

SOUTHERN PLANNING DIVISION

EXISTING LAND USE

The Southern Planning Division contains a variety of land uses dominated by medium and high density residential activities. The South Church Street corridor, as the major north/south arterial in the southern half of the City, is the commercial center of the area. Union and Pine Streets are other commercial corridors. A somewhat scattered strip commercial pattern along all three arterials limits the ability of businesses to support one another.

Economically, this is a diverse area of the City. While some neighborhoods in the planning area are old and deteriorating, there are several older neighborhoods, including Hampton Heights, which have been well preserved and are among the most desirable neighborhoods in the City. A 1991 Southside Development Plan, conducted by Jaeger, Pyburn and Associates, found that the commercial presence in the area was significantly less than the market could support as a function of population and household income.

Two public schools, Carver Junior High School and Mary H. Wright Elementary, are located within the planning division; lending stability to residential neighborhoods. The planning division also contains two significant park sites, Duncan Park and the greenway park parallel to Barksdale Boulevard. These facilities are somewhat underutilized but are tremendous assets to the planning division.

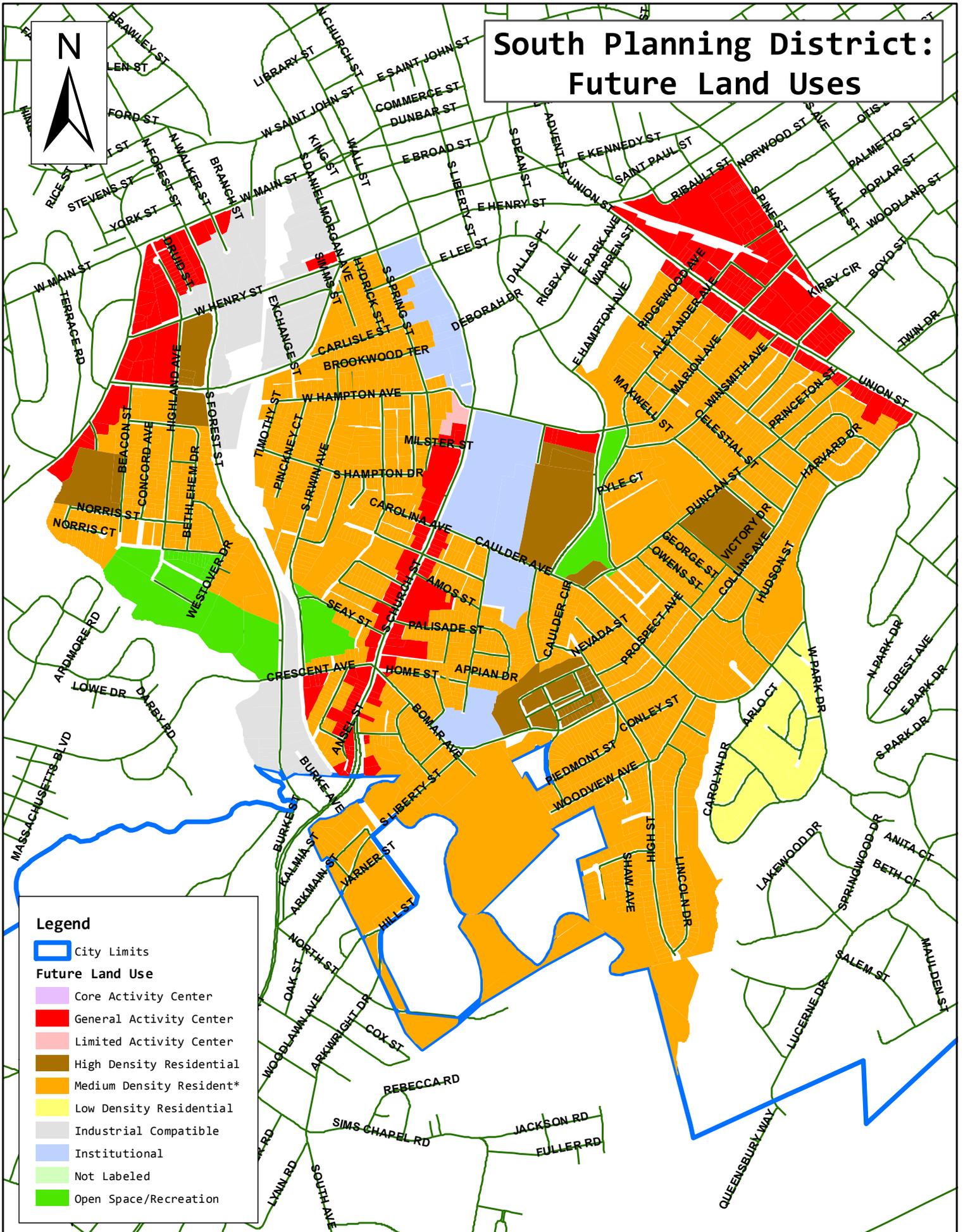
Table LU 5

Southern 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
40	28	3	5	5	7	3	9							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	
38	6	0	7	26	3	4	4	0	5	1	7	0	100	
Percentage of Area by Future Land Use Classification														
LDR	MDR	HDR	LAC	GAC	CAC	IC	Ind.	Inst.	OS/R					Total
6	62	5	1	12	0	0	7	5	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

South 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



LAND USE ISSUES

Issues in the Southern Planning Division are concerned with revitalizing and increasing the economic viability of the City's Southside. This is an older portion of the City which, with the exception of some specified neighborhoods, has been somewhat neglected by the private sector in recent years, as development interest has shifted to more suburban areas both within and outside of the City. The Southside does have several assets to offer a revitalization strategy. Its proximity to downtown can be a selling point. It contains two parks and the City's baseball stadium. Its socioeconomic character offers potential for a strong economic base. Some neighborhoods have been targeted for revitalization or preservation, with excellent results. Also, the residents of the area possess a strong sense of community.

