



The City of Spartanburg Design Review Board

AGENDA

December 5, 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 Chairman 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 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
- IV. Approval of Agenda.**
- V. Disposition of the Minutes of November 7, 2023, meeting.**
- VI. Old Business: None.**
- VII. New Business:**
 - 1. DRB-23-020-00008 – The Design Review Board (DRB) has received a request for Full and Final Approval for the proposed Spartanburg County Public Library – Headquarters Expansion and Planetarium located in the DT Zone (Civic District) at 151 S. Church Street (Tax Map Sheet: 7-12-21-074.00). Owner: Spartanburg County Library / Applicant: Adam Flynn and Sarah Stevens, McMillan Pazdan Smith.
- VIII. Staff Announcements:**
- IX. 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.

Meeting Minutes of the Design Review Board (DRB)
Tuesday, November 7, 2023 at 5:30 PM
City Council Chambers

The Design Review Board (DRB) on Tuesday, November 9, 2023, at 5:30pm. The following Board Members were in attendance: **Lauren Rogers, Tori Wallace-Babcock, Lucy Lynch, Alexander Newman, and Lukas Hauser.** Representing the City of Spartanburg's Planning Department was **Chris Story, City Manager, Bob Coler, City Attorney, John Squires, Storm Water Engineer, Martin Livingston, Community Development Director; Nan Zhou, Planner II, and Tia Keitt, Planner II and Oksana Holbrooks, Administrative Assistant.** Also attending was **Craig Lewis, the City's Design Consultant.**

Roll Call:

Ms. Rogers: Lauren Rogers

Ms. Babcock: Tori Wallace Babcock

Mr. Newman: Alexander Newman

Ms. Lynch: Lucy Lynch

Mr. Hauser: Lukas Hauser

Ms. Lynch: Per the Freedom of Information Act, public notice of this 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. And if, anyone had the chance to review the agenda, I think we have one change to agenda? Which is the first business item is going to be removed. So, we can approve the agenda as amended.

Approval of Agenda

On a motion by Ms. Rogers and second by Mr. Hauser, the amended agenda was approved by a vote of 5 to 0

Ms. Rogers: Motion to approve.

Mr. Hauser: Second

Ms. Lynch: All in favor of approving the amended agenda say aye?

Attendees: Aye.

Ms. Lynch: Okay so the amended agenda is approved. Minutes from October 3rd meeting?

Approval of Meeting Minutes for October 3, 2023

On a motion by Mr. Newman and second by Ms. Rogers, the agenda was approved by a vote of 5 to 0.

Ms. Rogers: Motion to approve minutes from October 3rd meeting.

Ms. Rogers: Second

Ms. Lynch: All in favor of approving the minutes from October 3rd meeting?

Attendees: Aye.

Old Business: None.

New Business:

The Design Review Board (DRB) has received a request for Final Approval on the site for the proposed installation of a monument sign located in the DT-5 Zone (Downtown Urban District) at 544 N. Church Street (Tax Map Sheet: 7-12-01-177.00), from Owner: Bishop of Charleston / Applicant: Wofford Newman Center / Agent: Fast Signs.

Comment: The applicant has withdrawn the application.

The Design Review Board (DRB) has received a request for Preliminary conceptual approval of a buildings form, massing, and placement on the site for the Spartanburg Baseball Stadium located in the DT-5 Zone (Downtown Urban District) at 300 West Henry Street (Tax Map Sheet: 7-12-14-005.00), from Owner/Applicant: Chris Story, City of Spartanburg / Agent: Eric Miller, Johnson Development.

GENERAL PROJECT OVERVIEW

The proposed 3500+ seat, Single-A baseball stadium is located on approximately 14.5 acres at the intersection of West Henry Street and South Daniel Morgan Avenue. It is important to note that this is not a typical commercial building nor is it a civic building. As such, it requires Discretionary Review by the Board.

AUTHORITY

This project is zoned DT-5. Formal design review and approval by the Design Review Board is required.

DETERMINATION OF COMPLETENESS

- Application is complete for Preliminary Review only

EXCEPTIONS REQUIRED FOR APPROVAL

- 3.3.2.a Front Building Setback – Maximum setback of 6 ft
 - *Conditional Approval Recommended: Given the nature of the facility, an increased setback is appropriate along Henry Street. We presume that the setback along Daniel Morgan Avenue is to preserve a building pad for future development. Please confirm.*
- 6.4.4.a Minimize Blank Walls – Expanses of blank walls may not exceed 20 feet in length – *Proposed blank wall along Henry Street is 273 feet*
 - *For DRB Discussion: See our notes in the Additional Comments section*
- 6.4.4.c Transparency Zone – Glazing (transparent windows or doors) must extend at least 60% of the total façade width – *Proposed glazing along Broad Street is less than 60% (primarily due to the 28 ft blank wall)*
 - *For DRB Discussion: See our notes in the Additional Comments section*

- 6.4.5 Materials – Metal paneling is not a permitted building material
o *For DRB Discussion: See our notes in the Additional Comments section*
- 8.1 Streetscape – Minimum 16 ft zone with trees in wells
o *Conditional Approval Recommended: See our notes in the Additional Comments section*

CODE REVIEW

A. Use Standards: The proposed use is permitted by right.

B. District Standards:

- **3.3.1 Lot Configuration:** *Compliant*
- **3.3.2 Primary Building Standards:** *Maximum setback of 6 ft is proposed to be exceeded*
- **3.3.4 Building Height:** *Compliant*
- **3.3.5 Permitted Parking Location:** *Not applicable*
- **3.3.6 Building Frontage:** *Shopfront - permitted*

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*
- **5.1.2 Corner Lots:** Buildings located at street intersections must place the main building, or part of the building, at the corner. *The primary corner is at West Henry and Daniel Morgan. It is presumed that the corner entry at the access road and West Henry is a function of the ballpark orientation*
- **5.1.3 Pedestrian Entries from Frontage Line:** Buildings must have their principal pedestrian entrances on a frontage line. *Compliant – primary entry is at the corner of West Henry and the Access Road*

E. Utilities and Trash Containment:

- **5.2.1 Underground Utilities:** *Compliance presumed - TBD Final*
- **5.2.2 Solid Waste Storage Areas:** *Compliance presumed - TBD Final*
- **5.2.3 Mechanical and Utility Equipment:** *Compliance presumed - TBD Final*

F. Building Standards:

- **6.1.1 General Design Principles - Connectivity:** Compliant with the exception of the blank wall that creates a visual gap along the street frontage.
- **6.1.1 General Design Principles – Downtown Should be Urban:** Compliant

- **6.1.5 General Design Principles - Put People First:** (B) Ground floor activity is critical to pedestrian comfort and activity. Long expanses of inactivity are strongly discouraged. *Exception required - see additional comments*
- **6.2 Required Building Design Standards:**
 - **6.2.1 Architectural Style:** *Not Compliant*
 - **6.2.2 Compatibility:** *Not Compliant*
 - **6.2.3 Proportions:** *Compliant*
 - **6.2.4 Wall Materials:** *Non-compliant: The darker metal above the brick appears to be heavier - see additional comments*
 - **6.2.5 Façade Treatment:** *Compliant*
 - **6.2.6 Building Entrances:** *Compliant*
- **6.4 Specific Building Design Standards for Mixed-Use and Commercial Buildings in D-T5**
 - **6.4.1 Roof and Eaves:** *Compliant*
 - **6.4.2 Canopies/Awnings:** *Complaint*
 - **6.4.3 Encroachments:** *Complaint*
 - **6.4.4 Ground Level Detailing:**
 - **a. Minimize Blank Walls:** Expanses of blank walls may not exceed 20 feet in length. (A “blank wall” is a facade that does not contain transparent windows or doors.) – *The proposed blank wall along Henry Street is 273 ft - Exception required - see additional comments*
 - **c. Transparency Zone:** Glazing must extend from the corner of the front facade for a depth equal to 60% of the length of the building *Exception required - see additional comments*
 - **6.4.5 Materials:** *The proposed metal siding is not a permitted material and requires a Discretionary Review.*

G. Parking:

- **Not Applicable**

H. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:** 16 ft streetscape zone with a minimum 16 ft sidewalk and trees planted in wells consistent with downtown standards (40 ft on-center). - *The proposed section does not show trees between the curb and the sidewalk. Sidewalk improvements are not shown along Daniel Morgan. Please adjust the plans accordingly.*

I. Signage: Not applicable.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

- **Blank Wall Condition along Henry Street:** The proposed 273-foot-wide blank wall along Henry Street conceals various back of house areas, bathrooms, and kitchens. It also serves, in part, as a sign wall for the stadium. While having back of house areas is expected for these facilities, the proximity to the sidewalk is what makes it problematic. On other commercial and institutional buildings with much less blank wall, the Design Review Board has required some type of embellishment that minimizes the visual impact of blank wall condition. The DRB has previously suggested the following strategies:

- Windows in the stairwell (presumably fire-rated) – an irregular pattern combined with LED backlighting could make for a very interesting public art element
 - Brick recess element
 - Signage structure on which banners advertising library or community events can be hung
 - A vegetative element such as a green screen (vines trained to grow up the wall) or some foundation plantings
 - A public art component (e.g., applied sculpture, lighting, mural, video wall)
- **Use of Metal Paneling as Wall Material:** There is a significant amount of bronze-colored (brown) vertical metal panels along the Henry Street façade, a material that is not explicitly permitted by the Code. The use of metal as a wall material has been permitted by the Design Review Board subject to limiting factors. The Code states that “When two or more materials are used on a façade, the heavier material (e.g., brick) should be placed below the lighter material (e.g., siding) to give the sense of support and grounding.” While the brick is indeed on the lower level, the dark color of the metal and its placement set beyond the façade of the brick (as opposed to an inset condition), makes it appear to be heavier. The fact that this is also a blank wall condition along a prominent street frontage is also problematic. We strongly recommend the use of brick along that entire facade in lieu of the metal panels. Brick is more appropriate to downtown Spartanburg and is better able to receive embellishments that can minimize the overall inactivity include a wall mural.
 - **Substandard Streetscape along Henry Street and Daniel Morgan Avenue Street:** The proposed section does not show street trees, nor does it indicate the treatment of Daniel Morgan. Given the expectation of foot traffic along Daniel Morgan, the current condition needs to be improved along both streets. Street trees should be shown in 6 foot planters strip between the sidewalk and the curb.
 - **Future Development Along Daniel Morgan:** It is presumed that future development will be placed between the stadium and Daniel Morgan, effectively screening that side of the stadium. The DRB may want to consider an interim measure such as supplemental landscaping along that frontage in case those buildings are not delivered in the near term – next five years.

RECOMMENDATION

In general, this is a project that is outside of the norms of a typical commercial building, however the key decision points should be how the building relates to the public realm of the street. The most notable issue is the consideration of the blank wall condition along Henry Street. We recommend that the DRB provide guidance to the applicant team as to their acceptance of the proposed condition or any alternatives. We recommend the issuance of a Preliminary Approval subject to additional design consideration of the blank walls along Henry Street prior to Final Approval.

Applicant:

Chris Story, City of Spartanburg

Agent: Eric Miller, Johnson Development.

Public Comments:

Leroy Jeter – 445 Beacon St, Spartanburg SC.

Joanna Johnson, 100 Mosspoint Circle, Spartanburg SC.

Discussion:

The Board and public discussed the layout of the proposed project, landscape, parking, noise, the design and the flow of traffic. The exterior design material choices chosen for the Stadium are very appropriate and harmonious to the surrounding growing Spartanburg downtown.

A motion was made by Ms. Rogers, seconded Mr. Hauser for preliminary approval of the structure to allow construction to proceed with approval of an exception for the glazing requirements and metal paneling on the walls. Applicant is to return for a full and final approval with all renderings including details for the plaza entry and streetscape, by a vote of 5-0.

