



The City of Spartanburg Design Review Board

AGENDA

March 4, 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. Rules and Procedures for Meeting Conduct.

IV. Approval of Agenda.

V. Disposition of the Minutes of February 4, 2025 meeting.

VI. Old Business:

1. DRB-24-020-00019 – The Design Review Board (DRB) has received a request for Full and Final 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 Full and Final 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.**

VII. New Business:

1. DRB-25-020-00001 – The Design Review Board (DRB) has received a request for Preliminary Conceptual Approval for the proposed development, Homes of Hope, located at 770 Howard St (Tax Map Sheet: 7-11-04-206.01) with a zoning designation of DT-4 Zone (Downtown Urban District). **Owner: Northside Development Corp / Agent: Jeffrey B Randolph, The Randolph Group.**
2. DRB-25-020-00002 – The Design Review Board (DRB) has received a request for Preliminary Conceptual Approval for the proposed building, Townes of Howard, located at 535 Howard Street (Tax Map Sheet: 7-12-05-113.00) with a zoning designation of DT-4 Zone (Downtown Urban District). **Owner: GVL Property Group, LLC / Agent: Bryan De Bruin, VanRock Holdings.**
(Case deferred)

VIII. Staff Announcements:

IX. Adjournment.

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

Meeting Minutes of the Design Review Board (DRB)
Tuesday, February 4th, 2025, at 5:30 PM
Dr. TK Gregg Recreation Center

The Design Review Board (DRB) on Tuesday, February 4th, 2025, at 5:30pm. The following Board Members were in attendance: **Lauren Rogers, Jean Crowther, Tori Babcock, Alexander Newman, and Lukas Hauser.** Representing the City of Spartanburg's Planning Department was **Fredalyn Frasier, Planning Director, 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 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 the approval of the agenda.

Approval of Agenda

On a motion by Ms. Rogers to approve and seconded by Board Members, the minutes were approved by a vote of 5 to 0.

Ms. Rogers: Motion to approve.
Board Members: Second.
Ms. Rogers: All in favor?
Ms. Rogers: Aye. Everyone.

Approval of Meeting Minutes for January 7th, 2025.

On a motion by Ms. Rogers to approve and seconded by Board Members, the minutes were approved by a vote of 5 to 0.

New Business: None.

Old Business:

The Design Review Board (DRB) has received a request for Full and Final Approval 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 & Agent: 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. On December 3, 2024, the Design Review Board (DRB) voted to give preliminary conceptual approval for the project.

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.

FINDINGS- EXCEPTIONS

- None expected

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: *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*

D. **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*

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:**
 - 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*

F. Parking:

- **7.1.4 Parking Area Access:** *Compliant*
- **7.2 Bicycle Parking:** *Not Shown. DRB may permit approval by the staff prior to the issuance of a building permit.*

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*

H. Signage: Not applicable.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

- None

RECOMMENDATION

Staff recommendation of Final Approval of the application with the following contingency:

- The required location and number of bicycle parking spaces is confirmed prior to the issuance of a building permit.

Applicant:

Field Goodlett, Connelly Development, LLC

Public Comments: None.

Discussion:

The board requested additional perimeter lighting, with staff working with the builder and the city on implementation. A preference for warmer lighting was noted. Concerns about corner material colors were addressed as rendering error. The board emphasized integrating street lighting as previously discussed, with the staff coordinating plans with Public Works.

A motion was made by Ms. Babcock, seconded Mr. Newman for Full & Final approval, with the condition upon meeting biking requirements and staff review of full metrics for potential extension toward the street by a vote of 5-0.

The Design Review Board (DRB) has received a request for Full and Final Approval 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 ESA LLC / Agent: Andrew McCall & William Gray, McMillian Pazdan Smith / Agent: Michael Swartz & Jon Zubiller, David M Schwarz Architects.

GENERAL PROJECT OVERVIEW

The proposed 7 story, ~136,000 square foot office building is located at the corner of West Main Street and Batter's 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).

On December 3, 2024, the Design Review Board (DRB) voted to give **preliminary conceptual approval** for the project.

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. Preliminary Approval was granted at the December 3, 2024 DRB meeting. Applicants are requesting final approval.

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) – Exception granted by the DRB at the 12/3/2024 meeting.
- **6.4.3 Encroachments:** To permit the proposed arcade encroachment into the right-of-way.
- **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.

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-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. – Exception granted by DRB on 12/3/24*
- **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: *Further information required to determine compliance*
- 5.2.3 Mechanical and Utility Equipment: *Further information required to determine compliance*

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)*
- **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:** *Not Applicable*
 - **6.4.3 Encroachments:** *Exception required - The proposed arcade encroachment prohibited an encroachment into the city right-of-way is required.*
 - **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 wall 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:**

- o D-T5: 12 ft zone with 8 ft wide sidewalk: Compliant along Grove Street and Main Street only.

- Exception required – Proposed streetscape along Batter’s Alley is 9 ft 4 in (total) including a 5 ft wide sidewalk. The minimum dimensions are 12 ft with an 8 ft wide sidewalk.*

- o *Applicant to confirm the proposed street tree is the single stem variety to maximize sidewalk space.*

- **8.2 Parking Area Landscaping:**

- Not applicable*

I. Signage: *Staff level approval. Staff will work with the applicant to provide signage as part of the wayfinding system currently being implemented.*

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

New comments in italics

Arcade Treatment: The proposed “arcade” encroachment in the right-of-way for Batter’s Alley is a unique condition that seems to be a hybrid of the historic and practical use of the treatment. The typical arcade does in fact provide additional “air rights” encroachment to permit more building mass than a site would otherwise allow if restricted to a property boundary. Similarly, historic arcades also provided some element of ground floor retail or building entries.

The proposed treatment appears to simply provide the air-rights for the expansion of the building footprint with no ground floor amenity to offset the encroachment. *Lighting has been added as well as some form of an inset panel. Without active space in or near that area (e.g., windows, doors, or some type of interactive elements), staff’s opinion is that the arcade will feel blank and barren.*

Because the encroachment is into the city’s right-of-way, it will require approval of a permanent easement (or similar document) by City Council.

Blank Wall and Building Transparency: The Applicant’s proposed design sets the building at the zero grade along the side street (Grove/Groce Street) and not along the Main Street. The Main Street frontage has been negatively impacted with a series of stairs and retaining walls. These walls are effectively “blank walls” because they do not meet the definition of having transparent windows or doors no greater than 4 feet above the adjacent sidewalk grade (measured using the public sidewalk, not the private sidewalk adjacent to the building). The windows and doors are also approximately 10-12 feet back from the public sidewalk and by scaled estimate and viewing the rendering it is presumed the retaining walls to be between 2 ft and 6 in height.

While it is true that there is a significant grade change across the frontage, there are other potential treatments that could mitigate its impact. For example, in other cities, this type of frontage across the Main Street would utilize a split slab and internal retaining wall (approximately 50 feet in depth) – effectively a basement grade.

That treatment would permit a portion of the Main Street frontage to support viable ground floor retail with higher ceilings (which is generally ideal for retail). It may mean that the Main Street frontage doesn’t access the internal building, which is not uncommon for mixed-use buildings. This condition is like the Main Street frontage of the Riverplace building in downtown Greenville, SC.

The applicant has submitted additional perspective drawings of the retaining walls and planting proposed landscaping.

Streetscape: *The deficiency in the Main Street section has been resolved and the Applicant has presented the justification for the retention of the parking for potential future retail use. The revised streetscape provides a wider sidewalk.*

Main Street Section: *The proposed Main Street dimensions are atypical. A turning template for a truck along with the curb treatment detail is provided. The ROW will be addressed by the city at the site plan review stage.*

Service Yard and Loading Zone:

The Applicant to provide additional detail about the type of equipment in the side yard and the proposed screening. Also, the landscape plan suggests that there is a drive coming off a loading zone. The applicant to address:

- 1. The need for the loading zone. Short term parking in the travel lane for loading is probably fine given the low traffic volume.*
- 2. Consideration moving the sidewalk away from the screening wall and adding some additional street trees.*

RECOMMENDATION

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

- **6.4.3 Encroachments:** To permit the proposed arcade encroachment into the right-of-way as it is not listed as a permitted encroachment.
- **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 along Batter's Alley that is 9 ft (total) and a 5 ft wide sidewalk.

Applicant:

McMillian Pazdan Smith.

Public Comments: None.

Discussion:

The board reviewed planning staff's comments on alleys, parking, and sidewalk compliance. Staff confirmed sidewalk adjustments, eliminating nonconforming sections near Main Street and increasing width along Batter Alley per prior approvals. Loading was clarified as a lay-by for service access, not parking, with utilities housed in a masonry wall.

The board felt the arcade treatment was workaround for sidewalk requirements and encouraged more seamless integration of site constraints in future designs. Lowering planters along Main Street was seen as improving visibility and functionality.

A motion was made by Ms. Babcock, seconded Mr. Newman for Full & Final approval, with the exceptions to zoning code, allowing encroachment into Batters Alley, the blank wall condition

with the outdoor planters, and the minimum streetscape zone in Batters Alley meeting requirements by a vote of 5-0.

Staff Announcements:

None.

Adjourned meeting at 6:32 P.M.

Lauren Rogers, Chair

DATE

March 4, 2025

TO

Design Review Board Members

ADDRESS/PROJECT/ TAX ID

189 W. Main Street/Hotel & Office/ 7-12-20-030.00

PROJECT NUMBER

DRB-24-020-000019

REVIEW STATUS – Full and Final**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. The project received Preliminary Approval by the DRB on January 7, 2025.

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

- **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).

