



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.



The City of Spartanburg Board of Zoning Appeals

X. Adjournment.

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

**Meeting Minutes of the Board of Zoning Appeals
Tuesday, December 9, 2025, at 5:15 PM
Spartanburg County Council Chambers**

The Board of Zoning Appeals met in Spartanburg County Council Chambers on Tuesday, December 9, 2025, at 5:15PM with the following members in attendance **Brian Murdoch, Midas Hampton, Don Bramblett, McKay Moore, Brandon Harris, and John Moore.** Representing the Planning Department is **Fredalyn Frasier, Sr Planner, Nan Zhou, Planner II.**

Roll Call:

Mr. Harris: Brandon Harris
Ms. Moore: McKay Moore
Dr. Hampton: Midas Hampton
Mr. Murdock: Brian Murdock
Mr. Moore: John Moore
Mr. Bramblett: Don Bramblett

Mr. Murdock: Public notification of the City of Spartanburg 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.

Approval of Agenda:

A motion to approve the agenda was made by Mr. Bramblett and seconded by Mr. Moore. The motion passed with a vote of 6-0.

Approval of Meeting Minutes from November 11, 2025.

A motion was made by Ms. Moore, seconded Mr. Harris, to approve the meeting minutes. The motion was approved with a vote of 6-0.

Old Business: None.

New Business:

APP – 25-00200010 – The City of Spartanburg’s Board of Zoning Appeals has received an Appeal regarding erecting a new advertising sign (known as billboard) at 958 E. Main St. (TMS: 7-13-01-026.07) with a zoning designation of B-3 (General Business District).

Owner: 958 E. Main LLC / Applicant: Grace Outdoor Advertising, LLC / Agent: Craig D. Justus

Case Deferred by Applicant

VA – 25-00200011 – The City of Spartanburg’s Board of Zoning Appeals has received a Variance regarding the lot width requirements for property located at 420 & 422 Bethlehem Dr. (TMS: 7-16-01-325.00; 7-16-01-325.01) with a zoning designation of R-6 (General Residential District). Owner: Habitat for Humanity of Spartanburg Inc. / Applicant: Raymond T. Davis Sr.

REQUEST

The Applicant is seeking a Variance for the lot width requirements to accommodate construction of two single family houses on each lot in R-6, General Residential District.

Project Description and History

In 2016, when the Neighborhood Stabilization Program (NSP) funding was received as part of a broader effort to revitalize and stabilize communities, many lots in the Highland neighborhood were required to be subdivided into smaller parcels to qualify for the program.

The two properties referenced in this request were originally part of the Cammie Clagett Court apartment homes and existed as a duplex prior to being subdivided into two single-family lots. The equal subdivision created two non-conforming lots, each with a lot width of less than 50 feet and an area of approximately 6,000 square feet.

The landowner, Habitat for Humanity of Spartanburg, proposes to construct a single-family home on each lot. This approach aligns with the existing neighborhood character and is preferred over combining the two lots into a single larger lot, which would be inconsistent with surrounding development patterns.

Currently, per *Section IV: District Area and Dimensional Requirements Table 401 – (A) Table of Area and Dimensional Requirements by District*, for properties have a zoning classification of R-6, the Minimum lot width at lot line for lots not on the radius of a Cul-de-Sac (ft) requirement is 50 ft:

Section IV: District Area and Dimensional Requirements											
§ 401 - (A) Table of Area and Dimensional Requirements By District											
These Standards Apply Only to <u>One</u> Residential Structure on a Zoning Lot (*8)											
Zoning District	Max. Bldg. Height (Feet)	Min. Lot Area (Square Ft.)	Min. Lot Per Dwelling Unit (Square Ft.)	Min. Lot Width At Lot Line For Lots Not On The Radius Of A Cul-De-Sac (Ft.) (*9)	Min. Lot Width At Front Bldg. Line On The Radius Of A Cul-De-Sac (Ft.) (*9)	Max. Bldg. Coverage (As a %)	MINIMUM YARD REQUIREMENTS				
							FRONT	REAR	INTERIOR SIDE (*1)	STREET SIDE (*2)	Max. Gross Floor Area
R-6 (*14)	D	4,000	2,000/F	50	50	50	15/B	20	5	15/C	

Analysis

Zoning Ordinance Consistency

The project site has a zone designation of **R-6, General Residential District**. Section 302.5 R-6 General Residential District of the City of Spartanburg Zoning Ordinance allows Residential, Single-Family dwellings.

A Variance may be granted by the Board of Zoning Appeals to the minimum setback standards required in the Ordinance. Variances may only be granted in the instances listed in Section 603.4. Section 603.4 lists nine instances from which the Board may grant a Variance. Of these nine, one is applicable to this request:

Section 603.4 (3): *To permit the use of a lot or lots for a use otherwise prohibited solely because of the insufficient area or width of the lot or lots, but in no event shall the respective area and width of the lot or lots be less than eighty percent (80%) of the required area and width;*

The Board is required to utilize Section 603.3(A)(2) of the Zoning Ordinance and determine if the proposal meets all the criterion for approval. **The Board is to hear and decide appeals for Variance from the requirements of the Zoning Ordinance when strict application of the**

provisions of the Ordinance would result in unnecessary hardship. An appeal may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other properties in the vicinity;
3. Because of these conditions, the application of the Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;
4. The authorization of a Variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by the granting of the Variance.
5. In granting a Variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.

FINDINGS

1. *There are extraordinary and exceptional conditions pertaining to the particular piece of property.*

As a result of requirements tied to the Neighborhood Stabilization Program (NSP)—which mandated the subdivision of larger parcels in the Highland neighborhood to qualify for revitalization funding—these particular properties were subject to conditions not generally applicable to other parcels. These atypical dimensions and the regulatory circumstances that created them constitute extraordinary and exceptional conditions specific to this property.

2. *These conditions do not generally apply to other properties in the vicinity.*

Majority of the properties in the vicinity are either considered lots of record and meet the minimum lot width, 50 ft, requirement for R-6, General Residential District.

City of Spartanburg Zoning Ordinance defines **Lot of Record** as “....A lot which is part of a subdivision, a plat of which had been recorded in the Office of the RMC (Register of Mesne Conveyance) of Spartanburg County as of the 6th day of August, 1973, or a lot described by metes and bounds, the description of which had been recorded in the Office of the RMC of Spartanburg County as of the 6th Day of August, 1973. These two lots are not considered as Lot of Record, therefore, a Variance is needed in order to be built upon.

3. *Because of these conditions, the application of the Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.*

The subject property is zoned **R-6, General Residential District**, which allows single family dwelling unit. The application of the City of Spartanburg Zoning Ordinance Section IV District Area and Dimensional Requirements regulations **does not prohibit or unreasonably restrict** the utilization of the property for residential purposes.

However, because of these unique conditions, including the mandatory subdivision that created two non-conforming lots under common ownership—the strict application of the Ordinance prevents the construction of two single-family homes that further the city goals for affordable housing and represent an efficient, context-appropriate use of the property consistent with the surrounding neighborhood.

Although residential development is permitted on the subject properties, these two lots are not Lots of Record and are held in common ownership by Habitat for Humanity of Spartanburg. Without a lot-width variance, the two proposed single-family homes cannot be constructed on these separate lots.

4. *The authorization of a Variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by the granting of the Variance.*

The requested Variance will not result in any detriment to adjacent properties or to the public, nor will it alter the established residential character of the neighborhood. Staff's review of the Variance criteria indicates that the proposed single-family homes are compatible with the surrounding development pattern and will integrate into the existing community fabric.

Although the property maintains reasonable use under their current zoning, granting the Variance would allow the lots to be utilized in a manner that better aligns with neighborhood conditions and supports the City's partnership with Habitat for Humanity and its broader goals for quality housing and community stability. The requested relief represents practical and appropriate accommodation that poses no harm and offers clear benefits to the area.

5. *In granting a Variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.*

Staff **support** the Variance and any assignment of conditions that would allow the construction of two single-family homes consistent with the established neighborhood character. This approach is preferable to combining the two lots, which would create an unusually large parcel on this block of Bethlehem Drive and would be out of scale with the existing lot pattern along the street.

In the event the Board finds that the Variance findings can be met, and the project approved, conditions of approval are attached to this report. The Board may choose to approve or amend them based on the outcome of this proposal. The Board of Zoning Appeals may, in conformity with the provisions of its assigned authority, reverse or affirm, wholly or in part, or may modify the order, requirements, decision, or determination, and to that end, has all the powers of the officer from whom the appeal is taken and may issue or direct the issuance of a permit.

RECOMMENDATION

Staff recommends **Approval** of the Variance request regarding the lot width allowing the construction of two single family houses that will be consistent and harmonious with the neighborhood character.

Staff Rationale:

Granting this request would **not** cause immediate harm to the public good or undermine the

integrity of the Zoning Ordinance, and the nature of the immediate surroundings remain residential

Applicant:

Raymond Davis
Martin Livingston

Public Comment:

None.

Discussion:

The board expressed strong support for the request, noting that the proposal aligned with the character of the neighborhood and met the necessary conditions for approval. Members reflected on the historical and community significance of the area, emphasizing the importance of continued reinvestment and homeownership opportunities. The applicant's mission and long-term impact were acknowledged, and the board felt confident that the request presented no harm to the public good. A motion was made and unanimously approved.

A motion was made by Dr. Midas, seconded by Mr. Moore, to approve the variance as presented. The motion passed with a vote of 6 to 0.

Staff Announcements:

During staff announcements, Mr. Don Bramblett shared that he will be stepping down from the board due to personal health reasons. He reflected on his years of service and expressed appreciation for fellow board members and city staff. He offered to continue serving into early 2026 to allow time for a smooth transition.

Staff also mentioned that future ACOG training may be offered locally, with more details to come.

The meeting was adjourned at 6:04 PM.

Brian Murdoch, Chair

DATE

January 06, 2026

PROJECT/ADDRESS/ TAX ID

656 Boyd St./ 7-12-16-192.00

APPEAL REQUEST NUMBER

VAR – 25-00200005

OWNER

David Hill & Lauren Hill

APPLICANT/AGENT

David Hill

TO

Board of Zoning Appeals Members

STAFF

Fredalyn M. Frasier, Planning Director

Nan Zhou, AICP, Planner II

COPIES TO

City Departments/Applicant

CONTINUANCE – MEDIATION CASE 656 Boyd Street

On Tuesday, September 9, 2025, the Board of Zoning Appeals (BZA) denied the applicant's request outlined below. The applicant subsequently filed an appeal of the Board's decision with the Spartanburg County Circuit Court.

As part of the City's standard process to resolve zoning disputes prior to litigation, a mediation session was conducted on December 18, 2025. Participants included the applicant, two representatives of the Board of Zoning Appeals, the City Attorney, and Planning staff. The mediation provided an opportunity to discuss potential resolutions and conditions under which the case could be returned to the Board for reconsideration.

As a result of the mediation, the appeal was remanded to the Board of Zoning Appeals for further consideration. The Board is requested to review the case with additional and refined information and conditions, including:

1. Verified measurements documenting the distance between the proposed garage and the side property line;
2. An agreed-upon landscape plan to provide screening between the garage and the adjacent property;
3. Confirmation of a proper fire-rated wall approved by the Building Official; and
4. A requirement for closely monitored structural inspections during construction.

APPLICANT REQUEST

The applicant proposes to construct a two-story detached garage in the rear yard on a concrete pad previously poured by the contractor. The concrete pad was installed closer to the side property line than permitted by the Zoning Ordinance. Specifically, the pad encroaches into the required five-foot (5') side setback for accessory structures in residential zoning districts.

Refined and Updated Measurements

The front corner of the garage foundation encroaches approximately **5.76 inches** into the required side setback, while the rear corner encroaches approximately **3.124 inches** into the setback. The updated measurements are less than what was requested in September, which was approximately 6 inches encroachment to the side setback.

SEPTEMBER 9, 2025 STAFF REPORT**PROJECT DESCRIPTION AND HISTORY**

The project site is approximately 8,140 square feet with a zoning designation of R-8 SFD, General Residential Single-Family District. The project site abuts Boyd Street to the south boundary and an alley to the north boundary. The

surrounding properties of the project site all have a zoning designation of R-8 SFD, General Residential Single-Family District.

Currently, per Section 501.4: Accessory Buildings in Residential Districts, it regulates the accessory structure setback as:

In case of all other lots other than corner lots, accessory buildings shall be located not less than five (5) feet from any side or rear lot line, except where a rear or side lot line abuts an alley, the accessory building may be located no closer than two (2) feet from such rear or side lot line.

ANALYSIS

Zoning Ordinance Consistency

The project site has a zone designation of **R-8 SFD, General Residential Single-Family District**. Section 302.3 R-8 Single Family District of the City of Spartanburg Zoning Ordinance allows Residential, Single-Family dwellings.

A Variance may be granted by the Board of Zoning Appeals to the minimum setback standards required in the Ordinance. Variances may only be granted in the instances listed in Section 603.4. Section 603.4 lists nine instances from which the Board may grant a Variance. Of these nine, one is applicable to this request:

Section 603.4 (5): To permit the reduction of any required setback being in compliance with all applicable Building and Fire Codes and subject to review by the Building Official.

The Board is required to utilize Section 603.3(A)(2) of the Zoning Ordinance and determine if the proposal meets all the criterion for approval. **The Board is to hear and decide appeals for Variance from the requirements of the Zoning Ordinance when strict application of the provisions of the Ordinance would result in unnecessary hardship.** An appeal may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other properties in the vicinity;
3. Because of these conditions, the application of the Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;
4. The authorization of a Variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by the granting of the Variance.
5. In granting a Variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.

FINDINGS

1. *There are extraordinary and exceptional conditions pertaining to the particular piece of property.*

Set aside the fact that the concrete pad was a construction error from the contractor who wrongfully measured the property line from the fence line rather than the actual property line, the footing of the garage was approved by the building inspector in July, 2025. Modifying the slab by cutting the area that encroaches to the side setback and adding it to the other side is not feasible for the following two reasons:

- Structurally inadvisable. It would introduce a cold joint that is not intended to support exterior load-bearing walls and rattles the continuous load path of the foundation system as the structure is founded on a monolithic slab-on-grade.
- Garage door challenge. The slab encompasses an integral recessed lip/weather seal at the garage door opening (1 inch deep) designed to accommodate a centered and standard 8-ft garage door. Shifting the left exterior wall inward to meet the setback requirements would require removing approximately 6 inches from the right side of the recessed opening to maintain a centered door. It will result in a non-standard custom garage door width of approximately 8 ft 6 inches.

2. *These conditions do not generally apply to other properties in the vicinity.*

Due to the site's spatial constraints (insufficient depth) related to vehicle access and garage functionality, the garage must be located closer to the rear to accommodate car maneuver. The immediate properties in the vicinity currently do not either have a garage in the backyard or the lot size is bigger than the project site. The property owner also agrees to plant shrubs along the side property line screening the garage from the neighboring property.

3. *Because of these conditions, the application of the Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.*

The subject property is currently zoned **R-8 SFD, General Residential Single Family District**, which allows single family dwelling unit. The application of the City of Spartanburg Zoning Ordinance **does not prohibit or unreasonably restrict** the utilization of the property for residential purposes. However, the interior side setback requirement for accessory structure, listed in Section 501.4 Accessory Buildings in Residential Districts would restrict or prohibit the construction of the proposed garage in the rear yard.

Granting the side setback reduction (approximately 6 inches [*front corner encroaches 5.76" and rear corner encroaches 3.124"]) for the proposed garage from the required 5 feet to 4.5 feet, would allow the proposed garage to be built on the mistakenly poured concrete pad without causing structural compromise and financial hardship.

4. *The authorization of a Variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by the granting of the Variance.*

Staff have evaluated the request under the standards for granting a Variance as outlined in the City of Spartanburg Zoning Ordinance and South Carolina state law, granting a variance to the proposal would **not** cause immediate harm to the public good, and the nature of the immediate surroundings remain residential.

