



The City of Spartanburg Design Review Board

AGENDA

March 3, 2026, at 5:30 P.M.

**Dr. TK Gregg Community Center
650 Howard Street – Spartanburg, SC 29303**

(Please Note: Items as they appear on the Docket may or may not be considered in the order as they are presented. The Chairperson will announce any changes after the roll call).

I. Roll Call.

II. Freedom of Information Act Compliance – Public notification of the Design Review Board meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the requirements of the City of Spartanburg Zoning Ordinance.

III. Rules and Procedures for Meeting Conduct.

IV. Approval of Agenda.

V. Disposition of the Minutes of February 3, 2026 meeting.

VI. Old Business:

VII. New Business:

1. DRB-26-020-00001 — The Design Review Board (DRB) has received a request for Preliminary Conceptual Approval of the proposed development, Converse Street Apartments, located at 120 E Kennedy St (Tax Map Sheet: 7-12-06-061.00) with a zoning designation of D-T6, Downtown Urban Core.

Owner: NHE; Applicant: Johnston Design Group

VIII. Staff Announcements:

Review of Bylaws.

IX. Adjournment.

For more information, please contact the City of Spartanburg Planning Department at planning@cityofspartanburg.org or call (864) 596-2068.

**Meeting Minutes of the Design Review Board (DRB)
Tuesday, February 3, 2026, at 5:30pm
Dr. TK Gregg Recreation Center**

Attendance

Board Members Present

- Lauren Rogers, Chair
- Danny Balon
- Brian Sanders
- Jean Crowther
- Lukas Hauser (arrived at approximately 6:00 PM)

Staff Present

- Fredalyn Frasier, Planning Director
- Dominick Calace, Planner I

Others Present

- Paul Mills, Site Design, Inc.
- Zed Heydenburg, Site Design, Inc.
- Mike Osman, Steele Group Architects
- Members of the public

Call to Order

Chair Rogers called the meeting to order at 5:30 PM and conducted roll call. The Chair stated that public notice of the meeting had been provided in compliance with the Freedom of Information Act and the City of Spartanburg Zoning Ordinance. General meeting procedures and public comment rules were reviewed.

Approval of Agenda

On a motion by Ms. Crowther and seconded by Mr. Balon, the agenda was approved by a vote of 4–0.

Approval of Meeting Minutes (January 6, 2026)

On a motion by Ms. Crowther and seconded by Mr. Sanders, the meeting minutes from January 6, 2026 were approved by a vote of 4–0.

Old Business

None.

New Business

DRB-25-020-00012 – Railyards Development – Preliminary Conceptual Approval

The Design Review Board received a request for Preliminary Conceptual Approval of the proposed development, Railyards Apartments, located at the intersections of West St. John Street & Wofford Street (Tax Map Sheet: 7-12-09-347.00, 7-12-09-328.00, 7-12-09-329.00), zoned D-T5 (Downtown Urban Center).

- **Owner:** Wakefield Buick
- **Applicant:** Fitch Irick
- **Agent:** Site Design, Inc.

Applicant Presentation

Paul Mills and Zed Heydenburg of Site Design, Inc., along with Mike Osman of Steele Group Architects, presented the proposed Railyards Apartments project. The development consists of approximately 177 multifamily residential units across three buildings on a former mill site. The project includes surface parking, amenity areas, a pool, dumpster enclosure, and associated infrastructure improvements.

The applicant explained that the site presents several constraints, including:

- A stream bisecting the property requiring buffer protection
- A railroad corridor along the eastern edge
- An existing deep sewer trunk line that cannot be relocated
- South Carolina Department of Transportation (SCDOT) access limitations on West St. John Street

Due to these constraints, multiple ordinance exceptions were requested, including reduced setbacks, frontage buildout limitations, parking location within a side yard, driveway width, and streetscape standards.

Architectural materials include brick veneer at the base, fiber cement board-and-batten and lap siding above, and articulated massing intended to reference the site's railroad history. The primary building fronting West St. John Street includes resident amenity and leasing spaces intended to activate the street frontage.

Board Discussion

The Board engaged in extensive discussion focused on the following major topics:

Site Access & Traffic

- Board members expressed significant concern about ingress and egress limitations, noting that the site allows multiple entry points but limited exit movements due to SCDOT constraints.
- The Board discussed the potential for driver confusion, improper movements, and congestion, particularly during peak hours.

Planning Department

- Members emphasized the importance of the forthcoming traffic study and encouraged further exploration of alternative access configurations, including possible connections to Brawley Street or consolidation of access points.

Parking & Screening

- The Board focused on six parking spaces located near the primary driveway entrance, noting concerns about visibility from West St. John Street and potential conflicts with vehicle stacking.
- Members requested additional visual documentation, including renderings or sections, to demonstrate how parking would be effectively screened from the public right-of-way.
- Tree preservation along West St. John Street was strongly encouraged, with confirmation requested that only one or two trees would be removed if absolutely necessary.

Pedestrian Connectivity & Downtown Integration

- Multiple members stressed that, given the site's proximity to downtown, the project should better support pedestrian and bicycle connectivity.
- Concerns were raised that the development currently functions more as an isolated, vehicle-oriented site rather than an extension of downtown.
- The Board encouraged clearer, more direct pedestrian routes from the building to the sidewalk, downtown, and nearby bicycle infrastructure.

Architecture & Building Design

- The Board generally supported the architectural direction and material palette.
- Several members suggested enhancing the corner element along West St. John Street to further emphasize it as a focal point, potentially through roofline articulation, projections, or additional detailing.
- Window materials and detailing were discussed, with suggestions to explore darker window frames or alternatives that better complement the storefront glazing and overall design.
- Members emphasized proper detailing and flashing at vertical siding transitions to avoid long-term water issues.

Amenities & Site Features

- The Board requested clarification regarding fencing and buffering around the pool area.
- Lighting placement and spillover mitigation were discussed, with staff noting that a photometric plan would be required at final review.
- The Board encouraged consideration of EV charging infrastructure, at minimum through future-ready conduit installation.

Staff Comments

Fredalyn Frasier, Planning Director, reiterated staff's primary concerns regarding:

- Activation of the West St. John Street frontage
- Improved pedestrian and multimodal connectivity to downtown

Planning Department

- Traffic safety related to limited access points and turning movements
- Effective screening of parking areas, noting prior city experience where shrub-only screening had proven insufficient

Staff encouraged continued coordination with SCDOT and further refinement of access and circulation prior to final approval.

Public Comments:

No members of the public spoke in favor or opposition. On a motion by Ms. Crowther and seconded by Mr. Balon, the public comment period was closed unanimously.

Board Action

After deliberation, the Board determined that the project had merit and that the applicant had demonstrated a strong understanding of the site's constraints. The Board elected to grant Preliminary Conceptual Approval with Conditions, allowing the project to advance while addressing key concerns.

Motion

On a motion by Mr. Hauser and seconded by Mr. Balon, the Design Review Board granted Preliminary Conceptual Approval for the Rail Yards Apartments project, with the following conditions:

Approved Exceptions

- Front setback
- Interior side setback (railroad and sewer constraints)
- Frontage buildout measured at the building line
- Driveway width as required by SCDOT

Conditions for Further Review

- Additional visual documentation demonstrating effective screening of side-yard parking, particularly near the primary driveway
- Continued preservation of existing mature trees along West St. John Street to the greatest extent feasible
- Further exploration of site ingress and egress, informed by the required traffic study, including potential refinement of driveway locations, stacking distances, and circulation patterns. This includes exploration of potential access points along Brawley Street and coordination with SCDOT to evaluate additional traffic control measures along West St. John Street, if warranted.
- Enhanced pedestrian connectivity to West St. John Street, downtown, and nearby bicycle infrastructure
- Architectural refinement of the primary corner element along West St. John Street
- Consideration of EV charging infrastructure (current or future-ready)
- Bicycle parking to be addressed at final approval

The motion passed unanimously (5–0).

Staff Announcements

Staff provided an update on proposed revisions to the DRB bylaws, including the addition of virtual meeting procedures and standardized meeting scripts. Board members were asked to review and provide comments prior to formal adoption.