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*
 - **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.*
 - **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:**
 - 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

Broad Street & Spring Street: As discussed in previous meetings and reviews, the redevelopment in the core of downtown presents an opportunity to take a comprehensive look at the streetscape along Broad Street and Spring Street. The City has coordinated a review with design teams for 189 W. Main Hotel, W. Broad/Magnolia Block residences, the Joint Government Center, and Morgan Square to ensure a cohesive streetscape that meets DT standards.

RECOMMENDATION

A Final Approval by the DRB is recommended.

189 West Main Street Development

The following updates have been incorporated into the submission for final Board approval:

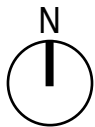
1. Revision of curb line along Spring Street to remove three parking spaces and provide for a streetscape and sidewalk that meets the requirements of DT-6 zoning (per Option B selected by the Board at the 01.04.2025 preliminary review meeting)
2. Ground Level Detailing:
 - a. Spring Street at Hotel: Ownership has confirmed that the artwork as shown in the elevations and renderings will be a permanent installation on a metal substrate panel. This allows the flexibility to replace a panel if one is damaged.
 - b. S Daniel Morgan Avenue and Broad Street at Office:
 - i. The sill of the ground floor openings has been lowered +/-18” across the west and south facades and approximately 30” at the 2 northernmost bays of the west façade at the Office Lobby to increase visibility to/from the street and the office’s ground floor uses.
 - ii. Incorporated a metal signband above the ground floor storefront openings in lieu of a brick panel. This visually increases the height of the openings, making for a more vertical proportion.
 - iii. Re-proportioned and increased the number of grilled openings at the lower level parking area to reduce the length of unfenestrated wall on both S Daniel Morgan Ave and Broad St.
 - iv. Widened the opening for the garage entrance to provide for better sightline between vehicles enter/exiting the garage and pedestrians walking along the sidewalk.
 - v. Introduced a water table of a contrasting material color at the base of the wall. This base steps with the sloping grade of the street to further articulate the ground floor and visually reduce the height of wall.

