



The City of Spartanburg Board of Zoning and Appeals

AGENDA

July 11, 2023, at 5:15 P.M.

City Hall Council Chambers

145 W. Broad Street – Spartanburg, SC 29306

(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 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. Approval of Agenda.**
- V. Disposition of Meeting Minutes from the June 13, 2023, Meeting.**
- VI. Old Business:**

VAR-23-020-0005: The City of Spartanburg’s Board of Zoning Appeals has received a request for a variance to the minimum lot size requirement for the development Caulder Avenue Duplexes located at Caulder Avenue (TMS: 7-16-08-078.00; 7-16-08-079.00; 7-16-08-080.00; 7-16-08-081.00; 7-16-08-082.00; 7-16-12-002.00; 7-16-12-003.00; 7-16-12-004.00; 7-16-12-005.00; 7-16-12-006.00; 7-16-12-007.00); with a zoning designation of R-12 (General Residential District). Owner/Applicant: Spartanburg Housing / Agent: Paul Mills, Site Design Inc.
- VII. New Business:**
 1. APP-23-020-0008: The City of Spartanburg’s Board of Zoning Appeals has received an appeal to the Bufferyard Requirements for the development of the Coke Facility Redevelopment Phase I located at 500 W. Main Street (TMS: 7-12-13-024.00); with a zoning designation of B-3 PDD (General Business – Planned Development District). Owner: Palmetto Operating Company, LLC / Applicant: Brett Baumgarten / Agent: Danny Balon; Seamon Whiteside Engineering.
 2. APP-23-020-0009: The City of Spartanburg’s Board of Zoning Appeals has received an appeal to the Parking Lot Landscaping Requirements for a commercial development located at 228 S. Pine Street and 453 E. Henry Street (TMS: 7-12-11-284.00 and 7-12-11-284.02); with a zoning designation of B-3 (General Business District). Owner/Applicant: Newburg Investments / Agent: Raj Patel.



The City of Spartanburg Board of Zoning and Appeals

VIII. Staff Announcements.

IX. Adjournment.

For more information, please contact Martin L. Livingston, Jr., AICP, CPM, Community Development Director at (864) 580-5323 or by email at mlivingston@cityofspartanburg.org.