



# *The City of Spartanburg Design Review Board*

## **AGENDA**

**January 7<sup>th</sup>, 2025, 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 November 5<sup>th</sup>, 2024, and December 3<sup>rd</sup>, 2024, meeting.**

**V. Old Business: None.**

**VI. New Business:**

1. DRB-24-020-00019 – The Design Review Board (DRB) has received a request for Preliminary Conceptual Approval for the proposed building, 189 W Main Street Development, located at 189 W Main Street (Tax Map Sheet: 7-12-20-030.00) with a zoning designation of DT-6 Zone (Downtown Urban District). **Owner: OTO Development / Agent: McMillian Pazdan Smith Architecture.**
2. DRB-24-020-00020 – The Design Review Board (DRB) has received a request for Preliminary Conceptual Approval for the proposed Building, Magnolia Block Apartments located at 187 W Broad Street (Tax Map Sheet: 7-12-20-048.00, 7-12-20-049.02, 7-12-20-049.00, and 7-12-20-050.00) with a zoning designation of DT-5 Zone (Downtown Urban District) **Owner: Haven at West Broad, LLC. / Applicant: Chris Van Kley , Dwell Design Studio.**
3. DRB-24-020-00021 – The Design Review Board (DRB) has received a request for Preliminary Conceptual Approval for the proposed building, Pearl Street (Homes of Hope), located at 157, 159 W Pearl Street and 571, 579 Vernon Street (Tax Map Sheet: 7-12-01-151.00, 7-12-01-150.00, 7-12-01-164.00 and 7-12-01-148.00 ) with a zoning designation of DT-4 Zone (Downtown Urban District). **Owner: Northside Development Corp. / Agent: Jeffrey B Randolph, Homes of Hope.**

**VII. Staff Announcements:**

**VIII. Adjournment.**

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

## **Meeting Minutes of the Design Review Board (DRB)**

**Tuesday, November 5<sup>th</sup>, 2024, at 5:30 PM**

**Dr. TK Gregg Recreation Center**

The Design Review Board (DRB) on Tuesday, November 5<sup>th</sup>, 2024, at 5:30pm. The following Board Members were in attendance: **Jean Crowther, Alexander Newman, Tori Wallace Babcock and Lukas Hauser**. Representing the City of Spartanburg's Planning Department was **Fredalyn Frasier, Planning Director, and Nan Zhou, Planner II, and Oksana Holbrooks, Sr Administrative Assistant**.

### **Roll Call:**

Mr. Newman: Alexander Newman

Ms. Crowther: Jean Crowther

Mr. Hauser: Lukas Hauser

Ms. Babcock: Tori Wallace Babcock

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

Mr. Newman: Motion to approve.

Mr. Hauser: Second.

Ms. Babcock: All those in favor say aye?

Attendees: Aye. Those opposed?

### **Approval of Meeting Minutes for August 6<sup>th</sup>, 2024**

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

Mr. Newman: Motion to approve.

Mr. Hauser: Second.

Ms. Babcock: All in favor?

Attendees: Aye.

Ms. Babcock: Those that are opposed?

### **Old Business: None.**

### **New Business:**

**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

- 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.*
- 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*
- 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.*
- 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*
- 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 6<sup>th</sup> 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

**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

**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

## **Meeting Minutes of the Design Review Board (DRB)**

**Tuesday, December 3<sup>rd</sup>, 2024, at 5:30 PM**

**Dr. TK Gregg Recreation Center**

The Design Review Board (DRB) on Tuesday, December 3<sup>rd</sup>, 2024, at 5:30pm. The following Board Members were in attendance: **Lauren Rogers, Jean Crowther, Alexander Newman, Tori Wallace Babcock and Lukas Hauser.** 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

Mr. Hauser: Lukas Hauser

Ms. Babcock: Tori Wallace Babcock

Ms. Rogers: Lauren Rogers.

Ms. Rogers: With the 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. We'll move to the approval of the agenda.

### **Approval of Agenda**

**On a motion by Ms. Babcock to approve and seconded by Ms. Crowther, the minutes were approved by a vote of 5 to 0.**

Ms. Babcock: Motion to approve.

Ms. Crowther: Second.

Ms. Rogers: All those in favor say aye?

Attendees: Aye. Those opposed?

### **Approval of Meeting Minutes for November 5<sup>th</sup>, 2024**

**November meeting minutes have been deferred.**

### **Old Business:**

**The Design Review Board (DRB) has received a request for Full and Final Approval for the property located at 276 Magnolia St. (TMS # 7-12-06-015.00). The property is currently zoned for DT-5 (Downtown Urban District). Owner: Pat Knie / Applicant: Meghan Teague, Studio Teague, LLC**

**\*Case Deferred**

**The Design Review Board (DRB) has received a request for Full and Final Approval for the proposed building, Shulikov Law Firm, located at 251 Magnolia St (Tax Map Sheet: 7-12-06-041.00) with a zoning designation of DT-5 Zone (Downtown Urban District). Owner: Tatyana Shulikov / Agent: Amanda Metze.**

### **Applicant:**

Meghan Teague, Teague Studio LLC.



**Public Comments:**

None.

**Discussion:**

During the previous meeting, the decision to paint the building, as chosen by the applicant, was questioned. While painting is generally the least favored option for treating brick, this property is neither in a Historical District nor a historically significant building. Therefore, the final decision ultimately falls within the owner's discretion, as permitted by current guidelines.

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

**New Business:**

**The Design Review Board (DRB) has received a request for Preliminary and Conception for the proposed building, Grain District Office Building located at 245 W. Main St. (TMS # 7-12-14-005.00). The property is currently zoned for DT-5 (Downtown Urban District). Owner: Morgan & Henry JOF LLC / Agent: Andrew McCall & William Gray, McMillian Pazdan Smith.**

**GENERAL PROJECT OVERVIEW**

---

The proposed 7 story, ~136,000 square foot office building is located at the corner of West Main Street and Batters Alley adjacent to the 10 story AC Hotel. Below-grade parking is proposed with access from Batter's Alley. It is a part of a larger development that includes the Fifth Third Park and a Parking Garage (both under construction). This is the first 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**

---

- 3.3.4 Building Height: To permit a 7 story building (maximum height is 6 stories in DT-5) subject to the height bonuses in Section 3.5 (3.5.1 Green Building Height Bonus or 3.5.2 Mixed-use Building Height Bonus).
- 6.4.4.a Minimize Blank Walls & 4.4.4.c.2 Transparency Zone: To permit in excess of 20 feet of building that lacks transparent windows or doors not exceeding maximum four (4) feet in height above the sidewalk grade.
- 8.1 Minimum Streetscape Zone: To permit a sidewalk zone along West Main Street that is less than 12 feet in total width (shown as 10 ft 3 in between the retaining wall and the edge of curb) and sidewalk that is less than 8 feet in total width (6 ft 3 in). And, to permit a sidewalk zone along Batter's Alley that is 9 ft 4 in (total) and a 5 ft wide sidewalk.

**CODE REVIEW**

---

Exceptions or deviations required are noted in *blue italics*

**A. Use Standards: The proposed use (office) is permitted by right in D-T5.**

## B. District Standards:

- **3.3.1 Lot Configuration:** Frontage Build-Out: 60% except in Side Yard Parking Overlay – *Compliant*
- **3.3.2 Primary Building Standards:** *Compliant*
- **3.3.4 Building Height:** *Exception required for 7 story building (1 additional story over maximum height in DT-5) subject to height bonuses in 3.5.*
- **3.3.5 Permitted Parking Location:** *Compliant*
- **3.3.6 Building Frontage:** Shopfront (?) – Permitted; Partial Arcade (?) at corner – Permitted

## C. General Standards:

- *Compliant*

## 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:** *See note regarding the provision of interesting and active frontages.*
- **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:** *Compliant*
- **6.1.5 General Design Principles - Put People First:** *See note regarding ground floor activity (6.1.5.B) and wide sidewalks (6.1.5.C)*
- **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. However, corner buildings are encouraged to have a corner entrance.*
- **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:** *Exception required - The proposed arcade encroachment is not permitted.*
- **6.4.4 Ground Level Detailing:** 60% Glazing in Transparency. *Exception required - Because the ground floor windows are elevated more than 4 feet above the sidewalk, they do not qualify as transparent elements. The proposed retaining would be considered a blank wall.*
- **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) – Compliant
- **7.2 Bicycle Parking:** *Compliance to be confirmed with Final approval.*

**H. Streetscape and Site Landscaping:**

- **8.1 Required Streetscape:**
  - D-T5: 12 ft zone with 8 ft wide sidewalk: Compliant along Grove Street only. *Exception required – Proposed streetscape along West Main Street is less than 12 feet in total width (shown as 10 ft 3 in between the retaining wall and the edge of curb) and sidewalk that is less than 8 feet in total width (6 ft 3 in). The current design incorporates an elevated pathway along W. Main Street. The sidewalk zone along Batter’s Alley is 9 ft 4 in (total) and a 5 ft wide sidewalk.*
- **8.2 Parking Area Landscaping:** *Not applicable*

**I. Signage:** *Staff level approval*

**ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION**

---

**Building Height:** The Design Review Board shall use the incentives noted in Section 3.5 as guidelines in their review but shall also have the discretion to ensure that the overall scale, massing, and frontage of the structure is compatible with other structures within adjacent blocks. Height exceptions are permitted subject to compliance with one of the height bonus options LEED Certification, Mixed-Use, or through a rezoning to DT-6. In this instance, a restaurant is proposed for the office building.

**Arcade Treatment:** The proposed “arcade” creates a unique right-of-way condition for Batter’s Alley. The arcade will require a permanent pedestrian easement (or similar document) for the applicant to provide City and the general public unrestricted access.

**Blank Wall and Building Transparency:** Because the building is set to the zero grade along the side street (Grove Street) and not along the Main Street, the Main Street frontage has resulted with a series of stairs and retaining walls. A variation will be required as the building is set up above the curb and the bottom of the windows are more than 4 feet above the sidewalk grade, the retaining wall areas are not contributing to the transparency requirement and essential create a “blank wall” across most of the frontage.

- Precedent exists for a variation given site topography.
- 

**Streetscape:** The proposed streetscape along Groce does meet the standards for DT-4 with a minimum 14 foot width streetscape and 8 foot clear sidewalk. However, the proposed public sidewalk conditions along W. Main Street and Batter’s Alley do not meet the minimum requirement.

The minimum streetscape dimensions require 12 feet in total width with a minimum sidewalk that is 8 feet in total width. As proposed, the design incorporates an elevated pathway. However, the W. Main Street streetscape as measured from ground level is only approximately 10 feet 3 inches between the retaining wall and the edge of curb) and sidewalk appears to be only 6 feet 3 inches. Batter's Alley is proposed to be 9 feet 4 inches with a 5-foot-wide sidewalk.

- Further exploration of design concepts that enhance the pedestrian amenities, specifically along W. Main Street, and eliminate the sidewalk pinch created by the tree wells and parking spaces is recommended. The City's goal is to enhance the pedestrian environment and movement, recognizing the redevelopment in the immediate area will provide sufficient parking.

## RECOMMENDATION

---

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

- **3.3.4 Building Height:** To permit a 7 story building (maximum height is 6 stories in DT-5) .
- **6.4.4.a Minimize Blank Walls & 4.4.4.c.2 Transparency Zone:** To permit in excess of 20 feet of building that lacks transparent windows or doors not exceeding maximum four (4) feet in height above the sidewalk grade.
- **8.1 Minimum Streetscape Zone:** To permit a sidewalk zone along West Main Street that is less than 12 feet in total width (shown as 10 ft 3 in between the retaining wall and the edge of curb) and sidewalk that is less than 8 feet in total width (6 ft 3 in). And, to permit a sidewalk zone along Batter's Alley that is 9 ft 4 in (total) and a 5 ft wide sidewalk.
- **Public/Pedestrian Easement:** To ensure City and public unrestricted access along Batter's Alley and the building arcade.

### Applicant:

Andrew McCall & William Gray, McMillian Pazdan Smith.

### Public Comments:

Stephen Sykes, 205 Woodgrove Trace.

### Discussion:

The proposed building height of seven stories, carefully considering its context and adjacency on all sides. While proposal aligns with current zoning, the board explored the possibility of changing the zoning to DT-6 to ensure compatibility with the surrounding area. However, it was determined that the current zoning remains appropriate as is. Additional concerns included the need for mountable curb solutions at the corner and revisiting the design and functionality of the sidewalks to enhance pedestrian accessibility. Ultimately, the board concluded that the proposed building is in an appropriate location and meets the guidelines for preliminary approval.

**A motion was made by Mr. Newman, seconded Ms. Babcock to approve the Preliminary Conceptual submittal office building height to permit seven story building, to permit the blank wall transparencies zone with conditional approval of a recommendation for the design team revise the continuous route along the Batters Alley to remove two parking spots and be in compliance with the sidewalk total width and a final level detail lighting in the arcade by a vote of 5-0.**

**The Morgan Square Enhancement Plan was deferred during the November meeting of the Design Review Board (DRB). The Enhancement Plan will be presented before the DRB on Tuesday, December 3, 2024, at 5:30 PM at the DR. TK Gregg Community Center – 650 Howard Street. This is a Full and Final Approval for the Morgan Square Enhancement Plan. Owner: City of Spartanburg / Applicant: MKSK.**

**GENERAL PROJECT OVERVIEW**

---

Development of the Morgan Square plan was guided by a select steering committee of local leaders, downtown stakeholders, and area residents, representing the culmination of nine months of sustained public outreach and engagement.

The Morgan Square Pavilion is designed to be a functional and iconic structure at the front door of the Square along North Church Street and Main Street in Downtown Spartanburg. The location and design of the Pavilion create a focal point and open views of the Square from the east, an improvement from the existing conditions today that block views of the Square from Church Street. The Pavilion will be constructed of three individual freestanding buildings and a monumental freeform canopy above. The three buildings will include a visitors’ information kiosk with a city-employed information guide, a public toilet facility with 2 fixtures for men and women, and a city storage building. The structures support the Square’s daily events and programming by enhancing accessibility to public comfort facilities.

The construction of the Morgan Square Pavilion is estimated to begin in the Spring of 2025.

**AUTHORITY & APPLICABILITY**

---

This project is zoned DT-6. Formal design review and approval by the Design Review Board is required of the buildings only. Any DRB review of the other park elements is customary only and not regulatory. These buildings are considered under the Civic/Landmark Building standards and shall be subject to Design Review in accordance with Section 2.4. As part of this review process, the applicant may request modifications from the applicable district standards. However, all such modifications shall otherwise conform to the general principles for Civic/Landmark buildings below:

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

**DETERMINATION OF COMPLETENESS**

---

- Application is complete

**FINDINGS - EXCEPTIONS**

---

- 6.4.4.a Minimize Blank Walls – Expanses of blank walls may not exceed 20 feet in length –  
Proposed blank wall along Church Street is 24 ft for 2 of the 3 buildings
- o Conditional Approval Recommended: See our notes in the Additional Comments section

- 6.4.4.c Transparency Zone – Glazing (transparent windows or doors) must extend at least 60% of the total façade width –Proposed glazing along Church Street is less than 60% (measured at 21% of the total frontage of 61.5 ft for all three buildings)
  - Conditional Approval Recommended: See our notes in the Additional Comments section

## CODE REVIEW

Exceptions or deviations required are noted in *blue italics*

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

### B. District Standards:

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

- 4.1 Civic/Landmark Buildings:
- If indicated on the Downtown Master Plan, they must comply with the recommendations therein.– *Compliant*
- They should be sited to terminate a street vista whenever possible and must incorporate appropriate prominent features, designs, and entrances to celebrate a visual termination. –*Compliant*
- They should incorporate detailing and materials that are authentic to the intended style. –*Compliant*
- A pedestrian plaza, courtyard, or similar landscaped area may be substituted for a required building frontage and minimum setback line. – *Compliant*
- Building entrances for civic buildings may be raised above the street elevation and accessed via a monumental stair. – *Compliant*
- They should respect the character of the fronting streets through the provision of a pedestrian-friendly orientation including clear entrances from the street and permeable street walls with adequate windows (no blank walls). – *Not Compliant on Church Street frontage but mitigated with a substantial public art component and three structures.*

### D. Lot/Site Standards:

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

### E. Utilities and Trash Containment:

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

### F. Building Standards:

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

- 6.1.1 General Design Principles - Downtown Should be Urban: Compliant
- 6.1.5 General Design Principles - Put People First: Streetscapes should be composed of wide sidewalks for walking, seating, public art, and landscaping. Exception required - see additional comments
- 6.2 Required Building Design Standards:
  - o 6.2.1 Architectural Style: Compliant
  - o 6.2.2 Compatibility: Compliant
  - o 6.2.3 Proportions: Compliant
  - o 6.2.4 Wall Materials: Compliant
  - o 6.2.5 Façade Treatment: Compliant
  - o 6.2.6 Building Entrances: Compliant
- 6.4 Specific Building Design Standards for Mixed-Use and Commercial Buildings in D-T5
  - o 6.4.1 Roof and Eaves: Compliant
  - o 6.4.2 Canopies/Awnings: Compliant
  - o 6.4.3 Encroachments: Compliant
  - o 6.4.4 Ground Level Detailing
    - a. Minimize Blank Walls: Expanses of blank walls may not exceed 20 feet in length. (A “blank wall” is a facade that does not contain transparent windows or doors.) -*Exception required - see additional comments.*
    - c. Transparency Zone: Glazing must extend from the corner of the front facade for a depth equal to 60% of the length of the building *Exception required - see additional comments.*
  - o 6.4.5 Materials: *Compliant*

**G. Parking:**

- Not Applicable

**H. Streetscape and Site Landscaping:**

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

**I. Signage:** Not applicable.

**ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION**

Blank Wall Condition along Church Street: There are three buildings proposed along the frontage of Church Street. The southern-most building is proposed to be a “glass box” for a variety of special activity space needs. The remaining two buildings are proposed to be more utilitarian in function – bathrooms and storage.

- While having inactive walls along a primary street is not ideal, the design takes measures to mitigate the inactive frontage, by breaking up the massing into three distinct rotated structures.
- Also the design of each structure envisions a public art component with a highly textured wood slat system that spells “Hub City”.
- Additionally, these utilitarian spaces are necessary in this location because of their proximity to the activity lawn.
- The highly sculptured roof structure provides a unifying element that provides a further sense of visual activity.

- The Church Street frontages will be further accentuated with decorative lighting and a seat wall component.

### **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.*

### **STAFF RECOMMENDATION**

Recommendation for Approval of the Morgan Square Plan.

#### **Applicant:**

William Gray, 127 Dunbar Street.

Andrew McCall, 127 Dunbar Street.

Jessica Greer, 127 Dunbar Street.

#### **Public Comments:**

Stephen Sykes, 205 Woodgrove Trace.

Lisa Kato

Wesley Stoddard, 547 Glendalyn Avenue.

George Lowery

Luiz Elder

Robert Stoddard, 620 Poplar Street.

Bob Timothy

#### **Discussion:**

The proposed architecture is well-designed, showcasing a thoughtful approach that enhances both functionality and aesthetics. The ability for people to circulate around the buildings creates a dynamic and engaging space, while the refreshing architectural style adds vibrancy to the downtown.

The design integrates shamelessly with the square, contributing to its utility and attractiveness. By branding it as a civic space, the project is well-executed, offering a cohesive and inviting set of buildings that enrich the square's appeal and overall character.

**A motion was made by Mr. Newman, seconded Mr. Hauser for Full and Final Approval for the structures of the Morgan Square Enhancement program with the accepted exception of minimized blank wall, the transparency zone, and design team to coordinate at staff level of delaminating of sidewalks on Church St and Dunbar by a vote of 5-0.**

**The Design Review Board (DRB) has received a request for Preliminary and Conception for the proposed building, Danbury Commons located at 203 Fremont Avenue. (TMS # 7-12-01-080.00). The property is currently zoned for DT-4 (Downtown Urban District). Owner: Dialysis Clinic Inc. / Applicant: Field Goodlett, Connelly Development, LLC**



## **GENERAL PROJECT OVERVIEW**

The 1.96 acre site is bound by Fremont Avenue to the north and is surrounded primarily by one and two-story detached house and is immediately adjacent to a single-story, four-unit apartment building to the west. There is an existing single-story, commercial building on the site with a small parking lot to the rear.

The proposed 48-unit, four story multi-family building will include parking to the rear and a new detention pond.

## **AUTHORITY & APPLICABILITY**

The proposed project is located in the DT-4 zone. Formal design review and approval by the Design Review Board is required.

## **DETERMINATION OF COMPLETENESS**

Application is complete.

## **FINDINGS – EXCEPTIONS**

- No exceptions expected.

## **CODE REVIEW**

Exceptions or deviations required are noted in *blue italics*

- A. **Use Standards:** The proposed use (multi-family) 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: Compliant
  - 3.3.6 Building Frontage: Common Lawn – permitted
- C. **Lot/Site Standards:**
  - 5.1.1 Lot Frontage: All lots must front on a street, square, or common open space. Compliant
  - 5.1.2 Corner Lots: Buildings located at street intersections must place the main building, or part of the building, at the corner. Compliant
  - 5.1.3 Pedestrian Entries from Frontage Line: Buildings must have their principal pedestrian entrances on a frontage line. Compliant
  - 5.1.4 Setbacks: Front and side setbacks must be consistent with those of surrounding buildings. Compliant
- CI. **Utilities and Trash Containment:**
  - 5.2.1 Underground Utilities: Compliance Presumed – to be confirmed prior for Final Approval
  - 5.2.2 Solid Waste Storage Areas: Compliant
  - 5.2.3 Mechanical and Utility Equipment: Compliant
- CII. **Building Standards:**
  - 6.1.1 General Design Principles - Connectivity: Compliant
  - 6.1.1 General Design Principles - Downtown Should be Urban: Compliant
  - 6.1.5 General Design Principles - Put People First: Compliant

- 6.2 Required Building Design Standards:
  - o 6.2.1 Architectural Style: Compliant
  - o 6.2.2 Compatibility: Compliant
  - o 6.2.3 Proportions: Compliant
  - o 6.2.4 Wall Materials: Compliant
  - o 6.2.5 Façade Treatment: Compliant
  - o 6.2.6 Building Entrances: Compliant
- 6.3 Specific Building Design Standards for Mixed-Use and Commercial Buildings in D-T5
  - o 6.3.1 Roof and Eaves: Compliant
  - o 6.3.2 Façade Design: Compliant
  - o 6.3.3 Building Entrances: Compliance Presumed
  - o 6.3.4 Garages: Not Applicable
  - o 6.3.5 Materials: Compliant

**CIII. Parking:**

- 7.1.4 Parking Area Access: Compliant
- 7.2 Bicycle Parking: Compliance Presumed – to be confirmed prior for Final Approval

**CIV. Streetscape and Site Landscaping:**

- 8.1 Required Streetscape: 11 ft streetscape zone with a minimum 5 ft sidewalk and street trees in a 6 ft wide planting strip. Compliant

**CV. Signage: The applicant is required by the State of SC to install signage. Applicant to provide signage detail and placement for Final Review Approval.**

**ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION**

- None

**Staff Announcements:**

None.

**STAFF RECOMMENDATION**

Preliminary approval recommended.

**Applicant:**

Field Goodlett  
Jon Zuisiller, 1707 C St NW.

**Public Comments:**

Dorothy

**Discussion:**

The placement of windows on the building, emphasizing their location. Consideration was given to HVAC screening to ensure it is effectively integrated and unobtrusive. Additionally, the use of panel siding versus lap siding across the building, emphasizing how this choice could help tone down the overall color and create a more cohesive and balanced design to the surrounding buildings.

**A motion was made by Ms. Babcock, seconded Mr. Hauser for Preliminary Conceptual Approval with the consideration of final approval them showing site lighting, HVAC screening, and calming of material design by a vote of 5-0.**

**Adjourned meeting at 8:17 P.M.**

---

Lauren Rogers, Vice Chair

**DATE**

12.17.2024

**TO**

Design Review Board Members

**PROJECT/ADDRESS/ TAX ID**Hotel-Office  
189 West Main Street  
7-12-20-030.00**PROJECT NUMBER**

DRB-24--02000019

**COPIES TO**

City Departments/Applicant

**STAFF**Fredalyn M. Frasier, Planning Director  
Nan Zhou, AICP, Planner II

---

**GENERAL PROJECT OVERVIEW**

The proposed redevelopment includes a 6-story hotel, a ballroom, and a 4-story office building along West Main Street in the block bound by Daniel Morgan Avenue to the west and Spring Street to the east. It is a part of a larger development that includes shared parking in the block to the south of Broad Street. This is the first review for Preliminary Approval.

---

**AUTHORITY & APPLICABILITY**

This project is zoned D-T6 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 REQUIRED**

1. **3.3.4.a Building Height:** To permit a one (1) story building element – The minimum number of stories is two (2).
2. **4.4 Main Street Height Overlay:** To permit a partial encroachment into the maximum 60-foot building height.
3. **6.4.3 Ground Level Detailing:** To permit certain blank wall conditions along Daniel Morgan Avenue, Broad Street, and Spring Street.
4. **6.4.4.a Minimize Blank Walls & 4.4.4.c.2 Transparency Zone:** To permit in excess of 20 feet of building that lacks transparent windows or doors not exceeding maximum four (4) feet in height above the sidewalk grade along the Daniel Morgan Avenue, Broad Street, and Spring Street frontages.
5. **6.4.5 Materials:** To permit the use of EIFS on walls visible from a public street.
6. **8.1.a & b. Minimum Streetscape Zone:** To permit a sidewalk zone along Spring Street that is less than 16 feet in total width (shown as 14 ft 6 in between the retaining wall and the edge of curb) and sidewalk that is less than 8 feet in total width (6 ft 3 in). And, to permit a sidewalk zone along Batter's Alley that is 9 ft 4 in (total) and a 5 ft wide sidewalk.

**CODE REVIEW**

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

- A. Use Standards: The proposed use (office) is permitted by right in D-T6.
- B. District Standards:
  - 3.3.1 Lot Configuration: Frontage Build-Out: 60% except in Side Yard Parking Overlay – *Compliant*
  - 3.3.2 Primary Building Standards: *Compliant*
  - 3.3.4.a Building Height: *Exception required for 1 story element at mid-block. Minimum height is two stories.*
  - 3.3.5 Permitted Parking Location: *Compliant*
  - 3.3.6 Building Frontage: Shopfront – Permitted
- C. General Standards:
  - 4.4. Main Street Height Overlay: *Exception required to permit an encroachment into the Main Street Height Overlay restricting the height within 60 feet of Main Street to 4 stories.*
- 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: *Compliant*
  - 5.2.3 Mechanical and Utility Equipment: *Compliant*
- F. Building Standards:
  - 6.1.1 General Design Principles - Connectivity: *See note regarding façade transparency.*
  - 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: *Compliant*
  - 6.1.5 General Design Principles - Put People First: *See note regarding ground floor activity 6.1.5.B) and wide sidewalks (6.1.5.C)*
  - 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. However, corner buildings are encouraged to have a corner entrance.*
  - 6.4 Specific Building Design Standards for all D-T5 Mixed-Use and Commercial Buildings
    - 6.4.1 Roof and Eaves: *Compliant*
    - 6.4.2 Canopies/Awnings: *Compliant*
    - 6.4.3 Encroachments: *Compliant*

- o **6.4.4 Ground Level Detailing:** 60% Glazing in Transparency. *Please provide dimensions to the facades to be able to calculate the frontage transparency. Exception required for elevations along Daniel Morgan Avenue, Broad Street, and Spring Street.*
- o **6.4.5 Materials:** *Exception required for the use of EIFS on elevations that are visible from public streets.*

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) – *Compliant*
- **7.2 Bicycle Parking:** *Compliance to be confirmed with Final approval.*

H. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:**
  - o D-T6: 16 ft zone with 16 ft wide sidewalk and trees in wells: *Non-compliant along Spring Street and Broad Street. Exception required.*
- **8.2 Parking Area Landscaping:** *Not applicable*

I. Signage: *Staff level approval*

---

**ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION**

---

**3.3.4.a Building Height Minimum:** The proposed single-story ballroom element does provide an unusual opening in the street along a portion of Main Street that is quite wide. While it would be ideal to have a multi-story element in this area, the proposed over-height single story massing for the ballroom achieves a similar goal relative to the code standard of providing an adequate sense of enclosure for the street. The proposed height that averages in excess of 28 feet, is not too dissimilar from two-story historic facades along Main Street.

**4.4 Main Street Height Overlay:** The proposed encroachment of additional is minimal and, as noted previously, this section of Main Street is quite wide, so the visual impact is negligible.

**6.4.3 Ground Level Detailing:** There are several areas along Spring Street, Daniel Morgan Avenue, and Broad Street where ground-level transparent glazing is not practical given the building functions behind it. The proposed design along Spring Street and Daniel Morgan Avenue depicts the use of art elements and decorate grates to provide pedestrian. In many ways, noting that the Spring Street frontage is not active is further support for a wider sidewalk zone.

For Daniel Morgan Avenue, the inactive frontage is unfortunate given that it will be a primary route for pedestrians walking from the Ballpark to Morgan Square, but the existing grade does make it more challenging to expose an additional floor.

The staff supports the applicant's proposed use of murals and other types of applied art to the area along Spring Street where the minimum transparency requirements cannot be met.

For Broad Street, the entire frontage is considered a blank wall including both the buildings and the proposed enclosures of the electrical service yard. This is very unfortunate given that the Magnolia block's primary frontage is also Broad Street. Because much of the frontage of Broad Street is inactive use, access to utilitarian spaces and screening of mechanical equipment, we recommend enhanced landscaping to soften that side to the greatest extent possible.

**6.4.4 Materials:** The DRB has historically not been favorable to the use of synthetic stucco except as a minority element. The use of this material on upper stories can be executed elegantly but it is a function of the design details and construction execution. Using this in such large quantities does set a precedent that will be difficult to undo for future requests on other sites.

**8.1.a & b Streetscape Width:** The proposed streetscapes along Spring Street and West Broad are substandard. In all cases where the existing streetscape is substandard, the DRB has required a dedication from the private property to bring it up to standard. We do not believe that permitting substandard streets as precedents is prudent as the principal goal of development downtown is to improve the pedestrian environment. At present, there is already an 8 ft wide sidewalk plus diagonal parking along this frontage. The area is proposed to be reconfigured to convert the diagonal parking to parallel parking and expand the building envelope. We do not believe that delivering a substandard pedestrian zone, especially to accommodate a few parked cars, is ever the right answer.

- Staff reviewed options within the context of other redevelopment coming on-line and support the option that eliminates parallel parking adjacent to Spring Street to ensure a standard pedestrian zone is delivered.

**Broad Street:** As presented in the findings for the Magnolia Block south of this project, the redevelopment of these core blocks presents an opportunity to address this section of Broad Street with a new urban design approach. Broad is effectively the west end of a historically utilitarian street. The fact that the Magnolia project on the south side is facing the back side of the hotel and office building merits a more comprehensive look at landscaping along the southern edge of the 189 West Main project.

The current lanes are overly wide (15 feet X 2). The curb line is being proposed for amendment with on-street parking, so further adjustments to the drainage and curb line could be made to narrow the street section, provide for safe pedestrian crossings, add to the sidewalk width on both sides, and consider an arrival sequence that is appropriate for the mix of uses within that block.

#### **Pedestrian Mid-Block Crossing:**

While not a DRB item, Staff discussed with the applicant the need for a well-thought-out design to ensure pedestrian safety between the hotel and the garage as well as general pedestrian traffic. Raised speed tables were discussed.

#### **RECOMMENDATION**

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

- **3.3.4.a Building Height:** To permit a one (1) story building element – The minimum number of stories is two (2).
- **4.4 Main Street Height Overlay:** To permit a partial encroachment into the maximum 60-foot building height.
- **6.4.3 Ground Level Detailing:** To permit certain blank wall conditions along Daniel Morgan Avenue, Broad Street, and Spring Street.

- **6.4.4.a Minimize Blank Walls & 4.4.4.c.2 Transparency Zone:** To permit in excess of 20 feet of building that lacks transparent windows or doors not exceeding maximum four (4) feet in height above the sidewalk grade along the Daniel Morgan Avenue, Broad Street, and Spring Street frontages.
- **6.4.5 Materials:** To permit the use of EIFS on walls visible from a public street.
- **8.1.a & b. Minimum Streetscape Zone:** To permit a sidewalk zone along Spring Street that is less than 16 feet in total width (shown as 14 ft 6 in between the retaining wall and the edge of curb) and sidewalk that is less than 8 feet in total width (6 ft 3 in).

*Note: The DRB does not have the authority to grant an exception to any standards outside of the Downtown Code. As a result, the request for an additional driveway will need to be processed as a variance by the Board of Zoning Appeals (BZA).*



# 189 West Main Street

## Design Review Board Package



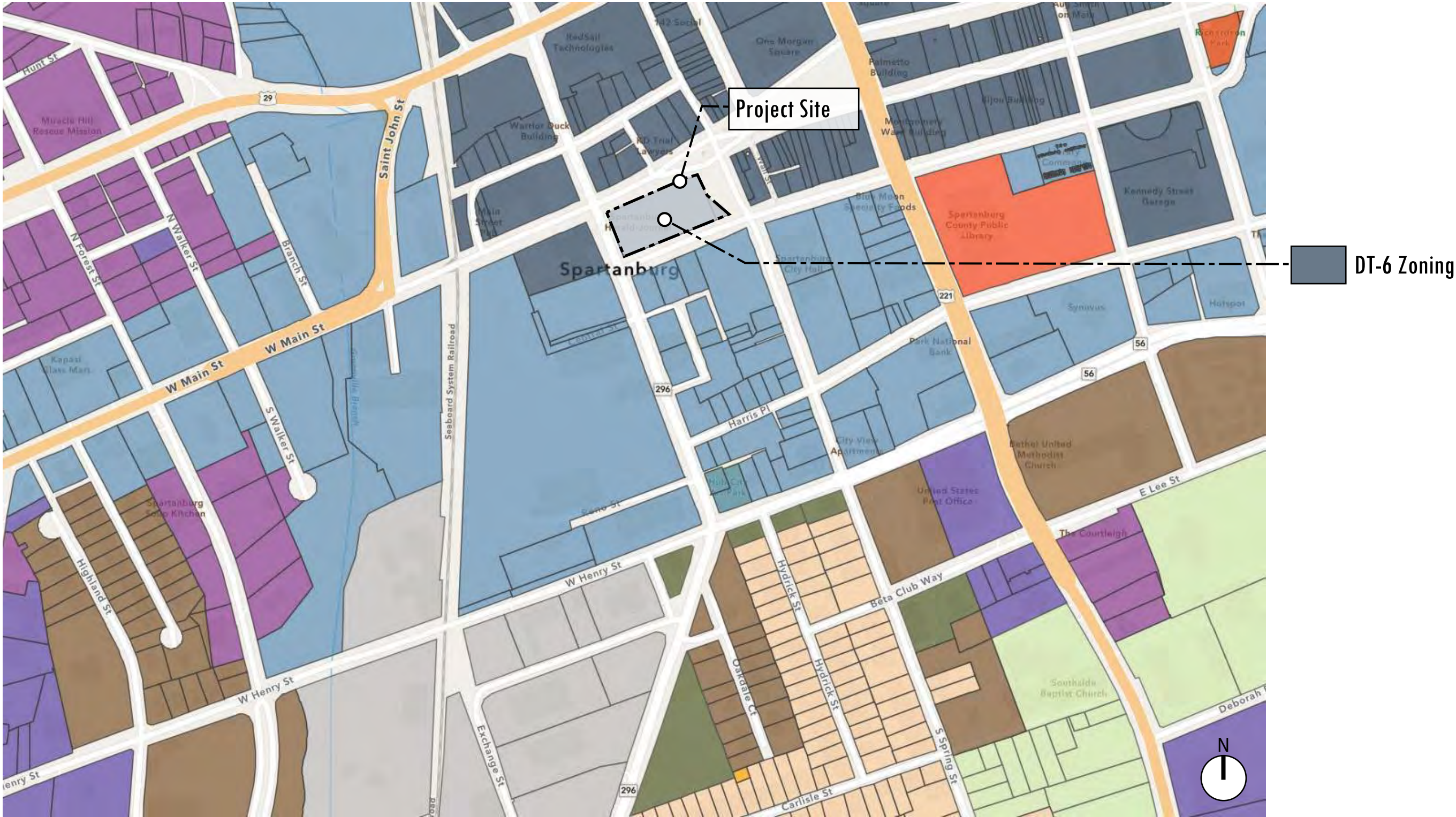


# Existing Context - Aerial Site Image



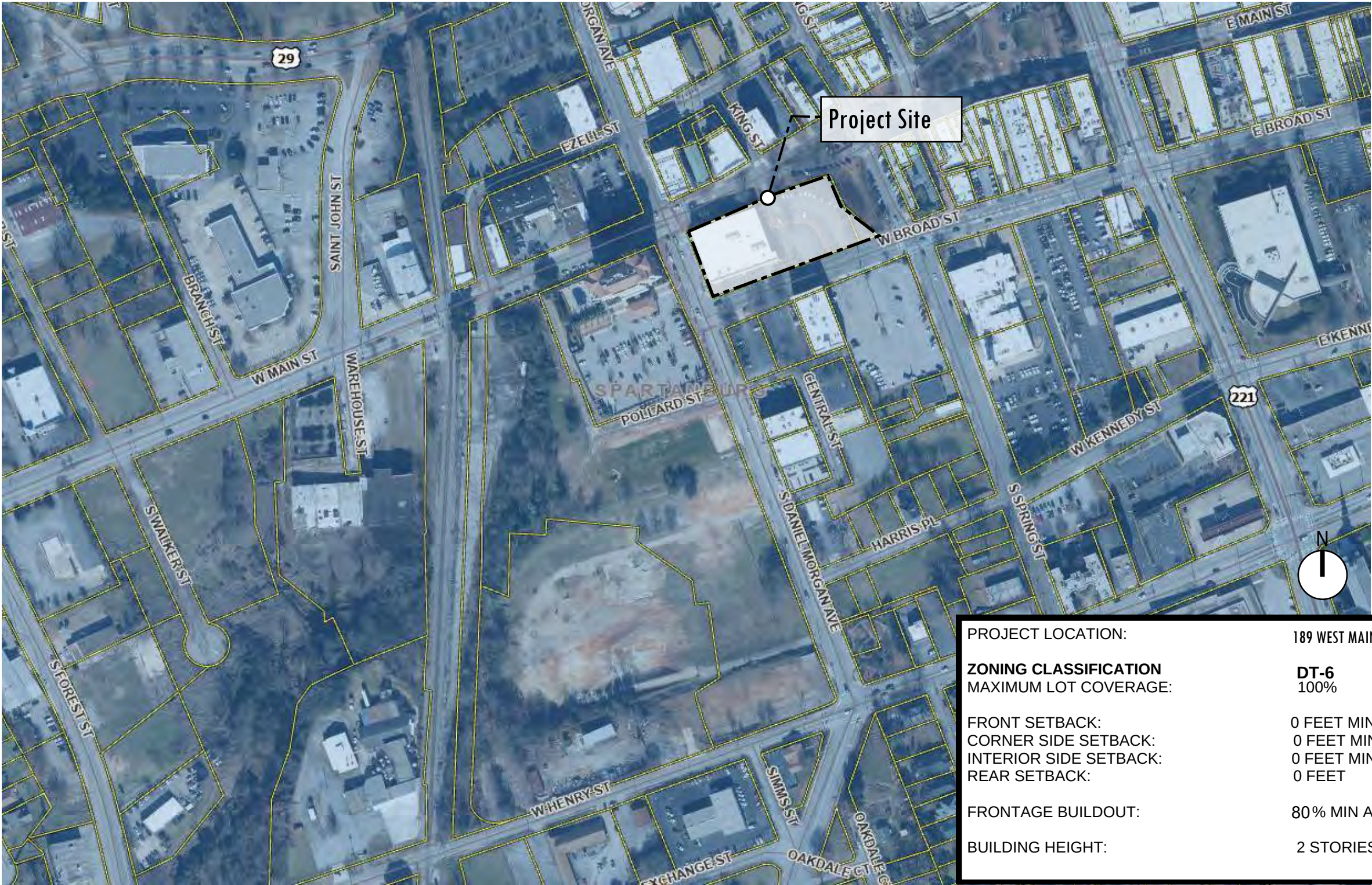


# Existing Context - Downtown Zoning Map





# Existing Context - Downtown Zoning Map



|                        |                                |
|------------------------|--------------------------------|
| PROJECT LOCATION:      | 189 WEST MAIN STREET           |
| ZONING CLASSIFICATION  | DT-6                           |
| MAXIMUM LOT COVERAGE:  | 100%                           |
| FRONT SETBACK:         | 0 FEET MIN / 6 FEET MAX        |
| CORNER SIDE SETBACK:   | 0 FEET MIN / 6 FEET MAX        |
| INTERIOR SIDE SETBACK: | 0 FEET MIN / 24 FEET MAX       |
| REAR SETBACK:          | 0 FEET                         |
| FRONTAGE BUILDOUT:     | 80% MIN AT SETBACK             |
| BUILDING HEIGHT:       | 2 STORIES MIN / 10 STORIES MAX |

