



The City of Spartanburg Planning Commission

AGENDA

**December 21, 2023, at 5:30 P.M.
City Hall Council Chambers
145 W. Broad Street – Spartanburg, SC 29306**

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

- I. Call to Order.**
- II. Roll Call.**
- III. Freedom of Information Act Compliance** – Public notification of the Planning Commission 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.
- IV. Approval of Agenda.**
- V. Disposition of Minutes of the November 16, 2023, Meeting.**
- VI. Old Business: None.**
- VII. New Business:**
 - 1. Final Development Plan Approval – 500 W. Main Street and 0 Oxford Road (TMS: 7-12-13-024.00 and 7-12-13-001.00) from B-3, General Business District and R6, General Residential District to B-3, PDD General Business – Planned Development District to accommodate a mixed-use development. Owner: Richard Pennell, III; Palmetto Operating Company / Applicant: Brett Baumgarten; Coastal Partners, LLC / Danny Balon, Seamon Whiteside & Associates.
 - 2. Planning Commission Update – Highland Neighborhood Transformation Plan Progress
- VIII. Site and Landscape Plans Approved since the November 16, 2023, Meeting: None.**
- IX. City Council Updates since the November 16, 2023, Meeting: None.**
- X. Staff Announcements.**
- XI. Adjournment.**

For more information, please call Martin L. Livingston, Jr., AICP, CPM, Community Development Director at (864) 580-5323 or by email at planning@cityofspartanburg.org.

**Planning Commission Meeting Minutes
November 16, 2023 at 5:30 PM
City Hall Council Chambers**

Board Members Present: **Dr. Phillip Stone, Reed Cunningham, Jemar Brown, Santiago Mariani, Kevin DeMark, Warwick Spencer, and Lekesa Whitner.** City Staff Present: **Martin Livingston, Community Development Director, Nan Zhou, City Planner II; and Robert Coler, City Attorney.**

Rolls

Ms. Whitner: Lekesa Whitner, Commissioner.
Mr. Mariani: Santiago Mariani, Commissioner.
Mr. Cunningham: Reed Cunningham, Commissioner.
Dr. Stone: Phillip Stone, Commissioner.
Mr. Brown: Jemar Brown, Commissioner
Mr. Spencer: Warwick Spencer, Commissioner.
Mr. DeMark: Kevin DeMark, Commissioner.

Dr. Stone: Alright, I call the November 16, 2023, meeting of the City of Spartanburg of the Planning Commission to order. My name is Dr. Phillip Stone and I'm the Commission Chair. I will be residing over this meeting this evening. I will note for the record we have all members of the Commission present. The Freedom of Information Act Compliance public notification of this meeting has been published, posted, and mailed in accordance with the Freedom of Information Act and the requirements of the City of Spartanburg Zoning Ordinance. Dr. Stone also welcomed the newest member Kevin DeMark to his first meeting since his appointment.

Approval of meeting agenda

On a motion by Ms. Whitner seconded by Mr. Mariani, the agenda for the meeting was approved, by a vote of 7 to 0.

Ms. Whitner: I move we accept the agenda.
Mr. Mariani: Second.
Dr. Stone: Moved by Ms. Whitner and seconded by Mr. Mariani to approve the agenda. All in favor say aye.
Attendees: Aye.

Dr. Stone: Any opposed? The agenda is approved. The minutes of the August 17, 2023 meeting. Do I hear a motion or any corrections or additions?

Approval of Meeting Minutes for August 17, 2023

On a motion by Mr. Spencer seconded by Ms. Whitner, the minutes of the meeting of August 17, 2023, was approved by a vote of 7 to 0.

Mr. Spencer: I make a motion that we accept the minutes of the August 17, 2023 meeting.
Ms. Whitner: Second
Dr. Phillip: Moved by Mr. Spencer seconded by Ms. Whitner to approve the minutes. All in favor say aye.
Attendees: Aye.

Dr. Phillip: Any opposed? The Minutes are approved.

Old Business: None.

New Business:

Discussion of Roles and Responsibilities of the Planning Commission and its members. This item may require an Executive Session Pursuant to Section 30-4-70 (a)(2) of the South Carolina Code to Discuss Matters Relating to providing legal advice to the Planning Commission.

Mr. Robert Coler recommended that the Planning Commission members request a motion to enter executive session to discuss this matter.

On a motion by Mr. Cunningham and seconded by Mr. Mariani, the Planning Commission entered executive session to discuss Matters Relating to providing legal advice to the Planning Commission by a vote of 7 to 0.

On a motion by Mr. Mariani and seconded by Mr. DeMark, the Planning Commission exited executive session. Dr. Stone noted for the record there was no decision made in executive session and no decision made as a result of the discussion in executive session by a vote of 7 to 0.