189 West Main Street

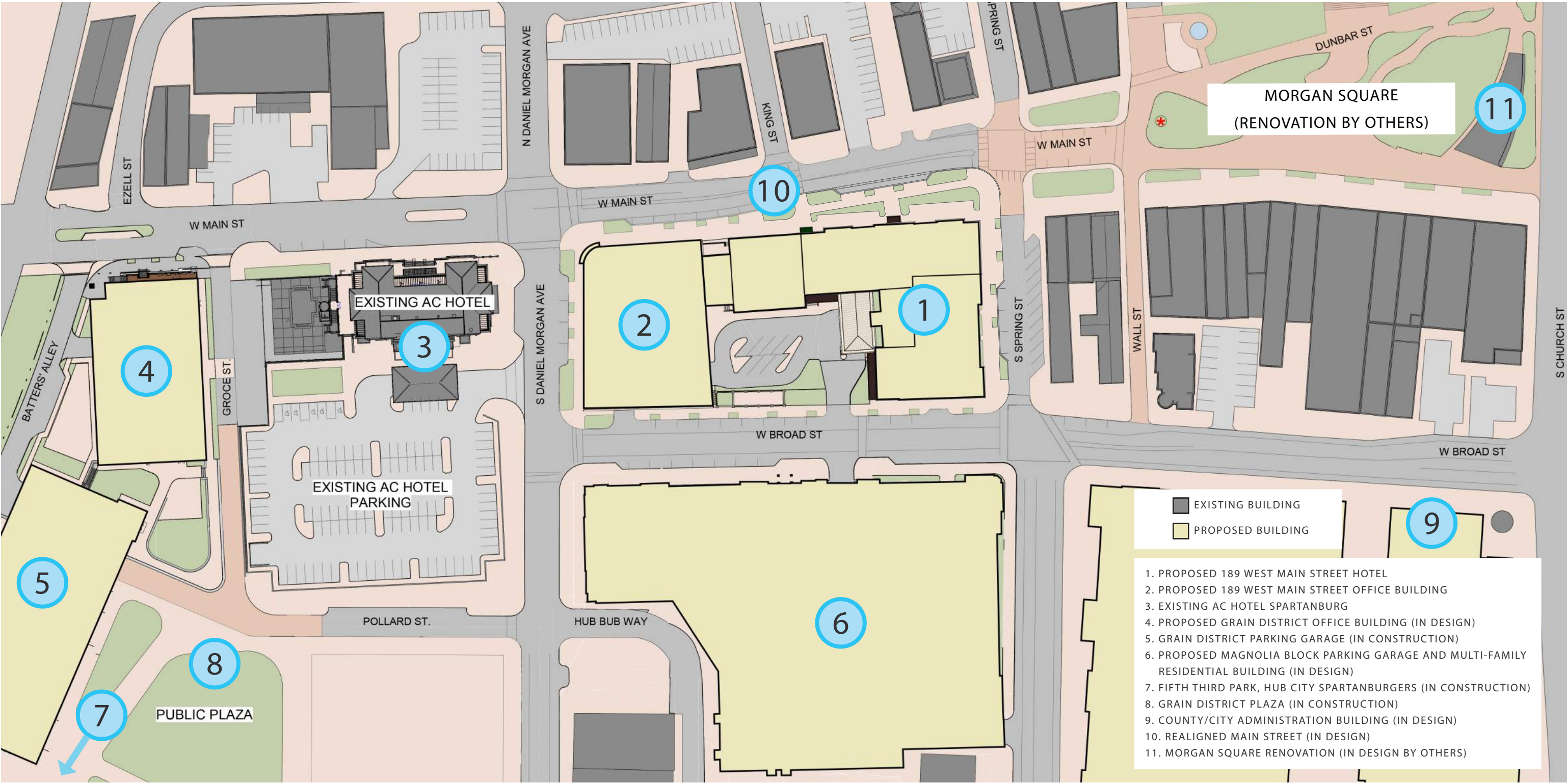
Design Review Board Package



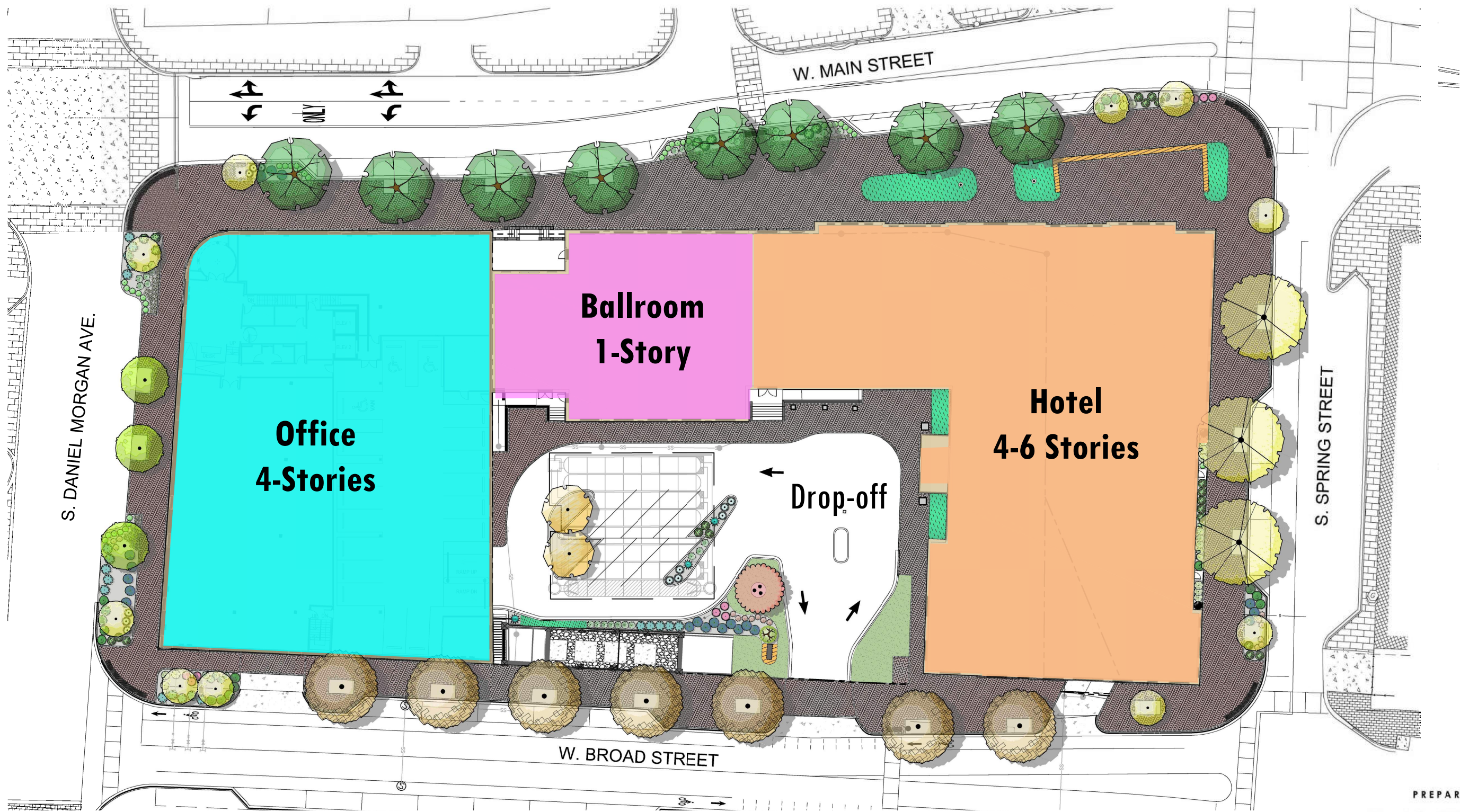
Existing Context - Aerial Site Image



MASTER PLAN



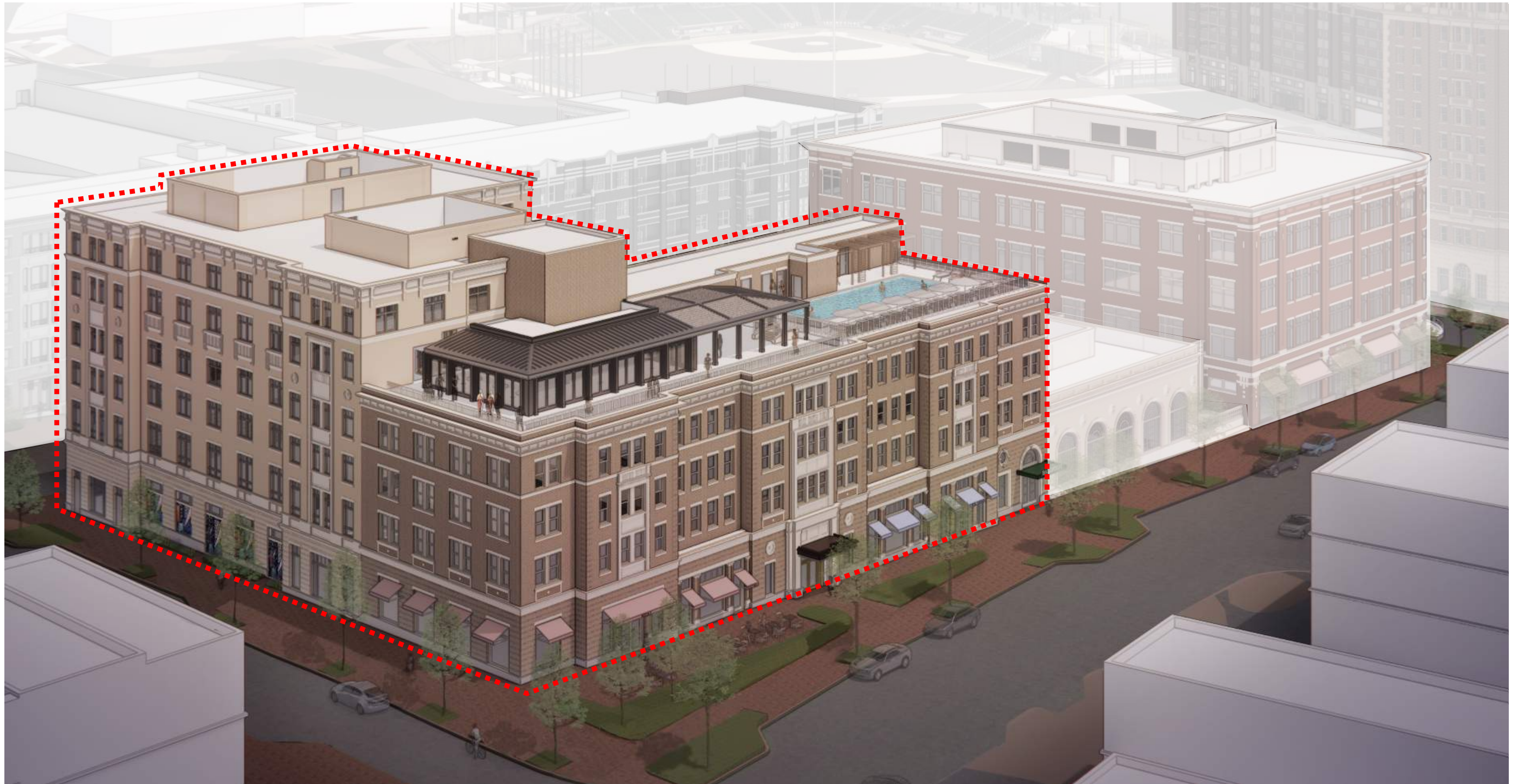
SITE PLAN



189 West Main Street - Overall Development



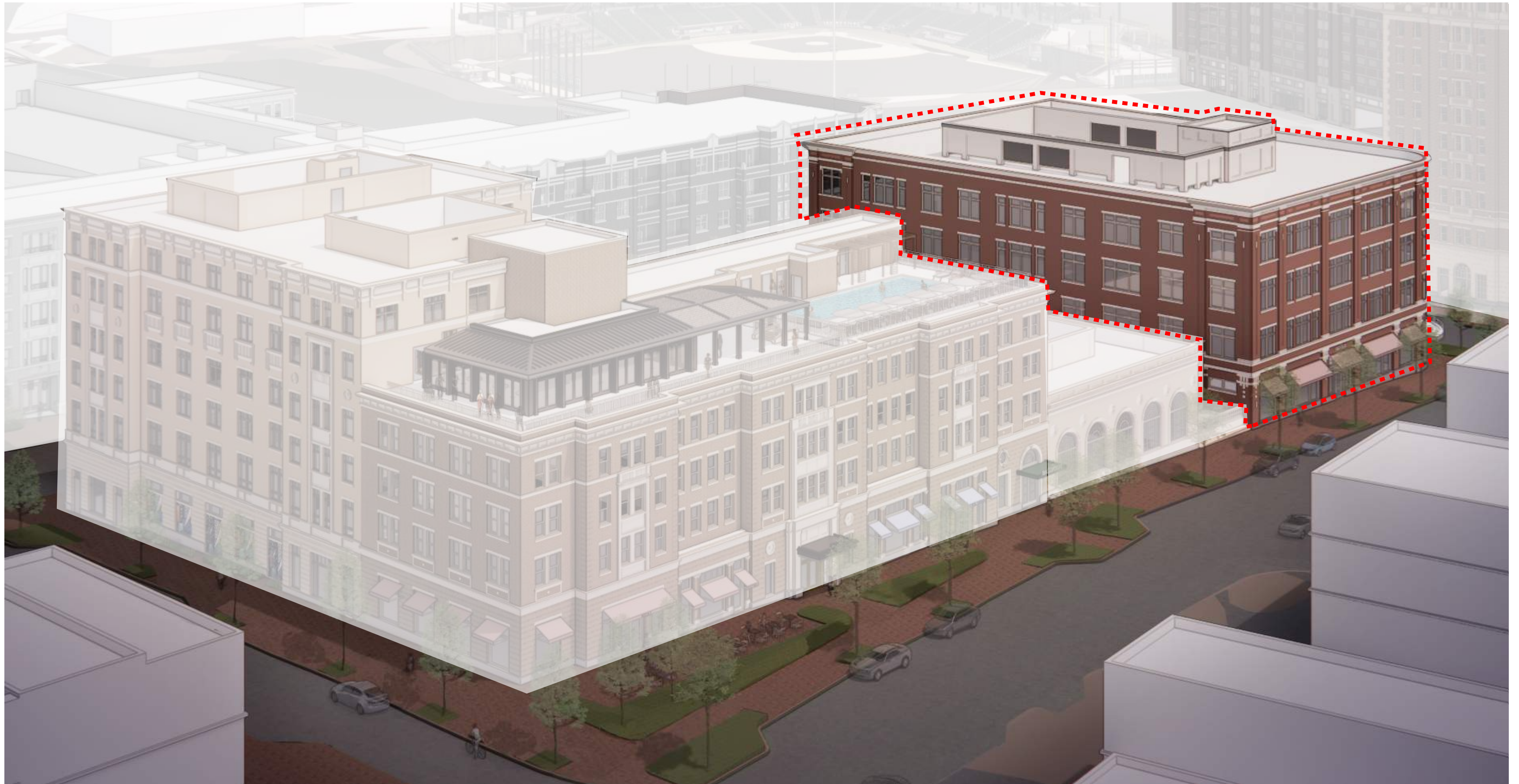
189 West Main Street - Hotel



189 West Main Street - Hotel Ballroom



189 West Main Street - Office



189 West Main Street - Hotel



189 West Main Street - Hotel



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

189 West Main Street - Hotel



CONCEPTUAL RENDERINGS



CONCEPTUAL RENDERINGS



CONCEPTUAL RENDERINGS



189 West Main Street - Office



VIEW FROM NW CORNER - ACROSS STREET
28 of 97
189 West Main Street: Office

CONCEPTUAL RENDERINGS



VIEW FROM NW CORNER - SAME STREET
29.01.17
189 West Main Street: Office

VARIANCE REQUESTS: Preliminary Approvals

BUILDING HEIGHT

1.

3.3.4.a Building Height:

To permit a one (1) story building element – The minimum number of stories is two (2).

DRB Recommendation- Support. The Board supports the variation and recognizes the proposed height that averages twenty-eight feet, is not too dissimilar from two-story historic facades along Main Street.
2.

4.4 Main Street Height Overlay:

To permit a partial encroachment into the maximum 60-foot building height.

DRB Recommendation- Support. The Board supports the variation as the visual impact is slight.

GROUND LEVEL DETAILING

3.

6.4.3 Ground Level Detailing:

To permit certain blank wall conditions along Daniel Morgan Avenue, Broad Street, and Spring Street.

DRB Recommendation- Support with additional information requested. The Board supports the variation given the proposed use of art elements and decorative grates to provide pedestrian interest.

a)

Art: The Board request additional detail on whether the art is permanent or rotating and how it will be maintained.

b)

Garage Vents: Explore a design with increased height of the vents, a vertical orientation.

MATERIALS

4.

6.4.4 Materials:

To permit the use of EIFS on elevations that are visible from public streets.

DRB Recommendation – Support.
While the DRB has historically not been favorable to the use of synthetic stucco except as a minority element. Based on the Applicant’s design detail the Board views the use of this material can be executed elegantly and its location on upper stories will minimize the potential of surface damage.

STREETSCAPE

5.

