



The City of Spartanburg Planning Commission

AGENDA

**November 20, 2025, at 5:30 P.M.
Spartanburg County Council Chambers
366 N Church St – Spartanburg, SC 29303**

(Please Note: Items as they appear on the Docket may or may not be considered in the order as they are presented. The Chairman will announce any changes after the roll call)

- I. Call To Order.**
- II. Roll Call.**
- III. Freedom of Information Act Compliance –** Public notification of the Planning Commission meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the Requirements of the City of Spartanburg Zoning Ordinance.
- IV. Rules and Procedures for Meeting Conduct.**
- V. Approval of Agenda.**
- VI. Disposition of Meeting Minutes from the September 18, 2025, Meeting.**
- VII. Old Business:** None.
- VIII. New Business:**
 1. RZSF-25-01100003 - The Planning Commission has received a request for rezoning of the property located at 845 W O. Ezell Blvd (TMS: 7-15-04-002.02) from B-1, Neighborhood Shopping Center, to R-6, General Residential District. **Owner: S.C. Christian Foundation / Applicant: Cureton Investments, LLC**
 2. AX-25-08-00003 - The Planning Department has received a request for annexation and zoning designation of property located at 4089 Clifton Glendale Rd (TMS: 7-14-00-010.00) currently unzoned to be assigned a zoning designation of B-3, General Business District. **Owner: The 720 Group, LLC / Applicant: Brian S. Leonard**
- IX. Staff Announcements:**
 - ACOG Continued Education Training.
- X. Adjournment.**

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

**Planning Commission Meeting Minutes
September 18, 2025, at 5:30 PM
Spartanburg County Council Chambers**

The Planning Commission met in Spartanburg County Council Chambers on Thursday, September 18, 2025, at 5:30PM with the following members in attendance **Kevin DeMark, Santiago Mariani, Warwick Spencer, Lekesha Whitner, Jemar Brown, and Reed Cunningham**. Representing the Planning Department is **Fredalyn Frasier, Planning Director, Ben Jones, Sr. Planner**.

Roll Call

Mr. DeMark: Kevin DeMark, Commissioner
Mr. Mariani: Santiago Mariani, Commissioner
Ms. Whitner: Lekesa Whitner, Commissioner
Mr. Brown: Jemar Brown, Commissioner
Mr. Cunningham: Reed Cunningham, Commissioner
Mr. Spencer: Warwick Spencer, Vice Commissioner

Mr. Spencer: The Freedom of Information Act Compliance public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the requirements of the City of Spartanburg Zoning Ordinance.

Approval of meeting agenda

On a motion by Mr. Cunningham seconded by Ms. Whitner, the agenda for the meeting was approved, by a vote of 6 to 0.

Approval of Meeting Minutes for August 21, 2025.

On a motion by Mr. DeMark seconded by Mr. Brown the minutes of the meeting of August 21, 2025, was approved by a vote of 6 to 0.

Old Business: None.

New Business:

AX-25-008-00001 – The Planning Commission has received a request for annexation and zoning designation of property located at 2251 S Pine St (TMS: 7-17-10-062.00) currently un-zoned to be assigned a zoning designation of B-3, General Retail District. Owner: Joey E Harrison / Applicant: Jack Levinson, Lat Purser & Associates, Inc.

APPLICATION SUMMARY

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

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

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

ORDINANCE AND BOUNDARY ADJUSTMENT

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

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

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

REQUIRED FINDINGS

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

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

ANALYSIS OF REQUIRED FINDINGS

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

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

The 2023 City of Spartanburg Final Draft Comprehensive Plan lists this portion of S. Pine Street as

G-4 Corridor Infill Growth Sector. According to the document "These sectors are areas that are generally located along transportation corridors, connecting activity centers and destinations in the City. These Sectors are mostly developed but still contain underutilized parcels. Most are defined by a conventional, auto-oriented suburban pattern of primary commercial development. Some of the larger, deeper parcels in this sector may allow for a change in the pattern of development and the addition of multi-family and mixed-use buildings. New development, redevelopment, or the reuse of existing land and buildings should be encouraged to better meet the local goal of achieving more walkable and bikeable corridors and neighborhoods. Some portions of these sectors should be rezoned to character-based districts." Due to the nature of the S. Pine Street corridor, encouraging and supporting

multi-family development suits the character of the future land use intentions of the Comprehensive Plan.

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

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

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

3. **Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment**

If the proposed annexation and zoning classification from B-3, General Business District of this parcel is granted, it will accommodate the proposed use of multi-family residential development featuring townhomes. The proposed use will require a Site Plan review process. The site plan process allows City staff to provide feedback on the proposed site plan, ensuring that all site requirements are met (setbacks, landscaping and buffering, parking, etc.)

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

Not applicable.

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

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

STAFF ANALYSIS & RECOMMENDATION

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

WRITTEN PUBLIC COMMENTS

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

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

FUTURE PROCESS

Under State law, if the Planning Commission recommends approval of this application, staff will schedule the matter for another public hearing and First Reading of Ordinance by City Council on Monday, September 22, 2025. If the matter receives first reading approval, it will then go before the City Council for a Second and Final Reading on Monday, October 13, 2025. The public hearings will be publicly noticed.

Applicant:

Jack Levinson, Lat Purser & Associates, Inc.

Public Comments: None.

A motion was made by Mr. Mariani seconded Mr. DeMark; was approved by a vote of 6-0.

AX-25-008-00002 – The Planning Commission has received a request for annexation and zoning designation of property located at 2191 Country Club Rd (TMS: 7-17-06-071.00) currently un-zoned to be assigned a zoning designation of B-3, General Retail District. Owner: Pigg Town LLC/ Applicant: Jack Levinson, Lat Purser & Associates, Inc.

APPLICATION SUMMARY

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

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

ORDINANCE AND BOUNDARY ADJUSTMENT

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

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

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

REQUIRED FINDINGS

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

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

ANALYSIS OF REQUIRED FINDINGS

A request for annexation and zoning designation request for the property located at 2191 Country Club Rd. to be used as a portion of the land developed for a multi-family residential development.

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

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

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

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

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

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

3. **Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment**

If the proposed annexation and zoning classification from B-3, General Business District of this parcel is granted, it will accommodate the proposed use of multi-family residential development featuring townhomes. The proposed use will require a Site Plan review process. The site plan process allows City staff to provide feedback on the proposed site plan, ensuring that all site requirements are met (setbacks, landscaping and buffering, parking, etc.)

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

Not applicable.

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

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

STAFF ANALYSIS & RECOMMENDATION

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

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

WRITTEN PUBLIC COMMENTS

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

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

FUTURE PROCESS

Under State law, if the Planning Commission recommends approval of this application, staff will schedule the matter for another public hearing and First Reading of Ordinance by City Council at a later date. If the matter receives first reading approval, it will then go before the City Council for a Second and Final Reading at a following meeting. The public hearings will be publicly noticed.

Applicant:

Jack Levinson, Lat Purser & Associates, Inc.

Public Comments: None.

Discussion:

The board discussed that the project is allowed by right and noted that the request concerns only two small parcels. They raised questions about whether the City has the infrastructure to support the continued development in the area, including concerns about schools, the fire department, traffic impact, and the unfinished Powell Driveway near the country club.

Some members questioned whether adding these parcels would significantly increase the burden, given that much of the development is already permitted by right. It was confirmed that the northern parcel will remain as green space, while the southern side will include a monument sign and a fence around the perimeter. Tree removal and site plan review will be addressed later if the project moves forward.

The board confirmed that these issues will be revisited during the formal site plan review process, if approved.

A motion was made by Mr. DeMark seconded Ms. Whitner; was approved by a vote of 6-0.

Staff Announcements: ACOG continued education training.

The meeting was adjourned at 6:02 PM.

Mr. Warwick Spencer, Vice Chairman

Application for Zoning Map Amendment
RZ-25-011-00003

<u>LANDOWNER</u>	<u>APPLICANT</u>	<u>AGENT</u>
S.C. Christian Foundation P.O. Box 172233 Spartanburg, SC 29301	Cureton Investments, LLC 321 Tucapau Rd Duncan, SC 29334	William Cureton

<u>PARCEL DATA</u>	
▪ Tax Map ID: 7-15-04-002.02 ▪ Existing Zoning Districts: B-1, Neighborhood Shopping Center ▪ Proposed Zoning District: R-6, General Residential District	Overlay District: N/A

APPLICATION SUMMARY

The Planning Commission has received a rezoning request of a property formerly associated with the address 845 W. O. Ezell Blvd. (TMS: 7-15-04-002.02) from the current zoning B-1, Neighborhood Shopping District, to R-6, General Residential District to accommodate the development of a single-family housing development. **Owner: S.C. Christian Foundation / Applicant: Cureton Investments, LLC / Agent: William Cureton**

The project site is an approximately 771,087 square foot (17.7 AC) parcel located behind 845 W. O. Ezell Blvd. The parcel borders Shelby St. to the east and Fairforest Creek to the south. The applicant has requested approval of rezoning from a commercial zoning designation of B-1, Neighborhood Shopping District, to a residential zoning designation of R-6, General Residential District.

Parcels to the north of the project site include retail and commercial properties that currently have a zoning designation of B-3, General Business District. Lots adjacent to the project site to the east and across Shelby St. include single family residences currently zoned R-12, General Residential District. Lots south of the project site and across Fairforest Creek are also single family residences zoned R-12. Three lots to the west of the project site and across Fairforest Creek include single family residences zoned R-15, Single Family Residential District.

REQUIRED FINDINGS

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

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

ANALYSIS OF REQUIRED FINDINGS

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

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

The 2023 City of Spartanburg Comprehensive Plan lists this area of the city as a mix between both C-1: Preserved Conservation Sector and C-2: Reserved Conservation Sector. According to the document, C-1, Preserved Conservation Sectors are defined as “open space areas that are protected from development in perpetuity and include areas under environmental protection by law or regulation as well as land acquired for conservation through purchase or by easement. These include surface waterbodies, protected wetlands and floodplains. Some of these areas may be available for passive recreational purposes and may include greenways, trails and other public access.”

