



The City of Spartanburg Design Review Board

AGENDA

October 1st, 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 August 6th, 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.
(Case deferred to November 3rd, 2024 per applicants request.)
2. DRB-24-020-00010 – The Design Review Board (DRB) has received a request for Full and Final Approval for the proposed Mile Residence located in the DT-5 Zone (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.

VI. New Business:

1. DRB-24-020-00014 – The Design Review Board (DRB) has received a request for Preliminary Conceptual Approval for the proposed 276 Magnolia Street located in the DT-5 Zone (Downtown Urban District) at 276 Magnolia St (Tax Map Sheet: 7-12-06-015.00). Owner: Pat Knie / Applicant: Meghan Teague, Studio Teague, LLC.
2. DRB-24-020-00015 – The Design Review Board (DRB) has received a request for Preliminary Conceptual Approval for the proposed Morgan Square Enhancement Plan in the DT-6 Zone (Downtown Urban District) at Morgan Square (Tax Map Sheet: NA). Owner: City of Spartanburg / Applicant: MKSK.
(Case Withdrawn)



The City of Spartanburg Design Review Board

3. DRB-24-020-00016 – The Design Review Board (DRB) has received a request for Full and Final Approval for the proposed Shulikov Law Firm located in the DT-5 Zone (Downtown Urban District) at 251 Magnolia St (Tax Map Sheet: 7-12-06-041.00). Owner: Tatyana Shulikov / Applicant: Amanda Metze, Studio Teague, LLC.

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, August 6th, 2024, at 5:30 PM
Dr. TK Gregg Recreation Center

The Design Review Board (DRB) on Tuesday, August 6th, 2024, at 5:30pm. The following Board Members were in attendance: **Jean Crowther, Alexander Newman, Tori Wallace Babcock and Lauren Rogers.** Representing the City of Spartanburg's Planning Department was **Fredalyn Frasier, Planning Director, and Nan Zhou, Planner II.**

Roll Call:

Mr. Newman: Alexander Newman
Ms. Crowther: Jean Crowther
Ms. Rogers: Lauren Rogers
Ms. Babcock: Tori Wallace Babcock

Ms. Rogers: With the Freedom of Information Act Compliance, 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 begin with the approval of the agenda, we have a quorum, has everyone had an opportunity to review meeting minutes from last month.

Approval of Agenda

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

Ms. Crowther: Motion to approve.
Mr. Newman: Second.
Ms. Rogers: All those in favor say aye?
Attendees: Aye. Those opposed?

Approval of Meeting Minutes for July 2nd, 2024

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

Mr. Babcock: Motion to approve.
Mr. Newman: Second.
Ms. Rogers: All in favor?
Attendees: Aye.
Ms. Rogers: Those that are opposed?

Old 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.
[**Applicant Deferral to September 2024.**](#)

A motion was made by Ms. Babcock, seconded Mr. Newman to defer the case to September’s meeting by a vote of 4-0.

Ms. Babcock: I make a motion to defer.

Mr. Newman: Second.

Ms. Rogers: All those in favor say aye?

Attendees: Aye. Those that are opposed?

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.

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 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

EXCEPTIONS

- 3.2.2 Drive Thru Spacing
- 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

- 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. – *Non Compliant when measured from building edge to building edge.*
- 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 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.

Excessive Curb Radii for Daniel Morgan Driveway: The proposed driveway onto Daniel Morgan is proposed as a right-in/right-out with a splitter island to enforce that maneuver. The radii are excessive and designed for high-speed access – far greater than a typical driveway. The right-in radius is only appropriate for high-speed roadways with high traffic volume. This is not the case for Daniel Morgan. These radii make it a conflict for pedestrians trying to cross the driveway apron. A “porkchop” would be much less impeding for a pedestrian while still enforcing the “no left turns out” maneuver that the presumably required by SCDOT. We recommend a redesign of this driveway prior to Final Approval.

Drive Thru Spacing: The proposed building and lot are less than 500 feet from the closest drive-thru. Section 3.2.2.a requires a minimum spacing, though it doesn’t mention whether this is from drive-thru to drive-thru or from lot to lot. Regardless, because this area is at the edge of the most walkable part downtown and is across from the porte cochere of the Marriott, a type of drive-thru, an exception would be appropriate. The integrity of Church Street as a pedestrian route is maintained with the drive-thru taking primary access to the rear of the building. The site utilizing the existing driveways along both Church Street and Daniel Morgan Avenue which will further lessen the impact on either corridor.

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.
- The redesign of the driveway onto Daniel Morgan Avenue as a pedestrian-friendly crossing through reduction the overall radii and reduction of the splitter island.
- An exception granted by the DRB, permitting a second drive-thru facility less than 500 feet from an existing one, only subject to the change in the driveway configuration on Daniel Morgan Avenue.

Applicant:

Brian Murdoch, Fidelity Bank

David McCutchen, Engineering Associates.

Public Comments:

None.

Discussion:

The proposed project preliminary approval stage. The final detail leveling is in a better shape. The form of DT5 orients the site by buildings for people and majority of it is used for car parking drafting. There is not a way around that for this particular building. All other concerns have been addressed.

A motion was made by Ms. Babcock, seconded Mr. Newman to approve the Preliminary Conceptual submittal per staff recommendations as detailed in August 6th agenda package by a vote of 4-0.

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 McCall.

GENERAL PROJECT OVERVIEW

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

AUTHORITY & APPLICABILITY

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

DRB – August 6, 2024 – Dr. T.K. Gregg Community Center – 650 Howard Street

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.

DRB – August 6, 2024 – Dr. T.K. Gregg Community Center – 650 Howard Street

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

Applicant:

Sarah Hammond – McMillan Pazdan Smith.

Public Comments:

None.

Discussion:

The proposed project is well put together and meets all requirements.

A motion was made by Mr. Newman, seconded Ms. Rogers for Full and Final Approval per of staff recommendations by a vote of 4-0.

Staff Announcements:

None.

Adjourned meeting at 6:56 P.M.

Lauren Rogers, Vice Chair

ADDRESS/ TAX ID

214 Oakland Avenue

DATE

09/23/2024

COPIES TO

City Departments
Applicant

TO

Spartanburg Design Review Board

PROJECT NUMBER

24-020-00010

STAFF

Fredalyn M. Frasier, Planning Director
Nan Zhou, Planner II
Craig Lewis – Technical Advisor

OWNER/APPLICANT

Pat Knie/Meghan Teague, AIA

GENERAL PROJECT OVERVIEW

Final Review - 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. The project received Preliminary Approval at the July, 2024 meeting.

AUTHORITY & APPLICABILITY

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

DETERMINATION OF COMPLETENESS

- Application is complete

FINDINGS - 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) – granted with Preliminary Approval

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 Granted*

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.- Exception granted*

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 site to provide a solution that provides a minimum 5 foot wide sidewalk prior to Final Approval. – The proposed sidewalk is 7 ft in width.*

I. Signage: Not applicable.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

None

RECOMMENDATION

The proposed application is consistent with the approved exceptions/changes granted with Preliminary Review. Staff recommends Final approval.

NEW DOWNTOWN RESIDENCE

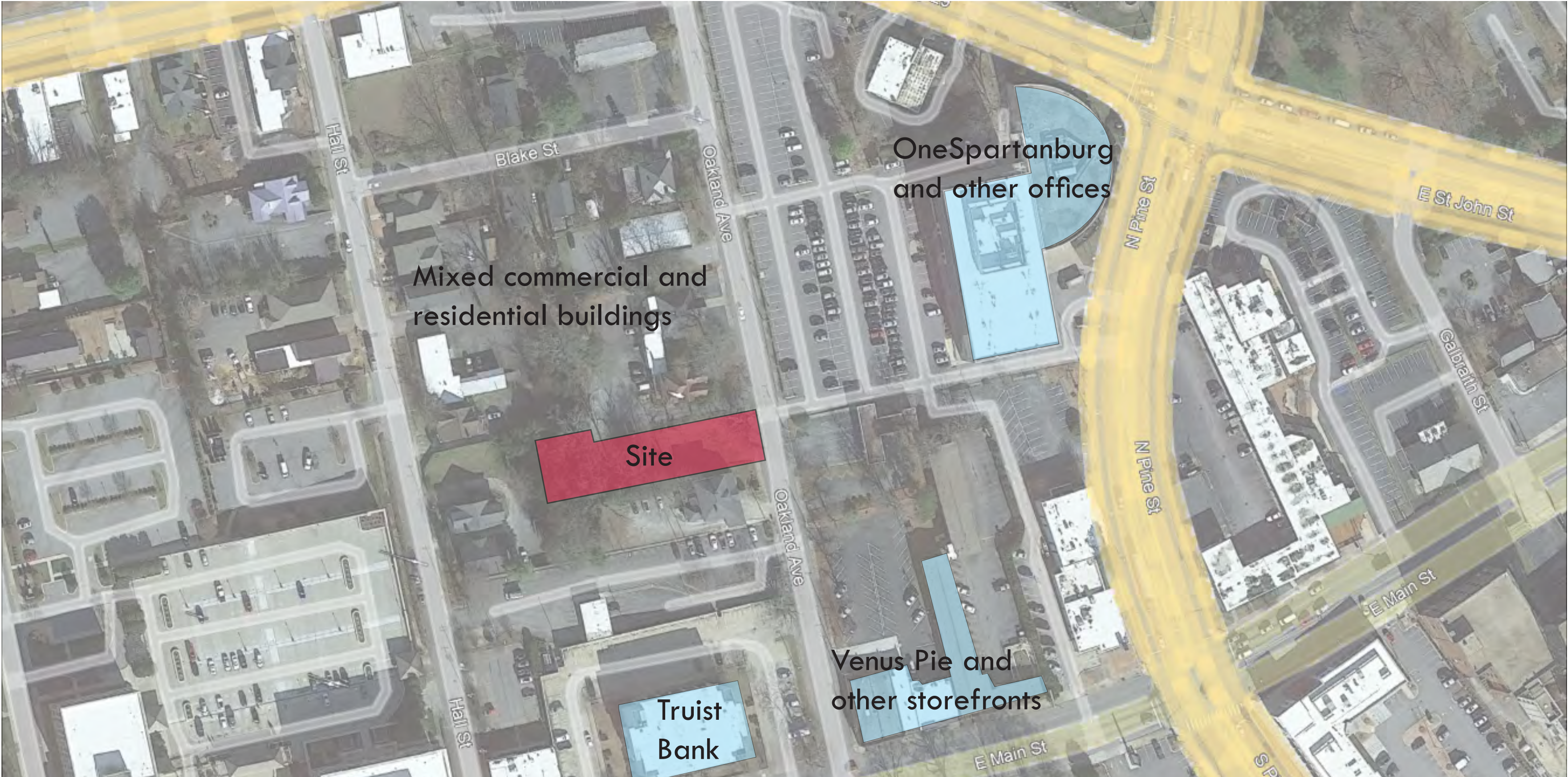
a new 3200 square foot 2-story single family residence at 142 Oakland Ave in downtown Spartanburg.