The application of the ordinance does **not** create unnecessary hardship as defined under state law or the City's zoning code. The property retains reasonable use under its current zoning classification, including building a car garage in the rear yard.

5. *In granting a Variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.*

Staff **support** the assignment of conditions that would allow the construction of a two-story car garage in the rear yard for the site. These conditions are:

- Planting shrubs along the side screening the garage from neighboring property
- The fire-rated wall needs to be from interior and exterior to the top, including the extended rafters. Drawings and specifications will be reviewed by the Building Official to ensure safety.
- Building inspectors will follow closely for structural inspection.

In the event the Board finds that the Variance findings can be met, and the project approved, conditions of approval are attached to this report. The Board may choose to approve or amend them based on the outcome of this proposal. The Board of Zoning Appeals may, in conformity with the provisions of its assigned authority, reverse or affirm, wholly or in part, or may modify the order, requirements, decision, or determination, and to that end, has all the powers of the officer from whom the appeal is taken and may issue or direct the issuance of a permit.

September 9, 2025 – Recommendation

Staff recommends **Approval with Conditions** of the Variance request to reduce the side setback requirement for the proposed accessory structure **from 5 feet to 4 feet and 6 inches**, allowing the construction of the proposed garage to be built on site in the rear yard.

The subject property is zoned R-8 SFD, General Residential Single Family District, which permits single family dwelling unit construction along with detached accessory structure so long as it is in compliance with the districts' dimensional requirements, as outlined in **Section IV District Area and Dimensional Requirement and Section 501.4: Accessory Buildings in Residential Districts**

Staff Rationale:

Granting this request would not cause immediate harm to the public good or undermine the integrity of the Zoning Ordinance, and the nature of the immediate surroundings remain residential.

RECOMMENDATION

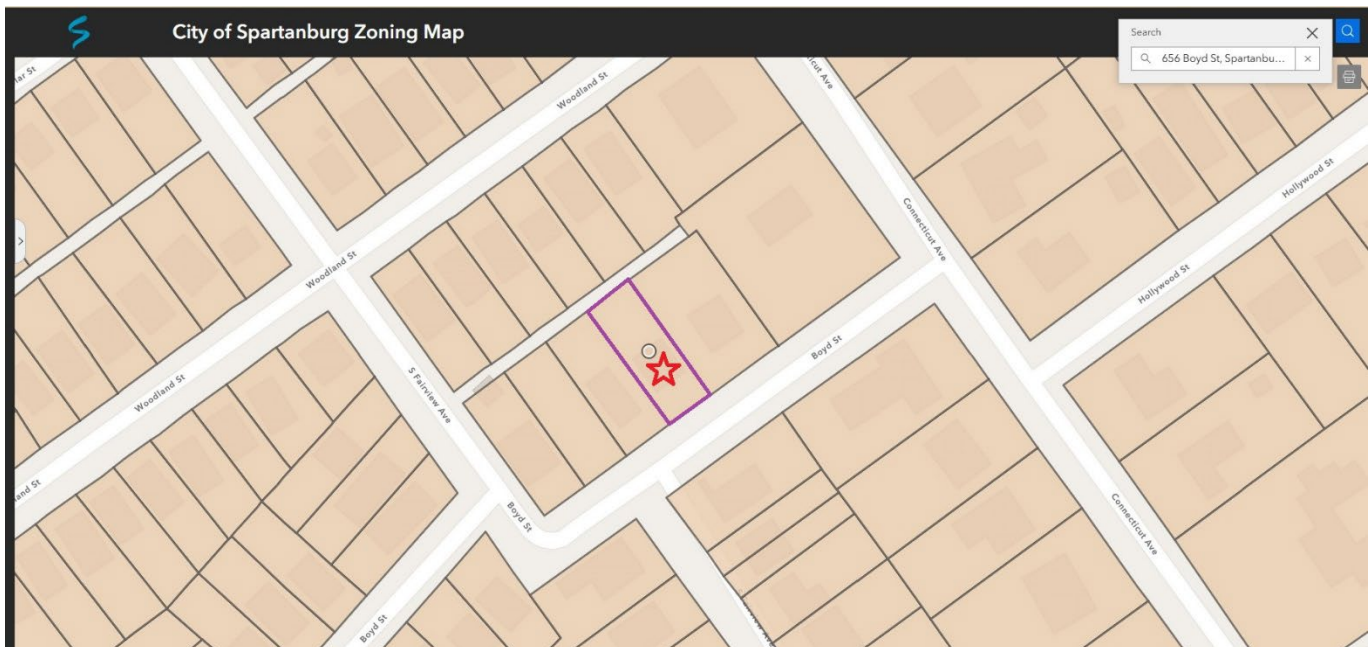
January 13, 2026

Staff recommends **Approval with Conditions** of the Variance request to reduce the side setback requirement for the proposed accessory structure **from 5 feet to 4 feet and 6 inches**, allowing the construction of the proposed garage to be built on site in the rear yard.

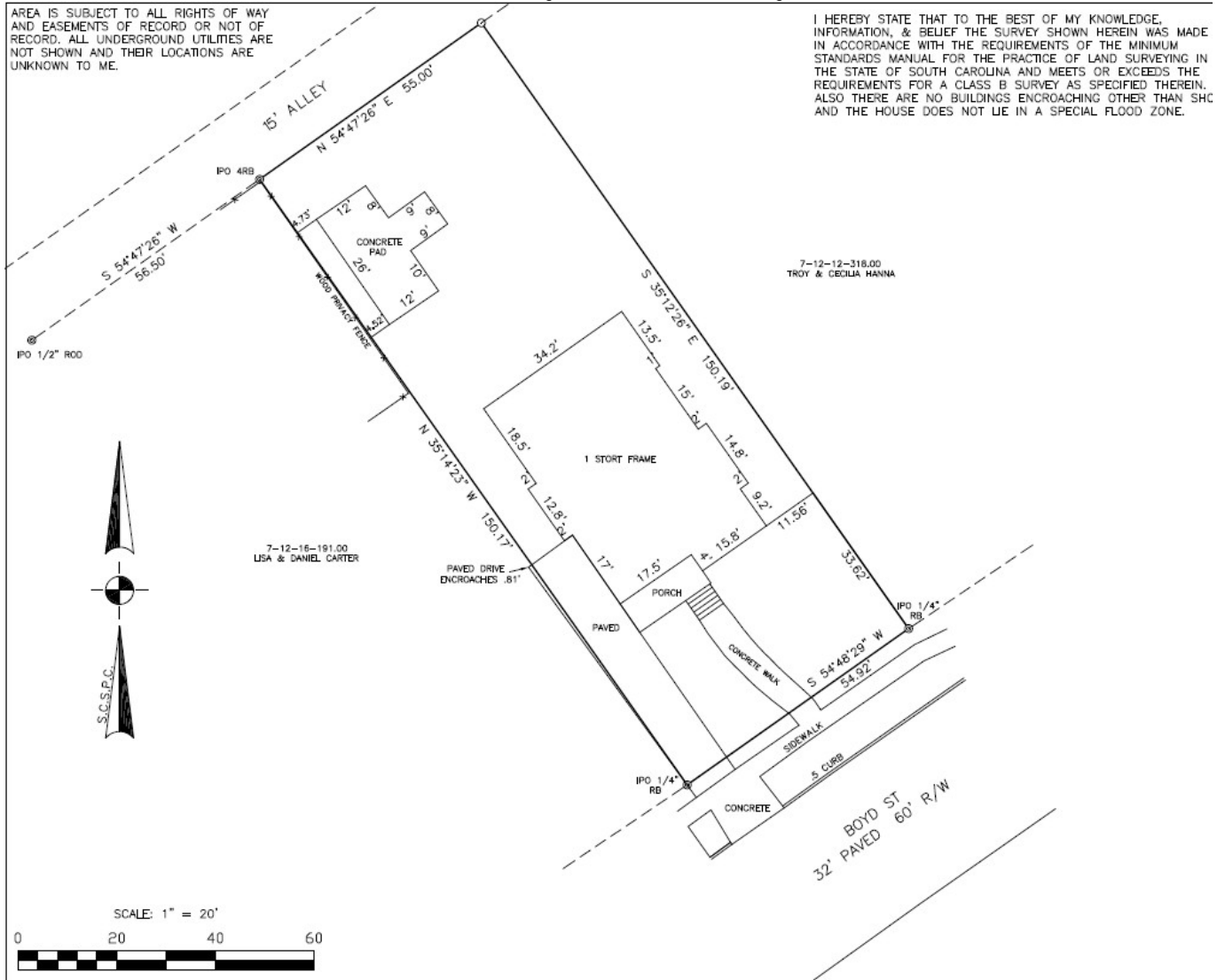
Aerial Photo – 656 Boyd St.



Zoning Map – 656 Boyd St. R-8 SFD – General Residential Single Family District



Site Survey – 656 Boyd St.



Site Photos – Front & Two Sides



Site Photos - Adjacent Properties



Site Photos - Adjacent Properties



NARRATIVE – Justification Under Section 603.3(A)(2)

Pursuant to Section 603.3(A)(2) of the City of Spartanburg Zoning Ordinance, I respectfully request a variance from the required side setback of 5 feet to permit a 6-inch encroachment for a concrete pad associated with a proposed accessory structure.

This variance is necessary due to circumstances outside of my control. A contractor misaligned form boards for a concrete pad based on preliminary measurements and refused to correct them prior to pouring, despite notification. As a result, the pad was poured approximately 6 inches into the required setback area. A surveyor is currently preparing formal documentation confirming the extent of this encroachment.

I have attempted multiple solutions. I explored a property line adjustment with the neighboring property owner, who was initially amenable but ultimately declined due to concerns about long-term impacts. I also considered cutting back or removing the concrete pad, but doing so would affect the structural footers of the monolithic slab and compromise the interior dimensions of the garage, making it less compatible with parking a vehicle. The structure will comply with all applicable building codes, including fire-rated construction for the wall and eaves encroaching within the setback.

This property has exceptional conditions not typical to others in the area, including how existing fences and lot geometry constrained the concrete placement. Without the variance, I would be deprived of the ability to reasonably use this accessory structure, despite having made efforts to correct the contractor's mistake before the issue became permanent.

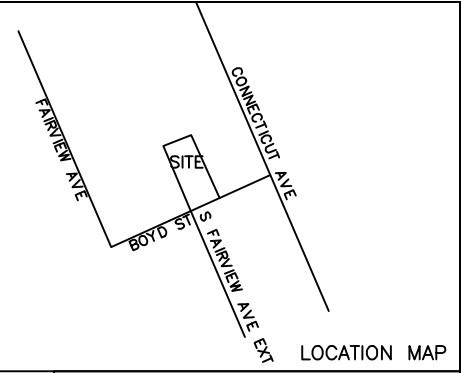
The requested variance will not harm adjacent properties or impair the intent of the zoning ordinance. I am committed to ensuring code compliance and neighborhood compatibility.

Thank you for your consideration.

David Hill

AREA IS SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD OR NOT OF RECORD. ALL UNDERGROUND UTILITIES ARE NOT SHOWN AND THEIR LOCATIONS ARE UNKNOWN TO ME.

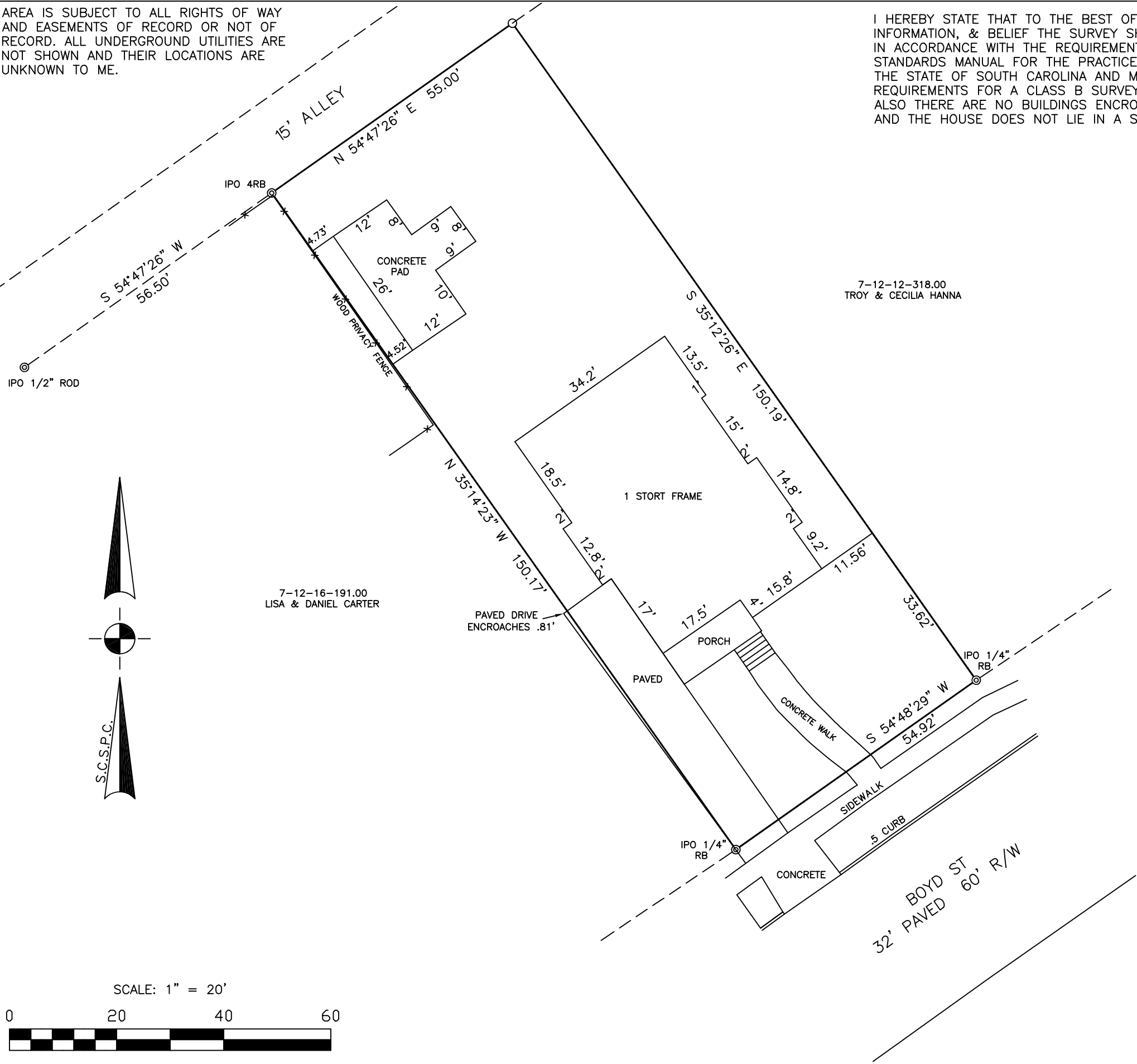
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, & BELIEF THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO BUILDINGS ENCROACHING OTHER THAN SHOWN, AND THE HOUSE DOES NOT LIE IN A SPECIAL FLOOD ZONE.



LEGEND	
	DENOTES IRON PIN OLD
	DENOTES IRON PIN SET 4RB
	DENOTES POINT
	DENOTES POWER POLE
	DENOTES LIGHT POLE
	DENOTES OVERHEAD POWER
	DENOTES SANITARY SEWER LINE
	DENOTES FENCE LINE
	DENOTES SANITARY SEWER MH
	DENOTES DROP INLET
	DENOTES WATER METER
	DENOTES TELEPHONE PED
	DENOTES CLEAN OUT

8254 Sq. Feet
0.19 Acres

SURVEY FOR	
DAVID & LAUREN HILL	
656 BOYD ST	
REFERENCE: DB: 150L PG: 643 PB: 18 PG: 118	CITY: SPARTANBURG COUNTY: SPARTANBURG STATE: SOUTH CAROLINA
TAX MAP #:7-12-16-192.00	DATE: AUGUST 23, 2025
HERRING LAND SURVEYING LLC 105 GREENGATE LN SPARTANBURG, SC 29307 864-384-2316	
JOB # OC673	K SCOTT HERRING SC PLS 27450



LIMITED LICENSE

Customer may use this plan to construct **one** building as depicted by this plan. This limited license is non-transferable and non-exclusive. Customer may modify this plan as desired. By modifying the plan, you release Liberty House Plans, LLC (the "Company") and Historic Shed ("Designer") of all liability associated with the modified plan.