Adjournment

On a motion by Mr. Sanders and seconded by Mr. Balon, the meeting was adjourned unanimously.

Adjourned meeting at 6:55 P.M.

Lauren Rogers, Chair

DATE

February 24, 2026

TO

Design Review Board Members

PROJECT/ADDRESS/ TAX IDConverse Street Apartments / 120 Kennedy St /
7-12-21-103.00**PROJECT NUMBER**

DRB- 26-02000001

REVIEW STATUS – Preliminary Review**COPIES TO**

City Departments/Applicant

STAFF

Fredalyn M. Frasier, Planning Director

Dominick Calace, Planner I

GENERAL PROJECT OVERVIEW

The proposed Converse Street Apartments is a 48-unit multi-family residential development, including 10 studio units, 22 one-bedroom units, and 16 two-bedroom units. The project has received South Carolina Housing Low Income Housing Tax Credits (LIHTC) to support the development of affordable housing.

The project includes a centrally located courtyard, a leasing office and multi-purpose room positioned at the corner frontage, and an on-site exercise room for residents. The proposed building is adjacent to the existing Kennedy Street Garage, which will serve as the primary parking area for residents.

AUTHORITY & APPLICABILITY

This parcel is zoned D-T6. The proposed project is a new construction development on an undeveloped site. In accordance with Section 2.2.3, all standards of the Downtown Code apply. Formal design review and approval by the Design Review Board is required.

DETERMINATION OF COMPLETENESS

Application is complete.

EXCEPTIONS REQUIRED

- **6.1.2 General Design Principles – Housing:** To permit ground floor housing in the D-T6 district
- **6.2.5 Facade Treatment:** To permit a blank wall condition along the Converse Street frontage.
- **6.3.3.a Raised Entries:** To permit two entrances for residential units along Kennedy Street that are within 15 feet of the sidewalk and are not elevated.
- **8.1 Required Streetscape:** To permit an 11 ft average streetscape on Kennedy Street with 4x6 ft tree wells. Sidewalk to be installed to face of building with minimum 6 ft width. To permit a 12 ft average streetscape on Converse Street with 4x6 ft tree wells. Sidewalks to be installed to face of building with minimum 7 ft width.

CODE REVIEW

Deficiencies noted, or exceptions or deviations required, are noted in *blue italics*

- A. Use Standards:** The proposed use is Dwelling - Multi-Family. This use is permitted by right.

B. District Standards:

- **3.3.1 Lot Configuration:** *Compliant*
- **3.3.2 Primary Building Standards:** *Compliant*
- **3.3.3 Accessory Building Standards:** *Not Applicable*
- **3.3.4 Building Height:** 6 stories – *Compliant*
- **3.3.5 Permitted Parking Location:** *Compliant*
- **3.3.6 Building Frontage:** *Stoop – Compliant*

C. General Standards:

- *Not Applicable*

D. Lot/Site Standards:

- **5.1.1 Lot Frontage:** All lots must front on a street, square, or common open space - *Compliant*
- **5.1.3 Pedestrian Entries from Frontage Line:** *Compliant*
- **5.1.4 Setbacks:** *Compliant*
- **5.1.5 Adjacent Lots:** *Compliant*

E. Utilities and Trash Containment:

- **5.2.1 Underground Utilities:** *Presumed Compliant*
- **5.2.2 Solid Waste Storage Areas:** *More detail requested – Per section 505.63 of the City Zoning Ordinance, plant material screens shall be spaced as to be capable of providing a 75% visual opacity and shall be 6 feet in height within 3 years of initial planting.*
- **5.2.3 Mechanical and Utility Equipment:** *Presumed Compliant will be examined at site plan review*

F. Building Standards:

- **6.1.1 General Design Principles - Connectivity:** *Compliant*
- **6.1.2 General Design Principles - Housing:** *Exception Required – Housing proposed along a ground floor frontage in D-T6*
- **6.1.3 General Design Principles – Mixed-Use Infill & Redevelopment:** *Compliant*
- **6.1.4 General Design Principles - Downtown Should be Urban:** *Compliant*
- **6.1.5 General Design Principles - Put People First:** *Compliant*
- **6.2 Required Building Design Standards:**
 - **6.2.1 Architectural Style:** *Compliant*
 - **6.2.2 Compatibility:** *Compliant*
 - **6.2.3 Proportions:** *Compliant*
 - **6.2.4 Wall Materials:** *Compliant*
 - **6.2.5 Façade Treatment:** *Exception Required – A blank wall condition is present along the Converse Street frontage. Per the Downtown Code, blank walls are defined as facades that do not include transparent windows or doors. The proposed blank wall area measures approximately 70 feet in width and 8 feet in height.*
 - **6.2.6 Building Entrances:** *Not Applicable*
- **6.3 Specific Building Design Standards for all D-T4 Mixed-Use and Residential Structures/Frontages in D-T5 & D-T6**
 - **6.3.1 Roof and Eaves:** *Compliant; Rooftop equipment screening to be confirmed with Final Approval*
 - **6.3.2 Facade Design:** *Compliant*
 - **6.3.3 Building Entrances:** *Exception Required – See below*

- **6.3.3.a Raised Entries:** *Exception Required – Two entrances for residential units along Kennedy Street are within 15 feet of the sidewalk and are not elevated.*
- **6.3.4 Garages:** *Not Applicable*
- **6.3.5 Materials:** *Compliant*

G. Parking:

- **7.1.3 Interconnected Parking Lots:** *Not Applicable*
- **7.1.4 Parking Area Access:** *Not Applicable*
- **7.2 Bicycle Parking:** *Compliance Required*

H. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:**
 - D-T6: 16 ft zone with 16 ft wide sidewalk and trees in wells: *Exception Required – Proposed 11 ft average streetscape on Kennedy Street with 4x6 ft tree wells. Sidewalk to be installed to face of building with minimum 6 ft width. Proposed 12 ft average streetscape on Converse Street with 4x6 ft tree wells. Sidewalks to be installed to face of building with minimum 7 ft width.*
- **8.2 Parking Area Landscaping:** *Not Applicable*
- **8.3 Streetscreens:** *Not Applicable*
- **8.4 Fences:** *Not Applicable*

I. Signage: *Not Applicable***ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION**

Staff have met with the Applicant multiple times throughout the concept development phase and acknowledge the design constraints associated with LIHTC requirements including limitations related to unit size, balcony dimensions, and overall configuration. This project provides a needed affordable housing component within the downtown core. At the same time, it is important to balance this need with the significance of the corridor as a pedestrian connection to downtown and key destinations, including surrounding retail, the ballfield, the Planetarium, and the future Joint Government Complex

The Applicant agreed to relocate the amenity space to the corner of S. Converse and Kennedy Streets to enhance ground-floor activation and strengthen the project's presence at this intersection. Staff also recommend that the Applicant incorporate architectural lighting and enhanced landscaping treatments to mitigate blank wall conditions and further improve the pedestrian experience.

RECOMMENDATION

The following exceptions are required for Preliminary Approval:

1. **6.1.2 General Design Principles – Housing:** To permit ground floor housing in the D-T6 district.
2. **6.2.5 Facade Treatment:** To permit a blank wall condition along the Converse Street frontage.
3. **6.3.3.a Raised Entries:** To permit two entrances for residential units along Kennedy Street that are within 15 feet of the sidewalk and are not elevated.
4. **8.1 Required Streetscape:** To permit an 11 ft average streetscape on Kennedy Street with 4x6 ft tree wells. Sidewalk to be installed to face of building with minimum 6 ft width. To permit a 12 ft average streetscape on Converse Street with 4x6 ft tree wells. Sidewalks to be installed to face of building with minimum 7 ft width.

