



The City of Spartanburg Design Review Board

AGENDA

August 6th, 2024, 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. Approval of Agenda.

IV. Disposition of the Minutes of July 2nd, 2024, meeting.

V. Old Business:

1. DRB-24-020-00009 – The Design Review Board (DRB) has received a request for Preliminary Conceptual Approval for the proposed Spartanburg Subaru located in the DT-5 Zone (Downtown Urban District) at 400 E Daniel Morgan Ave (Tax Map Sheet: 7-12-06-061.00). Owner: RP CGR SBG MAZ-SUB, LLC / Applicant: Hudson Automotive Group.
[Applicant Deferral to September 2024.](#)
2. DRB-24-020-00011 – The Design Review Board (DRB) has received a request for Preliminary Conceptual Approval for the proposed Fidelity Bank located in the DT-5 Zone (Downtown Urban District) at 305 N Church St (Tax Map Sheet: 7-12-06-043.00). Owner: Steve McClure, Fidelity Bank / Applicant: Brian Murdoch, Fidelity Bank.

VI. New Business:

1. DRB-24-020-00012 – The Design Review Board (DRB) has received a request for Full and Final Approval for the proposed Clayton Construction Company Office located in the DT-5 Zone (Downtown Urban District) at 316 W Main St (Tax Map Sheet: 7-12-13-104.00). Owner: Harry Clayton / Applicant: MPS, Sarah Hammond and Andrew

VII. Staff Announcements:

VIII. Adjournment.

For more information, please contact the Planning Department, at (864) 580-5269 or by email at planning@cityofspartanburg.org.

Meeting Minutes of the Design Review Board (DRB)

Tuesday, July 2nd, 2024, at 5:30 PM

Dr. TK Gregg Recreation Center

The Design Review Board (DRB) on Tuesday, July 2nd, 2024, at 5:30pm. The following Board Members were in attendance: **Jean Crowther, Alexander Newman, Lukas Hauser, Tori Wallace Babcock and Lauren Rogers**. Representing the City of Spartanburg's Planning Department was **Martin Livingston, Community Development Director, Oksana Holbrooks, Administrative Assistant and Nan Zhou, Planner II**.

Roll Call:

Mr. Newman: Alexander Newman

Mr. Hauser: Lukas Hauser

Ms. Crowther: Jean Crowther

Ms. Rogers: Lauren Rogers

Ms. Babcock: Tori Wallace Babcock

Ms. Rogers: Welcoming of new board member Jean Crowther to Design Review Board. We are in compliance of Freedom of Information Act, public notification 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. We'll move to approval of the agenda for this evening.

Approval of Agenda

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

Ms. Babcock: Motion to approve the agenda.

Mr. Newman: Second it.

Ms. Rogers: All in favor say aye?

Attendees: Aye. Any Nays?

Ms. Rogers: For the minutes the approval of the minutes for May 7th, 2024, has everyone had an opportunity to review? Those that attended and approve the minutes for May 7th, 2024, say aye?

Approval of Meeting Minutes for May 7th, 2024

On a motion by Mr. Hauser to approve and seconded by Mr. Newman, the minutes were approved by a vote of 4 to 0.

Mr. Hauser: Motion to approve.

Mr. Newman: Second.

Ms. Rogers: All in favor?

Attendees: Aye.

Ms. Rogers: Any opposed?

Old Business: None.

New Business:

The Design Review Board (DRB) has received a request for Full and Final Approval for the proposed Spartanburg Subaru located in the DT-5 Zoning (Downtown Urban District) at 400 E. Daniel Morgan Ave. (Tax Map Sheet # 7-12-06-061.00). Owner: RP CGR SBG MAZ-SUB LLC / Applicant: Hudson Automotive Group.

GENERAL PROJECT OVERVIEW

The existing Subaru dealership is proposing to increase the existing floor area from 35,269 square feet to ~41,325 square feet, an increase of approximately 17%. The additional space is proposed to infill existing roof overhangs but not otherwise increase impervious space.

AUTHORITY & APPLICABILITY

This project is zoned DT-5 and the proposed project is considered a minor expansion in accordance with Section 2.2. The following elements are required to come into full compliance: Solid Waste Storage Areas; Bicycle Parking; and Signage. Full streetscape and site landscaping and building design elements related only to the building expansion are required for compliance. Formal design review and approval by the Design Review Board is required. A special exception is required in accordance with Section 3.1.3 (Use Table).

DETERMINATION OF COMPLETENESS

- Application is complete

EXCEPTIONS

- No exceptions were requested but there are several deficiencies that will need to be addressed.

CODE REVIEW

Exceptions or deviations required are noted in *blue italics*

- A. Use Standards:** The proposed use (vehicle/heavy equipment rental/sales) requires a Special Exception and is subject to the additional standards in 3.2.11.

3.2.11 VEHICLE SALES

- a. All renovations or substantial modifications to the existing showroom shall not have to meet the maximum setbacks requirements or minimum height restrictions. – *Compliant*

However, all physical lot expansions to any existing Vehicle Sales site shall require all such expansions on the new parcel only to come into full compliance. – *Not applicable*

- b. Areas for vehicle displays shall be limited to the 2nd and 3rd Layers only. Parking areas may not be expanded into any 1st layer zone. – *Not applicable*

B. District Standards:

- **3.3.1 Lot Configuration:** *Not applicable*

- **3.3.2 Primary Building Standards:** Per 3.2.11, Minimum height does not apply – *All other standards are compliant*
- **3.3.4 Building Height:** *Compliant*
- **3.3.5 Permitted Parking Location:** *Existing non-conformity – no expansion requested*
- **3.3.6 Building Frontage:** *Shopfront/Awning – but setback behind a parking lot – legal non-conformity*

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:** Buildings must have their principal pedestrian entrances on a frontage line. - *Compliant*
- **5.1.4 Setbacks:** Front and side setbacks must be consistent with surrounding buildings. - *Compliant*
- **5.1.5 Adjacent Lots:** Grading between lots to be sensitively considered. – *Not Applicable*

E. Utilities and Trash Containment:

- **5.2.1 Underground Utilities:** - *Compliant*
- **5.2.2 Solid Waste Storage Areas:** - *Full screening of all solid waste enclosures required*
- **5.2.3 Mechanical and Utility Equipment:** *Compliance to be confirmed with final approval*

F. Building Standards:

- **6.1.1 General Design Principles - Connectivity:** *Compliant*
- **6.1.2 General Design Principles - Housing:** *Not applicable*
- **6.1.3 General Design Principles – Mixed-Use Infill & Redevelopment:** *Not applicable*
- **6.1.1 General Design Principles - Downtown Should be Urban:** *Existing Non-conformity – The proposed building expands the building towards the street in conformance with this principle.*
- **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:** *Compliant*
 - **6.2.6 Building Entrances:** *Compliant*
- **6.4 Specific Building Design Standards for all D-T5 Mixed-Use and Commercial Buildings**
 - **6.4.1 Roof and Eaves:** *Compliant; Rooftop equipment screening to be confirmed with Final Approval*
 - **6.4.2 Canopies/Awnings:** *Not Applicable*

- **6.4.3 Encroachments:** *Not Applicable*
- **6.4.4 Façade Design:** *Compliant*
- **6.4.5 Materials:** *Exception Required – See Additional Comments*

G. Parking:

- **7.1 Parking Area Access:** *Existing front yard parking is a non-conformity*
- **7.2 Bicycle Parking:** *Compliance Required*

H. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:**
 - D-T5: 12 ft zone with 6 foot planting strip; trees every 50 ft; and a 8 ft sidewalk –*Compliance required*
- **8.2 Parking Area Landscaping:** *Compliance Required*

8.2.1 REQUIRED PLANTINGS

One (1) Shade Tree and eight (8) shrubs per 10 parking spaces. No parking space shall be further than 60 feet from the trunk of a canopy tree.

8.2.2 PARKING AREA SCREENING

All parking areas visible from the right-of-way should be screened from view. Parking areas in the side yard must have a 3 foot high screen along the street side located in the side yard only (behind the building line) Shrubs, brick walls (using brick that matches the adjacent building), wrought iron fencing, or any combination thereof may be used. If landscaping is used, the minimum planting area width should not be less than 4 feet.

- I. Signage:** *Freestanding Sign is non-compliant. Existing pole sign would need to be modified to not exceed 5 feet in height and 32 square feet in area.*

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

- **Building Materials:** The existing building utilizes a metal paneling system similar to what is proposed for the expansion. While it would be possible to incorporate a different building material as a compatible contrast to the existing building (e.g., brick), the presence of the building back from the street doesn't necessary warrant an investment that provides permanence to its location. The DRB will need to decide if this investment warrants an upgrade of the proposed wall material.
- **Site Landscaping:** With the proposed expansion, the lack of site landscape will need to be brought into compliance. The image below represents the additional trees required for compliance. It does appear that at least 7 parking spaces will need to be converted to planting areas to accommodate canopy trees.
- **Streetscape:** The current sidewalk and tree planting area is substandard with a lack of street trees and a narrow sidewalk. Striping for on-street parking in the outside lane of Daniel Morgan was recently installed and is being utilized. Also, there are overhead utilities which

will preclude the installation of canopy streets in the streetscape but would permit understory trees such as Crepe Myrtles however, there does not appear to be adequate soil area to support their installation without losing a substantial amount of parking across the frontage. As an alternative, we encourage the exploration of curb extensions into the pavement of Daniel Morgan in order to install the trees. (See image below)

RECOMMENDATION

Because this is an expansion of a non-confirming building, there are several items that are required to come into compliance as noted above and we do not recommend the issuance of any exceptions except as follows:

- Exception to Section 6.4.5 to permit the continued use of metal paneling consistent with the rest of the facade.

Applicant:

Steve Prayer, Johnston Step Law Firm
Riyad Brothers, Hudson Automotive Group.
Joe Kondovski, Architect
Rogan Martin, Civil Engineer

Public Comments:

None.

Discussion:

The proposed project is not ready for full and final approval. A landscape/streetscape needs to be submitted for full and final approval.

A motion was made by Ms. Babcock, seconded Mr. Newman for partial approval. An ACM panel variance was approved by a vote of 5-0. Table meeting for landscape/streetscape discussion until the applicant has a response to the comments made by board members by a vote of 5-0.

The Design Review Board (DRB) has received a request for Preliminary Conceptual Approval for the proposed Mile Residence located in the DT-5 Zoning (Downtown Urban District) at 142 Oakland Ave. (Tax Map Sheet # 7-12-11-069.00). Owner: James E. and Kimberly Miles / Applicant: Meghan Teague, Teague Studio.

GENERAL PROJECT OVERVIEW

The proposed 3200 square foot single family is on infill lot along Oakland Avenue approximately 360 feet from Main Street. Oakland Avenue is a transitional residential street with some residential occupancy in addition to commercial occupancy of residential structures and commercial structures. The neighboring structures are traditional residential vernacular and it is across the street from modern commercial structures that are set back from the street with parking across their frontage.

AUTHORITY

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

DETERMINATION OF COMPLETENESS

- Complete

EXCEPTIONS

- 7.1.4.b – Parking Area Access: Parking must be accessed from a rear alley or a secondary frontage unless approved as a Discretionary Review. (D-T5 & D-T6)

CODE REVIEW

Noted deficiencies, exceptions or deviations required are noted in *blue italics*

A. Use Standards: The proposed use (dwelling-single family) is permitted by right.

B. District Standards:

- **3.3.1 Lot Configuration:** *Compliant*
- **3.3.2 Primary Building Standards:** *Non-Compliant but Compliant with Section 5.1.4 that requires that “front and side setback be consistent with those of the surrounding buildings. Buildings on infill lots should generally setback a distance equal to an average of buildings on either side of the proposed development on the same side of the street.”*
- **3.3.4 Building Height:** *Compliant*
- **3.3.5 Permitted Parking Location:** *Compliant*
- **3.3.6 Building Frontage:** *Common Yard – Exception Required*

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:** Buildings must have their principal pedestrian entrances on a frontage line. – *Compliant*
- **5.1.4 Setbacks:** Front and side setbacks must be consistent with surrounding buildings. – *Compliant – consistent with surrounding buildings*
- **5.1.5 Adjacent Lots:** Grading between lots to be sensitively considered. – *Not applicable*

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:** *Not applicable*
- **6.1.2 General Design Principles - Housing:** – *Compliant*
- **6.1.3 General Design Principles – Mixed-Use Infill & Redevelopment:** *Not applicable*
- **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. – *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:** *Compliant*
 - **6.2.6 Building Entrances:** *Compliant*
- **6.3 Specific Building Design Standards for all D-T4 and Residential Structures**
 - **6.3.1 Roof and Eaves:** *Compliant*
 - **6.3.2 Façade Design:** *Compliant*
 - **6.3.3 Building Entrances:** *Compliant*
 - **6.4.4 Garages**
 - **a. Garage Setbacks:** *Compliant*
 - **b. Garage Width:** *Compliant*
 - **6.3.5 Materials:** *Compliant*

G. Parking:

- **Parking Area Access:** *Parking is provided via a front-loaded driveway. An exception is required for access to parking on lots less than 60 feet in width.*

H. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:**
 - D-T5: 12 ft/14 ft without tree wells; 8 ft sidewalk; trees in wells – *The existing sidewalk is substandard and crumbling. Please work with the side to provide a solution that provides a minimum 5 foot wide sidewalk prior to Final Approval.*

I. Signage: Not applicable.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

None

RECOMMENDATION

We recommend Preliminary approval with the following Exceptions/Changes:

- Exception to utilize a Common Yard frontage consistent with the surrounding buildings.
- Exception to utilize the existing driveway to site access.
- Improvement of the existing sidewalk to a minimum of 5 feet in width.

Applicant:

Meghan Teague, Teague Studio.

Public Comments:

David McCutchen, Engineering Associates.

Discussion:

The proposed project well proposed. Discussion of the site access, the setbacks, and sidewalk.

A motion was made by Ms. Babcock, seconded Mr. Hauser with conditional approval, the site access has to be brought back to 45 feet to be consistent with surrounding buildings, allowing the driveway to site access to Oakland Ave, and improvement of existing sidewalk setback brought to 7 feet with a condition of street trees requirement being in compliance by a vote of 5-0.