Staff Announcements:

A new case for next month First Baptist Church.

Adjourn meeting at 7:17 PM

Lucy Lynch, Chairperson

SUBJECT
DRB-151 South Church Street

DATE
11/30/2023

DEPARTMENT
Community Development

COPIES TO
City Staff

TO
Members of the Spartanburg Design Review Board

OUR REF
7-12-21-074.00

PROJECT NUMBER
10-210098.00

NAME
Craig Lewis, Urban Design Consultant
craig.lewis@arcadis.com

GENERAL PROJECT OVERVIEW

The proposed civic building expansion project is on a 4.99 acre parcel at the corner of Broad Street and South Church Street.

AUTHORITY

This project is zoned Civic. Formal design review and approval by the Design Review Board is required.

Because of the unique characteristics of the Civic/Landmark Building, it shall be subject to Design Review in accordance with Section 2.4. As part of this review process, the applicant may request modifications from the applicable district standards. However, all such modifications shall otherwise conform to the general principles for Civic/Landmark buildings below:

- If indicated on the Downtown Master Plan, they must comply with the recommendations therein.
- They should be sited to terminate a street vista whenever possible and must incorporate appropriate prominent features, designs, and entrances to celebrate a visual termination.
- They should incorporate detailing and materials that are authentic to the intended style.
- A pedestrian plaza, courtyard, or similar landscaped area may be substituted for a required building frontage and minimum setback line.
- Building entrances for civic buildings may be raised above the street elevation and accessed via a monumental stair.
- They should respect the character of the fronting streets through the provision of a pedestrian-friendly orientation including clear entrances from the street and permeable street walls with adequate windows (no blank walls).

Preliminary Review was issued on August 1, 2023 with the following conditions:

- Resolution of the streetscape along Broad Street
- Presentation of design suggestions to mitigate the blank wall condition along Broad Street

DETERMINATION OF COMPLETENESS

- Application complete

EXCEPTIONS

- 3.3.2.a Front Building Setback – Maximum setback of 6 ft – *Setbacks range from 7 ft 9 in to 35 ft*
 - *Approval Granted Previously*
- 6.4.4.a Minimize Blank Walls – Expanses of blank walls may not exceed 20 feet in length – *Proposed blank wall along Broad Street is 28 ft*

- *Conditional Approval Granted Previously Subject to Design Alternatives – See Commentary*
- 6.4.4.c Transparency Zone – Glazing (transparent windows or doors) must extend at least 60% of the total façade width – *Proposed glazing along Broad Street is less than 60% (primarily due to the 28 ft blank wall)*
 - *Approval Previously Granted*
- 8.1 Streetscape – Minimum 12 ft zone with trees in wells / preferred 16 ft zone
 - *Modification Requested*

CODE REVIEW

A. **Use Standards:** The proposed use is permitted by right.

B. **District Standards:**

- **3.3.1 Lot Configuration:** *Compliant*
- **3.3.2 Primary Building Standards:** *Maximum setback of 6 ft is proposed to be exceeded*
- **3.3.4 Building Height:** *Compliant*
- **3.3.5 Permitted Parking Location:** *Not applicable*
- **3.3.6 Building Frontage:** *Shopfront - permitted*

C. **General Standards:**

- **4.1 Civic/Landmark Buildings:**
 - If indicated on the Downtown Master Plan, they must comply with the recommendations therein. – **Compliant**
 - They should be sited to terminate a street vista whenever possible and must incorporate appropriate prominent features, designs, and entrances to celebrate a visual termination. – **Compliant**
 - They should incorporate detailing and materials that are authentic to the intended style. – **Compliant**
 - A pedestrian plaza, courtyard, or similar landscaped area may be substituted for a required building frontage and minimum setback line. – **Compliant**
 - Building entrances for civic buildings may be raised above the street elevation and accessed via a monumental stair. – **Compliant**
 - They should respect the character of the fronting streets through the provision of a pedestrian-friendly orientation including clear entrances from the street and permeable street walls with adequate windows (no blank walls). – **Conditional Exception Granted**

D. **Lot/Site Standards:**

- **5.1.1 Lot Frontage:** All lots must front on a street, square, or common open space. **Compliant**
- **5.1.2 Corner Lots:** Buildings located at street intersections must place the main building, or part of the building, at the corner. **Compliant**
- **5.1.3 Pedestrian Entries from Frontage Line:** Buildings must have their principal pedestrian entrances on a frontage line. **Compliant**

E. **Utilities and Trash Containment:**

- **5.2.1 Underground Utilities:** Compliance presumed
- **5.2.2 Solid Waste Storage Areas:** Compliance presumed
- **5.2.3 Mechanical and Utility Equipment:** Compliant

F. **Building Standards:**

- **6.1.1 General Design Principles - Connectivity:** Exception Conditionally Granted
- **6.1.1 General Design Principles - Downtown Should be Urban:** Compliant

- **6.1.5 General Design Principles - Put People First:** Streetscapes should be composed of wide sidewalks for walking, seating, public art, and landscaping. **Exception required - see additional comments**
- **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:** *Compliant*
 - **6.2.6 Building Entrances:** *Compliant*
- **6.4 Specific Building Design Standards for Mixed-Use and Commercial Buildings in D-T5**
 - **6.4.1 Roof and Eaves:** *Compliant*
 - **6.4.2 Canopies/Awnings:** *Compliant*
 - **6.4.3 Encroachments:** *Compliant*
 - **6.4.4 Ground Level Detailing**
 - **a. Minimize Blank Walls:** Expanses of blank walls may not exceed 20 feet in length. (A “blank wall” is a facade that does not contain transparent windows or doors.) - **Exception required - see additional comments**
 - **c. Transparency Zone:** Glazing must extend from the corner of the front facade for a depth equal to 60% of the length of the building **Exception granted**
 - **6.4.5 Materials:** *Compliant*

G. Parking:

- **Not Applicable**

H. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:** 16 ft streetscape zone with a minimum 16 ft sidewalk and trees planted in wells consistent with downtown standards (40 ft on-center). **Exception required - see additional comments**

I. Signage: Not applicable.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

- **Blank Wall Condition along Broad Street:** The proposed 25-foot-wide blank wall along Broad Street contains a stairwell for emergency egress. At their previous meeting, the DRB expressed concern for the proposed condition and requested that the design team consider a treatment to mitigate this condition that could consider the following treatments, or others as appropriate:
 - Windows in the stairwell (presumably fire-rated) – an irregular pattern combined with LED backlighting could make for a very interesting public art element
 - Signage structure on which banners advertising library or community events can be hung
 - A vegetative element such as a green screen (vines trained to grow up the wall) or some foundation plantings
 - A public art component (e.g., applied sculpture, lighting, mural, video wall)

The proposed treatment appears to depict a modular brick pattern that breaks the smoothness of the wall but still utilizes the same brick type and color. We have been told by the applicant that lighting would also be included but as of this writing were awaiting the details. In our view, this is a bit too subtle a treatment, at least what we've seen thus far, relative to other blank wall conditions that have been approved by the DRB.

We recommend that the DRB provide further guidance to the applicant and request that they come back at a later date to review the final design proposal.

- **Substandard Streetscape along Broad Street and Church Street:** The Broad Street area is rapidly changing and there is a need to improve the streetscape conditions to accommodate the future activities along that corridor. The DT-6 calls for a 16-foot-wide streetscape zone and a 12-foot-wide streetscape zone in DT-5, consistent with the other frontages along Broad Street. Given how many people we expect to be walking along Broad Street, specifically to approach the Library expansion, we do believe that the ideally configuration warrants the DT-6 standard streetscape. However, we do recognize the existing conditions and believe that the 12 foot streetscape section is the bare minimum condition with a goal of trying to retrofit as close to the 16 foot-wide streetscape as possible.

The proposed streetscape condition remains substandard and actually takes a step backward by removing some of the existing trees that provide a buffer between the sidewalk and the roadway. In addition, the proposed hardscape seems to duplicate pathways and inserts retaining walls in the streetscape that unnecessarily segments the overall dimension to create two substandard pathways.

We recommend that this area be reconsidered to consolidate the public sidewalk and private ramp area along Broad Street. Because this is a public infrastructure partnership with the City, we recommend the DRB defer finalization of this requirement to the City staff to achieve a minimum of a consistent 12 foot streetscape. If an exception is still required, staff would bring it back to the DRB.

RECOMMENDATION

We recommend final approval of the building and Church Street site elements conditioned on a future approval by the DRB of the final proposed treatment of the Broad Street blank wall condition. We further recommend that approval of the Broad Street site elements be deferred to the staff for final resolution.