DRB
SUBMITTAL

Commission: 221003
Date: 02/03/2026
Drawn By: xxx
Checked By: xxx

FLOOR PLAN -
LEVEL 00

A1.00

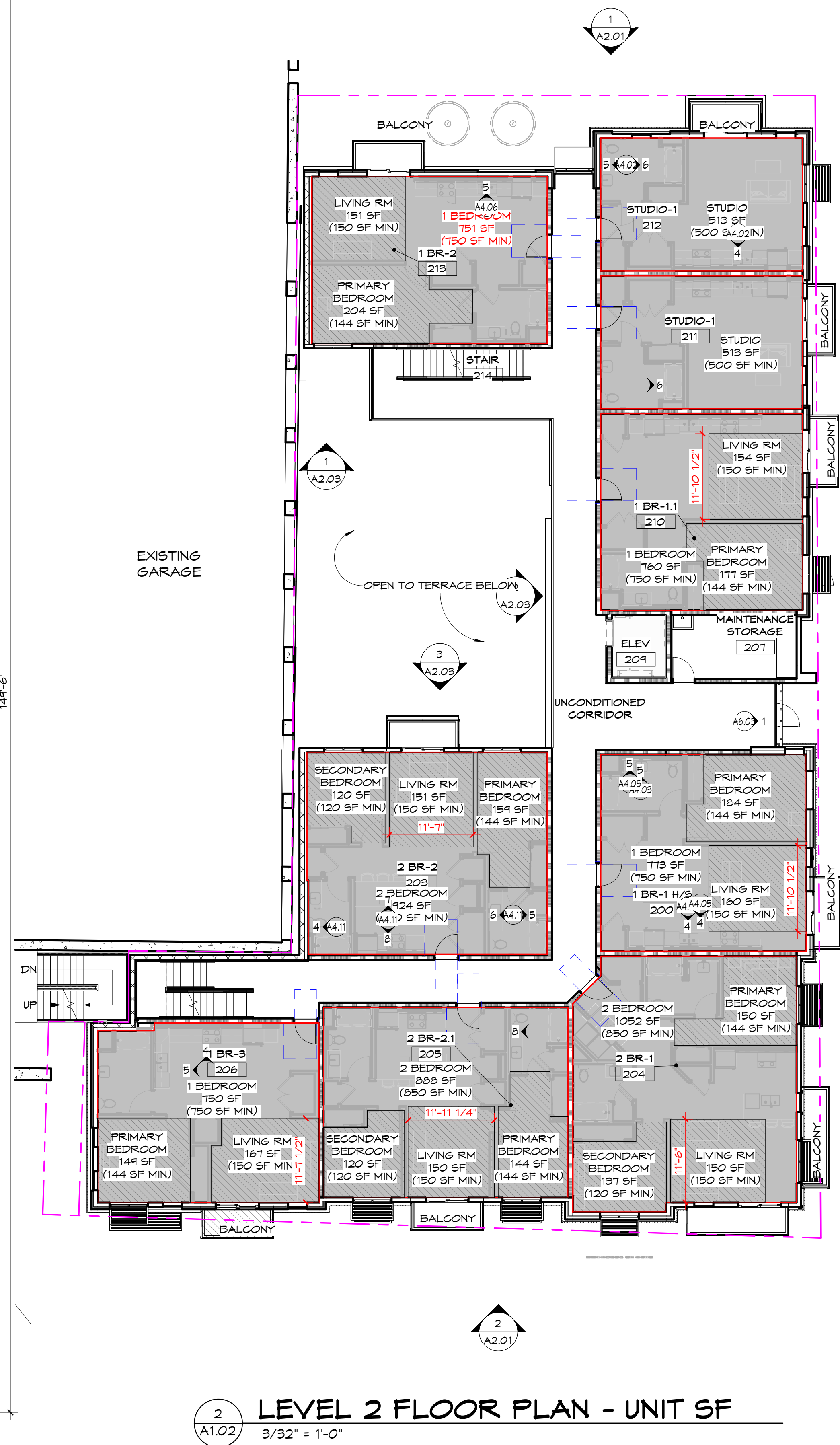
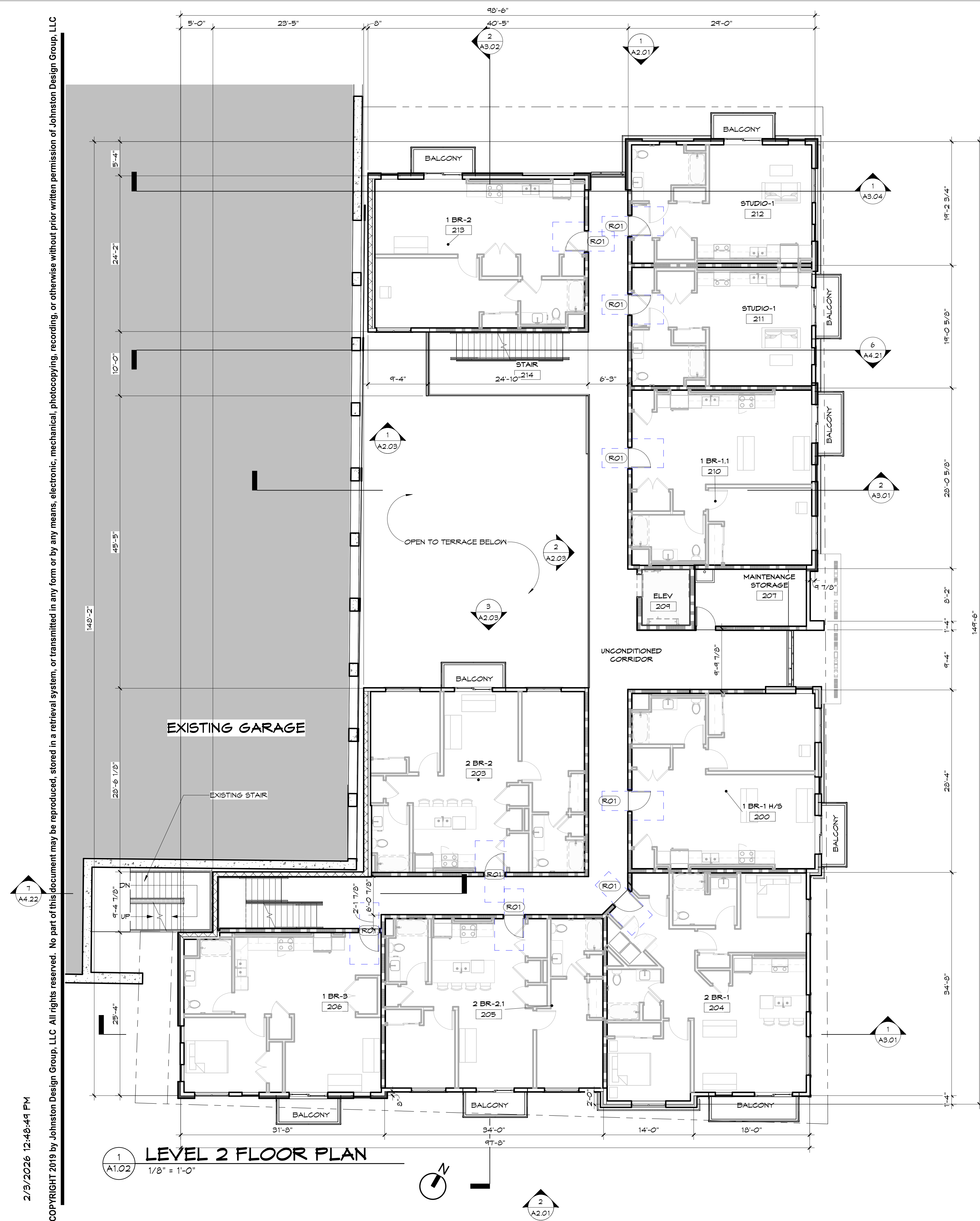
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SUBMITTAL

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Commission: 221003
Date: 02/03/2026
Drawn By: xxx
Checked By: xxx

FLOOR PLAN - LEVEL 01

A1.01



CONVERSE ST.
APARTMENTS

CONVERSE STREET
SPARTANBURG, SC

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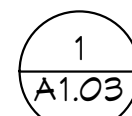
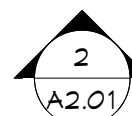
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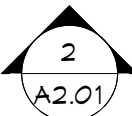
Commission: 221003
Date: 02/03/2026
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Checked By: Checker