8.1.a & b Streetscape Width:

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).

DRB Recommendation – Conditional Support.
The Board supports the Applicant’s streetscape Option B response to the previously submitted noncompliant streetscapes along Spring Street and West Broad Street. Option B reduces the proposed six parallel parking spaces along Spring Street to three spaces and provides a pedestrian environment more closely aligned with the streetscape standard. The Applicant is requested to update the plans to reflect the three-space parallel parking option.

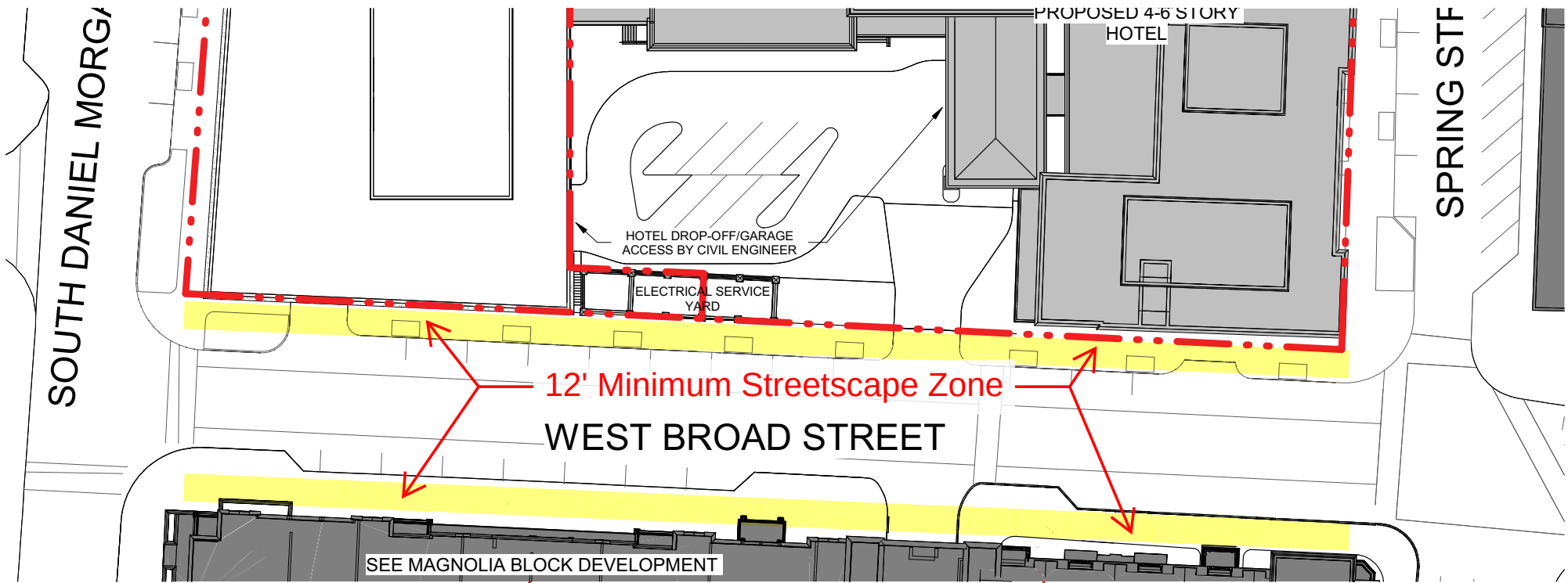
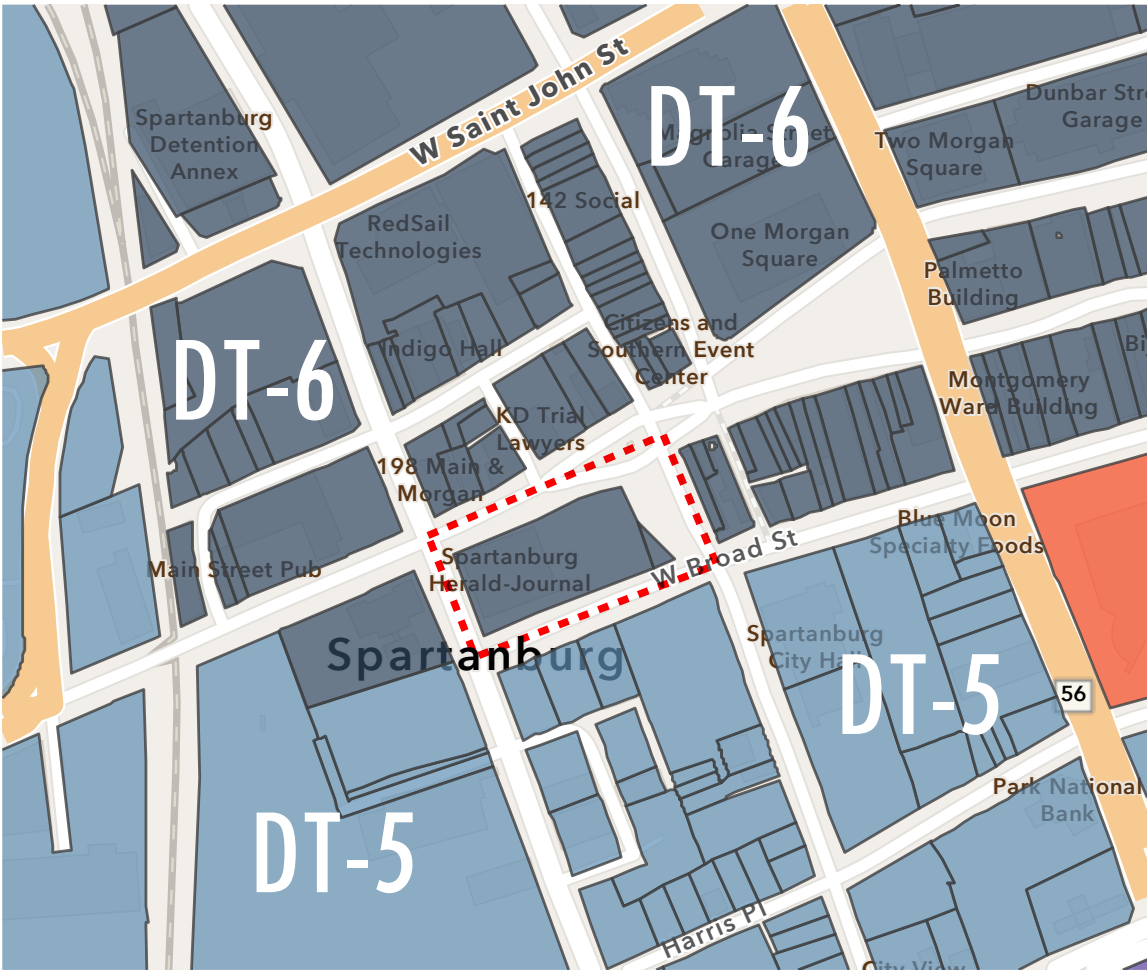
VARIANCE REQUESTS: Streetscape Width

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

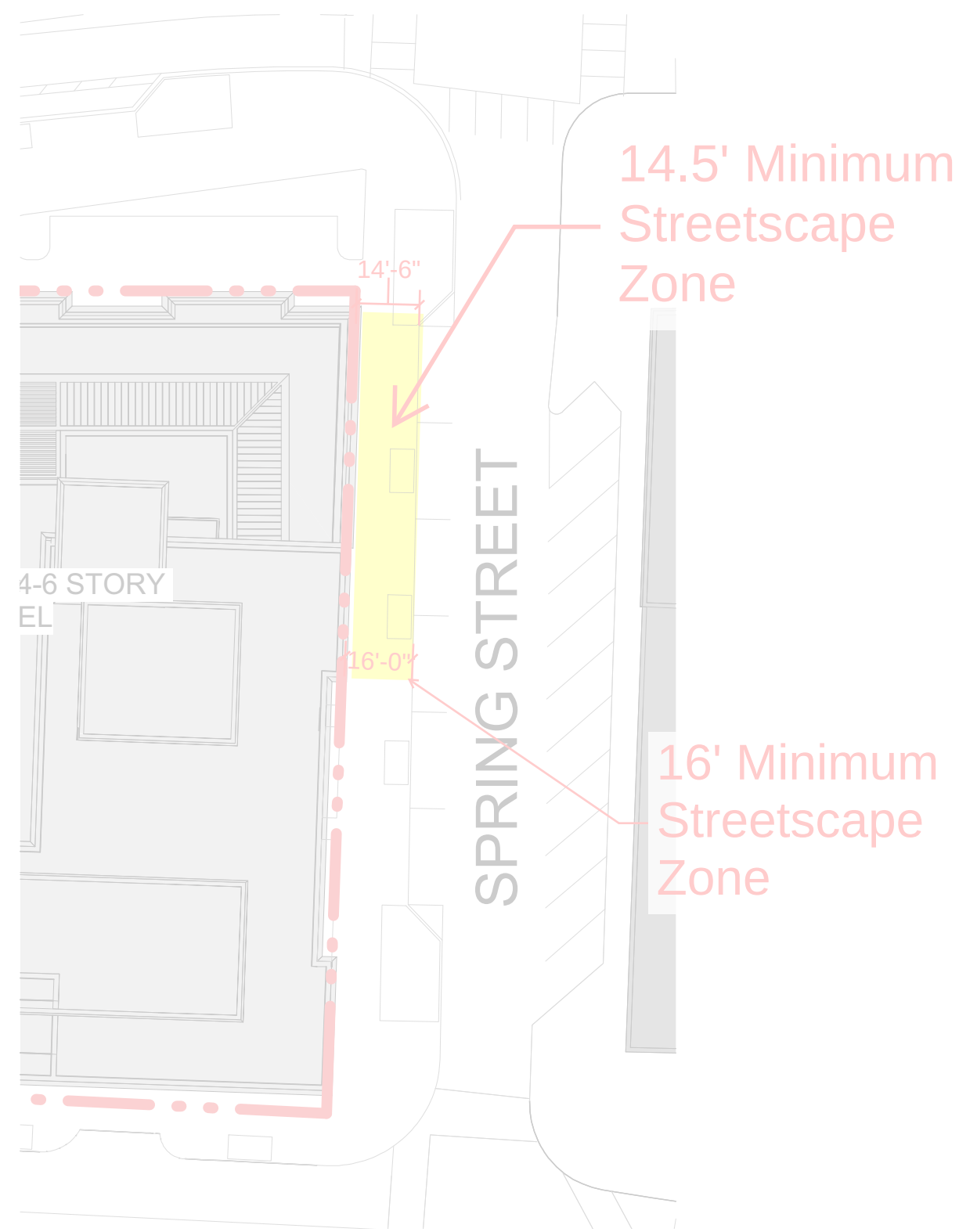
3) Streetscape Width: *Per Section 515.8.1a and b. of the Downtown Code, the required minimum Streetscape Zone (measured from back of curb to outside edge of right-of-way) and Sidewalk Width within DT-6 is 16 feet.*