Craig Lewis, FAICP, LEED AP, CNU-A
Phone: 704-609-9841
craig.lewis@arcadis.com

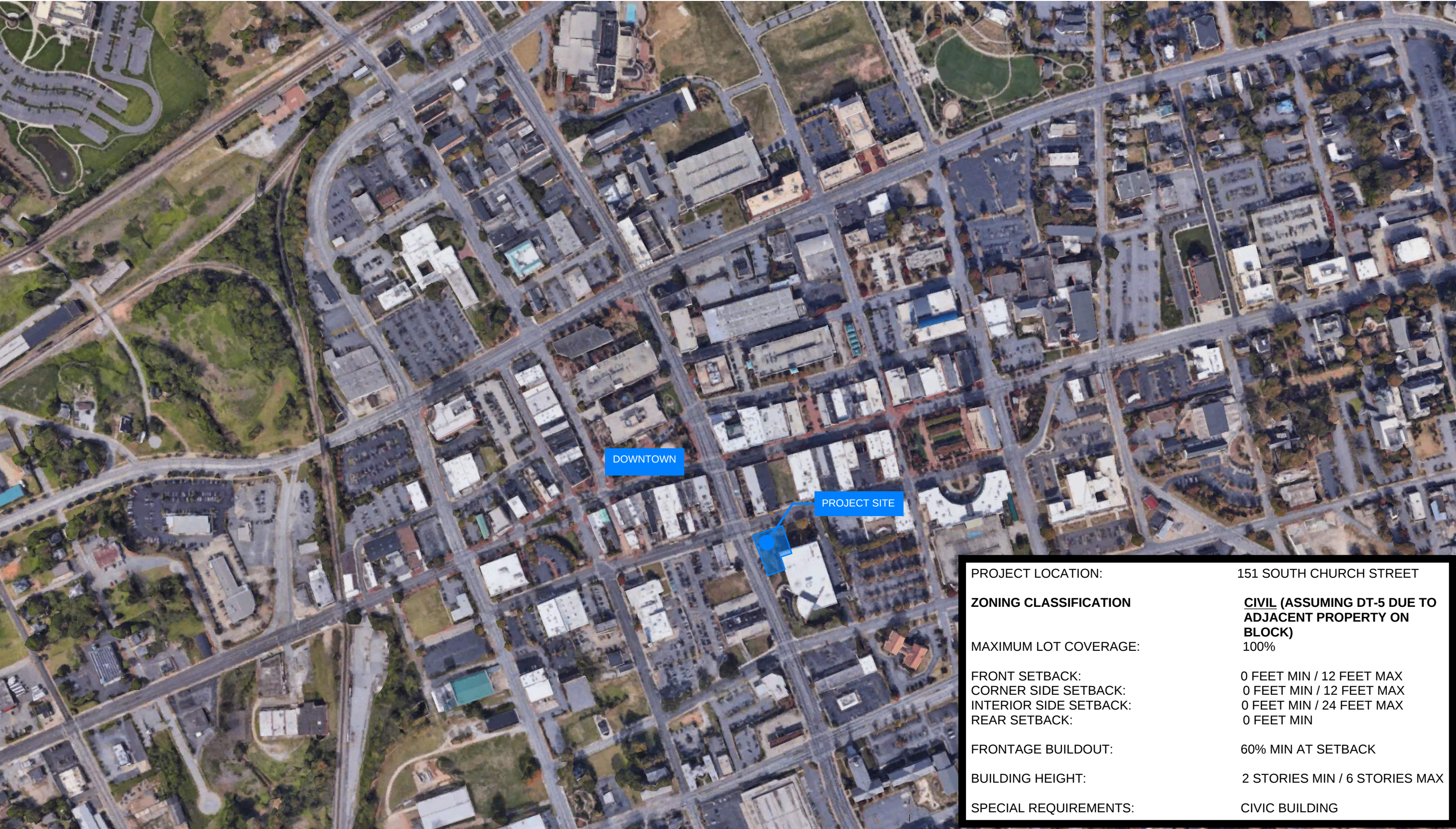


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PLANETARIUM EXPANSION AND LEARNING CENTER

SPARTANBURG, SC

12/05/2023
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PROJECT LOCATION:	151 SOUTH CHURCH STREET
ZONING CLASSIFICATION	<u>CIVIL</u> (ASSUMING DT-5 DUE TO ADJACENT PROPERTY ON BLOCK)
MAXIMUM LOT COVERAGE:	100%
FRONT SETBACK:	0 FEET MIN / 12 FEET MAX
CORNER SIDE SETBACK:	0 FEET MIN / 12 FEET MAX
INTERIOR SIDE SETBACK:	0 FEET MIN / 24 FEET MAX
REAR SETBACK:	0 FEET MIN
FRONTAGE BUILDOUT:	60% MIN AT SETBACK
BUILDING HEIGHT:	2 STORIES MIN / 6 STORIES MAX
SPECIAL REQUIREMENTS:	CIVIC BUILDING





- ✓ - Compliance with all applicable standards required
- ✓+ - Compliance required of the expanded building area only and the landscaping requirements of Section 8 to the extent practical

	3.3	4.2	5.2.2	6.0	7.2	8.0	9.0	
	District Standards	Required Shopfront	Solid Waste Storage Areas	Building Standards	Bicycle Parking	Streetscape & Site Landscaping	Signage Standards	All Standards Apply
2.2.1 Parking Area Expansion								
Minor: 4-24 Spaces			✓+		✓			
Major: 25 or more Spaces			✓+		✓	✓	✓	
2.2.2 Existing Development: Existing habitable buildings on a parcel								
Renovation Due to Disaster (Fire, Flood, etc)			✓	✓			✓	
Reoccupation after Extended Vacancy (Greater than 180 days)			✓		✓		✓	
Exterior Renovation without Expansion			✓				✓	
Substantial Modification (Interior and/ or Exterior): >50% of appraised value								✓ +
Minor Expansion: ≤25% of total floor area	✓ +	✓ +	✓	✓+	✓	✓ +	✓	
Partial Expansion: 25% < >50% of total floor area								✓ +
Major Expansion: >50% of total floor area								✓
2.2.3 New Construction: Development of new building on a previously developed portion of the site such as a parking area, on a previously undeveloped site, or on a site that no longer contains any habitable structures.								
New Construction on Undeveloped Site (Including Outparcels)								✓

PROJECT LOCATION:	151 SOUTH CHURCH STREET
ORIGINAL BUILDING SIZE:	111,206 SF
ADDITION SIZE:	20,910 SF
INTERIOR IMPROVEMENT:	2,677 SF
PERCENTAGE OF SCOPE:	21.22%
CLASSIFICATION:	MINOR EXPANSION



PROJECT SITE (ON RIGHT) LOOKING EAST DOWN BROAD STREET



PROJECT SITE (ON LEFT) LOOKING SOUTH DOWN CHURCH STREET



BROAD STREET CONTEXT



BROAD STREET CONTEXT



BROAD STREET CONTEXT



BROAD STREET CONTEXT

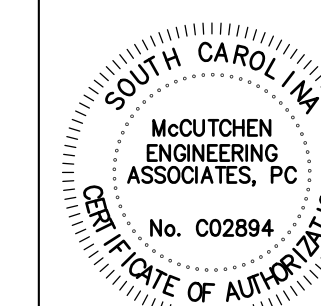
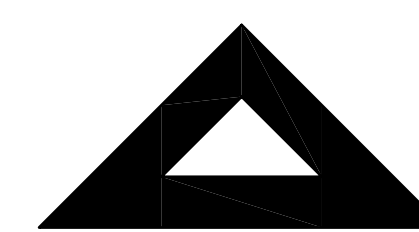


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PLANETARIUM EXPANSION AND LEARNING CENTER

SPARTANBURG, SC

12/05/2023
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SPARTANBURG COUNTY PUBLIC LIBRARIES

PLANETARIUM EXPANSION

151 S CHURCH ST, SPARTANBURG, SC 29306

SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY
A	07.22.2022	SCHEMATIC PRICING	MPS
B	02.03.2023	VE PRICING	MPS
C	09.08.2023	DD PRICING	MPS
D	10.20.2023	ISSUE FOR PRICING	MPS
E	12.01.2023	ADDENDUM #1	MPS

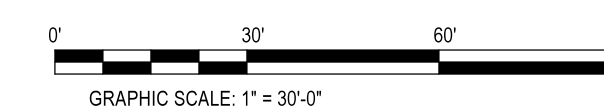
PRINCIPAL IN CHARGE:	WJG
PROJECT MANAGER:	CAF
PROJECT ARCHITECT:	SCS
DRAWN BY:	SCS

SHEET TITLE:

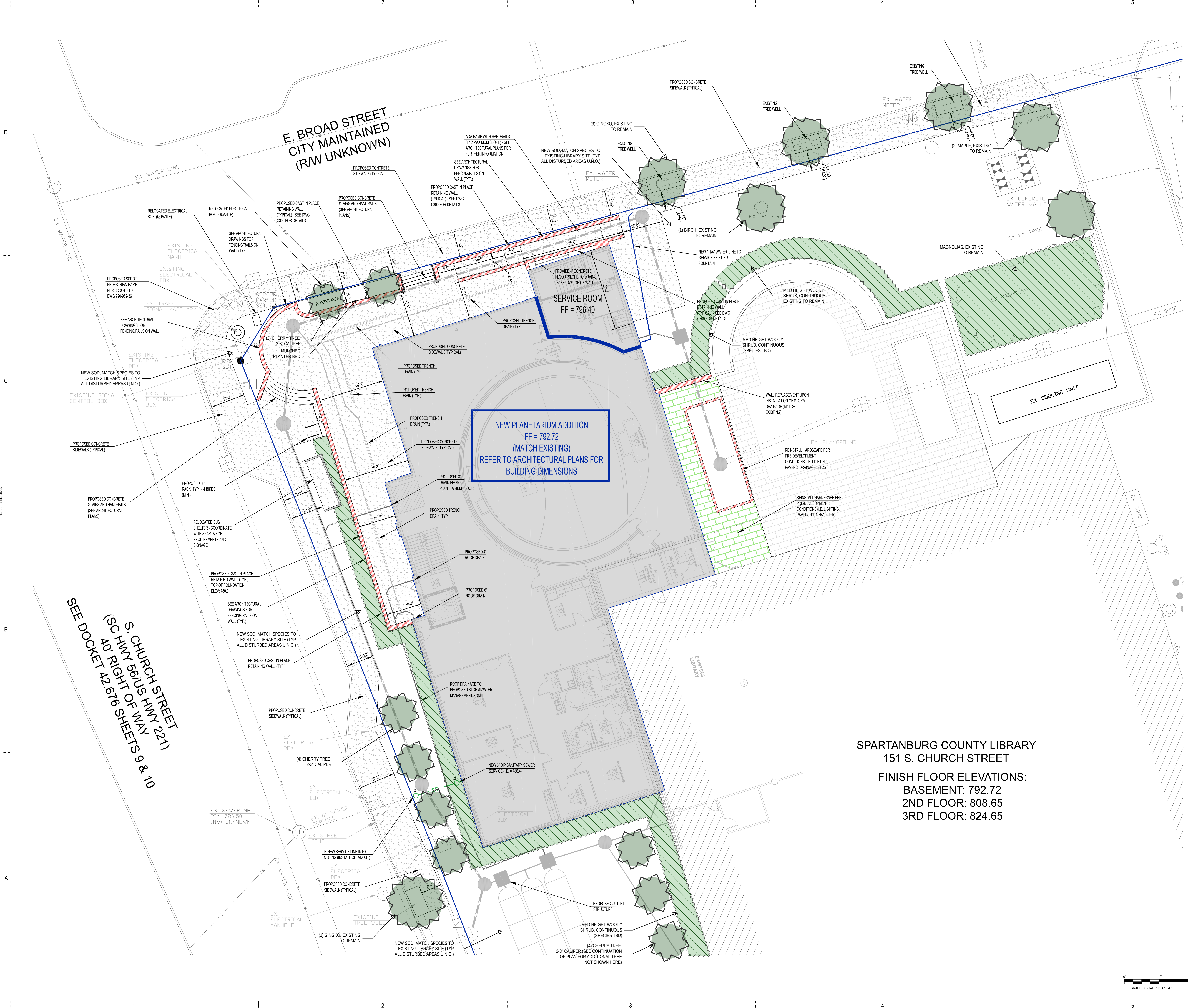
OVERALL SITE LAYOUT AND UTILITY PLAN

SHEET NO.	PROJ. NO.
	019740.00

C100



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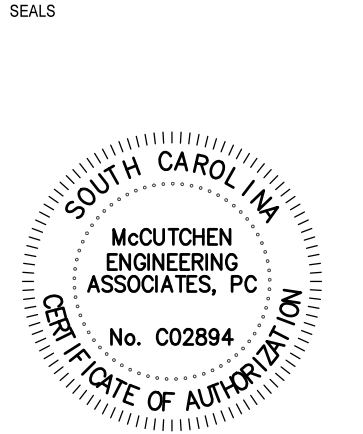


SPARTANBURG COUNTY LIBRARY
151 S. CHURCH STREET
FINISH FLOOR ELEVATIONS:
BASEMENT: 792.72
2ND FLOOR: 808.65
3RD FLOOR: 824.65

**mc millan
pazdan
smith**
ARCHITECTURE

127 dunbar street
spartanburg, sc 29306

McCutchen Engineering Associates, PC
888 W. Saint John St., Spartanburg, S.C. 29301
Phone: 864 582 0585 | Fax: 864 582 0581



SPARTANBURG COUNTY PUBLIC LIBRARIES

PLANETARIUM EXPANSION

151 S CHURCH ST, SPARTANBURG, SC 29306

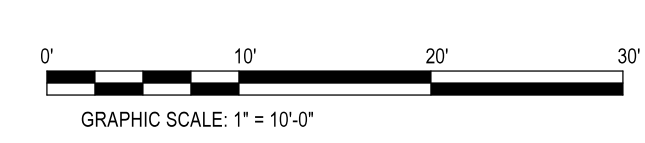
SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY
A	07.22.2022	SCHEMATIC PRICING	MPS
B	02.03.2023	VE PRICING	MPS
C	06.08.2023	DD PRICING	MPS
D	10.20.2023	ISSUE FOR PRICING	MPS
E	12.01.2023	ADDENDUM #1	MPS