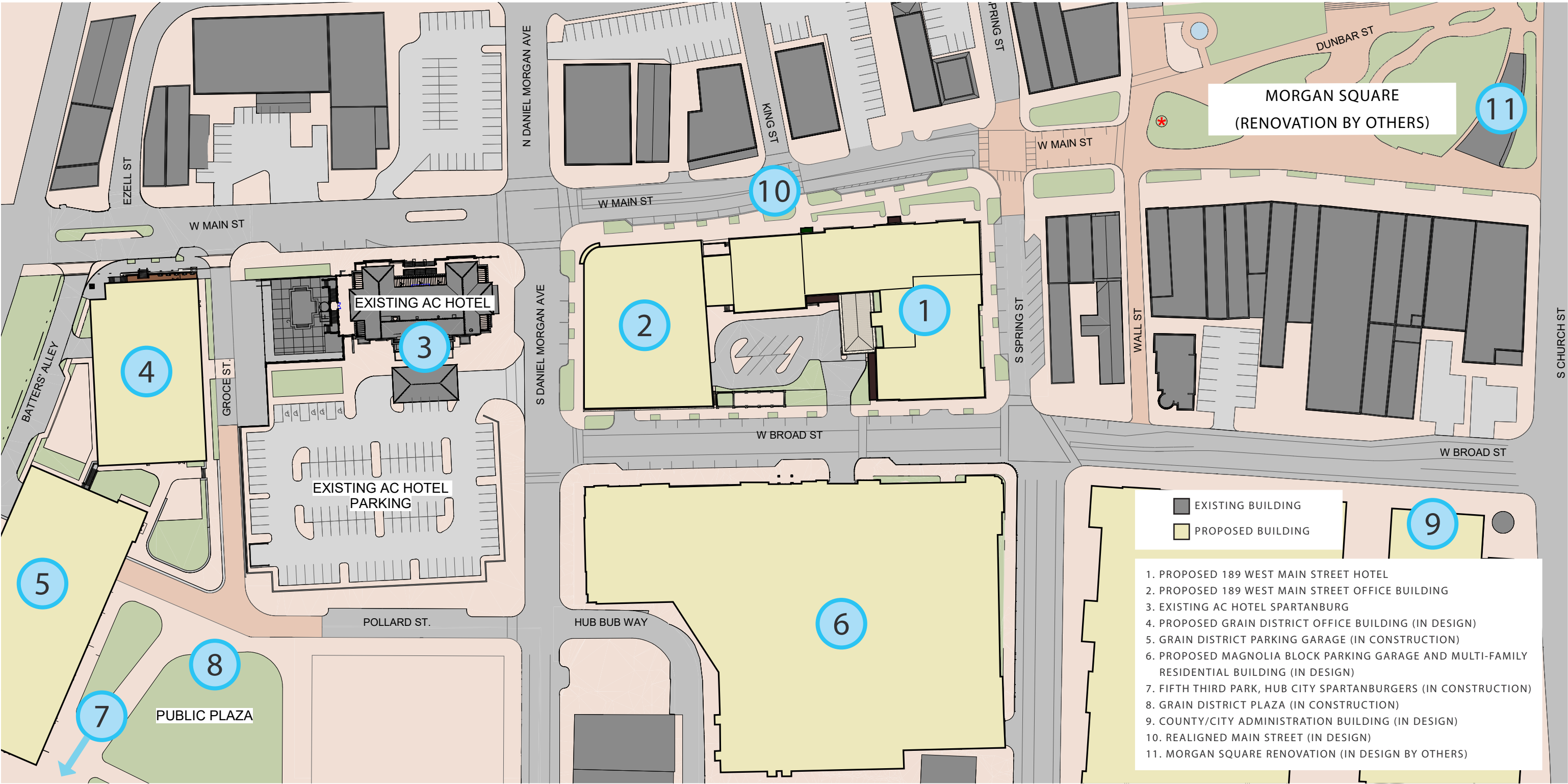


# Existing Context - Site Photos





# MASTER PLAN



# SITE PLAN



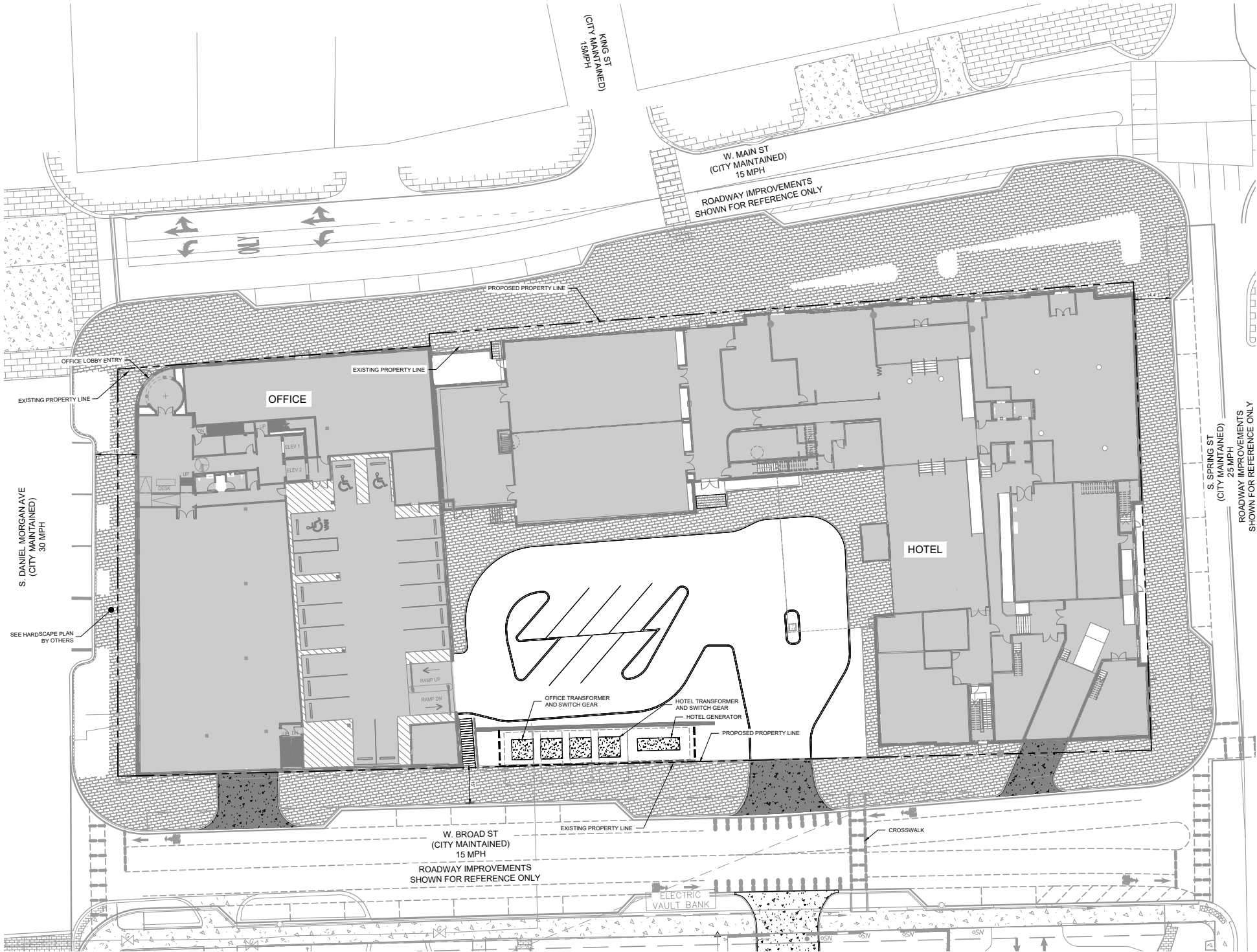


# CIVIL GRADING PLAN



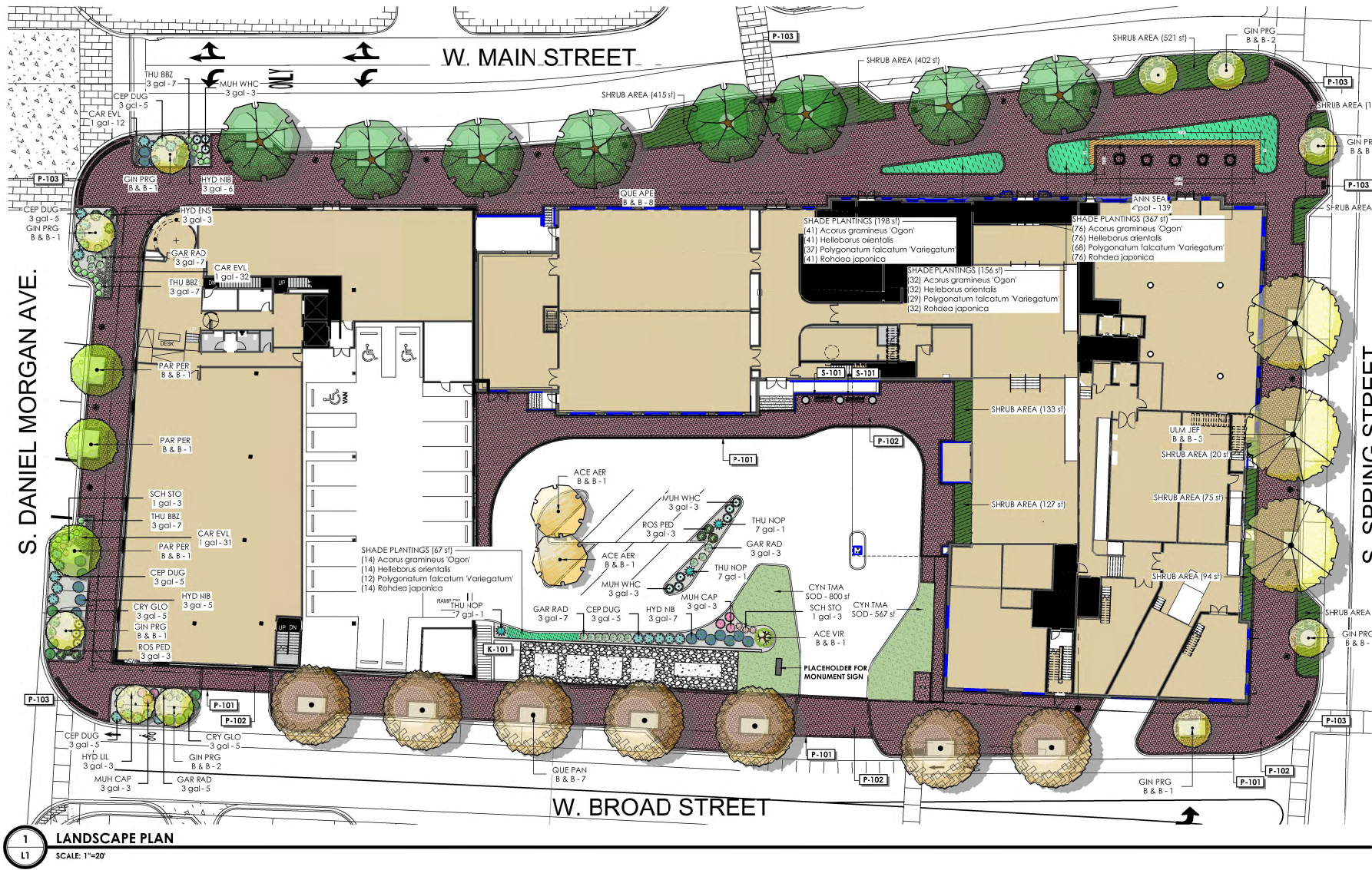


# CIVIL SITE PLAN





LANDSCAPE PLAN



PLANT SCHEDULE

| SYMBOL  | CODE | QTY                                                         | BOTANICAL /COMMON NAME | CONT   | CAL |
|---------|------|-------------------------------------------------------------|------------------------|--------|-----|
| REES    |      |                                                             |                        |        |     |
| ACE AER | 2    | ACER BUERGERIANUM 'ABMTF' / ASRYN® TRIDENT MAPLE            | 8 & 8                  | 4" CAL |     |
| ACE VIR | 1    | ACER PALMATUM 'DISSECTUM VIRIDIS' / LACELEAF JAPANESE MAPLE | 8 & 8                  | 2" CAL |     |
| GIN PRG | 9    | GINKGO BILOBA PRESIDENTIAL GOLD / PRESIDENTIAL GOLD GINKGO  | 8 & 8                  | 4" CAL |     |
| PAR PER | 5    | PARROTIA PERSICA (MULTI-STEM) / PERSIAN IRONWOOD            | 8 & 8                  | 4" CAL |     |
| QUE APE | 8    | QUERCUS PHELLODUS 'GREENENVY' / KINGPIN® WILLOW OAK         | 8 & 8                  | 4" CAL |     |
| QUE PAN | 7    | QUERCUS SHUMARDII 'QSFTC' / PANACHE® SHUMARD OAK            | 8 & 8                  | 4" CAL |     |
| ULM JEF | 4    | ULMUS AMERICANA 'JEFFERSON' / JEFFERSON ELM                 | 8 & 8                  | 4" CAL |     |

| SYMBOL  | CODE | QTY                                                                  | BOTANICAL /COMMON NAME | CONT | SIZE |
|---------|------|----------------------------------------------------------------------|------------------------|------|------|
| SHRUBS  |      |                                                                      |                        |      |      |
| CAR EVL | 154  | CAREX OSHIMENSIS 'EVERILLO' TM / EVERCOLOR EVRILLO JAPANESE SEDGE    | 1 GAL                  |      |      |
| CEP DUG | 25   | CEPHALOTAXUS HARRINGTONIA 'DUKE GARDENS' / DUKE GARDENS PLUM YEW     | 3 GAL                  |      |      |
| CRY GLO | 31   | CRYPTOMERIA JAPONICA 'GLOBOSA NANA' / DWARF JAPANESE CEDAR           | 3 GAL                  |      |      |
| GAR RAD | 32   | GARDENIA RADCANUS / DWARF GARDENIA                                   | 3 GAL                  |      |      |
| HYD ENS | 8    | HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER' TM / ENDLESS SUMMER HYDRANGEA | 3 GAL                  |      |      |
| HYD NB  | 18   | HYDRANGEA MACROPHYLLA 'NIKKO BLUE' / NIKKO BLUE HYDRANGEA            | 3 GAL                  |      |      |
| HYD LL  | 20   | HYDRANGEA PANICULATA 'LITTLE LIME' / LITTLE LIME HYDRANGEA           | 3 GAL                  |      |      |
| MUH CAP | 14   | MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS                           | 3 GAL                  |      |      |
| MUH WHC | 14   | MUHLENBERGIA CAPILLARIS 'WHITE CLOUD' / WHITE MUHLY GRASS            | 3 GAL                  |      |      |
| ROS PED | 16   | ROSA MEDILAND SERIES 'PEACH DRIFT' / PEACH DRIFT ROSE                | 3 GAL                  |      |      |
| SCH STO | 12   | SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' / LITTLE BLUESTEM GRASS   | 1 GAL                  |      |      |
| THU NOP | 3    | THUJA OCCIDENTALIS 'NORTH POLE' / NORTH POLE ARBORVITAE              | 7 GAL                  |      |      |
| THU BZ  | 26   | THUJA OCCIDENTALIS 'BOBOZAM' / MR. BOWLING BALL® ARBORVITAE          | 3 GAL                  |      |      |

| SYMBOL        | CODE     | QTY                                                                       | BOTANICAL /COMMON NAME | CONT | SPACING  |
|---------------|----------|---------------------------------------------------------------------------|------------------------|------|----------|
| GROUND COVERS |          |                                                                           |                        |      |          |
| ANN SEA       | 139      | ANNUALS TO BE SPECIFIED / SEASONAL ANNUALS                                | 4" POT                 |      | 12" o.c. |
| CYN TMA       | 1,367 SF | CYNODON DACTYLON X TRANSVALENSIS 'TAHOMA 31' / TAHOMA 31 BERMUDAGRASS SOD |                        |      |          |

CONCEPT PLANT SCHEDULE

|                                                                     |          |                    |
|---------------------------------------------------------------------|----------|--------------------|
| SHRUB AREA                                                          | 2,191 SF |                    |
| SHADE PLANTINGS                                                     | 700 SF   |                    |
| ACORUS GRAMINEUS 'OGON' / OCHOKI VARIETAL SWEETGAL                  | 163      | 1 GAL 20% @ 12" OC |
| HELLEBORUS ORIENTALIS / HIRSH HIRSH                                 | 163      | 1 GAL 20% @ 12" OC |
| POLYGONATUM FALCATUM 'VARIEGATUM' / VARIEGATED DWARF SOLOMON'S SEAL | 163      | 1 GAL 40% @ 10" OC |
| ROHDEA JAPONICA / SACRED LILY                                       | 163      | 1 GAL 20% @ 12" OC |

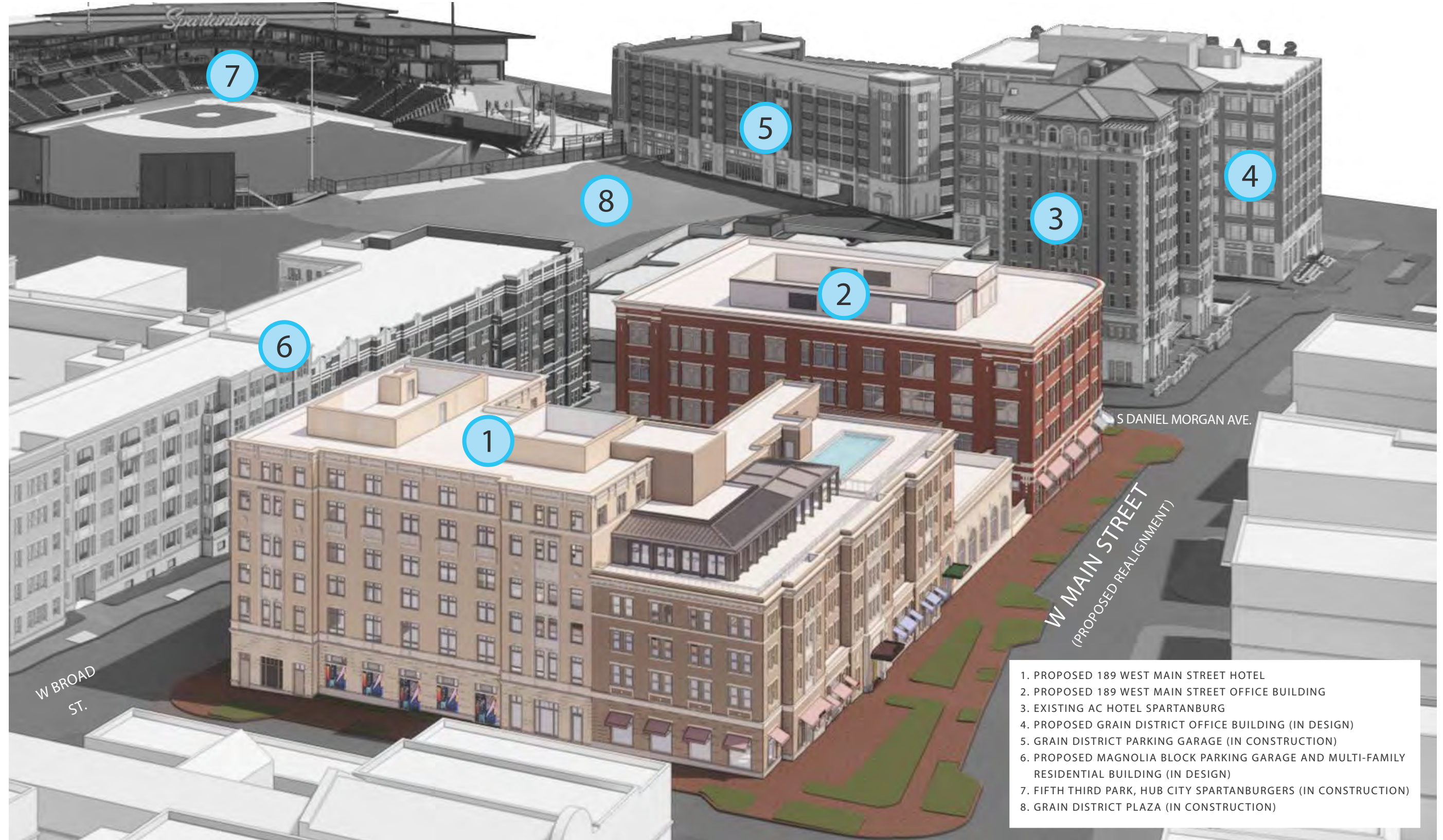
REFERENCE NOTES SCHEDULE

| CODE                     | DESCRIPTION                               | QTY       |
|--------------------------|-------------------------------------------|-----------|
| 32 EXTERIOR IMPROVEMENTS |                                           |           |
| 32-01                    | TRIPLE HAMMERED HARDWOOD MULCH (3" THICK) | 66.3 CY   |
| 32-02                    | STEEL PLANTER                             | 76 LF     |
| ROCK                     |                                           |           |
| K-101                    | TAN CREEK STONE - 24" SIZE                | 14.3 CY   |
| PAVING                   |                                           |           |
| P-101                    | PINE HALL BRICK BANDING                   | 3,965 LF  |
| P-102                    | PINE HALL PAVERS - HERRING BONE PATTERN   | 23,369 SF |
| P-103                    | ADA TRUNCATED DOME PAVES                  | 228 SF    |
| SITE FURNISHINGS         |                                           |           |
| S-101                    | 6" BENCH                                  | 2         |

PREPARED BY:  
**LANDART**  
LANDSCAPE ARCHITECTS

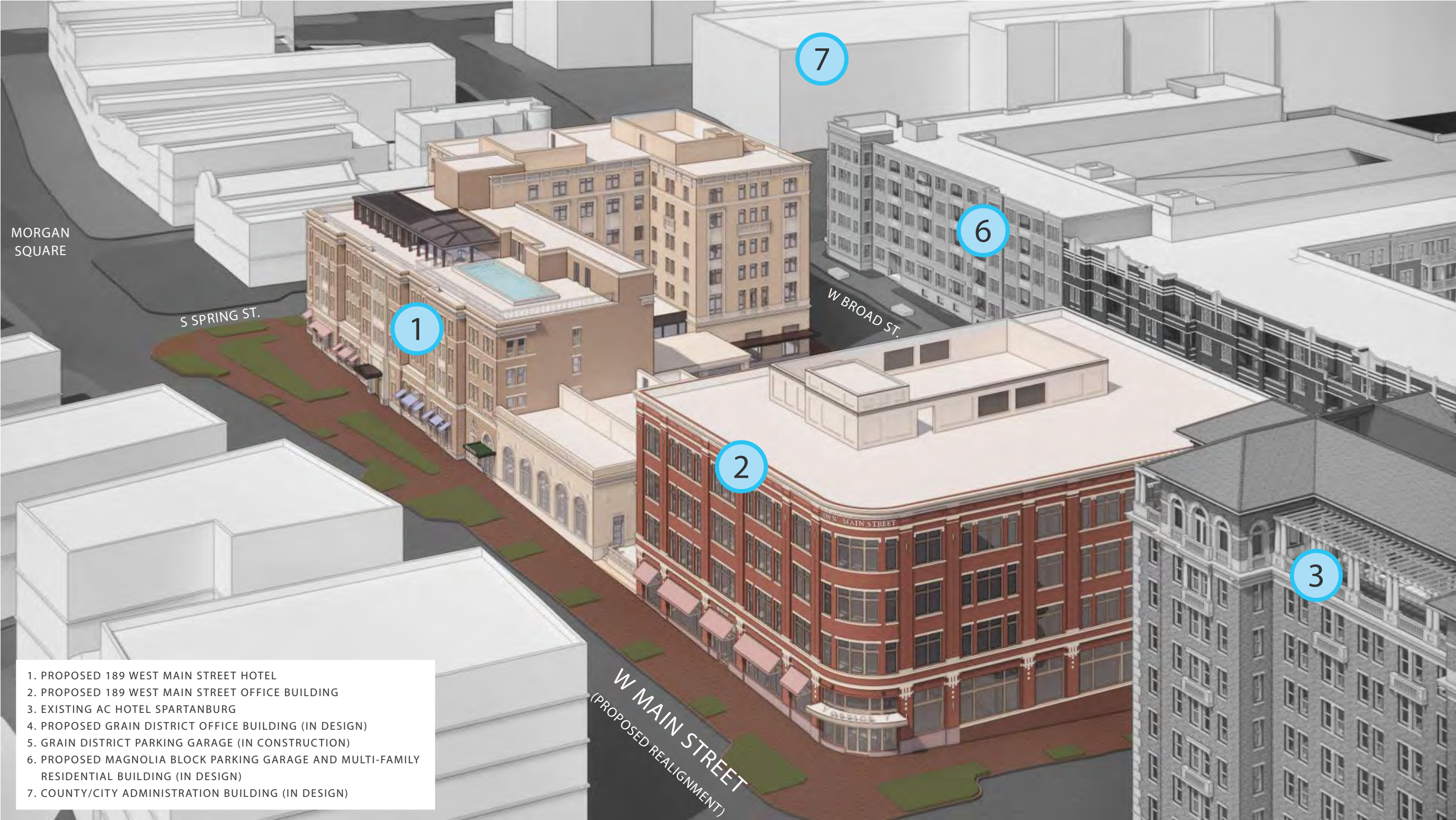


# CONTEXT - VIEW FROM NORTHEAST



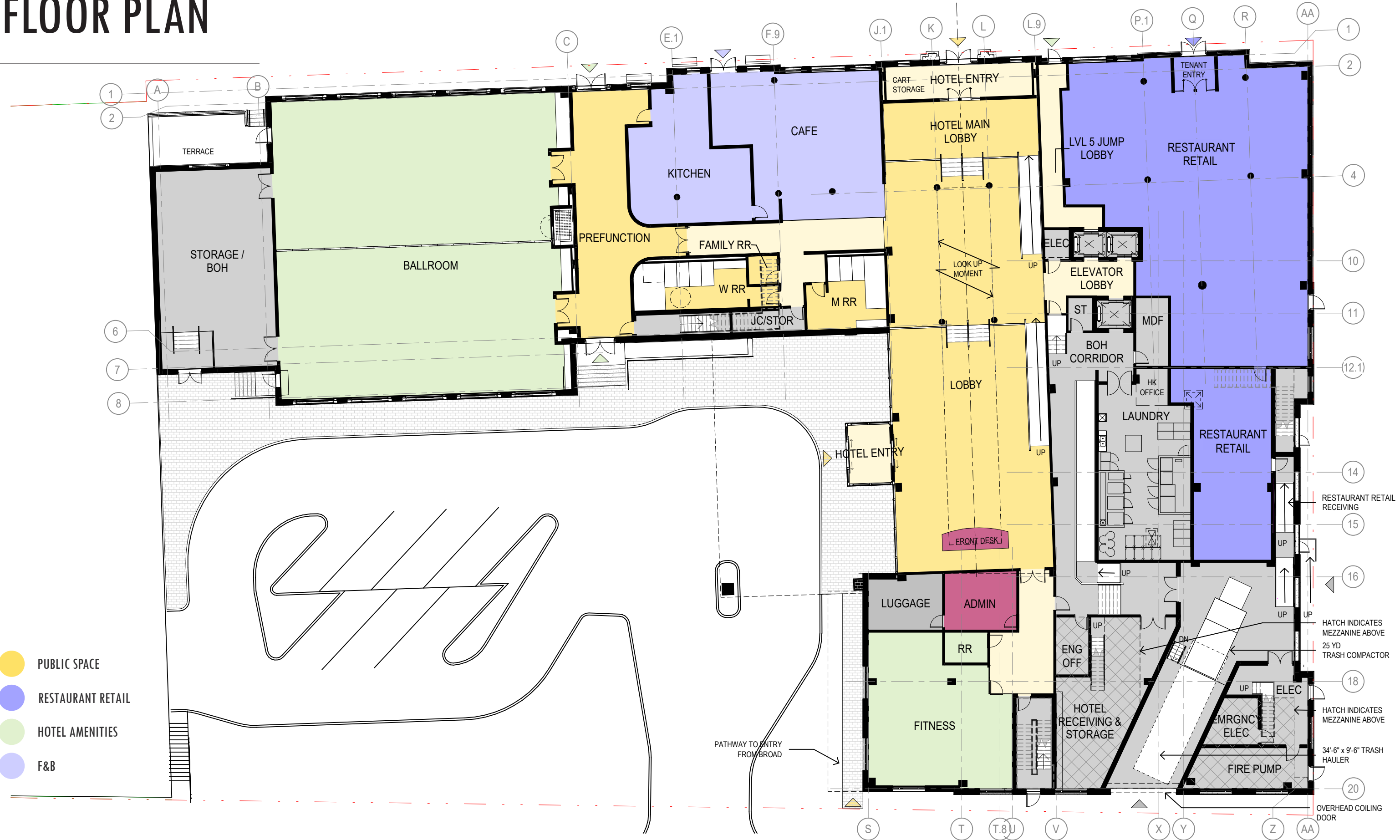


# CONTEXT - VIEW FROM NORTHWEST





# FLOOR PLAN



# FLOOR PLAN





# FLOOR PLAN



# FLOOR PLAN



| HOTEL GUESTROOM SUMMARY |       |
|-------------------------|-------|
| GUESTROOM TYPE          | COUNT |
| ADA K                   | 3     |
| ADA KING SUITE          | 1     |
| ADA QQ                  | 3     |
| ADA QQ SUITE            | 1     |
| K                       | 72    |
| K PLUS                  | 5     |
| WELLNESS K              | 3     |
| KING SUITE              | 5     |
| QQ                      | 56    |
| QQ PLUS                 | 1     |
| QQ SUITE                | 2     |
| TOTAL GR                | 152   |

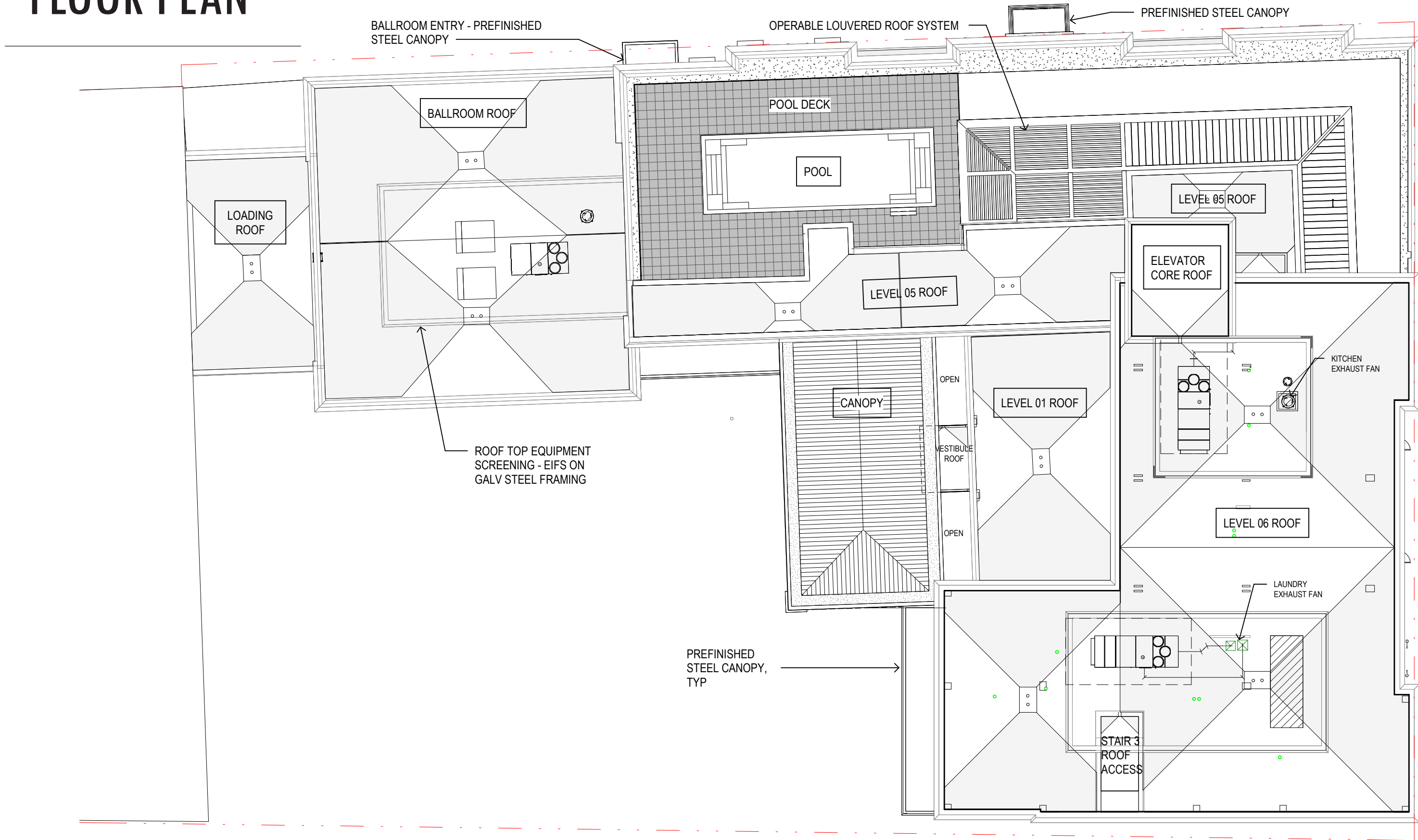
- KING
- KING SUITE
- QQ
- QQ SUITE
- HOTEL AMENITIES
- BOH
- PUBLIC SPACE
- F&B

# FLOOR PLAN





# FLOOR PLAN



# NORTH ELEVATION



ROOFTOP ELEVATION





# EAST ELEVATION





# SOUTH ELEVATION



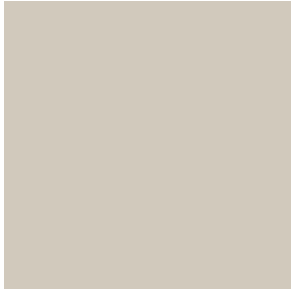
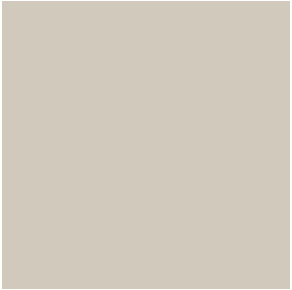
# COURTYARD WEST ELEVATION



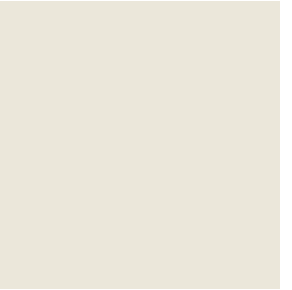
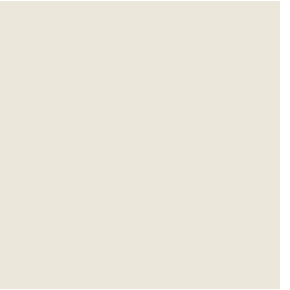
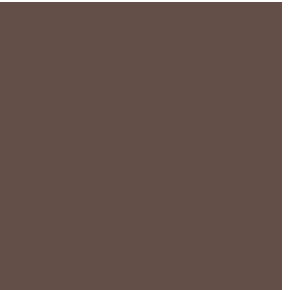


# PRELIMINARY EXTERIOR MATERIALS

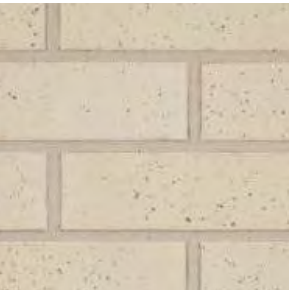
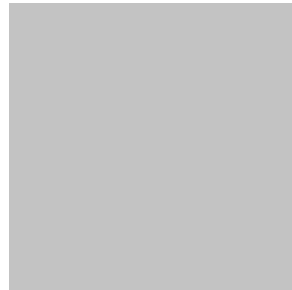
## 4-STORY PORTION

|                                                                                    |                                                                                                     |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
|------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|   |                    |  |  |  |  |  |
| ST1                                                                                | BR1                                                                                                 | CS1                                                                                | SS1                                                                                 | WN1                                                                                 | SF1                                                                                 | MT1                                                                                 |
| STONE: GRANITE<br>GRAY/BROWN COLOR RANGE<br>FINISH TBD<br>(THERMAL/POLISHED/HONED) | MODULAR BRICK:<br>BUFF/LIGHT BROWN COLOR RANGE,<br>SMOOTH AND/OR WIRECUT FINISH<br>MORTAR COLOR TBD | CAST STONE/PRECAST<br>BUFF COLOR RANGE,<br>LIGHT SANDBLAST FINISH                  | SYNTHETIC STUCCO<br>SAND FINISH                                                     | ALUMINUM HUNG<br>WINDOWS:<br>METAL FRAME                                            | STOREFRONT SYSTEM:<br>METAL FRAME                                                   | METAL ENTRY CANOPY                                                                  |

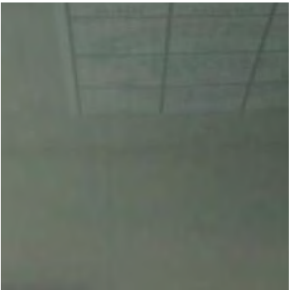
## 6-STORY PORTION

|                                                                                    |                                                                                                     |                                                                                     |                                                                                      |                                                                                      |                                                                                      |                                                                                      |                                                                                      |                                                                                      |
|------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
|  |                   |  |  |  |  |  |  |  |
| ST2                                                                                | BR2                                                                                                 | CS2                                                                                 | SS2                                                                                  | WD1                                                                                  | FRP1                                                                                 | WN2                                                                                  | SF2                                                                                  | MT2                                                                                  |
| STONE: GRANITE<br>GRAY/BROWN COLOR RANGE<br>FINISH TBD<br>(THERMAL/POLISHED/HONED) | MODULAR BRICK:<br>BUFF/LIGHT BROWN COLOR RANGE,<br>SMOOTH AND/OR WIRECUT FINISH<br>MORTAR COLOR TBD | CAST STONE/PRECAST<br>BUFF COLOR RANGE,<br>LIGHT SANDBLAST FINISH                   | SYNTHETIC STUCCO<br>SAND FINISH                                                      | SYNTHETIC WOOD/<br>POLYURETHANE<br>PAINTED                                           | FIBER REINFORCED<br>PLASTIC<br>PAINTED                                               | ALUMINUM FIXED<br>WINDOWS:<br>METAL FRAME                                            | STOREFRONT SYSTEM:<br>METAL FRAME                                                    | METAL ENTRY CANOPY                                                                   |

## BALLROOM

|                                                                                         |                                                                                     |                                                                                      |                                                                                       |
|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|      |  |  |  |
| BR3                                                                                     | CS3                                                                                 | EF3                                                                                  | WN3                                                                                   |
| MODULAR BRICK:<br>BUFF COLOR RANGE,<br>SMOOTH AND/OR WIRECUT FINISH<br>MORTAR COLOR TBD | CAST STONE/PRECAST:<br>BUFF COLOR RANGE<br>LIGHT SANDBLAST FINISH                   | SYNTHETIC STUCCO<br>SAND FINISH                                                      | ALUMINUM FIXED<br>WINDOWS OR STOREFRONT:<br>METAL FRAME                               |

## GLAZING

|                                                                                       |                                                                                                                |
|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
|  |                           |
| GL1                                                                                   | GL1                                                                                                            |
| GLAZING: VISION GLASS<br><br>VITRO: SOLARBAN 72<br>LOW-E ON CLEAR GLASS               | GLAZING: SPANDREL GLASS<br><br>VITRO: SOLARBAN 72 LOW-E<br>ON CLEAR GLASS WITH WARM<br>GREY FRIT ON SURFACE #4 |

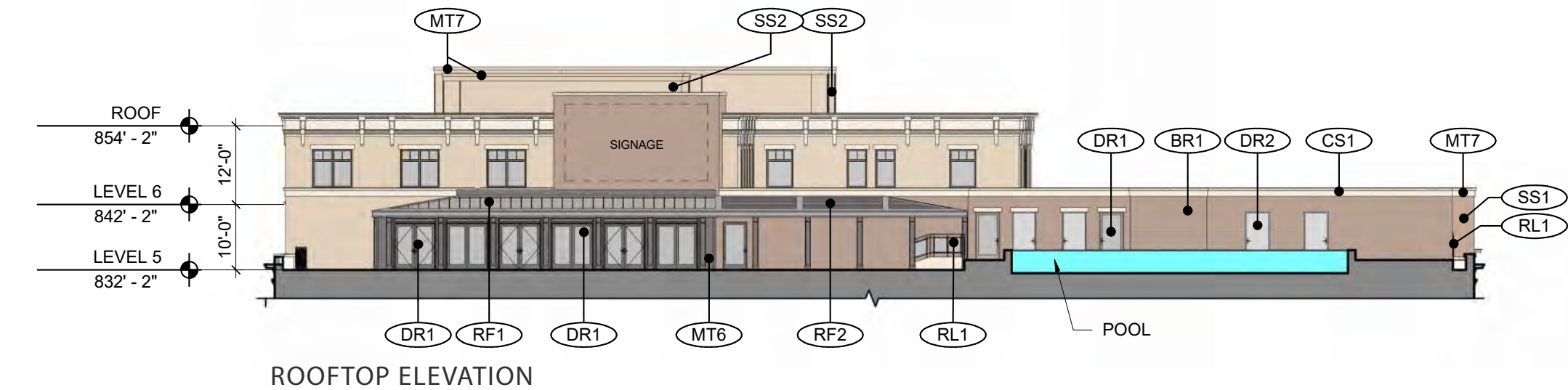


# EXAMPLES OF SYNTHETIC STUCCO

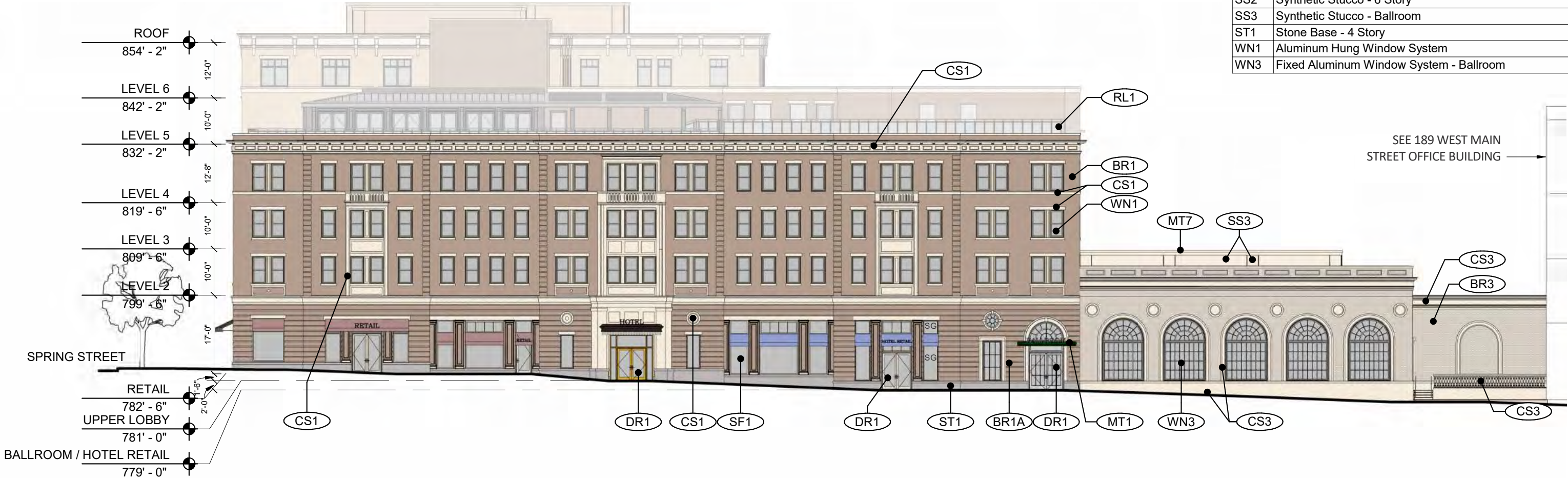




# NORTH ELEVATION - MATERIALS



| LEGEND |                                             |
|--------|---------------------------------------------|
| ITEM   | DESCRIPTION                                 |
| BR1    | Brick Blend - 4 Story                       |
| BR1A   | Brick Blend - 4 Story - Rusticated          |
| BR3    | Brick - Ballroom                            |
| CS1    | Cast Stone/Precast - 4 Story                |
| CS3    | Cast Stone/Precast - Ballroom               |
| DR1    | Entry Door - Aluminum with Full Glass Panel |
| DR2    | Metal Door - Flat Slab, Painted             |
| MT1    | Decorative Metal Trim/Canopy - 4 Story      |
| MT6    | Metal Cladding                              |
| MT7    | Metal Coping                                |
| RF1    | Standing Seam Metal Roof                    |
| RF2    | Operable Louvered Metal Roof                |
| RL1    | Glass Railing System                        |
| SF1    | Aluminum Storefront System - 4 Story        |
| SS1    | Synthetic Stucco - 4 Story                  |
| SS2    | Synthetic Stucco - 6 Story                  |
| SS3    | Synthetic Stucco - Ballroom                 |
| ST1    | Stone Base - 4 Story                        |
| WN1    | Aluminum Hung Window System                 |
| WN3    | Fixed Aluminum Window System - Ballroom     |