C-2, Reserved Conservation Sectors are defined as “open space areas that should but may not presently be permanently protected from development. This Sector is comprised of City parks, transmission line corridors, cemeteries and City/County schools with shared use agreements that provide public access to schoolgrounds for recreational purposes. These areas are intended for both active and passive recreational purposes and may include formal and informal parks and open spaces.”

Much of the area designated C-1, Preserved Conservation Sector borders Fairforest Creek and includes an existing sanitary sewer easement. Due to these conditions, landscaping conditions along the creek will remain preserved due to existing riparian buffer requirements with the zoning ordinance. This property presents an opportunity for a partnership with the city to develop open space to include public access and a connection to trails which support the character of the future land use intentions of the Comprehensive Plan.

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

The present character of the adjacent surrounding properties to the north of the project site along W.O. Ezell Boulevard are primarily zoned for B-3, General Business District. The properties to the east side of the project site across Shelby Street and to the south across Fairforest Creek are currently zoned for R-12, General Residential District. Two properties to the west and across Fairforest Creek are zoned for R-15, Single Family Residential District.

The proposed zoning designation of R-6, General Residential District would be compatible with adjacent property uses as this designation would create transitional zoning between commercial uses to the north and lower density residential zones to the east and south sides.

The zoning ordinance considers R-6, General Residential District as districts that “...exist for the protection of areas that generally contain older residential structures, some of which were originally large single family dwellings which have been or may be converted to rooming houses or multi-family dwellings, and others which have been built on relatively small lots. Accordingly, the use of land and buildings within these areas is limited in general to dwellings at a density of around ten

dwelling units per acre, and to such nonresidential uses as generally support and harmonize with a medium-high residential density.”

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 rezoning to R-6, General Residential District of this parcel is granted, it will accommodate the proposed use of single-family residential development. The proposed use will require a Site Plan review process. The site plan process allows City staff to provide feedback on the proposed site plan, ensuring that all site requirements are met (setbacks, landscaping and buffering, parking, etc.)

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

N/A

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

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

STAFF ANALYSIS & RECOMMENDATION

The City of Spartanburg recommends the rezoning of this property from B-1, Neighborhood Shopping Center to R-6, General Residential District. This zoning is appropriate with the surrounding zoning of the neighborhood, and creates a transitional zone between the commercially zoned parcels along W. O. Ezell Boulevard and the residential properties to the south. Development of this property requires certain conditions be met along Fairforest Creek according to the zoning ordinance to include wide buffering. This presents an opportunity to create a space that can be developed to support recreational uses such as green space and trailways.

WRITTEN PUBLIC COMMENTS

Notices were sent to property owners within a 400 ft. radius of the subject property. A total of 90 Notices were sent to property owners of which 13 were mailed certified mail. A Planning Informational meeting was held on Wednesday, November 12, 2025, at 5:30 PM at C.C. Woodson Community Center to discuss the zoning designation request and to address any comments and concerns.

Fifteen (12) nearby property owners attended the meeting and expressed their opinions and concerns about the rezoning request and potential development. Concerns primarily centered around flooding, housing density, and natural preservation.

FUTURE PROCESS

Under State law, if the Planning Commission recommends approval of this application, staff will schedule the matter for another public hearing and **First Reading of Ordinance by City Council at a later date**. If the matter receives first reading approval, it will then go before the City Council for a **Second and Final Reading at a following meeting**. The public hearings will be publicly noticed.

ATTACHMENTS:

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

PREPARED BY:

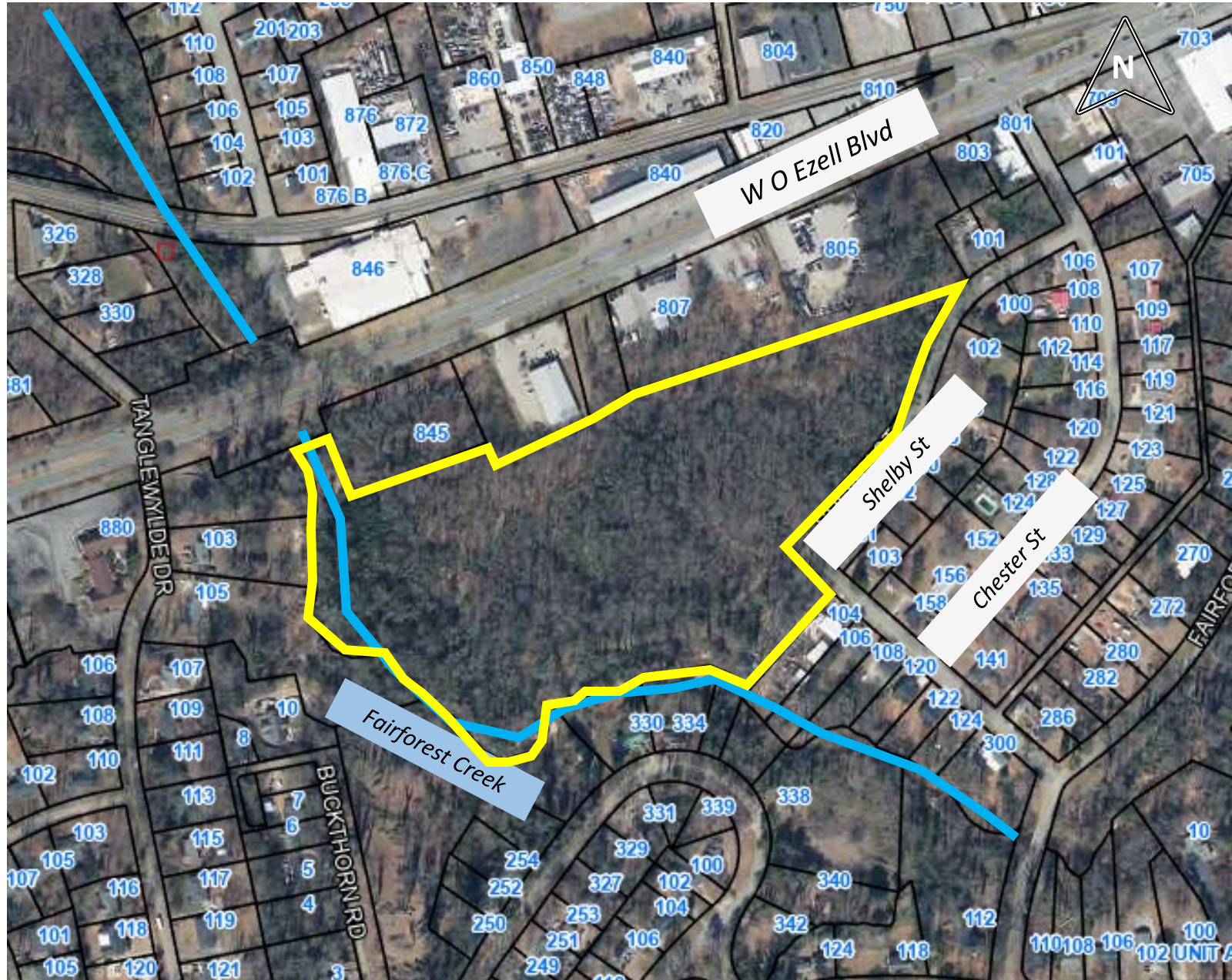
Benjamin Jones

Benjamin Jones
Senior Planner

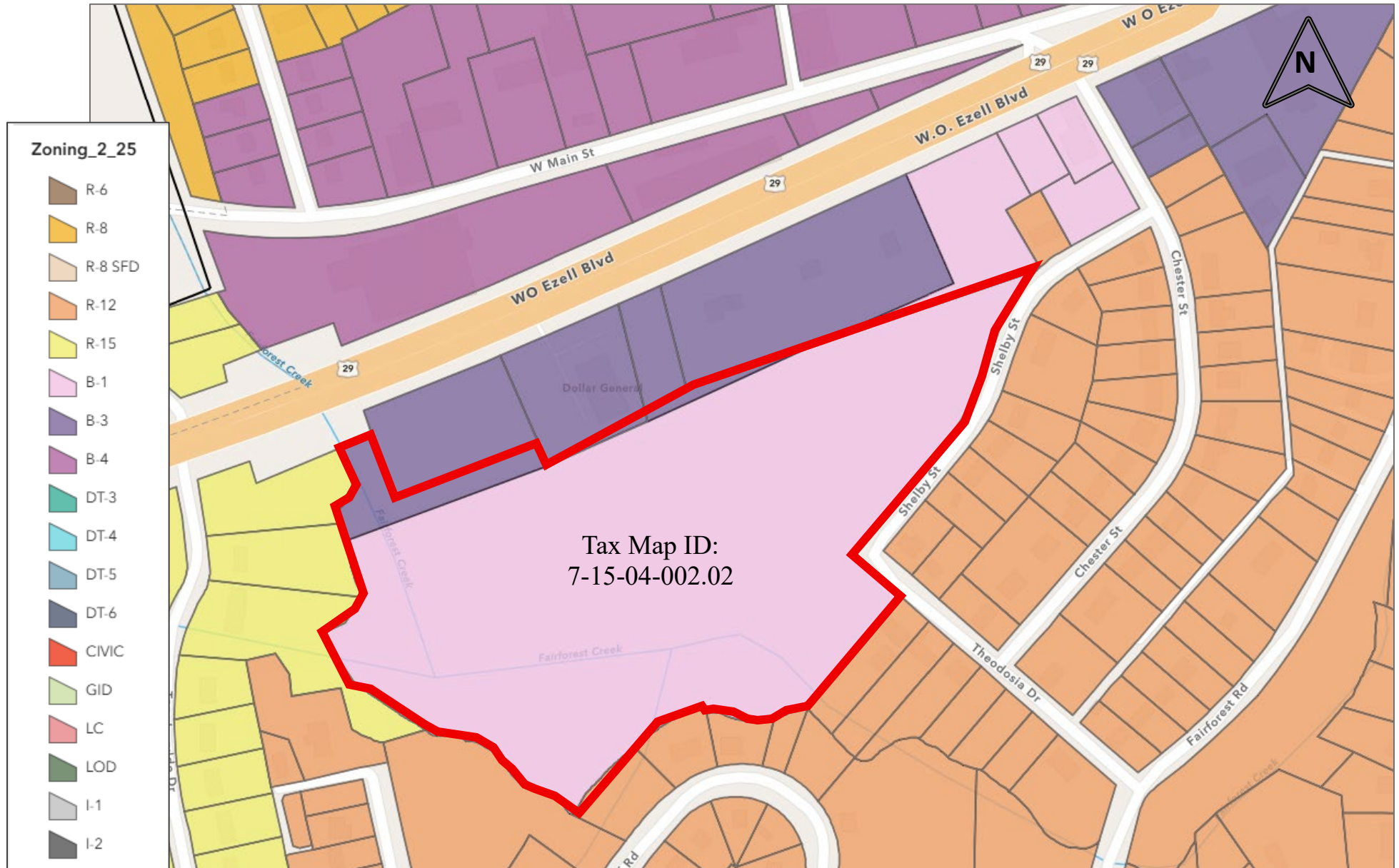
November 14, 2025

DATE

PROJECT SITE MAP



ZONING MAP



SITE PHOTOS – Front of the Site



Looking west from Shelby Street onto the project site

Properties to the East Side of the Project Site



East side of project site (looking south along Shelby Street)