The three primary traffic corridors in the planning division, Church Street, Pine Street, and Union Street are of significant interest. These are major roads entering the City and thus are significant in forming an impression of Spartanburg. While current land use patterns do not fully support development potential, these are the primary locations to develop a strong commercial base.

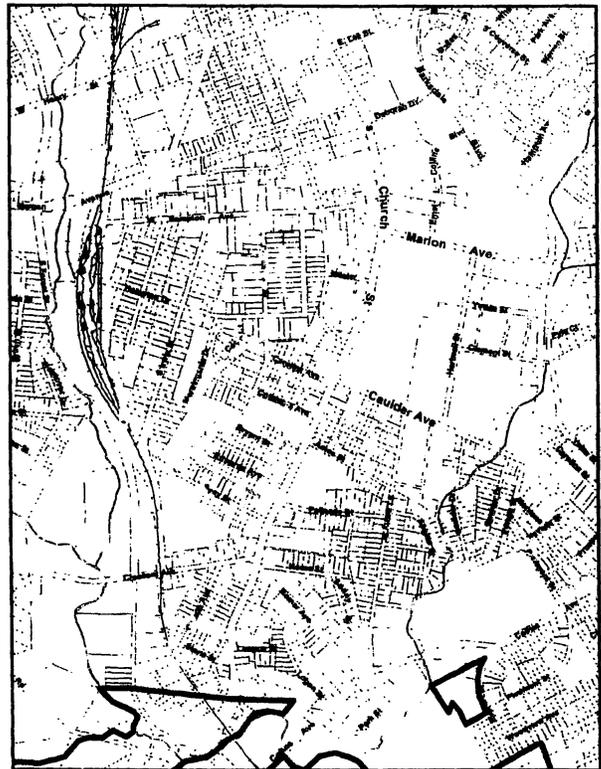
SOUTH CHURCH STREET CORRIDOR

Existing Conditions

South Church Street is a primary entrance to the City from the south. Through the Southern Planning Division, it is a five lane road with an average traffic count of over 15,700 vehicles per day. Both existing land use and zoning are mixed, though some general characteristics can be observed. To the north of Marion Avenue, civic uses dominate. Between Marion Avenue and Caulder Avenue, commercial activities are most prominent. Residential uses become much more prevalent to the south of Caulder Avenue.

South Church Street, like the other major thoroughfares in this planning division, offers an excellent example of the land use mix that results from the haphazard transition of small residential lots into a commercial strip. No economic anchor or draw is produced. Small lots limit the extent of development, resulting in little design creativity, landscaping or buffering. There is little inter-parcel access between businesses making it difficult to combine shopping trips and reducing traffic safety. Because there is no clear direction for the strip, property owners are hesitant to invest in the improvement of their properties.

South Church St Corridor



Issues

The South Church Street corridor is designated as a General Activity Center. It is of significant concern because it offers potential to be the key to re-development efforts of the Southside and because it is a primary entry way into Spartanburg. The economic vitality and appearance of a fairly undeveloped

corridor can be promoted by applying design guidelines and restricting incompatible uses. Increasing the economic potential of a fully developed but under-utilized strip, such as Church Street, presents a greater challenge. The question posed is whether the implementation of more strict regulations would improve the area; or would the expansion of development options allow for greater development opportunities? Because of marginal existing development, it is feared that business owners would not view large expenditures necessary for quality development to be a prudent investment. Therefore, the imposition of strict controls may preclude new activity. Although less stringent regulations would allow for less costly investment, in some sense such development might be seen as perpetuating the problem. In addition to promoting the corridor itself, it is also important to protect the adjoining residential neighborhoods.