Discussion on the Comprehensive Plan Implementation Matrix.

Comprehensive Plan - Implementation Strategies

- 1** Update the Zoning Ordinance and Land Use Regulations to support the development of mixed income neighborhoods, increase housing diversity, encourage high-quality mixed-use development along commercial corridors, expand the use of form-based code, and increase density while ensuring neighborhood stability.
- 2** Continue to support, promote, and invest in initiatives structured to advance the economic mobility of youth and communities, led by our local partners (Spartanburg Academic Movement, Northside Development Group, United Way of the Piedmont, One Spartanburg Inc., Workforce Investment Board, local Colleges, and Universities, etc.), with emphasis on the intersectionality of education, health, housing, workforce, business development, transportation, community-based leadership, and social capital.
- 3** Encourage and support through regulatory policy, incentives, or financial support compact, mixed-use development that responds to the wants and needs of residents, workers, students, and visitors. While Downtown has— and should continue to have—the greatest mix of uses at the highest intensities, other areas, as shown on the Growth & Conservation Map, are also appropriate. Such areas are intended to complement, not compete with, Downtown. On a smaller scale, neighborhood centers and older retail areas should also accommodate a mix of uses.

- 4 Initiate the process of becoming a nationally accredited parks and recreation agency. A process that aims to build a comprehensive management system of operational best practices, while sustaining high quality, inclusive, and accessible programs, facilities, and events that are influenced and supported by community members.
- 5 Ensure downtown Spartanburg is welcoming and inclusive for all residents. This could include a range of tools from historic interpretation of the history of Spartanburg from different perspectives, creating amenities and programs that facilitate bringing communities together, and a focus on businesses that are owned by traditionally under-represented populations. Seek input from BIPOC residents to determine what would make downtown feel more welcoming.
- 6 The City of Spartanburg will develop Sustainability and Resilience Plans to continue to provide the best quality of life for our residents and businesses. These plans will focus on public safety, equity, mitigating natural hazards, and economic development. Plans will be developed in collaboration with the State Office of Resilience, State Energy Office, community members, businesses, regional, and statewide partners. Additionally, plans will be developed with the intent to match the growing requirements of federal grants, bonds, and the needs of business and industry for the City of Spartanburg's continued economic growth.
- 7 Continue to be a leader amongst local government agencies in efforts related to Racial Equity:
- Sustain membership and affiliation with the Government Alliance on Race and Equity (a national network of government working to achieve racial equity and advance opportunities for all).
 - Continue to participate and support the Spartanburg Racial Equity Collaborative (A collaboration of organizations and individuals committed to advancing racial equity in Spartanburg through strategic efforts focused on listening, learning, collaboration, reconciliation, and relationship building)
 - Sustain our investment and support of initiatives that cultivate the growth of African American and Minority Businesses: (MWBE/City, Amplify/City, Start-Me/NDG, Power-Up/One Spartanburg).
 - Continue to invest in Community-based Leadership Programs: (Voyagers, Grassroots Leadership Development Institute, Highland Neighborhood Leadership institute, etc.)
 - Continue to maintain and operate community centers in low wealth neighborhoods: (Dr. TK Gregg, CC Woodson, Thornton)
 - Continue to facilitate opportunities that strengthens our residents' relationship and understanding of government policies, and operations.: (Citizen Academy and Citizen Advisory Council).
- 8 Continue to develop, expand, and improve upon existing agencies and programs, and funding mechanisms to further provide housing, homeownership, shelter, temporary housing, or transition housing for all segments of the homeless population including men, women, youth, elderly, disabled, veterans, and those with mental illnesses and/or addictions.

9

Work with Spartanburg County, SPATS, and SCDOT and other partners to improve the community's transportation infrastructure that foster access to job opportunities and increase families access to a livable wage, provide transportation to essential needs, and create a robust and safe transportation network throughout the community.

10

The City of Spartanburg will continue to research and deploy smart technology that helps connect our residents and keep our systems current and secure. To ensure the best quality of life for our residents the City will work to integrate connected services, such as traffic systems and app-based communications tools. The City will, as appropriate, investigate emerging technologies to make sure that our services securely meet the needs of our residents, businesses, and guests.

Staff presented and discussed the 10 implementation strategies and stated that City Council requested a One-year Action Plan to be presented by the City Managers Office. Also, the City Manager's Office discussed hiring a consultant to update the City's Zoning Ordinance prior to the hiring of a Planning Director to get the process started. The estimated date of the Request for Qualifications will be issued in January.

On a motion by Mr. Spencer and seconded by Mr. Mariani, the Planning Commission recommended staff schedule a presentation on the status of the Transformation Plans for the Northside and Highland Neighborhoods by a vote of 7 to 0.