Property to the South of Project Site (across Fairforest Creek)



Point of view from Briarcliff Road

Properties to the North of Project Site (along W.O. Ezell Blvd)



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

General Application

Name of Development: SHELBY PARK
Street Address: 845 W D Ezell Blvd.
Zoning District: B34 B-1 Overlay: _____ Tax Map Number: 7-15-04-002.02

Owner: South Carolina Christian Foundation Phone: 864-949-5800
Address: P.O. Box 172233 Email: Bobby@scchristianfoundation.org
City: Spartanburg State: SC Zip: 29301

Applicant: William Cureton Phone: 864-979-7426
Address: 321 Tucapau Road Email: billc@triads.com
City: Duncan State: SC Zip: 29334

Agent: William Cureton Phone: 864-979-7426
Address: 321 Tucapau Road Email: billc@triads.com
City: Duncan State: SC Zip: 29334

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: _____

Bobby McDonald - owner - request Communication to go to Cureton and his team at Triad. Cureton is authorized to handle the rezoning request.

Staff Use Only

Received by: _____ Date Received: 19 of 48 Permit Number: _____

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

ZONING MAP AMENDMENT SUPPLEMENTAL APPLICATION FORM

Name of Development: _____

Location of Development: 845 W O Ezell Blvd.

Current Zoning District: B-3 and B-1

Zoning District Requested: R-1c

Zoning Districts can be found on the following website: [Link to City of Spartanburg Zoning Map](#)

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

☐ Narrative addressing reasons for rezoning; and

☐ A boundary map of subject property prepared and sealed by a registered land surveyor. A reproducible copy of the map, no larger than 11" x 17" in a PDF format can be submitted with the application to planning@cityofspartanburg.org; and

☐ Certification of owner(s) consent, if applicable; and

☐ **Filing Fee:**
\$150.00 – Single-Family Rezoning Request
\$150.00 – Multi-Family Rezoning Request
\$150.00 – Business / Commercial Rezoning Request
\$300.00 – PDD Rezoning Request
No Fee – Annexation Request

Staff Use Only

Received by: _____ Date Received: 20 of 48 Permit Number: _____

845 W.O. Ezelle Blvd, Spartanburg

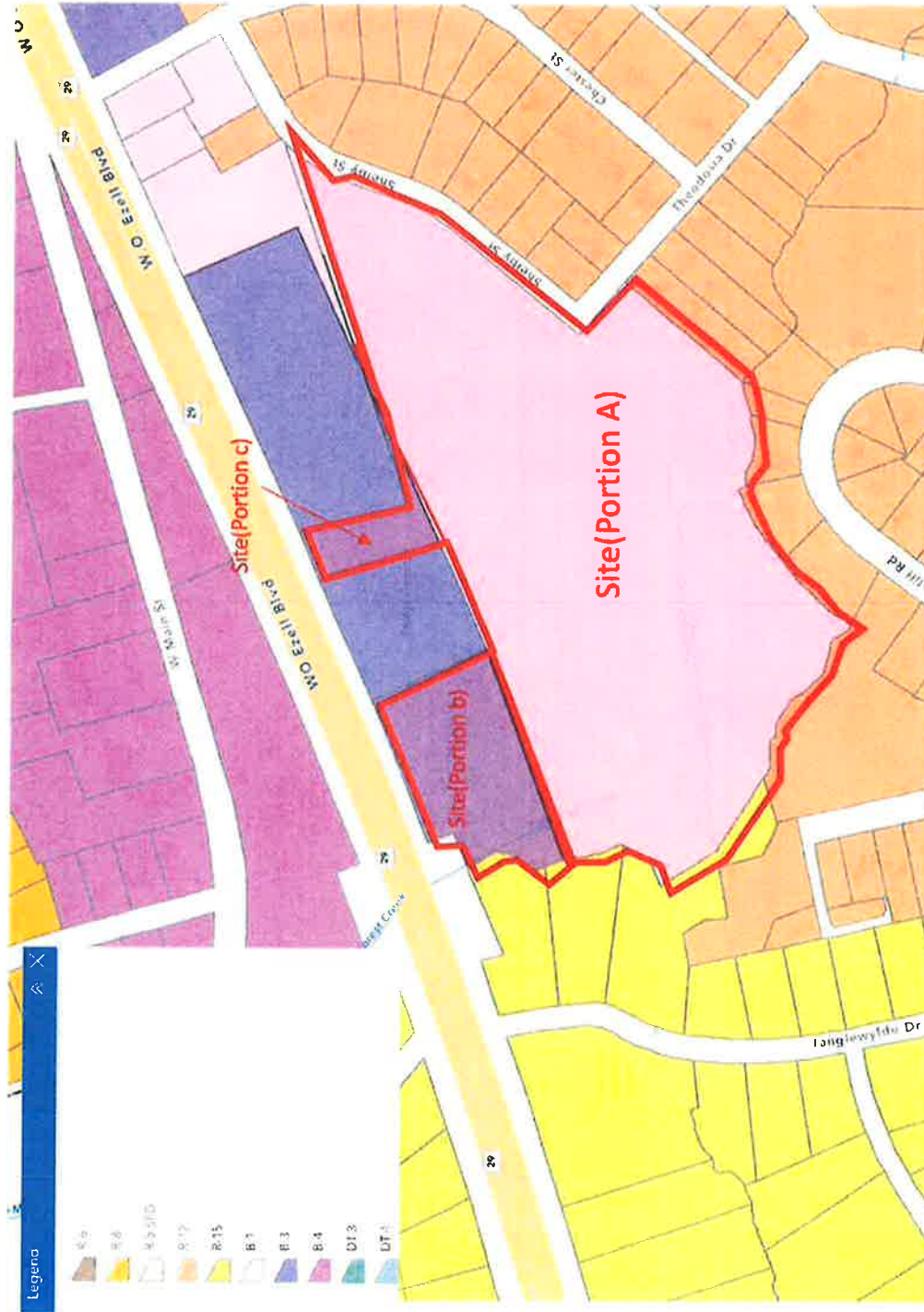
Currently:

- A, B, C are all under same tax map#.
(7-15-04-002.02)
- B-1 on back of land and B-3 along WO Ez

To avoid split zoning on same parcel,
Subdividing into three parcels.

Parcel A: Request to R-6

Parcels B & C, keeping current zoning as F



Narrative 845 W O Ezelle Boulevard

To Avoid Split Zoning

Fits the neighborhood, contiguous uses, access of the back residential property.

Rezoning Narrative for 845 W O Ezelle Boulevard

The property at 845 W O Ezelle Boulevard, identified by parcel number 7-15-04.002.02, is currently subject to split zoning, with portions designated as B-3 (General Business) and B-1 (Neighborhood Business). The owner has authorized the buyer to facilitate a rezoning and subdivision application to optimize the land's use in alignment with its physical characteristics and surrounding context.

The proposed plan seeks to subdivide the parcel into three distinct lots. The two smaller parcels, which have frontage along W O Ezelle Boulevard, will retain their B-3 zoning to support future commercial development, though no specific use or building is currently planned. The larger parcel, located at the rear of the property and lacking direct frontage on W O Ezelle Boulevard, is proposed for rezoning from its current B-3/B-1 designation to R-6 (Residential). This rear parcel abuts existing residential areas and streets, making R-6 zoning more compatible with the surrounding neighborhood and its contiguous residential uses.

This rezoning and subdivision plan eliminates the existing split zoning, creating a more cohesive and practical land use configuration. By aligning the zoning with the property's physical layout and the adjacent residential character, the proposal ensures compatibility with the neighborhood while preserving the commercial potential of the frontage parcels. Please refer to the attached site plan for further details on the proposed subdivision and zoning changes.

****CERTIFICATE OF OWNER'S CONSENT FOR REZONING****

Owner (Seller): South Carolina Christian Foundation

Buyer: Cureton Investments, LLC and/or Assigns

Date: August 25, 2025

Property Description:

Approximately 20 acres with improvements, located on WO Ezell Boulevard, Spartanburg, South Carolina, identified as Tax Map #7-15-04-002.02

Purpose of Consent:

This consent is granted in relation to the "AGREEMENT TO BUY AND SELL REAL ESTATE" dated August 18, 2025 (or August 15, 2025) between Owner and Buyer

The Owner, South Carolina Christian Foundation, hereby grants Cureton Investments, LLC express consent and authorization to initiate and process applications for the rezoning of the above-referenced Property to Zone R-6 with the appropriate authorities in the City of Spartanburg, South Carolina.

This consent allows the Buyer to pursue rezoning prior to the closing of the sale. The Owner agrees to reasonable cooperation and support without incurring unreasonable cost or liability.