URBAN CONTEXT

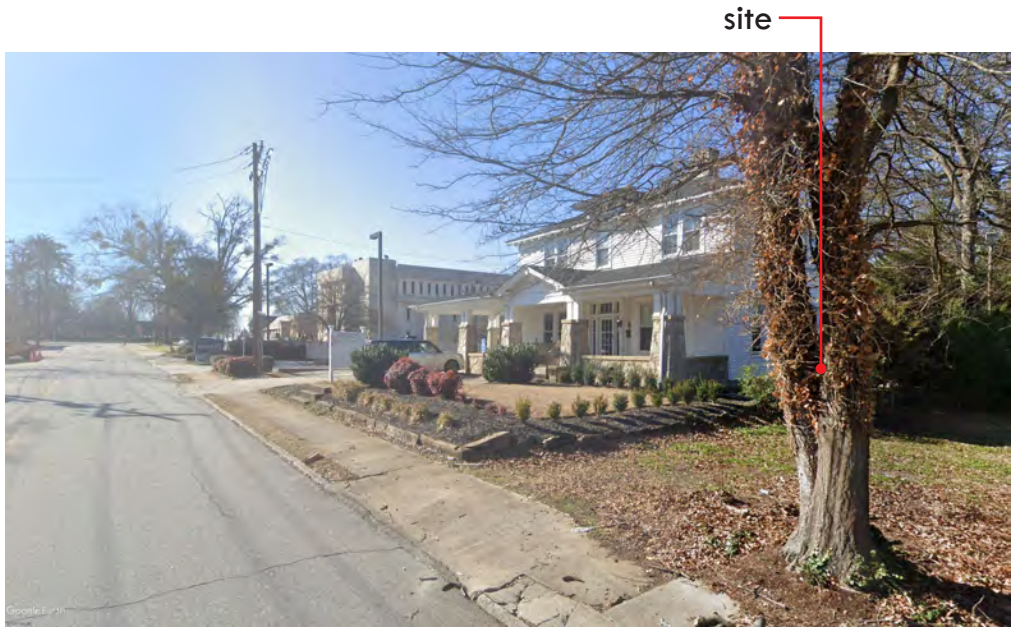


URBAN CONTEXT



Proximity Map

URBAN CONTEXT



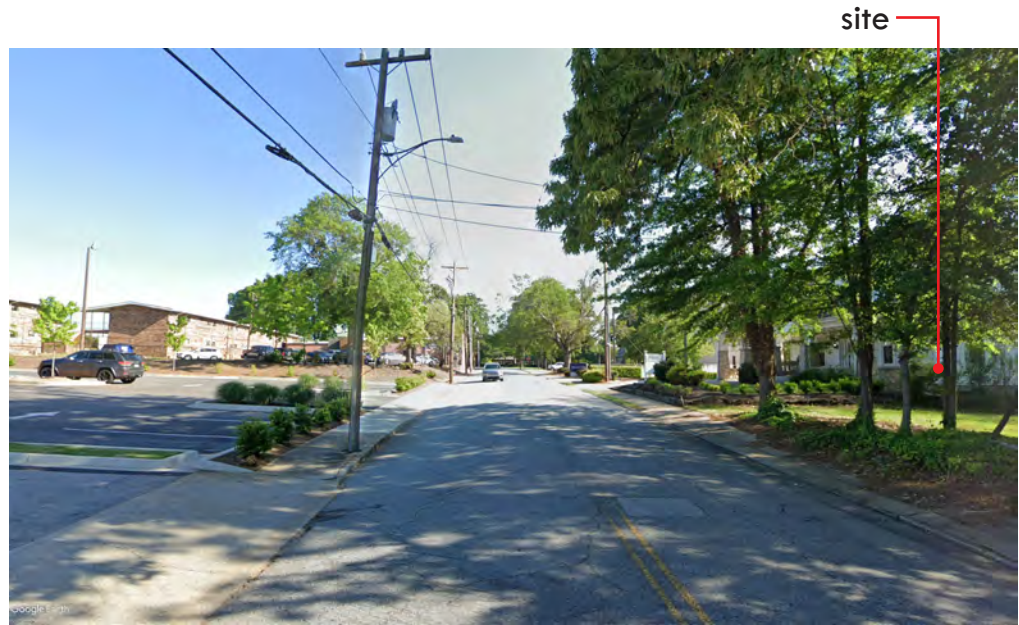
looking south from project site along Oakland Ave



project site from Oakland Ave



looking north from project site along Oakland Ave



looking south to the intersection of Oakland Ave and E Main St



looking west towards site from parking lot of OneSpartanburg

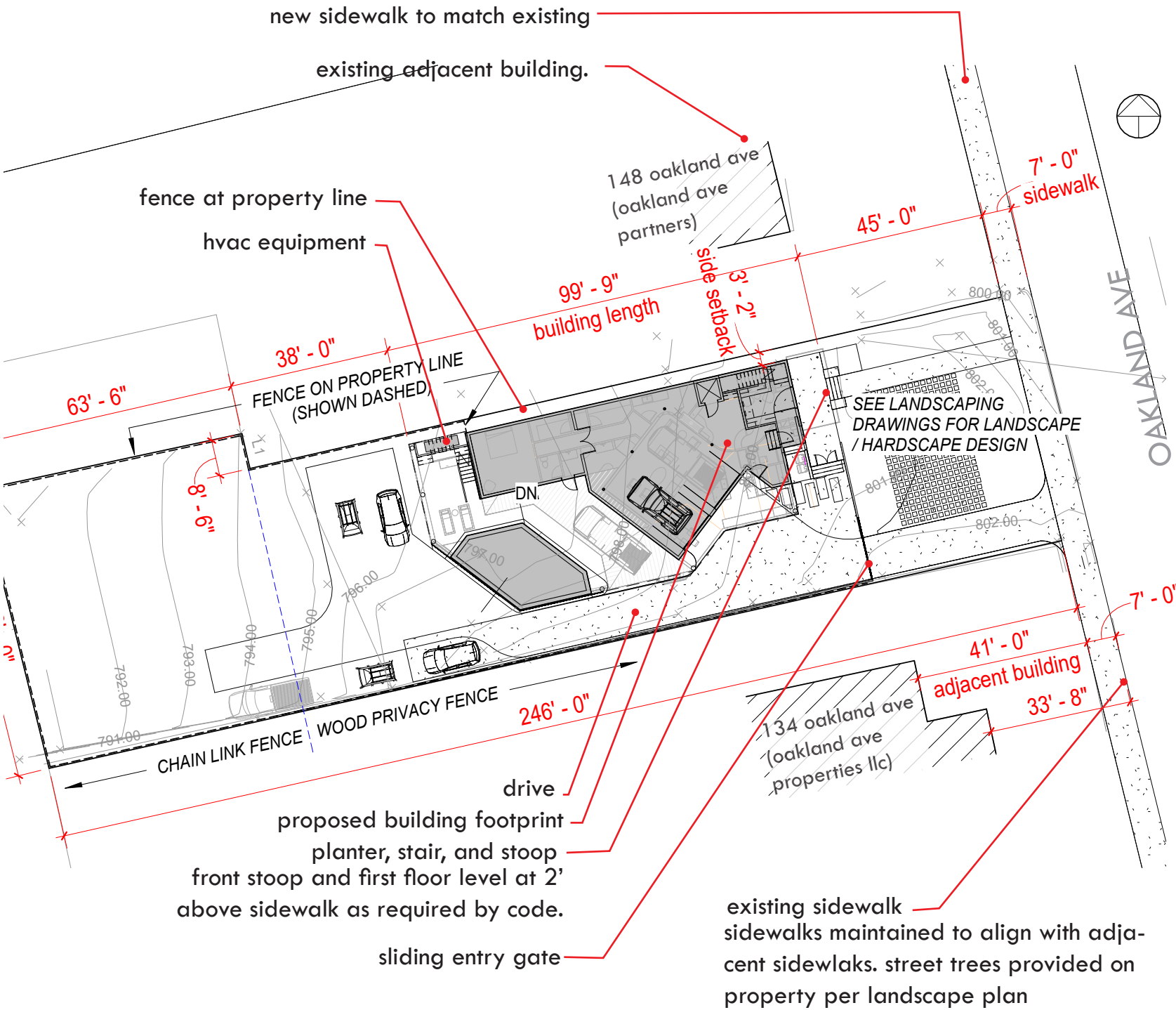


looking north to the intersection of Oakland Ave and E St John St

5.1.4 Setbacks: Front and side setbacks must be consistent with those of 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. Setbacks may be otherwise adjusted by Discretionary Review. A building may be set back to create an "outdoor room" where the building serves as a termination of a pedestrian street.

DOWNTOWN CODE COMPLIANCE

Spartanburg Downtown Code Compliance for 142 Oakland Ave
DT-5 - gateway corridors and blocks surrounding the downtown core



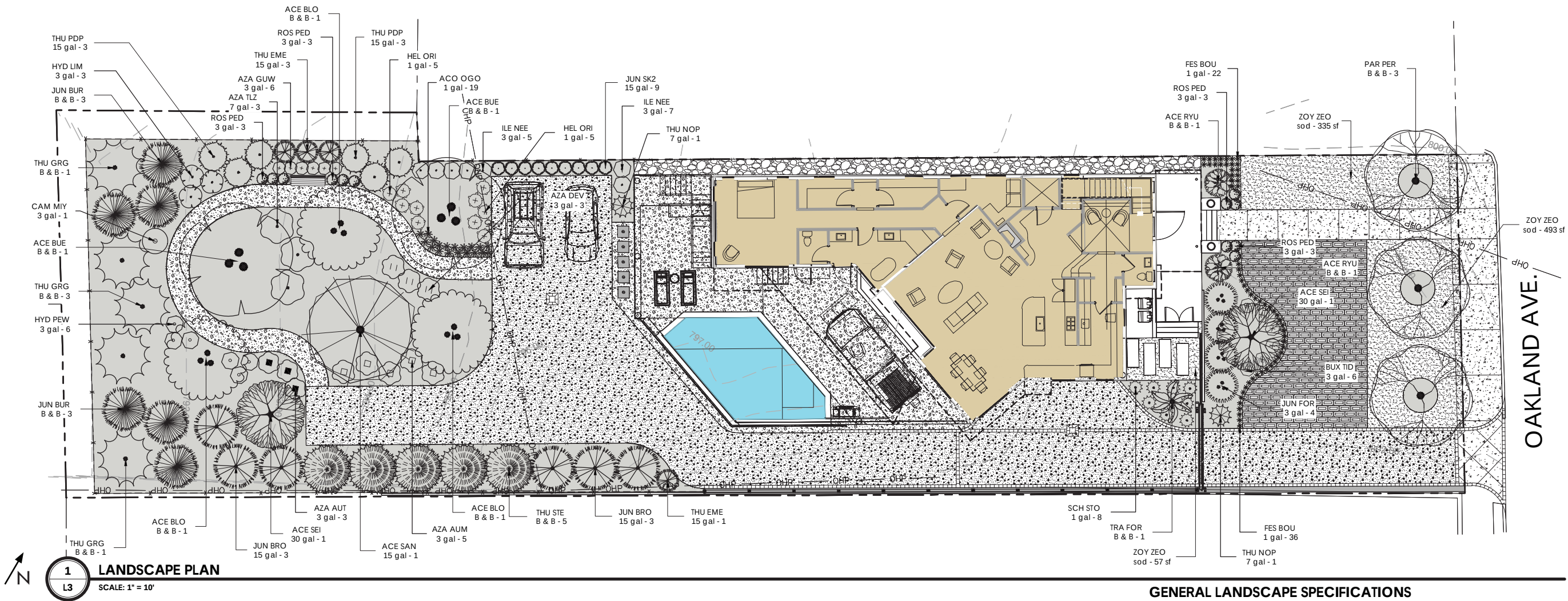
Code Section	Section Title	Requirement	Compliance
3.1.4	Use Standard by Zone	Single Family Dwelling Permitted	✓
3.3	District Standards		
3.3.2	Primary Building Standards		
a. Front Setback **		0ft min, 12ft max	✓
c. Interior Side Setback		0ft min, 24ft max	✓
g. frontage buildout		60%	✓
3.3.3	Accessory Building Standards		
a. placement		rear yard	n/a
c. Interior Side Setback		0 or 3 ft min	n/a
** See section 5.1.4 for supplemental information; top left corner of sheet			
	d. rear setback	15ft	✓
3.3.4	Building Height		
a. Primary Building Height		2 Stories Min, 6 Stories max	✓
b. Accessory Building Height		2 Stories Max	n/a
3.3.5	Permitted Parking Location		
c. rear yard		Permitted	✓
3.3.6	e. Stoop	Permitted	✓
6.3	Specific Building Design Standards		
6.3.1	b. Flat roofs permitted	DT-5 & DT-6	✓
6.3.2	Façade Design: At least 15% of the total wall area of each façade that face a public street must be transparent windows (excluding glass block) or doorways (egress only doorway excluded).		✓
6.3.3	Building Entrances		
a. Raised Entries: To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the finished grade (at the building line) a minimum of 2 feet.			✓
6.3.5	Materials		

Site Survey + Building Footprint @ 1" = 20'

TEAGUE STUDIO
ARCHITECTURE + DESIGN

142 Oakland Ave
Spartanburg, SC
18 of 50

DRB Preliminary Review 10/01/2024
pg. 5



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES						
	ACE BUE	2	ACER BUERGERIANUM "MULTI-STEM" / MULTI-STEM TRIDENT MAPLE	B & B	3"	CAL
	ACE BLO	3	ACER PALMATUM "BLOODGOOD" / BLOODGOOD JAPANESE MAPLE	B & B		9' MIN.
	ACE RYU	2	ACER PALMATUM "RYUSEN" / RYUSEN JAPANESE MAPLE	B & B		7-8'
	ACE SEI	2	ACER PALMATUM "SEIRYU" / SEIRYU JAPANESE MAPLE	30 GAL		
	ACE SAN	1	ACER PALMATUM "SANGO-KAKU" / CORAL BARK JAPANESE MAPLE	15 GAL		
	JUN SK2	9	JUNIPERUS SCOPULORUM "SKYROCKET" / SKYROCKET JUNIPER	15 GAL		
	JUN BRO	6	JUNIPERUS VIRGINIANA "BRODIE" / BRODIE RED CEDAR	15 GAL		

	JUN BUR	6	JUNIPERUS VIRGINIANA "BURKII" / BURKII RED CEDAR	B & B	8' MIN.
	PAR PER	3	PARROTIA PERSICA (MULTI-STEM) / PERSIAN IRONWOOD	B & B	16' MIN.
	THU EME	4	THUJA OCCIDENTALIS "EMERALD" / EMERALD ARBORVITAE	15 GAL	
	THU PDP	6	THUJA OCCIDENTALIS "HETZ WINTERGREEN" / HETZ WINTERGREEN ARBORVITAE	15 GAL	
	THU STE	5	THUJA STANDISHII X "STEEPLECHASE" / STEEPLECHASE ARBORVITAE	B & B	8'-10' HEIGHT
	THU GRG	5	THUJA STANDISHII X PLICATA "GREEN GIANT" / GREEN GIANT ARBORVITAE	B & B	10' MIN.
	TRA FOR	1	TRACHYCARPUS FORTUNEI / WINDMILL PALM	B & B	12' MIN.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
--------	------	-----	-------------------------	------	---------

