larger suburban centers, including the existing mall site. These centers of activity are mostly or fully built-out but still have vacant or underutilized land. Downtown is defined by a traditional historic downtown development pattern, though there are gaps in the streetscape and opportunities for infill. Other Infill Centers are characterized by conventional, auto-oriented suburban development patterns or primarily commercial development. Additional growth and development in these areas is desirable due to the presence of existing infrastructure. These areas represent the greatest opportunity for complete mixed use, walkable centers and character-based zoning. The plan envisions that most residential and non-residential development over the next ten years will occur in this growth sector.

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 properties to the north and south of the project site are zoned for LOD, Limited Office District. Properties across from the project site are zoned for R-6 PDD, Plan Development District General Residential District, and LOD, Limited Office District. The proposed zoning designation will be conforming to the Limited Office District to the north and south side and across from Oakwood Ave.

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-8, General Residential District to LOD, Limited Office District is granted, it will accommodate the proposed use as a counseling practice, allowing the applicant's wife to see her clients on site. The proposed use may not require a Site Plan review process if the business owner decides to remain the property as is with some interior renovations. However, if the interior renovations exceed 50% of the current market value based on the Spartanburg County Tax Assessor's record, a Site Plan review process is needed and required. This 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.). However, with the change of use from R-8, General Residential District, to LOD, Limited Office District, the office street parking for the proposed use needs to be in compliance with the City of Spartanburg Section 504 Off-Street Parking and Loading Requirement, which is **Office – One space per 750 sq. ft of gross floor space.** and ADA handicap parking requirements.

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 change of use for the proposed development.

5. Availability of sewer, water and storm water facilities generally suitable and adequate for the proposed use– Both water and sanitary sewer services are available to this site. The site will be reviewed by City staff during the Site Plan review process (if needed) including, Planning, Building, Water, Streets and Stormwater, for compliance with applicable regulations.

Ms. Zhou: Chairman. Good evening, board members. My name is Nan Zhou and I swear to tell the truth, and I work with the Planning Department. So tonight, we are looking at a rezoning request from the property owner of 131 Oakwood Avenue. So the request from the applicant is requesting to change the current zoning designation from R-8, General Residential District, to LOD, Limited Office District, to accommodate his wife's counseling practice at this point. We are looking at five criteria tonight to make a determination about whether you're going to approve this rezoning request or not. So the first one is consistency or lack thereof with a comprehensive plan. So as staff doing the research ... let me show you the ... So this is the 2004 future land use map. So, the 2004 comprehensive plan future land use map has the subject parcel in its surrounding listed as institutional, so actually the parcel is right there, at this corner. And the future land use map and the comprehensive plan are consistent in its determination of the future use of the area for institutional uses.

And for some detailed description of this neighborhood for Converse Heights and how at that time it was designed to expand a canvas to its surrounding neighborhood, as you can read from the staff report. Within our '23 City of Spartanburg final draft, a comprehensive plan, this area is listed as G5, center infill growth sector. It is actually here ... Sorry, I should just let you know to zoom in this area. So this area has, if you want to read closely, in summary, in this area, it says that these area, I mean the center infill growth sector, represent the greatest opportunity for complete mixed use, walkable centers and character based zoning. So, the plan and vision is that mostly residential and non-residential development over the next 10 years will occur in this growth sector. So that's the summary of what this sector means along these E Main St. And then this is the first criteria that we are looking at, the consistency.

The second one, compatibility with the present zoning and the conforming uses of nearby property with the character of the neighborhood. So for this one, we need to look at the current zoning map, oops. So the current zoning map listed with this parcel is, I would say, the only left that zone for R-8. I believe this is an error, that it should be R-6, PDD. So this should be all pink color, so as you can see, its surroundings it's to the left and to the right, they're all LOD, and then this parcel is zone four, GID, and across from the street, we have limited office uses by the corner, where Oakwood Avenue intercept with this eastern main street. And then in the back here is the multifamily development. So the proposed zoning designation will be conforming to the limited office district to the north and south side and across from Oakwood Avenue. That means here, here and here.

The next criteria is suitability of the property affected by the amendment for uses permitted by the district that will be made applicable by the proposed amendment. So for this one, my research will be if the proposed amendment of the zoning classification from R-8, General Residential District, to LOD, Limited Office District, is granted, it will accommodate the proposed use as a counseling practice, allowing the applicant's wife to see her clients on site. But propose the use may not require a site plan review process if the business owner decides to remain the property as is with some interior renovations. However, if the interior renovations exceed 50% of the current market value based on the Spartanburg County tax assessor's record, then a site plan review process is needed and required. This process will allow city staff including planting, building stormwater everyone involved to ensure that all sites requirements are met.

But here, I really want to point one thing that we need to take ... I want to make the applicants aware is ... I'm going to go back to the pictures. So, it's with the change of the use from R-8, General Residential, to LOD, Limited Office District, the off-street parking for the proposed use needs to be in compliance with the City of Spartanburg section 504, off-street parking, the loading requirement and ADA parking requirements, which based on the current zoning ordinance it requires the office is one space per 750 square foot of gross floor space. So, that is the only thing that the applicant may need to be aware of.

And the fourth criteria we're looking at, is the marketability of the property affected by the amendment for uses permitted by the district applicable to the party at this time of the proposed amendment. So the marketability of this property would likely increase with the change of the use for the proposed development. And the last one is the availability of sewer water and the stormwater facilities generally suitable and adequate for the proposed use. So as I stated earlier, if a site plan is not needed, then we're not going to look at this. But I would assume that sewer, stormwater should be available on the site.

So, that is the five criteria as we've already gone through this, this is an aerial photo of this site, and this is the multifamily development across from the street. So this is the front of the property, this is the left side and this is the right side of the property. This is the adjacent property to the right, which is also LOD this is to the left is also LOD zoned. And these are the new multifamily development across from the street. And this is the Oakwood Street view. It kind of give you a view from Oakwood Street, and then from here ... standing here and looking at eastern Main Street, so this is the street and this is the parking requirement. Are there any questions for me?

Dr. Stone: Does anyone have a question for Ms. Zhou at this point?

Mr. Cunningham: Is this facility currently operating as a business or is it a residence?

Ms. Zhou: No. It's residential. It's people who live ...

Mr. Cunningham: It's a house, but is it occupied as a residence?

Ms. Zhou: Mm-hmm.

Mr. Wilson: Do we know the gross square footage by any chance, just so we can understand how much parking they would need?

Ms. Zhou: You can ask the applicant.

Dr. Stone: Other questions? I think we can hear from the applicant now if they wish to come forward and say anything, if they wish. And I'll ask you to state your name for the record, and I'll swear you in.

Mr. Butts: Hi. My name is David Butts.

Dr. Stone: And do you swear to tell the truth?

Mr. Butts: I do.

Dr. Stone: Thank you.

Mr. Butts: The property is in my name because the house was built by my great-grandfather in '45. It's never been sold except to family members. We haven't lived in that house in two years. So, our plan is to just use it as a counseling facility. But now for the client so one client at a time. That's about as much as we can afford to renovate right now, anyway, because it needs a lot of work on the inside. The outside is pretty solid. The square footage ... there's three levels and a full basement in the ground level. I want to say the gross square footage is in the neighborhood of 2,500. Yeah, I believe that's gross, and then heated square footage is a little less than 2,000.

Dr. Stone: Any questions for the applicant? My math would be that's somewhere between three and four parking spaces, depending on how the city counts heated versus unheated square footage.

Mr. Butts: Yes, sir. There's a lot that's coming in terms of accommodating parking and ADA requirements and that sort of thing. We're aware of all that and this is the initial stages. We don't really foresee using it for probably another six months, at least, while we're trying to find contractors and but I guess a-

Dr. Stone: Permitting process.

Mr. Butts: There we go. I was trying to say "license," but I knew it wasn't the right word.

Mr. Cunningham: I have a question. And this is going to be used for counseling, if I understand correctly? Is your counseling business already in existence and functioning and you're going to relocate it, or will this, once renovated, you will start the commercial activity?

Ms. Kay: Right. Right now, I've been working at two different places. So I've been working at the Tyger Community Center as one, and then I've started my LLC, but I'm going to take the summer off and then start in fall.

Mr. Butts: So the entity was formed, I guess about a year ago, but she operates under a limited basis out of a spare room in my office. I run a dental practice in Spartanburg, and so she's been using our staff lounge for the last year or so. But it's basically a relocation of the existing and hopefully expention.

Mr. Cunningham: I didn't know if you were going to have to start two things at once or ... I mean, getting the physical plant rehab is going to be challenging enough, I'm sure.

Mr. Butts: Right.

Dr. Stone: Thank you.

Mr. Butts: Okay. Thank you.

Dr. Stone: Thank you. All right. At this time, I will declare a public hearing. If anyone wishes to speak about this, you're welcome to come up and you have a couple of minutes. Anybody wish to speak for or against this rezoning request?

Mr. Spencer: I move that, Mr. Chairman, that the public portion of the hearing be closed.

Dr. Stone: Moved by Mr. Spencer, seconded by Mr. Cunningham to close the public hearing. All in favor say "aye."

Attendees: Aye.

Dr. Stone: Any opposed? It is done. So we are at board deliberation unless anyone has a follow-up question for staff? For me, it makes sense. Everything around it is already LOD. It fits within our future land use plan. It's a good use of the property.

Mr. Spencer: I agree. It's exciting for Dr. and Dr. Betts.

Dr. Stone: Yes.

On a motion by Mr. Wilson seconded by Mr. Spencer, the site plan was approved by a vote of 4 to 0

Mr. Wilson: I move that we approve the request to rezone from R-8, General Residential District, to LOD, Limited Office District, as submitted.

Mr. Spencer: Seconded.

Dr. Stone: It's moved by Mr. Wilson, seconded by Mr. Spencer to approve the request.

Dr. Stone: All in favor say "aye."

Attendees: Aye.

Dr. Stone : Any opposed? And it is done. And good luck. All right. Second item of business is the Planning ... I'm not going to read all these tax map numbers, but the Planning Commission has received a request to rezone properties located at 808 to 836 John B White Sr Blvd, currently zoned either R-12, General Residential, or LOD, Limited Office District, all into general institutional district to accommodate Hatcher Gardens and Woodland Preserve, owner Spartanburg Real Holdings LLC. Good evening.

RE: Property Rezoning – The Planning Commission has received a request to rezone properties located at 808 – 836 John B. White Sr., Blvd. Hatcher Gardens (TMS: 6-21-11-036.00; 6-21-11-037.00; 7-15-11-001.00; 7-15-12-004.00; 7-15-12-006.00; 7-15-12-007.00) from R-12 (General Residential) and LOD (Limited Office District) to be assigned a zoning designation of GID (General Institution District) to accommodate the Hatcher Gardens & Woodland Preserve, Inc., site. Owner: Spartanburg Real Holdings, LLC / Applicant: Bert D. Barre, Spartanburg Real Holdings, LLC / Agent: Howard Kinard, Esq.

APPLICATION SUMMARY

Hatcher Gardens, a 10 acre *botanical garden & woodland preserve*, is a combination of several parcels, six (6) of which do not match the GID zoning designation that is assigned to 820 John B. White Sr., Blvd. The present garden keepers (onsite staff) and property owners, Spartanburg Real Holding, LLC would like to rezone all abutting parcels to match the GID designation and ultimately, combine the parcels into a single lot. The rezoning brings the entire Hatcher Garden

campus into zoning consistency and combining lots will allow the Hatcher Gardens staff to conserve and develop the site as a large garden. Robin Rupe, Executive Director of Hatcher Gardens and their attorney, Howard Kinard of Johnson, Smith, Hibbard & Wildman, submitted the Zoning Map Amendment application.

REQUIRED FINDINGS

Historically, the City of Spartanburg has required rezoning applications to meet certain criteria and the Planning Commission must make the following findings of reasonable conformance in order to recommend a change of zoning:

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 2004 Comprehensive Plan labels the Hatcher Garden site as Open Space/Recreation and the adjacent parcels along the John B. White Sr. Blvd. corridor as Limited Activity Center (LAC). Expansion of the GID zoning contrasts the LAC, however, the GID zoning designation does not limit the site's potential. Moreover, the GID zoning designation was not a zoning district in the original 1999 Comprehensive Plan, that was updated in 2004.

The 2023 Comprehensive Plan's Growth and Conservation Map, (currently before City Council), identifies this area as a Neighborhood Controlled Growth Sector. With the expansion of Hatcher Gardens as a GID zoning district, this area should be recognized by Planning Staff as a C-1 Preserved Conservation Sector. The owner's and community's commitment to preserving Hatcher Gardens confirms a desire to conserve urban greenspace.

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

John B. White Sr. Blvd. has evolved over the years and use to be lined with residences leading to Reidville Rd. As the city grew so did the local economy, allowing the surrounding single detached homes to become low density office buildings that house local businesses. Hatcher Gardens is located across from several of these businesses and situated between a senior living housing community and a small law firm, and surrounded by neighborhoods and a school. The garden is a welcome land use and offers a respite for all 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 –

Hatcher Gardens has evolved over the years, but in the 1980s was open to the public. A visitor to the gardens cannot see property lines, but they can appreciate the convenient parking, the

additional path through the gardens or a stop by the visitor's center. As a visitor we get to experience the site as one campus. Therefore, the properties affected by the zoning map amendment contribute to the site's viability, increasing the opportunity to erect a greenhouse, improve landscaping and any future decisions necessary for the preservation of the garden.

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 –

Bringing all of the Hatcher Garden properties under one zoning district strengthens its Marketability and allows the garden keepers to envision the site as a whole. The site is a testament to land conservation and can be viewed as positively impacting surrounding properties. Hatcher Gardens strengthens the City of Spartanburg's marketability by providing local residents with immediate access to, to nature, outdoor educational resources, and free parking!

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

Sewer, water & storm water facilities are established on each individual property. As the property transitions to one large parcel of land, the Hatcher Garden staff is hoping to reduce the sewer, water and storm water fees in the longer term. Currently, they pay fees for each individual property, but have been working with the County & City to think about how best to reduce costs.

STAFF'S 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 approval to rezone the adjacent parcels to match the General Institution Zoning District of Hatcher Gardens.

WRITTEN PUBLIC COMMENTS

Notices were sent to property owners within a 400 ft. radius of subject properties. 60 Notices were sent regular mail. A Planning Informational meeting was held on Wednesday, May 10, 2023, at 5:30 PM at the City Council Chamber 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, June 12, 2023**. If the matter receives first reading approval, it will then go

before the City Council for a **Second and Final Reading on Monday, June 26, 2023**. 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 May 18, 2023, 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.

Ms. Keitt: Good evening. I'm Tia Keitt

Dr. Stone: Do you swear to tell the truth?

Ms. Keitt: I do.

Dr. Stone: Thank you.

Ms. Keitt: So this is for a rezoning request, 808 to 836 John B White Sr Blvd, also known as the Hatcher Gardens. So, this is just an outline of the process. Last week, we had the Planning Information meeting and tonight's Planning Commission. And if approved, it will go before city council. So Hatcher Gardens, a 10 acre botanical garden, and Woodland Preserve is a combination of several parcels, six of which do not match the current GID zoning. That's General Institution District. The present garden keepers, as I call them, on-site staff and the property owners, Spartanburg Real Holdings LLC, or Spartanburg County Foundation, would like to rezone all the abutting properties to match the GID designation and ultimately combine the parcels into a single lot. The rezoning grants the entire Hatcher Garden campus into zoning consistency, and combining lots will allow Hatcher Garden to conserve and develop the site as a large garden or to create a unified vision. The current executive director, Robin Ruth, I hope I'm saying that correctly, and their attorney, Mr. Howard Kinard of Johnson, Smith, Hibbard & Wildman, submitted the zoning map amendment application.

So as they planning for the request of rezoning is Nan Zhou said address these five findings. And as outlined in the report, this is... So the 2004 comprehensive plan labels the Hatcher Gardens site as open space recreation and the adjacent parcels along the John B White Sr Blvd corridor as limited activity center. Expansion of the GID zoning contrasts with the LAC, however, the GID zoning designation does not limit the site's potential. Moreover, the GID zoning designation was not zoning district in the original 1999 comprehensive plan that was updated in 2004. But the 2023 comprehensive plan, or the conservation map, currently before city council identifies this area as a neighborhood-controlled growth center. With the expansion of Hatcher Gardens as a GID, general institution district, zoning district, this area should be recognized by planning staff as potentially a C-1 preserve conservation center. The owners and the community's commitment to preserving Hatcher Gardens confirms a desire to conserve urban greenspace.

So these are the parcels here. And of course, this right here is considered split zoning, and this right here also is R-12. This is a sitemap, and this is just part of the Gardens. But as you can see, which this is R-12, this is a parking lot now. This is, I believe, was recently acquired, but this site here is also ... I think property, so it's part of the site anyway. This is what I'm saying, but it's all just several parcels. And that's pretty much what I was trying to convey in the staff report. It's

just parceled out at this point. So this is the growth and conservation map and, next slide, it's this specific area here. But the school is labeled "preserved conservation," which is great, actually. This is the map of the 2004 comprehensive plan, which this area here. And we see the pink here along John B White, so as a new person to the city it's nice to see how the city evolved over time, but to also learn the history of the Hatchers as well, which is on their website.

So when you're walking down John B White, this is so gorgeous but you get a chance to of course be covered by trees, but this landscaping is amazing. This is the nursery here, well, I think it's the nursery. This is on site. This is I believe 828 address here. But as you can see again, very much part of Hatcher Gardens but parceled out. Again, just walking along John B White sign posted about the rezoning request. This is 808 John B White residential right next to the property zone R-12. And but this is just right next to 808 here. Bringing all the Hatcher Garden properties under one zoning district strengthens its marketability and allows the Garden people to envision the site as a whole. This site is a testament to land preservation and can be viewed as positively impacting the surrounding properties. Hatcher Gardens strength, strengths the sit, the City of Spartanburg's marketability by providing local residents with immediate access to nature, outdoor education resources and free parking.

A local resident gave me a tour of this area and identified the original house that the Hatchers lived in and gave a history of the property. It was just on the other side on Briarwood so but just knowing that they were able to create such a beautiful space along the street is not something that you see today or probably won't see tomorrow and that is nice. And that is it. Are there any questions?

Dr. Stone: Any questions?

Mr. Cunningham: Actually, if you would go back to the overview, early in the presentation, where you had the segments where we had requested the rezoning before this, that ... I see the three properties that fronting down John B White, that one and those two. And then the turquoise, is that the main Hatcher property now?

Ms. Keitt: Yes.

Mr. Cunningham: Okay. What about this strip that is in green, that one right there, is that owned by the Garden?

Ms. Keitt: Yes, that is 828, I believe, John B White.

Mr. Cunningham: Okay. So if we adjust these four or five parcels where we have one zoning for the entire property?

Ms. Keitt: Yes. And the rear of this property here that's ... so there's split zoning, so they got under the radar with that one. And it needs to be one color.

Dr. Stone: Well, one zoning district. We've got, as Mr. Livingston would know, we've got split zone situations all around the city that we, in the next few years, need to try resolve those as we get the opportunity. Other questions? All right. We can certainly hear from the applicant or applicant's representative if they wish to come forward and speak. You don't have to.

Applicant/Audience: I think we're good. We'll be her to answer any questions.

Dr. Stone: Okay. All right. Then we need to have a public hearing, unless anyone has a question for staff? We can also ask questions after the public hearing. So I'm going to open to public hearing if anyone wishes to speak either in favor or opposed to this rezoning petition. You're welcome to come up and sign in and tell us what you think. I declare a public hearing.

Mr. Wilson: Mr. Chairman, I move that we close the public portion of the hearing.

Mr. Cunningham: Second.

Dr. Stone: Mr. Wilson moves, Mr. Cunningham seconds that we close the public hearing.

Dr. Stone: All in favor?

Attendees: Aye.

Dr. Stone: Any opposed? Any other questions of staff for board deliberation? I mean, again, eliminating split zoning is important. I got my zoning ordinance out last night and read what allowable in LOD versus GID. GID seems to make sense. It is designed for institutions like this. It does preserve open park space. I Guess, since the colleges, I think, both have general institutional and hospital ... a lot of churches have that zoning. I may have a question for Mr. Livingston, having that zoning wouldn't prohibit them from having a gift shop or from selling plants at various times of the year, wouldn't have any limit on them being able to do that, right?

Mr. Livingston: Not that I'm aware of. Wofford College, Converse College, all GID, they have stores and facilities, which may need a business license but they are able to do so in the GID, because as long as the entire site remains institutional and in the control of the organizations that provide those services.

Dr. Stone: And we can tweak the future land use map a little bit to indicate that is maybe a conservation or reserve conservation sector, if we need to do that, I guess, at some point. Because that also seems like it makes sense. Honestly, when I looked at our future land use map and I saw that green section, I thought it was Hatcher Gardens. I didn't realize that it was the school down the street. Unless anybody else has anything they want to add?

On a motion by Mr. Wilson seconded by Mr. Cunningham, the site plan was approved by a vote of 4 to 0

Mr. Wilson: I move that we approve the rezoning request as submitted.

Mr. Cunningham: Second.

Dr. Stone: Moved by Mr. Wilson, seconded by Mr. Cunningham to recommend to city council the zoning change, from split zoned R-12 and LOD, GID to all GID, General Institutional District.

Dr. Stone: All in favor say "aye."

Attendees: Aye.

Dr. Stone: Any opposed? And we'll recommend to city council that that zoning be consolidated into one district, and that will happen. No sight in landscape plans approved since the last meeting, no city council updates since the last meeting. Any update on comprehensive planning since that's a standing agenda item?

Mr. Livingston : Mr. Chairman, we did receive the revisions back from the consultants preparing a comprehensive plan were working on getting information out and posting it back to the city

website, and hopefully we'll be able to do that by next week. And then the staff has had discussions about what an approval process looks like for review of the implementation plan, so we're still discussing what that process will look like. We have talked with one consultant that has offered to do that process for us.

Dr. Stone: You mean like the implementation matrix type?

Mr. Livingston : Yes.

Dr. Stone: Okay. Any other questions about this or any other sort of related topics?

Mr. Cunningham: Any update on the location of a wonderful record operations to the Planning Department.

Mr. Livingston : So we did also have a conversation about that. We are looking at another consultant that may be able to do some research for us. We've made contact with that consultant.

Mr. Cunningham: There's no active candidate at the moment?

Mr. Livingston : Not at this time.

Dr. Stone: Any other questions, or any other thing that anyone wants to bring up?

Mr. Livingston : We have a couple of other announcements, Mr. Chairman. You have before you the signup sheet for our continuing education for any Planning Commission members. That is August 24th. And if you sign up, if you like to complete that form and provide it to us today, we'll hold a spot for you for the August 24th orientation that will take place. We do have orientation for new board members that will be taking place in June, about 29th, also at T.K. Gregg. Those are for new board members that joined sometime this year. City council is working on finding new planning commissioners in June.

Dr. Stone: We have one term out. Sorry to see you go.

Mr. Spencer: Or no.

Mr. Livingston: And then finally, the project 1017 Florida Avenue, Project Mayer, may be coming back to the Planning Commission next month, so I wanted you to be aware of that.

Dr. Stone: They want to make some changes?

Mr. Livingston: Yes.

Dr. Stone: Okay. So we will see if they get that in by the deadline to have a hearing, to come back to us on June 15th? Yeah, that'd be about June 15th, four weeks from today.

Dr. Stone: Yep. It's the third Thursday.

Mr. Spencer: Mr. Chairman, I did have one question. I believe that there was some mention last meeting or a couple meetings ago, Martin, about maybe a joint working session or some sort with city council? Any news on that front?

Mr. Livingston: We're hoping that that will be all part of the implementation matrix process, where if city council does have a workshop, we would have Planning Commission members there as well. So still waiting on city manager to provide some direction.

Mr. Spencer: The other question I had actually follows on a conversation I had with Mr. Coler earlier today about some training for this commission above and beyond what you've already described as "is coming along" just on some things that Mr. Coler had mentioned he was going to be reviewing with us. The context of the question was ... I recently had occasion to send an email, and it occurred to me that I wasn't quite sure what all the rules were with regard to FOIA and everything else and communications with fellow board members or members of the city government. And those issues along with issues surrounding social media use and that sort of thing had come up, and so I asked him about that and he indicated that he would be getting with you soon and with our chairman about that, if that's all right? Thank you.

Dr. Stone: Thank you. Any other questions or items to come before the body?

Mr. Cunningham: I move that we adjourn.

Mr. Cunningham: Your turn, Spencer.

Mr. Spencer: Seconded.

Dr. Stone: All right. Moved and seconded to adjourn. All in favor say "aye."

Attendance: Aye.

Dr. Stone: Any opposed? And we are adjourned. That was very speedy. Thank you all for being here tonight as well.

Meeting adjourned at 6:07 PM.

Dr. Phillip Stone, II, Chairman

City of Spartanburg Planning Department

Application for Rezoning Designation

RZC-23-0110002

<u>LANDOWNER</u>	<u>APPLICANT</u>	<u>AGENT</u>
Spartanburg Real Holdings, LLC 424 E Kennedy St. Spartanburg, SC 29302	Bert D. Barre, Spartanburg Real Holdings, LLC	Howard R. Kinard, Esq. Johnson, Smith, Hibbard & Wildman 220 N. Church Street, Ste 4 Spartanburg, SC 29306

<u>PARCEL DATA</u>	
- Tax Map ID / Address / Zoning District <u>6-21-11-036.00</u> - 836 John B. White Sr. Blvd – R-12 <u>6-21-11-037.00</u> - 832 John B. White Sr. Blvd - LOD <u>7-15-11-001.00</u> - 100 Hughes Ln. – R-12 <u>7-15-12-004.00</u> - (820) John B. White Sr. Blvd – R-12 <u>7-15-12-006.00</u> - 808 John B. White Sr. Blvd – R-12 <u>7-15-12-007.00</u> - 810 John B. White Sr. Blvd – R-12 - Proposed Zoning Districts for all properties: GID (General Institution District)	Overlay District: N/A

APPLICATION SUMMARY

Hatcher Gardens, a 10 acre *botanical garden & woodland preserve*, is a combination of several parcels, six (6) of which do not match the GID zoning designation that is assigned to 820 John B. White Sr., Blvd. The present garden keepers (onsite staff) and property owners, Spartanburg Real Holding, LLC would like to rezone all abutting parcels to match the GID designation and ultimately, combine the parcels into a single lot. The rezoning brings the entire Hatcher Garden campus into zoning consistency and combining lots will allow the Hatcher Gardens staff to conserve and develop the site as a large garden.

Robin Rupe, Executive Director of Hatcher Gardens and their attorney, Howard Kinard of Johnson, Smith, Hibbard & Wildman, submitted the Zoning Map Amendment application.

REQUIRED FINDINGS

Historically, the City of Spartanburg has required rezoning applications to meet certain criteria and the Planning Commission must make the following findings of reasonable conformance in order to recommend a change of zoning:



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 2004 Comprehensive Plan labels the Hatcher Garden site as Open Space/Recreation and the adjacent parcels along the John B. White Sr. Blvd. corridor as Limited Activity Center (LAC). Expansion of the GID zoning contrasts the LAC, however, the GID zoning designation does not limit the site's potential. Moreover, the GID zoning designation was not a zoning district in the original 1999 Comprehensive Plan, that was updated in 2004.

The 2023 Comprehensive Plan's Growth and Conservation Map, (currently before City Council), identifies this area as a Neighborhood Controlled Growth Sector. With the expansion of Hatcher Gardens as a GID zoning district, this area should be recognized by Planning Staff as a C-1 Preserved Conservation Sector. The owner's and community's commitment to preserving Hatcher Gardens confirms a desire to conserve urban greenspace.

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

John B. White Sr. Blvd. has evolved over the years and use to be lined with residences leading to Reidville Rd. As the city grew so did the local economy, allowing the surrounding single detached homes to become low density office buildings that house local businesses. Hatcher Gardens is located across from several of these businesses and situated between a senior living housing community and a small law firm, and surrounded by neighborhoods and a school. The garden is a welcome land use and offers a respite for all 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** –

Hatcher Gardens has evolved over the years, but in the 1980s was open to the public. A visitor to the gardens cannot see property lines, but they can appreciate the convenient parking, the additional path through the gardens or a stop by the visitor's center. As a visitor we get to experience the site as one campus. Therefore, the properties affected by the zoning map amendment contribute to the site's viability, increasing the opportunity to erect a greenhouse, improve landscaping and any future decisions necessary for the preservation of the garden.

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** –

Bringing all of the Hatcher Garden properties under one zoning district strengthens its Marketability and allows the garden keepers to envision the site as a whole. The site is a testament to land conservation and can be viewed as positively impacting surrounding properties. Hatcher Gardens strengthen's the City of Spartanburg's marketability by providing local residents with immediate access to to nature, outdoor educational resources, and free parking!

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

Sewer, water & storm water facilities are established on each individual property. As the property transitions to one large parcel of land, the Hatcher Garden staff is hoping to reduce the sewer, water and storm water fees in the longer term. Currently, they pay fees for each individual property, but have been working with the County & City to think about how best to reduce costs.

STAFF’S 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 approval to rezone the adjacent parcels to match the General Institution Zoning District of Hatcher Gardens.

WRITTEN PUBLIC COMMENTS

Notices were sent to property owners within a 400 ft. radius of subject properties. 60 Notices were sent regular mail. A Planning Informational meeting was held on Wednesday, May 10, 2023, at 5:30 PM at the City Council Chamber 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, June 12, 2023.** If the matter receives first reading approval, it will then go before the City Council for **a Second and Final Reading on Monday, June 26, 2023.** 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 May 18, 2023, 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:

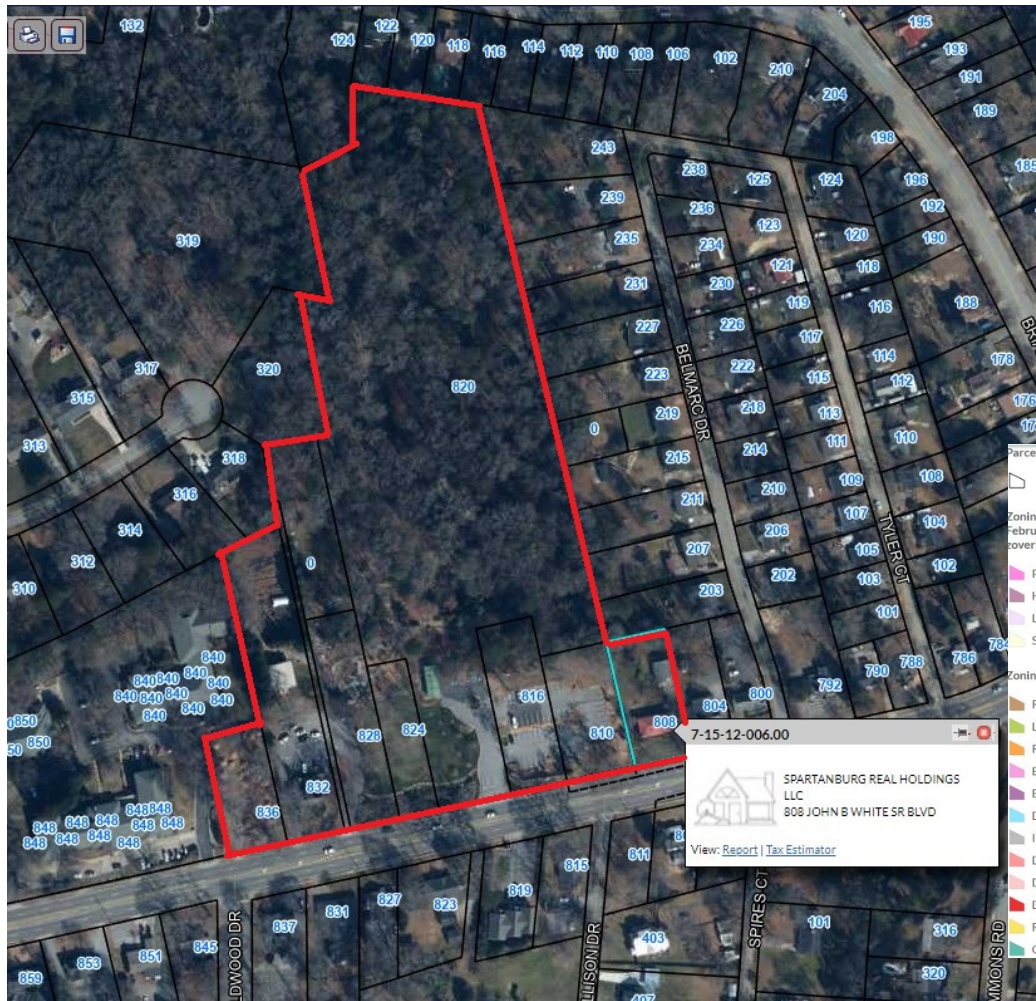
Tia Keitt

Tia Keitt, AICP
Planning Staff

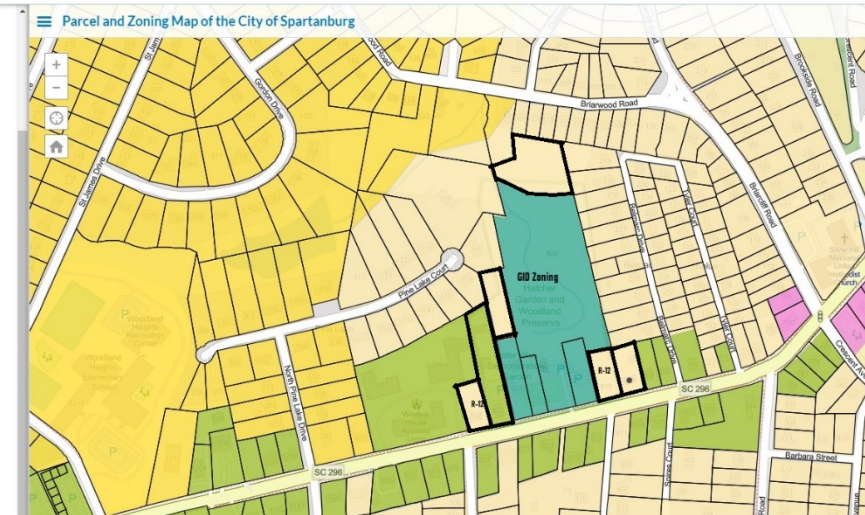
May 13, 2023

DATE

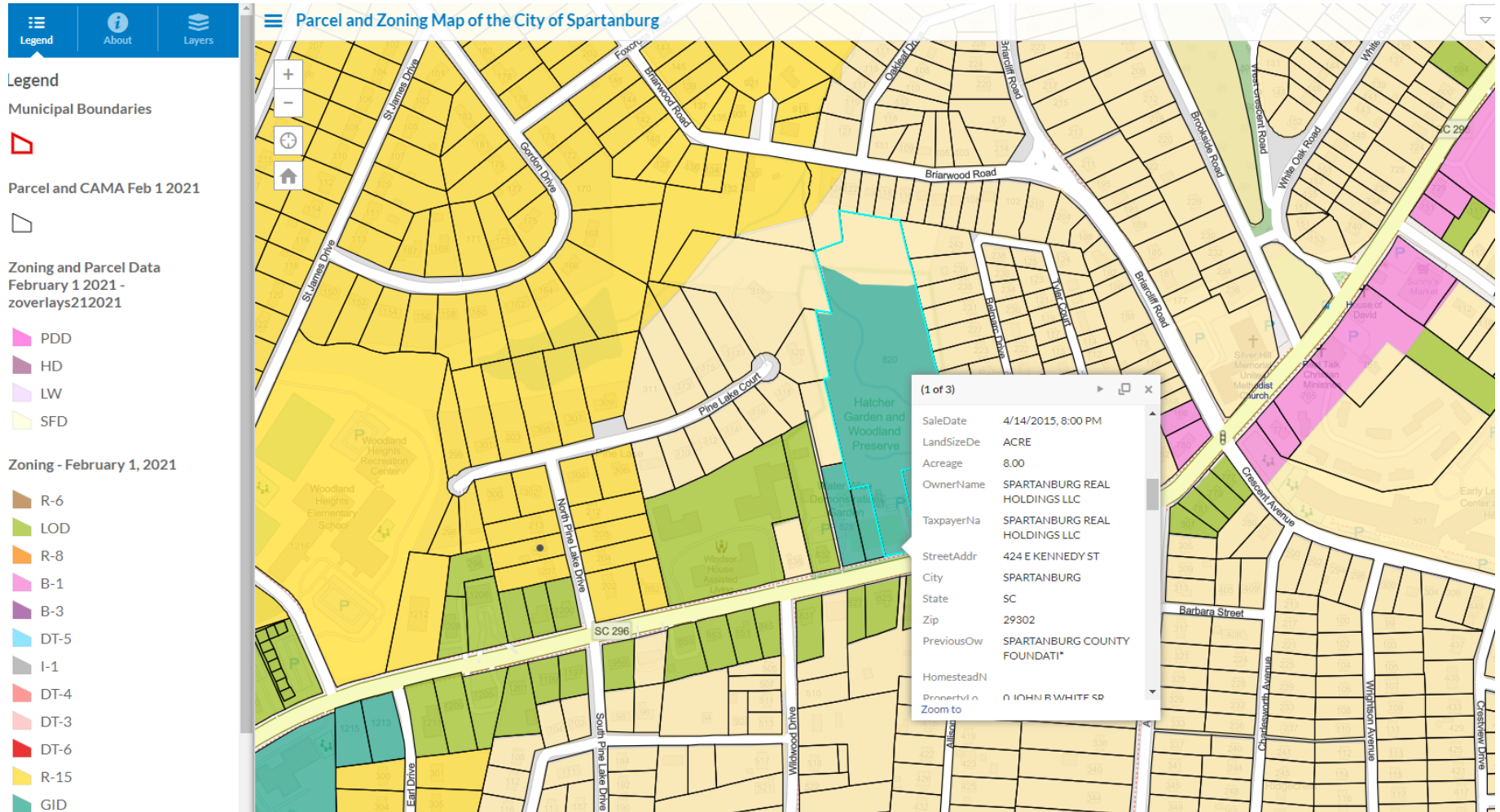
PROJECT SITE MAP

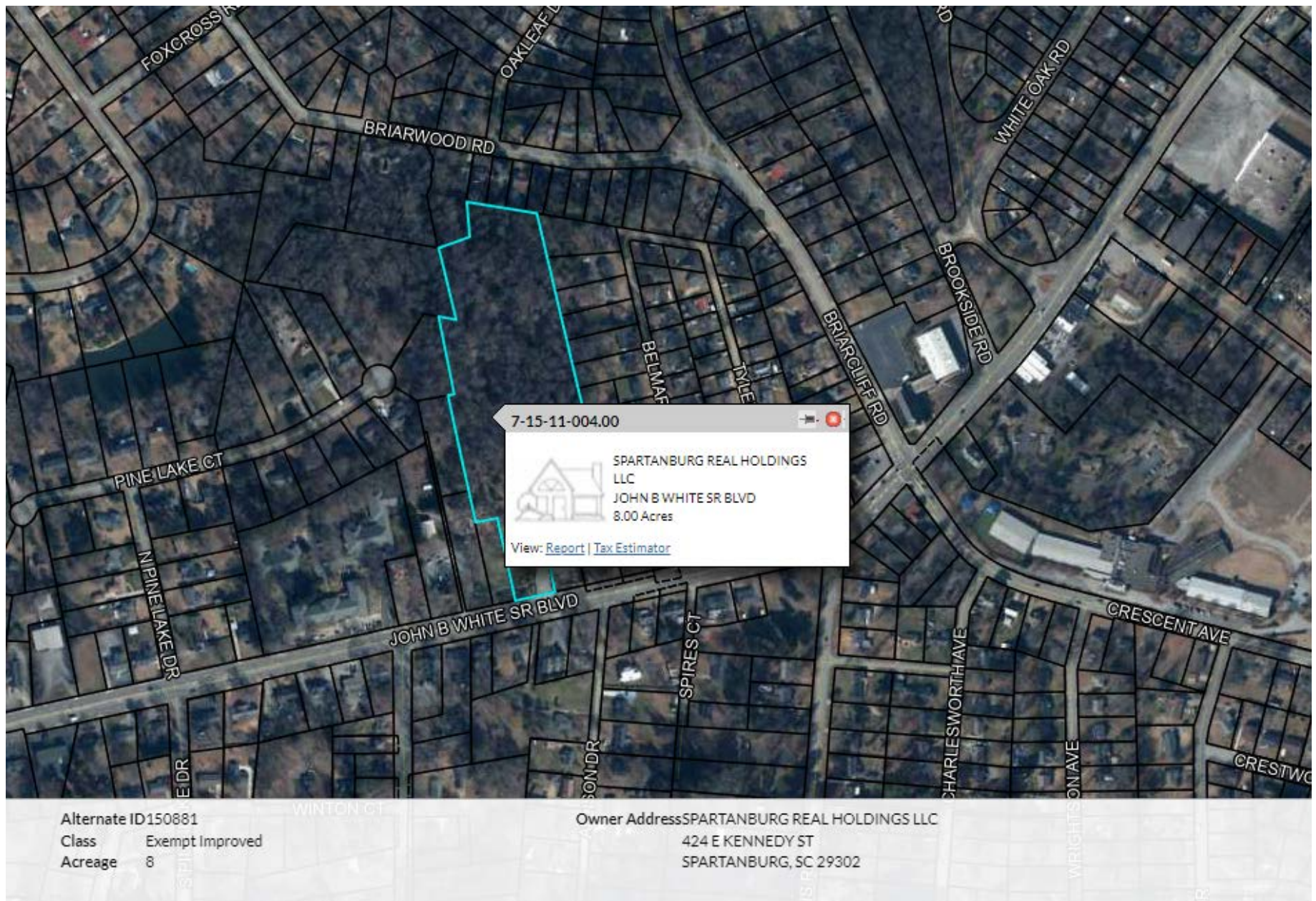


	Address	Tax Map #	Current Zoning	Requested Zoning
1	836 John B. White Sr. Blvd	6-21-11-036.00	R-12	GID
2	832 John B. White Sr. Blvd	6-21-11-037.00	LOD	GID
3	100 Hughes Ln.	7-15-11-001.00	R-12	GID
4	0 John B. White Sr. Blvd	7-15-11-004.00	Split GID & R-12	GID (no split zoning)
5	810 John B. Whie Sr. Blvd	7-15-12-007.00	R-12	GID
6	812 John B. Whie Sr. Blvd	7-15-12-006.00	R-12	GID



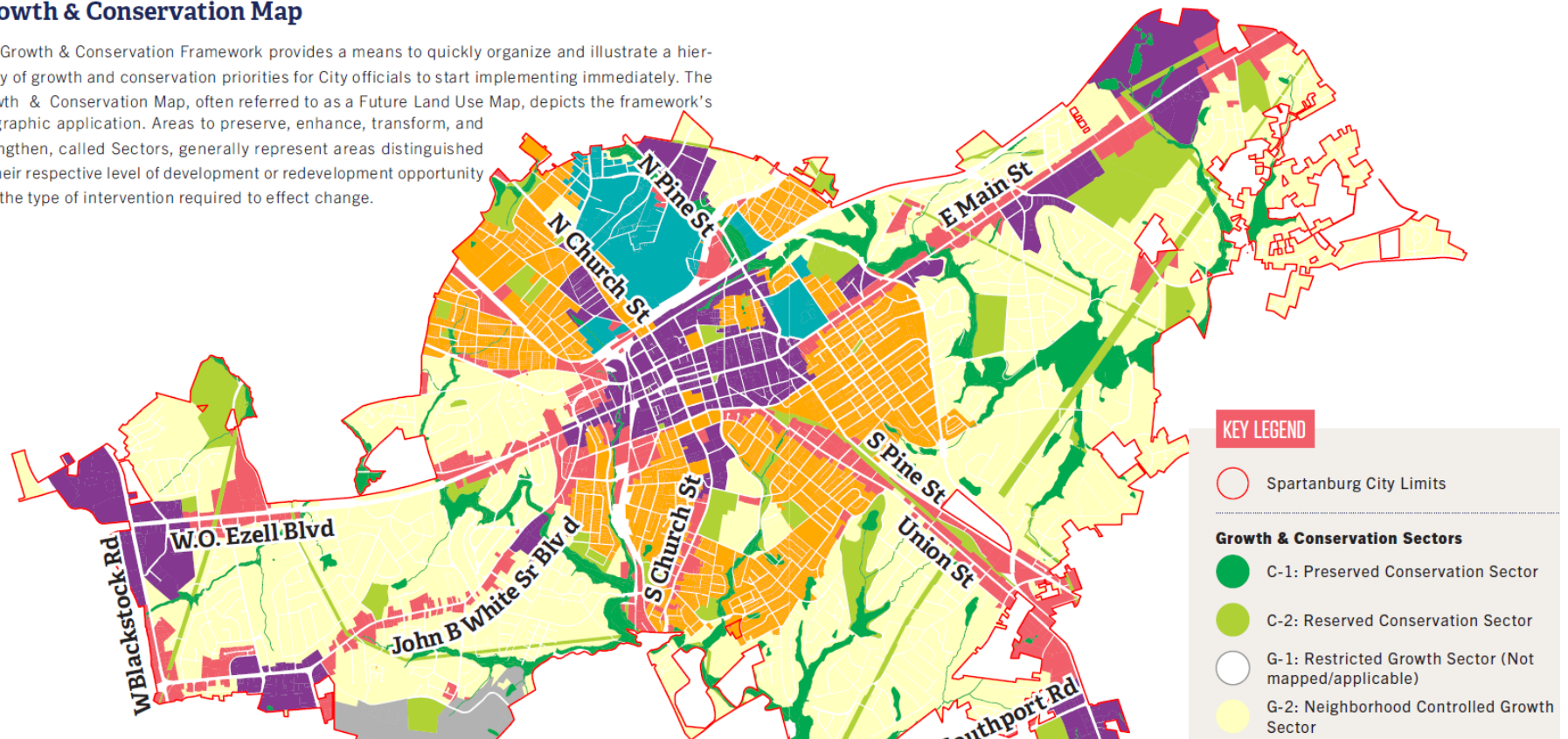
ZONING MAP

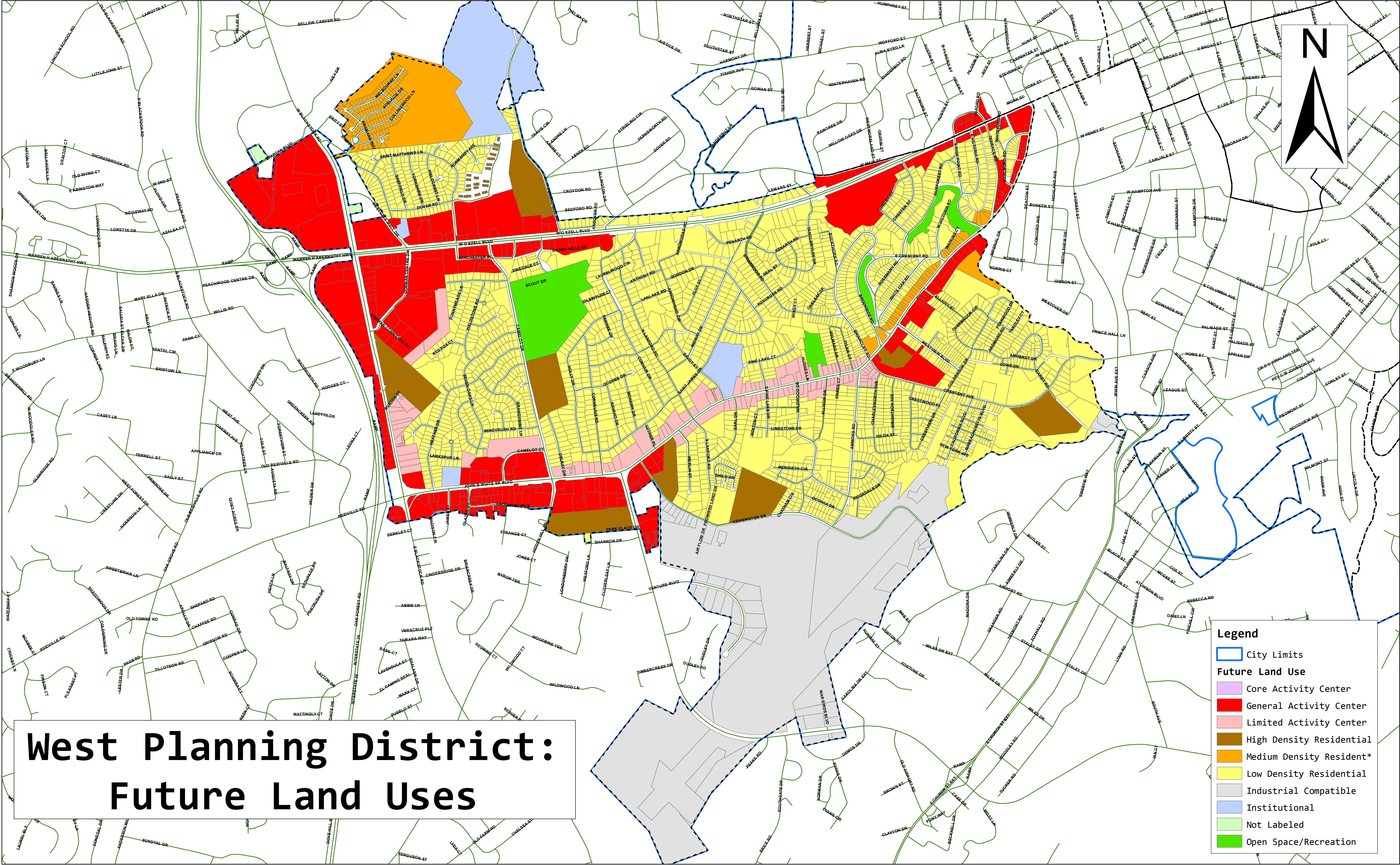




Growth & Conservation Map

The Growth & Conservation Framework provides a means to quickly organize and illustrate a hierarchy of growth and conservation priorities for City officials to start implementing immediately. The Growth & Conservation Map, often referred to as a Future Land Use Map, depicts the framework's geographic application. Areas to preserve, enhance, transform, and strengthen, called Sectors, generally represent areas distinguished by their respective level of development or redevelopment opportunity and the type of intervention required to effect change.





1 inch = 900 feet



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: Hatcher Garden and Woodland Preserve, Inc.

Street Address: 808-836 John B. White, Sr. Blvd., Spartanburg, SC 29306

Zoning District: GID LOD, R-12 Overlay: _____ Tax Map Number: 6 Parcels:

1) 6-21-11-036.00; 2) 6-21-11-031.00; 3) 7-15-11-001.00; 4) 7-15-11-004.00; 5) 7-15-12-007.00; 6) 7-15-12-006.00

Owner: Spartanburg Real Holdings, LLC Phone: 864-582-0138

Address: 424 E. Kennedy Street Email: rjones@spcf.org

City: Spartanburg State: SC Zip: 29302

Applicant: Bert D. Barre, Spartanburg Real Holdings, LLC Phone: 864-582-0138

Address: 424 E. Kennedy Street Email: rjones@spcf.org

City: Spartanburg State: SC Zip: 29302

Agent: Howard Kinard, Esq. Phone: 864-582-8121

Address: P.O. Drawer 5587 Email: hkinard@jshlaw.com

City: Spartanburg State: SC Zip: 29304

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

- | | |
|--|--|
| ☐ Annexations | ☐ Planned Development Districts (PDD) |
| ☐ Special Exceptions | ☐ Zoning - Conditional Use |
| ☐ Zoning - Appeals | ☐ Zoning - Variance |
| ☒ Zoning - Map Amendment | |

Fees and Payments can be made using the Permit Number and the [City of Spartanburg Payment Portal](#).

To the best of my knowledge, the information on this application and all additional documentation is true, factual and complete. I hereby agree to abide by all conditions of any approvals granted by the City of Spartanburg. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I hereby authorize the staff of the Planning Department to inspect the premises of the above-described property.

Applicant / Owner Signature: _____

Date: 4/25/2023

Staff Use Only / Received by: Nan Okuma

Date Received: 04/26/23

Time: _____

Permit Number: 23-0110002



Planning Department

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

ZONING MAP AMENDMENT SUPPLEMENTAL APPLICATION FORM

Name of Development: Hatcher Garden and Woodland Preserve, Inc.
Location of Development: 808-836 John B. White, Sr. Blvd., Spartanburg, SC 29306
Current Zoning District: 1)808-R12; 2)832-LOD; 3)100 Hughes Ln-R12; 4)P/O 7-15-11-004.00-R12; 5)810-R-12; 6)808-R12
Zoning District Requested: 1)GID; 2)GID; 3)GID; 4)GID; 5)GID; 6)GID

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 this map, no larger than 11" x 17", along with a PDF format on a CD must also be submitted; and
- ☐ Certification of owner(s) consent, if applicable; and
- ☒ **Filing Fee:**
\$100.00 – Single-Family Rezoning Request
\$150.00 – Multi-Family Rezoning Request
\$150.00 – Business / Commercial Rezoning Request
\$200.00 – PDD Rezoning Request
No Fee – Annexation Request

Staff Use Only / Received by: _____

Date Received: _____ Time: _____ Permit Number: _____

Zoning Map Amendment Form 2023

Narrative Addressing Reasons for Rezoning

Spartanburg Real Holdings LLC – Owner, Physical Property

Troy Hanna, CEO, The Spartanburg County Foundation

424 E. Kennedy St., Spartanburg, SC 29302

Physical Property Location:

Hatcher Garden and Woodland Preserve, Inc.

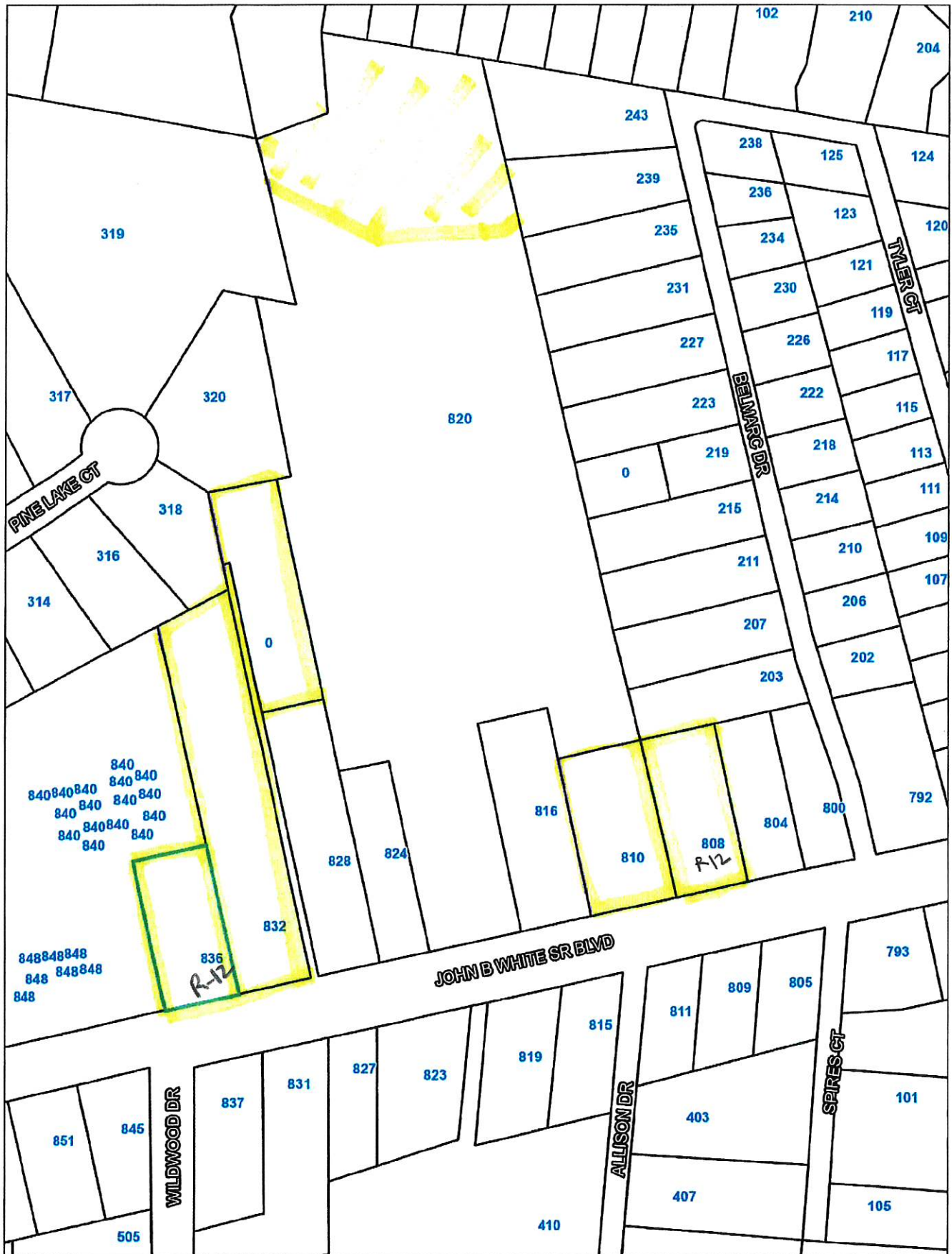
808-836 John B. White, Sr. Blvd.

Spartanburg, SC 29306

Narrative:

Hatcher Garden and Woodland Preserve, Inc. located at 808-836 John B. White, Sr. Blvd. is owned by Spartanburg Real Holdings, LLC. and operates every day of the year as a privately owned Botanical Garden, open to the public.

The Mission of Hatcher Garden and Woodland Preserve and the property at 808-836 John B. White, Sr. Blvd. is for plant education and research for plant propagation, plant care, land preservation, and to provide plant education to the visiting public at Hatcher Garden and Woodland Preserve, Inc. We respectfully request rezoning of all parcels, 808-836 John B. White, Sr. Blvd. to be rezoned to GID for Hatcher Garden and Woodland Preserve, Inc., a Botanical Garden for plant education and research.