Unique Design Considerations:

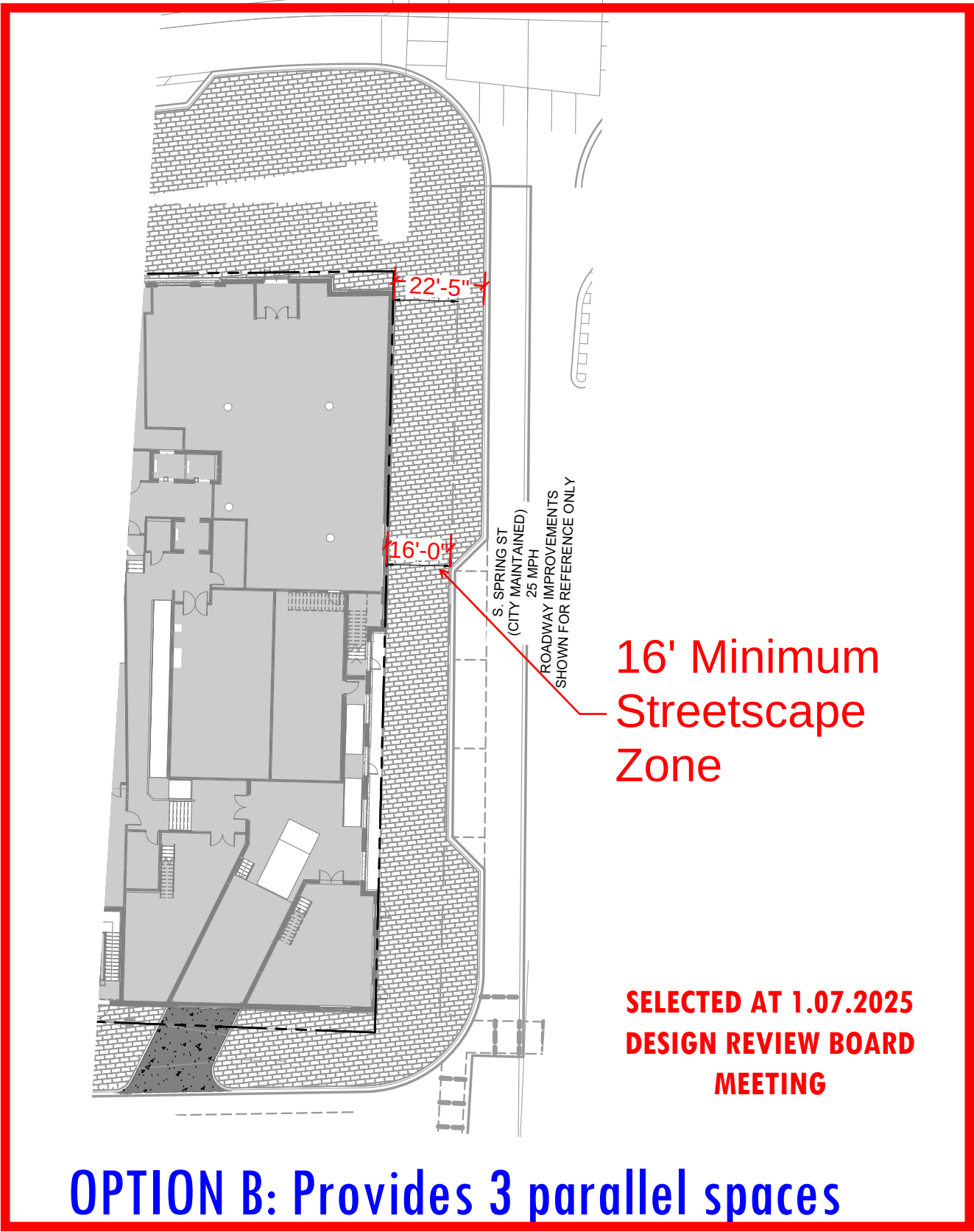
Along W Main, S Daniel Morgan and the predominate portion of S Spring Street, the proposed development meets or exceeds the minimum 16 feet streetscape zone width requirement of the DT-6 zoning. At Broad Street, which serves as a transition between the DT-5 (south side) and DT-6 (north side) zoning districts, 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: Streetscape Width - Revisions