# EAST ELEVATION - MATERIALS

| LEGEND |                                                               |
|--------|---------------------------------------------------------------|
| ITEM   | DESCRIPTION                                                   |
| BR1    | Brick Blend - 4 Story                                         |
| BR1A   | Brick Blend - 4 Story - Rusticated                            |
| BR2    | Brick - 6 Story                                               |
| BR2A   | Brick - 6 Story - Rusticated                                  |
| DR1    | Entry Door - Aluminum with Full Glass Panel                   |
| DR2    | Metal Door - Flat Slab, Painted                               |
| LS1    | Painted Metal Louver System                                   |
| MT5    | Storefront with Spandrel Glass and/or Decorative Metal Grille |
| RF1    | Standing Seam Metal Roof                                      |
| SF1    | Aluminum Storefront System - 4 Story                          |
| SF2    | Aluminum Storefront System - 6 Story                          |
| SS2    | Synthetic Stucco - 6 Story                                    |
| SS2A   | Synthetic Stucco - 6 Story - Trim & Details                   |
| ST1    | Stone Base - 4 Story                                          |
| ST2    | Stone Base - 6 Story                                          |
| WN2    | Fixed Aluminum Window System - 6 Story                        |

NOTE: SG = SPANDREL GLASS (SEE GL3)





# SOUTH ELEVATION - MATERIALS

| LEGEND |                                                               |
|--------|---------------------------------------------------------------|
| ITEM   | DESCRIPTION                                                   |
| BR2    | Brick - 6 Story                                               |
| BR2A   | Brick - 6 Story - Rusticated                                  |
| BR3    | Brick - Ballroom                                              |
| CS1    | Cast Stone/Precast - 4 Story                                  |
| CS3    | Cast Stone/Precast - Ballroom                                 |
| DR1    | Entry Door - Aluminum with Full Glass Panel                   |
| DR2    | Metal Door - Flat Slab, Painted                               |
| DR3    | Sectional Overhead Door, Painted Metal Panel                  |
| DR5    | Metal Gates, Painted                                          |
| LS1    | Painted Metal Louver System                                   |
| MT2    | Decorative Metal Trim/Canopy - 6 Story                        |
| MT5    | Storefront with Spandrel Glass and/or Decorative Metal Grille |

|      |                                             |
|------|---------------------------------------------|
| MT6  | Metal Cladding                              |
| MT7  | Metal Coping                                |
| RF1  | Standing Seam Metal Roof                    |
| RL1  | Glass Railing System                        |
| RL2  | Painted metal railing/guardrail             |
| SF2  | Aluminum Storefront System - 6 Story        |
| SS1  | Synthetic Stucco - 4 Story                  |
| SS1A | Synthetic Stucco - 4 Story - Trim & Details |
| SS2  | Synthetic Stucco - 6 Story                  |
| SS2A | Synthetic Stucco - 6 Story - Trim & Details |
| SS3  | Synthetic Stucco - Ballroom                 |
| ST2  | Stone Base - 6 Story                        |
| WN1  | Aluminum Hung Window System                 |
| WN2  | Fixed Aluminum Window System - 6 Story      |
| WN3  | Fixed Aluminum Window System - Ballroom     |

NOTE: SG = SPANDREL GLASS (SEE GL3)



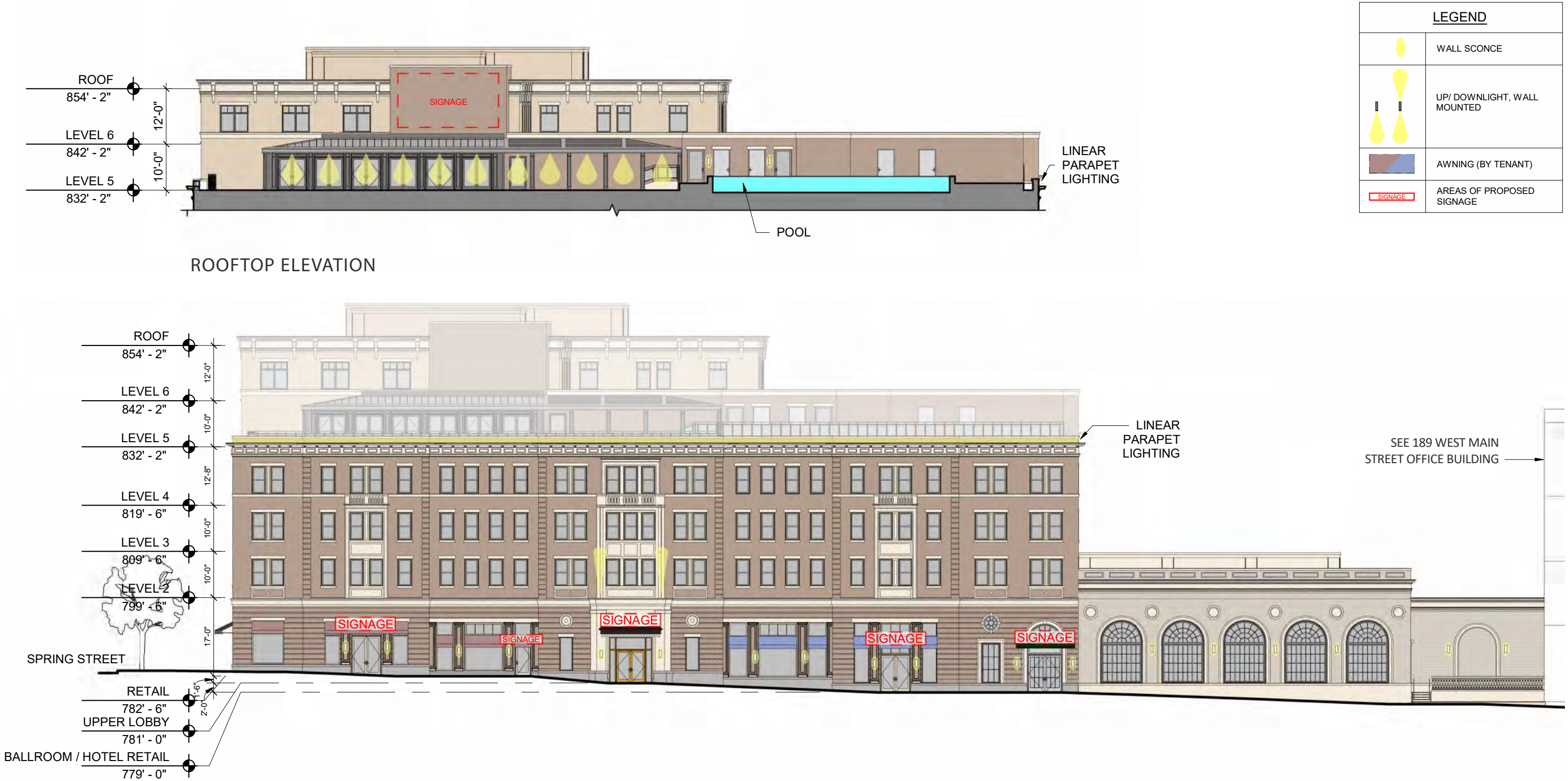
# COURTYARD WEST ELEVATION - MATERIALS

| LEGEND |                                             |
|--------|---------------------------------------------|
| ITEM   | DESCRIPTION                                 |
| BR2A   | Brick - 6 Story - Rusticated                |
| DR4    | Automatic Sliding Glass Entry Doors         |
| MT4    | Decorative Metal Panel                      |
| MT5    | Decorative Metal Grille, Panel              |
| RL1    | Glass Railing System                        |
| SF1    | Aluminum Storefront System - 4 Story        |
| SF2    | Aluminum Storefront System - 6 Story        |
| SS2A   | Synthetic Stucco - 6 Story - Trim & Details |
| ST2    | Stone Base - 6 Story                        |
| WN2    | Fixed Aluminum Window System - 6 Story      |

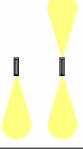




# NORTH ELEVATION - LIGHTING & SIGNAGE



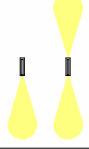
# EAST ELEVATION - LIGHTING & SIGNAGE

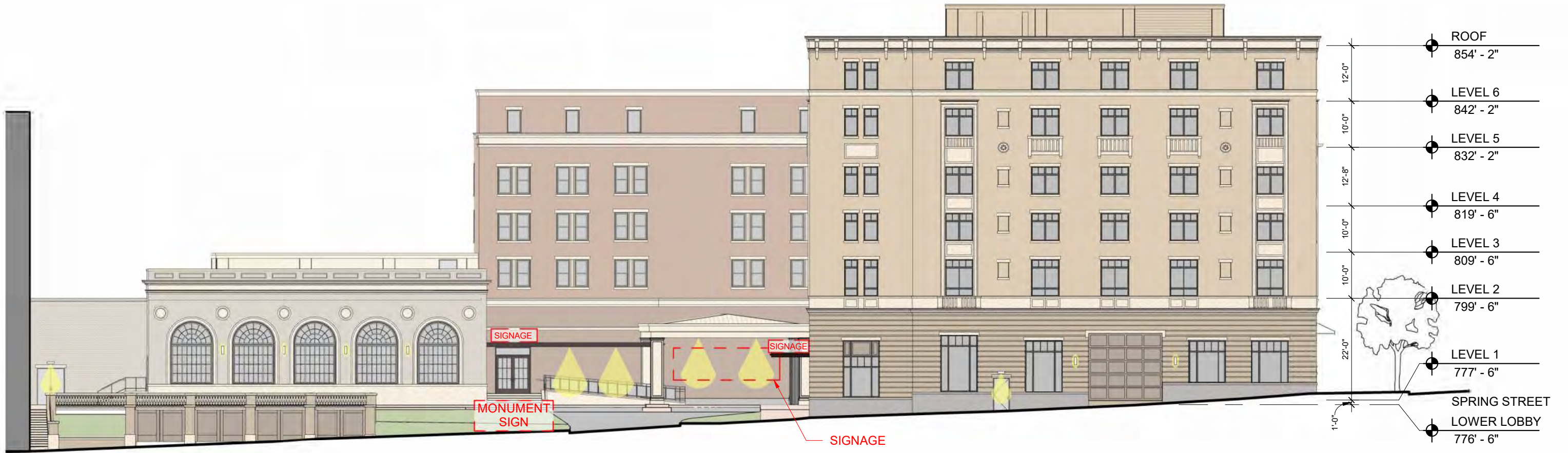
| LEGEND                                                                              |                             |
|-------------------------------------------------------------------------------------|-----------------------------|
|  | WALL SCONCE                 |
|  | UP/ DOWNLIGHT, WALL MOUNTED |
|  | AWNING (BY TENANT)          |
|  | AREAS OF PROPOSED SIGNAGE   |



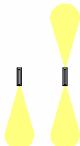


# SOUTH ELEVATION - LIGHTING & SIGNAGE

| LEGEND                                                                              |                             |
|-------------------------------------------------------------------------------------|-----------------------------|
|  | WALL SCONCE                 |
|  | UP/ DOWNLIGHT, WALL MOUNTED |
|  | AWNING (BY TENANT)          |
|  | AREAS OF PROPOSED SIGNAGE   |



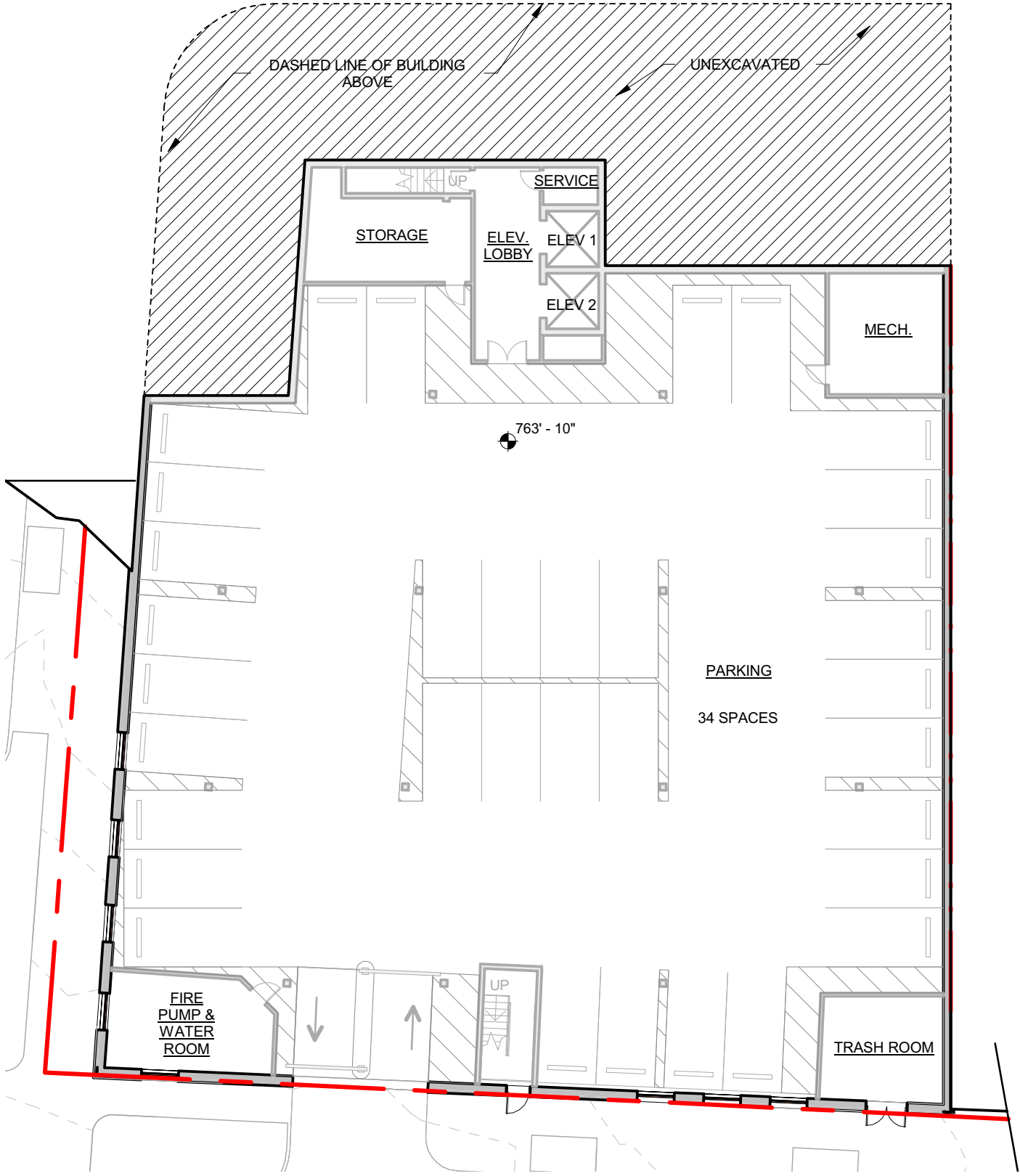
# COURTYARD WEST ELEVATION - LIGHTING & SIGNAGE

| <u>LEGEND</u>                                                                       |                             |
|-------------------------------------------------------------------------------------|-----------------------------|
|  | WALL SCONCE                 |
|  | UP/ DOWNLIGHT, WALL MOUNTED |
|  | AWNING (BY TENANT)          |
|  | AREAS OF PROPOSED SIGNAGE   |

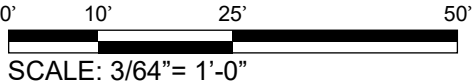




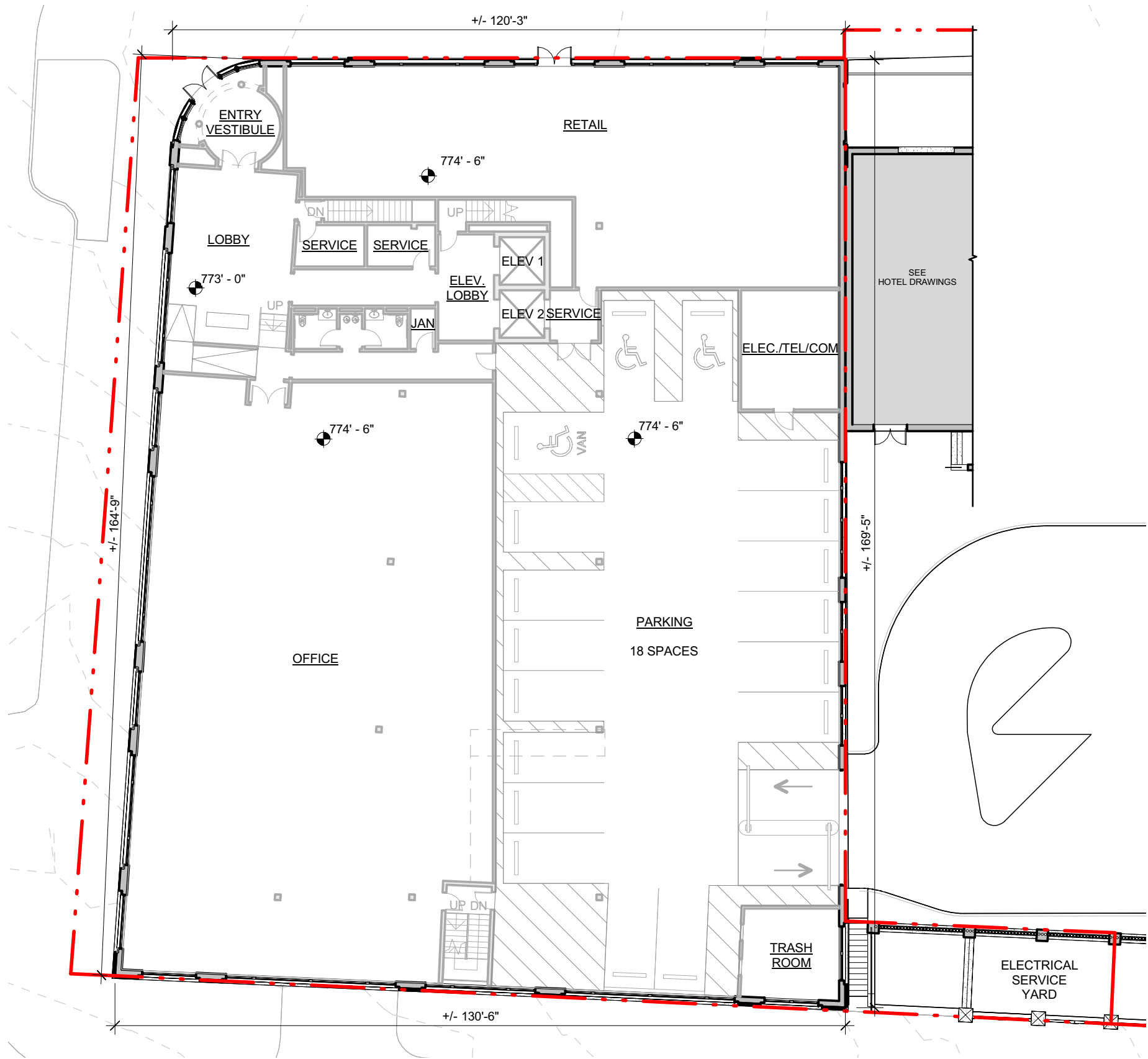
# FLOOR PLAN



FLOOR PLAN - PARKING LEVEL  
189 West Main Street: Office



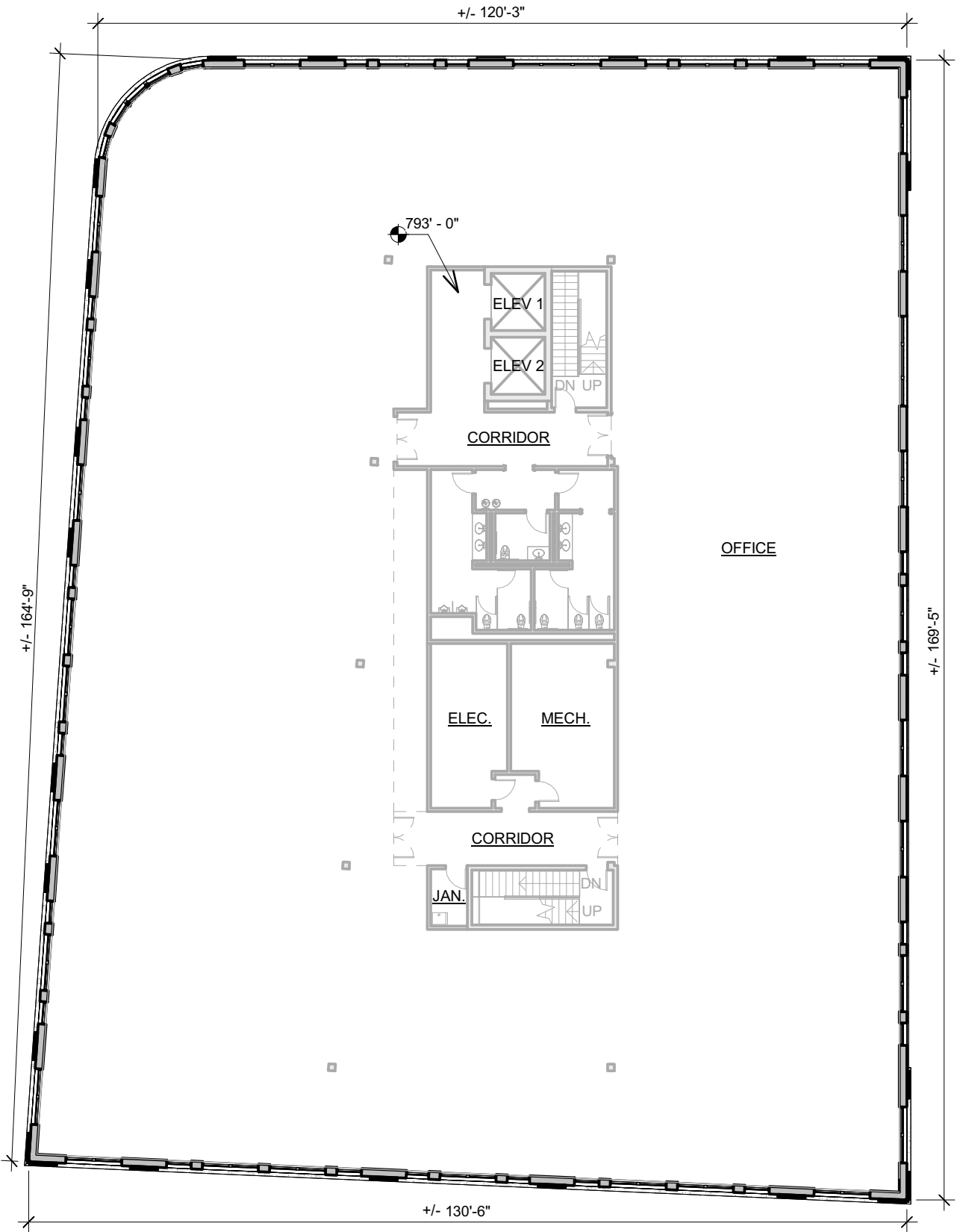
# FLOOR PLAN



FLOOR PLAN LEVEL 01  
189 West Main Street: Office

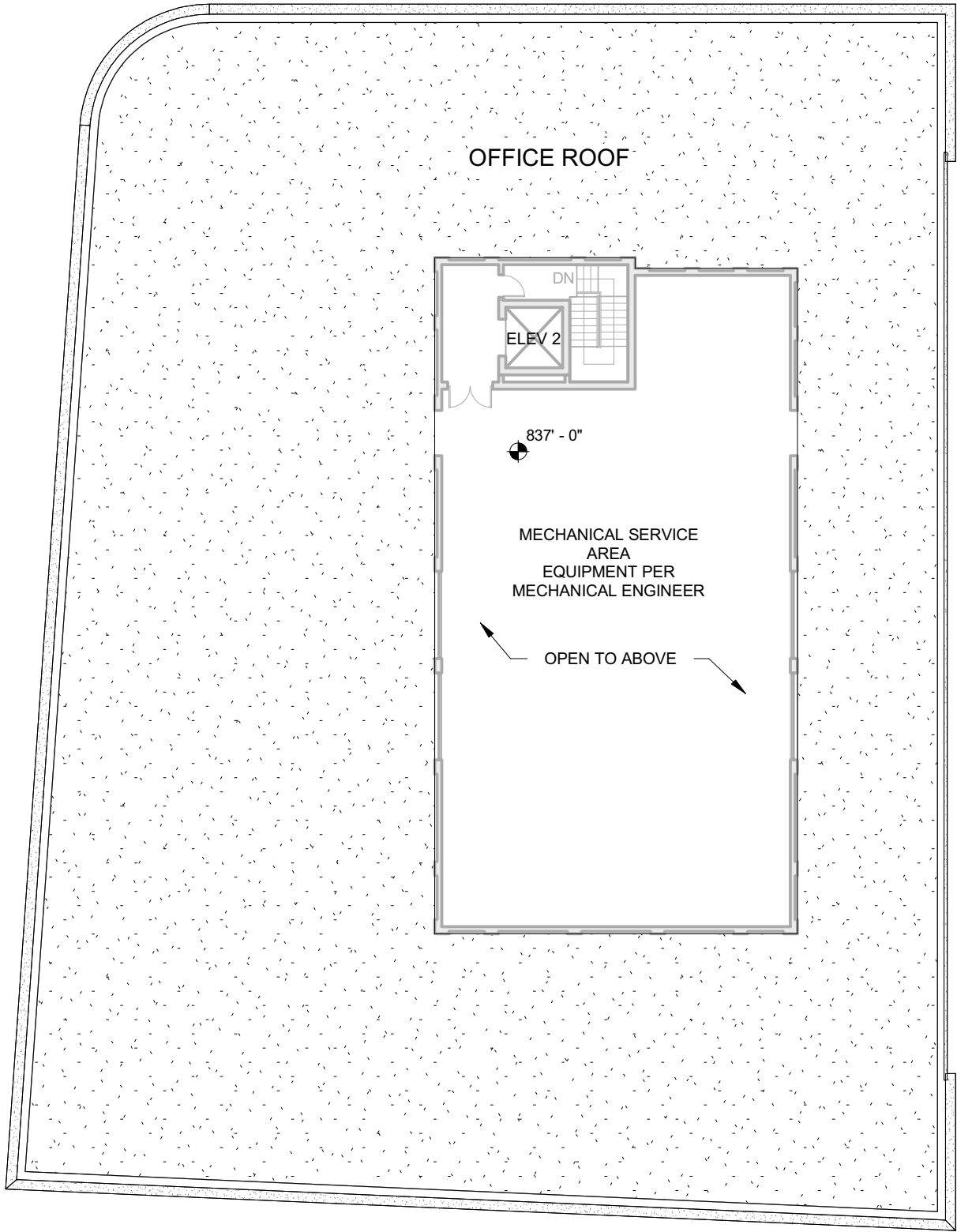


# FLOOR PLAN



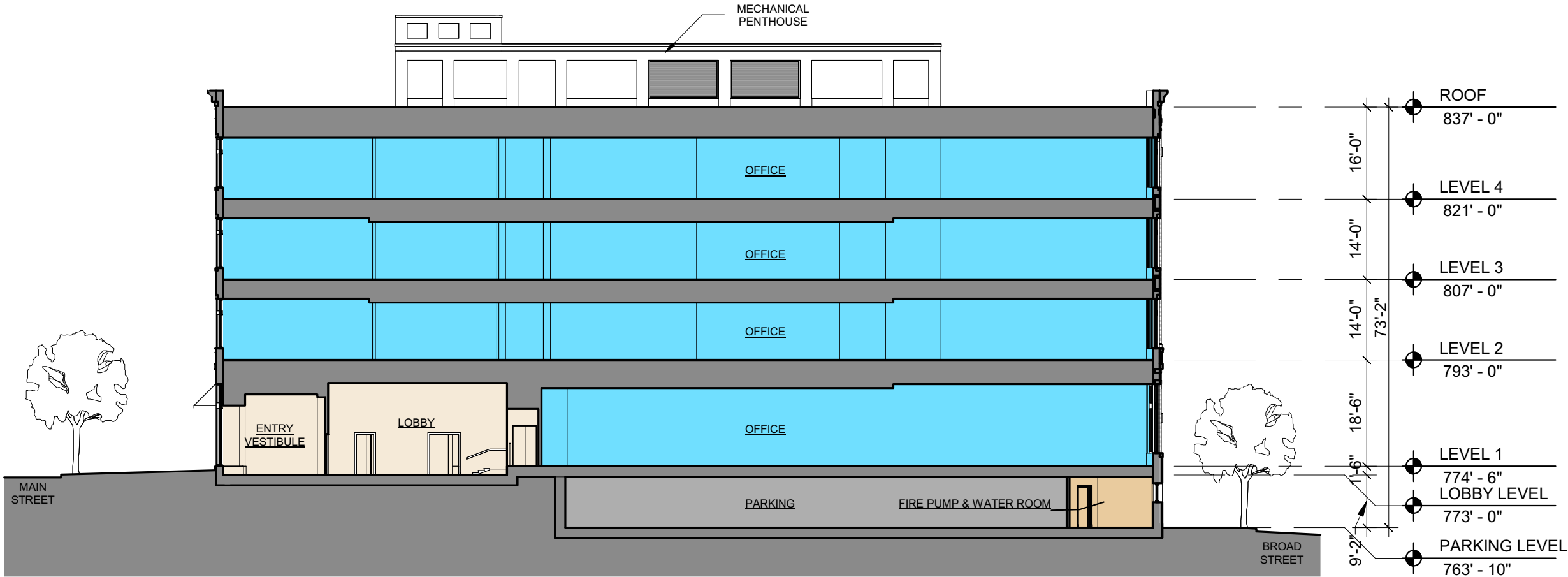
FLOOR PLAN - TYPICAL LEVEL  
189 West Main Street: Office

# FLOOR PLAN

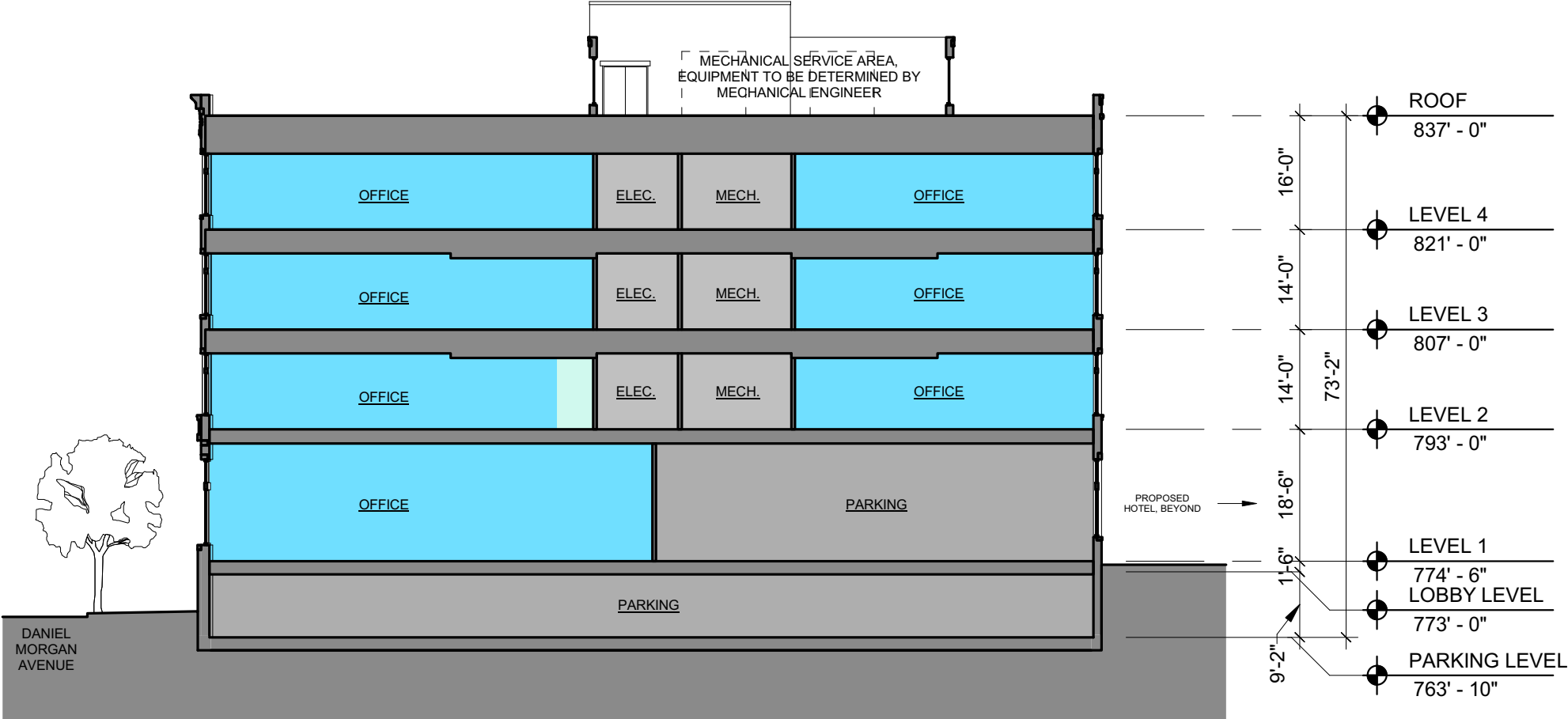




# NORTH-SOUTH BUILDING SECTION



# EAST-WEST BUILDING SECTION





# NORTH ELEVATION



# WEST ELEVATION





# SOUTH ELEVATION

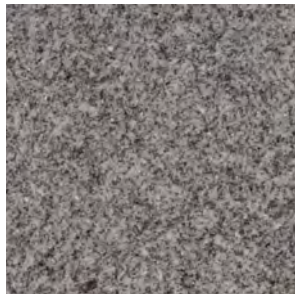


# EAST ELEVATION

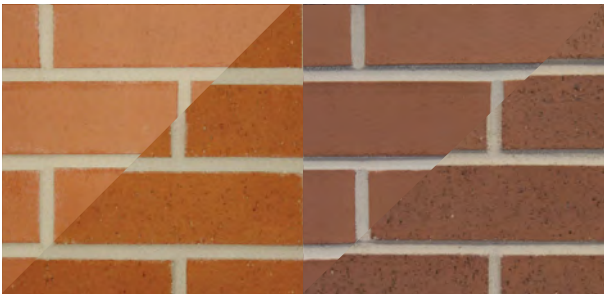




# PRELIMINARY EXTERIOR MATERIALS



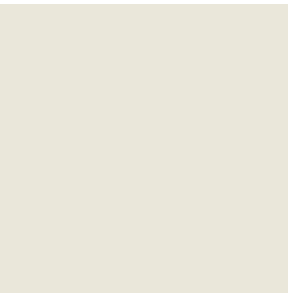
**ST1**  
STONE GRANITE  
FINISH TBD  
(THERMAL/POLISHED/HONED)



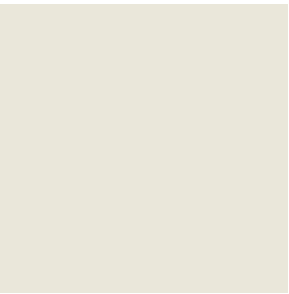
**BR1**  
MODULAR BRICK:  
RED COLOR RANGE,  
SMOOTH & WIRECUT FINISHES  
  
MORTAR COLOR TBD



**CS1**  
CAST STONE/PRECAST:  
BUFF COLOR RANGE  
LIGHT SANDBLAST FINISH



**WN1**  
ALUMINUM FIXED WINDOWS:  
METAL FRAME



**SF1**  
STOREFRONT SYSTEM:  
METAL FRAME



**GL1**  
GLAZING: VISION  
  
VITRO: SOLARBAN 72 LOW-E  
ON CLEAR GLASS



**GL2**  
GLAZING: SPANDREL GLASS  
  
VITRO: SOLARBAN 72 LOW-E  
ON CLEAR GLASS WITH WARM  
GREY FRIT ON SURFACE #4



**SS1**  
SYNTHETIC STUCCO  
WALL PLANE  
SAND FINISH



**SS2**  
SYNTHETIC STUCCO  
AT TRIM/DETAILS  
SAND FINISH



**MT1**  
METAL ENTRY CANOPY



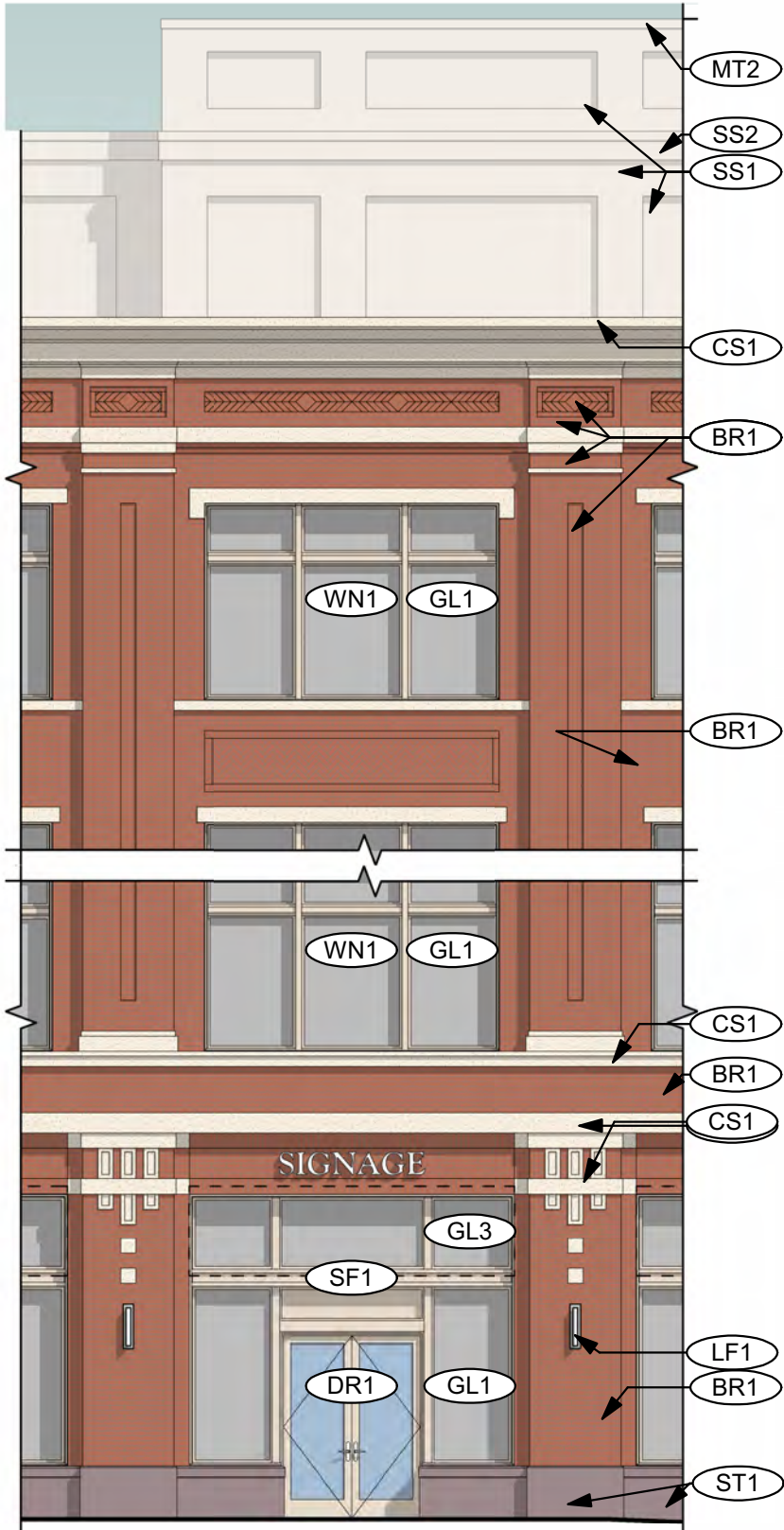
**MT2**  
METAL COPING,  
PAINTED



**LS1**  
METAL LOUVER,  
PAINTED

# DETAIL ELEVATION

| MATERIALS LEGEND |                                                |
|------------------|------------------------------------------------|
| KEY              | DESCRIPTION                                    |
| BR1              | Brick: Type 1                                  |
| CS1              | Cast Stone: Type 1                             |
| DR1              | Door: Aluminum w/ Full Glass Panel             |
| GL1              | Glazing: Vision                                |
| GL3              | Glazing: Spandrel                              |
| LF1              | Light Fixture: Exterior Decorative Wall Sconce |
| MT2              | Metal: Coping                                  |
| SF1              | Storefront: Aluminum System                    |
| SS1              | Synthetic Stucco: Type 1                       |
| SS2              | Synthetic Stucco: Type 2                       |
| ST1              | Stone: Type 1 - Granite                        |
| WN1              | Window: Fixed Aluminum                         |