FLOOR PLAN -
LEVEL 02

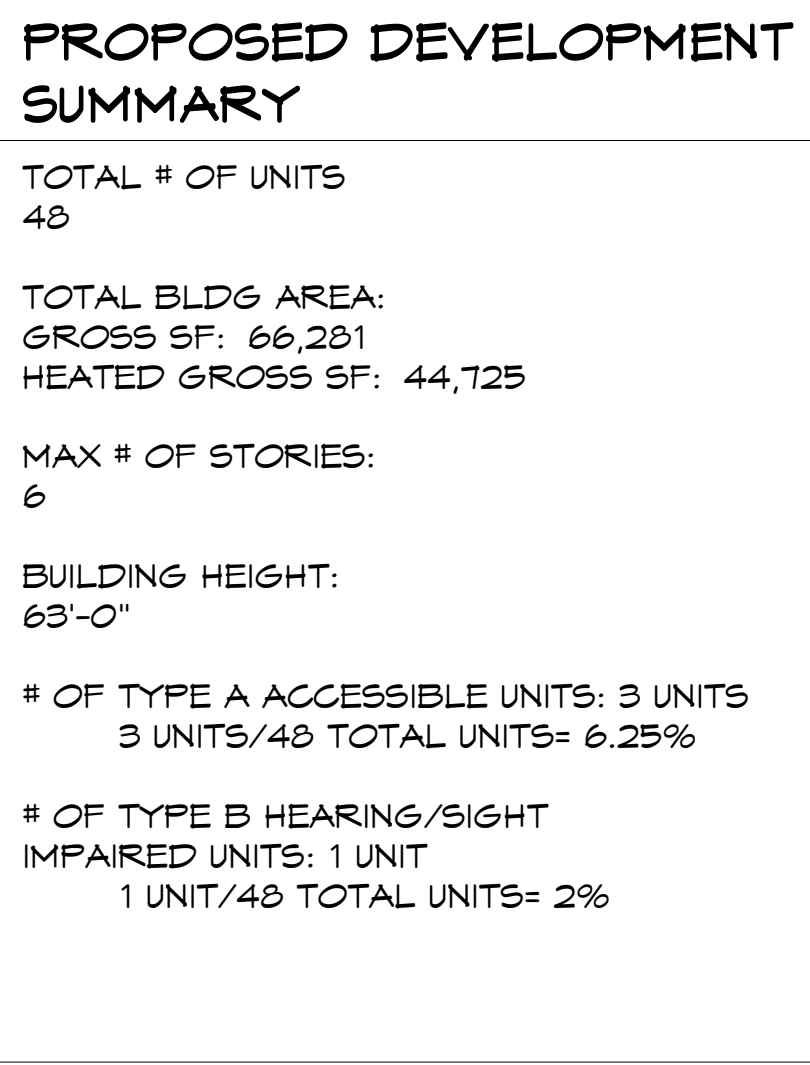
A1.02


$$1/8'' = 1'-0''$$






JDG
JOHNSTON DESIGN GROUP



UNIT TYPE MATRIX				
	UNIT TYPE	HEATED SF	REQ'D SF	COUNT
STUDIO	STUDIO-1	513 SF	500-525 SF	9
	STUDIO-1A (TYPE A)	504 SF	500-525 SF	1
1 BEDROOM	1 BR-1	773 SF	750-840 SF	5
	1 BR-1 H/S (TYPE B HEARING/SIGHT IMPAIRED)	773 SF	750-840 SF	1
	1 BR-1.1	760 SF	750-840 SF	5
	1 BR-2	753 SF	750-840 SF	5
	1 BR-3	761 SF	750-840 SF	5
	1 BR-3A (TYPE A)	761 SF	750-840 SF	1
	2 BR-1	1018 SF	850-1,100 SF	4
2 BEDROOM	2 BR-1A (TYPE A)	1018 SF	850-1,100 SF	1
	2 BR-2	923 SF	850-1,100 SF	5
	2 BR-2.1	879 SF	850-1,100 SF	6
				48 TOTAL

DRAWING INDEX DRB	
§1.01	COVER SHEET & PROJECT DATA
§1.02	EXISTING CONDITIONS
§1.03	EXISTING CONDITIONS- AERIALS
§2.00	COVER
§1.00	EXISTING CONDITIONS AND DEMOLITION PLAN
§2.00	SITE PLAN
§4.00	GRADING PLAN
§5.00	UTILITY PLAN
§1.00	CODE COMPLIANT LANDSCAPE PLAN
§1.00	FLOOR PLAN - LEVEL 00
§1.01	FLOOR PLAN - LEVEL 01
§1.02	FLOOR PLAN - LEVEL 02
§1.03	FLOOR PLAN - LEVEL 03
§1.04	FLOOR PLAN - LEVEL 04
§1.05	FLOOR PLAN - LEVEL 05
§1.06	ROOF PLAN
§2.01	EXTERIOR ELEVATIONS
§2.02	EXTERIOR ELEVATIONS
§3.01	BUILDING SECTIONS
§3.02	BUILDING SECTIONS
§4.01	3D VIEWS
§4.02	3D VIEWS

CONVERSE ST. APARTMENTS

CONVERSE STREET
SPARTANBURG, SC

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Revisions:

[illegible]

Commission: 221003
Date: 02/03/2026
Drawn By:
Checked By: xxx

COVER SHEET &
PROJECT DATA

G1.01



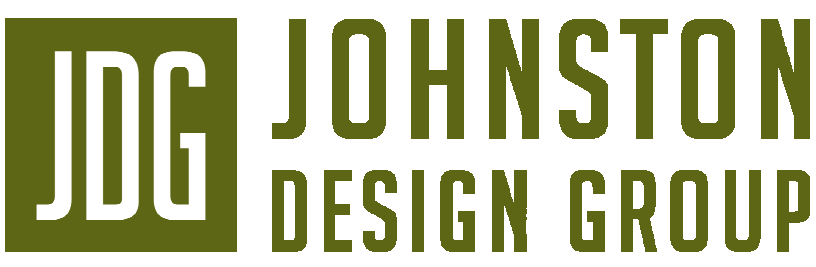
VIEW FROM EAST OF SITE ON CONVERSE ST.
(LOOKING WEST)



VIEW FROM LIBRARY PARKING LOT- WEST OF SITE. (LOOKING NORTH)



VIEW ACROSS KENNEDY ST.& CONVERSE ST.
(LOOKING SOUTHEAST)



CONVERSE ST.
APARTMENTS

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EXISTING CONDITIONS

G1.02



VIEW AT UNION AND KENNEDY STS. (LOOKING NORTH)