John B. White Sr. Blvd
832 Limited Office District
836 R-12



808 John B. White
R-12



810 John B. White Sr. Blvd (parking lot)
R-12 zoning



AN ORDINANCE

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 808-836 JOHN B. WHITE SR. BLVD., AND IS FURTHER IDENTIFIED AS TAX MAP ID: 6-21-11-036.00; 6-21-11-037.00; 7-15-11-001.00; 7-15-12-004.00; 7-15-12-006.00; AND 7-15-12-007.00 ON THE SPARTANBURG COUNTY TAX MAP, AS A PART AND PARCEL OF THE CITY OF SPARTANBURG WHICH IS ZONED R-12, WITH A LAND USE DESIGNATION OF GENERAL RESIDENTIAL DISTRICT AND ZONED LOD, WITH A LAND USE DESIGNATION OF LIMITED OFFICE DISTRICT TO BE ASSIGNED A ZONING DESIGNATION OF GID, WITH A LAND USE DESIGNATION OF GENERAL INSTITUTIONAL 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 808-836 John B. White Sr. Blvd. (TMS: 6-21-11-036.00; 6-21-11-037.00; 7-15-11-001.00; 7-15-12-004.00; 7-15-12-006.00; and 7-15-12-007.00) currently zoned R-12 (General Residential District) and LOD (Limited Office District) to be assigned a zoning designation of GID (General Institutional District) to accommodate the Hatcher Gardens and Woodland Preserve, Inc site; and

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; and

WHEREAS, the Planning Commission held a public hearing on May 18, 2023, 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 808-836 John B. White Sr. Blvd (TMS: 6-21-11-036.00; 6-21-11-037.00; 7-15-11-001.00; 7-15-12-004.00; 7-15-12-006.00; and 7-15-12-007.00) currently zoned R-12 (General Residential District) and LOD (Limited Office District) to be assigned a zoning designation of GID (General Institutional District) to accommodate the Hatcher Gardens and Woodland Preserve, Inc site.

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 _____, 2023.

Jerome Rice, Mayor

ATTEST:

Christie Lindsey, City Clerk

APPROVED AS TO FORM:

Robert P. Coler, City Attorney

___/___/___ (First Reading)

___/___/___ (Second Reading)



COUNCIL ACTION FORM

TO: Chris Story
City Manager

FROM: Martin Livingston
Community Development Director

DATE: June 12, 2023

SUBJECT: Public Hearing: Rezoning Request to rezone a property located at 131 Oakwood Avenue (TMS: 7-12-08-086.00) from the current zoning R-8 (General Residential District) to be assigned a zoning designation of LOD, (Limited Office District) to accommodate the development of a Counseling Office. Owner/Applicant: David E. Butts.

SUMMARY: On May 18, 2023, the Planning Commission held a public hearing and reviewed a rezoning request regarding the property located at 131 Oakwood Avenue (TMS: 7-12-08-086.00) from the current zoning R-8 (General Residential District) to be assigned a zoning designation of LOD, (Limited Office District) to accommodate the development of a Counseling Office. Staff also held a planning informational meeting on May 10, 2023, to provide the public with an opportunity to discuss the proposed rezoning request prior to the planning commission meeting. The re-zoning request is made to accommodate the development of a counseling office. A 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 the surrounding rezoning request and the property was posted for the Planning Commission and City Council public hearings.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission approved the rezoning request on May 18, 2023, by a vote of 4 to 0.

ADDITIONAL INFORMATION: Draft minutes of the May 18, 2023, Planning Commission meeting and Staff Report with attachments are included for Council review. In addition, enclosed is a proposed ordinance in the event of Council approval.

BUDGET AND FINANCE DATA: N/A

Planning Commission Meeting Minutes
May 18th, 2023 @ 5:30 PM
City Hall Council Chambers

Board Members Present: Dr. Phillip Stone, Reed Cunningham, Spencer Warwick, and Jared Wilson. City Staff Present: Nan Zhou, City Planner I; Tia Keitt, City Planner II, Martin Livingston, Community Development Director; Oksana Holbrooks, Administrative Assistant.

Dr. Stone: All right. All right. It is 5:30, and I'm going to call this meeting of the Planning Commission to order. Today is May 18th, 2023. My name is Phillip Stone. I'm the chair of the Planning Commission and I will preside over these proceedings. Let the record indicate that we have four members of the commission present. Three are not here. And we have quorum and are able to conduct business. Let me ask each commission member to state his name for the records, so the transcription can pick it up, starting with Mr. Spencer.

Rolls

Mr. Spencer: Warrick Spencer. Commissioner.

Mr. Wilson: Jared Wilson. Commissioner.

Dr. Stone: Phillip Stone.

Mr. Cunningham: Reed Cunningham. Commissioner.

Dr. Stone: All right. Freedom of Information Act is in 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 as far as zoning ordinance. Do I hear a motion regarding the agenda for tonight's meeting?

Approval of meeting agenda

On a motion by Mr. Spencer seconded by Mr. Cunningham, the agenda for the meeting was approved, by a vote of 4 to 0.

Mr. Spencer So moved?

Mr. Cunningham: Seconded.

Dr. Stone: Moved by Mr. Spencer. Seconded by Mr. Cunningham to approve the agenda. All in favor say "aye."

Attendees: Aye.

Dr. Stone: Aye. Any opposed? The agenda is approved. Item five, disposition of the minutes of the April 20th, 2023 meeting, I have one correction on page seven that I've already shared that, just for editorial correction, that I said something that Mr. Brown got credited with saying, and we've already noted that. Aside from that, do I hear any ... Oh, that's last minutes, I need these minutes. Do I hear any motion regarding the minutes?

Approval of Meeting Minutes for April 20th, 2023

On a motion by Mr. Cunningham seconded by Mr. Wilson, the minutes of the meeting of April 20th, 2023, was approved with corrections by a vote of 4 to 0.

Mr. Cunningham: We accept the minutes.

Mr. Wilson: Second.

Dr. Stone: Moved by Mr. Cunningham, seconded by Mr. Wilson to approve the minutes.

Attendees: All in favor say "aye."

Dr. Stone: Any opposed? And they are approved. There is no old business, and so we have two items of new business. The first is that we have received a request to rezone a property located at 113 Oakwood Avenue, tax map 7-12.08-086.00, currently zoned R-8, General Residential District, to be assigned a zoning designation of LOD, Limited Office District.

Old Business: None.

New Business:

Ms. Zhou: Good evening.

Dr. Stone: Good evening.

Property Rezoning Request RZ – 23-011-00001 – Planning Commission has received a request to rezone a property located at 131 Oakwood Avenue (TMS # 7-12-08-086) from the current zoning R-8 (General Residential District) to be assigned a zoning designation of LOD (Limited Office District) to accommodate the development of a Counseling Office. Owner/Applicant: David E. Butts.

Project Description and History

The project site is an approximately 16,634 square foot lot located at 131 Oakwood Ave. with Oakwood Ave being the south boundary. Currently, the land has one residential building sitting on the lot. The site is currently sitting in the City jurisdiction and surrounded by LOD, Limited Office District, on both sides of the project site and across from the project site., GID, General Institution District to the back of the project site, and R-6, PDD Multifamily Development (Converse Townhomes) across from Oakwood Ave. Oakwood Ave. sits on the Northern Planning Division of the City. The character of the Northern Planning Division is dominated by commercial and institutional uses. Specifically, Oakwood Ave. belongs to North Converse Heights Neighborhood. The neighborhood is a stable, well-established residential neighborhood located to the north of East Main Street and to the east of North Fairview Avenue, with Converse College located immediately to the west of the North Converse Heights neighborhood.

The Applicant. Mr. David E. Butts is requesting to change the current zoning designation from R-8, General Residential District to LOD, Limited Office District to accommodate his wife's counseling practice at this property.

Required Findings

Historically, the City of Spartanburg has required rezoning applications to meet certain criteria and the Planning Commission must take the following findings of reasonable conformance in order to recommend a change of zoning: Staff offers the following analysis relating to each of these required findings:

Analysis of Required Findings

The Zoning Ordinance enables the 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 (of lack thereof) with the Comprehensive Plan –*

The 2004 Comprehensive Plan Future Land Use Map has the project site and its surroundings listed as Institutional between Oakwood Ave. and Heywood Ave. The 2004 Comprehensive Plan and the Future Land Use are consistent in the determination on designating the Converse Heights neighborhood to the north and east of the college as Institutional, extending to the rail line and Heywood Road, to support future needs of the college. In 2004 Comprehensive Plan, it does notes the fact that a number of non-residential activities in the area and it is currently affected by development pressures not associated with the college.

In addition, the 2023 City of Spartanburg Final Draft Comprehensive Plan lists east of Oakwood Ave. area as G-5: Center Infill Growth Sector. Center Infill Growth Sectors include the City's historic downtown as well as some of its larger suburban centers, including the existing mall site. These centers of activity are mostly or fully built-out but still have vacant or underutilized land. Downtown is defined by a traditional historic downtown development pattern, though there are gaps in the streetscape and opportunities for infill. Other Infill Centers are characterized by conventional, auto-oriented suburban development patterns or primarily commercial development. Additional growth and development in these areas is desirable due to the presence of existing infrastructure. These areas represent the greatest opportunity for complete mixed use, walkable centers and character-based zoning. The plan envisions that most residential and non-residential development over the next ten years will occur in this growth sector.

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 properties to the north and south of the project site are zoned for LOD, Limited Office District. Properties across from the project site are zoned for R-6 PDD, Plan Development District General Residential District, and LOD, Limited Office District. The proposed zoning designation will be conforming to the Limited Office District to the north and south side and across from Oakwood Ave.

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-8, General Residential District to LOD, Limited Office District is granted, it will accommodate the proposed use as a counseling practice, allowing the applicant's wife to see her clients on site. The proposed use may not require a Site Plan review process if the business owner decides to remain the property as is with some interior renovations. However, if the interior renovations exceed 50% of the current market value based on the Spartanburg County Tax Assessor's record, a Site Plan review process is needed and required. This 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.). However, with the change of use from R-8, General Residential District, to LOD, Limited Office District, the office street parking for the proposed use needs to be in compliance with the City of Spartanburg Section 504 Off-Street Parking and Loading Requirement, which is **Office – One space per 750 sq. ft of gross floor space.** and ADA handicap parking requirements.

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 change of use for the proposed development.

5. Availability of sewer, water and storm water facilities generally suitable and adequate for the proposed use– Both water and sanitary sewer services are available to this site. The site will be reviewed by City staff during the Site Plan review process (if needed) including, Planning, Building, Water, Streets and Stormwater, for compliance with applicable regulations.

Ms. Zhou: Chairman. Good evening, board members. My name is Nan Zhou and I swear to tell the truth, and I work with the Planning Department. So tonight, we are looking at a rezoning request from the property owner of 131 Oakwood Avenue. So the request from the applicant is requesting to change the current zoning designation from R-8, General Residential District, to LOD, Limited Office District, to accommodate his wife's counseling practice at this point. We are looking at five criteria tonight to make a determination about whether you're going to approve this rezoning request or not. So the first one is consistency or lack thereof with a comprehensive plan. So as staff doing the research ... let me show you the ... So this is the 2004 future land use map. So, the 2004 comprehensive plan future land use map has the subject parcel in its surrounding listed as institutional, so actually the parcel is right there, at this corner. And the future land use map and the comprehensive plan are consistent in its determination of the future use of the area for institutional uses.

And for some detailed description of this neighborhood for Converse Heights and how at that time it was designed to expand a canvas to its surrounding neighborhood, as you can read from the staff report. Within our '23 City of Spartanburg final draft, a comprehensive plan, this area is listed as G5, center infill growth sector. It is actually here ... Sorry, I should just let you know to zoom in this area. So this area has, if you want to read closely, in summary, in this area, it says that these area, I mean the center infill growth sector, represent the greatest opportunity for complete mixed use, walkable centers and character based zoning. So, the plan and vision is that mostly residential and non-residential development over the next 10 years will occur in this growth sector. So that's the summary of what this sector means along these E Main St. And then this is the first criteria that we are looking at, the consistency.

The second one, compatibility with the present zoning and the conforming uses of nearby property with the character of the neighborhood. So for this one, we need to look at the current zoning map, oops. So the current zoning map listed with this parcel is, I would say, the only left that zone for R-8. I believe this is an error, that it should be R-6, PDD. So this should be all pink color, so as you can see, its surroundings it's to the left and to the right, they're all LOD, and then this parcel is zone four, GID, and across from the street, we have limited office uses by the corner, where Oakwood Avenue intercept with this eastern main street. And then in the back here is the multifamily development. So the proposed zoning designation will be conforming to the limited office district to the north and south side and across from Oakwood Avenue. That means here, here and here.

The next criteria is suitability of the property affected by the amendment for uses permitted by the district that will be made applicable by the proposed amendment. So for this one, my research will be if the proposed amendment of the zoning classification from R-8, General Residential District, to LOD, Limited Office District, is granted, it will accommodate the proposed use as a counseling practice, allowing the applicant's wife to see her clients on site. But propose the use may not require a site plan review process if the business owner decides to remain the property as is with some interior renovations. However, if the interior renovations exceed 50% of the current market value based on the Spartanburg County tax assessor's record, then a site plan review process is needed and required. This process will allow city staff including planting, building stormwater everyone involved to ensure that all sites requirements are met.

But here, I really want to point one thing that we need to take ... I want to make the applicants aware is ... I'm going to go back to the pictures. So, it's with the change of the use from R-8, General Residential, to LOD, Limited Office District, the off-street parking for the proposed use needs to be in compliance with the City of Spartanburg section 504, off-street parking, the loading requirement and ADA parking requirements, which based on the current zoning ordinance it requires the office is one space per 750 square foot of gross floor space. So, that is the only thing that the applicant may need to be aware of.

And the fourth criteria we're looking at, is the marketability of the property affected by the amendment for uses permitted by the district applicable to the party at this time of the proposed amendment. So the marketability of this property would likely increase with the change of the use for the proposed development. And the last one is the availability of sewer water and the stormwater facilities generally suitable and adequate for the proposed use. So as I stated earlier, if a site plan is not needed, then we're not going to look at this. But I would assume that sewer, stormwater should be available on the site.

So, that is the five criteria as we've already gone through this, this is an aerial photo of this site, and this is the multifamily development across from the street. So this is the front of the property, this is the left side and this is the right side of the property. This is the adjacent property to the right, which is also LOD this is to the left is also LOD zoned. And these are the new multifamily development across from the street. And this is the Oakwood Street view. It kind of give you a view from Oakwood Street, and then from here ... standing here and looking at eastern Main Street, so this is the street and this is the parking requirement. Are there any questions for me?

Dr. Stone: Does anyone have a question for Ms. Zhou at this point?

Mr. Cunningham: Is this facility currently operating as a business or is it a residence?

Ms. Zhou: No. It's residential. It's people who live ...

Mr. Cunningham: It's a house, but is it occupied as a residence?

Ms. Zhou: Mm-hmm.

Mr. Wilson: Do we know the gross square footage by any chance, just so we can understand how much parking they would need?

Ms. Zhou: You can ask the applicant.

Dr. Stone: Other questions? I think we can hear from the applicant now if they wish to come forward and say anything, if they wish. And I'll ask you to state your name for the record, and I'll swear you in.

Mr. Butts: Hi. My name is David Butts.

Dr. Stone: And do you swear to tell the truth?

Mr. Butts: I do.

Dr. Stone: Thank you.

Mr. Butts: The property is in my name because the house was built by my great-grandfather in '45. It's never been sold except to family members. We haven't lived in that house in two years. So, our plan is to just use it as a counseling facility. But now for the client so one client at a time. That's about as much as we can afford to renovate right now, anyway, because it needs a lot of work on the inside. The outside is pretty solid. The square footage ... there's three levels and a full basement in the ground level. I want to say the gross square footage is in the neighborhood of 2,500. Yeah, I believe that's gross, and then heated square footage is a little less than 2,000.

Dr. Stone: Any questions for the applicant? My math would be that's somewhere between three and four parking spaces, depending on how the city counts heated versus unheated square footage.

Mr. Butts: Yes, sir. There's a lot that's coming in terms of accommodating parking and ADA requirements and that sort of thing. We're aware of all that and this is the initial stages. We don't really foresee using it for probably another six months, at least, while we're trying to find contractors and but I guess a-

Dr. Stone: Permitting process.

Mr. Butts: There we go. I was trying to say "license," but I knew it wasn't the right word.

Mr. Cunningham: I have a question. And this is going to be used for counseling, if I understand correctly? Is your counseling business already in existence and functioning and you're going to relocate it, or will this, once renovated, you will start the commercial activity?

Ms. Kay: Right. Right now, I've been working at two different places. So I've been working at the Tyger Community Center as one, and then I've started my LLC, but I'm going to take the summer off and then start in fall.

Mr. Butts: So the entity was formed, I guess about a year ago, but she operates under a limited basis out of a spare room in my office. I run a dental practice in Spartanburg, and so she's been using our staff lounge for the last year or so. But it's basically a relocation of the existing and hopefully expention.

Mr. Cunningham: I didn't know if you were going to have to start two things at once or ... I mean, getting the physical plant rehab is going to be challenging enough, I'm sure.

Mr. Butts: Right.

Dr. Stone: Thank you.

Mr. Butts: Okay. Thank you.

Dr. Stone: Thank you. All right. At this time, I will declare a public hearing. If anyone wishes to speak about this, you're welcome to come up and you have a couple of minutes. Anybody wish to speak for or against this rezoning request?

Mr. Spencer: I move that, Mr. Chairman, that the public portion of the hearing be closed.

Dr. Stone: Moved by Mr. Spencer, seconded by Mr. Cunningham to close the public hearing. All in favor say "aye."

Attendees: Aye.

Dr. Stone: Any opposed? It is done. So we are at board deliberation unless anyone has a follow-up question for staff? For me, it makes sense. Everything around it is already LOD. It fits within our future land use plan. It's a good use of the property.

Mr. Spencer: I agree. It's exciting for Dr. and Dr. Betts.

Dr. Stone: Yes.

On a motion by Mr. Wilson seconded by Mr. Spencer, the site plan was approved by a vote of 4 to 0

Mr. Wilson: I move that we approve the request to rezone from R-8, General Residential District, to LOD, Limited Office District, as submitted.

Mr. Spencer: Seconded.

Dr. Stone: It's moved by Mr. Wilson, seconded by Mr. Spencer to approve the request.

Dr. Stone: All in favor say "aye."

Attendees: Aye.

Dr. Stone : Any opposed? And it is done. And good luck. All right. Second item of business is the Planning ... I'm not going to read all these tax map numbers, but the Planning Commission has received a request to rezone properties located at 808 to 836 John B White Sr Blvd, currently zoned either R-12, General Residential, or LOD, Limited Office District, all into general institutional district to accommodate Hatcher Gardens and Woodland Preserve, owner Spartanburg Real Holdings LLC. Good evening.

RE: Property Rezoning – The Planning Commission has received a request to rezone properties located at 808 – 836 John B. White Sr., Blvd. Hatcher Gardens (TMS: 6-21-11-036.00; 6-21-11-037.00; 7-15-11-001.00; 7-15-12-004.00; 7-15-12-006.00; 7-15-12-007.00) from R-12 (General Residential) and LOD (Limited Office District) to be assigned a zoning designation of GID (General Institution District) to accommodate the Hatcher Gardens & Woodland Preserve, Inc., site. Owner: Spartanburg Real Holdings, LLC / Applicant: Bert D. Barre, Spartanburg Real Holdings, LLC / Agent: Howard Kinard, Esq.

APPLICATION SUMMARY

Hatcher Gardens, a 10 acre *botanical garden & woodland preserve*, is a combination of several parcels, six (6) of which do not match the GID zoning designation that is assigned to 820 John B. White Sr., Blvd. The present garden keepers (onsite staff) and property owners, Spartanburg Real Holding, LLC would like to rezone all abutting parcels to match the GID designation and ultimately, combine the parcels into a single lot. The rezoning brings the entire Hatcher Garden

campus into zoning consistency and combining lots will allow the Hatcher Gardens staff to conserve and develop the site as a large garden. Robin Rupe, Executive Director of Hatcher Gardens and their attorney, Howard Kinard of Johnson, Smith, Hibbard & Wildman, submitted the Zoning Map Amendment application.

REQUIRED FINDINGS

Historically, the City of Spartanburg has required rezoning applications to meet certain criteria and the Planning Commission must make the following findings of reasonable conformance in order to recommend a change of zoning:

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 2004 Comprehensive Plan labels the Hatcher Garden site as Open Space/Recreation and the adjacent parcels along the John B. White Sr. Blvd. corridor as Limited Activity Center (LAC). Expansion of the GID zoning contrasts the LAC, however, the GID zoning designation does not limit the site's potential. Moreover, the GID zoning designation was not a zoning district in the original 1999 Comprehensive Plan, that was updated in 2004.

The 2023 Comprehensive Plan's Growth and Conservation Map, (currently before City Council), identifies this area as a Neighborhood Controlled Growth Sector. With the expansion of Hatcher Gardens as a GID zoning district, this area should be recognized by Planning Staff as a C-1 Preserved Conservation Sector. The owner's and community's commitment to preserving Hatcher Gardens confirms a desire to conserve urban greenspace.

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

John B. White Sr. Blvd. has evolved over the years and use to be lined with residences leading to Reidville Rd. As the city grew so did the local economy, allowing the surrounding single detached homes to become low density office buildings that house local businesses. Hatcher Gardens is located across from several of these businesses and situated between a senior living housing community and a small law firm, and surrounded by neighborhoods and a school. The garden is a welcome land use and offers a respite for all 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 –

Hatcher Gardens has evolved over the years, but in the 1980s was open to the public. A visitor to the gardens cannot see property lines, but they can appreciate the convenient parking, the

additional path through the gardens or a stop by the visitor's center. As a visitor we get to experience the site as one campus. Therefore, the properties affected by the zoning map amendment contribute to the site's viability, increasing the opportunity to erect a greenhouse, improve landscaping and any future decisions necessary for the preservation of the garden.

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 –

Bringing all of the Hatcher Garden properties under one zoning district strengthens its Marketability and allows the garden keepers to envision the site as a whole. The site is a testament to land conservation and can be viewed as positively impacting surrounding properties. Hatcher Gardens strengthens the City of Spartanburg's marketability by providing local residents with immediate access to, to nature, outdoor educational resources, and free parking!

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

Sewer, water & storm water facilities are established on each individual property. As the property transitions to one large parcel of land, the Hatcher Garden staff is hoping to reduce the sewer, water and storm water fees in the longer term. Currently, they pay fees for each individual property, but have been working with the County & City to think about how best to reduce costs.

STAFF'S 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 approval to rezone the adjacent parcels to match the General Institution Zoning District of Hatcher Gardens.

WRITTEN PUBLIC COMMENTS

Notices were sent to property owners within a 400 ft. radius of subject properties. 60 Notices were sent regular mail. A Planning Informational meeting was held on Wednesday, May 10, 2023, at 5:30 PM at the City Council Chamber 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, June 12, 2023**. If the matter receives first reading approval, it will then go

before the City Council for a **Second and Final Reading on Monday, June 26, 2023**. 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 May 18, 2023, 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.

Ms. Keitt: Good evening. I'm Tia Keitt

Dr. Stone: Do you swear to tell the truth?

Ms. Keitt: I do.

Dr. Stone: Thank you.

Ms. Keitt: So this is for a rezoning request, 808 to 836 John B White Sr Blvd, also known as the Hatcher Gardens. So, this is just an outline of the process. Last week, we had the Planning Information meeting and tonight's Planning Commission. And if approved, it will go before city council. So Hatcher Gardens, a 10 acre botanical garden, and Woodland Preserve is a combination of several parcels, six of which do not match the current GID zoning. That's General Institution District. The present garden keepers, as I call them, on-site staff and the property owners, Spartanburg Real Holdings LLC, or Spartanburg County Foundation, would like to rezone all the abutting properties to match the GID designation and ultimately combine the parcels into a single lot. The rezoning grants the entire Hatcher Garden campus into zoning consistency, and combining lots will allow Hatcher Garden to conserve and develop the site as a large garden or to create a unified vision. The current executive director, Robin Ruth, I hope I'm saying that correctly, and their attorney, Mr. Howard Kinard of Johnson, Smith, Hibbard & Wildman, submitted the zoning map amendment application.

So as they planning for the request of rezoning is Nan Zhou said address these five findings. And as outlined in the report, this is... So the 2004 comprehensive plan labels the Hatcher Gardens site as open space recreation and the adjacent parcels along the John B White Sr Blvd corridor as limited activity center. Expansion of the GID zoning contrasts with the LAC, however, the GID zoning designation does not limit the site's potential. Moreover, the GID zoning designation was not zoning district in the original 1999 comprehensive plan that was updated in 2004. But the 2023 comprehensive plan, or the conservation map, currently before city council identifies this area as a neighborhood-controlled growth center. With the expansion of Hatcher Gardens as a GID, general institution district, zoning district, this area should be recognized by planning staff as potentially a C-1 preserve conservation center. The owners and the community's commitment to preserving Hatcher Gardens confirms a desire to conserve urban greenspace.

So these are the parcels here. And of course, this right here is considered split zoning, and this right here also is R-12. This is a sitemap, and this is just part of the Gardens. But as you can see, which this is R-12, this is a parking lot now. This is, I believe, was recently acquired, but this site here is also ... I think property, so it's part of the site anyway. This is what I'm saying, but it's all just several parcels. And that's pretty much what I was trying to convey in the staff report. It's

just parceled out at this point. So this is the growth and conservation map and, next slide, it's this specific area here. But the school is labeled "preserved conservation," which is great, actually. This is the map of the 2004 comprehensive plan, which this area here. And we see the pink here along John B White, so as a new person to the city it's nice to see how the city evolved over time, but to also learn the history of the Hatchers as well, which is on their website.

So when you're walking down John B White, this is so gorgeous but you get a chance to of course be covered by trees, but this landscaping is amazing. This is the nursery here, well, I think it's the nursery. This is on site. This is I believe 828 address here. But as you can see again, very much part of Hatcher Gardens but parceled out. Again, just walking along John B White sign posted about the rezoning request. This is 808 John B White residential right next to the property zone R-12. And but this is just right next to 808 here. Bringing all the Hatcher Garden properties under one zoning district strengthens its marketability and allows the Garden people to envision the site as a whole. This site is a testament to land preservation and can be viewed as positively impacting the surrounding properties. Hatcher Gardens strength, strengths the sit, the City of Spartanburg's marketability by providing local residents with immediate access to nature, outdoor education resources and free parking.

A local resident gave me a tour of this area and identified the original house that the Hatchers lived in and gave a history of the property. It was just on the other side on Briarwood so but just knowing that they were able to create such a beautiful space along the street is not something that you see today or probably won't see tomorrow and that is nice. And that is it. Are there any questions?

Dr. Stone: Any questions?

Mr. Cunningham: Actually, if you would go back to the overview, early in the presentation, where you had the segments where we had requested the rezoning before this, that ... I see the three properties that fronting down John B White, that one and those two. And then the turquoise, is that the main Hatcher property now?

Ms. Keitt: Yes.

Mr. Cunningham: Okay. What about this strip that is in green, that one right there, is that owned by the Garden?

Ms. Keitt: Yes, that is 828, I believe, John B White.

Mr. Cunningham: Okay. So if we adjust these four or five parcels where we have one zoning for the entire property?

Ms. Keitt: Yes. And the rear of this property here that's ... so there's split zoning, so they got under the radar with that one. And it needs to be one color.

Dr. Stone: Well, one zoning district. We've got, as Mr. Livingston would know, we've got split zone situations all around the city that we, in the next few years, need to try resolve those as we get the opportunity. Other questions? All right. We can certainly hear from the applicant or applicant's representative if they wish to come forward and speak. You don't have to.

Applicant/Audience: I think we're good. We'll be her to answer any questions.

Dr. Stone: Okay. All right. Then we need to have a public hearing, unless anyone has a question for staff? We can also ask questions after the public hearing. So I'm going to open to public hearing if anyone wishes to speak either in favor or opposed to this rezoning petition. You're welcome to come up and sign in and tell us what you think. I declare a public hearing.

Mr. Wilson: Mr. Chairman, I move that we close the public portion of the hearing.

Mr. Cunningham: Second.

Dr. Stone: Mr. Wilson moves, Mr. Cunningham seconds that we close the public hearing.

Dr. Stone: All in favor?

Attendees: Aye.

Dr. Stone: Any opposed? Any other questions of staff for board deliberation? I mean, again, eliminating split zoning is important. I got my zoning ordinance out last night and read what allowable in LOD versus GID. GID seems to make sense. It is designed for institutions like this. It does preserve open park space. I Guess, since the colleges, I think, both have general institutional and hospital ... a lot of churches have that zoning. I may have a question for Mr. Livingston, having that zoning wouldn't prohibit them from having a gift shop or from selling plants at various times of the year, wouldn't have any limit on them being able to do that, right?

Mr. Livingston: Not that I'm aware of. Wofford College, Converse College, all GID, they have stores and facilities, which may need a business license but they are able to do so in the GID, because as long as the entire site remains institutional and in the control of the organizations that provide those services.

Dr. Stone: And we can tweak the future land use map a little bit to indicate that is maybe a conservation or reserve conservation sector, if we need to do that, I guess, at some point. Because that also seems like it makes sense. Honestly, when I looked at our future land use map and I saw that green section, I thought it was Hatcher Gardens. I didn't realize that it was the school down the street. Unless anybody else has anything they want to add?

On a motion by Mr. Wilson seconded by Mr. Cunningham, the site plan was approved by a vote of 4 to 0

Mr. Wilson: I move that we approve the rezoning request as submitted.

Mr. Cunningham: Second.

Dr. Stone: Moved by Mr. Wilson, seconded by Mr. Cunningham to recommend to city council the zoning change, from split zoned R-12 and LOD, GID to all GID, General Institutional District.

Dr. Stone: All in favor say "aye."

Attendees: Aye.

Dr. Stone: Any opposed? And we'll recommend to city council that that zoning be consolidated into one district, and that will happen. No sight in landscape plans approved since the last meeting, no city council updates since the last meeting. Any update on comprehensive planning since that's a standing agenda item?

Mr. Livingston : Mr. Chairman, we did receive the revisions back from the consultants preparing a comprehensive plan were working on getting information out and posting it back to the city

website, and hopefully we'll be able to do that by next week. And then the staff has had discussions about what an approval process looks like for review of the implementation plan, so we're still discussing what that process will look like. We have talked with one consultant that has offered to do that process for us.

Dr. Stone: You mean like the implementation matrix type?

Mr. Livingston : Yes.

Dr. Stone: Okay. Any other questions about this or any other sort of related topics?

Mr. Cunningham: Any update on the location of a wonderful record operations to the Planning Department.

Mr. Livingston : So we did also have a conversation about that. We are looking at another consultant that may be able to do some research for us. We've made contact with that consultant.

Mr. Cunningham: There's no active candidate at the moment?

Mr. Livingston : Not at this time.

Dr. Stone: Any other questions, or any other thing that anyone wants to bring up?

Mr. Livingston : We have a couple of other announcements, Mr. Chairman. You have before you the signup sheet for our continuing education for any Planning Commission members. That is August 24th. And if you sign up, if you like to complete that form and provide it to us today, we'll hold a spot for you for the August 24th orientation that will take place. We do have orientation for new board members that will be taking place in June, about 29th, also at T.K. Gregg. Those are for new board members that joined sometime this year. City council is working on finding new planning commissioners in June.

Dr. Stone: We have one term out. Sorry to see you go.

Mr. Spencer: Or no.

Mr. Livingston: And then finally, the project 1017 Florida Avenue, Project Mayer, may be coming back to the Planning Commission next month, so I wanted you to be aware of that.

Dr. Stone: They want to make some changes?

Mr. Livingston: Yes.

Dr. Stone: Okay. So we will see if they get that in by the deadline to have a hearing, to come back to us on June 15th? Yeah, that'd be about June 15th, four weeks from today.

Dr. Stone: Yep. It's the third Thursday.

Mr. Spencer: Mr. Chairman, I did have one question. I believe that there was some mention last meeting or a couple meetings ago, Martin, about maybe a joint working session or some sort with city council? Any news on that front?

Mr. Livingston: We're hoping that that will be all part of the implementation matrix process, where if city council does have a workshop, we would have Planning Commission members there as well. So still waiting on city manager to provide some direction.

Mr. Spencer: The other question I had actually follows on a conversation I had with Mr. Coler earlier today about some training for this commission above and beyond what you've already described as "is coming along" just on some things that Mr. Coler had mentioned he was going to be reviewing with us. The context of the question was ... I recently had occasion to send an email, and it occurred to me that I wasn't quite sure what all the rules were with regard to FOIA and everything else and communications with fellow board members or members of the city government. And those issues along with issues surrounding social media use and that sort of thing had come up, and so I asked him about that and he indicated that he would be getting with you soon and with our chairman about that, if that's all right? Thank you.

Dr. Stone: Thank you. Any other questions or items to come before the body?

Mr. Cunningham: I move that we adjourn.

Mr. Cunningham: Your turn, Spencer.

Mr. Spencer: Seconded.

Dr. Stone: All right. Moved and seconded to adjourn. All in favor say "aye."

Attendance: Aye.

Dr. Stone: Any opposed? And we are adjourned. That was very speedy. Thank you all for being here tonight as well.

Meeting adjourned at 6:07 PM.

Dr. Phillip Stone, II, Chairman

TO: Planning Commission

RE: Property Rezoning Request RZ – 23-011-00001 – Planning Commission has received a request to rezone a property located at 131 Oakwood Avenue (TMS # 7-12-08-086) from the current zoning R-8 (General Residential District) to be assigned a zoning designation of LOD (Limited Office District) to accommodate the development of a Counseling Office. **Owner/Applicant: David E. Butts.**

Date: May 12, 2023

Project Description and History

The project site is an approximately 16,634 square foot lot located at 131 Oakwood Ave. with Oakwood Ave being the south boundary. Currently, the land has one residential building sitting on the lot. The site is currently sitting in the City jurisdiction and surrounded by LOD, Limited Office District, on both sides of the project site and across from the project site., GID, General Institution District to the back of the project site, and R-6 PDD multifamily development (Converse Townhomes) across from Oakwood Ave.

Oakwood Ave. sits on the Northern Planning Division of the City. The character of the Northern Planning Division is dominated by commercial and institutional uses. Specifically, Oakwood Ave. belongs to North Converse Heights Neighborhood. The neighborhood is a stable, well-established residential neighborhood located to the north of East Main Street and to the east of North Fairview Avenue, with Converse College located immediately to the west of the North Converse Heights neighborhood.

The Applicant. Mr. David E. Butts is requesting to change the current zoning designation from R-8, General Residential District to LOD, Limited Office District to accommodate his wife's counseling practice at this property.

Required Findings

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

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

Analysis of Required Findings

The Zoning Ordinance enables the 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 (of lack thereof) with the Comprehensive Plan –*

The 2004 Comprehensive Plan Future Land Use Map has the project site and its surroundings listed as Institutional between Oakwood Ave. and Heywood Ave. The 2004 Comprehensive Plan and the Future Land Use are consistent in the determination on designating the Converse Heights neighborhood to the north and east of the college as Institutional, extending to the rail line and Heywood Road, to support future needs of the college. In 2004 Comprehensive Plan, it does notes the fact that a number of non-residential activities in the area and it is currently affected by development pressures not associated with the college.

In addition, the 2023 City of Spartanburg Final Draft Comprehensive Plan lists east of Oakwood Ave. area as G-5: Center Infill Growth Sector. Center Infill Growth Sectors include the City's historic downtown as well as some of its larger suburban centers, including the existing mall site. These centers of activity are mostly or fully built-out but still have vacant or underutilized land. Downtown is defined by a traditional historic downtown development pattern, though there are gaps in the streetscape and opportunities for infill. Other Infill Centers are characterized by conventional, auto-oriented suburban development patterns or primarily commercial development. Additional growth and development in these areas is desirable due to the presence of existing infrastructure. These areas represent the greatest opportunity for complete mixed use, walkable centers and character-based zoning. The plan envisions that most residential and non-residential development over the next ten years will occur in this growth sector.

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 properties to the north and south of the project site are zoned for LOD, Limited Office District. Properties across from the project site are zoned for R-6 PDD, Plan Development District General Residential District, and LOD, Limited Office District. The proposed zoning designation will be conforming to the Limited Office District to the north and south side and across from Oakwood Ave.

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-8, General Residential District to LOD, Limited Office District is granted, it will accommodate the proposed use as a counseling practice, allowing the applicant's wife to see her clients on site. The proposed use may not require a Site Plan review process if the business owner decides to remain the property as is with some interior renovations. However, if the interior renovations exceed 50% of the current market value based on the Spartanburg County Tax Assessor's record, a Site Plan review process is needed and required. This 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.).

However, with the change of use from R-8, General Residential District, to LOD, Limited Office District, the office street parking for the proposed use needs to be in compliance with the City of Spartanburg Section 504 Off-Street Parking and Loading Requirement, which is ***Office – One space per 750 sq. ft of gross floor space.*** and ADA handicap parking requirements.

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 change of use for the proposed development.

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

Both water and sanitary sewer services are available to this site. The site will be reviewed by City staff during the Site Plan review process (if needed) including, Planning, Building, Water, Streets and Stormwater, for compliance with applicable regulations.

Submitted by:



Nan Zhou
City Planner I
City of Spartanburg Planning Department

Attachments:

Application
Photos – Site Photos
Zoning Map/Site Map (Aerial Photo)
Letter from the Applicant/Owner

SITE MAP – 131 Oakwood Ave.



ZONING MAP – 131 Oakwood Ave.



Photo – Front



Photo – Left Side



Photo – Right Side



Photo – Property to the Right



Photo – Property to the Left



Photo – Properties Across from the Project Site



Photo – Properties Across from the Project Site



Photo – Properties in the Immediate Surroundings





Planning Department

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

General Application

Name of Development: "Counseling Office" or preferably just N/A

Street Address: 131 Oakwood Avenue, Spartanburg, SC 29302

Zoning District: R8 Overlay: ? Tax Map Number: 7-12-08-086.00

Owner: David E. Butts Phone: (803) 960-9737
Address: 247 Amber Sky Drive Email: debutts@gmail.com
City: Boiling Springs State: SC Zip: 29316

Applicant: David E. Butts Phone: (803) 960-9737
Address: 247 Amber Sky Drive Email: debutts@gmail.com
City: Boiling Springs State: SC Zip: 29316

Agent: n/a 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: [Signature] Date: 4/13/2023

Staff Use Only / Received by: [Signature]

Date Received: 4/18/23

Time: _____

Permit Number: R2C-23-01100001



Planning Department

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

ZONING MAP AMENDMENT SUPPLEMENTAL APPLICATION FORM

Name of Development: "Counseling Office" or preferably just N/A
Location of Development: 131 Oakwood Avenue, Spartanburg, SC 29302
Current Zoning District: R8
Zoning District Requested: LOD

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 this map, no larger than 11" x 17", along with a PDF format on a CD must also be submitted; and
- ☐ Certification of owner(s) consent, if applicable; and ?
- ☐ Filing Fee: I was told you would be emailing me a payment portal link later
- \$100.00 – Single-Family Rezoning Request
 - \$150.00 – Multi-Family Rezoning Request
 - \$150.00 – Business / Commercial Rezoning Request
 - \$200.00 – PDD Rezoning Request
 - No Fee – Annexation Request

Staff Use Only / Received by: _____

Date Received: _____ Time: _____ Permit Number: _____

247 Amber Sky Drive
Boiling Springs, SC 29316

April 13, 2023

City of Spartanburg Planning Department
PO Box 1749
Spartanburg, SC 29304

To Whom it May Concern:

My name is David Edward Butts. I am the sole owner of the land and house located at 131 Oakwood Avenue, Spartanburg, SC 29302.

I am requesting that the zoning designation for this property be changed from single-family residential to commercial. Mr. Livingston informed me that it is currently zoning district "R8" or "R-8". I wish to change this to LOD.

My plan is to convert this house to an office for my wife's counseling practice, where she will see clients.

The house is entirely surrounded by commercial properties and multi-family housing.

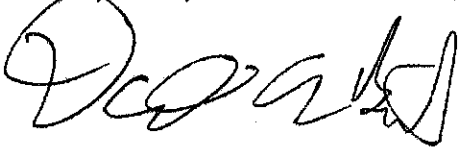
The form asked about "Overlay". I do not know what this is.

It also asks for Certification of owner consent, but I also do not know what this means.

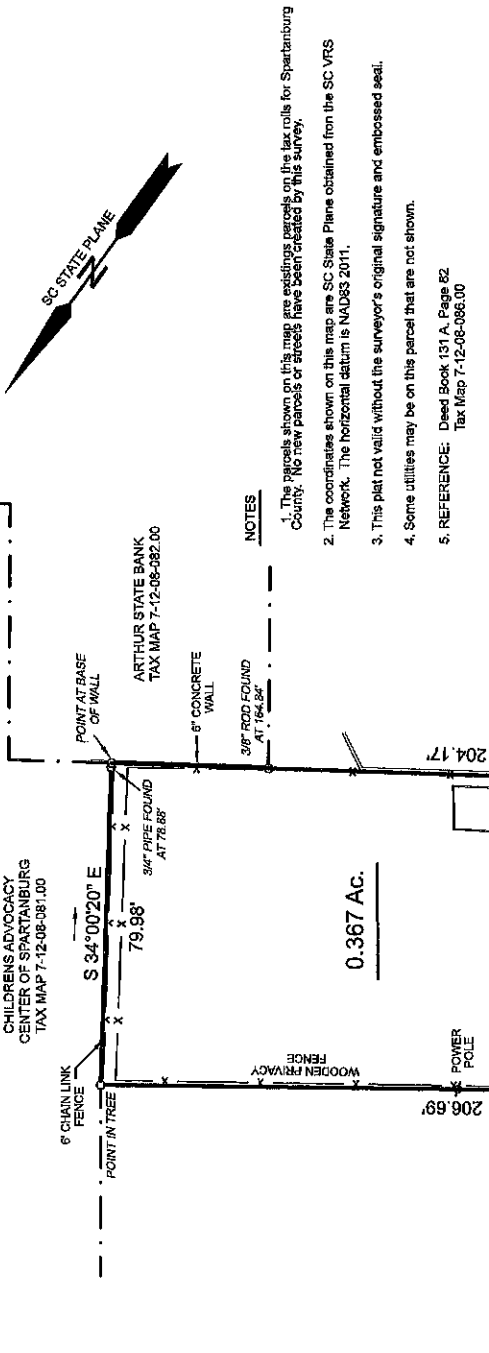
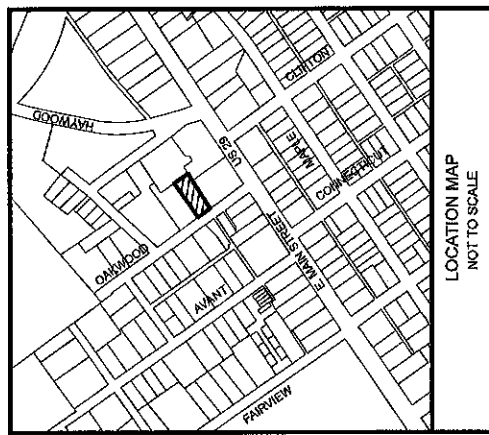
Mr. Livingston told me that you would send me a link to a payment portal for the fee once you have reviewed my application.

If you have any questions, or need further information, please contact me at debutts@gmail.com.

Thank you for your kind consideration,

A handwritten signature in black ink, appearing to read 'David E. Butts', with a stylized flourish at the end.

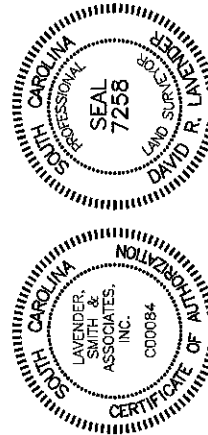
David E. Butts



NOTES

1. The parcels shown on this map are existing parcels on the tax rolls for Spartanburg County. No new parcels or streets have been created by this survey.
2. The coordinates shown on this map are SC State Plane obtained from the SC VRS Network. The horizontal datum is NAD83 2011.
3. This plat not valid without the surveyor's original signature and embossed seal.
4. Some utilities may be on this parcel that are not shown.
5. REFERENCE: Deed Book 131 A, Page 82
Tax Map 7-12-08-085.00

SURVEY FOR
DAVID EDWARD BUTTS
CITY OF SPARTANBURG
SPARTANBURG COUNTY, SC
SCALE 1" = 30' APRIL 7, 2023



"I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown."

S.C. Professional Land Surveyor No. 7258

LAVENDER, SMITH & ASSOCIATES, INC.
LAND SURVEYORS & MAPPERS
2900 EAST MAIN STREET
SPARTANBURG, S.C. 29307
EMAIL: lsasurvey@bellsouth.net
PHONE: 864 579 0067

OAKWOOD AVE.

35' PAVED

CURB

AN ORDINANCE

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 131 OAKWOOD AVENUE, AND IS FURTHER IDENTIFIED AS TAX MAP ID: 7-12-08-086.00 ON THE SPARTANBURG COUNTY TAX MAP, AS A PART AND PARCEL OF THE CITY OF SPARTANBURG WHICH IS ZONED R-8, WITH A LAND USE DESIGNATION OF GENERAL RESIDENTIAL DISTRICT TO BE ASSIGNED A ZONING DESIGNATION OF LOD, WITH A LAND USE DESIGNATION OF 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 131 Oakwood Avenue (TMS: 7-12-08-086.00) from the current zoning R-8, (General Residential District) to be assigned a zoning designation of LOD, (Limited Office District) to accommodate the development of a Counseling Office; and

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; and

WHEREAS, the Planning Commission held a public hearing on May 18, 2023, 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 131 Oakwood Avenue (TMS: 7-12-08-086.00) from the current zoning R-8, (General Residential District) to be assigned a zoning designation of LOD, (Limited Office District) to accommodate the development of a Counseling Office.

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 _____, 2023.

Jerome Rice, Mayor

ATTEST:

Christie Lindsey, City Clerk

APPROVED AS TO FORM:

Robert P. Coler, City Attorney

___/___/___ (First Reading)

___/___/___ (Second Reading)



REQUEST FOR COUNCIL ACTION

TO: Spartanburg City Council

FROM: Chris Story, City Manager

SUBJECT: Ordinance Authorizing a Development Agreement for Project Opportunity Located at 729 S. Church Street

DATE: June 9, 2023

The attached ordinance would authorize the City Manager to execute a Development Agreement (also attached) to bring a \$20 million investment and approximately 100 new jobs to the Southside of the City of Spartanburg. Project Opportunity involves the construction of a 100,000 square foot light manufacturing facility on the former site of the Pepsi bottling and distribution facility.

We recommend your approval for the following reasons:

- The project will bring attainable stable jobs at good wages to an area with many who can benefit from them.
- The project will update and improve a site that might otherwise sit dormant for an unknown period which would have an adverse impact on the Southside.
- The employer will work alongside the City and other community partners to encourage and prepare nearby residents for employment at the site.
- The employer operates a clean and safe light manufacturing process with a clean environmental history.
- The developer will enter into a contract with DHEC to test for and address any environmental concerns related to prior commercial operations on the site.
- The new structure and related beautification of the property will improve the appearance of the primary corridor of the Southside and increase likelihood of other improvements in the area.

We look forward to answering any questions you may have.

AN ORDINANCE

TO ENTER INTO A DEVELOPMENT AGREEMENT WITH BOTTLE WORKS SOUTH, LLC FOR A PROJECT LOCATED AT 729 SOUTH CHURCH STREET EXTENSION

WHEREAS, Bottle Works South, LLC (“BWS”) has the need for a property to construct a building of approximately 100,000 square foot suitable for manufacturing, industrial, or distribution center uses; and

WHEREAS, BWS proposes to demolish the existing plant located at 729 South Church Street Extension to construct this building and secure a light manufacturing tenant with projected employment of approximately 100 jobs; and

WHEREAS, the proposed project furthers the City’s goals of economic development and job opportunities.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SPARTANBURG, SOUTH CAROLINA:

Section 1. City Council approves entering into a Development Agreement with Bottle Works South, LLC in substantially the same form as that Development Agreement, which is attached hereto and incorporated herein by reference as Exhibit 1 (“Agreement”). Minor changes and modifications to the Development Agreement and attached Lease are authorized as may be necessary or appropriate to allow for a final version mutually acceptable to the parties; said minor changes and modifications shall be approved by the City Manager and the City Attorney. Should the City Manager or City Attorney, or both, determine that any modification of previously negotiated terms is significant and warrants further action by Council, then the matter shall be presented to Council for further review and further action before the final execution, if Council so chooses.

Section 2. This Ordinance shall become effective on the second and final reading.

DONE, RATIFIED AND PASSED THIS THE _____ DAY OF _____, 2023.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

REVIEWED:

CITY MANAGER

STATE OF SOUTH CAROLINA)
)
)
)
COUNTY OF SPARTANBURG)
)

DEVELOPMENT AGREEMENT BETWEEN
THE CITY OF SPARTANBURG AND BOTTLE
WORKS SOUTH, LLC FOR A PROJECT
LOCATED AT 729 SOUTH CHURCH STREET
EXTENSION

This Agreement (the “***Agreement***”) by and between Bottle Works South, LLC, a South Carolina limited liability company (the “***Project Developer***”) and the City of Spartanburg, a municipal corporation under the laws of South Carolina (the “***City***”), is entered into this ____ day of June, 2023.

In consideration of and for the mutual exchange of promises set forth in the Agreement, the parties covenant with one another to perform as follows:

1. Project Developer Commitments.

Subject to the condition precedents set forth below in Section 3, the Project Developer makes the following commitments:

- a. Development Size and Purpose. The Project Developer, its agents or assigns, shall be responsible for (i) the demolition of the existing bottling plant located at 729 South Church Extension (TMS No. 7-16-06-222.00) (the “**Property**”); (ii) the design and construction of an approximately 100,000 square foot building suitable for manufacturing, industrial, or distribution center uses; and (iii) the construction of certain public infrastructure improvements described below in Section 1(d) (collectively, the “**Project**”).
- b. Investment Required. The Project Developer covenants that it shall make an investment through equity, loans, and other sources of approximately Twenty Million and 00/100 Dollars (\$20,000,000) in the design, development, construction (including demolition costs) and other hard and soft costs of the Project (the “**Project Developer Investment**”) as evidenced by documentation which is reasonably acceptable to the City.
- c. Implementation of Investment. Subject to any delays caused by City or by force majeure, Project Developer covenants that it shall use best efforts to have a substantially complete Project not later than one (1) year after receipt of all building permits.
- d. Public Infrastructure Improvements. The Project Developer intends to construct the following infrastructure serving the Project: (i) stormwater improvements; (ii) road and related improvements; (iii) utility and telecommunications infrastructure; (iv) construction of road and parking improvements; and (v) any similar public infrastructure (collectively, the “**Public Infrastructure Improvements**”). The Public Infrastructure Improvements shall be based on plans approved by the City, in accordance with this Agreement and in accordance with all applicable laws and regulations. The aforementioned Public Infrastructure Improvements, upon completion, shall be dedicated to City, who shall then maintain said Public Infrastructure Improvements in perpetuity. The City shall reimburse the Project Developer for the reasonably documented costs of the Public Infrastructure

Improvements to the extent of available funding from the Grants (as that term is defined below).

- e. Developer will use its best efforts to secure a light manufacturing tenant for the Project (the “***Tenant***”) with projected employment of approximately 100 jobs paying competitive wages. Developer recognizes that the City’s primary motivation for participating in this agreement is to provide employment opportunities to the residents of the Southside community neighboring the Property (the “***Residents***”).
- f. Developer will use its best efforts to encourage the Tenant to cooperate with City and community partners in collaborative efforts to provide workforce training to the Residents the successful completion of which would enable the Residents to meet job qualifications and be given priority for new positions with the Tenant.
- g. Compliance with Law. Construction of the Public Infrastructure Improvements shall be performed in a good, safe and workmanlike manner and in accordance with all applicable laws, rules, orders, ordinances, regulations and legal requirements of all governmental entities, agencies or instrumentalities relating to the Public Infrastructure Improvements including, without limitation, the Americans with Disabilities Act and all building code requirements then in effect.
- h. Insurance Requirements. Until such time as the Public Infrastructure Improvements are dedicated and accepted by the City, the Project Developer shall procure and maintain insurance coverage for any claim for injuries to persons or damages to property which may arise from, or in connection with, the construction of the Public Infrastructure Improvements by the Project Developer, its employees, agents, contractors, or representatives. Such insurance shall be in the following minimum amounts:

A. Commercial General Liability	\$1,000,000 per occurrence
B. Comprehensive Motor Vehicle Liability	\$1,000,000 per occurrence
C. Workers Compensation	Statutory limits
D. Employers Liability	\$500,000/\$500,000/\$500,000

The Project Developer shall deliver certificates of insurance to establish proof of current and ongoing coverage to the City’s Risk Manager via email at cwright@cityofspartanburg.org.

The City must be shown as the certificate holder. Further, in the event the Project Developer receives notice of insurance cancellation in any form from an insurance provider or its agent, then the Project Developer must assure receipt of written notice within two (2) days of the Project Developer’s receipt of notice by delivery in one of the above referenced means of contact.

The General Liability Coverage must list the City, its officers, officials, and employees as additional insured’s for activities arising under the Project Developer performance under the Agreement. The coverage shall be primary as to the Project Developer’s negligent acts and omissions or willful misconduct. It shall apply separately to each insured against whom

a claim is made or suit is brought, except with respect to the limits of the insurer's liability coverage.

The Workers' Compensation Coverage shall apply to all of the Project Developer's employees who are in any way connected with the Project Developer's performance under the Agreement. The coverage shall comply with all applicable state laws and provide a waiver of subrogation from the Project Developer against the City, its officers, officials, agents and employees, unless otherwise approved by the City.

The Project Developer must obtain insurance coverage from insurers with a current A. M. Best's rating of net less than A: VII. The insurers must be licensed to do insurance business in the State of South Carolina, unless otherwise approved by the City. The Project Developer cannot be a self-insured in order to meet these requirements, unless the City in writing consents for the particular named Project Developer for the specific Agreement.

The Project Developer shall be solely liable and the City in no way shall be responsible for any coverage deductible, co-insurance penalty, or self-insured retention (if applicable), including any loss sustained because of the operation of the deductible, penalty, or retention.

Further, the Project Developer has an affirmative duty, and shall carry out that duty, to cause the contract with its general contractor on the Project to contain a provision requiring the general contractor and all subcontractors performing on the Project Developer's behalf shall also have the same insurance obligations as are borne by the Project Developer under these general terms and conditions.

- i. Damage to City Property. Project Developer shall be responsible for the repair and/or replacement, within a reasonable time, of any real or personal property owned by City damaged by Project Developer, or any of its agents or assigns, during the construction and occupancy of Project.

2. City Commitments.

- a. Maintenance of the Public Infrastructure Improvements. The City shall maintain the Public Infrastructure Improvements in perpetuity upon completion, dedication and acceptance by the City.
- b. Fees-in-lieu of Taxes. The Project Developer will request that the County of Spartanburg (the "**County**") enter into a fee-in-lieu of taxes ("**FILOT**") agreement under Chapter 44 of Title 12 of the South Carolina Code, as amended (the "**Act**"), the terms of which agreement shall be mutually agreeable to the Project Developer and the County (the "**FILOT Agreement**"). The Project Developer will request the County execute the FILOT Agreement to provide the Project Developer with benefits specified in the FILOT Agreement for thirty (30) years for each component of the Project placed in service during the "Investment Period" (as defined in the Act). The Project Developer will request the FILOT Agreement provide the annual FILOT

payment shall be calculated based on an assessment ratio of six percent (6%) and the lowest millage rate available under applicable law. The City shall (i) consent to the inclusion of the Property, as well as the additional real property described below in Section 2(f), in a Multicounty Industrial Park as part of the FILOT and (ii) use its best efforts, acting in good faith, to secure the County's approval of the FILOT Agreement.

- c. Special Source Revenue Credit. The Project Developer will request that the County agree to provide a Special Source Revenue Credit ("**SSRC**") to help offset the cost to the Project Developer of certain Project-related expenditures. The SSRC shall be applied for the first ten (10) years that the Project Developer is obligated to pay FILOT payments on the Project under the FILOT Agreement referenced above in Section 2(c) and shall be in amount sufficient to cap such FILOT payments at \$68,000 per year for each of the 10 years. The City shall use its best efforts, acting in good faith, to secure the County's approval of an Infrastructure Credit Agreement, which such agreement shall contain such terms as are mutually-agreeable to the Project Developer and the County, providing the SSRC.
- d. Infrastructure Grants. The City shall use best efforts to obtain grants to assist the Project Developer in funding the design, permitting, and construction of the following: (i) stormwater improvements, (ii) road and related improvements, (iii) utility and telecommunications infrastructure (iv) construction of road and parking improvements and (v) any similar public infrastructure (collectively, (i) – (v) are "**Grants**"). The Project Developer will support and assist the City in obtaining the Grants for which the City determines the Project qualifies. The City shall request the County similarly cooperate in obtaining the Grants.
- e. Additional Parcels. The City will use its best efforts to support the Project Developer in acquiring additional adjacent parcels for the Project.

3. Condition Precedents to the Project Developer's Obligations and Commitments.

The Project Developer plans to proceed with the Project upon the fulfillment of all the commitments of the City referenced herein and the County's approval of the FILOT Agreement and the Infrastructure Credit Agreement providing the SSRC. The Project Developer's commitment to proceed with the Project is also contingent upon Project Developer's decision that the Project is in the best interest of the Project Developer, such determination to be made in its the sole discretion.