DETAIL ELEVATION  
189 West Main Street: Office

0' 4' 8' 16'  
SCALE: 1/8" = 1'-0"



# NORTH ELEVATION - LIGHTING & SIGNAGE



| LEGEND |                             |
|--------|-----------------------------|
|        | WALL SCONCE                 |
|        | UP/ DOWNLIGHT, WALL MOUNTED |
|        | AWNING (BY TENANT)          |
|        | AREAS OF PROPOSED SIGNAGE   |

# WEST ELEVATION - LIGHTING & SIGNAGE



# SOUTH ELEVATION - LIGHTING & SIGNAGE



| LEGEND |                             |
|--------|-----------------------------|
|        | WALL SCONCE                 |
|        | UP/ DOWNLIGHT, WALL MOUNTED |
|        | AWNING (BY TENANT)          |
|        | AREAS OF PROPOSED SIGNAGE   |



# EAST ELEVATION - LIGHTING & SIGNAGE





# CONCEPTUAL RENDERINGS





# CONCEPTUAL RENDERINGS





# CONCEPTUAL RENDERINGS





# CONCEPTUAL RENDERINGS



VIEW FROM SOUTH OF MAIN STREET  
189 West Main Street: Hotel



# CONCEPTUAL RENDERINGS





# CONCEPTUAL RENDERINGS





# CONCEPTUAL RENDERINGS



VIEW FROM BROAD STREET, SE CORNER  
189 West Main Street: Office



# CONCEPTUAL RENDERINGS





# CONCEPTUAL RENDERINGS



VIEW FROM NW CORNER, ACROSS STREET  
189 West Main Street: Office



# CONCEPTUAL RENDERINGS



VIEW FROM NW CORNER ALONG MAIN STREET  
189 West Main Street: Office



# CONCEPTUAL RENDERINGS



VIEW OF HOTEL ENTRY ALONG MAIN STREET  
189 West Main Street: Hotel



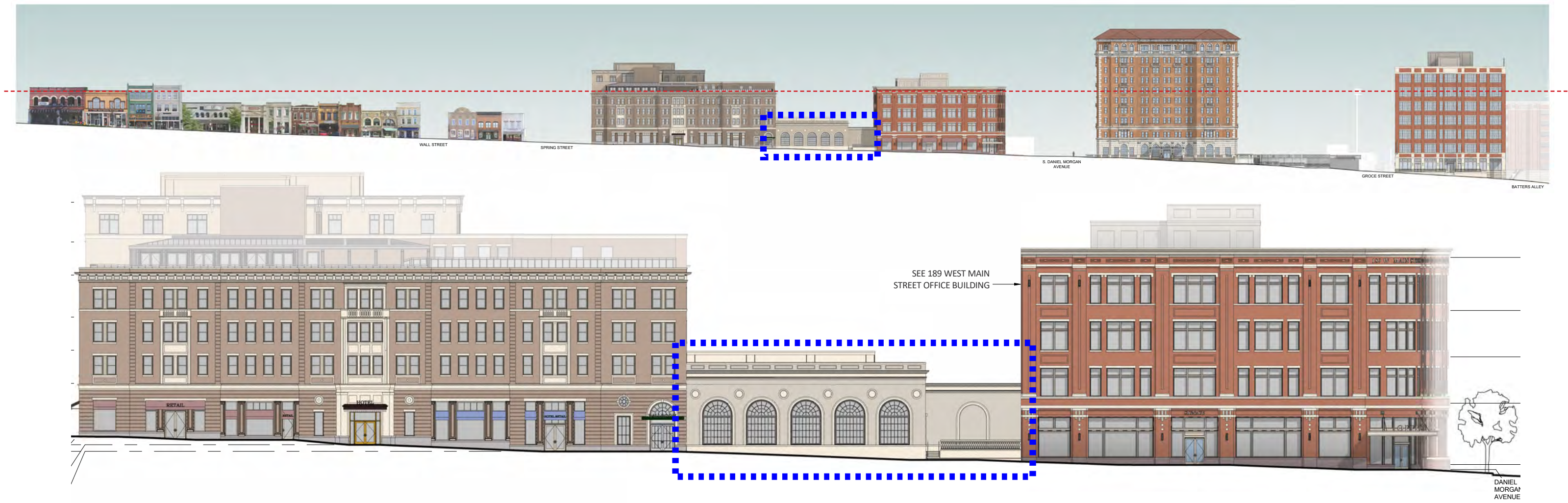
# VARIANCE REQUESTS: Building Height

The following variances are requested for the proposed development of the site:

**1) Building Height:** *Per Section 3.3.4a. of the Downtown Code, Zoning District DT-6 requires Primary Building Heights of 2-story minimum and 10-story maximum.*

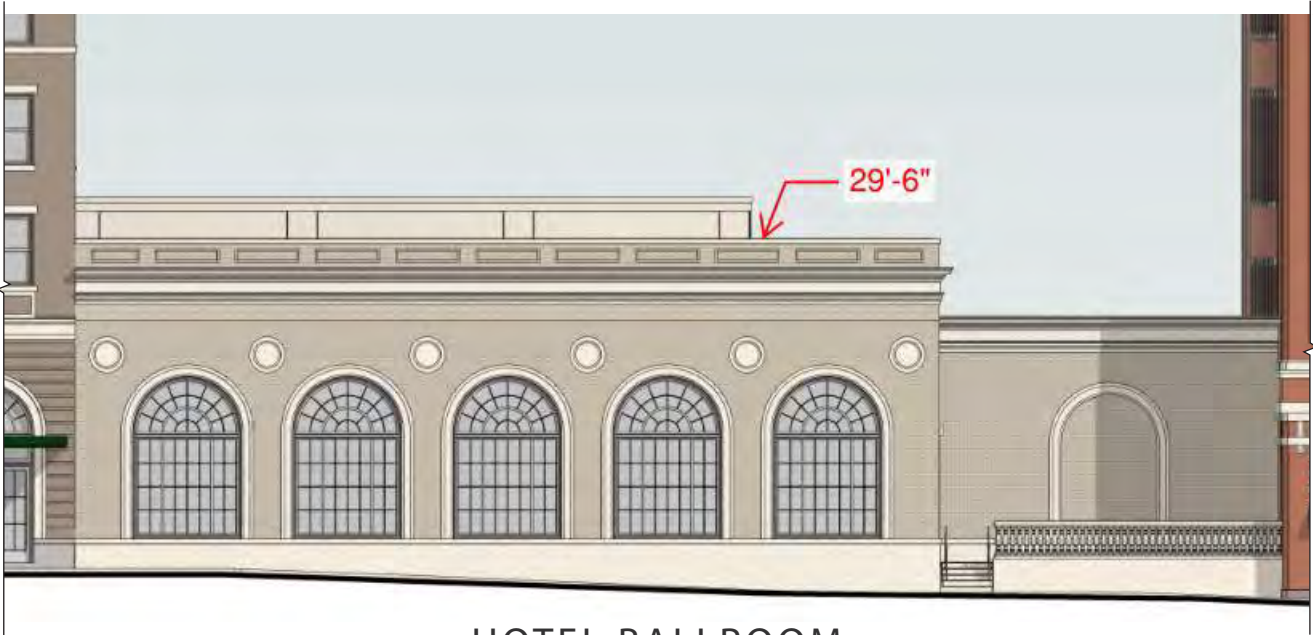
Unique Design Considerations:

The proposed Hotel's Ballroom and its adjacent support space and outdoor terrace is located at the ground floor, providing activating uses fronting Main Street. The required tall ceiling height combined with the deep structural members and falling grade along Main Street, results in a +/-29'-6" average facade height that is comparable to that of existing 2-story buildings within Morgan Square. The design team reviewed alternate locations for Ballroom function, however, the long span structure necessary to provide for the approximately 5,000 GSF Ballroom's open space would become prohibitively expensive if usable floor area were to be provided above. Similarly, the costs of providing expanded egress and vertical accessible circulation for the Ballroom above the first floor would be prohibitive.





# VARIANCE REQUESTS: Building Height



HOTEL BALLROOM  
ELEVATION



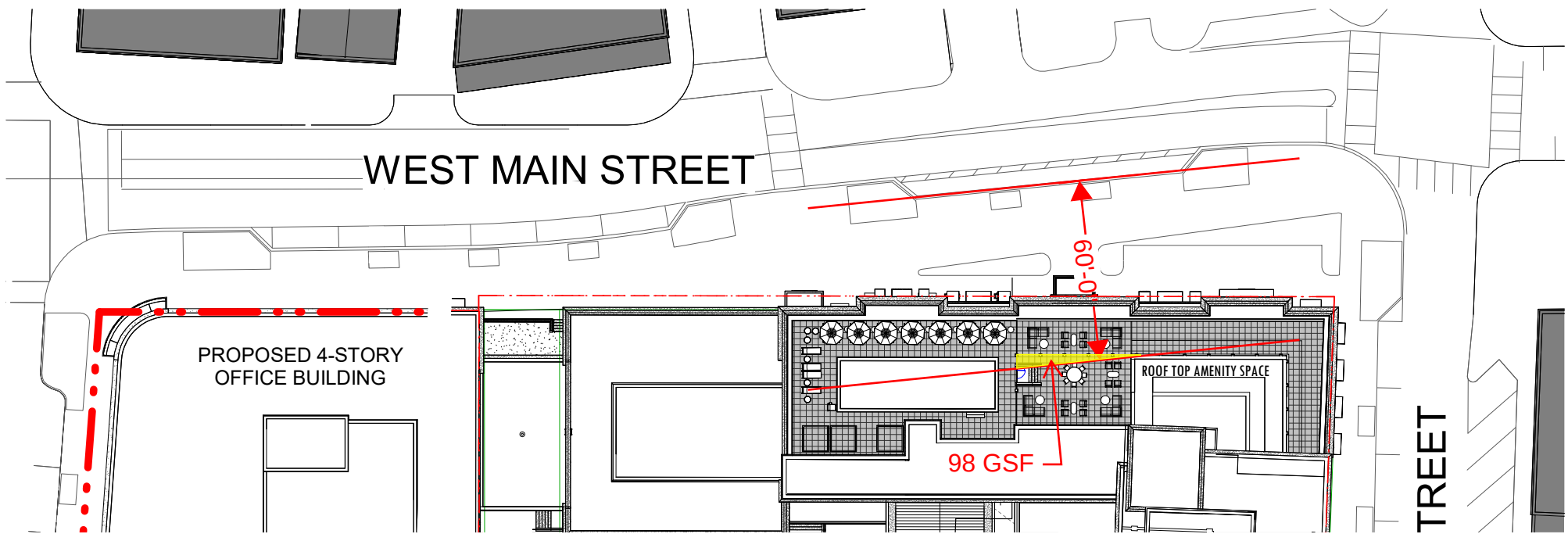
# VARIANCE REQUESTS: Building Height - Main Street Height Overlay

The following variances are requested for the proposed development of the site:

**2) Building Height - Main Street Height Overlay:** *Per Section 515.4.4, DT-6 lots with frontage along certain blocks of Main Street downtown as noted on the Downtown Regulating Plan, no portion of a structure within 60 feet of Main Street shall exceed 4 stories.*

Unique Design Considerations:

The proposed Hotel's guestroom tower is composed of a 4-story mass fronting Main Street with a 6-story mass setback from Main Street and extending along Spring and Broad Streets to align with the requirements of the Downtown Regulating Plan. An indoor/outdoor bar and lounge space that provides an amenity to both hotel guests and the general public, is located at the roof of the 4-story mass with a very small portion of its footprint (less than 100 GSF) projecting into the 60' setback from Main Street (measured from back of proposed curb). The structure of the lounge is setback approximately 15 feet from the Main Street building face and is architecturally detailed as a glass and metal penthouse to visually distinguish it from the 4-story, masonry massing below. The result is a Main Street street face that is in keeping with existing Downtown structures in terms of height while providing the proposed Hotel with a required programmatic space that takes advantage of the site's unique location adjacent Morgan Square with an amenity that all can enjoy.





# VARIANCE REQUESTS: Building Height - Main Street Height Overlay





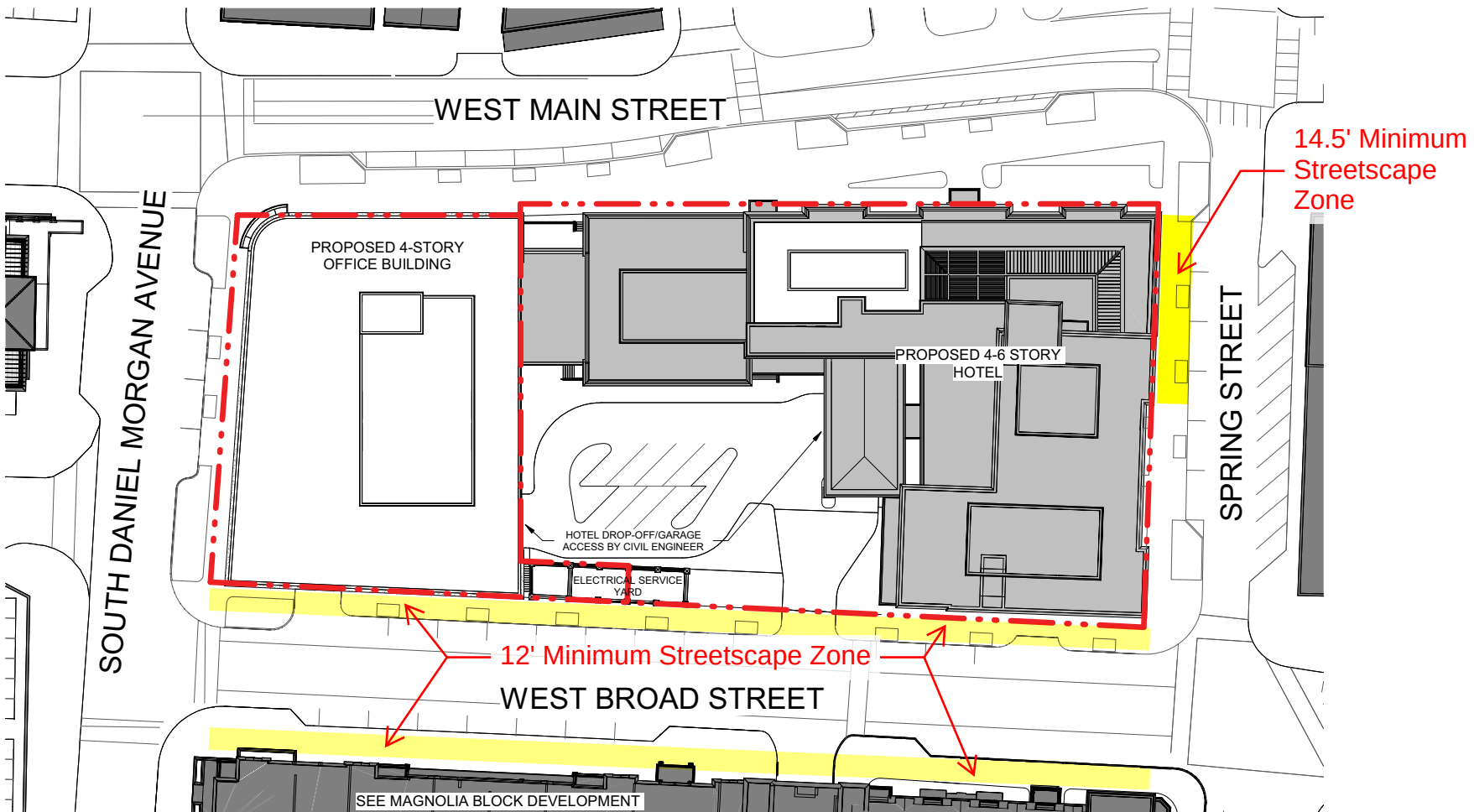
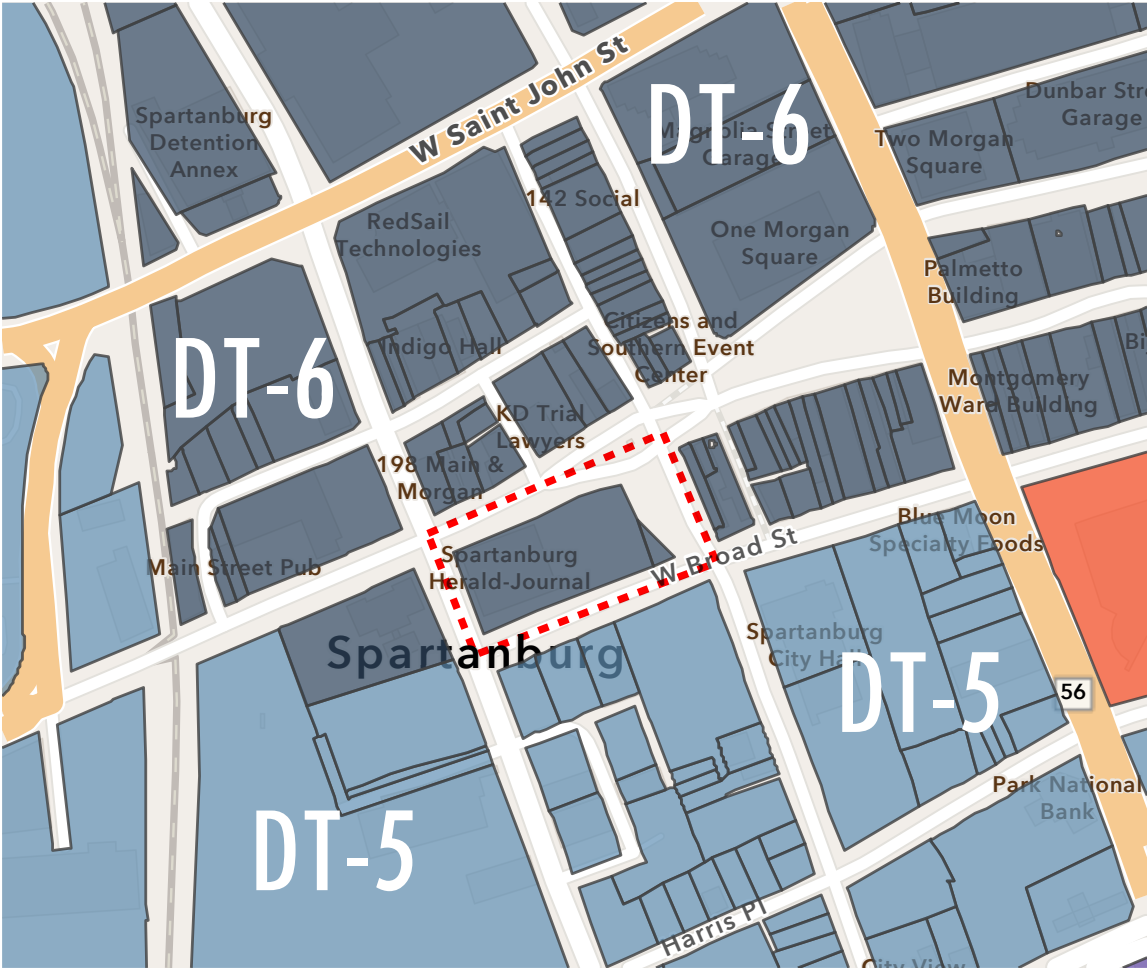
# VARIANCE REQUESTS: Streetscape Width

The following variances are requested for the proposed development of the site:

3) **Streetscape Width:** *Per Section 515.8.1a and b. of the Downtown Code, the required minimum Streetscape Zone (measured from back of curb to outside edge of right-of-way) and Sidewalk Width within DT-6 is 16 feet.*

Unique Design Considerations:

Along W Main, S Daniel Morgan and the predominate portion of S Spring Street, the proposed development meets or exceeds the minimum 16 feet streetscape zone width requirement of the DT-6 zoning. At Broad Street, which serves as a transition between the DT-5 (south side) and DT-6 (north side) zoning districts, we have proposed a streetscape zone width of a minimum of 12 feet. This is an increase of the existing 8 feet width and is consistent with the dimension of the streetscape zone of Broad Street blocks to the east of Spring Street, which vary between +/-10 and 15 feet in width. The 12 feet dimension would provide a consistent streetscape zone on the both side of Broad Street and meet or exceed the required minimum of the DT-5 zone. At S Spring Street, the proposed building is parallel to the existing building on the east side of the street; however the existing street alignment is slightly skewed to both properties, creating a varied streetscape zone along the northern +/- 80' of the development, with the northernmost corner of the project 14.5 feet from the back of the curb. We have located tree wells to maximize the pedestrian path in this area.





# VARIANCE REQUESTS: Ground Level Detailing

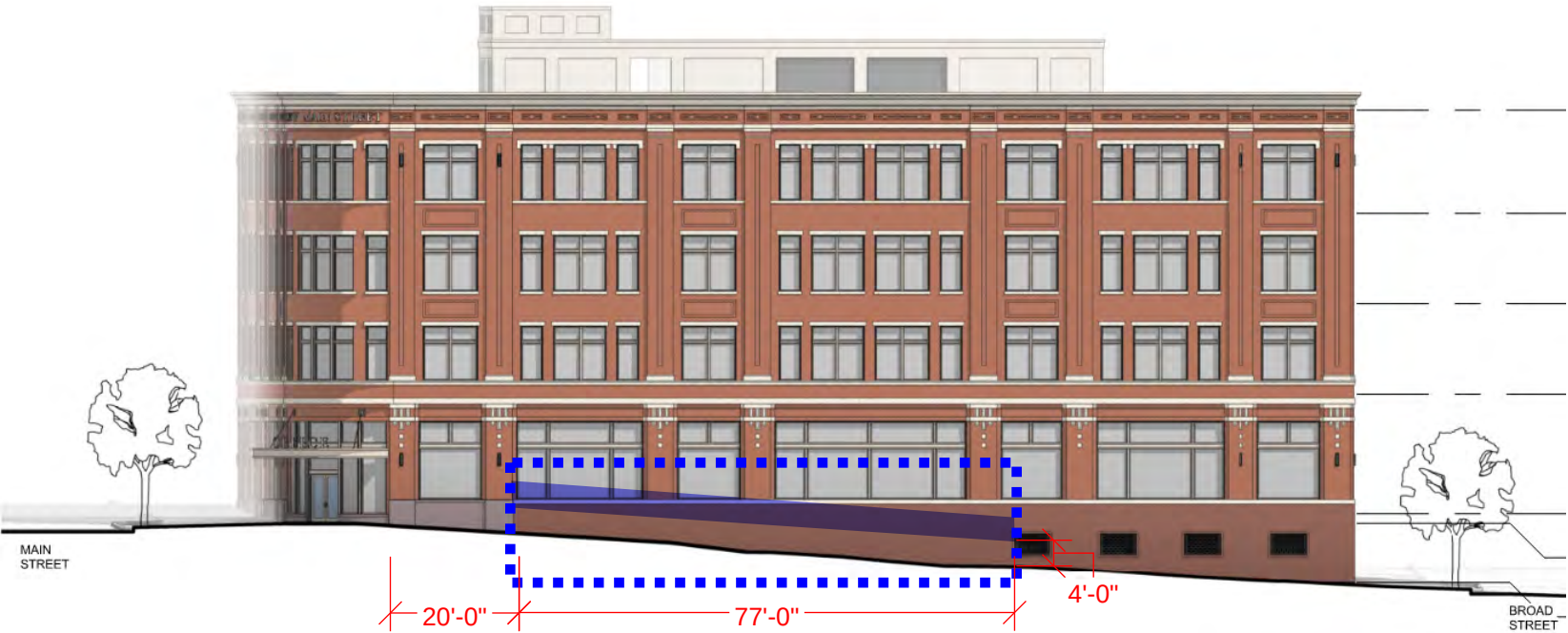
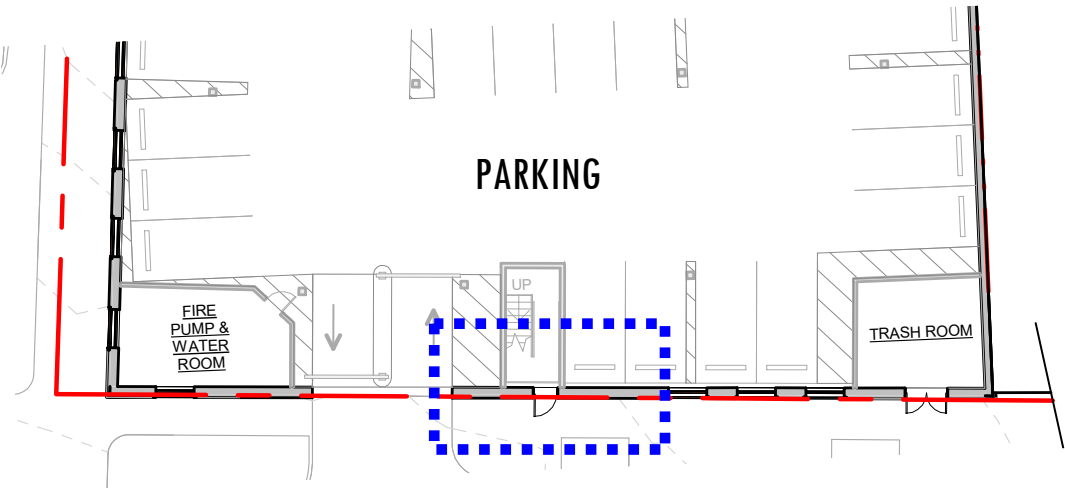
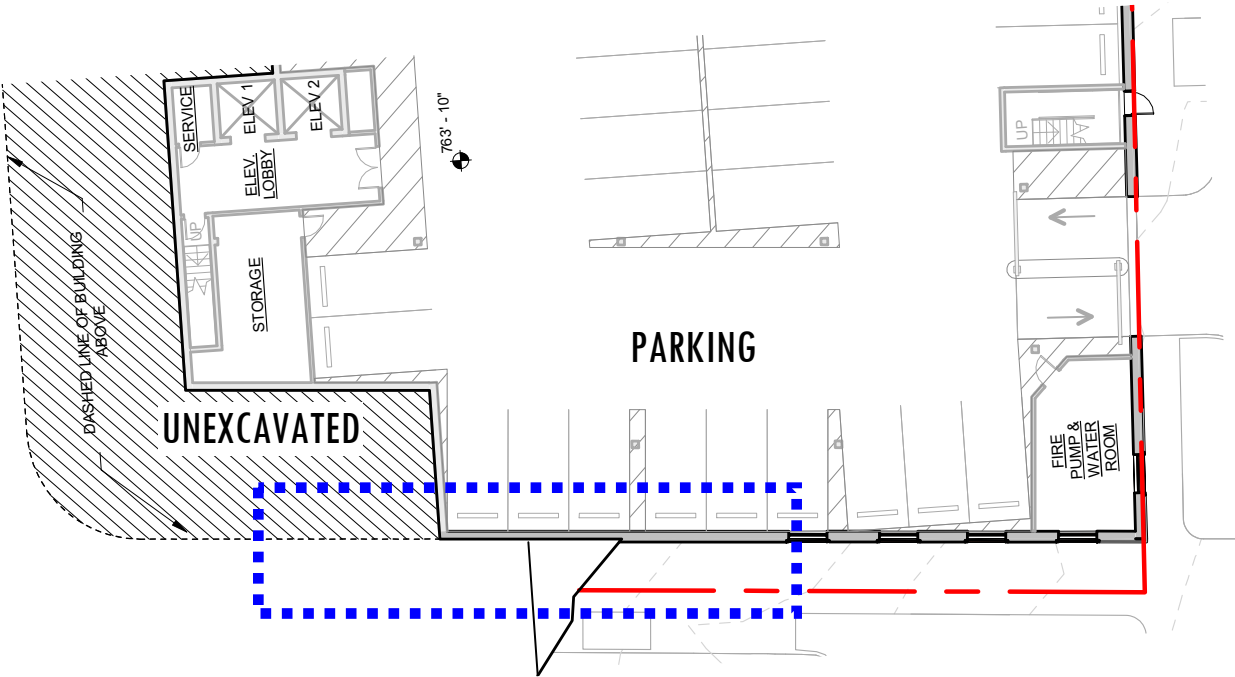
The following variances are requested for the proposed development of the site:

- 4) **Ground Level Detailing:** *Per Section 6.4.3 of the Downtown Code:*
- a. Minimize Blank Walls: *Expanses of blank wall may not exceed 20 feet in length. (A "blank wall" is a facade that does not contain transparent windows or doors.)*
  - 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.*
  - 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.*
    - 2. **All Other Mixed-Use/Commercial Façades:** *At least sixty (60) percent of the length of building along all street side building facades.-*
  - d. Ventilation grates or emergency exit doors *located at the first floor level in the building facade, which are oriented to any public street, must be decorative. Unless otherwise required by the building code, such grates and doors must be located away from streets designated as Shopfront Frontages per Section 4.2.*

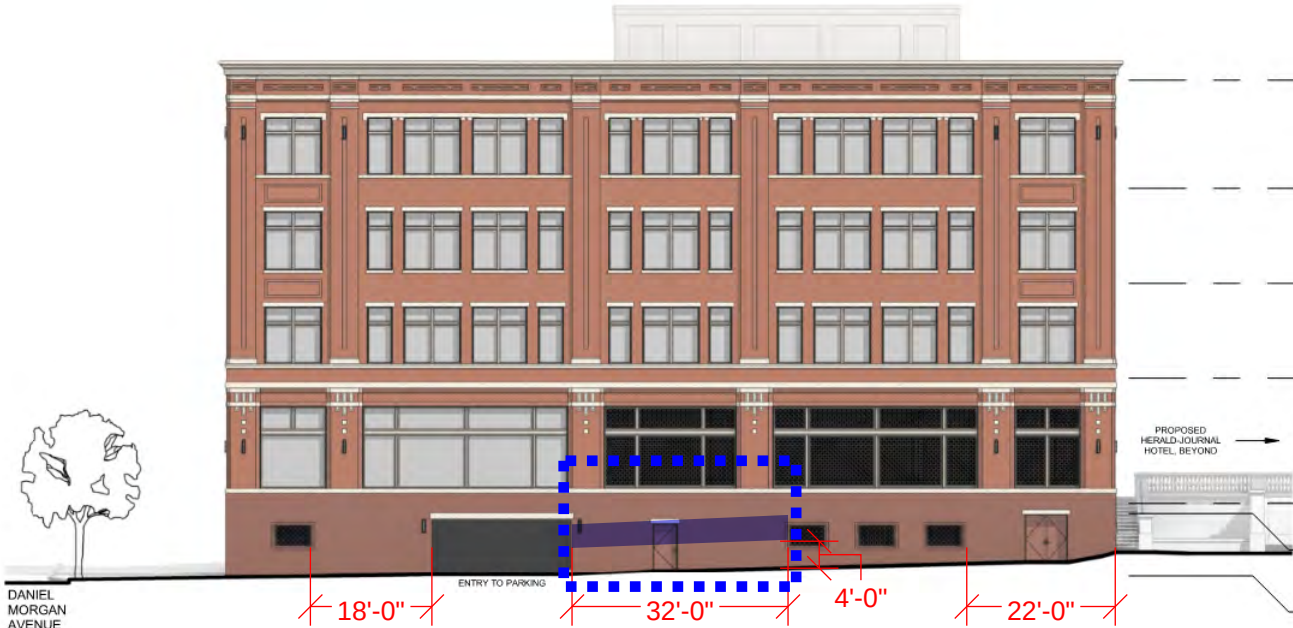
Unique Design Considerations:

The proposed development occupies the full block bounded by W Main, S Spring, W Broad, and S Daniel Morgan and has an existing grade change of nearly 20 feet between the northeast and southwest corners. The proposed block is articulated by a series of building massings and facade expressions that coordinate with floor slab breaks that step up/down with grade to provide pedestrian entrances and street-activating uses along the primary frontage of W Main and wrapping the corners of both S Daniel Morgan and Spring. As one walks south along the S Daniel Morgan, grade drops at approximately 5%, exposing the lower level garage of the proposed Office. We have provided a series of openings, in-filled with decorative perforated grille, as grade allows at the southern end of the facade and wrapping around onto Broad Street to minimize the extent of blank wall and maximize transparency while maintaining security and required ventilation within the parking garage and building service-oriented functions at this lower level. At the proposed Hotel, building and tenant service-oriented functions are located adjacent the corner of S Spring and W Broad where the existing lower grade provides the ability for the clear ceiling height necessary for an enclosed service bay and dock. The ground level facade is articulated with door openings, decorative grille openings, and niches panels with glazed transoms above. The niche panels provide an opportunity to exhibit a local artist(s) murals and provide for an enhanced level of interest along the street.

# VARIANCE REQUESTS: Ground Level Detailing



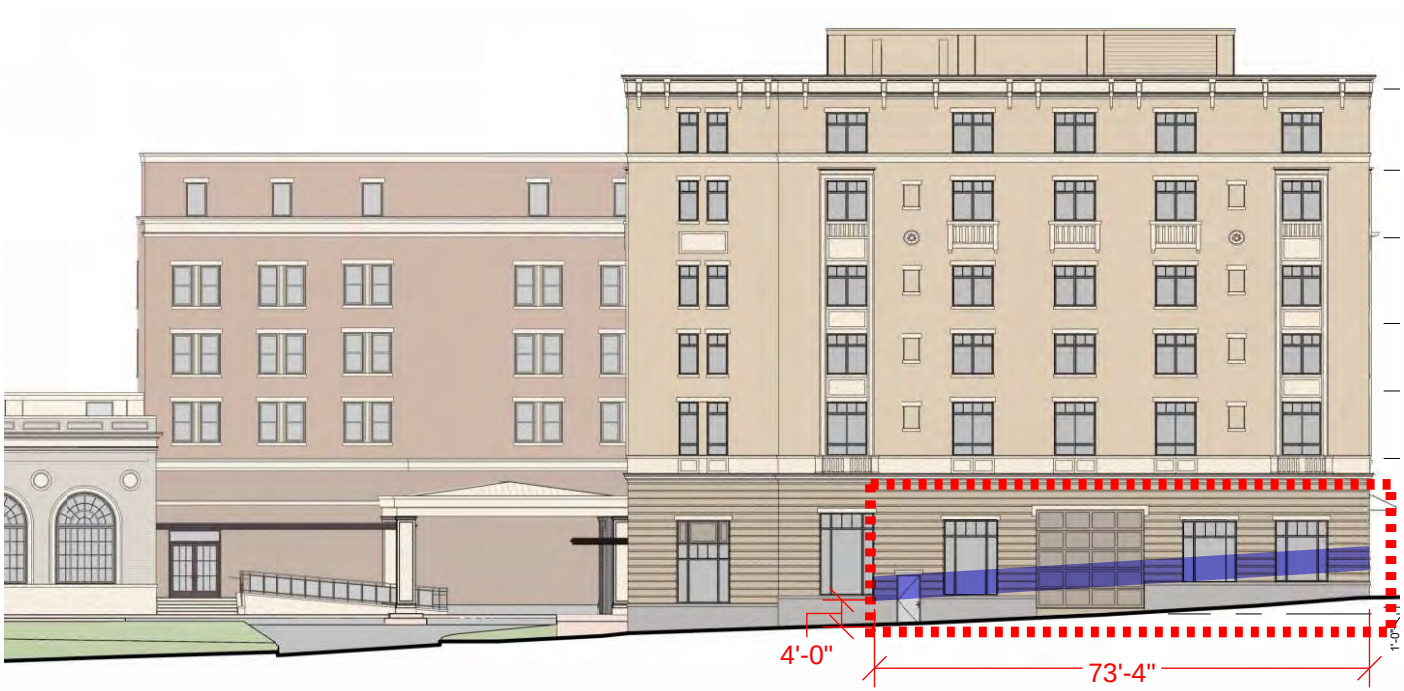
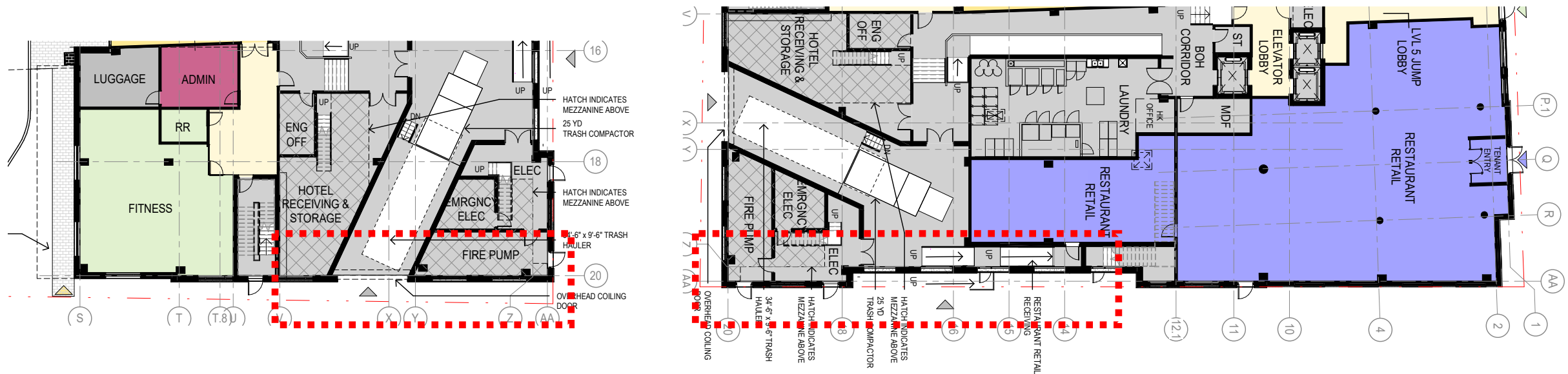
Office Building: West Elevation along S Daniel Morgan



Office Building: South Elevation along W Broad



# VARIANCE REQUESTS: Ground Level Detailing



Hotel: South Elevation along W Broad



Hotel: East Elevation along S Spring

# VARIANCE REQUESTS: Materials

The following variances are requested for the proposed development of the site:

5) **Materials** Per Section 6.4.4 of the Downtown Code, 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.

Unique Design Considerations:

The proposed architectural design of the Hotel includes the use of brick with cast stone/precast details across the entirety of Main Street and wrapping south along S Spring for the first 54 feet of the block. The remaining length of the more secondary frontages of S Spring and W Broad use brick with cast stone/precast details at a tall first floor, occupying the lower 14 to 18 feet of the facade and a painted synthetic stucco material above. In providing synthetic stucco in locations that are outside of the physical reach of the public, we are able to provide a finish that indistinguishable from actual stucco, more easily maintained, and of an elevated quality over that of otherwise permitted materials, such as fiber cement siding, for a building of the proposed height. The building's stepped massing along S Spring provides for a natural transition of materials that are sufficiently different to break down the scale of the block into multiple facade expressions, yet appropriately related in quality, scale, and color to read as a single project. By prioritizing the use of brick on the Main Street fronting buildings and the ground floor of the remaining sides, we are able to provide a needed use in Downtown that exceeds the market's expectations.