Customer and/or Customer's builder is responsible for complying with all local, state and national building codes, regulations, site conditions, and structural design. Customer should consult with the local building office and a licensed engineer or designer should review your plan before filing a building permit application and construction commences.

The selection of materials to complete the build is the responsibility of the Customer and/or Customer's builder, and over which Company and/or Designer have no control or responsibility. Company and/or Designer shall not be held liable for any errors, omissions, or deficiencies in any form by any party whatsoever.

Customer may provide copies of the plan to third parties as necessary to construct the building.

Customer acknowledges that all right, title and interest into any copyrights and/or derivatives, which include modifications, to this plan remain with Designer. Customer's payment of a fee for the use of this plan does not transfer any right, title, or interest in and to the plan by Company and/or Designer.

Unauthorized use or copying of the plan, or the design the plan depicts, outside of the scope of the Standard Non-Exclusive Customer Limited License Agreement is a violation of the copyright act and subject to penalties.

CONTACT INFORMATION

Liberty House Plans LLC
195 Plymouth Street, FLR 5, Suite 17
Brooklyn NY 11201
info@libertyhouseplans.com

PLAN #HSF-001
One Car Carriage House

LICENSEE

David Hill
656 Boyd St
Spartanburg, SC 29302
d_hill.david@aol.com
(423) 366-4603

LHP REFERENCE # S-1019

PROJECT LOCATION

CITY, COUNTY, AND STATE

Spartanville
(Spartanville County) SC

PARCEL NUMBER(S) / ADDRESS

656 Boyd St
Spartanburg, SC 29302

Elegant One Car Carriage House



259 Howell Avenue
Brooksville, FL 34601
813.333.2249
FL CBC 1258207

DRAWING SCHEDULE	
COVER PAGE CARRIAGE HOUSE	1
A-1 FLOOR PLANS, ROOF PLANS	2
A-2 ELEVATIONS, SECTION	3
A-3 WALL SECTIONS	4
A-4 FRAMING LAYOUT	5

SUNDAY, MAY 18, 2025

LIMITED LICENSE

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Customer acknowledges that all right, title and interest into any copyrights and/or derivatives, which include modifications, to this plan remain with Designer. Customer's payment of a fee for the use of this plan does not transfer any right, title, or interest in and to the plan by Company and/or Designer.

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CONTACT INFORMATION

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Brooklyn NY 11201
info@libertyhouseplans.com

PLAN #HSF-001 One Car Carriage House

LICENSEE

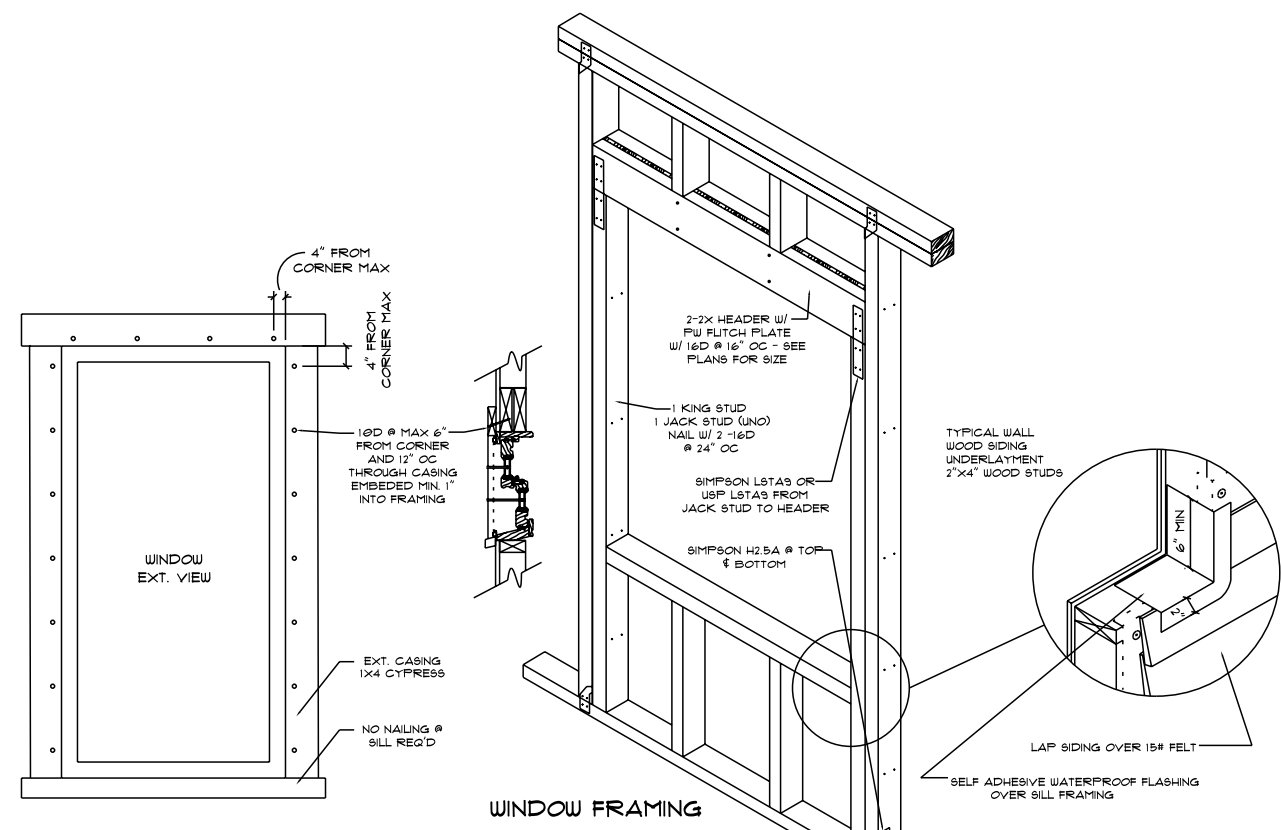
David Hill
656 Boyd St
Spartanburg, SC 29302
d_hill.david@aol.com
(423) 366-4603

LHP REFERENCE # S-1019

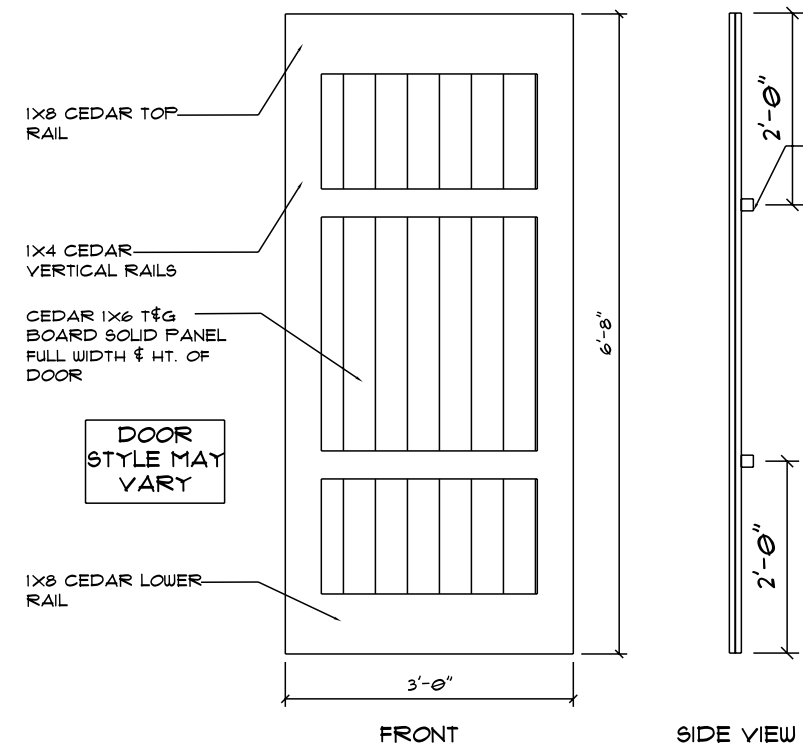
PROJECT LOCATION

CITY, COUNTY, AND STATE
Spartanville
(Spartanville County) SC

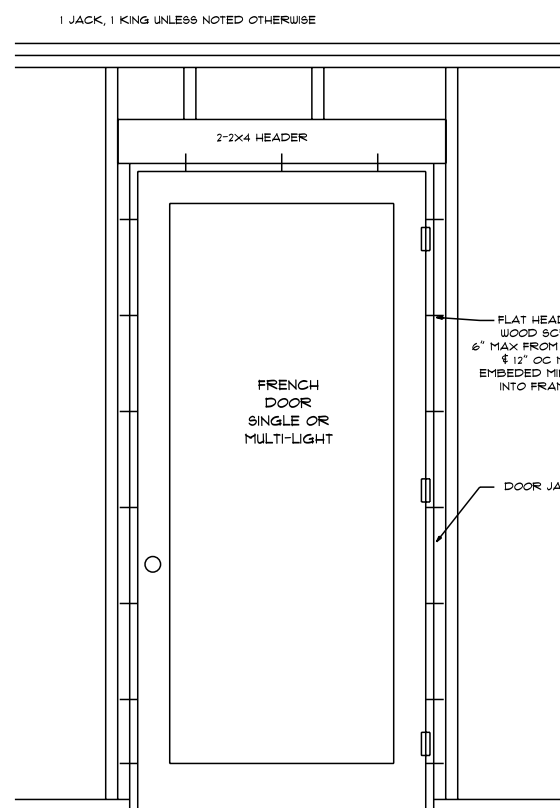
PARCEL NUMBER(S) / ADDRESS
656 Boyd St
Spartanburg, SC 29302



WINDOW DETAIL



BATTEN DOOR DETAIL



DOOR DETAIL

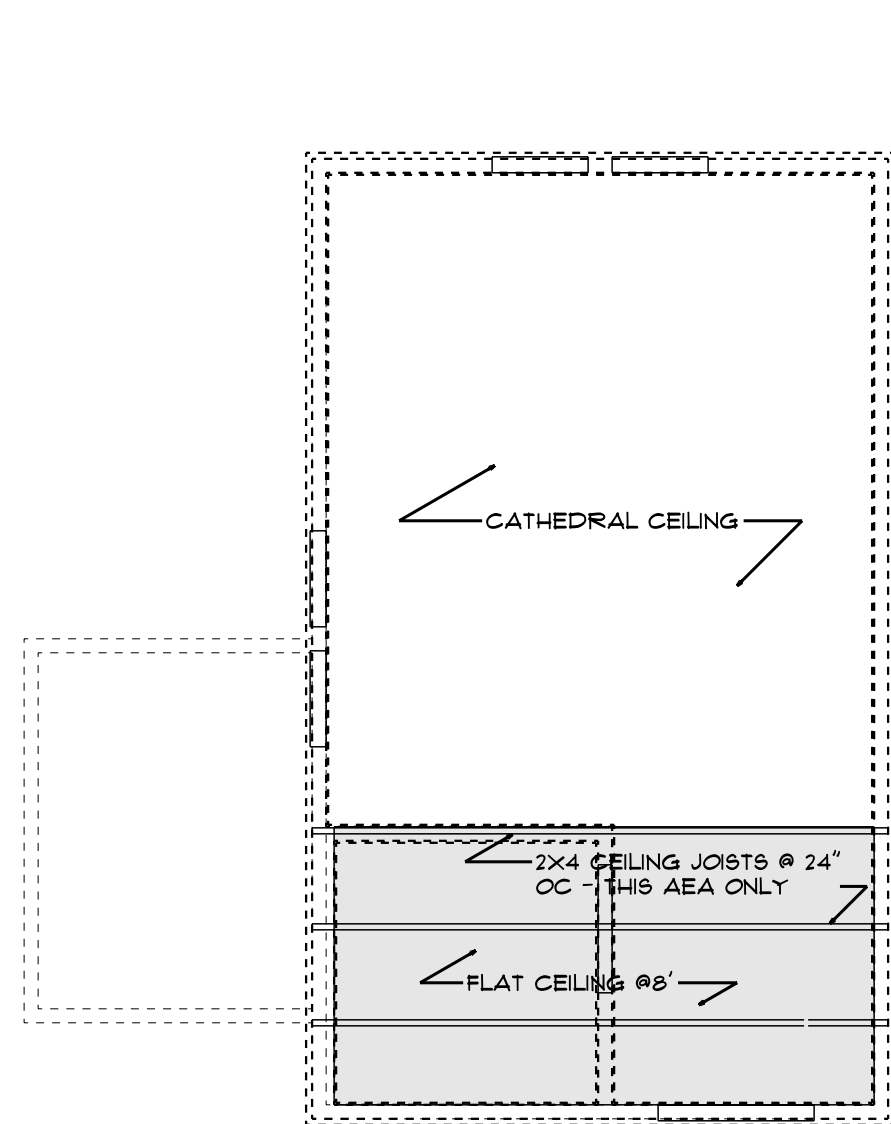
FASTENING SCHEDULE			
TOP PLATE TO TOP PLATE	2-16D PER FT		
TOP PLATES @ INTERSECTIONS	4-16D EA. SIDE		
STUD TO STUD	2-16D @ 24" OC		
HEADER TO HEADER	1-6D @ 16" OC		
TOP OR BOTTOM PLATE TO STUD	2-16D PER STUD		
BOTTOM PLATE TO FL JOIST, BAND JOIST	2-16D PER FT		
LEDGER STRIP TO BEAM	3-16D EA JOIST		
JOIST ON LEDGER TO BEAM	3-8D PER JOIST		
BAND JOIST TO BAND JOIST	3-16D PER JOIST		
BAND JOIST TO SILL OR TOP PLATE	2-16D PER FOOT		
BOARD SHEATHING	2-8D PER BD RING SHANK		
PANEL SHEATHING	8D @ 6" OC EDGE, 12" OC FIELD		

* FASTENERS FOR PT WOOD TO BE HOT DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER LUMBER TO BE #2 SOUTHERN YELLOW PINE OR BETTER

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOL APPLIED PESTICIDES, BAITING SYSTEMS AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION IN COMPLIANCE WITH FBC RESIDENTIAL SECTION R318.