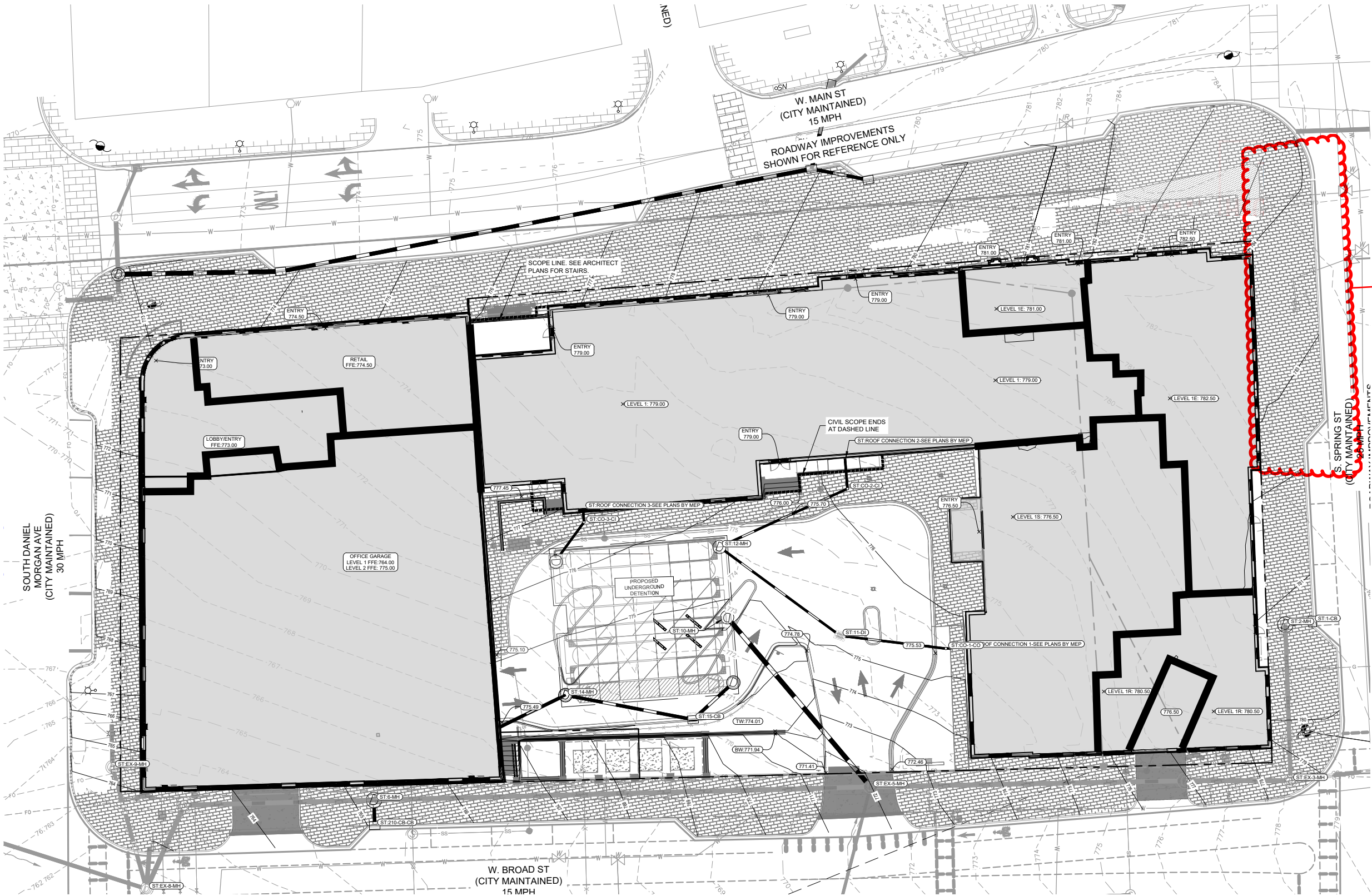
OPTION A: Provides 6 parallel spaces



OPTION B: Provides 3 parallel spaces

SELECTED AT 1.07.2025
DESIGN REVIEW BOARD
MEETING

CIVIL SITE PLAN - Revisions



PARKING AND
STREETSCAPE
WIDTH REVISED PER
BOARD REQUEST.
MEETS DT-6
REQUIREMENTS

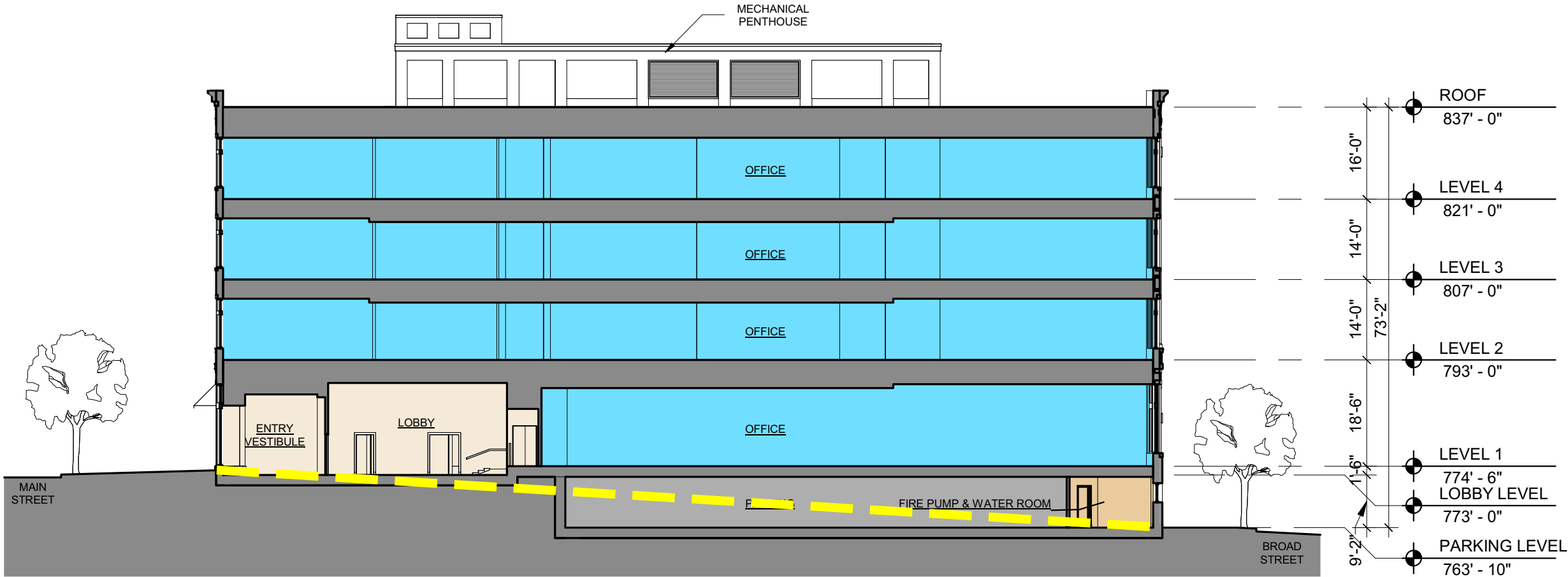
VARIANCE REQUESTS: Ground Level Detailing - Revisions



The site plan illustrates the proposed underground detention facility, including its footprint, internal layout, and surrounding context. Key features include:

- Elevation Drops:** Four blue callouts indicate the maximum drop from the existing ground level to the detention facility structure:
 - +/-10' DROP** (top center)
 - +/-10' DROP** (left side)
 - +/-16' DROP** (bottom center)
 - +/-4' DROP** (right side)
- High and Low Points:** Two red callouts identify the extreme elevations:
 - +783' HIGH POINT** (top right)
 - +763' LOW POINT** (bottom left)
- Structural and Utility Details:** The plan shows various structural elements (ST-1 through ST-15), utility lines (E, G, S, W, C, D, F, H, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z), and a "PROPOSED UNDERGROUND DETENTION" area. It also includes a "CIVIL SCOPE ENDS AT DASHED LINE" and "ST ROOF CONNECTION 2-SEE PLANS BY MEP".
- Surrounding Context:** The facility is situated between W. Main St (City Maintained) to the north and W. Broad St (City Maintained) to the south. The plan also shows existing buildings, parking areas, and a "ROADWAY IMPROVEMENTS SHOWN FOR REFERENCE ONLY".

VARIANCE REQUESTS: Ground Level Detailing - Revisions



M. SCHWARZ ARCHITECTS

VARIANCE REQUESTS: Ground Level Detailing - Revisions



PREVIOUS PROPOSAL

VARIANCE REQUESTS: Ground Level Detailing - **Revisions**



REVISED PROPOSAL

VARIANCE REQUESTS: Ground Level Detailing - Revisions



VARIANCE REQUESTS: Ground Level Detailing - **Revisions**



VARIANCE REQUESTS: Ground Level Detailing - **Revisions**



VARIANCE REQUESTS: Ground Level Detailing - Revisions



PREVIOUS PROPOSAL



REVISED PROPOSAL



DATE

March 4, 2025

TO

Design Review Board Members

PROJECT/ADDRESS/ TAX IDMagnolia Residences/W. Broad Street/7-12-30-4248990;
7-12-30-4153140; 7-12-30-4045895; and 7-11-39-4948449**PROJECT NUMBER**

DRB-24-020-000020

REVIEW STATUS – Full and Final**COPIES TO**

City Departments/Applicant

STAFFFredalyn 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. The project received Preliminary Approval at the January 7, 2025 meeting.

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). – **Approved at the 1/7/25 DRB Meeting.**
- **7.1.4.b. Parking Area Access:** To permit access to parking from the primary frontage. – **Approved at the 1/7/25 DRB Meeting.**

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:** *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.
Exception approved at the 1/7/25 DRB Meeting.
- 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 a parking access from the primary frontage of Broad Street. – Exception approved at the 1/7/25 DRB Meeting.*
- **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**

Broad Street & Spring Street: As discussed in previous meetings and reviews the redevelopment in the core of downtown presents an opportunity to take a comprehensive look at the streetscape along Broad Street and Spring Street. The City has coordinated a review with design teams for W. Broad/Magnolia Block residences, the Joint Government Center, 189 W. Main Hotel, and Morgan Square to ensure a cohesive streetscape that meets DT standards.

RECOMMENDATION

A Final Approval by the DRB is recommended.

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
103	3D VIEW
104	3D VIEW
105	3D VIEW
201	EXTERIOR ELEVATIONS
202	EXTERIOR ELEVATIONS
203	EXTERIOR ELEVATIONS

DRB SHEET INDEX	
SHEET NUMBER	SHEET NAME
204	EXTERIOR ELEVATIONS
205	WALL SECTIONS
301	LANDSCAPE PLAN
401	3D VIEW - EXTERIOR RENDERING
402	3D VIEW - EXTERIOR RENDERING
403	3D VIEW - EXTERIOR RENDERING
404	3D VIEW - EXTERIOR RENDERING
501	PROPOSED MATERIALS
502	PROPOSED MATERIALS
503	PROPOSED MATERIALS
601	CIVIL GRADING PLAN
602	CIVIL SITE PLAN

DRB SHEET INDEX	
SHEET NUMBER	SHEET NAME
602	CIVIL SITE PLAN - ALTERNATE 1
603	CIVIL UTILITY PLAN
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	FINAL SHEET





1) EXISTING BUILDING ON SITE (TO BE DEMOLISHED)



2) WEST SIDE OF SITE @ S DANIEL MORGAN



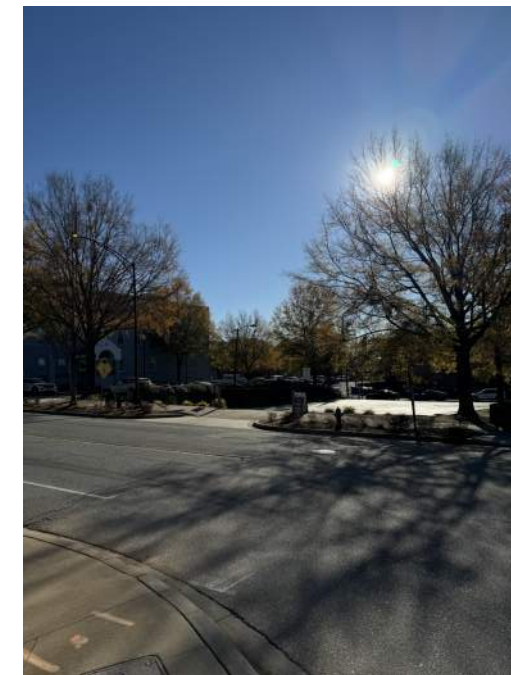
3) ADJACENT BUILDING @ HUB BUB WAY FROM SITE