SOUTH CAROLINA CHRISTIAN FOUNDATION (Owner/Seller)**

By:



Name: Robert G. McDonald / President

Email: bobby@scchristianfoundation.org

Phone: (864) 949-5800



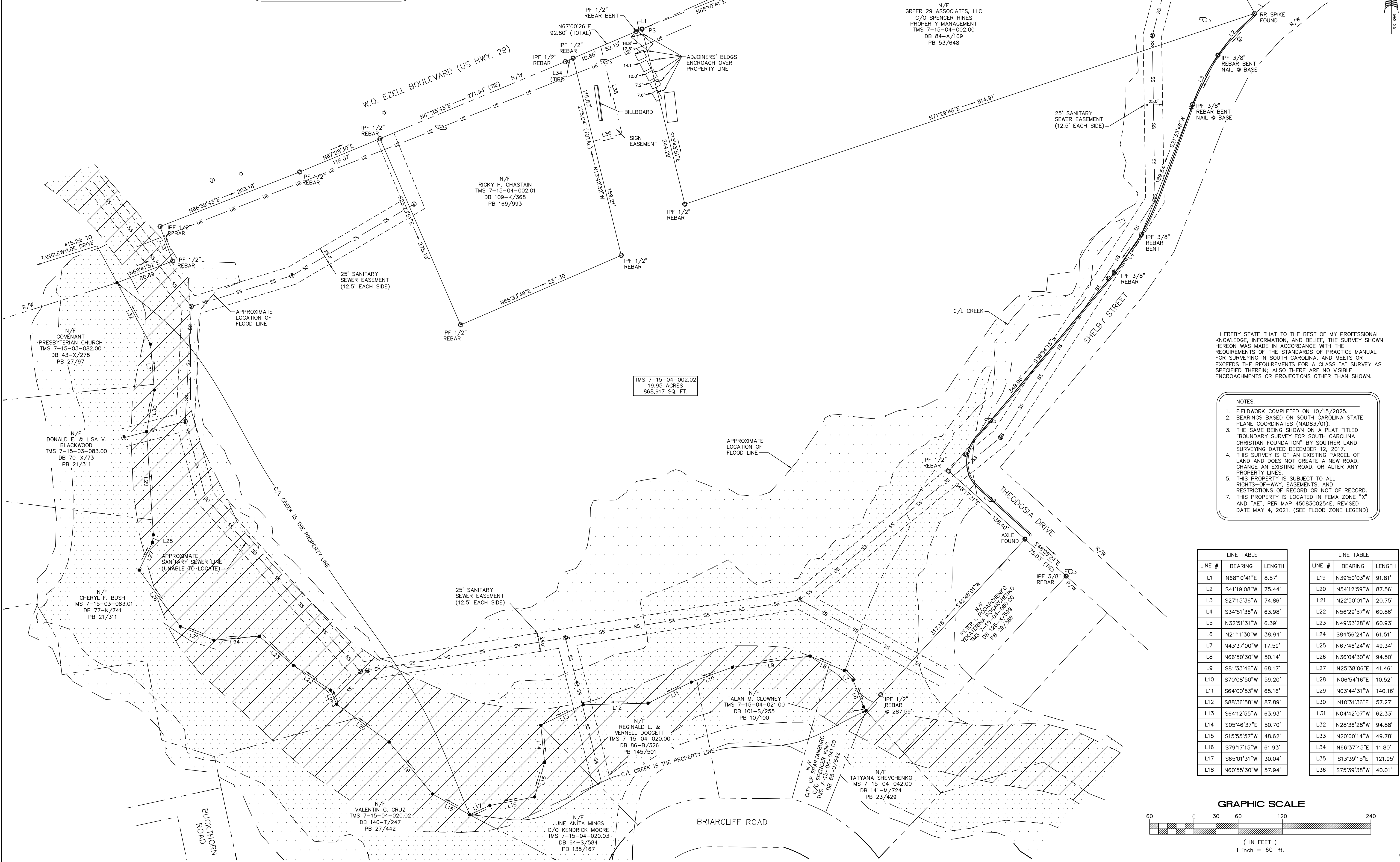
LOCATION MAP - N.T.S.

FLOOD LEGEND:

- ZONE "X": AREAS OF MINIMAL FLOOD HAZARD
- ZONE "X": 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE
- ZONE AE: WITH BASE FLOOD ELEVATION
- REGULATORY FLOODWAY

LEGEND:

- IPF IRON PIN FOUND
- IPS IRON PIN SET (5/8" REBAR)
- R/W RIGHT OF WAY
- ★ LIGHT POLE
- ⊙ POWER POLE
- ⊙ TELEPHONE MANHOLE
- ⊙ STORM DRAIN MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- OE — OVERHEAD ELECTRIC LINE
- SS — SANITARY SEWER LINE

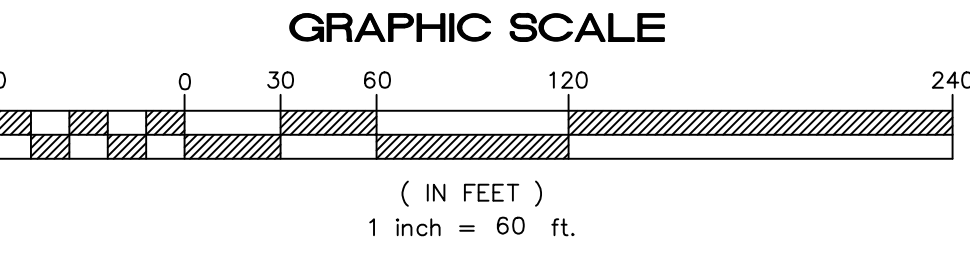


I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

- NOTES:
1. FIELDWORK COMPLETED ON 10/15/2025.
 2. BEARINGS BASED ON SOUTH CAROLINA STATE PLANE COORDINATES (NAD83/01).
 3. THE SAME BEING SHOWN ON A PLAT TITLED "BOUNDARY SURVEY FOR SOUTH CAROLINA CHRISTIAN FOUNDATION" BY SOUTHER LAND SURVEYING DATED DECEMBER 12, 2017.
 4. THIS SURVEY IS OF AN EXISTING PARCEL OF LAND AND DOES NOT CREATE A NEW ROAD, CHANGE AN EXISTING ROAD, OR ALTER ANY PROPERTY LINES.
 5. THIS PROPERTY IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS OF RECORD OR NOT OF RECORD.
 6. THIS PROPERTY IS LOCATED IN FEMA ZONE "X" AND "AE", PER MAP 45083C0254E, REVISED DATE MAY 4, 2021. (SEE FLOOD ZONE LEGEND)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N68°10'41"E	8.57'
L2	S41°19'08"W	75.44'
L3	S27°15'36"W	74.86'
L4	S34°51'36"W	63.98'
L5	N32°51'31"W	6.39'
L6	N21°11'30"W	38.94'
L7	N43°37'00"W	17.59'
L8	N66°50'30"W	50.14'
L9	S81°33'46"W	68.17'
L10	S70°08'50"W	59.20'
L11	S64°00'53"W	65.16'
L12	S88°36'58"W	87.89'
L13	S64°12'55"W	63.93'
L14	S05°46'37"E	50.70'
L15	S15°55'57"W	48.62'
L16	S79°17'15"W	61.93'
L17	S65°01'31"W	30.04'
L18	N60°55'30"W	57.94'

LINE TABLE		
LINE #	BEARING	LENGTH
L19	N39°50'03"W	91.81'
L20	N54°12'59"W	87.56'
L21	N22°50'01"W	20.75'
L22	N56°29'57"W	60.86'
L23	N49°33'28"W	60.93'
L24	S84°56'24"W	61.51'
L25	N67°46'24"W	49.34'
L26	N36°04'30"W	94.50'
L27	N25°38'06"E	41.46'
L28	N06°54'16"E	10.52'
L29	N03°44'31"W	140.16'
L30	N10°31'36"E	57.27'
L31	N04°42'07"W	62.33'
L32	N28°36'28"W	94.88'
L33	N20°00'14"W	49.78'
L34	N66°37'45"E	11.80'
L35	S13°39'15"E	121.95'
L36	S75°39'38"W	40.01'



REVISIONS

NO.	DESCRIPTION	DATE	BY
1			

CERTIFICATE OF AUTHORIZATION

PLS. BRIAN NORTON
PLS NO. 25144

TRAD ENGINEERING & SURVEYING, INC.

TRAD ENGINEERING & SURVEYING, INC.
221 TUCKER ROAD
DUKE, SC 29534
803-535-1321

REF. PLAT BOOK 173/261
REF. DEED BOOK 118-2/410
TAX MAP 7-15-04-002.02
PARTY CHIEF JAG
DRAWN JAG

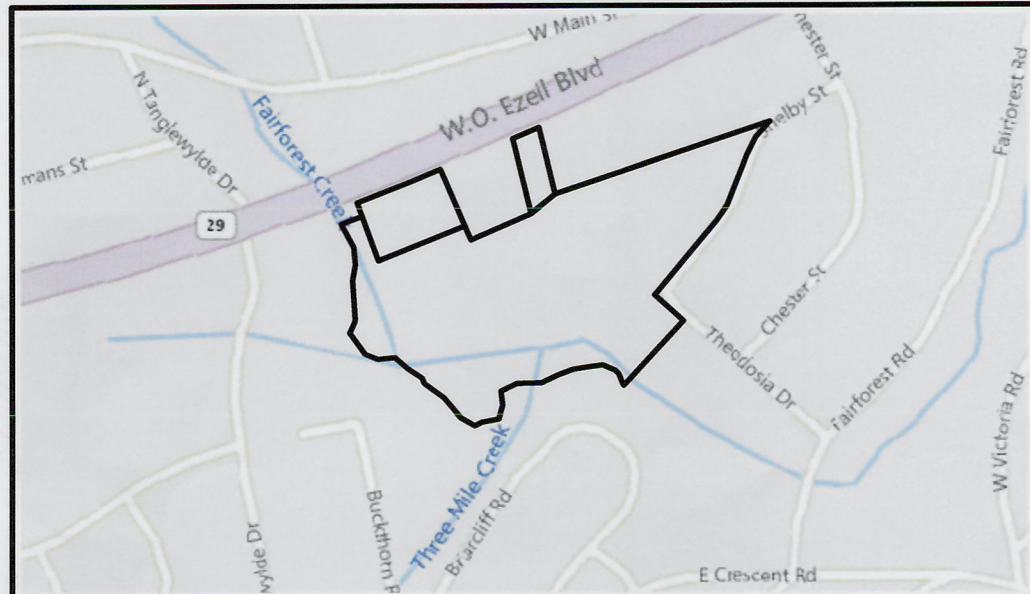
SITE INFORMATION:

TAX PARCEL NO. 7-15-04-002.02
GROSS ACREAGE 19.95 ACRES

PROJECT INFORMATION:

