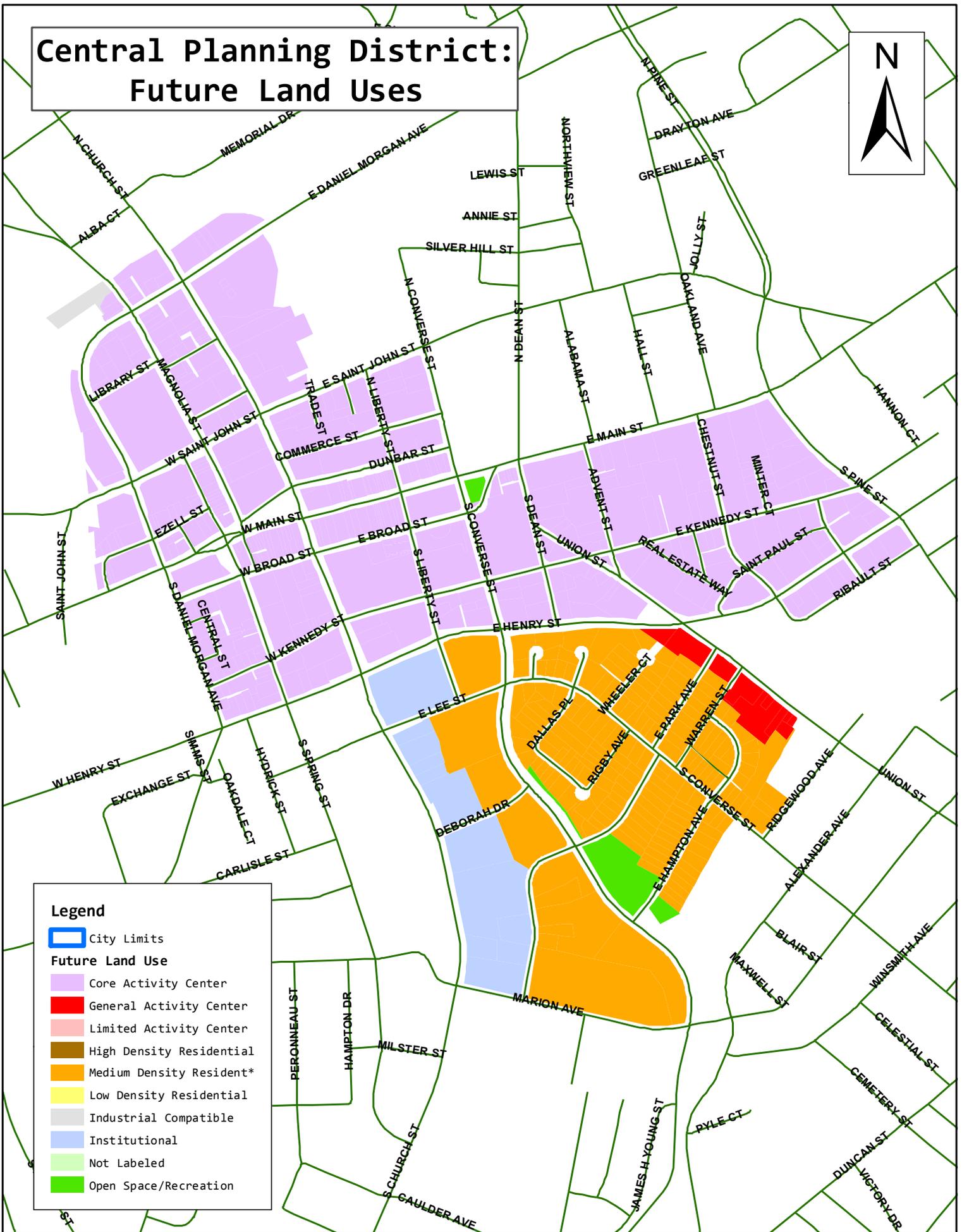


Central Planning District: Future Land Uses



Legend

-  City Limits
- Future Land Use**
-  Core Activity Center
-  General Activity Center
-  Limited Activity Center
-  High Density Residential
-  Medium Density Resident*
-  Low Density Residential
-  Industrial Compatible
-  Institutional
-  Not Labeled
-  Open Space/Recreation

0 500 1,000 2,000
Feet

CENTRAL PLANNING DIVISION

EXISTING LAND USE

The Central Planning Division is dominated by commercial and office activities in the Central Business District, with medium to high density residential uses toward the perimeter. The City has encouraged the development of a well rounded, mixed use environment in the Central Business District that has paid off with several recent dividends. The renewed vitality of the area is evidenced by the construction of a high-rise office building, the occupancy of once vacant storefronts, building façade improvements, and the success of City sponsored programs to help landowners renovate the upper floors of downtown commercial buildings into residential apartments, and to help business owners improve facades. All of these initiatives have attracted new interest and investment into downtown Spartanburg.