On a motion by Mr. Spencer and seconded by Mr. Brown, the Planning Commission recommended staff schedule a presentation to learn more about Movement 2030 efforts by a vote of 7 to 0.

The meeting was adjourned at 7:28 PM.

Dr. Phillip Stone, II, Chairman

MEMORANDUM

TO: Planning Commissioners

FROM: Martin L. Livingston, Jr.
Community Development Director

SUBJECT: The Planning Commission received a request for the Final Development Plan Approval – 500 W. Main Street and 0 Oxford Road (TMS: 7-12-13-024.00 and 7-12-13-001.00) from B-3, General Business District and R6, General Residential District to B-3, PDD General Business – Planned Development District to accommodate a mixed-use development. Owner: Richard Pennell, III; Palmetto Operating Company / Applicant: Brett Baumgarten; Coastal Partners, LLC / Danny Balon, Seamon Whiteside & Associates.

DATE: December 21, 2023

SUMMARY: The project site is an approximately 9.88 acre property at 500 W. Main Street. The purpose of the rezoning request is for the development of a mixed use development and reuse of the Coca Cola facility into commercial and residential apartments in two (2) phases. Staff worked with the property owners, developers, and civil engineers to review the site plan and discussed the final site plan requirements for Phase I of the development which includes the commercial mixed use section of the development.

The history of this project is as follows:

- **November 17, 2022:** The Planning Commission recommended approval to City Council.
- **December 12, 2022:** Public hearing with approval at first reading at City Council.
- **January 9, 2023:** Public hearing with approval at second reading by City Council.
- **April 17, 2023:** Preliminary Site Plan Review meeting with Site Plan Review Committee.
- **October 5, 2023:** Final Plan Approval of the site and potential development.

In accordance with Section 507 of the City of Spartanburg Zoning Ordinance, Planned Development Districts, after the first and second readings of the Ordinance, the City Council shall approve, deny, table or approve with modifications the plan in concept and the rezoning petition, subject to the submission of a Final Development Plan to be reviewed by the Planning Commission at a hearing. This request is for the Planning Commission to review and approve the Final Development Plan.

NEXT STEPS: Within a maximum of three weeks following the date Final Approval by the Planning Commission of the Final Development Plan, the applicant shall submit three stamped and sealed plats of the approved Final Development Plan to the Planning Department who, at the expense of the developer shall record said Final Plan in the Office of the Register of Mesne

Conveyance. The plat shall be in conformance with Section 507G.(1-8) of the City of Spartanburg Planned Development District Ordinance and shall show all applicable items.

STAFF RECOMMENDATION: Approve the applicant's request for approval of the Final Development Plan subject to the attached Conditions of Approval.

**CONDITIONS OF APPROVAL
B-3, General Business District
Planned Development District (PDD)
Coca Cola Facility Redevelopment Phase I
(Tax Map Number: 7-12-13-024.00 and 7-12-13-001.00)**

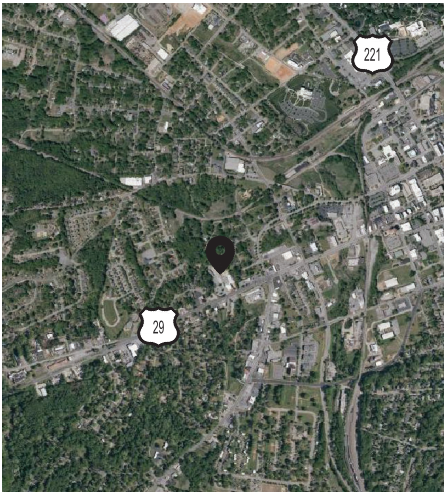
1. If one or more of the following conditions is not met with respect to all its terms, then this approval may be revoked.
2. All plans for future construction which are not covered by this review shall be submitted to the City Planning Department for review and approval.
3. An updated Plat/survey is required indicating the combining of the property.
4. A preconstruction meeting is required with Buddy Bush, the City's Building Official, and Jay Squires, the City's Storm Water Manager, before any site work can begin on the property. Mr. Bush can be reached at bbush@cityofspartanburg.org or (864) 596-2111 and Mr. Squires can be reached at jsquires@cityofspartanburg.org or (864) 596-2089 to schedule the preconstruction meeting.