4. No Assignment Without Consent.

Prior to completion of the duties set forth herein, neither the City nor the Project Developer are authorized to assign its respective duties under the Agreement to third parties without first having received from the other party a written consent, which consent shall not be unreasonably withheld, executed with the same formality of the Agreement. Notwithstanding the foregoing, City does acknowledge and agree that

Project Developer will be utilizing a general contractor to perform the work on the Project.

5. Modification.

No modification of the Agreement shall be binding upon the parties unless the same is first reduced to writing in a document having the same formality as the Agreement and executed by the duly authorized officer for each party. However, minor changes and modifications to the Agreement are authorized as may be necessary or appropriate to allow for a final version mutually acceptable to the parties, with said minor changes and modification being approved by the City Manager and the City Attorney. Should the City Manager or City Attorney, or both, determine that any modification of previously negotiated terms is significant and warrants further action by Council, then the matter shall be presented to and reviewed by City Council before the final execution.

6. Merger of Negotiations.

All prior negotiations and representations of both parties are merged into the Agreement, and no prior statement, whether written or oral, shall be binding upon either party unless reduced to writing and contained in the Agreement.

7. Applicable Law.

The Agreement is entered into under the laws of South Carolina, the City is a political subdivision of South Carolina, and the subject real property and improvements are located in South Carolina. The Agreement shall be construed in accordance with the laws of South Carolina.

8. No Joint Venture.

The parties acknowledge the City is acting solely in a governmental capacity in expanding/enhancing the City's public infrastructure and spaces, in approving the Agreement and in providing any other approvals related to the Project. Accordingly, the parties further acknowledge that no joint venture is intended or created between the Project Developer (or its affiliates or principals) and the City, and the parties expressly disclaim the same.

9. Indemnification.

The Project Developer shall indemnify, defend and hold harmless the City, as well as its officers, officials and employees, from and against all claims of any nature whatsoever, at law or in equity, arising out of, or related in any manner to the Agreement, the design and construction of the Public Improvements, excluding only those claims resulting from the breach of this Agreement by the City or the gross

negligence or willful misconduct of the City, its officers, contractors, agents, officials and/or employees. This provision shall survive termination of the Agreement.

10. Notice.

All notices and communications hereunder shall be in writing and shall be delivered personally, by email (only as indicated below) or sent by certified mail, return receipt requested, addressed to the parties as follows:

CITY:
City of Spartanburg
Attention: City Manager
P.O. Box 1749
Spartanburg, SC 29304

PROJECT DEVELOPER:
M Peters Group
Attention: Mark Peters
507 North Main Street
Fountain Inn, SC 29654

With a copy to:
Parker Poe Adams & Bernstein LLP
Attn: Columbia Bond Team
1221 Main Street, Suite 1100
Columbia, SC 29201
ColumbiaBondTeam@parkerpoe.com

11. Miscellaneous.

If any part or provision of this Agreement is held invalid or unenforceable under applicable law, such invalidity or unenforceability shall not in any way affect the validity or enforceability of the remaining parts and provisions of this Agreement. The waiver of a breach of this Agreement by either party shall not operate as a waiver of any subsequent breach, and no delay in acting with regard to any breach of this Agreement shall be construed to be a waiver of the breach. Headings are inserted for convenience only and shall not be considered for any other purpose. All exhibits referenced above (including all attachments thereto) are attached hereto and incorporated herein as part of the Agreement. This Agreement may be signed in multiple counterparts, each of which taken together shall constitute a single instrument.

[Signatures to Follow]

WHEREFORE, in consideration of the foregoing, the parties do bind themselves by terms and conditions of the agreement by providing below the signature of their authorized officers.

WITNESSES:

PROJECT DEVELOPER

By: _____

Name: _____

Its: _____

STATE OF SOUTH CAROLINA)
)
COUNTY OF SPARTANBURG)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this _____ day of _____, 2023
by _____.

Notary Public for South Carolina
My Commission Expires: _____

WITNESSES:

CITY OF SPARTANBURG, SOUTH CAROLINA

By: _____

Name: Chris Story

Its: City Manager

STATE OF SOUTH CAROLINA)

ACKNOWLEDGMENT

)

COUNTY OF SPARTANBURG)

The foregoing instrument was acknowledged before me this _____ day of _____, 2023

by the duly authorized officer for the City of Spartanburg, South Carolina.

Notary Public for South Carolina

My Commission Expires: _____

CITY OF SPARTANBURG AND PROJECT OPPORTUNITY DEVELOPMENT AGREEMENT
FOR A PROJECT LOCATED AT 729 SOUTH CHURCH STREET EXTENSION

APPROVED AS TO FORM:

City Attorney

Exhibit A
Land Description



COUNCIL ACTION FORM

TO: Chris Story
City Manager

FROM: Martin L. Livingston, Jr.
Community Development Director

DATE: June 12, 2023

SUBJECT: To Consider the Nomination of a Site for listing on the Spartanburg Historic Register – 115 E. Main Street (TMS # 7-12-21-042.00) - The Kress Building.

SUMMARY: On Thursday, May 11, 2023, the Board of Architectural Design and Historic Review (herein after the “HARB”) held a public hearing and reviewed this request for the site and building(s) located at 115 E. Main Street (TMS # 7-12-21-042.00) – The Kress Building is eligible for listing on the Spartanburg Historic Register (herein after the “Register”). Staff and the HARB have met the required publication and notice requirements for placing the property on the Register. The HARB approved the designation of the building as historic.

HARB RECOMMENDATION: The request was approved by the HARB on May 11, 2023 by a vote of 6 to 0.

ADDITIONAL INFORMATION: Draft minutes from the May 11, 2023, HARB meeting and Staff Report with attachments are included for Council review. In addition, enclosed is a proposed Ordinance in the event that Council approves the listing and designation.

BUDGET AND FINANCE DATA: N/A

TO: The Board of Architectural Design and Historic Review

RE: To Consider the property located at 115 E. Main Street (TMS # 7-12-21-042.00) (also known as the Kress Building) to be listed on the Spartanburg Register of Historic Places. **Owner: Security Group, Inc. Applicant: Board of Architectural Design and Historic Review (HARB)**

Date: May 5, 2023

Project Description and History

Two months ago, the Board of Architectural Design and Historic Review Members were saddened to know about the recent two demolitions of historic properties in the City of Spartanburg. Board Members learned that properties listed in the National Registered of Historic Properties, if not listed in local historic sites, may be demolished if it is condemned without notice. Acknowledging the significant value of some of the historic sites, a conversation between the Board Members and Planning Staff began to talk about taking some actions to protect these historic sites by putting them on Spartanburg's Pending List of Historic Sites.

On March 9, 2023, at its regularly scheduled Public Hearing, the City of Spartanburg's Board of Architectural Design and Historic Review (HARB) approved the above-referenced property to be placed on Spartanburg's Pending List of Historic Sites.

Thanks to help from Mr. Brad Steinecke who provided invaluable information about the grand opening of the Kress store and its significance to the City of Spartanburg. According to the Spartanburg Herald, owners of the Kress Store published an announcement on December 2, 1928, about the informal grand opening of the New Kress Store in Spartanburg. The New Kress Store would open on Wednesday, December 6, 1928, featuring a complete and up-to-date Soda and Lunch Department with the latest modern electrical equipment, serving the best flavor of foods to as many people as possible. The new Kress Store on E. Main Street also hosted other businesses, within which candy and jewelry counters to be Kress Store's points of pride.

The construction of the New Kress Store was completed in about 75 working days, from the ground-broken date of August 20, including removing the debris of the burned structures that were hauled away before excavation of the new Kress Store could begin. Several well-known contractors helped making the New Kress Store alive by providing the highest quality of building materials and services based on publication on Spartanburg Herald newspaper on December 2, 1928.

Analysis

Zoning Ordinance Section 510: Historic Preservation

Section 510 of the City of Spartanburg Zoning Ordinance was adopted to provide for the preservation and protection of historic and architecturally valuable districts and sites within the City. Its purpose is to encourage the identification, protection, preservation, and enhancement of the unique and special character of defined districts and sites by means of restrictions and conditions governing the right to erect, demolish in whole or in part, or alter the exterior appearance of structures within such areas.

510.5 Nomination, Designation and Expansion of Historic Site and Historic Districts

The process of designating Cumming Street School as a local historic site can be initiated by the Board as a whole, the City Council, any 10 residents of the City or the owner of the property. In this case, The Board of Architectural Design and Historic Review, submitted the application to the City of Spartanburg Planning Department to initiate the process. In order to be listed, the following criteria must be met:

1. Has significant inherent character, interest or value as a part of the development of heritage of the community, state or nation;
2. Is the site of a significant historical event;
3. Is associated with a person or persons who contributed significantly to the culture and development of the community, state or nation;
4. Exemplifies the cultural, political, economic, social, ethnic or historical heritage of the community;
5. Embodies the distinguishing characteristics of a type, style, period or specimen in engineering or architecture or contains elements of design, detail or craftsmanship which represents a significant innovation;
6. Represents an established and familiar feature of the neighborhood or community; or
7. Has yielded or is likely to yield information important in pre-history or history.

Findings

§ 510.5 Nomination, Designation, and Expansion of Historic Sites and Historic Districts

c. Specific Guidelines: A site or district may be designated as historic if it:

1) Has significant inherent character, interest, or value as a part of the development of heritage of the community, state, or nation;

The New Kress Store in the City of Spartanburg inherent significant value to the development the City that defined East Main Street. The building contributes to the character of the historic downtown district.

3) Is associated with a person or persons who contributed significantly to the culture and development of the community, state, or nation;

Samuel Henry Kress was the founder of S.H. Kress & Co. five and dime store chain across the nation. According to Kress Foundation (<https://www.kressfoundation.org/About/Our-Founder>), Samuel Kress established the Foundation that bears his name in 1929. Before the establishment of the Kress Foundation in 1929, Samuel H. Kress was already a recognized benefactor to as many as 200 communities in more than half the states of the Union. On Main Streets all across the nation, the vast retail empire of S.H. Kress & Company, established in 1896, operated a chain of five-and-ten cent stores purveying affordable, durable and cheerful domestic merchandise. The Kress story, once familiar to most Americans, has been said to epitomize American opportunity and the virtues of stern discipline, vigorous hard work, and populist generosity. According to National Building Museum (<https://www.nbm.org/collections/s-h-kress-company/>), S.H. Kress & Co (1896 – 1981) was one of the 20th century's most prosperous variety-store retailers. Kress maintained the highest per-store sales of any five-and-dime retailer for more than 20 years.

5) Embodies the distinguishing characteristics of a type, style, period, or specimen in engineering or architecture or contains elements of design, detail, or craftsmanship which represent a significant innovation;

The information below was derived from National Building Museum (<https://www.nbm.org/collections/s-h-kress-company/>). Across the nation, Kress stores won competitions over competitors through distinctive

architecture and efficient design, from Gothic Revival to streamlined Art Deco. Kress Stores were designed to be integral parts of their business districts and helped define Main Street America.

Based on the Spartanburg Herald newspaper (December 2, 1928), the New Kress Store in the City of Spartanburg, which is three stories with a basement running the full length of the building, is of concrete-brick-steel construction. A polished brick front and an artistic arrangement of show windows give it one of the most attractive fronts on Main Street. In every detail, the building is one of the most modern types of store construction. A special line of lumber, prepared by the Citizens' Lumber Company of the City, is used in the S.H. Kress company's towering new building on East Main Street. The attractiveness of the interior and front of the handsome structure owes much to the worth of this material. Sand and stone were used in building the S.H. Kress company store in the City, one of the finest and largest of its kind in the South. The façade features yellow brick and polychromed terra cotta. This building retains its original ball finials and large pedimented sign panel between the 2nd and 3rd floors.

The building now houses Kress Printing and Office Supply Company. The building is little altered, well maintained, and has not deteriorated.

Submitted by:

A handwritten signature in cursive script that reads "Nan Zhou".

Nan Zhou
City Planner I
City of Spartanburg Planning Department

SITE MAP



ZONING MAP – 115 E. Main St.

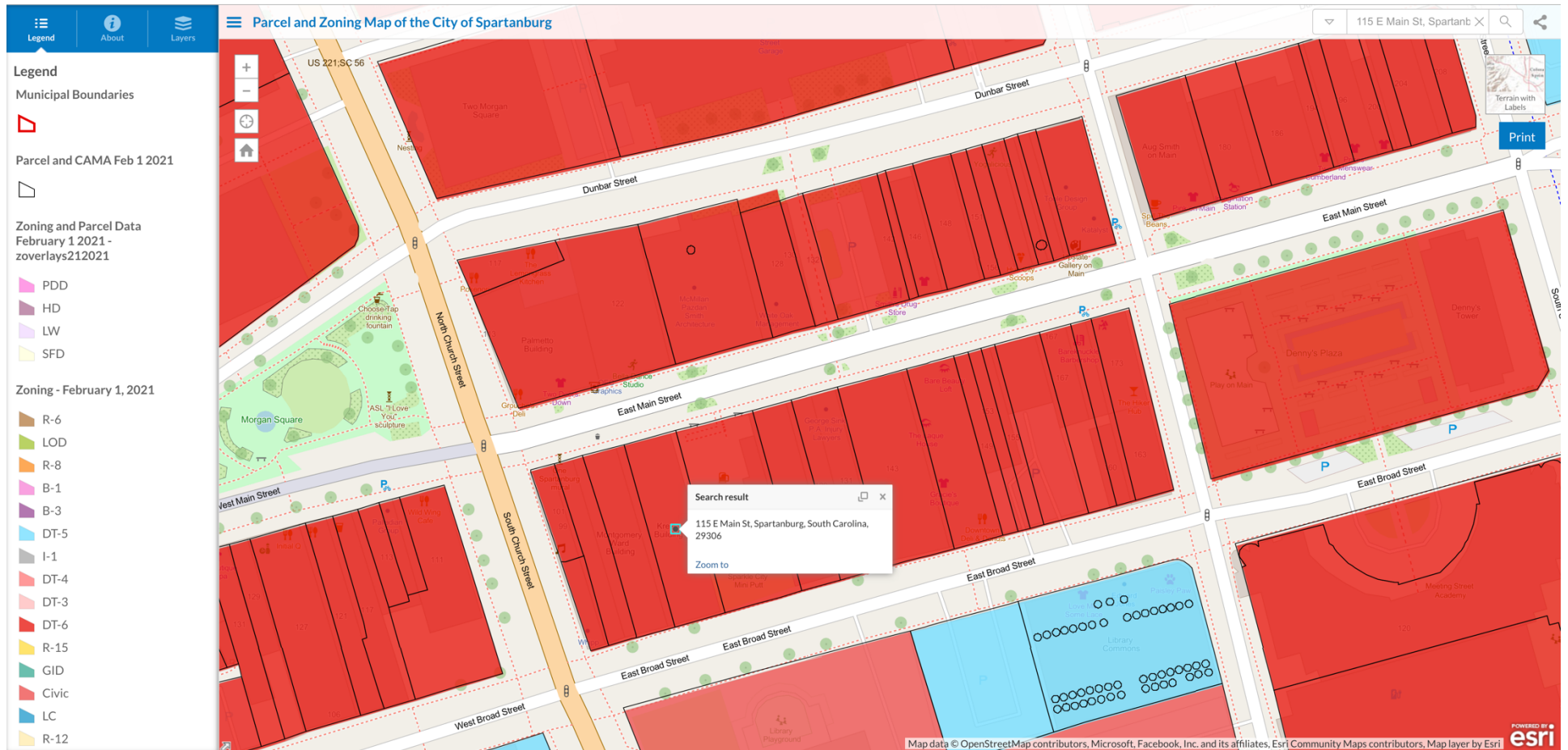


Photo – Kress Building in the 1940s



Photo – Kress Building in the 1950s



Photo – Current Looking of the Kress Building



Photo – Current Looking of the Kress Building



Summary

Parcel ID 7-12-21-042.00
Account # 147089
MillageGroup A50Z - 75SEDPZ - SPARTANBURG SANITARY SEWER DISTRICT/DOWNTOWN ECONOMIC DEVELOPMENT PARTNERSHIP PARK
Land Size 0 AC
Utilities ,ALL PUBLIC
Fire District
Site Conditions PAVED
Location Address 115 E MAIN ST
 SPARTANBURG 29302
Legal Description S SIDE E MAIN ST E OF S CHURCH ST 115 E MAIN ST (KRESS STORE)
 (Note: Not to be used on legal documents)
Neighborhood 0000
Property Usage Non-Qualified Regular Commercial Improved (6RGC)

Owners

[SECURITY GROUP INC](#)
 PO BOX 811
 SPARTANBURG SC 29304

Valuations

	2022	2021	2020	2019
Market Land Value	\$104,010	\$104,010	\$104,010	\$104,010
+ Market Improvement Value	\$654,400	\$654,400	\$654,400	\$654,400
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$758,410	\$758,410	\$758,410	\$758,410
Taxable Land Value	\$88,540	\$88,540	\$88,540	\$88,540
+ Taxable Improvement Value	\$557,071	\$557,071	\$557,071	\$557,071
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	*\$645,611	*\$645,611	*\$645,611	*\$645,611
Assessed Land Value	\$5,312	\$5,312	\$5,312	\$5,312
+ Assessed Improvement Value	\$33,424	\$33,424	\$33,424	\$33,424
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$38,736	\$38,736	\$38,736	\$38,736

*This parcel is subject to the value cap

Fees

Assessment	Units	Amount
City of Spartanburg Total Fees	1	\$180.00

Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
6% COMM IMPV (6RGC)	10,962.00	Square Foot	SQ FT	0	0

Commercial Buildings

Style Retail / 75
Gross Sq Ft 82,472
Finished Sq Ft 20,736
Perimeter 492
Stories 3
Interior Walls PLASTER
Exterior Walls BRICK
Quality C (C)
Roof Type DOUBLE PITCH
Roof Material COMP BLT UP
Exterior Wall1 BRICK
Exterior Wall2
Foundation CONT FOOT
Interior Finish PLASTER
Ground Floor Area
Floor Cover CARPET
Full Bathrooms 0
Half Bathrooms 0
Heating Type CENTRAL HEAT with 0% AIR COND
Year Built 1900
Year Remodeled
Effective Year Built 1900



Overview



Legend

-  Parcels
-  Address Numbers

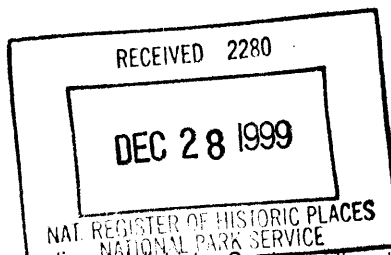
Parcel ID	7-12-21-042.00	Alternate ID	147089	Owner Address	SECURITY GROUP INC
Sec/Twp/Rng	n/a	Class	Non-Qualified Regular Commercial Improved		PO BOX 811
Property Address	115 E MAIN ST	Acreage	n/a		SPARTANBURG, SC 29304
	SPARTANBURG				
District	n/a				
Brief Tax Description	S SIDE E MAIN ST E OF S CHURCH ST 115 E MAIN ST (KRESS STORE)				
	(Note: Not to be used on legal documents)				

Date created: 4/6/2023
Last Data Uploaded: 4/6/2023 1:32:50 PM

Developed by  **Schneider**
GEOSPATIAL

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name Spartanburg Historic District (Boundary Increase)
other names/site number _____

2. Location

street & number 100 Block of East Main Street not for publication _____
city or town Spartanburg vicinity _____
state South Carolina code SC county Spartanburg code 083 zip code 29306

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide X locally. (____ See continuation sheet for additional comments.)

Mary W. Edmonds 12/9/99
Signature of certifying official Date

Mary W. Edmonds, Deputy State Historic Preservation Officer, S.C. Dept. of Archives and History, Columbia, S.C.
State or Federal agency and bureau

In my opinion, the property _____ meets _____ does not meet the National Register criteria. (____ See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

☒ entered in the National Register
____ See continuation sheet.

☐ determined eligible for the
National Register
____ See continuation sheet.

☐ determined not eligible for the
National Register

☐ removed from the National Register

☐ other (explain): _____

Signature of the Keeper

Date of Action

Edson H. Ball 1.28.00

Spartanburg Historic District (Boundary Increase)
Name of Property

Spartanburg County, South Carolina
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources)

Contributing	Noncontributing	
<u>5</u>	<u>2</u>	buildings
		sites
		structures
		objects
<u>5</u>	<u>2</u>	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

29

6. Function or Use

Historic Functions

(Enter categories from instructions)

Category: COMMERCE/TRADE
DOMESTIC

Subcategory: specialty store
department store
hotel

Current Functions

(Enter categories from instructions)

Category: COMMERCE/TRADE
DOMESTIC

Subcategory: specialty store
business
multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Romanesque Revival
Classical Revival
Commercial Style

Materials

(Enter categories from instructions)

foundation	<u>Brick</u>
walls	<u>Brick</u>
	<u>Stucco</u>
roof	<u>Asphalt</u>
other	<u>Terra Cotta</u>

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Spartanburg Historic District (Boundary Increase)
Name of Property

Spartanburg County, South Carolina
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

- ☐ a owned by a religious institution or used for religious purposes.
- ☐ b removed from its original location.
- ☐ c a birthplace or a grave.
- ☐ d a cemetery.
- ☐ e a reconstructed building, object, or structure.
- ☐ f a commemorative property.
- ☐ g less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMERCE

Period of Significance

ca. 1880 – ca. 1943

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Narrative Statement of Significance

Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other
- Name of repository:
S.C. Department of Archives & History

Spartanburg Historic District (Boundary Increase)
Name of Property

Spartanburg County, South Carolina
County and State

10. Geographical Data

Acreage of Property Approx. 1.3 acres

UTM References

(Place additional UTM references on a continuation sheet)

Zone Easting Northing	Zone Easting Northing
1 17 0414980 3867730	3 17 0414940 3867670
2 17 0415020 3867600	4 17 0414900 3867710

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Jerri Greene, Lou Cecil & Martin Meek, AIA; with the assistance of the South Carolina SHPO staff
organization Spartanburg Development Council date November 1998
street & number 105 N. Pine Street telephone (864) 594-5085
city or town Spartanburg state SC zip code 29304

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Multiple (see Continuation Sheet, Additional Documentation, page 15)
street & number
city or town state zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). **Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 5

Spartanburg Historic District (Boundary Increase)
Name of Property
Spartanburg County, South Carolina
County and State

ARCHITECTURAL DESCRIPTION

The Spartanburg Historic District, located at the center of the city of Spartanburg, county seat of Spartanburg County, South Carolina, was listed in the National Register of Historic Places in 1983. This district was historically the center of government and commerce, although its commercial role was weakened in the late twentieth century with the advent of shopping centers and malls away from Main Street and the rest of downtown Spartanburg. Most of the buildings in the Spartanburg Historic District were constructed during the period when the city became a leading textile and railroad center of South Carolina. The architectural character of the contributing properties in the district reflects the period of Spartanburg's greatest prosperity, from 1880 to 1920. While some alterations have been made to storefronts, a majority of the contributing properties in the district retain their architectural integrity; after extensive efforts by the City of Spartanburg to revitalize the downtown, many of these buildings have now been completely restored. Few demolitions or insensitive alterations of historic buildings, and even fewer modern intrusions, have altered the character of the existing historic district. The Daniel Morgan Monument, individually listed in the National Register in 1980, further helps to anchor the historic district.

Approximately ninety percent of the buildings in the district were built before 1925. Of the eight noncontributing buildings, only two postdate 1940. The district contains a wide variety of commercial architecture. Most of the buildings constructed in the period 1880-1920 were two- to three-story masonry structures with decorative detailing. The majority of buildings in the district exhibit these characteristics.

Several of the oldest buildings in the district feature rounded-arch windows and hood molding influenced by the Italianate Commercial style. One building features a stone facade and arching influenced by the Richardsonian Romanesque style. Most buildings, however, reflect the transition from the decorative Italianate style to the simpler facades of the Commercial style. This period is reflected in the use of rectangular windows, stone lintels, and plain storefronts. Much of the decoration on the older buildings such as the warehouse row on Ezell Street is chiefly found in corbelled brickwork.

Between 1910 and 1930 other buildings were constructed in downtown Spartanburg with stylistic characteristics of the period. The use of applied terra-cotta classical detailing is found as well as elements of the Neo-Classical style in the Citizens and Southern Bank and the Masonic Temple.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 6

Spartanburg Historic District (Boundary Increase)
Name of Property
Spartanburg County, South Carolina
County and State

Two key properties anchor the existing historic district to the boundary increase:

1) Masonic Temple, 188 West Main Street (1927): a three-story brick building faced with stone veneer, constructed in the Neo-Classical style of the early twentieth century. The first story is five bays wide with three recessed entryways and two large rectangular windows. The first story facade has a smooth rusticated finish. A large metal canopy decorated with a Greek key fretwork band spans the facade. The upper stories feature rectangular windows and a recessed, engaged colonnade of the Greek Doric order. Above the third story is a full entablature of the Doric order. The building is topped with a stepped parapet. Interior features include a large meeting hall and offices. A narrow vacant lot is also on this property, adjacent to the west elevation.

2) Cantrell Wagon Building, West Main Street (1900): a three-story brick building, originally a wagon factory. Presently (1999) vacant, the storefront has been altered in recent years with new windows and a doorway. The upper facade is three bays wide and consists of three rounded-arch windows on each floor. Each window opening has two four-over-four sash windows with an elliptical quad light transom. Over each transom is arched brick hood molding. Above the third story central bay is a datestone and the building is topped with a corbelled brick cornice. The east and west elevations have rounded-arch sash windows. At the rear a painted sign is visible reading "F.T. Cantrell Wagons." The interior is composed of large open spaces with an elevator shaft. This building has become somewhat deteriorated in the recent past. It contains 3,500 square feet on each floor consisting of open space. Restoration of this building would involve both exterior and interior work. The storefront has been removed in recent years and a new one would need to be added similar to the one shown in historic photographs.

The boundary increase of the Spartanburg Historic District, across Church Street from the existing district, includes five contributing buildings and two noncontributing buildings. This expansion will strengthen the Spartanburg Historic District by the inclusion of one of the most significant buildings in the city—the Belk-Hudson/Palmetto Building, which encloses the entire third side of Morgan Square. The Belk-Hudson/Palmetto Building stands at the most prominent downtown intersection—of Main and Church Streets—and can be seen from all directions near downtown Spartanburg. The other contributing properties in the boundary increase include a combination of the same architectural features such as the brick and stone construction with corbelled brickwork and arched windows, exhibited in the contributing properties in the existing Spartanburg Historic District. The addition of the Belk-Hudson/Palmetto Building, Aug. W. Smith Building, Kress Building, Montgomery-Ward Building, and 101 East Main Street provides a stronger terminus for the eastern boundary of the historic district.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 7

Spartanburg Historic District (Boundary Increase)
Name of Property
Spartanburg County, South Carolina
County and State

The following inventory consists of five properties which contribute and two which do not contribute to the character of the Spartanburg Historic District (Boundary Increase):

1) The Belk-Hudson/Palmetto Building, 102-116 East Main Street (ca. 1880): The Belk-Hudson Department Store operated in this building for many years before closing and moving to another location. Originally known as the Palmetto Building, this three-story-over-basement building was constructed ca. 1880 and housed many Spartanburg businesses such as the Cecil Business School and the Central National Bank. In 1959 the original brick was covered with interlocking metal panels which masked the upper stories, and the storefronts were also altered with the application of new materials. The interlocking panels were removed in March 1998. Though the first and second floor interiors have been significantly altered, the third floor interior remains intact, with ca. 1880 office partitions, wainscoting, and decorative woodwork. The arched windows have not been changed and still possess some of their transoms and one-over-one sash windows. With the original brick facade and elevations exposed, the corner of Main and Church streets reclaims a distinctive historic property for the center of downtown Spartanburg.

The Belk-Hudson/Palmetto Building is part of a large commercial block located in the heart of the city. The building is "L"-shaped and three stories in height with six vertical divisions on North Church Street and six vertical divisions on East Main Street. Most of the vertical divisions contain three window bays. The building is constructed of brick and stone with corbelled brickwork and granite belt courses. Behind the building's parapet is a typical shed-like built-up commercial roof. The structural system is a combination of steel and wood framing. On the East Main Street facade a stairway accesses the second and third floors through a pilastered arched doorway. The first floor has four commercial bays on East Main Street and three commercial bays on North Church Street. Windows on the second floor have granite lintels and all windows on the third floor are fully arched. Above these windows, fragments of the original egg-and-dart crown molding is still visible. Interior features include beaded board wainscoting with rondel-ornamented rail, bracketed mantelpieces, door casings with glazed transoms, doors on the second and third floors, original pine and marble flooring, and some of the decorative pressed metal ceilings. The first floor was renovated more than once during the period ca. 1950-ca. 1970 as a large department store. The exterior was covered with metal panels ca. 1959 that were removed in 1998. The second and third floors remain largely unchanged except for the removal of most of the original window frames. Moderate deterioration has occurred on the second and third floors due to a few roof leaks.

2) Aug. W. Smith Building, 116-118 East Main Street (ca. 1902): This is a two-story building constructed in ca. 1902 by the August W. Smith Company. It is a rectangular two-story brick building with three vertical divisions and three storefront bays on the first floor and four window

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 8

Spartanburg Historic District (Boundary Increase)
Name of Property
Spartanburg County, South Carolina
County and State

bays in each of the three vertical divisions on the second floor. The building has a sloping roof to the rear. It features a steel structural frame. Part of the original facade remains in brickwork and brick corbelling. Historic photographs indicate a large ornamental cornice terminating the exterior facade, a likeness of which has been reconstructed. In addition, a band window similar to the one in the building's second story facade from ca. 1943 but removed ca. 1959 was installed in 1998. This building was extensively altered ca. 1959-ca. 1980 to accommodate the functions of a large department store; however, based on historic photographic documentation the facade was re-established approximately to its streamlined World War II appearance. There is moderate damage to the interior from roof leaks. While the building suffered during the mid-twentieth century remodeling, its recent rehabilitation has returned the structure's overall historic architectural character.

3) Kress Building, 115 East Main Street (1929): During the 1920s the S.H. Kress Company built many stores throughout the South notable for their decorative brick and terra cotta detailing. Spartanburg's Kress Building, built in 1929 and designed by George E. Mackay, head of Kress's architectural division, is a fine example of the Kress tradition, with its multi-colored facade and decorative features. Although the storefront has been altered, the upper facade remains intact and the building contributes to the character of the historic district. This rectangular three-story yellow brick building is ten window bays wide on the second and third floors and has two storefront bays on the first floor. The facade features yellow brick and polychromed terra cotta. The roof is flat, sloping to the rear. There is a combination of steel and wood framing. This building retains its original ball finials and large pedimented sign panel located above decorative deniculated cornice. Elaborate terra cotta panels infill the panel between the 2nd and 3rd floors. The elevation on Broad Street is a four-story brick building with three vertical bays.

The interior of the Kress Building is composed of approximately 10,500 square feet of open space on each floor. There are very few partitions and the building would lend itself to imaginative interior design. The upper two floors contain original pressed metal ceilings, which are uncommon in so large a building. Access to the building is available from both the Main Street and Broad Street entrances. The building now (1999) houses Kress Printing and Office Supply Company. The building is little altered, well maintained, and has not deteriorated.

4) Montgomery-Ward Building, 111 East Main Street (ca. 1925): Another prolific builder of the 1920s in American downtowns was the Montgomery-Ward Company, which constructed this building ca. 1925. These buildings were distinguished by their large interconnecting two-story windows on the facade. While the storefront of this building has been altered, the upper floors remain intact and this building contributes to the character of the historic district. The building is now (1999) used as retail space for The Furniture Mart. This rectangular retail store was

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 9

Spartanburg Historic District (Boundary Increase)
Name of Property
Spartanburg County, South Carolina
County and State

originally designed for the Montgomery-Ward Company in three stories. The second and third floors consist of three Georgian-style window bays that are connected between the second and third floors. The first floor consists of one large storefront above which is decorative brickwork. A large "W" in a molded and pedimented panel terminates a simple brick cornice. The East Main Street facade has quoins. The Broad Street elevation is five stories with elevator penthouses. Upper floors have three window bays each and the corners of the building are decorated with quoins. Decorative belt coursings in brick are located at the first and third floor levels. The building is well maintained and there is no deterioration.

5) 109 East Main Street: Now (1999) vacant, this building received a new metal facade after 1930; its storefront and upper floor windows are therefore obscured; **noncontributing**.

6) 101 East Main Street: A two-story commercial building at the corner of Main and Church streets, featuring a stuccoed wall surface and a storefront parapet rising above the pitched roofline where historic chimneys are still visible. Although the storefront has been altered, the upper floor windows appear to be ca. 1930 metal casement and the building contributes to the character of the historic district.

7) 101 South Church Street (ca. 1930): this building has been significantly altered since, and is **noncontributing**.

Since the demolition of the Cleveland Hotel, the Belk-Hudson/Palmetto Building, Aug. W. Smith Building, Kress Building, Montgomery-Ward Building, and 101 East Main Street add mass and balance to the existing Spartanburg Historic District across Church Street. The inclusion of these five buildings in a boundary increase gives a strong terminus to the eastern boundary of the historic district.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 10

Spartanburg Historic District (Boundary Increase)

Name of Property

Spartanburg County, South Carolina

County and State

STATEMENT OF SIGNIFICANCE

The Spartanburg Historic District, listed in the National Register of Historic Places 19 May 1983, contains the greatest concentration of late-nineteenth and early-twentieth commercial architecture extant in the city. With twenty-nine contributing buildings, this area helps define Morgan Square as the historic center of Spartanburg and possesses an architectural character reflecting a period of prosperity from ca. 1880 to ca. 1920, the period of enormous growth in the city's significance as a textile and railroad hub.

In 1983, when the original district was listed in the National Register, the majority of the thirty-one buildings then contributing to its historic character retained their original architectural features on their upper floors, giving the area a visual variety absent elsewhere in downtown Spartanburg. Although the original storefronts had been altered, the buildings retained their overall architectural integrity. Some twenty-five to thirty of the storefronts have been rehabilitated or renovated since 1983, causing not only an architectural transformation along Main Street but an economic one as well. The Spartanburg Historic District has been one of the most successful components of the city's downtown revitalization over the last fifteen years.

Several historic properties on East Main Street (east of Church Street) were not included in the 1983 listing of the Spartanburg Historic District because many of them—particularly the Belk-Hudson/Palmetto Building and the Aug. W. Smith Building, both in the 100 block of East Main Street—had been significantly altered by the application of false metal facades or other character-altering changes. In March 1998, however, the continuous metal facade that had covered both the Belk-Hudson/Palmetto Building and the Aug. W. Smith Building since 1959 was removed, revealing significant remains of the original late nineteenth-century facade on the upper floors and an early twentieth-century storefront on the first floor. Both of these facades—and interiors as well—have been rehabilitated since the metal facade was removed, and now (1999) convey an architectural integrity along this portion of Main Street that has been missing for forty years. In addition, the facades of the Montgomery-Ward Building and Kress Building have also been rehabilitated. This preservation activity spurred the boundary increase of the existing Spartanburg Historic District to include a portion of the 100 block of East Main Street.

The Spartanburg Historic District (Boundary Increase) is significant as a concentration of rehabilitated historic properties in the 100 block of East Main Street, at the eastern side of Morgan Square, dating from ca. 1880 to ca. 1943. With this addition to the existing historic district the whole of Morgan Square, long an important landmark in downtown Spartanburg, will be listed in the National Register. This block of buildings is bounded on the east by a run of properties to either side of East Main Street which are either vacant or encased in modern facades, and a clearly definable dividing line exists to distinguish the boundary of the expanded historic district.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 11

Spartanburg Historic District (Boundary Increase)
Name of Property
Spartanburg County, South Carolina
County and State

MAJOR BIBLIOGRAPHICAL REFERENCES

City Directory [1905], Spartanburg, South Carolina. Charleston, S.C.: Walsh Directory Company, 1905.

Racine, Philip. Spartanburg County: A Pictorial History. Virginia Beach, Va.: Donning Company, 1980.

Spartanburg Herald-Journal (Spartanburg, S.C.), 6 February 1938.

Thomas, Bernice L. America's 5 & 10 Cent Stores: The Kress Legacy. Washington, DC: National Building Museum, 1997.

Works Project Administration, A History of Spartanburg County. Spartanburg, S.C.: Band and White, 1940.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 12

Spartanburg Historic District (Boundary Increase)
Name of Property
Spartanburg County, South Carolina
County and State

GEOGRAPHICAL DATA

Verbal Boundary Description:

The boundary for the Spartanburg Historic District (Boundary Increase) is shown as the hatched bold line on the accompanying sketch map which also identifies the existing Spartanburg Historic District boundaries, with two of its key properties enumerated (as with the inventory in Section 7) within the boundaries surrounded by a solid bold line.

Verbal Boundary Justification:

The boundary for the Spartanburg Historic District (Boundary Increase) includes the Belk-Hudson/Palmetto Building, the Aug. W. Smith Building, the Kress Building, the Montgomery-Ward Building, and a commercial building at 101 E. Main Street, an architecturally intact and historically significant concentration of commercial buildings located along the 100 block of E. Main Street and immediately across S. Church Street from the existing Spartanburg Historic District.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number PHOTOGRAPHS Page 13 Spartanburg Historic District (Boundary Increase)
Name of Property
Spartanburg County, South Carolina
County and State

The following information is the same for each of the photographs:

Name of Property: Spartanburg Historic District (Boundary Increase)
Location of Property: 100 Block of East Main Street
Spartanburg, Spartanburg County, S.C.
Name of Photographer: Schuyler Cecil
Date of Photographs: 26 August 1997 and 17 August 1998
Location of Original
Negatives: Spartanburg Development Council
105 N. Pine Street, P.O. Box 5885
Spartanburg, S.C. 29304

Date of Photographs 1-32: 17 August 1998

- 1) 102-118 E. Main St. (Belk-Hudson/Palmetto Building)
- 2) 102-118 E. Main St. (Belk-Hudson/Palmetto Building)
- 3) 102-118 E. Main St. (Belk-Hudson/Palmetto Building)
- 4) 102-118 E. Main St. (Belk-Hudson/Palmetto Building), cornice and arched window detail
- 5) 102-118 E. Main St. (Belk-Hudson/Palmetto Building), cornice and arched window detail
- 6) 102-118 E. Main St. (Belk-Hudson/Palmetto Building), N. Church St. facade
- 7) 102-118 E. Main St. (Belk-Hudson/Palmetto Building), arched entrance detail
- 8) 102-118 E. Main St. (Belk-Hudson/Palmetto Building), interior cast iron column
- 9) 102-118 E. Main St. (Belk-Hudson/Palmetto Building), interior tin ceilings
- 10) 102-118 E. Main St. (Belk-Hudson/Palmetto Building), interior tin ceiling panel
- 11) 102-118 E. Main St. (Belk-Hudson/Palmetto Building), windows facing Dunbar St.
- 12) 102-118 E. Main St. (Belk-Hudson/Palmetto Building), interior marble tile flooring
- 13) 102-118 E. Main St. (Belk-Hudson/Palmetto Building), windows facing Dunbar St.
- 14) 102-118 E. Main St. (Belk-Hudson/Palmetto Building), interior wainscoting
- 15) 102-118 E. Main St. (Belk-Hudson/Palmetto Building), view of Morgan Square, looking W
- 16) 102-118 E. Main St. (Belk-Hudson/Palmetto Building), fireplace and arched windows
- 17) 102-118 E. Main St. (Belk-Hudson/Palmetto Building), arched windows
- 18) 102-118 E. Main St. (Belk-Hudson/Palmetto Building), wainscoted, woodwork, wood flooring, and door frames
- 19) 102-118 E. Main St. (Belk-Hudson/Palmetto Building), arched windows and wood flooring
- 20) 115 E. Main St. (Kress Building), facade
- 21) 115 E. Main St. (Kress Building), interior columns, ceiling details
- 22) 115 E. Main St. (Kress Building), lunch counter
- 23) 115 E. Main St. (Kress Building), rear elevation on Broad St.
- 24) 115 E. Main St. (Kress Building), interior tin ceilings
- 25) 115 E. Main St. (Kress Building), interior tin ceilings and wood flooring
- 26) 111 E. Main St. (Montgomery-Ward Building), facade

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number PHOTOGRAPHS Page 14 Spartanburg Historic District (Boundary Increase)
Name of Property
Spartanburg County, South Carolina
County and State

- 27) 111 E. Main St. (Montgomery-Ward Building), rear elevation on Broad St.
- 28) 111 E. Main St. (Montgomery-Ward Building), interior
- 29) 111 E. Main St. (Montgomery-Ward Building), interior staircase
- 30) 111-115 E. Main St. (Montgomery-Ward and Kress Buildings), view from Morgan Square, in existing Spartanburg Historic District
- 31) 111-115 E. Main St. (Montgomery-Ward and Kress Buildings), rear elevations on Broad St.
- 32) View of Morgan Square, in existing Spartanburg Historic District, adjacent to boundary increase

Date of Photograph 33: 17 August 1997

- 33) 102-118 E. Main St. (Belk-Hudson/Palmetto Building), corner of E. Main and Church Sts., before rehabilitation

Date of Photographs 34-52: 26 August 1998

- 34) 111-115 E. Main St. (Montgomery-Ward and Kress Buildings), rear elevation from Broad St.
- 35) 111-115 E. Main St. (Montgomery-Ward and Kress Buildings), rear elevation from Broad St.
- 36) 101-115 E. Main St. (Celena's, Montgomery-Ward, and Kress Buildings), rear elevation from Broad St.
- 37) 100-118 E. Main St. (Belk-Hudson/Palmetto Building and Aug. W. Smith Building), facade
- 38) 100 E. Main St. (Belk-Hudson/Palmetto Building), N. Church St. facade
- 39) 100-118 E. Main St. (Belk-Hudson/Palmetto Building and Aug. W. Smith Building), facade
- 40) 100 E. Main St. (Belk-Hudson/Palmetto Building), N. Church St. facade
- 41) 100 E. Main St. (Belk-Hudson/Palmetto Building), window & facade details
- 42) 100 E. Main St. (Belk-Hudson/Palmetto Building), transom detail
- 43) 111-115 E. Main St. (Montgomery-Ward and Kress Buildings)
- 44) 115 E. Main St. (Kress Building), facade
- 45) 115 E. Main St. (Kress Building), facade detail
- 46) 101-109 E. Main St., facades
- 47) 101 E. Main St., S. Church St. elevation
- 48) 100 E. Main St. (Belk-Hudson/Palmetto Building), N. Church St. facade
- 49) 101 E. Main St., S. Church St. elevation
- 50) 100-118 E. Main St. (Aug. W. Smith Building), facade
- 51) 100-118 E. Main St. (Aug. W. Smith Building), rear elevation
- 52) 100 E. Main St., courtyard

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Add. Documentation Page 15 Spartanburg Historic District (Boundary Increase)
Name of Property
Spartanburg County, South Carolina
County and State

PROPERTY OWNERS

Address: 101 East Main Street – Tract 7-12-21-046.00 (Celena's, formerly Tanny's)
Owner: Ralph Tannenbaum
7800 Lake Champlain Court
Delray Beach, FL 33446-3311

Address: 109 East Main Street – Tract 7-12-21-045.00 (Vacant)
Owner: Security Group, Inc.
P.O. Box 811
Spartanburg, S.C. 29304-0811
Attn.: Susan Bridges, CEO

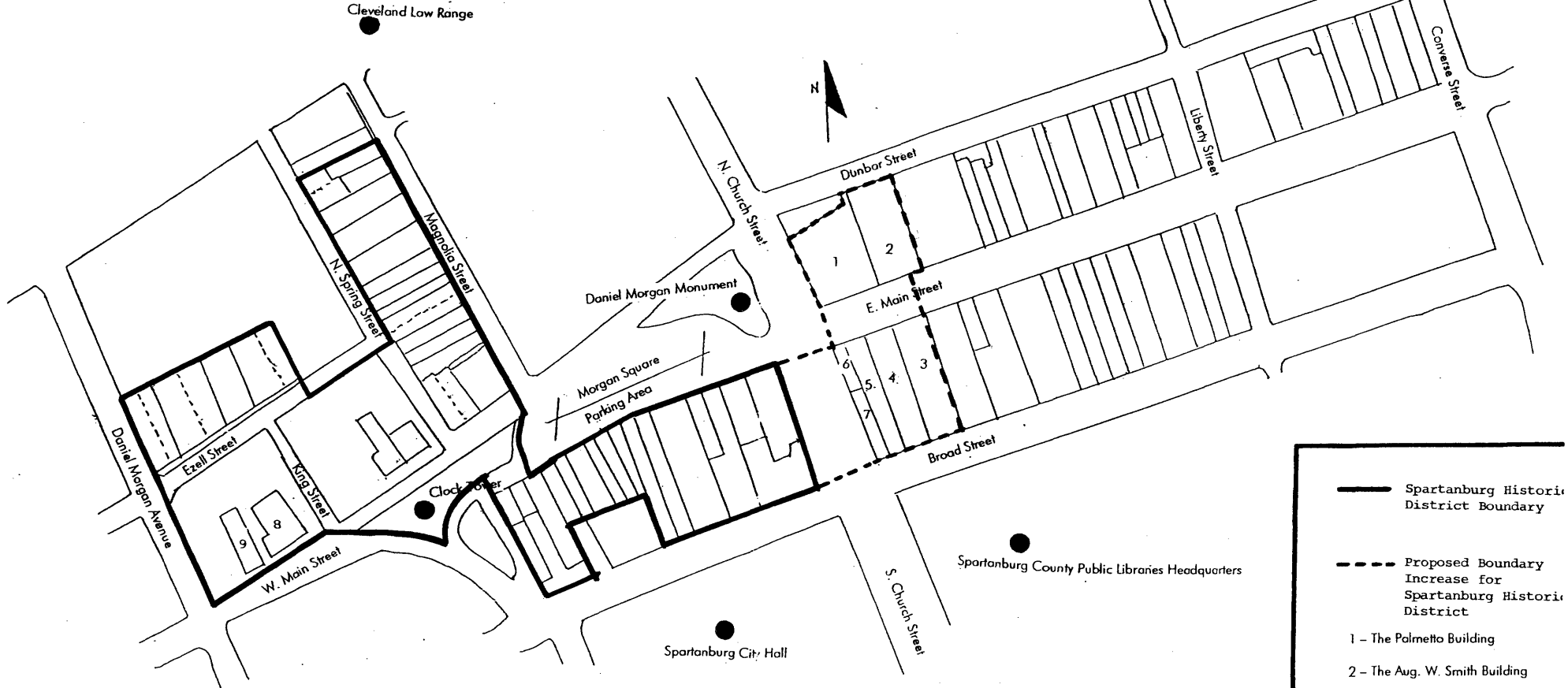
Address: 111 East Main Street – Tract 7-12-21-044.00 (Montgomery-Ward Building, Furniture Mart)
Owner: John Graham, III
333 Bonnie Brae Drive
Spartanburg, S.C. 29303-2163

Address: 115 East Main Street – Tract 7-12-21-042.00 (Kress Building)
Owner: Security Group, Inc.
P.O. Box 811
Spartanburg, S.C. 29304-0811
Attn.: Susan Bridges, CEO

Address: 102-118 East Main Street – Tract 7-12-21-010.00 (Belk-Hudson/Palmetto Building, Aug. W. Smith Building)
Owner: Upcountry Limited Partnership
406 East Fourth Street
Winston-Salem, N.C. 27101
Attn.: DeWayne Anderson

SKETCH MAP

SPARTANBURG, SOUTH CAROLINA



— Spartanburg Historic District Boundary

- - - Proposed Boundary Increase for Spartanburg Historic District

- 1 - The Palmetto Building
- 2 - The Aug. W. Smith Building
- 3 - The Kress Building
- 4 - The Montgomery Ward Building
- 5 - 109 E. Main
- 6 - 101 E. Main
- 7 - 101 S. Church
- 8 - Masonic Temple
- 9 - Cantrell Wagon Building

New
KRESS STORE
Opens Wednesday

The Spartanburg Herald

New
KRESS STORE
Opens Wednesday

ESTABLISHED 1890

36 PAGES TODAY

SPARTANBURG, S. C., SUNDAY MORNING, DECEMBER 2, 1928

THREE SECTIONS

DALEY, 5c; SUNDAY, 10c

KRESS

5 - 10 AND 25 CENT STORE

Announcing THE INFORMAL OPENING OF THE *New Kress Store*

Wednesday, December 5th

Afternoon 3:00 to 5:30 o'Clock Evening 7:30 to 9:00 o'Clock
NOTHING TO BE SOLD

Music Afternoon and Evening By

Gene Wofford and His Carolegians

Open for Business Thursday, December 6th

IT is with pleasure that we announce the Opening of the New Kress Store in Spartanburg and we most cordially invite the public to our Informal Opening Wednesday. Nothing has been spared to make this one of the most modern stores in the country of which we feel pardonably proud and we sincerely hope that as many people as possible will be on hand for our Informal Opening.

The new store will have a complete and up-to-date Soda and Lunch Department.

You will find here a department that is the last word in cleanliness and sanitation.

The kitchen is tiled throughout, and equipped with the latest modern electrical equipment including dish and glass washing machines, mixing machines, slicing machines and an electric refrigerating plant that assures a uniform temperature so essential in preserving the flavor of foods until prepared.

Our cooks are careful in preparing choice dishes from the finest quality of food stuffs insuring that rich home-like flavor. The coffee served is the best.

The counter is designed for quick service and cleanliness, everything being arranged to make more enjoyable the tempting dishes, all of which are served at Kress low prices.

We will be pleased to show you through this model Soda and Lunch Department at our Informal Opening.

"WATCH KRESS WINDOWS"

Kress Store Will Entertain Public

FORMAL OPENING OF NEW CONCERN HERE WEDNESDAY

Everybody Is Invited To Inspect
Newest Building.

ORCHESTRA WILL PLAY

Arrangements for the formal opening exercises of the new Kress 6-10-25 cent store on E. Main street, announced yesterday, indicate a visit to the new local establishment will prove highly interesting.

The doors will be thrown open at 2 o'clock Wednesday afternoon and will remain open until 5:30. The management will receive visitors into the store again in the evening between the hours of 7:30 and 9 o'clock.

Orchestra to Play
Gene Wofford's orchestra will be no hand to furnish music throughout the four hours the public is inspecting the store.

No goods are to be sold Wednesday, but the store will open for business at 8 o'clock Thursday morning and will thereafter keep the same hours as the old Kress store in Spartanburg has.

—More Employees—

There will be no change in personnel, except that more employees will be added to care for the business the expanded concern will command. W. C. Lybrand, who has served as manager for several years, will remain in that capacity. The public Wednesday will be received cordially into the store and allowed to inspect anything they desire. Attention will probably center around the enormous stock of the store, the lunch counter, jewelry, kitchen and expensive stock quarters.

S. H. Kress Retired From Organization

Although Samuel Henry Kress, for whom the Kress stores are named, has retired from active management of the syndicate, he still owns controlling interest in it and has a place on the board of directors.

He was born in Cleryville, Pa., in 1863 and received his education in high school. Mr. Kress entered the mercantile business at Nanticoke, Pa., from which the present Kress 6-10-25 cent stores developed.

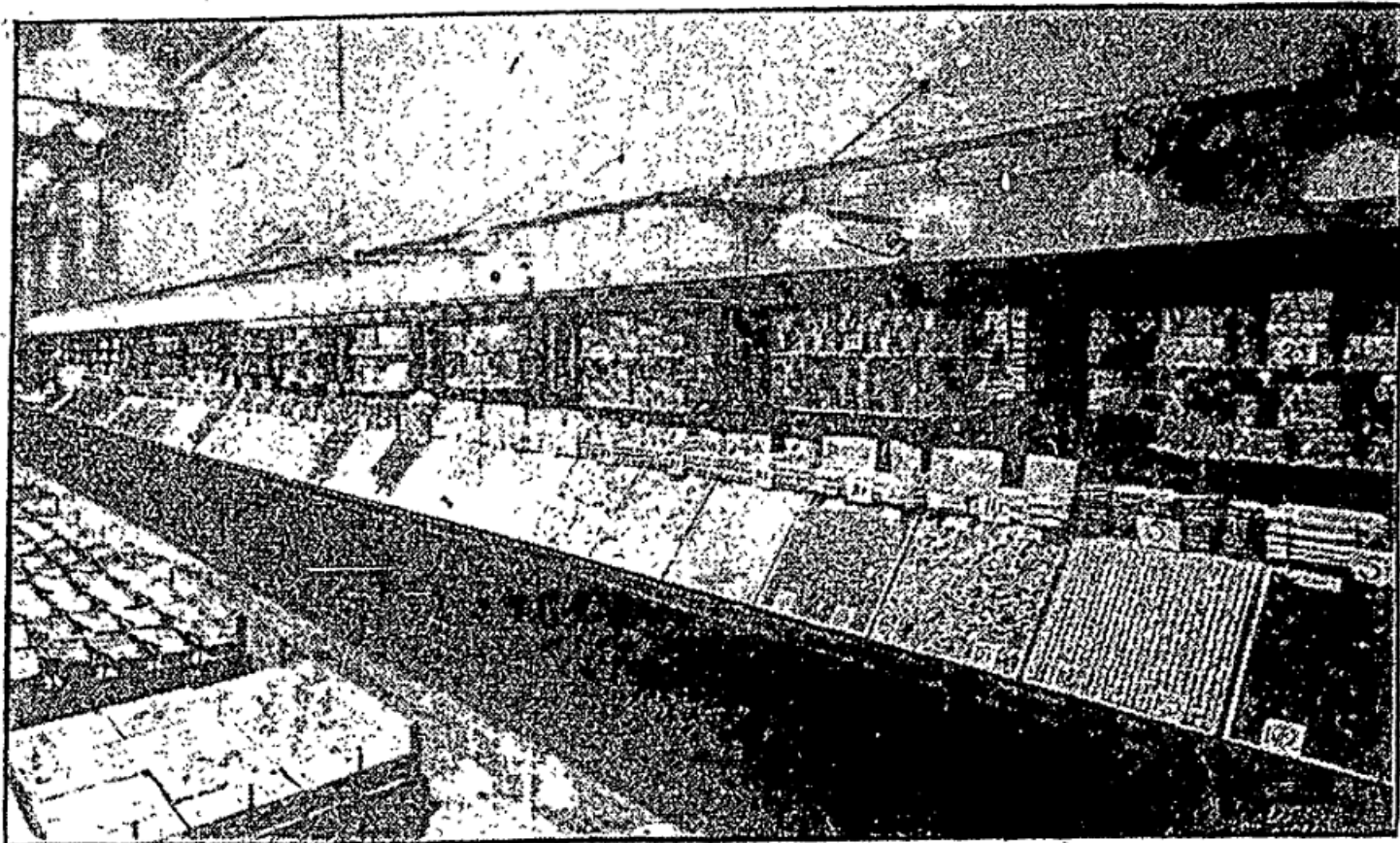
Mr. Kress is a resident of New York City, now and has a summer residence at Asheville, N. C., in a "lathery" and is unmarried.

SMITH WILL STOP IN
ATLANTA ON MONDAY

Mobile, Ala., Nov. 25 (AP)—Governor Alfred E. Smith of New York, spent Sunday in Mobile and tonight is enroute to Atlanta, Ga., where he will stop over Monday to be guest of Col. John S. Cohen, publisher of the Atlanta Journal.

The governor and his party, including John J. Raskob, chairman of the Democratic national committee; William F. Kopp, and James H. Gordon of New York, arrived in Mobile in the private car "St. Nicholas" at an early hour this morning. The car was stuck in the suburbs to avoid crowds, but the mobsters caught the governor as he left the car to attend 10:30 o'clock mass at the

Large Candy Display In Kress Store



The candy counter in the new Kress store, where it is believed the largest amount of candy ever put on display in this city is stored, is shown above. Measuring 60 feet in length, the counter is modernly equipped in every way. About 12 tons of candy will be kept in stock at the new Kress store.

South Carolina Farm Produces Bulbs For Kress

S. H. Kress, who organized the Kress stores throughout the nation, maintains an extensive private farm in the lower part of South Carolina for the growing of flower bulbs.

This is the largest industry of its kind in the United States, supplying pot flowers for the entire Kress system and several other chain store syndicates.

The farm comprises many acres and, has proved quite a profitable industry for the state. It is located near Varnville.

Mr. Kress operates this entirely separate from his chain of stores.

HEIRS OF VICTOR HUGO SUE FOR RADIO RIGHTS

Paris (AP)—Victor Hugo's heirs have brought a curious lawsuit against General Anthoine, director of the French Radio Broadcasting company, for having broadcast extracts from "Les Misérables" and from "Ninety-three."

General Anthoine is a grand officer of the legion of honor and can therefore be judged in no vulgar court. It is before the Paris court of appeals that he must defend himself for intrusion of copyrights held by Hugo's descendants.

entire of the immaculate conception.

Rev. Father J. J. O'Donoghue, pastor of the cathedral, paid a tribute to Governor Smith, referring to him as "the outstanding Catholic of America."

Father O'Donoghue said that during the career of Governor Smith he had "openly professed his Catholicism" and had not forsaken it for political expediency. "Your career has been apostolic," he told the governor.

Small Mountain Of Candy Will Be On Hand In New Kress Store

A small mountain of candy will be kept in stock at all times by the Kress store which opens here Wednesday.

The new candy counter will be 60 feet long and of the most modern design, built so it will be impossible for insects to reach it.

Approximately 15 tons of candy will be kept in stock in the new building. There will be about two tons of cream chocolate drops, two tons of fudge, two tons of chocolate covered peanuts, more than five tons of assorted candies, two tons of raisins and about a ton and a half of cream chocolate.

Candy will be displayed in sanitary cases. However, this will not be for sale. Another package of the same kind shown in the case will be kept in a metal box behind the counter and the clerk will

serve the customers from this container. This method prevents the candy from being handled more than once from the time it leaves the factory until it reaches the consumer.

Careful checks will be made every day in this department to see what kind of candy local people prefer. Another reason for the check is to keep the candy fresh at all times. New shipments will be constantly made, officials say.