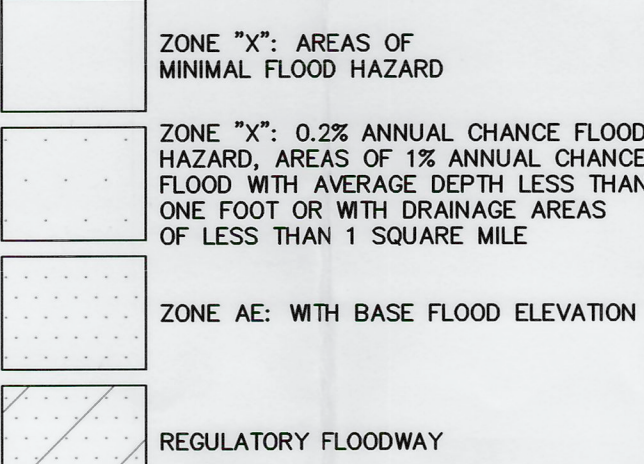
BOUNDARY SURVEY FOR TRIAD DEVELOPMENT, LLC
W.O. EZELL BOULEVARD
CITY OF SPARTANBURG
SPARTANBURG COUNTY, SOUTH CAROLINA

LAST REVISED N/A
DATE 10/21/25
DRAWN BY JAG
PROJECT NO. 225.216

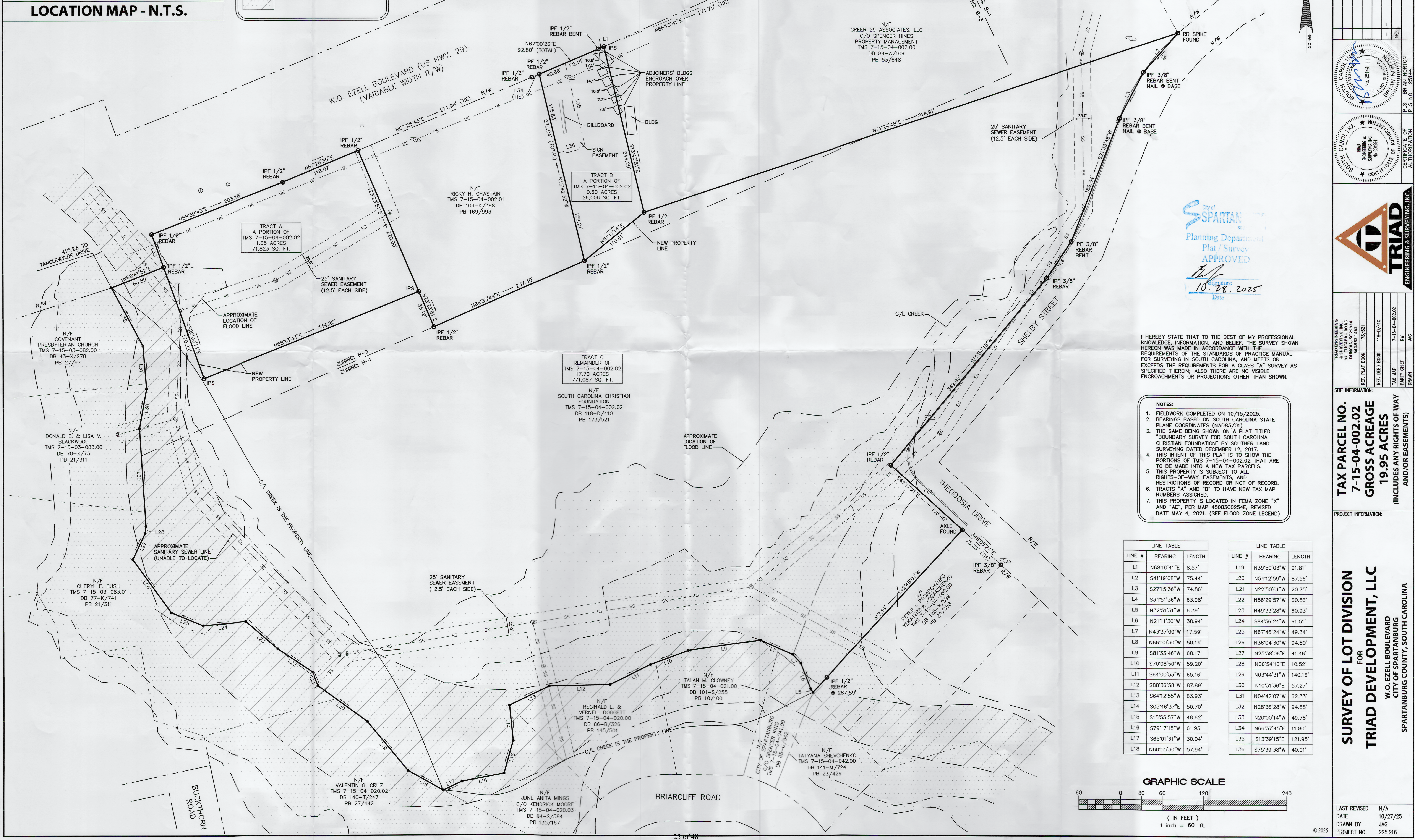
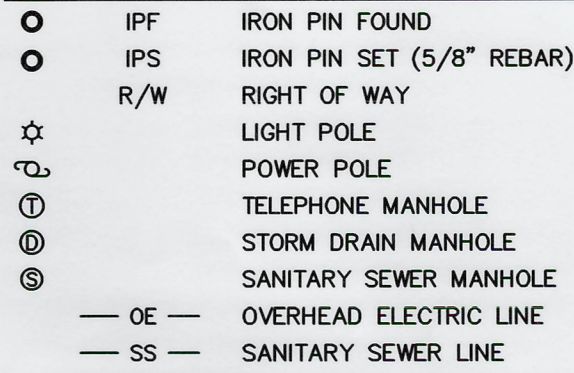


LOCATION MAP - N.T.S.

FLOOD LEGEND:



LEGEND:



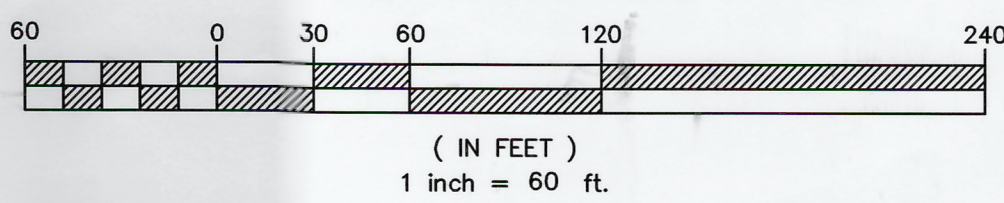
NOTES:

1. FIELDWORK COMPLETED ON 10/15/2025.
2. BEARINGS BASED ON SOUTH CAROLINA STATE PLANE COORDINATES (NAD83/01).
3. THE SAME BEING SHOWN ON A PLAT TITLED "BOUNDARY SURVEY FOR SOUTH CAROLINA CHRISTIAN FOUNDATION" BY SOUTHER LAND SURVEYING DATED DECEMBER 12, 2017.
4. THIS INTENT OF THIS PLAT IS TO SHOW THE PORTIONS OF TMS 7-15-04-002.02 THAT ARE TO BE MADE INTO A NEW TAX PARCELS.
5. THIS PROPERTY IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS OF RECORD OR NOT OF RECORD.
6. TRACTS "A" AND "B" TO HAVE NEW TAX MAP NUMBERS ASSIGNED.
7. THIS PROPERTY IS LOCATED IN FEMA ZONE "X" AND "AE". PER MAP #508302254E, REVERSED DATE MAY 4, 2021. (SEE FLOOD ZONE LEGEND)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N68°10'41"E	8.57'
L2	S41°19'08"W	75.44'
L3	S27°15'36"W	74.86'
L4	S34°51'36"W	63.98'
L5	N32°51'31"W	6.39'
L6	N21°11'30"W	38.94'
L7	N43°37'00"W	17.59'
L8	N66°50'30"W	50.14'
L9	S81°33'46"W	68.17'
L10	S70°08'50"W	59.20'
L11	S64°00'53"W	65.16'
L12	S88°36'58"W	87.89'
L13	S64°12'55"W	63.93'
L14	S05°46'37"E	50.70'
L15	S15°55'57"W	48.62'
L16	S79°17'15"W	61.93'
L17	S65°01'31"W	30.04'
L18	N60°55'30"W	57.94'

LINE TABLE		
LINE #	BEARING	LENGTH
L19	N39°50'03"W	91.81'
L20	N54°12'59"W	87.56'
L21	N22°50'01"W	20.75'
L22	N56°29'57"W	60.86'
L23	N49°33'28"W	60.93'
L24	S84°56'24"W	61.51'
L25	N67°46'24"W	49.34'
L26	N36°04'30"W	94.50'
L27	N25°38'06"E	41.46'
L28	N06°54'16"E	10.52'
L29	N03°44'31"W	140.16'
L30	N10°31'36"E	57.27'
L31	N04°42'07"W	62.33'
L32	N28°36'28"W	94.88'
L33	N20°00'14"W	49.78'
L34	N66°37'45"E	11.80'
L35	S13°39'15"E	121.95'
L36	S75°39'38"W	40.01'

GRAPHIC SCALE



TAX PARCEL NO. 7-15-04-002.02
GROSS ACRES 19.95
(INCLUDES ANY RIGHTS OF WAY AND/OR EASEMENTS)

SURVEY OF LOT DIVISION FOR TRIAD DEVELOPMENT, LLC
W.O. EZELL BOULEVARD
CITY OF SPARTANBURG
SPARTANBURG COUNTY, SOUTH CAROLINA

LAST REVISED N/A
DATE 10/27/25
DRAWN BY JAG
PROJECT NO. 225.216

November 14, 2025

Public Information Session – Rezoning - 845 W O. Ezell Blvd (TMS # 7-15-04-002.02)

Date: Wednesday, November 12, 2025

Time: 5:30 PM

Location: C.C. Woodson Community Center

Address: 210 Bomar Ave, Spartanburg, SC 29306

The City of Spartanburg Planning Department conducted the required public information session for the requested rezoning for the property located at 845 W O. Ezell Blvd (TMS # 7-15-04-002.02).

