



Spartanburg County

Planning and Development Department

366 North Church Street, Suite 700, Spartanburg, SC 29303

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www.spartanburgcounty.org

April 29, 2025

Connelly Development
Attn: Laura Nicholson
125 Old Chapin Road
Lexington, SC 29072

RE: 9031 ASHEVILLE HWY, BOILING SPRINGS– Tax Map Number 2-50-00-094.15

To Whom It May Concern:

I have received a request for a Zoning Verification Letter for 9031 ASHEVILLE HWY, BOILING SPRINGS– Tax Map Number 2-50-00-094.15. According to the Assessor's records, the acreage for this property is 3.94 acres and the current owner is listed as WESLEY FARMS LLC. Records show that the current property usage is listed as Qualified Agricultural Commercial Vacant (4AGT). The property is located in the area of the County that is governed by the Unified Land Management Ordinance (ULMO). The road classification of ASHEVILLE HWY is an Arterial.

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. An attached multi-plex dwelling development would need to comply with all applicable development standards.

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.htm> 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,

Bonnie Gibbs

Bonnie Gibbs
Planner II