

**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**

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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**

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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 6<sup>th</sup> 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**

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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.

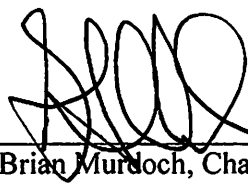
**A motion was made by Dr. Midas, seconded by Mr. Moore, to approve the variance as presented. The motion passed with a vote of 6 to 0.**

**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.**

  
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Brian Murdoch, Chair