W. M. Lybrand, manager, said the company sells about 350 pounds of melted peanut butter every week and this amount is expected to increase when the new store is opened.

The entire sale by this department in one year amounts to approximately \$1,000, according to officials. It is estimated the Kress chain will train load of candy in the South every year.

Communists Few In Numbers In Russia But Have Stangle Hold On Entire Government

Charles Kingsley's chart of a trip in the Atlantic from Liverpool to New York has been hung in the lounge room of a modern transatlantic liner.

Ruses in the Irish Free State carrying more than seven persons must comply with 49 specific regulations, according to the new government rules.

Italy has about 20,000 fewer unemployed than a year ago.

Rule Country And Control The Army And The Navy.

RUN BY SELECT CIRCLE

By J. E. ANGLY, Associated Press Correspondent.

Moscow, Dec. 1 (AP)—The communist party continues to grow, but it still has less than 1 per cent of the population of Russia on its rolls. The party members, however, rule everything and everyone in Russia, from the government down through all the industries, even to the house committees, which regulate the home life of crowded apartment dwellers.

At the Top
The higher one goes towards the source of authority in this country, the greater the percentage of communists he will find. At the top there are none but party members.

Communism on July 1 embraced 1,418,000 men and women, ranked as "regular members." Their number had increased in six months by 115,155 or almost 9 per cent. In addition, there are tens of thousands of candidates who are on probation for two and three years, and a host of boys and girls who hope to become communists when they attain their majority.

City Workers
City workers make up the bulk of the party membership, but it was officially announced in November that 127,579 communists were actually engaged in farm work, with 21,444 others dividing their time between agriculture and political activities. Ranked by "social origin," 60 per cent of the communists came from the workers, 20 per cent from the peasantry, and the remainder from the employe class.

In the red army and navy there are just under 100,000 communists. If one accepts the official figures as to the number of men under arms in Russia, that would be one communist for every six or seven soldiers and sailors. The party members form "battalions" in every platoon or company, and hold most of the commanding positions.

MUSSOLINI PREFERS MEN AS SCHOOL INSTRUCTORS

Rome (AP)—Premier Mussolini, who started his career as a humble country school teacher, has found that there are fewer candidates for male teaching posts in the elementary grades and is determined to remedy that situation.

Through his new minister of education, Giuseppe Bottai, he has issued a circular setting forth that the present preparatory courses for primary instructors are to be enlarged in scope and that those attending them shall have practically the same treatment financially as the state normal school pupils destined to teach in the high schools.

In this way he hopes to combat two things: The small appreciation public opinion has of the rural schoolmaster's position and the lack of opportunity for advancement.

Russia is improving its dairies. Men of Iran are wearing American hosiery.

G. A. MILLER INC.

BUILDERS

TAMPA, FLORIDA

THE

CITIZENS LUMBER CO.

Congratulates

S. H. KRESS & CO.

On the Completion of Their Large and Handsome Building

The long and successful history and the rapid and steady expansion of the S. H. Kress & Co. shows that it is directed by wise business acumen and a sincere desire to give the public dependable merchandise at the most economical prices.

Thousands and thousands of dollars have been put into the building of their handsome new store. It has been properly constructed throughout and only quality lumber and mill work was used. You should see the inside Trim consisting of White Pine, Birch, Oak, etc. Special stairways, mouldings, casings, cabinets, etc., required the best of materials and workmanship.

The quality of our products has been tested through long years of service. We do a state-wide business and we are prepared to ship any quantity desired.

When interested in building material, lumber, mill-work, etc., write or wire—

Quality Lumber, Building Material and Mill Work

CITIZENS LUMBER CO.

Office 239 Union

SPARTANBURG, S. C.

Phone 1396

Who
WILL MAKE
THE ASSOCIATED PRESS
ALL-AMERICAN
TEAM?

land Could general sports editor with the assistance of the staff of experts, sports editors of member papers and gridiron authorities throughout the United States now is selecting the Associated Press All-American Football Team.

WATCH FOR IT SUNDAY, DECEMBER 9

in
The Spartanburg Herald

Kress Offers Modern Lunch Room And Soda Fountain

BIG FEATURE OF NEW STORE WILL BE QUICK MEALS

First Time City Has Witnessed Such Arrangements.

WILL OPEN WEDNESDAY

Dietician Travels Over Nation Seeking Proper Menus.

One of the most distinctive features of the elaborate new Kress store on East Main street is a lavishly equipped soda and lunch department. From this will be dispensed daily lunches midday and sandwiches, salads and fountain drinks throughout the day.

The lunch is to be prepared chiefly for the convenience of shoppers and downtown business folk who desire a noontime meal at the nominal cost of 25 cents.

A specialist from New York is present installing the kitchen and lunch counter equipment. He said, when interviewed, the service Kress will offer here is the result of five years' study in efficiency.

Time Is Cut. Little by little, the organization has been perfecting one machine here and another there, so now everything is arranged to cut labor and time to a minimum.

For instance, all possible work about the kitchen and counter is done by machinery. Dish washing, potato peeling, meat slicing and bread cutting is but part of the work performed by electricity.

Kress will strive to give a home-like meal to those who eat at the store and therefore will employ female cooks and attendants entirely, in preference to chefs and male waiters.

A dietician who travels to all parts of the country and observes the most healthful combinations of foods will prepare the menus for the local store. She sends these daily to all stores in the Kress chain.

She is well acquainted with tastes of Southerners, being now in Texas.

Counter Equipment. The latest and finest of equipment will be seen when the lunch counter is opened. One of the new ideas is the raised floor on which the counter stools are placed. This makes the counter of normal height on one side for the waitresses but on the outside, where the customer sits, the stool is just high enough for his feet to rest comfortably upon the floor.

In the kitchen, all is tiled, and the floor is stone. The ranges, washbasins, sinks, cutting tables, meat and bread cutters, refrigerators and the like will be found here. All joining will be the pantry, lined with metal to be rat-proof and roach-proof. A special range is provided for baking pies.

The refrigerating room is an interesting spot downstairs. There are six refrigerators, one for the refrigerator in the kitchen, two for ice water upstairs, one for cream and two for salads.

Dumb Waiter. An electric dumb waiter will connect the first floor counter with the basement kitchen. A telephone will be used with this. There will be no short orders, however. All food will be cooked, sent up and placed in steamers where it will be at hand immediately as it is needed.

Kitchen utensils are all modern. The potatoes and onions are cooked by steam under pressure.

The upstairs department, located in the rear of the first or main floor, contains no wood save for a wooden door and a cutting board at the sandwich table. Hence, it is easily cleaned by being flushed with water each night.

The fixtures are all white and the counters are arranged to be easily accessible to all employees. Floor boxes and ferns will be placed about the walls.

Two Coffee Urns. There are two coffee urns in which are used specially made bases for the grounds that are changed daily. The coffee is made only after the water reaches a temperature of more than 200 degrees, through a special arrangement.

The steaming table and sandwich table are within easy reach of shade and sandwich materials are kept constantly cold by mechanical refrigeration.

The fountain is of latest design, compact and yet providing for all necessary syrups or ice cream.

The facilities for prompt service, the economy and pleasantness of the surroundings, should make Kress a favorite lunching spot for Spartanburg.

AIR LINERS WILL FLY FROM MIAMI TO CUBA

Havana (AP)—Daily airplane service between Miami, Fla., and this city are announced to open next month by the Pan-American Airways Corporation. The present passenger service between Havana and Key West, will be discontinued December 1.

A new bi-weekly service between Miami and San Juan, Puerto Rico, will be started about the same time.

Many American agricultural implements were shown at the recent Royal Agricultural Show at Victoria, Australia.

any during the next 10 years. At the end of 10 years the riding reverts to the original proprietors. However, the Kress company retains the right to re-lease it, in case it is desirable.

Although the formal opening day for the new building will be held Wednesday, no disposition has been made of the building now being used by Kress. It was said by an official.

The lease held by the Kress company does not expire for another year. The company will likely sub-lease it, it is asserted. The property belongs to J. N. Cudd, of Spartanburg.

CANDY, JEWELRY COUNTERS TO BE POINTS OF PRIDE

Both Situated Near Front And Neatly Arranged.

BRILLIANT LIGHTS ABOVE

The candy and jewelry counters will be points of pride to the new Kress store.

Both situated near the front, they are dressed up and fitted with the finest fixtures in the store. The candy counter and those to contain the jewelry are patented by the Kress people, having many advantageous features.

The candy is laid out on small shelves or packed against the glass in the show cases. Directly behind this, but separated from it is a compartment from which the customer is served. It is arranged so boxes of candy can be stacked inside and contents taken from the cartons that come direct from the manufacturer.

A cover slides over the open box and protects it when not in use.

The jewelry cases are also specially made. Goods will be laid out on top of the counter and on trays inside. Below will be placed stock cases with separate compartments for every piece of goods.

The jewelry cases are also specially made. Goods will be laid out on top of the counter and on trays inside. Below will be placed stock cases with separate compartments for every piece of goods.

HALEY AND SONS FINISH CONTRACT

Charlotte Firm Did Plumbing In Kress Building.

J. A. Haley & Sons, a prominent concern of Charlotte, N. C., has just completed one of its most important contracts, the plumbing in the large new building of the S. H. Kress company store on Main street in this city.

The arrangement of this modern structure is for the comfort and convenience of all employees and shoppers, and the plumbing fixtures fit perfectly with the scheme of things, say those who watched construction carefully. Material used was the best, and the skilled workmen put things together in fine shape.

Haley & Sons is recognized as one of the most enterprising firms located in Charlotte, according to reports received here.

WOMEN SMOKE CIGARETS BY PUFFING WRONG END

Havana (AP)—Trinidad wash-women in Havana laundries are to be distinguished from their swarthy sisters from Haiti and Jamaica, not by the clothes worn or by accents, but from their manner of smoking their cigarettes in an inverted fashion.

It is a custom with these Trinidad women to smoke their cigarettes with the lighted end in their mouth, where the flame does not get in their eyes and where the ash cannot fall on freshly laundered clothes.

MOTOR CARS WERE ONCE REGARDED PASSING FAD

Paris (AP)—Days when automobile manufacturers were urged to get out of "a dying business" were recalled recently when one of them found a circular sent out in 1907 by the League Against Automobile Excesses.

The circular concludes by saying the automobile's "wheels are spinning with blood" and that "buyers will have no more of three engines of death and accident."

MUSICIAN CALLS JAZZ A FOUNTAIN OF YOUTH

Berlin (AP)—Jack Hylton of London, known as the "Jazz King of Europe," has discovered the secret of eternal youth. Arriving in Berlin with his jazz orchestra for an extended stay, he said:

"There is nothing that keeps a fellow so eternally young as playing in a big band. Jazz is an expression of youth, of joy, of bubbling enthusiasm. Anybody who plays it cannot help but keep young."

"More than that, our men can for the most part play six, seven, or eight instruments. All sorts of different muscles of the body are invoked in the process of playing them, so that a man keeps in good athletic training if he joins a jazz band."

One of the trawlers fishing off the Murmansk coast of Russia under the protection of a British cruiser, landed 4,000 worth of fish.

BRAZILIANS STUDY ABUSE OF ALCOHOL

Rio de Janeiro (AP)—Brazil may forever reject the North American

brand of prohibition but a movement for liquor control has been started and the country has just celebrated an anti-alcoholic week with considerable vigor.

During the week conferences and lectures were held in the federal capital, and also in several of the states. This city and the famous

beach at Copacabana were bombarded from the air with handbills promoting the cause of temperance.

Army planes were used for this bombardment, and one of the handbills scattered from the air read: "Axiators do not drink alcohol. Athletes do not drink alcohol."

To be strong—shun alcohol." At the opening of the anti-alcoholic week in one state capital the governor said that steps would be taken to increase considerably the taxes on alcoholic drinks, thus, he hoped, bringing about less drinking through the English method of high prices.

GERMAN SUBMARINE HERO INSPIRES NEW MONUMENT

Hartford, Germany (AP)—A bronze monument to Captain Otto Weddigen, Germany's submarine hero, is to be erected on an island

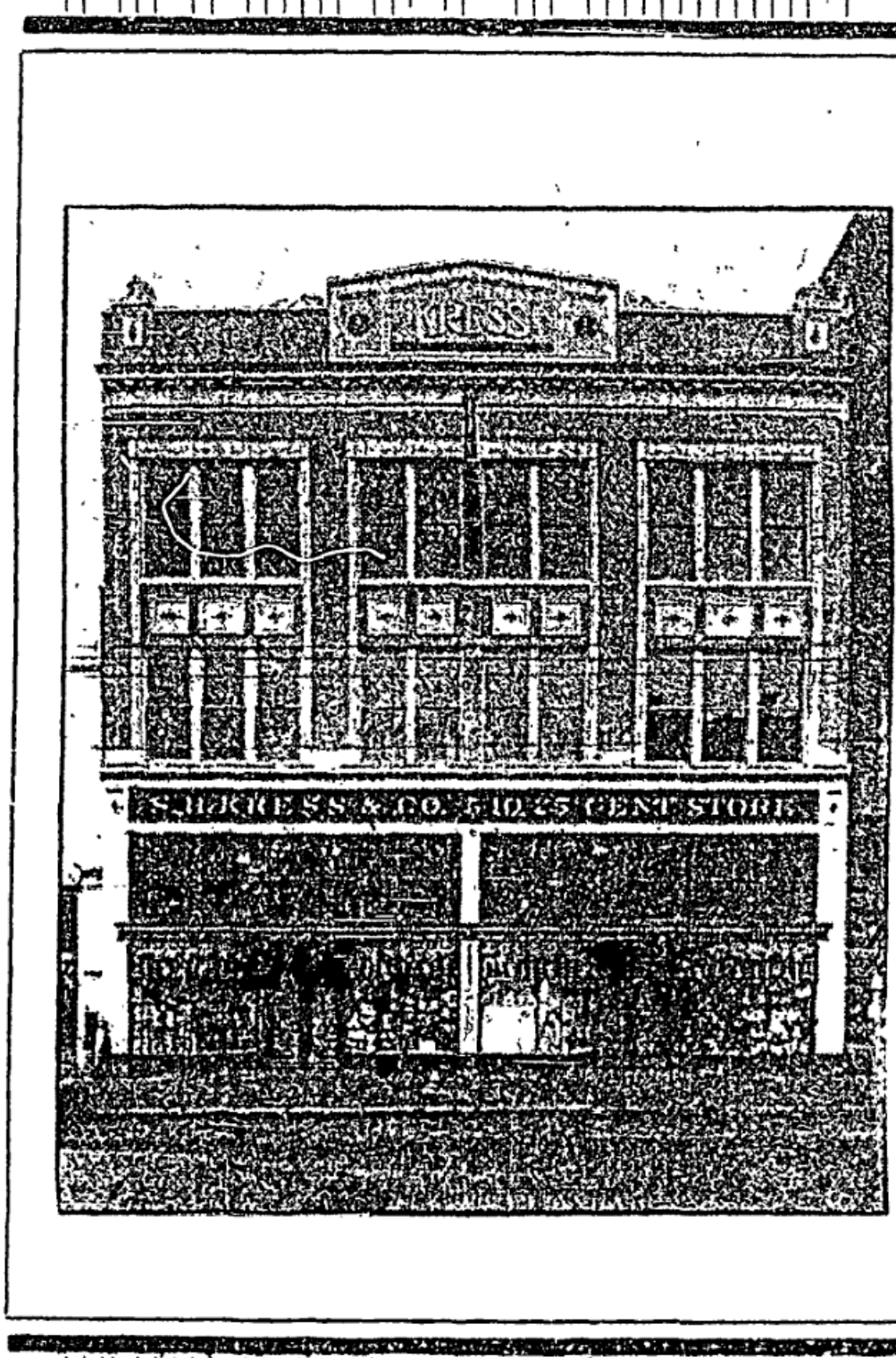
in the river Werra near this town. It will take the form of a bow of a submarine 25 feet long and 10 feet high, on which stands in natural size the statue of Weddigen dressed in oil skins.

Weddigen played a brief but sensational part in the early months of the World war. He sank the British armored cruiser

Hogue, Aboukir and Cressy in quick succession in the North sea September 23, 1914, and the cruiser Hawke three weeks later, but his submarine U-29 was sunk by a British ship in March of the following year, and he and his crew perished.

Congratulations!

S. H. KRESS & CO.



To S. H. Kress and Company and the General Contractor of their new home in Spartanburg, G. A. Miller, Inc. we wish to extend our heartiest congratulations upon the completion of the magnificent New Kress Building. It is a structure that any city might well be proud of. It is an asset to the city and a lasting credit to its builders.

Spartanburg should feel complimented to be selected for so handsome a building and without doubt your faith has been well founded. You have builded for the future and we wish for your unbounded success.

We are very proud of the part we have played in erecting the New Kress Building. We were awarded the contract for wiring the building and now that the job has been completed, we wish to assure it owners that they have an absolute

Trouble Proof Job

As the years pass on, the quality of our work will be appreciated the more and will reflect the good judgment of its builders!

We point with pride and we feel rightly so to this commodious new building and to scores of other big "Trouble Proof" Electrical Installations throughout the Carolinas, Georgia and Alabama.

If you have an Electrical Job and want it "Trouble Proof", entrust it to us.

Huntington & Guerry, Inc.

"THE ELECTRICAL STORE"

SPARTANBURG

SOUTH CAROLINA

Kress Officials Prepare For Turning Of Tide Of Business

Officials of the Kress five and ten cent store chain scattered over the United States, who are opening a new \$200,000 store here Wednesday, are not certain whether business will continue to travel up East Main street or take another direction. For that reason they have adjusted their business to changing directions of business can be met as long as 50 years hence, according to officials.

The building made in the contract for the new building on East Main street, The Kress company built a \$100,000 store and spent \$150,000 for equipment for the use of the prop-

erty during the next 10 years. At the end of 10 years the riding reverts to the original proprietors. However, the Kress company retains the right to re-lease it, in case it is desirable.

Although the formal opening day for the new building will be held Wednesday, no disposition has been made of the building now being used by Kress. It was said by an official.

The lease held by the Kress company does not expire for another year. The company will likely sub-lease it, it is asserted. The property belongs to J. N. Cudd, of Spartanburg.

KRESS STORE PLANT FINISHED IN RAPID TIME

CONSTRUCTION REQUIRED APPROXIMATELY 75 DAYS

G. A. Miller, Inc., Of Tampa,
Did Construction Work:
HAS LARGE FLOOR SPACE

What is perhaps one of the quickest and most thorough construction jobs of the kind ever executed is exemplified in the handsome new \$150,000 plant of S. H. Kress and company on East Main street in this city.

Actual construction on the three-story structure was begun September 1, and the building was turned over to the Kress company by contractors November 26, the job being completed in about 75 working days.

G. A. Miller, Inc., contractors of Tampa, Fla., erected the building, which is said to be one of the high pressure construction methods and a high standard of efficiency on the part of the building crew enabled the Miller company to complete the job in such rapid time.

Ground broken August 20. The building was broken on the project August 20. Three partially buried structures, formerly occupied by the Standard Cigar Company, a lunch stand and a building, had to be demolished and the debris hauled away before excavation could begin. When the work reached the stage excavation could be started, large crews of workers were employed and rapid progress was made.

Two crews working 24 hours a day were used after actual construction began until October 25. From then on the fast rate at which the building rose was a source of daily comment to passers-by on Main street.

The new Kress store, which is three stories with a basement running full length of the building, is of concrete-brick-steel construction. A polished brick front and an artistic arrangement of show windows gives it one of the most attractive fronts on Main street.

Approximately 10,000 square feet of floor space is contained in the new building, which measures 25 by 187 feet.

In every detail the building is of the most modern type of store construction. One of the attractive features is an up-to-date kitchen and lunch counter.

G. M. Carstens, of Tampa, was superintendent in charge of the construction. The Miller company is at present building two other southern stores for the Kress concern, one in Florence, S. C., and the other in Fayetteville, N. C.

SPECIAL LUMBER IN KRESS STORE

Citizens' Lumber Company Prepares Fine Mill Work.

A special line of lumber, prepared by the Citizens' Lumber company of this city, is used in the S. H. Kress company's towering new building on East Main street. The attractiveness of the interior and front of the handsome structure owes much to the worth of this material.

The lumber used is characterized by Roy Davenport, one of the lumber company owners, as mill work, it is used in the show windows, which, the office interiors, etc. By a special process this oak, birch and white pine timber is made into what inspectors of the new Kress building call a most attractive interior structure.

It is estimated that nearly 30,000 automobiles and trucks will be imported into New Zealand next year.

FRIGIDAIRE IS USED IN MANY WAYS BY KRESS

Food and Candy Preserved By Powerful Equipment.

IS INSTALLED BY ODOM

Electric refrigeration preserves all perishables and helps in cooling the large new S. H. Kress company building, recently completed in this city, and this equipment was installed by L. A. Odom, local Frigidaire dealer.

Using the Carolina distributing house of Frigidaire, which has just opened here, Mr. Odom was able to supply the Kress company with any desired model in making the handsome structure modern in every respect.

The soda fountain in the store is chilled by Frigidaire equipment. Four powerful compressors being employed, Mr. Odom explained. The easily cooled with one compressor and coil, and the food, such as butter, eggs, milk and other quick perishables, are preserved perfectly in a large Frigidaire product placed near the lunch room in the rear of the building.

Throughout the building, are water fountains, bubbling forth water chilled by the Frigidaire method.

\$6,000 Worth Of Sand And Stone In New Building

Sand and stone, \$6,000 worth of sand and stone, were used in building the S. H. Kress company store in this city, one of the finest and largest of its kind in the South.

These necessary ingredients in the construction of such a magnificent building were supplied by the Spartanburg Sand & Supply company, a concern that has handled many large contracts since establishing in this city. Owing to the splendid character of the structure, the sand used had to be finer and whiter than the average. It was pointed out. The stone, too, was carefully selected and handled.

FORMER CONVICTS MAKE POOR BANK PRESIDENTS

Paris, (AP)—Ex-convicts have proved to be so unsatisfactory as bankers that the government has introduced a bill to keep them out of the money handling profession. For generations France has had periodical explosions of indignation over big-scale frauds by gentlemen wearing silk hats but with prison records who opened mahogany-fronted banks and carried off the deposits.

PARIS LEADS THE WORLD IN SPEED OF TRAFFIC

Paris, (AP)—Twelve million an hour through dense traffic is the boasted speed of Paris cars. Paris travels faster than New York or London, say the French experts, regardless of the city's reputation for street congestion that makes it quicker to walk than to ride. Paris has given herself this reputation for speed by timing trips through the centers of the three capitals.

Many railways of Italy are to be electrified.

Group Of Kress Store Employees



Approximately 150 persons will be employed on the sales force of the new Kress store opening day and in the neighborhood of 150 persons will be given permanent employment. A group of employees is shown above.

TROUBLE-PROOF ELECTRICAL JOB IN KRESS STORE

Huntington And Guerry Complete Big Contract.

JUST ANOTHER BIG JOB

"Trouble-proof" wiring and lighting features of the handsome new Kress store on Main street was done by Huntington and Guerry, electrical contractors, with offices in this city. Those who have inspected the structure say the wiring project is thoroughly done and attractively arranged.

Huntington and Guerry, besides handling a large retail trade of electrical fixtures, radios and products of electrical nature, such as the new refrigerating plants, have handled several of the largest contracts in the country, among them the contract for wiring the new hotel at Myrtle Beach. The company employs modern devices for putting over their bids, for instance, an air mail was used effectively in one case.

The local house is managed by J. Frank Blakely, one of the city's prominent business men. Mr. Blakely will be remembered as the individual who sponsored the first cargo of airplane freight in South Carolina, two ships bringing radium from Columbia to this city last December.

HUNGARY ADOPTS PRAYER FOR COUNTRY'S WELFARE

Budapest, (AP)—With permission of the cardinal archbishop of Esztergom, Hungary has adopted a prayer which is taught at school to the children and is termed the "Prayer of salvation. The prayer reads: 'I believe in God, I believe in my country, I believe in an exulting divine destiny. I believe in the resurrection of Hungary. Amen.'

JUGOSLAV SCHOOL GIRLS MUST MEND THEIR WAIES

Belgrade, (AP)—The Ministry of Education issued a general order forbidding Belgrade high school girls to wear elaborate dresses and warning them not to use cosmetics. The department issued a uniform consisting of an ordinary black dress with a small beret cap. School officials are required to examine clothing, lips and cheeks carefully.

SIXTY WILL BE CLERKS IN NEW KRESS CONCERN

Present Staff To Be Increased 100 Per Cent.

MORE ON OPENING DAY

The staff of clerks of the new Kress five and ten cent store on East Main street, which is to hold its formal opening here Wednesday, will be increased from 30 to 60, according to W. M. Lebrand, manager.

Mr. Lebrand said he believed the number would be required to adequately accommodate the throngs expected to visit the new building. He added the store would retain 60 girls on its staff permanently, an increase in employees of 100 per cent.

The same staff the company employees at present will, he said, and the additional 120 will be employed within the next few days.

Each girl will have charge of one section, as at present. She is responsible for all stock in her department and makes suggestions to the manager in connection with improvements that can be made.

Each girl also keeps check on the amount of stock in her department. A check is kept on each sale so the amount of business done during the day can be quickly estimated.

Every tray from which goods are sold on the Kress counters is of variable size.

The entire store could be made over if necessary, the officials say, to allow more or less room for any article.

The counters are made so they can be partitioned off by use of small glass "walls." They are regulation blocks to provide "floors" for the trays, but these can be made larger by addition of special strips of wood.

This arrangement has been found highly convenient by Kress store officials.

After 40 years' service as postman in the Highlands of Scotland, D. Mackay has just retired.

Austria is establishing rest homes for young workers.

Kress Stores In Unbroken Chain From Atlantic To Pacific Oceans

Kress stores are found mostly in the South and West. To be true, they form an unbroken line from the Atlantic to the Pacific, forming the basis for the organization's slogan "Kress Stores have established a reputation from coast to coast."

But a look at a map with cities containing Kress stores marked will show the south-western states are thickly populated by Kress employees.

Mr. Lebrand said he believed the number would be required to adequately accommodate the throngs expected to visit the new building. He added the store would retain 60 girls on its staff permanently, an increase in employees of 100 per cent.

R. O. PICKENS HAS ROOFED ANOTHER LARGE BUILDING

Local Roofer Has Completed Kress Building Project.

HAS HAD MANY CONTRACTS

The magnificent new structure of the S. H. Kress company in Spartanburg is protected from the attacks of nature by a roof put on by the skilled workmen of the R. O. Pickens company, one of the city's most prominent roofing, metal work, heating and ventilating contractors.

Mr. Pickens has completed, during his 25 years in this city, projects on Spartanburg's finest structures, and the Kress job cuts another notch on his desk. Among the buildings his company has handled are: Montgomery building, Naamie temple, Aug. W. Smith's National Furniture Store, Montgomery Ward, Graham hotel, Cleveland hotel, Franklin hotel and the Andrews building.

GERMAN SHIPPERS TEST MARINE AIR DEVICE

Travensende, (AP)—A newly-invented drag-sail as a surface for the landing and takeoff of hydroplanes on and from moving vessels was put to a test in the Bay of Lubeck with the cooperation of the North German Lloyd steamship "Holtorf" and a hydroplane.

The innovation consists of a large sail which is allowed to trail from a vessel's stern. From on this moving floating surface, the hydroplane repeatedly effected a start and landing with complete success.

Another Pickens Job!

The New Kress Building

We Are Proud to Have Had a Part in the
Construction of This Fine Building . . The

Roofing Ventilating

Sheet Metal Work

Was Done By This Firm. The Architects' Specifications Called for the Highest Type Workmanship and That's Where We Came In.

When You Have a Roofing, Ventilating, Heating or Sheet Metal Problem Let Us Solve It!

R. O. PICKENS

105 Kennedy St.

Spartanburg, S. C.

Phone 20

We Extend our Congratulations To

S. H. KRESS & CO.

On Their New Building.

The

FRIGIDAIRE

installed by us in this modern building will
serve faithfully for many years to come.

Whenever dependability and economy
is considered the choice is always—

FRIGIDAIRE

"The Choice of the Majority"

Odom Battery & Tire Co.

140 S. Spring St.

Phone 1826

**AN ORDINANCE
APPROVING THE ADDITION OF 115 E. MAIN STREET
(TAX MAP PARCEL NUMBER 7-12-21-042.00) THE KRESS BUILDING
TO THE SPARTANBURG HISTORIC REGISTER**

WHEREAS, the City of Spartanburg (the “City”) continues its interest in supporting the identification and preservation of significant historic places in the City of Spartanburg; and

WHEREAS, the Board of Architectural Design and Historic Review (HARB) at its Thursday, May 11, 2023, meeting determined that the building located at 115 E. Main Street (TMS: 7-12-21-042.00) – The Kress Building is eligible for listing on the Spartanburg Historic Register in accordance with Section 510 of the City of Spartanburg Zoning Ordinance; and

WHEREAS, the City of Spartanburg Board of Architectural Design and Historic Review has determined that the subject building will be designated and listed on the Spartanburg Historic Register;

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

Section 1. To add the property located at 115 E. Main Street (TMS: 7-12-21-042.00) – The Kress Building is eligible for listing on the Spartanburg Historic Register.

Section 2. All exterior improvements to the building are subject to Section 510 of the City of Spartanburg Zoning Ordinance and will require a certificate of appropriateness.

Section 3. This Ordinance shall become effective upon the date of enactment.

DONE AND RATIFIED this _____ day of _____, 2023.

Jerome Rice, Mayor

ATTEST:

Christie Lindsey, City Clerk

APPROVED AS TO FORM:

Robert P. Coler, City Attorney

___/___/___ (First Reading)

___/___/___ (Second Reading)



COUNCIL ACTION FORM

TO: Chris Story
City Manager

FROM: Martin L. Livingston, Jr.
Community Development Director

DATE: June 12, 2023

SUBJECT: To Consider the Nomination of a Site for listing on the Spartanburg Historic Register – 186 W. Main Street (TMS# 7-16-03-061.00) – The Masonic Temple.

SUMMARY: On Thursday, May 11, 2023, the Board of Architectural Design and Historic Review (herein after the “HARB”) held a public hearing and reviewed this request for the site and building(s) located at 186 W. Main Street (TMS# 7-16-03-061.00) – The Masonic Temple is eligible for listing on the Spartanburg Historic Register (herein after the “Register”). Staff and the HARB have met the required publication and notice requirements for placing the property on the Register. The HARB approved the designation of the building as historic.

HARB RECOMMENDATION: The request was approved by the HARB on May 11, 2023 by a vote of 6 to 0.

ADDITIONAL INFORMATION: Draft minutes from the May 11, 2023, HARB meeting and Staff Report with attachments are included for Council review. In addition, enclosed is a proposed Ordinance in the event that Council approves the listing and designation.

BUDGET AND FINANCE DATA: N/A

City of Spartanburg - Board of Architectural Design and Historic Review
Thursday, May 11th, 2023, at 5:30 PM

City Hall Council Chambers

The City of Spartanburg Board of Architectural Design and Historic Review (HARB) met in the City Hall Council Chambers on Thursday, May 11th, 2023, at 5:30 PM

The following Board Members were in attendance: J. Brandon Gaffney; Sylvelie Franke; Dr. Glory Boozer; Mark Olencki; Kenneth Brown and Bill Michels. Representing the City of Spartanburg's Planning Department was Nan Zhou, Planner I; Tia Keitt; Planner II.

Roll Call:

Dr. Boozer: Welcome to the May meeting of the Historic Architectural Review Board of the City of Spartanburg, South Carolina. The meeting is called to order at 5:30 PM. At this time, we will have roll call. I ask that each member of the board to identify themselves for the recording as the name is called. Ms. Sylvelie Franke.

Sylvelie Franke: Present.
Mr. Mark Olencki: Present
Dr. Melissa Walker: Absent
Ms. Meg Reid: Absent
Bill Michels: Present.
Mr. Brandon Gaffney: Here
Dr. Anne Rodrick: Absent
Kenneth Brown: Present.
Dr. Gloria Boozer, serving, acting as chair tonight.

Dr. Boozer: Thank you all for being here. When we think about the Freedom of Information Act, this board is compliant with the Freedom of Information Act. 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. With that being said, we're ready to proceed.

Approval of the Agenda:

On a motion by Dr. Boozer and board members the agenda was approved by a vote of 6 to 0

Dr. Boozer: We are now calling for the approval of the agenda. Each member should have received an electronic copy of the agenda. Are there any changes or additions to the agenda? Are there any changes or additions to the agenda? Hearing none, we will accept the agenda as presented with general consent.

Approval of the minutes of April 13th, 2023:

On a motion by Dr. Boozer and board members the minutes of April 13th, 2023, was approved by a vote of 6 to 0.

Dr. Boozer: Adoption and disposition of the April 13th, 2023 minutes. Everyone should have received an electronic copy or a hard copy of the minutes. Are there any changes, edits, or additions to the minutes? Are there any changes, edits, or additions to the minutes? Hearing none, we will accept the minutes as presented as general consent.

Old Business:

Dr. Boozer: Now we've moved to unfinished business. We have three items to consider under unfinished business. The first item of consideration is property located at 115 East Main Street, known as the Kress Building. And the consideration is to list this building, the Kress Building, on the Spartanburg register of historic places. The property is located downtown in the design area. The owner is the security group. Applicant is the Board of Architecture and Design, known as HARB, and we will have Ms. Nan as our City Planner to present the case. Nan.

To Consider the property located at 115 E. Main Street (TMS # 7-12-21-042.00) (also known as the Kress Building) to be listed on the Spartanburg Register of Historic Places. Owner: Security Group, Inc. Applicant: Board of Architectural Design and Historic Review (HARB)

Ms. Zhou: Thank you. Good evening, chairperson and board members. My name is Nan Zhou, and I'm working in a City Planner with the City Planning Department. So tonight, my case is a first is considering... And we are looking at the Kress Building located at 115 East Main Street. And then so this is the request from this board, to consider the property located at 115 East Main Street, tax map number 7-12-21-042.00, also known as the Kress Building, to be considered on the Spartanburg Register of Historic Places.

Project Description and History

Two months ago, the Board of Architectural Design and Historic Review Members were saddened to know about the recent two demolitions of historic properties in the City of Spartanburg. Board Members learned that properties listed in the National Registered of Historic Properties, if not listed in local historic sites, may be demolished if it is condemned without notice. Acknowledging the significant value of some of the historic sites, a conversation between the Board Members and Planning Staff began to talk about taking some actions to protect these historic sites by putting them on Spartanburg's Pending List of Historic Sites. On March 9, 2023, at its regularly scheduled Public Hearing, the City of Spartanburg's Board of Architectural Design and Historic Review (HARB) approved the above-referenced property to be placed on Spartanburg's Pending List of Historic Sites. Thanks to help from Mr. Brad Steinecke who provided invaluable information about the grand opening of the Kress store and its significance to the City of Spartanburg. According to the Spartanburg Herald, owners of the Kress Store published an announcement on December 2, 1928, about the informal grand opening of the New Kress Store in Spartanburg. The New Kress Store would open on Wednesday, December 6, 1928, featuring a complete and up-to-date Soda and Lunch Department with the latest modern electrical equipment, serving the best flavor of foods to as many people as possible. The new Kress Store on E. Main Street also hosted other businesses, within which candy and jewelry counters to be Kress Store's points of pride. The construction of the New Kress Store was

completed in about 75 working days, from the ground broken date of August 20, including removing the debris of the burned structures that were hauled away before excavation of the new Kress Store could begin. Several well-known contractors helped making the New Kress Store alive by providing the highest quality of building materials and services based on publication on Spartanburg Herald newspaper on December 2, 1928.

Analysis

Zoning Ordinance Section 510: Historic Preservation

Section 510 of the City of Spartanburg Zoning Ordinance was adopted to provide for the preservation and protection of historic and architecturally valuable districts and sites within the City. Its purpose is to encourage the identification, protection, preservation, and enhancement of the unique and special character of defined districts and sites by means of restrictions and conditions governing the right to erect, demolish in whole or in part, or alter the exterior appearance of structures within such areas.

The process of designating Cumming Street School as a local historic site can be initiated by the Board as a whole, the City Council, any 10 residents of the City or the owner of the property. In this case, The Board of Architectural Design and Historic Review, submitted the application to the City of Spartanburg Planning Department to initiate the process. In order to be listed, the following criteria must be met:

1. Has significant inherent character, interest or value as a part of the development of heritage of the community, state or nation;
2. Is the site of a significant historical event;
3. Is associated with a person or persons who contributed significantly to the culture and development of the community, state or nation;
4. Exemplifies the cultural, political, economic, social, ethnic or historical heritage of the community;
5. Embodies the distinguishing characteristics of a type, style, period or specimen in engineering or architecture or contains elements of design, detail or craftsmanship which represents a significant innovation;
6. Represents an established and familiar feature of the neighborhood or community; or
7. Has yielded or is likely to yield information important in pre-history or history.

Findings

§ 510.5 Nomination, Designation, and Expansion of Historic Sites and Historic Districts

c. Specific Guidelines: A site or district may be designated as historic if it:

1) Has significant inherent character, interest, or value as a part of the development of heritage of the community, state, or nation;

The New Kress Store in the City of Spartanburg inherent significant value to the development the City that defined East Main Street. The building contributes to the character of the historic downtown district.

3) Is associated with a person or persons who contributed significantly to the culture and development of the community, state, or nation;

Samuel Henry Kress was the founder of S.H. Kress & Co. five and dime store chain across the nation. According to Kress Foundation (<https://www.kressfoundation.org/About/Our-Founder>), Samuel Kress established the Foundation that bears his name in 1929. Before the establishment of the Kress Foundation in 1929, Samuel H. Kress was already a recognized benefactor to as many as 200 communities in more than half the states of the Union. On Main Streets all across the nation, the vast retail empire of S.H. Kress & Company, established in 1896, operated a chain of five-and-ten cent stores purveying affordable, durable and cheerful domestic merchandise. The Kress story, once familiar to most Americans, has been said to epitomize American opportunity and the virtues of stern discipline, vigorous hard work, and populist generosity. According to National Building Museum (<https://www.nbm.org/collections/s-h-kress-company/>), S.H. Kress & Co (1896 – 1981) was one of the 20th century's most prosperous variety-store retailers. Kress maintained the highest per-store sales of any five and- dime retailer for more than 20 years.

5) Embodies the distinguishing characteristics of a type, style, period, or specimen in engineering or architecture or contains elements of design, detail, or craftsmanship which represent a significant innovation;

The information below was derived from National Building Museum (<https://www.nbm.org/collections/s-h-kress-company/>). Across the nation, Kress stores won competitions over competitors through distinctive architecture and efficient design, from Gothic Revival to streamlined Art Deco. Kress Stores were designed to be integral parts of their business districts and helped define Main Street America. Based on the Spartanburg Herald newspaper (December 2, 1928), the New Kress Store in the City of Spartanburg, which is three stories with a basement running the full length of the building, is of concrete-brick-steel construction. A polished brick front and an artistic arrangement of show windows give it one of the most attractive fronts on Main Street. In every detail, the building is one of the most modern types of store construction. A special line of lumber, prepared by the Citizens' Lumber Company of the City, is used in the S.H. Kress company's towering new building on East Main Street. The attractiveness of the interior and front of the handsome structure owes much to the worth of this material. Sand and stone were used in building the S.H. Kress company store in the City, one of the finest and largest of its kind in the South. The façade features yellow brick and polychromed terra cotta. This building retains its original ball finials and large pedimented sign panel between the 2nd and 3rd floors. The building now houses Kress Printing and Office Supply Company. The building is little altered, well maintained, and has not deteriorated.

So the request. So a little bit of history is on March 9th, 2023, this, on the regular scheduled public hearing, the City of Spartanburg, or the Board of Architectural Design and Historic Review approved a list of priorities to be placed on the Spartanburg pending list of historic sites, so this is one of them.

I'm honored to learn a little bit of history of the Kress Building. So according to the Spartanburg Herald Journal, owners of the Kress store published an announcement on December the 2nd, 1928 about informal grand opening of the new Kress store in Spartanburg. So the new Kress store will open on Wednesday December the 6th, 1928, featuring a complete and up to date seller and lunch department with the latest on electrical equipment serving the best flavor and foods to as many people as possible. At the same time, the new Kress store on East and Main Street also posted out of businesses, within which in candy and jewelry counters are still the Kress store's property. And then a little more is this new Kress store is only, was only complicated in about 75

working days, which is amazing. And there are several well-known contractors that helped in making the new Kress store alive, by providing the highest of quality of food and materials.

So this is the zoning map currently for 115 East Main Street. As you can see, the Kress Building sits on the downtown of Spartanburg. This is the aerial photo of 115 East Main Street, the Kress Building. Based on the City of Spartanburg zoning, zoning ordinance 510.5 nomination designation and expansion of historic sites and historic districts... So in order to be listed, the following criteria must be met. So these are the seven criteria that the historic sites the, on the pending list needs to meet. So among these seven, I am able to find three of them.

So the first one is has significant inherent character, interest, or value as a part of the development of heritage of the community, state, or nation. So as we all know that the new Kress store back in the day in the City of Spartanburg inherent significant value to the development of the city, that it defined East Main Street. That the building contributes to the character of the historic downtown district.

And this, then the next criteria is has associated with the person or persons who contributed significantly to the culture and the development of the community, state, or nation. So the Kress store was owned by Samuel Herring Kress, and he was the founder of SH Kress and Co. five and dime store chain across the nation. And according to the Kress Foundation, this is the website, Samuel Kress established the foundation that bears his name in 1929. Before the establishment of the Kress Foundation in 1929, Mr. Kress was already a recognized benefactor to as many as 200 communities in more than half the states of the union. So on main streets across the nation, the vast retail empire of SH Kress company, including... Established in 1896, operated a chain of five and ten cent stores, purveying affordable, durable, and cheerful domestic merchandise. So, and according to the National Building Museum, SH Kress and Co. was one of the 20th century's most prosperous variety store retailers. Kress maintained the highest of per store sales of any five and dime retailer for more than 20 years.

And then the last criteria. I'm not going to read all of this, but so the last criteria is embodies the distinguishing characteristics of the type, style, period, or specimen in engineering or architectural, or contains elements of design, detail, or craftsmanship which represent a significant innovation. So based on the Herald Journal newspaper, the new Kress store in the City of Spartanburg, which is a three story with the a basement running the full length of the building... So this building has... I mentioned before, a lot of contractors back in the day helped the store to be alive. And then so that's the point that I just wanted to mention. And then the building now houses Kress Printing and Office Supply Company. And then the building is little altered, well maintained, and it has not deteriorated so far.

So the next slide shows... Thanks to Brad. So he gave me two pictures showing 1940s and 1950s, the picture of the street and of the building, which is gorgeous. I wanted for us to have a chance to look at the building. And then this is how it looks currently. And as we can all see that it's well maintained. This is the front side and then...

So the next step after today's meeting would be within 30 days after the hearing, the board shall nominate to city council those sites from the pending list if considered appropriate for designation as a historic site, or a part of rationale for the recommendation. A copy of the nomination shall be filed with the department. And then city council may accept the proposed

designation by the adoption of an ordinance designating the site or district as historic. And then within 10 days after the city council approves the designation, the owner of the site shall be so notified by certified mail. The Office of Community Development Hall maintains a list of all historic sites in the district. That's the end of the current, oh sorry the presentation. Sorry. Is there any questions?

Dr. Boozer: Thank you. Thank you, Nan. I appreciate that. You did a great job.

Ms. Zhou: Thank you.

Dr. Boozer: And I appreciate the history lesson-

Ms. Zhou: Yes..

Dr. Boozer: Because there is one thing that I have in common with the Kress Building, and that is the December sixth, not the year, but the December sixth. So thank you for sharing that historical piece.

Ms. Zhou: Yeah, thank you.

Dr. Boozer: The HARB has dedicated time for public comment, and so at this time we will open the floor up for public comments. If there is anyone in the audience who would like to make comments pertaining to the consideration of the Kress Building being recommended for placement on the historic register, you may come forth, sign your name, and state your name for the record. So the floor is now open for public comment. Come forward. And if you'll state your name.

Ms. Burdette: My name is Donna Holcombe-Burdette. I'm an architect, a historic architect, and actually one of the people that worked the ordinance that brought it into existence, and I'm delighted to see this building become identified as something for the local register. If I might take a moment on that history lesson. Part of the reason it may take a couple of years... And we wrote a local ordinance and got it established in Spartanburg, is that unless there's federal money involved, which is sometimes involved in demolition, there's very little that the national register designation does to protect a property from demolition or alteration so. The only time that happens is if there's actually federal money involved, so you realize there's a hole there. And of course we were also concerned about residential properties. And so I'm very grateful it was adopted, that you have authority now to protect properties by putting them pending in the local register, and I'm grateful that it is now back up for making people aware that they can nominate properties to the local register. Thank you very much.

Dr. Boozer: Thank you.

Ms. Zhou: I think you need to make a motion for open the public comments. Is that correct?

Dr. Boozer: No.

Ms. Zhou: No? Because that's what the other boards did.

Dr. Boozer: Motion to get public comments. Are there other public comments?

Ms. Cope: I'm Joan Cope, and I live in Spartanburg, so I'll just put my name here. Yeah. I just want to give a vote for preserving the Kress Building. And my husband, Charlie Cope, does small group travel, historic travel preservation, and he and his company, they won, actually, a heritage award. It's called Heritage Tourism Award. He has been known to bring people here to Spartanburg. And most recently the group that he brought, they were so impressed with just the

ambiance and just how great Spartanburg looks. And I think some of them were actually from Greenville, and so they came and spent the night. So it's kind of amazing that we really do have so many buildings, first of all that we've lost. I want to keep that in mind. If we don't, I feel like we're going to lose what little we have left. And once they're lost, they can never come back. We all know that, right?

So I wanted to mention that I looked up... I was taking a tour in Asheville, and I know that they... It was a historical tour. And the Woolworth building has been preserved there. So I think the Kress Building is very similar to the Woolworth. And again, what a heritage. So we don't want to lose that. So I'm definitely voting for that. I've lived here for 27 years, and my husband is a historian, and he has of course read a lot about the buildings that have been lost here in Spartanburg, and it's so many, many buildings. So we really want to try to preserve whatever we can, so thank you for that.

Dr. Boozer: Thank you for your comments. Are there others? Are there other comments? At this point, we will close the public comments secs, session and move to board deliberation. We have our consultant, Mr. Donnie Love here in the audience. You usually have something to say, and we give you the opportunity as well.

Mr. Love: Well thank you. I think the building, especially these three pretty much speak for themselves. And I'm Donnie Love, and I live on Otis here in Spartanburg. I think the fact that all three of them are already listed in the national register tells you something about the quality of the buildings. The Kress Building in particular is located at the end of the downtown district, and the downtown district was expanded into the 80's. It can extend up to where the Kress Building is now, so it is part of the local, part of the national register district for the downtown. So I think, again, the buildings speak for themselves. I think the Kress Building itself is really one of the more interesting buildings that are on that stretch of Main Street, so it certainly is worthy of being preserved.

The one thing I will make a point of, I think Nan mentioned this earlier, but the most important thing about what the board has to do tonight is determine whether the buildings meet the criteria for being historic. And it will ultimately be up to city council as to whether or not they determine that it's actually listed in the local register. So to me this is really an easy job because these buildings are clearly worthy of being designated as historic, and they clearly meet the criteria, so should be easy.

Dr. Boozer: Thank you.

Mr. Love: Questions for me? Thank you.

Dr. Boozer: Thank you. Our board and members in the audience have heard the public comment as well as information provided by our consultant, Mr. Donnie Love. Our goal as a board tonight is to determine whether or not we agree or disagree as a board to move the recommendation forward to the city council. Ms. Nan Zhou during her presentation has mentioned that the building itself meets three of the seven criteria. So board, are you ready for the question? If I need a motion...

Mr. Michels: I think we are the applicants on this. Are we not?

Dr. Boozer: Yes, we are. We are. We can do it as a committee.

On a motion by Mr. Michels, seconded by Mr. Gaffney the property be listed on the Spartanburg Register of Historic Places was forwarded to City Council by a vote of 6-0.

Mr. Michels: So I state the motion that we forward to city council the recommendation for inclusion on the register of historic places.

Mr. Gaffney: I second.

Dr. Boozer: On a motion by Bill Michels and second by Brandon that the property at 115 East Main Street, 115 East Main Street be considered for consideration to be listed on the Spartanburg register of historic places, and the recommendation be forwarded to the city council. All in favor of this motion.

Attendees: Aye.

Dr. Boozer: All opposed, nay. Hearing none, unanimously, the board has agreed to move forward with making the recommendation for the Kress Building to be placed on the Spartanburg register of historic places and to send the recommendation to city council. Thank you all. Okay, number two. The consideration of the property located at 186 West Main Street, known as the Masonic Temple. And we are asking consideration for this property to be listed on the Spartanburg register of historic places. The property is located downtown Spartanburg. The owner is the Spartan St. Johns Masonic Temple, incorporated. The applicant is the Board of Architectural Design and Review, otherwise known as HARB. Our presenter this afternoon is Ms. Tia Keitt. Ms. Keitt.

To consider the property located at 186 W. Main Street (TMS# 7-12-20-024.00) (also known as the Masonic Temple) to be listed on the Spartanburg Register of Historic Places. The property is located in the DT-6 (Downtown Design District). Owner: Spartan St. Johns Masonic Temple, Inc / Applicant: Board of Architectural Design and Historic Review (HARB).

Ms. Keitt: Hello, board. I'm Tia Keitt. I swear to tell the truth. I just want to approve all of it now. I figured we could do that, but we can't.

Dr. Boozer: That would be nice, but...

Ms. Keitt: They are already on the national historic register. So this is 186 West Main Street. I'm sorry about this...

Ms. Keitt: Thanks. So this property is located in the downtown zone. This is considered the DT-6 Urban Core. This is the location, the site map right here. Morgan Square. And for our board members that I see at Bon Street here you are as a reference to view.

Project Description and History

Outraged by the recent demolition of historic properties in the City of Spartanburg, board members investigated and discussed the demolition permitting process and how it relates to historic structures. The Board learned that Nationally recognized sites are vulnerable to

demolition without local protection and that currently the City does not have a policy in place whereby historic structures can be demolished without notification.

On March 9, 2023, at its regularly scheduled Public Hearing, the City of Spartanburg's Board of Architectural Design and Historic Review (HARB) approved the above referenced property to be placed on the Spartanburg's Pending List of Historic Sites. From the Website:

<https://hubcitytour.com/locations/3-masonic-temple/> The building and site have a storied past. As the site of the Opera House, this location was the focal point of local entertainment and city government from 1880 until 1907, when the need for a larger, modernized space prompted the city to clear the site. A few small buildings occupied the area until several Masonic lodges pooled resources to build a large multifunctional space designed by Spartanburg architect Frank Collins. With the first floor devoted to commercial space, the upper stories house a stately auditorium which is seldom seen by outsiders. Although less numerous than they once were, Masons still meet here regularly. Currently the site is home to Hub City Bookstore, Hub City Press Offices and a local coffee shop, Little River Coffee Bar. The first floor adaptive reuse contributes to the economic development of West Main Street and helps to fulfill a small town quality of life that only historic structures can create.

Analysis

Zoning Ordinance Section 510: Historic Preservation §510 of the City of Spartanburg Zoning Ordinance was adopted to provide for the preservation and protection of historic and architecturally valuable districts and sites within the City. Its purpose is to encourage the identification, protection, preservation and enhancement of the unique and special character of defined districts and sites by means of restrictions and conditions governing the right to erect, demolish in whole or in part, or alter the exterior appearance of structures within such areas.

510.5 Nomination, Designation and Expansion of Historic Site and Historic Districts

The process of designating the Masonic Temple as a local historic site can be initiated by the Board as a whole, the City Council, any 10 residents of the City or the owner of the property. The Masonic Temple, along with several other sites that are on the National Register of Historic Places, were designated by the Board to be moved to the List of Historic Properties in the City of Spartanburg.

In order to be listed on Spartanburg's List of Historic Sites, at least one the following criteria must be met:

1. Has significant inherent character, interest or value as a part of the development of heritage

of the community, state or nation;

2. Is the site of a significant historical event;

3. Is associated with a person or persons who contributed significantly to the culture and

development of the community, state or nation;

4. Exemplifies the cultural, political, economic, social, ethnic or historical heritage of the community;

5. Embodies the distinguishing characteristics of a type, style, period or specimen in engineering

or architecture or contains elements of design, detail or craftsmanship which represents a significant innovation;

6. Represents an established and familiar feature of the neighborhood or community; or

7. Has yielded or is likely to yield information important in pre-history or history.

Findings

§ 510.5 Nomination, Designation, and Expansion of Historic Sites and Historic Districts

c. Specific Guidelines: A site or district may be designated as historic if it:

1) Has significant inherent character, interest, or value as a part of the development of heritage of the community, state, or nation;

Information collected from the Website:

http://www.nationalregister.sc.gov/spartanburg/S10817742036/index_2.htm

As part of downtown Spartanburg's Historic District, The Masonic Temple was constructed in 1927 and is considered Neo-Classical architecture. The Spartanburg Historic District contains a concentration of late-nineteenth and early-twentieth commercial architecture in and around Morgan Square in the commercial district of Spartanburg...the town grew slowly until the late nineteenth century. With around thirty-four contributing properties, *the Morgan Square area is historically the center of the city and its architectural character reflects a period of prosperity occurring between 1880 and 1920 when Spartanburg became a leading textile and railroad center in South Carolina.* During this period, downtown was substantially rebuilt with new brick commercial structures. Most of the buildings constructed during this period were two- to three-story masonry structures with decorative detailing. Approximately ninety percent of the buildings in the district were built before 1925. Stylistic influences include Neo-Classical, Art Deco, and most commonly Italianate or Commercial style influences. While some alterations have been made to storefronts, a majority of contributing properties in the district retain their architectural integrity, including the Masonic Temple. Listed in the National Register May 19, 1983; Boundary increase January 28, 2000. Portions of the application to the National Register of Historic Places is enclosed.

So like Nan said earlier, properties that go on the local historic district have to meet at least one of the seven criteria. And for this one, all of them probably can meet all seven, but I just chose number one. And because of course there's been extensive... Or not extensive research, but some research done already, and this is already on the national, I did not want to repeat what's already known state or obvious. So the building was constructed in 1927. It's specifically a classical architecture. It is part of the downtown historic district, and due to my research, I learned that the Morgan Square area was historically the center of the city, and its architectural character starts a period of prosperity occurring because 1880 and 1920, through to 1920. And Spartanburg was a leading textile and railroad center in South Carolina.

This is what it looks like today. This is what you would see if you were walking down the street. And a member from the temple is here, so I hope they'll get up and speak, but the first floor is used. It's a great space, maybe even adapted for use. But a coffee shop and a book store, I feel like it's always a win in the downtown space, so it's a great use of the first floor. I have not, in full disclosure, been inside, but it's magnificent. I think we need a tour.

And again, great use of the first floor space, but I just wanted to point out how this historic preservation also contributes to, I'll say, economic sustainability. The, this picture was taken seven years ago, and I took this the other day, so it's a great use of space downtown. But the temple itself... It's not about the economic development part as it is about preserving the structure.

And the next steps, in 30 days, the board goes to city council, or you have 30 days to go to city council. City council meets twice a month. And with the city council's recommendation, it can become, it can go on the list of historic places. Are there any questions?

Dr. Boozer: Thank you, Ms. Keitt. Are there any questions for Ms. Keitt? Hearing none, thank you. We appreciate it, and of course again, the history lesson and the research and the possibilities for the economic sustainability. At this time, Mr. Love, our consultant, I may ask that you come forward.

Donnie Love: Thank you. I'll add just a little bit to that. I think architecturally, this is one of the top three architectural buildings in the city. The architecture and the detail in this building is really head and shoulders above many of the other buildings downtown. In addition to that, it was designed by local and prominent architect Frank Collins, who designed several other buildings in Spartanburg. Duncan Park. He designed an addition to Evans High School, which is now part of a Community College. Many buildings downtown that he worked on. So with that, I think it is something that this building has going for it that some of the others don't, even though they are already qualified. So again, this building is really one of my personal favorites. So I definitely vote in favor.

Dr. Boozer: Thank you.

Mr. Love: Thank you.

Dr. Boozer: Are there any questions for Mr. Love? Do we have any... At this time, we open up for comment from the public. I think there's a representative maybe here, if you would like to come forward. State and record your name for us.

Mr. Seay: My name is Judson Seay. I'll go ahead and write my name down. Seay. And I'm current secretary of one of the Lodges in the Masonic building. Spartan Lodge, number 70 AFM. The temple houses three different lodges within the building. The initial Lodge is the ownership, Spartan Lodge number 70 AFM and St. Johns Lodge number 333 AFM. In addition, there's another Lodge that has amended from the temple corporation, and that's Arcanum Lodge number 777 AFM. We do have three [inaudible] bodies that utilize the building. [inaudible] Spartanburg, and the [inaudible]. And in addition, it's already been mentioned that we have renters. The city store and also the Blue River Coffee Shop. So the building is utilized really on a daily basis, not only from renters, but from various Masonic organizations meeting at the building.

As has already been said, it is already on the national register of historic buildings. And one other side note, after the building was built, and I don't know the exact time frame, but it served as an opera house in the actual lodge room. The lodge room is actually two stories high, with a balcony behind there. So we did have a opera house in there at one time. But the building is utilized currently on a daily basis, with the bodies and the lodges being in there, and of course the renters downstairs. So I think it's well deserved as being on the city's historic register. Thank you.

Dr. Boozer: Thank you, Mr. Seay. Are there other comments? Are there other comments?

Ms. Cope: Is it okay if I don't write my name again, or should I write it again?

Dr. Boozer: You should write it again.