COKE FACILITY REDEVELOPMENT PHASE 1

SPARTANBURG, SOUTH CAROLINA

TMS# 7-12-13-024.00, 7-12-13-001.00

SITE LOCATION MAP



PROJECT DESCRIPTION

THIS PROJECT IS A REDEVELOPMENT OF THE EXISTING FACILITIES ON SITE FOR COMMERCIAL MIXED USE INCLUDING SITE, UTILITY INFRASTRUCTURE, AND STORM DRAINAGE IMPROVEMENTS. THE PROJECT IS LOCATED ON US HIGHWAY 29 (WEST MAIN STREET) IN THE CITY OF SPARTANBURG, SOUTH CAROLINA.

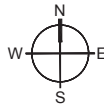
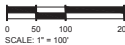
GENERAL NOTES

PROJECT SURVEY INFORMATION AND CONTRACTOR VERIFICATION REQUIREMENTS

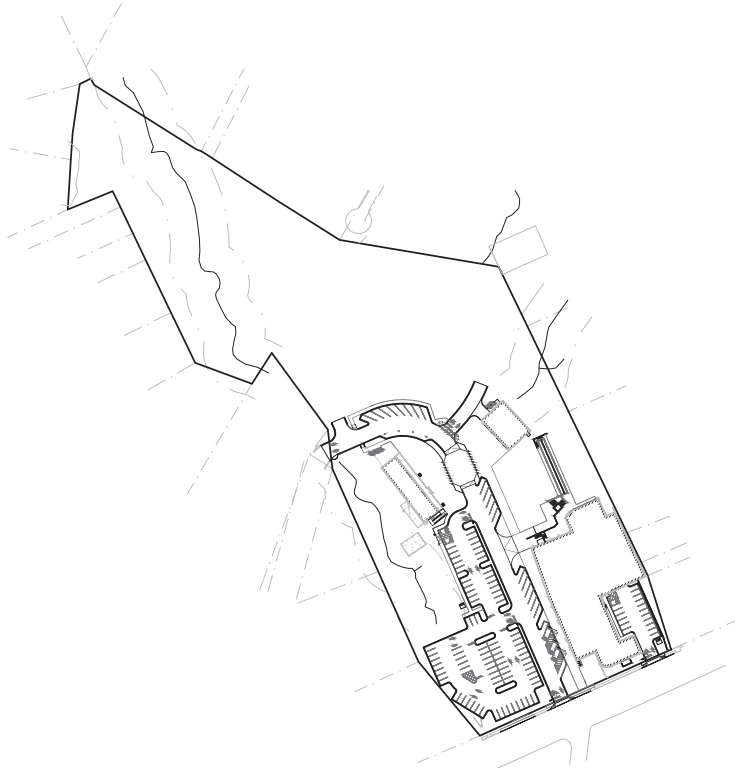
- BOUNDARY, TOPOGRAPHIC, TREE, WETLAND DELINEATION, AND OTHER EXISTING CONDITIONS SHOWN ARE FROM SURVEY PREPARED BY EAS PROFESSIONALS, INC. DATED DECEMBER 16, 2022. THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM THE REFERENCED SURVEY AND IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER.
- PER REFERENCE SURVEY, ALL ELEVATIONS ARE BASED ON NAVD83 VERTICAL DATUM. HORIZONTAL DATUM IS STATE PLANE (SC MADS). REFER TO SURVEY FOR BENCHMARK REFERENCE AND/OR LOCATION. CONTACT OWNER FOR ANY MISSING BOUNDARY PINS, MONUMENTS, OR VERTICAL DATUM BENCHMARKS NEEDED FOR ESTABLISHING CONSTRUCTION STAKING CONTROL.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PERIMETER BOUNDARY PROPERTY CORNERS AND VERIFYING BOUNDARY DATA AGAINST CONSTRUCTION PLANS AND/OR ELECTRONIC FILE INFORMATION PROVIDED TO THE CONTRACTOR.
- PRIOR TO STARTING CONSTRUCTION, INCLUDING LAND DISTURBING ACTIVITIES, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO TOPOGRAPHIC, TREE, STORM DRAINAGE FACILITIES, AND ALL UTILITIES. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ENGINEER. THEREFORE, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES. ANY DISCREPANCIES OR CONFLICTS IDENTIFIED DURING VERIFICATION OF EXISTING CONDITIONS AND UTILITIES SHALL BE REPORTED TO THE OWNER AND ENGINEER. ANY COSTS ASSOCIATED WITH CORRECTIVE WORK OR DAMAGES THAT ARE A RESULT OF THE CONTRACTOR NOT VERIFYING EXISTING CONDITIONS AND THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.



Know what's below.
Call before you dig.