GROUND COVERS

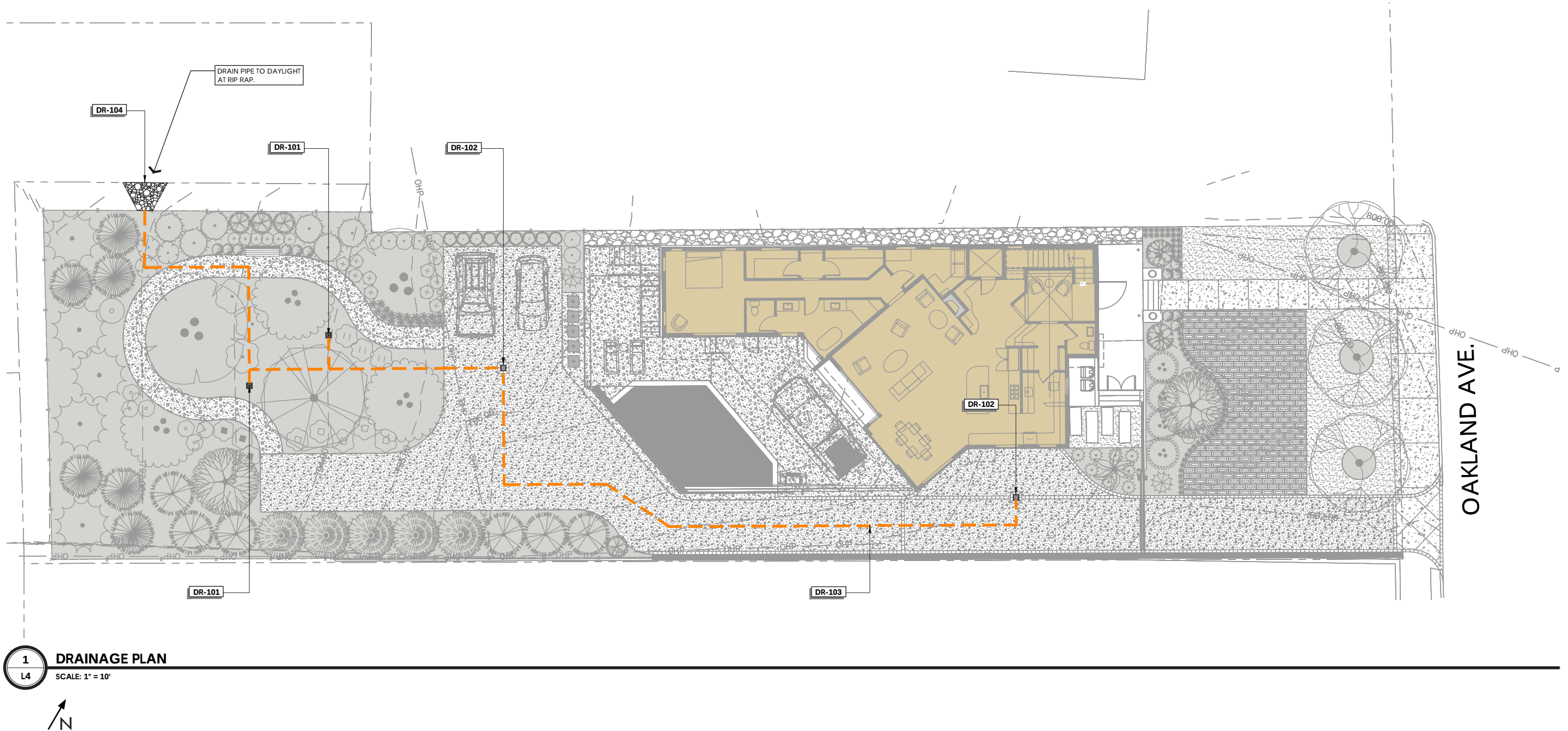
	ZOY ZEO	885 SF	S@B.....
--	---------	--------	---------------

32 EXTERIOR IMPROVEMENTS SCHEDULE

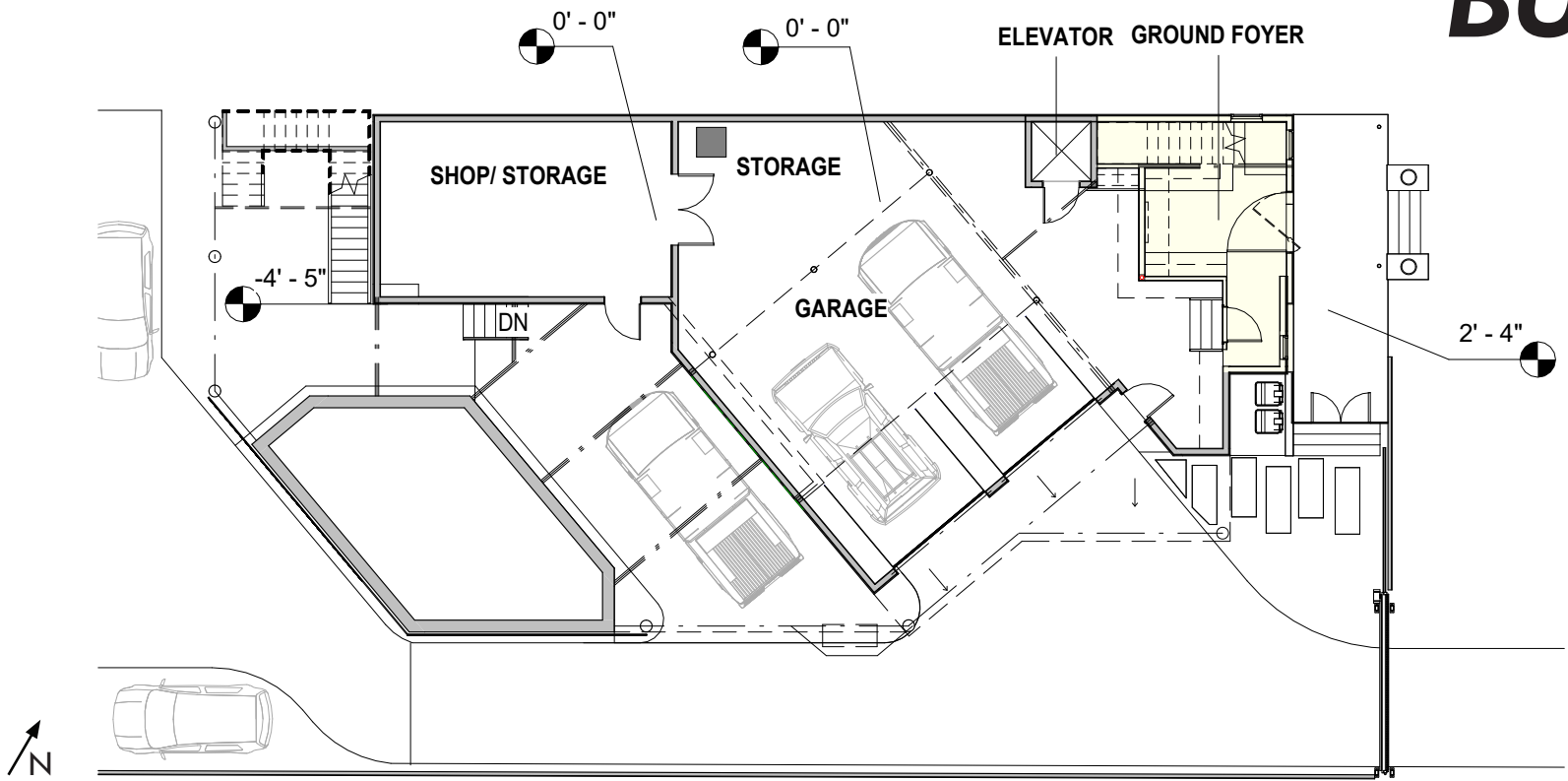
SYMBOL	CODE	DESCRIPTION	QTY
	32-01	TRIPLE HAMMERED HARDWOOD MULCH (3" THICK)	41.5 CY

GENERAL LANDSCAPE SPECIFICATIONS

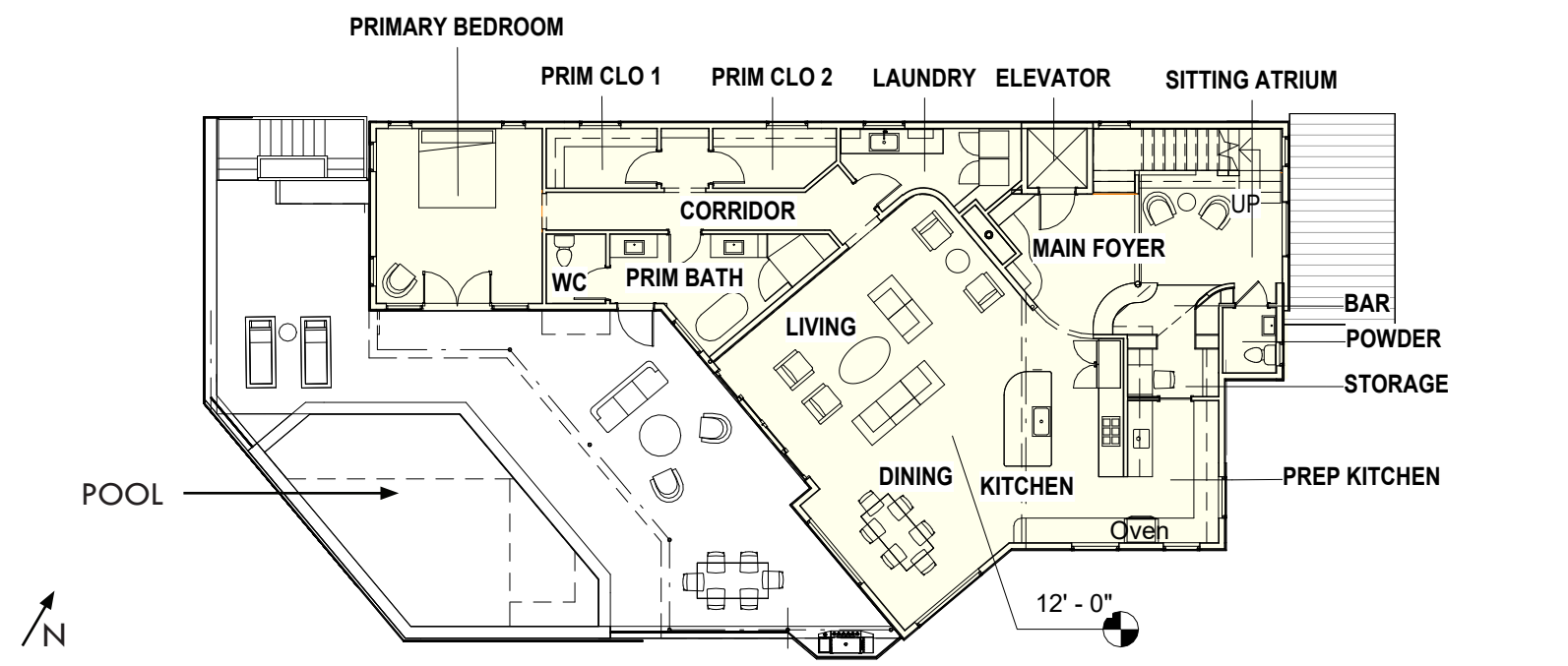
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
SHRUBS				
	ACO OGO	19	ACORUS GRAMINEUS "OGON" / OGO SWEETFLAG	1 GAL
	AZA AUM	5	AZALEA ENCORE "AUTUMN MOONLIGHT" TM / ENCORE AZALEA	3 GAL
	AZA AUT	3	AZALEA ENCORE "AUTUMN TWIST" TM / AUTUMN TWIST AZALEA	3 GAL
	AZA GUW	6	AZALEA SATSUKI HYBRID "GUMPO WHITE" / SATSUKI AZALEA	3 GAL
	AZA DEV	3	AZALEA X "DELAWARE VALLEY WHITE" / VALLEY WHITE AZALEA	3 GAL
	AZA TLZ	3	AZALEA X "GEORGE L. TABER" / GEORGE L. TABER SOUTHERN INDICA AZALEA	7 GAL
	BUX TID	6	BUXUS MICROPHYLLA KOREANA "TIDEHILL" / TIDEHILL KOREAN BOXWOOD	3 GAL
	CAM MIY	1	CAMELLIA SASANQUA "MINE NO YUKI" / WHITE CAMELLIA	3 GAL
	FES BOU	58	FESTUCA GLAUCA "BOULDER BLUE" / BOULDER BLUE FESCUE	1 GAL
	HEL ORI	10	HELLEBORUS ORIENTALIS / LENTEN ROSE	1 GAL
	HYD LIM	3	HYDRANGEA PANICULATA "LIMELIGHT PRIME" TM / LIMELIGHT PRIME HYDRANGEA	3 GAL
	HYD PEW	6	HYDRANGEA QUERCIFOLIA "PEE WEE" / OAKLEAF HYDRANGEA	3 GAL
	ILE NEE	7	ILEX CORNUTA "NEEDLEPOINT" / NEDDLEPOINT HOLLY	3 GAL
	JUN FOR	4	JUNIPERUS CHINENSIS "SEA GREEN" / SEA GREEN JUNIPER	3 GAL
	ROS PED	12	ROSA MEIDILAND SERIES "PEACH DRIFT" / PEACH DRIFT ROSE	3 GAL
	SCH STO	8	SCHIZACHYRIUM SCOPARIUM "STANDING OVATION" / LITTLE BLUESTEM GRASS	1 GAL