1999 Future Land Use Designation

The 1999 plan promotes an Institutional designation along both sides of the corridor (the eastern portion lying in the Central Planning District) from Henry Street to Marion Avenue. To the east the Institutional classification is extended to Caulder Avenue. South of the Institutional area the entire eastern portion of the corridor is designated as a General Activity Center extending to the city limits.

Recommendation

Promote an Institutional designation along both sides of the corridor (the eastern portion lying in the Central Planning District) from Henry Street to Marion Avenue. To the east, extend the Institutional classification to Caulder Avenue. South of the Institutional area designate the entire eastern portion of the corridor as General Activity Center extending to the city limits. Between Marion Avenue and Milster Street, designate the western portion of the corridor as a Limited Activity Center. To the south of Milster Street, establish the corridor as a General Activity Center, extending to the southern city limits. As the major thoroughfare in the Southside community, these recommendations appear to offer the best potential for promoting economic development in the area. This represents no change from the 1999 Future Land Use Plan.

PINE STREET – UNION STREET CORRIDOR

The Pine-Union Street corridor is situated in both the Southern and Eastern Planning Divisions. Union Street, in fact, forms the border between the two planning areas between Main Street and Park Drive, near the entrance to Duncan Park. The analysis in this section includes the entire corridor to the north of Shop Street. The analysis of the portion of the corridor in the Eastern Planning Division begins on page 38.

Existing Conditions

The issues associated with the Pine Street and Union Street corridors are similar to those related to Church Street. These also are main entryways into Spartanburg. Both streets contain a mixture of residential uses and numerous homes converted into offices or businesses, creating a patchwork of land uses and zoning classifications. This haphazard development produces a poor visual image and marginal commercial development. The pattern has generated little interest in substantial new investment in the area. Because these roads are further from the City center, they do not possess the same potential for development as a commercial center as does Church Street. As major thoroughfares in the southern portion of the City, however, the optimization of their development potential is important.

Pine and Union Streets run parallel on either side of the Southern Rail Line right of way to a point south of the city limits. Quality, stable single family neighborhoods are adjacent to the corridor. The stretch between the two roads is of particular issue. Homes, commercial businesses and light industrial

operations are interspersed. Lots are small and are located between one of the two roads and the railroad track. Access is poor. Traffic is light and parcels are small with limited setbacks. Topography also constrains land use, as the land rises steeply to a crown at the rail line.

Issues

The Pine-Union Street corridor needs a focus to optimize development potential. As with Church Street, a balance must be struck between a desire to improve aesthetic quality, through the use of design standards, and a need to retain flexibility to stimulate investment. Recommendations must take into account topographic constraints and the protection of nearby residential areas.

1999 Future Land Use Designation

The 1999 plan designates the area to the East of Pine Street as a Limited Activity Center. The area between Pine and Union Streets is designated as General Activity Center except for the greenway which is designated as Open Space. The area to the north of West Park Drive and west of the rail line is designated as General Activity Center.

Recommendation

Area to the East of Pine Street

This is a difficult area for planning. No clear focus is provided by the existing land use pattern. The close proximity of such a wide variety of uses means any recommendation will have weaknesses. Small lots limit potential for substantial development and restrict opportunities for effective screening. In view of existing development, any classification more strict than Limited Activity Center for the eastern portion of the Pine Street corridor would not allow for marketable development. A change in grade offers separation for residential areas off of the corridor.