SITE OVERVIEW



COKE REDEVELOPMENT PHASE 1

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C1.1	GENERAL NOTES
C2.0	OVERALL EXISTING CONDITIONS
C2.1	EXISTING CONDITIONS
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C3.1	EROSION CONTROL PHASE 2 PLAN
C3.2	EROSION CONTROL PHASE 3 PLAN
C4.0	EROSION CONTROL DETAILS (1 OF 2)
C4.1	EROSION CONTROL DETAILS (2 OF 2)
C5.0	OVERALL SITE PLAN
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C8.0	UTILITY PLAN - WATER
C8.1	UTILITY PLAN - SEWER
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C9.2	SITE DETAILS (3 OF 3)
C10.0	GRADING & DRAINAGE DETAILS (1 OF 2)
C10.1	GRADING & DRAINAGE DETAILS (2 OF 2)
C11.0	WATER DETAILS
C11.1	SEWER DETAILS
L1.0	LANDSCAPE PLAN
L2.0	PLANT SCHEDULE AND DETAILS

SHEET REVISION HISTORY

PRICING DRAWINGS	10/14/2022
CITY OF SPARTANBURG PERMIT SUBMITTALS	02/16/2023
BWS FIRE AND SSSD SEWER SUBMITTAL	02/21/2023
SCDOT DRIVEWAY ENCROACHMENT SUBMITTAL	03/27/2023
SPARTANBURG WATER FIRE SUBMITTAL	03/30/2023
CITY OF SPARTANBURG STORM WATER SUBMITTAL	04/12/2023
SSSD SEWER RESUBMITTAL	04/27/2023
SPARTANBURG WATER FIRE RESUBMITTAL	05/04/2023
SCDOT RESUBMITTAL	05/17/2023
CITY OF SPARTANBURG RESUBMITTAL	06/02/2023

PROJECT CONTACTS

OWNER/DEVELOPER:
PALMETTO OPERATING COMPANY, LLC
101 E WASHINGTON ST, SUITE 400
SPARTANBURG, SC 29301
CONTACT: BRETT BAUMGARTEN
PHONE: (816) 719-1900

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
SEAMON WHITESIDE & ASSOCIATES, LLC
104 N DANIEL MORGAN AVE, SUITE 300
SPARTANBURG, SC 29301
CONTACT: DANNY BALON, PE
PHONE: (864) 272-1272

SURVEYOR:
EAS PROFESSIONALS, INC.
9 PILGRIM RD
GREENVILLE, SC 29607
CONTACT: JUSTIN KILLE
PHONE: (864) 234-7368

STORM WATER:
CITY OF SPARTANBURG
801 UNION ST
SPARTANBURG, SC 29302
CONTACT: JAY SQUIRES
PHONE: (864) 598-2089

WATER SERVICE:
SPARTANBURG WATER
175 N LIBERTY ST
SPARTANBURG, SC 29306
CONTACT: KEVIN SMITH
PHONE: (864) 598-5683

SEWER SERVICE:
SPARTANBURG WATER
175 N LIBERTY ST
SPARTANBURG, SC 29306
CONTACT: JOEL WATSON
PHONE: (864) 598-5683

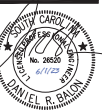
PLANNING:
CITY OF SPARTANBURG
440 S CHURCH ST
SPARTANBURG, SC 29306
CONTACT: MARTIN LIVINGSTON
PHONE: (864) 580-6323

ENERGY SERVICE:
DUKE ENERGY
920 BEAUMONT AVE
SPARTANBURG, SC 29303
CONTACT: STEVEN PRYOR
PHONE: (864) 948-5610

GAS SERVICE:
PIEDMONT NATURAL GAS
4720 PIEDMONT ROW DRIVE
CHARLOTTE, NC 28210
CONTACT: DEE DEE HANKS
PHONE: (704) 364-3120



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SUMMERVILLE, SC
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SPARTANBURG, SC
864.272.1272
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980.312.5450
WWW.SEAMONWHITESIDE.COM



**COKE FACILITY
REDEVELOPMENT PHASE 1**
500 W MAIN ST
CITY OF SPARTANBURG, SOUTH CAROLINA

SWH PROJECT: GR4714
DATE: 10/14/22
DRAWN BY: LMCS
CHECKED BY: DB

REVISION HISTORY	
A	10/14/22 H 05/04/23
B	02/16/23 J 05/17/23
C	02/21/23 J 06/02/23
D	03/27/23
E	03/30/23
F	04/12/23
G	04/27/23