Ms. Cope: Okay. Joan Cope. Yeah. I just want to say I've lived here for 27 years, and this building... It's so different looking, and it is unique. And I remember when we first moved here, just the way it looked. I said, "Wow, I'd love to go inside there." And now the fact that we get to go in, and there's businesses that you can visit, and it's a gathering place. So I think it's great it's being used. But just again, another vote for preserving these types of buildings. I can't say it enough. I was at a meeting for the South Carolina Preservation Society, and they actually mentioned in that meeting that we had lost the Jewish synagogue building, and I was literally... My husband and I looked at each other. We didn't believe that. We were in complete and utter shock. And I've always gone past that building and thought, "What a treasure." And what a loss. We have to be thinking these things, because I know we're going to develop more, but we have to be so very thoughtful. If you lose the character of your town, you've lost so much. So thank you.

Dr. Boozer: Thank you, Ms. Cope. Are there others? Hearing none, we will close the public comments section, session for the Masonic Temple, and we will open it up for board deliberation. And the question is whether or not the Masonic Temple located at 186 West Main Street is given consideration to be added to the Spartanburg Register of Historic Places, and whether or not we will move the recommendation if it's in the affirmative onto the city council.

On a motion by Mr. Olencki, seconded by Mr. Gaffney the property be listed on the Spartanburg Register of Historic Places was forwarded to City Council by a vote of 6-0

Mr. Olencki: I'll move that we go on to the next phase and everything. To me, it's just a slam dunk yes.

Mr. Gaffney: Second.

Dr. Boozer: It has been moved and properly seconded by Mr. Olencki, and seconded by Mr. Brandon Gaffney that we move forward with recommending the building to be placed on the historic register and move it forward to the city council. Is there any question? Hearing none, all in favor, say aye.

Attendees: Aye.

Dr. Boozer: All opposed, say nay. Unanimously, we agree to list this historic building on the register and to move it forward to city council for consideration. Thank you all. Our third building for consideration is found at 186 West Main Street.

Ms. Keitt: 319.

Dr. Boozer: 319.

Sylvelie Franke: [inaudible].

Dr. Boozer: The Alexander House, right? Okay. 319 Main Street.

Dr. Boozer: Okay. 319 Main Street, known as the Alexander House. And it's to be considered for consideration on the Spartanburg Register of Historic Places. It's located in the downtown design district. The owner is Susan Phillips Sease. The applicant is the Board of Architectural Design,

otherwise known as HARB. We have with us again, the City Planner, Ms. Tia Kitt, to tell us about this building.

To consider the property located at 319 E. Main Street (TMS# 7-12-11-111.00) (also known as the Alexander House) to be listed on the Spartanburg Register of Historic Places. The property is located in the DT-5 (Downtown Design District). Owner: Susan Phillips Sease / Applicant: Board of Architectural Design and Historic Review (HARB).

Project Description and History

Known in today's time as the Inn On Main, this Neoclassical style structure was built in 1904 for John A. Walker, and in 1907 became the home of Alonzo Marshall Alexander & Cecelia McCants Alexander. Upon Mr. Alexander's passing, their son inherited the home in 1933, who made some minor alterations (according to the National Register application). The grandson opened a musical instrument store, the Alexander Music House, in 1969, that closed in 1994. During this time some architectural changes were made to the home. After the closing of the store, this site housed a variety of businesses until Sheryl Alexander, the great granddaughter of Alonzo Marshall Alexander, restored the deteriorating front porch.

The house was put on the National Register of Historic Places in 2003 by the current owner Susan Sease with assistance from the SHPO (State Historic Preservation Office) staff. The National Register application is included in the Staff Report, as it provides extensive details about the history of the home, including ownership and architectural details.

From the Inn On Main website: The house received a new life in 2002, when current owners and innkeepers Wayne and Susan Sease began its transformation to Spartanburg's first Bed and Breakfast. With painstaking attention to detail, the Seases have further restored the home to its former glory, winning numerous awards in the process.

- Winner of the 2004 Governor's Award for Heritage and Tourism for the state of South Carolina
- Winner of the 2003 City of Spartanburg's Adaptive Re-use Award

The Inn on Main no longer takes guests, but is the home of the current owners who continue to keep the home in excellent condition.

Analysis

Zoning Ordinance Section 510: Historic Preservation

Section 510 of the City of Spartanburg Zoning Ordinance was adopted to provide for the preservation and protection of historic and architecturally valuable districts and sites within the City. Its purpose is to encourage the identification, protection, preservation and enhancement of the unique and special character of defined districts and sites by means of restrictions and conditions governing the right to erect, demolish in whole or in part, or alter the exterior appearance of structures within such areas.

510.5 Nomination, Designation and Expansion of Historic Site and Historic Districts

The process of designating The Alexander House as a local historic site can be initiated by the Board as a whole, the City Council, any 10 residents of the City or the owner of the property. In this case, the HARB initiated the local historic designation of several properties that are currently on the National Register of Historic Places.

In order to be listed, one of the following criteria must be met:

1. Has significant inherent character, interest or value as a part of the development of heritage of the community, state or nation;
2. Is the site of a significant historical event;
3. Is associated with a person or persons who contributed significantly to the culture and development of the community, state or nation;
4. Exemplifies the cultural, political, economic, social, ethnic or historical heritage of the community;
5. Embodies the distinguishing characteristics of a type, style, period or specimen in engineering or architecture or contains elements of design, detail or craftsmanship which represents a significant innovation;
6. Represents an established and familiar feature of the neighborhood or community; or
7. Has yielded or is likely to yield information important in pre-history or history.

Ms. Keitt: Evening boards. So this the Alexandra House. Recently known as The Inn Main at 319 East Main Street. This is located in the DT-5 area here by East Main, the house. This is the site here. And again, following the, choosing one of the seven guidelines, I decided to go with five. So embodies the distinguishing characteristics of a type, style, period or down here, or a specimen in engineering or architecture. Or contains elemental design, detail, or craftsmanship, which represent a significant innovation. Again, the application to be on the nationalist. It's per details, and it was in the core packet. So these words, all of these are not original.

But the Alexander house embodies the distinguishing characteristics of a type, style, period historical period in architecture, and contains elemental design and detail. The home represents an area of local industrial prosperity, and it's remnants of a time when homes were built to replicate passive architectural styles. We do not build like this today, as we know. And the Inn on Main is a gorgeous structure. It should not be a home to modern ideas of out with the old, in with the new. The Alexander house has become a defining feature of Main Street, and has earned its place as a historic structure that deserves to be preserved. The wrap around porch, the large columns and colonial revival display windows are historical characteristics that is not built in modern times. As Spartanburg's first bed and breakfast location, the Alexander House offered guests the opportunity to enjoy a bit of Spartanburg's past. Rooms were referenced by local nomenclature, including the Hub City room, the Alexander room, and the Revolutionary War room.

All of which connect Spartanburg to the Nation's History. So this is what you'll see on a regular day, walking down East Main, or up East Main. I found this online, maybe even on the you know the website. And I was like, we wouldn't have historic preservation of this that was actual restoration, and the historic. And the owner called... the wife called, and said her husband put his sweat, blood, and tears, into his house, while he was working full time.

Ms. Keitt: So, this is his work here.

Tia Keitt: This is... These are then, just older pictures which were nice. It is a nice, clean, look. Of course today, you cannot park, like that. And these are of course the next steps. What happens next steps. All right. But this is where we are. And that's it.

Dr. Boozer: All right, are there any questions for Ms. Kitt? Harry Nun will ask Mr. Donny Love if he would like to provide additional information.

Mr. Love: Thank you. I think this one obviously speaks for itself. It is the only one of the three that is individually listed in the national register, so that means that it stands by itself in terms of its importance. Architecturally, I think it's really one of the defining houses in Spartanburg. And if you think about that entire street being lined with houses like that, at the time when this was built, and how many there are left now, I think this is why it's very important that we are able to preserve the ones that we have left, and try to pick them as best we can. I do want to commend the family for doing such a good job with the house when they brought it back to life. And we really appreciate that too. It's really been a big improvement for Spartanburg. So I'm definitely in favor. Thank you.

Dr. Boozer: Thank you. Okay. All right, we will open the floor up for public comment. Members would come, speak their name, and record it for us.

Dr. Boozer: Hi.

MS. Sease: Hello.

Dr. Boozer: Welcome.

Ms. Sease: I'm Susan Sease, and this is my husband, Wayne Sease, this is our daughter, Jenny Covarias, and our daughter, Meghan Bray. This is hard to talk about. We live at 319 in East Main. We live in the Alexandra House. I wish you'd come by and knocked on the door and met us. We've been there for over two years. This is our home, this is our family home. And we did... thank you dear... put blood, sweat, and tears, into this house when we restored it. Thank you. We bought it over 20 years ago, with the hopes of saving the house. And first on the agenda was to get it listed on the National Register of Historic Places. This represents a small amount of work that we did to get this house listed, so people could recognize the importance of the house.

By the way, we didn't get a lot of support when we were trying to save this house. From anybody. It was disheartening to have people park across the street, and then come up to the house and say, "Why are you doing this? Why are you trying to save this house? You know, you'll never get your money out of it, why are you doing it?" And we said, "Because we love this house, and we love Spartanburg, and we want to keep it for Spartanburg." After we got the house listed on the national register, our criteria turned out to be more stringent than that of the national registry. For instance, the color on the outside of this house, is the color that the house was, when it was first built, in 1904. The wallpaper, you'll see in the foyer, is a reproduction of wallpaper that could have been purchased in 1904.

The carriage house is built, based on the Sanborn Insurance Maps, on the location of the original carriage house there. The design of the carriage house came from a mule barn down in Bennettsville, South Carolina, that's listed on the national register. It's finished off with hard pine from the Old Pacolet Mill, as well as handmade brick from the Old Pacolet Mill. The rock wall which is between our house and Montgomery Commons, that's the entrance columns to Camp Wodsworth. I'm telling you all this, to try to establish the fact that we are preservationists, and we are truly trying to save the house, and care about preserving the history of our city. But I'm also a realist. You have no free standing single family homes, listed by HARB on your registry. Do you?

Ms. Holcombe: The entire Hampton Heights Historic district.

Ms. Sease: I said, single family.

Ms. Holcombe: It's full of them.

Ms. Sease: No, no.

Dr. Boozer: Excuse me.

Ms. Holcombe: You can't speak out of turn.

Ms. Sease: Free standing.

Dr. Boozer: Excuse me. All questions has to be directed to the chair. There can be no crosstalk between thought.

Ms. Sease: Okay. Great.

Dr. Boozer: Thank you.

Ms. Sease: Great. But it's a single family, free standing home, not in a district. The work for the house has been done now. I respect and I appreciate the work that y'all are doing now, and I wish we had started it 40 years earlier, so we could save places like Bon Haven, that we fought so hard for. And so we would know if a place is in danger, like the temple, like the Jewish temple. How could we allow that in these days, to be taken down? But I have to ask that you do not list this on your places of historic sites here in East Main. We have lost sleep, and are obviously extremely emotional about this. And I feel that if you do, this may deter other people. I mean, not companies. Just plain people like us that will want to go in and save a home, from doing it. Because they're going to feel that they're going to get all these restrictions placed on them. I just don't think it's a good idea.

And I have to ask, what is the benefit to a single family homeowner's free standing home, if you're placed on this list? Maybe if there were some benefits to the homeowner that I can see, other than being placed on a list, I will feel differently. But we have to ask that you please do not place this house on the list.

Dr. Boozer: Thank you, Ms. Sease. Is there anyone else for, or against?

Mr. Sease: Good evening, Board.

Dr. Boozer: Good evening.

Mr. Sease: Good evening.

Mr. Sease: I'm Wayne Sease.

Mr. Sease: Owner of the house, at 319, East Main Street. And I too stand in opposition to the nomination for the Alexandra House to be listed on Spartanburg's historic register. 28 years ago, when we decided to sell our home, in Hillbrook neighborhood, our neighbors looked at us in dismay, "Are you guys crazy? What are you doing?" And we said, "We want to save that old home in downtown Spartanburg. And we have a plan for it." And they thought we were even crazier when we applied for, and received a commercial loan, to spend twice as much as the house cost, to renovate it. Then all of that took time, about 17 months. And after that, emerged Spartanburg's first bed and breakfast. And we had felt very honored and proud... excuse me... to be able to make that contribution to downtown Spartanburg.

But, however life has its challenges. And that occurred about four weeks ago, when I was sitting on my front porch, enjoying the rainfall, and noticed something taped to my front gate, in a plastic bag. And it was a letter from HARB, saying that there were plans that they were going to measures that we would have to deal with, if this nomination goes forward. That was not a pleasant moment. And then another few days later, another letter, same one, and then certified mail. Same letter, same information. And then finally, I think a third letter. So certainly have good communication. And there's no question about that.

And I would also say that I feel very proud of the fact that there have been so many positive comments for the wonderful and beautiful outcome. We are extremely proud of that, and we know that when we made this purchase, 20 years ago, that this was part of our financial future. A significant part of our financial future. And while we have no immediate plans to sell the house, or not continue to maintain it in its magnificent condition that you have witnessed here, we do not wish to have uninvited restrictions or regulations put on the house that would affect the marketability. That has to be considered. I know you don't have, as I read some place, some minutes, some information on HARB, accountants on your board. You don't want to calculate the yeses and the no's, and the positives and the negatives. But accountants are in real life, and real life says that we are trying to protect our financial security, and the future of our family. So I appeal to you to stop this process of nomination, so that we can get on with our regular life, and continue to be productive citizens in Spartanburg. Thank you for your time.

Dr. Boozer: Thank you, Mr. Sease. Are there other comments?

Ms. Holcombe: As I've spoke about the first time, the whole point of creating a local district, is that in order for that property to stay in the national register, it already has to meet the criteria. There was no additional criteria here. It is just to protect all the blood, sweat, and tears... Sorry...

Dr. Boozer: Thank you.

Ms. Holcombe: That they went to, to put this house in the original condition, as close to possible as it is. And there was nothing that would protect that. And like I said, you get into it, if you felt certain kinds of money personal protection. Someone could buy the lot and tear it down, and nobody could say a word. Even if it was on the national register. But the criteria for local register, comes directly out of the national register. So we think that what we've done, as far as public limitation, comes straight out of the national register. We didn't invent anything. We just applied it, and created a vehicle to allow these properties to be protected, and for things like the temple not being destroyed without anyone's notice, in one day. I hope that helps clarify that there is no additional restrictions. Thank you.

Dr. Boozer: Thank you. Are there other comments?

Ms. Cluverius: Good evening.

Dr. Boozer: Good evening.

Ms. Cluverius: I'm a practicing lawyer-

Dr. Boozer: Just state your name, please.

Ms. Cluverius: Oh, Jenny. That's what I was about to do.

Dr. Boozer: Okay.

Ms. Cluverius: Jenny, or Jennifer Cluverius. I'm a practicing attorney, I've been practicing, for, going on 17 years now. So it feels really odd to be up here in front of you guys without beginning with, "May it please the court." So, may it please the HARB. Thank you for having us tonight. I'm sure that the position that our family is taking with respect to the designation of property might come as a surprise to HARB. But I did want to take this opportunity to address you all on behalf of my parents, whom I love very much, and I've watched go through some very emotional times, over the last several weeks. I grew up in Spartanburg, I went down the road to a little school called Clemson to get my degrees. I majored in history and English there. Graduated

with departmental honors. Got my departmental honors by writing a book on ghost stories of historic properties in Spartanburg.

Had an agreement with the Hub City Writers Project to publish my book. And then in all of my infinite wisdom as a 21 year old, never actually submitted the final manuscript for publication. So maybe one day I'll get around to doing that. That said, as I mentioned, I happen to be a lawyer, went down the road from Clemson to another school, University of South Carolina, and got my law degree there. Longer ago than I would care to admit, at this point. I live in Greenville currently. I purchased a home inspired by my parents, that is individually listed on the national register of historic places. I live on Earl Street, in the event anyone is familiar with Greenville. That area also has a historic overlay. Again, inspired by my parents.

I bought my property, knowing full well those restrictions. It came with a historic overlay, and individually designated on the register. And I am at heart, as my parents instilled in me, a historic preservationist. I care immensely about the preservation of the history, and the upstate, including the regional and Spartanburg. In fact, the text that you read earlier, during the fabulous presentation on the home, was drafted in large part, by my mother and myself. I corrected her grammar. She was a microbiologist at Watson, one of the first women to graduate from this program. She did a lot of the heavy lifting, but we are the original authors of what is included in the text of the application for the national historic register for the home.

While I am a historic preservationist at heart, I also have a strong sense of fairness and justice that drives my approach to life, in general, and to my legal practice. And one important thing that I have learned in the practice of law, but also just during life in general, is that, just because you can do something, doesn't necessarily mean, in all cases you should do something.

The zoning ordinates, and the authority that is invested in HARB, is discretionary. The zoning ordinance does not mandate that HARB do anything by way of designating a particular property as a historic site. The language used is "May", as opposed to "Shall." I would implore this group to seriously consider and weigh whether the designation of my parents' and our family home, and all of the associated requirements, and frankly, burdens, that come along with that designation, is the right thing to do in this circumstance.

And I would note that there are additional burdens that are placed on the property, above and beyond those with respect to the National Historic Register. I'll get into some of those momentarily, in the event you do decide to recommend the home for designation, and city council ultimately approves that. My parents are upstanding members of the community. I think that's indisputable. If someone would like to put a resolution on the table for that to be voted on, I'm happy to support that as well. My father will celebrate his 80th birthday, this June.

They have each devoted at least a quarter of their lives to contributing to historic preservation efforts here in Spartanburg, as you all have heard tonight. And frankly, they were pioneers when they upped our family from quiet little safe Hillbrook, and moved us downtown, at a time when that was frankly unheard of. We lived in a trailer outside, the back of the Inn, as we were doing the renovations, because my mother was so scared someone was going to come vandalize the house, throw rocks, or something along those lines.

As you've heard from my parents, they have no plans to sell the Inn at present. They have no plans to modify or alter the Inn at present. But they also don't want, and I would prefer that they not be subject to a criminal misdemeanor, in the event they violate the city zoning ordinance with respect to the home. That's scary for me, for my parents. Our homes represent one of the most significant financial investments that any of us can make, during the course of our lifetime. My parents are no different. They have worked countless hours, blood, sweat, and tears. They all got lead poisoning. I have the least amount, my father had the most, as we were scraping paint off the exterior of that home. They've put everything, including financially, into preserving this property, and creating a lasting investment in Spartanburg, but also in their financial futures.

The designation of the home as a local historic site, simply carries with it, burdens that they shouldn't have to bear, especially at this stage in their lives. If you haven't individually studied, each of you, the zoning ordinance, and the ramifications of a designation like this, and what comes with it, I would encourage you to do so. And ask yourself, would you want this for your parents, for your family, for your personal property, if you were the ones owning it, and given the history that we have here with it as a family. The application for certificate process is lengthy. The costs of preparing drawings, specifications, scale drawings, review and inspection by HARB sub-communities, the maintenance requirements. The economic hardship process, in and of itself, is lengthy and costly. And of course, there is undoubtedly, some impairment of property value that will occur with the restrictions associated with the designation.

As noted by mother, when she spoke, the other properties on the list tonight, are commercial properties. And as best we can tell, the Inn would be, as I mentioned, it's their family home, would be the only individually listed, not in a historic district overlay property designated as a historic site. So you would be forging into a new area and territory, if you do choose to designate the Inn. If at a future time, there is some kind of to the Inn on Main, which will not occur while my parents are living there, by all means, revisit the historic site designation.

But I would respectfully employ the HARB to honor my family's wishes with respect to the designation, and consider the burden that it will place on my parents. I love history, I love Winston Churchill, and I know we've all heard his famous quote, that, "With great power comes great responsibility." You have the power to receive making this recommendation. But the decision that you make tonight, with respect to that designation of the Inn as a historic site, comes with great responsibility. Please weigh carefully, and consider that decision. Thank you.

Dr. Boozer: Thank you. Are there any other comments from the public? Hearing none, we will close the public comments session, and we will move to board deliberation at this time. Comments?

MS. Franke: I just want to add something about what has been said. First of all, beautiful work. I also been in Spartanburg for 25 years, I have seen all the work you've done, it's stunning. One of the nicest houses. But I feel it's a very big misunderstanding, from what I heard, is the restrictions that you talk about. It's only about alteration of the façade of the house?

For example, if somebody wanted to take off the banister, that you have restored. If the next owner want to do that, they could do that. Or if they want to take the front door, they will have to ask the COA. Other than that, it's only demolition. The rest, you could change the color. There's not a lot of restriction, but there's protection. You know? When you say restriction, there's a lot

of neighborhoods that have much more strict restrictions. But I feel like to HARB description is really a prevention. So it's almost like, "Look what that you've put in there, it's almost an honor to be put now, and preserve all that work you've done, so that it's not lost.

Ms. Cluverius: I'll be happy to address this comment on behalf of the family. We do not disagree. It is an honor for the home to have been identified and selected by you all for consideration. However, if you read the zoning ordinance, there are restrictions that come with the designation of the property. We do understand that the restrictions do not apply to changes to the interior, and changes to the exterior that are not visible from a public road. We understand those distinctions. But again, as you mentioned, if someone wanted to make an alteration to the property, they would have to go through the certificate of application process. That, in and of itself is a restriction on the use of the property. So that is why we were referring to the provisions of the zoning ordinance as a restriction.

And when another buyer comes. When and if, not that parents ever had a need to sell it, there is a restriction associated with that, that impairs the property value. I'm not going to get up here and start talking about [inaudible] case law, and about the consensual central transportation case. That technique. I understand that I'm not here to make a legal argument. However, I do think that if you read the zoning ordinance, it is clear that there are actual restrictions that are [inaudible].

Dr. Boozer: Thank you. Our job as a board, is not to determine the restrictions. Our job tonight, is to, as a board, determine whether or not we would make recommendations for this individual house to be placed on the Spartanburg historic register. And whether or not we would move it forward to city council, who would then make a decision. That's our part. We're not here to deliberate anything about the restrictions, or anything beyond whether or not, as a board, we want to recommend this house for the Spartanburg Historic Board. And that's our purpose.

And we appreciate the work that you've gone, to do it... from our point of view, is we would not want to happen to your house, what happened to the temple. That's where we stand with that. You have yours, and then the board will deliberate, and we'll move from there. Thank you. The board, you've heard. Is there any deliberation?

Mr. Brown: I would like to... I'm sorry.

Mr. Brown: One of the points I heard made, was that the other two properties that you've already discussed, were commercial properties. Frankly, I consider this one to be a commercial property as well. I don't mean that in any kind of way to sway anybody's decision. But people pay money to stay there, as I understand it. That makes it a commercial operation.

Ms. Sease: It's closed. It's closed. It's been closed for two years.

Mr. Brown: Is that a permanent condition?

Mr. Sease: We're not going to [inaudible].

Mr. Sease: Kind of personal.

Ms. Cluverius: It is the personal home, and they've also applied for a home exemption as well. It will remain personal.

Mr. Brown: That's good to know.

Ms. Cluverius: Yes.

Dr. Boozer: Thank you.

Ms. Cluverius: Thank you.
Mr. Brown: Clarifications are always welcome.
Mr. Love: Can I ask a question?
Mr. Love: Can I ask?
Dr. Boozer: As a consultant, yes.
Mr. Love: This?
Mr. Michels: as a consultant to us prior deliberations on it.
Mr. Love: Okay.
Mr. Michels: This house is already on a register. Correct?
Mr. Love: Correct.
Dr. Boozer: The national.
Mr. Michels: The national. Okay. Okay. Is that more restrictive than our designation?
Mr. Love: In what way? In what way?
Mr. Michels: Changes, construction, anything like that?

Mr. Love: No. There aren't restrictions, in terms of what you can and can't do to the property, unless you are utilizing federal funds in order to do construction. So if they have used federal tax credits to renovate the house, then the [inaudible] and ultimately the HARB service would've given them the criteria for what they had to do, in order to, to do it by their standards. And if they do it by their standards, meaning the HARB service, then they would get the federal funds as a tax credit. The way it is now, since the property is individual owned, they can do pretty much whatever they want to do.

Mr. Michels: Even though it is on that-
Mr. Love: Even though it is listed in the [inaudible].
Mr. Michels: Okay. All right.
Mr. Love: Yeah. So with the HARB, that's not the case.
Mr. Michels: It will be more restrictive.
Mr. Love: Right.
Mr. Michels: Okay. All right, that's what I need to know. Thank you very much.
Dr. Boozer: Ready for the question?

Speaker 3: All right. I have a right to recuse myself from this one. I want to ask that question, but I cannot have eaten at their table in on many a Sunday, when I still work for the city. I so I cannot be part of this, I apologize. I know the family, and then I realized, thinking at the back of my head, how many times I've been over there, while they were doing construction, and eating many a Sunday breakfast over there. I think even, this is a long time ago, y'all were lit. All right.

Mr. Michels: So I'll recuse myself, then.
Dr. Boozer: Okay. May we have a motion please?
Mr. Gaffney: Can I make a comment or this waiting on a motion?
Dr. Boozer: It's still being deliberation.

Mr. Gaffney: I guess my problem is, is that it is their home and I've watched the whole thing while we sat there and I can see on their faces, in your word that you've spoken, in your actions, how much this home means to you. It's a home. It may have been used as a bed and breakfast, but it's always a home. I think that's what you market to the community over. And so I know the

vote had been taken, but I can't in good conscious endorse putting it, nominating or suggesting it be going like this to the city council.

Dr. Boozer: I have one question, and of course, I'm the chair and I probably won't vote, but my question to you hinges on something that you said. And that is, as long as your parents in essence, choose to keep the home. My question to you and your family, if you decide, you and your daughter and your parents, or whomever, decide to sell the home or deed the home to another family member, do you think you would have any consideration or restrictions within that transfer of property to say that this home should remain a historic site? Or, not even a commercial site, but as a residential. That's my concern. Is this going to be a home? Is this going to be a residence, rather than commercial, or rather than at some point you change your mind.

I know there's not a concrete answer at this time, but I could just hear your heart at this time?

Ms. Cluverius: I will pour my heart out to all of you tonight, and I think I speak on behalf of my parents when I say that our lives have evidenced our dedication to keeping this place, bringing it back to its glory and keeping it as exactly what you... I mean a gem in the heart of Spartanburg. We have no intention of letting it get turned back into a [inaudible] practice, which it was prior to my parents purchasing it.

We love this place with all of our hearts and souls. It means we hate it sometimes, but we love it. And we have no intention as a family of doing anything with the home that would compromise its integrity as anything other than being a gem in the heart of Spartanburg. I hope that gives you some comfort.

I can't predict the future, but I will say that I don't think this zoning ordinance is going anywhere, and if there is any transfer of the property at any time in the future, outside of our family, I would strongly encourage this group to revisit the property again, at some point in the future.

But I assure that our hearts and souls are poured into that place and we have no intention of doing anything to harm the integrity of the home or its historical character or value.

Dr. Boozer: Thank you so much, Miss Jenny.

Ms. Cluverius: Thank you.

Mr. Olencki: One question is that if we deny this, pushing it to the next level, everything else... At any future point can their residence be reconsidered for being on the local historic record?

Mr. Brown: I'm sorry-

Mr. Olencki: Was this just like one of-

Mr. Brown: I'm not a lawyer... probably say that. We're the applicants. Would it make more sense to withdraw it than to deny it? I don't...

Dr. Boozer: Or taken, or taken.

Mr. Brown: If that's where we end up.

On a motion by Mr. Olencki, seconded by Mr. Gaffney to withdraw the property from listed on the Spartanburg Register of Historic Places was forwarded to City Council by a vote of 5-1

Ms. Olencki: I make a motion that we withdraw.

Mr. Gaffney: Yeah. I second that.

Dr. Boozer: Okay. Ms. Olencki has made a move to withdraw the application by the HARB committee. It's been second by Mr. Brandon Gaffney, is there any question? Is there any question? Hearing none, all in favor of HARB withdrawing the motion and not moving forward with recommending this indivual home be placed on the Spartanburg Historic Register, say aye.

Attendees: Aye.

Dr. Boozer: All in favor, say nay.

Attendee: Nay.

Dr. Boozer: The ayes have it. This property will not move forward as being placed on the historic register and will not be recommended.

Mr. Brown: Sorry, may I ask you a question then? Does this mean it does not go to the council at all?

Mr. Love: At this time, yes-

Dr. Boozer: At this time it does not go before the council and thank you all.

Mr. Brown: Thank you.

Dr. Boozer: Okay. Moving forward, and to new business. That was Olencki and Brandon. Olencki and Brandon. And it was five to one.

Dr. Boozer: He didn't vote.

Dr. Boozer: So at this time we move into new business. And the first item under new business is a Certificate of Appropriateness for Major Works at 436 Gentry Street.

The applicant is seeking approval of a Certificate in the Beaumont Mill Village Historic District. The applicant is seeking approval of the Certificate of Appropriateness to install a handicap lamp, ramp. The property is located in R-6, which is just General Residential District. The owner and applicant is Janice Dallas, and the agent is Becky Putnam. Our presenter this evening is Ms. Nan Zhou. Nan.

New Business:

Certificate of Appropriateness for Major Works – 436 Gentry Street (TMS# 7-08-15-275.00) in the Beaumont Mill Village Historic District. Applicant is seeking approval of a Certificate of Appropriateness to install a handicap ramp. The property is located in the R-6 (General Residential District). Owner/Applicant: Janice Dallas. Agent: Becky Putnam

Nan Zhou: Thank you, thank you Chairperson. Good evening, board member. I'll swear I'll tell the truth. And my name is Nan Zhou and I'm working with the City Planning Department. So tonight, right now, as we move on, we are going to look at those case of 436 Gentry Street and they're seeking of approval of installing a handicap ramp in the front yard.

Project Description and History

The project site is an approximately 6,466 square foot lot in the Beaumont Mill Village Historic District. The site is a corner lot located at the intersection of Gentry Street and Southern Street. The lot currently contains one one-story vinyl framed primary structure that was built in 1930. The structure has a brick foundation and an open front porch with a comp shingle gable roof.

In March, The property was found by Planning staff having a wood handicap ramp in the front yard without a Certificate of Appropriateness and a building permit on file. A letter was mailed to the property owner informing the violation of the City of Spartanburg Zoning Ordinance Section 510 Spartanburg's Historic Preservation Ordinance. The owner called and filed a Certificate of Appropriateness with the Planning Department. Staff had a conversation with the owner earlier in April and was told that the handicap ramp was installed for the purpose of getting out of the house to the hospital and getting to the front yard.

Analysis

Zoning Ordinance and Historic Design Manual Consistency

The project site is located in the Beaumont Mill Village Historic District which has design guidelines for development. These guidelines are outlined in the Design Manual for the City of Spartanburg Historic Districts and Landmarks. The purpose of the Manual is to provide property owners guidance for the preservation and protection of historic and architecturally valuable districts and sites in the City. The project is also subject to Section 510 of the City's Zoning Ordinance, Historic Preservation. This section allows the Board to review applications involving historic structures and districts and issue a Certificate of Appropriateness subject to the Standards listed in the Ordinance.

Findings

Certificate of Appropriateness, Section 510.6 (C)

1. *The character and appropriateness of the design* –

The applicant indicated that the handicap ramp is needed for the applicant's husband to be able to get out of the house to hospital and to the front yard with some help from their grandson. Currently there are no standards for handicap ramps in the Beaumont Mill Village design guidelines. The wood handicap ramp was installed in the front yard facing Gentry Street for the convenience of having access to sidewalk and getting into the vehicle easily and getting back to the house. There is no entrance or access point from left or right side of the property. A search of the Secretary of the Interior website for accessibility and historic structures resulted in the following guideline found in the *Illustrated Guidelines for Rehabilitating Historic Buildings* "...Although this work [Accessibility] is quite often an important aspect of rehabilitation projects, it is usually not a part of the overall process of protecting or repairing character-defining features; rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to radically change, obscure, damage, or destroy character-defining materials or features in the process of undertaking work to meet various code requirements." Based on the above Secretary of the Interior's recommendations, the handicap should be designed not to radically change or destroy character defining features of the historic structure and appear to be part of the historic structure. Therefore, pickets and railing should be added to the handicap ramp and paint the ramp to make it look like part of the house and to be consistent with the color of the house.

2. *The scale of the buildings* –

The scale of the building is not affected. The handicap ramp is an extension of the entrance from the existing front porch and access is necessary for medical reasons.

3. The texture and materials –

The handicap ramp is made of wood and is un-painted. Pickets and railings are not installed on the handicap ramp.

4. The relationship of such elements to similar features of structures in the immediate surroundings –

Properties in immediate surroundings do not have handicap ramps installed in the front, side, or rear yards, other than one house, 410 Gentry Street, located one block down to the east of the project site.

5. If the property is in a Historic District, the extent to which the alteration or construction would be harmonious with the Historic District –

Even though the handicap ramp is not originally built with the primary structure on the lot, and there are no handicap ramps installed in the immediate surroundings, other than 410 Gentry Street, it may not be harmonious with the Beaumont Mill Village. However, given the circumstances of the property owner's physical condition, having a handicap ramp will allow him to ingress and egress the house conveniently, averting difficulties caused by inaccessible home. Property owners should be aware that the handicap should be in compliance with the building code, which means the handicap ramp may need to alter the height and the slope. Pickets and railings should be added to the handicap ramp for safety reasons.

Ms. Zhou: So a little bit history, a little bit project history of this site is in March, the property was found by planning staff has having as having wooden ramp in the front yard without a seal way and a no building permit for and on file. And then a letter was mailed to the property owner informing the violation of the seals for our zoning ordinance section 510, Spartanburg's Historic Preservation Ordinance.

So that's how they filed application and then here we are. So as you can see, this is the zoning classification of this property, which is R-6. General Residential District. 436 Gentry Street. And then this is the area photo of this property with Gentry Street and the boundary is the Southern Street. So this is Southern Street, this is Gentry Street. Oh, this is the project street.

So as you are here, looking at the five criteria's and I do want to mention that as we learned last month from 266 North Berlin Avenue, we know the standards were de-language from the interior federal that interior design guide line. So based on that because I'm not going to read all of that, but based on their finding, the handicap ramp for this case should be designed not to radically change or destroy character or defining features of the historic structure and appear to be part of the historic structure.

So therefore, pickets and railings should be added to any kind of ramp and paint the ramp to make it look like part of the house and to be consistent with the color of the house. So as you can see right now, it's just a bullet board, and there's no pickets and railings and it's not painted.

And then the scale of the build in the second criteria is the scale of the building is not affected and the handicap ramp is just an extension of the front yard.

And then the third one we were looking at is the texture and material. So the texture of the handicap or material of the handicap ramp is made of wood and is unpainted. Pickets and railings are not installed on the handicap ramp.

And then the fourth criteria is the relationship of such elements to similar of structures in the immediate surroundings. So properties in the immediate surroundings to not have handicap ramp installed in the front, side or rear yards, other than the one house 410 Gentry Street, which is come to the board next month, located one block down to the east of the project site.

Pictures will show the immediate surroundings. And the last criteria's is the extent to which the alteration or construction will be harmonious within historic district. So we realized that there was no standards right now for the design of their handicap ramp and that it may not be harmonious with the Beaumont Mill Village. However, given the circumstances of the property owners' husband's physical condition, having a handicap ramp will allow him to ingress and egress the house, immediately avoiding difficulties caused by inaccessible home.

The property owners should be aware that the handicap ramp should be in compliance with the building codes, which means that the handicap ramp may need to alter the height and the slope, because as we first arrived at this property and we noticed that the slope was way too deep. And then so pickets and railings also should be added to the handicap ramp for safety reasons.

And so this is different look with that house, right and left. This is the rear of the property. And as this is the corner wall, so this is the property to the left of the project site. And this is the property directly across from the street in the... and these are also properties across from the project site.

As you can see, there is no handicap ramp. This is substrate view of the properties adjacent in the immediate surroundings of the project site. Any questions?

Dr. Boozer: Are there any questions for Ms. Zhou?

Mr. Brown: I have a correction of the codes on page three of your report, Conditions of Approval. You mentioned that it's in the Beaumont Mill Village Historic District. Well, you've criteria number two that says it much be the Hampton Heights.

Ms. Zhou: Oh, sorry.

Mr. Brown: That needs to be repaired.

Ms. Zhou: Yeah. Sorry.

Mr. Brown: There's no apologies needed.

Dr. Boozer: So we'll correct that for the minutes.

Dr. Boozer: Thank you, .

Ms. Zhou: Thank you.

Dr. Boozer: Thank you. Mr. Love?

Mr. Love: Thank you. I think that we've kind of established that these ramps are going to come up from time to time. We're seeing [inaudible] later. And Nan had talked about the fact that the one that's there now doesn't meet the code, and so I think in my letter I pretty recommended that if they built it back to meet the code, then it would be acceptable in the district.

The one thing I have a problem and would like to add to that is that I feel like that, that the placement of it is more important than... Since I didn't include that in my letter, but I think that's something that you should consider, is the placement of it.

I think that, I don't know that it really wants to be by the front of the house like that, so that's something that you may want to consider that. They provide you with some information about how they're going to... Where they're going to put it and how they're going to do it before it's actually approved. Rather than just approving it and not knowing anything about what it's going to look like or where it's going to be.

But aside from that, I think the overall idea of it, I think, is fine. Thank you.

Mr. Michels: I just aesthetically and being unobtrusive, I guess my point would be if you were doing that yourself, would you put it going off the side and then going towards the back, or something? Just to not be-

Mr. Love: Yeah, I think that's kind of where I was going with that. I think one of the criteria in the letter that I gathered from some of the other cities is that it needs to try to blend in as much as it can, and so I think if you put it on the side, whether it's one straight run down the side, or whether it's a switch back that's two shorter runs, that's kind of what I would be interested in seeing.

The other thing I think that's important up here too, and I didn't do this, but the height off the ground is important. Once it gets below 30 inches, it doesn't have to have the closely pickets the way that it does once it gets above 30 inches. And so you could conceivably do part of it with fewer, with more than just a rail and not the pickets, which to me, would make it a little bit less obtrusive, than if it has that all the way up and down the whole thing.

So I think there's a way to do it and try to make it blend in a little bit better than maybe... But definitely I think it... Well, I don't know that they have enough length to run it straight off the front porch like they did, anyway. To make it mean to code, it has to be 112 and I don't know that they have enough length to do that anyway. So it's probably going to have to go up the side at some point.

Mr. Michels: Okay.

Mr. Love: Thank you.

Mr. Michels: Thank you.

Dr. Boozer: Now, at this time we will open the floor for any comment from public participants. You will state your name and also record it for us.

Ms. Putnam: I'm Becky Putnam and this is my brother's home. And he had a stroke a little over a year ago. And he's paralyzed on his left side. And so obviously that's the reason for the ramp. In fact, it was used last night. It had to be transported to Spartanburg Regional last night and about three weeks ago, the same scenario.

So I just want to be clear on what we need to do. Obviously, I didn't hear exactly. I understand that you're, Mr. Love, that maybe something down the side?

Mr. Love: That was my thought was that it, that you probably could, if you ran it either all the way down the side, you want to run it switchback which means you go up to a landing and then you turn and go back the other direction. That might make it a little longer and a little less bulky.

Ms. Putnam: But I will say this is obviously going to be a temporary thing. My brother had been in hospice and his condition is fragile. So you know the changes... Two things come to my mind, the time that it would take and the money that it would take. And that the accessibility of getting him transported.

If it was simplified and you make the approval, I was thinking that it could be switched to the back of the property. And I think to you, Mr. Love, because you know it is, it's a temporary thing.

We realize that it does mean some ramps, we just have not done that, but if moving to the back is an option, if that was simplified for my brother and those of us involved trying to get it correctly.

Mr. Love: I'll say something. I think in the back is perfectly appropriate for a ramp and usually you want to put it in the back. In your opinion, this particular case, it's the side, you can see the back, too, but that, I don't think is as important as the fact that the back is higher off the ground than the front. So we felt like that that was probably why you didn't put it in the back to start with because the higher it is, the longer it is. And so if y'all are comfortable with the longer length, and the more ramp, then I think visually it would be better in the back, anyway.

It's just going to be that much bigger and probably that much would cost more, but you can put it, run it up the side like that, it's probably going to be less expensive because you're not building as much.

Ms. Putnam: Can I see a picture or something. Are you saying we put a ramp in here, just slow that down from here down the side?

Mr. Love: Yes, ma'am. Yes, ma'am.

Ms. Putnam: Okay.

Mr. Love: So if you came up here, if you can put your ramp... If you have a landing right here next to the side of the porch and you take that section of the ramp down, then you probably could just run it straight down the wall. And the problem with that, and we can get into a public design that if you're parking the car up here and you put it straight down, then you got to go all the way down there, you definitely could. If you go down about halfway and turnaround and come back, now you're back up closer to where you're parking the car, and it will be easier to get him in and out of.

Ms. Putnam: He doesn't get in the car. He can't bear weight. So it's either a wheelchair or stretcher. So...

Mr. Putnam: If there's no way to modify what's there, you make it... We need to ask you..

Dr. Boozer: Sign in and state your name.

Ms. Keitt: Well, at least state your name first.

Mr. Putnam: Ronnie Putnam. I'm her husband, brother-in-law of Dan's. But is there any way to fix what's there and make it acceptable?

Mr. Love: I don't think so. There's not a way to modify what you have because it's too steep. So to do anything to make it more shallow, you're going to have to tear all down and start over anyway.

Mr. Putnam: Okay.

Mr. Love: I think the issue I think the city have from a building standpoint is that it was too steep, in addition to the fact that it didn't have any rails on it. You could add rails to it, but it's still too steep.

Ms. Putnam: That might be a challenge.

Dr. Boozer/Attendees: Talking case over among themselves.

Dr. Boozer: Well, I'm going to give us basically four choices here. Like I'm going to give us....

Ms. Zhou/Ms. Keitt: That you can apply for in 30-day...

Dr. Boozer: Can we have order.

Ms. Putnam: I'm sorry.

Dr. Boozer: Okay. I think the conversation on the floor is your timeframe, and your choices. But I think our job as a board is to decide one of four things here tonight: whether we approve what's there and you've already heard that it doesn't meet code; whether we approve with conditions which gives you an opportunity to make the best of what codes you can based on the time that the city gives you; an opportunity for the board to table, which means we put it off for a period of time; or to deny.

So at this point, I would like to open it up for the board to deliberate with those four options in mind.

Mr. Brown: My position is as, we have to have a ramp. I have no problem with letting you provide a ramp, but it has to meet the criteria for a ramp, meaning both the slope and the guardrail, handrail. The amount of distance is a function of the slope and the fall.

I think Mr. Love's recommendation is the proper one. I think it should probably come from the side and if there's not a run to go in a straight line, then you can go in the opposite direction and switch back. And that makes the most sense. But I'm not here to deny this, I'm just here to say I think we should consider approving a rail, which meets all the criteria that the city expects to see, which I think we should expect to see. And as to timeframe, I'm not sure that's really our...

Dr. Boozer: No, that's out of our purview.

Mr. Brown: Yes.

Dr. Boozer: So could I get that in a motion?

Mr. Brown: Okay, I'll try to make it a motion.

Dr. Boozer: Okay, I appreciate that.

On a motion by Mr. Brown, seconded by Mr. Gaffney to approve with condition that the design and plan for ramp be approved by city staff by a vote of 6-0

Mr. Brown: Um, I would move that we demand that the applicant replace the ramps that was put there without a Certificate of Appropriateness and replace it with a ramp that meet's the city's criteria. I mean in terms of slope and guardrails with or without a landing. I think I've made a motion.

Dr. Boozer: Let me try to repeat it back to you. I think I heard that you made a motion. The motion is to approve the Certificate of Major Works with conditions-

Mr. Brown: That's not what I said, but that's what I meant.

Dr. Boozer: Okay, with conditions that the work meet the code and that maybe the board is provided with some verification that this has happened.

Mr. Olencki: Which they'll come back at a future time with-

Dr. Boozer: Yes. With verification that you have met code.

Mr. Gaffney: Second.

Dr. Boozer: It has been moved and second by Mr. Brown that the board approve the Appropriateness for the Major Works at 436 Gentry Street, with conditions that the work meets the city code and that the family is responsible for bringing back proof to the board within a reasonable period of time.

Mr. Bill: I was going to say and ramp design approved by city staff.

Dr. Boozer: So we will amend the wording-

Mr. Bill: Amend the end of my sentence.

Dr. Boozer: So we will strike the wording and say it again.

Mr. Bill: That the plan for the work be approved by city staff.

Dr. Boozer: So it is

Mr. Bill: Yeah.

Dr. Boozer: So all of those in favor of amending the motion to include the wording that the ramp is-

Mr. Bill: All that plus approved by city staff.

Dr. Boozer: Is approved by city staff. All in favor?

Attendees: Aye.

Dr. Boozer: All opposed. The ayes have it and the appropriateness request will be-

Ms. Zhou: Was it seconded?

Dr. Boozer: Mr. Brown made the motion. It was amended by Mr. Bill. And it was seconded by Brandan-

Ms. Keitt: Gaffney.

Dr. Boozer: Gaffney. Thank you all so much. And our second-

Ms. Keitt: I want to say this next applicant could not make it. She just has trouble getting out of the house, I think. More so, just pains and ache in size and health. And so I told her I would call her and she's anticipating my call. So.....

Dr. Boozer: Okay. So this is Appropriateness Certificate to install a metal handicap ramp in the Beaumont Mills Village District.

Dr. Boozer: Okay.

Ms. Keitt: So you're on speaker now, but I wanted to present the case and then if... When they're going to ask, the only thing I ask is share. Should I wait?

Dr. Boozer: You can go ahead, he's gone to the restroom, we have quorum.

Mr. Brown: We still have a quorum?

Dr. Boozer: We still have a quorum. We can go forward.

Certificate of Appropriateness for Major Works – 643 Carla St. (TMS# 7-16-03-061.00) in the Beaumont Mill Village Historic District. Applicant is seeking approval of a COA to install a metal handicap ramp. R-6/SFD General Residential. Owner/Applicant: Donna G. Lindsay / Contractor: Janice Gordon of 101 Mobility.

Tia Keitt: So this is 643 College Street in the Beaumont Mills area. And this is a COA to install a ramp as well. This one is [inaudible]. This is where the property is located, it's a corner property. This image is the house right now, as of today. This is the zoning here, R-6 Multiple Family and as the board, they are aware that they have to follow section five to 510.26, which is listed.

Project Description and History

The Planning Department has been communicating with the owner, Ms. Donna Lindsay, over the past several months. Staff learned that the applicant is wheelchair bound as she's dealing with health issues, and does not have a way to exit her front porch. Walking is just not an option for the owner. The applicant shares that she's missed doctors' appointments in the past, but was able to receive at home care. This service has now expired. Ms. Lindsay stated that a wooden ramp used to be connected to the porch, but she had it removed as it became unsafe over the years. The owner has found a contractor who can install a ramp that will exit from the side of the porch and lead her right to the driveway. This was the location of the previous ramp. The contractor has confirmed with the Building Official that the ramp meets Code.

Analysis

Zoning Ordinance & Historic Design Manual Consistency

The project is subject to Section 510 of the City's Zoning Ordinance, Historic Preservation. This section enables the Board to review applications involving historic structures and districts and issue a Certificate of Appropriateness subject to the Standards listed in the Ordinance.

Findings

Certificate of Appropriateness, Section 510.6 (C)

The character and appropriateness of the design –

The ramp is metal and is designed to exit from the side of the porch adjacent to the driveway. A 7 ft ramp will extend to a 5'x5' platform, then to a 15 ft ramp, leading the owner to her driveway. The owner anticipates maintaining the existing shrubs in front of her home.

The scale of the buildings –

The scale of the home will not be physically impacted.

The texture and materials –

A metal ramp.

The relationship of such elements to similar features of structures in the immediate surroundings

–

The housing type is similar to neighboring properties with an extended front porch, awing and driveway. Ramp installations are not uncommon in Beaumont Mills and can be viewed as a necessity for a resident who is in a wheel chair or moves more easily on a ramp versus stairs. Most ramps in the area appear to be a temporary structure that has can be easily removed.

If the property is in a Historic District, the extent to which the alteration or construction would be harmonious with the Historic District –

COA applications for handicap ramps in Spartanburg's Historic Districts have come up often lately and the Board has allowed residents to install these ramps, particularly temporary ramps that do not alter the structure. This ramp will exit from the porch on the side of the home, which allows the front façade of the home to be undisturbed. The owner currently has a wooden partition about 5' in height that hides the ramp, along with shrubbery that allows for the ramp to blend in with the home.

CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY LOCATED AT:
643 Carla St. (TMS# 7-16-03-061.00) in the Beaumont Mill Village Historic District.

Should the Board approve any modifications to the driveway, the Planning Department submits the following Conditions of Approval for Major Work. Applicant is seeking approval of a COA to install a metal handicap ramp. R- 6/SFD General Residential / SFD. Owner/Applicant: Donna G. Lindsay / Contractor: Janice Gordon of 101 Mobility.

1. Design must meet the Beaumont Mill Village residential design guidelines.
2. Major modifications to the COA or exceptions to completion may be granted only by the City authority which approved the project.
3. This permit shall be exercised within six months of the date of final approval or it shall become null and void.
Extensions may be granted with permission of the Board.
4. A building permit shall be obtained from the Building Department prior to commencement of work.

So, number four, the scale of the building is not directly impacted. The texture in their material is that this is a known brand. The relationship of such elements to similar features or structures. So this is Beaumont Mills and saying... I don't have a series of images to go along with this, but it's your typical house in Beaumont Mills.

This is how it looks right now and you can see that there's a just like a wooden, actually fence that would cover where, that would cover where that ramp would go. So it would be the left side of the property here and exit to this carport where the car is. And exiting here.

And there are images of when there used to be a wooden ramp here, but right now, the owner, Mrs. Donner, wants to install a metal ramp.

Mr. Brown: So, am I permitted to ask any questions yet?

Mr. Keitt: Yeah.

Dr. Boozer: Okay.

Mr. Brown: This diagram that was in the package, would that wrap around the corner of the house?

Mr. Brown: I think it's sliding.

Ms. Keitt: We kind of thought that the outside of the house... This is just a... You know me using photo shot too...

Mr. Brown: Okay, that's what I was asking. I think I have my answer.

Ms. Keitt: Okay. There is an image of... Here we are from Google, where you see where there used to be a wooden ramp. But this Mrs. Donner said that just over time it just wore down. So she wants to know replace this with a metal ramp.

As you all know it was a packet I had a copy of the email from the business where it would, what they would install meets code. She already communicated with the building official. It's where the ramp would go. And as you can see set off to the left side to a platform, then it goes down about 15 feet to be able to exit the house.

So you know the question always is this project, the extent to which the alteration of the structure will be harmonious with her historic district and as Mr. Love pointed out earlier, with a four star to the extent. So, and his response obviously is in the board packet, but. Are there any questions?

Ms. Franke: I do have a question. Can you confirm that the banister of the porch is also metal?

Ms. Keitt: It is, I'm pretty sure.

Ms. Franke: Okay.

Ms. Keitt: The banisters, that's metal the railings on the porch?

Ms. Keitt: Yes

Dr. Boozer: Are there any questions for Ms. Keitt? Mr. Love?

Mr. Love: Thank you. I...Again, I think with the accessibility as one of those things that you have to deal with sometime. As I stated in my opinion, I felt like the metal was the thing here that was inappropriate for the ramp. Doing the research online with other cities and the guidelines they have that do include provisions for accessibility, they all talk about the ramp should be made out of wood and compatible with the rest of the house.

I realize that in this particular case they have a metal rail. And that, you may want to take **[inaudible]** with this, but I do think that a painted metal, a painted wooden rail is going to blend into the side of the house more so than a metal railing. I mean a metal railing would. So I think that's kind of why I felt like in the long run it was better to switch it to wood than to proceed with metal one.

Mr. Olencki: But this is just temporary?

Ms. Lindsay: Help with the upkeep.

Mr. Love: Okay, hang on, just a minute. You'll be able to speak in just a minute.

Ms. Lindsay: Oh, okay. I can barely hear, so I didn't know. Sorry.

Mr. Love: Okay, sorry

Mr. Olencki: This will just be temporary.

Mr. Love: Correct-

Mr. Olencki: And temporary being-

Mr. Love: And conceivably, they're all temporary, but yes

Mr. Olencki: Yeah, getting them... Yes, like you said, the neighborhoods are historic, they're getting older and so are the historic residents and things...

Mr. Love: Certainly.

Mr. Olencki: And things are dynamic and not just permanent.

Mr. Love: Right.

Mr. Olencki: Is it a commercially made ramp, like a section?

Mr. Love: What they're proposing is a commercially made ramp, yes.

Mr. Olencki: Okay. Easily put up, easily taken down, but up to code.

Mr. Love: It seems that way.

Me. Olencki: Okay.

Mr. Love: Any other questions for...

Dr. Boozer: I do have a question for Ms. Tia. The picture that's in the book, is that the picture that the family gave you or is that just a photoshop of what it could be?

Ms. Keitt: That's what was provided by the company.

Dr. Boozer: Okay. Thank you.

Ms. Keitt: And that's what was, that is what was approved by the building official.

Dr. Boozer: Okay, thank you. Okay. Are there any questions from Ms. Lindsay or the contractor representing her?

Ms. Keitt: As the property owner, Ms. Lindsay, do you want to say anything?

Ms. Lindsay: Well, like I said, I've had the wooden ramp before. And I've had it for a very long time and have had to do a lot of upkeep to it, had to have it replaced with wood over the years. And now that I'm getting worse and getting older, and running out of people that can help me, the upkeep is going to be even harder for me to get done. And I was of the understanding that the ramp that we had, the metal ramp wouldn't have that much upkeep.

I have very much intention to make sure that it gets covered to where it's not so visible from the road because we'd ended up having bushes and flower boxes out before and we can make it to where you can't see it from the road that much. There was originally a metal car shed thing out there and so I don't know how I would replace it, but I don't know if that matters.

Ms. Lindsay: But I didn't know that that would be consistent with the house, by it being metal keeping it metal. Like I said, I'm having a hard time. Like I said, I've been in this house for a very long time. And like I said, I just hope that we can resolve this soon because like I had told them before, I had already paid two-thirds of it. And I didn't realize that it was a need to do with y'all because I thought it was not permanent, so it didn't matter.

So, that was my own mistake by doing that, so I'm trying to do what I'm supposed to do, but there again, like I said, I've lived here for a long time and the house is paid off. And this is what I need because just upkeep for everything is hard and that would be one thing that this would be taken off my plate so to speak.

Dr. Boozer: Thank you, Mrs. Lindsay.

Ms. Keitt: Thank you. Thank you, Ms. Lindsay.

Dr. Boozer: Okay. The floor is now open for comments from the public. Is there anyone who would like to speak? Is there anyone from the public that would like to speak? Hearing none, now it's time for board deliberation and again, as you deliberate, think in terms of approving, approving with conditions, denying, or tabling, whatever your decision pertaining to a metal ramp being installed for a temporary condition.

On a motion by Mr. Olencki, seconded by Mr. Michels to approve a temporary metal ramp designed and placed as shown on plans by a vote of 6-0

Mr. Olencki: I move that we approve it.

Dr. Boozer: Put it in a motion, please.

Mr. Olencki: I make the motion that we approve the plans with the metal ramp which is a commercially installed one, but easily removable and also safe and up to code and that can be removed at a future point when it is no longer needed.

Mr. Michels: And placed as shown in the plans.

Mr. Olencki: Yes.

Mr. Michels: I think that makes it unobtrusive which makes it easier for us to make that decision.

Mr. Olencki: Thank you.

Bill: I'll second it.

Dr. Boozer: Okay. It has been moved and properly second that the board approves installing temporarily a metal ramp that is safe and up to code, designed and placed as shown in the plans. All in favor of this motion, say aye.

Attendees: Aye.

Dr. Boozer: All opposed say nay. The ayes have it and we will approve the appropriateness with a metal ramp that's temporary and built up to code as shown in the plans. Thank you.

Dr. Boozer: Are you doing number four?

Dr. Boozer: Is that you?

Ms. Zhou: No, that is still Tia's case.

Dr. Boozer: Ms. Tia's.

Ms. Zhou: Yeah.

Ms. Lindsay: Thank you very much.

Ms. Keitt: Yes, ma'am, I will.

Ms. Lindsay: All right. Thank you so much.

Ms. Keitt: Thank you. Have a good night.

MR. Michels: Appreciate you doing that, making it easy for us to... Appreciate you doing that-

Dr. Boozer: Thank you, Tia

Tia Keitt: Oh, yes.

Dr. Boozer: That was great and giving her ownership

Dr. Boozer: The last applicant-

Dr. Boozer: Hm?

Ms. Zhou: It's not the last.

Dr. Boozer: We got... This is not number four?

Ms. Zhou: No, it was number three.

Dr. Boozer: Number three.

Ms. Keitt: You're rolling now.

Dr. Boozer: All right. Number three, Major Works at 205 South Hampton Drive. Is that correct?

MS. Keitt: Correct.

Dr. Boozer: Okay. And the applicant is seeking approval of a Certificate of Appropriateness to change the slope of the roof. The property is located in the general residential area which is a Single Family Residential District and the owner is Steven Sharp. Ms. Tia Keitt will be our presenter again tonight.

Certificate of Appropriateness for Major Works – 205 S. Hampton Dr. (TMS# 7-16-02-259.00) in the Hampton Heights Historic District. Applicant is seeking approval of a COA to extend the slope of the roof. R-8/SFD General Residential / Single-Family Zoning District. Owner/Applicant: Steven Sharp

Project Description and History

The owner is preparing to repair the roof on this 1940s one story, single family home but would like to extend the front porch roof by 5 feet, as well as increase the slope from 1 ½" /12 to a 3/12". The owner is a retired roofing contractor and has submitted drawings with the application.

The existing roof protrudes 8' from the home, creating an awning style porch with a 1 ½ " slope. The COA is requesting the roof to be extended an addition 5' to allow for a 13' foot roof canopy, and to increase the slope to 3/12", to minimize long term water damage. The owner shared that regardless if the length of the porch is 5' or 13' the pitch will need to be increased to prevent water collecting at the seems.