PRELIMINARY EXTERIOR MATERIALS

4-STORY PORTION

ST1

STONE: GRANITE

GRAY/BROWN COLOR RANGE

FINISH TBD

(THERMAL/POLISHED/HONED)

BR1

MODULAR BRICK:

BUFF/LIGHT BROWN COLOR RANGE,

SMOOTH AND/OR WIRECUT FINISH

MORTAR COLOR TBD

CS1

CAST STONE/PRECAST

BUFF COLOR RANGE,

LIGHT SANDBLAST FINISH

SS1

SS1A

SYNTHETIC STUCCO

SAND FINISH

WN1

ALUMINUM HUNG

WINDOWS:

METAL FRAME

SF1

STOREFRONT SYSTEM:

METAL FRAME

MT1

METAL ENTRY CANOPY

6-STORY PORTION

ST2

STONE: GRANITE

GRAY/BROWN COLOR RANGE

FINISH TBD

(THERMAL/POLISHED/HONED)

BR2

MODULAR BRICK:

BUFF/LIGHT BROWN COLOR RANGE,

SMOOTH AND/OR WIRECUT FINISH

MORTAR COLOR TBD

CS2

CAST STONE/PRECAST

BUFF COLOR RANGE,

LIGHT SANDBLAST FINISH

SS2

SS2A

SYNTHETIC STUCCO

SAND FINISH

WD1

SYNTHETIC WOOD/

POLYURETHANE

PAINTED

FRP1

FIBER REINFORCED

PLASTIC

PAINTED

WN2

ALUMINUM FIXED

WINDOWS:

METAL FRAME

SF2

STOREFRONT SYSTEM:

METAL FRAME

MT2

METAL ENTRY CANOPY

BALLROOM

BR3

MODULAR BRICK:

BUFF COLOR RANGE,

SMOOTH AND/OR WIRECUT FINISH

MORTAR COLOR TBD

CS3

CAST STONE/PRECAST:

BUFF COLOR RANGE,

LIGHT SANDBLAST FINISH

EF3

SYNTHETIC STUCCO

SAND FINISH

WN3

ALUMINUM FIXED

WINDOWS OR STOREFRONT:

METAL FRAME

GLAZING

GL1

GLAZING: VISION GLASS

VITRO: SOLARBAN 72

LOW-E ON CLEAR GLASS

GL1

GLAZING: SPANDREL GLASS

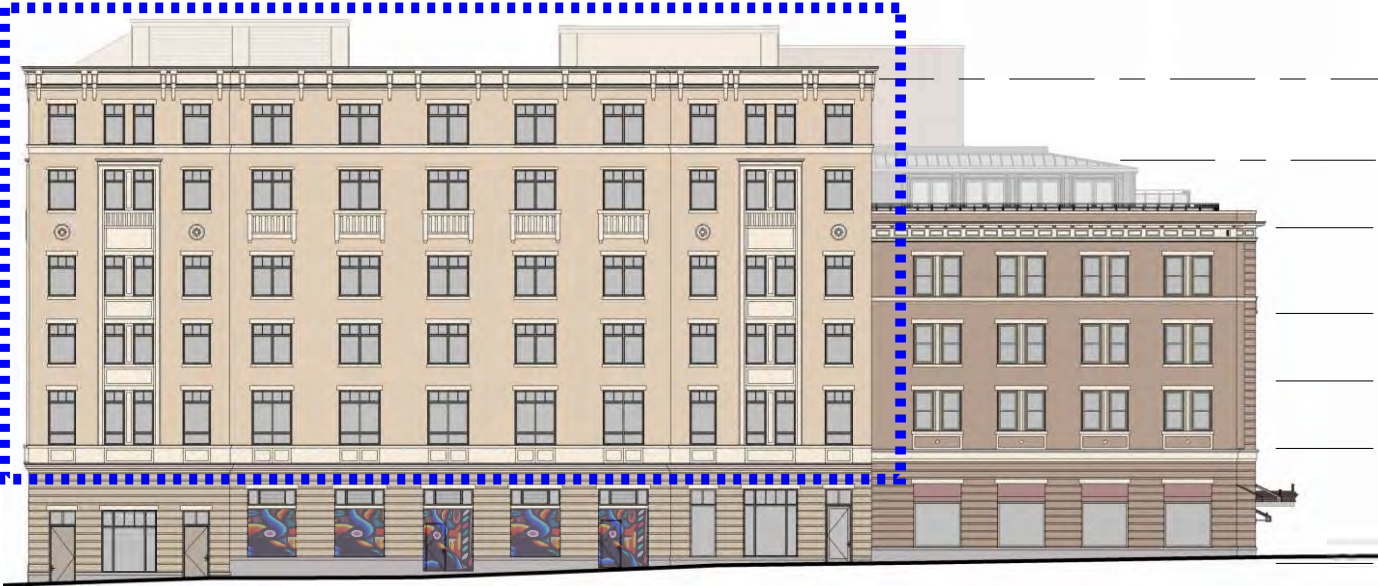
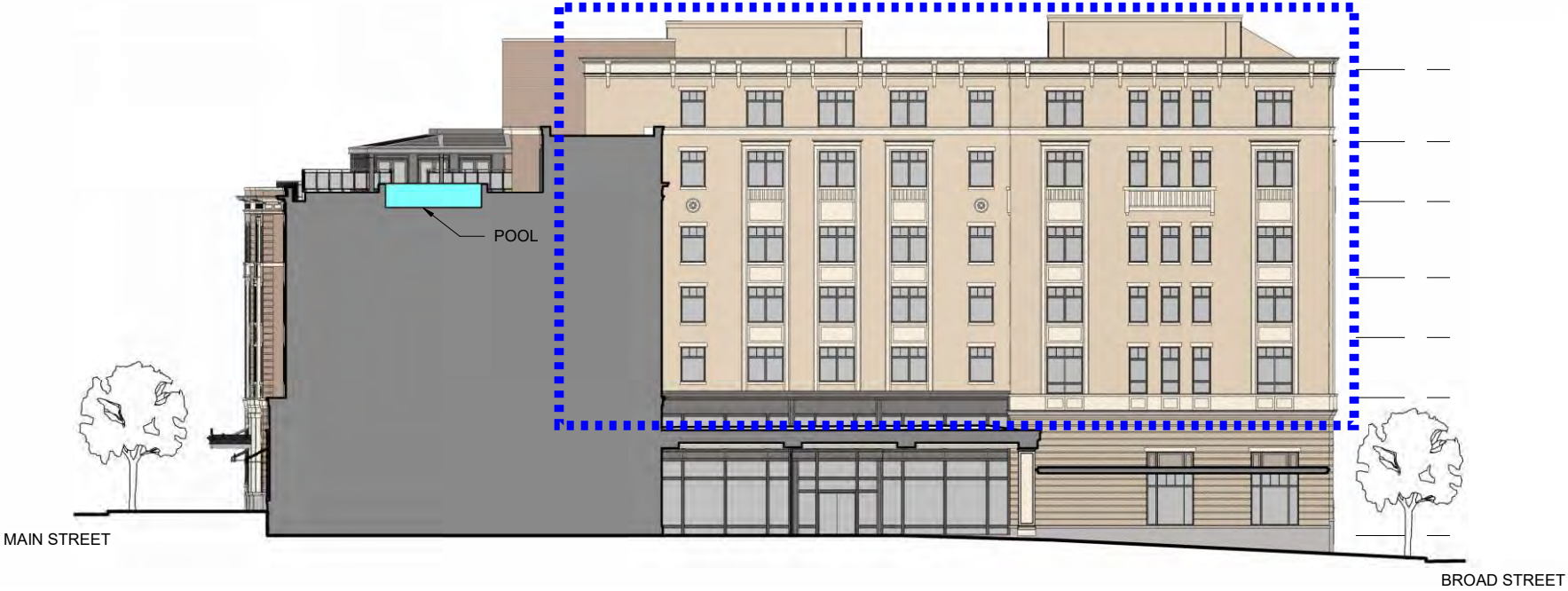
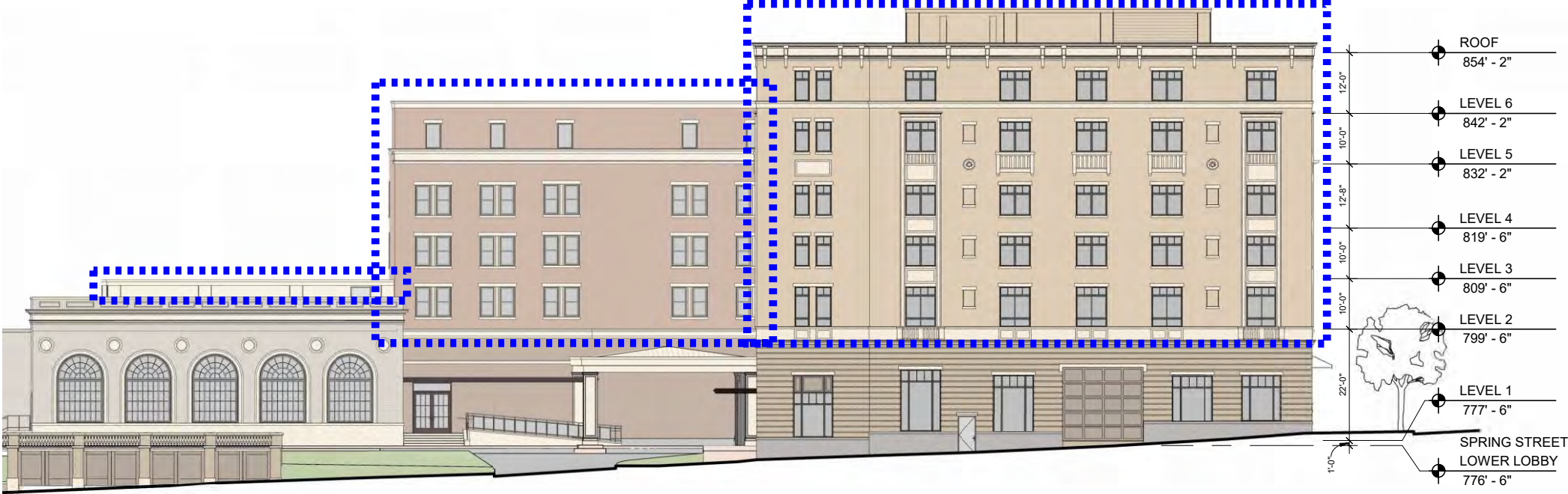
VITRO: SOLARBAN 72 LOW-E

ON CLEAR GLASS WITH WARM

GREY FRIT ON SURFACE #4



# VARIANCE REQUESTS: Materials





# VARIANCE REQUESTS: Materials





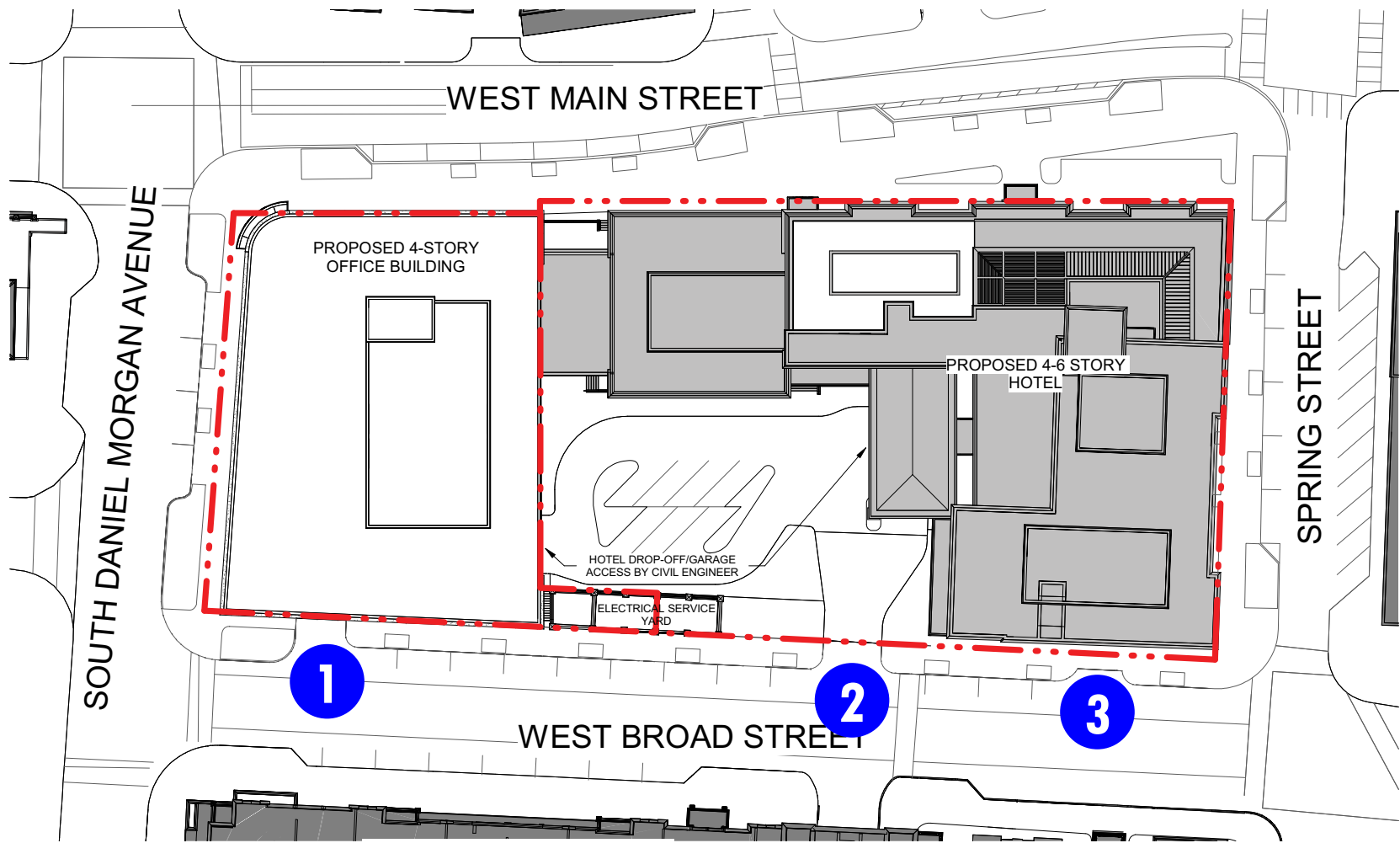
# VARIANCE REQUESTS: Driveways

The following variances are requested for the proposed development of the site:

**6) Number of driveways:** *Per Section 501.13.B. (3.) E. of the Zoning Ordinance of the City of Spartanburg, the maximum number of driveways on the +/-418' long Broad Street is 2.*

Unique Design Considerations:

The proposed development for the block prioritizes the pedestrian oriented nature of the Main Street frontage by locating the parking and service access for both the Hotel and Office projects on Broad Street. By locating the three curb cuts on Broad Street we are able to maintain an uninterrupted pedestrian experience on three sides of the block.



- 1 Office: Lower-level parking access
- 2 Office & Hotel: Combined access to Hotel drop-off and upper-level of Office garage. Note that driveways of proposed developments align across Broad Street.
- 3 Hotel: Loading/Service dock (enclosed) access

**DATE**

12.20.2024

**TO**

Design Review Board Members

**PROJECT/ADDRESS/ TAX ID**Magnolia Residences/West Broad Street  
7-12-30-4248990; 7-12-30-4153140; 7-12-30-4045895;  
and 7-11-39-4948449**PROJECT NUMBER**

DRB-24-24-02000020

**COPIES TO**

City Departments/Applicant

**STAFF**Fredalyn M. Frasier, Planning Director  
Nan Zhou, AICP, Planner II**GENERAL PROJECT OVERVIEW**

The proposed redevelopment includes a 5-story apartment building and shared parking structure, with primary frontage along West Broad Street and bound by Daniel Morgan Avenue to the west and Spring Street to the east. It is a part of a larger development that includes 189 West Main Street to the north of Broad Street. This is the first 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

**EXCEPTIONS REQUIRED**

- **4.2 Required Shopfront designation:** To exclude these frontages from compliance with the required shopfront designations (proposed as exclusively residential frontage conditions).
- **7.1.4.b. Parking Area Access:** To permit access to parking from the primary frontage.
- **7.1.4.d. Driveway Width:** To permit a driveway width greater than 24 feet (proposed as 33 feet).



**CODE REVIEW**

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

- A. **Use Standards:** The proposed use (office) is permitted by right in DT-5
- B. **District Standards:**
- **3.3.1 Lot Configuration:** Frontage Build-Out: 60% except in Side Yard Parking Overlay – *Compliant*
  - **3.3.2 Primary Building Standards:** *Compliant*
  - **3.3.4.a Building Height:** *Compliant*
  - **3.3.5 Permitted Parking Location:** *Compliant*
  - **3.3.6 Building Frontage:** Shopfront – Permitted
- C. **General Standards:**
- **4.2 Required Shopfront Designation:** The frontages of Daniel Morgan Avenue and Spring Street are required to have ground-floor commercial frontages supported by Shopfront & Awning, Gallery, or Arcade frontages. *The proposed frontages are residential in nature and are therefore non-compliant.*
- 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:** *Compliant*
  - **5.2.3 Mechanical and Utility Equipment:** *Compliant*
- 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:** *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 all D-T5 Mixed-Use and Commercial Buildings**
    - **6.4.1 Roof and Eaves:** *Compliant*
    - **6.4.2 Canopies/Awnings:** *Compliant*
    - **6.4.3 Encroachments:** *Compliant*
    - **6.4.4 Ground Level Detailing:** 60% Glazing in Transparency. *Compliant*
    - **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) – *There is parking access from the primary frontage of Broad Street. Additionally, the proposed driveway exceeds the maximum width of 24 feet (33 feet is the proposed width).*
- **7.2 Bicycle Parking:** *Compliance to be confirmed with Final approval*

## H. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:**
  - D-T6: 12 ft zone with 8 ft wide sidewalk and trees in wells: *Compliant*
- **8.2 Parking Area Landscaping:** *Not applicable*

I. Signage: *Staff level approval***ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION**

**4.2 Required Shopfront designation:** While we are not opposed to this approach along these streets, staff plans to present a map change to the Planning Commission to reconcile the policy for both streets. The Board may consider granting the site level exception in consideration of the project timing. The applicant was advised the city would like to understand the proposed development on either side of Spring and Daniel Morgan before we abandon this designation.

**7.1.4.b. Parking Area Access:** The proposed access to the garage from Broad Street comes from the primary frontage and would require an exception for approval. As noted below in this review, the Broad Street frontages are complicated and require further discussion to reconcile.

**7.1.4.d. Driveway Width:** The maximum permitted width is 24 ft to minimize disruptions to the pedestrian environment and reduce speeds in and out of the garage. The proposed width along Spring Street is 33 ft (three travel lanes). Three 11 ft travel lanes seem excessive both as a total number and as a width per lane. Two, 2-lane entries appear sufficient considering that the garage is not proposed to be managed, which could present ingress or egress restrictions. At a minimum, staff recommend a reduction in lane width at the streetscape zone to better match the low-speed environment such as 9 or 10 ft. and support pedestrian movement.

**Broad Street:** Given that this section of Broad is effectively the west end of a historically utilitarian street, we strongly recommend that a new urban design plan be developed for the entire section. The fact that the Magnolia project on the south side is facing the back side of the hotel and office building should presents an opportunity for to take a more comprehensive look at landscaping along the southern edge of the 189 West Main Street project and consider an arrival sequence that is appropriate for the mix of uses within that block.

Potential considerations include addressing the current lanes which are overly wide (15 feet X 2). The curb line is already being proposed for amendment with on-street parking, so further adjustments to the drainage and curb line could be made to narrow the street section, provide for safe pedestrian crossings, add to the sidewalk width on both sides.



**RECOMMENDATION**

---

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

- **4.2 Required Shopfront designation:** To exclude these frontages from compliance with the required shopfront designations (proposed as exclusively residential frontage conditions).
- **7.1.4.b. Parking Area Access:** To permit access to parking from the primary frontage.
- **7.1.4.d: Driveway Width:** To permit a driveway width greater than 24 feet (proposed as 33 feet).

# MAGNOLIA BLOCK

W BROAD ST  
SPARTANBURG, SC 29306

A PROJECT BY

**HAVEN AT WEST BROAD, LLC.**

100 DUNBAR STREET  
SPARTANBURG, SC 29306

| DRB SHEET INDEX |                      |
|-----------------|----------------------|
| SHEET NUMBER    | SHEET NAME           |
| 001             | COVER SHEET          |
| 002             | VICINITY MAP         |
| 003             | EXISTING SITE PHOTOS |
| 004             | PROJECT SITE PLAN    |
| 101             | 3D VIEW AERIAL       |
| 102             | 3D VIEW AERIAL       |
| 104             | 3D VIEW              |
| 105             | 3D VIEW              |
| 106             | 3D VIEW              |
| 201             | EXTERIOR ELEVATIONS  |
| 202             | EXTERIOR ELEVATIONS  |
| 203             | EXTERIOR ELEVATIONS  |

| DRB SHEET INDEX |                             |
|-----------------|-----------------------------|
| SHEET NUMBER    | SHEET NAME                  |
| 204             | EXTERIOR ELEVATIONS         |
| 301             | LANDSCAPE PLAN              |
| 401             | ENLARGED EXTERIOR ELEVATION |
| 402             | ENLARGED EXTERIOR ELEVATION |
| 403             | ENLARGED EXTERIOR ELEVATION |
| 404             | 3D VIEW - PORCHES           |
| 501             | PROPOSED MATERIALS          |
| 502             | PROPOSED MATERIALS          |
| 503             | PROPOSED MATERIALS          |
| 504             | ALTERNATE MATERIALS         |
| 601             | CIVIL GRADING PLAN          |
| 602             | CIVIL SITE PLAN             |

| DRB SHEET INDEX |                                      |
|-----------------|--------------------------------------|
| SHEET NUMBER    | SHEET NAME                           |
| 701             | LOWER LEVEL FLOOR PLAN               |
| 702             | LEVEL 1 FLOOR PLAN                   |
| 703             | LEVEL 2 FLOOR PLAN                   |
| 704             | LEVEL 5 FLOOR PLAN                   |
| 705             | LEVEL 6 FLOOR PLAN                   |
| 706             | ROOF PLAN                            |
| 707             | BUILDING SECTION & ROOFTOP SCREENING |
| 801             | VARIANCE REQUESTS                    |
| 802             | VARIANCE REQUESTS                    |









1) EXISTING BUILDING ON SITE (TO BE DEMOLISHED)



2) WEST SIDE OF SITE @ S DANIEL MORGAN



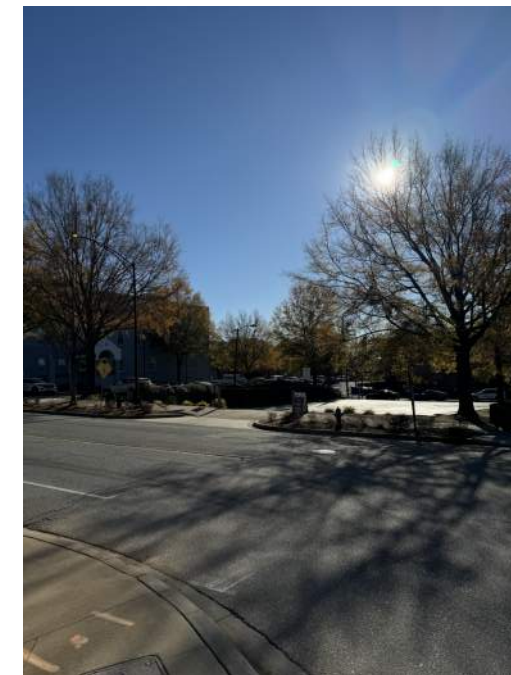
3) ADJACENT BUILDING @ HUB BUB WAY FROM SITE



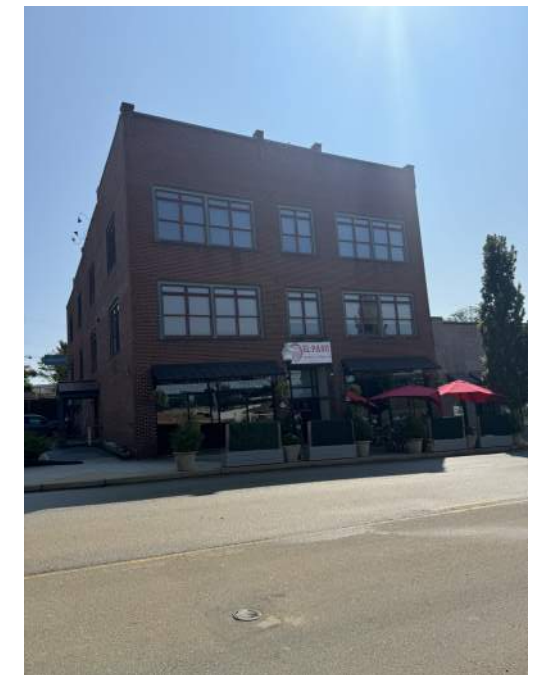
4) ADJACENT BUILDING @ S SPRING ST



5) NORTHEAST CORNER OF SITE

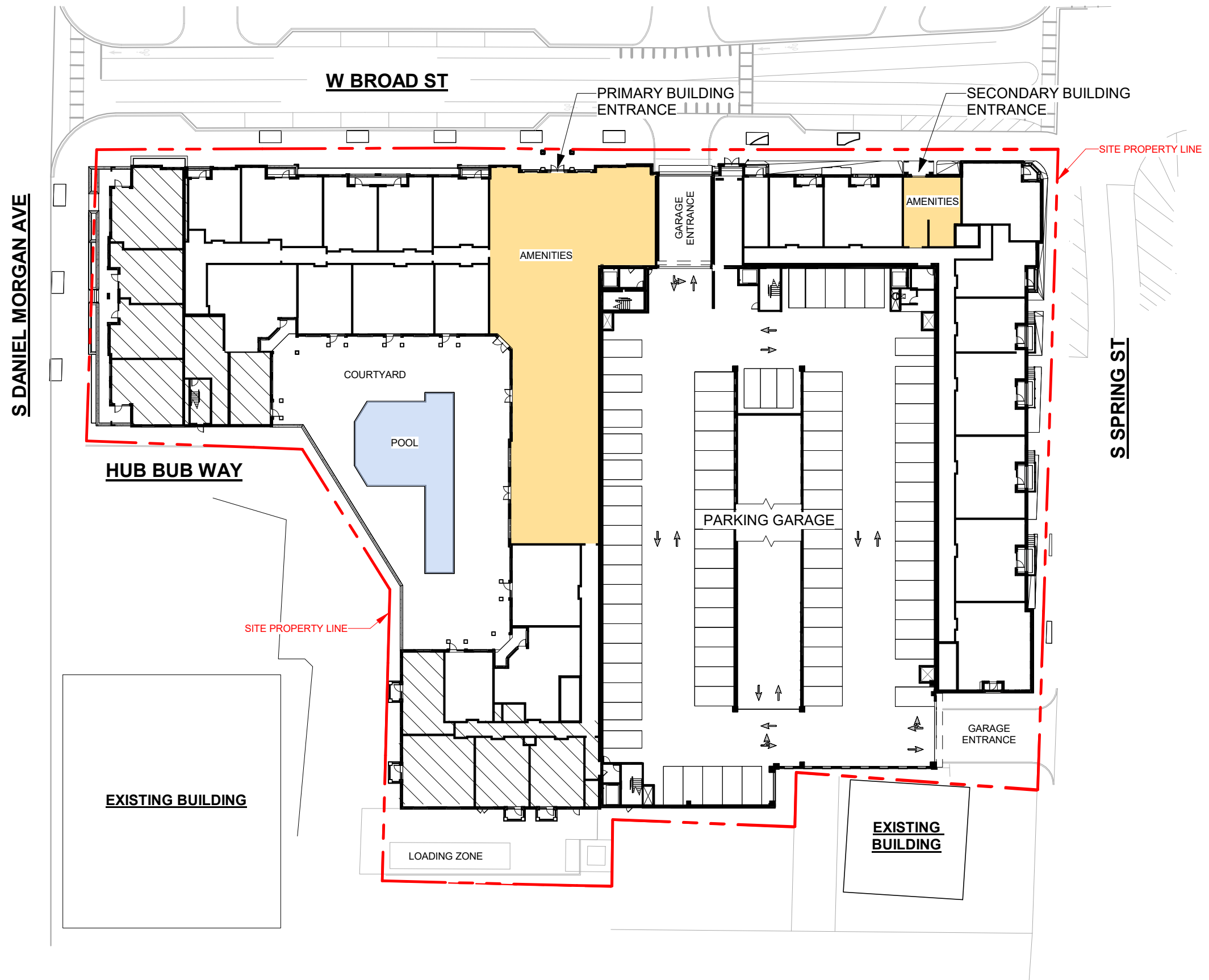


6) NORTHWEST CORNER OF SITE



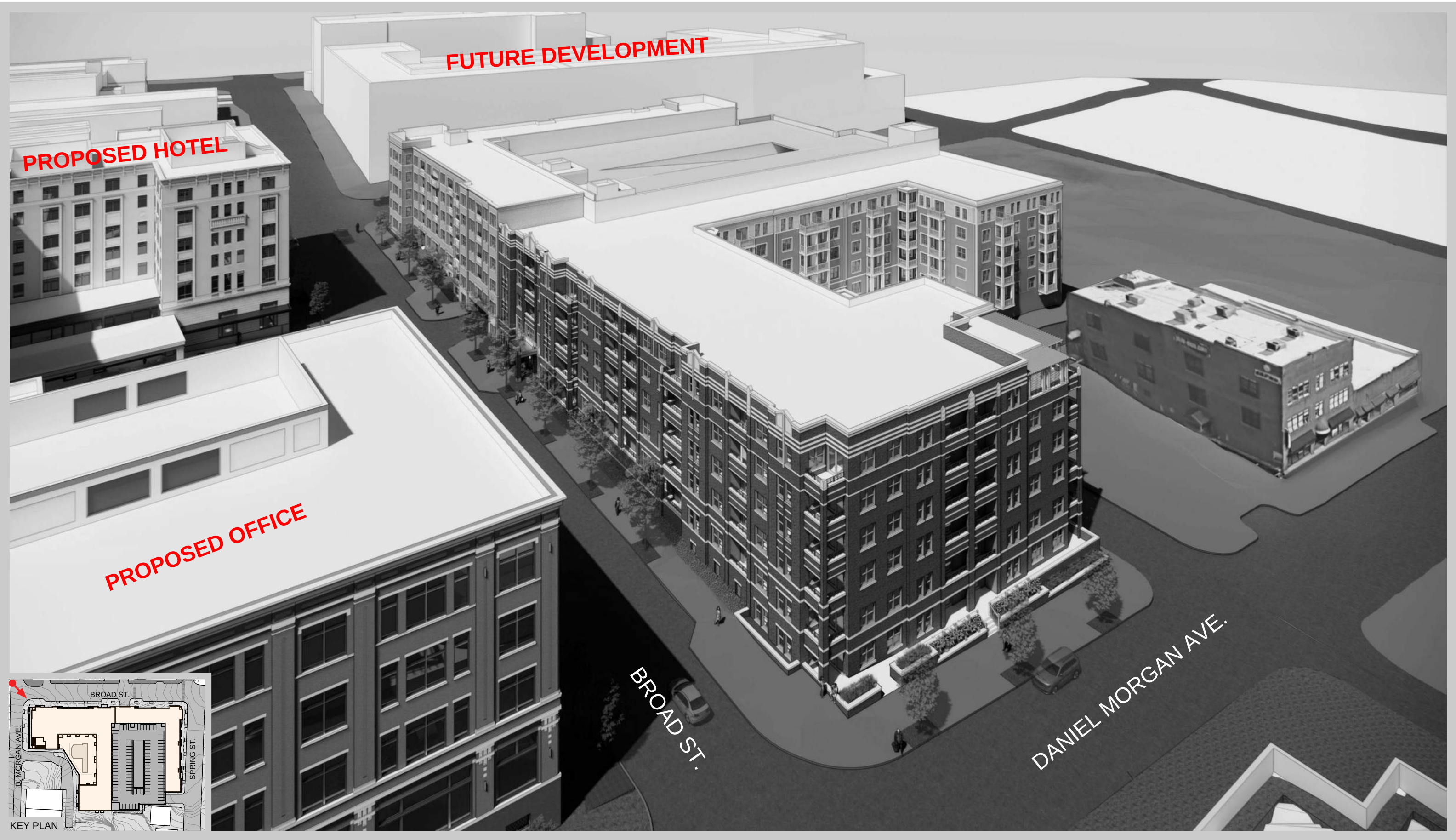
7) ADJACENT BUILDING @ HUB BUB WAY



























EAST - EXTERIOR ELEVATION (SPRING STREET)

SCALE: 1/32" = 1'-0"



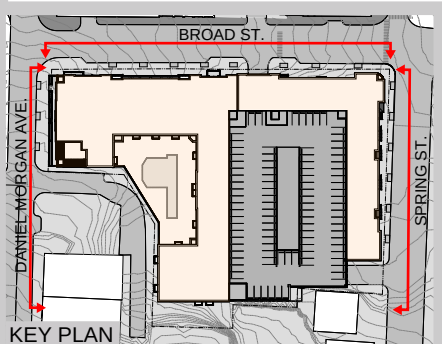
NORTH - EXTERIOR ELEVATION (BROAD STREET)

SCALE: 1/32" = 1'-0"



WEST - EXTERIOR ELEVATION (DANIEL MORGAN AVE.)

SCALE: 1/32" = 1'-0" NOTE: EXISTING BUILDINGS REMOVED FOR FULL VISIBILITY OF MAGNOLIA BLOCK



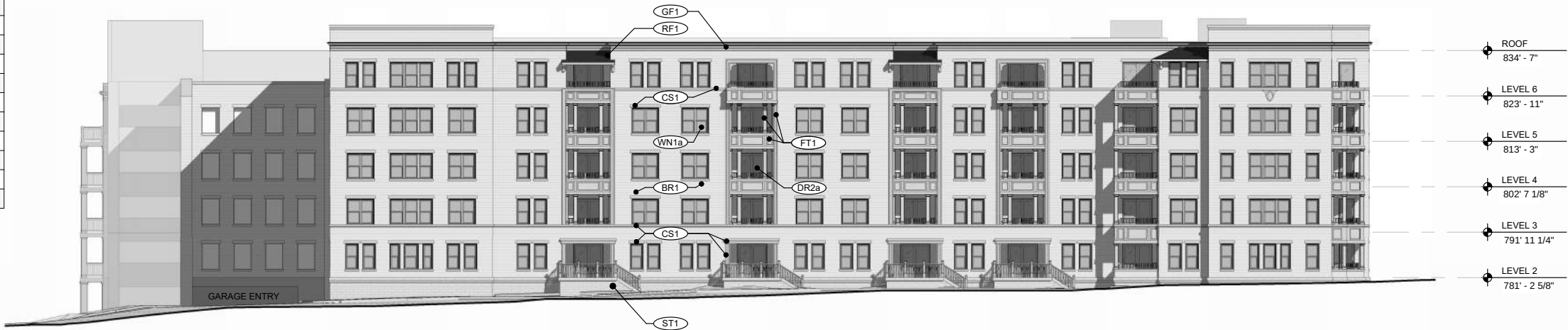
KEY PLAN

MATERIALS LEGEND

| KEY | DESCRIPTION |
|-----|-------------|
|-----|-------------|

|      |                                   |
|------|-----------------------------------|
| BR1  | Brick - Type 1 (Field)            |
| BR2  | Brick - Type 2 (Field)            |
| BR3  | Brick - Type 3 (Accent)           |
| BR4  | Brick - Type 4 (Field)            |
| CS1  | Cast Stone - Type 1               |
| CS2  | Masonry - Cast Stone and/or Brick |
| DR1  | Door - Entry                      |
| DR2a | Door - Balcony Type 2A            |
| DR2b | Door - Balcony Type 2B            |
| DR2c | Door - Balcony Type 2C            |
| DR3  | Door - Metal                      |
| FP1a | Fiber Paneling - Type 1A          |
| FP1b | Fiber Paneling - Type 1B          |
| FP3  | Fiber Plank Siding                |
| FP4  | Fiber Shingle Siding              |
| FT1  | Synthetic Trim - Type 1           |
| FT2  | Synthetic Trim - Type 2           |
| FT3  | Fiber Trim                        |

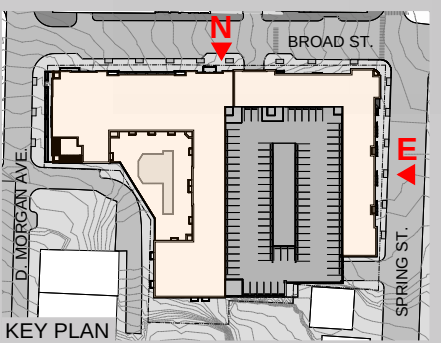
|      |                             |
|------|-----------------------------|
| GF1  | GFRC - Type 1               |
| GF2  | Masonry - GFRC and/or Brick |
| LF1  | Ext. Dec. Wall Sconce       |
| MT1  | Metal Grille                |
| MT2  | Metal Canopy                |
| MT3  | Metal Downspout             |
| PV1  | Precast Pavers - Type 1     |
| RF1  | Composite Roofing           |
| RL1  | Railing - Type 1            |
| RL2  | Railing - Type 2            |
| SF1  | Storefront System - Type 1  |
| SF2  | Storefront System - Type 2  |
| ST1  | Stone - Type 1              |
| ST2  | Stone - Type 2              |
| WN1a | Double Hung Window - Type 1 |
| WN1b | Double Hung Window - Type 2 |
| WN1c | Double Hung Window - Type 3 |



EAST - EXTERIOR ELEVATION (SPRING STREET)  
SCALE: 1/32" = 1'-0"



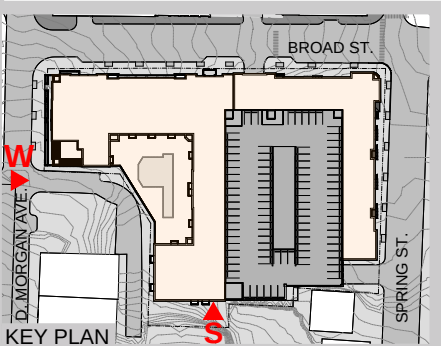
NORTH - EXTERIOR ELEVATION (BROAD STREET)  
SCALE: 1/32" = 1'-0"





MATERIALS LEGEND

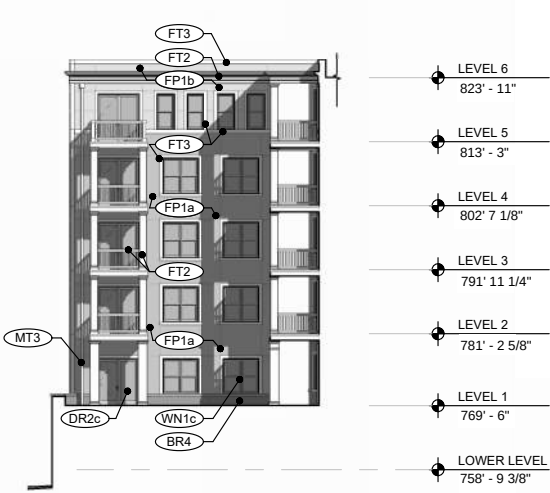
| KEY  | DESCRIPTION                       |      |                             |
|------|-----------------------------------|------|-----------------------------|
| BR1  | Brick - Type 1 (Field)            | GF1  | GFRC - Type 1               |
| BR2  | Brick - Type 2 (Field)            | GF2  | Masonry - GFRC and/or Brick |
| BR3  | Brick - Type 3 (Accent)           | LF1  | Ext. Dec. Wall Sconce       |
| BR4  | Brick - Type 4 (Field)            | MT1  | Metal Grille                |
| CS1  | Cast Stone - Type 1               | MT2  | Metal Canopy                |
| CS2  | Masonry - Cast Stone and/or Brick | MT3  | Metal Downspout             |
| DR1  | Door - Entry                      | PV1  | Precast Pavers - Type 1     |
| DR2a | Door - Balcony Type 2A            | RF1  | Composite Roofing           |
| DR2b | Door - Balcony Type 2B            | RL1  | Railing - Type 1            |
| DR2c | Door - Balcony Type 2C            | RL2  | Railing - Type 2            |
| DR3  | Door - Metal                      | SF1  | Storefront System - Type 1  |
| FP1a | Fiber Paneling - Type 1A          | SF2  | Storefront System - Type 2  |
| FP1b | Fiber Paneling - Type 1B          | ST1  | Stone - Type 1              |
| FP3  | Fiber Plank Siding                | ST2  | Stone - Type 2              |
| FP4  | Fiber Shingle Siding              | WN1a | Double Hung Window - Type 1 |
| FT1  | Synthetic Trim - Type 1           | WN1b | Double Hung Window - Type 2 |
| FT2  | Synthetic Trim - Type 2           | WN1c | Double Hung Window - Type 3 |
| FT3  | Fiber Trim                        |      |                             |



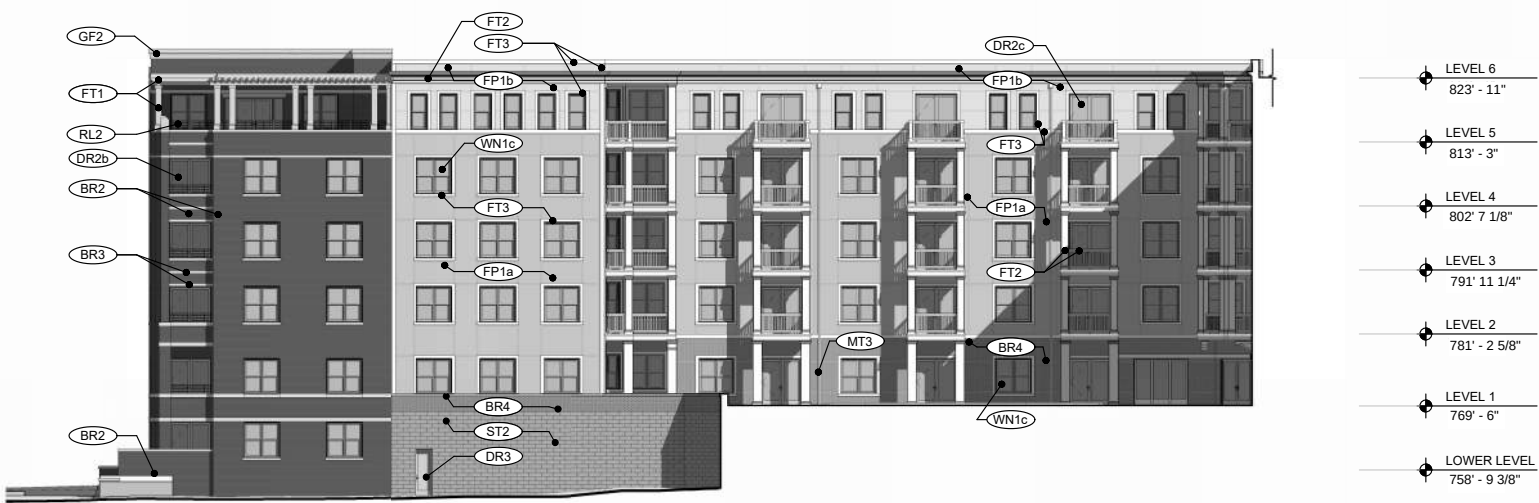
MATERIALS LEGEND

| KEY  | DESCRIPTION                       |
|------|-----------------------------------|
| BR1  | Brick - Type 1 (Field)            |
| BR2  | Brick - Type 2 (Field)            |
| BR3  | Brick - Type 3 (Accent)           |
| BR4  | Brick - Type 4 (Field)            |
| CS1  | Cast Stone - Type 1               |
| CS2  | Masonry - Cast Stone and/or Brick |
| DR1  | Door - Entry                      |
| DR2a | Door - Balcony Type 2A            |
| DR2b | Door - Balcony Type 2B            |
| DR2c | Door - Balcony Type 2C            |
| DR3  | Door - Metal                      |
| FP1a | Fiber Paneling - Type 1A          |
| FP1b | Fiber Paneling - Type 1B          |
| FP3  | Fiber Plank Siding                |
| FP4  | Fiber Shingle Siding              |
| FT1  | Synthetic Trim - Type 1           |
| FT2  | Synthetic Trim - Type 2           |
| FT3  | Fiber Trim                        |