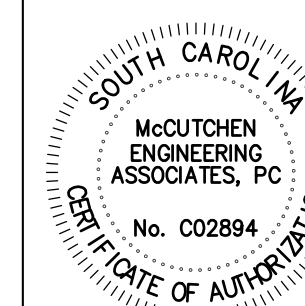
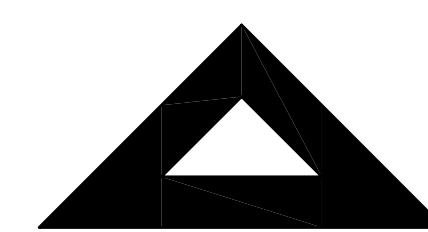
PRINCIPAL IN CHARGE: WJG
PROJECT MANAGER: CAF
PROJECT ARCHITECT: SCS
DRAWN BY: SCS

SHEET TITLE:

**DETAILED SITE
LAYOUT AND
UTILITY PLAN**

SHEET NO. PROJ. NO.
C101 019740.00





SPARTANBURG COUNTY PUBLIC LIBRARIES

PLANETARIUM EXPANSION

151 S CHURCH ST, SPARTANBURG, SC 29306

SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY
A	07.22.2022	SCHEMATIC PRICING	MPS
B	02.03.2023	VE PRICING	MPS
C	09.08.2023	DD PRICING	MPS
D	10.20.2023	ISSUE FOR PRICING	MPS
E	12.01.2023	ADDENDUM #1	MPS

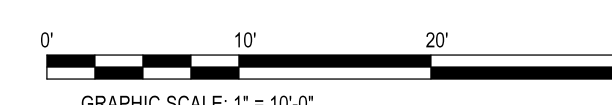
PRINCIPAL IN CHARGE:	WJG
PROJECT MANAGER:	CAF
PROJECT ARCHITECT:	SCS
DRAWN BY:	SCS

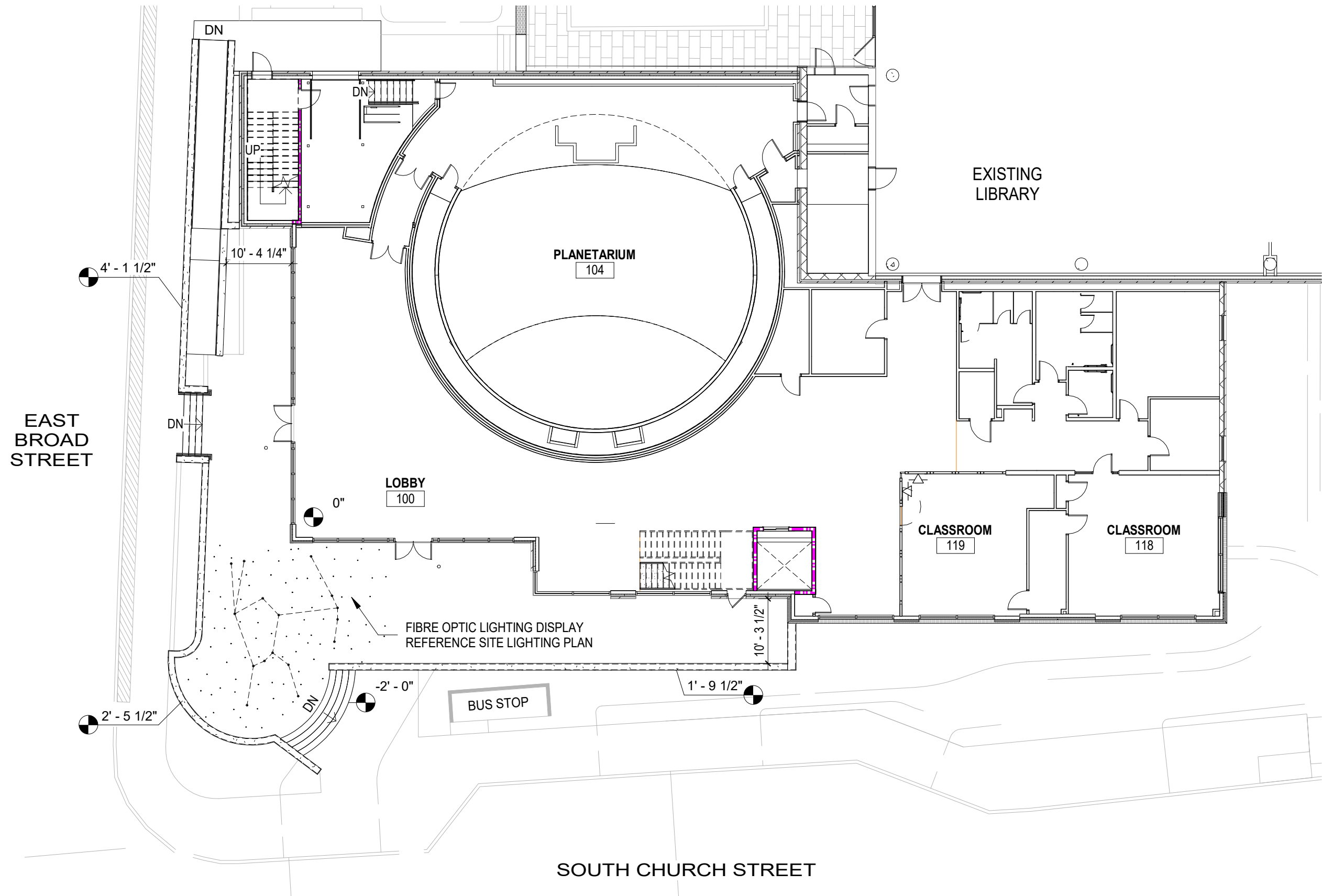
SHEET TITLE:

DETAILED SITE LAYOUT AND UTILITY PLAN

SHEET NO.	PROJ. NO.
	019740.00

C102



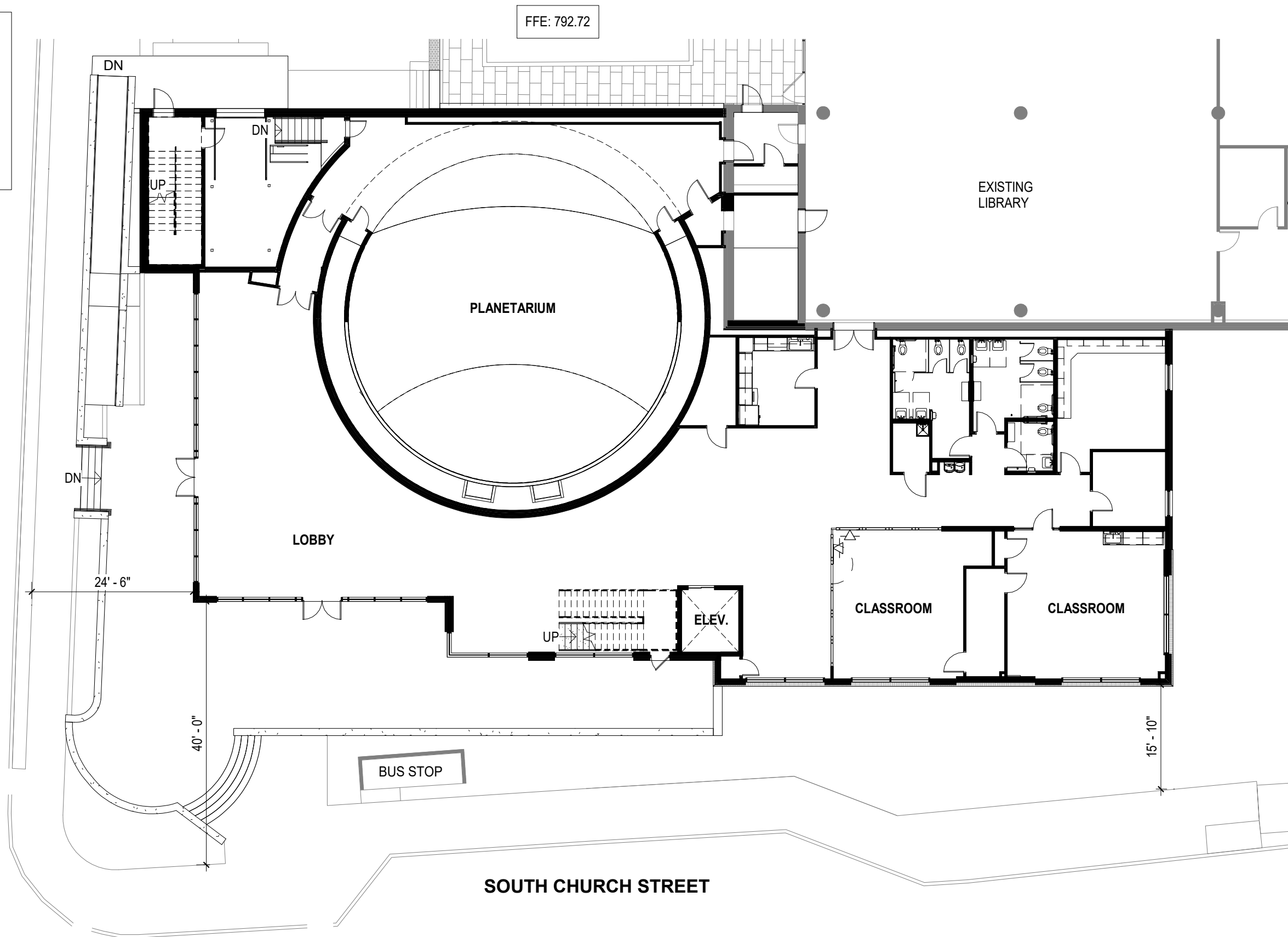


VARIANCE REQUEST

**SETBACK FROM CORNER AND FRONT
OF LOT**

AS AN ADDITION TO A CIVIC BUILDING
WE ARE ASKING FOR A VARIANCE TO
EXCEED THE 12' SETBACK AND ALLOW
FOR A PUBLIC PLAZA AND PLANTINGS
THAT ACCENT OUR CORNER ENTRY.