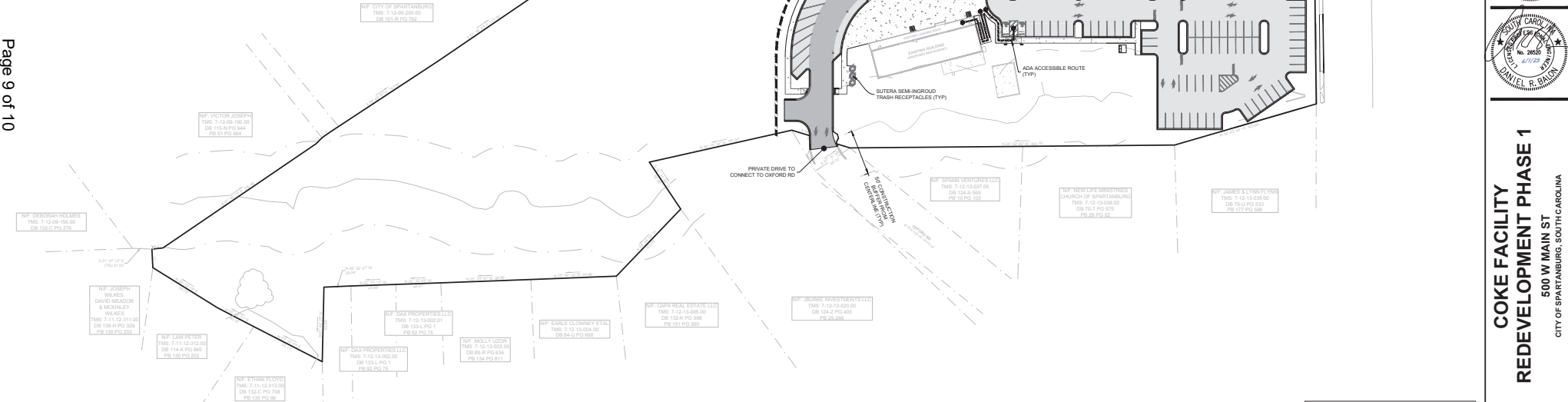
TITLE SHEET

C1.0

DEVELOPMENT SUMMARY - Phase 1					
TMS#: 7-12-13-024.00, 7-12-13-001.00					
ACRES: 9.89					
ZONING: B-3-R-6					
Building	Use	Level	SF	Parking Spaces Required	
				Minimum	
MAIN	RETAIL	0	3,522	11	(31000 SF)
	SELF STORAGE	0	3,388	2	(12000 SF)
	OFFICE	1	8,101	11	(1750 SF)
	MULTIPURPOSE RECREATIONAL FACILITY	1	9,305	93	(1100 SF)
	RESTAURANT	1	3,101	25	(81000 SF)
	KITCHEN	1	4,336	12	Assumption Employees
GYM	OFFICE	2	7,500	10	(1750 SF)
	GYM	3,350	17	(1200 SF)	
	RESTAURANT	3,500	28	(81000 SF)	
Total Required Parking Spaces				208	
Total Required Parking Spaces w/ 20% Bike Reduction				166	
Standard Spaces				134	
ADA Spaces (Min. of 5 Req'd per 6208.2)				5	
Total Proposed Parking Spaces				139	

DEVELOPMENT SUMMARY - Phase 2					
TMS#: 7-12-13-024.00, 7-12-13-001.00					
ACRES: 9.89					
ZONING: B-3-R-6					
Building	Use	Level	UNIT	Parking Spaces Required	
				Minimum	
APARTMENT	RESIDENTIAL - MULTIFAMILY		60	120	(2/UNIT)
Total Required Parking Spaces				120	
Total Required Parking Spaces w/ 20% Bike Reduction				96	
Standard Spaces				134	
ADA Spaces (Min. of 6 Req'd per 6208.2)				5	
Total Proposed Parking Spaces				139	

DEVELOPMENT SUMMARY - FULL BUILD OUT					
TMS#: 7-12-13-024.00, 7-12-13-001.00					
ACRES: 9.89					
ZONING: B-3-R-6					
Total Required Parking Spaces				328	
Total Required Parking Spaces w/ 20% Bike Reduction				262	
Standard Spaces				268	
ADA Spaces (Min. of 7 Req'd per 6208.2)				10	
Total Proposed Parking Spaces				278	



- GENERAL NOTES:**
- ALL DISTURBED AREAS OUTSIDE OF PAVEMENT AREAS ARE TO BE STABILIZED AND SEEDING IMMEDIATELY AFTER FINISH GRADE. AREAS TO BE VEGETATED/LANDSCAPED PER LANDSCAPE PLAN.
 - ISLANDS WITHIN PARKING AREA TO BE STABILIZED AND SEEDING DURING CONSTRUCTION. AREAS TO BE VEGETATED/LANDSCAPED PER LANDSCAPE PLANS.
 - CONTRACTOR TO ENSURE THAT ADA ACCESSIBLE ROUTE MEETS ALL ACCESSIBLE GUIDELINES.
 - SEE DETAILS FOR ADA RAMP TYPE.
 - ALL CURBING IN FRONT OF SITE FIRE PROTECTION SERVICES (REMOTE FDC AND FIRE HYDRANTS) SHALL BE PAINTED RED WITH NO PARKING IN WHITE TEXT ALONG THE FACE OF CURB. CONTRACTOR TO COORDINATE WITH CITY OF SPARTANBURG BUILDING DEPARTMENT.
 - W MAIN STREET STREETScape TO MEET SCOOT SIGHT DISTANCE REQUIREMENTS.

