

TAB 11 – ZONING

WATER AND
SEWER
VERIFICATION

Horace C. Littlejohn, Jr.
John D. Montgomery
Angela M. Viney

Guy F. Boyle, Chief Executive Officer
Camlyn M. Cole, Chief Financial Officer
Robert F. Walden, Chief Operating Officer
Charles E. Jackson, P.E., Chief Capital Projects Officer



Barbara J. Barnes
Louie W. Blanton
Horace C. Littlejohn, Jr.
John D. Montgomery
Jerome Rice, Jr.
Angela M. Viney
Woody Willard

April 10, 2025

Jon J. Enos
8245 Boone Boulevard
Suite 640
Tysons Corner, VA 22182

Re: Water and Sewer Availability for
TMS#: 7-12-21-103.00

Dear Mr. Enos:

We have been asked to verify the availability of water and sewer service at the above referenced parcel for a proposed apartment complex at the corner of S Converse St and E Kennedy St.

Spartanburg Water System (SWS) has an existing 6-inch water main on S Converse St and an existing 10-inch water main on E Kennedy St. Both water mains are accessible to parcel 7-12-21-103.00 and within 500 feet of the property line. Water service can be obtained to the proposed development subject to the developer's compliance with SWS's current policies, regulations and design criteria for the proposed type of connection.

The Spartanburg Sanitary Sewer District (SSSD) has an existing 8-inch gravity sewer on S Converse St that is accessible to parcel 7-12-21-103.00 and within 500 feet of the property line. Sewer service can be obtained to the proposed development subject to the developer's compliance with SSSD's current policies, regulations and design criteria for the proposed type of connection.

A map is attached for reference. Existing water mains are represented on the map by solid blue lines. Existing gravity sewers are represented by green dashed lines. For more information on obtaining water and sewer service at this location, please contact me at apistininzi@sws-sssd.org or (864) 216-6506.

Sincerely,

SPARTANBURG WATER

A handwritten signature in black ink, appearing to read "Alaina Pistininzi". The signature is fluid and cursive, with a large initial "A" and a long, sweeping underline.

Alaina Pistininzi
Engineering Associate



7-12-21-103.00

Disclaimer: Neither the Spartanburg Water System-Spartanburg Sanitary Sewer District (collectively known as "Spartanburg Water"), nor any agent, officer, elected official or employee of Spartanburg Water warrants the accuracy, reliability or timeliness of any information provided with the data herein. Spartanburg Water shall not be liable for any losses caused by such reliance on the accuracy, reliability or timeliness of such information, including but not limited to, incidental damages. This data is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, the implied warranties of merchantability, fitness for a particular purpose or non-infringement. Spartanburg Water maintains all immunities as provided in the South Carolina Tort Claims Act.



4/10/2025, 10:39:35 AM

ZONING LETTER



Planning Department

PO Box 1749 • Spartanburg, SC 29304 • phone: (864) 596-2068 • email: planning@cityofspartanburg.org
website: www.cityofspartanburg.org

April 22, 2025

Jon Enos
8245 Boone Blvd. Ste 640
Tysons, VA 22182

**RE: Zoning Verification Letter Request for 120 E. Kennedy St., Spartanburg, SC
29306 Tax Map Number: 7-12-21-103.00.**

Dear Jon,

This is in response to your recent Zoning Verification Letter request in regard to **120 E. Kennedy St.** (TMS # 7-12-21-103.00). The subject parcel is currently sitting on a zoning designation of **DT-6, Downtown Urban District**. The City of Spartanburg Zoning Ordinance defines **DT-6** zoning designation as “.....these districts are the central shopping areas of the City. Here are concentrated activities which have primarily a city-wide and regional function: large stores offering comparison shopper’s goods, specialty stores, business services, banks and other financial institutions, offices, theaters, hotels, and government building. The use of land is intensive and this intensity of use is one of the main determinants of the vitality of the Downtown Urban Districts. It is the purpose of these regulations to encourage such intensity of use and to exclude activities which have a negative effect upon the proper functions of the downtown area”.

Based on the Spartanburg County Tax Assessor’s website, the above referenced parcel is Government Exempt Property. The current use of the property is an institutional use, Meeting Street Academy.

The above-referenced property currently does not sit on an overlay zoning district and has no outstanding zoning violations filed with the City of Spartanburg Planning Department. The property has not been issued with any special permits, zoning relief, and/or variances by the City of Spartanburg. Inquiries regarding the fire code and building code violations, please file a FOIA (Freedom of Information Act) [here](#).