Area between Pine and Union Streets

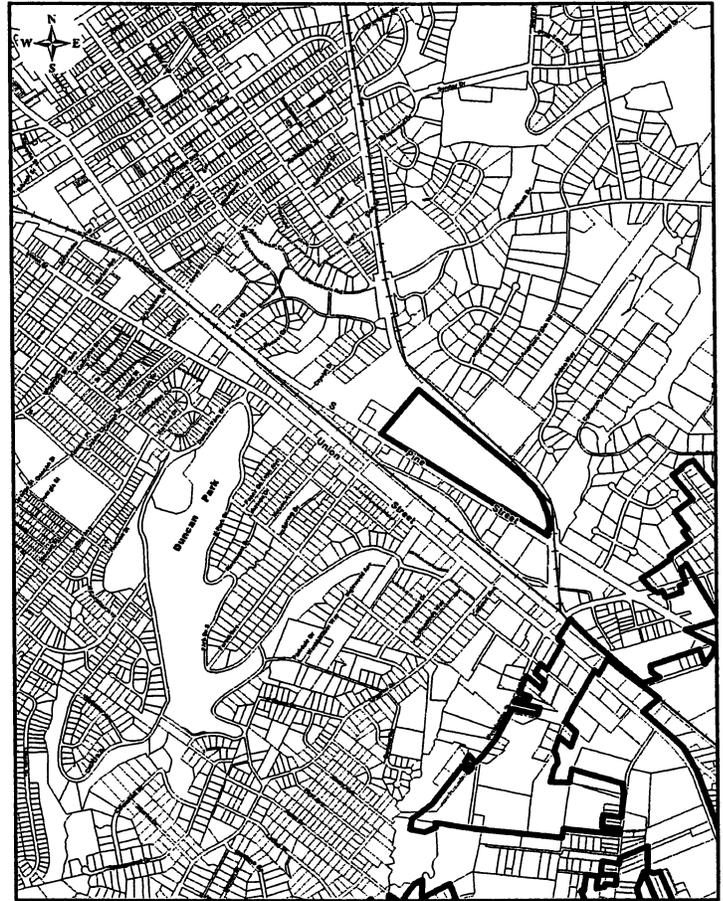
Designate the area between the two streets as a General Activity Center except for the Greenway which is designated as Open Space.

Area to the West of Union Street

To the west of the rail line, it uses West Park Drive as a transition point. It establishes the area to the north of West Park Drive, adjoining the western edge of Union Street as a General Activity Center.

These recommendations represent no change from the 1999 Future Land Use Plan.

Pine St – Union St Corridor

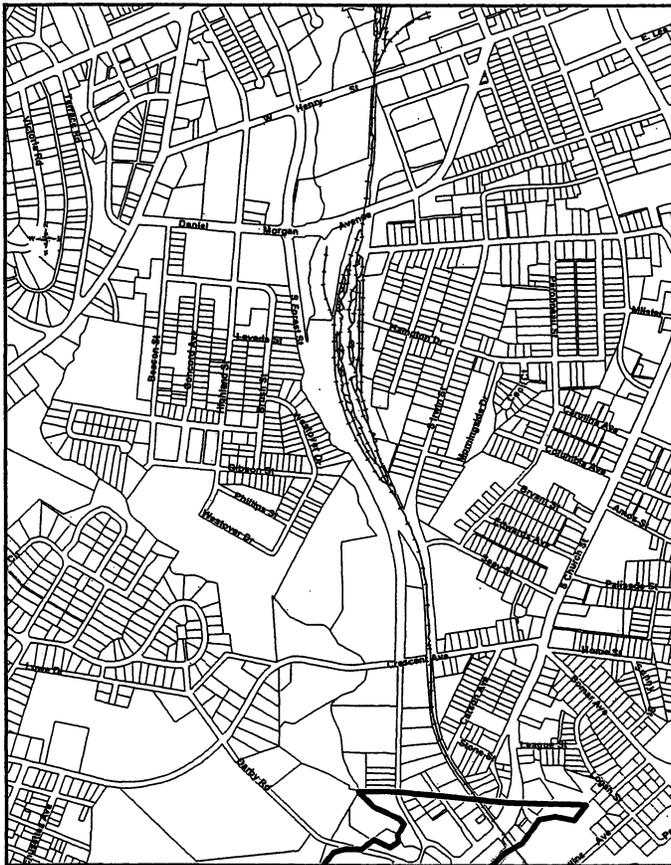


FOREST STREET CORRIDOR

Existing Conditions

Forest Street is a four-lane road that connects West Main Street to South Church Street, bypassing downtown. Commercial development is present in the corridor between Main Street and Henry Street. An apartment complex is located at the road's intersection with Henry Street. The corridor is vacant from that point to Crescent Road, approximately one half mile to the south, where the park and convenience store are present. Development opportunities are limited by a rail line to the east and the Fairforest Creek floodplain to the west.

Forest Street Corridor



Issues

There are fairly large vacant tracts along this primary road, suggesting development potential, though the rail line and creek will limit opportunities. A determination as to the most appropriate land use classification for the undeveloped portion of this corridor is necessary.

1999 Future Land Use Designation

The 1999 plan includes the northern end of the corridor in the West Main Street General Activity Center. Between Henry Street and Daniel Morgan Avenue, the plan shows the existing apartment complex as High Density Residential. It classifies the remaining area as Medium Density Residential. The plan also establishes a small Limited Activity Center at the Crescent Street intersection. Finally, it classifies the area between Daniel Morgan Avenue and the Crescent Avenue node as Medium Density Residential.