Applicant: Cureton Investments, LLC, is requesting that the property be re-zoned from B-1 (Neighborhood Shopping Center) to R-6, General Residential District, to accommodate a single-family residential development.

Public Comment Summary

Number of Attendees: 12

See attached sign in sheet for details

The comments from the public focused on three primary concerns:

- 1) Potential Flooding
 - a. Residents along the southern border of the site, within the Park Hills neighborhood, raised concerns about stormwater runoff and potential flooding due to the steep topography. They noted that this area is already prone to flooding and feared additional runoff could worsen existing conditions.
 - b. Some commenters also questioned whether the proposed homes on the site might face similar flooding issues.
 - c. Adjacent neighbors requested additional clarification regarding the extent of the floodplain and the required riparian buffer associated with Fairforest Creek that runs along the west of the site and to rear of the existing single-family neighborhood.
- 2) Density – number of proposed units
 - a. Residents prefer single-family residential homes to be placed on this site as opposed to multi-family residential.
 - b. The Applicant advised that the site plan for the 43 single-family residential units is conceptual and additional site analysis will be needed to determine the final site layout and unit count.
- 3) Natural preservation
 - a. Some residents expressed concern for the wildlife that this development may disturb. These residents wish to see a study conducted to determine the level of impact on wildlife and potentially protected species in the area.

- b. Adjacent property owners shared their preference to keep trees in and around the area to preserve the natural landscape, reduce the effects of flooding, and to create a noise reduction buffer around the development.
- c. Residents appreciated the developer's prospect of incorporating land in vicinity of Fairforest Creek to be used as public trailways and green space. There is a Dan Trail segment proposed for the area, intended to follow along an existing sewer easement along Fairforest Creek.

Application for Annexation

AX-25-008-00003

Address: 4089 Clifton Glendale Rd

<u>LANDOWNER</u>	<u>APPLICANT</u>	<u>AGENT</u>
The 720 Group LLC PO Box 26434 Greenville, SC 29616	The 720 Group LLC PO Box 26434 Greenville, SC 29616	Brian S. Leonard

<u>PARCEL DATA</u>	
▪ Tax Map ID: 7-14-00-010.00 ▪ Existing Zoning Districts: None ▪ Proposed Zoning District: B-3, General Business District	Overlay District: N/A

APPLICATION SUMMARY

The City of Spartanburg has received a request to annex the property located at 4089 Clifton Glendale Rd (TMS # 7-14-00-010.00) into the City limits. The applicant, The 720 Group LLC is also requesting that the property be zoned B-3 (General Business District) to align with the zoning of nearby parcels. **Owner : The 720 Group LLC / Applicant: Brian S. Leonard, The 720 Group LLC.**

The project site is an approximately 377,665 square foot (8.67 AC) parcel located at 4089 Clifton Glendale Road. The parcel borders Clifton Glendale Road to the East, Fernwood Glendale Road to the South, and Pineview Drive to the West. The applicant has requested approval of a zoning designation of B-3, General Business District.

Adjacent land to the project site is currently zoned B-1, Neighborhood Shopping Center, and exists as a childcare center. R-6, General Residential District duplexes currently occupy the area to the West across Pineview Drive. All other adjacent property does not fall within City limits, and includes single family homes in all directions, and retail uses to the Southeast.

ORDINANCE AND BOUNDARY ADJUSTMENT

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

The current City of Spartanburg Zoning Ordinance Section 301 to 303: District Use Regulations 303.6 Table of Permitted Uses lists Mini-warehouses – self storage facilities as a permitted use under B-3, General Business District zoning classification.

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

REQUIRED FINDINGS

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

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

ANALYSIS OF REQUIRED FINDINGS

A request for annexation and zoning designation request for the property located at 4089 Clifton Glendale Rd. is to continue to be used as a storage facility.

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

The 2023 City of Spartanburg Final Draft Comprehensive Plan lists this area of the city as G-2: Neighborhood Controlled Growth Sector. According to the document, these sectors are “areas that are developed with low- to medium-density neighborhoods that should remain ‘as is’”. These neighborhoods are defined by conventional suburban development patterns of primarily detached single-family houses, with a limited number of multi-family, commercial, and civic uses. There may be some limited opportunities for infill in this Sector, which should be at a scale and character compatible with surrounding development.” Most of this general area includes residential uses, however this property and one adjacent property are used for commercial uses. This character is congruent with the comprehensive plan.

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

The present character of the immediately adjacent property to the southwest of the project site along Pineview Drive is primarily zoned for B-1, Neighborhood Shopping Center. The other property to the west of the project site across Pineview Drive is currently zoned for R-6, General Residential District.

The proposed zoning designation of B-3, General Business District would be appropriate and compatible with adjacent properties uses in the vicinity.

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

3. **Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment**

If the proposed annexation and zoning classification from B-3, General Business District of this parcel is granted, it will accommodate the current use of a mini-warehouse – self storage facility. This use is permitted by right.

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

Not applicable.

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

Both water and sanitary sewer services are available to this site. These city services have been provided to the property as part of an annexation covenant.

STAFF ANALYSIS & RECOMMENDATION

The City of Spartanburg recommends annexation of this parcel into the City limits from Spartanburg County. This annexation is part of annexation covenant between the City of Spartanburg and the property owner. City Staff also recommend approval of the proposed zoning designation of B-3, General Business District for this parcel. This zoning designation is appropriate given the adjacent zoning as well as the future land use map within the Comprehensive Plan.

The taxes received from this parcel will provide increased revenue to the City of Spartanburg.

WRITTEN PUBLIC COMMENTS

Notices were sent to property owners within a 400 ft. radius of the subject property. A total of 50 Notices were sent to property owners of which 2 were mailed certified mail. A Planning Informational meeting was held on Wednesday, November 12, 2025, at 5:30 PM at C.C. Woodson Community Center to discuss the annexation and zoning designation request and to address any comments and concerns.

One nearby property owner attended the meeting and expressed their support for the annexation.

FUTURE PROCESS

Under State law, if the Planning Commission recommends approval of this application, staff will schedule the matter for another public hearing and **First Reading of Ordinance by City Council**

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

ATTACHMENTS:

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

PREPARED BY:

Benjamin Jones

Benjamin Jones
Senior Planner

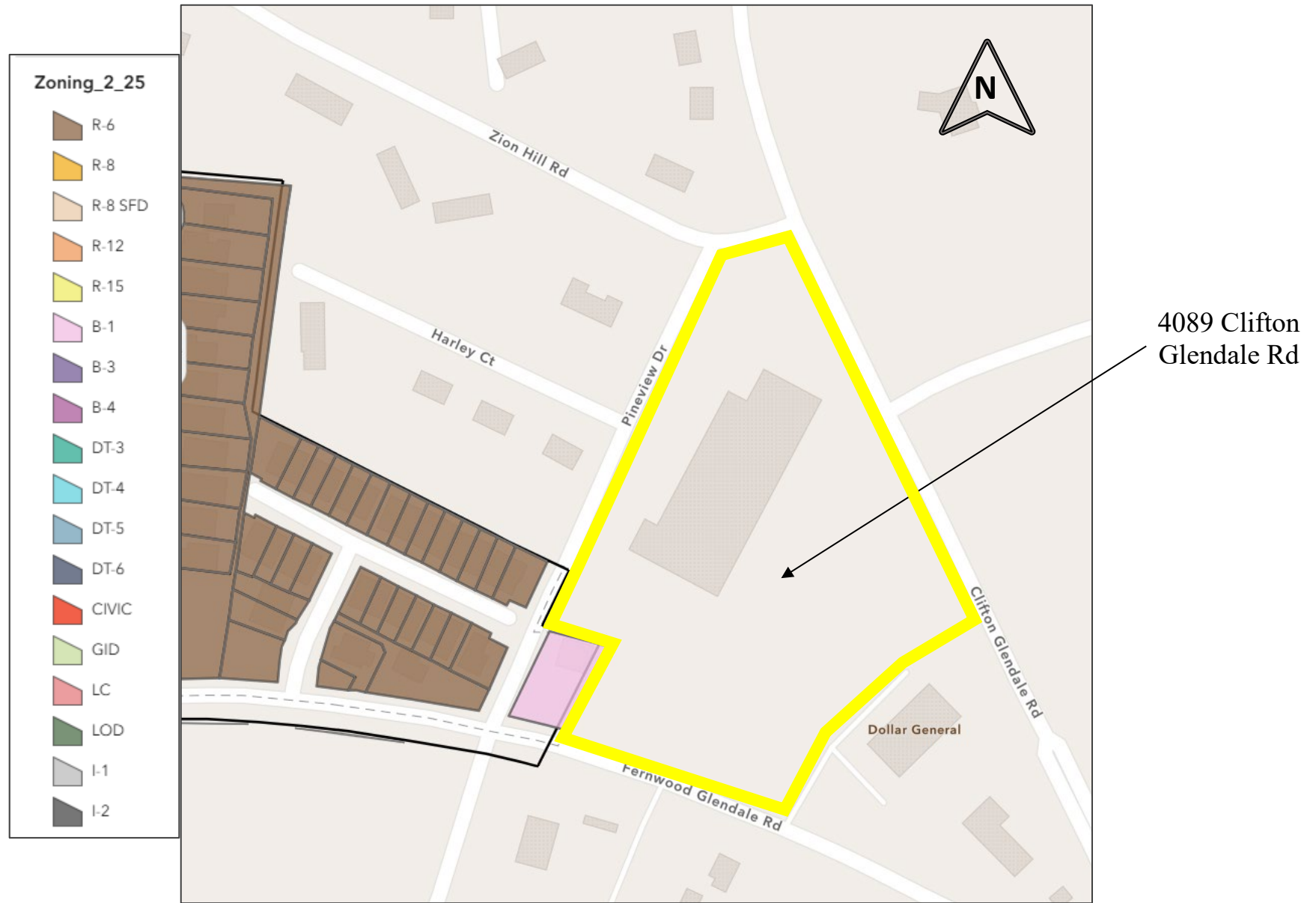
November 14, 2025

DATE

Yellow border = parcel to be annexed

32 of 48

ZONING MAP – 4089 Clifton Glendale Rd



Tax Map ID: 7-14-00-010.00

SITE PHOTOS – Front of the Site



4089 Clifton Glendale Rd
Tax Map ID: 7-14-00-010.00

Properties to the Left of the Project Site



Left side adjacent property

Left side of project site (looking from the southern corner of the property)



Properties to the Right of the Project Site



Right side of project site (looking south down Pineview Dr.)