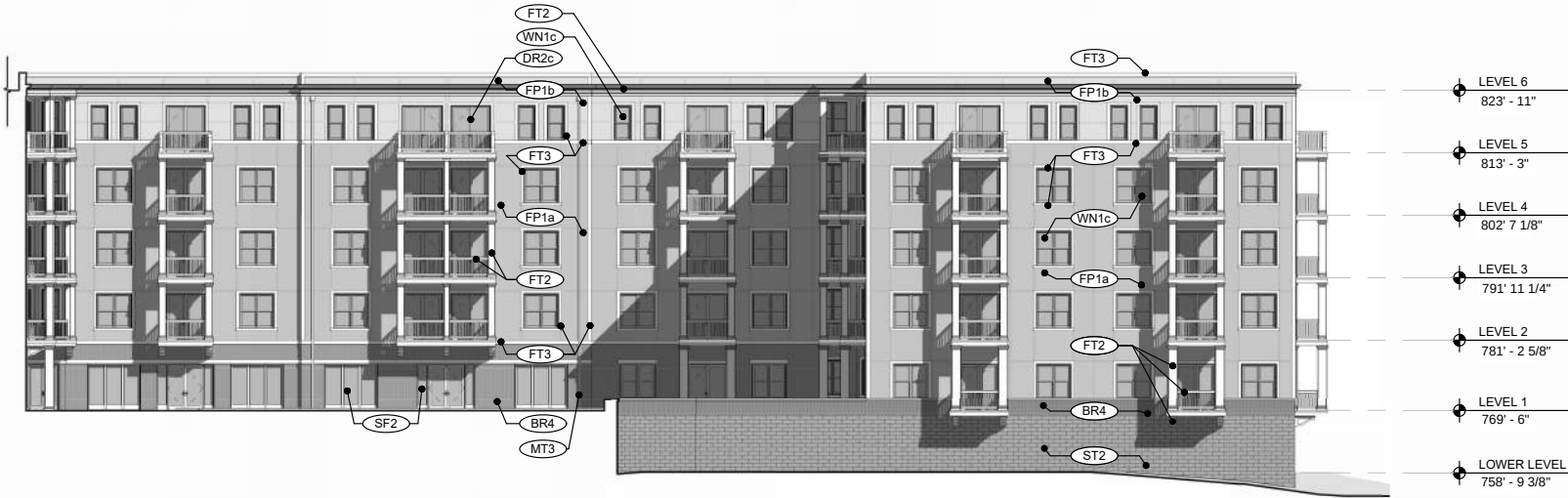
|      |                             |
|------|-----------------------------|
| GF1  | GFRC - Type 1               |
| GF2  | Masonry - GFRC and/or Brick |
| LF1  | Ext. Dec. Wall Sconce       |
| MT1  | Metal Grille                |
| MT2  | Metal Canopy                |
| MT3  | Metal Downspout             |
| PV1  | Precast Pavers - Type 1     |
| RF1  | Composite Roofing           |
| RL1  | Railing - Type 1            |
| RL2  | Railing - Type 2            |
| SF1  | Storefront System - Type 1  |
| SF2  | Storefront System - Type 2  |
| ST1  | Stone - Type 1              |
| ST2  | Stone - Type 2              |
| WN1a | Double Hung Window - Type 1 |
| WN1b | Double Hung Window - Type 2 |
| WN1c | Double Hung Window - Type 3 |



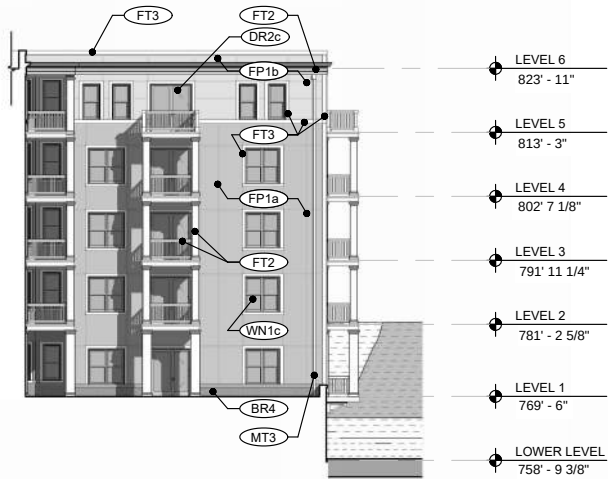
EAST - PARTIAL EXTERIOR ELEVATION (COURTYARD)  
SCALE: 1/32" = 1'-0"



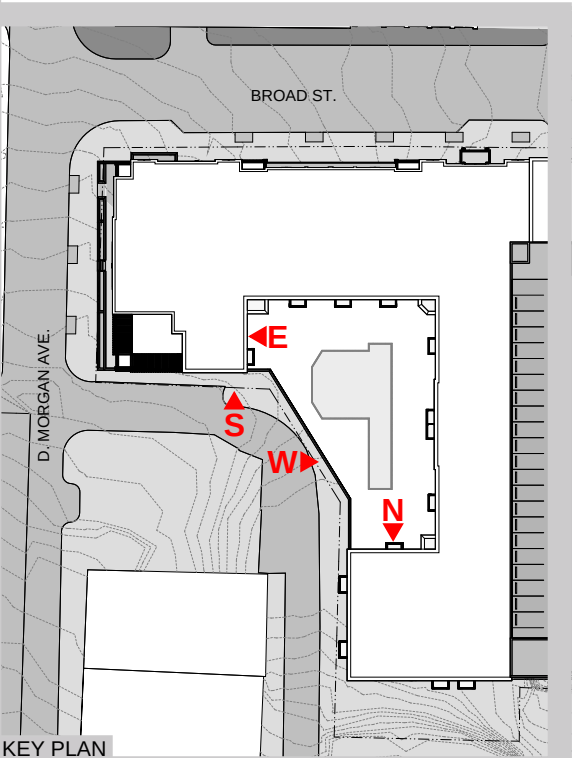
SOUTH - PARTIAL EXTERIOR ELEVATION (COURTYARD)  
SCALE: 1/32" = 1'-0"



WEST - PARTIAL EXTERIOR ELEVATION (COURTYARD)  
SCALE: 1/32" = 1'-0"

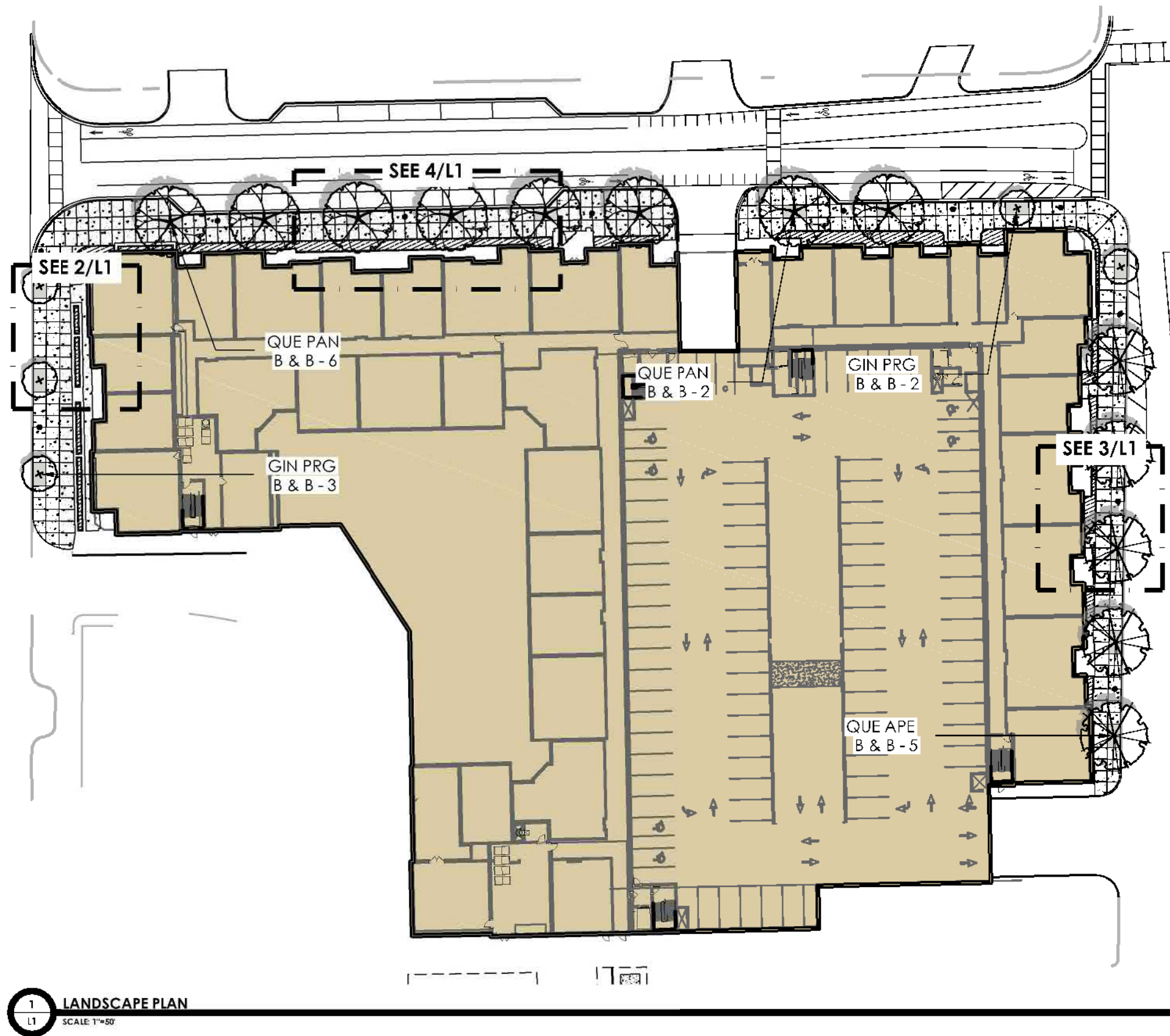


NORTH - PARTIAL EXTERIOR ELEVATION (COURTYARD)  
SCALE: 1/32" = 1'-0"

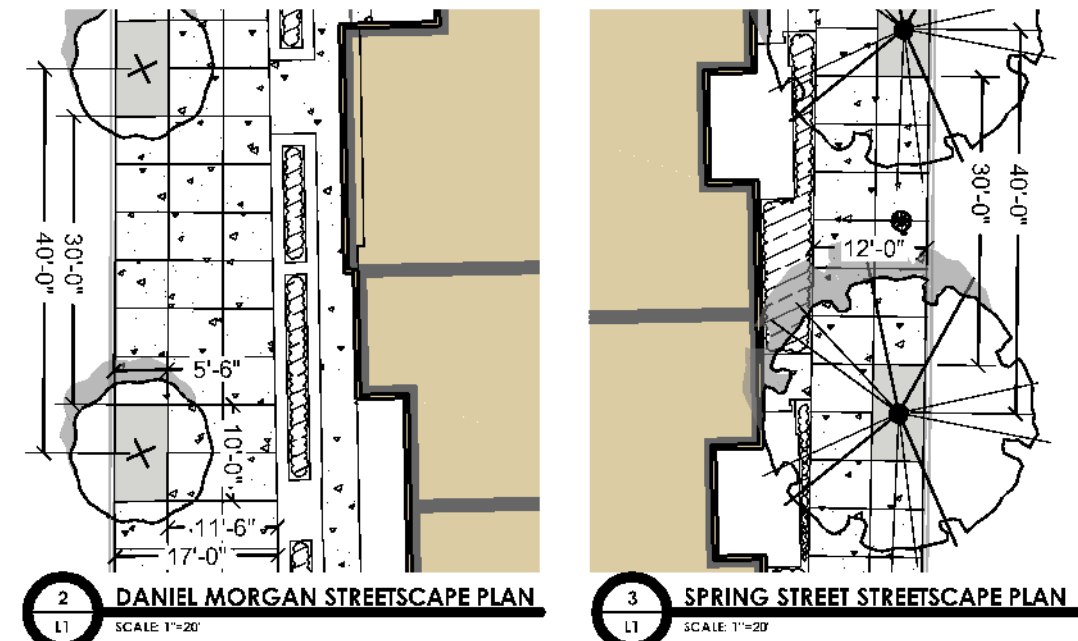


KEY PLAN



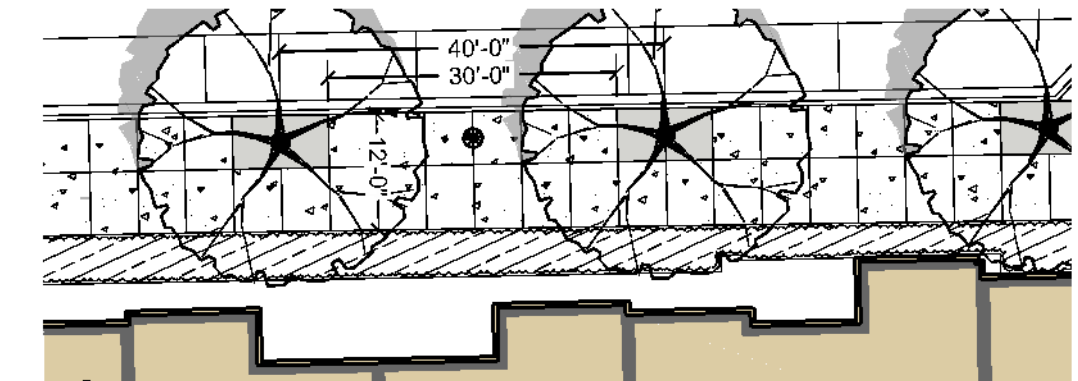


**1 LANDSCAPE PLAN**  
L1 SCALE 1"=50'



**2 DANIEL MORGAN STREETSCAPE PLAN**  
L1 SCALE 1"=20'

**3 SPRING STREET STREETSCAPE PLAN**  
L1 SCALE 1"=20'



**4 BROAD STREET STREETSCAPE PLAN 3**  
L1 SCALE 1"=20'

**PLANT SCHEDULE**

| CODE         | QTY | BOTANICAL / COMMON NAME                                      | CONT  | CAL    |
|--------------|-----|--------------------------------------------------------------|-------|--------|
| <b>TREES</b> |     |                                                              |       |        |
| GIN PRG      | 5   | GINKGO BILOBA 'PRESIDENTIAL GOLD' / PRESIDENTIAL GOLD GINKGO | B & B | 4" CAL |
| QUE APE      | 5   | QUERCUS PHELLOS 'GREEN ENVY' / KINGPIN® WILLOW OAK           | B & B | 4" CAL |
| QUE PAN      | 8   | QUERCUS SHUMARDI 'QSTC' / PANACHE® SHUMARD OAK               | B & B | 4" CAL |

**REFERENCE NOTES SCHEDULE**

| CODE                            | DESCRIPTION                               | QTY       |
|---------------------------------|-------------------------------------------|-----------|
| <b>03 CONCRETE</b>              |                                           |           |
| 03-01                           | CONCRETE WALKS                            | 10,859 SF |
| <b>32 EXTERIOR IMPROVEMENTS</b> |                                           |           |
| 32-01                           | TRIPLE HAMMERED HARDWOOD MULCH (3" THICK) | 9.14 CY   |
| <b>LIGHTING</b>                 |                                           |           |
| L-101                           | CITY STANDARD DECORATIVE STREET LIGHT     | 11        |

**CONCEPT PLANT SCHEDULE**

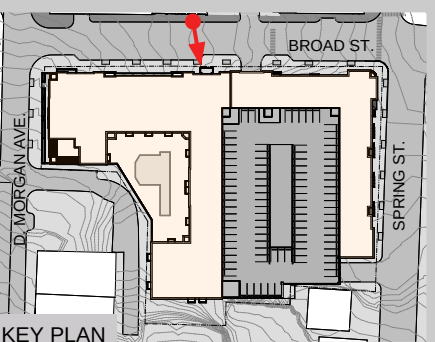
|  |            |        |
|--|------------|--------|
|  | SHRUB AREA | 605 SF |
|--|------------|--------|

MATERIALS LEGEND

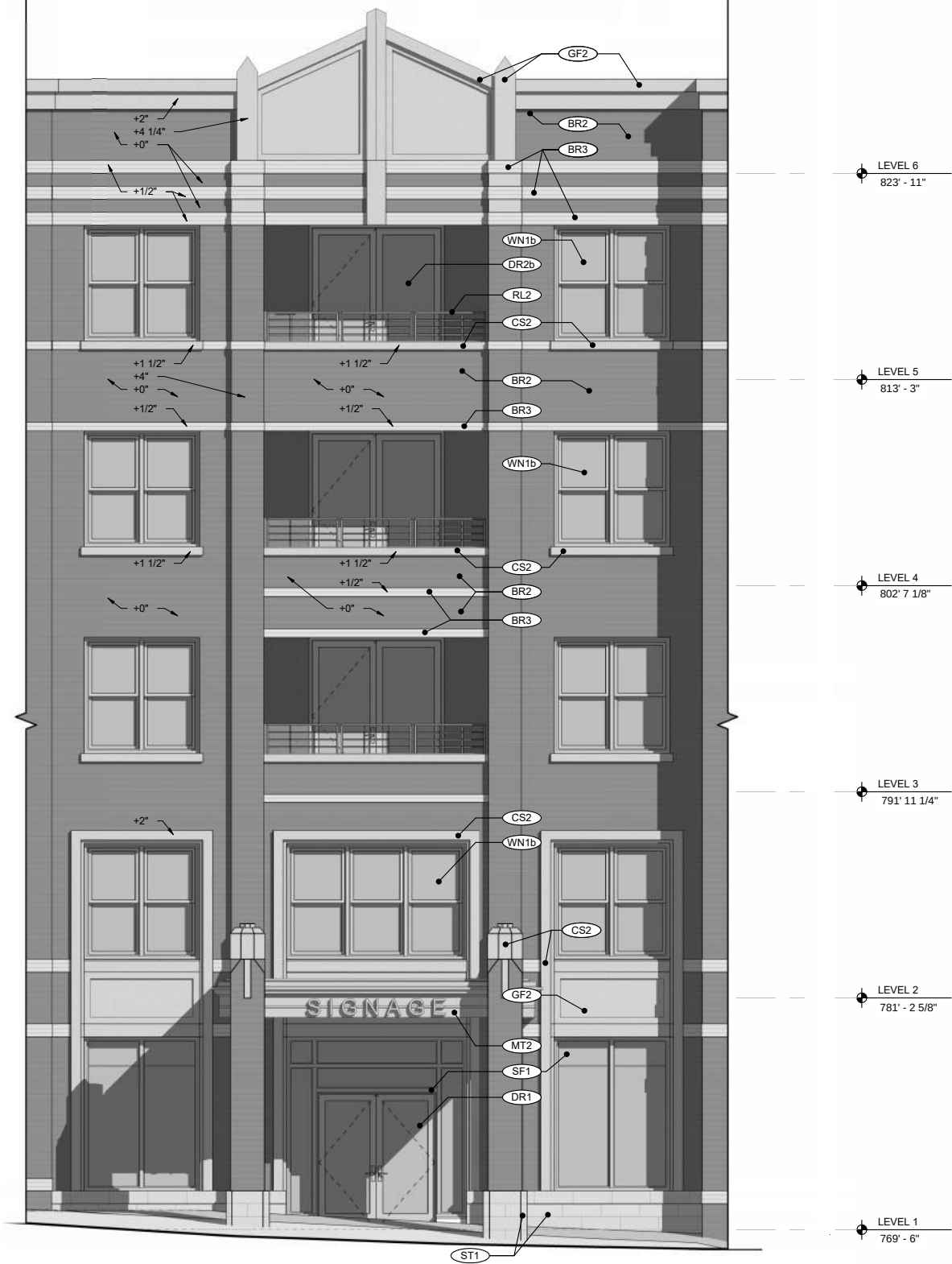
| KEY  | DESCRIPTION                       |
|------|-----------------------------------|
| BR1  | Brick - Type 1 (Field)            |
| BR2  | Brick - Type 2 (Field)            |
| BR3  | Brick - Type 3 (Accent)           |
| BR4  | Brick - Type 4 (Field)            |
| CS1  | Cast Stone - Type 1               |
| CS2  | Masonry - Cast Stone and/or Brick |
| DR1  | Door - Entry                      |
| DR2a | Door - Balcony Type 2A            |
| DR2b | Door - Balcony Type 2B            |
| DR2c | Door - Balcony Type 2C            |
| DR3  | Door - Metal                      |
| FP1a | Fiber Paneling - Type 1A          |
| FP1b | Fiber Paneling - Type 1B          |
| FP3  | Fiber Plank Siding                |
| FP4  | Fiber Shingle Siding              |
| FT1  | Synthetic Trim - Type 1           |
| FT2  | Synthetic Trim - Type 2           |
| FT3  | Fiber Trim                        |
| GF1  | GFRC - Type 1                     |
| GF2  | Masonry - GFRC and/or Brick       |
| LF1  | Ext. Dec. Wall Sconce             |
| MT1  | Metal Grille                      |
| MT2  | Metal Canopy                      |
| MT3  | Metal Downspout                   |
| PV1  | Precast Pavers - Type 1           |
| RF1  | Composite Roofing                 |
| RL1  | Railing - Type 1                  |
| RL2  | Railing - Type 2                  |
| SF1  | Storefront System - Type 1        |
| SF2  | Storefront System - Type 2        |
| ST1  | Stone - Type 1                    |
| ST2  | Stone - Type 2                    |
| WN1a | Double Hung Window - Type 1       |
| WN1b | Double Hung Window - Type 2       |
| WN1c | Double Hung Window - Type 3       |



VIEW AT PRIMARY ENTRANCE



KEY PLAN



NORTH - ENLARGED EXTERIOR ELEVATION (PRIMARY ENTRANCE)

SCALE: 1/8" = 1'-0"

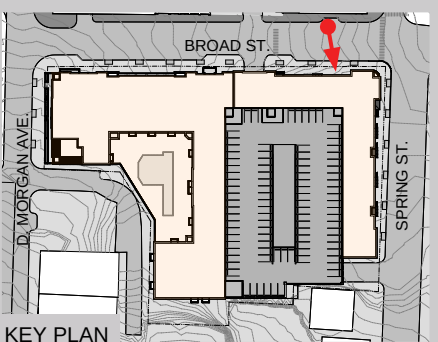


MATERIALS LEGEND

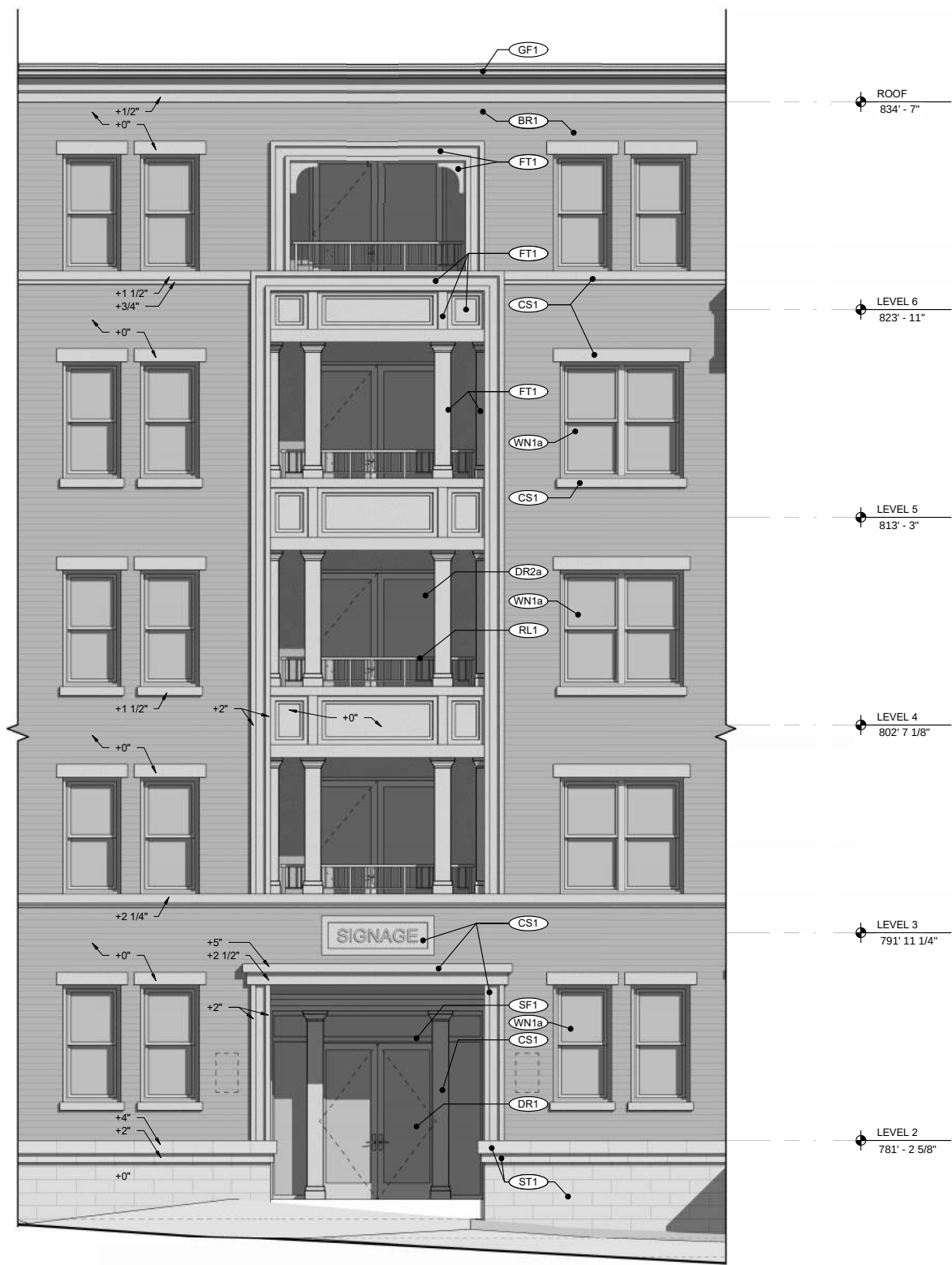
| KEY  | DESCRIPTION                       |
|------|-----------------------------------|
| BR1  | Brick - Type 1 (Field)            |
| BR2  | Brick - Type 2 (Field)            |
| BR3  | Brick - Type 3 (Accent)           |
| BR4  | Brick - Type 4 (Field)            |
| CS1  | Cast Stone - Type 1               |
| CS2  | Masonry - Cast Stone and/or Brick |
| DR1  | Door - Entry                      |
| DR2a | Door - Balcony Type 2A            |
| DR2b | Door - Balcony Type 2B            |
| DR2c | Door - Balcony Type 2C            |
| DR3  | Door - Metal                      |
| FP1a | Fiber Paneling - Type 1A          |
| FP1b | Fiber Paneling - Type 1B          |
| FP3  | Fiber Plank Siding                |
| FP4  | Fiber Shingle Siding              |
| FT1  | Synthetic Trim - Type 1           |
| FT2  | Synthetic Trim - Type 2           |
| FT3  | Fiber Trim                        |
| GF1  | GFRC - Type 1                     |
| GF2  | Masonry - GFRC and/or Brick       |
| LF1  | Ext. Dec. Wall Sconce             |
| MT1  | Metal Grille                      |
| MT2  | Metal Canopy                      |
| MT3  | Metal Downspout                   |
| PV1  | Precast Pavers - Type 1           |
| RF1  | Composite Roofing                 |
| RL1  | Railing - Type 1                  |
| RL2  | Railing - Type 2                  |
| SF1  | Storefront System - Type 1        |
| SF2  | Storefront System - Type 2        |
| ST1  | Stone - Type 1                    |
| ST2  | Stone - Type 2                    |
| WN1a | Double Hung Window - Type 1       |
| WN1b | Double Hung Window - Type 2       |
| WN1c | Double Hung Window - Type 3       |



VIEW AT SECONDARY ENTRANCE



KEY PLAN



NORTH ELEVATION - ENLARGED EXTERIOR ELEVATION (SECONDARY ENTRANCE)

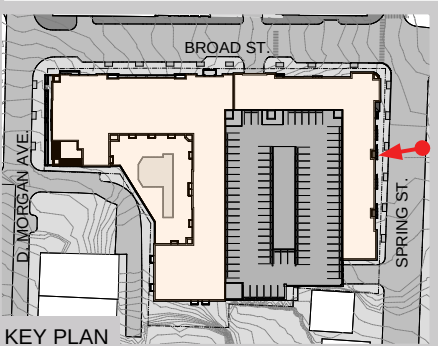
SCALE: 1/8" = 1'-0"

MATERIALS LEGEND

| KEY  | DESCRIPTION                       |
|------|-----------------------------------|
| BR1  | Brick - Type 1 (Field)            |
| BR2  | Brick - Type 2 (Field)            |
| BR3  | Brick - Type 3 (Accent)           |
| BR4  | Brick - Type 4 (Field)            |
| CS1  | Cast Stone - Type 1               |
| CS2  | Masonry - Cast Stone and/or Brick |
| DR1  | Door - Entry                      |
| DR2a | Door - Balcony Type 2A            |
| DR2b | Door - Balcony Type 2B            |
| DR2c | Door - Balcony Type 2C            |
| DR3  | Door - Metal                      |
| FP1a | Fiber Paneling - Type 1A          |
| FP1b | Fiber Paneling - Type 1B          |
| FP3  | Fiber Plank Siding                |
| FP4  | Fiber Shingle Siding              |
| FT1  | Synthetic Trim - Type 1           |
| FT2  | Synthetic Trim - Type 2           |
| FT3  | Fiber Trim                        |
| GF1  | GFRC - Type 1                     |
| GF2  | Masonry - GFRC and/or Brick       |
| LF1  | Ext. Dec. Wall Sconce             |
| MT1  | Metal Grille                      |
| MT2  | Metal Canopy                      |
| MT3  | Metal Downspout                   |
| PV1  | Precast Pavers - Type 1           |
| RF1  | Composite Roofing                 |
| RL1  | Railing - Type 1                  |
| RL2  | Railing - Type 2                  |
| SF1  | Storefront System - Type 1        |
| SF2  | Storefront System - Type 2        |
| ST1  | Stone - Type 1                    |
| ST2  | Stone - Type 2                    |
| WN1a | Double Hung Window - Type 1       |
| WN1b | Double Hung Window - Type 2       |
| WN1c | Double Hung Window - Type 3       |



VIEW AT PORCH CONDITION



KEY PLAN



EAST ELEVATION - ENLARGED EXTERIOR ELEVATION - PORCH CONDITION

SCALE: 1/8" = 1'-0"









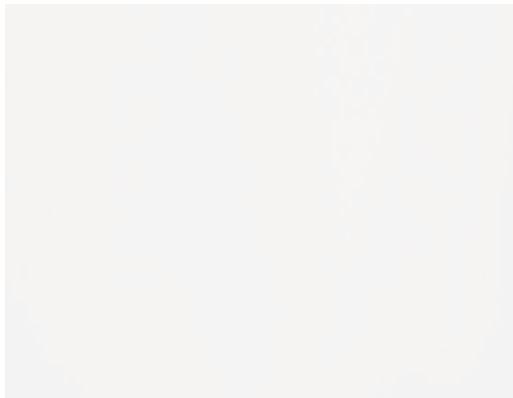
**INSULATED GLAZING UNIT**



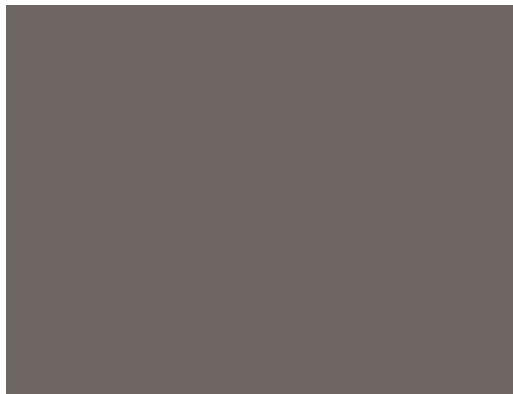
**ROOF SHINGLES:**  
COLOR: TBD



**DECORATIVE TRIM & DETAILS**  
MATCH CAST STONE COLOR



**ENTRY & BALCONY DOOR /  
WINDOW SYSTEMS COLOR**  
OFF WHITE



**METAL RAILING COLOR**  
DARK GRAY



**MODULAR BRICK**  
BRICK BLEND: WARM GRAY  
MORTAR COLOR: TBD



**CAST STONE / GFRC / STONE**  
BUFF COLOR RANGE  
LIGHT SANDBLAST FINISH

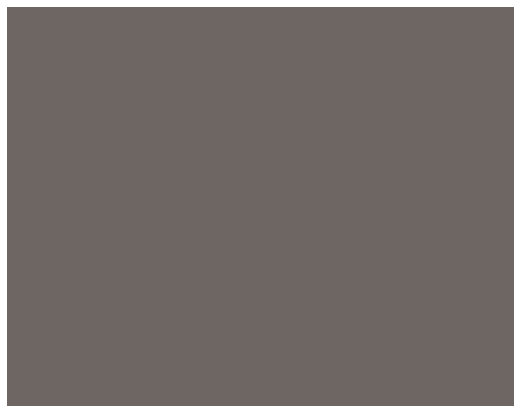




**INSULATED GLAZING UNIT**



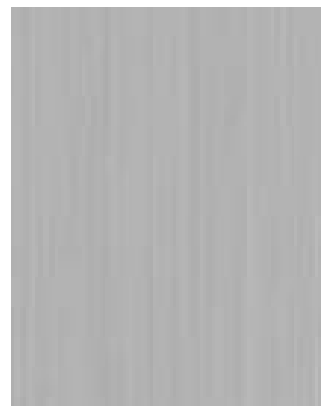
**ENTRY AND BALCONY DOOR /  
WINDOW SYSTEMS COLOR**  
GRAY



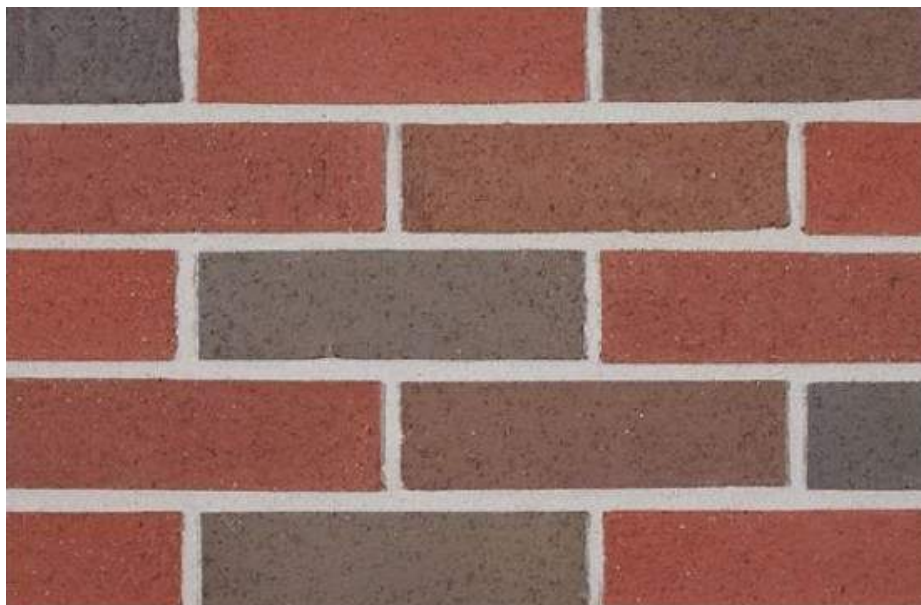
**METAL RAILING COLOR**  
DARK GRAY



**DECORATIVE METAL  
GRILLE**



**DECORATIVE METAL  
ENTRY CANOPY**



**MODULAR BRICK (FIELD)**  
BRICK BLEND: RED  
  
MORTAR COLOR: TBD



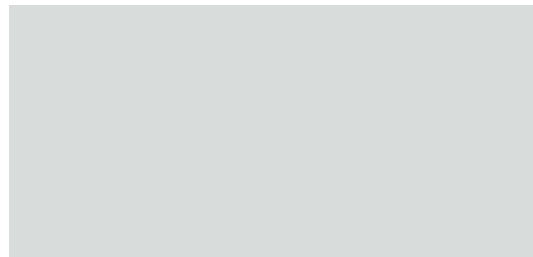
**MODULAR BRICK (ACCENT)**  
BRICK: OFF WHITE  
  
MORTAR COLOR: TBD



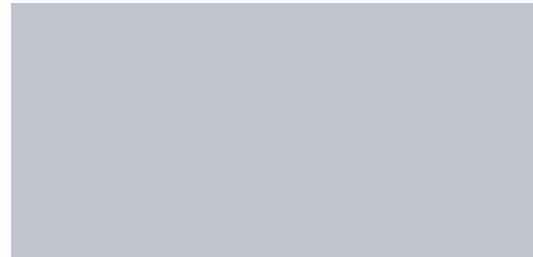
**CAST STONE / GFRC / STONE**  
CUSTOM TO MATCH OFF WHITE BRICK ACCENT  
LIGHT SANDBLAST FINISH



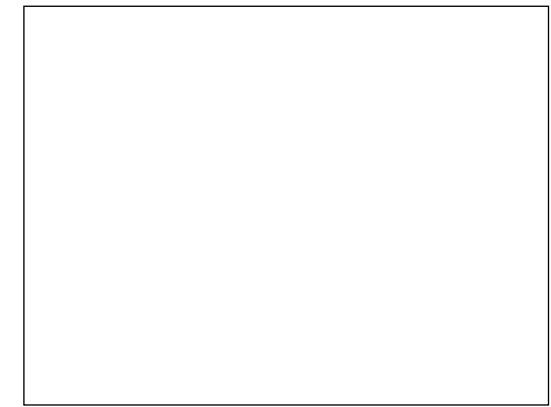
**INSULATED GLAZING UNIT**



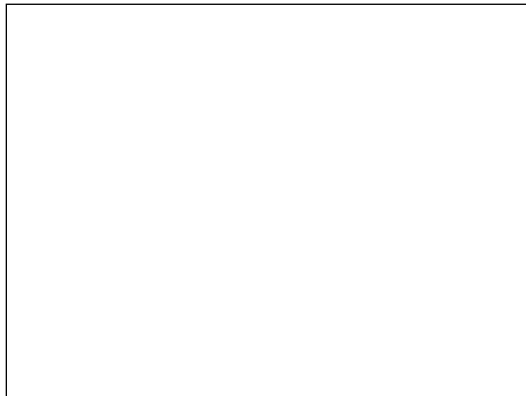
**CEMENTITIOUS BOARD & BATON**  
(UPPER WALL)  
LIGHT GRAY  
SMOOTH TEXTURE



**CEMENTITIOUS BOARD & BATON**  
(MIDDLE WALL)  
MEDIUM GRAY  
SMOOTH TEXTURE



**DECORATIVE TRIM &  
DETAIL COLOR**  
WHITE



**DOOR & WINDOW SYSTEMS COLOR**  
WHITE



**MODULAR BRICK**  
(LOWER WALL)  
BRICK: GRAY

MORTAR COLOR: TBD



**CONCRETE BLOCK**  
SPLIT FACE FINISH  
COLOR TBD

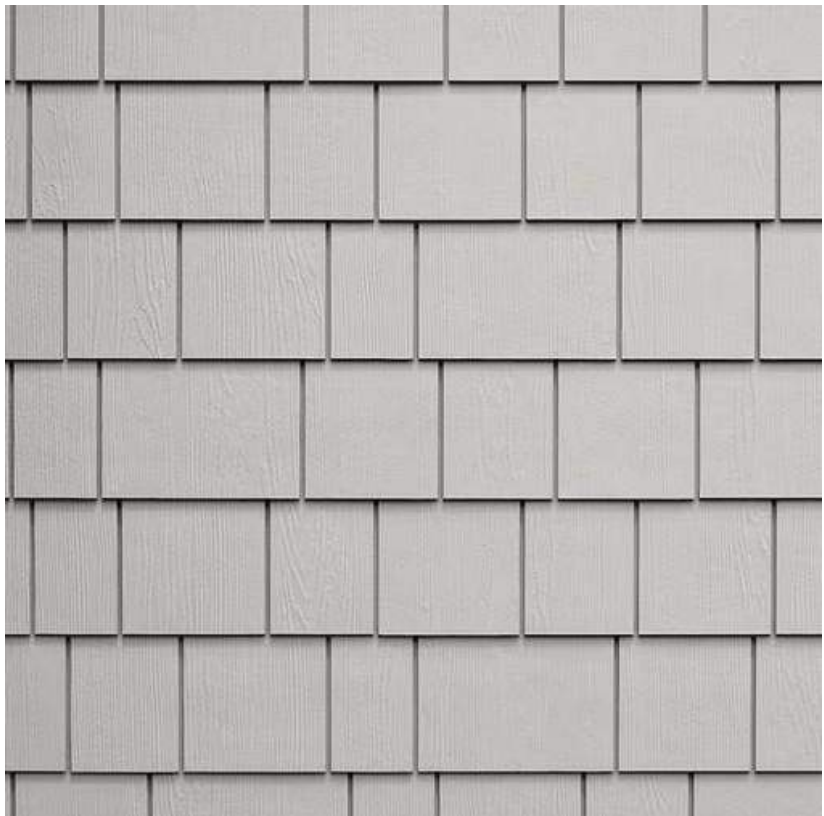
MORTAR COLOR: TBD



# ALTERNATE MATERIALS



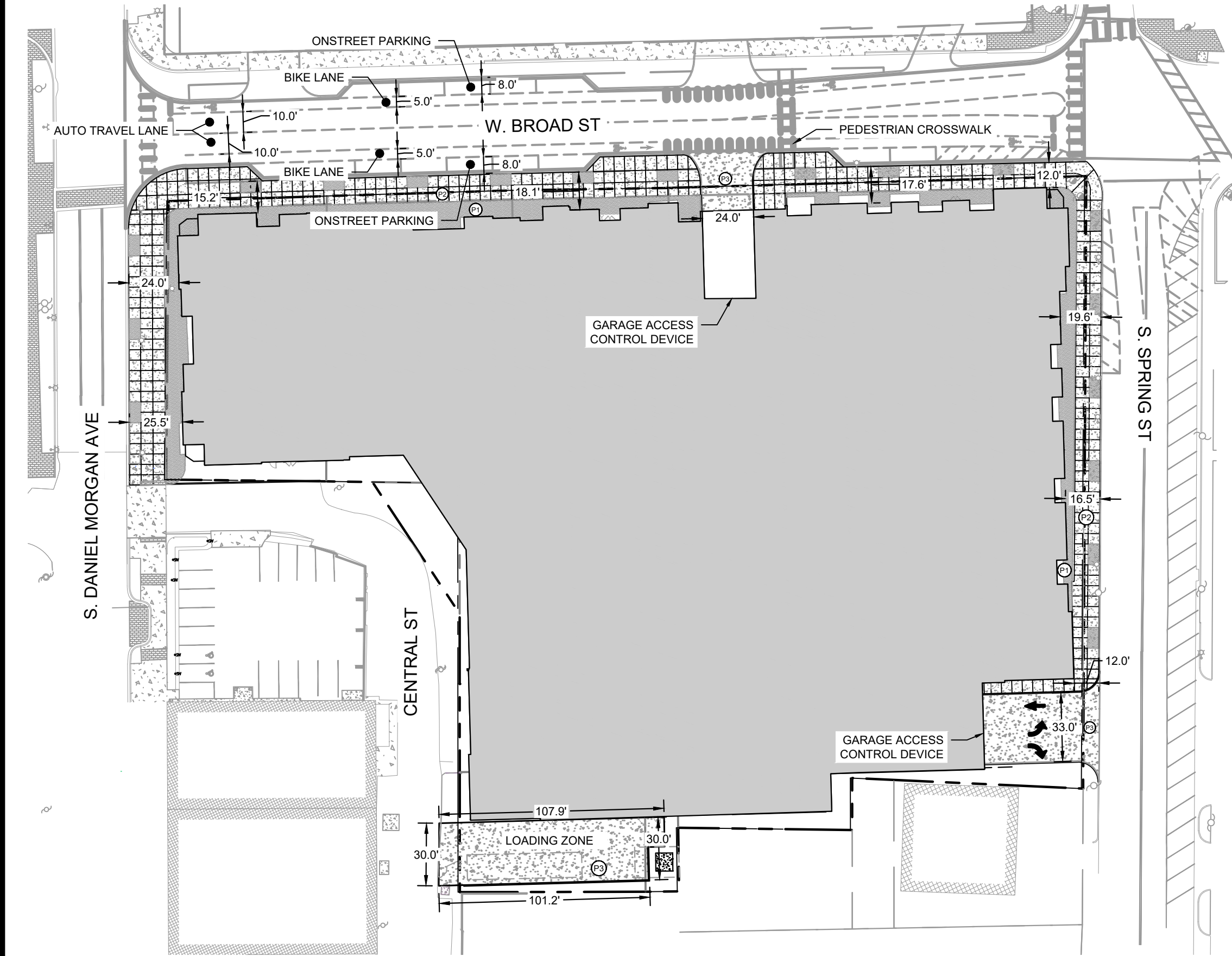
PLANK SIDING



SHINGLE SIDING



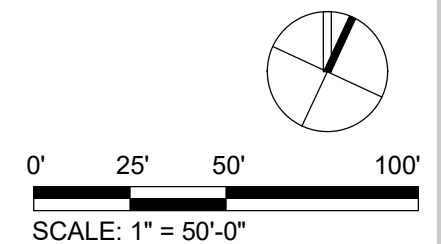
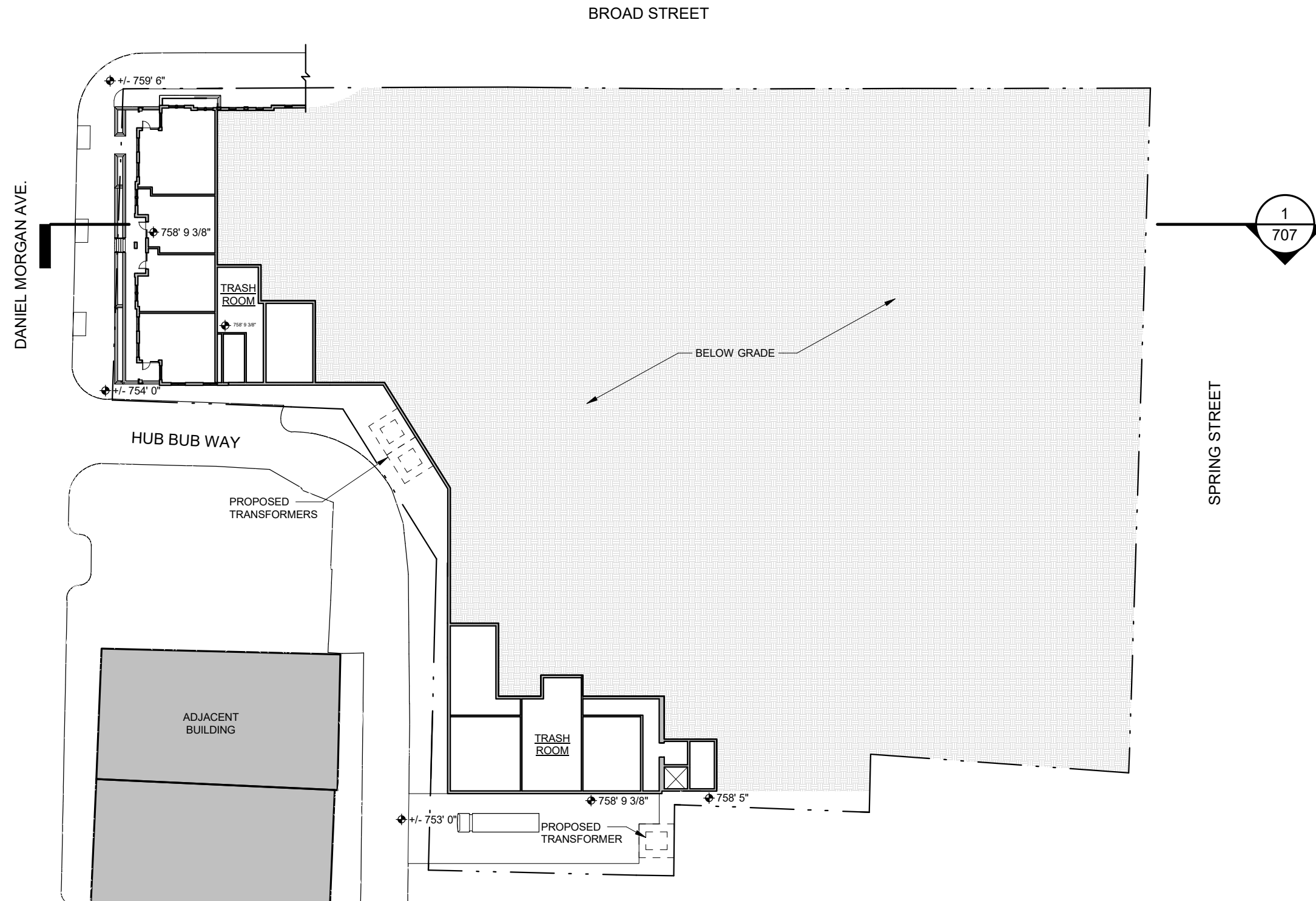