The Design Review Board (DRB) has received a request for preliminary Conceptual Approval for the proposed Fidelity Bank located in the DT-5 Zoning (Downtown Urban District) at 305 N. Church St. (Tax Map Sheet # 7-12-06-043.00). Owner: Steve McClure, Fidelity Bank / Applicant: Brian Murdoch, Fidelity Bank.

GENERAL PROJECT OVERVIEW

The proposed 8400 square foot building is located at the corner of East Daniel Morgan Avenue and North Church Street directly across from the Marriott. It is a redevelopment of an existing single-story structure and presently has driveways on both frontages. The proposed use is a bank that includes a drive-thru service.

AUTHORITY & APPLICABILITY

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

DETERMINATION OF COMPLETENESS

- Application is complete

EXCEPTIONS

- 6.4.4.c.2 Ground Level Detailing – Transparency Zone.

CODE REVIEW

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

A. Use Standards: The proposed use (bank) is permitted by right in D-T5. The Drive-Thru Service is permitted subject to additional standards in 3.2.2.

3.2.2 DRIVE-THRU RETAIL/RESTAURANT/SERVICE USES

- In the D-T5 or D-T6 district, a restaurant or business with drive-thru service may not be closer than 500 feet from another business with drive-thru service. – *Compliant*
- An application for a business with a drive-thru service must submit a site plan showing, the following, but not limited to: the parking and circulation plan, curb cuts, the location of any audible equipment, landscaping, pole lights, signs and trash enclosures. – *Compliance presumed prior to Final approval*
- Drive-thru service canopies must be pitched at an angle and use materials matching the roof of the primary building. – *Compliant*

- d. Drive-thru facilities should be located at the rear of the primary building, but if that is not feasible, may be located at the side. – *Compliant, technically located in the side yard but recessed. Landscape screening will be required.*
- e. Access to the drive-thru service should be from mid-block or the rear to avoid disrupting pedestrian traffic. If a driveway is necessary it must be no more than 10 feet wide and conform to SCDOT 2008 Access and Roadside Management Standards, or as amended. – *Compliant*
- f. No drive thru window or its associated signage (other than directional) is permitted within the first or second layer (see Table 2d). – *Compliant*

B. District Standards:

- **3.3.1 Lot Configuration:** *Compliant*
- **3.3.2 Primary Building Standards:** *Compliant*
- **3.3.4 Building Height:** *Compliant*
- **3.3.5 Permitted Parking Location:** - *Exception required for sideyard parking along Church Street*
- **3.3.6 Building Frontage:** *Unclear – Most likely it is Common Yard – Not 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*
- **5.1.3 Pedestrian Entries from Frontage Line:** Buildings must have their principal pedestrian entrances on a frontage line. - *Compliant*
- **5.1.4 Setbacks:** Front and side setbacks must be consistent with surrounding buildings. - *Compliant*
- **5.1.5 Adjacent Lots:** Grading between lots to be sensitively considered. – *Not Applicable*

E. Utilities and Trash Containment:

- **5.2.1 Underground Utilities:** *Compliant*
- **5.2.2 Solid Waste Storage Areas:** *Compliance to be confirmed with final approval*
- **5.2.3 Mechanical and Utility Equipment:** *Compliance to be confirmed with final approval*

F. Building Standards:

- **6.1.1 General Design Principles - Connectivity:** *Compliant*
- **6.1.2 General Design Principles - Housing:** *Not applicable*
- **6.1.3 General Design Principles – Mixed-Use Infill & Redevelopment:** *Compliant*
- **6.1.1 General Design Principles - Downtown Should be Urban:** *Existing Non-conformity – The proposed building expands the building towards the street in conformance with this principle.*
- **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:** *Compliant*
- **6.2.6 Building Entrances:** *Compliant*
- **6.4 Specific Building Design Standards for all D-T5 Mixed-Use and Commercial Buildings**
 - **6.4.1 Roof and Eaves:** *Compliant; Rooftop equipment screening to be confirmed with Final Approval*
 - **6.4.2 Canopies/Awnings:** *Not Applicable*
 - **6.4.3 Encroachments:** *Not Applicable*
 - **6.4.4 Ground Level Detailing:** *Non-compliant with 60% transparency along all street sides – exception requested*
 - **6.4.5 Materials:** *Compliant*

G. Parking:

- **7.1 Parking Area Access:** *Compliant*
- **7.2 Bicycle Parking:** *Compliance Required*

H. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:**
 - D-T5: 14 ft zone with 6 foot planting strip; trees every 50 ft; and a 8 ft sidewalk – *Compliance to be confirmed with Final approval*
- **8.2 Parking Area Landscaping:** *Compliance Required*

8.2.1 REQUIRED PLANTINGS

One (1) Shade Tree and eight (8) shrubs per 10 parking spaces. No parking space shall be further than 60 feet from the trunk of a canopy tree. - *Compliance to be confirmed with Final approval*

8.2.2 PARKING AREA SCREENING

All parking areas visible from the right-of-way should be screened from view. Parking areas in the side yard must have a 3 foot high screen along the street side located in the side yard only (behind the building line) Shrubs, brick walls (using brick that matches the adjacent building), wrought iron fencing, or any combination thereof may be used. If landscaping is used, the minimum planting area width should not be less than 4 feet. - *Compliance to be confirmed with Final approval*

I. Signage: *Staff level approval*

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

- **Ground Level Transparency:** The applicants have requested an exception to the minimum transparency. No calculations have been provided as to what is in the current proposal so it's difficult to determine what mitigating elements can be provided. The reasons for the exception provided was so that they could keep to the brand but as buildings in the city often have many

lives beyond the initial tenant, and the context of this site being at a prominent entry to the downtown, we do not think that should be an adequate reason to deviate from one of the key design standards that promotes pedestrian activity in the downtown.

At a minimum we would encourage a design adaptation of the one-story secondary element along Daniel Morgan Avenue. As the overall design aesthetic draws from a residential colonial revival vernacular, it would not be uncommon to see this secondary element designed as a sunroom with more extensive windows. As a corner element, it would contribute to the overall porosity of both facades, while also being complimentary to the overall architectural brand of the bank.

RECOMMENDATION

We recommend the Preliminary Approval application with the following exceptions:

- The use of a Common Yard frontage be permitted subject to the inclusion of landscaping around the perimeter of the building; and;
- The minimum ground floor transparency be reduced below the required 60% with a mitigation that considers the design of the one-story corner element as a “sunroom” feature to expand the use of windows along the ground floor or a similar mitigating design element.

Applicant:

Brian Murdoch, Fidelity Bank.

David McCutchen, Engineering Associates.

Public Comments:

None.

Discussion:

It is very much appreciated that a regional branch location in the City of Spartanburg. The proposed project does not meet all requirements. Because it is on a corner site and at a high profile location which makes it more difficult to allowing the exemption of having the drive through where it would not be in compliance with the code is a lot for board members to approve. Having more elements align with the code would help the board make more precise decision.

A motion was made by Ms. Rogers, seconded Ms. Babcock to table the meeting for landscape site plan submittal and possibly have an Architect present for next meeting or set up a private meeting for discussion by a vote of 5-0.

Staff Announcements:

None.

Adjourned meeting at 7:52 P.M.

Lauren Rogers, Vice Chair

ADDRESS/ TAX ID

305 N. Church St./7-12-13-104.00

DATE

8/2/2024

COPIES TO

City Departments
Applicant

TO

Spartanburg Design Review Board

PROJECT NUMBER

24-021

STAFF

Fredalyn M. Frasier, Planning Director
Nan Zhou, Planner II

OWNER/APPLICANT

Fidelity Bank - Brian Murdoch/ David McCutchen, McCutchen Engineering Associates, PC

GENERAL PROJECT OVERVIEW

The proposed 8400 square foot building is located at the corner of East Daniel Morgan Avenue and North Church Street directly across from the Marriott. It is a redevelopment of an existing single-story structure and presently has driveways on both frontages. The proposed use is a bank that includes a drive-thru service. The DRB first reviewed this application on July 2, 2024. This is the second review for Preliminary Approval.

AUTHORITY & APPLICABILITY

This project is zoned D-T5 and is a full site redevelopment. Formal design review and approval by the Design Review Board is required.

DETERMINATION OF COMPLETENESS

Application is complete

FINDINGS - EXCEPTIONS

- 1) **3.2.2 DRIVE-THRU RETAIL/RESTAURANT/SERVICE USES:** To permit a drive-thru facility within 500 feet of another drive-thru facility.
- 2) **3.3.1.6 PRIMARY BUILDING STANDARDS:** To permit a frontage build-out of 53% (60% is required)
- 3) **3.3.5.b PERMITTED PARKING LOCATION:** To permit parking in the sideyard
- 4) **6.4.4.c.2 GROUND LEVEL DETAILING:** To permit a reduction in the required transparency zone from 60% to ~51%.
- 5) **7.1.4.b PARKING AREA ACCESS:** To permit access from a fronting street (Church Street).
- 6) **8.1 REQUIRED STREETScape:** To permit the street trees to be setback behind the sidewalk to avoid the site distance triangle.

In addition, the City plans to pursue with SCDOT a comprehensive traffic treatment for the Daniel Morgan corridor and requests the DRB issue support for the installation of a median in Daniel Morgan Avenue in lieu of the right-in/right-out driveway.

CODE REVIEW

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

- A. Use Standards:** The proposed use (bank) is permitted by right in D-T5. The Drive-Thru Service is permitted subject to additional standards in 3.2.2.

3.2.2 DRIVE-THRU RETAIL/RESTAURANT/SERVICE USES

- a. In the D-T5 or D-T6 district, a restaurant or business with drive-thru service may not be closer than 500 feet from another business with drive-thru service. – *Exception required. See additional notes.*
- b. An application for a business with a drive-thru service must submit a site plan showing, the following, but not limited to: the parking and circulation plan, curb cuts, the location of any audible equipment, landscaping, pole lights, signs and trash enclosures. – *Compliance presumed prior to Final approval*
- c. Drive-thru service canopies must be pitched at an angle and use materials matching the roof of the primary building. – *Compliant*
- d. Drive-thru facilities should be located at the rear of the primary building, but if that is not feasible, may be located at the side. – *Compliant, technically located in a side yard but recessed. Landscape screening will be required.*
- e. Access to the drive-thru service should be from mid-block or the rear to avoid disrupting pedestrian traffic. If a driveway is necessary it must be no more than 10 feet wide and conform to SCDOT 2008 Access and Roadside Management Standards, or as amended. – *Compliant. This driveway width is presumed to apply to a driveway from the fronting street, not the side or rear.*
- f. No drive thru window or its associated signage (other than directional) is permitted within the first or second layer (see Table 2d). – *Compliant*

B. District Standards:

- **3.3.1 Lot Configuration:** Frontage Build-Out: 60% except in Side Yard Parking Overlay – *Exception Required. See Additional Notes.*
- **3.3.2 Primary Building Standards:** *Compliant*
- **3.3.4 Building Height:** *Compliant*
- **3.3.5 Permitted Parking Location:** *Exception required for sideyard parking along Church Street. See additional notes.*
- **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*
- **5.1.3 Pedestrian Entries from Frontage Line:** Buildings must have their principal pedestrian entrances on a frontage line. - *Compliant*
- **5.1.4 Setbacks:** Front and side setbacks must be consistent with surrounding buildings. - *Compliant*
- **5.1.5 Adjacent Lots:** Grading between lots to be sensitively considered. – *Not Applicable*

E. Utilities and Trash Containment:

- **5.2.1 Underground Utilities:** *Compliant*
- **5.2.2 Solid Waste Storage Areas:** *Compliance to be confirmed with final approval*
- **5.2.3 Mechanical and Utility Equipment:** *Compliance to be confirmed with final approval*

F. Building Standards:

- **6.1.1 General Design Principles - Connectivity:** *Compliant*
- **6.1.2 General Design Principles - Housing:** *Not applicable*
- **6.1.3 General Design Principles – Mixed-Use Infill & Redevelopment:** *Compliant*
- **6.1.1 General Design Principles - Downtown Should be Urban:** *Existing Non-conformity – The proposed building expands the building towards the street in conformance with this principle.*
- **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:** *Compliant*
 - **6.2.6 Building Entrances:** *Compliant. See additional notes.*
- **6.4 Specific Building Design Standards for all D-T5 Mixed-Use and Commercial Buildings**
 - **6.4.1 Roof and Eaves:** *Compliant; Rooftop equipment screening to be confirmed with Final Approval*
 - **6.4.2 Canopies/Awnings:** *Not Applicable*
 - **6.4.3 Encroachments:** *Not Applicable*
 - **6.4.4 Ground Level Detailing:** *60% Glazing in Transparency Zone – Compliant along Daniel Morgan frontage. Exception required for Church Street frontage. See additional notes.*
 - **6.4.5 Materials:** *Compliant*

G. Parking:

- **7.1 Parking Area Access:** *Parking must be accessed from a rear alley or a secondary frontage unless approved as a Discretionary Review. (D-T5 & D-T6) – Exception required. See additional notes.*
- **7.2 Bicycle Parking:** *Compliance Required . Staff to confirm with Final Approval.*

H. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:**
 - **D-T5:** *14 ft zone with 6 foot planting strip; trees every 50 ft; and a 8 ft sidewalk – Compliance to be confirmed with Final approval.*
- **8.2 Parking Area Landscaping:** *Compliant*

I. Signage: *Staff level approval*

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

3.2.2 DRIVE-THRU RETAIL/RESTAURANT/SERVICE USES:

- *In the D-T5 or D-T6 district, a restaurant or business with drive-thru service may not be closer than 500 feet from another business with drive-thru service.*

There are several other drive thru services at this edge of the downtown area and the site previously had a drive-thru operation.

3.3.1.6 PRIMARY BUILDING STANDARDS: Frontage Build-Out: 60% except in Side Yard Parking Overlay –

- *The frontage build-out requirements are intended to minimize distances from one building to the next through the elimination of negative spaces in between buildings to encourage walking.*

The current build-out is 53%. Because of the railroad right-of-way to the north, it is not possible to have another building to fill in that gap. In lieu of building mass along this frontage, it would be appropriate to provide enhanced landscaping and lighting to promote pedestrian interest and safety.

3.3.5.b PERMITTED PARKING LOCATION: Permitted in Sideyard Parking Overlay only

An exception will be required. This side yard is adjacent to the rail corridor, making the potential for another nearby building not possible. The use of the front door along streets where there is no on-street parking is promoted by side yard parking. However, the side door will likely receive most visitors arriving by car. It will be important to ensure that the Church Street entry remains unlocked and available for use during normal business hours as a part of the DRB's motion to approve.