BUILDING DESIGN

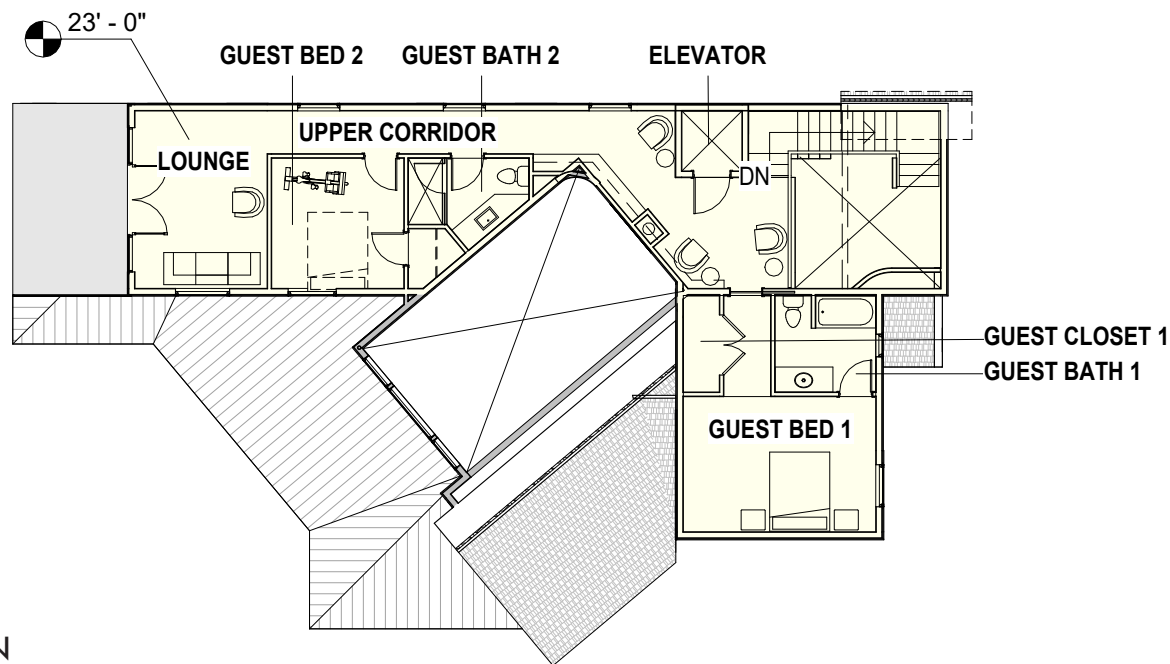


Ground Floor Plan @ 1/16" = 1'-0"

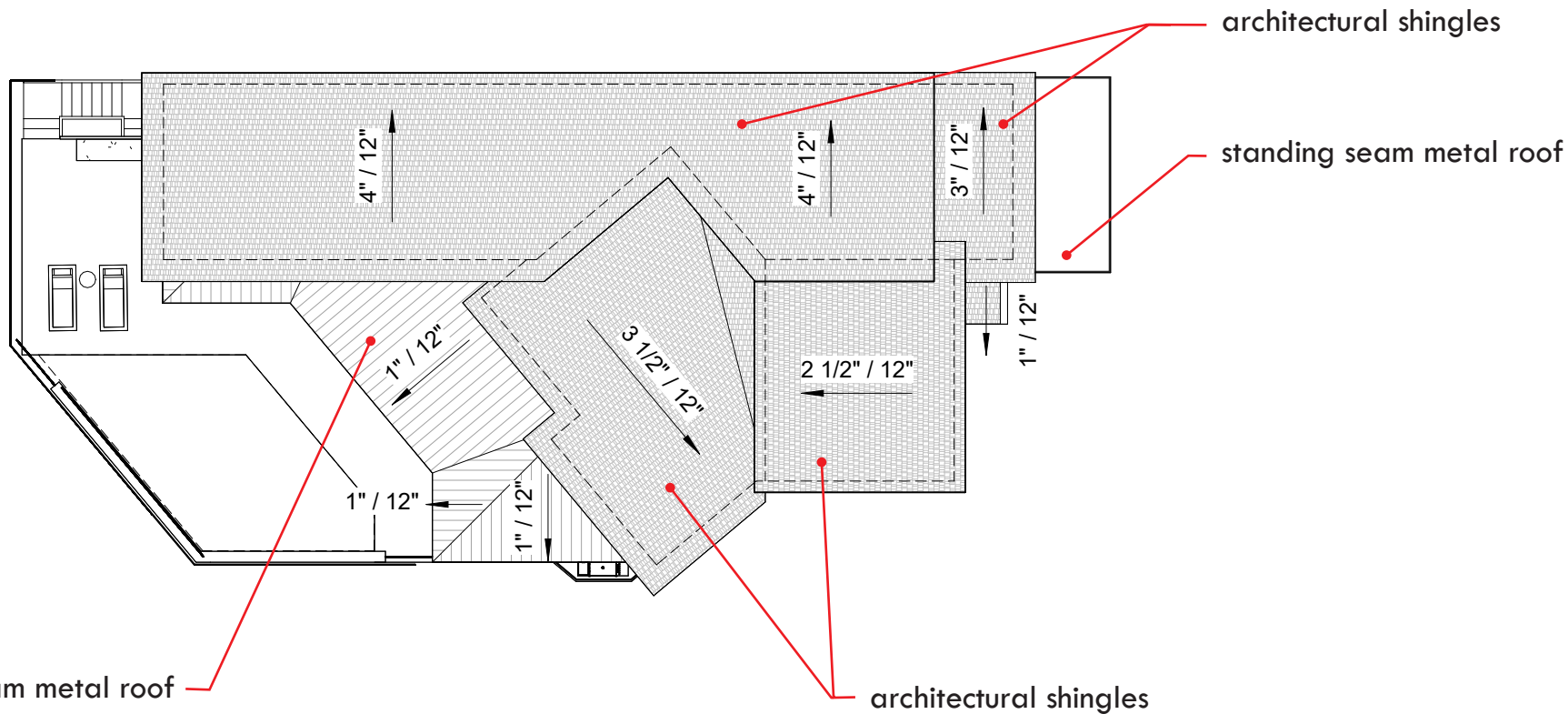


Main Floor Plan @ 1/16" = 1'-0"

BUILDING DESIGN



Upper Floor Plan @ 1/16" = 1'-0"



Roof Plan @ 1/16" = 1'-0"