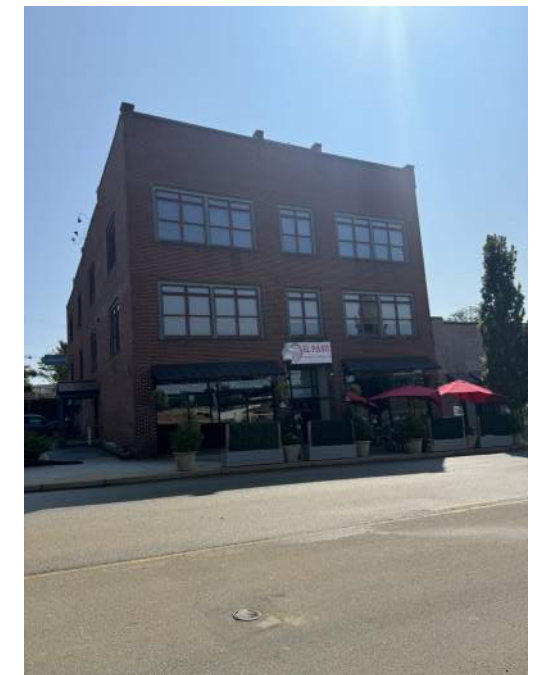
4) ADJACENT BUILDING @ S SPRING ST



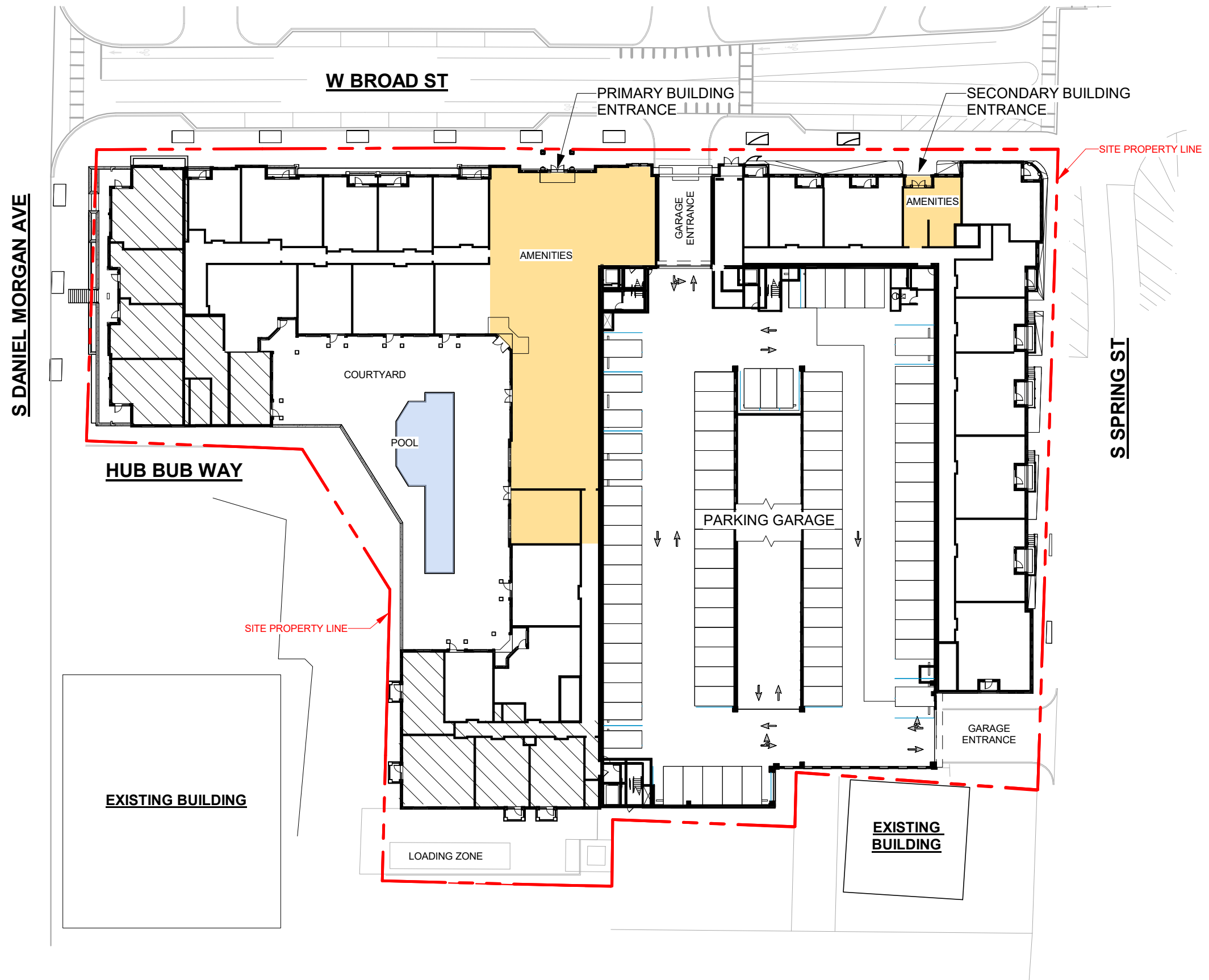
5) NORTHEAST CORNER OF SITE

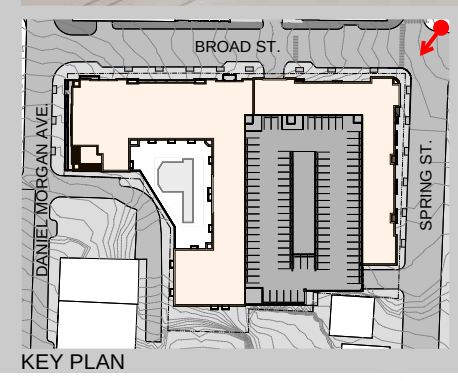


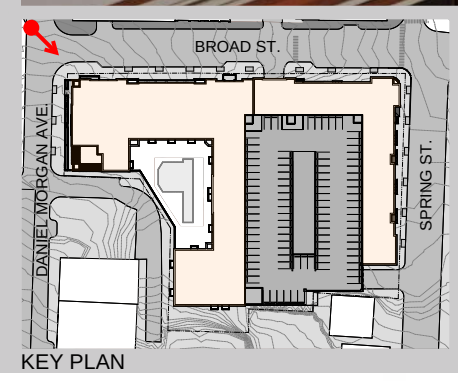
6) NORTHWEST CORNER OF SITE



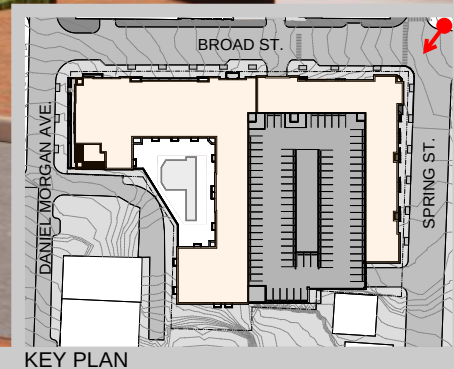
7) ADJACENT BUILDING @ HUB BUB WAY

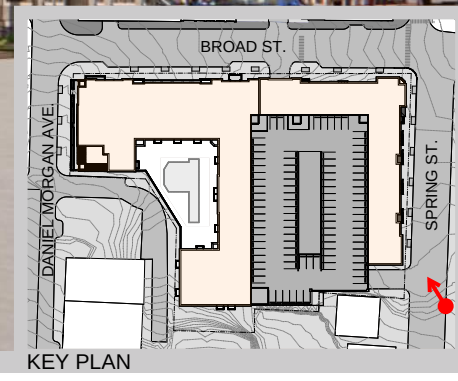














NORTH ELEVATION - EAST END
SCALE: 3/64" = 1'-0"

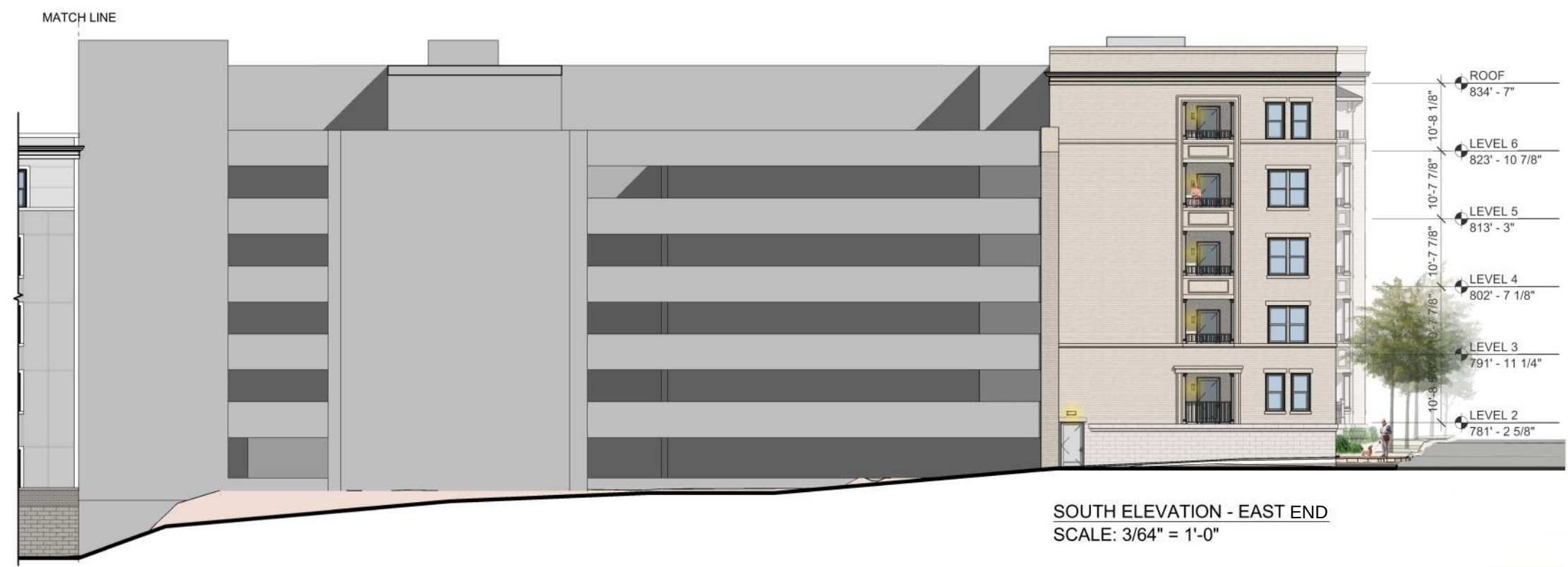


NORTH ELEVATION - WEST END
SCALE: 3/64" = 1'-0"