6.2.6 BUILDING ENTRANCES:

- *A functioning entrance for each ground floor tenant, operable during normal business hours for ingress and egress, is required along the primary street frontage. Buildings located on street corners are encouraged to have a corner entrance.*

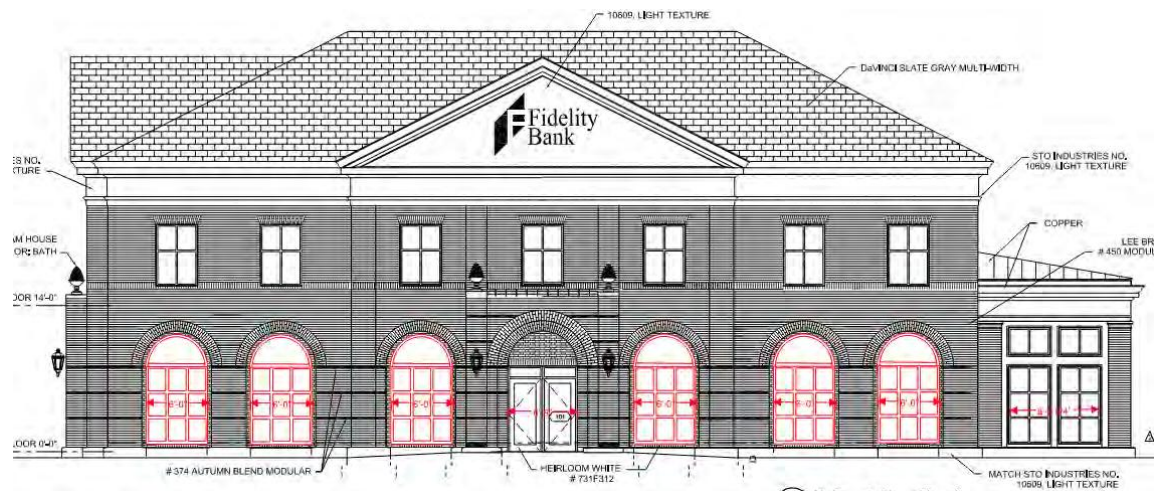
While a corner entrance is encouraged, it is not required. The Church Street entrance is approximately 60 ft from the intersection.

6.4.4.c.2 GROUND LEVEL DETAILING: Transparency Zone:

- *Glazing that is transparent under all lighting conditions must extend from a base of contrasting material (not exceeding four (4) feet in height above the adjacent grade) to at least the height of the door head. However, spandrel or colored glass may be used above the height of the door head. Glazing must extend from the corner of the front facade for a depth equal to at least **sixty (60)** percent of the length of building along all street side building facades.*

The Daniel Morgan frontage is compliant. An exception will be required for the North Church Street frontage. The applicants have proposed to proportionately fill in the arched openings with additional glass in a manner similar to the illustration below. In doing so, the redesign achieves an ~51% transparency ratio (increased previous ratio of 38%).

See following graphic.



7.1.4.b PARKING AREA ACCESS:

- Parking must be accessed from a rear alley or a secondary frontage unless approved as a Discretionary Review. (D-T5 & D-T6) – Because this is a corner lot an exception will be required.

Right in/Right-out on Daniel Morgan Avenue: Staff views the right-in/right-out condition design can be enhanced. The Maximum Driveway Width in the Code of 24 feet is intended to minimize the length of a crossing by a pedestrian of a space where there are potential conflicts with vehicles. We believe that this condition can be resolved with a concrete median in Daniel Morgan Avenue in lieu of a high-speed turning radius. The City plans to pursue the median option with SCDOT.

8.1 REQUIRED STREETScape:

- *All Streets must be planted with trees of species matching the planting on the public frontage as established by the City. Where no frontage detail has been established the following minimum elements shall apply. The City Engineer may grant a reduction in these dimensions subject to the overall context of the block (e.g., lack of opportunity for wider sidewalk on adjacent parcels).*
 - Streetscape Zone (min) (measured from back of curb to outside edge of right-of-way): 12 ft (14 ft without tree wells)*
 - Sidewalk Width (min): 8 ft*
 - Planter Type and minimum width: Tree Wells only except 6 ft non-continuous planter beds are permitted along streets where on-street parking is not provided*
 - Street Trees: Trees shall be a species with shade canopies that, at maturity, remain clear of building frontages.*

Street trees shall be provided along Daniel Morgan Avenue as there should not be any site distance issues with the forced right-in/right-out condition. It is not required from the other direction because of the right-in/right-out condition. The two trees provided along Church Street have been recessed to avoid sight distance issues but will still need an exception as they should be installed adjacent to the curb.

Staff also recommends that the tree wells and grates be eliminated along the church street frontage in favor of greater pervious area connected to the foundation plantings.

RECOMMENDATION

A Preliminary Approval by the DRB will require the following exceptions:

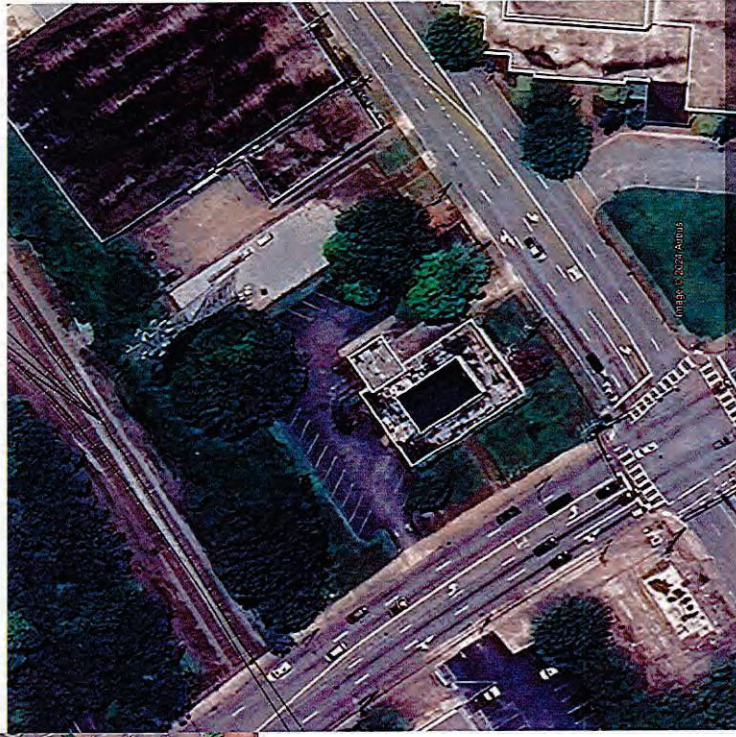
- 1) **3.2.2 DRIVE-THRU RETAIL/RESTAURANT/SERVICE USES:** To permit a drive-thru facility within 500 feet of another drive-thru facility.
- 2) **3.3.1.6 PRIMARY BUILDING STANDARDS:** To permit a frontage build-out of 53% (60% is required)
- 3) **3.3.5.b PERMITTED PARKING LOCATION:** To permit parking in the sideyard
- 4) **6.4.4.c.2 GROUND LEVEL DETAILING:** To permit a reduction in the required transparency zone from 60% to ~51%.
- 5) **7.1.4.b PARKING AREA ACCESS:** To permit access from a fronting street (Church Street).
- 6) **8.1 REQUIRED STREETScape:** To permit the street trees to be setback behind the sidewalk to avoid the site distance triangle. *We also recommend that the tree wells and grates be eliminated along the church street frontage in favor of greater pervious area connected to the foundation plantings.*

In addition, staff requests the DRB support the City effort for the installation of a median in Daniel Morgan Avenue in lieu of the right-in/right-out driveway.





AERIAL VIEW OF CONTEXT



CLOSER AERIAL VIEW OF THE EXISTING BUILDING

FIDELITY BANK—EXISTING BUILDING AND CONTEXT

305 N. CHURCH ST.

Spartanburg, SC



VIEW FROM N. CHURCH STREET LOOKING TOWARD E. DANIEL MORGAN AVE.



VIEW FROM N. CHURCH STREET LOOKING TOWARD THE EXISTING BUILDING



VIEW FROM E. DANIEL MORGAN AVE. LOOKING TOWARD THE EXISTING BUILDING



VIEW FROM STREET E. DANIEL MORGAN AVE.

FIDELITY BANK—EXISTING BUILDING AND CONTEXT

Spartanburg, SC

06/10/2024



VIEW FROM N. CHURCH STREET SIDEWALK LOOKING TOWARD E. DANIEL MORGAN



VIEW FROM E. DANIEL MORGAN AVE SIDEWALK



VIEW FROM ACROSS THE STREET— E. DANIEL MORGAN AVE.



VIEW FROM PARKING LOT LOOKING TOWARD THE EXISTING BUILDING

FIDELITY BANK—EXISTING BUILDING AND CONTEXT

Spartanburg, SC
06/10/2024



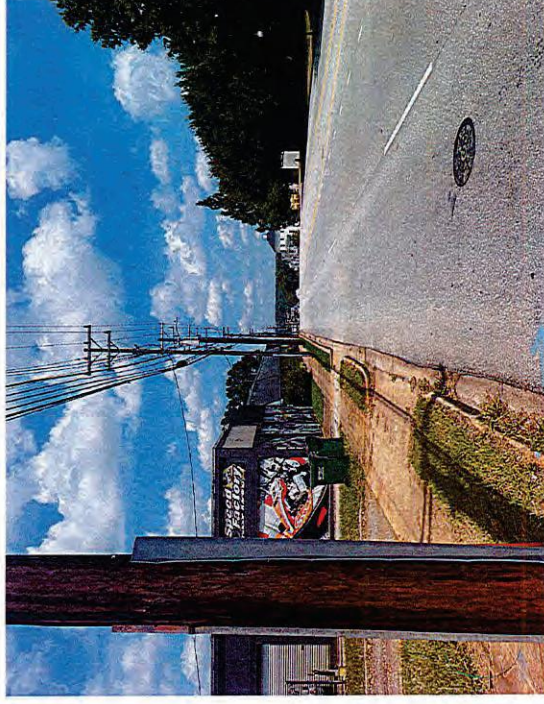
VIEW FROM N. CHURCH STREET LOOKING TOWARD E. DANIEL MORGAN AVE.



VIEW FROM N. CHURCH STREET LOOKING TOWARD THE MARRIOTT



VIEW FROM N. CHURCH STREET SIDEWALK LOOKING ACROSS THE STREET



VIEW UP E. DANIEL MORGAN AVE.—MARRIOTT ON THE RIGHT

**Fidelity Bank - 305 N. Church St.
Preliminary Design Review Board
Items of Note and Actions taken Since Initial Meeting**

1. A detailed landscape plan has been developed as requested.
2. A sixteen (16) foot wide plaza space containing street (shade) trees has been designed along N. Church St. Decorative brick pavers also extend into the main entry to enhance the public street space. The continuous planting strip was removed.
3. The front entry lobby has been widened and tile flooring extended out into the airlock to the street to provide a more open feel to the entry.
4. The one-story corner element has been revised to “sunroom” type feature as requested in the staff report.
5. The ground floor windows size have been increased along N. Church St.
6. The transparency along Daniel Morgan is 60% with total façade articulation of 63%. The transparency along N. Church is 55% with total façade articulation of 74%.
7. Three (3) existing drive-through/canopies within 500’. The staff report has addressed this exception and given the site and vicinity context and design concealment of the drive-through, no detriment to pedestrian travel is noted.
8. The common lawn has been removed.
9. Bike racks have been provided.
10. The “pork chop” associated with the RIRO on Daniel Morgan is required by SCDOT with no exception. The design contains smaller radii than SCDOT commercial minimum and contains the typical pedestrian refuge design within the island. Fire truck access is more difficult with RIRO entry, and the design has been minimized to still maintain this access.
11. The side yard parking has been screened as recommended in the staff report. 128 LF of 4’ landscape screening has been provided.
12. The frontage buildout is 53%, slightly less than the required 60%. Given the “isolation” of this site and acknowledging that there will never be adjoining neighbors, we feel this exception is appropriate. The building frontage could not be made any wider without compromising the required on-site parking for operations.
13. The building is sited at the corner of the lot (streets). Two comparable main public entries are provided: one on N. Church and the second from the parking area to the north.
14. There is no storefront design criteria since the building is a stand-alone structure. This corner lot that can never be part of any shop front since it will never have adjoining neighbors.
15. No other more intensive uses could be developed at this site as SCDOT would mandate RIRO for any entrances and the site would lack the required on-site or nearby parking. This project will provide a dramatic enhancement to this prominent corner that otherwise has extremely limited development options.

Applicant Comments

305 N. Church St. – New Fidelity Bank

Design Notes and Points of Discussion re: Street Façade Transparency

Building Façade Articulation as an Alternative means of compliance for transparency.

The percentages for **various means of articulation** of the street facade are as follows:

Daniel Morgan Avenue

Glass Area: 60%

Rustication with accent brick 3%

Total Façade Articulation: 63%

Other Embellishments, details and features:

Plinth Articulation with contrasting material

N. Church Street

Glass Area: 55%

Rustication with accent brick 3%

Brick Jack Arches above windows 4%

Brick Segmented Arches above windows including Double Segmented Arches at
Entrance Element 12%

Total Façade Articulation: 74%

Other Embellishments, details and features:

Cast Ornamental Pineapple Finials

Deep Recessed Entrance

Brick Pilasters supporting Pediment

Plinth Articulation with contrasting material

Ornamental Lights

- We increased the size of the ground level windows along N. Church Street and the north entry elevation.
- We have incorporated additional glass on the one-story corner element as “sunroom” type feature as suggested in the staff report.