BROAD STREET



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architecture

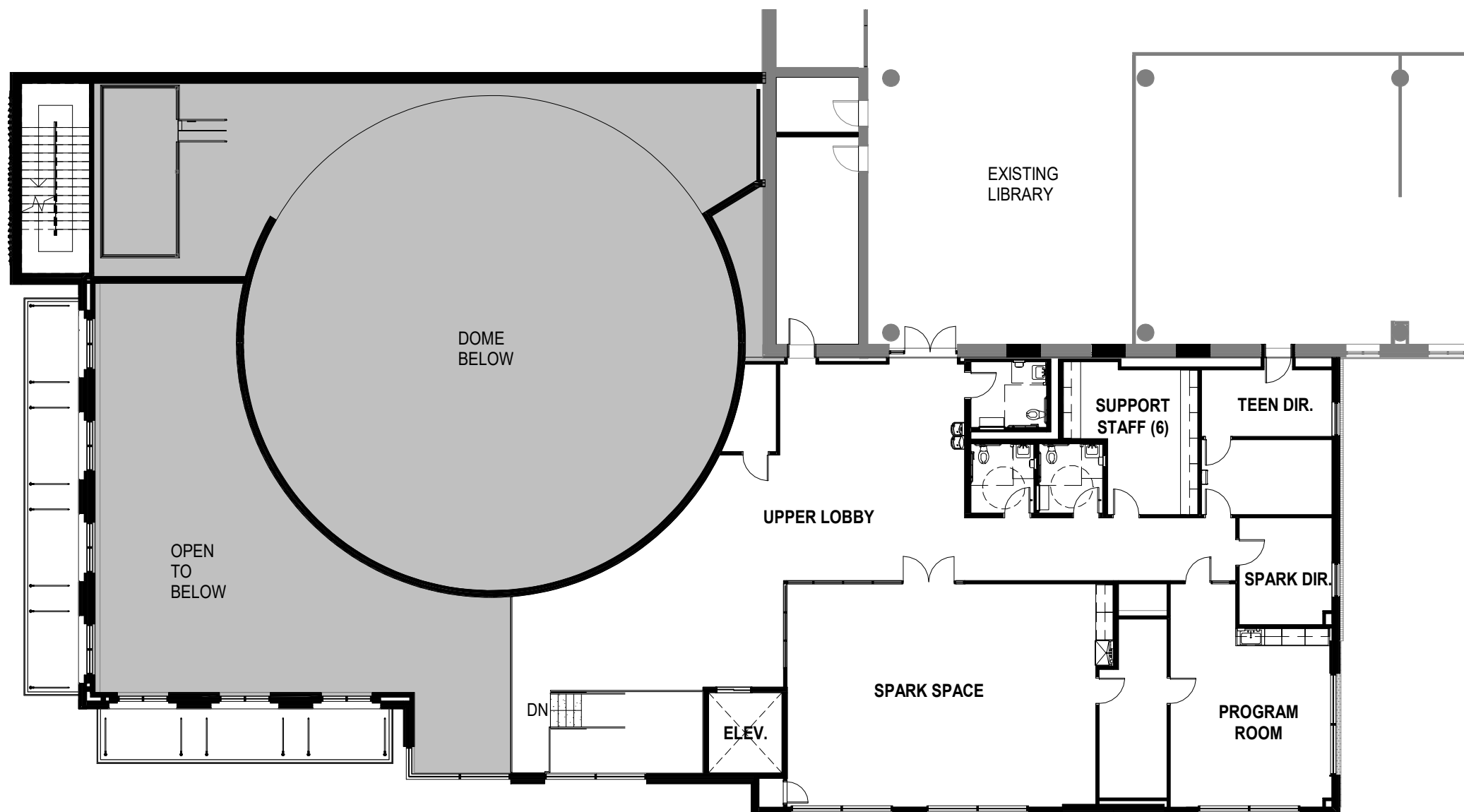
PLANETARIUM EXPANSION AND LEARNING CENTER

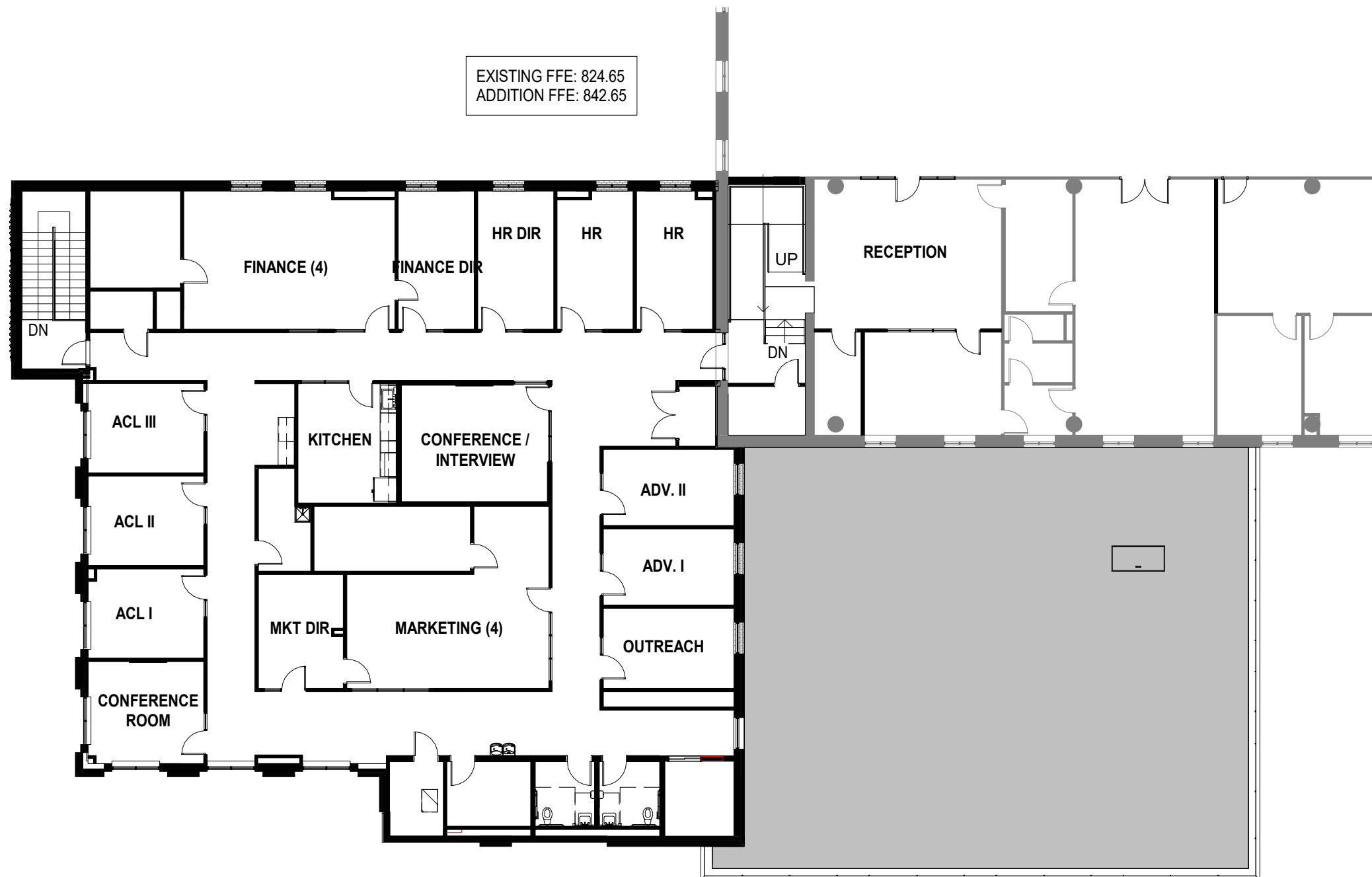
SPARTANBURG, SC

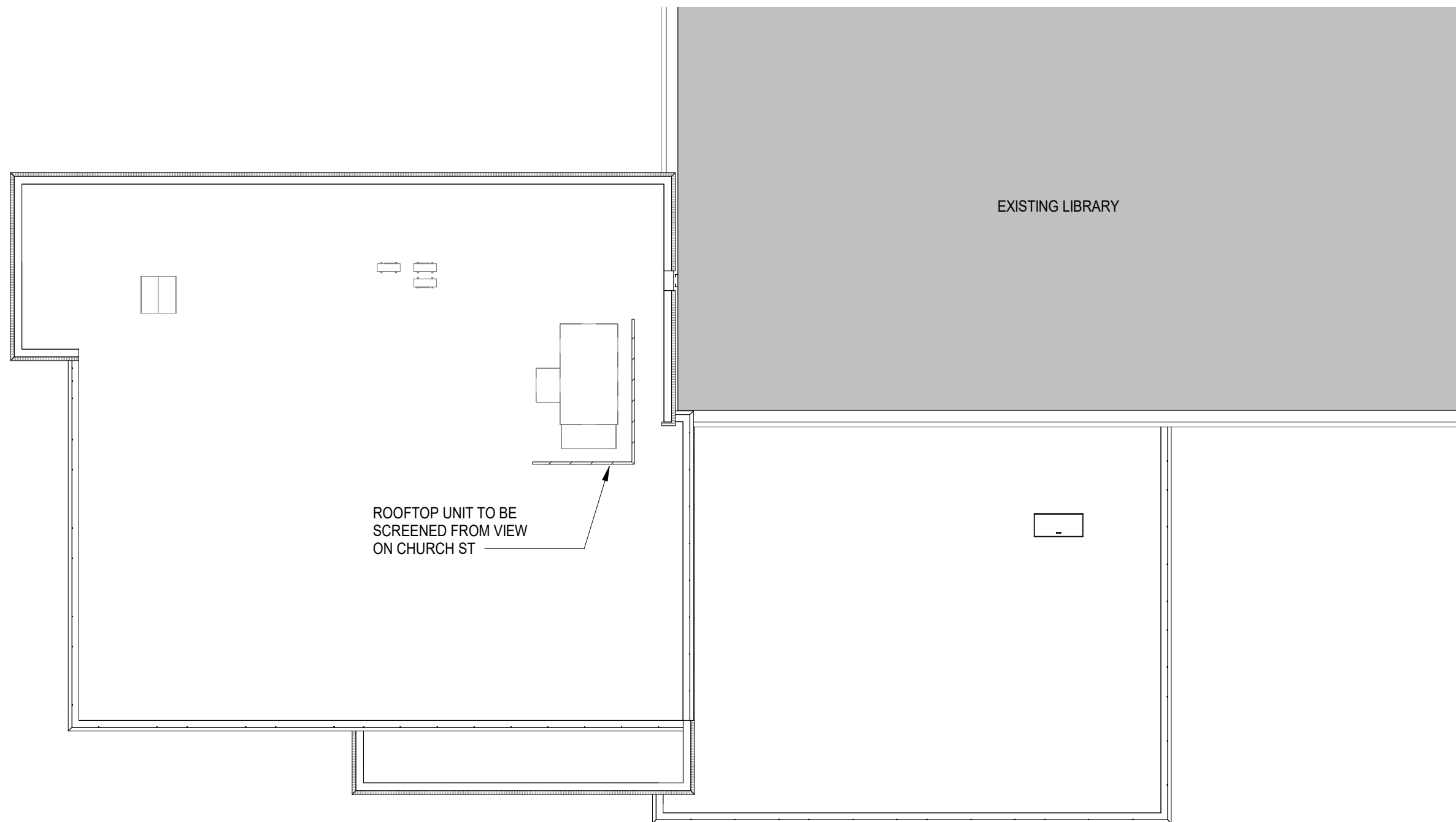
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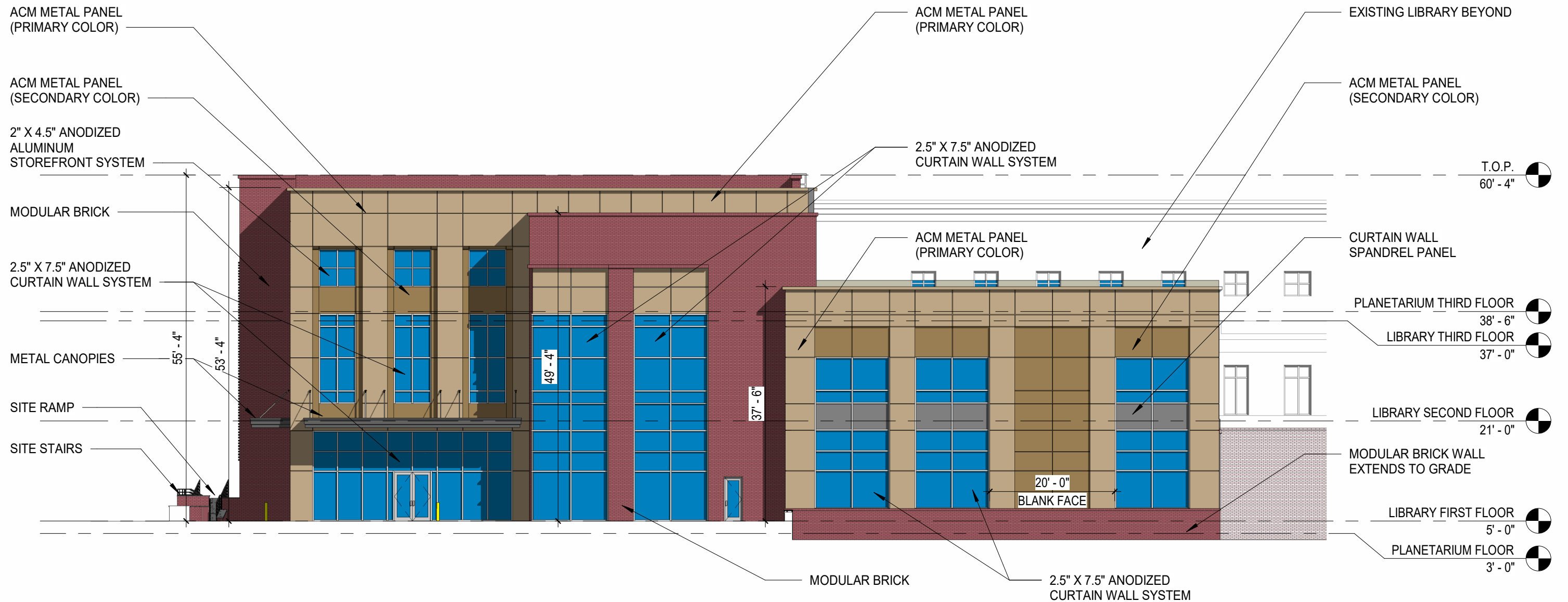
FIRST FLOOR PLAN - 1/16" = 1'-0"

