



The City of Spartanburg Planning Commission

**AGENDA
January 15, 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 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 November 20, 2025.**
- VII. Old Business:** None.
- VIII. New Business:**
 - 1. RZC 25 01100004 – 1619 John B White Sr Blvd, Spartanburg, SC 29301: Rezoning request from R 15 to B 1 to accommodate a Dutch Bros coffee shop. **Owner: Ruth Hildom. Applicant Agent: TWP Acquisitions LLC and Brandon Kubalow.**
 - 2. **Bylaws Review:** Group review of Planning Commission bylaws.
- 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.
- X. Adjournment.**

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

**Planning Commission Meeting Minutes
November 20, 2025, at 5:30 PM
Spartanburg County Council Chambers**

The Planning Commission met in Spartanburg County Council Chambers on Thursday, November 20, 2025, at 5:30PM with the following members in attendance **Dr. Phillip Stone, Kevin DeMark, Santiago Mariani, Warwick Spencer, Jemar Brown, and Reed Cunningham.** Representing the Planning Department is **Fredalyn Frasier, Planning Director, Ben Jones, Sr. Planner.**

Roll Call

Dr. Stone: Phillip Stone, Chair
Mr. DeMark: Kevin DeMark, Commissioner
Mr. Mariani: Santiago Mariani, Commissioner
Mr. Brown: Jemar Brown, Commissioner
Mr. Cunningham: Reed Cunningham, Commissioner
Mr. Spencer: Warwick Spencer, Vice Chair

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

Approval of meeting agenda

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

Approval of Meeting Minutes for September 18, 2025.

On a motion by Mr. Spencer seconded by Mr. Brown the minutes of the meeting of September 18, 2025, was approved by a vote of 6 to 0.

Old Business: None.

New Business:

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
Withdrawn by Applicant

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 un-zoned to be assigned a zoning designation of B-3, General Business District. Owner: The 720 Group, LLC / Applicant: Brian S. Leonard
Filed

Staff Announcements: ACOG continued education training.

The meeting was adjourned at 5:47 PM.

Dr. Phillip Stone, Chairman

Application for Zoning Map Amendment
RZ-25-011-00004

<u>LANDOWNER</u>	<u>APPLICANT</u>	<u>AGENT</u>
Ruth Hildmon P.O. Box 170122 Spartanburg, SC 29301	TWP Acquisitions, LLC 1962 Howell Mill Rd Atlanta, GA 30318	Brandon Kublanow

<u>PARCEL DATA</u>	
▪ Tax Map ID: 6-21-13-061.00 ▪ Existing Zoning District: R-15, Single Family Residential ▪ Proposed Zoning District: B-1, Neighborhood Shopping Center	Overlay District: N/A

APPLICATION SUMMARY

The Planning Commission has received a rezoning request of a property addressed 1619 John B. White Sr. Blvd. (TMS: 6-21-13-061.00) from the current zoning R-15, Single Family Residential, to B-1, Neighborhood Shopping District, to accommodate the development of a drive-thru coffee shop development. **Owner: Ruth Hildmon / Applicant: TWP Acquisitions, LLC / Agent: Brandon Kublabow**

The project site is an approximately 47,045 square foot (1.08 AC) parcel located at 1619 John B. White Sr. Blvd. The parcel borders John B. White Sr. Blvd. to the north and Knollwood Dr. to the south. The applicant has requested approval of rezoning from a residential zoning designation of R-15, Single Family Residential, to a commercial zoning designation of B-1, Neighborhood Shopping Center.

Parcels to the north of the project site across John B. White Sr. Blvd. include retail and commercial properties that currently have a zoning designation of B-1, Neighborhood Shopping Center. The lots adjacent to the project site to the east and west are both currently zoned B-1, Neighborhood Shopping Center. Lots south of the project site and across Knollwood Dr are un-zoned, as they do not fall within the city limits of the City of Spartanburg.

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 G-5: Center Infill Growth Sector. According to the document, G-5, Center Infill Growth Sectors are defined as “the City’s historic downtown as well as some of its larger suburban centers, including the existing mall site. These centers of activity are mostly or fully built-out but still have vacant or underutilized land. Downtown is defined by a traditional historic downtown development pattern, though there are gaps in the streetscape and opportunities for infill. Other Infill Centers are characterized by conventional, autooriented suburban development patterns of primarily commercial development. Additional growth and development in these areas is desirable due to the presence of existing infrastructure. These areas represent the greatest opportunity for complete mixed use, walkable centers and character-based zoning. The plan envisions that most residential and nonresidential development over the next ten years will occur in this growth sector.”

Additional growth and development is desirable among parcels designated G-5, Center Infill Growth Sectors. This rezoning provides an opportunity for commercial growth along the corridor and in the surrounding area. The proposed rezone and commercial use of this parcel aligns with the intention 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 east and west sides of the project site are primarily zoned for B-1, Neighborhood Shopping Center. The properties to the north side of the project site across John B. White Sr. Boulevard are also currently zoned for B-1, Neighborhood Shopping Center. Properties to the south and across Knollwood Dr exist as residential properties and are unzoned as they fall outside city limits.

The proposed zoning designation of B-1, Neighborhood Shopping Center, would be congruent with adjacent property uses. The existing zoning of R-15, Single Family Residential District, currently forms a gap between business-oriented parcels along the primarily commercial corridor. This zoning map amendment would close the gap to form a more uniform commercial corridor.

The zoning ordinance considers B-1, Neighborhood Shopping Districts as districts that “....are intended primarily to serve the needs 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.”

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 B-1, Neighborhood Shopping District of this parcel is granted, it will accommodate the proposed use of commercial development in the form of a drive-thru coffee shop. 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 R-15, Single Family Residential, to B-1, Neighborhood Shopping Center. This zoning is appropriate with the zoning of surrounding parcels, and creates a contiguous commercial zone along the John B. White Sr. Blvd corridor. Based on the existing character of the surrounding area and the goals outlined in the Comprehensive Plan, the proposed rezone to B-1, Neighborhood Shopping Center, is the most appropriate course of action for this parcel.

WRITTEN PUBLIC COMMENTS

Notices were sent to property owners within a 400 ft. radius of the subject property. A total of 34 notices were sent to property owners. A Planning Informational meeting was hosted on Tuesday, January 6, 2026, at 5:30 PM at C.C. Woodson Community Center to provide details about the zoning designation request and to address any comments and concerns. No nearby property owners attended the meeting

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

January 7, 2026

DATE

PROJECT SITE MAP



1619 John B. White Sr Blvd
TMS: 6-21-13-061.00

EXISTING ZONING MAP



SITE PHOTOS – Front of the Site



Looking south from John B. White Sr. Blvd onto the project site

Property to the East Side of the Project Site



East side of project site (looking southeast from John B. White Sr. Blvd)

Properties to the West of Project Site



Adjacent parcel to project site. Point of view from John B. White Sr. Blvd, looking southeast.



Parcel on west side of parcel pictured on the left.

Properties to the North of Project Site (across John B. White Sr. Blvd)



Properties across John B. White Sr. Blvd,
looking north from project site.



Property across John B. White Sr. Blvd,
looking northeast from project site.

Properties to the South of Project Site (across Knollwood Dr)



Properties across Knollwood Dr, looking south from rear of project site.