Recommendation

Include the northern end of the corridor in the West Main Street General Activity Center. Between Henry Street and Daniel Morgan Avenue, show the existing apartment complex to the west of the road as High Density Residential. Classify the eastern portion of the corridor as Industrial Compatible. For the western portion of the corridor between Daniel Morgan Avenue and Crescent Road, classify the existing apartment complex as High Density Residential, with the remainder of the area designated as Medium Density and Open Space/Recreation. Include the eastern portion of the corridor in an Industrial Compatible area. This represents no change from the 1999 Future Land Use Plan

BARKSDALE BOULEVARD CORRIDOR

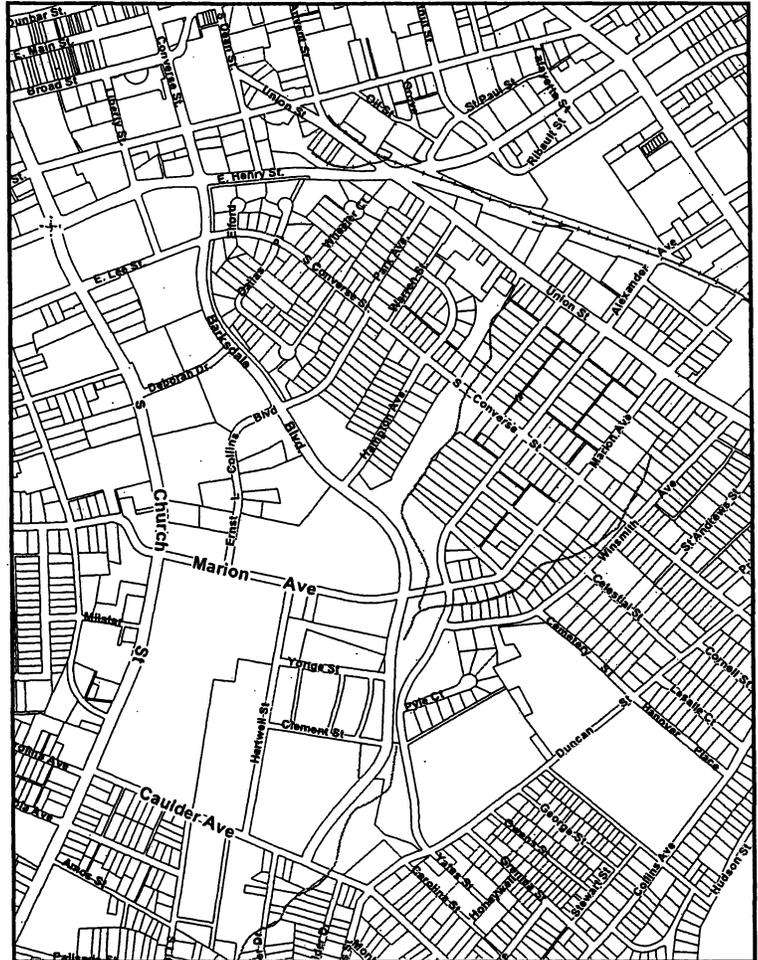
Barksdale Blvd. Corridor

Existing Conditions

Barksdale Boulevard is a north-south arterial paralleling Church Street approximately one to two blocks to the east which lies in both the Central and Southern Planning Divisions. The road runs southward from Henry Street to Caulder Avenue. The City's greenway runs to the east of Barksdale Boulevard, bordered by single family neighborhoods. Land uses are more mixed to the west. Office and Institutional uses are present near Converse Street. A senior citizen apartment complex is located to the south and other apartment units are also present in the corridor, as are single family homes and vacant lots.

Issues

In assigning a future land use designation, the primary concern is how the vacant parcels should be used. A second issue is the preservation of the greenway.



1999 Future Land Use Designation

The greenway is preserved as Open Space / Recreation. Retain Medium Density Residential along the remainder of the corridor except for High Density Residential areas where there are existing apartment complexes.

Recommendations

Continue to preserve the greenway as Open Space/Recreation. The area in the eastern half of the corridor, to the east of the greenway, is designated as Medium Density Residential which is consistent with current development. In the western portion of the area, leave the High Density Residential classifications covering existing apartments in place. Designate a General Activity Center at the corner of Marion Avenue and Barksdale Road and retain the Medium Density Residential classification for the middle portions of the corridor. This is consistent with the 1999 Future Land Use Plan.