Intersection of Pineview Dr and Harley Ct

Property Across from the Project Site



Looking from entrance of property across Clifton
Glendale Road

Property at Rear of the Site



Adjacent property to the rear of the project site. Looking northeast from intersection of Fernwood Glendale Rd and Pineview Dr.



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: Clifton Glendale Storage

Street Address: 4089 Clifton Glendale Rd, Spartanburg, SC 29307

Zoning District: N/A Overlay: _____ Tax Map Number: 7-14-00-010.00

Owner: The 720 Group LLC Phone: 864-616-9696

Address: PO Box 26434 Email: briansleonard980@gmail.com

City: Greenville State: SC Zip: 29616

Applicant: Brian S. Leonard Phone: 864-616-9696

Address: PO Box 26434 Email: briansleonard980@gmail.com

City: Greenville State: SC Zip: 29616

Agent: _____ Phone: _____

Address: _____ Email: _____

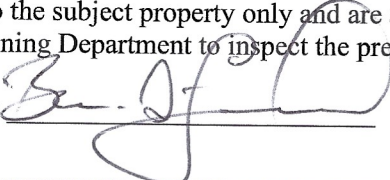
City: _____ State: _____ Zip: _____

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

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

Fees and Payments can be made using the Permit Number and the City of Spartanburg Payment Portal.

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

Applicant / Owner Signature:  Date: 10-16-2025

Staff Use Only / Received by: _____

Date Received: _____ Time: _____ Permit Number: _____

STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG)
DECLARATION OF COVENANT
TO THE CITY OF SPARTANBURG

THIS DECLARATION OF COVENANT is made this 14th day of October, 2022, by

The 720 Group, LLC

(Print Name of Owner of Real Property as on Deed)

to the City of Spartanburg.

WHEREAS, Declarant is the owner of the Real Property which is the subject of this Declaration of Covenant and which is identified as follows:

- (1) 4089 Clifton Glendale Road, Spartanburg, SC 29302
(Street Address)
- (2) 7-14-00-010.00
(Tax Map Designation)
- (3) 129-S Page 417
(Deed Reference)

and

WHEREAS, the Real Property is within approximately one mile of the current city limits of the City of Spartanburg, South Carolina; and

WHEREAS, Declarant has requested that Spartanburg Water System provide sewer service or provide water service to the Real Property; and

WHEREAS, Declarant has entered into a Water Service Contract or Water Main Extension Agreement with the Spartanburg Water System or a Sanitary Sewer Agreement with the City of Spartanburg in order to secure water or sewer service to the Real Property from the municipal body; and

WHEREAS, the City of Spartanburg or the Spartanburg Water System, for and in consideration of providing water or sewer service to the Real Property, may require the Declarant to cause the Real Property, or any portion thereof, upon the agreement of the City Council, to be annexed if such property is or becomes contiguous to the city limits of the City of Spartanburg or otherwise becomes eligible for annexation under the general law of the state; and

WHEREAS, Declarant desires to insure future compliance with such contractual agreement, and is undertaking execution of this Declaration of Covenant for that purpose.

NOW, THEREFORE, the Declarant hereby declares as follows:

DEE-2022-54769



DEE BK 139-N PG 183-187

Recorded 5 Pages on 10/28/2022 10:44:52 AM

Recording Fee: \$25.00

Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
Ashley B. Williams, Register Of Deeds

IMPOSITION OF COVENANT

From this day forward, the Real Property shall be held, transferred, sold or conveyed subject to the covenant contained herein which is for the purpose of providing future sewer or water service to the Real Property by the City of Spartanburg or the Spartanburg Water System. The covenant shall touch and concern and run with title to the Real Property. This Declaration of Covenant and all provisions hereof shall be binding on all persons or entities having any right, title or interest in the Real Property or any portion thereof, including the Declarant, and their respective heirs, successors, successors in title and assigns, and shall inure as their obligation to the benefit of the City of Spartanburg. The enumerated covenant shall be deemed a covenant and not a condition.

COVENANT

Whenever any part of the Real Property is or becomes contiguous to the city limits of the City of Spartanburg or whenever the Real Property otherwise becomes eligible for annexation under the general law of the State of South Carolina, all then current owner(s) of the entire parcel of Real Property will cause the Real Property to be annexed into the City of Spartanburg, subject to the agreement of the City Council.

ENFORCEMENT OF COVENANT

Failure of the owner(s) to cause such Real Property to be annexed into the City of Spartanburg as hereinabove provided will result in a termination of water or sewer service to all of the Real Property until such time the owner(s) of the Real Property cause the Real Property to be annexed into the City of Spartanburg. Additionally, this Covenant may be enforced by an action for specific performance, in addition to the remedies specifically set forth herein, all public and private remedies allowed by law or in equity against anyone in violation of this Covenant shall be available. All remedies set forth herein are cumulative and not exclusive. Any person or entity having any right, title or interest in the Real Property, or any portion thereof, including the Declarant, and their respective heirs, successors, successors in title and assigns of the City of Spartanburg shall be entitled to bring an action for enforcement of the Covenant.

The failure of any person or entity having any right, title or interest in the Real Property, or any portion thereof, including the Declarant, and their respective heirs, successors, successors in title and assigns or the City of Spartanburg to bring an action to enforce this Covenant shall not operate as a waiver of the right to do so for any subsequent violations or of the right to enforce any other part of this Covenant at any future time. The failure of any person or entity having any right, title or interest in the Real Property, or any portion thereof, including the Declarant, and their respective heirs, successors, or successors in title and assigns of the City of Spartanburg to exercise or to delay in exercising any right or remedy available hereunder or at law or in equity shall not operate as a waiver. Notice of default or violation shall not be deemed as a condition precedent to the exercise of any right or remedy available hereunder or at law or in equity. Should any person or entity having any right, title or interest in the Real Property, or any portion thereof, including the Declarant and their respective heirs, successors, or successors in title and assigns or the City of Spartanburg fail to bring action for enforcement of this Covenant or seek any other remedy allowed at law or in equity such shall not create any liability for the recovery of damages for the failure to so act.

AUTHORIZED AGENT FOR ANNEXATION

In addition, to the enforcement remedies above, and not in lieu thereof, the Declarant and on behalf of the Declarant's successor and assigns (designates) does hereby irrevocably appoint the City Manager of the City of Spartanburg, whoever the occupant of that position may be from time to time be, (to sign) as attorney-in-fact for the Declarant and the Declarant's successors and assigns to execute and process any petition or related document required of an owner under state or municipal law to initiate or give effect to annexation. Upon receipt of such an executed petition or document, the City Council may proceed, or refrain from proceeding, in the same manner as if the petition or related document had been executed by the then owner of record directly.

DURATION OF COVENANT

This Covenant shall run with the land and shall be binding upon any person or entity having any right, title or interest in the Real Property, or any portion thereof, including the Declarant and their respective heirs, successors, or successors in title and assigns, forever.

INTERPRETATION

In interpreting words in this Declaration of Covenant, unless the context shall otherwise provide or require, singular shall include the plural and the plural shall include the singular, and the use of any gender shall include all genders.

The headings are included for purposes of convenient reference and such shall not affect the meaning or interpretation of this Declaration of Covenant.

IN WITNESS WHEREOF, Declarant has executed this Declaration of Covenant of this day and year first written above.

WITNESSES:

David Vaughan
(Witness #1)

Coastal Bank
(Witness #2)

DECLARANT/OWNER:

Brian S. Leonard
(Signature) The 720 Group, LLC

BRIAN S. LEONARD
(Print Declarant Name) Ito: Member

864 616 9696
(Declarant/Owner's Phone Number)

STATE OF South Carolina

COUNTY OF Spartanburg

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 14th day of October 2022, by the within named Declarant.

Sworn to before me this 14th day of October, 2022

Yvette B. Cooper
Notary Public for: South Carolina
My Commission Expires Sept. 24, 2025

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed
this 25th day of October, 2022

Christie B. Lindsey
(Witness)

Ant P. Cole
(Witness)

CITY OF SPARTANBURG

By: Chris Story
Chris Story
City Manager

ATTEST:

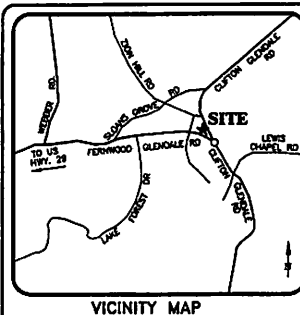
By: Connie M. Kellner
Connie M. Kellner
City Clerk

STATE OF SOUTH CAROLINA)
)
COUNTY OF SPARTANBURG)

ACKNOWLEDGEMENT

2022 The foregoing instrument was acknowledged before me this 25th day of October, by Chris Story, the City Manager of the City of Spartanburg, South Carolina (the "City") a body politic and corporate, and a political subdivision of the State of South Carolina, and attested by the City Clerk of the City of Spartanburg, on behalf of the City.

Christie B. Lindsey
Notary Public for South Carolina
Commission Expires: 1-15-2030



PLT-2022-61070
 PLT BK 182 PG 322-322
 Recorded 1 Pages on 10/05/2022 12:08:20 PM
 Recording Fee \$25.00
 Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
 Ashley B. Williams, Register of Deeds



SOUTHER LAND SURVEYING

10253 ASHEVILLE HWY.
 INMAN, SC 29349
 864-473-1240

APPROVED

This subdivision of land meets the
 requirements of the Spartanburg County
 Subdivision Regulations and zoning ordinance.

DATE OCT 05 2022

THE 720 GROUP, LLC
 DB 129-S .p. 417
 DB 114-V .p. 810
 PB 71 .p. 15
 PB 176 .p. 209
 7-14-00-010.00

SIGHT EASEMENT #2
 0.22 AC.

SIGHT EASEMENT #1
 0.22 AC.

L'I'L CRICKET, LLC
 DB 68-Z .p. 765
 PB 138 .p. 850
 PB 176 .p. 209
 7-14-00-010.16

P.O.B.