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McCutchen Engineering Associates, PC
888 W. Saint John St., Spartanburg, S.C. 29301
Phone: 864.592.0665 | Fax: 864.592.0661

Project Title	
NEW BUILDING FOR THE FIDELITY BANK	
Engineer	By
JDM	CWJ
Checked	By
DATE	DATE
MAY 2024	MAY 2024
Revised	By
DATE	DATE
1. PRELIMINARY COMMENTS: 6.10.24	
2. PRELIMINARY COMMENTS: 6.10.24	
3. PRELIMINARY COMMENTS: 7.12.24	
Project Number	Sheet
TBD	C100

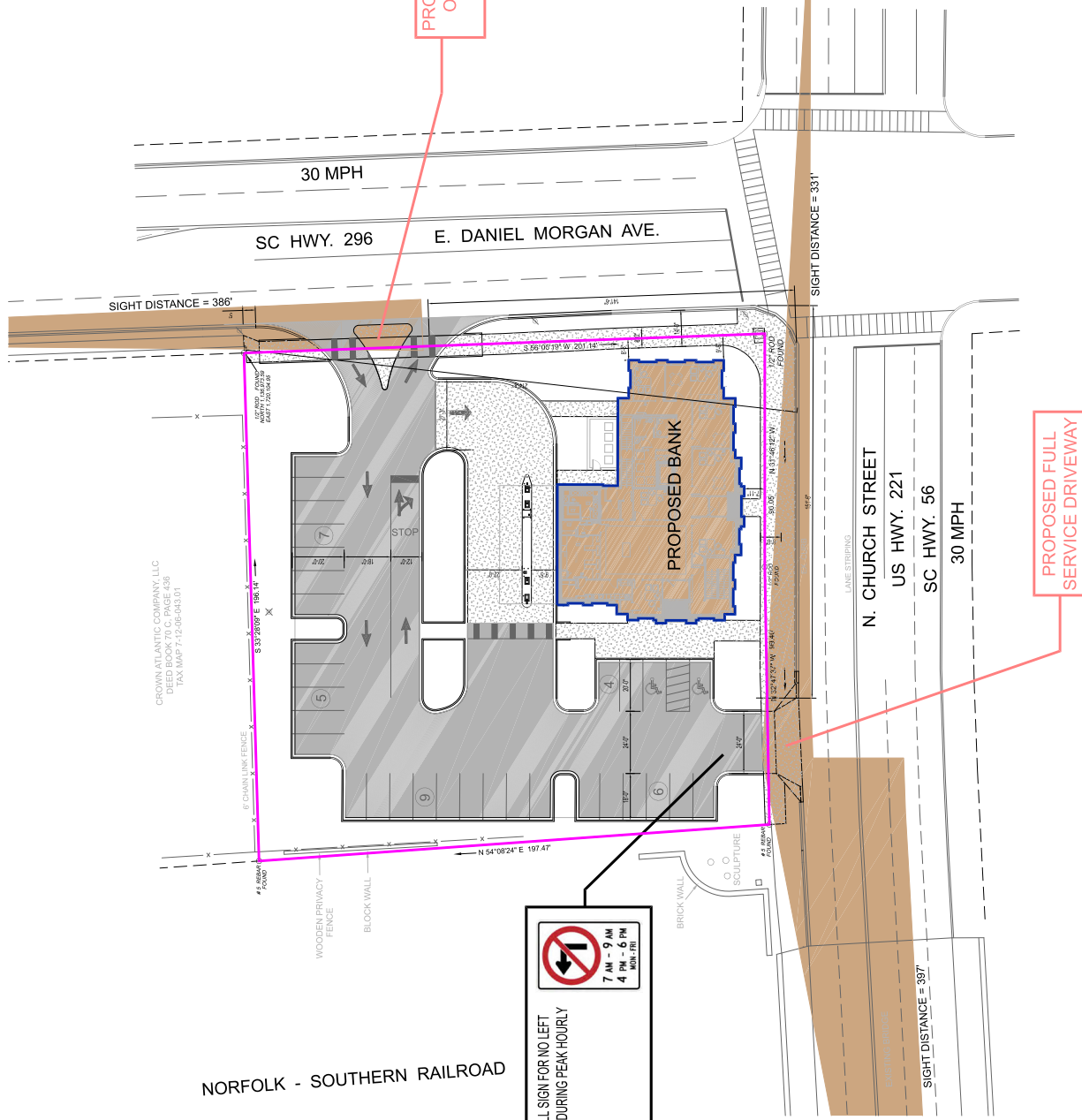
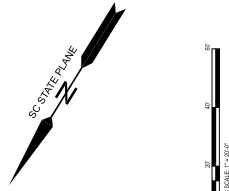
3.3 DISTRICT STANDARDS

	5.13	5.14	5.15	5.16
3.3.1 LOT CONFIGURATION				
a. Lot Width at Front	40 ft min	n/a	n/a	n/a
b. Lot Area	2500 sq ft	n/a	n/a	n/a
c. Maximum Lot Coverage	75%	75%	100%	100%
3.3.2 PRIMARY BUILDING STANDARDS				
a. Front Setback	12 ft min	8 ft min	8 ft min	8 ft min
b. Corner Lot Side Setback	8 ft min	8 ft min	8 ft min	8 ft min
c. Interior Side Setback	8 ft min	8 ft min	8 ft min	8 ft min
d. Rear Setback	20 ft min	3 ft min	3 ft min	3 ft min
e. Attached Garage Setback (from front facade)	5 ft min	Access not permitted from frontage	Access not permitted from frontage	Access not permitted from frontage
f. Fencing	Access not permitted from frontage	Access not permitted from frontage	Access not permitted from frontage	Access not permitted from frontage
3.3.3 ACCESSORY BUILDING STANDARDS				
a. Placement	Rear Yard Only	Rear Yard Only	Rear Yard Only	Rear Yard Only
b. Corner Lot Side Setback	8 ft min	8 ft min	8 ft min	8 ft min
c. Rear Setback	8 ft min	8 ft min	8 ft min	8 ft min
d. Rear Setback from Alley	3 ft min	3 ft min	3 ft min	3 ft min
3.3.4 BUILDING HEIGHT				
a. Primary Building Height	2 1/2 stories max	4 stories max	4 stories max	4 stories max
b. Accessory Building	2 stories max	2 stories max	2 stories max	2 stories max
3.3.5 PERMITTED PARKING LOCATION				
a. Frontage	Prohibited	Prohibited	Prohibited	Prohibited
b. Side Yard	Prohibited	Prohibited	Prohibited	Prohibited
c. Rear Yard	Permitted	Permitted	Permitted	Permitted

ZONING: DT-5
PARKING PROVIDED: 31 SPACES
TMS #: 7-12-06-043.00
ADDRESS: 305 N. CHURCH STREET

OWNER:
FIDELITY BANK
100 S MAIN ST
FLOUQUA VARINA NC 27526

ENGINEER:
MCCUTCHEN ENGINEERING ASSOCIATES, PC
888 W. SAINT JOHN STREET
SPARTANBURG SC 29301



PROPOSED RIGHT IN/RIGHT OUT WITH PEDESTRIAN REFUGE ISLAND

PROPOSED FULL SERVICE DRIVEWAY

INSTALL SIGN FOR NO LEFT TURN DURING PEAK HOURLY TIMES

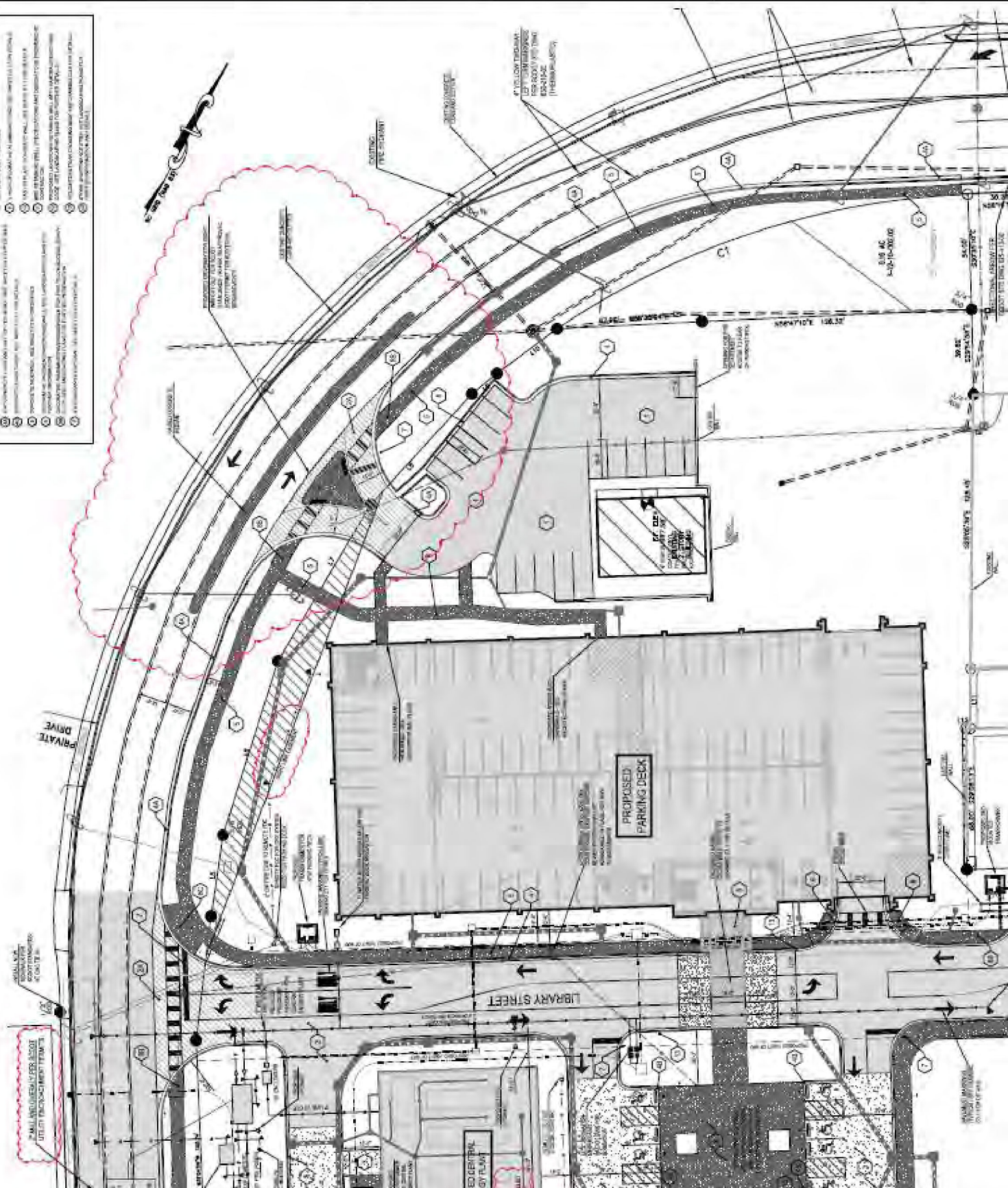
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SPARTANBURG COUNTY
 JUDICIAL CENTER

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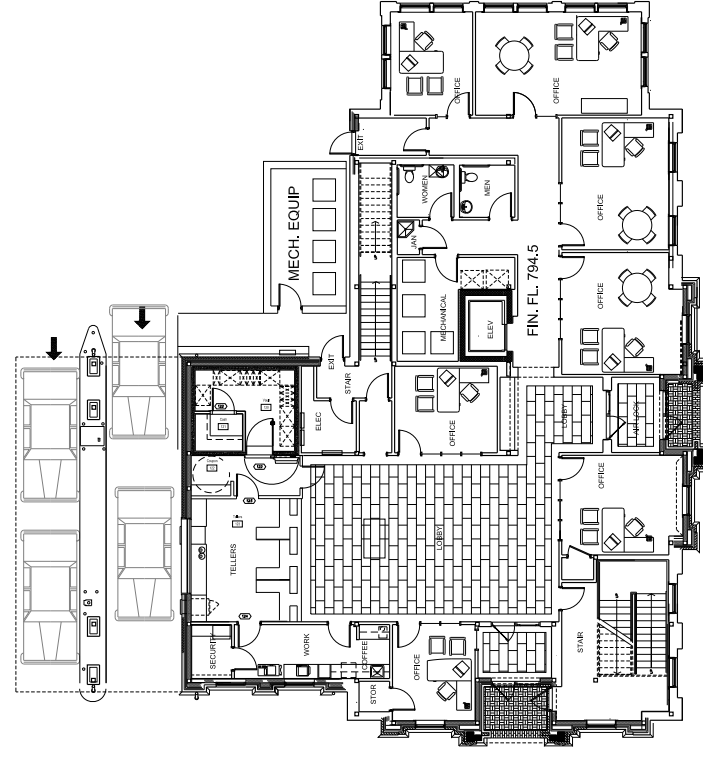
- GENERAL NOTES**
1. SEE SHEET 100-1 FOR THE PROJECT LOCATION.
 2. THE PROJECT IS SITUATED WITHIN THE SPARTANBURG CITY LIMITS.
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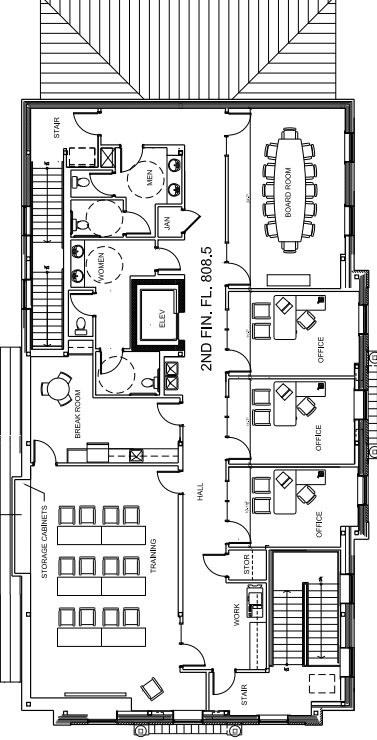


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3	DRAWN BY: RPC
4	CHECKED BY: RPC
5	SHEET TITLE:
6	Floor Plan