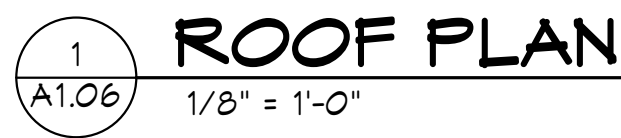


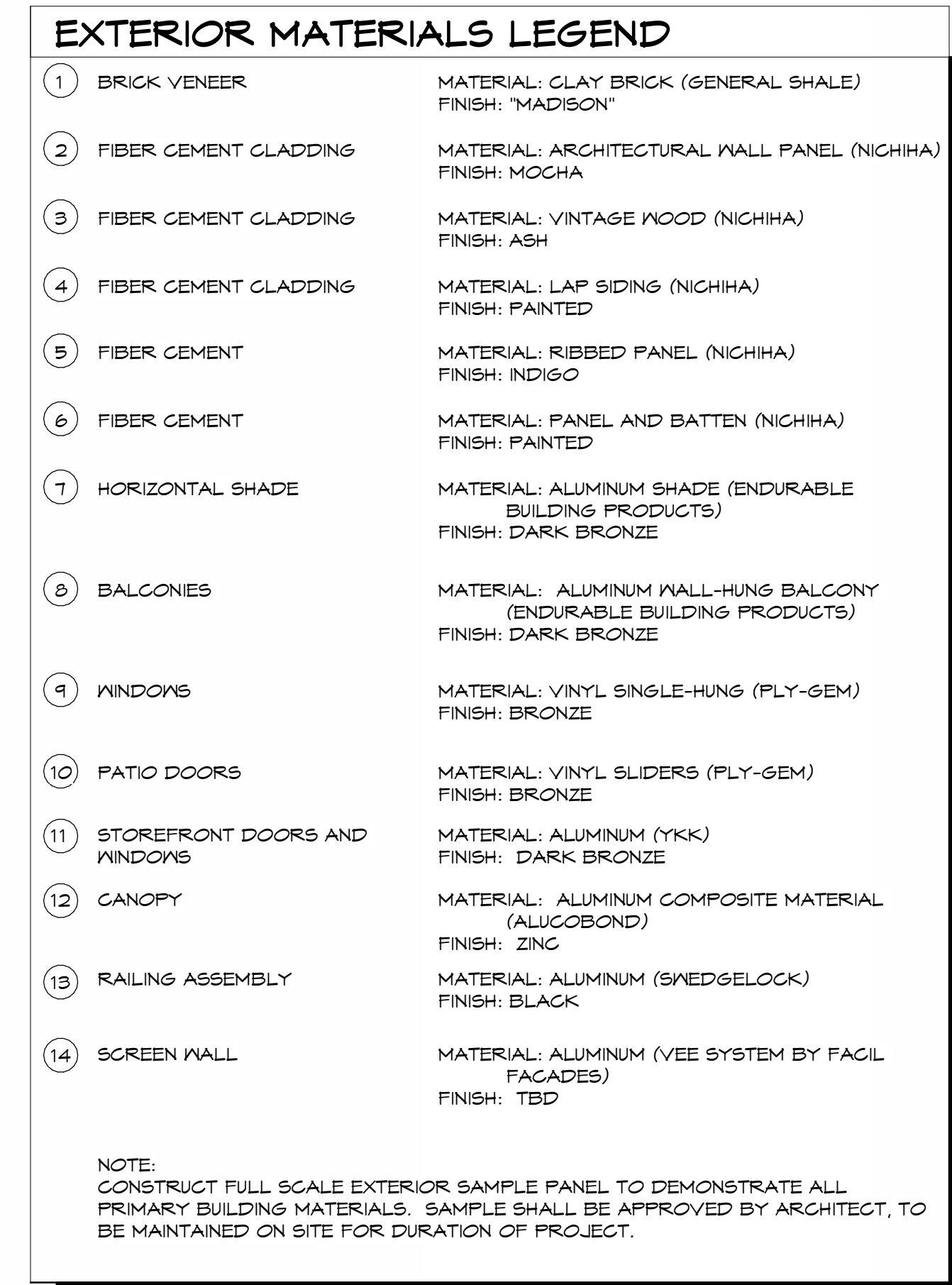
VIEW AT UNION ST. (LOOKING WEST)



☐ PP PITCH POCKET

☐ DST DUCT SUPPORT





CONVERSE STREET
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Revisions:

[illegible]

Commission: 221003
Date: 02/03/2026
Drawn By: xxx
Checked By: xxx

EXTERIOR ELEVATIONS

A2.01



2 WEST
A2.02 1/8" = 1'-0"

1	BRICK VENEER	MATERIAL: CLAY BRICK (GENERAL SHALE) FINISH: "MADISON"
2	FIBER CEMENT CLADDING	MATERIAL: ARCHITECTURAL WALL PANEL (NICHIHA) FINISH: MOCHA
3	FIBER CEMENT CLADDING	MATERIAL: VINTAGE WOOD (NICHIHA) FINISH: ASH
4	FIBER CEMENT CLADDING	MATERIAL: LAP SIDING (NICHIHA) FINISH: PAINTED
5	FIBER CEMENT	MATERIAL: RIBBED PANEL (NICHIHA) FINISH: INDIGO
6	FIBER CEMENT	MATERIAL: PANEL AND BATTEN (NICHIHA) FINISH: PAINTED
7	HORIZONTAL SHADE	MATERIAL: ALUMINUM SHADE (ENDURABLE BUILDING PRODUCTS) FINISH: DARK BRONZE
8	BALCONIES	MATERIAL: ALUMINUM WALL-HUNG BALCONY (ENDURABLE BUILDING PRODUCTS) FINISH: DARK BRONZE
9	WINDOWS	MATERIAL: VINYL SINGLE-HUNG (PLY-GEM) FINISH: BRONZE
10	PATIO DOORS	MATERIAL: VINYL SLIDERS (PLY-GEM) FINISH: BRONZE
11	STOREFRONT DOORS AND WINDOWS	MATERIAL: ALUMINUM (YKK) FINISH: DARK BRONZE
12	CANOPY	MATERIAL: ALUMINUM COMPOSITE MATERIAL (ALUCOBOND) FINISH: ZINC
13	RAILING ASSEMBLY	MATERIAL: ALUMINUM (SMEDGELOCK) FINISH: BLACK
14	SCREEN WALL	MATERIAL: ALUMINUM (VEE SYSTEM BY FACIL FACADES) FINISH: TED

NOTE:
CONSTRUCT FULL SCALE EXTERIOR SAMPLE PANEL TO DEMONSTRATE ALL
PRIMARY BUILDING MATERIALS. SAMPLE SHALL BE APPROVED BY ARCHITECT, TO
BE MAINTAINED ON SITE FOR DURATION OF PROJECT.

DRB
SUBMITTAL

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EXTERIOR ELEVATIONS

A2.02

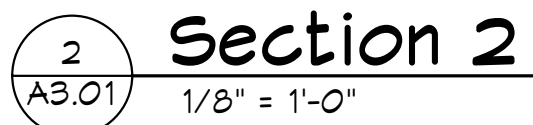
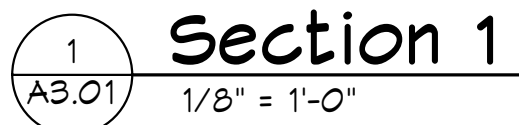
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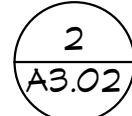
DRB
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BUILDING SECTIONS

A3.01




$$1/8'' = 1'-0''$$



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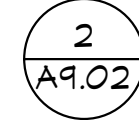
Commission: 221003
Date: 02/03/2026
Drawn By: Author
Checked By: Checker

3D VIEWS

A9.01



BIRDSEYE 1



BIRDSEYE 2



BIRDSEYE 3

A9.02

CONVERSE ST. APARTMENTS

SITE DATA

LOCATION	
OWNER	CITY OF SPARTANBURG
ADDRESS	120 E KENNEDY STREET SPARTANBURG, SC 29306
TMS #	7-12-21-103.00
SITE AREA	
PARCEL AREA	0.285 ACRES
IMPERVIOUS AREA	0.239 ACRES
PERVIOUS AREA	0.046 ACRES
ZONING	
JURISDICTION	CITY OF SPARTANBURG
ZONING DISTRICT	D-T6 URBAN CORE ZONE
PROPOSED USE	MULTI-FAMILY RESIDENTIAL

USGS MAP



DISTURBED AREA

0.40 ACRES

24 HOUR CONTACT

ROBINSON VILLA 864-323-5792

ENGINEERS STATEMENT:

I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.

THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER OF RECORD FOR A DIGITAL STAKING PLAN TO ESTABLISH COMPLETE HORIZONTAL AND VERTICAL CONTROL. THE CONTRACTOR IS RESPONSIBLE FOR SURVEY STAKEOUT OF ALL IMPROVEMENTS. DISCREPANCIES BETWEEN THE PLANS, CONSTRUCTION STAKES, AND FIELD CONDITIONS SHALL BE REPORTED TO THE ENGINEER OF RECORD IMMEDIATELY FOR RESOLUTION PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS.

