



April 29, 2026

Mr. Tres Bagwell
Schaumber Development, LLC

Via Email: tres@schaumberdevelopment.com

Re: Timberlake Apartments, Inman, SC
R/DA Project No. 26-601.00

Dear Tres:

This letter is to confirm that the scope of work that has been developed for the parcel identified by Tax Map #1-44-00-070.03 and addressed as 1002 Duvall Court in Inman, SC complies with both of the following development guidelines:

- Spartanburg County, South Carolina Code of Ordinances (currently adopted) and specifically.
 - Chapter 24 – (Land Use)
 - Requirements for Type 2 buffer will be in compliance
- 2026 SC Housing QAP- Appendix B/Development Design Criteria

Should you have any questions, please feel free to contact us at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'James A. McWhorter, III'.

04/30/2026 | 12:35 PM EDT

James A. McWhorter, III, AIA
R/DA Architects, P.A.

JAM/am

Attachments: Zoning Verification Letter, Spartanburg County



FN: G:\2026 Projects\600-REHAB\26-601.00 Inman, SC - Timberlake (189)\Contract Docs\Certifications\26-601 Timberlake Apartments_compliance letter_2026-04-29.docx



Spartanburg County
Planning and Development Department
366 North Church Street, Suite 700, Spartanburg, SC 29303
Tel. 864-596-3570 Fax 864-596-3018
www.spartanburgcounty.gov

April 24, 2026

Tres Bagwell
PO BOX 9160
Greenville, SC 29604
Attn: Schaumber Development, LLC

RE: 1002 DAVID DUVALL COURT, INMAN, SC 29349- Tax Map Number 1-44-00-070.03

Dear Applicant,

I have received a request for a Zoning Verification Letter for 1002 DAVID DUVALL COURT, INMAN, SC 29349- Tax Map Number 1-44-00-070.03. According to the Assessor's records this property is approximately 5.98 acres in area and the current owner is TIMBERLAKE APTS LP C/O DOUGLAS COMPANIES. Records show that the current property usage is listed as NON-QUALIFIED REGULAR COMMERCIAL IMPROVED. The property is located in the area of the County that is governed by the Unified Land Management Ordinance (ULMO).

ULMO Area: Presently, we do not have a traditional zoning ordinance for parcels in the unincorporated portions of Spartanburg County, and our Unified Land Management Ordinance (ULMO) does not contain zoning districts. Each parcel is not restricted to a particular use, but rather is looked at for its own compliance with certain development standards, depending on its use, the use of surrounding properties, and the type of road it accesses, etc. Also, Spartanburg County does not require a business license, but any work to be done on the property may be subject to obtaining a County Building Permit. For plats and site plans reviewed by the County, any new or changed land use, structure or expansion would have to meet the requirements of the ULMO, (such as bufferyards, setbacks, spacing between buildings, height of buildings, parking spaces, density, open space, minimum road frontage, noise and light control, etc.), or in case of damage or destruction of the current structure if it is destroyed beyond fifty percent of the fair market value immediately prior to the damage. If the current structure is damaged less than fifty percent of the fair market value, it may be repaired or reconstructed provided that the repair or reconstruction is completed within twelve months of the date of damage and provided that the use is no greater in size or land use intensity.

The subject property appears to be a legal non-conformity having been permitted under a previous zoning ordinance and is permitted to operate in its current layout. Before additional units can be added or new structures established on site a site plan must be submitted for review to Spartanburg County Planning and Development.

Please contact the Planning & Development Department at (864) 596-3570 to schedule an appointment or discuss any planned development. You may access our website and view the Unified Land Management Ordinance here: <http://www.spartanburgcounty.org/govt/depts/pln/ulmo/coverpage.html> or The Performance Zoning Ordinance here: <https://www.spartanburgcounty.org/152/Planning-and-Development>. You may also contact Public Works Engineering Division at (864) 595-5333 and Building Codes at (864) 596-2727.

Sincerely,

Ben Thomas

Ben Thomas
Development Manager