- LEGEND**
- 1/2" REBAR FOUND (IPO)
 - 1/2" REBAR SET (IPS)
 - MAG NAIL FOUND IN ROAD
 - MAG NAIL SET IN ROAD
 - PT. - POINT
 - ☆ LIGHT POLE
 - ⊕ POWER POLE
 - ⊕ GUY POLE
 - ⊕ TRAFFIC LIGHT POLE
 - CONCRETE
 - ⊕ WATER VALVE
 - ⊕ GAS VALVE
 - ⊕ WATER METER
 - ⊕ GAS METER
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ STORM DRAIN MANHOLE
 - ⊕ BELL SOUTH MANHOLE
 - ⊕ CATCH BASIN
 - ⊕ GRATE
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ FIRE HYDRANT
 - ⊕ TRANSFORMER
 - ⊕ HANDICAP PARKING
 - ⊕ MONITORING WELL
 - ⊕ CLEAN OUT
 - FENCE
 - P OVERHEAD POWER
 - UP UNDERGROUND POWER
 - ST SANITARY SEWER
 - T OVERHEAD TELEPHONE
 - UT UNDERGROUND TELEPHONE
 - W UNDERGROUND WATER
 - G UNDERGROUND GAS

SURVEY IS VALID ONLY IF PRINT HAS
 ORIGINAL SEAL & SIGNATURE OF
 SURVEYOR.

CHECK ALL RIGHTS-OF-WAY AND
 SETBACKS BEFORE CONSTRUCTION.
 THIS PROPERTY IS SUBJECT TO ALL
 RIGHTS-OF-WAY, EASEMENTS AND
 RESTRICTIONS OF RECORD AND NOT
 OF RECORD.

THIS SURVEY DOES NOT CONSTITUTE
 A TITLE SEARCH BY THE SURVEYOR.

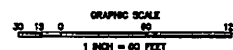
ALL UNDERGROUND UTILITIES ARE NOT
 SHOWN AND THEIR LOCATIONS ARE
 UNKNOWN TO ME.

I hereby state that to the best of my knowledge,
 information, and belief the survey shown herein 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 B Survey as specified
 therein; also there are no visible encroachments or
 projections other than shown.

THIS SURVEY IS FOR THE PARTY TO WHOM
 IT IS FURNISHED, IS NOT TRANSFERABLE,
 AND MAY NOT BE USED BY ANY OTHER
 PERSON OR ENTITY WITHOUT THE PRIOR
 WRITTEN CONSENT OF SOUTHER LAND
 SURVEYING.

FLOOD NOTE

THIS PROPERTY IS LOCATED IN ZONE "X"
 ACCORDING TO THE FLOOD INSURANCE
 RATE MAP NUMBER 45083C0278D DATED
 JANUARY 06, 2011.



LEGAL DESCRIPTION

All that certain place, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Spartanburg, and being more particularly shown containing 1.36 acres, more or less, as shown on that plat entitled "ALTA/NSPS LAND TITLE SURVEY FOR: PATTON DEVELOPMENT SC, LLC", by Brandon R. Souther, of Southern Land Surveying, dated May 31, 2022, and recorded in the Spartanburg County Register of Deeds Office in Plat Book _____ Page _____.
 Reference to said plat is made for a more detailed description.
 And more currently described as measured:
 Beginning at a 1/2" rebar on right of way of Farmwood Glendale Road (S-533) and being labeled P.O.B., also known as Point of Beginning, thence running with said road N44-41-33W 101.73' to a 1/2" rebar; thence running with same said road N67-08-52W 40.30' to a 1/2" rebar; thence running and running away from road N44-41-33W 101.73' to a 1/2" rebar; thence running N33-01-43E 124.01' to a 1/2" rebar; thence continuing N46-37-15E 240.99' to a 1/2" rebar on right of way of Clifton Glendale Road (S-30); thence following same said road S25-23-02E 187.85' to a 1/2" rebar; thence turning and running S46-34-10W 287.48' to a 1/2" rebar, also known as Point of Beginning.
 SAID TRACT CONTAINS A TOTAL OF 1.36 ACRES OR 59,199.40 SQUARE FEET.

SCHEDULE B - SECTION II EXCEPTIONS: (Commitment No.: PATTON 6116)

7. TAXES AND ASSESSMENTS OF THE YEAR 2022 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.

8. EASEMENT GRANT TO DUKE POWER COMPANY DATED MARCH 28, 1974 AND RECORDED MAY 10, 1974 IN DEED BOOK 41-X, PAGE 177, IN THE OFFICE OF THE REGISTER OF DEEDS FOR SPARTANBURG COUNTY, SOUTH CAROLINA.

9. EASEMENT GRANT TO THE COMMISSIONERS OF PUBLIC WORKS OF THE CITY OF SPARTANBURG DATED JULY 30, 1969 AND RECORDED AUGUST 13, 1969 IN DEED BOOK 70-L, PAGE 586 IN THE OFFICE OF THE REGISTER OF DEEDS FOR SPARTANBURG COUNTY, SOUTH CAROLINA.

10. LINE 10 DELETED.

11. MATTERS AS SHOWN ON SURVEY FOR PATTON DEVELOPMENT SC, LLC DATED MAY 31, 2022 BY SOUTHER LAND SURVEYING:
 (1) PAVEMENT,
 (2) FENCE, AND
 (3) WATER LINE.

TO: FIRST AMERICAN TITLE INSURANCE COMPANY &
 PATTON DEVELOPMENT SC, LLC

This is to certify that this map or plat and the
 survey on which it is based were made in
 accordance with the 2021 Minimum Standard Detail
 Requirements for ALTA/NSPS Land Title Surveys,
 jointly established and adopted by ALTA and NSPS,
 and includes items 1,2,4,6,11,13 of Table A thereof.

THE FIELD WORK WAS COMPLETED ON MAY 28, 2022

SIGNED: *Brandon R. Souther*

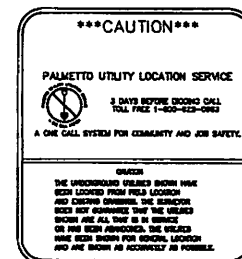
REGISTRATION NO.: 22365

Before any land disturbing activities occur on any
 parcel, all applicable grading, encroachment
 development, and building permits must be obtained
 from Spartanburg County prior to the commencement
 of any construction. Permits may also be required by
 OHEC and SCDOT.

SPARTANBURG COUNTY PLANNING DEPARTMENT

DATE OCT 05 2022

James F. Cherry JH



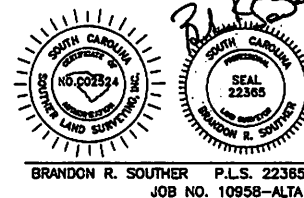
TOTAL: 1.36 ACRES

59,199.40 Sq. Feet

**ALTA/NSPS LAND TITLE SURVEY FOR:
 PATTON DEVELOPMENT SC, LLC**
 (CLIFTON GLENDALE ROAD, SPARTANBURG, SC 29307)
 SPARTANBURG COUNTY, SOUTH CAROLINA

LEGAL REFERENCE: DB 129-S .p. 417
 DB 114-V .p. 810
 PB 71 .p. 15
 PB 176 .p. 209

TAX MAP REFERENCE: P/O 7-14-00-010.00
 31 MAY 2022



100 Percent Petition Form

TO THE MAYOR AND COUNCIL OF THE CITY OF SPARTANBURG, SOUTH CAROLINA:

REQUEST FOR ANNEXATION

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City of Spartanburg by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

PROPERTY DESCRIPTION

The territory to be annexed is described as follows:

1. The address(es) of the territory to be annexed is/are:

4089 Clifton Glendale Road

Spartanburg, SC 29307

2. The property(ies) is/are designated as follows on the Spartanburg County tax map:

7-14-00-010.00

3. Exhibit A, attached hereto, is the legal description of the property(ies).
4. Exhibit B, attached hereto, is a plat or map of the property(ies).

LEGAL AUTHORITY AND CHALLENGES

This petition is submitted under the provisions of the S.C. code §5-3-150(3), authorizing the City Council to annex an area when presented with a petition signed by one hundred percent (100%) of the freeholders owning one hundred percent (100%) of the assessed value of the real property in an area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at City Hall. Any person who seeks to challenge the annexation, and who has standing to do so, should act in accord with the requirements of Chapter 3 of Title 5 of the South Carolina Code.

DATE OF PETITION

This petition is dated this 11th day of November, 2025 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date, but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

ZONING

It is requested that the property be zoned as follows: B-3, General Business District.

USE OF PROPERTY

Existing/proposed use of the property to be annexed: Mini-warehouse - Self storage facility

Pursuant to Section 6-29-1145 of the S.C. Code of Laws, is this tract or parcel restricted by any recorded covenant or restriction that is contrary to, conflicts with, or prohibits the use described above?

YES _____ NO X

SIGNATURES

If the property owner is a corporate entity, the individual signing this application represents and warrants that they have the authority to sign on behalf of the corporate entity.

BREAN S. LEANES
[Signature] 955 ROBERTS BL ROAD DUNCAN 11-12-25
Signature Street Address, City, State Date
Benjamin Jones 11-12-25
Witness Date

Signature Street Address, City, State Date

Witness Date

Signature

Street Address, City, State

Date

Witness

Date

=====

For Municipal Use:

Petition received by: _____ Date: _____

Description and Ownership verified by: _____ Date: _____

Recommendation _____ By: _____

Date: _____

November 14, 2025

Public Information Session – Annexation – 4089 Clifton Glendale Rd (TMS # 7-14-00-010.00)

Date: Wednesday, November 12, 2025

Time: 5:30 PM

Location: C.C. Woodson Community Center

Address: 210 Bomar Ave, Spartanburg, SC 29306

The City of Spartanburg Planning Department conducted the required public information session for the requested annexation for the property located at 4089 Clifton Glendale Rd (TMS # 7-14-00-010.00).

Applicant: The 720 Group, LLC, is requesting annexation of the property, and a zoning designation of B-3 (General Business District) to be applied.

Public Comment Summary

Number of Attendees: 1

See attached sign in sheet for details

The attendee shared comments in favor of the annexation citing appreciation for the visual improvements made to the site over the last few years.