SURVEY NOTES

1. VERTICAL DATUM BASED ON NAVD 88.
2. HORIZONTAL DATUM BASED ON SOUTH CAROLINA STATE PLANE NAD83 HARN INTERNATIONAL FEET.
3. TOPOGRAPHIC/BOUNDARY SURVEY PREPARED BY SITE DESIGN, INC. DATED 04/28/2022

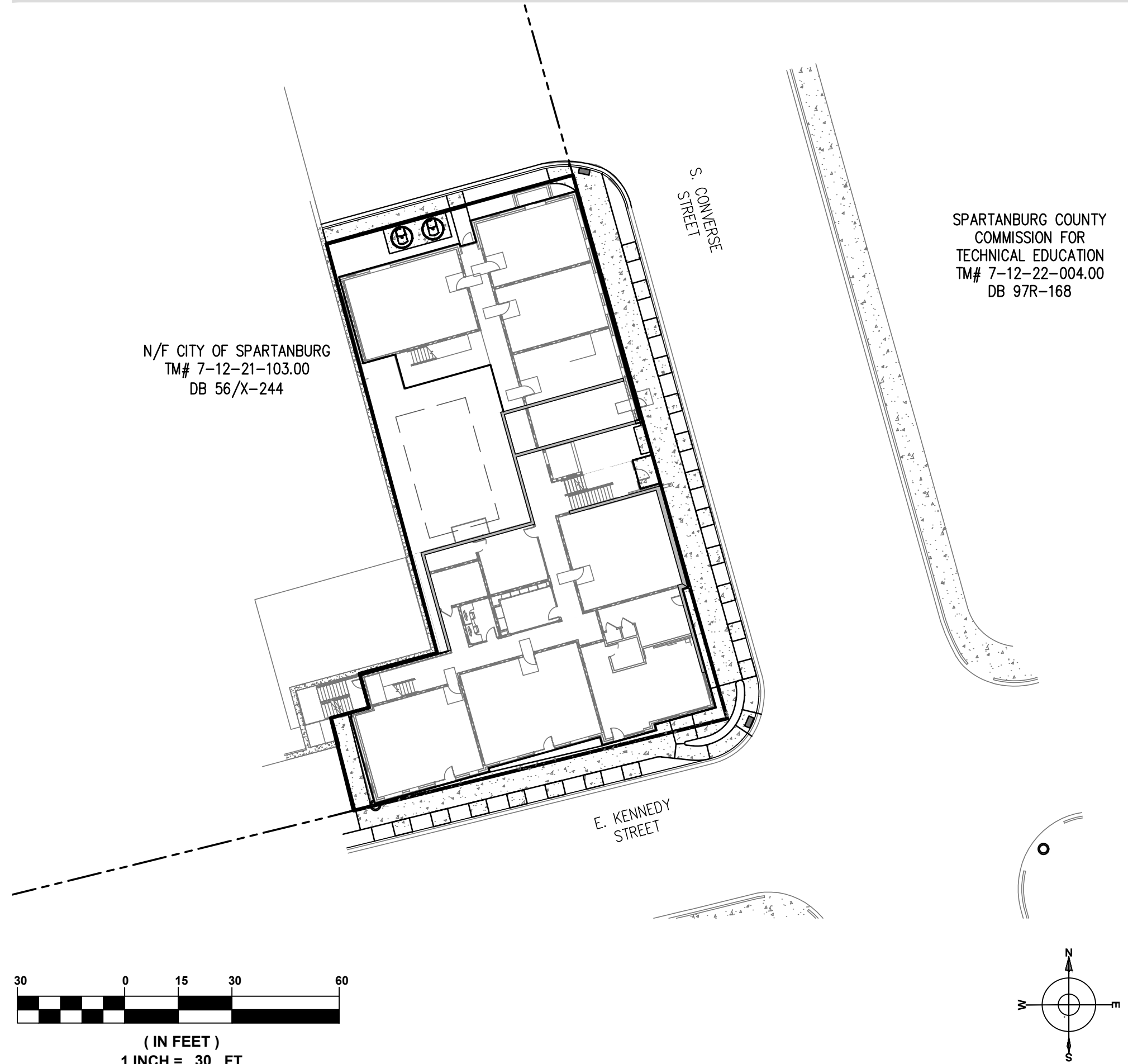


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**120 E KENNEDY STREET
SPARTANBURG, SC 29306**

**CITY OF SPARTANBURG
SPARTANBURG COUNTY, SC**

OVERALL SITE PLAN



PROJECT TEAM

DEVELOPER	SURVEYOR	CIVIL ENGINEER	LANDSCAPE ARCHITECT	ARCHITECT
-----------	----------	----------------	---------------------	-----------

NHE, INC.	CLAY JONES	PAUL MILLS		
325 ROCKY SLOPE RD STE 301	SITE DESIGN, INC.	SITE DESIGN, INC.	SITE DESIGN, INC.	JOHNSTON DESIGN GROUP
GREENVILLE, SC 29607	225 ROCKY CREEK RD	10748 ASHEVILLE HWY	225 ROCKY CREEK RD	411 UNIVERSITY RIDGE STE
864-323-5792	GREENVILLE, SC 29615	SPARTANBURG, SC 29303	GREENVILLE, SC 29615	GREENVILLE, SC 29601
	864-271-0496	864-271-0496	864-271-0496	864-250-0701

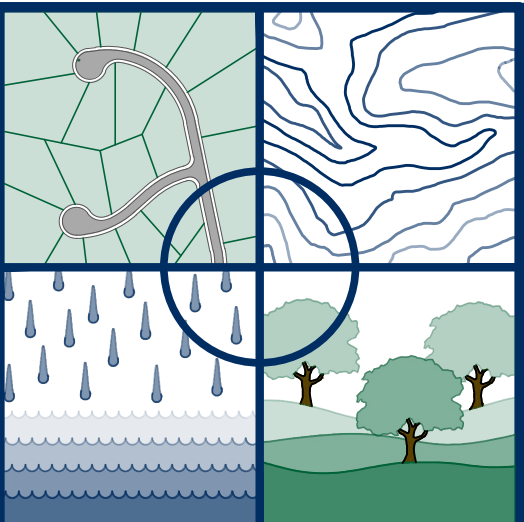
PROJECT CONTACTS

ELECTRIC	STORMWATER	WATER	PLANNING	SEWER
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DUKE ENERGY	CITY OF SPARTANBURG	SPARTANBURG WATER SYSTEMS	CITY OF SPARTANBURG	SPARTANBURG WATER SYSTEMS
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SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	C000	COVER
3	C100	EXISTING CONDITIONS AND DEMOLITION PLAN
4	C200	SITE PLAN
9	C400	GRADING PLAN
13	C500	UTILITY PLAN
15	L100	CODE COMPLIANT LANDSCAPE PLAN



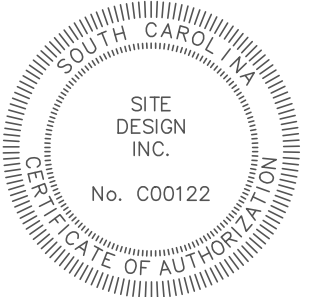
SITE DESIGN, INC.

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

1074 Asheville Highway
Spartanburg, SC 29303
(864) 285-0618
www.SiteDesign-Inc.com

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XX/XX/XXXX

NOT FOR
CONSTRUCTION

CONVERSE ST. APARTMENTS

120 E KENNEDY STREET
SPARTANBURG, SC 29306

**CITY OF SPARTANBURG
SPARTANBURG COUNTY
SC**

NHE, INC.