Analysis

Zoning Ordinance & Historic Design Manual Consistency

The project is subject to Section 510 of the City's Zoning Ordinance, Historic Preservation. This section enables the Board to review applications involving historic structures and districts and issue a Certificate of Appropriateness subject to the Standards listed in the Ordinance.

The project site is located in the Hampton Heights Historic District which has design guidelines for development. These guidelines are outlined in the Design Manual for the City of Spartanburg Historic Districts and Landmarks. The purpose of the Manual is to provide property owners guidance for the preservation and protection of historic and architecturally valuable districts and sites in the City.

Staff utilizes 2.3 Shape, 6.1 Defining the Area of Influence, Section 8.1.5 Roofs Chimneys, and Dormers, of the *Design Manual for the City of Spartanburg: Historic Districts & Landmarks* as a guide.

Findings

Certificate of Appropriateness, Section 510.6 (C)

The character and appropriateness of the design –

The request to increase the slope is presented as a necessity in order to avoid water damage that seems to have ruined the existing wood. Also, extending the roof minimizes rain water from completely soaking the porch during rainstorms (particularly when the rain is blowing directly

towards the front of the house). The owner has taken great care to present a roof design that is not much different from the current design & character of the home. To the passerby, one probably could not distinguish the physical upgrades to the roof, but the new shingles will improve the overall curb appeal to this side of street.

Tia Keitt: In the interest of time, I will keep it short, but the owner could explain a lot more. This is a COA for Major Work. And he is applying to not only extend the roof, but to increase the pitch just slightly. And it's more so for preservation reasons than aesthetics, as I understand it. He submitted pictures and drawings and the applicant is a retired roofer himself. But he submitted pictures that... I mean, he has submitted the roof work as well, but now he, from his infinite wisdom, has recognized that extending the roof will help a lot.

But I wanted to share images of what his house has looked like over the years. You got to love Google. And through some research in the staff reports, we recognize that this is not the traditional look of houses in Hampton Heights, but it does have historic windows and shutters which definitely just makes it unique. And so, as you walk by, of course you get a feel for the house and it's about to be remodeled or the roof is about to be installed, but the owner... I'm going to get to these pictures.

So with the extension of the roof, it seems like it'll help to minimize the amount of water that comes into the slab, the current porch and allows them to push the water and dirt around the house and just eventually just help it to settle so nicely. But also, maybe if you want to sit on the porch during a rainstorm, you're definitely going to feel some drops with the current deck of the roof. But, either way so the applicant presented two ideals, but either way he has to repair the roof. So, you'll see the existing conditions here. So, as homeowners, you know what it'll look like yeah, so...

Ms. Keitt: Also, he shared some drawings and you see here the eights and eight feet, the eight foot of the roof now. Future plans, the preference is the 13-foot length with a 3-12 slope. I learned a lot doing this application. But if that was not really favored, then 11 foot with a 2... So, he can explain more. And he sent this image here of an existing house as an idea off, to give you a modern visual of what he would like to install it. And that is it for my presentation, so I will leave it here. Are there any questions for me that the applicant can answer better?

Mr. Brown: Can you go back to where you said Google, shown... Which of those is one of the most current one?

Ms. Keitt: The bottom right. Well, both these-

Mr. Brown: Those are both current?

Ms. Keitt: The most current... This one right here is what I took last week. This is 2017.

Mr. Brown: Thank you.

Mr. Olencki: I have a question to you Tia.

Mr. Olencki: The pencil drawing... Go ahead. I'm sorry.

Ms. Franke: I'm not clear on what you asked, so since the deck of the porch is getting from eight to 11 or 13, are we talking about like a larger cement floor? How is he going to handle that?

Ms. Keitt: That wasn't a part of the application. You want to ask .

Mr. Michels: We'll get him up there.

Dr. Boozer: Okay. Can we defer that until-

Dr. Boozer: Can we defer that until the owner comes up?

Mr. Michels: Okay.

Ms. Franke: Okay.

Ms. Keitt: The application... This is what I would say, just the application doesn't have that.

Ms. Franke: Okay.

Ms. Keitt: But the owner, of course, will have more, but that wasn't part of the application.

Dr. Boozer: Okay. Are there any other questions for Ms. Tia? Thank you so much. Is the applicant present?

Dr. Boozer: Okay. Would you come forth and state your name?

Mr. Sharp: Yeah. My name's Steve Sharp. I retired from roofing at end of February. I was 30 years as a roofer in Florida and me and my wife are moving here to Spartanburg, July 1st, permanently. So basically, what I'm trying to do is remodel the house and make it look good. It's probably the ugliest house in the neighborhood. I want to make it look nice. I'm not proposing extending the roof any. It's going to stay the exact same footprint. I'm just trying to extend it into the existing slope roof a little bit so I can gain in slope to add a shingle roof instead of rolled roofing. Rolled roofing on a front of a house looks awful. If I can make it shingle, it'd be great.

Now, I'm a roofer, the current roof is one and a half in 12 slope. Nobody can tell the difference between a two-12 and one and a half-12 by looking at it. You have to put a gage to it. So, at the worst, I'm asking can I at least make it a 2-12, I can shingle it. Preferably, a 3-12, because it'll look nicer, but just gaining that half inch in slope, you can see the drawing on the right, it's barely any difference, where I can shingle it. I would prefer the 3-12 because it looks nicer. But that's basically bottom line, I'm trying to improve it.

I'm not increasing the size, I'm not changing the elevation from the front. Everything can stay the same. There's just a minimal change in the slope that is not... nobody could tell the difference between a one and a half and a 2-12, by looking at it. So, that's basically it, but I would prefer a 3-12 because it's nicer looking, but it's what you'll allow me to do.

Dr. Boozer: Are there any other questions for Mr. Steven.

Ms. Franke: Sorry, I have to ask you again to explain what my original question to Tia was which is what I call the deck, like how much space you have between the wall of the house and then the end of your porch, or the front of the porch. It says eight on the original, but then the two options are 11 and 13.

Mr. Sharp: Yeah. So, basically, this stays constant. The existing roof, from there to there, is eight feet. If I change it to a 2-12, then it ties in more of the slope.

Mr. Franke: I see.

Mr. Sharp: So, it increases the length from the outer points to the end, but it does not increase the overall length.

Ms. Franke: Okay. I understand.

Mr. Olencki: Are those roof plans we're looking at?

Mr. Sharp: Those are my drawings, yeah.

Mr. Brown: But were they roof plans as opposed to floor plans?

Mr. Sharp: Yeah, they're roof. Because roof, that elevation.

Dr. Boozer: Are there other questions?

Mr. Michels: Can I ask a question? I understand what you're trying to do. You've got a split roof line already. The porch roof line is lower than, I guess, the living room porch line.

Mr. Sharp: No-

Mr. Michels: The break.

Mr. Sharp: They tie into this.

Mr. Michels: But there's a break in your roof line. I'm looking at it from here, I can see the break.

Mr. Sharp: Oh, the one in the center.

Mr. Michels: Yes.

Mr. Michels: The roof line break, how are you going to meet that roof line break across that whole length of patio you're talking about doing that?

Mr. Michels: Well, this was done poorly, obviously, before.

Mr. Sharp: Oh, it's terrible.

Mr. Michels: How are you going to meet that break?

Mr. Sharp: Well, currently, the low slope roof ties into the shingle and... I won't touch the screen... it ties into the shingle here and here, it ties into the shingle further up.

Mr. Michels: But you planned on going up.

Mr. Sharp: So, they'll just move up. Currently, they're like that.

Mr. Michels: But how are you going to tie... You're going to tie it in evenly across or you going to go-

Mr. Sharp: Well, it'll tie evenly from that point to there with the elevation I'm going. Now, there's a step-down here, so-

Mr. Michels: Yeah, that's what I'm talking about, the step-down.

Mr. Sharp: There'll be L flashing going in the step flashing. And currently, there to there and there to there is a foot further back, so it already has been-

Mr. Michels: But do you want to... You're asking to raise your roof line up to 13 feet, which means-

Mr. Sharp: On both.

Mr. Michels: On both?

Mr. Sharp: On both, will elevate up.

Mr. Michels: All right.

Mr. Sharp: If I can gain the half 12 slope, both of those elevations going to move up a little bit.

Mr. Michels: All right. Another question along those lines... We will vote on obviously... We don't like changing roof lines. With that said, I understand the roof line you have there, as you said, one and 12-

Mr. Sharp: One and a half.

Mr. Michels: And I understand that doesn't drain. I know that. That's why it leaks because it doesn't drain. Have you considered going under the current roof line and putting metal on it, a metal roof, the standing seam metal roof? Have you considered doing that at a much lower cost?

Mr. Sharp: I did, but the problem is with a metal roof, I need the step transitioned because I've got to get the metal. And then, the shingle roof's got to come in. I can't run a metal roof to tie into a shingle-

Mr. Michels: But you can go under it. Can't you go under the eave?

Mr. Sharp: There's not enough elevation.

Mr. Michels: It's not there anymore?

Mr. Sharp: There's...

Mr. Michels: All right.

Mr. Sharp: I mean the other... I could touch the underside at the tie into it end of it.

Mr. Sharp: And if I drop that down, I'll be...

Mr. Michels: Okay. All right. Thank you. Appreciate that.

Dr. Boozer: Thank you. Mr. Love?

Mr. Love: This one is a little trickier, I think, than some of the others for a lot of reasons. You can tell that the porch was added. It had a little stoop and it didn't have any kind of porch at all in that. There was a time when people thought that was a good idea not to have any kind of covering over the door and that quickly went away. That's why you have what you have here. I think if you look at the guidelines in a black and white sense, the guidelines and the national registry guidelines as well, they don't like it when you change the roof line because it changes the overall design of the building. So, I think we all understand that.

But I think there are other things that are at play. I think one thing for this particular house is that this house was built outside of a period of significance for the neighborhood. So, while our guidelines don't really designate between contributing and non-contributing, they treat everything the same. I think that's why I felt like in the letter that I read, I felt like I needed to basically say what was in the guidelines which is that this is part of the district and you're not supposed to change the roof line in a house in the district.

If you step back away from that a little bit and you think, "Well, this house really was built about 20 years, I think, after the period of significance of the neighborhood," and so it's a different time

in terms of design. So, there are some things that you may want to think about in terms of whether or not something like this would be allowed. I think that was the one thing. I mean, there's always going to be an argument against that and say, "Well, if the period of significance was extended up into the '50s or whatever, then this house would've been included and it would've already been altered."

So, I mean, there's an argument for everything. I think in terms of the difference it would make in the functionality of the roof, I think is going to be significant. I don't think the lack of pitch is the problem in terms of the leak. I think that just occurred over a period of time where it wasn't maintained. Flat roofs are still built all the time. This one is so low that it really can't tie in under the eave. And if you tie in above the eave, then it's up on top of the roof and then it's back to the issue we have now.

So, really, the way they did it was about the only way they could do it and make it usable at all. I say all that and say that really, if you look at it purely in a black and white sense, then I think it's not appropriate for the house. But I think there may be some other things to look at that you want to consider as to whether or not to allow it. Questions for me?

Dr. Boozer: Are there any questions for Mr. Love? Thank you so much. Are there any questions from the public or any comments from the public pertaining to this property? So, if you'll come forward, state your name and sign in for us.

Mr. Cooksey: My name is Randy Cooksey and I live at 539 South Irwin Avenue. This house is about four houses behind my residence. I just wanted to kind of speak on behalf of the owner and I basically would just give my thumbs up. As a resident of the neighborhood, especially given the state of the monstrosity across the street from this house, I'm actually glad to see somebody stepping in just trying to make improvements on that little part of the neighborhood, anyway. Obviously, the house needs a roof and I don't think that the changes that Mr. Sharp are asking for are so dramatic that it's going to change the overall integrity of the house, the character of the house. So, that's all I have to say.

Dr. Boozer: Thank you so much, Mr. Cooksey. Is there anyone else? Are there other public comments? Hearing none, it's time for our board deliberation and again, we have our options of approving, approving with conditions, denying, or tabling.

Mr. Michels: I'll just say that the work that was done was not done well and anything's going to be improvement to what's there. There's objection to that. Does anybody object to that-

Attendees: No.

On a motion by Mr. Michels, seconded by Mr. Gaffney to approve 3-12 repair the front porch and roof with approval of City Code Enforcement by a vote of 6-0

Mr. Michels: That anything's an improvement? I'll make a motion. I make a motion we approve... Which one do you prefer? The 13?

Mr. Sharp: The three-12?

Mr. Michels: Yes.

Mr. Sharp: Three-12 would look nicer.

Mr. Michels: Okay, that we approve the three and 12 repair to the front porch and roof with approval of city code enforcement, just to make sure it's in compliance.

Mr. Gaffney: Second.

Dr. Boozer: It has been moved by Mr. Bill and seconded by Brandon Gaffney that the board approve a three and 12 repair to the front roof with approval by city code.

Mr. Michels I: By city code enforcement, correct.

Dr. Boozer: By city code enforcement. All in favor of approval, say aye.

Attendees: Aye.

Dr. Boozer: Any nays? The ayes have it. Approval has been granted, Mr. Sharp, for you to move forward with three and 12 repair to the front roof with approval of the City Code Enforcement. Thank you. And now, we're at number four with Ms. Nan.

Ms. Zhou: The last one.

Dr. Boozer: Okay. We have Major Works at 516 Peronneau Street in Hampton Heights. The applicant is seeking approval of a Certificate of Appropriateness to replace the existing front and side door. The property is located in the General Residential section and Single Family section. The owner is Matt Johnson and the contractor is Frank Manello. Ms. Nan.

Certificate of Appropriateness for Major Works – 516 Peronneau Street (TMS# 7-16-02-120.00) in the Hampton Heights Historic District. Applicant is seeking approval of a Certificate of Appropriateness to replace the existing front and side door. The property is located in the R-8/SFD (General Residential – Single Family Residential District). Owner/Applicant: Matt Johnston / Contractor: Frank Manello.

Project Description and History

The project site is an approximately 72,230 square foot lot in the Hampton Heights Historic District. The front side of the lot is on the west side of Peronneau Street, while the lower south wing of the lot abuts South Hampton Drive. The site currently contains one single-family home that was constructed in 1911. The house is a free classic Queen Anne house that has a cross-gabled, flared roof; the gable ends are clad in shingles and feature diamond-shaped windows. The front porch was restored during renovations in 2005, and based on evidence under the porch roof, the corner porch posts were doubled. Part of the house was rented out as an apartment back in the late 1970s and was divided into several apartments by the 1980s both upstairs and downstairs. All the apartments can be accessed from the exterior steps at the rear of the house. One of the downstairs apartments was created out of the north side of the front porch. When the wall was erected to enclose the porch, the original north exterior wall of the foyer was removed, and the foyer was divided into two rooms. The back porch was enclosed, and the lower section of the interior staircase was removed. Finally, the original floor plan was obliterated. A previous owner purchased the house in 2000 and restored the exterior of the house and the garage and cleared out the interior. In 2008, owners, a member of the English faculty at Wofford College purchased the house and made some renovations to the interior of the house, including opening up the attic space for use, and have taken steps to gain LEED certification to the house. The owner/applicant has two requests: to replace the front door with similar doors from the neighborhood and to replace the side door on the porch. The reasons for replacing the front door are first, it may or may not be the original door to the house, second, the door currently has

broken and chipped wood areas, multiple knob holes, and third, the door has never seated properly against the weather stripping allowing airflow and insects to enter. The reasons to replace the side door on the porch are first, the owner has no record of this door existing at this location or being original to the house because part of the front porch was enclosed and used as living space when the house was rented out as an apartment back in the late 1970s, second, the side door is beyond repair. The owner would like to replace the side door on the porch with a steel door or a wood door with minimal sash width and multiple panes with narrow muntin (English conservatory look) that looks more like a garden/conservatory door circa early 1900s.

Analysis

Zoning Ordinance and Historic Design Manual Consistency

The project site is located in the Hampton Heights Historic District which has design guidelines for development. These guidelines are outlined in the Design Manual for the City of Spartanburg Historic Districts and Landmarks. The purpose of the Manual is to provide property owners guidance for the preservation and protection of historic and architecturally valuable districts and sites in the City. The project is also subject to Section 510 of the City's Zoning Ordinance, Historic Preservation. This section allows the Board to review applications involving historic structures and districts and issue a Certificate of Appropriateness subject to the Standards listed in the Ordinance.

Findings

Certificate of Appropriateness, Section 510.6 (C)

1. *The character and appropriateness of the design* –

The applicant is proposing a wood door with less openness for privacy (see attached photos) that are installed in the Hampton Heights neighborhood. Based on Hampton Heights Residential Rehabilitation Design Guidelines, "Retain original door unless deteriorated beyond repair. In the case of a replacement for a deteriorated door, the new door shall be similar to the original in design and materials. Original door openings shall not be infilled on facades visible from the public right-of-way." A research from the **Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring & Reconstructing Historic Buildings**(<https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf>) resulted in the following guidelines found in the **Illustrated Guidelines for Rehabilitating Historic Buildings** "it is recommended to repair entrances and porches by patching, splicing, consolidating, and otherwise reinforcing them using recognized preservation methods. Repair may include the limited replacement in kind or with a compatible substitute material of those extensively deteriorated features or missing components of features. It is not recommended to replace an entire entrance or porch feature when repair of the feature and limited replacement of deteriorated or missing components are feasible. When an entire entrance is too deteriorated to repair, using the physical evidence as a model to reproduce the feature or when the replacement can be based on historic documentation. If using the same kind of material is not feasible, then a compatible substitute material may be considered." Based on the above recommendations from the Secretary of Interior, the original door should be repaired to limit replacement in kind, unless the entrance is beyond repair. If the front door is evidenced to be the original door, it should be repaired using the methods recommended by the Secretary of the Interior Standards for the Treatment of Historic Properties. Since the side modern style door was added later by the previous owners trying to recreate the

exterior porch and it is beyond repair, therefore, replacing the side door on the porch will be appropriate and harmonious in design to the existing structure.

2. *The scale of the buildings* –

The scale of the building is not affected. Replacement of doors on the front porch will not change the scale of the structure.

3. *The texture and materials* –

The front door replacement will be wood, while the side door on the porch is proposed to be a steel door or if needed, a wood door with minimal sash width and multiple panes with narrow muntin that looks more like a garden/conservatory door circa early 1900s.

4. *The relationship of such elements to similar features of structures in the immediate surroundings*–

Properties in the immediate surroundings all have different styles of doors. Three houses across from the project site have from no openness to median openness doors. The house to the left side of the project has a door with no open window, and the house to the right side of the project site has median openness window on the door.

5. *If the property is in a Historic District, the extent to which the alteration or construction would be harmonious with the Historic District* –

On Peronneau Street, the style of doors varies, from no openness to big openness for the front entrance. The alteration of side door on the porch appears to be harmonious with the character of the Hampton Heights Historic District, while the front door, if it is original to the house, it should be repaired rather than replaced.

Ms. Zhou: To each board member, welcome to the last case. Okay. So, here, we are looking at 516 Peronneau Street at the end, because we approved their window replacement last year. And then right now, they are seeking an approval of the replacing existing front and side door on the property. And then, this is the zoning map. So, here, because we're in a process of editing the zoning map and then they did combine the property and then like this way, so they got the bigger lot.

This is the aerial photo of their property right now and then, here... So, this is just a close look of the front and the side door. I just want to talk about a little bit specific about the first criteria of the five which is the character and appropriateness of the design. So based on the Hampton Heights Residential Rehabilitation Design Guidelines, it specifically states that retain original door, unless deteriorated beyond repair. And in the case of replacement for a deteriorated door, the new door shall be similar to the original in design and materials.

The original door opening shall not be infilled on facades visible from the public right of way. And then, also, from the Secretary of Interior Standards for the treatment of historic properties, with guidelines for preserving rehabilitation/restoring. And this language, I specifically found that actually, they also recommended if it's can be repaired and they recommended repair rather than replace. So, based on the finding that I found in the standards.... One second...

Based on the findings from the design guideline, the original door should be repaired to limit replacement in-kind unless the entrance is beyond repair. So, if the front door is evident to be the original door, it should be repaired using the methods recommended by the Secretary of Interior Standards for the treatment of historic properties. Since the side door, a modern style door was added later by the previous owners than the exterior porch and it is beyond repair. So therefore,

replacement side door on the porch will be appropriate and harmonious in design to existing structure. The detail, you can ask the owner of the property.

The second criteria we're looking is the scale of the building. The scale of the building will not change because replacing of the door won't change the scale. The texture and material, the front door replacement will be wood, as included in the package. They already gave you guys the example to replace that door to. So, while the side door on the porch is proposed to be a steel door, or if needed a wood door with minimal sash wood and multiple pins with [inaudible] that looks more like a garden or observatory door back in the early 1900s. And included in the package, you also see the example of two types of different doors that they presented.

Then the fourth criteria is the relationship of such elements to similar features of structures in the immediate surroundings. So I walked on Peronneau Street. So as I noticed, the property in the immediate surroundings all have different styles of doors. I can show you the pictures. So there are houses with no open on the doors to has the wide openness on the door. So, yeah, that's the properties I noticed.

And then the last criteria is if the property is in a historic site, if it's in the historic district, the extent to which the alteration or construction will be harmonious with historic district. So, on this street the style of doors varies. I found no openness to big openness for the front entrance. The alteration of the side door on the front porch appear to be harmonious with the character of the Hampton Heights Historic District. While the front door, if it is original to the house, then it should be repaired rather than replaced. This is the house, the front, and this is to the left side and this is the right side to the project site.

This is the property directly across the street. As you can see that it barely has the open on the door. And then this has a middle size opening and this has no opening at all. This is all across from the street from the project site. And then these are some of the houses that has the wider opening and then so does this one. And this has the middle size. And then this is the immediate surroundings. And then so, these pictures, as it's also included in the package, are the conditions of the front door, provided by the homeowner showing the current status of the front door. There are some damages of the front door.

This is inside of the front door. Somewhere, it is cracking. This is the status of the front door. This is the side door which is boxed in as part the apartment and they believe that this door, fifth like a, like a in the past, it is bought to match the front door. But we can see from the pictures, provided by the property owner, there are some damages on that door as well.

And then this picture and the sentences are provided at the last minutes, from the property owner says that, "While other construction of this house and the further damages were found in the foundation." So, as you can read, the damages that the contractor found to the house which it has a relationship to why the door has some damages because of the foundation.

Dr. Boozer: Have you received any request for work for that damage?

Ms. Zhou: Yeah.

Dr. Boozer: Okay.

Ms. Zhou: Yeah, we have.

Dr. Boozer: Okay.

Ms. Zhou: Majority of the work is interior and then the last year we approved the window replacement. Having a two-story in the back of the house, they built some extra so. That is what we approved. So, while they're on the construction inside, that is what they found.

Dr. Boozer: Okay.

Ms. Zhou: And this is the picture, provided also by the current owner, says that it's found the old photo of what the house looked like when Jim and Vivian first bought it. It was white and then the door definitely had a different handle as you can see here. And the glass was since broken and had to replace with plywood. Are there any questions for me?

Dr. Boozer: Are there any questions for Miss Zhou? Thank you so much.

Ms. Zhou: Yeah. Thank you

Dr. Boozer: Okay. Mr. Love?

Mr. Love: Thank you. I think the initial letter that I wrote for this one is pretty straightforward. I looked at the front door and I do believe the front door is original to the house. It needs some minor repair, but not anything that you'd consider major or a reason to replace it. The other door, as they stand was put there to match the other one, but was built with modern materials that didn't hold up the way the original door has, and it probably should be replaced. I think the real issue for that one is not so much should it be replaced but what to replace it with. What type of door is appropriate for that location on the front-facing façade, and so I think that what the owner has proposed, in terms of a metal door or a door that wouldn't normally be found on the front of houses is probably not appropriate for this application. So, I think if you do decide to approve the replacement of the side door, then you may want to ask them to come back with a proposal for what the actual side doors would look like. You know, certainly, unless you approve what is already there.

Dr. Boozer: There any other questions for Mr. Love?

Mr. Olencki: Just that the picture that was in the official report...

Mr. Love: Mm-hmm.

Ms. Keitt: That one.

Mr. Olencki: The painted... Yeah.

Mr. Olencki: Is that painted glass or is that plywood in there?

Mr. Love: I think they said it was plywood.

Mr. Olencki: So, the glass was added later? In the original frame?

Mr. Love: In the original opening, for where the glass used to be. If the glass was replaced with plywood, they could come back and replace it with glass.

Mr. Olencki: Okay. But we don't know if the glass actually looked like that or if it was painted?

Mr. Love: No, I don't know yet. Well, no, you can tell by the way the door's made that it didn't have any muntin's there.

Mr. Olencki: Okay, so...

Mr. Love: It was just a big opening.

Mr. Olencki: It was one big, solid piece?

Mr. Love: Just one big, solid piece of glass. It probably wasn't translucent like that.

Mr. Michels: Right. It was probably clear. You think it had been clear glass?

Mr. Love: Yeah, or it could have even been beveled glass.

Mr. Michels: Beveled, beveled, yeah.

Dr. Boozer: Yeah.

Mr. Michels: Okay. So, basically, it's an original door, so really all we're talking about that's original is the frame, more than anything else. And maybe some of the hardware, but I would say not all of this looks like it's been replaced.

Mr. Love: Yeah.

Mr. Michels: So, I guess my question, on those lines, is if we were to let them keep the original door itself, would you have objection to changing out the glass?

Mr. Love: No, I think the hardware and the glass are okay to switch out on a door like that.

Mr. Michels: Yeah.

Mr. Love: And actually, that one has had the hardware changed on it different times.

Mr. Michels: Yes.

Mr. Love: Which is the case for most of them. You see a lot of them that are poured and then they're plugged, and then they're drilled again, and so...

Mr. Michels: And that's the case?

Mr. Love: That's pretty normal. And the glass, you know, I would be okay with leaving the glass that they have, or, if they want to replace it with different glass, I wouldn't get caught up in different glass as much as the door itself.

Mr. Michels: Right, okay.

Mr. Love: You know, I say for the side, I think the side was intentionally made to match the front, which was fine at the time, and if they wanted to do that again, then that would be okay, too. But you could also make the case that there would have been a half-glass door on the side. I know the pre-house that we worked on, it has a dining room that exists out onto the side porch, and it had a half-glass door there, but the front door has got a really fancy, etched glass. So they don't always match.

Mr. Michels: There's one or two in Colorado Springs that have it the same way. They have a front door, and the side door's actually nine. It's no 12.

Mr. Love: Right, fifteen.

Mr. Michels: Fifteen, fifteen pane.

Mr. Love: Like what I would call a French door.

Mr. Michels: Right, French door-style.

Mr. Love: With multi-lining. Usually, you don't really see a lot of metal doors on the front of the house. I think, typically, are shown... You know, that's not to say you're not ever going to find some, but normally, we don't see that on the front door. Like you said, on a conservatory or something.

Mr. Michels: Thank you.

Dr. Boozer: Are there other questions for Mr. Love? Thank you.

Mr. Love: Thank you.

Dr. Boozer Now, the floor is open for public comments. Hmm?

Dr. Boozer: Oh, homeowner.

Dr. Boozer: I'm sorry. Will the homeowner come?

Ms. Rostan: Do I fill out just the name or the address, too?

Dr. Boozer: Just your name and state your name. Okay. And please say your name so I can get it here.

Ms. Rostan: Sure. I'm Kim Rostan. It's R-O-S-T-A-N. I am the other homeowner that Johnston's been helping. I'm wary about keeping this at all. I appreciate the opportunity to speak, only because it's weird to sit in a room and talk about your home as a structure, a house, and not say anything. I think... I just wanted to share that this started as a renovation project in the last two years, more so than a preservation project at 516. But I do want to contextualize this application for door replacement as a pretty significant preservation, and costly preservation that's underway at the moment. We assumed that the preservation app was taken care of 14 years ago, when we started this. And yeah, I am prepared to say that I am the person who chose the glass on the door. I'm sorry about that. That's got to go. It looks like a shower.

But this renovation has turned into a pathway to further preservation. We got the back of the house. We were able to discover that our foundation looked like... You know that game Jenga? Like a Jenga tower, and there's sections of some flooring that are entirely missing, and we're trying to shore it up the best we could and then resettle a... I'll show you pictures of what we found at the front of the house, a sort of catastrophic issue and hard damage, which we knew about and didn't guess the extent of.

I think that whole area of the front door has got to be reframed and just, and preserved. There's going to be a lot of care not to put so much as a scratch on the architectural molding around the door because it's so beautiful.

We weren't simply in the market for a new, showy door. We were concerned about trying to rehab the door that we've had for fifteen years on the house. It's been patched three times. That's not expensive, but each time it's needed to be re-done because it hasn't been long-lived, and the repairs have. We've always had a project. We've always had a tough time getting a door to fit in the frame, just by annual replacement of the weather-stripping. Water's seeped in, the rain puddled on the porch. That's not the fault of the door, but the porch is seeping in. You can see there's wind. It comes in the door. Daylight around the frame, which has never... The door has never sealed properly. And I know we've had contractors come to fix it, and it works for a while, and then it's ill-fitting after that, and it takes too long to shut it during summers.

I would just say it feels counter-intuitive to put that kind of work into restoring the porch and the area around it to protect it from the elements, and then to leave on an ill-fitting door. I take to heart what Mr. Love said about the patching on the door, and I think that's the first, best option. But we have done that, three times now, which is... I can't stand the door. I love everything around it. I want to love the door that we enter every day, but there may be something more. If there's a door specialist in this part who could do, rather than just taking it to... That's all, and I appreciate you staying so late to hear my comments.

Dr. Boozer: Thank you, Ms. Rostan. Are there any comments from the public? Okay, hearing none. Board, the applicant is seeking approval for the Certificate of Appropriateness to replace

the existing front door and side door. You've heard comments from Mr. Love, you've seen pictures. What are your deliberating thoughts?

Mr. Olencki: Could you show number 14 again? Isn't that the most recent?

Ms. Zhou: Which slide?

Mr. Olencki: Number 14.

Ms. Zhou: Oh. Oh.

Mr. Olencki: Is that what we just found? Because I walk by there every day. I noticed the front door is out.

Ms. Zhou: That was found today.

Mr. Olencki: That was just found?

Ms. Zhou: Mm-hmm.

Mr. Olencki: Yeah, that's what I thought. I walk my dog by there every day, unfortunately. So, the foundation underneath the front door frame is...

Mr. Michels: I see we've got two... We actually have two requests, and I want them voiced. Add to our conversation. I know we're really big on saving front doors now, and I'm all for saving that front door. Giving the applicant possibly an option to change the glass like they wanted to, to something maybe they'll would like the side door. I personally don't see the issue with changing that out to an 8 or a 15. Like the conservatory door, I guess is what they call them. As wooden door, I'd be okay with that. Really big on saving the front door. I know that's a hard thing... I think we approved, we disapproved one a while back for someone to replace a front door on Hydrick Street. But we did have the name of a good company that actually does store, door restorations. It was actually going to be cheaper than a new door, because he had an 84-inch door, and he was surprised by the prices of 84-inch doors versus 80-inch doors, and didn't realize it was cheaper to repair the door he had. That's John, that we all know. On Hydrick.

Mr. Michels: That's my thought on the door.

Mr. Brown: I pretty much agree with you, Bill. This is Ken Brown. For the record.

Dr. Boozer: Your other thoughts? So, if we can get a motion for what we just said.

Mr. Michels: I'll make a motion. I ask to request, one, that we deny replacing the front door. We want to vote on these individually, or... It doesn't matter. We can do it all.

Dr. Boozer: Let's do it in one.

On a motion by Mr. Michels, seconded by Mr. Brown to deny replacing the front door the owner can repair and change out glass. And approve replacing side door with condition of 8-12 or 15 pane conservatory style wooden door and trued by the lights with approval by Mr. Love by a vote of 6-0.

Mr. Michels: So, we deny replacing the front door with notation to the homeowner that they can have it repaired and change out the glass, if you feel you want to change out the glass to something you feel is more appropriate than a shower door. Understandable. And, part two,

approve replacing the side door, with the condition of a 8-12, or 15-pane conservatory-style wooden door. I think that gets it. 8- 12, or 15-pane conservatory-style wooden door.

Mr. Brown: Do we want to throw in true divided lights?

Mr. Michels: True divided lights, yes.

Dr. Boozer: What kind of lights?

Mr. Michels: True divided lights.

Mr. Michels: You want me to do...

Dr. Boozer: Just a second. Just a second.

Mr. Love: Can I add something there?

Mr. Michels: Yes, sir.

Mr. Love: I think that the distance is a point of reference to the number of panes in the light would vary from time period to time period, like an arts-and-crafts door have fewer lights than a Victorian door. So, I think it would be ideal to be able to see what they're proposing, in terms of the number of lights.

Mr. Michels: With you up here, saying that, what would be that style for that time frame?

Mr. Love: Well, I'd have to go back and look.

Mr. Michels: You'd have to look.

Mr. Love: I haven't memorized it, but I know that there's not... It's not universal.

Mr. Michels: Right.

Mr. Love: You see what I'm saying?

Mr. Michels: Okay.

Mr. Love: In the number. And a lot of times, it would even vary between... Like, you might have three lights across or four lights across, but you might only have two vertically, so that you have long, narrow pieces of glass, as opposed to more, you know, smaller panes.

Mr. Michels: Okay.

Mr. Love: So, that would be if...

Mr. Michels: Staff approval, by historic designation?

Mr. Love: Yeah, I think that would be ideal, to make sure that the number of lights you put in there is appropriate for the age of the house.

Mr. Michels: Well, they're trying to do a great job on renovating that historically, too.

Mr. Love: Thank you.

Mr. Michels: That'll work, thank you.

Mr. Love: You get all that?

Dr. Boozer: I'm going to make an attempt if I get a second. I don't have a second yet.

Mr. Michels: Awesome.

Dr. Boozer: Okay. It has been moved and seconded that, number one, we deny the replacement of the front door, with notations to the owner that the door can be repaired and would change the glass with panes that are... What did you want to say?

Mr. Michels: Historically-appropriate.

Dr. Boozer: That are historically-appropriate.

Mr. Michels: Okay.

Dr. Boozer: And, number two, we approve replacing the side door, and include glass that is conservatory...

Mr. Michels: Conservatory-style, that is... Meets the historic time period, as approved by staff with Mr. Love's approval.

Mr. Michels: And true divided lights.

Mr. Michels: And true divided lights, which, that would be with Mr. Love's approval anyway, yeah.

Dr. Boozer: And wooden.

Mr. Michels: And that'll be the same thing.

Dr. Boozer: Okay. We approve replacing the side door, based on historic, approved, conservatory wood lighting, dependent on the historic period.

Mr. Michels: As approved by Mr. Love.

Dr. Boozer: As approved by Mr. Love.

Mr. Michels: All right.

Dr. Boozer: All in favor, say "aye".

Attendees: Aye.

Mr. Michels: Sorry to make that so long.

Dr. Boozer: Those in favor, say "nay". It has been approved that we will replace the side door with the conditions stated, and we will deny replacing the front door, based on the notations to the homeowner. Thank you all so much. I appreciate that.

Mr. Michels: Thank you.

Dr. Boozer: Now, we're ready to look at staff updates on approved Certificate of Appropriateness for Minor Work, since April 13, 2023.

Ms. Zhou: Is that included in your package on the three Minor Works that we approved? But, I do want to make a note to the last one tonight, on Hydrick Street. So, that one originally... Well, it was assigned to me. So, I only saw the first application of replacing the roof. And then, so, but he does have a second request and then, which after discussion with Martin, he thinks that that should be a minor, as well, but I will meet with the owner tomorrow because the second request from him is he wants to install gutters on the property, which is, based on design guideline gutter replacement and installation, that is a minor.

And then, he also wants to replace a cistern on the property that is... I forgot the height of the cistern where he wants to put it, but it is visible from the street, and based on the discussion with Martin, because he said that it is not attached to the house, and he wants to collect rainwater to do some gardening, so we think that should be a minor. If you think that is a minor, then I'm going to approve that tomorrow. After, we can on-site to see where he's going to place those three cisterns. Based on his statement, he said two will be on the side, and one will be in the backyard.

Mr. Michels: Are these plastic cisterns, that...?

Mr. Zhou: Well, based on the proposed... I don't think it's plastic.

Mr. Michels: Is it a barrel that sits on the side of the house, next to the gutters?

Mr. Zhou: Mm-hmm, yeah. Yeah.

Mr. Michels: So, it's not attached to the house.

Mr. Zhou: No , no.

Mr. Michels: Just to the gutter. Okay.

Mr. Zhou: No, it's not attached to the house, so that's why we think it should be a minor, unless you think differently.

Dr. Boozer: So, what I'm hearing you asking of the board is to determine, to vote to determine whether or not the rainwater collection cistern would be a minor work.

Mr. Zhou: Yeah. I want to hear if you think that is a minor. And then because actually, the roof replacement, I didn't actually issue a permit yet, because I want to write everything on one permit, so that, but after I write that down, I found that there is, you know, the second request.

Dr. Boozer: Okay.

Mr. Zhou: So, the cistern, and then the gutter. So, I'm going to meet the owner tomorrow to see the placement of the cistern.

Mr. Michels: Since we're in floral right now, those are all over the neighborhood now. Those barrels? That's not a... It may not be pretty, but...

Mr. Love: I haven't seen anything written about it, so it'd be useful to go and do some research on what the communities are doing with those things. Like you said, since they're not attached to the house, they're in the yard, you could argue it either way. Since it's not attached, and it's not...

Mr. Michels: In a lot of them, the gutter comes down and goes into it, right next to the house. I see those everywhere.

Mr. Love: Well, and one of the things that I thought about mentioning on that other case is that, one of the things that the park service will allow is if what you're doing to the house is movable without destroying the original fabric of the house, then they will accept it.

Mr. Michels: Okay.

Mr. Love: So, something that's clearly not attached to the house, it's something easily moved, and it's similar in the case of... Because they were going to build a roof up on top of the old roof, they're not destroying the other roof, they're just building up on top of it, so you could take it back off and you'd still have the original roof. There's that.

Mr. Michels: Yeah. Do we need to do a motion on that?

Dr. Boozer: Yes.

On a motion by Mr. Michels, seconded by Mr. Brown to consider rain collection system a minor works by a vote of 6-0

Mr. Michels: I just think a motion, I consider that, the rain collection barrels to be a minor work.

Mr. Brown: Yeah. Second.

Dr. Boozer: It's been moved and properly seconded that the rain collection system be considered a minor work.

Mr. Zhou: Thank you.

Dr. Boozer: All in favor?

Attendees Aye.

Dr. Boozer: Any nays? Opposed? Hearing none, we will consider it a minor work, and you can meet with the homeowner tomorrow.

Mr. Love: See if I see anything that contradicts that.

Mr. Michels: Just curious. I mean, I remember being up in Williamsburg and seeing people having those.

Mr. Love: Yeah, and you can get some in super-strict places like Charleston.

Mr. Michels: Yeah. I thought they wanted... They already collect all the water they can aboveground in Charleston every time it rains.

Dr. Boozer: Okay.

Mr. Zhou: Okay, so the next thing is the continued education. So finally, after we talked with Jennifer from the ACOG and then they were going to come to Spartanburg. So, the new board member orientation, we know that Dr. Melissa is going to... Her terms is going to end, so there will be two or three new board members, so we are going to recommend them to do new orientation. For the continuing education, as you see on the table, you can reserve your spot for that. That is for the next year, which is from July the first this year. Is good through next year, June the 30th.

Dr. Boozer: So, July 1st through June 30th.

Ms. Zhou: Yeah, for the next year's...

Dr. Boozer: Twenty-four.

Ms. Zhou: Mm-hmm.

Dr. Boozer: For all of us?

Ms. Zhou: Yeah. If you want to attend, you are encouraged, but it's not mandatory that you have to attend this. This is just the event that hosted... In the city that hosted your trip.

Dr. Boozer: And this is the August 17th?

Ms. Zhou: Yeah, it's stated there. That is the date.

Dr. Boozer: No later from this date. August 24th.

Dr. Boozer: What's August 24th?

Mr. Michels: August 24th, yeah. That's the RSVP date, so the 17th.

Dr. Boozer: RSVP by the 17th. Okay, so we'll take this as information. Thank you. Is there any other...

Ms. Zhou Well, one other thing is, actually I would like the board to, maybe in a future discussion, to talk about the painting in the neighborhood. Because we know that last year, we had some painting violation. So, as if right now you walk to Carlisle Street, the last house, that brown house? If you walk there, you can see, yes, the owner removed the painting, using a method that he thinks is appropriate. But you can see the break where the foundation has been damaged to a degree that the building department, they think that some work needs to be done. And then, so... But no further discussion has been ever brought up, but it's just that my thinking, or my concern about what shall we do about the painting that has already been done, and then to the house. You know, like something that cannot be reversely done.

And I did, when I read that interior, that design guideline? Yes, it says that it is not recommended. But it also says that for painting that stay with the structure that cannot be removed... I forgot the language, but it says that it shouldn't be removed inappropriately to damage the foundation. So, that might be a future talk that we might want to consider, about the painting. Because that house is really, really old. The mortar is completely damaged.

Mr. Michels: In advance, I want this-

Dr. Boozer: Mr. Love?

Mr. Love: This came up in that case that she was talking about, and we went and looked at it. I think, and this may be a topic for a later work session, where you have some time to hash some of this stuff out, but I think there needs to be... If the board continues to require property owners that improperly paint their foundations or whatever to remove the paint, and there needs to be some kind of monitoring process required along with that, so that there's somebody that oversees the work to make sure that they don't make it worse than it already is. And I think that's really what's happened in this case on Carlisle Street is they just took it upon themselves to get it off, and we all just assumed that they would make a good-faith effort to get the paint off, and really what they've done is they've made it worse than it was. And so we should think about that, I think, going forward.

You know, another thing that we discussed is not... Was maybe reversing course and not requiring people to remove the paint, but coming up with some kind of a fine so that there's some penalty for doing it improperly, but you don't risk damaging the historic interior. Because I think, if the ultimate goal is to protect the material, and then their process destroys it, then you really... You're in the wrong direction. So, if there was some... And I don't know, and believe me. There must be a way to do that.

Dr. Boozer: It sounds like we need education and collaboration, because it goes beyond us.

Mr. Michels: Well, it would be a code violation. They write code violations all the time.

Mr. Love: Right.

Mr. Michels: But that's a code violation. We wouldn't expect them to fix, we'd expect them to pay the fine and not fix it.

Mr. Love: Well, so normally, you don't really think of the building department going out and making people talk about their foundations.

Mr. Michels: Right.

Mr. Love: And that's really what this needs, is it needs to have the mortars scraped down and redone. And, you know, I don't think that was the guy's intention when he tried to take the paint off.

Mr. Michels: But, I mean, that's on him anyway now, because the errant method of taking it off created damage and it's going to cost to be re-poured.

Mr. Love: Right, but is it outside this board's purview to help direct them to do it correctly so they don't mess it up? Ultimately, you're helping them.

Mr. Michels: Yeah.

Mr. Love: But, it's still more than maybe... Somebody may say it's outside this board's purview.

Dr. Boozer: It's a liability that could come back on the board for them. I mean, we are requiring them to do it, but it ends up damaging the property.

Mr. Michels: Absolutely. We have no idea. We, the city may, we have no idea.

Mr. Love: In some way, it may not be any different than making them provide documentation for a replacement door or a rail or whatever, if you just say you have to hire somebody that's going to monitor the process to make sure that you don't mess it up. And that's part of the original.

Ms. Zhou: And also, during the mediation for 397... 399 on [inaudible] Street. So, they'll house wives, specifically suggested, and I think it might be a good idea that she says, "Well, on your design guideline, you should say that if the foundation has painted under or beyond what percentage, then that should be considered as the house is, or that part is already painted." And I feel like that might be a good suggestion. And, if needed, we can do a documentation about the house, the current look of the house, or they can provide some documentation showing that the house was painted. I mean like, that mediation, I just want to say that that is a successful one, but she did bring up it's not clear under what percentage that you will deem that as painted versus not painted.

Mr. Michels: That's a hole for us to get into, because if somebody paints the whole back of the house 20 years ago, just the back, and we have 20% and it's 25%, then they can go all the way around the house. But I don't think we can go with that. We have to look at each one. Because even that particular house, it had blue on the back. It was on the back.

Ms. Franke: It was just a little bit.

Mr. Michels: Yeah, but then again, then we were stuck with it anyway because they painted the whole thing blue. But we would never have allowed that, even with the amount of blue paint that

was on it, because it was on the back, anyway. We would never have allowed that. I love y'all. I got to make a motion.

Dr. Boozer:: Okay.

Speaker 16: Yes, sir. You got one minute.

Mr. Love: I got thirty seconds. I wanted to say this, because something that the Seas family said... I was going to say this anyway, but it pertains to that. The lady that spoke the dollar, she referenced several times that the historic designation would hurt the property value. And I think if you go on the internet and look, you'll see that that's really not true, and in preparation for some of the discussion that's coming up with these projects going in front of the city council, I had started collecting some articles that talk about that. And so Martin said, it might specifically be appropriate for me to send those articles to him.

Mr. Michels: One of them's actually right here.

Mr. Love: And then let him... You know, that was one of them. And then let him forward that to y'all. So, I was planning on trying to do that, but I didn't want to get up and really debate her about it because I didn't think it would matter, but I do want to say that the documentation and the data that you find online will dispute what she said. Thank you, you all have a good night.

Dr. Boozer: Thank you.

Okay, thank you all.

Dr. Boozer:: And, we're finished. I'd like to thank you all for putting up with me as your stand-in tonight. Is there any other business?

Mr. Michels: No.

Dr. Boozer:: Hearing none, then the meeting is adjourned.

Dr. Boozer:: At 8 P.M. Thank you all for your patience.

Dr. Boozer: Thank you so much.

The meeting was adjourned at 8:20 PM

Dr. Glory Boozer, Chairperson

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

To: The Board of Architectural Design and Historic Review

RE: To consider the property located at **186 W. Main Street** (TMS# 7-12-20-024.00) (also known as the **Masonic Temple**) to be listed on the **Spartanburg Register of Historic Places**. The property is located in the DT-6 (Downtown Design District). Owner: Spartan St. Johns Masonic Temple, Inc / Applicant: Board of Architectural Design and Historic Review (HARB).

Date: May 7, 2022

Project Description and History

Outraged by the recent demolition of historic properties in the City of Spartanburg, board members investigated and discussed the demolition permitting process and how it relates to historic structures. The Board learned that Nationally recognized sites are vulnerable to demolition without local protection and that currently the City does not have a policy in place whereby historic structures can be demolished without notification.

On March 9, 2023, at its regularly scheduled Public Hearing, the City of Spartanburg's Board of Architectural Design and Historic Review (HARB) approved the above referenced property to be placed on the Spartanburg's Pending List of Historic Sites.

From the Website: <https://hubcitytour.com/locations/3-masonic-temple/> The building and site have a storied past. As the site of the Opera House, this location was the focal point of local entertainment and city government from 1880 until 1907, when the need for a larger, modernized space prompted the city to clear the site. A few small buildings occupied the area until several Masonic lodges pooled resources to build a large multifunctional space designed by Spartanburg architect Frank Collins.

With the first floor devoted to commercial space, the upper stories house a stately auditorium which is seldom seen by outsiders. Although less numerous than they once were, Masons still meet here regularly.





Currently the site is home to Hub City Bookstore, Hub City Press Offices and a local coffee shop, Little River Coffee Bar. The first floor adaptive reuse contributes to the economic development of West Main Street and helps to fulfill a small town quality of life that only historic structures can create.

Analysis

Zoning Ordinance Section 510: Historic Preservation

§510 of the City of Spartanburg Zoning Ordinance was adopted to provide for the preservation and protection of historic and architecturally valuable districts and sites within the City. Its purpose is to encourage the identification, protection, preservation and enhancement of the unique and

special character of defined districts and sites by means of restrictions and conditions governing the right to erect, demolish in whole or in part, or alter the exterior appearance of structures within such areas.

510.5 Nomination, Designation and Expansion of Historic Site and Historic Districts

The process of designating the Masonic Temple as a local historic site can be initiated by the Board as a whole, the City Council, any 10 residents of the City or the owner of the property. The Masonic Temple, along with several other sites that are on the National Register of Historic Places, were designated by the Board to be moved to the List of Historic Properties in the City of Spartanburg.

In order to be listed on Spartanburg's List of Historic Sites, at least one the following criteria must be met:

1. Has significant inherent character, interest or value as a part of the development of heritage of the community, state or nation;
2. Is the site of a significant historical event;
3. Is associated with a person or persons who contributed significantly to the culture and development of the community, state or nation;
4. Exemplifies the cultural, political, economic, social, ethnic or historical heritage of the community;
5. Embodies the distinguishing characteristics of a type, style, period or specimen in engineering or architecture or contains elements of design, detail or craftsmanship which represents a significant innovation;
6. Represents an established and familiar feature of the neighborhood or community; or
7. Has yielded or is likely to yield information important in pre-history or history.

Findings

§ 510.5 Nomination, Designation, and Expansion of Historic Sites and Historic Districts

c. Specific Guidelines: A site or district may be designated as historic if it:

1) Has significant inherent character, interest, or value as a part of the development of heritage of the community, state, or nation;

Information collected from the Website: http://www.nationalregister.sc.gov/spartanburg/S10817742036/index_2.htm

As part of downtown Spartanburg's *Historic District*, The Masonic Temple was constructed in 1927 and is considered Neo-Classical architecture. The Spartanburg Historic District contains a concentration of late-nineteenth and early-twentieth commercial architecture in and around Morgan Square in the commercial district of Spartanburg...the town grew slowly until the late nineteenth century. With around thirty-four contributing properties, the Morgan Square area is historically the center of the city and its architectural character reflects a period of prosperity occurring between 1880 and 1920 when Spartanburg became a leading textile and railroad center in South Carolina.

During this period, downtown was substantially rebuilt with new brick commercial structures. Most of the buildings constructed during this period were two- to three-story masonry structures with decorative detailing. Approximately ninety percent of the buildings in the district were built before 1925. Stylistic influences include Neo-Classical, Art Deco, and most commonly Italianate or Commercial style influences.

While some alterations have been made to storefronts, a majority of contributing properties in the district retain their architectural integrity, including the Masonic Temple. **Listed in the National Register May 19, 1983; Boundary increase January 28, 2000.** Portions of the application to the National Register of Historic Places is enclosed.

Submitted by:

Tia Keitt

Tia Keitt, AICP

City of Spartanburg Planning Department

Planning File 23-0400021

Enclosures: Historic Photos taken <http://www.nationalregister.sc.gov/spartanburg/nrspartanburg.htm>



Image courtesy of the Spartanburg County Historical Association

Fraternal organizations such as the Masons played a major role in Southern society during the 19th and 20th centuries. In 1927 construction was completed on this building.



From the website.
Spartan Lodge No. 70 AFM was
Chartered on December 4, 1849.

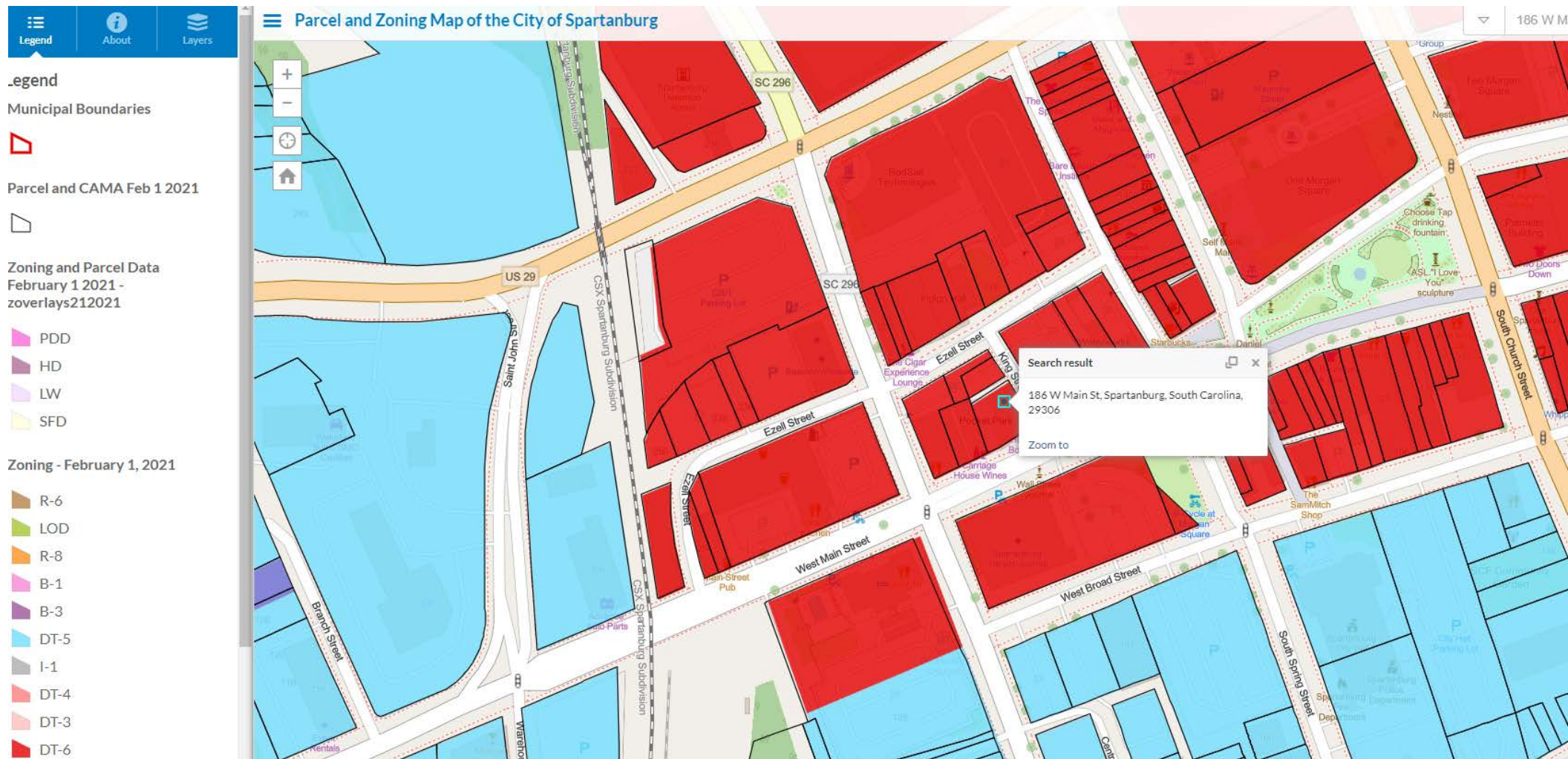
Stated Meeting: First Thursday of each month
at 7:30 PM.

Spartan 70 AFM & St John's 333 AFM share
the Spartanburg Masonic Temple.

The building also houses the
Spartanburg York Rite Bodies,
Spartanburg Scottish Rite, and
Order of the Eastern Star







Spartanburg Historic Register

Locally Designated Sites and Districts in the City of Spartanburg

Name of Site or District	Address	Owner	Date of Local Designation by City Council
Hampton Heights Historic District			June 23, 1998
Jammie Seay House	106 Darby Road	Spartanburg County Historical Assoc., P.O. Box 887, Spartanburg, 29304	June 8, 1998
Cleveland Law Range	175 Magnolia Street	Margaret P. Anderson, C/O Pomeroy & Anderson, P.O. Box 787, Southport, Connecticut 06490	June 8, 1998
Daniel Morgan Monument	Morgan Square	City of Spartanburg	June 8, 1998
American Legion Building at Duncan Park (building, monument and grounds)	98 W. Park Drive	City of Spartanburg	May 14, 2001
Beaumont Mill Village Historic District			April 11, 2011
Mary H. Wright School	201 Caulder Avenue	Cadles of West Virginia, LLC 100 N Center Street Newton Falls, OH 44444	February 22, 2021

Spartanburg Historic Register

Locally Designated Sites and Districts in the City of Spartanburg

Name of Site or District	Address	Owner	Date of Local Designation by City Council
Church of the Epiphany	121 Ernest L. Collins Avenue	Protestant Episcopal Church PO Box 726 Spartanburg, SC 29306	August 9, 2021
Cumming Street School	640 Cummings Street	Wofford College 429 N. Church Street Spartanburg, SC 29303	May 23, 2022
Dr. T.K. Gregg Home	237 N. Dean Street	Joan T. Littlejohn 105 Honey Locust Court Duncan, SC 29334	PENDING LIST
Alexander House	319 E. Main Street	Susan P. Sease 319 E. Main Street Spartanburg, SC 29302	REMOVED
Kress Building	115 E. Main Street	Security Group, Inc. PO Box 811 Spartanburg, SC 29304	PENDING LIST
Masonic Temple	186 W. Main Street	Masonic Temple, Inc. PO Box 643 Spartanburg, SC 29304	PENDING LIST

**AN ORDINANCE
APPROVING THE ADDITION OF 186 W. MAIN STREET
(TAX MAP PARCEL NUMBER 7-16-03-061.00) THE MASONIC TEMPLE
TO THE SPARTANBURG HISTORIC REGISTER**

WHEREAS, the City of Spartanburg (the “City”) continues its interest in supporting the identification and preservation of significant historic places in the City of Spartanburg; and

WHEREAS, the Board of Architectural Design and Historic Review (HARB) at its Thursday, May 11, 2023, meeting determined that the building located at 186 W. Main Street (TMS# 7-16-03-061.00) – The Masonic Temple is eligible for listing on the Spartanburg Historic Register in accordance with Section 510 of the City of Spartanburg Zoning Ordinance; and

WHEREAS, the City of Spartanburg Board of Architectural Design and Historic Review has determined that the subject building will be designated and listed on the Spartanburg Historic Register;

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

Section 1. To add the property located at 186 W. Main Street (TMS# 7-16-03-061.00) – The Masonic Temple is eligible for listing on the Spartanburg Historic Register.