BUILDING DESIGN



hardcoat stucco, gray



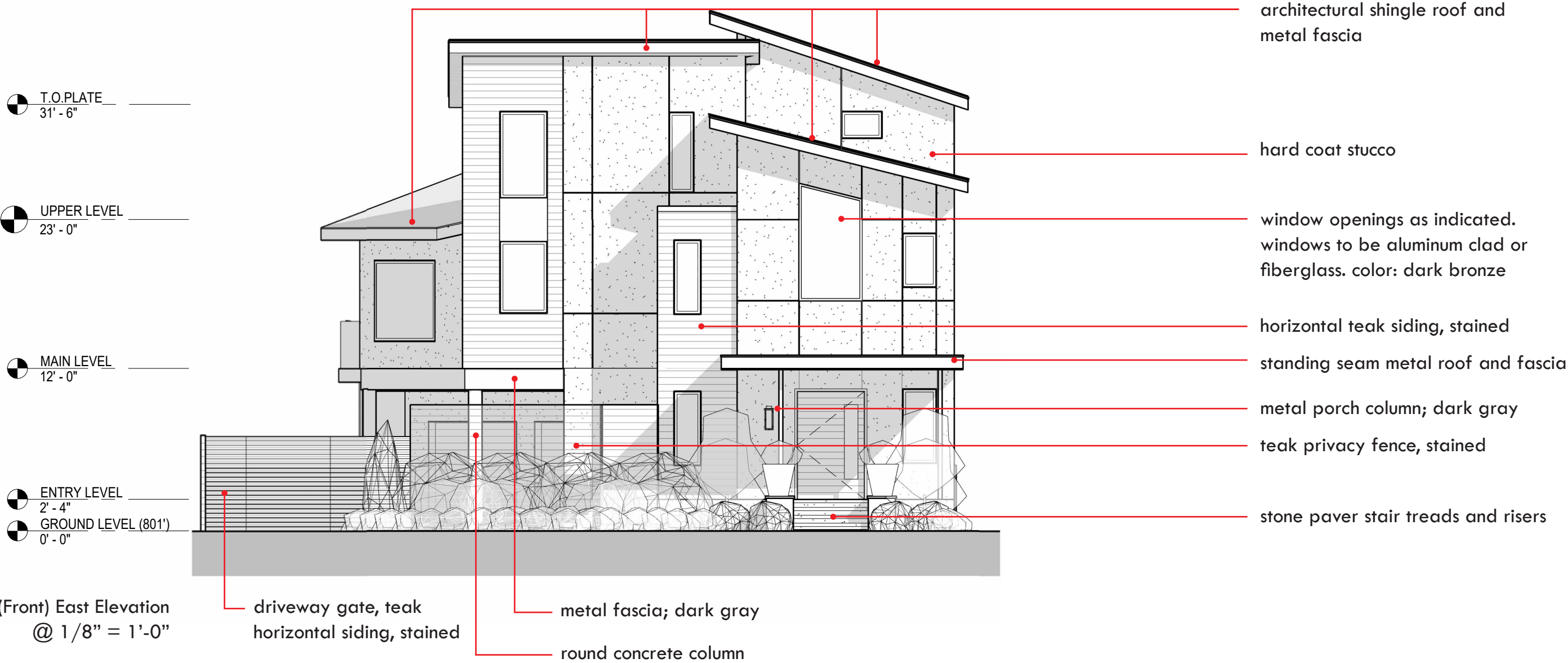
teak siding, natural stain



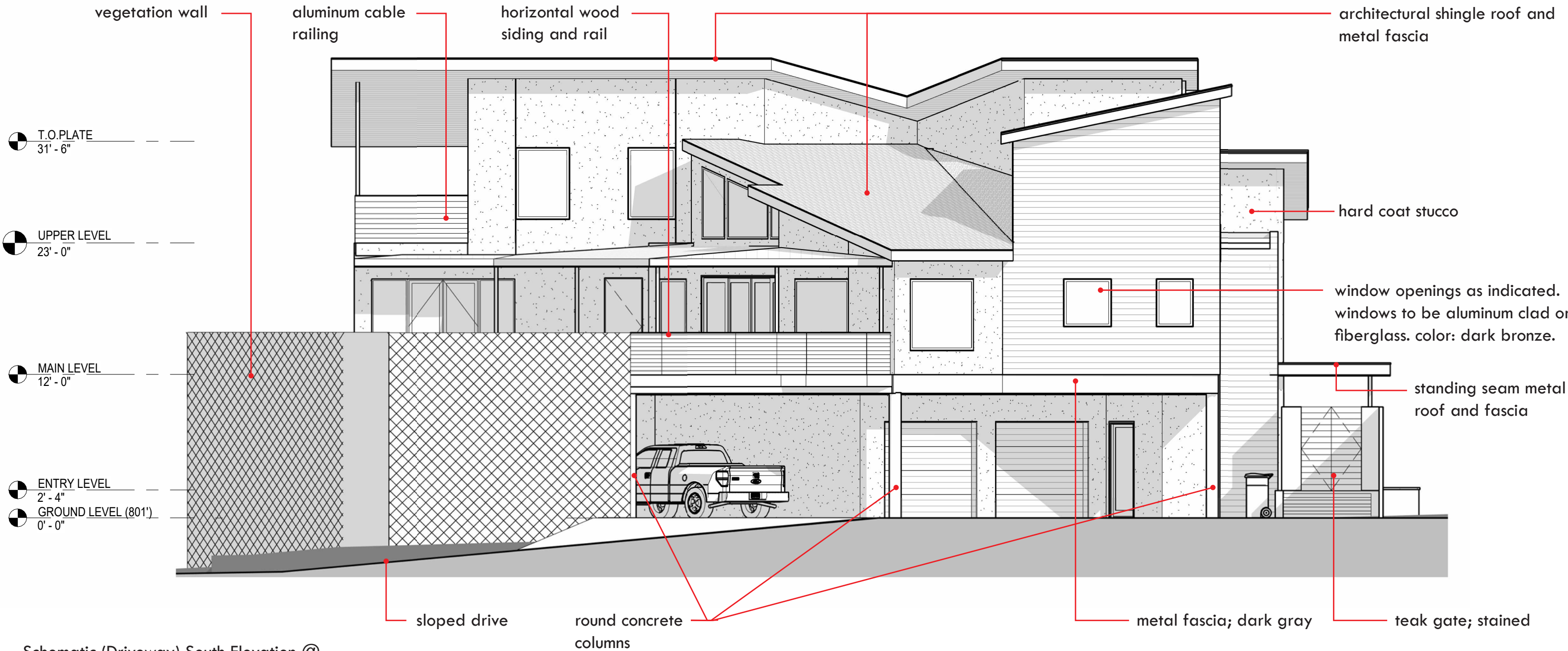
standing seam roof +
fascia, gray



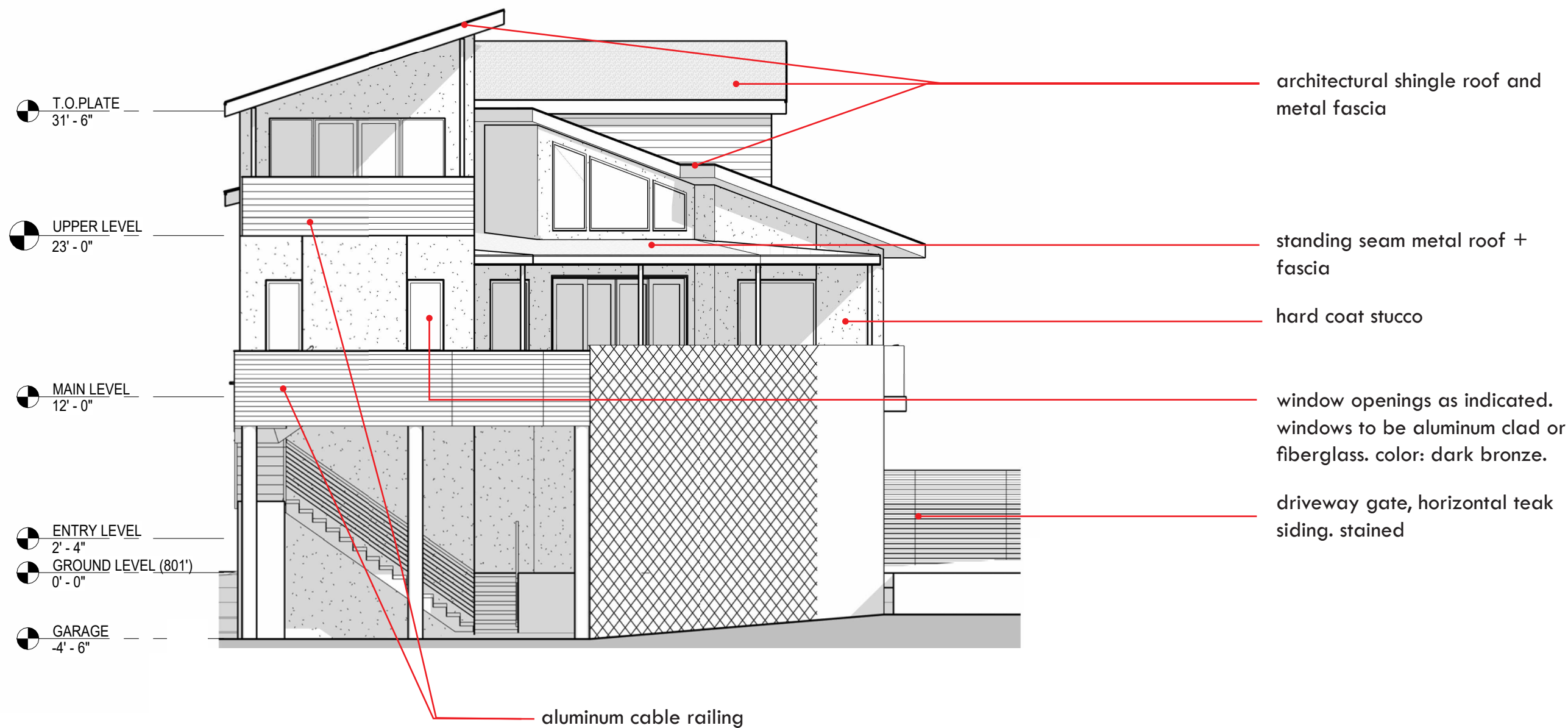
architectural shingles, sliver
birch



BUILDING DESIGN



BUILDING DESIGN



Schematic (Back) West Elevation @
1/8" = 1'-0"

BUILDING DESIGN



View of front facade across
Oakland Ave

BUILDING DESIGN



View from Oakland Ave
looking North

ADDRESS/ TAX ID

276 Magnolia Street/711396462090

DATE

09/23/2024

COPIES TO

City Departments
Applicant

TO

Spartanburg Design Review Board

PROJECT NUMBER

24-020-00010

STAFF

Fredalyn M. Frasier, Planning Director
Nan Zhou, Planner II
Craig Lewis – Technical Advisor

OWNER/APPLICANT

James and Kimberly Miles/ Meghan Teague/Teague Studios

GENERAL PROJECT OVERVIEW

The applicant is seeking to renovate an existing two-story commercial building as a ground-floor office and an upper story apartment. This is the Final Review for approval.

AUTHORITY & APPLICABILITY

This project is zoned DT-5. Formal design review and approval by the Design Review Board is required due to the new addition of the elevator core to the side and the riser room to the rear.

DETERMINATION OF COMPLETENESS

Application is complete

FINDINGS - EXCEPTIONS

- None Requested

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; and Site Landscaping to the greatest extent possible.
- B.** Use Standards: The proposed use is permitted by right.
- C.** 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*
- D.** General Standards:
 - Not applicable

E. 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. –
 - *The location of the trash containers has not been noted on the plans. We presume the use of standard roll-outs.*

F. 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*

G. 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: *Compliant*
 - 6.4.5 Materials: *Compliant*

H. Parking:

- 7.2 Bicycle Parking: A minimum of 2 bicycle parking spaces shall be provided. *Bicycle parking is not shown on the submitted plans. Please provide.*

I. 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) – Not Applicable due to the placement of the building and the existing sidewalk.
- 8.2 Site Landscaping: 1 shade tree and eight shrubs per 10 parking spaces. No parking space shall be further than 60 from a canopy tree. *Please note compliance for Final Approval.*

J. Signage: Not applicable.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

NONE.

RECOMMENDATION

The application has provided sufficient compliance detail for a Preliminary Approval. There are certain noted deficiencies that may be addressed at the Final Approval stage.

DOWNTOWN OFFICE MIXED-USE

renovating an existing office building at 276 Magnolia Street in downtown Spartanburg.