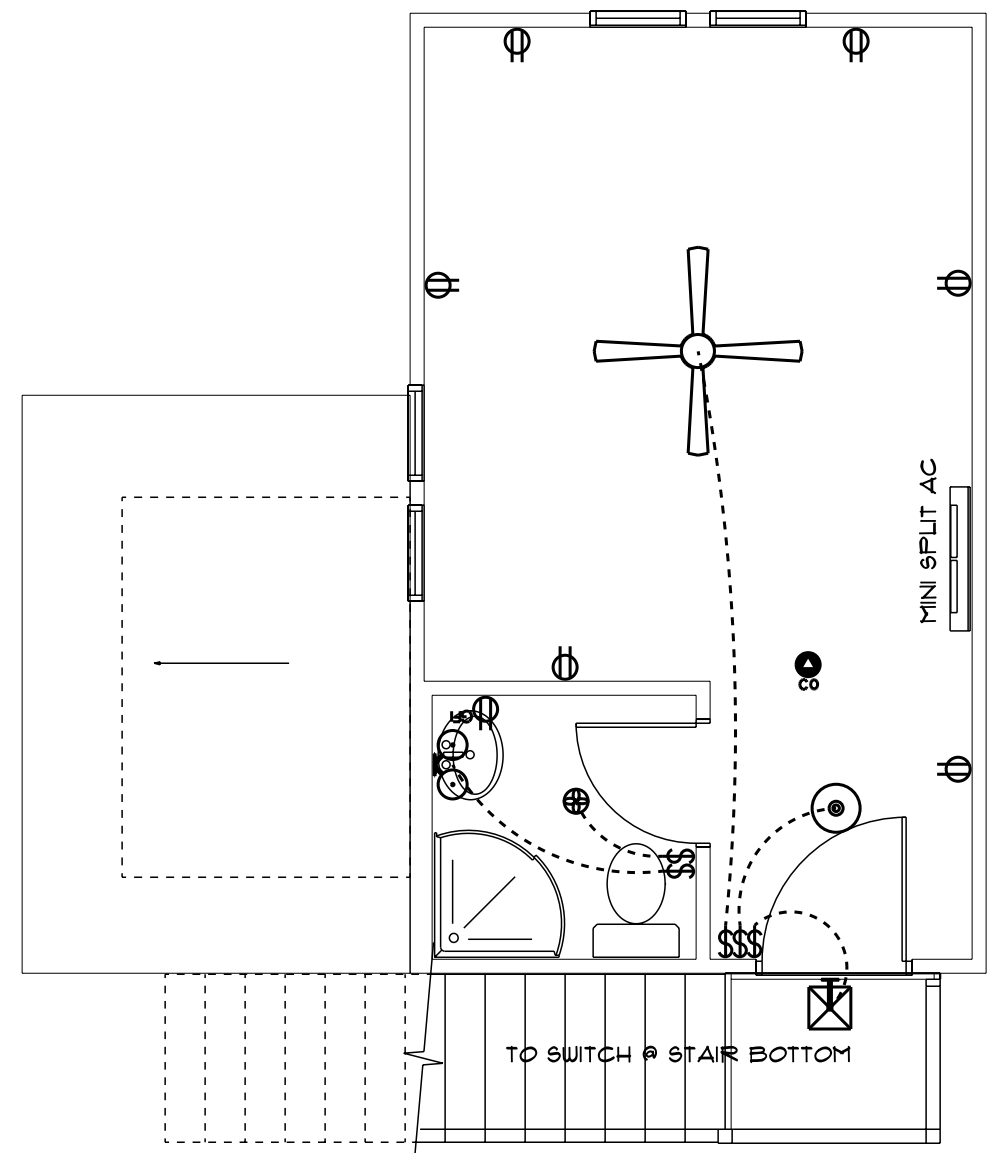
OPENING SCHEDULE			
OPENING ID	LIBRARY NAME	COUNT	SIZE
1	WINDOW/DOUBLE HUNG	1	2'-0" X 3'-6"
2	WINDOW/DOUBLE HUNG	4	2'-0" X 4'-0"
A	GARAGE	1	8'-1 1/2" X 7'-0"
B	CEDAR DOOR	1	3'-0" X 6'-8"
D	EXTERIOR DOOR - FRENCH	1	3'-0" X 6'-8"
E	INTERIOR DOOR	1	2'-6" X 6'-8"

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
CEILING FAN GLOBE Ø1	1	
CEILING DISH ROUND	2	
CEILING DROP	1	
EXTERIOR CRAFTSMAN LIGHT FIXTURE	4	
ELECTRICAL PANEL	1	
DISCONNECT	1	
CO DETECTOR	1	
FAN	1	
GARAGE DOOR OPENER	1	
OUTLET	6	
OUTLET GFI	6	
OUTLET WP	2	
SWITCH	5	
SWITCH 3 WAY	2	
SWITCH TRIPLE	1	
WALL MOUNTED Ø1 2 LIGHTS	1	



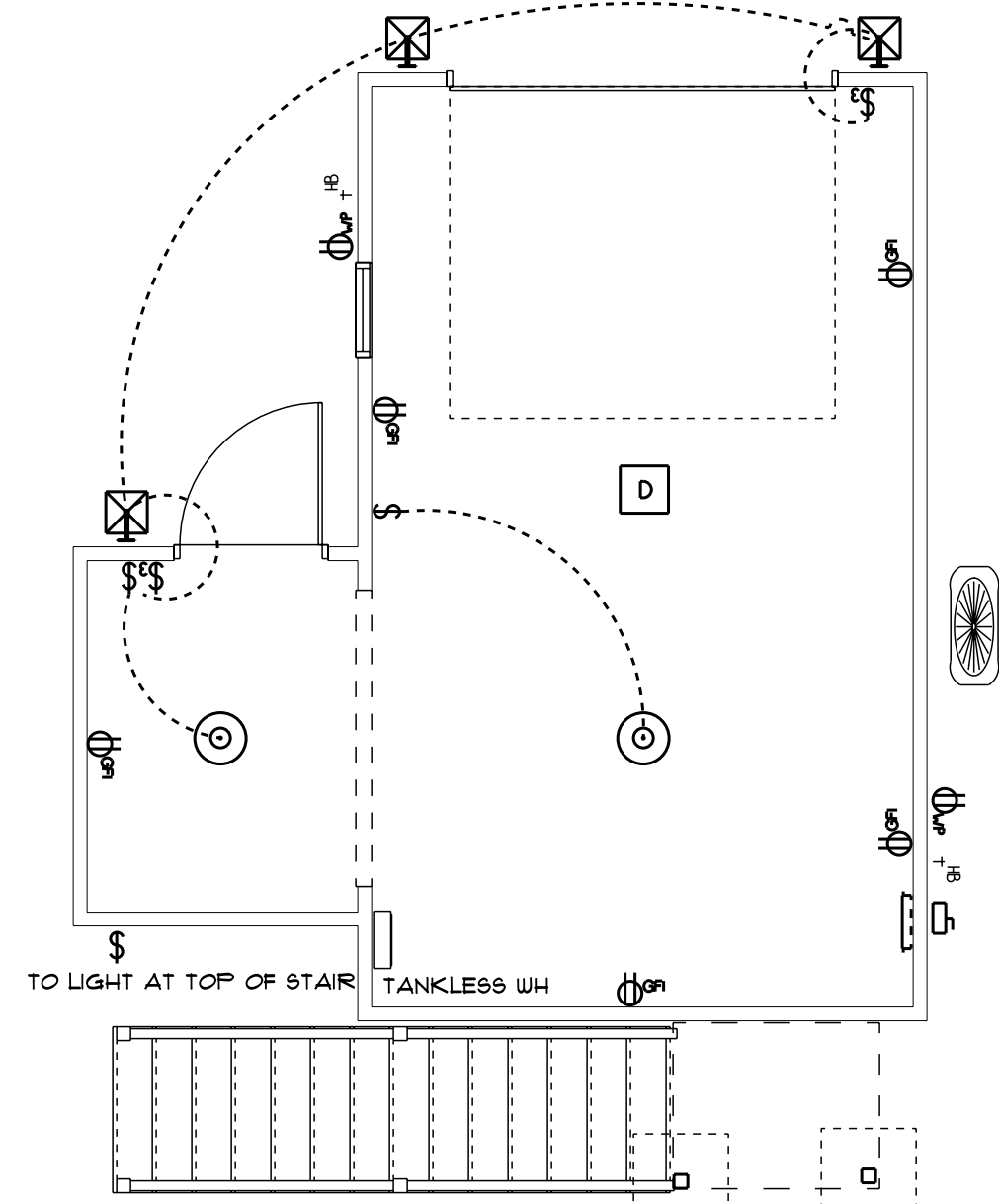
SECOND FLOOR CEILING PLAN

SCALE: 1/4" = 1'-0"



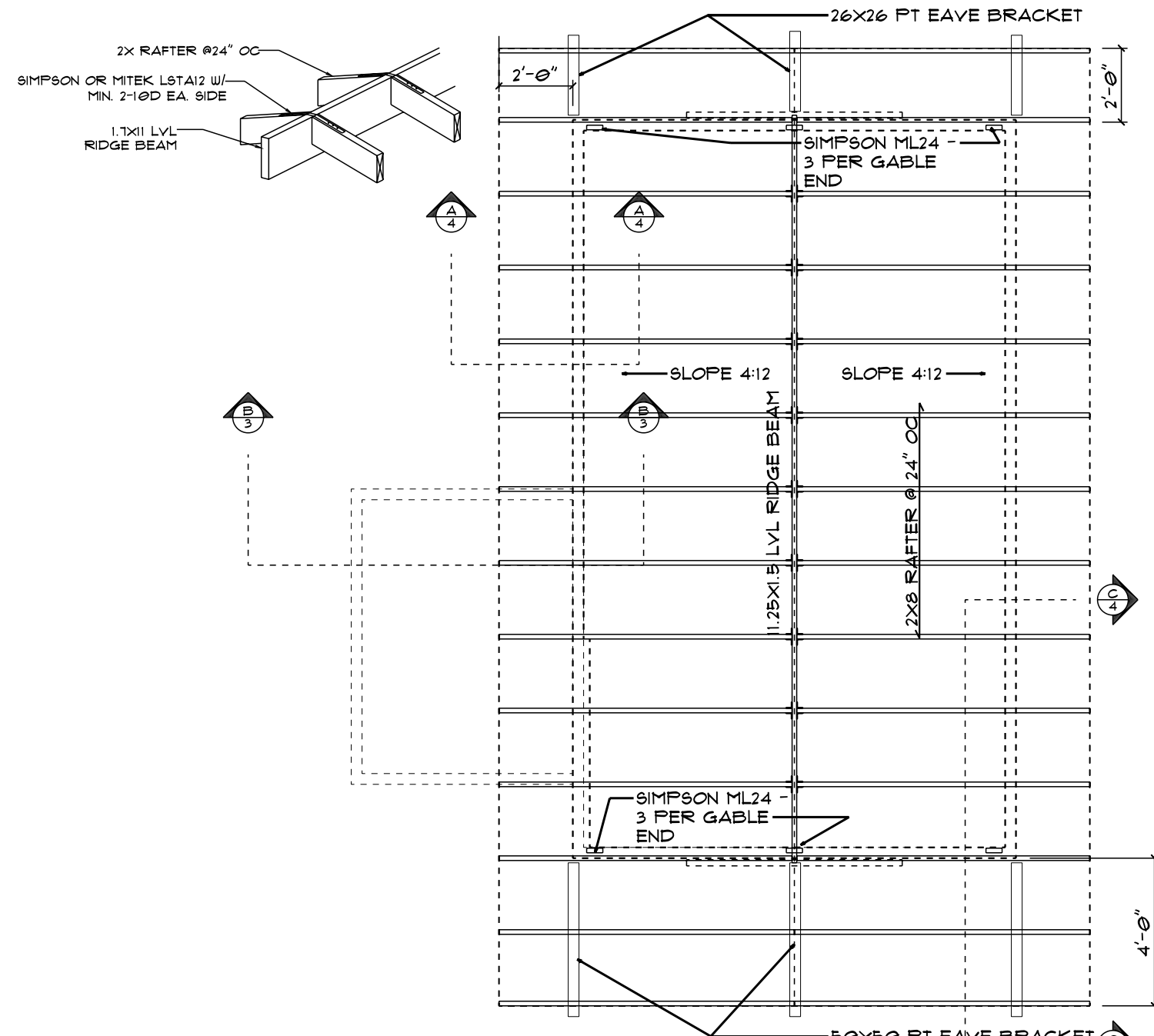
2ND - ELECTRICAL LAYOUT

SCALE: 1/4" = 1'-0"



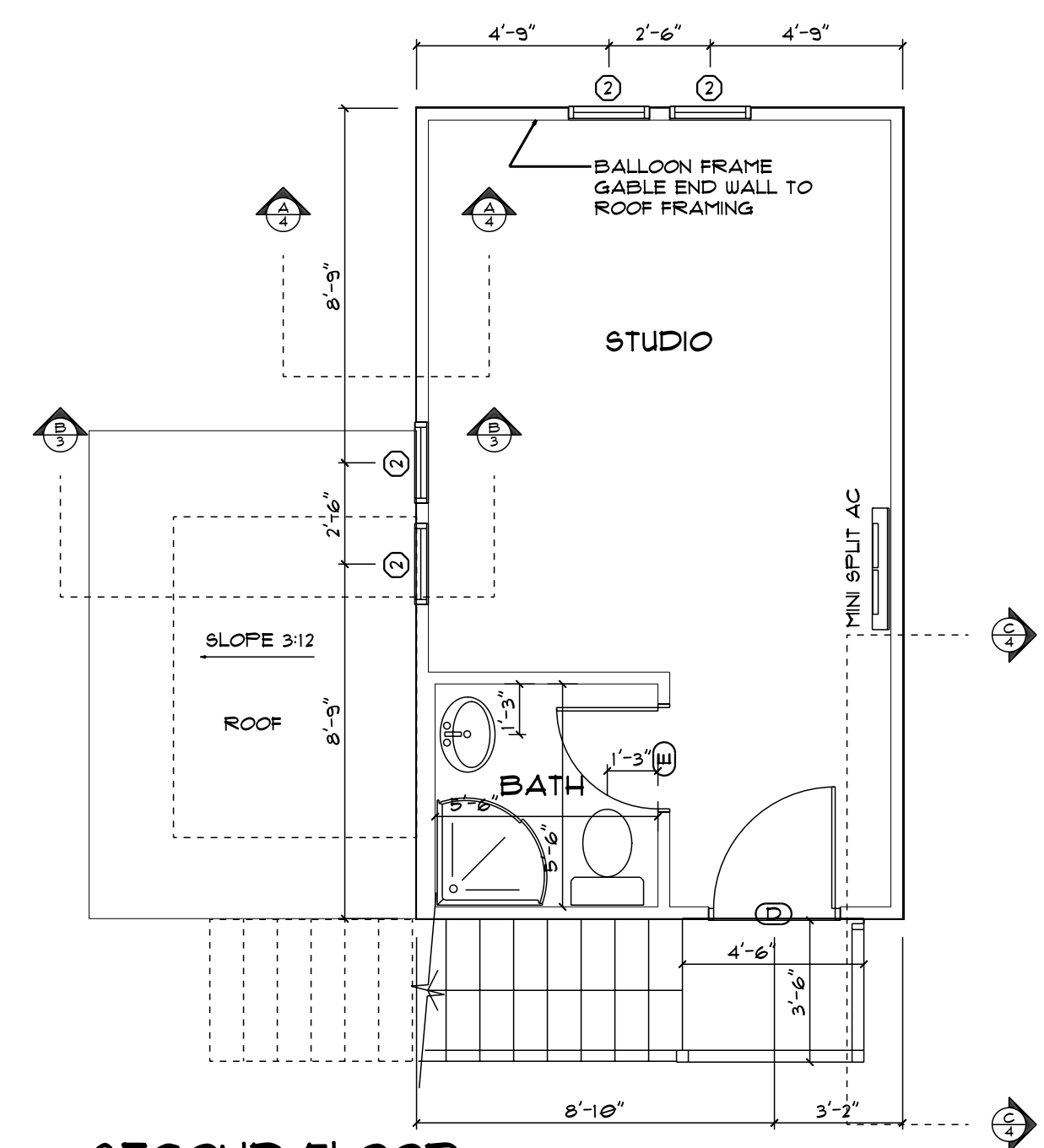
1ST - ELECTRICAL LAYOUT

SCALE: 1/4" = 1'-0"