Section 2. All exterior improvements to the building are subject to Section 510 of the City of Spartanburg Zoning Ordinance and will require a certificate of appropriateness.

Section 3. This Ordinance shall become effective upon the date of enactment.

DONE AND RATIFIED this _____ day of _____, 2023.

Jerome Rice, Mayor

ATTEST:

Christie Lindsey, City Clerk

APPROVED AS TO FORM:

Robert P. Coler, City Attorney

___/___/___ (First Reading)

___/___/___ (Second Reading)



REQUEST FOR COUNCIL ACTION

TO: Spartanburg City Council

FROM: Chris Story, City Manager

SUBJECT: Revised FY24 Budget Recommendation – First Reading

DATE: June 9, 2023

At the last City Council meeting, we presented a proposed FY24 budget. That was followed by a public hearing on the budget and Councilmember discussion. Council deferred vote on first reading approval of the budget until this meeting and directed staff to produce a revised version with a smaller proposed increase to the annual household solid waste fee. We have done so. The revised balanced budget is attached and proposed for first reading approval.

We reduced by 50% the magnitude of the proposed annual household solid waste fee increase. If implemented, the result would put us well below the average of other public sector service providers in the region and well below what private providers charge. Garbage collection, recycling collection, and yard waste service will remain a primary way city residents achieve economic value by residing inside city limits. We believe this is a fair and responsible change.

We offset the revenue impact of this change to the fee proposal by making a number of smaller expenditure reductions and deferrals. These expenditure changes will not result in significant disruption but collectively will increase the likelihood of a tighter result in FY24. We plan to carefully manage and monitor budget performance throughout FY24.

We recommend your first reading approval. Further, we welcome any amendments you should choose to make and we look forward to any questions you may have.

AN ORDINANCE

TO PROVIDE FOR THE ADOPTION OF A CITY OPERATING BUDGET, ITS EXECUTION AND EFFECT, FOR THE FISCAL PERIOD JULY 1, 2023 THROUGH JUNE 30, 2024

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

SECTION 1. In accordance with Sec. 2-139 of the Code of the City of Spartanburg 1988, there is hereby adopted for the fiscal period July 1, 2023 to June 30, 2024, an operating budget for the City of Spartanburg, South Carolina based on budget estimates of various funds as prepared by the City Manager and incorporated into the 2023 - 2024 budget document.

SECTION 2. The total revenues and expenditures for the fiscal period are estimated as follows:

	<u>Revenues</u>	<u>Expenditures</u>
General Fund	\$51,031,187	\$51,031,187
Enterprise Funds		
Airport Fund	\$ 2,657,000	\$ 2,657,000
Transit Fund	\$ 1,933,513	\$ 1,933,513
Parking Garage Fund	\$ 730,139	\$ 730,139
Storm Water Utility Fund	\$ 1,841,262	\$ 1,841,262
Special Revenue Funds		
Hospitality Tax Fund	\$ 7,071,000	\$ 7,071,000
Community Development Block Grant Fund	\$ 658,032	\$ 658,032
Federal HOME Fund	\$ 241,937	\$ 241,937
Multi-County Industrial Park Fund	\$ 1,150,000	\$ 1,150,000
Victim Assistance Fund	\$ 25,000	\$ 25,000
Accommodation Tax Fund	\$ 225,000	\$ 225,000
Debt Service Funds		
St. John-Daniel Morgan Tax Increment Financing Fund	\$ 658,089	\$ 658,089
Capital Project Fund	<u>\$25,558,901</u>	<u>\$25,558,901</u>
TOTAL:	\$93,781,060	\$93,781,060

SECTION 3. Within each fund, the City Manager shall have the authority to transfer appropriated funds within any of the designated expenditure categories, and such transfers shall be entered on the books of the account of the City. Within each fund, the City Manager also shall have the authority to transfer funds across departmental accounts to implement salary adjustments and staff reorganization. The City Manager is authorized to approve job titles, pay grades, establish evaluation points, and make salary adjustments after review by the Human Resources Director and within the amounts appropriated within this budget.

SECTION 4. An official copy of the budget document containing detailed schedules which support the appropriations set forth in Section 2 above, shall be attested by the City Clerk and maintained as an official record of the offices of the City Manager, Budget Director, and City Clerk.

SECTION 5. The sums appropriated and set forth in the detailed schedules for personal services shall be paid in accordance with the current pay plan, or as shown in the budget for those positions not classified under the pay plan.

SECTION 6. All sums received by the City of Spartanburg from any source whatsoever, unless by law designated for some special fund or purpose, may be used in meeting disbursement for the General Fund, as described in Section 2 above.

SECTION 7. All fees, income, and funds not specifically allocated in the budget for the fiscal year beginning July 1, 2023, and ending June 30, 2024, shall become a part of the General Fund of the City of Spartanburg and shall be used for general corporate purpose of the City as may be authorized by the City Manager and City Council from time to time.

SECTION 8. The City Manager is authorized to make emergency expenditures from the Fund Balance for general corporate purpose of the City of Spartanburg in an amount not to exceed Ten Thousand and No/100 Dollars (\$10,000); PROVIDED, HOWEVER, any expenditures from the Contingency shall be reported to the City Council in writing.

SECTION 9. The City Manager is authorized to inform the County Tax Collector, or such other officer of the County as may be appropriate, to levy such ad valorem millage as will be reasonable and appropriate to provide the ad valorem revenue reflected in the approved budget.

SECTION 10. The City Manager is hereby authorized to arrange for the issuance of tax anticipation notes from time to time in anticipation of receipt of taxes by requesting bids for the issuance of such notes from such financial institutions as he shall determine. The aggregate amount of tax anticipation notes authorized here under to be issued by the City shall not exceed Three Million and No/100 Dollars (\$3,000,000). The notes shall be issued in compliance with State and Federal law. The notes are designated as qualified tax-exempt obligations under Section 265(b). The City Manager is authorized to award the notes to the financial institution offering the lowest rate of interest to the City and to name the Paying Agent for the issue without further action of the City Council. Upon the specific approval of City Council, the note shall be executed by the Mayor or the City Manager and be attested by the Municipal Clerk.

SECTION 12. The City Manager is authorized to approve all local, state, and federal grant awards.

SECTION 13. This Ordinance shall become effective July 1, 2023.

DONE AND RATIFIED In Council assembled this _____ day of June, 2023.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

____ / ____ / ____ (First Reading)

____ / ____ / ____ (Second Reading)



CITY OF SPARTANBURG, SC

**PROPOSED
BUDGET**

FY 2023 – 2024

FOR THE PERIOD OF:

JULY 1, 2023 – JUNE 30, 2024

June 8, 2023

Table of Contents

	<u>Page</u>
Table of Contents.....	ii
 General Fund	
Summary of Revenues, Expenditures, and Changes in Fund Balance.....	1
Trend Analysis.....	2
Detail Revenue Schedule.....	3
Detail Expenditure Schedule.....	5
Detail Expenditure Schedule by Department / Division.....	7
Detail Non-Departmental.....	24
 Special Revenue Funds	
Hospitality Tax Fund.....	25
Community Development Block Grant	31
Federal HOME Grant.....	33
Victims Assistance Fund.....	35
Multi-County Industrial Fund.....	36
Accommodation Tax Fund.....	37
 Enterprise Funds	
Airport Fund.....	39
Transit Fund.....	40
Parking Fund.....	41
Storm Water Utility Fund.....	42
 Debt Service Fund	
St. John-Daniel Morgan Street Tax Increment Financing Fund.....	43

Capital Projects Fund

Capital Projects.....44

Supplemental Information

Position Control / Authorized Staff.....45

Fee Schedules.....61

Appendix

Budget Ordinance.....71

Millage Ordinance.....74

City of Spartanburg, South Carolina
FY 2023 - 2024 Operating Budget

General Fund
Summary of Revenues, and Expenditure Schedule

<u>REVENUES</u>	<u>2020 - 2021</u> <u>ACTUAL</u>	<u>2021- 2022</u> <u>ACTUAL</u>	<u>2022 - 2023</u> <u>ADOPTED</u>	<u>2022 - 2023</u> <u>PROJECTED</u>	<u>2023 - 2024</u> <u>PROPOSED</u>	<u>%</u> <u>Change</u>
Property Taxes	17,478,529	17,946,193	18,225,000	18,412,753	19,488,760	7%
Fees, Licenses, and Permits	17,564,968	18,887,917	18,507,500	18,813,100	19,193,000	4%
Fines and Forfeitures	105,245	196,989	192,000	243,800	224,000	17%
Intergovernmental Revenues	4,342,224	3,530,378	3,454,631	4,262,368	4,262,927	23%
Charges for Services	2,328,320	2,321,198	2,063,000	2,455,500	3,216,500	56%
Other Revenues	216,835	358,991	892,687	324,000	346,000	-61%
Transfers In	3,577,695	5,030,761	3,800,000	3,500,000	4,300,000	13%
TOTAL REVENUE	<u>\$45,613,816</u>	<u>\$48,272,427</u>	<u>\$47,134,818</u>	<u>\$ 48,011,521</u>	<u>\$ 51,031,187</u>	<u>8%</u>
<u>EXPENDITURES</u>						
Policy and Management	5,408,229	5,295,525	5,617,221	5,378,768	5,860,503	4%
Non-departmental	3,107,381	4,070,029	1,810,510	2,431,628	4,912,198	171%
Finance Department	2,109,211	2,209,266	2,401,409	2,318,551	2,509,738	5%
Development Services	3,795,349	3,691,807	4,306,566	3,722,785	3,959,384	-8%
Police Department	11,895,482	12,984,188	13,925,588	13,921,639	13,998,986	1%
Fire Department	6,895,421	7,789,235	7,318,570	7,586,093	7,575,789	4%
Public Services	7,528,829	8,551,081	8,665,866	8,466,030	9,044,065	4%
Community Services	1,900,922	2,090,704	3,089,088	2,267,244	3,170,525	3%
TOTAL EXPENDITURES	<u>\$42,640,824</u>	<u>\$46,681,835</u>	<u>\$47,134,818</u>	<u>\$46,092,737</u>	<u>\$51,031,187</u>	<u>8%</u>
	<u>\$2,972,992</u>	<u>\$1,590,592</u>	<u>(\$0)</u>	<u>\$1,918,784</u>	<u>(\$0)</u>	

* Note: Recommended compensation adjustments are all recorded in the non-departmental line item. If approved, the amounts will be allocated to the various departments.

City of Spartanburg, South Carolina
FY 2023 - 2024 Operating Budget

General Fund
Summary of Revenues, and Expenditure Schedule

Trend Analysis

REVENUES	2020 - 2021		2021- 2022		2022 - 2023		2023 - 2024	
	ACTUAL	%	ACTUAL	%	ADOPTED	%	PROPOSED	%
Property Taxes	17,478,529	38%	17,946,193	37%	18,225,000	39%	19,488,760	38%
Fees, Licenses, and Permits	17,564,968	39%	18,887,917	39%	18,507,500	39%	19,193,000	38%
Fines and Forfeitures	105,245	0%	196,989	0%	192,000	0%	224,000	0%
Intergovernmental Revenues	4,342,224	10%	3,530,378	7%	3,454,631	7%	4,262,927	8%
Charges for Services	2,328,320	5%	2,321,198	5%	2,063,000	4%	3,216,500	6%
Other Revenues	216,835	0%	358,991	1%	892,687	2%	346,000	1%
Transfers In	3,577,695	8%	5,030,761	10%	3,800,000	8%	4,300,000	8%
TOTAL REVENUE	\$ 45,613,816	100%	\$ 48,272,427	100%	\$ 47,134,818	100%	\$51,031,187	100%
EXPENDITURES								
Policy and Management	8,515,610	20%	9,365,554	20%	7,427,731	16%	10,772,701	21%
Finance & Administrative Services	2,109,211	5%	2,209,266	5%	2,401,409	5%	2,509,738	5%
Development Services	3,795,349	9%	3,691,807	8%	4,306,566	9%	3,959,384	8%
Police Department	11,895,482	28%	12,984,188	28%	13,925,588	30%	13,998,986	27%
Fire Department	6,895,421	16%	7,789,235	17%	7,318,570	16%	7,575,789	15%
Public Services	7,528,829	18%	8,551,081	18%	8,665,866	18%	9,044,065	18%
Community Services	1,900,922	4%	2,090,704	4%	3,089,088	7%	3,170,525	6%
TOTAL EXPENDITURES	\$ 42,640,824	100%	\$ 46,681,835	100%	\$ 47,134,818	100%	\$ 51,031,187	100%
	2,972,992		1,590,592		0		(0)	

EXPENDITURE CATEGORY

Personnel Services	\$26,974,492	63%	\$29,163,960	62%	\$31,364,942	67%	\$31,027,062	61%
Operating Expenditures	12,454,585	29%	13,390,757	29%	12,865,388	27%	16,739,672	33%
Capital Outlay	1,709,878	4%	1,664,408	4%	1,833,947	4%	1,870,294	4%
Other Financing Uses	1,501,869	4%	2,462,710	5%	1,070,541	2%	1,394,159	3%
TOTAL EXPENDITURES	\$42,640,824	100%	\$46,681,835	100%	\$ 47,134,818	100%	\$51,031,187	100%

General Fund
Detailed Revenue Schedule

REVENUES	2020 - 2021 ACTUAL	2021 - 2022 ACTUAL	2022 - 2023 ADOPTED	2022 - 2023 PROJECTED	2023 - 2024 PROPOSED
Taxes:					
Real Estate - Current	\$15,622,667	\$16,016,077	\$16,342,000	\$16,515,753	\$17,588,760
Real Estate - Delinquent	422,172	498,067	425,000	400,000	400,000
Vehicle	1,433,690	1,432,049	1,458,000	1,497,000	1,500,000
Total Taxes	17,478,529	17,946,193	18,225,000	18,412,753	\$19,488,760
Fees, Licenses, and Permits:					
Business Licenses	7,293,786	8,089,187	7,650,000	8,100,000	8,100,000
Utility Franchise Fee	3,338,752	3,609,709	3,850,000	3,700,000	3,850,000
Communication Franchise Fee	2,000	-	0	400	-
Insurance Franchise Fee	5,681,997	6,029,814	5,900,000	6,030,000	6,150,000
Telecommunication Franchise Fee	204,105	175,689	175,000	180,000	180,000
Taxi & Chauffeur License	-	-	-	-	-
Animal License Fees and Penalties	609	1,035	1,000	1,000	1,000
Building Permits	604,486	595,043	575,000	474,000	550,000
Plan Review Fee	177,336	128,190	100,000	115,000	120,000
Electrical Permits	80,970	93,278	90,000	66,000	70,000
Plumbing Permits	53,697	60,013	50,000	28,000	50,000
HVAC Permits	100,299	83,339	95,000	84,000	90,000
Street Cut Permits	1,120	1,680	1,500	1,700	2,000
Inspections-Miscellaneous	25,812	20,941	20,000	33,000	30,000
Total Fees, Licenses, and Permits	17,564,968	18,887,917	18,507,500	18,813,100	19,193,000
Fines and Forfeitures:					
Criminal Fines	13,787	36,150	32,000	43,800	44,000
Traffic Fines	66,537	123,706	120,000	160,000	140,000
Parking Tickets	24,920	37,133	40,000	40,000	40,000
Total Fines and Forfeitures	105,245	196,989	192,000	243,800	224,000
REVENUES	2020 - 2021 ACTUAL	2021 - 2022 ACTUAL	2022 - 2023 ADOPTED	2022 - 2023 PROJECTED	2023 - 2024 PROPOSED
Intergovernmental Revenues:					
Local Government Funds	894,378	877,499	907,724	907,724	907,724
General Government Funds	1,314,690	599,397	507,426	554,476	522,476
Accommodations Tax	28,714	39,489	35,000	40,000	38,000
Inventory Tax	694,841	694,796	694,796	694,796	694,796
Heavy Equip. Rental Fees	58,168	-	-	-	-
Manufacturing Tax Reimbursement	9,496	9,867	7,000	16,000	15,000
Sunday Alcohol Sales	73,740	62,055	80,000	92,000	95,000
Water System Payments	1,064,328	1,079,229	1,112,685	1,112,685	1,128,263
GL & WC Insurance Recoveries	261,285	183,111	110,000	125,000	135,000
Total Intergovernmental Revenues	4,399,640	3,545,443	3,454,631	3,542,681	3,536,259

	2020 - 2021 <u>ACTUAL</u>	2021 - 2022 <u>ACTUAL</u>	2022 - 2023 <u>ADOPTED</u>	2022 - 2023 <u>PROJECTED</u>	2023 - 2024 <u>PROPOSED</u>
Charges for Services:					
District 6 & 7 School Guards	\$231,529	\$169,224	\$ 100,000	\$200,000	\$200,000
District 6 & 7 School Security	449,091	423,467	325,000	545,000	550,000
Public Safety Protection Service	29,757	33,041	30,000	32,300	37,500
Sanitation Service Charges	1,493,094	1,507,954	1,503,000	1,523,000	2,275,000
Fleet Charges	44,454	57,087	50,000	55,000	55,000
Miscellaneous Recreation Fees	10,153	63,466	55,000	100,200	99,000
Total Charges for Services	<u>2,258,077</u>	<u>2,254,239</u>	<u>2,063,000</u>	<u>2,455,500</u>	<u>3,216,500</u>
Other Revenues					
Cultural Recreation	-	-	-	-	-
Interest	14,498	30,415	25,000	185,000	200,000
Miscellaneous	92,165	843,231	719,687	843,687	860,668
Rents	23,000	50,000	48,000	15,000	12,000
Total Other Revenues	<u>129,663</u>	<u>923,646</u>	<u>792,687</u>	<u>1,043,687</u>	<u>1,072,668</u>
Sub Total	41,936,122	43,754,427	43,234,818	44,511,521	46,731,187
Other Financing Sources					
Fund Balance Appropriation	-	-	-	-	-
Transfer In / Medical Insurance Fund	300,000	-	300,000	-	300,000
Transfer In / Hospitality Tax Fund	2,486,793	2,703,000	3,000,000	3,000,000	3,500,000
Transfer In / Parking Fund	-	-	200,000	200,000	200,000
Transfer In / Storm Water Utility Fund	125,000	150,000	200,000	200,000	200,000
Transfer In / Debt Service Fund	-	-	-	-	-
Transfer In / MCIP Fund	60,000	65,000	100,000	100,000	100,000
Total Other Financing Sources	<u>2,971,793</u>	<u>2,918,000</u>	<u>3,800,000</u>	<u>3,500,000</u>	<u>4,300,000</u>
GENERAL FUND TOTAL REVENUE	<u><u>\$44,907,915</u></u>	<u><u>\$46,672,427</u></u>	<u><u>\$ 47,034,818</u></u>	<u><u>\$48,011,521</u></u>	<u><u>\$51,031,187</u></u>

**City of Spartanburg, SC
Fiscal Year 2023 - 2024
General Fund Operating Budget**

	<u>2020-2021 ACTUAL</u>	<u>2021-2022 ACTUAL</u>	<u>2022-2023 ADOPTED</u>	<u>2022-2023 PROJECTED</u>	<u>2023-2024 PROPOSED</u>
<u>Policy and Management</u>					
Mayor and Council	197,086	214,903	242,656	196,892	245,085
Boards and Commissions	1,850	1,850	1,850	1,850	1,850
City Attorney	495,272	492,791	485,859	389,710	521,859
Municipal Court	500,450	569,447	584,291	577,872	586,291
City Manager's Office	527,911	945,244	966,302	1,025,472	1,014,894
Non-Departmental	3,107,381	4,070,029	1,810,510	2,431,628	4,912,198
Communications & Marketing	199,383	242,821	226,757	251,480	250,957
Information Technology	2,332,681	1,920,797	1,989,480	1,954,722	2,240,980
Human Resources	344,430	341,709	439,691	375,722	370,203
Employee Development	61,878	70,370	81,059	86,611	82,000
Worker's Compensation	747,288	495,593	599,276	518,437	546,384
	<u>\$8,515,610</u>	<u>\$9,365,554</u>	<u>\$7,427,731</u>	<u>\$7,810,396</u>	<u>\$10,772,701</u>
<u>Finance & Administrative Services</u>					
Risk Management	851,854	920,155	944,266	980,944	1,052,000
Finance	828,260	839,078	961,066	901,129	961,066
Procurement and Property Management	214,768	222,412	240,494	238,236	237,377
Business License Code Enforcement	214,329	227,621	255,583	198,242	259,295
	<u>\$2,109,211</u>	<u>\$2,209,266</u>	<u>\$2,401,409</u>	<u>\$2,318,551</u>	<u>\$2,509,738</u>
<u>Development Services</u>					
Economic Development	71,394	20,314	240,299	180	-
Neighborhood Services	237,284	242,889	257,003	289,220	283,833
Property Maintenance Inspections	435,113	453,489	515,562	472,588	465,809
City Engineering	159,700	66,747	138,080	7,011	-
Planning Department	514,579	415,174	458,086	315,948	453,086
Inspections	749,978	806,171	948,000	920,439	946,937
Parking Enforcement	112,794	133,724	165,221	127,921	165,221
Construction Management	169,822	167,881	182,020	189,921	183,892
Building Maintenance	1,344,685	1,385,418	1,402,295	1,399,557	1,460,606
	<u>\$3,795,349</u>	<u>\$3,691,807</u>	<u>\$4,306,566</u>	<u>\$3,722,785</u>	<u>\$3,959,384</u>

CITY OF SPARTANBURG, SC
FY 2023 - 2024 Operating Budget

General Fund
Detailed Expenditure Schedule

MAYOR & COUNCIL - 1101	2020-2021	2021-2022	2022-2023	2022-2023	2023-2024
	ACTUAL	ACTUAL	ADOPTED	PROJECTED	PROPOSED
Expenditure Category					
Personnel Services	\$ 118,734	\$ 126,955	\$ 161,073	\$ 127,512	\$ 161,073
Operating Expenditures	78,352	87,948	81,583	69,380	84,012
Capital Outlay	-	-	-	-	-
Other Financing Uses	-	-	-	-	-
Total	<u>\$ 197,086</u>	<u>\$ 214,903</u>	<u>\$ 242,656</u>	<u>\$ 196,892</u>	<u>\$ 245,085</u>

BOARDS AND COMMISSIONS

- 1102

Expenditure Category					
Personnel Services	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Expenditures	1,850	1,850	1,850	1,850	1,850
Capital Outlay	-	-	-	-	-
Other Financing Uses	-	-	-	-	-
Total	<u>\$ 1,850</u>	<u>\$ 1,850</u>	<u>\$ 1,850</u>	<u>\$ 1,850</u>	<u>\$ 1,850</u>

CITY ATTORNEY - 1201

Expenditure Category					
Personnel Services	\$ 314,580	\$ 307,499	\$ 314,864	\$ 274,443	\$ 314,864
Operating Expenditures	180,692	185,292	170,995	115,267	206,995
Capital Outlay	-	-	-	-	-
Other Financing Uses	-	-	-	-	-
Total	<u>\$ 495,272</u>	<u>\$ 492,791</u>	<u>\$ 485,859</u>	<u>\$ 389,710</u>	<u>\$ 521,859</u>

CITY OF SPARTANBURG, SC

FY 2023 - 2024 Operating Budget

General Fund

Detailed Expenditure Schedule

MUNICIPAL COURT - 1202	2020-2021	2021-2022	2022-2023	2022-2023	2023-2024
	ACTUAL	ACTUAL	ADOPTED	PROJECTED	PROPOSED
Expenditure Category					
Personnel Services	\$ 447,650	\$ 488,132	\$ 498,291	\$ 501,337	\$ 498,291
Operating Expenditures	52,800	81,315	86,000	76,535	88,000
Capital Outlay	-	-	-	-	-
Other Financing Uses	-	-	-	-	-
Total	<u>\$ 500,450</u>	<u>\$ 569,447</u>	<u>\$ 584,291</u>	<u>\$ 577,872</u>	<u>\$ 586,291</u>

CITY MANAGER - 1301

Expenditure Category					
Personnel Services	\$ 474,942	\$ 638,867	\$ 709,363	\$ 669,275	\$ 709,363
Operating Expenditures	52,969	306,377	256,939	356,197	305,531
Capital Outlay	-	-	-	-	-
Other Financing Uses	-	-	-	-	-
Total	<u>\$ 527,911</u>	<u>\$ 945,244</u>	<u>\$ 966,302</u>	<u>\$ 1,025,472</u>	<u>\$ 1,014,894</u>

NON-DEPARTMENTAL - 8101

Expenditure Category					
Personnel Services	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Expenditures	1,605,512	1,607,319	739,969	1,411,087	3,518,039
Capital Outlay	-	-	-	-	-
Other Financing Uses	1,501,869	2,462,710	1,070,541	1,020,541	1,394,159
Total	<u>\$ 3,107,381</u>	<u>\$ 4,070,029</u>	<u>\$ 1,810,510</u>	<u>\$ 2,431,628</u>	<u>\$ 4,912,198</u>

CITY OF SPARTANBURG, SC
FY 2023 - 2024 Operating Budget

General Fund
Detailed Expenditure Schedule

COMMUNICATIONS & MARKETING - 1401	2020-2021 ACTUAL	2021-2022 ACTUAL	2022-2023 ADOPTED	2022-2023 PROJECTED	2023-2024 PROPOSED
Expenditure Category					
Personnel Services	\$ 145,313	\$ 155,335	\$ 160,207	\$ 168,235	\$ 160,207
Operating Expenditures	54,070	87,486	66,550	83,245	90,750
Capital Outlay	-	-	-	-	-
Other Financing Uses	-	-	-	-	-
Total	<u>\$ 199,383</u>	<u>\$ 242,821</u>	<u>\$ 226,757</u>	<u>\$ 251,480</u>	<u>\$ 250,957</u>

INFORMATION TECHNOLOGY
- 4301

Expenditure Category					
Personnel Services	\$ 534,827	\$ 565,728	\$ 570,083	\$ 571,498	\$ 570,083
Operating Expenditures	1,550,388	1,307,221	1,284,397	1,248,164	1,535,897
Capital Outlay	247,466	47,848	135,000	135,060	135,000
Other Financing Uses	-	-	-	-	-
Total	<u>\$ 2,332,681</u>	<u>\$ 1,920,797</u>	<u>\$ 1,989,480</u>	<u>\$ 1,954,722</u>	<u>\$ 2,240,980</u>

HUMAN RESOURCES - 4401	2020-2021 ACTUAL	2021-2022 ACTUAL	2022-2023 ADOPTED	2022-2023 PROJECTED	2023-2024 PROPOSED
Expenditure Category					
Personnel Services	\$ 278,968	\$ 276,678	\$ 290,789	\$ 291,550	\$ 290,789
Operating Expenditures	65,462	65,031	148,902	84,172	79,414
Capital Outlay	-	-	-	-	-
Other Financing Uses	-	-	-	-	-
Total	<u>\$ 344,430</u>	<u>\$ 341,709</u>	<u>\$ 439,691</u>	<u>\$ 375,722</u>	<u>\$ 370,203</u>

CITY OF SPARTANBURG, SC
FY 2023 - 2024 Operating Budget

General Fund
Detailed Expenditure Schedule

EMPLOYEE DEVELOPMENT	2020-2021	2021-2022	2022-2023	2022-2023	2023-2024
- 4402	ACTUAL	ACTUAL	ADOPTED	PROJECTED	PROPOSED
Expenditure Category					
Personnel Services	\$ 4,043	\$ 5,493	\$ -	\$ 4,100	\$ -
Operating Expenditures	57,835	64,877	81,059	82,511	82,000
Capital Outlay	-	-	-	-	-
Other Financing Uses	-	-	-	-	-
Total	<u>\$ 61,878</u>	<u>\$ 70,370</u>	<u>\$ 81,059</u>	<u>\$ 86,611</u>	<u>\$ 82,000</u>

WORKER'S COMPENSATION					
- 4403					
Expenditure Category					
Personnel Services	\$ 96,121	\$ 105,423	\$ 107,964	\$ 107,344	\$ 107,964
Operating Expenditures	651,167	390,170	491,312	411,093	438,420
Capital Outlay	-	-	-	-	-
Other Financing Uses	-	-	-	-	-
Total	<u>\$ 747,288</u>	<u>\$ 495,593</u>	<u>\$ 599,276</u>	<u>\$ 518,437</u>	<u>\$ 546,384</u>

RISK MANAGEMENT - 1601

Expenditure Category					
Personnel Services	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Expenditures	851,854	920,155	944,266	980,944	1,052,000
Capital Outlay	-	-	-	-	-
Other Financing Uses	-	-	-	-	-
Total	<u>\$ 851,854</u>	<u>\$ 920,155</u>	<u>\$ 944,266</u>	<u>\$ 980,944</u>	<u>\$ 1,052,000</u>

CITY OF SPARTANBURG, SC
FY 2023 - 2024 Operating Budget

General Fund
Detailed Expenditure Schedule

FINANCE - 1602	2020-2021	2021-2022	2022-2023	2022-2023	2023-2024
	ACTUAL	ACTUAL	ADOPTED	PROJECTED	PROPOSED
Expenditure Category					
Personnel Services	\$ 681,128	\$ 709,556	\$ 785,353	\$ 697,644	\$ 785,353
Operating Expenditures	145,961	129,522	175,713	203,485	175,713
Capital Outlay	1,171	-	-	-	-
Other Financing Uses	-	-	-	-	-
Total	\$ 828,260	\$ 839,078	\$ 961,066	\$ 901,129	\$ 961,066

PROCUREMENT & PROPERTY
MANAGEMENT - 1604

Expenditure Category					
Personnel Services	\$ 174,437	\$ 180,846	\$ 184,941	\$ 184,600	\$ 184,941
Operating Expenditures	36,024	35,918	49,905	47,988	48,269
Capital Outlay	4,307	5,648	5,648	5,648	4,167
Other Financing Uses	-	-	-	-	-
Total	\$ 214,768	\$ 222,412	\$ 240,494	\$ 238,236	\$ 237,377

BUSINESS LICENSE	2020-2021	2021-2022	2022-2023	2022-2023	2023-2024
ENFORCEMENT - 1611	ACTUAL	ACTUAL	ADOPTED	PROJECTED	PROPOSED
Expenditure Category					
Personnel Services	\$ 201,497	\$ 215,601	\$ 234,948	\$ 183,330	\$ 234,948
Operating Expenditures	5,894	5,082	13,697	7,974	13,097
Capital Outlay	6,938	6,938	6,938	6,938	11,250
Other Financing Uses	-	-	-	-	-
Total	\$ 214,329	\$ 227,621	\$ 255,583	\$ 198,242	\$ 259,295

CITY OF SPARTANBURG, SC
FY 2023 - 2024 Operating Budget

General Fund
Detailed Expenditure Schedule

ECONOMIC DEVELOPMENT	2020-2021	2021-2022	2022-2023	2022-2023	2023-2024
- 1802	ACTUAL	ACTUAL	ADOPTED	PROJECTED	PROPOSED
Expenditure Category					
Personnel Services	\$ 46,228	\$ -	\$ 199,799	\$ -	\$ -
Operating Expenditures	25,166	20,314	40,500	180	-
Capital Outlay	-	-	-	-	-
Other Financing Uses	-	-	-	-	-
Total	<u>\$ 71,394</u>	<u>\$ 20,314</u>	<u>\$ 240,299</u>	<u>\$ 180</u>	<u>\$ -</u>
 NEIGHBORHOOD SERVICES - 1803					
Expenditure Category					
Personnel Services	\$ 226,179	\$ 234,030	\$ 239,883	\$ 238,708	\$ 239,883
Operating Expenditures	9,435	7,189	15,450	48,842	37,450
Capital Outlay	1,670	1,670	1,670	1,670	6,500
Other Financing Uses	-	-	-	-	-
Total	<u>\$ 237,284</u>	<u>\$ 242,889</u>	<u>\$ 257,003</u>	<u>\$ 289,220</u>	<u>\$ 283,833</u>
 PROPERTY MAINTENANCE					
INSPECTIONS - 1804					
Expenditure Category					
Personnel Services	\$ 226,627	\$ 292,444	\$ 310,606	\$ 261,141	\$ 310,606
Operating Expenditures	203,150	152,925	196,836	203,328	142,286
Capital Outlay	5,336	8,120	8,120	8,120	12,917
Other Financing Uses	-	-	-	-	-
Total	<u>\$ 435,113</u>	<u>\$ 453,489</u>	<u>\$ 515,562</u>	<u>\$ 472,588</u>	<u>\$ 465,809</u>

CITY OF SPARTANBURG, SC
FY 2023 - 2024 Operating Budget

General Fund
Detailed Expenditure Schedule

CITY ENGINEERING - 1810	2020-2021	2021-2022	2022-2023	2022-2023	2023-2024
	ACTUAL	ACTUAL	ADOPTED	PROJECTED	PROPOSED
Expenditure Category					
Personnel Services	\$ 102,445	\$ 42,693	\$ 138,080	\$ -	\$ -
Operating Expenditures	54,778	21,577	-	7,011	-
Capital Outlay	2,477	2,477	-	-	-
Other Financing Uses	-	-	-	-	-
Total	<u>\$ 159,700</u>	<u>\$ 66,747</u>	<u>\$ 138,080</u>	<u>\$ 7,011</u>	<u>\$ -</u>
 PLANNING DEPARTMENT					
- 1812					
Expenditure Category					
Personnel Services	\$ 227,494	\$ 208,710	\$ 318,086	\$ 209,760	\$ 318,086
Operating Expenditures	287,085	206,464	140,000	106,188	135,000
Capital Outlay	-	-	-	-	-
Other Financing Uses	-	-	-	-	-
Total	<u>\$ 514,579</u>	<u>\$ 415,174</u>	<u>\$ 458,086</u>	<u>\$ 315,948</u>	<u>\$ 453,086</u>
 INSPECTIONS - 1814					
Expenditure Category					
Personnel Services	\$ 643,015	\$ 713,363	\$ 818,537	\$ 828,718	\$ 818,537
Operating Expenditures	102,872	85,945	122,600	84,858	117,900
Capital Outlay	4,091	6,863	6,863	6,863	10,500
Other Financing Uses	-	-	-	-	-
Total	<u>\$749,978</u>	<u>\$806,171</u>	<u>\$948,000</u>	<u>\$920,439</u>	<u>\$946,937</u>

CITY OF SPARTANBURG, SC
FY 2023 - 2024 Operating Budget

General Fund
Detailed Expenditure Schedule

PARKING ENFORCEMENT	2020-2021	2021-2022	2022-2023	2022-2023	2023-2024
- 1816	ACTUAL	ACTUAL	ADOPTED	PROJECTED	PROPOSED
Expenditure Category					
Personnel Services	\$ 110,268	\$ 130,524	\$ 157,371	\$ 120,071	\$ 157,371
Operating Expenditures	2,526	3,200	7,850	7,850	7,850
Capital Outlay	-	-	-	-	-
Other Financing Uses	-	-	-	-	-
Total	\$ 112,794	\$ 133,724	\$ 165,221	\$ 127,921	\$ 165,221
CONSTRUCTION					
MANAGEMENT - 1820					
Expenditure Category					
Personnel Services	\$ 164,121	\$ 159,648	\$ 167,735	\$ 180,290	\$ 167,735
Operating Expenditures	3,428	3,188	9,240	4,586	9,240
Capital Outlay	2,273	5,045	5,045	5,045	6,917
Other Financing Uses	-	-	-	-	-
Total	\$ 169,822	\$ 167,881	\$ 182,020	\$ 189,921	\$ 183,892
BUILDING MAINTENANCE					
- 1822					
Expenditure Category					
Personnel Services	\$ 508,278	\$ 541,754	\$ 557,627	\$ 554,889	\$ 557,627
Operating Expenditures	827,368	831,855	833,525	833,525	888,750
Capital Outlay	9,039	11,809	11,143	11,143	14,229
Other Financing Uses	-	-	-	-	-
Total	\$ 1,344,685	\$ 1,385,418	\$ 1,402,295	\$ 1,399,557	\$ 1,460,606

CITY OF SPARTANBURG, SC
FY 2023 - 2024 Operating Budget

General Fund
Detailed Expenditure Schedule

POLICE CHIEF'S OFFICE - 2110	2020-2021 ACTUAL	2021-2022 ACTUAL	2022-2023 ADOPTED	2022-2023 PROJECTED	2023-2024 PROPOSED
Expenditure Category					
Personnel Services	\$ 1,176,796	\$ 1,114,857	\$ 1,312,799	\$ 1,277,747	\$ 1,312,799
Operating Expenditures	105,174	123,358	168,955	115,649	168,875
Capital Outlay	19,579	13,960	13,960	13,960	24,500
Other Financing Uses	-	-	-	-	-
Total	\$ 1,301,549	\$ 1,252,175	\$ 1,495,714	\$ 1,407,356	\$ 1,506,174

**TECHNICAL & SUPPORT
ADMINISTRATION - 2121**

Expenditure Category					
Personnel Services	\$ 491,691	\$ 594,991	\$ 635,442	\$ 635,354	\$ 635,442
Operating Expenditures	205,303	275,408	452,783	495,875	643,151
Capital Outlay	-	-	-	14,861	-
Other Financing Uses	-	-	-	-	-
Total	\$ 696,994	\$ 870,399	\$ 1,088,225	\$ 1,146,090	\$ 1,278,593

**DETENTION TRANSPORT
- 2123**

Expenditure Category					
Personnel Services	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Expenditures	46,302	17,742	49,500	17,225	49,500
Capital Outlay	-	3,583	11,270	11,270	11,270
Other Financing Uses	-	-	-	-	-
Total	\$ 46,302	\$ 21,325	\$ 60,770	\$ 28,495	\$ 60,770

CITY OF SPARTANBURG, SC
FY 2023 - 2024 Operating Budget

General Fund
Detailed Expenditure Schedule

RECORDS - 2124	2020-2021	2021-2022	2022-2023	2022-2023	2023-2024
	ACTUAL	ACTUAL	ADOPTED	PROJECTED	PROPOSED
Expenditure Category					
Personnel Services	\$ 434,984	\$ 456,756	\$ 464,764	\$ 364,042	\$ 464,764
Operating Expenditures	9,217	3,354	20,700	20,700	20,700
Capital Outlay	-	-	-	-	-
Other Financing Uses	-	-	-	-	-
Total	<u>\$ 444,201</u>	<u>\$ 460,110</u>	<u>\$ 485,464</u>	<u>\$ 384,742</u>	<u>\$ 485,464</u>

ANIMAL CONTROL - 2125

Expenditure Category					
Personnel Services	\$ 117,883	\$ 84,214	\$ 136,160	\$ 110,425	\$ 136,160
Operating Expenditures	83,021	81,282	105,164	72,647	103,131
Capital Outlay	14,607	-	-	-	16,667
Other Financing Uses	-	-	-	-	-
Total	<u>\$ 215,511</u>	<u>\$ 165,496</u>	<u>\$ 241,324</u>	<u>\$ 183,072</u>	<u>\$ 255,958</u>

LAW ENFORCEMENT

ADMINISTRATION - 2141

Expenditure Category					
Personnel Services	\$ 330,038	\$ 353,600	\$ 352,850	\$ 352,771	\$ 352,850
Operating Expenditures	19,616	23,554	48,301	24,871	54,395
Capital Outlay	-	-	-	-	-
Other Financing Uses	-	-	-	-	-
Total	<u>\$ 349,654</u>	<u>\$ 377,154</u>	<u>\$ 401,151</u>	<u>\$ 377,642</u>	<u>\$ 407,245</u>

CITY OF SPARTANBURG, SC
FY 2023 - 2024 Operating Budget

General Fund
Detailed Expenditure Schedule

PATROL - 2142	2020-2021	2021-2022	2022-2023	2022-2023	2023-2024
	ACTUAL	ACTUAL	ADOPTED	PROJECTED	PROPOSED
Expenditure Category					
Personnel Services	\$ 5,182,394	\$ 5,527,483	\$ 5,903,434	\$ 5,988,210	\$ 5,903,434
Operating Expenditures	215,834	333,380	338,364	328,640	365,850
Capital Outlay	238,553	380,151	505,051	487,246	407,002
Other Financing Uses	-	-	-	-	-
Total	<u>\$ 5,636,781</u>	<u>\$ 6,241,014</u>	<u>\$ 6,746,849</u>	<u>\$ 6,804,096</u>	<u>\$ 6,676,286</u>

CRIMINAL INVESTIGATIONS
- 2144

Expenditure Category					
Personnel Services	\$ 1,985,142	\$ 2,242,670	\$ 1,915,507	\$ 2,182,778	\$ 1,915,507
Operating Expenditures	171,107	173,973	251,090	181,310	219,504
Capital Outlay	94,067	85,273	85,273	93,075	48,000
Other Financing Uses	-	-	-	-	-
Total	<u>\$ 2,250,316</u>	<u>\$ 2,501,916</u>	<u>\$ 2,251,870</u>	<u>\$ 2,457,163</u>	<u>\$ 2,183,011</u>

CRIME PREVENTION - 2145

Expenditure Category					
Personnel Services	\$ 882,185	\$ 1,005,981	\$ 985,746	\$ 1,038,498	\$ 985,746
Operating Expenditures	6,169	9,214	20,336	13,135	11,600
Capital Outlay	-	-	-	-	-
Other Financing Uses	-	-	-	-	-
Total	<u>\$ 888,354</u>	<u>\$ 1,015,195</u>	<u>\$ 1,006,082</u>	<u>\$ 1,051,633</u>	<u>\$ 997,346</u>

CITY OF SPARTANBURG, SC
FY 2023 - 2024 Operating Budget

General Fund
Detailed Expenditure Schedule

SCHOOL CROSSING GUARDS - 2147	2020-2021 ACTUAL	2021-2022 ACTUAL	2022-2023 ADOPTED	2022-2023 PROJECTED	2023-2024 PROPOSED
Expenditure Category					
Personnel Services	\$ 65,058	\$ 78,203	\$ 140,455	\$ 79,851	\$ 140,455
Operating Expenditures	762	1,201	7,684	1,500	7,684
Capital Outlay	-	-	-	-	-
Other Financing Uses	-	-	-	-	-
Total	\$ 65,820	\$ 79,404	\$ 148,139	\$ 81,351	\$ 148,139

FIRE ADMINISTRATION - 2181

Expenditure Category					
Personnel Services	\$ 646,759	\$ 705,649	\$ 669,969	\$ 775,809	\$ 669,969
Operating Expenditures	138,185	204,369	279,605	170,950	317,975
Capital Outlay	12,386	19,574	19,574	19,574	31,369
Other Financing Uses	-	-	-	-	-
Total	\$ 797,330	\$ 929,592	\$ 969,148	\$ 966,333	\$ 1,019,313

FIRE SUPPRESSION - 2182

Expenditure Category					
Personnel Services	\$ 4,869,943	\$ 5,662,248	\$ 5,215,401	\$ 5,485,739	\$ 5,215,401
Operating Expenditures	762,543	768,849	705,475	705,475	904,045
Capital Outlay	465,605	428,546	428,546	428,546	437,030
Other Financing Uses	-	-	-	-	-
Total	\$ 6,098,091	\$ 6,859,643	\$ 6,349,422	\$ 6,619,760	\$ 6,556,476

CITY OF SPARTANBURG, SC
FY 2023 - 2024 Operating Budget

General Fund
Detailed Expenditure Schedule

PUBLIC SERVICES	2020-2021	2021-2022	2022-2023	2022-2023	2023-2024
ADMINISTRATION - 3101	ACTUAL	ACTUAL	ADOPTED	PROJECTED	PROPOSED
Expenditure Category					
Personnel Services	\$ 59,354	\$ 80,772	\$ 260,761	\$ 174,076	\$ 260,761
Operating Expenditures	10,894	14,372	16,200	16,200	19,850
Capital Outlay	-	-	-	-	-
Other Financing Uses	-	-	-	-	-
Total	\$ 70,248	\$ 95,144	\$ 276,961	\$ 190,276	\$ 280,611

GROUNDS MAINTENANCE
- 3102

Expenditure Category					
Personnel Services	\$ 969,328	\$ 966,592	\$ 1,082,311	\$ 951,945	\$ 1,082,311
Operating Expenditures	645,625	792,218	592,047	744,148	618,475
Capital Outlay	139,954	130,303	100,924	100,924	122,465
Other Financing Uses	-	-	-	-	-
Total	\$ 1,754,907	\$ 1,889,113	\$ 1,775,282	\$ 1,797,017	\$ 1,823,251

TRAFFIC SERVICES - 3104

Expenditure Category					
Personnel Services	\$ 361,504	\$ 335,589	\$ 434,432	\$ 397,332	\$ 434,432
Operating Expenditures	789,874	1,008,535	929,912	935,800	929,912
Capital Outlay	9,724	20,030	20,030	20,030	25,500
Other Financing Uses	-	-	-	-	-
Total	\$ 1,161,102	\$ 1,364,154	\$ 1,384,374	\$ 1,353,162	\$ 1,389,844

CITY OF SPARTANBURG, SC

FY 2023 - 2024 Operating Budget

General Fund

Detailed Expenditure Schedule

STREET MAINTENANCE	2020-2021	2021-2022	2022-2023	2022-2023	2023-2024
- 3105	ACTUAL	ACTUAL	ADOPTED	PROJECTED	PROPOSED
Expenditure Category					
Personnel Services	\$ 197,526	\$ 215,750	\$ 300,522	\$ 223,362	\$ 300,522
Operating Expenditures	119,119	128,169	170,975	125,833	290,675
Capital Outlay	67,276	91,844	74,247	74,247	117,035
Other Financing Uses	-	-	-	-	-
Total	<u>\$ 383,921</u>	<u>\$ 435,763</u>	<u>\$ 545,744</u>	<u>\$ 423,442</u>	<u>\$ 708,232</u>

FLEET MAINTENANCE - 3141

Expenditure Category					
Personnel Services	\$ 743,265	\$ 765,358	\$ 836,721	\$ 833,207	\$ 836,721
Operating Expenditures	1,078,571	1,336,357	1,455,220	1,394,206	1,519,700
Capital Outlay	7,254	8,754	8,673	8,673	19,500
Other Financing Uses	-	-	-	-	-
Total	<u>\$ 1,829,090</u>	<u>\$ 2,110,469</u>	<u>\$ 2,300,614</u>	<u>\$ 2,236,085</u>	<u>\$ 2,375,921</u>

SOLID WASTE - 3161

Expenditure Category					
Personnel Services	\$ 1,369,609	\$ 1,405,755	\$ 1,484,705	\$ 1,545,138	\$ 1,484,705
Operating Expenditures	609,158	870,022	517,525	540,250	581,275
Capital Outlay	350,794	380,661	380,661	380,661	400,226
Other Financing Uses	-	-	-	-	-
Total	<u>\$ 2,329,561</u>	<u>\$ 2,656,438</u>	<u>\$ 2,382,891</u>	<u>\$ 2,466,049</u>	<u>\$ 2,466,206</u>

CITY OF SPARTANBURG, SC
FY 2023 - 2024 Operating Budget

General Fund
Detailed Expenditure Schedule

COMMUNITY RELATIONS	2020-2021	2021-2022	2022-2023	2022-2023	2023-2024
- 1501	ACTUAL	ACTUAL	ADOPTED	PROJECTED	PROPOSED
Expenditure Category					
Personnel Services	\$ 232,794	\$ 165,857	\$ 277,413	\$ 213,342	\$ 277,413
Operating Expenditures	34,936	26,437	48,211	36,898	55,711
Capital Outlay	-	-	-	-	-
Other Financing Uses	-	-	-	-	-
Total	<u>\$ 267,730</u>	<u>\$ 192,294</u>	<u>\$ 325,624</u>	<u>\$ 250,239</u>	<u>\$ 333,124</u>

PARKS, RECREATION, &
SPECIAL EVENTS ADMIN - 5001

Expenditure Category					
Personnel Services	\$ 243,496	\$ 263,801	\$ 339,224	334,280	339,224
Operating Expenditures	214,651	253,085	226,190	230,612	263,440
Capital Outlay	2,294	2,294	2,294	2,294	3,333
Other Financing Uses	-	-	-	-	-
Total	<u>460,441</u>	<u>519,180</u>	<u>567,708</u>	<u>567,186</u>	<u>605,997</u>

CITY OF SPARTANBURG, SC
FY 2023 - 2024 Operating Budget

General Fund
Detailed Expenditure Schedule

SPECIAL EVENTS - 5009	2020-2021	2021-2022	2022-2023	2022-2023	2023-2024
	ACTUAL	ACTUAL	ADOPTED	PROJECTED	PROPOSED
Expenditure Category					
Personnel Services	\$ 162,490	\$ 189,006	\$ 216,716	\$ 203,732	\$ 216,716
Operating Expenditures	7,973	8,460	11,348	16,874	18,526
Capital Outlay	-	-	-	-	-
Other Financing Uses	-	-	-	-	-
Total	<u>\$ 170,463</u>	<u>\$ 197,466</u>	<u>\$ 228,064</u>	<u>\$ 220,606</u>	<u>\$ 235,242</u>

RECREATION CENTERS - 5010

Expenditure Category					
Personnel Services	\$ 411,695	\$ 499,015	\$ 734,400	\$ 540,094	\$ 734,400
Operating Expenditures	108,729	141,754	123,180	114,962	137,900
Capital Outlay	-	-	-	-	-
Other Financing Uses	-	-	-	-	-
Total	<u>\$ 520,424</u>	<u>\$ 640,769</u>	<u>\$ 857,580</u>	<u>\$ 655,055</u>	<u>\$ 872,300</u>

PARKS - 5011

Expenditure Category					
Personnel Services	\$ 236,365	\$ 260,488	\$ 451,576	\$ 260,345	\$ 451,576
Operating Expenditures	61,712	68,293	88,325	86,289	98,175
Capital Outlay	3,017	3,017	3,017	3,017	4,917
Other Financing Uses	-	-	-	-	-
Total	<u>\$ 301,094</u>	<u>\$ 331,798</u>	<u>\$ 542,918</u>	<u>\$ 349,651</u>	<u>\$ 554,668</u>

CITY OF SPARTANBURG, SC
FY 2023 - 2024 Operating Budget

General Fund
Detailed Expenditure Schedule

AQUATICS - 5012	2020-2021	2021-2022	2022-2023	2022-2023	2023-2024
	ACTUAL	ACTUAL	ADOPTED	PROJECTED	PROPOSED
Expenditure Category					
Personnel Services	\$ 15,227	\$ 30,167	\$ 167,712	\$ 20,515	\$ 167,712
Operating Expenditures	35,750	56,445	207,960	105,122	207,960
Capital Outlay	-	-	-	-	-
Other Financing Uses	-	-	-	-	-
Total	<u>\$ 50,977</u>	<u>\$ 86,612</u>	<u>\$ 375,672</u>	<u>\$ 125,637</u>	<u>\$ 375,672</u>
ATHLETICS - 5013					
Expenditure Category					
Personnel Services	\$ 62,071	\$ 59,879	\$ 120,323	\$ 37,985	\$ 120,323
Operating Expenditures	67,722	62,706	71,200	60,886	73,200
Capital Outlay	-	-	-	-	-
Other Financing Uses	-	-	-	-	-
Total	<u>\$ 129,793</u>	<u>\$ 122,585</u>	<u>\$ 191,523</u>	<u>\$ 98,871</u>	<u>\$ 193,523</u>
GENERAL FUND TOTAL	\$ 42,640,824	\$ 46,681,835	\$ 47,134,818	\$ 46,092,737	\$ 51,031,187

CITY OF SPARTANBURG, SC
General Fund

Detailed Expenditure Schedule
Summary

	2020-2021	2021-2022	2022-2023	2022-2023	2023-2024
	ACTUAL	ACTUAL	ADOPTED	PROJECTED	PROPOSED
Expenditure Category Totals					
Personnel Services	\$26,974,492	\$29,163,960	\$31,364,942	\$30,201,017	\$31,027,062
Operating Expenditures	12,454,585	13,390,757	12,865,388	13,032,314	16,739,672
Capital Outlay	1,709,878	1,664,408	1,833,947	1,838,865	1,870,294
Other Financing Uses	<u>1,501,869</u>	<u>2,462,710</u>	<u>1,070,541</u>	<u>1,020,541</u>	<u>1,394,159</u>
	\$42,640,824	\$46,681,835	\$47,134,818	\$46,092,737	\$51,031,187

**CITY OF SPARTANBURG
GENERAL FUND
FY 2023 - 2024 BUDGET**

<u>Non-Departmental</u>	<u>FY 2020 / FY 2021 Adopted</u>	<u>FY 2021 / FY 2022 Adopted</u>	<u>FY 2022 / FY 2023 Adopted</u>	<u>FY 2023 / FY 2024 Proposed</u>	<u>Difference</u>
Salary Savings (Planned Credit)	(750,000)	(900,000)	(831,685)	(900,000)	(68,315)
Annual Transit Transfer reduced to zero	(500,000)	(500,000)	-	-	-
Contribution to the Pension Fund	800,000	800,000	800,000	800,000	-
Arkwright Landfill post-monitoring	43,735	-	-	-	-
Norfolk Southern & CSX Annual leases	-	-	-	-	-
Annual Lease Payments to SRFC	756,450	764,014	771,654	779,371	7,717
Transfer to Capital Projects Fund / Facilities Sinking Fund	220,000	-	-	370,000	370,000
Transfer to Capital Projects Fund / T.K. Gregg Rec. Facility Sinking Fund	-	-	-	-	-
Transfer to Airport Enterprise Fund	200,000	-	-	-	-
Transfer to Transit Fund / Operating Subsidy	500,000	500,000	500,000	500,000	-
Transfer to Debt Service Fund / Lease for 440 Church Street	89,729	-	-	-	-
Transfer to Debt Service Fund / 2010 GO Debt	517,357	521,652	520,541	524,159	3,618
Transfer to Debt Service Fund / Mary Black Loan (PIP)	-	-	-	-	-
Transfer to Debt Service Fund / ShoreTel Lease Payments	-	-	-	-	-
Transfer to Debt Service Fund / Spillman Technologies	154,349	154,349	-	-	-
Transfer to Debt Service Fund / Fire Station	-	-	-	-	-
Transfer to St. John Street TIF Fund / Debt Service	50,000	50,000	50,000	-	(50,000)
Totals	2,081,620	1,390,015	1,810,510	2,073,530	263,020

CITY OF SPARTANBURG, SOUTH CAROLINA
FY 2023 - 2024 Operating Budget

Special Revenue Fund

Hospitality Tax Fund - 311

	2020-2021	2021-2022	2022-2023	2023-2024
	<u>ACTUAL</u>	<u>ACTUAL</u>	<u>ADOPTED</u>	<u>PROPOSED</u>
Revenues				
Hospitality Tax	\$ 5,380,981	\$ 6,221,488	\$ 6,000,000	\$ 7,000,000
Sunday Alcohol Sales	1,950	602	2,000	1,000
Investment Earnings	24,211	2,470	3,000	70,000
Fund Balance Appropriation	-	-	110,256	-
	<u>\$ 5,407,142</u>	<u>\$ 6,224,560</u>	<u>\$ 6,115,256</u>	<u>\$ 7,071,000</u>
Expenditures				
Projects	\$ 186,176	\$ 587,322	\$ 435,000	\$ 508,950
Transfer Out / Capital Projects Fund	-	-	-	300,000
Transfer Out / General Fund	2,486,793	2,703,000	3,000,000	3,500,000
Transfer Out / Miscellaneous Grant Fund	-	-	-	-
Transfer Out / Special Events Fund	-	279,607	75,500	150,225
Transfer Out / Debt Service Fund	2,619,806	2,609,258	2,604,756	2,611,825
	<u>\$ 5,292,775</u>	<u>\$ 6,179,187</u>	<u>\$ 6,115,256</u>	<u>\$ 7,071,000</u>
 Fund Balance (Restricted)	 1,508,323	 1,553,696	 1,553,696	 1,553,697



Debt:	<u>Principal</u>	<u>Interest</u>	<u>Fiscal Agent Fees</u>	<u>Total</u>
(1) Refunded COPS (Certificates of Participation)	815,000	33,723	1,650	850,373
(2) Series 2016 A Special Obligation Bonds (Non-Taxable)	290,000	47,299	1,650	338,949
(3) Series 2021 B Special Obligation Bonds (Taxable)	420,217	55,853	1,650	477,720
(4) Series 2019 Special Obligation Bonds	<u>605,000</u>	<u>338,133</u>	<u>1,650</u>	<u>944,783</u>
	2,130,217	475,007	6,600	2,611,825

CITY OF SPARTANBURG, SOUTH CAROLINA
FY 2023 - 2024 Operating Budget
Hospitality Tax Funding
5 Year History and Projections

Revenues:		FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023*	FY 2024
		Actual	Actual	Actual	Actual	Actual	Actual	Projected	Proposed
1	Hospitality Tax Collections	4,776,238	\$ 5,041,501	\$ 5,336,664	\$ 4,956,934	\$ 5,380,981	\$ 6,221,488	\$ 6,750,000	\$ 7,000,000
2	Interest	11,112	16,473	28,448	26,024	2,421	2,470	70,000	70,000
3	Sunday Alcohol Sales	4,100	951	11,050	1,801	1,950	602	1,000	1,000
4	Fund Balance Appropriation	-	-	-	-	-	-	-	-
		4,791,450	5,058,925	5,376,182	4,984,759	5,385,352	6,224,560	6,821,000	7,071,000
Expenditure:									
1	Party Debt Service	1,970,188	1,970,112	1,978,833	2,357,315	2,619,806	2,609,258	2,604,756	2,611,825
2	Discretionary Expenditures	522,345	543,380	540,450	567,122	186,176	587,322	533,197	508,950
3	Transfer to Capital Projects Fund**	187,768	268,191	199,392	465,246	-	-	-	300,000
4	Transfer to General Fund	1,802,486	2,156,941	2,611,842	2,478,467	2,486,793	2,703,000	3,000,000	3,500,000
5	Transfer to Miscellaneous Grant Fund	5,425	7,547	-	-	-	-	-	-
6	Transfer to Special Events Fund	75,000	75,000	75,000	51,200	-	279,607	75,000	150,225
	Totals	4,563,212	5,021,171	5,405,517	5,919,350	5,292,775	6,179,187	6,212,953	7,071,000
	Fund Balance (Restricted)	2,341,918	\$ 2,379,672	\$ 2,350,337	\$ 1,415,746	\$ 1,508,323	\$ 1,553,696	\$ 2,161,743	\$ 2,161,743