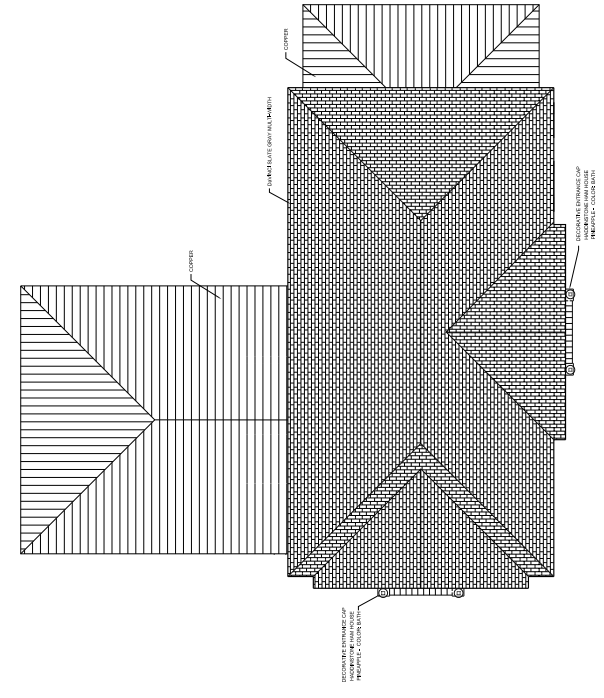
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1 First Floor Plan
1/8" = 1'-0"



2 Second Floor Plan
1/8" = 1'-0"



3 Roof Plan
1/10"

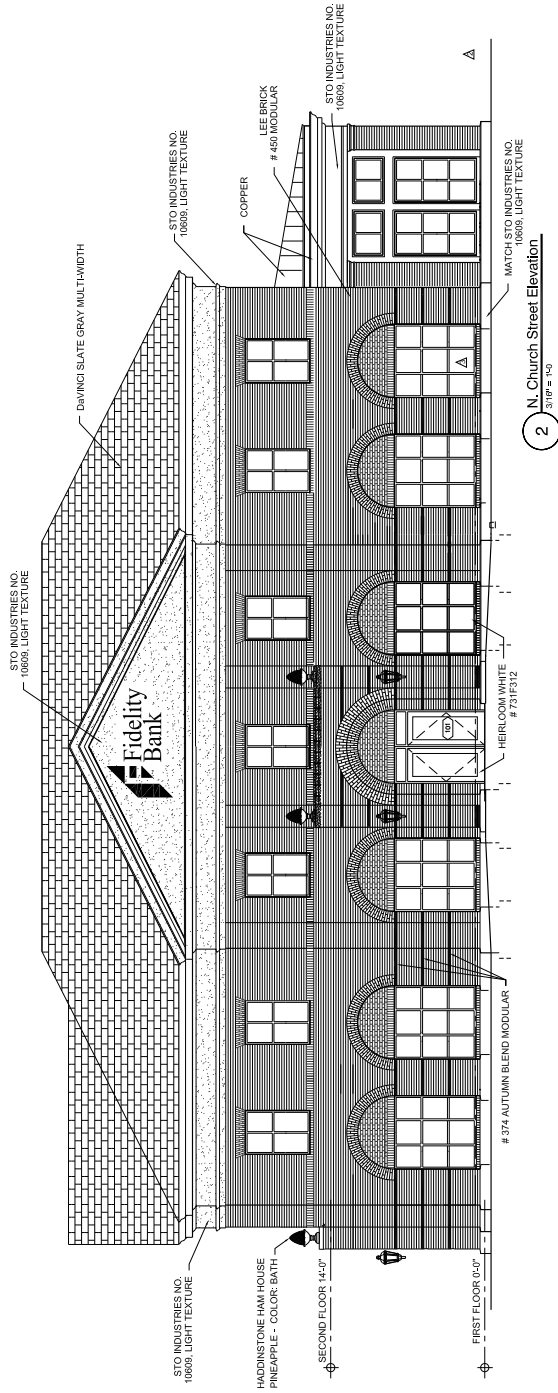


The Fidelity Bank
305 N. Church Street
Spartanburg, South Carolina

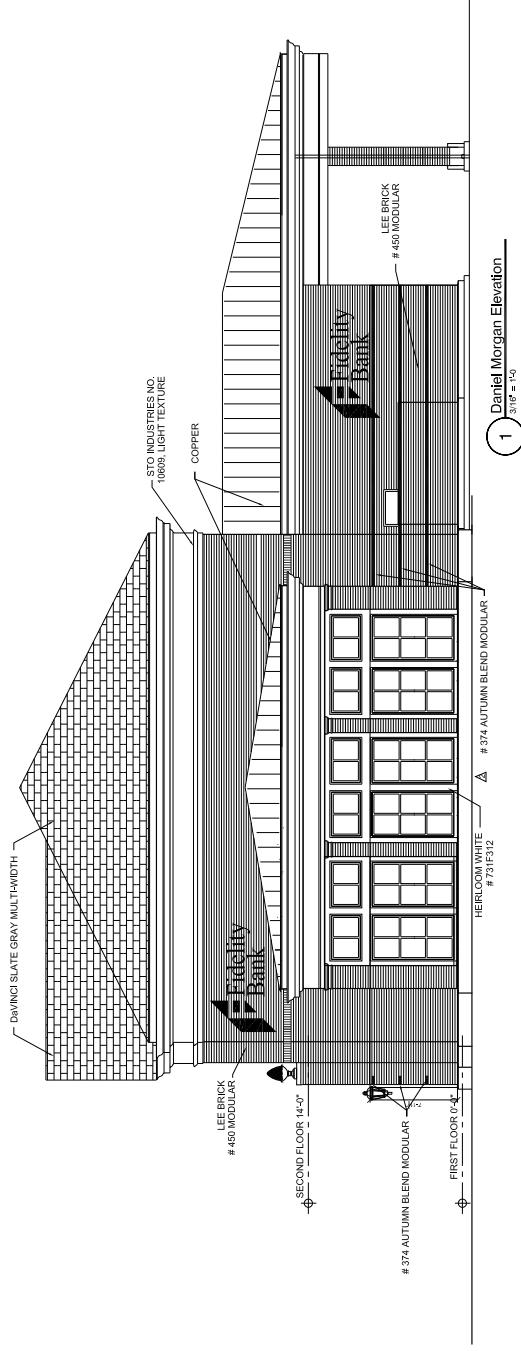
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△	Town Comments 7.1.24
△	Town Comments 6.24.24
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	DRAWN BY: RPC
	CHECKED BY: RPC
	SHEET TITLE:
	ELEVATIONS

A2.1

7.16.24



EXTERIOR COLOR SCHEDULE
(*INTERIOR COLOR SCHEDULE BY OWNER)

[illegible]

1 Daniel Morgan Elevation
3/16" = 1'-0"

					ELEVATIONS
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		CHECKED BY:	RPC		
		DRAWN BY:	RPC		
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		REV.	DESCRIPTION		

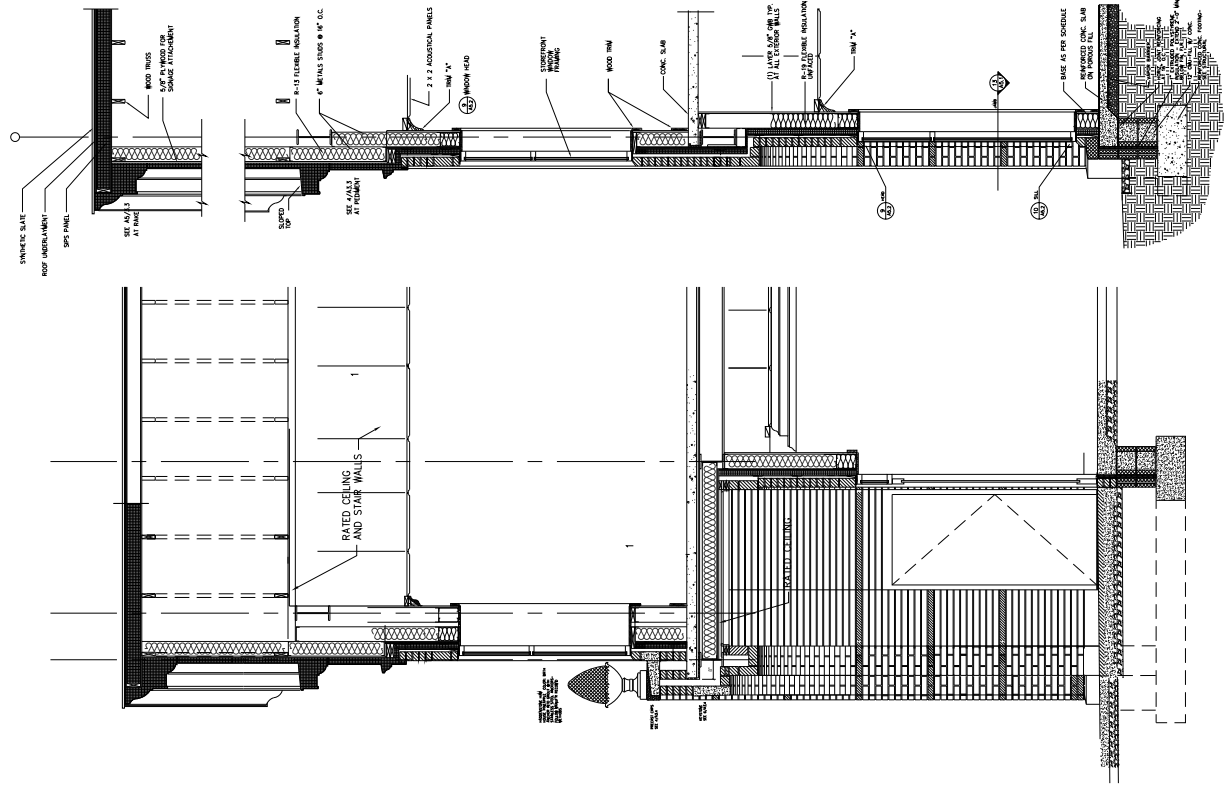


The Fidelity Bank
305 N. Church Street
Spartanburg, South Carolina

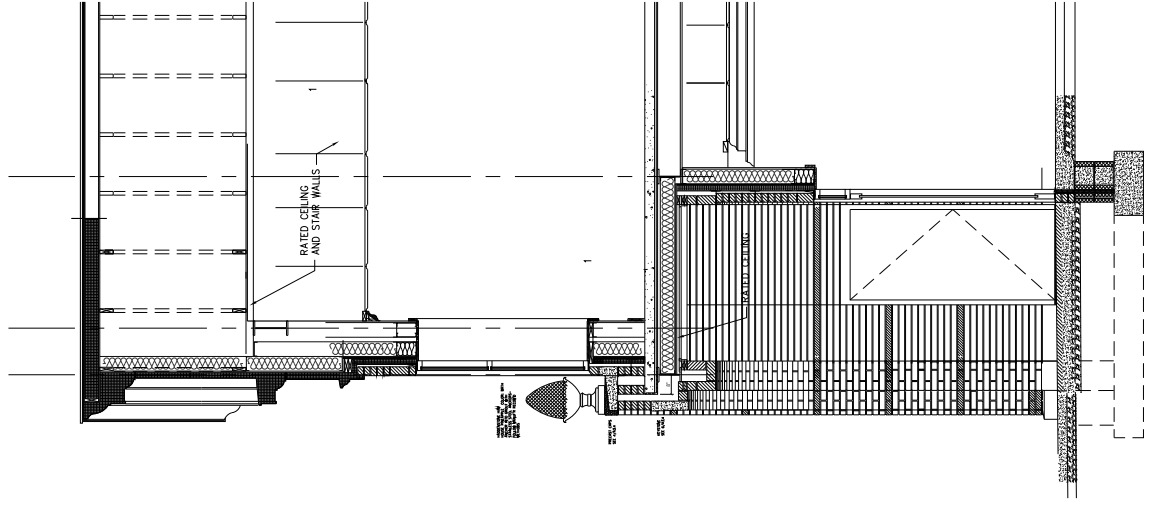
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CHECKED BY:	BRG
SHEET TITLE:	WALL SECTIONS

A3.1

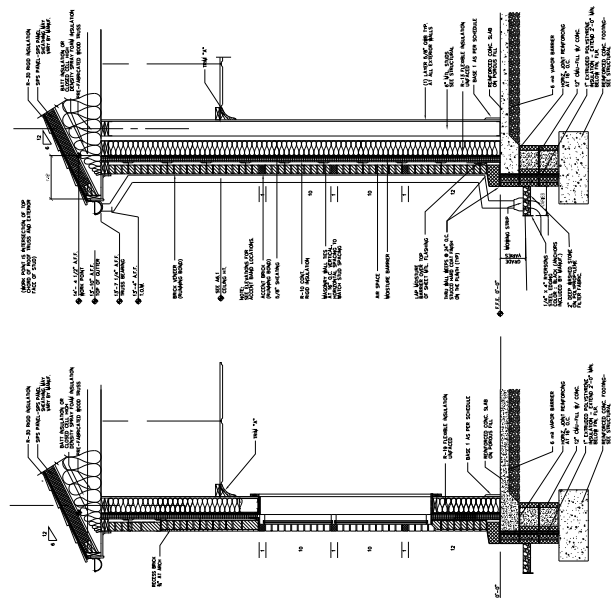
6.6.24



1 TYPICAL 2 STORY SECTION
1/2" = 1'-0"



2 SECTION @ ENTRY
1/2" = 1'-0"



3 TYPICAL WALL SECTIONS-ONE STORY
1/2" = 1'-0"

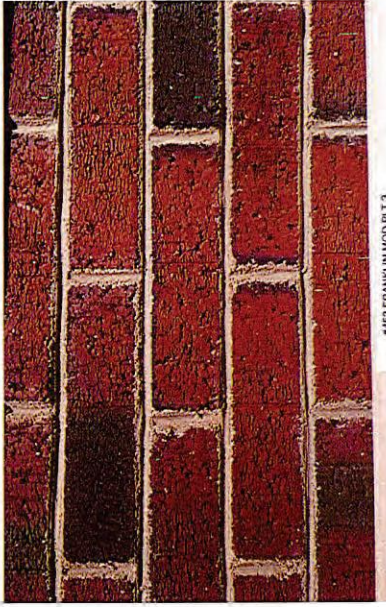
1. 100 S.F. MINIMUM AREA OF CONCRETE ISLAND.
150 S.F. MINIMUM AREA OF CONCRETE ISLAND WHERE PEDESTRIAN ACCOMMODATIONS ARE REQUIRED.
MINIMUM 12' SIDES AFTER ROUNDING OF CORNERS.
2. ON A ROAD WITH CURB AND GUTTER, OFFSET THE CONCRETE ISLAND A MINIMUM OF 4' FROM THE EDGE OF TRAVELWAY. ON A ROAD WITH SHOULDERS, PROVIDE A MINIMUM OFFSET EQUAL TO THE SHOULDER WIDTH.
3. CONSTRUCT THE CONCRETE ISLAND AND MEDIAN IN ACCORDANCE WITH SCDOT STANDARD DRAWINGS. ON CURB AND GUTTER ROADWAYS, ALL ADA-REQUIRED DESIGN ELEMENTS SHOULD BE INCLUDED IN ACCORDANCE WITH SCDOT STANDARD DRAWINGS.
4. THIS DESIGN MAY BE ADJUSTED AT THE DISCRETION OF THE DISTRICT TRAFFIC ENGINEER DEPENDING ON VARYING CIRCUMSTANCES AT INDIVIDUAL LOCATIONS SUCH AS WHEN ACCEL/DECEL LANES ARE REQUIRED IN ACCORDANCE WITH THE SC HIGHWAY DESIGN MANUAL.