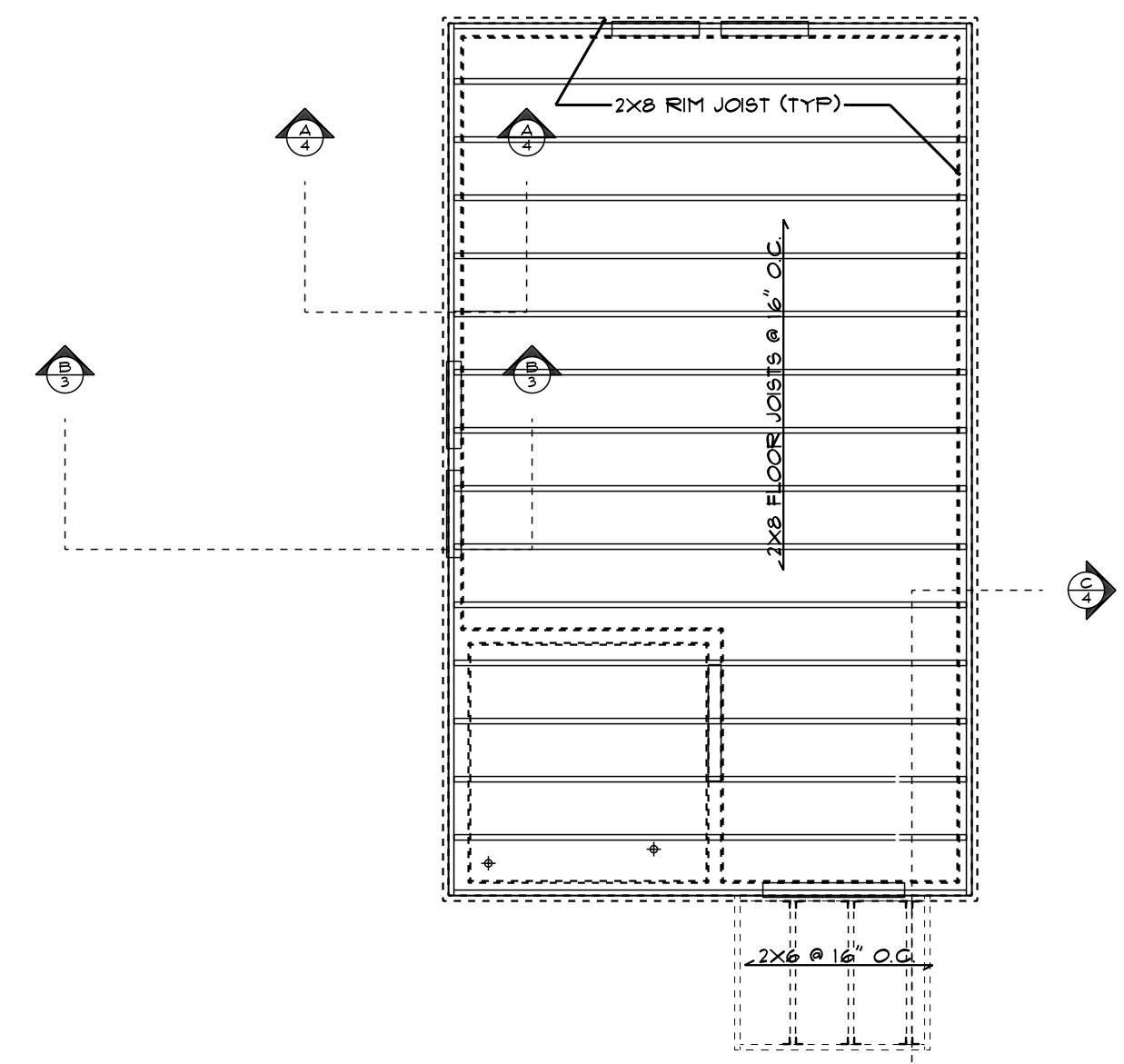
SECOND FLOOR ROOF PLAN

SCALE: 1/4" = 1'-0"



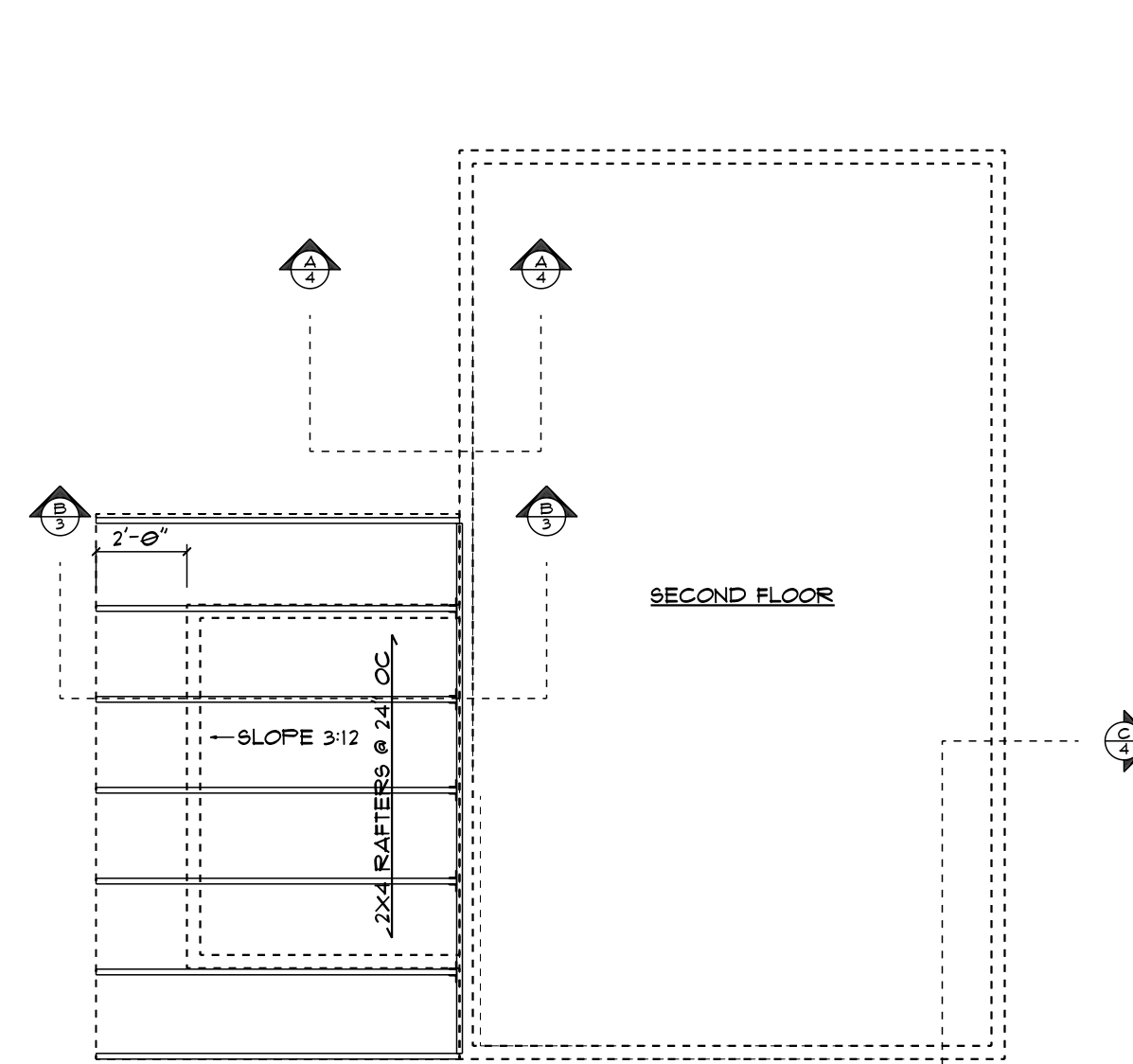
SECOND FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"



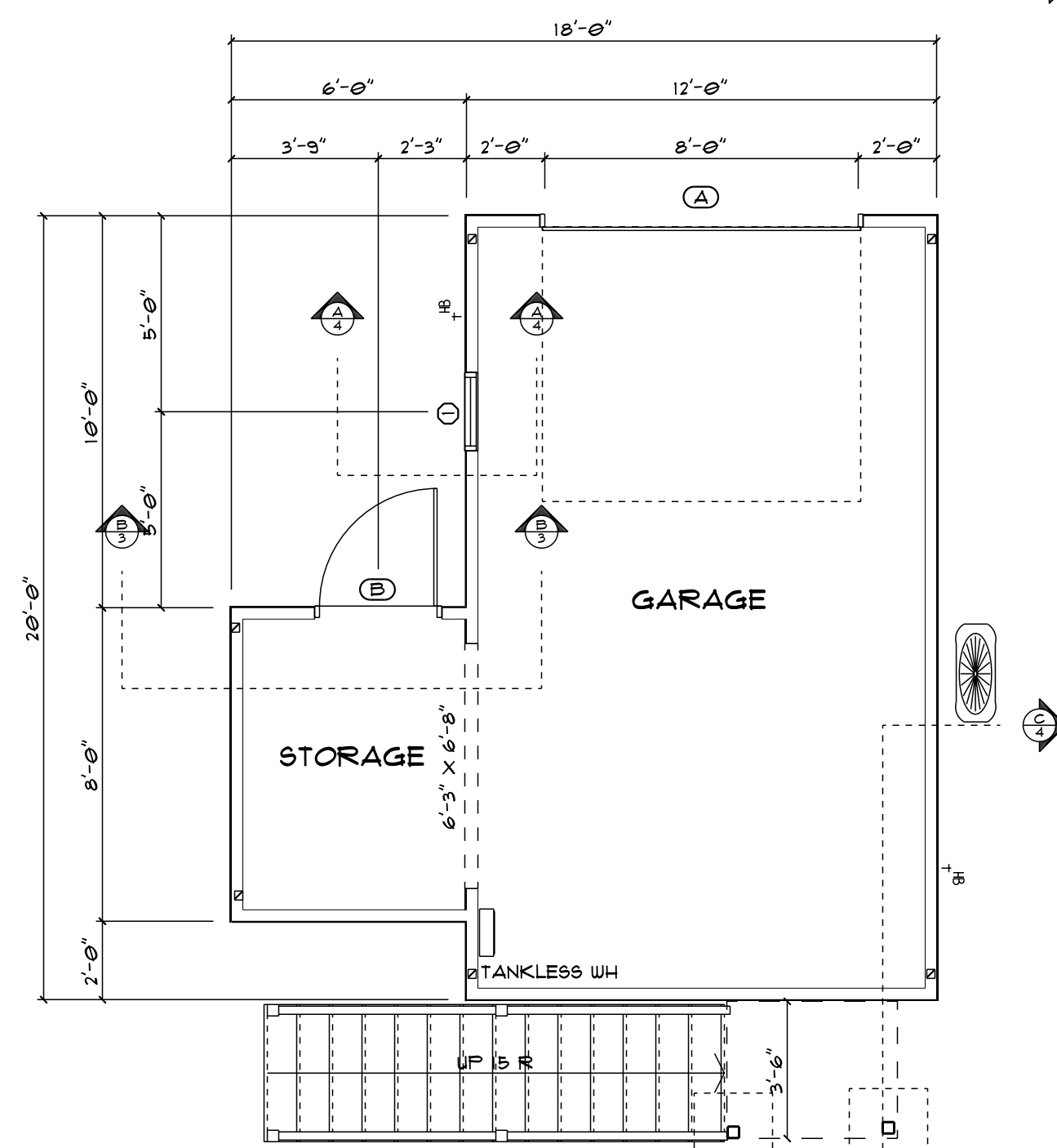
SECOND FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"



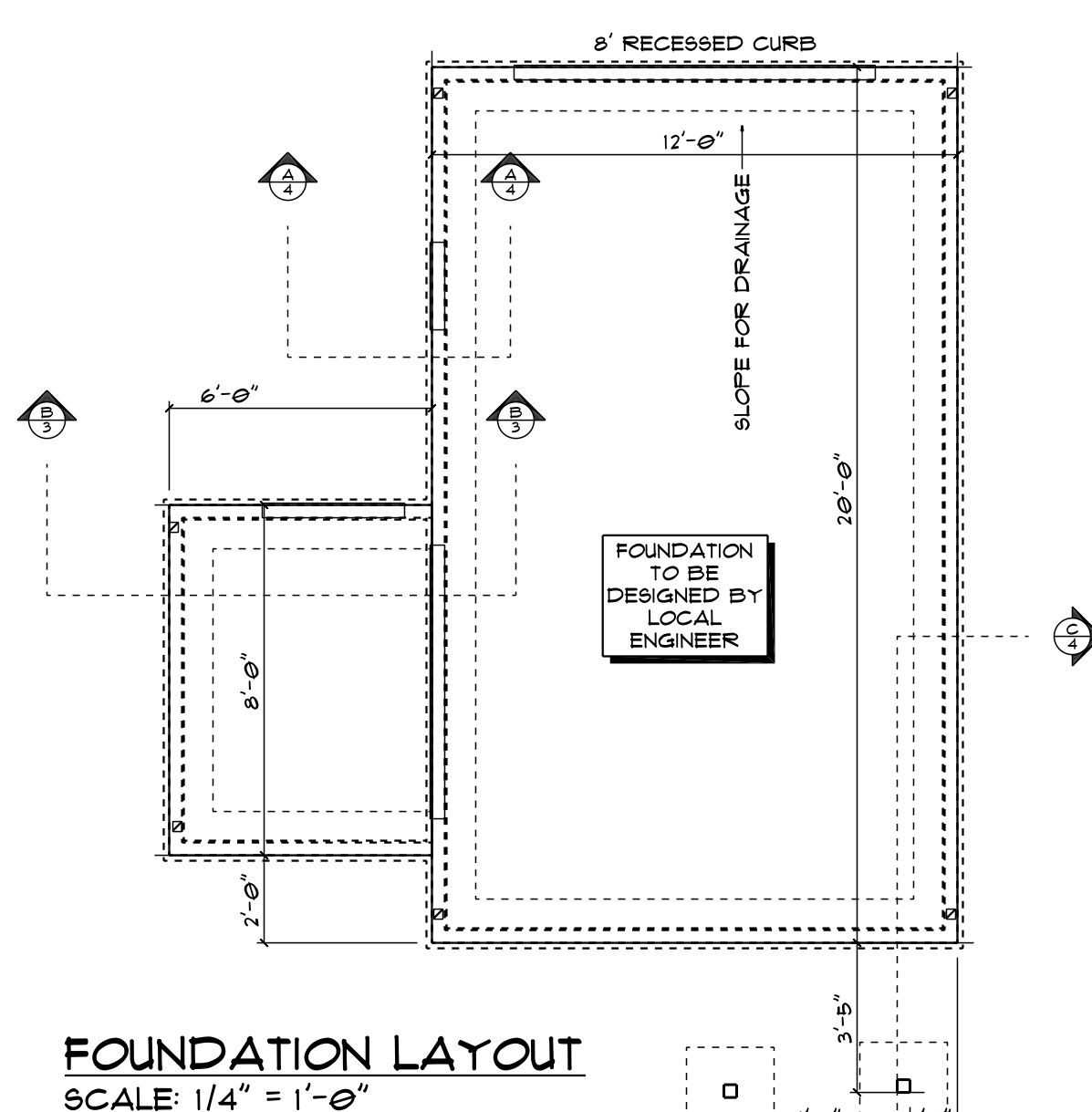
MAIN FLOOR ROOF PLAN

SCALE: 1/4" = 1'-0"



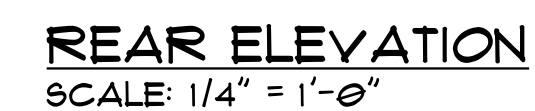
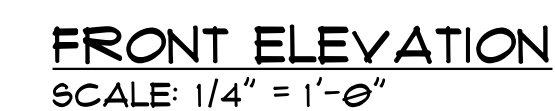
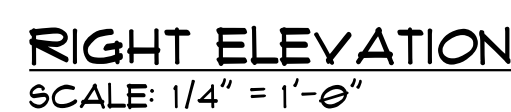
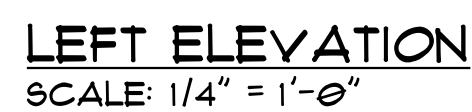
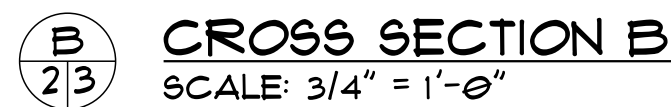
MAIN FLOOR

SCALE: 1/4" = 1'-0"



FOUNDATION LAYOUT

SCALE: 1/4" = 1'-0"



1. THE MAXIMUM RISER HEIGHT SHALL BE 7"-11". THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS.
2. THE MINIMUM TREAD DEPTH SHALL BE 10".
3. TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FURTHEST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE.
4. TREADS SHALL BE OF UNIFORM DEPTH AND RISERS OF UNIFORM HEIGHT IN ANY STAIRWAY BETWEEN TWO FLOORS. THERE SHALL BE NO VARIATION EXCEEDING 3/8" IN THE DEPTH OF ANY ONE TREAD OR 1/4" IN THE HEIGHT OF ANY ONE RISER. THE DISTANCE BETWEEN THE LARGEST AND SMALLEST RISER OR BETWEEN THE LARGEST AND SMALLEST TREAD SHALL NOT EXCEED 3/4" IN ANY FLIGHT. THE UNIFORMITY OF WINDERS AND OTHER TAPERED TREADS SHALL BE MAINTAINED AT CONSISTENT DISTANCES FROM THE NARROWER END OF THE TREADS.
5. THE USE OF A STAIR WITH A WIDER TREAD THAN THE STAIRWAY IT SERVES. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION MEASURED IN THE DIRECTION OF TRAVEL EQUAL TO THE WIDTH OF THE STAIRWAY. SUCH DIMENSION NEED NOT EXCEED 48" WHEN THE STAIR WAS A SLOTTED RUN.
6. FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF BALCONIES AND PORCHES WHICH ARE MORE THAN 36" ABOVE FINISHED GROUND LEVEL OR A FLOOR BELOW SHALL BE PROTECTED BY A GUARDRAIL. GUARDS SHALL BE NOT LESS THAN 36" HIGH AND HAVE A VERTICAL RAILING SURFACE, OR A RAILING SURFACE, ADJACENT FIVE SEATING OR BE THE LEAD OR LEADING EDGES OF THE TREADS.