*FY 2023 amounts are unaudited.
 ** This line includes transfer to various capital projects and misc fees
 1. Debt for Parking Garage/Airport/T.K. Gregg
 2. City Council to Appropriate

CITY OF SPARTANBURG, SC
Hospitality Tax
Funding Allocation

	Proposed Projects	FY 2020 - 2021 Year-to-Date <u>Actual</u>	FY 2021 - 2022 Year-to-Date <u>Actual</u>	FY 2022 - 2023 Adopted <u>Budget</u>	FY 2023 - 2024 Proposed <u>Budget</u>
<u>Debt Services</u>					
1	Renaissance Conference Center	843,343	849,913	850,123	850,373
2	Special Obligation Bonds, 2016 & 2021	834,505	821,354	813,578	816,669
3	Dr. T.K. Gregg Community Center	<u>941,958</u>	<u>945,116</u>	<u>941,055</u>	<u>944,783</u>
	Sub-Total	2,619,806	2,616,383	2,604,756	2,611,825
<u>Capital Projects</u>					
4	SCC Downtown Campus / Evins Bldg.	-	150,000	-	-
5	Capital Projects	<u>-</u>	<u>-</u>	<u>-</u>	<u>300,000</u>
	Sub-Total	-	150,000	-	300,000
<u>Transfers</u>					
6	Transfer to the General Fund	2,486,793	2,703,000	3,000,000	3,500,000
<u>City Events</u>					
7	Music on Main	-	49,857	10,200	10,200
8	Spring Fling	-	76,296	23,800	33,800
9	International Festival	-	-	32,000	32,000
10	Red , White and Boom	-	30,653	6,800	25,000
11	Christmas Parade	-	1,500	500	2,000
12	Dancing on the Square	-	4,586	2,200	5,000
13	Sunday Market	-	15,213	-	8,500
14	General Operations Projects	-	35,908	-	9,000
15	Morgan Square Carousel	-	17,500	-	-
16	Dickens of a Christmas	-	13,898	-	9,725
17	Junteenth	<u>-</u>	<u>35,695</u>	<u>-</u>	<u>15,000</u>
		-	281,107	75,500	150,225

Proposed Projects		FY 2020 - 2021 Year-to-Date <u>Actual</u>	FY 2021 - 2022 Year-to-Date <u>Actual</u>	FY 2022 - 2023 Adopted <u>Budget</u>	FY 2023 - 2024 Proposed <u>Budget</u>
<u>Discretionary Funding to Community Events</u>					
18	College Town Consortium	-	-	-	-
19	Panther Training Party	-	-	-	-
20	Shrine Bowl of the Carolinas	-	-	40,000	40,000
21	Partners for Active Living	9,901	40,000	40,000	40,000
22	Spartanburg Memorial Auditorium	-	-	-	-
23	One Spartanburg	23,338	50,000	60,000	70,000
24	Girl Scouts of SC Mountains to Midlands	-	-	5,000	-
25	Hatcher Gardens	9,901	17,500	15,000	17,000
26	Hub City Railroad Museum	-	2,500	1,150	1,525
27	Hub City Roots	7,921	25,000	22,000	27,000
28	Hub City Writers Project	11,315	20,000	22,000	25,000
29	Hub City Hog Fest, Inc.	-	-	-	-
30	Chapman Cultural Center	62,235	115,000	85,350	85,000
31	Arts Partnership / Public Art	-	-	-	-
32	Children's Museum of the Upstate	-	40,000	5,000	20,000
33	Spartanburg Downtown Association	-	-	-	-
34	Spartanburg Area Conservancy, Inc.	8,487	15,000	15,000	25,000
35	Artist Collective Spartanburg	8,487	15,000	15,000	25,000
36	Spartanburg Art Museum	4,243	25,000	25,000	22,500
37	Spartanburg Juneteenth Celebration	-	-	-	-
38	Upstate Pride SC	-	-	-	-
39	Ballet Spartanburg	6,789	15,000	15,000	25,000
40	S. Philharmonic / Bluegrass Concert Series	-	-	-	-
41	S. Philharmonic / Classics Series	7,638	18,000	25,000	25,000
42	National Railway Historical Society	707	2,500	-	-
43	Trees Coalition	4,243	7,000	4,000	5,000
44	Spartanburg Science Center	4,243	4,000	10,000	5,500
45	Melting Pot Music Festival	5,658	5,000	2,500	-
46	Melting Pot Music Festival / Fusion Fest	-	-	-	-
47	Melting Pot Music Festival / Kids Rock	-	-	-	-
48	Spartanburg Little Theatre	-	-	25,000	35,000
49	Spartanburg Fringle Arts Festival	-	-	-	-
50	Proud Mary Theatre Company	-	4,697	3,000	-
51	SC Resturant & Lodging Ass. / Restaurant Week	3,395	5,000	-	11,425
52	Junior League of Spartanburg	-	-	-	1,000
53	Urban League of the Upstate	-	-	-	3,000
54	Angel's Charge Ministry	-	2,500	-	-
55	Unallocated	-	-	-	-
Sub-Total		178,501	428,697	435,000	508,950
GRAND TOTAL		5,285,100	6,179,187	6,115,256	7,071,000

**Hospitality Tax Funding
Recommendation for Next Fiscal Year
FY 2023 - 2024**

		FY 2020 - 2021 Year-to-Actual <u>Actual</u>	FY 2021 - 2022 Year-to-Actual <u>Actual</u>	FY 2022 - 2023 Adopted <u>Budget</u>	FY 2023 - 2024 Proposed <u>Budget</u>	<u>%</u>
<u>Expenditure Categories:</u>						
1.	Debt Service	2,627,481	2,616,383	2,604,756	2,611,825	37%
2.	Multi-year Capital Projects:	-	-		300,000	4%
3.	Transfer to General Fund	2,486,793	2,703,000	3,000,000	3,500,000	49%
4.	City events	-	279,606	75,500	150,225	2%
5.	Discretionary Funding:	<u>178,501</u>	<u>580,197</u>	<u>435,000</u>	<u>508,950</u>	<u>7%</u>
	Totals	5,292,775	6,179,186	6,115,256	7,071,000	100%
 Revenues:						
	Actuals / Adopted	5,385,352	6,224,558	6,005,000	7,071,000	
	Fund Balance Appropriation (Source)	<u>-</u>	<u>-</u>	<u>110,256</u>	<u>-</u>	
	Totals	5,385,352	6,224,558	6,115,256	7,071,000	
	 Projected Fund Balance (Restricted)	1,508,323	1,553,695	1,553,695	1,553,695	

Hospitality Tax Discretionary Funding

		FY 2021 - 2022	FY 2022 - 2023	FY 2023 - 2024
		<u>Adopted</u>	<u>Adopted</u>	<u>Proposed</u>
<u>Projects</u>		<u>Budget</u>	<u>Budget</u>	<u>Budget</u>
1	College Town Consortium	7,500		
2	Panther Training Party			
3	Shrine Bowl of the Carolinas		40,000	40,000
4	Partners for Active Living	40,000	40,000	40,000
5	Spartanburg Memorial Auditorium	-		
6	Chamber of Commerce / CVB	-		
7	One Spartanburg	50,000	60,000	70,000
8	Hub City Railroad Museum	2,500	1,150	1,525
9	Hatcher Gardens	17,500	15,000	17,000
10	Hub City Roots	25,000	22,000	27,000
11	Hub City Writers Project	20,000	22,000	25,000
12	Hub City Hog Fest, Inc.			
13	Chapman Cultural Center	115,000	85,350	85,000
14	Chapman Cultural Center / Cultural District			
15	Children's Museum of the Upstate		5,000	20,000
16	Spartanburg Area Conservancy, Inc.	15,000	15,000	25,000
17	West Main Artists Co-op			
18	Artist Collective Spartanburg	15,000	15,000	25,000
19	Spartanburg Art Museum	25,000	25,000	22,500
20	Spartanburg Juneteenth Celebration			
21	Ballet Spartanburg	15,000	15,000	25,000
22	S. Philharmonic / Bluegrass Concert Series			
23	S. Philharmonic / Classics Series	18,000	25,000	25,000
24	National Railway Historical Society			
25	Trees Coalition	7,000	4,000	5,000
26	Spartanburg Science Center	4,000	10,000	5,500
27	Spartanburg Little Theatre		25,000	35,000
28	Melting Pot Music Festival	5,000	2,500	
29	Melting Pot Music Festival / Fusion Fest			
30	Melting Pot Music Festival / Kids Rock			
31	2019 Taste of Black Upstate			
32	Spartanburg Fringle Arts Festival			
33	Urban League of the Upstate			3,000
34	Proud Mary Theatre Company	3,000	3,000	
35	SC Resturant & Lodging Ass. / Restaurant V	5,000		11,425
36	Angel's Charge Ministry	2,500		
37	Junior League of Spartanburg	-	-	1,000
38	Girl Scouts of SC Mountains to Midlands		5,000	
39	Unallocated	-	-	
TOTALS		392,000	435,000	508,950

CITY OF SPARTANBURG, SOUTH CAROLINA
FY 2023 - 2024 Operating Budget

Special Revenue Funds

Community Development Block Grant

Fund 708

	2020-2021	2021-2022	2022-2023	2023-2024
	ACTUAL	ACTUAL	AMENDED	PROPOSED
Revenues				
Federal Grant	\$ 712,939	\$ 938,011	\$ 678,569	\$ 658,032
Sale of Property	-	19,806	-	-
Other	86,116	92,359	-	-
Loan Payments	25	-	-	-
	<u>\$ 799,080</u>	<u>\$ 1,050,176</u>	<u>\$ 678,569</u>	<u>\$ 658,032</u>
Expenditures				
Personnel Service	\$ 123,692	\$ 175,256	\$ 245,000	\$ 295,000
Projects	779,414	874,867	433,569	363,032
Transfer Out	-	-	-	-
	<u>\$ 903,106</u>	<u>\$ 1,050,123</u>	<u>\$ 678,569</u>	<u>\$ 658,032</u>

Annual Action Plan FY 2023 - 2024
Special Revenue Funds
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

<u>Adopted Projects</u>	<u>FY 2021 - 2022 Amended</u>	<u>FY 2022 - 2023 Amended</u>	<u>FY 2023 - 2024 Proposed</u>	<u>%</u>
<u>Administration</u>				
Neighborhood Services Administration	120,000	120,000	130,000	
Highland Planning	-	-	-	
MWBE	15,000	15,000	-	
Neighborhood Training	-	-	-	
	<u>135,000</u>	<u>135,000</u>	<u>130,000</u>	20%
<u>Projects</u>				
Homebuyer Program	-	-	-	
Housing Rehabilitation	50,000	40,000	208,032	
Infrastructure Activity	212,649	190,000	-	
Rehabilitation Admin + Code Admin	125,000	160,000	165,000	
Removal of Blight	67,000	63,569	65,000	
	<u>454,649</u>	<u>453,569</u>	<u>438,032</u>	67%
<u>Public Services</u>				
Public Service Administration	90,000	90,000	90,000	
Bethlehem Community Center	-	-	-	
Fair Housing	-	-	-	
Fire Safety	-	-	-	
SAFE HOME Rape Crisis	-	-	-	
SC Legal Services	-	-	-	
United Way	-	-	-	
	<u>90,000</u>	<u>90,000</u>	<u>90,000</u>	14%
Total CDBG Expenditures	679,649	678,569	658,032	100%

CITY OF SPARTANBURG, SOUTH CAROLINA
FY 2023 - 2024 Operating Budget

Special Revenue Funds

Federal HOME Program - Fund 210

	2020-2021 <u>ACTUAL</u>	2021-2022 <u>ACTUAL</u>	2022-2023 <u>AMENDED</u>	2023-2024 <u>PROPOSED</u>
Revenues				
Federal Grant	\$ 32,156	\$ 49,405	\$ 218,640	\$ 241,937
Sale of Property	571	-	-	-
Other	-	-	-	-
Loan Payments	-	-	-	-
	<u>\$ 32,727</u>	<u>\$ 49,405</u>	<u>\$ 218,640</u>	<u>\$ 241,937</u>
Expenditures				
Personnel Service	\$ 20,958	\$ 21,000	\$ 21,000	\$ 25,000
Projects	11,769	28,405	197,640	216,937
Transfer Out	-	-	-	-
	<u>\$ 32,727</u>	<u>\$ 49,405</u>	<u>\$ 218,640</u>	<u>\$ 241,937</u>

Annual Action Plan FY 2023 - 2024
Special Revenue Funds
FEDERAL HOME PROGRAM

<u>Adopted Projects</u>	<u>FY 2021 - 2022 Amended</u>	<u>FY 2022 - 2023 Amended</u>	<u>FY 2023 - 2024 Proposed</u>	
Administrative - 10%	21,000	21,000	25,000	10%
Housing Rehabilitation	25,000	25,000	-	0%
Home Projects	132,662	137,640	178,937	74%
CHDO Set-Aside - Projects 15%	35,000	35,000	38,000	16%
Total Home Program Expenditures	213,662	218,640	241,937	100%
 Total Consolidated Plan	 \$893,311	 \$897,209	 \$899,969	

CITY OF SPARTANBURG, SOUTH CAROLINA
2022 - 2023 Operating Budget

Special Revenue Funds

Victims Assistance Fund - 322

	2020-2021 <u>ACTUAL</u>	2021-2022 <u>ACTUAL</u>	2022-2023 <u>ADOPTED</u>	2023-2024 <u>PROPOSED</u>
Revenues				
Victim Assistance	\$ 9,696	\$ 18,058	\$ 14,000	\$ 20,000
Victim Assistance Flat Fee	1,958	5,631	1,000	5,000
Fund Balance Appropriation	-	-	-	-
	<u>\$ 11,654</u>	<u>\$ 23,690</u>	<u>\$ 15,000</u>	<u>\$ 25,000</u>
Expenditures				
Personnel Services	\$ 6,748	\$ 709	\$ 15,000	\$ 18,908
Operating Expenditures	-	-	-	6,092
Transfer Out / Miscellaneous Grant Fund	-	12,144	-	-
	<u>\$ 6,748</u>	<u>\$ 12,853</u>	<u>\$ 15,000</u>	<u>\$ 25,000</u>
 Restricted Fund Balance	 5,861	 16,698	 16,698	 16,698

CITY OF SPARTANBURG, SOUTH CAROLINA
2022 - 2023 Operating Budget

Special Revenue Funds

Multi-County Industrial Park Fund - 380

	2020-2021	2021-2022	2022-2023	2023-2024
	<u>ACTUAL</u>	<u>ACTUAL</u>	<u>ADOPTED</u>	<u>PROPOSED</u>
Revenues				
Property Tax	\$ 1,086,114	\$ 1,097,495	\$ 1,100,000	\$ 1,100,000
Investment Earnings	3,462	6,427	5,000	50,000
	<u>\$ 1,089,576</u>	<u>\$ 1,103,922</u>	<u>\$ 1,105,000</u>	<u>\$ 1,150,000</u>
Expenditures				
Operating Expenditures	\$ 691,258	\$ 972,459	\$ 1,005,000	\$ 1,050,000
Transfer Out / Capital Projects Fund	-	50,000		
Transfer Out / Parking Enterprise Fund	-	-	-	-
Transfer Out / Miscellaneous Grant Fund	-	-		
Transfer Out / General Fund	60,000	65,000	100,000	100,000
	<u>\$ 751,258</u>	<u>\$ 1,087,459</u>	<u>\$ 1,105,000</u>	<u>\$ 1,150,000</u>
 Restricted Fund Balance	 1,977,974	 1,994,437	 1,994,437	 1,994,437

CITY OF SPARTANBURG, SOUTH CAROLINA
2023 - 2024 Operating Budget

Special Revenue Funds

Accommodation Tax Fund - 480

	2020-2021	2021-2022	2022-2023	2022-2023
	ACTUAL	ACTUAL	ADOPTED	PROPOSED
Revenues				
Accommodation Tax	\$ 182,480	\$ 275,284	\$ 179,000	\$ 220,000
Investment Earnings	216	495	1,000	5,000
Fund Balance Appropriation	-	-	-	-
	<u>\$ 182,696</u>	<u>\$ 275,779</u>	<u>\$ 180,000</u>	<u>\$ 225,000</u>
Expenditures				
Projects	\$ 36,712	\$ 203,201	\$ 180,000	\$ 225,000
Transfer Out / General Fund	-	-	-	-
Transfer Out / Capital Projects Fund	-	-	-	-
Transfer Out / Misc Grant Fund	-	-	-	-
Transfer Out / Special Events Fund	-	13,000	-	-
	<u>\$ 36,712</u>	<u>\$ 216,201</u>	<u>\$ 180,000</u>	<u>\$ 225,000</u>
Unreserved Fund Balance	166,282	225,860	225,860	225,860

**Accommodations Tax
Tourism Related Funding
FY 2023 - 2024**

Organization Names	Project Name / Descriptions	FY 2022 - 2023 Adopted	FY 2023 - 2024 Proposed
Artists' Collective	Artists Collective 2021 (Juried Show)	2,000	
Artists' Guild of Spartanburg	Annual Juried Show	725	
Ballet Spartanburg	The Nutcracker	2,000	
BRUH Mentor	Brothers Restoring Urban Hope	2,000	
Chapman Cultural Center	Tourism Marketing	5,000	
Chapman Cultural Center	CCC Marketing & Promotion	8,000	
Chapman Cultural Center	Spartanburg Soaring	3,000	
Children's Cancer Partners of the Carolinas	Docs Who Rock	1,000	
Children's Cancer Partners of the Carolinas	Burger Cook-Off	1,000	
City of Spartanburg	International Festival	5,000	
City of Spartanburg	Juneteenth	5,000	
City of Spartanburg	Operational Support	43,059	
City of Spartanburg	Red, White and Boom	2,200	
City of Spartanburg	Spring Fling	7,500	
Hatcher Garden and Woodland Preserve	Year Long Event	3,000	
Hmong-American Association of SC	Hmong New Year		
Hub City Animal Project	Chaser Statue Marketing		
Hub City Framer's Market	Necessary Repairs on the Harvest Park	3,500	
Hub City Hog Fest, Inc.	Hog Fest		
Hub City Writers Project	Southern Studies Fellows Project	1,333	
L.D. Barksdale Sickle Cell Anemia	5th Annual Jazz Gala	1,000	
Live Love Laugh Women's Experience	Live Love Laugh Women's Experience	1,000	
Melting Pot Music Society	Fusion Fest (Femme Takeover)	2,500	
One Spartanburg	Marketing & Sales Plan	43,059	
Partners for Active Living	The Spartanburg Criterium	1,625	
R&B Shag Club of Spartanburg	Sparkle City Celebration	1,000	
St. Nicholas Orthodox Church	Spartanburg Greek Festival	2,000	
Shrine Bowl of the Carolinas	Shrine Bowl of the Carolinas	1,000	
Spartanburg Area Conservancy	Promotion of New Educational Forest	4,000	
Spartanburg Art Museum	Promotion of Contemporary Art	2,500	
Spartanburg Humane Society	Tour de Paws 2022	2,500	
Spartanburg Memorial Auditorium	Spartanburg Memorial Auditorium	17,000	
Spartanburg Philharmonic Orchestra	Philharmonic season	2,500	
Spartanburg Science Center	STEM Saturdays in Spartanburg	1,500	
Upstate Chapter of the Nat'l RR Historical Society	HUB City RR Museum Caboose	1,500	
Unallocated		-	225,000
		\$ 180,000	\$ 225,000

CITY OF SPARTANBURG, SOUTH CAROLINA
FY 2022 - 2023 Operating Budget

Enterprise Funds

Airport Fund - 215

	2020-2021	2021-2022	2022-2023	2023-2024
	ACTUAL	ACTUAL	ADOPTED	PROPOSED
REVENUES				
Charges for Services	\$466,123	\$487,039	\$465,332	\$550,000
Other Revenues	18,400	58,715	7,000	7,000
Sale of Inventory	1,095,276	1,814,811	1,364,572	2,100,000
Federal Grant	324,474	303,624	-	
State Grant	1,496	16,845	-	
Transfer In / General Fund	200,000	-	-	-
Transfer In / Airport Facilities Corp. Fund	-	-	-	
Transfer In / Stormwater Utility Fund	-	-	-	
Gain (Loss) on Sale of Assets	2,058	-	-	
TOTAL REVENUES	<u>\$2,107,827</u>	<u>\$2,681,034</u>	<u>\$ 1,836,904</u>	<u>\$2,657,000</u>
EXPENSES				
Personal	\$555,631	\$507,027	\$503,954	\$485,654
Operating	954,887	557,993	1,332,950	1,927,950
Capital	-	1,465,333	-	243,396
Depreciation Expense	1,364,239	1,380,035	-	-
TOTAL EXPENSES	<u>\$2,874,757</u>	<u>\$3,910,388</u>	<u>\$1,836,904</u>	<u>\$2,657,000</u>
Unrestricted Net Positions	85,991	212,325		

CITY OF SPARTANBURG, SOUTH CAROLINA
2023 - 2024 Operating Budget

Enterprise Fund

Transit Fund - 218

	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024
	ACTUAL	ACTUAL	ADOPTED	PROPOSED
REVENUES				
Charges for Services	\$ 155,943	\$ 139,315	\$ 150,000	\$ 150,000
Other Revenues	16,606	28,339	14,411	14,411
Federal Grant	2,117,704	1,644,862	1,149,002	1,149,002
State Grant	-	-	120,000	120,000
Transfer In / General Fund	-	-	500,000	500,000
TOTAL REVENUES	\$ 2,290,253	\$ 1,812,516	\$ 1,933,413	\$ 1,933,413
EXPENSES				
Personal	\$ -	\$ -	\$ -	\$ -
Operating	1,728,150	1,973,141	1,933,413	1,933,413
Depreciation Expense	575,151	586,864	-	-
Capital Outlay	31,626	18,567	-	-
TOTAL EXPENSES	\$ 2,334,927	\$ 2,578,572	\$ 1,933,413	\$ 1,933,413
Unrestricted Net Positions	721,304	540,125	-	-

CITY OF SPARTANBURG, SOUTH CAROLINA
2023 - 2024 Operating Budget

Enterprise Fund

Parking Fund - 225

	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024
	ACTUAL	ACTUAL	ADOPTED	PROPOSED
REVENUES				
Charges for Services	\$ 429,255	\$ 486,169	\$ 471,389	\$ 460,139
Other Revenues	5,831	10,205	10,477	70,000
Fund Balance Appropriation			200,000	200,000
TOTAL REVENUES	<u>\$ 435,086</u>	<u>\$ 496,374</u>	<u>\$ 681,866</u>	<u>\$ 730,139</u>
EXPENSES				
Personal	\$ 45,768	\$ 129,474	\$ 163,560	\$ 163,560
Operating	236,313	372,417	318,306	366,579
Principal Retirement	-	-	-	-
Interest Payment	-	-	-	-
Depreciation	812,614	812,614	-	-
Transfer Out / General Fund			200,000	200,000
TOTAL EXPENSES	<u>\$ 1,094,695</u>	<u>\$ 1,314,505</u>	<u>\$ 681,866</u>	<u>\$ 730,139</u>
Unrestricted Net Positions	2,447,484	2,441,967		

CITY OF SPARTANBURG, SOUTH CAROLINA
2023 - 2024 Operating Budget

Enterprise Fund

Storm Water Utility Fund - 229

	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024
	<u>ACTUAL</u>	<u>ACTUAL</u>	<u>ADOPTED</u>	<u>PROPOSED</u>
REVENUES				
Charges for Services	\$ 1,725,766	\$ 1,686,350	\$ 1,936,337	\$ 1,741,262
Other Revenue	6,381	13,060	5,000	100,000
Gain (Loss) Fixed Asset	-	-	-	-
TOTAL REVENUES	<u>\$ 1,732,147</u>	<u>\$ 1,699,410</u>	<u>\$ 1,941,337</u>	<u>\$ 1,841,262</u>
EXPENSES				
Personnel	\$ 522,403	\$ 424,442	\$ 654,272	\$ 654,272
Operating	237,666	201,353	312,065	314,965
Capital Maintenance	312,479	289,628	750,000	647,025
Capital	-	-	25,000	25,000
Depreciation	38,790	39,723	-	-
Transfer Out / General Fund	125,000	350,000	200,000	200,000
TOTAL EXPENSES	<u>\$ 1,236,338</u>	<u>\$ 1,305,146</u>	<u>\$ 1,941,337</u>	<u>\$ 1,841,262</u>
Unrestricted Net Positions	3,007,602	3,441,590		

CITY OF SPARTANBURG, SOUTH CAROLINA
2023 - 2024 Operating Budget

Debt Service Fund

St. John-Daniel Morgan Tax Increment Fund - 543

	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024
	ACTUAL	ACTUAL	ADOPTED	ADOPTED
REVENUES				
Property Taxes	\$ 330,277	\$ 362,051	\$ 406,193	\$ 408,089
Ground Lease	200,000	200,000	200,000	
Bond Proceeds	-	-	-	-
Transfer In / General Fund	50,000	50,000	50,000	
Fund Balance Appropriation	-	-	-	250,000
TOTAL REVENUES	<u><u>\$ 580,277</u></u>	<u><u>\$ 612,051</u></u>	<u><u>\$ 656,193</u></u>	<u><u>\$ 658,089</u></u>
EXPENDITURES				
Principal Retirement	\$ 560,000	\$ 575,000	\$ 585,000	\$ 600,000
Interest Payment	65,632	53,088	40,208	27,104
Fiscal Charges	1,650	1,650	1,650	1,650
Projects	29,237	29,335	29,335	29,335
TOTAL EXPENDITURES	<u><u>\$ 656,519</u></u>	<u><u>\$ 659,073</u></u>	<u><u>\$ 656,193</u></u>	<u><u>\$ 658,089</u></u>
Fund Balance (Restricted)	41,215	(5,807)	(5,807)	(5,807)

CITY OF SPARTANBURG, SOUTH CAROLINA
2023 - 2024 Operating Budget

Capital Projects Fund - 500

	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024
	ACTUAL	ACTUAL	ADOPTED	ADOPTED
REVENUES				
Transfer In / General Fund	\$ -	\$ -	\$ -	\$ 6,828,901
Transfer In / Hospitality Tax Fund	-	-	-	1,000,000
Transfer In / Parking Fund	-	-	-	2,000,000
ARPA Fund	-	-	-	7,450,000
Fund Balance Appropriation	-	-	-	8,280,000
TOTAL REVENUES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 25,558,901</u>
EXPENDITURES				
Projects	\$ -	\$ -	\$ -	\$ 25,558,901
TOTAL EXPENDITURES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 25,558,901</u>

POSITION CONTROL

	2020-2021	2021-2022	2022-2023	2023-2024	
	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Difference</u>
Mayor & Council - 1101					
Mayor	1	1	1	1	-
Council	6	6	6	6	-
	<u>7</u>	<u>7</u>	<u>7</u>	<u>7</u>	<u>-</u>
City Attorney - 1201					
City Attorney	1	1	1	1	-
Legal Assistant	2	2	2	-	(2)
Admin Assistant	-	-	-	1	1
	<u>3</u>	<u>3</u>	<u>3</u>	<u>2</u>	<u>(1)</u>
Municipal Court - 1202					
Municipal Court Judge	1	1	1	1	-
Clerk of Courts	1	1	1	1	-
Jury Trial Coordinator	1	1	1	1	-
Senior Court Clerk	2	2	2	2	-
Ministerial Recorder (Part-time)	1	1	1	1	-
	<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>	<u>-</u>
City Managers Office - 1301					
Assistant City Manager	1	1	1	2	1
Administrative Assistant	-	-	-	1	1
City Clerk	1	1	1	-	(1)
City Manager	1	1	1	1	-
City Clerk / Office Manager	-	-	-	1	1
Executive assistant	-	1	1	-	(1)
Equity and Inclusion Manager	-	1	1	-	(1)
Homeless Engagement Specialist	-	-	-	1	1
Project Coordinator	-	-	1	1	-
	<u>3</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>1</u>

POSITION CONTROL

	2020-2021	2021-2022	2022-2023	2023-2024	
	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Difference</u>
Communications & Marketing - 1401					
Communication Manager	1	1	1	1	-
Marketing Manager	-	-	-	1	1
Multi Media Content Producer	2	1	1	0	(1)
	<u>3</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>-</u>
Information Technology - 4301					
Information Technology Manager	1	1	1	1	-
Network Administrator	1	1	1	1	-
Network Engineer	-	-	1	1	-
Technical Associate	1	1	1	1	-
Tier 2 Desktop Senior Support Technician	-	-	1	1	-
Tier 2 Desktop Support Technician	2	2	1	1	-
Tier 2 System Administrator	1	1	-	-	-
	<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>	<u>-</u>
Human Resources - 4401					
Human Resource Generalist	1	1	1	1	-
Human Resource Director	1	1	1	1	-
Human Resource Technician	1	1	1	1	-
	<u>3</u>	<u>3</u>	<u>3</u>	<u>3</u>	<u>-</u>
Worker's Compensation - 4403					
Worker's Comp & Safety Manager	1	1	1	1	-
	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>-</u>

POSITION CONTROL

	2020-2021	2021-2022	2022-2023	2023-2024	
	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Difference</u>
Finance - 1602					
Accountant	1	1	1	1	-
Accounting Tech (AP / Payroll)	1	2	2	2	-
Accounting Tech (Revenue)	1	2	2	2	-
Accounting Tech (Revenue) Part-Time	1	-	-	-	-
Accounting Tech (AP/AR)	1	-	-	-	-
Finance & Budget Director	1	1	1	1	-
Assistant Finance & Budget Director	1	1	1	1	-
Financial Analyst	1	1	1	1	-
Administrative Assistant	1	1	1	1	-
Revenue Coordinator	1	1	1	1	-
	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>-</u>
Procurement / Property Management - 1604					
Procurement & Risk Manager	1	1	1	1	-
Purchasing Assistant	1	1	1	1	-
	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>-</u>
Business License Code Enforcement - 1611					
Enforcement Manager	1	1	1	1	-
Enforcement Officer	2	2	2	2	-
	<u>3</u>	<u>3</u>	<u>3</u>	<u>3</u>	<u>-</u>

POSITION CONTROL

	<u>2020-2021</u> <u>Budget</u>	<u>2021-2022</u> <u>Budget</u>	<u>2022-2023</u> <u>Budget</u>	<u>2023-2024</u> <u>Budget</u>	<u>Difference</u>
Economic Development - 1802					
Economic Development Project Developer	1	1	1	-	(1)
Economic Development Director	1	1	1	-	(1)
	2	2	2	-	(2)
Neighborhood Services - 1803					
Community Development Director	-	1	1	1	-
Community Services Specialist	1	1	1	1	-
Neighborhood Services Director	1	-	-	-	-
	2	2	2	2	-
Property Maintenance Inspections - 1804					
Inspector, PM & H	1	1	1	1	-
Nuisance Enforcement Officer (part time)	2	-	-	-	-
Secretary II	1	2	2	2	-
Sr. Code Enforcement Officer	1	1	1	1	-
Code Enforcement Officer	-	-	-	-	-
Property Maintenance Inspector	-	1	1	1	-
	5	5	5	5	-
Engineering - 1810					
Engineering Administrator	1	1	1	-	(1)
Engineering Inspector	1	1	1	-	(1)
	2	2	2	-	(2)
Planning - 1812					
Administrative Assistant	1	1	1	1	-
Planning Director	1	1	1	1	-
Planner I	-	1	1	1	-
Planner II	1	-	1	1	-
Senior Planner	1	1	-	-	-
	4	4	4	4	-

POSITION CONTROL

	2020-2021	2021-2022	2021-2022	2023-2024	
	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Difference</u>
Inspections - 1814					
Building Official	1	1	1	1	-
Inspector, Combination	2	3	3	1	(2)
Inspector, Combination II	1	1	1	3	2
Inspector, Combination III	1	1	1	1	-
Permit Clerk	1	1	1	1	-
Plans Reviewer	-	1	1	1	-
Senior Building Inspector	1	1	1	1	-
Senior Permit Clerk	1	1	1	1	-
	<u>8</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>-</u>
Parking Enforcement -1816					
Parking Attendant	1	1	1	1	-
Parking Control Officer - Part-time	1	1	1	1	-
Project Manager (Downtown)	1	1	1	1	-
	<u>3</u>	<u>3</u>	<u>3</u>	<u>3</u>	<u>-</u>
Construction Management - 1820					
Construction Inspector	1	1	1	1	-
Capital Projects Manager	1	1	1	1	-
	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>-</u>
Building Maintenance - 1822					
Building Maintenance Electrician	1	1	1	1	-
Custodian	3	3	3	3	-
Facilities Maintenance Technician I	1	1	0	0	-
Facilities Maintenance Technician II	1	1	2	2	-
Facility Manager	1	1	1	1	-
Heating & Air Condition Technician	1	1	1	1	-
Janitorial Supervisor	1	1	1	1	-
	<u>9</u>	<u>9</u>	<u>9</u>	<u>9</u>	<u>-</u>

POSITION CONTROL

	2020-2021	2021-2022	2022-2023	2023-2024	
	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Difference</u>
Police Chief's Office - 2110					
Police, Chief	1	1	1	1	-
Police, Lieutenant	1	1	1	3	2
Police, MPO / Investigator	-	-	-	1	1
Police, MPO / Patrol	2	3	3	2	(1)
Police, Sergeant	3	3	3	1	(2)
Police SPO	1	-	-	-	-
Budget Manager	1	1	1	1	-
Grants Manager	1	1	1	1	-
Administrative Assistant	1	1	1	2	1
Executive Assistant	1	1	1	1	-
Secretary II	-	1	1	-	(1)
Purchasing Assistant	-	-	-	1	1
	<u>12</u>	<u>13</u>	<u>13</u>	<u>14</u>	<u>1</u>
Technical Support - 2121					
Police, Major	1	1	1	1	-
Police, MPO / Patrol	2	3	3	3	-
Police, MPO / Sr Inv	1	1	1	1	-
Police Property & Evidence Technician	-	-	-	1	1
Police, Sergeant	-	-	-	1	1
Transport / Court Security	1	-	-	-	-
Courtroom Security	-	1	1	1	-
	<u>5</u>	<u>6</u>	<u>6</u>	<u>8</u>	<u>2</u>
Records - 2124					
Administrative Assistant	-	-	-	-	-
Police, Public Safety Aide	4	4	4	4	-
Police, Public Safety Aide 1	1	1	1	-	(1)
Police, Public Safety Aide 2	-	-	-	2	2
Police, Public Safety Aide 3	-	-	-	-	-
Police, Public Safety Aide 4	1	1	1	-	(1)
Police, Quality Control Manager	1	1	1	1	-
Police, Records Manager	1	1	1	1	-
	<u>8</u>	<u>8</u>	<u>8</u>	<u>8</u>	<u>-</u>

POSITION CONTROL

	2020-2021	2021-2022	2022-2023	2023-2024	
	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Difference</u>
Animal Control - 2125					
Police Animal Control Technician	2	2	2	1	(1)
Police MPO / Animal Services	-	-	-	1	1
	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>-</u>
Law Enforcement Administration - 2141					
Police, Criminal Intelligence Specialist	1	1	1	1	-
Police, Deputy Chief	1	1	1	1	-
Police, Major	1	1	1	1	-
	<u>3</u>	<u>3</u>	<u>3</u>	<u>3</u>	<u>-</u>
Patrol - 2142					
Police, Captain	1	1	1	1	-
Police, Lieutenant	7	7	7	7	-
Police, MPO/Crime Prevention	-	-	-	-	-
Police, MPO/Patrol	8	8	6	7	1
Police, PO I	10	10	15	10	(5)
Police, PO II	21	21	17	22	5
Police, Police Officer	15	15	13	13	-
Police, Sergeant	8	8	9	5	(4)
Police, SPO	7	7	7	11	4
	<u>77</u>	<u>77</u>	<u>75</u>	<u>76</u>	<u>1</u>

POSITION CONTROL

	2020-2021	2021-2022	2022-2023	2023-2024	
	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Difference</u>
Criminal Investigations - 2144					
Administrative Assistant	1	1	1	-	(1)
Criminal Res/ Info Specialist	-	-	-	1	1
Police Forensic Tech	-	1	1	-	(1)
Police Identification Technician	1	1	1	2	1
Police, Captain	-	-	-	2	2
Police, Lieutenant	2	2	2	2	-
Police, MPO/ Patrol	3	3	3	-	(3)
Police, MPO/ Investigator	7	7	7	9	2
Police, DV Coordinator	1	1	1	1	-
Police, PO I	-	-	-	1	1
Police, PO II	1	1	1	3	2
Police, Sergeant	3	3	3	3	-
Police, SPO	8	6	6	4	(2)
Police Major	1	1	1	1	-
Police Officer	-	1	1	-	(1)
	<u>28</u>	<u>28</u>	<u>28</u>	<u>29</u>	<u>1</u>
Crime Prevent - 2145					
Police, MPO / Crime Prevention	5	6	6	6	-
Police, MPO / Investigations	-	-	-	1	
Police, MPO / Patrol	-	3	3	2	(1)
Police, PO II	-	-	-	1	1
Police, Lieutenant	1	-	-	1	1
Police, SPO	3	3	3	1	(2)
	<u>9</u>	<u>12</u>	<u>12</u>	<u>12</u>	<u>-</u>
School Guards - 2147					
School Crossing Guards	9	9	9	9	-
	<u>9</u>	<u>9</u>	<u>9</u>	<u>9</u>	<u>-</u>

POSITION CONTROL

	2020-2021	2021-2022	2022-2023	2023-2024	
	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Difference</u>
Fire Administration - 2181					
Administrative Assistant	1	1	1	1	-
Fire Apparatus Mechanic	1	1	1	1	-
Fire Captain	-	-	-	1	
Fire Chief	1	1	1	1	-
Fire Marshal	1	1	1	1	-
Fire, Deputy Marshal	1	1	1	-	-
Fire, Division Chief	1	1	1	1	-
Fire, Master Deputy Fire Marshal	1	1	1	2	1
	<u>7</u>	<u>7</u>	<u>7</u>	<u>8</u>	<u>1</u>
Fire Suppression - 2182					
Fire Assistant Chief	1	2	2	2	-
Fire Battalion Chief	3	3	3	3	-
Fire Captain	6	6	6	6	-
Fire Lieutenant	12	12	12	12	-
Fire Sergeant/ Engineer	21	24	24	24	-
Firefighter	14	19	24	24	-
Firefighter, Senior	11	6	-	-	-
Fire, Shift Training Coordinator	-	-	1	-	(1)
	<u>68</u>	<u>72</u>	<u>72</u>	<u>71</u>	<u>(1)</u>

POSITION CONTROL

	2020-2021	2021-2022	2022-2023	2023-2024	
	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Difference</u>
Public Services Administration - 3101					
Director of Public Works	1	1	1	1	-
Secretary II	1	1	1	1	-
	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>-</u>
Grounds Maintenance - 3102					
Crew Leader	4	4	4	4	-
Crew Leader II	1	1	1	1	-
GM - Sweeper Operator	1	1	1	1	-
Grounds Maintenance, Groundskeeper	2	2	2	2	-
Grounds Maintenance Manager	1	1	1	1	-
Heavy Equipment Operator	1	1	1	1	-
Labor Supervisor	1	1	1	1	-
Service Person	1	4	4	4	-
Spray / Irrigation Technician	1	1	1	1	-
Senior Service Person	5	2	2	2	-
Tree Cut Groundman	1	1	1	1	-
Tree Maintenance Specialist	1	1	1	1	-
	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>-</u>
Traffic Services - 3104					
Administrative Assistant	1	1	1	1	-
Senior / Lead Technician	-	-	-	-	-
Traffic Maintenance Technician 2	4	4	4	4	-
Traffic Maintenance Technician 3	1	1	1	1	-
Traffic Senior Supervisor	1	1	1	1	-
	<u>7</u>	<u>7</u>	<u>7</u>	<u>7</u>	<u>-</u>

POSITION CONTROL

	2020-2021	2021-2022	2022-2023	2023-2024	
	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Difference</u>
Street Maintenance - 3105					
Engineering Inspector	1	1	1	1	-
Labor Supervisor	2	2	2	2	-
MEO II	1	1	1	-	(1)
MEO III	1	1	1	2	1
	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>-</u>
Fleet Maintenance - 3141					
Fleet Maintenance Manager	1	1	1	1	-
Foreman-Fleet	1	1	1	1	-
Mechanic I	1	1	1	1	-
Mechanic II	3	3	3	3	-
Mechanic III	2	2	2	2	-
Mechanic IV	1	1	1	1	-
Parts Specialist	1	1	1	1	-
Parts Supervisor	1	1	1	1	-
	<u>11</u>	<u>11</u>	<u>11</u>	<u>11</u>	<u>-</u>
Solid Waste - 3161					
Environmental Services Manager	1	1	1	1	-
Labor Supervisor	3	3	3	3	-
MEO I	-	-	-	-	-
MEO II	-	-	-	-	-
MEO III	1	1	1	1	-
Route Collection Operator	17	17	17	17	-
Solid Waste Coordinator	1	1	1	1	-
Sr. Service Person	1	1	1	1	-
Sr. Environmental Inspector	-	-	-	1	1
	<u>24</u>	<u>24</u>	<u>24</u>	<u>25</u>	<u>1</u>

POSITION CONTROL

	2020-2021	2021-2022	2022-2023	2023-2024	
	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Difference</u>
Community Relations - 1501					
Community Services Manager	1	1	1	1	-
Community Services Director	1	1	1	-	(1)
Community Services Sepcialist	1	1	1	-	
Community and Minority Relations	-	-	-	1	1
Community Services Coordinator	-	-	-	1	1
MWBE Coordinator	1	-	-	-	-
	<u>4</u>	<u>3</u>	<u>3</u>	<u>3</u>	<u>-</u>
Parks & Recreation Admin - 5001					
Administrative Support Manager	-	-	-	1	1
Community Engagement Coordinator	-	-	1	1	-
Community Support Coordinator	-	-	-	1	1
Customer Service Coordinator	1	1	1	1	-
Director of Parks & Recreation	1	1	1	1	-
Summer Facilitator	1	-	-	-	-
Recreation Manager	1	1	1	1	-
Recreation Supervisor	1	1	-	-	-
	<u>5</u>	<u>4</u>	<u>4</u>	<u>6</u>	<u>2</u>
Special Events - 5009					
Festival Coordinator	1	1	1	1	-
Special Events & Festival Manager	1	1	1	1	-
Event Coordinator	-	1	1	1	-
	<u>2</u>	<u>3</u>	<u>3</u>	<u>3</u>	<u>-</u>

POSITION CONTROL

	2020-2021	2021-2022	2022-2023	2023-2024	
	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Difference</u>
Recreation Centers - 5010					
Summer Camp Leaders - Part-time	22	22	22	22	-
Summer Camp Site Managers - Part-time	3	3	3	3	-
Summer Camp Site Director - Part-time	1	-	-	-	-
Summer Camp Supervisor - Part-time	-	1	1	1	-
Youth Development Specialist	-	-	-	0.5	0.5
Youth Facilitator	-	2	2	2	-
Recreation Coordinator	2.75	3.25	3.25	1.75	(2)
Recreation Leader II- Full-time	1	-	-	1	1
Recreation Leader - Part-time - (Permanent)	5	7	7	6	(1)
Community Center Director	2	2	2	2	-
	<u>36.75</u>	<u>40.25</u>	<u>40.25</u>	<u>39.25</u>	<u>(1)</u>
Park - 5011					
Downtown Ambassador (Part-time)	-	-	2	2	-
Operations Technician	-	1	1	1	-
Park Attendants - Part-time	4	2	2	-	(2)
Park Manager	1	1	1	1	-
Park Specialist	1	1	1	1	-
Recreation Coordinator	2	2	2	2	-
Recreation Leaders - Part-time	2	2	2	2	-
	<u>10</u>	<u>9</u>	<u>11</u>	<u>9</u>	<u>(2)</u>

POSITION CONTROL

	2020-2021	2021-2022	2022-2023	2023-2024	
	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Difference</u>
Aquatics - 5012					
Bus Driver (part-time)	-	-	1	1	-
Life Guard - Head (Part-time)	-	2	3	3	-
Life Guard - Part-time	18	18	15	15	-
Recreation Coordinator	0.25	0.25	0.25	0.25	-
Recreation Supervisor	0.50	-	-	-	-
Head Lifeguard	-	-	-	1	1
Swim Instructor - Part-time	-	-	5	3	(2)
	<u>18.75</u>	<u>20.25</u>	<u>24</u>	<u>23.25</u>	<u>(1)</u>
Athletics - 5013					
Recreation Coordinator	-	-	-	1	1
Recreation Specialist	1	1	1	1	-
Recreation Supervisor	1	1	1	1	-
Recreation Leader (part-time)	-	-	-	1	1
	<u>2</u>	<u>2</u>	<u>2</u>	<u>4</u>	<u>2</u>
Full Time Positions	384.00	384.00	401.00	406.00	5.00
Part Time Positions	<u>72.00</u>	<u>73.00</u>	<u>74.25</u>	<u>74.25</u>	<u>-</u>
General Fund Total Positions	456.00	457.00	475.25	480.25	5.00

POSITION CONTROL

	2020-2021	2021-2022	2022-2023	2023-2024	
	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Difference</u>
Airport - Fund 215 (4101)					
Administrative Assistant	1	1	1	1	-
Airport Director	1	1	1	1	-
Airport Flight Line Tech	3	3	3	3	-
Airport Lead Master Technician	1	1	1	1	-
Airport Master Technician	1	0	-	-	-
Airport, FBO Line Service Tech	1	1	1	1	-
Airport Fund Total Positions	8	7	7	7	-
Parking - Fund 225 (6020, 6021, 6022, 6023)					
Parking Attendant (Part-time)	9	9	9	9	-
Parking Fund Total Positions	9	9	9	9	-
Storm Water Utility - Fund 229 (3108)					
Heavy Equipment Operator	2	2	2	2	-
Labor Supervisor	1	1	1	1	-
MEO I	1	1	1	1	-
MEO II	-	2	2	0	(2)
MEO III	4	3	3	5	2
Service Person	-	-	-	-	-
Sr. Service Person	1	-	-	-	-
Storm Water Manager	1	1	1	1	-
Storm Water Utility Fund Total Positions	10	10	10	10	-

POSITION CONTROL

	2020-2021	2021-2022	2022-2023	2023-2024	
	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Difference</u>
Community Development Block Grant (CDBG)					
Fund 708 (1800)					
Code Enforcement Officer	1	1	1	1	-
Construction Project Administrator	1	1	1	1	-
Housing Services Specialist	1	1	1	1	-
Paralegal / Administrative Assistant	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>-</u>
CDBG Fund Total Positions	4	4	4	4	-
Victim Assistance - Fund 322 (2154)					
Victims Specialist	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>-</u>
Victim Assistance Fund Total Positions	1	1	1	1	-
Full Time Positions	407.00	406.00	423.00	428.00	5.00
Part Time Positions	<u>81.00</u>	<u>82.00</u>	<u>83.25</u>	<u>83.25</u>	<u>-</u>
Grand Total	488.00	488.00	506.25	511.25	5.00

CITY OF SPARTANBURG, SC
ATTACHMENT - 1
FY 2023 - 2024 - FEE SCHEDULE

#	Fee Name	Fee Descriptions	Fee Amount	Calculation Basis	Department / Division	Collection Method	Collection Basis	Last Time Adjusted	Background of Fee
1	Hospitality Tax Delinquent Fee	Minimum late fee for delinquent Hospitality Tax payments	40.00	Flat fee	Finance / Revenue	Hospitality Tax Form	Monthly / Quarterly Annually	July 1, 2022	Effective July 1, 2022
2	Residential Garbage Fee	Residential Trash Pickup	153.00	Per Residential Unit	PW / Solid Waste	Property Tax Notice	Annually	July 1, 2023	Effective July 1, 2023 this fee increased from \$108 to \$153 Apartment complexes that have five or more units are exempt from this fee.
3	Residential Cart Fee	Additional Roll Cart	153.00	Per Additional Roll Cart	PW / Solid Waste	Finance / Invoice	Annually	July 1, 2023	Increased from \$108 to \$153
4	Commercial Garbage Rate	Commercial Garbage Pickup	60.84	Per Roll Cart	PW / Solid Waste	Finance / Invoice	Quarterly	July 1, 2023	
5	Downtown District Commercial	Commercial Garbage Pickup	various	Per Roll Cart & Number of Days	PW / Solid Waste	Finance / Invoice	Quarterly		
6	Delivery Fee (Items 3-5)	For Additional/Extra Roll Carts	65.00	Per Roll Cart	PW / Solid Waste	Finance / Invoice	One Time Fee		
7	Eleemosynary Garbage Rate	Non-profit Garbage Pickup	98.34	Per Roll Cart	PW / Solid Waste	Finance / Invoice	Quarterly	July 1, 2023	Increased by 50% in July 2023
8	Return of Roll Cart Fee	Return of Roll Cart Fee	50.00	Per Roll Cart	PW / Solid Waste	Finance / Invoice	Transactional		Effective July 1, 2019
9	Garbage Stickers	Garbage Bag Stickers	0.78	Per Bag	PW / Solid Waste	Finance / Invoice	Transactional	June 30, 2008	Increased by 50% in June 2008
10	Residential Storm Water Utility Fee	Storm water Drainage Infrastructure	\$30 / \$42	Impervious surface area footprint 1640 sq.ft. & < = \$30.00 footprint 1640 sq.ft. & > = \$42.00	PW / Storm Water Maintenance	Property Tax Notice	Annually	May 10, 2010	First Implemented, May 10, 2010 implement MS4 permit (Regulated Small Municipal Separate Storm Sewer Systems)
11	Non-Residential Storm Water Utility Fee	Storm Water Drainage Infrastructure	30.00	Per 2,000 sq. ft.	PW / Storm Water Maintenance	Finance / Invoice	Semi-Annually	May 10, 2010	First Implemented, May 10, 2010 implement MS4 permit (Regulated Small Municipal Separate Storm Sewer Systems)
12	Site Plan Review Storm Water	Storm Water Site Plan Review	Per Acre	Per Disturbed Acre Minimum Fee \$500	PW / Storm Water Maintenance	Permit	Transactional	2005	First Implemented, May 10, 2010 implement MS4 permit (Regulated Small Municipal Separate Storm Sewer Systems)

ATTACHMENT - 2
FY 2023 - 2024 - FEE SCHEDULE

<u>#</u>	<u>Fee Name</u>	<u>Fee Descriptions</u>	<u>Fee Amount</u>	<u>Calculation Basis</u>	<u>Department / Division</u>	<u>Collection Method</u>	<u>Collection Basis</u>
1	Parking - Dunbar Street	Dunbar Street Parking Garage	25.00	Per Space	Parking Enterprise Fund	Finance / Invoice	Monthly
2	Parking - Kennedy Street	Kennedy Street Parking Garage	14.50	Per Space	Parking Enterprise Fund	Finance / Invoice	Monthly
3	Parking - Magnolia Street	Magnolia Street Parking Garage	25.00	Per Space	Parking Enterprise Fund	Finance / Invoice	Monthly
4	Parking Garage Fee	Hourly Parking	0.50	Per Hour	Parking Enterprise Fund	Parking Booths	Transactional
5	Parking Garage Fee	Daily Parking	4.00	Per Day	Parking Enterprise Fund	Parking Booths	Transactional
6	Fleet Maintenance	Fleet: fuel, parts, labor	Varies	Cost plus Mark Up	PW / Fleet Maintenance	Finance / Invoice	Monthly
7	Lot Cleaning Fee	Mowing of lot	Varies	Per Lot	Code Enforcement	Finance / Invoice	Per Need
8	Billboard Rent	Billboard parking Lot rent	2,000.00	Per Billboard	Communications & Marketing	Finance / Invoice	Semi-Annually
9	Copies of Court Records	Copies of tickets, documents, etc.	0.15	Per Copy	Municipal Court	Per Transaction	Transactional
10	Return Check Fee	All returned checks / NSF	30.00	Per Returned Check	Finance	Finance / Invoice	Transactional

CITY OF SPARTANBURG, SC
ATTACHMENT - 3
FY 2023 - 2024 - POLICE & FIRE FEE SCHEDULE

#	Fee Name	Fee Descriptions	Fee Amount	Calculation Basis	Department / Division	Collection Method	Collection Basis	Last Time Adjusted	Background of Fee
1	Alarm User Registration Fee	Alarm System Registration	10.00	Per Alarm System	False Alarm Division	Crywolf / Online	Annually	11/22/2004	According to Alarm Ordinance, if you have an alarm system (either burglar, fire or both) you have to register with the False Alarm Division.
2	Alarm Company Registration	Company Registration	25.00	Per Alarm Company	False Alarm Division	Crywolf / Online	Annually	11/22/2004	According to the Alarm Ordinance, any contractor (service, install, and/or monitor) with the desire to do business within the City of Spartanburg, must register with the False Alarm Division.
3	False Alarm Fee	False Alarm Fees	-	1st or 2nd Chargeable False Alarm	False Alarm Division	Crywolf / Online	Annually	11/22/2004	According to the Alarm Ordinance, this applies to any user of an alarm system installed in a home, apartment, building, structure, or facility within the City, whether monitored by an alarm company or not.
			50.00	3rd, 4th, & 5th Chargeable False Alarm					
			100.00	6th & 7th Chargeable False Alarm					
			200.00	8th & 9th Chargeable False Alarm					
			500.00	10th & Above Chargeable False Alarm					
4	Copy charge for incident/wreck reports	Charge for insurance companies and non-involved parties.	3.00	Per Report	Records Division	Per Transaction	Per report	2005	Fee was established to assist with cost for copy, research and mail expenses.
5	Charge for fingerprints.	Charge per fingerprint card.	5.00	Per Card	Records Division	Per Transaction	Per card	2005	Fee was established to assist with cost for supplies that must be maintained for fingerprinting.
6	Research fee.	Charge for research to provide large quantities of information or archived information that must be retrieved manually.	35.00	Per Hour for research time	Records Division	Per Transaction	Per Request	2005	Fee established to help defray cost for time and resources required to locate and access large amounts of archived information. This fee is rarely accessed.
7	Fire Protection	Fire protection outside city limits	200.00	Per Structure	Fire	Invoice	Annual		



REQUEST FOR COUNCIL ACTION

TO: Mayor and City Council

FROM: Chris Story, City Manager
Dennis R. Locke, Finance & Budget Director

SUBJECT: An Ordinance to Adopt the Millage for
Fiscal Year July 1, 2023 – June 30, 2024

DATE: May 22, 2023

BACKGROUND:

The purpose of this Ordinance is to establish the property tax millage rate for the City of Spartanburg for FY 2023 – 2024. The current year's millage is 104.4. This proposed millage Ordinance includes no change in the current millage rate of 104.4 mils.

ACTION REQUESTED:

Adoption of the millage Ordinance for fiscal year July 1, 2023 – June 30, 2024.

BUDGET AND FINANCE DATA:

See Millage Ordinance

AN ORDINANCE

TO RAISE REVENUES FOR THE CITY OF SPARTANBURG FOR THE FISCAL YEAR 2023 - 2024 TO LEVY TAXES ON ALL REAL ESTATE AND PERSONAL PROPERTY, EXCEPT SUCH AS IS EXEMPTED BY LAW, IN THE CORPORATE LIMITS OF THE CITY OF SPARTANBURG FOR CORPORATE PURPOSES FOR THE FISCAL YEAR 2023 - 2024 AND TO PROVIDE PENALTIES FOR THE DELINQUENT PAYMENT OF TAXES LEVIED AND PROVIDED FOR.

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

Section 1. That an annual tax for corporate purpose and to defray the expenses of the City of Spartanburg, South Carolina, from the 1st day of July 2023 to the 30th day of June 2024, both inclusive, is hereby levied and provided for in the form and manner following:

Section 2. There shall be paid on each One Thousand and No/100 Dollars (\$1,000.00) of the assessed value of all real estate and personal property, except such as is exempted by law, in the corporate limits of the City of Spartanburg, and in proportion on less than One Thousand and No/100 Dollars (\$1,000.00) assessed value the following amounts:

For all other general corporate purposes
And requirements of the City, the sum of
Ten and 44/100 Dollars.....\$10.44

Total for all purposes, the sum of
Ten and 44/100 Dollars.....\$10.44

Section 3. In the event any of the amounts levied above for special purposes shall exceed the amounts required therefore, such excess shall revert to the General Fund and be used for general corporate purposes as City Council may direct.

Section 4. City taxes for the Fiscal Year 2023 - 2024 shall be due and payable by the 17th day of January 2024, inclusive, without penalty.

Section 5. Any persons, firms, or corporations failing to pay any tax levied hereunder when due under the terms of this Ordinance shall be subject to a delinquent penalty as established by State law.

AND PROVIDED FURTHER That, in the event any tax levied hereunder be not paid prior to March 15, 2024, the same together with any penalty thereon shall be placed in execution in the form and manner provided by law under the seal of the County Treasurer for Spartanburg County and thereupon shall be due and added such other costs, fees, and charges as are provided by State law in such cases.

Section 6. If any provision of this Ordinance or the application thereof to any person or circumstance, is held invalid, the remainder of this Ordinance and the application of such provision to other provisions or circumstances shall not be affected thereby.

Section 7. This Ordinance shall become effective July 1, 2023.

DONE AND RATIFIED In Council assembled this _____ day of June, 2023.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

____ / ____ / ____ (First Reading)

____ / ____ / ____ (Second Reading)