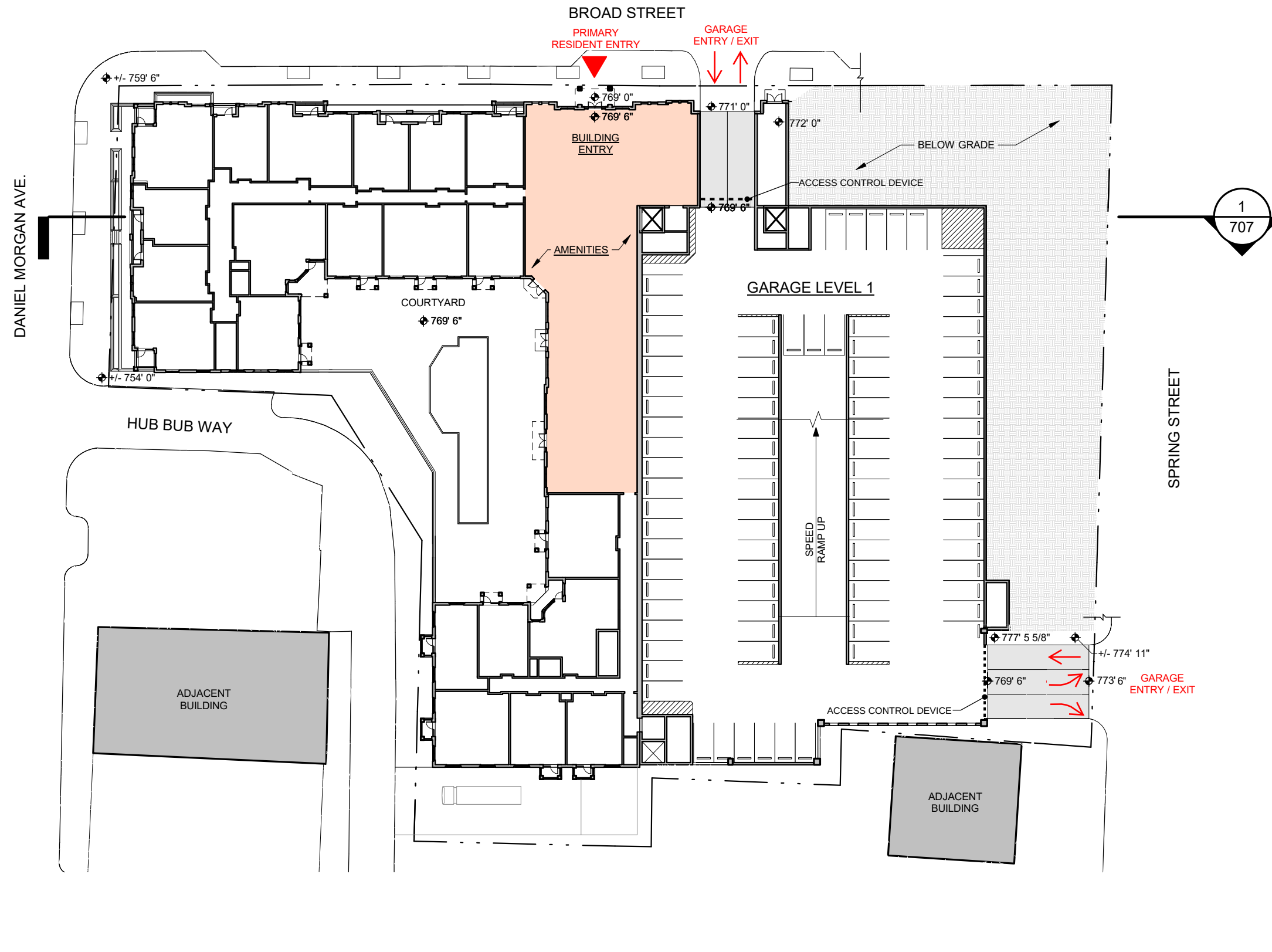
| PAVEMENT SECTIONS |  |                                |
|-------------------|--|--------------------------------|
| P1                |  | SEE LANDSCAPE PLAN BY OTHER    |
| P2                |  | SEE HARDSCAPE PLANS BY OTHERS  |
| P3                |  | HEAVY DUTY CONCRETE PAVEMENT   |
| P4                |  | STANDARD DUTY ASPHALT PAVEMENT |

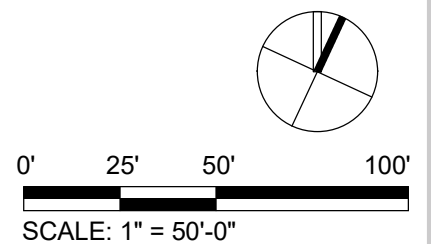
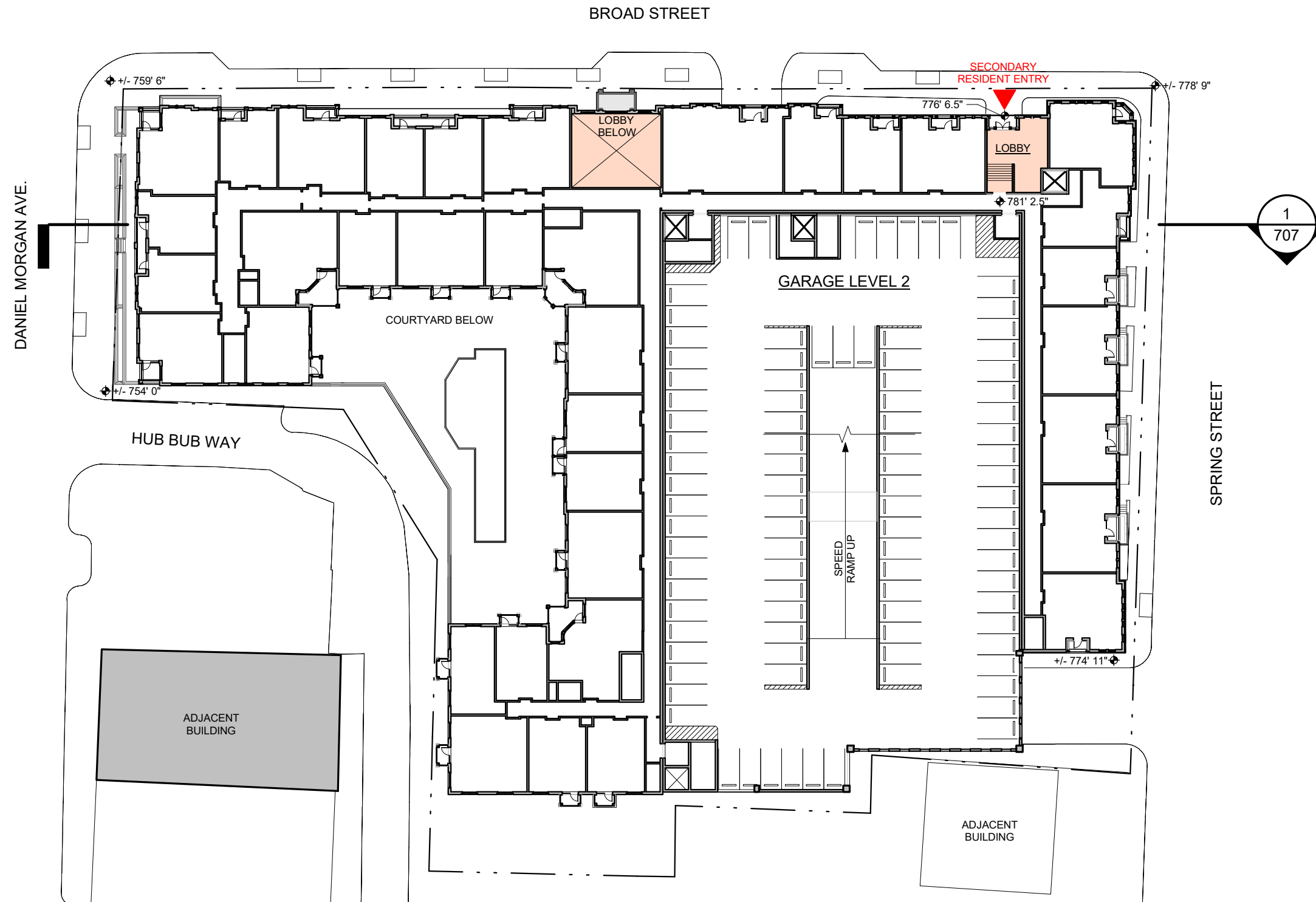
  

| PROPERTY LEGEND |                        |
|-----------------|------------------------|
|                 | EXISTING PROPERTY LINE |
|                 | PROPOSED PROPERTY LINE |
|                 | ADJACENT PROPERTY LINE |

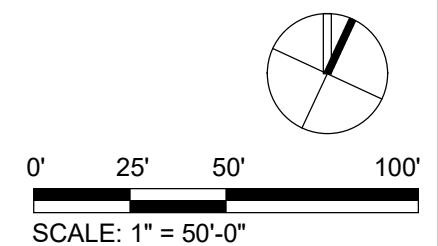
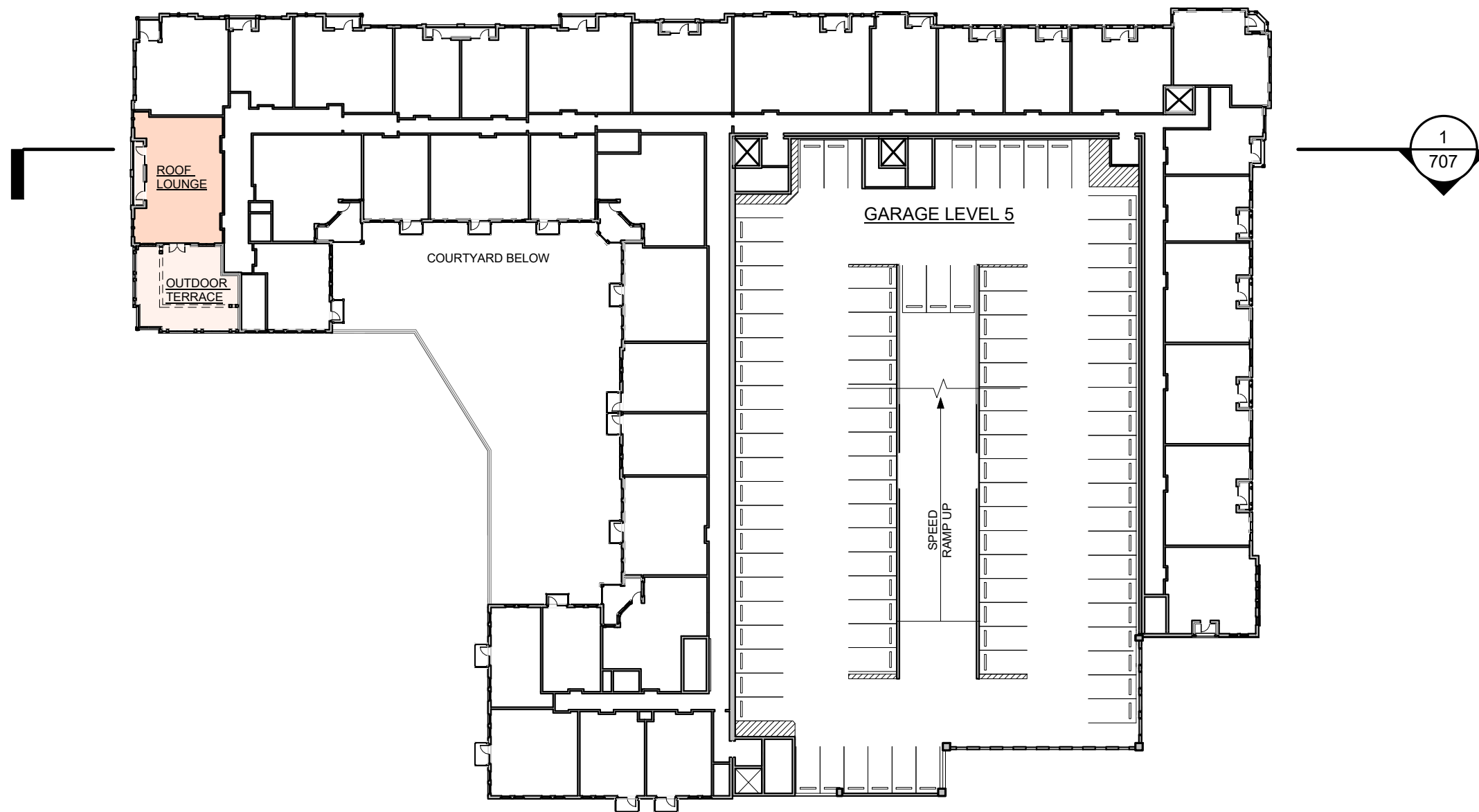


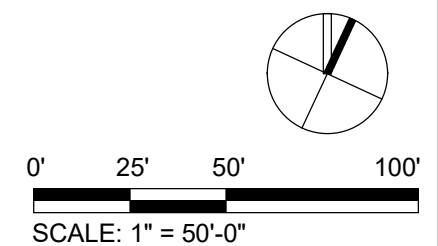
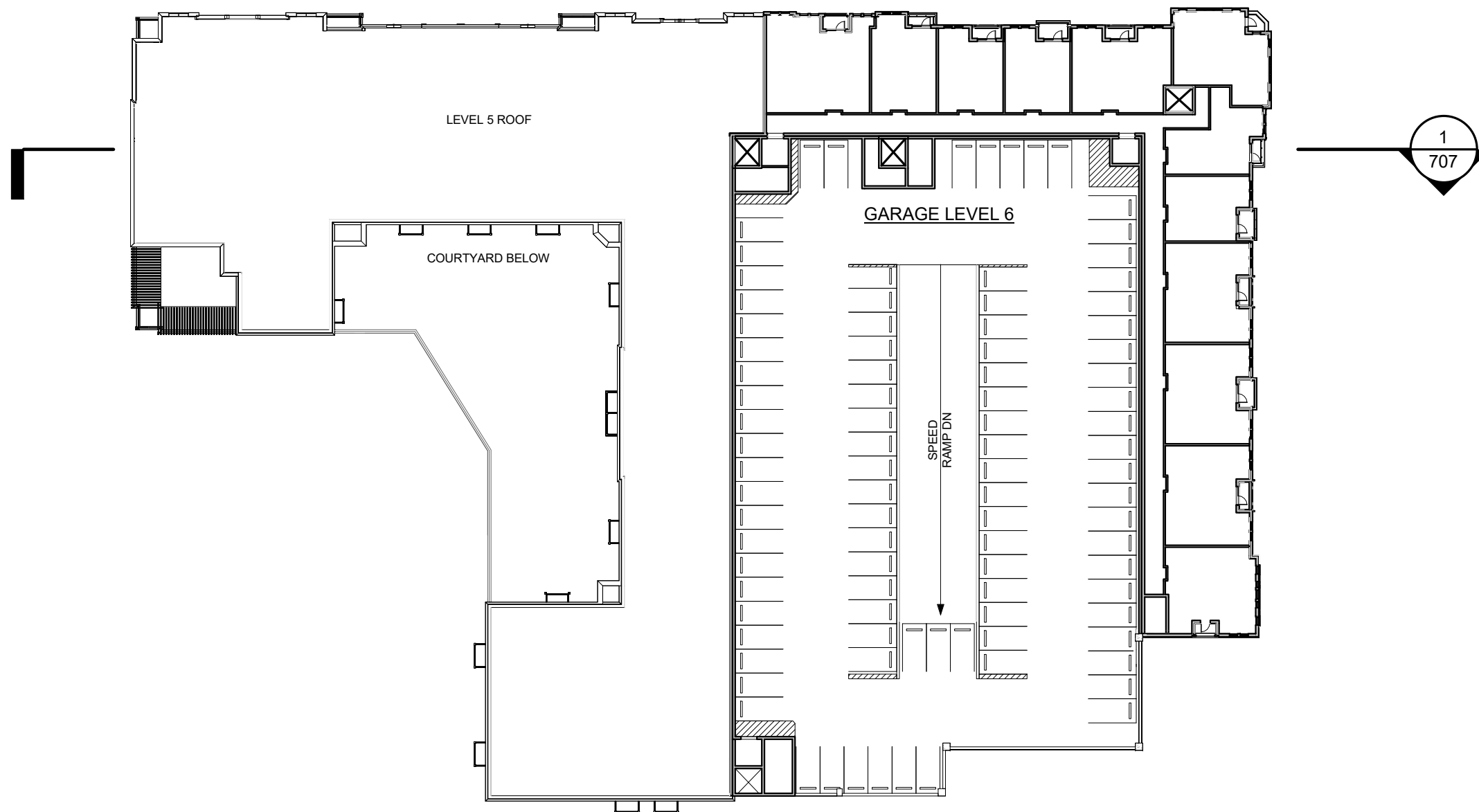




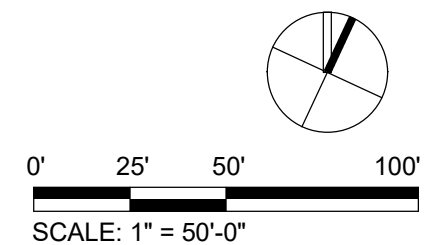
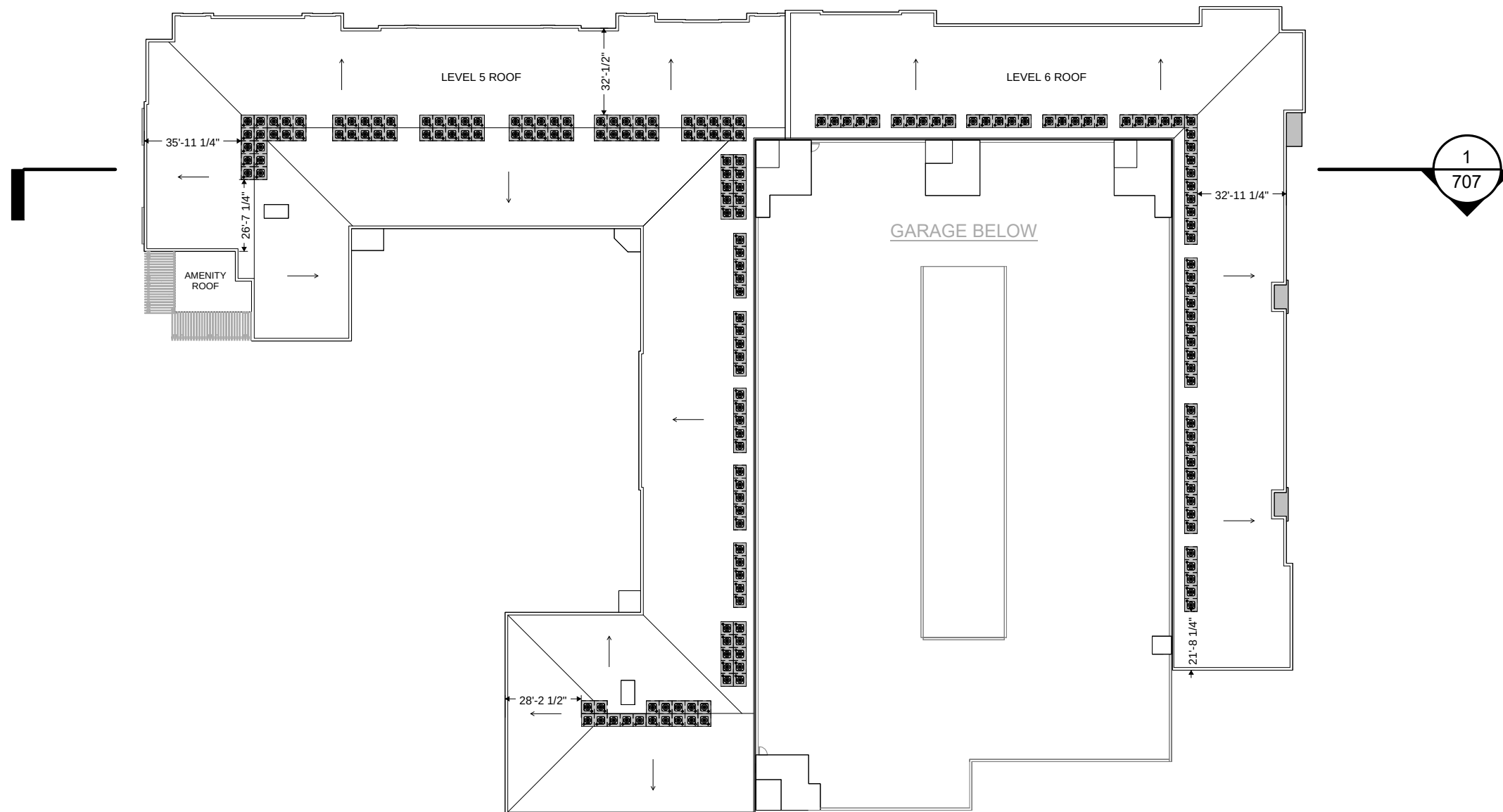


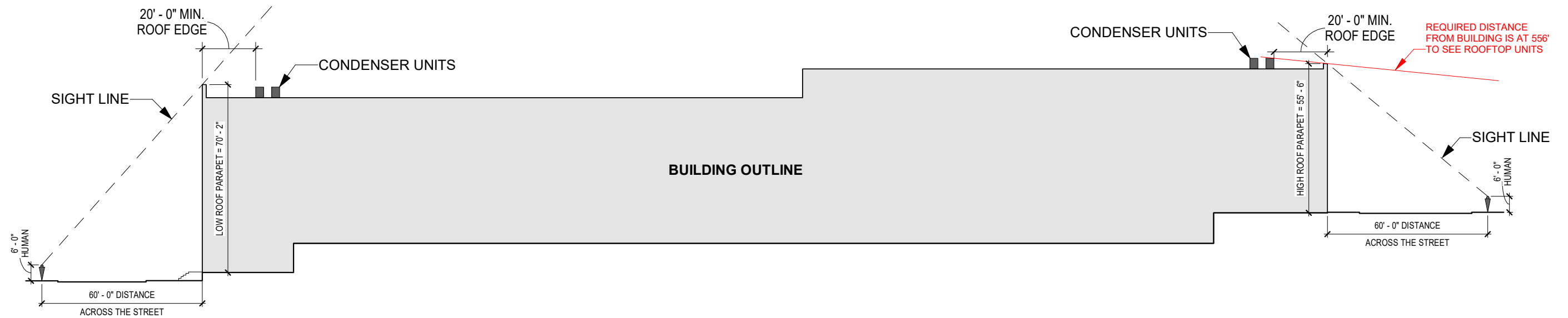








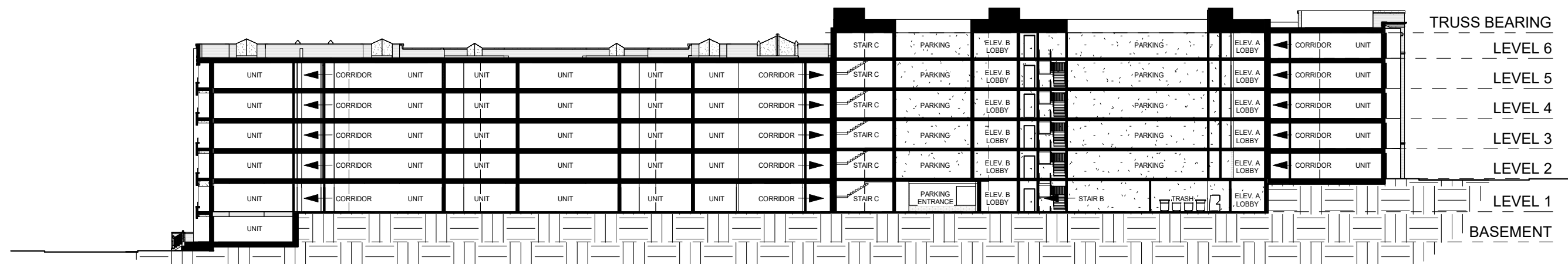




2

## ROOFTOP EQUIPMENT SCREENING DIAGRAM

1" = 40'-0"



1

## OVERALL BUILDING SECTION

1" = 40'-0"

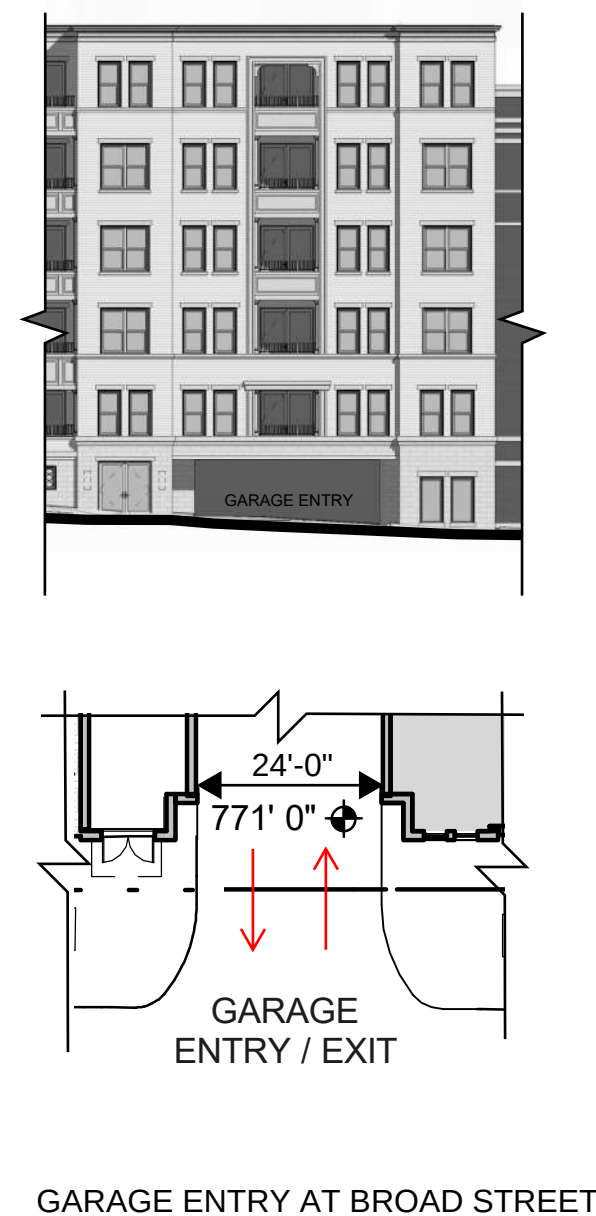
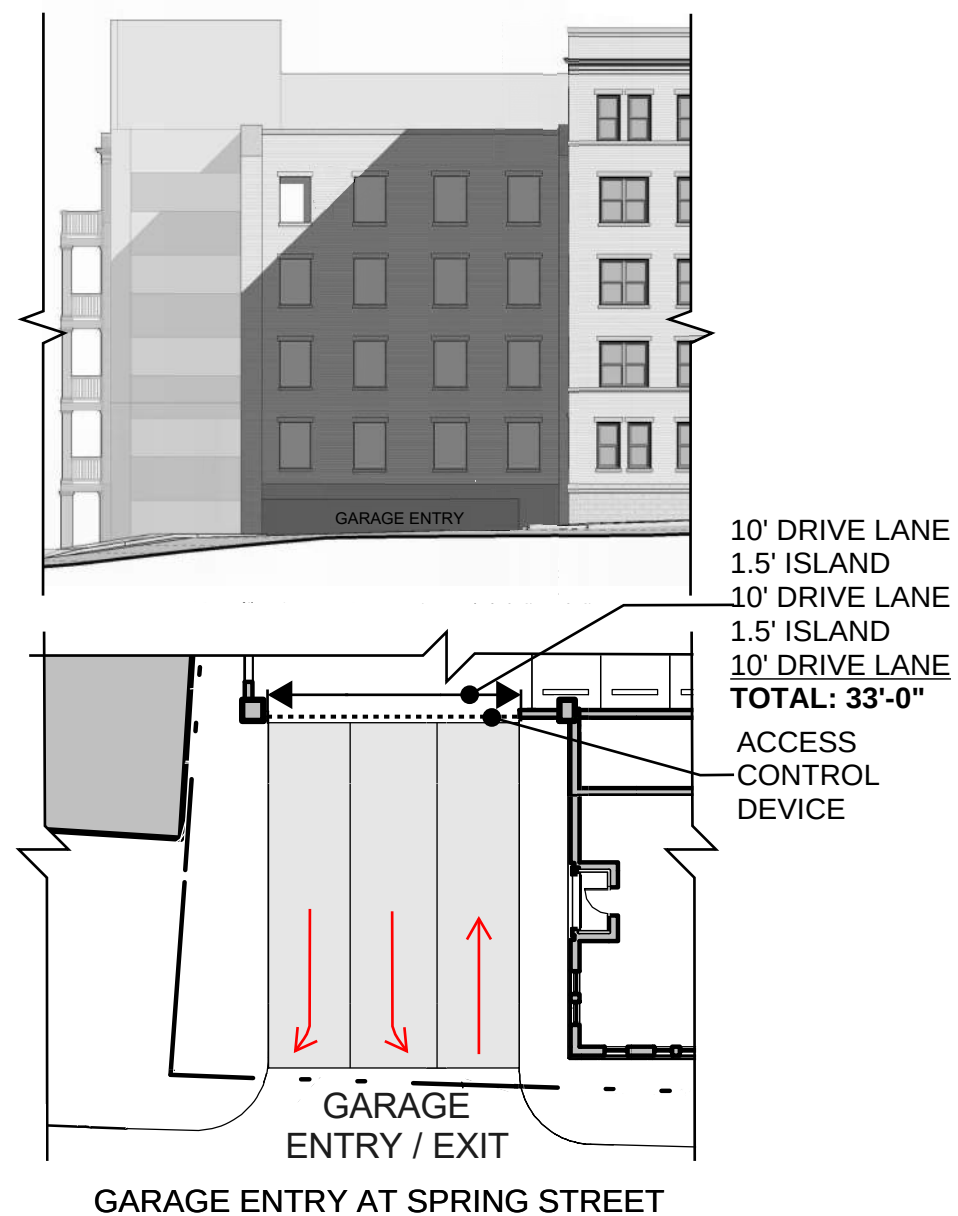


## VARIANCE REQUESTS: Parking Area Access

The following variances are requested for the proposed development of the site:

*Downtown Code Section 7.1.4.d – Parking Area Access: The vehicular entrance of a parking lot or garage on a frontage must be no wider than 24 feet.*

The proposed development requests relief from Section 7.1.4.d for the 33 foot three-lane proposed garage access to Spring Street to promote smooth traffic flow and prevent staging of vehicles in the garage or along Spring Street. Spring Street is not the principal frontage, and this request is consistent with relief granted to other existing downtown parking garages, which exceed 24 feet.



## VARIANCE REQUESTS: Required Shopfront Designation

The following variances are requested for the proposed development of the site:

*Downtown Code Section 4.2 – Required Shopfront Designation: If a site is designated on the Downtown Regulating Plan as located on a block face with “Required Shopfronts,” then all new development on that site must provide one of the following Private Frontages at sidewalk level along the entire length of the frontage in accordance with Table 1 – Shopfront & Awning, Gallery, or Arcade. While retail/restaurant uses are not required, the intent of this requirement is to provide a frontage type that would not preclude those uses at some point in the future through the depth of the first and second layer.*

The proposed development requests relief from Section 4.2 for the frontages along Spring Street and Daniel Morgan Ave (frontages with Required Shopfront Designation.) The referenced facades consist of single depth apartment units, which would not be convertible to shopfront/retail use. To help meet the intent of the code, stoops are incorporated along both streets to differentiate the facades and activate these areas. A secondary lobby near Spring Street on Broad St has been added to promote pedestrian connectivity to downtown and increase the transparency created by the main lobby.



PORCH ENTRY AT SPRING ST.



SECONDARY ENTRY AT BROAD ST.



PRIMARY ENTRY AT BROAD ST.



TERRACE ENTRY AT DANIEL MORGAN AVE.





**DATE**

12.20.2024

**TO**

Design Review Board Members

**PROJECT/ADDRESS/ TAX ID**Homes of Hope/NDG Townhomes  
7-12-01-164.00; 7-12-01-148.00; 7-12-01-150.00;  
7-12-01-151.00**PROJECT NUMBER**

DRB-24-24-02000021

**COPIES TO**

City Departments/Applicant

**STAFF**Fredalyn M. Frasier, Planning Director  
Nan Zhou, AICP, Planner II**GENERAL PROJECT OVERVIEW**

The 0.89-acre site is bound by Pearl Street and Vernon Street. The existing site is cleared of the previous structures and has several trees on the site.

The proposed two 4-unit townhome buildings will include parking to the rear and a new detention pond.

**AUTHORITY & APPLICABILITY**

This project is zoned DT-4. Formal design review and approval by the Design Review Board is required.

**DETERMINATION OF COMPLETENESS**

- Application is complete

**EXCEPTIONS REQUIRED**

- No exceptions requested.

**CODE REVIEW**

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

- A. Use Standards: The proposed use (multi-family) is permitted by right.
- B. District Standards:
  - 3.3.1 Lot Configuration: *Compliant*
  - 3.3.2 Primary Building Standards: *Requires confirmation of compliance*
  - 3.3.4 Building Height: *Compliant*
  - 3.3.5 Permitted Parking Location: *Compliant*
  - 3.3.6 Building Frontage: *Stoop - permitted*



**C. Lot/Site Standards:**

- **5.1.1 Lot Frontage:** All lots must front on a street, square, or common open space. *Compliant*
- **5.1.2 Corner Lots:** Buildings located at street intersections must place the main building, or part of the building, at the corner. *Compliant*
- **5.1.3 Pedestrian Entries from Frontage Line:** Buildings must have their principal pedestrian entrances on a frontage line. *Compliant*
- **5.1.4 Setbacks:** Front and side setbacks must be consistent with those of surrounding buildings. *Compliant*

**D. Utilities and Trash Containment:**

- **5.2.1 Underground Utilities:** *Compliance Presumed – to be confirmed prior for Final Approval*
- **5.2.2 Solid Waste Storage Areas:** *Compliance Presumed – to be confirmed prior for Final Approval*
- **5.2.3 Mechanical and Utility Equipment:** *Compliant*

**E. Building Standards:**

- **6.1.1 General Design Principles - Connectivity:** *Compliant*
- **6.1.1 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*
- **6.3 Specific Building Design Standards for Mixed-Use and Commercial Buildings in D-T5**
  - **6.3.1 Roof and Eaves:** *Compliant* Note: *Initial submission depicted roof slope as 6:12. Applicant adjusted meet the requirement – Roofs must be between 8:12 and 12:12.*
  - **6.3.2 Façade Design:** *Confirmation required that the corner elevation transparency at Vernon Street is at least 15%.*
  - **6.3.3 Building Entrances:** *Compliant . Applicant adjusted entry height.*
  - **6.3.4 Garages:** *Not Applicable*
  - **6.3.5 Materials:** *Compliant*

**F. Parking:**

- **7.1.4 Parking Area Access:** *Compliant*
- **7.2 Bicycle Parking:** *Compliance Presumed – to be confirmed prior for Final Approval*

**G. Streetscape and Site Landscaping:**

- **8.1 Required Streetscape:** 11 ft streetscape zone with a minimum 5 ft sidewalk and street trees in a 6 ft wide planting strip. *Compliant. Proposed 14 foot section exceeds current standards.*

**H. Signage:** Not applicable.**ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION**

- **Alley:** Applicant adjusted the Alley width per City recommendation. The Alley only needs to be 12 feet in total width – 10 feet of asphalt with a 1-foot ribbon curb on each side. The adjustment will assist with stormwater management.

- 
- **Tree Preservation and Landscaping:** There are several trees at the corner of Vernon and Pearl that should be considered for preservation. We would encourage an inspection of the trees in that space to consider any type of tree conservation. If tree preservation is not practical, we recommend supplemental landscaping include canopy trees.