The Historic Shed Collection

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CONTACT INFORMATION

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Brooklyn NY 11201
info@libertyhouseplans.com

PLAN #HSF-001
One Car Carriage House

LICENSEE

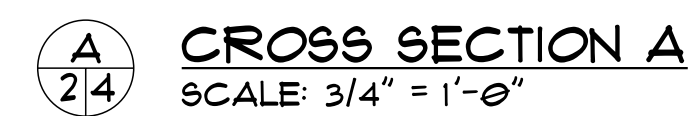
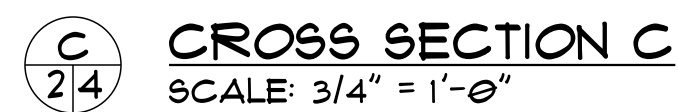
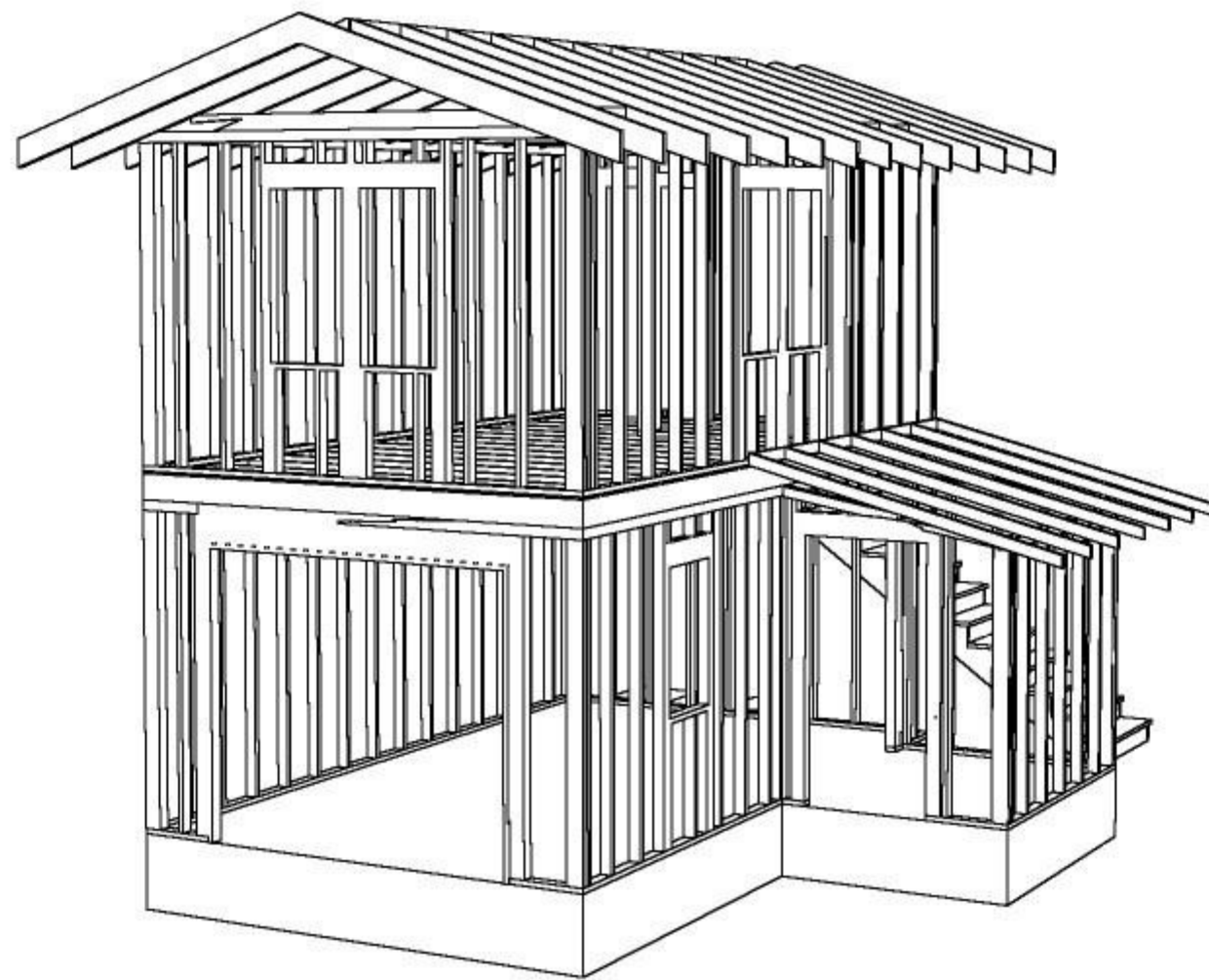
David Hill
656 Boyd St
Spartanburg, SC 29302
d_hill.david@aol.com
(423) 366-4603

LHP REFERENCE # S-1019

PROJECT LOCATION

CITY, COUNTY, AND STATE
Spartanville
(Spartanville County) SC

PARCEL NUMBER(S) / ADDRESS
656 Boyd St
Spartanburg, SC 29302



11'-5"

2x10 HEADER
FROM CORNER TO CORNER

SIMPSON LSTA 12 @ EA. JACK

2 JACKS

(2) 1/2" x 5-1/2" WEDGE ANCHORS

8'-0"

20'-0"

2x4 WALL NO. 1
MAIN FLOOR

2x4 WALL NO. 2
MAIN FLOOR

1/2"x5-1/2" WEDGE ANCHOR @ 32" OC (TYP)

HIT4 @ EA
CORNER

8'-0"

5'-8 1/2"

2-2x4 HEADERS

2 JACK
1 KING

5'-8 1/2"

2x4 WALL NO. 6
MAIN FLOOR

2x4 WALL NO. 7
MAIN FLOOR

2x4 WALL NO. 5
MAIN FLOOR

HIT4 DETAIL

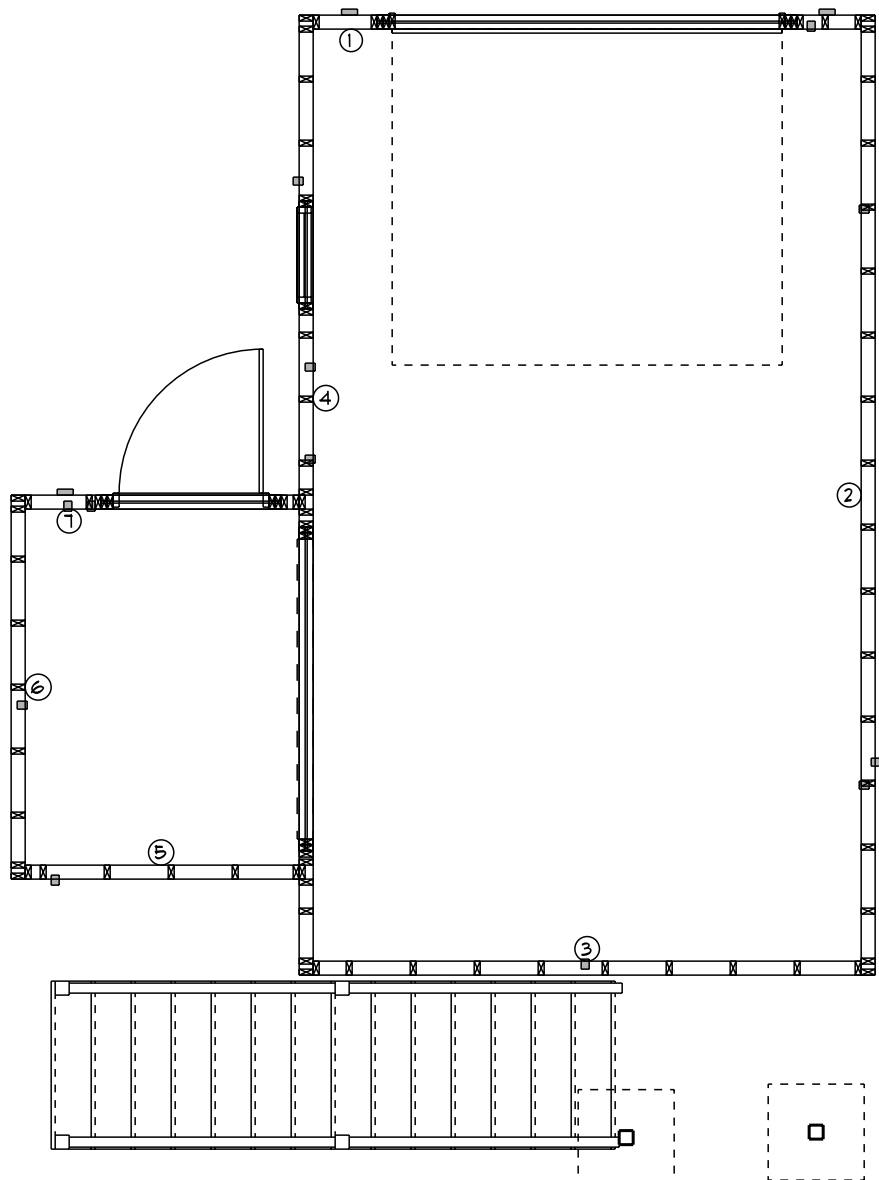
STRA
1. SIM
2. SIM
3. 1/2"
4. SIM
5. 4"
6. SIM

20'-0"

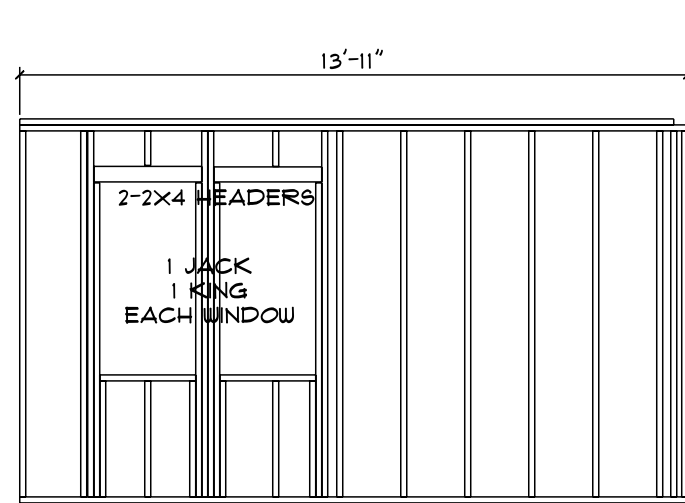
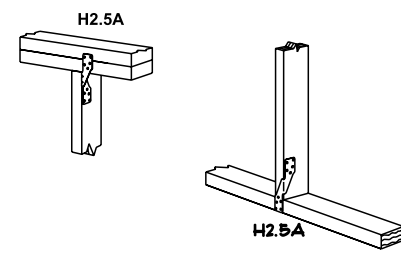
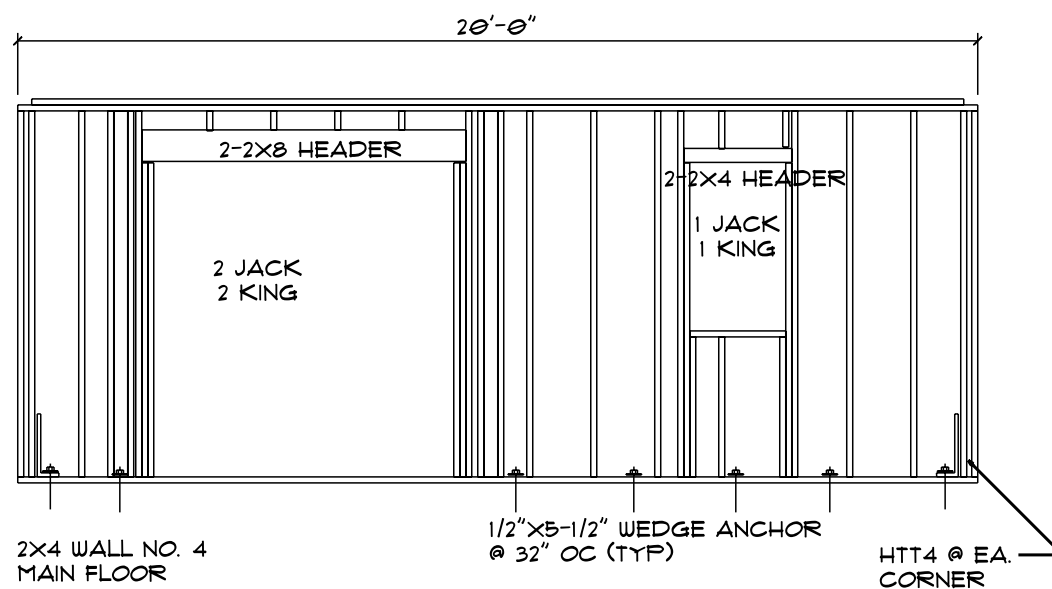
10'-1"

2-2x4 HEADERS

1 JACK
1 KING
FACED W/SHOULDER



MAIN FLOOR - FRAMING
SCALE: 1/4" = 1'-0"



2X4 WALL NO. 5
SECOND FLOOR

WALL FRAMING
SCALE: 1/4" = 1'-0"

DATE

January 06, 2026

PROJECT/ADDRESS/ TAX ID

1200 E. Main St./ 7-13-01-001.08

APPEAL REQUEST NUMBER

APP – 25-00200012

OWNER

Waterstone Southeast
Spartan Portfolio LLC

APPLICANT/AGENT

Mike Russo/Tom Godfrey

TO

Board of Zoning Appeals Members

STAFF

Fredalyn M. Frasier, Planning Director
Nan Zhou, AICP, Planner II

COPIES TO

City Departments/Applicant

REQUEST

The applicant proposes to bring a national chain pet store to the retail center at 1200 E. Main St. The store will occupy the vacant tenant space (previous Tuesday Morning) and add an addition (approximately 3,350 SF) to the rear. The tenant proposes to provide services related to pets and animals such as grooming, pet day care, animal training, veterinary services, and to sell pets and other small animals, pet food, pet accessories, and other products relating to pets and animals.

PROJECT DESCRIPTION AND HISTORY

The project site is approximately 11,700 square feet (with the proposed small addition added to the back, if approved through site plan, will bring the site to approximately 15,050 SF) with a zoning designation of B-1, Neighborhood Shopping District. The project site abuts E. Main St. to the south boundary. The properties to the west side of the project site have a zoning designation of B-1, Neighborhood Shopping District, properties to the east side of the project site have zoning designation of R-12, General Residential District, and R-8, General Residential District.