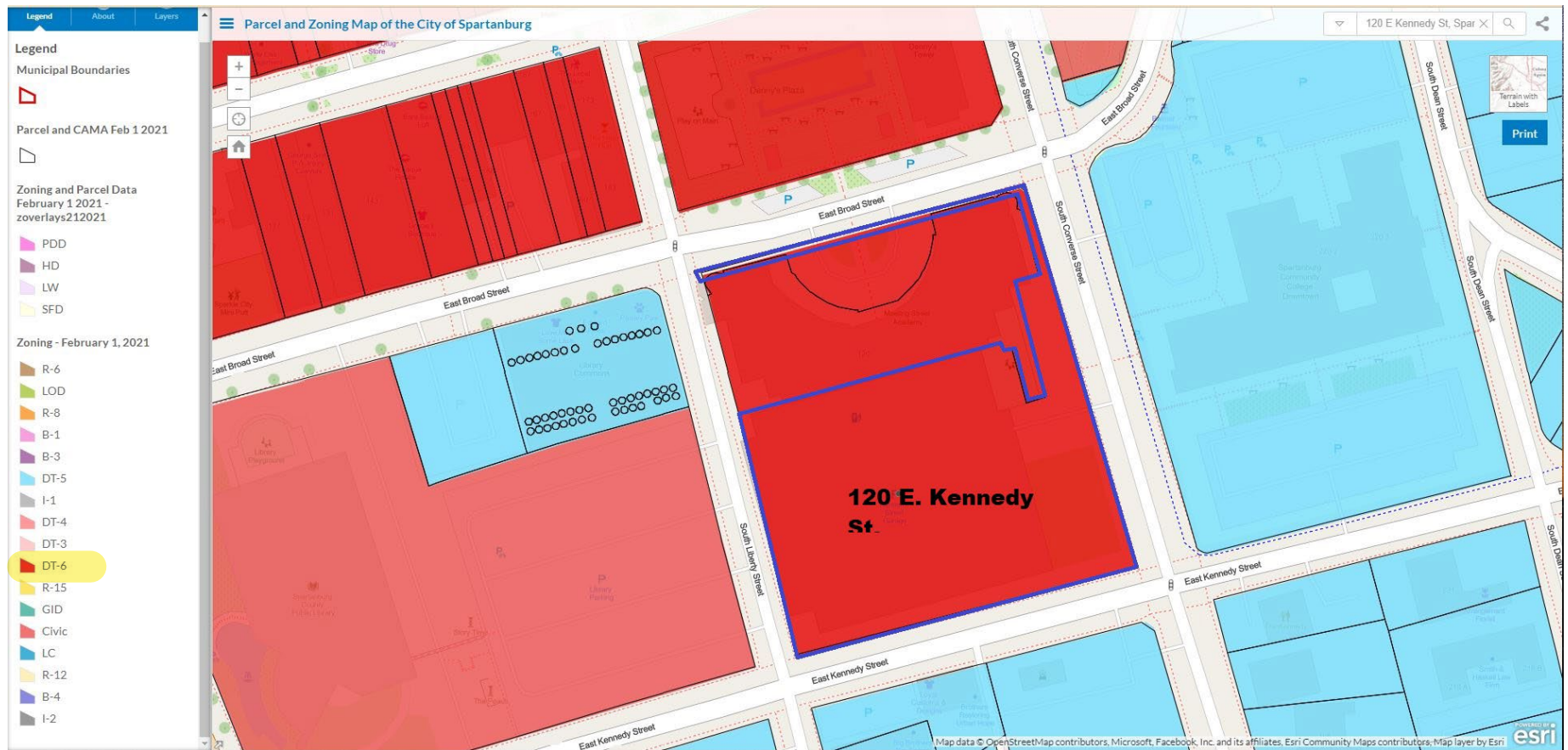
If you have any questions or comments, please contact me at (864) 580-5007 or by email at nzhou@cityofspartanburg.org

Sincerely,

Nan Zhou

Nan Zhou, AICP
Planner II
Planning and Zoning Department
Attachment: Map

Zoning Map – 120 E. Kennedy St.



DOWNTOWN CODE **

Spartanburg, SC

3.1.4 Use Standards by Zone

BASE DISTRICT	DT4	DT5	DT6	Special Regulations
Residential				
Dwelling-Single Family	P	P	P	
Dwelling-Two Family	P	P	P	
Dwelling-Multi-Family	P	P	P	
Dwelling-Secondary	P	PS		See Section 3.2.4
Home Occupation	P	P	P	See Section 302.6
Housing Service for the Elderly	P	P	P	
Live-Work Units	PS	PS	PS	See Section 3.2.7
Manufactured Housing				
Lodging				
Bed and Breakfast Inns	SE	P	P	
Hotels/Motels/Inns		P	P	
Rooming or Boarding House		SE	SE	
Office/Service				
Animal Services		P		
ATM		P	PS	See Section 3.2.1
Banks, Credit Unions, Financial Services		P	P	
Business Support Services		P	P	
Child/Adult Day Care Home (Less than 6 persons)	SE	P	P	
Child/Adult Day Care Center (6 or more persons)	SE	P	P	
Community Service Organization		P	P	
Drive Thru Facility for Service Uses		PS	PS	See Section 3.2.3
Equipment Rental				
Funeral Homes		P	P	
Homes for Handicapped (serving 9 or fewer)	PS	PS	PS	See Section 3.2.5
Laundry Services		PS	PS	See Section 3.2.6
Medical Services (e.g., Hospital, Clinic, Urgent Care Center)		P	P	
Outdoor Kennels				
Personal Services		P	P	
Post Office		P	P	
Professional Services	P	P	P	
Studio – Art, dance, martial arts, music	P	P	P	
Vehicle Services – Major Repair/Body Work		SE		
Vehicle Services – Minor Maintenance/Repair		PS		See Section 3.2.12
Retail/Restaurants				
Alcoholic Beverage Sales Store		P	P	
Auto Parts Store		P		
Bar/Tavern		P	P	
Drive-Thru Facility for Retail and Restaurants Uses		PS	PS	See Section 3.2.2
Gas Station		SE		
General Retail – 2,000 sf or less		P	P	
General Retail – 2,001 sf -15,000 sf		P	P	
General Retail – 15,001sf – 50,000 sf		P	P	
General Retail – Greater than 50,000 sf			SE	
Night Club		PS	PS	See Section 3.2.9
Outdoor Sales		P	P	
Restaurant		P	P	
Shopping Center – Neighborhood Center – 30,000 sf – 100,000 sf		P	P	
Shopping Center – Community Center – Greater than 100,000 sf			P	
Vehicle/Heavy Equipment Rental/Sales		SE		See Section 3.2.11

P Permitted

PS Permitted subject to Supplemental Use Standards

SE Special Exception Required

Boxes with no designation signify that the use is prohibited