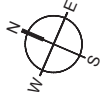
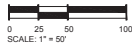
- SITE PLAN NOTES:**
- ALL EXISTING DRIVEWAYS AND CURB CUTS THAT ARE NOT USED SHALL BE REMOVED AND REPLACED WITH CONCRETE CURBING, OUTER AND/OR SIDEWALK (IF EXISTING).
 - ALL PLANTING AREAS SHALL BE MECHANICALLY IRRIGATED.
 - THE DUMPSTER PAD AND SCREENING SHALL COMPLY WITH CITY STANDARDS AS FOUND IN SECTION 804 AND 505.63 OF THE CITY OF SPARTANBURG ZONING ORDINANCE.
 - ALL HANDICAP SPACES WILL BE MARKED WITH A FREESTANDING OR WALL MOUNTED SIGN. THE HANDICAP SIGN SHALL BE 7'1" IN HEIGHT FROM BOTTOM OF THE SIGN OR ABOVE DRIVING SURFACE. (SEE DETAIL).
 - ALL SIGNAGE SHALL COMPLY WITH THE CITY OF SPARTANBURG ZONING ORDINANCE.
 - ALL LANDSCAPED AREAS WILL BE DELINEATED BY CURBING.

- RETAINING WALLS / DESIGN BUILD:**
- RETAINING WALLS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR AS A DESIGN-BUILD COMPONENT OF THE PROJECT. SUBMITTALS SHALL BE SEALED BY A BC PROFESSIONAL ENGINEER AND SUBMITTED TO THE GEOTECHNICAL ENGINEER FOR REVIEW. THE DESIGN SHALL ENCOMPASS ALL COMPONENTS AND ASPECTS OF THE WALL, SUCH AS FOUNDATIONS, TIEBACKS, DRAINAGE PROTECTION (SURFACE AND GROUNDWATER), AND EROSION PROTECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PROPER BACKFILL MATERIAL IF THE ON-SITE SOIL IS UNSUITABLE.
 - THE RETAINING WALL STRUCTURE SHALL BE INSTALLED COMPLETE WITH WATER REPELLENCY AND FOUNDATION DRAINAGE TO PREVENT EFFLORESCENCE. BOTTOM ASP SHALL NOT BE FORMED IN THE OSM MATERIAL.
 - 42" TALL GUARDRAIL SHALL BE INSTALLED ON TOP OF WALL WHERE FALL HEIGHT EXCEEDS 30" PER IBC.

- SCOOT NOTES:**
- ANY WORK BUILT WITHIN THE SCOOT R/W THAT IS NOT BUILT PER THE SCOOT APPROVED PERMIT AND PLANS IS SUBJECT TO REMOVAL AND REPLACEMENT PER APPROVED PERMIT AND PLANS AFTER INSPECTION.
 - CONTRACTOR SHALL REFER TO THE APPROVED TRAFFIC SIGNAL PLANS PREPARED BY TRAFFIC ENGINEER FOR ALL REQUIRED TRAFFIC SIGNAL AND PAVEMENT MARKING WORK WITHIN SCOOT R/W.
 - THE CONTRACTOR SHALL MARK THE CENTERLINE OF EACH DRIVEWAY IN THE FIELD AND COMPLETE ANY CLEARING ALONG THE PROPERTY FRONTAGE AS NEEDED. ONCE MARKED AND THE CLEARING IS COMPLETE, THE CONTRACTOR SHALL NOTIFY SCOOT TO SCHEDULE A SITE VISIT TO VERIFY COMPLIANCE.
 - ALL PAVEMENT MARKINGS WITHIN SCOOT RIGHT-OF-WAY ARE TO BE THERMOPLASTIC. ANY PAVEMENT REDONE IN THE SCOOT R.O.W. SHALL MEET SCOOT STANDARDS.