Currently, per *Section 301 to 303: District Use Regulations and Section 303.6 Table of Permitted Uses*, grooming, and other pet related services that will be allowed under Animal Kennel which needs to be a fully enclosed building with soundproofed exterior walls in accordance with the Building Code for the temporary lodging and boarding of domestic house pets. However, **Animal Kennel** is not permitted use for properties **under B-1**, Neighborhood Shopping District zoning. **Veterinary Clinic** is allowed for businesses with **B-1** zoning designation, but **prohibiting** clipping, grooming, and retail sales of pet products and accessories.

A. COMMERCIAL USES		GID	LOD	LC	B-1	B-3	B-4	I-1	I-2
5.	Animal Kennel - a fully enclosed building with soundproofed exterior walls in accordance with the Building Code for the temporary lodging and boarding of domestic house pets. Outdoor kennels and cages are permitted. <u>Medical treatment, clipping, and grooming are permitted, as is retail sale of pet products and accessories</u> (see Veterinary Clinic and Veterinary Hospital in Table B, 40 and 41 below)					P	P	P	P

41. Veterinary Clinic - (a fully enclosed building) used for the medical treatment of domestic house pets and allowing for their overnight treatment and/or observation until the veterinary doctor releases the same. <u>Outdoor kennels and cages are not permitted. The overnight lodging of pets, if not medically necessary, is prohibited, as are clipping (except where medically necessary), grooming, and retail sale of pet products and accessories</u> (See Animal Kennels under Section 303.5. Commercial Uses)		P		P	P	P	P	P
--	--	---	--	---	---	---	---	---

ANALYSIS

Zoning Ordinance Consistency

The project site has a zone designation of **B-1, Neighborhood Shopping District**. Currently, Section 301 to 303: District Use Regulations and Section 303.6 Table of Permitted Uses, grooming, and other pet related services that will be allowed under Animal Kennel which needs to be a fully enclosed building with soundproofed exterior walls in accordance with the Building Code for the temporary lodging and boarding of domestic house pets. However, **Animal Kennel** is not permitted use for properties **under B-1, Neighborhood Shopping District** zoning. **Veterinary Clinic** is allowed for businesses with **B-1** zoning designation, but prohibiting clipping, grooming, and retail sales of pet products and accessories

The Board is required to utilize Section 603.3(A)(2) of the Zoning Ordinance and determine if the proposal meets all the criterion for approval. **The Board is to hear and decide appeals for Variance from the requirements of the Zoning Ordinance when strict application of the provisions of the Ordinance would result in unnecessary hardship.** An appeal may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other properties in the vicinity;
3. Because of these conditions, the application of the Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;
4. The authorization of a Variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by the granting of the Variance.
5. In granting a Variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.

FINDINGS

1. *There are extraordinary and exceptional conditions pertaining to the particular piece of property.*

Staff do not recognize any extraordinary and exceptional conditions pertaining to this particular property.

The subject tenant space is located within an existing multi-tenant retail center that is directly **adjoined on the east by a grocery store (The Fresh Market) and on the west by a fitness center and a restaurant (Gerhard).**

This configuration is typical of neighborhood shopping centers within the B-1 district and does not present a hardship unique to the property itself. Rather, the proposed hardship arises from the **nature of the proposed pet store use,**

not from any exceptional physical condition of the site, building, or lot.

Compatibility Concerns

In addition to the lack of extraordinary conditions, staff identified the following compatibility issues related to the proposed use and location:

- The proposed pet store would be **directly adjacent to a food retail establishment**, with no intervening tenant space or physical buffer.
- The location does not provide adequate separation from food preparation or food sales uses.
- Odor, noise, sanitation, and public health concerns are elevated due to the shared walls and proximity to a grocery store and restaurant.
- While the Building Official has confirmed that an exhaust ventilation system would be required if approved, compliance with building code requirements alone does not resolve land use compatibility concerns.

2. *These conditions do not generally apply to other properties in the vicinity.*

There are no other pet store businesses in the immediate vicinity, other than a PetSmart located on E. Blackstock Rd and a Petco on E. Main St (approximately 4,000 ft down on E. Main St. near Publix) with a zoning designation of B-1, Neighborhood Shopping District. Both PetSmart and Petco are mainly retail stores selling pet products, with pet/animal services provided by request or appointment only.

Both of these establishments are located in end-cap or standalone buildings that provide physical separation from grocery stores and restaurants. The subject property does not offer similar separation or site design characteristics.

3. *Because of these conditions, the application of the Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.*

Staff find that application of the City of Spartanburg Zoning Ordinance does not prohibit or unreasonably restrict the utilization of the property.

The property is zoned B-1, Neighborhood Shopping District, which allows a wide range of retail, office, and service uses. The tenant space remains viable for numerous permitted uses consistent with the district.

While veterinary clinics are allowed within the B-1 district, pet stores offering retail sales combined with animal services (such as grooming or training) are not permitted without relief. The inability to accommodate a specific proposed use does not constitute an unnecessary hardship under South Carolina law or the City's zoning ordinance. The hardship asserted is self-created and related to the choice of use and location, rather than a limitation imposed by the property itself.

4. *The authorization of a Variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by the granting of the Variance.*

Staff have evaluated the request under the standards for granting a Variance as outlined in the City of Spartanburg Zoning Ordinance and South Carolina state law, granting a variance Staff find that granting the requested variance would be **detrimental to adjacent properties and contrary to the public good**. Given the immediate adjacency to The Fresh Market (grocery store), and Gerhard (restaurant).

Approval of the variance would introduce potential noise, odors, and sanitation concerns associated with pet and animal-related activities in close proximity to food sales and preparation uses.

Although the surrounding uses are commercial in nature, not all commercial uses are inherently compatible. The introduction of a pet store in this specific location would adversely affect neighboring food-related businesses

and undermine the character and function of the shopping center.

The application of the ordinance does not create an unnecessary hardship, as the property retains reasonable economic use under its existing zoning classification.

5. *In granting a Variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.*

Staff acknowledges that the Board has the authority to impose conditions if it determines the variance findings can be met. Potential conditions could include:

- Relocating the customer entrance away from the shared wall with the grocery store.
- Enhanced noise mitigation and acoustic treatment beyond minimum building code requirements.
- Installation of odor-control systems exceeding standard ventilation requirements.
- Ongoing zoning and building inspections during and after renovations.

However, **staff does not find that conditions alone would adequately mitigate the fundamental incompatibility created by the direct adjacency to a grocery store and restaurant.**

The Board may choose to approve or amend them based on the outcome of this proposal. The Board of Zoning Appeals may, in conformity with the provisions of its assigned authority, reverse or affirm, wholly or in part, or may modify the order, requirements, decision, or determination, and to that end, has all the powers of the officer from whom the appeal is taken and may issue or direct the issuance of a permit.

RECOMMENDATION

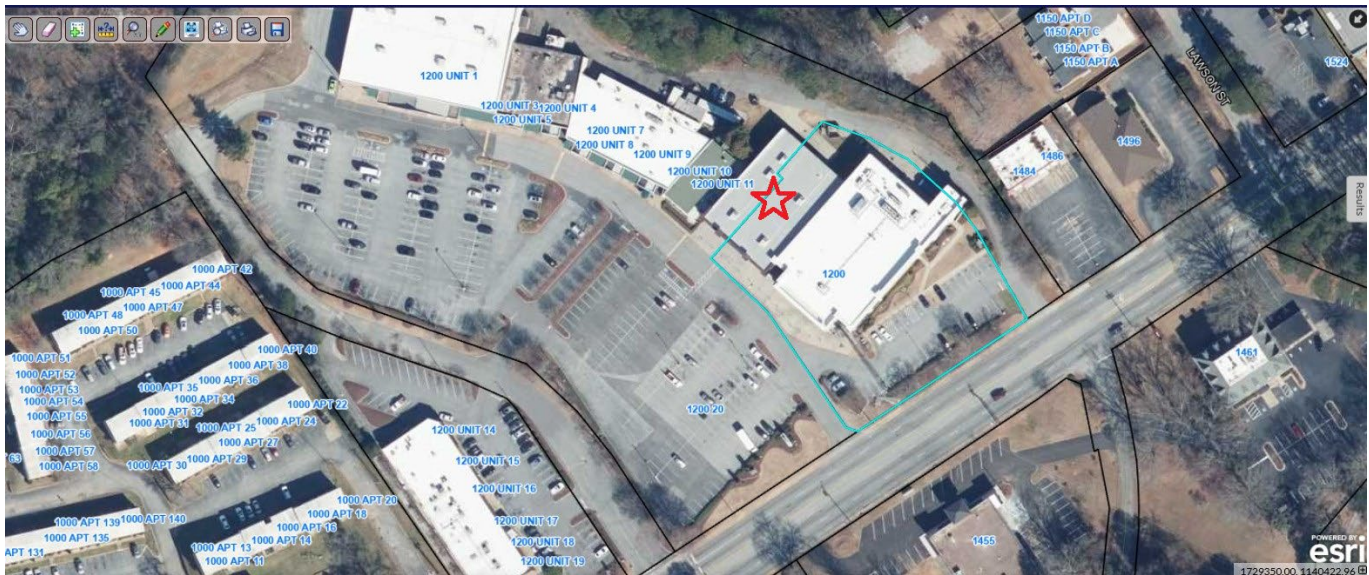
Staff does not recommend approval of the variance request.

The applicant has not demonstrated the existence of extraordinary or exceptional conditions, unnecessary hardship, or compatibility with adjacent uses as required by the City of Spartanburg Zoning Ordinance and South Carolina state law.

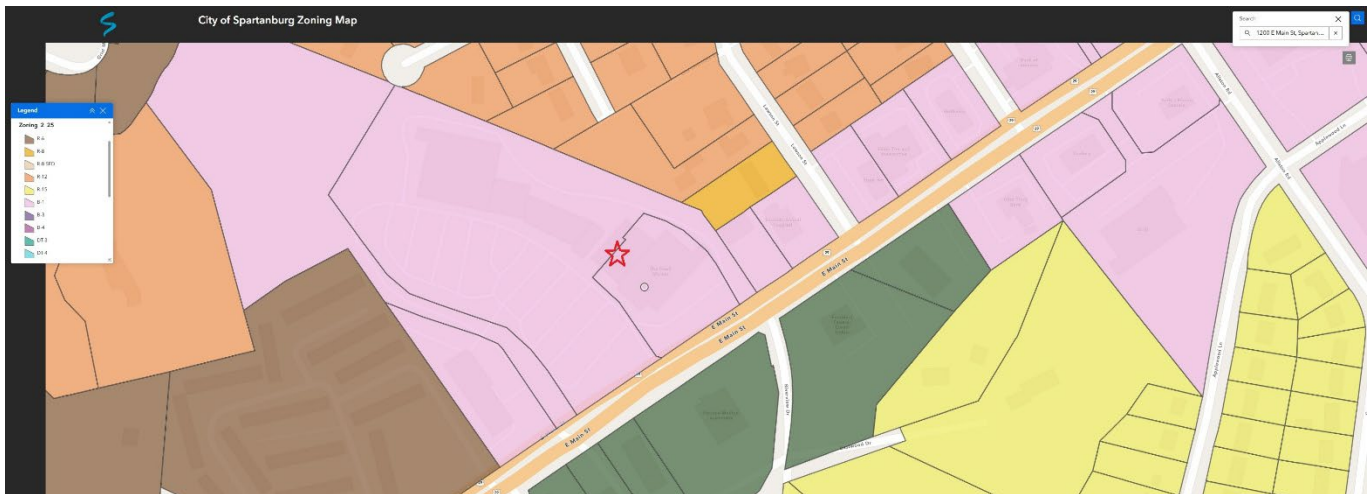
Staff Rationale:

Granting the variance would introduce noise, odor, and sanitation impacts associated with pet and animal-related activities into a location immediately adjoining a grocery store and restaurant. This adjacency presents public health and compatibility concerns that cannot be sufficiently mitigated through conditions of approval. While the surrounding area consists of commercial uses, the proposed pet store location is incompatible with the immediate food-oriented uses at this specific location.

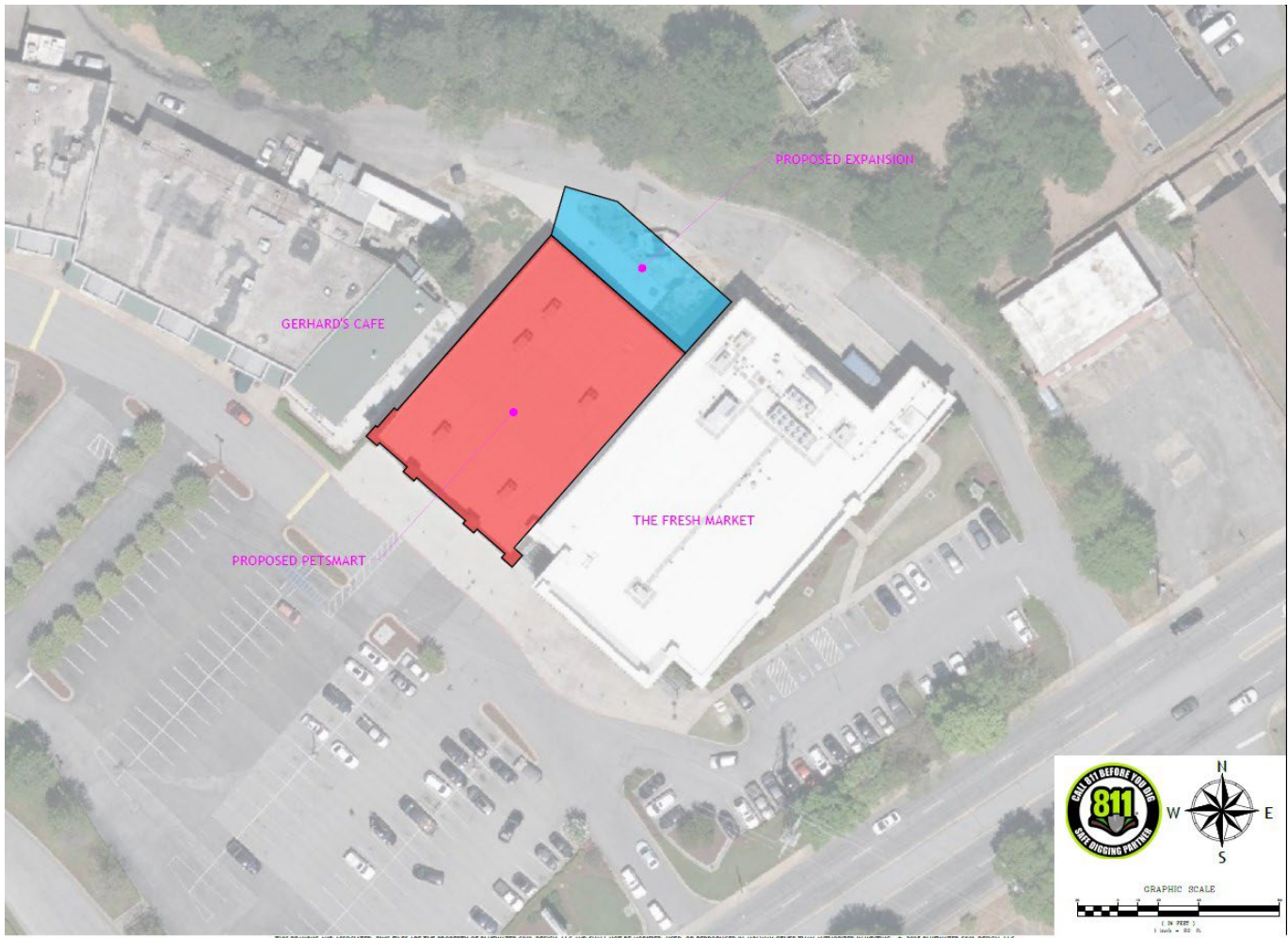
Aerial Photo – 1200 E. Main St.



Zoning Map – 1200 E. Main St. B-1 – Neighborhood Shopping District



Site Layout – 1200 E. Main St.



