

## LAND USE

The Future Land Use Map presents a desired land use pattern for the City that is consistent with the policies included in this plan. The purpose of this chapter is to discuss existing land use conditions, identify issue areas, offer a rationale for explaining the conclusions as represented on the map, and to elaborate on the final recommendations. For purposes of analysis, the City is divided into five planning divisions based on identified neighborhoods, landmarks, and community attitudes. For each area, a description of existing conditions is included, followed by a detailed narrative of relevant issues. Recommendations for resolving issues are also offered.

The Land Use Plan is a generalized policy guide for decision making. It is not intended to specify strict land use applications on a parcel-by-parcel basis. Rather, it is to provide policy officials with a framework for determining appropriate land uses in making zoning decisions. Land use categories describe a general character to promote. They are not related to any specific zoning classification, but allow the Planning Commission and City Council to determine which category would most appropriately support the desired character on an individual lot basis. The land use categories included in the plan are as presented in the table on page 2.

Because the Future Land Use Map is meant to show the general desired future land use pattern, it is not parcel specific. Therefore, an individual store, small community facility, school, etc. does not appear on the map if the use is not viewed as significantly affecting the character of the area. Likewise, a larger activity of the same type might appear, if significant, or if the recommendation is to expand the area of that type of activity. Reference to the map must be made with care. In many areas, the land use recommendation is complex, requiring a review of the plan text to fully understand the recommendation or to note various options proposed. The possible zoning classifications noted on the above chart refer to the zoning ordinance in effect at the time the plan was adopted. Those categories can change over time. As the zoning ordinance is amended, the Planning Commission and City Council should review which categories are compatible with future land use designations, and make changes as appropriate.

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Table LU1

Comprehensive Plan, Future Land Use Categories City of Spartanburg		
Land Use Category	Description	Recommended Zoning Classifications
<b>Low Density Residential</b>	Intended primarily for single family residential use, with a density no greater than four units per acre. The only non-residential activities viewed as compatible with the Low Density Residential classification are low intensity public uses, including parks, recreation areas, schools, and churches.	R-15/R-12
<b>Medium Density Residential</b>	Intended for primarily single family, cluster home, and low intensity multi-family residential usage, with a density of four to eight units per acre. Compatible non-residential activities include low intensity public uses, including parks, recreation areas, schools and churches	R-12
		R-8
		R-8SF
		R-6
<b>High Density Residential</b>	Intended for multi-family and cluster home, residential use, with a density of eight units per acre or greater. The only non-residential activities viewed as compatible with the High Density Residential classification are low intensity public uses, including parks, recreation areas, schools, and churches	R-8
		R-6
<b>Limited Activity Center</b>	Intended for professional offices and small scale retail businesses serving a neighborhood area. Activities within a Limited Activity Center should be fully enclosed, should generate little traffic, noise, light or evening activity, and should be compatible with adjacent residential areas. Public, civic and recreational uses are compatible with a Limited Activity Center	LOD
		LC
<b>General Activity Center</b>	Intended to be a general commercial area, serving a neighborhood or regional market; to contain a wide variety of commercial, repair, service and office uses. Public, civic and recreational uses are compatible with a General Activity Center.	LOD
		LC
		B-1
		B-3
<b>Core Activity Center</b>	This is the designation for the City's Central Business District. The area is intended for a wide variety of land uses that will create a vital, quality, well-rounded atmosphere for downtown. Desired activities include fully enclosed retail commercial, office-service, public, civic, cultural, and residential.	B-2
<b>Industrial Compatible</b>	Intended to accommodate both retail and wholesale businesses, as well as service and repair operations, warehousing, and manufacturing/assembly without external emissions	B-3
		B-4
		I-1
<b>Industrial</b>	In addition to the activities accommodated in the Industrial Compatible Districts, the area is intended to accommodate heavy manufacturing.	B-4
		I-1
		I-2
<b>Institutional</b>	Intended to accommodate activities associated with public or semi-public institutional uses, such as hospitals, schools, or government service centers.	GID
<b>Open Space / Recreation</b>	This classification shows large parks or other publicly maintained open space. Only larger areas are shown since a small facility would not impact the surrounding area.	N/A
<b>Critical Development Area</b>	An Area that, because of its location, size, or scale, has the potential to affect the general character of the City or significantly impact future development in the planning division in which it is located. Therefore, the Planning Commission and City Council will closely scrutinize rezoning applications in these areas to ensure that development will generate a positive impact. Planned Development zoning is encouraged to produce a quality urban design and an effective composition of uses.	N/A

## **GEOGRAPHIC CHARACTER**

### **Location**

The City of Spartanburg is located along the rapidly growing Interstate Highway 85 corridor between Charlotte, NC and Atlanta, GA, adjacent to Greenville, SC. Spartanburg's strategic location at the intersection of Interstate highways 85 and 26 places it in close proximity to Charlotte, Atlanta, Asheville, Greenville, Columbia, and other markets in the southeast. In addition to the interstate system, the Greenville/Spartanburg Airport provides excellent transportation opportunities for residents and businesses in the City.