WHEN CURB IS DROPPED, REFER TO SCDOT STANDARD DRAWINGS FOR CURB TRANSITION DETAILS.



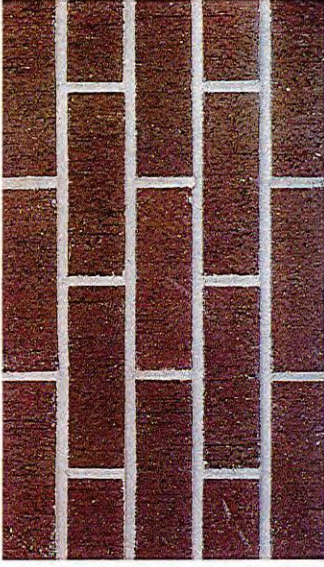




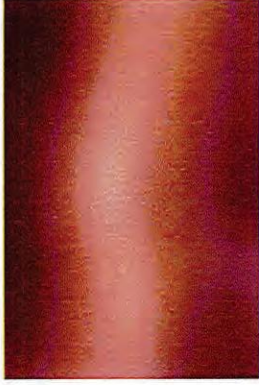


#453 FRANKLIN MARBLE PFT 3

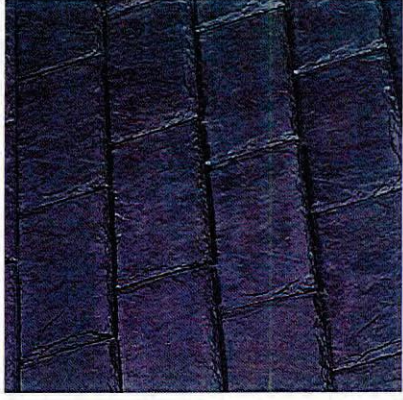
LEE BRICK #453 WITH BUFF MORTAR



TAYLOR CLAY #373 ACCENT BRICK



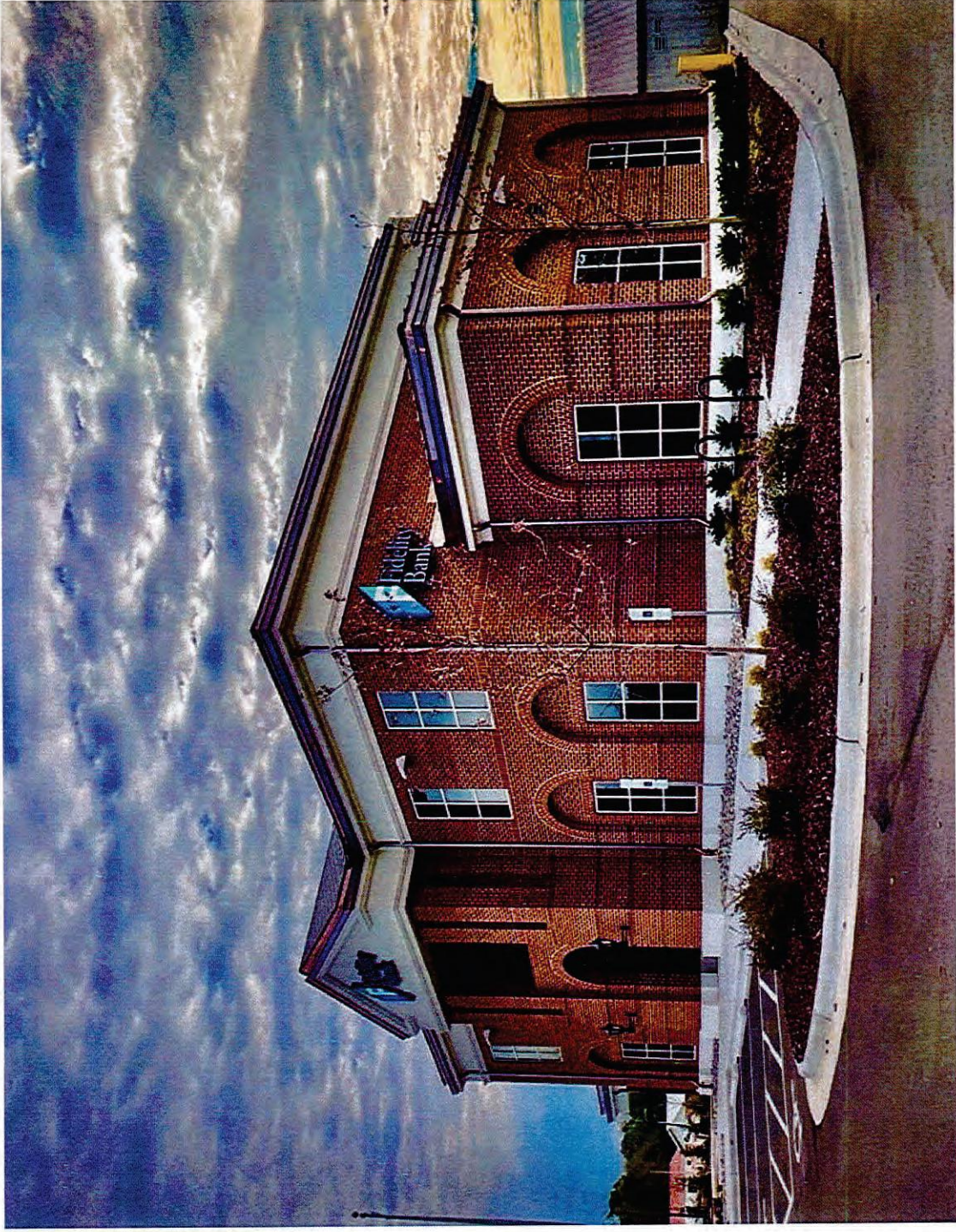
COPPER GUTTERS, DOWNSPOUTS AND LOW SLOPE ROOF



DA VINCI GRAY SLATE—MAIN ROOF



HEIRLOOM WHITE STOREFRONT AND MATCHING STUCCO COLOR—STO 10609



FIDELITY BANK SOUTHERN PINES NC WITH SIMILAR DETAILS

FIDELITY BANK—SIMILAR BUILDING
305 N. CHURCH ST.
Spartanburg, SC



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ADDRESS/ TAX ID

316 W. Main Street/7-12-13-104.00

DATE

8/2/2024

COPIES TO

City Departments
Applicant

TO

Spartanburg Design Review Board

PROJECT NUMBER

24-021

STAFF

Fredalyn M. Frasier, Planning Director
Nan Zhou, Planner II

OWNER/APPLICANT

Henry Clayton/ Sarah Hammond – McMillan Pazdan Smith

GENERAL PROJECT OVERVIEW

The applicant is seeking to renovate an existing one-story commercial building as an office.

AUTHORITY

This project is zoned DT-5. Formal design review and approval by the Design Review Board is required due to the visibility of the rooftop deck access expansion from the right-of-way.

DETERMINATION OF COMPLETENESS

- Application is complete

FINDINGS - EXCEPTIONS

1. **6.4.4.c.2 GROUND LEVEL DETAILING - Transparency Zone:** To permit the lowest level of required glazing to exceed the maximum 4 foot height above the sidewalk.
2. **8.1 REQUIRED STREETScape:** To note require the installation of required street trees due to a lack of area in the sidewalk.

CODE REVIEW

- A. Applicability Matrix:** Because this is a minor expansion that is less than 25% of the total floor area, the project is required to comply with the following: Solid waste storage areas; Bicycle parking; Streetscaping; and Signage

Use Standards: The proposed use is permitted by right.

B. District Standards:

- **3.3.1 Lot Configuration:** *Compliant*
- **3.3.2 Primary Building Standards:** *Compliant*
- **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*

5.2.2 Solid Waste Storage Areas:

- *All trash containment devices, including compactors and dumpsters, must be located and designed so as not to be visible from the view of nearby streets and properties. Screening, where required, must meet the requirements of Section 505.63. If the device is not visible from a public right-of-way or park, then it need not be screened.*

Per the plans, solid waste receptacles are proposed to be stored inside the building.

E. Utilities and Trash Containment:

- **5.2.1 Underground Utilities:** *Compliant*
- **5.2.2 Solid Waste Storage Areas:** *Not applicable*
- **5.2.3 Mechanical and Utility Equipment:** *Compliant*

F. Building Standards:

- **6.1.2 General Design Principles - Housing:** *Not applicable*
- **6.1.3 General Design Principles – Mixed-Use Infill and 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:** *Compliant*
 - **6.2.6 Building Entrances:** *Compliant*
- **6.4 Specific Building Design Standards for Mixed-use and Commercial Buildings in D-T5 (option b)**
 - **6.4.1 Roof and Eaves:** *Compliant*
 - **6.4.2 Canopies/Awnings:** *Compliant*
 - **6.4.3 Encroachments:** *Compliant*
 - **6.4.4 Ground Level Detailing:** *Exception required. See additional comments.*
 - **6.4.5 Materials:** *Compliant*

G. Parking: 7.2 Bicycle Parking:

- *A minimum of 2 bicycle parking spaces shall be provided.*

Applicant to note Bicycle parking on final plans.

H. Streetscape and Site Landscaping: 8.1 Required Streetscape:

- *12 ft streetscape zone with a minimum 8 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

6.4.4.c.2 GROUND LEVEL DETAILING Transparency Zone:

- *Glazing that is transparent under all lighting conditions must extend from a base of contrasting material (not exceeding four (4) feet in height above the adjacent grade) to at least the height of the door head. However, spandrel or colored glass may be used above the height of the door head. Glazing must extend from the corner of the front facade for a depth equal to...at least sixty (60) percent of the length of building along all street side building facades.*

The lowest portion of the existing window adjacent to the corner exceeds the maximum 4 foot height but represents an existing condition. Because they are expanding the window height, an exception is required to exceed the maximum sill height of 4 feet.

8.1 REQUIRED STREETScape:

- *All Streets must be planted with trees of species matching the planting on the public frontage as established by the City. Where no frontage detail has been established the following minimum elements shall apply. The City Engineer may grant a reduction in these dimensions subject to the overall context of the block (e.g., lack of opportunity for wider sidewalk on adjacent parcels).*

The current sidewalk is substandard as it lacks a street tree but there is adequate space to plant one that would be outside of a site distance triangle. *An exception is required but is reasonable because there is no practical way to comply with that standard.*

RECOMMENDATION

A Final Approval by the DRB will require the following exceptions:

- 1) **6.4.4.c.2 GROUND LEVEL DETAILING Transparency Zone:** To permit the lowest level of required glazing to exceed the maximum 4 foot height above the sidewalk.
- 2) **8.1 REQUIRED STREETScape:** To note require the installation of required street trees due to a lack of area in the sidewalk.

In addition, because this is a final approval request, the staff will ensure compliance prior to the issuance of a building permit:

- Bicycle Parking

Clayton Construction Company Office Renovation

316 W. Main Street



316 W. MAIN STREET
SPARTANBURG, SC
2024





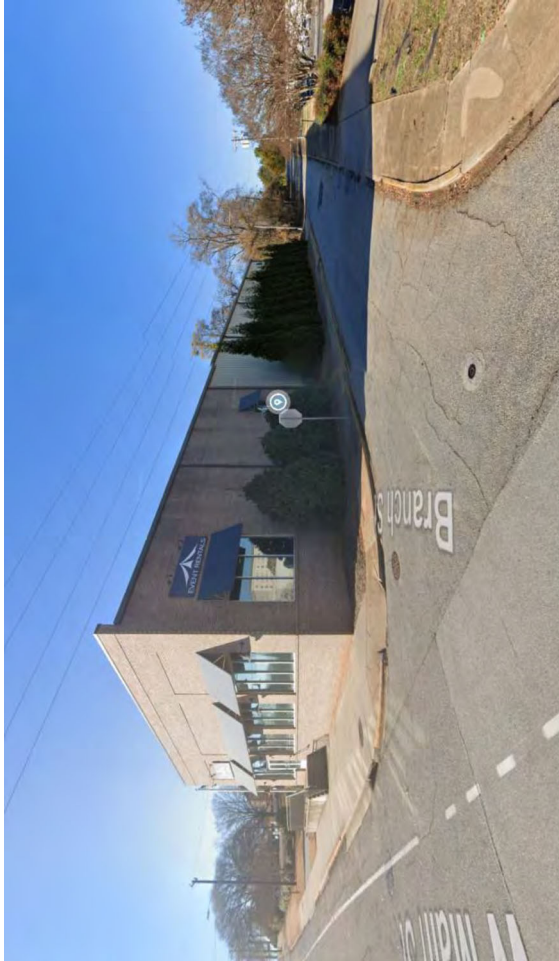
316 W. MAIN STREET
SPARTANBURG, SC
2024



W. MAIN STREET LOOKING NORTH



W. MAIN STREET LOOKING EAST TOWARDS MORGAN SQUARE



W. MAIN STREET LOOKING NORTHWEST



W. MAIN STREET LOOKING NORTHEAST



316 W. MAIN STREET
SPARTANBURG, SC
2024



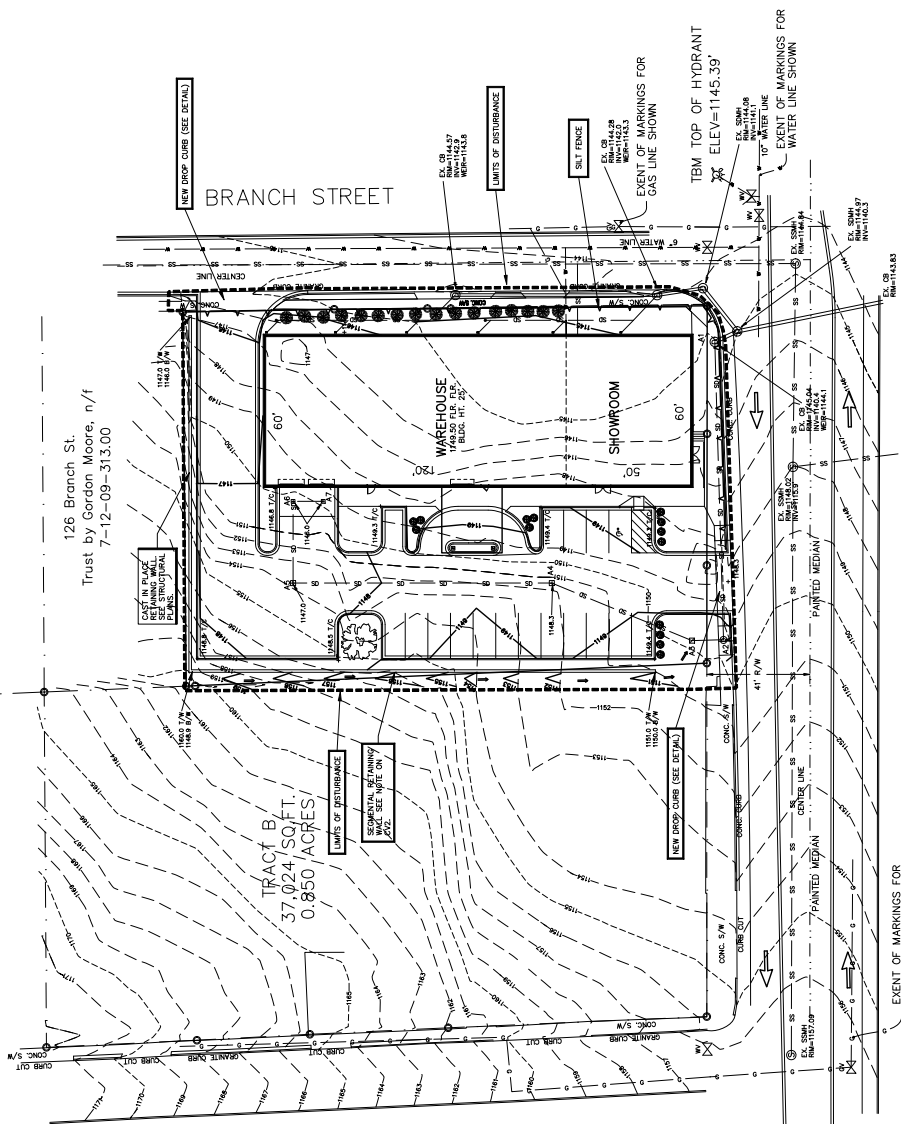
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EXISTING SITE PLAN.
NO CHANGES TO BE MADE TO EXISTING COMPONENTS.
INVERTED U BIKE RACK WILL BE ADDED IF REQUIRED BY CODE.
SOLID WASTE RECEPTACLES TO BE STORED INSIDE.

132 Branch St.
Trust by Gordon Moore, n/f
7-12-09-313.01

126 Branch St.
Trust by Gordon Moore, n/f
7-12-09-313.00

N. WALKER STREET



LEGEND

IRON PIN FOUND
IRON PIN SET
NAIL & CAP FOUND
NAIL & CAP SET
POINT
CRIMPED TOP
OPEN TOP
REBAR
SOLID ROD
UNDERGROUND
CHAIN LINK FENCE
PROPERTY LINE
LIGHT POLE
BUILDING LINE
PEDESTAL
BOTTOM FACE OF

SCALE 1" = 20'

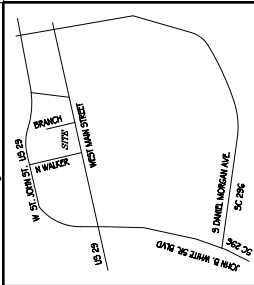
INLET SCHEDULE				PIPE SCHEDULE					
INLET	TYPE	TOP PHIL.	INVERT	INVERT OUT	REMARKS	FROM-TO	LENGTH (FT.)	SIZE (IN.)	SLOPE (%)
A7	GRAVE	1146.0	—	1143.3	10"X10" GRADE	A7-A8	12	15	0.83
A8	GRAVE	1146.0	1143.2	1143.2	10"X10" GRADE	A8-A9	33	15	RCP 0.60
A9	GRAVE	1146.0	1142.4	1142.4	10"X10" GRADE	A9-A10	33	15	RCP 0.60
A10	GRAVE	1146.0	1142.2	1142.2	10"X10" GRADE	A10-A11	33	15	RCP 0.60
A11	GRAVE	1146.0	1142.1	1142.1	10"X10" GRADE	A11-A12	33	15	RCP 0.60
A12	GRAVE	1146.0	1142.1	1142.1	10"X10" GRADE	A12-A13	33	15	RCP 0.79
A13	GRAVE	1146.0	1142.1	1142.1	10"X10" GRADE	A13-A14	33	15	RCP 0.79
A14	GRAVE	1146.0	1142.0	1142.0	10"X10" GRADE	A14-A15	33	15	RCP 0.79
A15	GRAVE	1146.0	1142.0	1142.0	10"X10" GRADE	A15-A16	33	15	RCP 0.79
A16	GRAVE	1146.0	1142.0	1142.0	10"X10" GRADE	A16-A17	33	15	RCP 0.79
A17	GRAVE	1146.0	1142.0	1142.0	10"X10" GRADE	A17-A18	33	15	RCP 0.79
A18	GRAVE	1146.0	1142.0	1142.0	10"X10" GRADE	A18-A19	33	15	RCP 0.79
A19	GRAVE	1146.0	1142.0	1142.0	10"X10" GRADE	A19-A20	33	15	RCP 0.79
A20	GRAVE	1146.0	1142.0	1142.0	10"X10" GRADE	A20-A21	33	15	RCP 0.79
A21	GRAVE	1146.0	1142.0	1142.0	10"X10" GRADE	A21-A22	33	15	RCP 0.79
A22	GRAVE	1146.0	1142.0	1142.0	10"X10" GRADE	A22-A23	33	15	RCP 0.79
A23	GRAVE	1146.0	1142.0	1142.0	10"X10" GRADE	A23-A24	33	15	RCP 0.79
A24	GRAVE	1146.0	1142.0	1142.0	10"X10" GRADE	A24-A25	33	15	RCP 0.79
A25	GRAVE	1146.0	1142.0	1142.0	10"X10" GRADE	A25-A26	33	15	RCP 0.79
A26	GRAVE	1146.0	1142.0	1142.0	10"X10" GRADE	A26-A27	33	15	RCP 0.79
A27	GRAVE	1146.0	1142.0	1142.0	10"X10" GRADE	A27-A28	33	15	RCP 0.79
A28	GRAVE	1146.0	1142.0	1142.0	10"X10" GRADE	A28-A29	33	15	RCP 0.79
A29	GRAVE	1146.0	1142.0	1142.0	10"X10" GRADE	A29-A30	33	15	RCP 0.79
A30	GRAVE	1146.0	1142.0	1142.0	10"X10" GRADE	A30-A31	33	15	RCP 0.79
A31	GRAVE	1146.0	1142.0	1142.0	10"X10" GRADE	A31-A32	33	15	RCP 0.79
A32	GRAVE	1146.0	1142.0	1142.0	10"X10" GRADE	A32-A33	33	15	RCP 0.79
A33	GRAVE	1146.0	1142.0	1142.0	10"X10" GRADE	A33-A34	33	15	RCP 0.79
A34	GRAVE	1146.0	1142.0	1142.0	10"X10" GRADE	A34-A35	33	15	RCP 0.79
A35	GRAVE	1146.0	1142.0	1142.0	10"X10" GRADE	A35-A36	33	15	RCP 0.79
A36	GRAVE	1146.0	1142.0	1142.0	10"X10" GRADE	A36-A37	33	15	RCP 0.79
A37	GRAVE	1146.0	1142.0	1142.0	10"X10" GRADE	A37-A38	33	15	RCP 0.79
A38	GRAVE	1146.0	1142.0	1142.0	10"X10" GRADE	A38-A39	33	15	RCP 0.79
A39	GRAVE	1146.0	1142.0	1142.0	10"X10" GRADE	A39-A40	33	15	RCP 0.79
A40	GRAVE	1146.0	1142.0	1142.0	10"X10" GRADE	A40-A41	33	15	RCP 0.79
A41	GRAVE	1146.0	1142.0	1142.0	10"X10" GRADE	A41-A42	33	15	RCP 0.79
A4									

INLET	TYPE	TOP PHIL.	INLET IN	INLET OUT	REMARKS	FROM-TO (LPH)	SIZE (IN.)	SLOPE (%)
A7	GRATE	1146.0	—	1143.2	16" W/6" GRATE	A6-A5	12	15
A6	GRATE	1146.0	1143.2	1142.0	16" W/6" GRATE	A6-A5	13	15
A5	GRATE	1147.0	1143.0	1142.0	—	A5-A4	38	18
A4	GRATE	1147.0	1142.4	1142.4	—	A4-A3	40	18
A3	GRATE	1148.5	1142.5	1142.5	—	A3-A2	18	18
A2	GRATE	1148.5	1142.5	1142.5	—	A2-A1	18	18
A1	EX. AB.	1148.0	1142.5	1142.4	—	A2-A1	18	18

1. STORM DRAIN PIPE SHALL BE RCP (SEE SPECIFICATIONS) UNLESS OTHERWISE INDICATED. IN THE PIPE SCHEDULE, REFERENCE SITE PLAN SPECIFICATIONS FOR CLASS PIPE / BEDDING.
2. FINAL GRADE TOP ELEVATIONS SHOWN FOR JUNCTION BOXES, DROP INLETS, AND MANHOLES.
3. FINAL GRADE THROAT ELEVATIONS SHOWN FOR WER, HOOD, AND CURB INLETS.
4. SEE DETAILS ON THIS SHEET FOR INLET SCHEDULE AND ELEVATION LOCATION.
5. PROVIDE BLOCK & GRAVEL INLET PROTECTION (OR SEDIMENT TUBE EQUIVALENT) TYPICAL ALL INLETS.
6. CONTRACTOR TO PROVIDE INLET MAINTENANCE AFTER ALL STORM EVENTS.

SCDHEC STANDARD NOTES

- [illegible]

[illegible]

N.T.S.

mcmillan/pazani/smith
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3700 Ross Avenue, Suite 2000
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BLACKWOOD ASSOCIATES INC.
CONSULTING ENGINEERS
PO BOX 366
SPARTANBURG, SC 29304
804-583-5432 ◊ FAX-583-5434

JOHNSON DEVELOPMENT
WEST MAIN STREET RETAIL &
WAREHOUSE BUILDING
Spartanburg, SC

SHEET ISSUE:		NO.	DATE	DESCRIPTION	BY

PRELIMINARY
ISSUED FOR
REVIEW
02/27/15

PRINCIPAL IN CHARGE	ROS
POLICY ANALYST	J-PR
CHIEF OF STAFF	J-PR

SHEET TITLE:
GRADING
PLAN

SHEET NO.
CV3

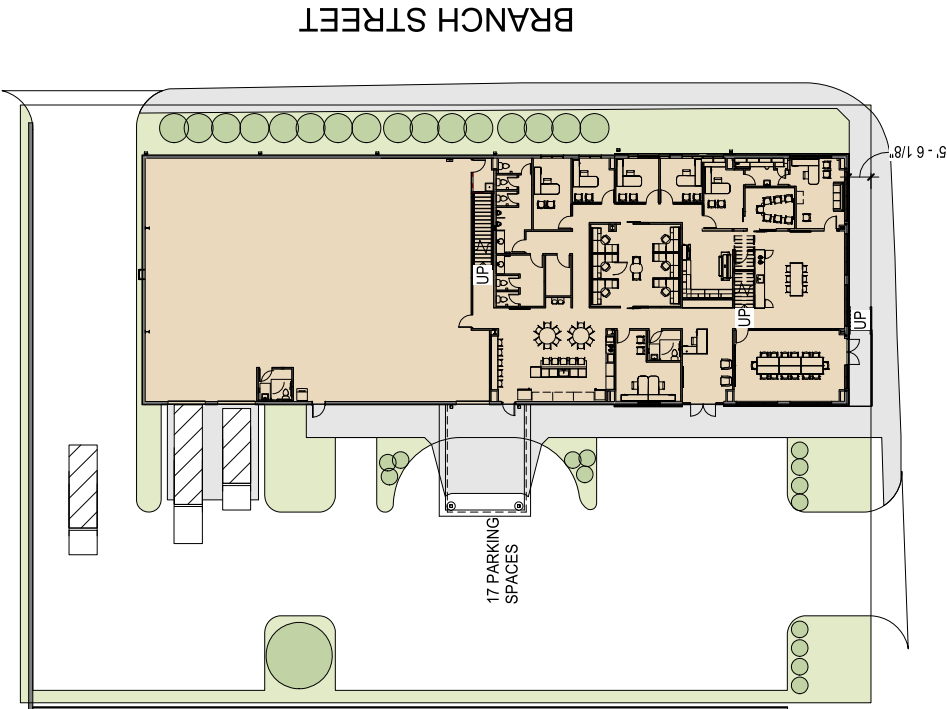
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SPARTANBURG, SC
2024