Site Photos – Front & Two Sides



Site Photos - Adjacent Properties



Site Photos – Properties Across the Project Site



Converse Plaza Pet Store – Outline Narrative

The proposed tenant is a national chain pet store that wants to renovate and add a small addition to the vacant shopping center space located in Unit 11 at 1200 E Main Street. The existing commercial space is approximately 11,700 SF. The total area with the proposed building addition is approximately 15,050 SF. The addition will meet setback requirements for the current zoning of B-1.

The tenant would like to provide the following services:

The retail sale of one or more of the following: (i) pets, including, but not limited to, fish, birds, reptiles, dogs, cats and other small animals; (ii) pet food, pet accessories and other products relating to pets and animals; and (iii) services related to pets and animals, such as grooming, pet day care, animal training and obedience classes, pet adoptions, veterinary services and vaccination clinics.

We feel the proposed services meet the B-1 Neighborhood Shopping Characteristic.

B-1 (Neighborhood Shopping) District Characteristic:

These districts are intended primarily to serve the needs (Neighborhood Shopping) of the surrounding residential neighborhood, providing goods, and services that are day-to-day needs, generally classed by merchants as “convenience good and services”. Businesses which might tend to be a nuisance to the immediately surrounding residential developments are excluded, even though the goods or services offered might be in the convenience category or classification.

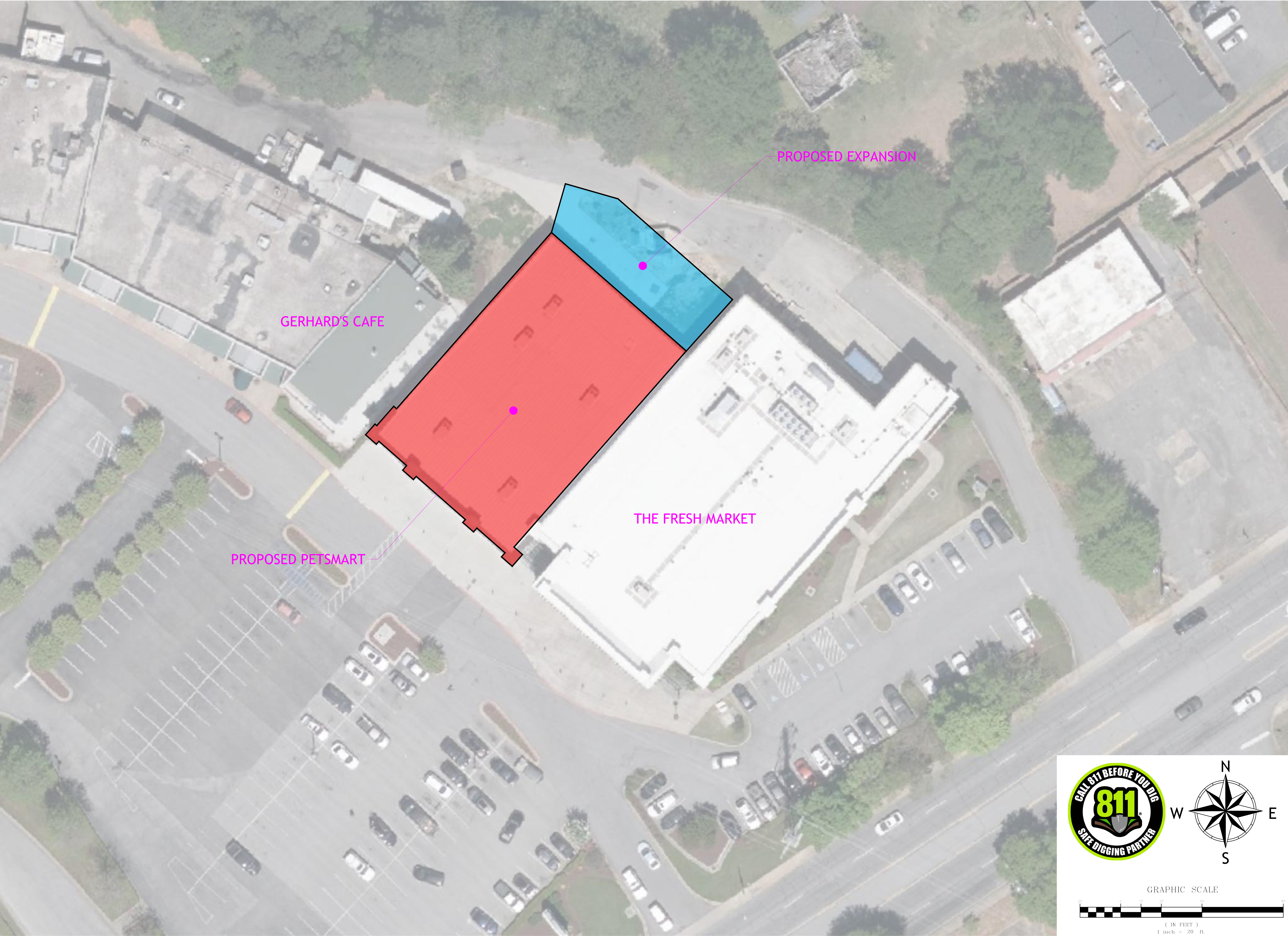
While retail sale of pet products and grooming services fall under the Animal Kennel definition, we will not be providing temporary or overnight lodging of animals or outdoor kennels and cages, which are both under the Animal Clinic land use definition. Overnight boarding and outdoor kennels would be more likely to disrupt the neighborhood commercial character of the shopping center and will not be provided.

By providing daytime hour domestic pet services as well as retail sales of pet related products, we feel this use will fall under the Neighborhood Shopping District Characteristic: “providing goods and services that are day-to-day needs” of the surrounding neighborhood.

The proposed pet store will be located within an existing shopping center of approximately 94,000 total square feet of commercial space. There are currently 13 different tenants ranging in size from a 1,600 square foot nail salon to a 29,500 square foot fitness center. The shopping center is located on E Main Street, which is an arterial road with approximately 25,800 vehicles per day according to South Carolina District of

Transportation. Parking within the shopping center is shared. With the addition of the proposed Pet Store, the shopping center will still meet the code minimum for Shopping Centers between 60,000 SF and 399,999 SF, which is 4 spaces per 1,000 SF of Gross Leasable Area.

We request the board consider approving the proposed pet store in the B-1 zoning district with the services that are previously listed. They will not be providing the more disruptive portions of the Animal Kennel definition, which are outdoor kennels and overnight boarding. We feel with the limited proposed services, this will serve the surrounding neighborhood on a day-to-day basis and will not be a nuisance to the surrounding areas.



SPARTANBURG PETSMART

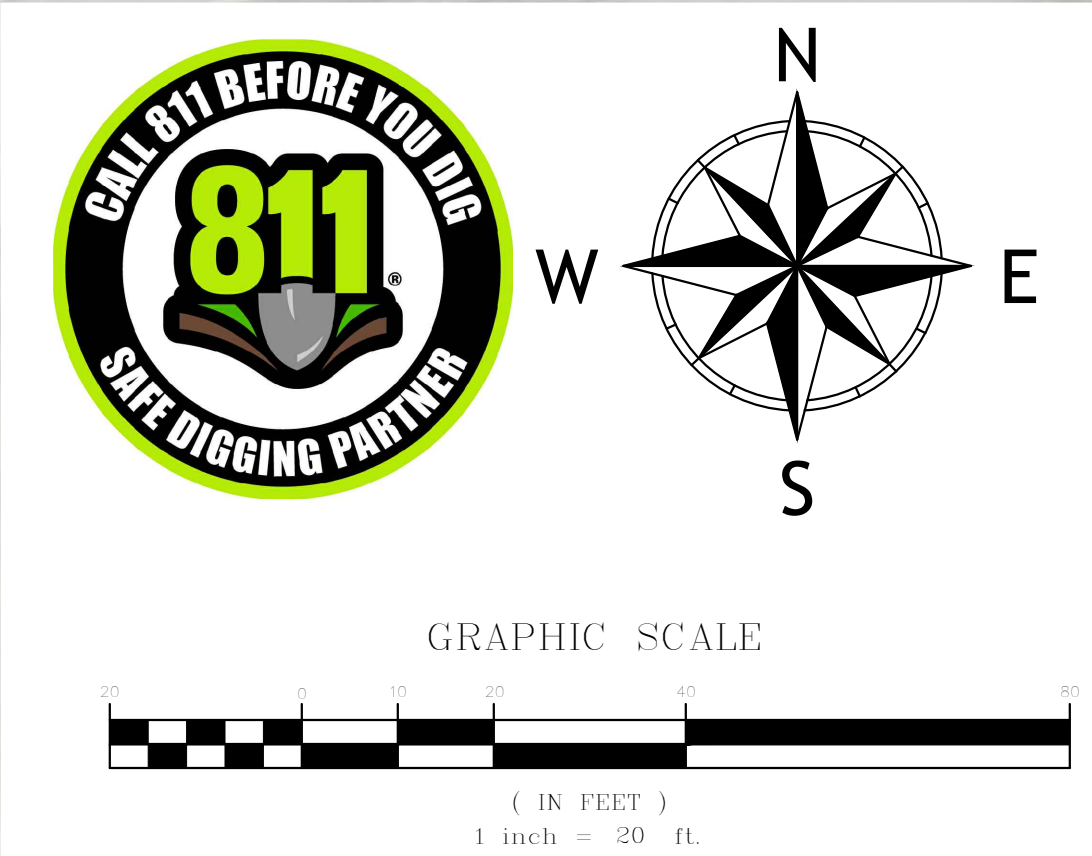
1200 E MAIN STREET

CITY OF SPARTANBURG, SC

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
#####	#####	#####
#####	#####	#####
#####	#####	#####
#####	#####	#####
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#####	#####	#####
#####	#####	#####
#####	#####	#####
#####	#####	#####
#####	#####	#####

CONCEPTUAL SITE PLAN

SP-1





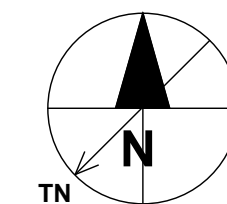
WATERSTONE
PROPERTIES

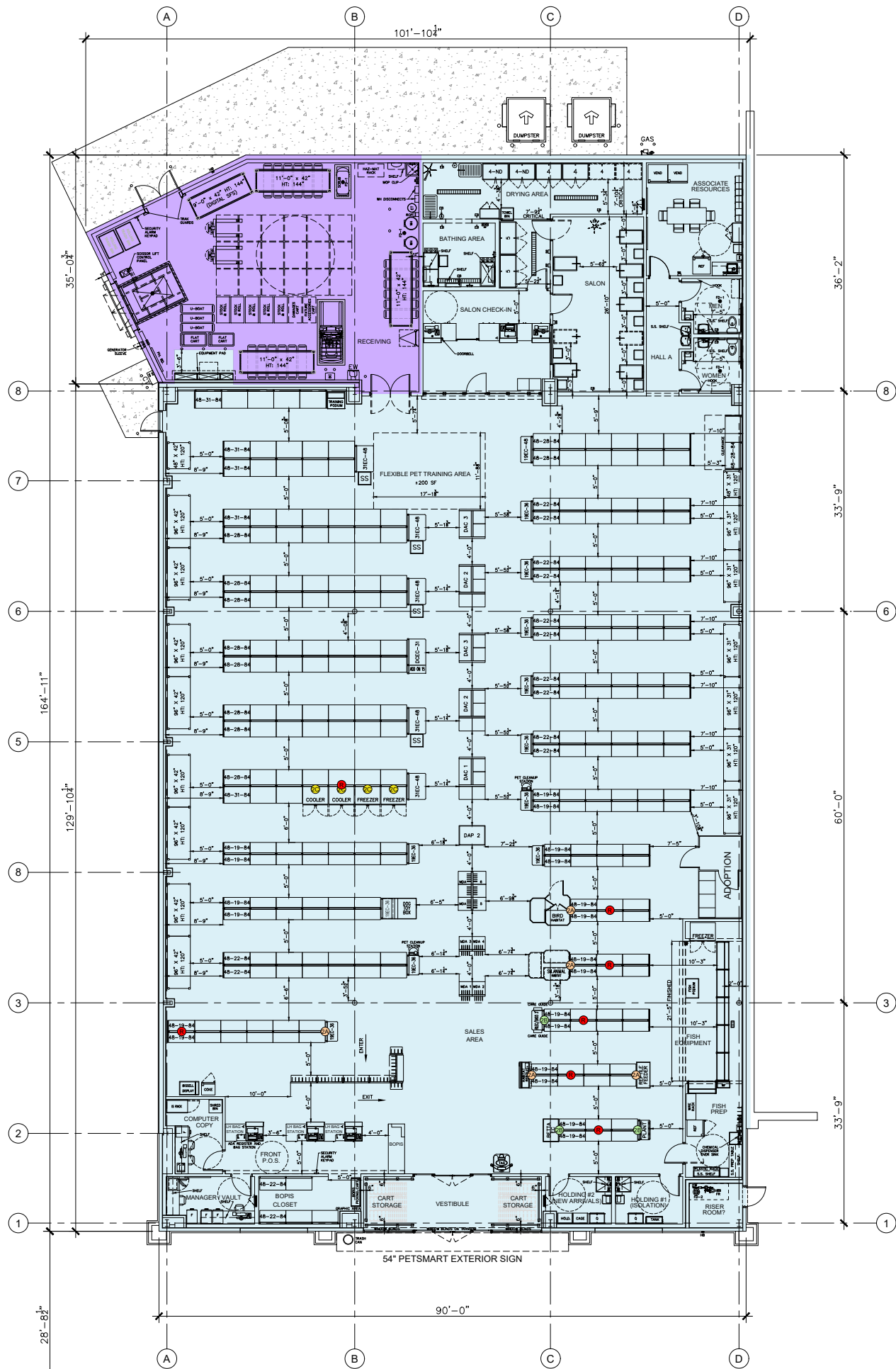
Bowen⁺
2019 Center St, Suite 500 / Cleveland, Ohio 44113
Phone: (216) 491-3300 Fax: (216) 491-8253
www.rhba.com

COVERSE PLAZA - TENANT LOD
1200 EAST MAIN STREET, UNIT 11 - (P2)
SPARTANBURG, SC 29307

OVERALL FLOOR PLAN

DRAWING NO.
LOD



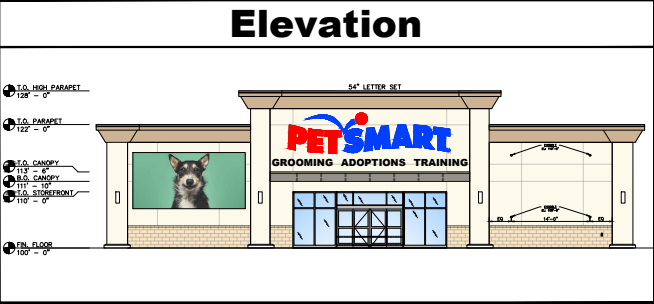


Area / Merch			
Core Store Area:	13,555	SF	
Vet Services Area:	0	SF	
Hotel Area:	0	SF	
Receiving Area:	1,497	SF	
Total Store Area:		15,052	SF

Merchandise			
Dog Merchandise:	592	LF	52%
Cat / Specialty Merchandise:	556	LF	48%
Total Merchandise:		1148	LF 100%

Attributes	
Deal Type BTS Rehab	Truck Type Prototypical WB67
Frontage Frontage Below 100'	Receiving Interior Scissor Lift w/ Elevated Dock Door Dumpsters Above 45' Prototypical 18 Floor Pallets Below 28 Vertical Pallets
Linear Feet Above 1,000 LF	
Grooming Salon Below 10 Tables	
Pet Training Flexible Training Ring	

Notes
☐ 12K Store Concept



R.E.C.

SCHEMATIC FIXTURE PLAN

PETSMART

19601 North 27th Avenue
Phoenix, Arizona 85027 - (623) 580-6100

REVISIONS:	
No.	DATE
1	A
2	A
3	A
4	A
5	A
6	A
7	A
8	A

STORE #0000

SPARTANBURG, SC



FIXTURE

FLOOR PLAN

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Date:
04-18-25

Sheet No:
F1