### **Topography**

The topography of Spartanburg is characterized by gently rolling hills interspersed with several streams and creeks. Elevations in the City range from 600 to 850 feet above sea level. The general topography of the City supports development. Slopes and drainage factors present only minor constraints limited to areas surrounding stream basins. Relatively level sites are more attractive for industrial and commercial uses as grading and maintenance costs are minimized. Residential uses are more adaptable to land with greater and varying slopes.

Soil types in Spartanburg are dominated by cecil-davidson-pacolet association and congaree mixed alluvial land association soils. The cecil-davidson-pacolet soil type consists of deep, well drained, gently sloping soils on broad ridges with firm layers of subsoil. These soils possess characteristics appropriate for development. The congaree mixed alluvial land association is characterized by deep, friable, moderately well drained to poorly drained soils on bottom lands with limited ability to support development.

The City of Spartanburg contains two major drainage basins: Fairforest Creek, which flows through the eastern portion of the City, and Lawson's Fork Creek which flows through the western portion. Other streams in the City include Collins Creek, Chinquepin Creek, and Holston Creek.

### **Topographic Character by Planning Division**

#### Western Planning Division

The Western Planning Division is dominated by gently rolling hills and has several small streams. The elevations in this planning area range from 850 feet above sea level at the western edge of the City to 650 feet above sea level along Fairforest Creek at the eastern edge of the planning area.

The Western Planning Division is traversed by several streams. Fairforest Creek is the primary watershed in the western portion of the City, with surface drainage flowing from west to east in this drainage basin. Fairforest Creek and the Williams Branch travel across the eastern and southern portions of the area. Holston Creek flows through the western side of the planning division. The potential for flooding along Fairforest Creek and Holston Creeks is limited by steeply rising slopes from the stream beds. Continued low density development along the W.O. Ezell Boulevard corridor between Powell Mill Road and Tanglewyld Avenue is consistent with steep slopes found in this area.

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### Northern Planning Division

The Northern Planning Division is dominated by rolling hills but has steep slopes near streams and creeks. The elevations in this planning area range from 844 feet above sea level in the northwestern part of the area, near Franklin and Howard Streets, to 700 feet along Chinquepin Creek, which flows southerly across the eastern portion of the planning area. The Northern Planning Division does not have any significant bodies of water; however, Chinquepin Creek and the Farley Branch of Fairforest Creek do flow through this portion of the City. Surface drainage flows southeasterly into Chinquepin Creek. The potential for flooding is limited along Chinquepin Creek and other streams by steeply rising slopes from the stream beds. There are no other significant flooding or drainage problems in the area. Steep slopes and gullies do limit development in the portion of the planning division that is located to the east of the Wofford College campus and to the west of the Union Street corridor.

### Central Planning Division

The Central Planning Division is located on a high point surrounded by rolling hills. The elevations in this planning area range from 816 feet above sea level near the intersection of Main Street and Dean Street to 730 feet above sea level near the intersection of Wofford Avenue and a railroad crossing. The Central Planning Division does not contain any significant bodies of water or other environmental features that would constrain development.

### Southern Planning Division

The Southern Planning Division contains a series of rolling hills with several streams traversing the area. The elevations in this planning area range from 779 feet above sea level near the intersection of South Church Street and Hampton Avenue to an elevation of 650 feet above sea level near Fairforest Creek, which flows southerly across the planning area.

### Eastern Planning Division

The Eastern Planning Division contains a series of rolling hills with several streams and lakes. The elevations in this area range from 760 feet above sea level near the area of Union and Pine Streets to an elevation of 600 feet above sea level downstream from Duncan Park Lake. Surface drainage in the planning area flows into both the Duncan Park Lake watershed and the Lawson's Fork Creek watershed. Steep slopes rising from streams limit the potential for flooding.

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