DESIGNED BY:	OCJ
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DRAWN BY: OCJ

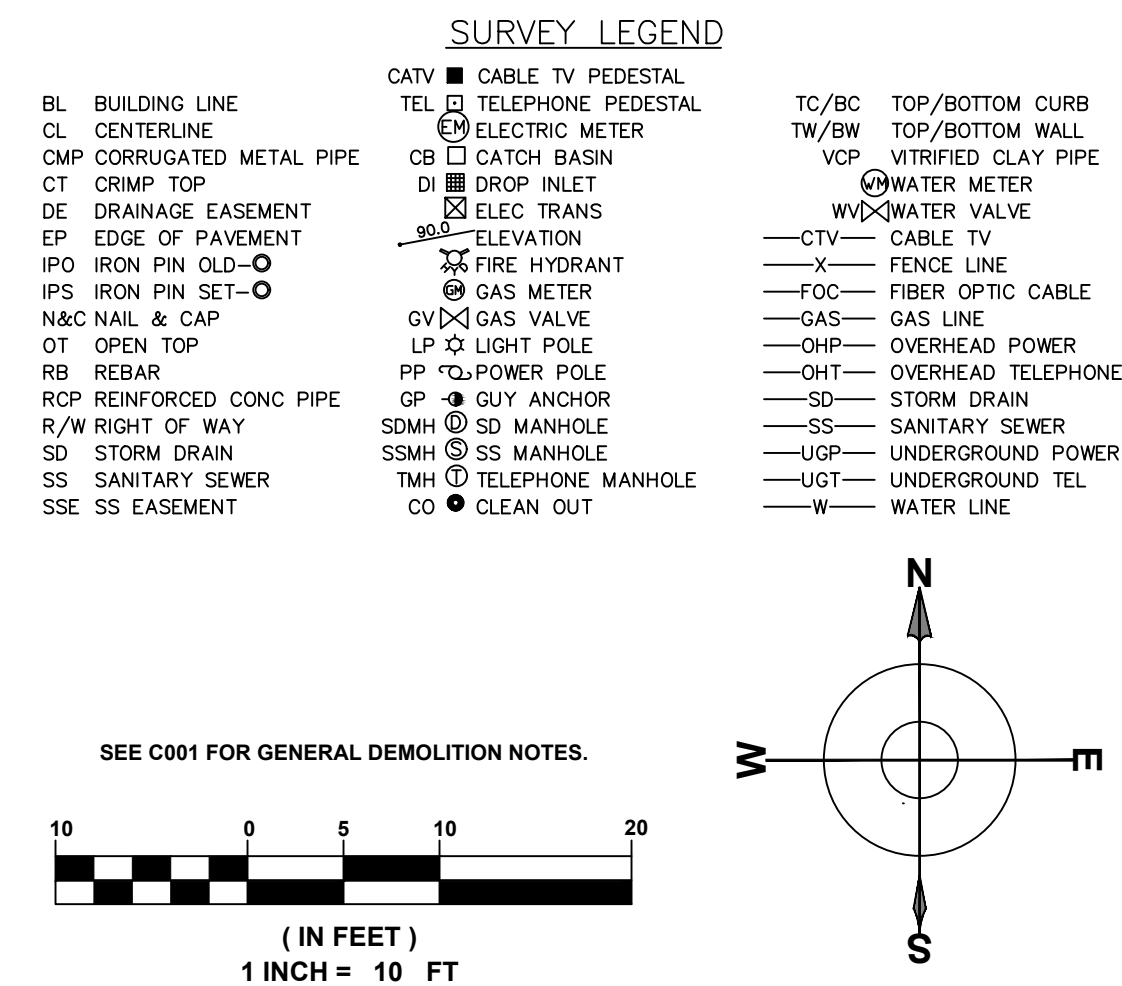
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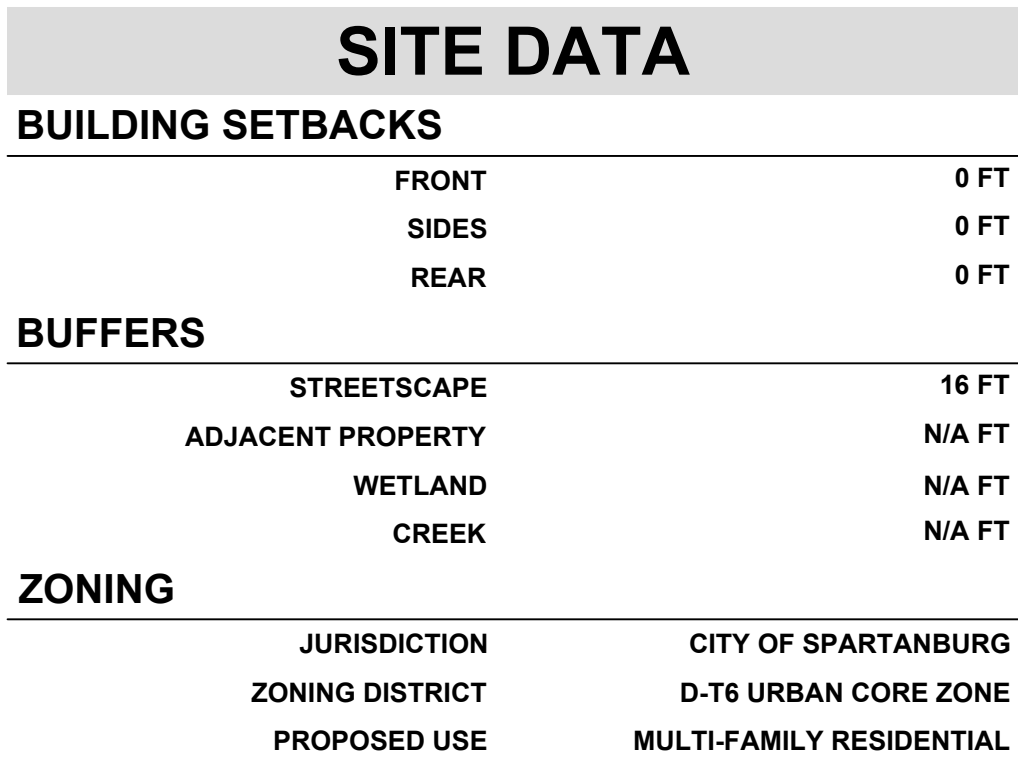
S220429_SHEETS

COVER

SHEET 1 OF 14

C000





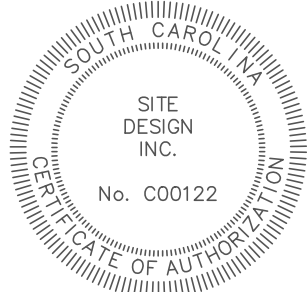
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**CONVERSE ST.
APARTMENTS**

120 E KENNEDY STREET
SPARTANBURG, SC 29306

**CITY OF SPARTANBURG
SPARTANBURG COUNTY
SC**

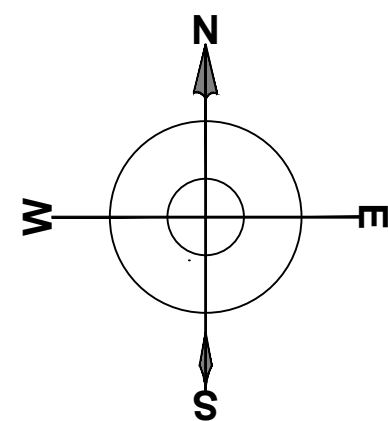
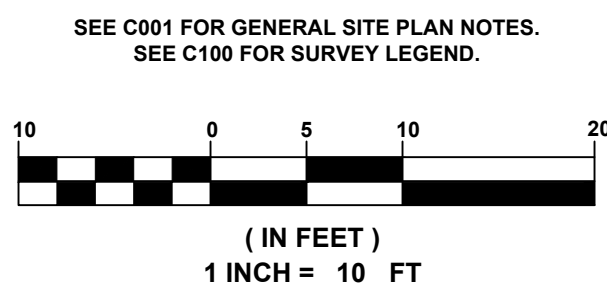
NHE, INC.