FFE: 808.65









VARIANCE REQUEST

BLANK WALL IN EXCESS OF 20' - 0"

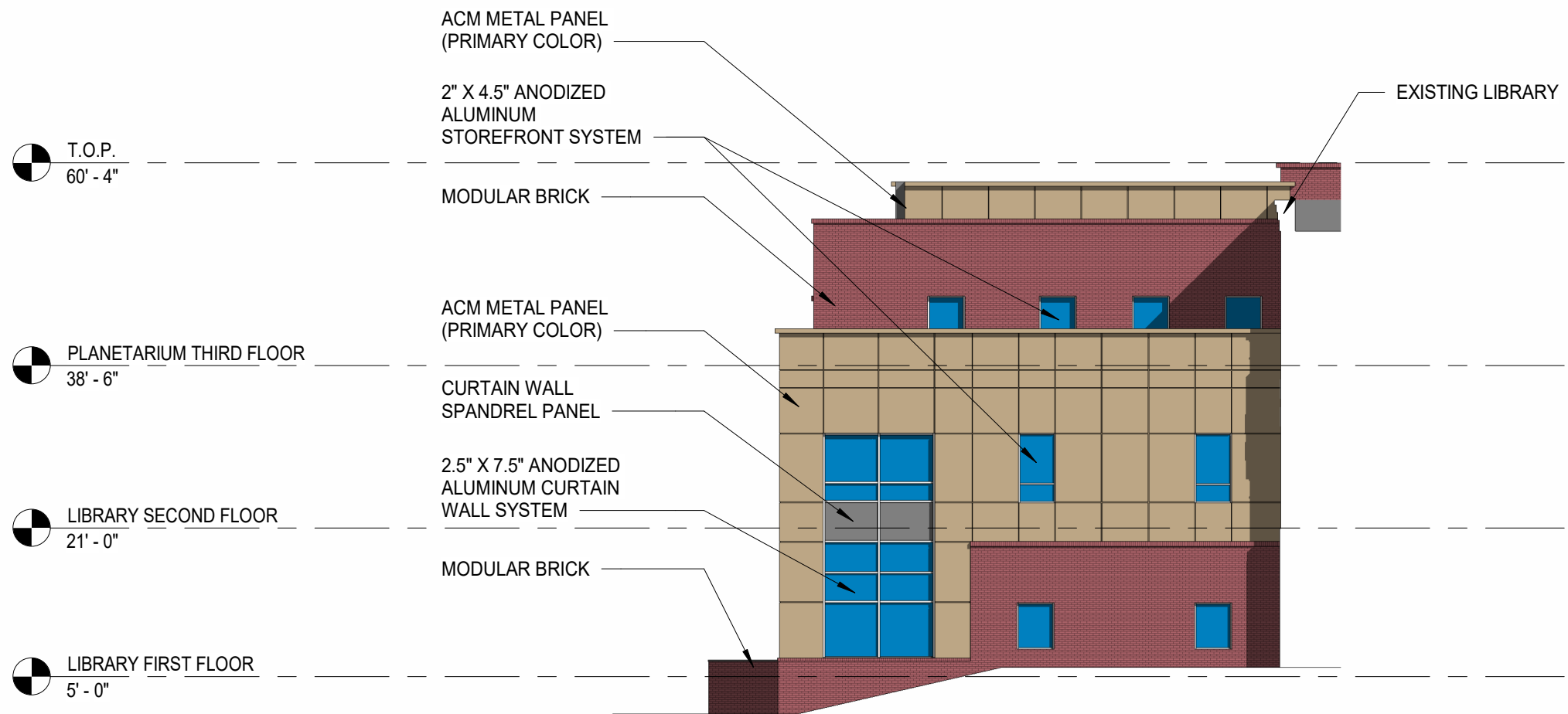
WE ARE PROVIDING A BLANK WALL THAT IS 25' - 0" WIDE FACING BROAD STREET TO ALLOW FOR LOADING ACCESS, REQUIRED EGRESS FROM THE UPPER LEVELS, AND TO CONTRAST AND ACCENT OUR CORNER ENTRY SEQUENCE.

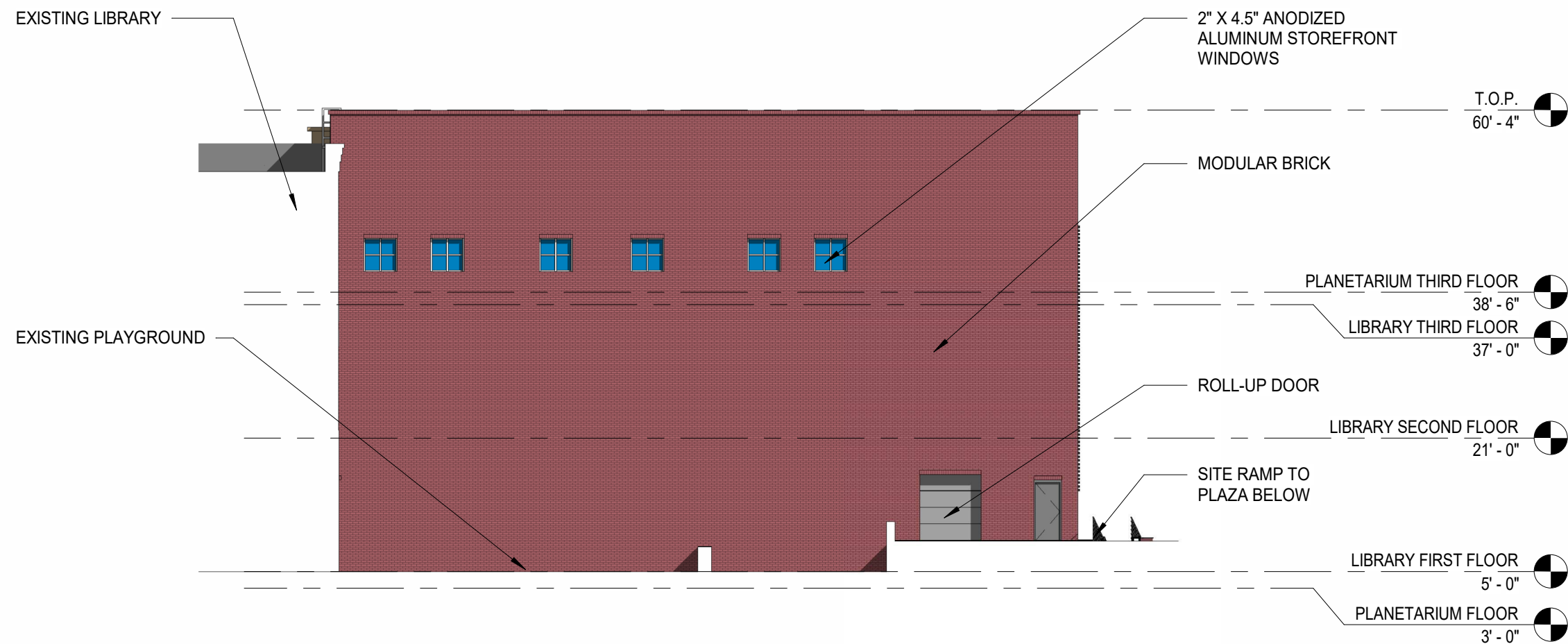
VARIANCE REQUEST

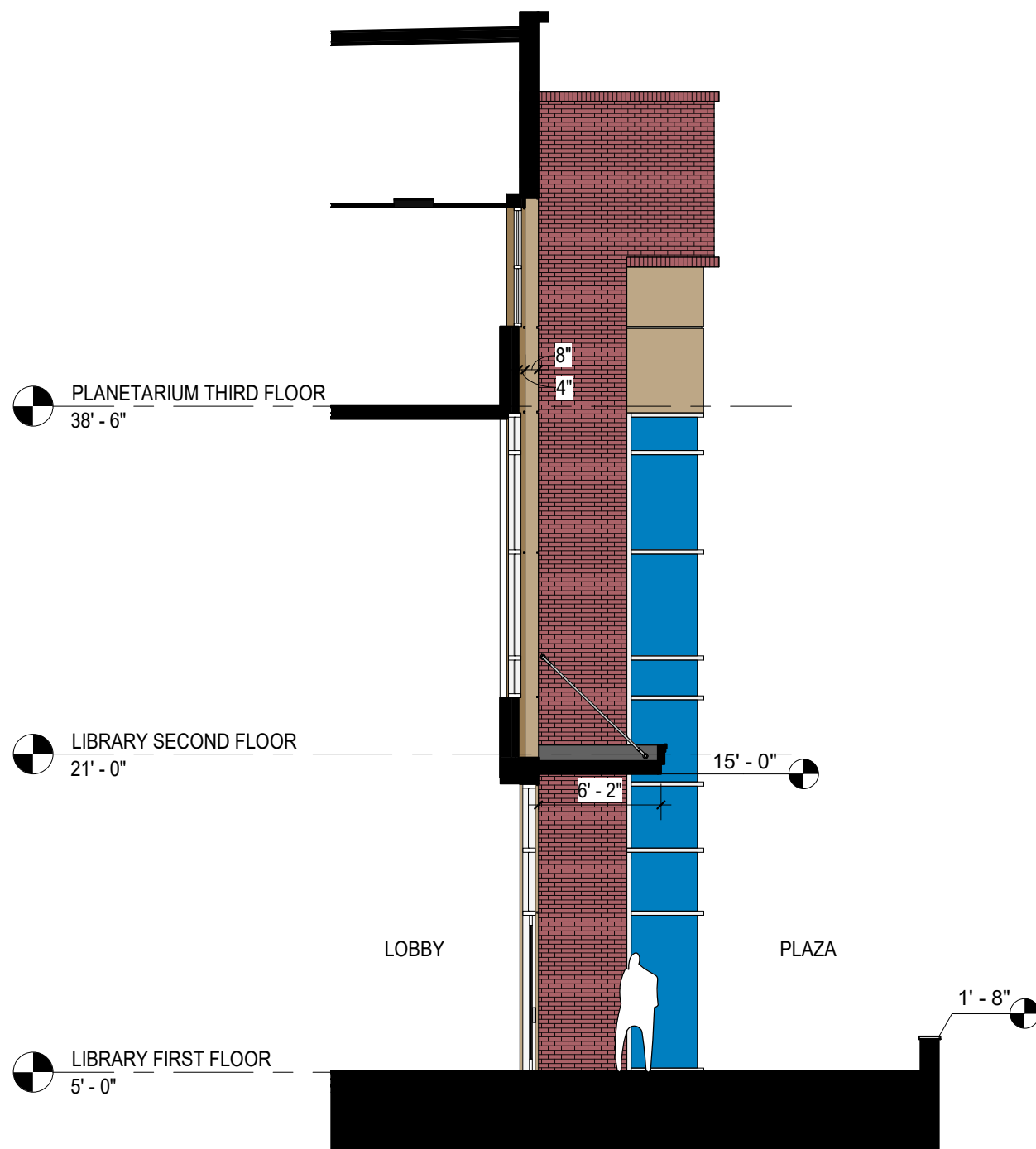
GLAZING LESS THAN 60% OF WALL

WE ARE REQUESTING A VARIANCE FOR A LOWER AMOUNT OF GLAZING ON BROAD ST. THIS ALLOWS FOR THE WINDOWS TO FIT WITH THE OVERALL DESIGN STYLE AND SCREEN LOADING AND EGRESS ELEMENTS FROM VIEW