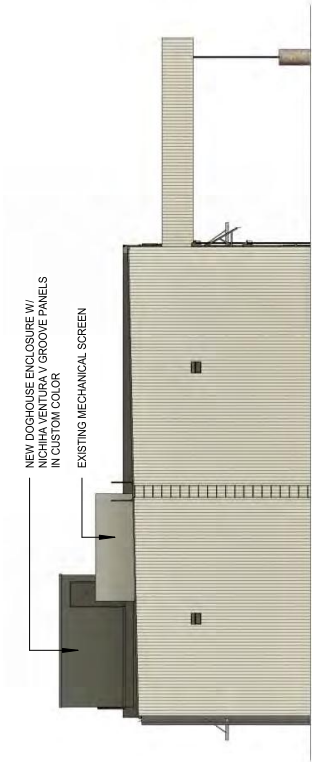
WEST MAIN STREET



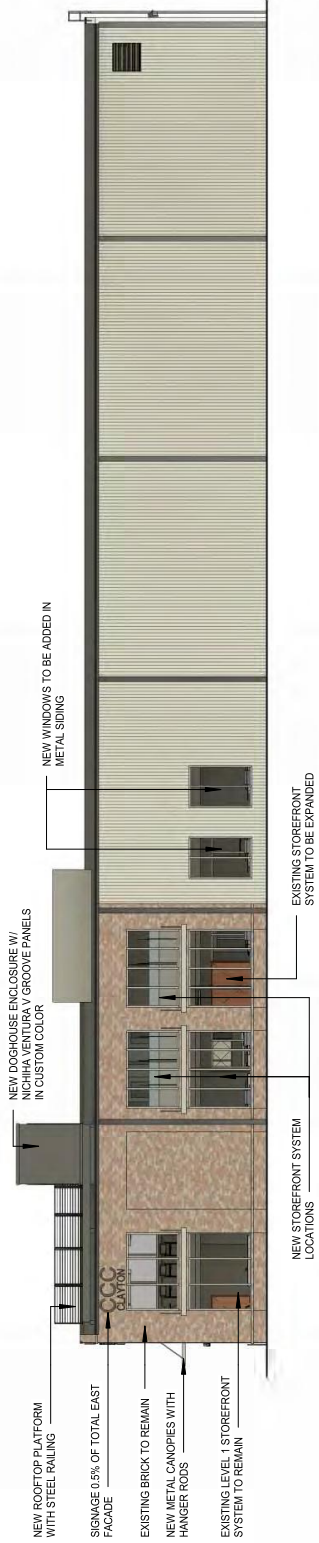
BRANCH STREET



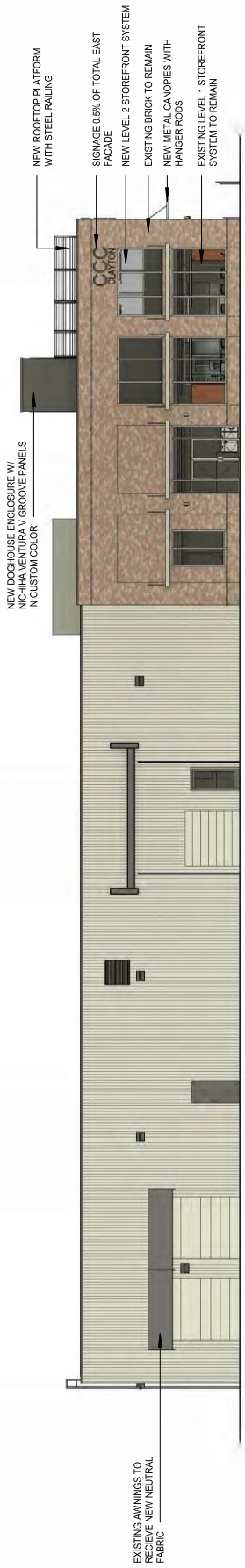
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



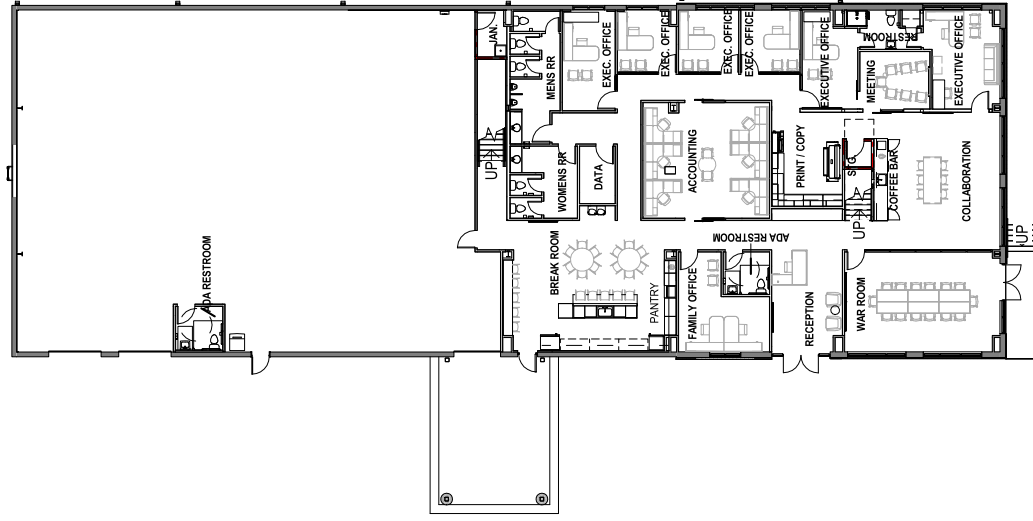
WEST ELEVATION



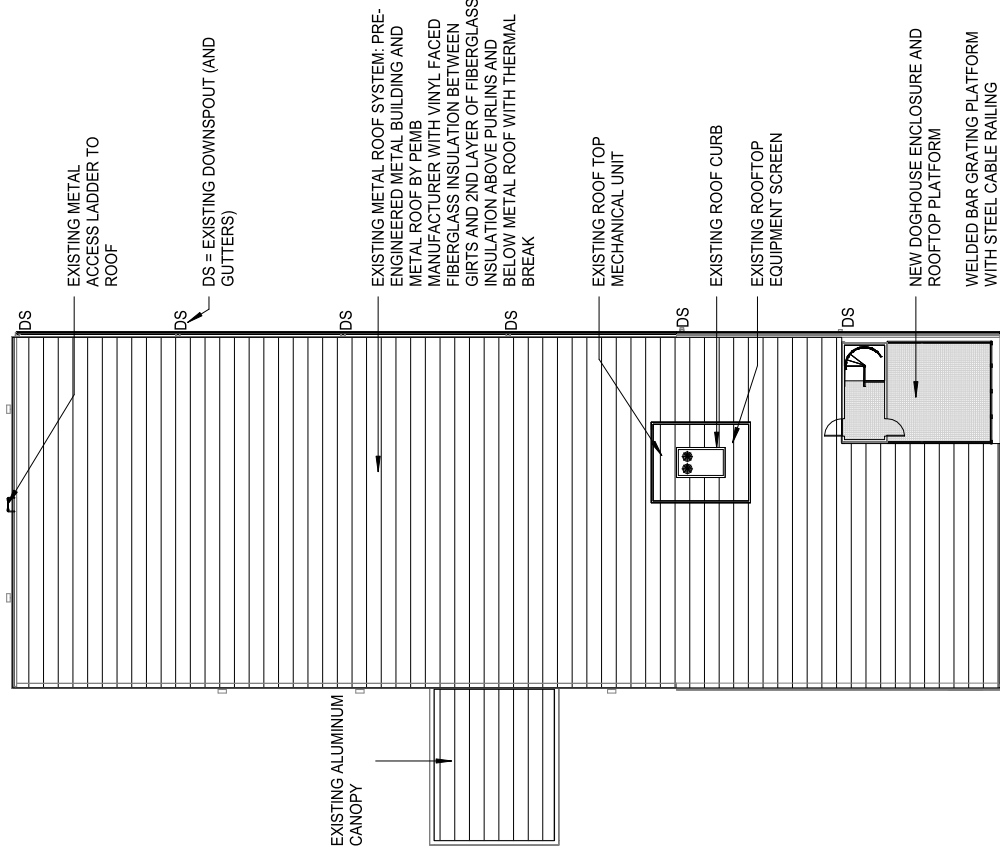
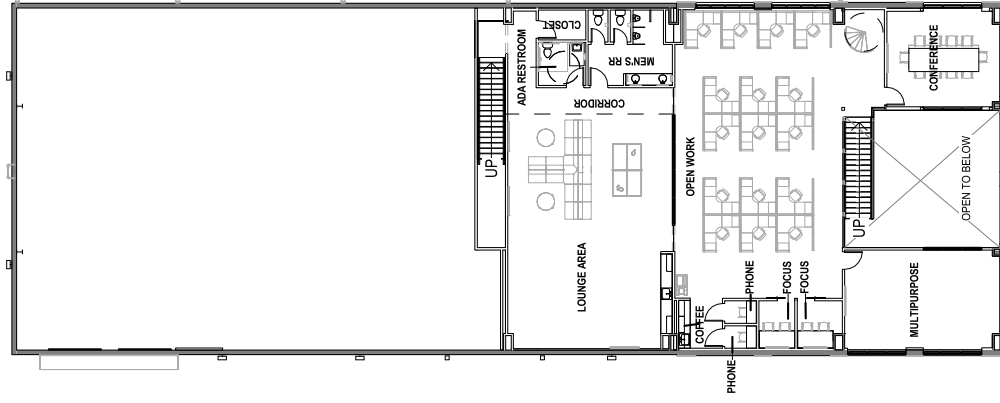
mcmillan | pazdan | smith
ARCHITECTURE

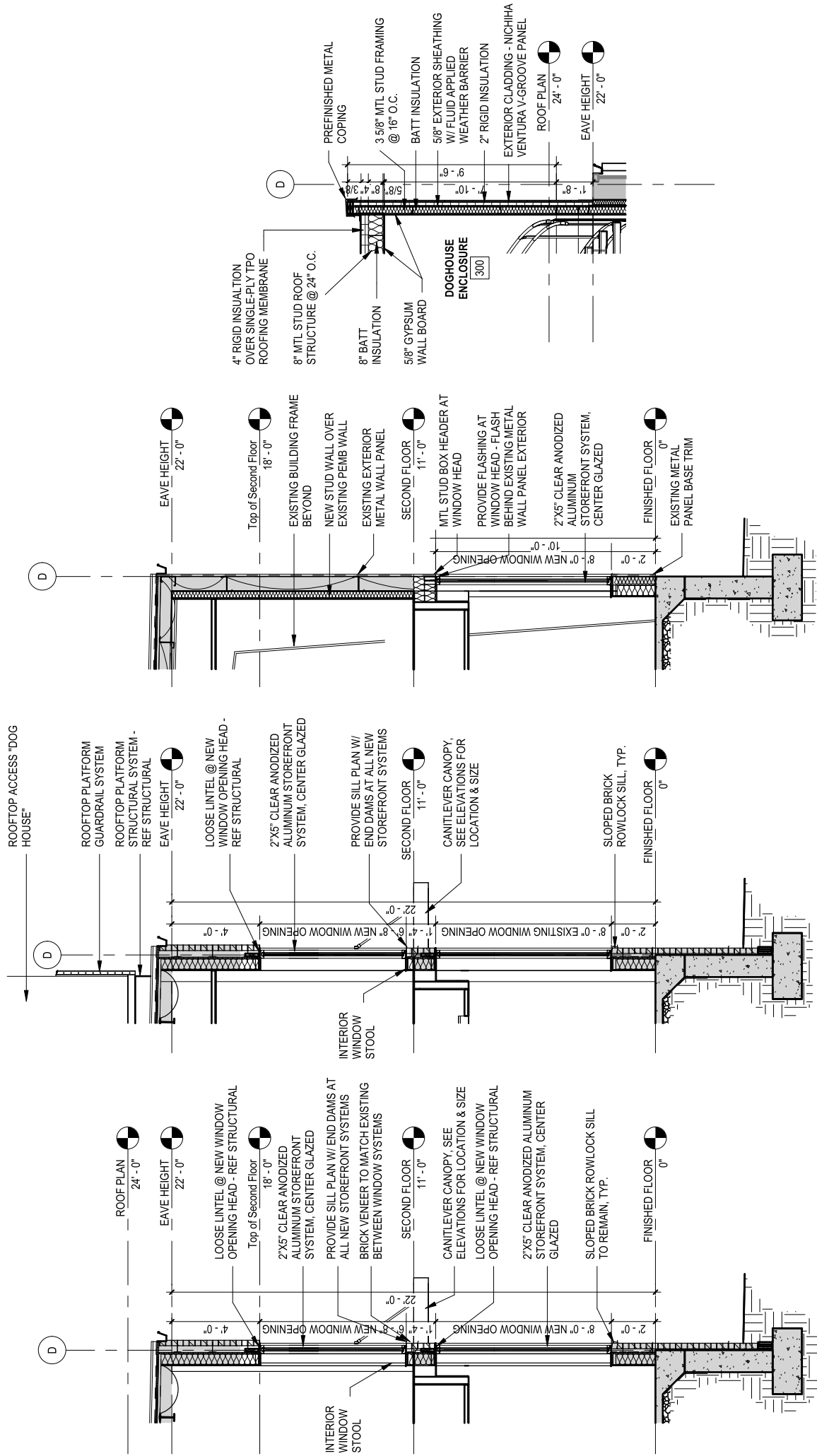
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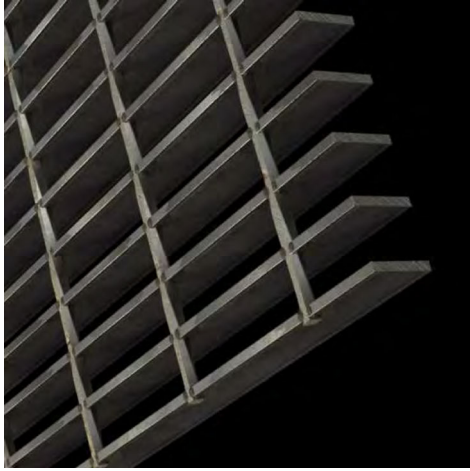


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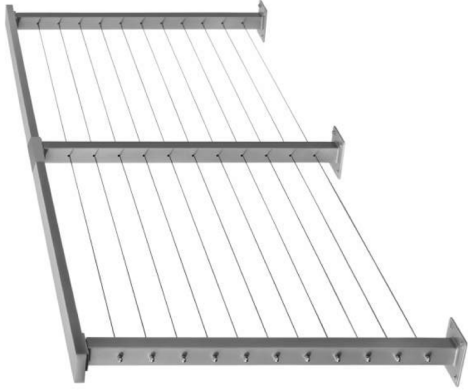




NICHIHA LATURA V GROOVE AWP3030
CUSTOM COLOR: SHERWIN WILLIAMS
URBANE BRONZE SW 7048



WELDED STEEL BAR GRATING
ROOFTOP PLATFORM



STEEL CABLE RAILING



CLEAR ANODIZED ALUMINUM STOREFRONT
SYSTEM TO MATCH EXISTING



MAPES ARCHITECTURAL CANOPIES
CLEAR ANODIZED ALUMINUM CANOPIES



316 W. MAIN STREET
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2024







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