DESIGNED BY:	OCJ
DRAWN BY:	OCJ
CHECKED BY:	PFM
DATE:	01/19/2026
S220429_SHEETS	

SITE PLAN

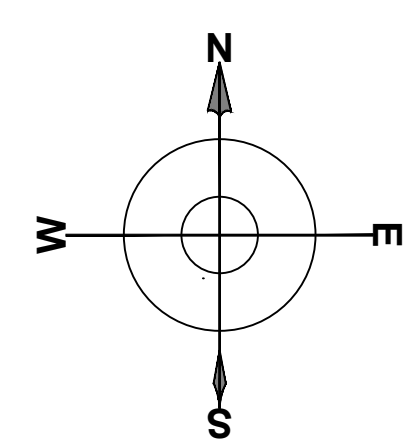
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C200

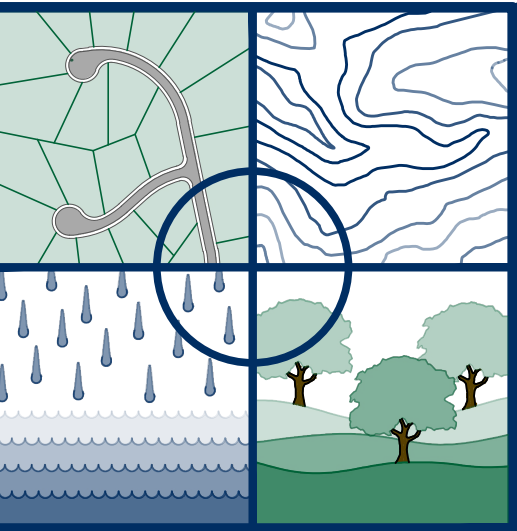




(IN FEET)
1 INCH = 10 FT



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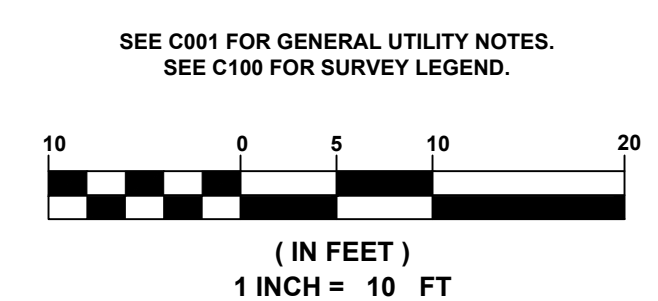
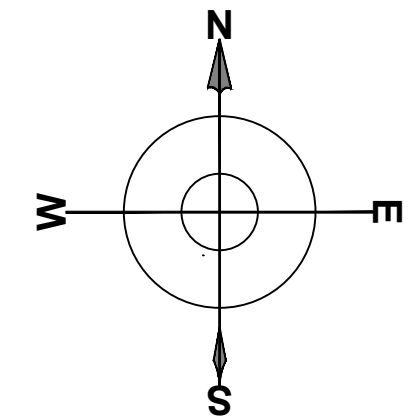
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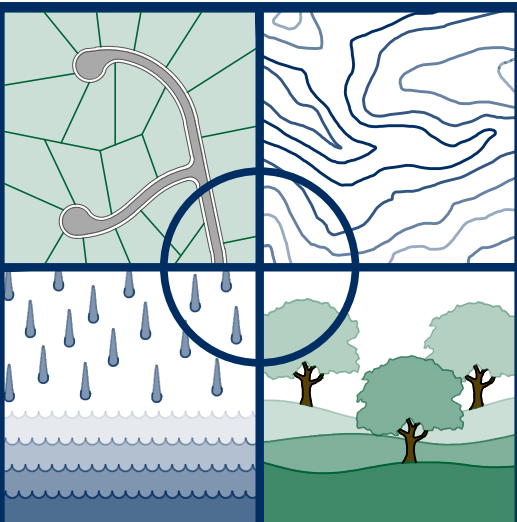
DESIGNED BY:	OCJ
DRAWN BY:	OCJ
CHECKED BY:	PFM
DATE:	01/19/2026
S220429_SHEETS	

C500

OLD MAG NAIL

	PROPERTY LINE
	PROPOSED WATER
	PROPOSED STORM DRAIN
	PROPOSED SANITARY SEWER
	PROPOSED UNDERGROUND POWER
	PROPOSED NATURAL GAS
	PROPOSED ROOF DRAIN
	EXISTING WATER
	EXISTING STORM DRAIN
	EXISTING SANITARY SEWER
	EXISTING UNDERGROUND POWER
	EXISTING OVERHEAD POWER
	EXISTING NATURAL GAS



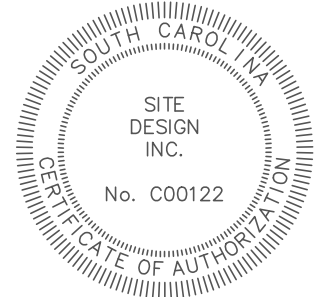


SITE DESIGN, INC.

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
225 Rocky Creek Road
Greenville, SC 29615
(864) 271-0496
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DATE	NO.	1	2	3	4	5	6	7	8	9	10	11	12

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CONVERSE ST. APARTMENTS

120 E KENNEDY STREET
SPARTANBURG, SC 29306

CITY OF SPARTANBURG
SPARTANBURG COUNTY
SC

NHE, INC.

DESIGNED BY:	AGB
DRAWN BY:	AGB
CHECKED BY:	XXX
DATE:	01/19/2026
S220429_LANDSCAPE	

CODE COMPLIANT
LANDSCAPE PLAN

SHEET 15 OF 14

L100

N/F CITY OF SPARTANBURG
TM# 7-12-21-103.00
DB 56/X-244

SPARTANBURG COUNTY
COMMISSION FOR
TECHNICAL EDUCATION
TM# 7-12-22-004.00
DB 97R-168

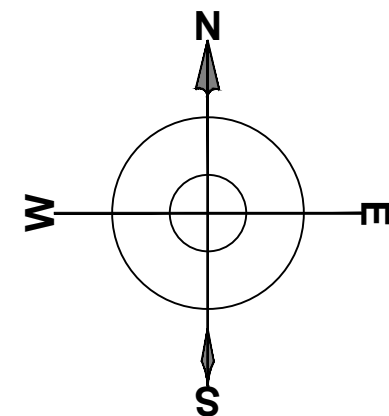
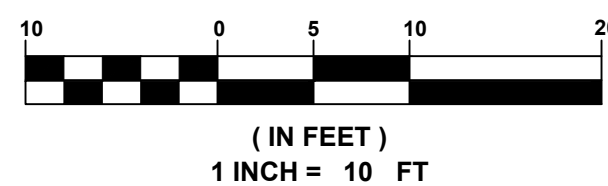
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CANOPY TREE					
	ULPA	3	ULMUS PARVIFOLIA 'ALLEE'	ALLEE® LACEBARK ELM	2" CAL.

UNDERSTORY TREE					
	CHVS	3	CHIONANTHUS VIRGINICUS 'CV1049'	SERENITY™ WHITE FRINGETREE	6' HT

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DETAIL
EVERGREEN SHRUB						
	DIVJ	3	DISTYLUM X 'VINTAGE JADE'	VINTAGE JADE DISTYLUM	3 GAL	
	ICSP	13	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	3 GAL	
	PTMO	4	PITTOSPORUM TOBIRA 'CNI THREE'	MOJO® JAPANESE PITTOSPORUM	3 GAL	
	PMRC	1	PODOCARPUS MACROPHYLLUS 'MIU'	ROMAN CANDLE™ YEW PODOCARPUS	5' HT.	

ORNAMENTAL GRASS					
	MUPC	3	MUHLENBERGIA CAPILLARIS 'PINK CLOUD'	PINK MUHLY	3 GAL
	PACA	6	PENNISETUM ALOPECUROIDES 'CASSIAN'	CASSIAN FOUNTAIN GRASS	2 GAL.
	SPHE	49	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL.



4 X 6 PLANTER WELLS -
LOW SHRUBS (<30" IN
HEIGHT)



SITE DESIGN INCORPORATED

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • LAND SURVEYING

Exceptions Request

Project: Converse Street Apartments

Location: S. Converse Street & E. Kennedy Street, SC 29306 (TM #7-12-21-103.00)

- Streetscape (16' w/ tree wells) – Currently there is only +/-10' from the property line (R/W) to the back of curb on Kennedy Street and +/-11.5' from property line (R/W) on Converse Street. The entire 10' on Kennedy St. is currently sidewalk. There is a 7.5' wide sidewalk on Kennedy Street.
 - Proposed +/-11' average streetscape (10' at narrowest) with 4'x6' tree wells to separate pedestrian traffic from the road. Sidewalk will be installed to face of building with minimum of 6' width.
 - Proposed +/- 12' average streetscape (11.5' at narrowest) on Converse Street. With 4'x6' tree wells to separate pedestrian traffic from the road. Sidewalk will be installed to face of building with minimum of 7' width.
- Two entrances for residential units on Kennedy Street are within 15' of sidewalk and are not able to be elevated. Requesting exception to this requirement. This is driven by lack of room as well as being a corner lot with grade challenges. Need entrance at corner for community/office area which controls grades.