The general land use pattern is consistent with the desired character of the area as set out in the goals of this plan. The mixed use nature of the central business district appears to work well, as buildings have been revitalized, new construction is occurring and the City’s initiative to attract residential activities as an accessory to a commercial use has proven to be successful. In some locations, substandard structures remain in existence, detracting from the image of the area. In addition, while most recent construction and renovation has been positive, there is no consistent theme to create a unified atmosphere.

Increased investment in the downtown area benefits both the Central Business District, as well as the remainder of the City. A healthy downtown can serve as a source of pride and is not only a center of commerce for professional offices, but is also a center of culture and community activity. The preservation of the character of downtown Spartanburg that highlights the unique culture and history of the City is equally as important as economic investments in maximizing the use of the central core of the City.

Table LU4

Central Planning Division Land Use Character													
Percentage of Area by Major Land Use Category													
SF Res	Other Res	Office	Inst.	Comm.	Industrial	Rec/Open	Vacant	Total					
10	13	20	25	20	4	6	2	100					
Percentage of Area by Zoning Classification													
R-15	R-12	R-8SF	R-8	R-6	GID & LOD	LC	B-1	B-2	B-3	B-4	I-1	I-2	Total
Percentage of Area by Future Land Use Classification													
LDR	MDR	HDR	LAC	GAC	CAC	IC	Ind.	Inst.	OS/R	Total			
0	30	0	0	0	59	0	0	9	2	100			

Future Land Use Categories

- | | | | |
|-----|----------------------------|-------|-------------------------|
| LDR | Low Density Residential | CAC | Core Activity Center |
| MDR | Medium Density Residential | IC | Industrial Compatible |
| HDR | High Density Residential | Ind. | Industrial |
| LAC | Limited Activity Center | Inst. | Institutional |
| GAC | General Activity Center | OS/R | Open Space / Recreation |

Land Use Issues

The majority of the Central Planning Division is to be included in the Core Activity Area land use classification, which is designed to contain a mixed land use pattern promoting a well rounded activity center with commercial, professional office, civic, and residential activities. Therefore, specific land use issues are not presented. It is important, however, to establish the limits of the Core Activity Area and to determine the most appropriate classifications for the remainder of the planning division.

The City center is recognized as East Main Street between Magnolia Street and North Church Street. The Central Business District extends a few blocks outward from that location in all directions. To the west and northwest, Daniel Morgan Avenue forms a logical border. Henry Street forms a solid delineation to the south, with primarily commercial and office activities located to the north of this corridor and single family homes located to the south, except along major thoroughfares. A similar change in land use occurs to the north of the East Main Street corridor extending east from the City center. There is not as clear a break at the eastern edge of the district, through Pine Street appears to be a solid border.

Because of the importance and potential of the central business district as a commercial, civic, and cultural center for the Spartanburg community, it is designated as a Critical Development Area.

The remainder of the Core Activity Center is the area to the south of Henry Street, bordered by South Church Street to the west, Marion Avenue to the south, and a creek paralleling Alexander Avenue to the east. The only centers of commercial activities are along Church Street and Union Street. The remainder of the planning division contains primarily medium density residential neighborhoods, though some high density residential complexes and a greenway are also present.

1999 Future Land Use Designation

The 1999 Future Land Use Plan designates the entire planning division as the City's Core Activity Center.

Recommendation

The entire Central Business District is designated as Core Activity Center to promote a mixed use City Center. The area to the south of Henry Street is designated as Medium Density Residential, with a Limited Activity Center node at the intersection of Barksdale Boulevard and Marion Street. The Church Street and Union Street corridors are a General Activity Center. The greenway is designated Open Space / Recreation. The mixed use concept for the Core Activity Center has been established through the City's zoning ordinance for some time. This represents no change from the 1999 Future Land Use Plan.