TEAGUE STUDIO

ARCHITECTURE + DESIGN

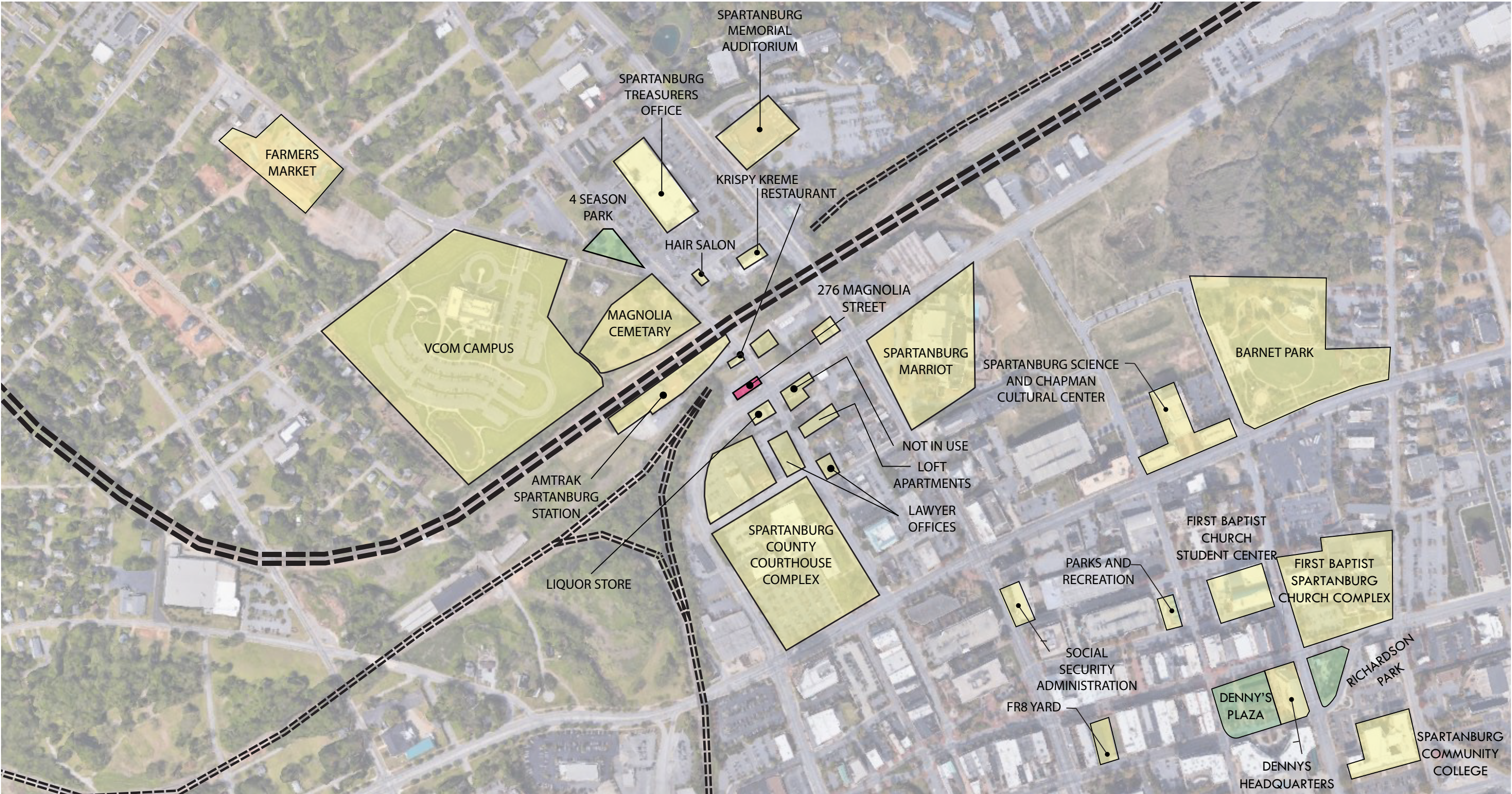
www.studioteague.com | 864.310.4327

276 MAGNOLIA
SPARTANBURG, SC

31 of 50

DRB Preliminary Review 10/01/2024
pg. 1

URBAN CONTEXT



Vicinity Map

URBAN CONTEXT



URBAN CONTEXT



project site



photographs from north side of Magnolia Street looking south



photographs from site looking north

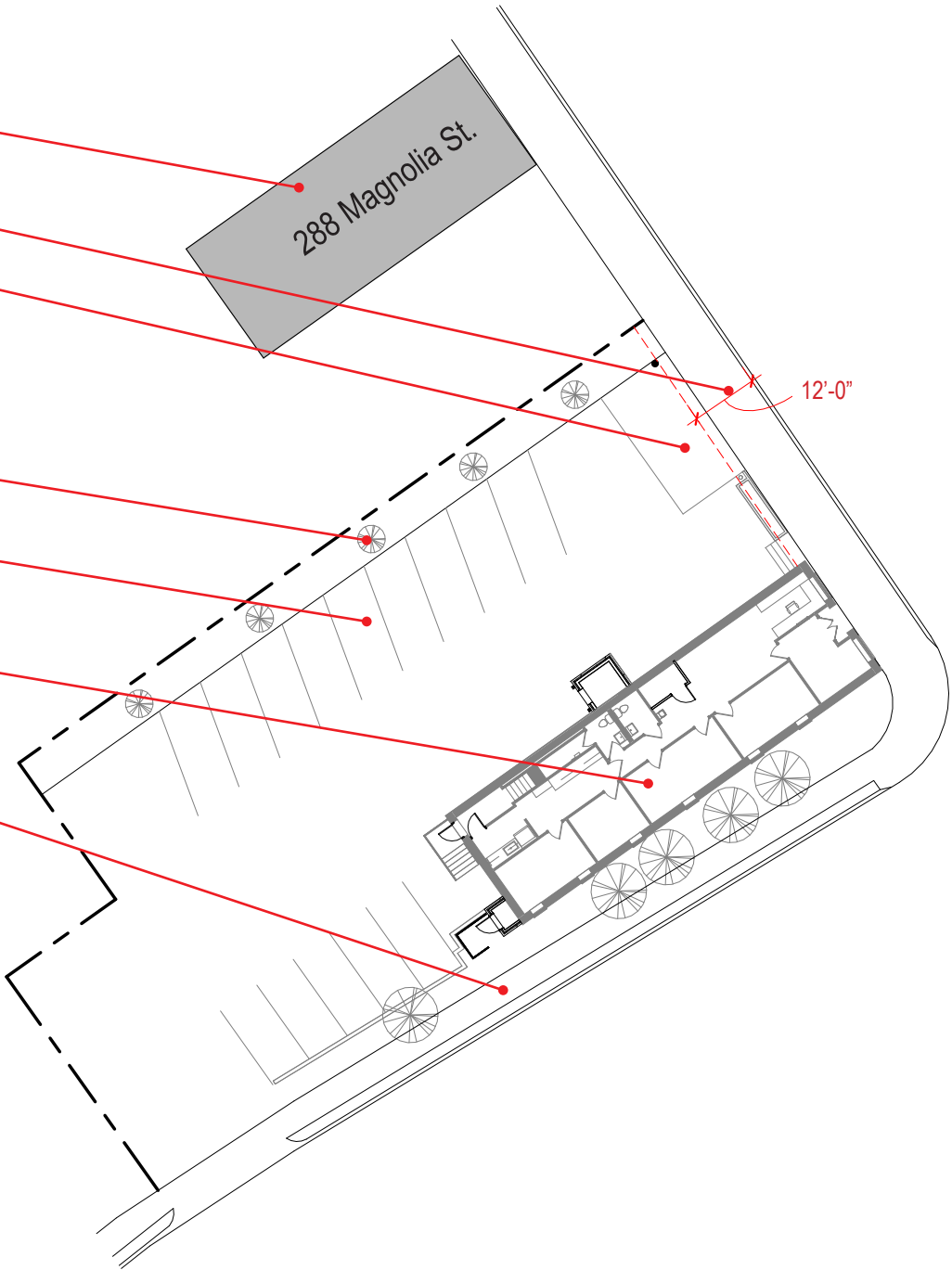
DOWNTOWN CODE COMPLIANCE

Spartanburg Downtown Code Compliance for 276 Magnolia

DT-5 - gateway corridors and blocks surrounding the downtown core

Code Section	Section Title	Requirement	Compliance
3.1.4	Use Standard by Zone	BUSINESS / DWELLING	✓
3.3	District Standards		
3.3.2	Primary Building Standards	0 - 24'	✓
6.4	Specific Building Design Standards		
6.4.1	Roof and Eaves		
	a. flush eaves must be finished by profiled molding or gutters.		✓
	b. All rooftop equipment must be screened from view		✓
6.4.3	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.)	NO CHANGE	✓
	b. Ground-Level Glazing: Window glazing and doorways must be the predominant features in the street-level facade. Exterior burglar bars, fixed "riot shutters," or similar security devices must not be visible from the public right-of-way. All ground level windows must provide direct views to the building's interior extending a minimum of 6 feet behind the window.	NO CHANGE	✓
	c. 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: 1. Shopfront Frontage Transparency per Section 4.2: At least seventy (70) percent of the length of building along all street side building facades.	NO CHANGE	✓
6.4.4	Materials		✓
	Commercial building walls must be brick, pre-cast concrete, cut stone (residential applications such as field stone and ledge stone are prohibited), cementitious fiber board, or wood clapboard. Regular or decorative concrete block and EIFS-type stucco may be used on building walls not visible from a public street or as an accent material only. All accessory buildings must be clad in materials similar in appearance to the principal structure.		
8.1	Required Streetscape	NO CHANGE	✓

- existing adjacent building
- streetscape zone
- existing sloped drive
- existing trees to remain
- 9 existing parking spots to remain
- existing building footprint to remain; floor level even to sidewalk level
- existing sidewalks to remain unchanged



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).

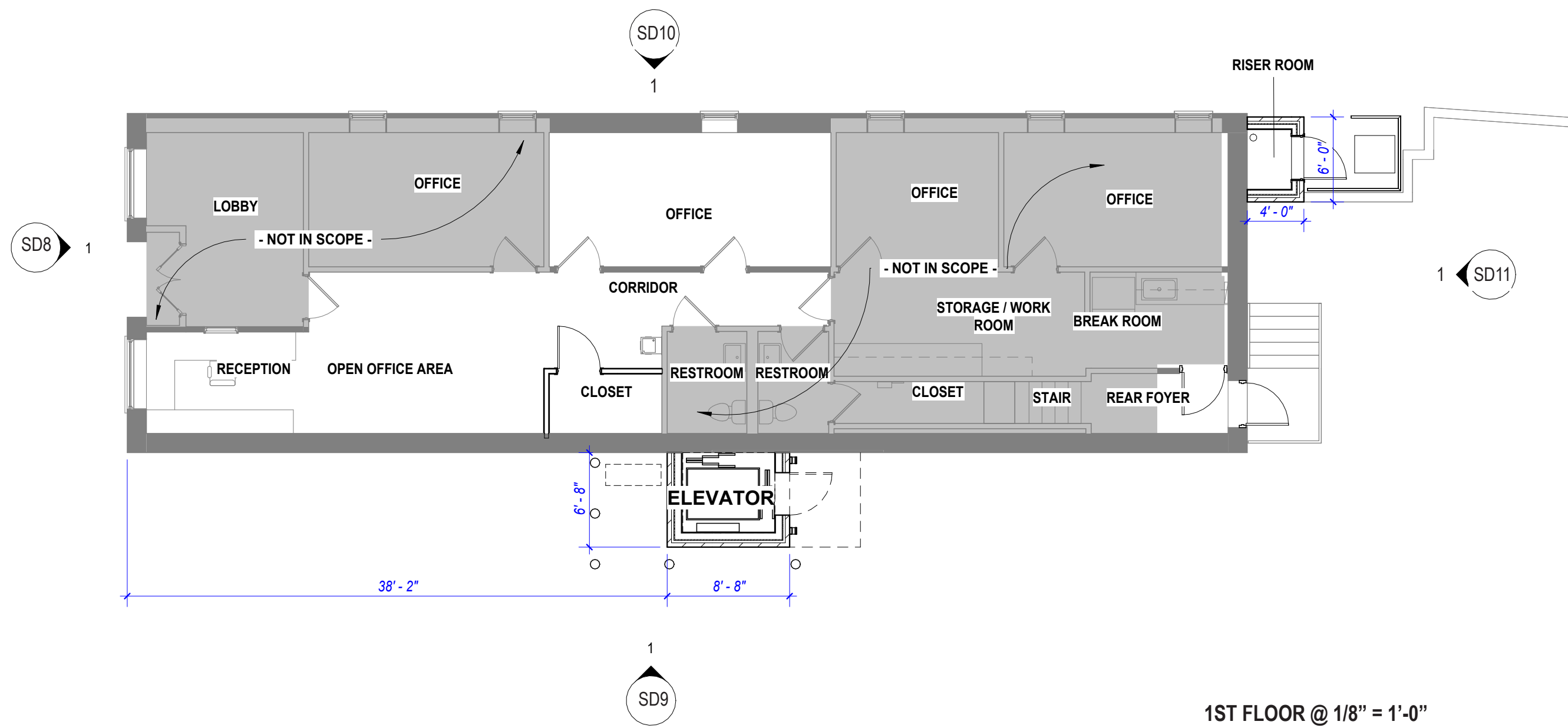
	1. D-T3 or D-T4	2. D-T5	3. D-T6
a. Streetscape Zone (min) (measured from back of curb to outside edge of right-of-way)	11 ft	12 ft (14 ft without tree wells)	16 ft (to accommodate outdoor seating) [Verify with current Main dimension]
b. Sidewalk Width (min)	5 ft sidewalk	8 ft	16 ft
c. Planter Type and minimum width	6 ft continuous planting strip or planter beds	Tree wells only except 6 ft non-continuous planter beds are permitted along streets where on-street parking is not provided	Tree wells only
d. Street Trees	Trees shall be a species with shade canopies that, at maturity, remain clear of building frontages.		

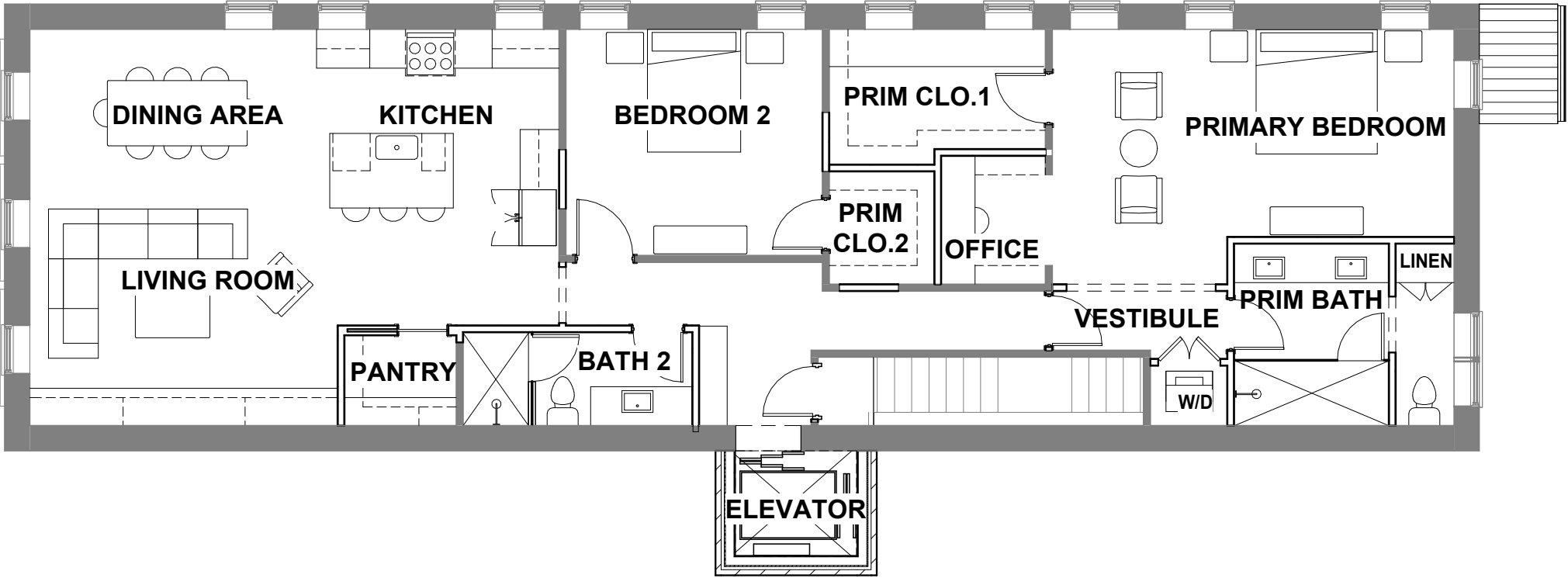
8.2 PARKING AREA LANDSCAPING

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.

SITE + BUILDING FOOTPRINT @ 1/32" = 1'-0"

BUILDING DESIGN





SECOND FLOOR PLAN @ 1/8" = 1'-0"

BUILDING DESIGN



EXISTING FRONT ELEVATION



NORTH ELEVATION @ 1/8" = 1'-0"