EXISTING UTILITY NOTE:

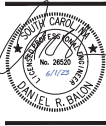
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



SITE LEGEND	
STANDARD DUTY ASPHALT	
HEAVY DUTY ASPHALT	
CONCRETE SIDEWALK	
ADA PARKING CONCRETE	
HEAVY DUTY CONCRETE	
PARKING COUNT	
ADA ACCESSIBLE PATH	
(CIRCLE ON PATH INDICATES AN AREA IS ACCESSIBLE W/ MULTIPLE POTENTIAL ROUTES)	



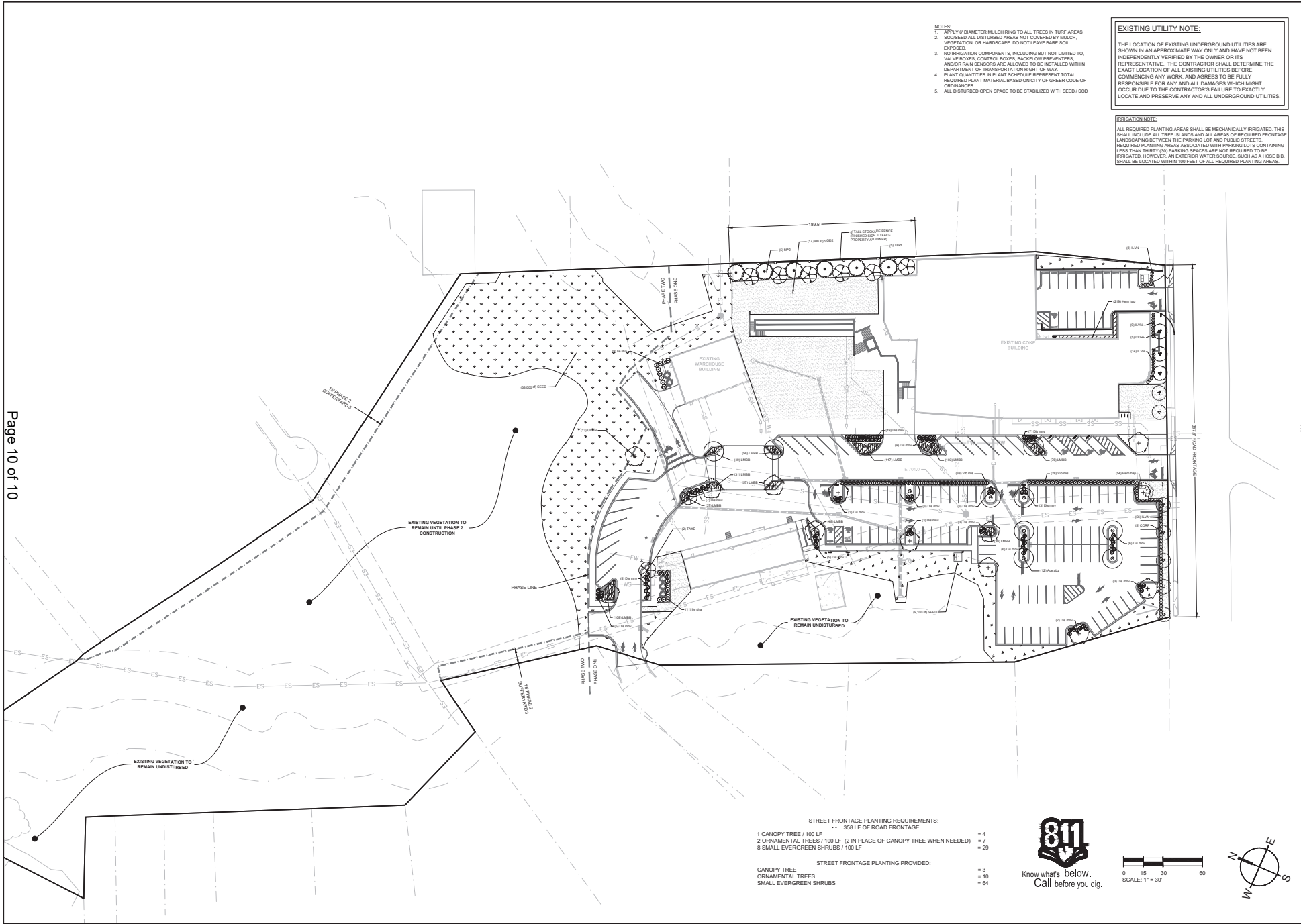
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**COKE FACILITY
REDEVELOPMENT PHASE 1**
500 W MAIN ST
CITY OF SPARTANBURG, SOUTH CAROLINA

SW+ PROJECT:	GR4714
DATE:	10/14/22
DRAWN BY:	LM/CS
CHECKED BY:	DB
REVISION HISTORY	
B	02/16/23 1 05/17/23
D	03/27/23 2 06/02/23
F	04/12/23
OVERALL SITE PLAN	

C5.0



SEAMON WHITESIDE & ASSOCIATES, INC.
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REVISION HISTORY

Revision	Date	Description
A	10/14/22	
B	02/16/23	
C	03/27/23	
D	04/12/23	

LANDSCAPE PLAN