



The City of Spartanburg Board of Zoning Appeals

AGENDA

January 13, 2026, at 5:15 P.M.

TK Gregg Community Center

650 Howard Street – 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 notice of the Board of Zoning Appeals 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 December 9, 2025.

VII. Old Business:

1. VAR - 25-00200005 (mediation). On September 9, 2025, the Board of Zoning Appeals denied the applicant's request regarding the construction of a two-story detached garage in the rear yard on a concrete pad poured by the contractor that encroaches on the side property line. A mediation was hosted in December 2025. As a result of the mediation, the appeal was remanded to the Board of Zoning Appeals for further consideration.

VIII. New Business:

1. APP - 25-00200012. The City of Spartanburg's Board of Zoning Appeals has received an Appeal regarding the permitted use table for a proposed pet store, PETSMART, located at 1200 E. Main St. (7-13-01-001.08) with a zoning designation of B-1 (Neighborhood Shopping District). Owner: Waterstone Southeast Spartan Portfolio LLC / Applicant: Mike Russo / Agent: Tom Godfrey.

IX. Staff Announcements.

As a reminder, all 2026 meetings will be held at the Dr. TK Gregg Community Center, located at 650 Howard Street. We are also exploring the possibility of offering virtual board orientations and continuing education sessions to make things easier for everyone. More details will be shared soon.



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X. Adjournment.

For more information, please contact the City of Spartanburg Planning Department at planning@cityofspartanburg.org or call (864) 596-2068.