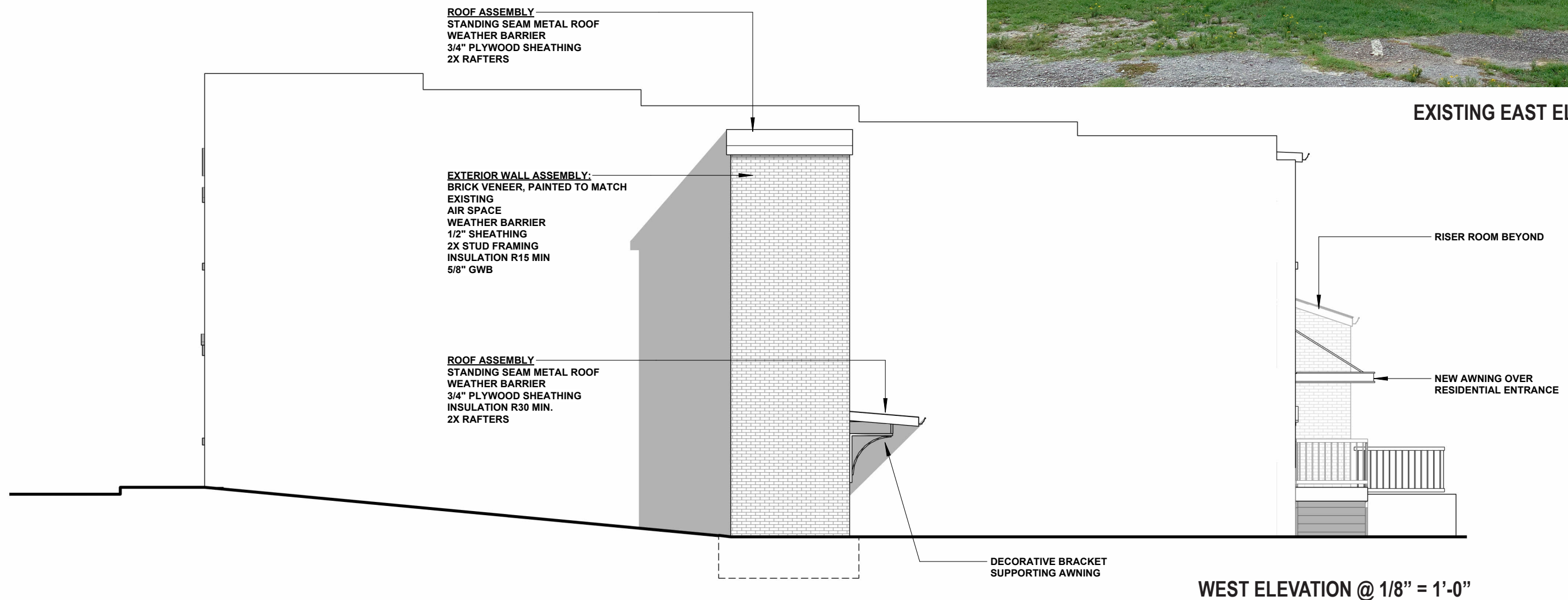


NORTH PERSPECTIVE
VIEW FROM STREET

BUILDING DESIGN



EXISTING EAST ELEVATION IMAGE

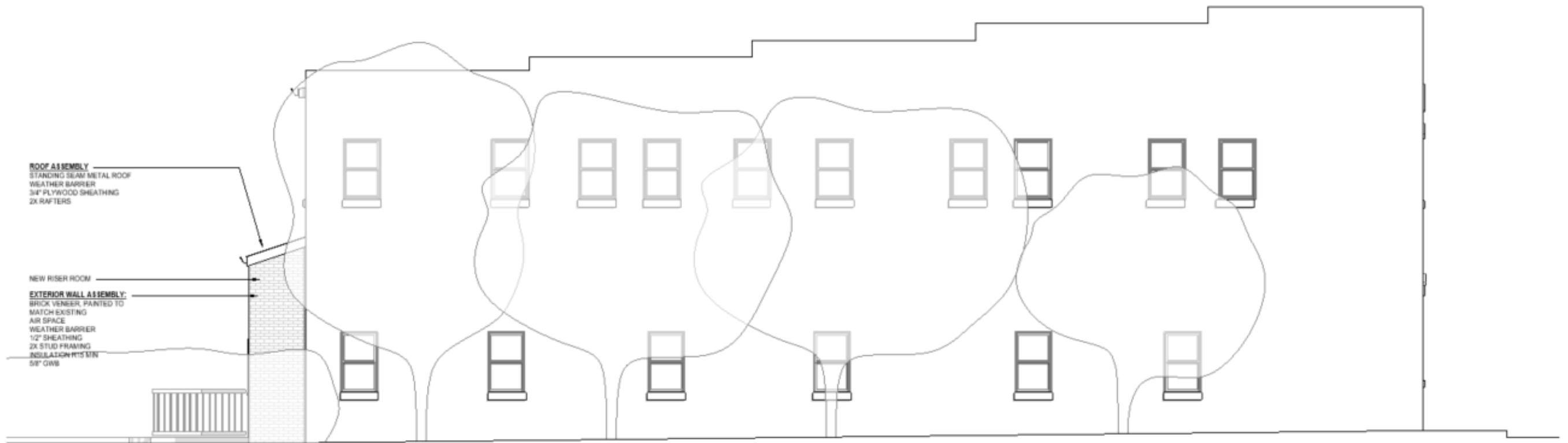


WEST ELEVATION @ 1/8" = 1'-0"

BUILDING DESIGN



EXISTING EAST ELEVATION IMAGE

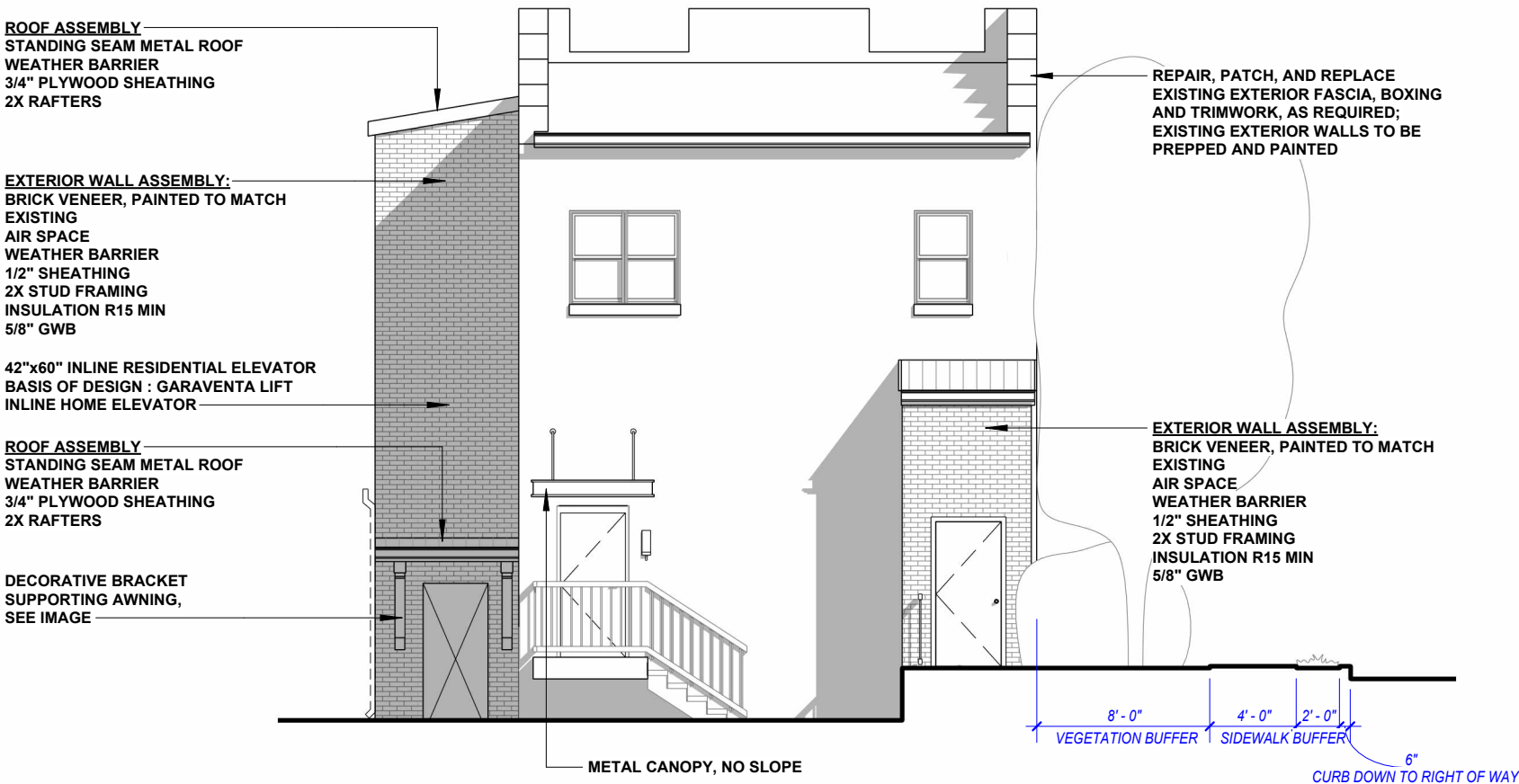


EAST ELEVATION @ 1/8" = 1'-0"

BUILDING DESIGN



EXISTING REAR IMAGE



SOUTH ELEVATION @ 1/8" = 1'-0"

ADDRESS/ TAX ID

251 Magnolia Street/711396744858

DATE

09/23/2024

COPIES TO

City Departments
Applicant

TO

Spartanburg Design Review Board

PROJECT NUMBER

24-020-00016

STAFF

Fredalyn M. Frasier, Planning Director
Nan Zhou, Planner II
Craig Lewis – Technical Advisor

OWNER/APPLICANT

Tayana Shulikov/Amanda Metze-Studio Teague

GENERAL PROJECT OVERVIEW

Preliminary Review - The applicant is seeking to renovate and install new windows into a single-story mid-century modern building.

AUTHORITY & APPLICABILITY

This project is zoned DT-6. Formal design review and approval by the Design Review Board is required due to the installation of new windows in the first layer (front of the building).

DETERMINATION OF COMPLETENESS

- Application is complete

FINDINGS - EXCEPTIONS

- None Requested

CODE REVIEW

-
- A. **Applicability Matrix:** Because this an exterior alteration in the first or second layer without an expansion, the project is required to comply with the following: Solid waste storage areas and Signage.
- B. **Use Standards:** The proposed use is permitted by right.
- C. **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*
- D. **General Standards:**
- Not applicable

E. 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. –
 - *The location of the trash containers has not been noted on the plans. We presume the use of standard roll-outs.*

F. 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*

G. 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:** *64% transparent - Compliant*
 - **6.4.5 Materials:** *Compliant*

H. Parking:

- **7.2 Bicycle Parking:** A minimum of 2 bicycle parking spaces shall be provided. *Bicycle parking is not shown on the submitted plans. Please provide.*

I. 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) –
 - *Not Applicable due to the placement of the building and the existing sidewalk however the current sidewalk is too narrow across a portion of the frontage between the tree and the existing shrubs.*

- **8.2 Site Landscaping:** 1 shade tree and eight shrubs per 10 parking spaces. No parking space shall be further than 60 from a canopy tree. - *Not applicable.*

J. **Signage:** Not applicable.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

- **Brick Painting:** The existing buff-colored brick and its unique, non-offset coursing is a common detail for mid-century modern buildings. The style itself is one that is intended to reflect the authenticity of the materials and to evoke a more horizontal feel to the façade. In addition, because brick is itself a porous material, painting it, according to the Brick Association, creates a barrier that can trap moisture inside. For most structures, painted brick requires more frequent maintenance and for some structures, painting it can cause mold and mildew growth on the interior and exterior.
 - For these reasons, [Staff recommends that the applicant consider cleaning and repointing the existing brick in lieu of painting.](#)
- **Landscaping:** In general, evergreen shrubs in a street-fronting landscape bed in a downtown environment are not appropriate. They are a suburban application that tends to collect trash and reduce the pedestrian space of the sidewalk. Because the sidewalk area between the street tree and the building is quite narrow, we are concerned that simply replacing the existing shrubs with new material will only lead to the same outcome.
 - [Staff suggests removing the existing shrubs and installing pavers between the existing sidewalk area and the building. Facing-left, the use of oversize planters with annuals and perennials to add seasonal color is recommended. Facing-right, it is recommended maintaining a more open area to provide a wider pedestrian passageway and further enhance the building entrance.](#)

RECOMMENDATION

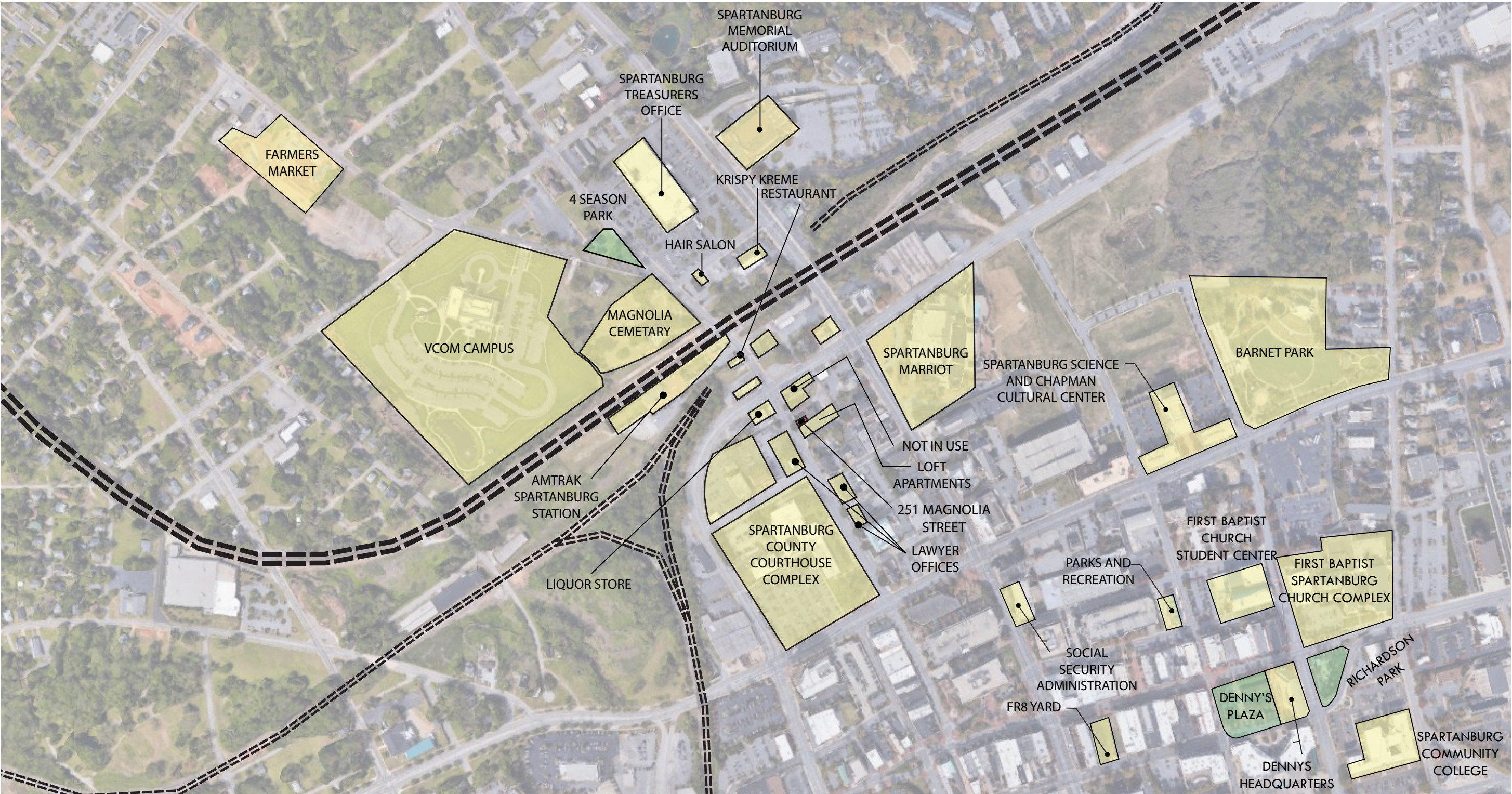
The application has provided sufficient compliance detail for a Preliminary Approval. Staff strongly recommends consideration of the suggestions regarding brick painting and landscaping.