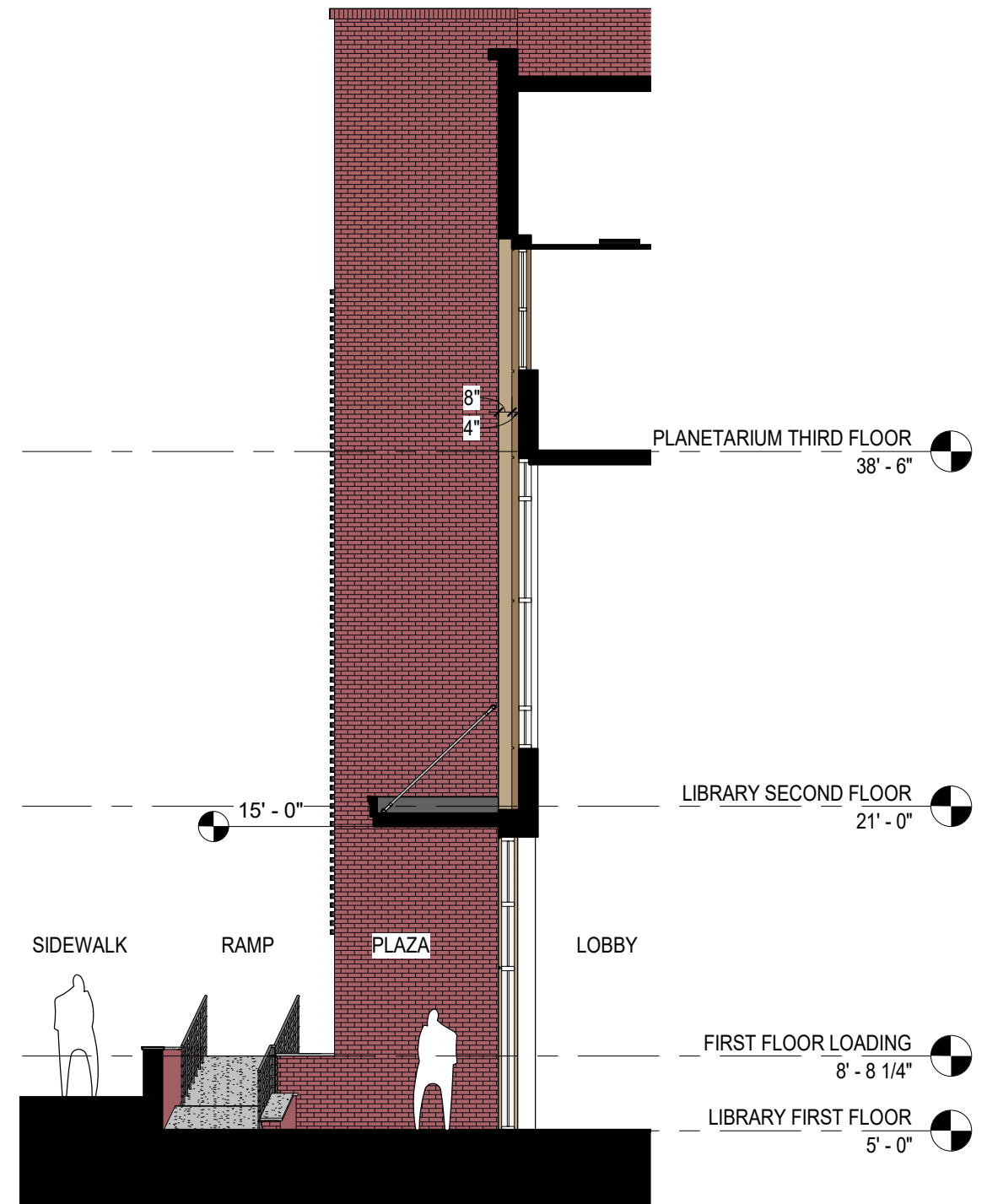




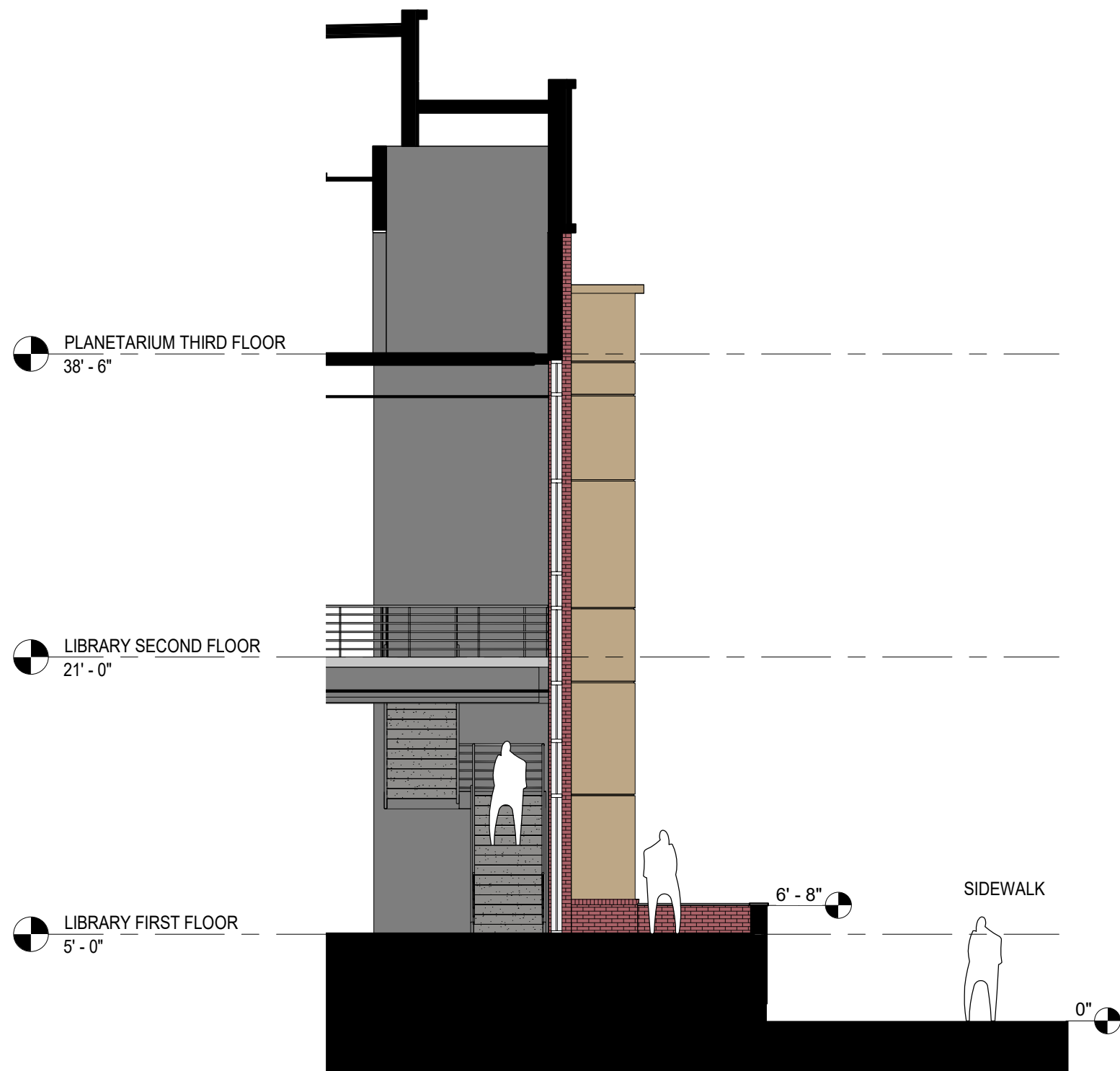




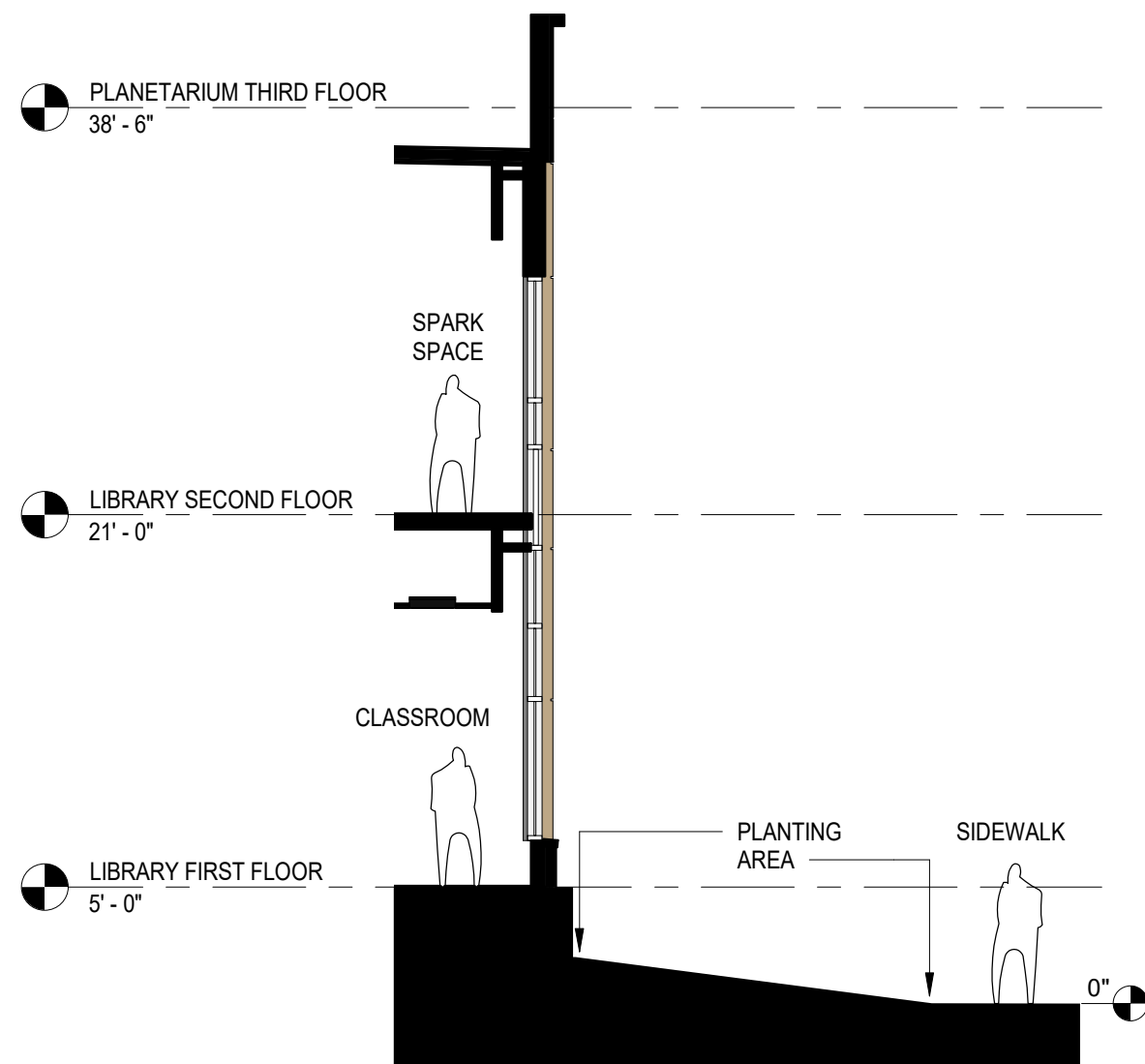
CHURCH STREET ENTRY SECTION



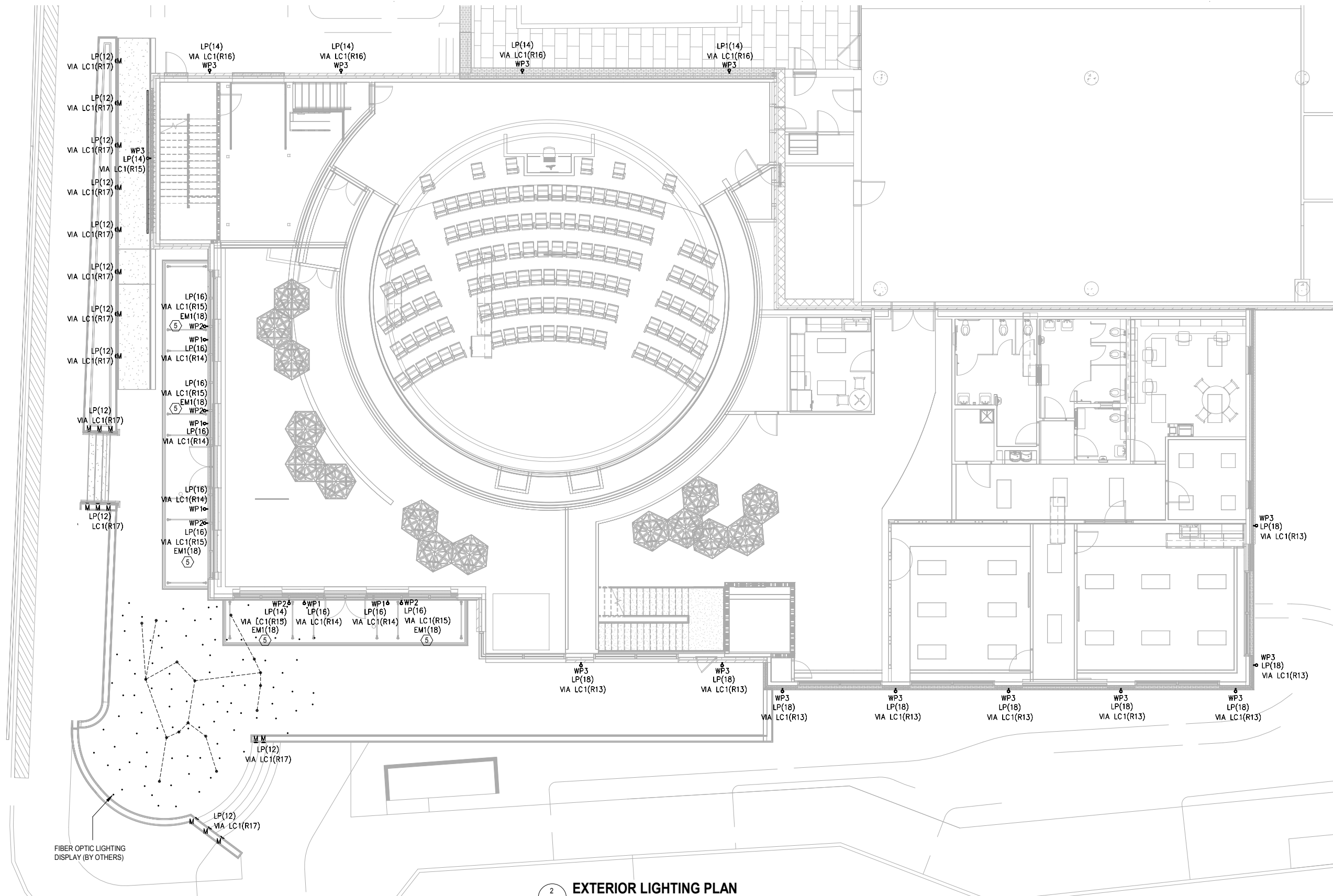
BROAD STREET ENTRY SECTION



MONUMENTAL STAIR SECTION



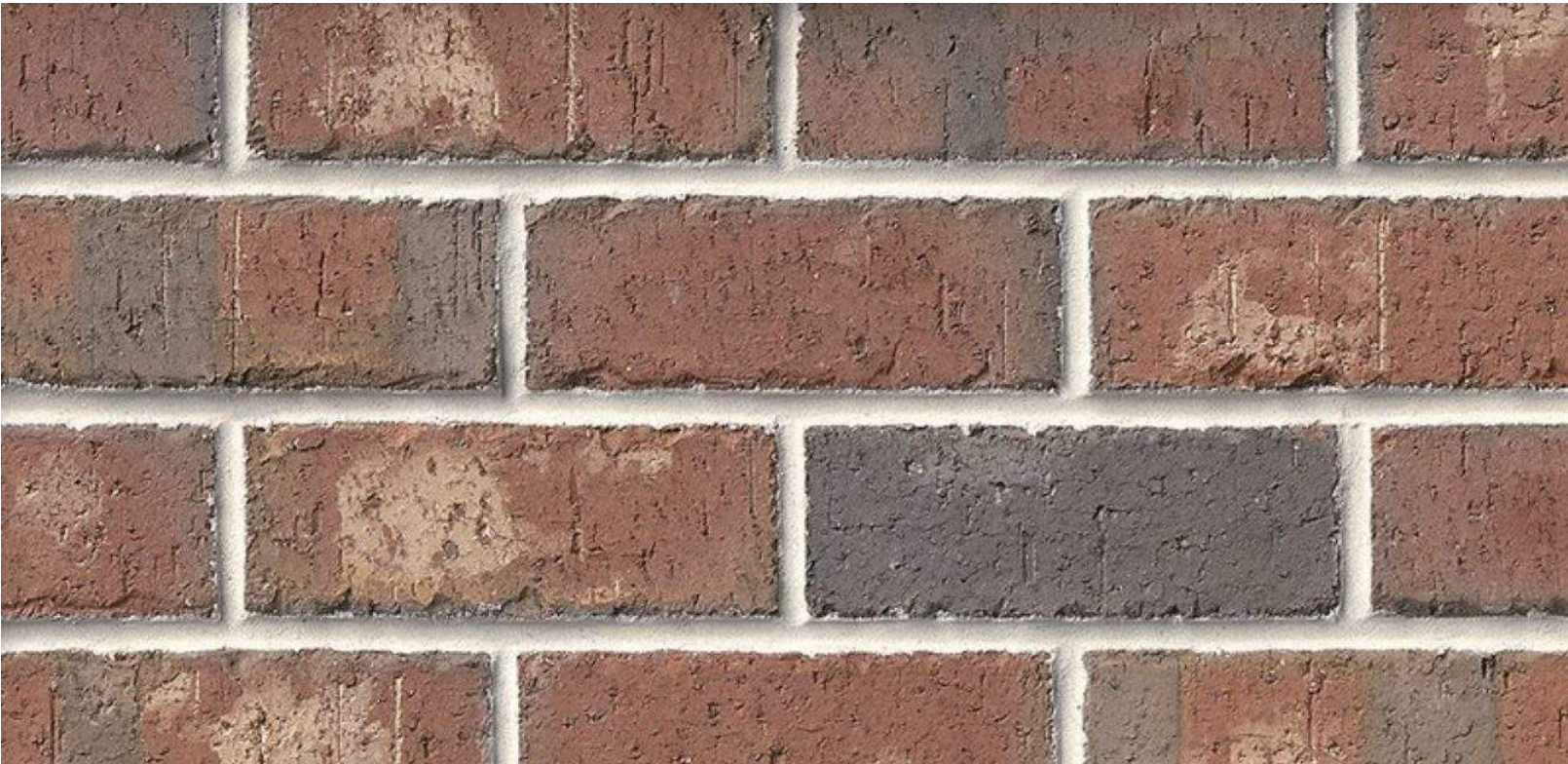
CHURCH STREET SECTION



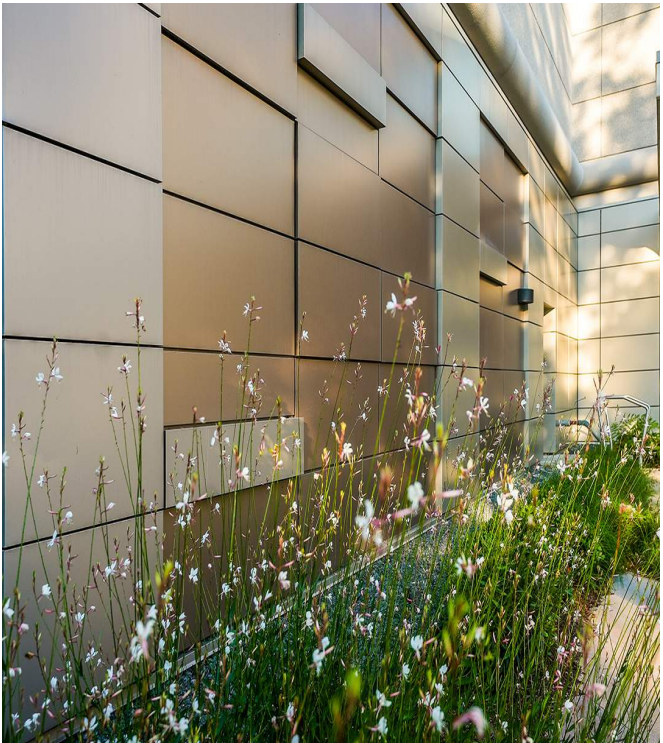
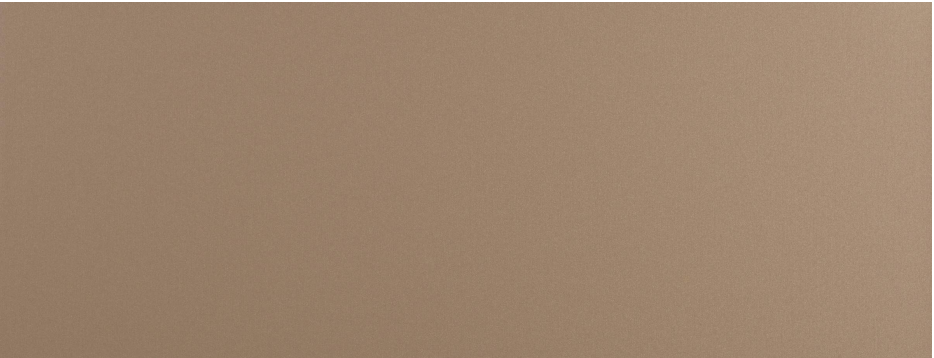
2 EXTERIOR LIGHTING PLAN
E401 1/8" = 1'-0"



**WINDOW FRAMES, DOORS, CANOPY
DARK BRONZE ANODIZED / POLYMER FINISH**



**MASONRY WALLS
WATSONTOWN BRICK - OLD WILLIAMSBURG**



**METAL PANEL FIELD AND ACCENT
EPERNAY CHAMPAGNE METALLIC (TOP) / HARVEST GOLD MICA (BOTTOM)**







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THANK YOU



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