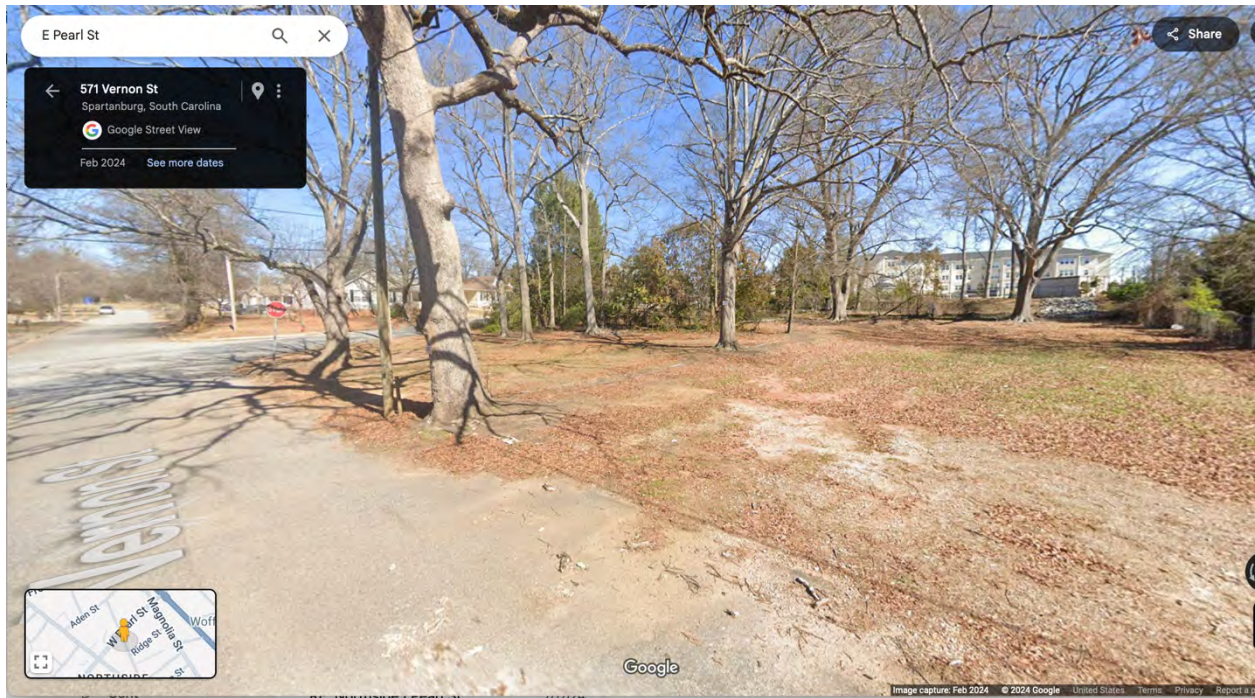
---

**RECOMMENDATION**

Conditional Preliminary Approval. The applicant has addressed deficiencies identified during preliminary review. Staff level confirmation of the 15% transparency is required.



DRB Submittal: Pearl Street (Homes of Hope)



571 Vernon Street, Spartanburg S.C Intersection of Vernon and W. Pearl Streets



159 W. Pearl Street, Spartanburg, S.C.; Intersection of W. Pearl and Vernon Streets





157 W. Pearl Street, Spartanburg, S.C.

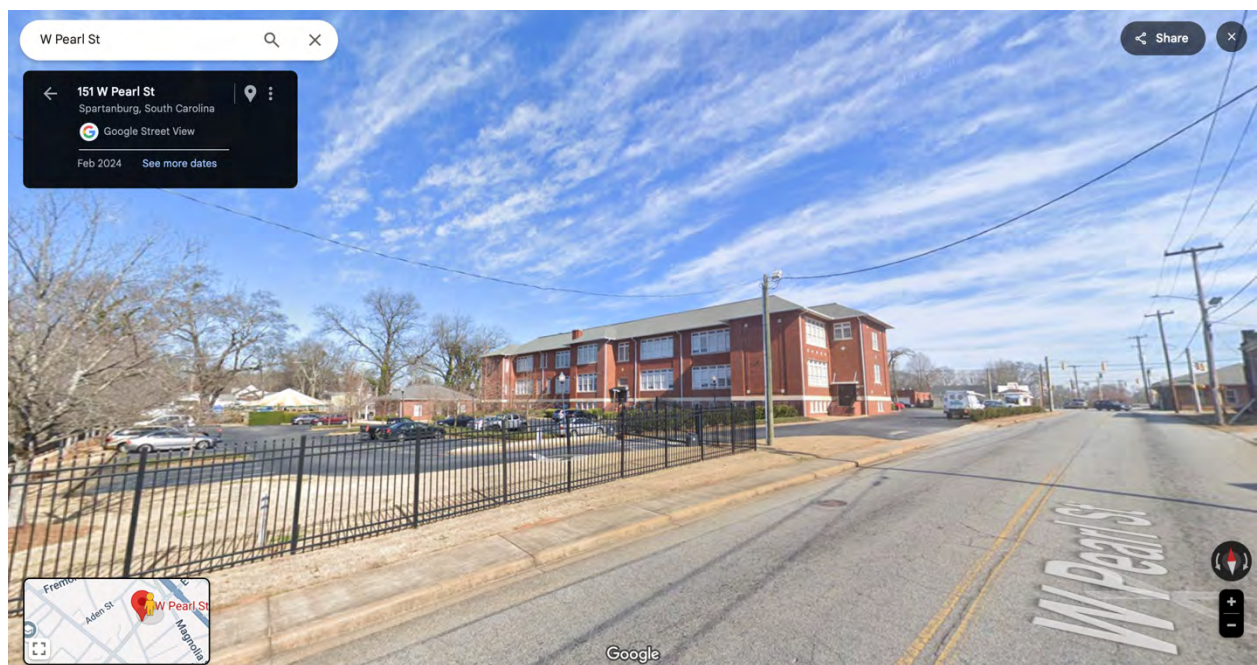


572 Vernon Street, Spartanburg, S.C; Intersection of Vernon and W. Pearl Street





200 W. Pearl Street, Spartanburg, S.C; Intersection of W.Pearl and Vernon Street



600 Freemont Avenue, Spartanburg, S.C.





156 and 160 W. Pearl Street, Spartanburg, S.C.



151 W. Pearl Street, Spartanburg, S.C.





MOUNT PLEASANT, SC  
843.884.1667  
GREENVILLE, SC  
864.298.0534  
SUMMERVILLE, SC  
843.972.0710  
SPARTANBURG, SC  
864.272.1272  
CHARLOTTE, NC  
980.312.5450  
WWW.SEAMONWHITESIDE.COM



# HOMES OF HOPE - PEARL ST.

TOWNHOMES  
SPARTANBURG, SC

SW+ PROJECT: 3832  
DATE: 7/30/21  
DRAWN BY: NS / CD  
CHECKED BY: PT

## REVISION HISTORY

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

## EXISTING CONDITIONS

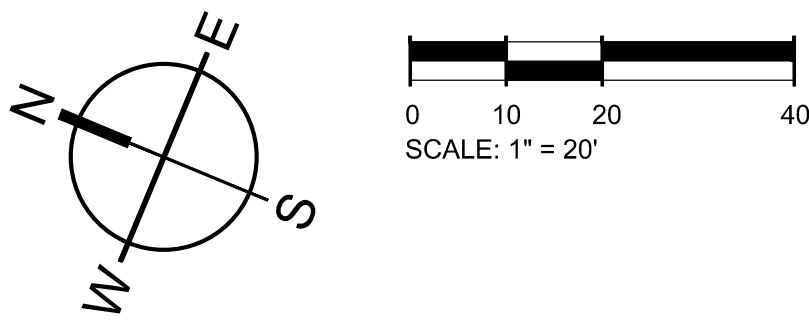
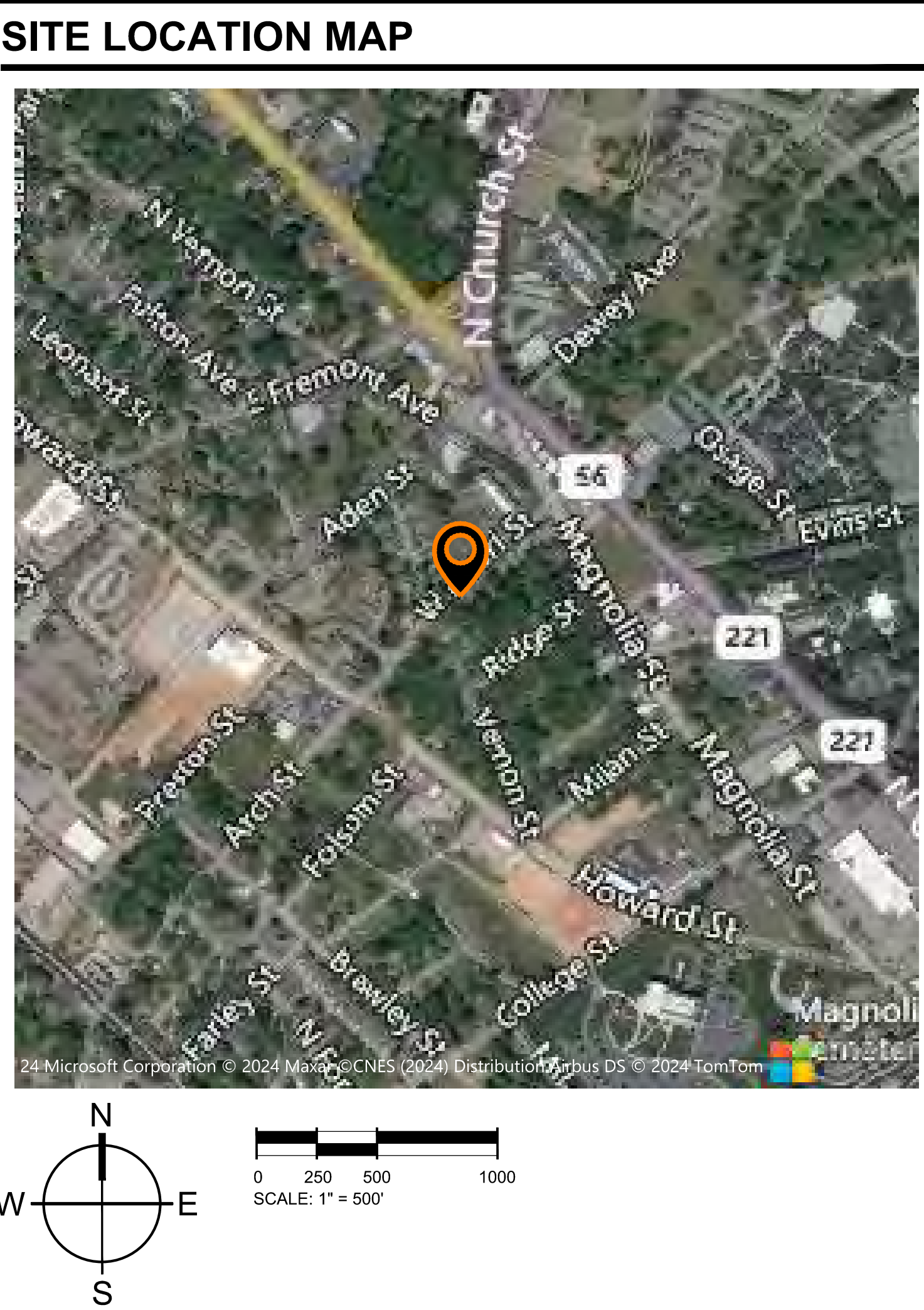


THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601

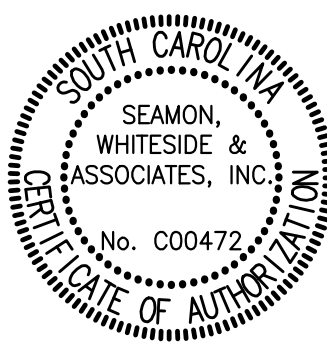
COPYRIGHT © SEAMON, WHITESIDE & ASSOCIATES, INC.

12/31/2024 2:19 PM, BY Andrew G. Lilo P:\SWAG\083833\CAD Files\083833\0250 Existing Conditions.dwg



SEAMONWHITESIDE

MOUNT PLEASANT, SC  
843.884.1667  
GREENVILLE, SC  
864.298.0534  
SUMMERVILLE, SC  
843.972.0710  
SPARTANBURG, SC  
864.272.1272  
CHARLOTTE, NC  
980.312.5450  
WWW.SEAMONWHITESIDE.COM



**HOMES OF HOPE - PEARL ST.**  
TOWNHOMES  
SPARTANBURG, SC

SW+ PROJECT: 3832  
DATE: 7/30/21  
DRAWN BY: NS / CD  
CHECKED BY: PT

REVISION HISTORY

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

VICINITY AND AERIAL MAP





**LEGEND**

SIDEWALK / DRIVEWAYS

ASPHALT

PROPERTY LINE

ADJOINING PROPERTY LINES

UTILITY EASEMENT

R/W

| SITE DATA TABLE          |                                                                |
|--------------------------|----------------------------------------------------------------|
| TAX MAP NUMBERS:         | 7-12-01-148.00, 7-12-01-164.00, 7-12-01-150.00, 7-12-01-151.00 |
| ZONING:                  | DT-4 URBAN CENTER DISTRICT                                     |
| ACREAGE:                 | 0.89 AC.                                                       |
| DENSITY:                 | 8.99 UNITS / ACRE                                              |
| FRONT SETBACK:           | 6 FT MIN<br>18 FT MAX                                          |
| INTERIOR SIDE SETBACK:   | 0 FT                                                           |
| CORNER LOT SIDE SETBACK: | 6 FT MIN                                                       |
| REAR SETBACK:            | 3 FT MIN                                                       |
| BUILDING HEIGHT:         | 4 STORIES MAX                                                  |

**City of Spartanburg Landscape Code Data:**

Streetscape:

Required: 5' sidewalk, 6' planting bed  
Provided: 5' sidewalk, 6' planting bed

Required:

3 trees (all understory due to overhead powerlines) and 4 large or 8 small evergreen shrubs per 100 lf of road frontage.

Pearl St: 230 lf of frontage  
7 trees and 19 shrubs required  
7 trees and 19 shrubs provided

Vernon St: 113 lf of frontage  
4 trees and 9 shrubs required  
4 trees and 9 shrubs provided

Buffer: "Condominium buffer" of combination of solid fence and evergreen vegetation provided where adjacent to single family land use.

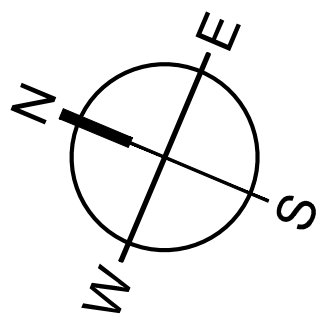
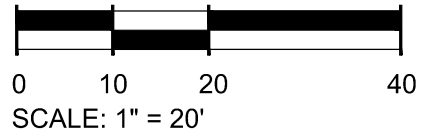
Tree Density:

Required:

20 trees per acre of site

Site Size: 0.89 acres

Required Trees: 18 trees  
Provided Trees: 18 trees  
(existing trees are not able to be saved due to conflict with overhead power lines and conflict with primary development and related parking and stormwater requirements)



MOUNT PLEASANT, SC  
843.884.1667  
GREENVILLE, SC  
864.298.0534  
SUMMERVILLE, SC  
843.972.0710  
SPARTANBURG, SC  
864.272.1272  
CHARLOTTE, NC  
980.312.5450  
WWW.SEAMONWHITESIDE.COM



**HOMES OF HOPE - PEARL ST.**  
**TOWNHOMES**  
SPARTANBURG, SC

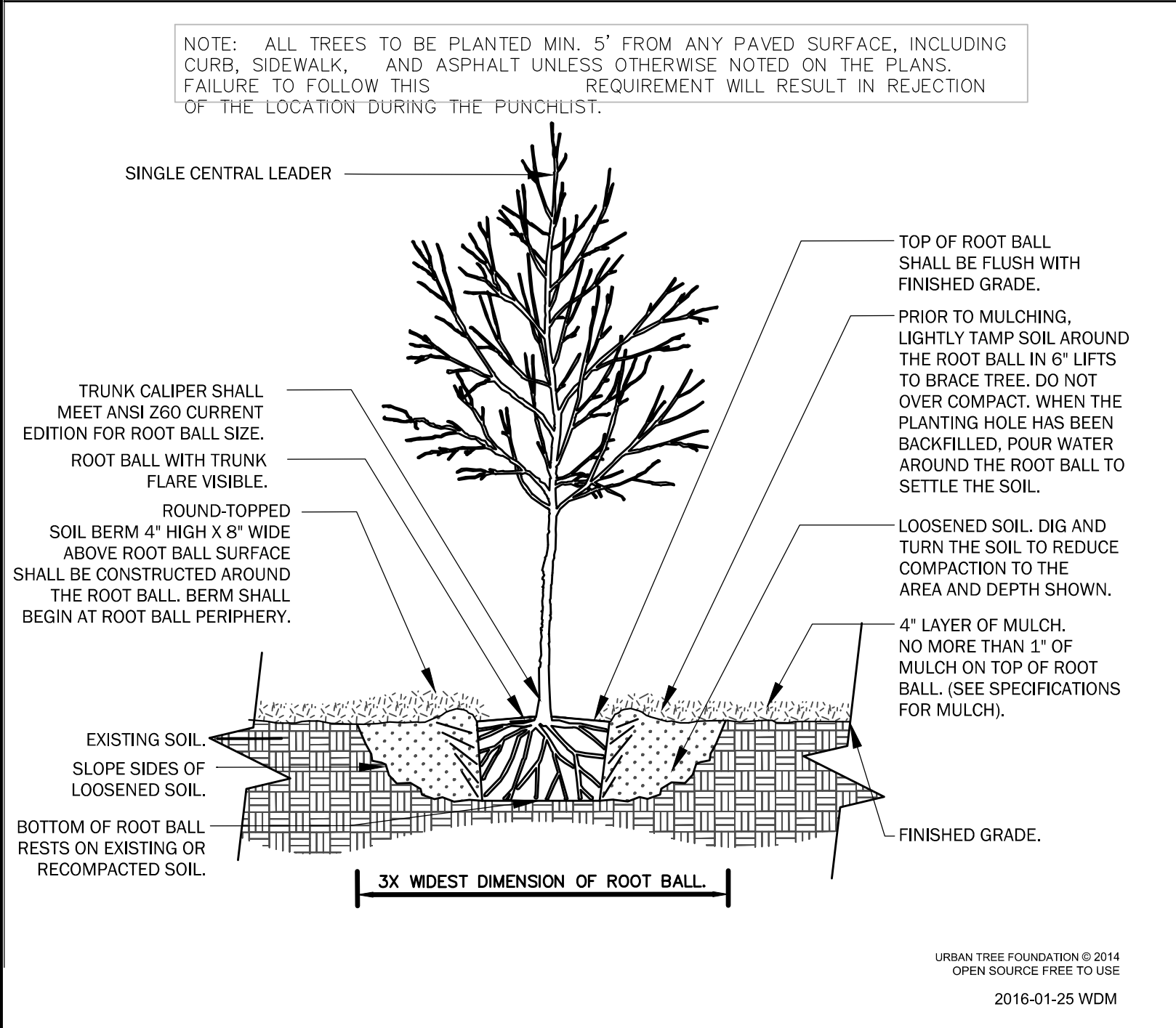
SW+ PROJECT: 3832  
DATE: 7/30/21  
DRAWN BY: NS / CD  
CHECKED BY: PT

**REVISION HISTORY**

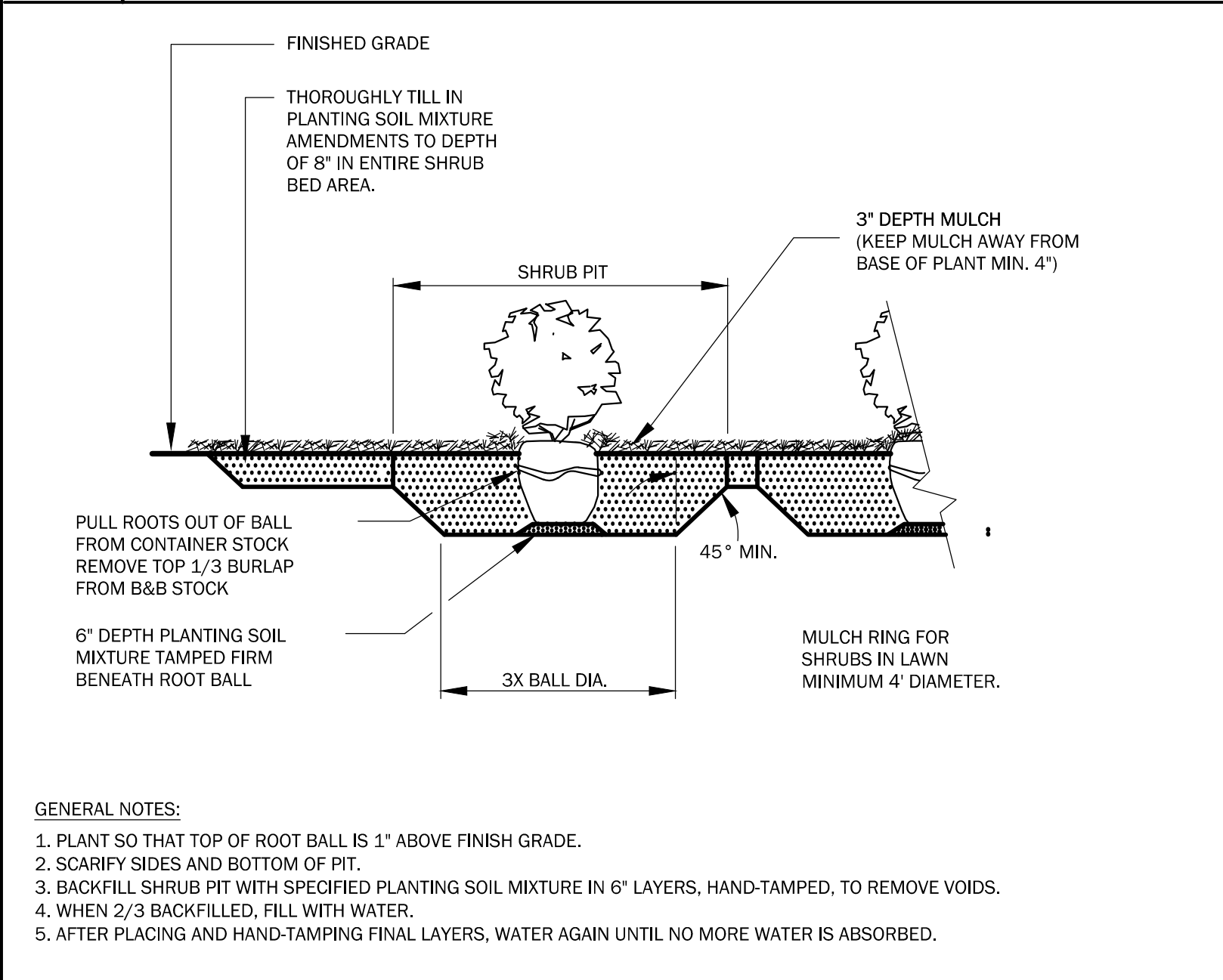
|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

**SITE AND LANDSCAPE PLAN**

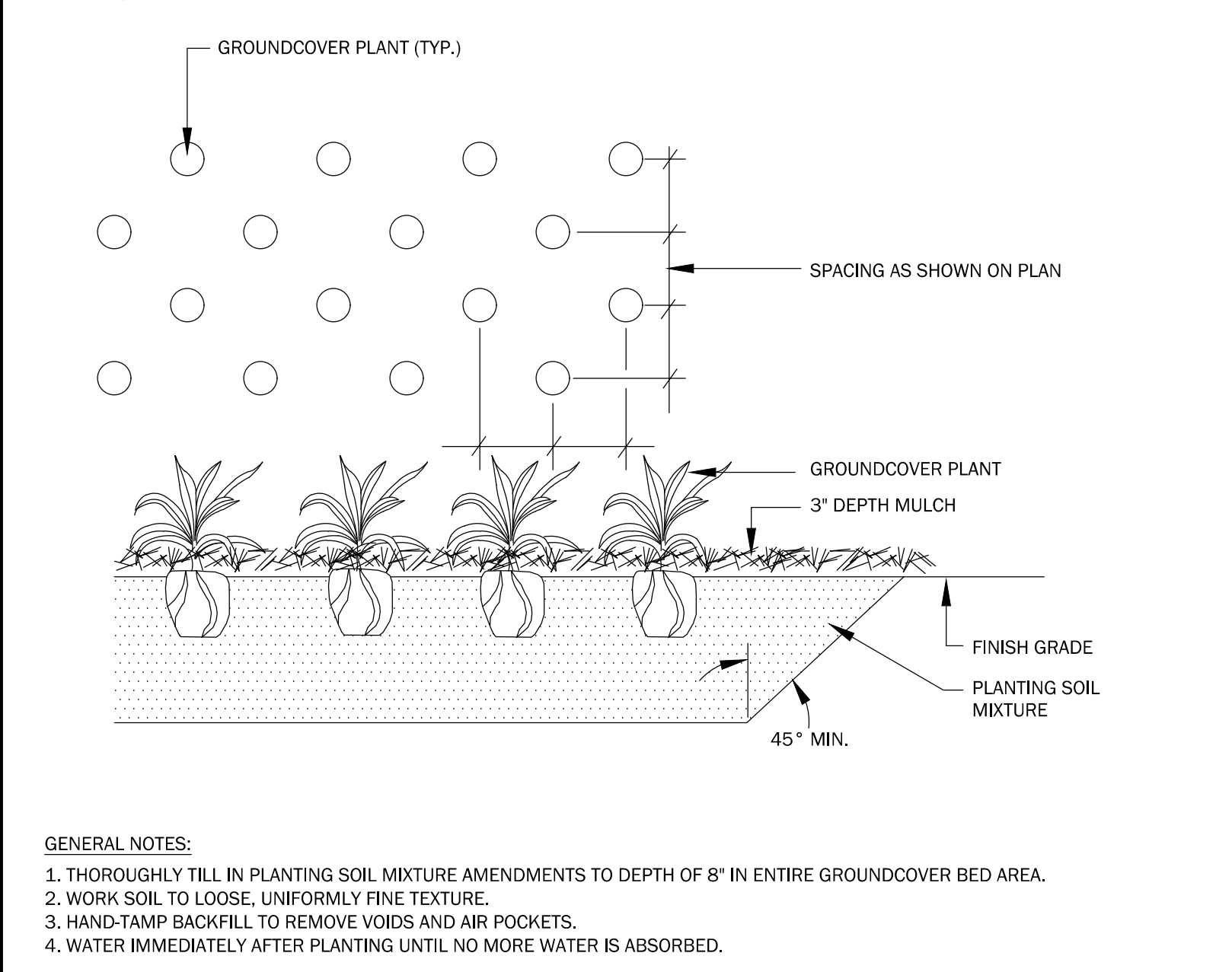




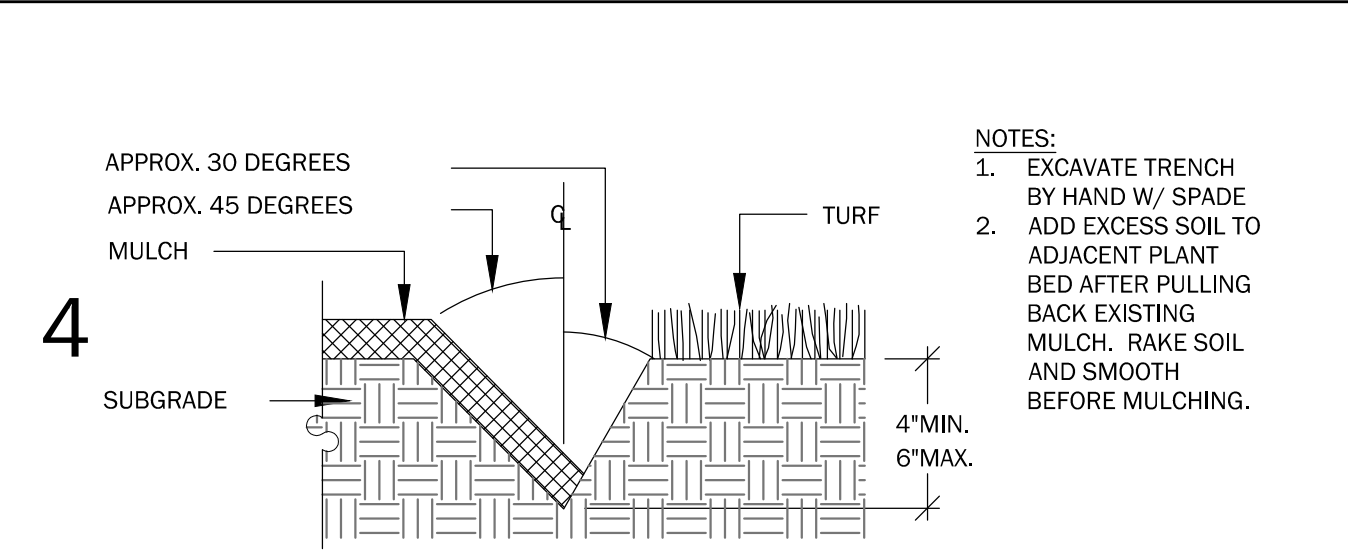
## 1 TYPICAL TREE PLANTING



## 2 TYPICAL SHRUB PLANTING



## 3 GRASS/GROUNDCOVER PLANTING



## LAWN EDGE DETAIL

### GENERAL NOTES

1. FOR EACH UNAMENDED SOIL TYPE, FURNISH SOIL ANALYSIS AND A WRITTEN REPORT BY A QUALIFIED SOIL-TESTING LABORATORY STATING PERCENTAGES OF ORGANIC MATTER; GRADATION OF SAND, SILT, AND CLAY CONTENT; CATION EXCHANGE CAPACITY; SODIUM ABSORPTION RATIO; DELETERIOUS MATERIAL; BUFFER PH LEVELS; AND MINERAL AND PLANT-NUTRIENT CONTENT OF THE SOIL.
2. A MINIMUM OF THREE REPRESENTATIVE SAMPLES SHALL BE TAKEN FROM VARIED LOCATIONS FOR EACH SOIL TO BE USED OR AMENDED FOR PLANTING PURPOSES.
3. SUBMIT TO LANDSCAPE ARCHITECT THE LAB RECOMMENDATIONS FOR SOIL TREATMENTS AND SOIL AMENDMENTS TO BE INCORPORATED. INDICATE LAB RECOMMENDATIONS IN WEIGHT PER 1000 SQ. FT. OR VOLUME PER CU. YD. FOR NITROGEN, PHOSPHORUS, AND POTASH NUTRIENTS AND ORGANIC AND INORGANIC SOIL AMENDMENTS TO BE ADDED TO PRODUCE PLANTING SOIL SUITABLE FOR HEALTHY, VIABLE PLANTS.
4. ALL SOILS USED FOR PLANTING SHALL BE PREPARED AS NECESSARY USING ORGANIC AND INORGANIC SOIL AMENDMENTS AND FERTILIZERS IN THE QUANTITIES RECOMMENDED IN THE SOIL ANALYSIS REPORT TO PRODUCE SATISFACTORY PLANTING SOIL FOR HEALTHY, VIABLE PLANTS. PLANTING SOILS SHALL HAVE A PH LEVEL BETWEEN 6.0 AND 7.0.
5. IN ALL PLANTING AREAS, SPREAD PLANTING SOIL TO A DEPTH OF 8 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT.

### LANDSCAPE NOTES

1. CONTRACTOR TO PHOTO DOCUMENT PROGRESS OF WORK ON A WEEKLY BASIS AND SEND PHOTOS TO LANDSCAPE ARCHITECT AND OWNER ALONG WITH BRIEF SUMMARY OF WORK THAT HAS TAKEN PLACE.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING OR CONTINUING WORK.
4. THERE WILL BE NO SUBSTITUTIONS, DELETIONS OR ADDITIONS WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
5. SIZE OF PLANT MATERIALS SHALL CONFORM WITH THE CURRENT EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK' FOR NUMBER ONE GRADE NURSERY STOCK AS ADOPTED BY THE AMERICAN ASSOCIATION OF NURSEYMEN AND AMERICAN NATIONAL STANDARDS INSTITUTE.
6. CONTRACTOR SHALL MEET WITH LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK SO THAT THERE IS A CLEAR UNDERSTANDING OF PROJECT REQUIREMENTS. FAILURE TO DO SO JEOPARDIZES FINAL ACCEPTANCE OF WORK.
7. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS.
8. LANDSCAPE ARCHITECT TO INSPECT QUALITY OF PLANT MATERIAL UPON ARRIVAL AT JOB SITE AND LAYOUT OF HARDSCAPE ELEMENTS AND PLANT MATERIAL PRIOR TO INSTALLATION.
9. DOUBLE SHREDDED HARDWOOD MULCH TO BE INSTALLED TO A MINIMUM 3" THICKNESS. MULCH ALL DISTURBED AREAS NOT COVERED BY PAVEMENT OR SEEDING. SEE PLAN FOR OTHER MULCH MATERIALS REQUIRED.
10. PROTECT EXISTING TREES TO REMAIN FROM DAMAGE.
11. THIS PLAN IS SCHEMATIC AND, DUE TO THE NATURE OF CONSTRUCTION, SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT THIS PLAN.
12. SHAPE AND HEIGHT OF BERMS AS NOTED ON PLANS TO BE APPROVED BY LANDSCAPE ARCHITECT IN FIELD PRIOR TO PLANTING AND IRRIGATION CONSTRUCTION.

### IRRIGATION PERFORMANCE SPECIFICATIONS

1. CONTRACTOR TO INSTALL HIGH EFFICIENCY, FULLY CONTROLLED AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR PER IRRIGATION DRAWINGS AND SPECIFICATIONS AND PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT'S REVIEW.
2. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE SURE THAT ALL EQUIPMENT CONFORMS TO REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION AND MAKE ALL NECESSARY APPLICATIONS AND OBTAIN APPROVALS.
3. DESIGN STATISTICS: 60" P.S.I. MAXIMUM. IF NEEDED DUE TO EXISTING LINE PRESSURE, INSTALL A REDUCTION VALVE. IN ADDITION, ZONES THAT OPERATE SPRAY SPRINKLERS AND MP ROTATOR SPRINKLERS SHOULD HAVE A PRESSURE REGULATING DEVICE ADDED TO THE ZONE CONTROL VALVE TO FURTHER REDUCE THE PRESSURE ON THESE ZONES TO 35-40 P.S.I.
4. ALL IRRIGATION HEADS THAT ARE LOCATED NEXT TO DRIVES AND ROADWAYS SHALL BE MOUNTED ON SWING JOINTS OR ON 200 P.S.I. RATED FLEXIBLE PIPE. POSITION HEADS A MINIMUM 3" FROM CURB OR PAVEMENT.
5. ADJUST ALL HEADS FOR COMPLETE COVERAGE WITH MINIMUM OVERSPRAY BEYOND LANDSCAPE AREAS.
6. WHERE NOT OTHERWISE INDICATED, HEADS IN LAWN AREAS SHALL BE 4" POP-UP AND SHRUB AND GROUNDCOVER AREAS SHALL BE DRIP IRRIGATED.
7. SYSTEM PIPE SHALL BE CLASS 160 P.V.C. SIZE OF MAIN PIPE IS AS NOTED ON PLANS. SIZE ALL OTHER PIPE AS FOLLOWS:  
0-17 G.P.M.: 1"  
18-25 G.P.M.: 1-1/4"  
26-35 G.P.M.: 1-1/2"  
36-62 G.P.M.: 2"  
63+ G.P.M.: 2-1/2"
8. WHERE POSSIBLE, COMBINE MAIN AND LATERAL PIPES IN SAME TRENCH.
9. ALL CONTROL WIRES SHALL BE 14 GAUGE.
10. CONTROLLER LOCATION AND MOUNTING TO BE APPROVED BY LANDSCAPE ARCHITECT. WHEN USED AS A MOUNT FOR THE CONTROL PANEL AND OTHER DEVICES, ALL LUMBER SHALL BE PRESSURE TREATED FOR GROUND CONTACT USE. ALL HARDWARE AND FASTENERS SHALL BE GALVANIZED.
11. WHEN A MUNICIPAL WATER SUPPLY IS USED FOR IRRIGATION, WATER METER AND CONNECTION TO MAIN SHALL BE PROVIDED BY PERTINENT WATER AUTHORITY. CONTRACTOR SHALL BEGIN HIS WORK AT THE METER. OWNER WILL ASSUME THE COST OF THE TAP TO MUNICIPAL WATER SUPPLY AND IS RESPONSIBLE FOR COORDINATING THE INSTALLATION OF THE METER.
12. IF SYSTEM IS CONNECTED TO POTABLE WATER SUPPLY, PROVIDE BACKFLOW PREVENTION DEVICE IN ACCORDANCE WITH REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION. IF INSTALLED ABOVE GROUND, LOCATION OF DEVICE SHALL BE INCONSPICUOUS AND DEVICE SHALL BE PAINTED FLAT BLACK.
13. PROTECT EXISTING TREES TO REMAIN FROM DAMAGE. NOT MACHINE TRENCHING IS ALLOWED WITHIN THE DRIP LINE OF ANY TREE. WHERE PIPING IS REQUIRED WITHIN THE DRIP LINE, POSITION PIPES TO MINIMIZE DISTURBANCE OF ROOTS AND PERFORM ALL EXCAVATION BY HAND. DO NOT CUT ANY ROOTS LARGER THAN 2" DIAMETER.
14. IRRIGATION PIPING, SPRINKLERS, AND OTHER EQUIPMENT MAY BE SHOWN OUTSIDE OF LANDSCAPE AREAS ON DRAWING FOR GRAPHIC CLARITY. ALL VALVE BOXES AND EQUIPMENT VAULTS SHALL BE LOCATED IN MULCH BEDS.

## 5 LANDSCAPE NOTES

| PLANT SCHEDULE |      |           |                                                                     |          |         |         |          |                                                 |
|----------------|------|-----------|---------------------------------------------------------------------|----------|---------|---------|----------|-------------------------------------------------|
| SYMBOL         | CODE | QTY       | BOTANICAL / COMMON NAME                                             | SIZE     | HEIGHT  | SPREAD  | SPACING  | REMARKS                                         |
| TREES          |      |           |                                                                     |          |         |         |          |                                                 |
|                | Cero | 4         | CERCIS CANADENSIS `OKLAHOMA` / OKLAHOMA REDBUD                      | 1.5" CAL | 8' MIN  |         | AS SHOWN | FWF, SP, CLEAR TRUNK TO 4'                      |
|                | LS   | 9         | LAGERSTROEMIA X `SARAH`'S FAVORITE` / SARAH`S FAVORITE CRAPE MYRTLE | 1.5" CAL | 8' MIN  |         | AS SHOWN | FWF, SP, MS, 3-5 EQUAL CANES, CLEAR TRUNK TO 4' |
|                | Qpup | 6         | QUERCUS PHELLOS `RT3` TM / UPPERTON WILLOW OAK                      | 2" CAL   | 10' MIN |         | AS SHOWN | FWF, SP, 5' HT CLEAR TRUNK                      |
| SHRUBS         |      |           |                                                                     |          |         |         |          |                                                 |
|                | Abrc | 24        | ABELIA X `ROSE CREEK` / ROSE CREEK ABELIA                           | 3 GAL    | 18"-24" | 18"-24" | AS SHOWN | FWF, SP                                         |
|                | Azak | 42        | AZALEA KURUME HYBRID `CORAL BELLS` / KURUME AZALEA                  | 3 GAL    | 18"-24" | 18"-24" | AS SHOWN | FWF, SP                                         |
|                | Chdg | 39        | CEPHALOTAXUS HARRINGTONIA `DUKE GARDENS` / DUKE GARDENS PLUM YEW    | 3 GAL    | 18"-24" | 18"-24" | AS SHOWN | FWF, SP                                         |
|                | Clej | 23        | CLEYERA JAPONICA / JAPANESE CLEYERA                                 | 3 GAL    | 18"-24" | 18"-24" | AS SHOWN | FWF, SP                                         |
|                | Dibc | 13        | DISTYLIUM MYRICOIDES ``BLUE CASCADE`` / BLUE CASCASE DISTYLLIUM     | 3 GAL    | 18"-24" | 18"-24" | AS SHOWN | FWF, SP                                         |
|                | Ilvn | 6         | ILEX VOMITORIA `NANA` / DWARF YAUPON                                | 3 GAL    | 18"-24" | 18"-24" | AS SHOWN | FWF, SP                                         |
|                | Theg | 10        | THUJA OCCIDENTALIS `SMARAGD` / EMERALD GREEN ARBORVITAE             | 10 GAL   | 48" MIN | 18"-24" | AS SHOWN |                                                 |
| GROUND COVERS  |      |           |                                                                     |          |         |         |          |                                                 |
|                | Hemf | 12        | HEMEROCALLIS X `FAIRY TALE PINK` / DAYLILY                          | 1 GAL    | 8"-12"  | 8"-12"  | 24"      | FWF, SP                                         |
|                | Lmbb | 423       | LIRIOPE MUSCARI `BIG BLUE` / BIG BLUE LILYTURF                      | 4" POT   | 8"-12"  | 8"-12"  |          | FWF                                             |
| SOD/SEED       |      |           |                                                                     |          |         |         |          |                                                 |
|                | Sod6 | 12,584 SF | CYNODON DACTYLON `TIFTUF` / TIFTUF BERMUDA GRASS                    | SOD      | N/A     | N/A     | N/A      |                                                 |

|     |                   |     |                     |     |                               |     |                        |    |                  |
|-----|-------------------|-----|---------------------|-----|-------------------------------|-----|------------------------|----|------------------|
| FWF | FULL WELL FORMED  | MS  | MULTI-STEMMED TRUNK | EGG | EGG CAN CONTAINER             | CON | CONTAINERIZED MATERIAL | MH | MATCHING HEIGHTS |
| SP  | SPECIMEN MATERIAL | CAL | TRUNK CALIPER       | B&B | BALLED AND BURLAPPED MATERIAL | BR  | BARE ROOT MATERIAL     | RF | REFOLIATED       |
| TF  | TREE FORM HABIT   | GAL | GALLON CONTAINER    |     |                               | ESP | ESPALIER               | HC | HURRICANE CUT    |

## 6 PLANT SCHEDULE

### REVISION HISTORY

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

### LANDSCAPE SCHEDULE AND DETAILS





VIEW W PEARL ST.  
PEARL ST. SPARTANBURG, SC







VIEW W PEARL ST.

PEARL ST. SPARTANBURG, SC







VIEW VERNON ST.  
PEARL ST. SPARTANBURG, SC