DOWNTOWN OFFICE

RENOVATION OF AN EXISTING OFFICE BUILDING AT 251 MAGNOLIA STREET IN DOWNTOWN SPARTANBURG.



URBAN CONTEXT



VICINITY MAP

URBAN CONTEXT



project site

PHOTOGRAPHS FROM SOUTH SIDE OF MAGNOLIA ST LOOKING NORTH

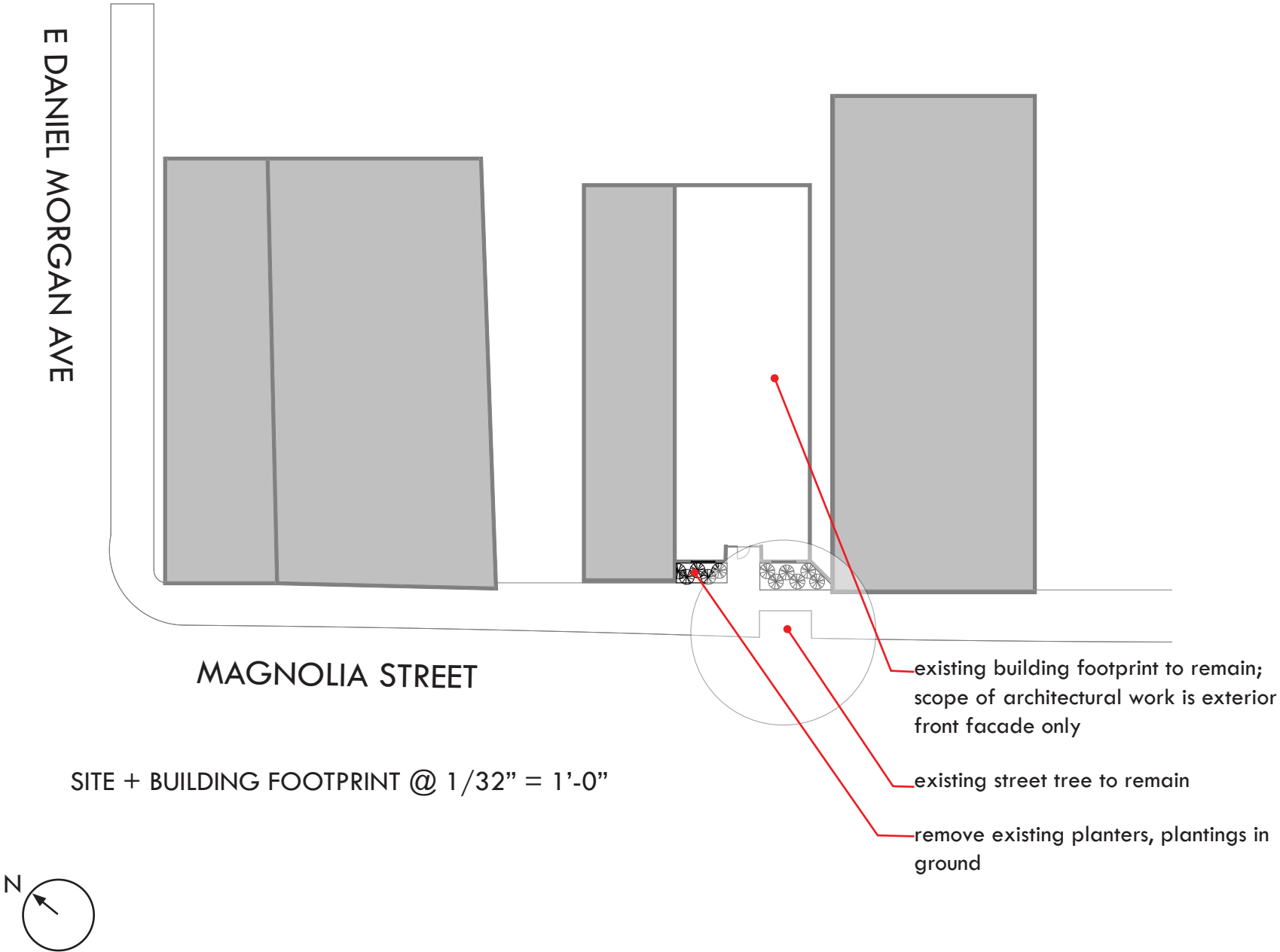


PHOTOGRAPHS FROM SITE LOOKING SOUTH ALONG MAGNOLIA ST

DOWNTOWN CODE COMPLIANCE

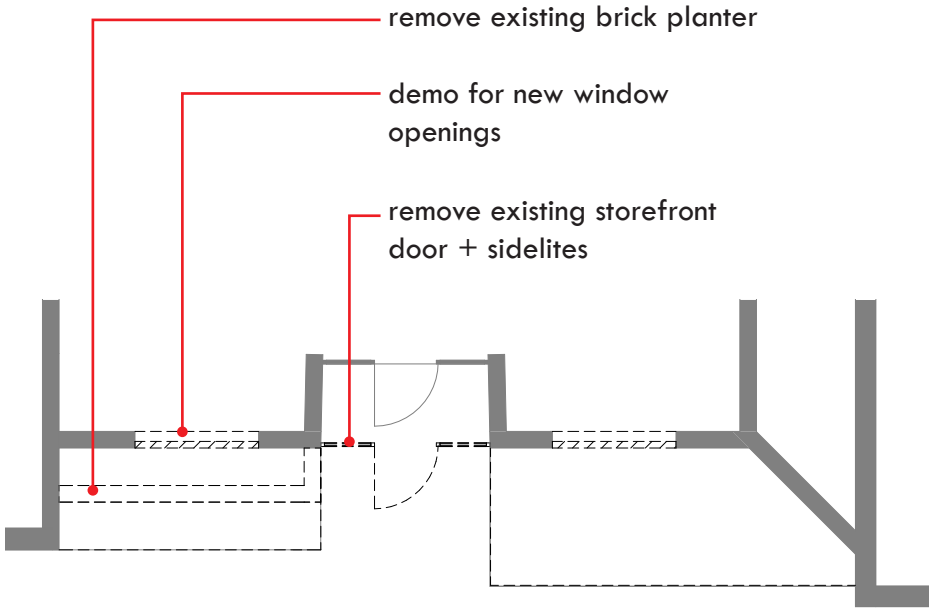
Spartanburg Downtown Code Compliance for 276 Magnolia DT-5 - gateway corridors and blocks surrounding the downtown core

Code Section	Section Title	Requirement	Compliance
3.1.4	Use Standard by Zone	BUSINESS / DWELLING	✓
3.3	District Standards		
3.3.2	Primary Building Standards	NO CHANGE	✓
6.4	Specific Building Design Standards		
6.4.1	Roof and Eaves	NO CHANGE	
	a. flush eaves must be finished by profiled molding or gutters.	NO CHANGE	✓
	b. All rooftop equipment must be screened from view	NO CHANGE	✓
6.4.3	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.)	WINDOWS ADDED	✓
	b. Ground-Level Glazing: Window glazing and doorways must be the predominant features in the street-level facade. Exterior burglar bars, fixed "riot shutters," or similar security devices must not be visible from the public right-of-way. All ground level windows must provide direct views to the building's interior extending a minimum of 6 feet behind the window.	WINDOWS ADDED	✓
	c. 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: 1. Shopfront Frontage Transparency per Section 4.2: At least seventy (70) percent of the length of building along all street side building facades.		✓
6.4.4	Materials		
	Commercial building walls must be brick, pre-cast concrete, cut stone (residential applications such as field stone and ledge stone are prohibited), cementitious fiber board, or wood clapboard. Regular or decorative concrete block and EIFS-type stucco may be used on building walls not visible from a public street or as an accent material only. All accessory buildings must be clad in materials similar in appearance to the principal structure.	NO CHANGE	✓
8.1	Required Streetscape		✓



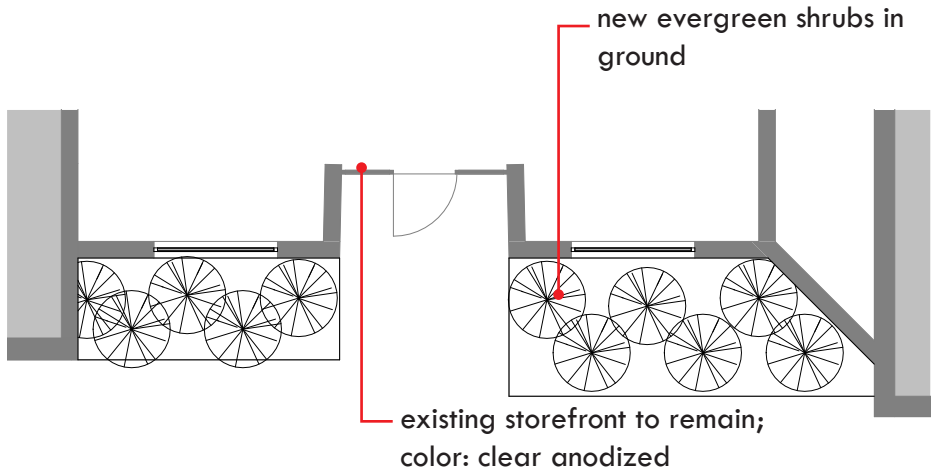


EXISTING FRONT ELEVATION

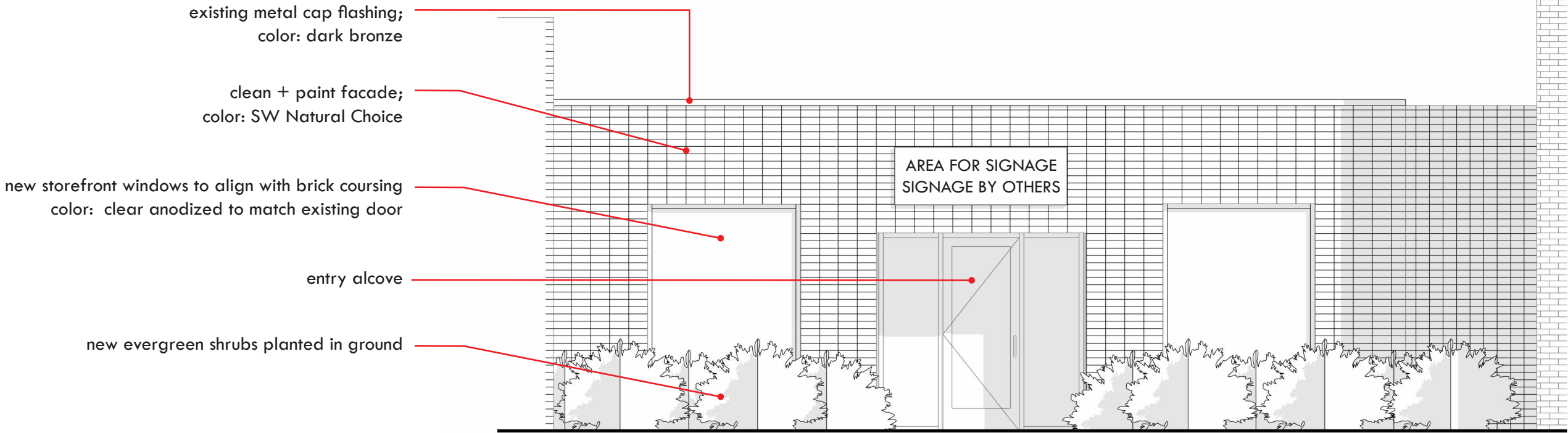


FRONT FACADE DEMO PLAN @ 1/8" = 1'-0"

BUILDING DESIGN



FRONT FACADE PROPOSED PLAN @ 1/8" = 1'-0"



NORTH ELEVATION @ 1/4" = 1'-0"

BUILDING DESIGN



PROPOSED FACADE CHANGES - RENDER