SOUTH ELEVATION - WEST END
SCALE: 3/64" = 1'-0"



SOUTH ELEVATION - EAST END
SCALE: 3/64" = 1'-0"

KEY:
EXTERIOR LIGHTING 



COURTYARD - WEST FACADE
SCALE: 3/64" = 1'-0"



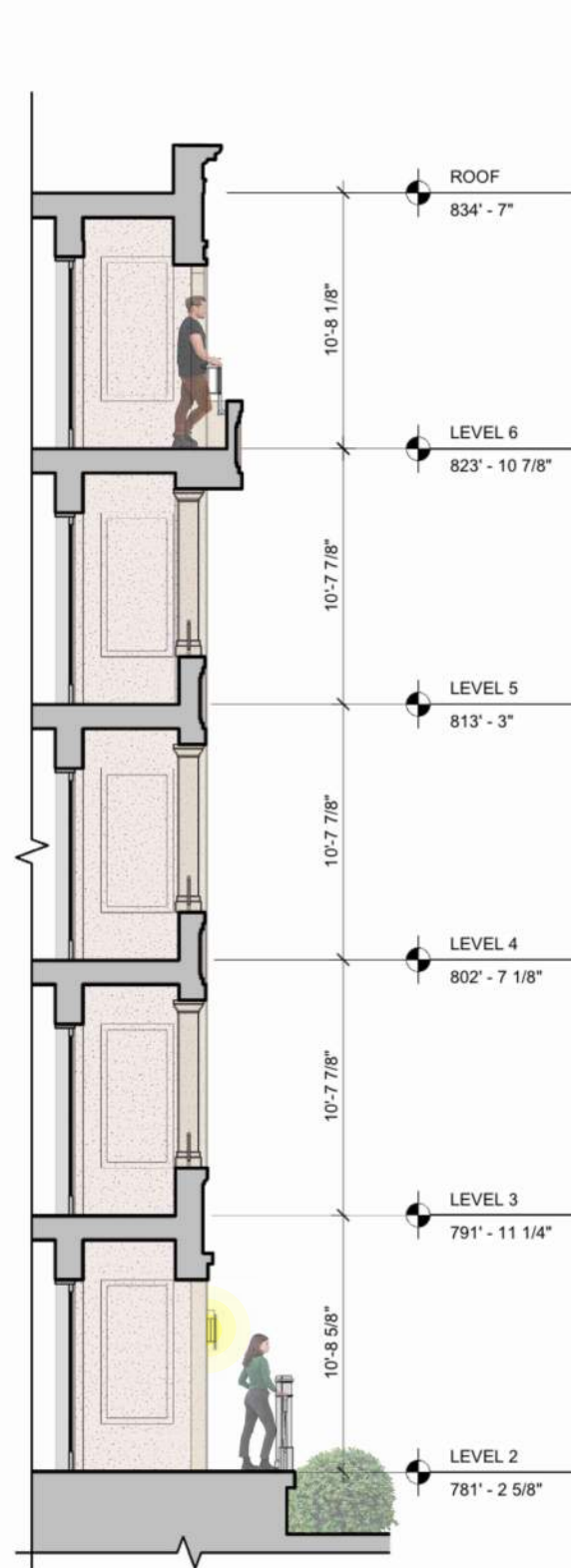
COURTYARD - EAST FACADE
SCALE: 3/64" = 1'-0"



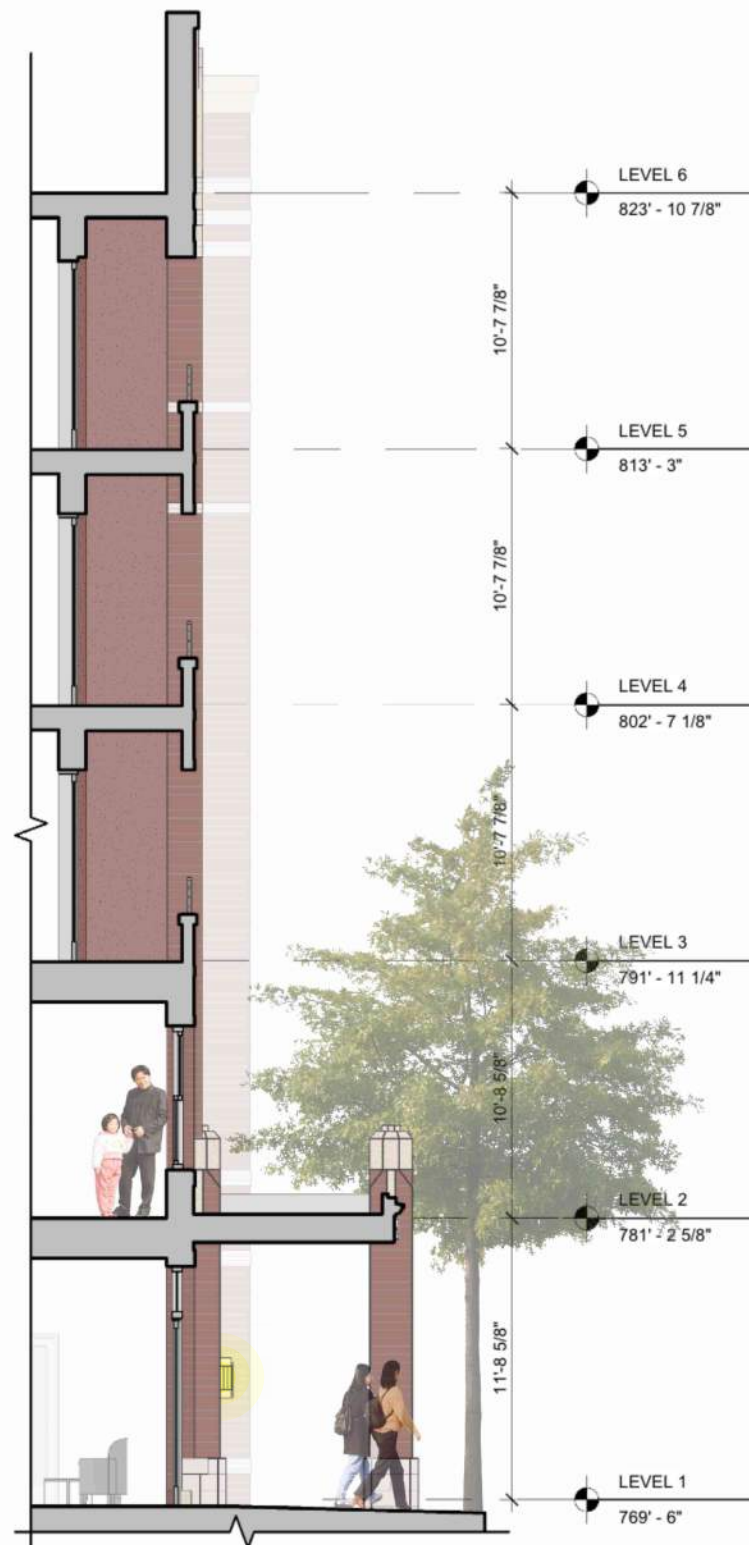
COURTYARD - SOUTH FACADE
SCALE: 3/64" = 1'-0"



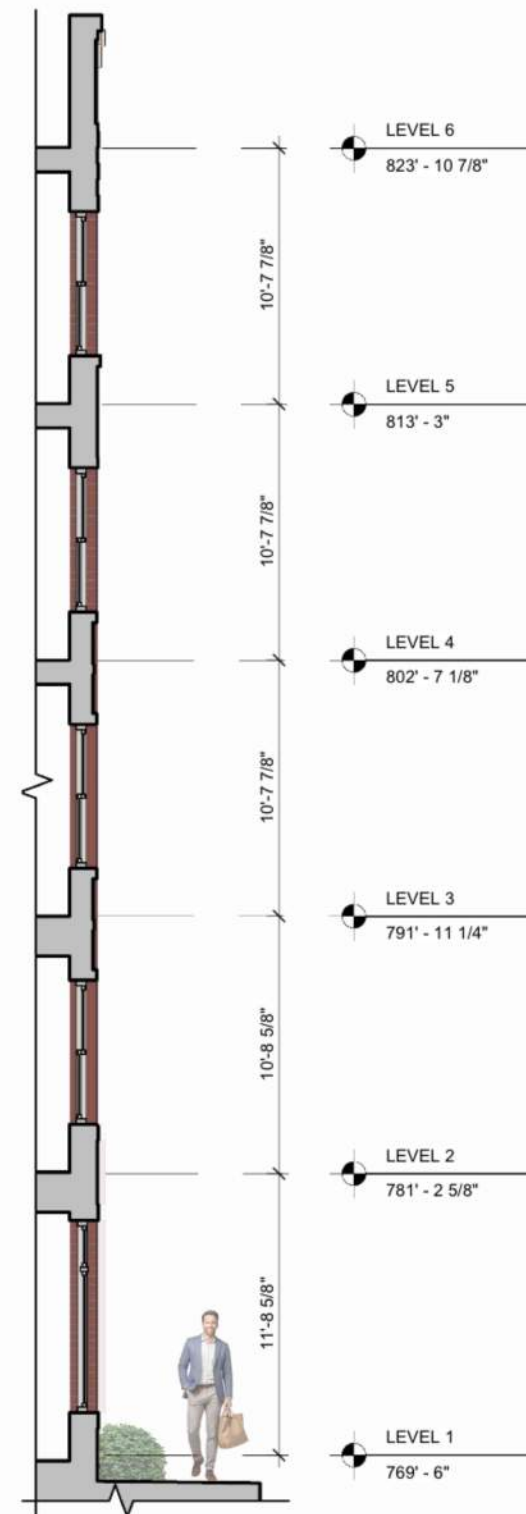
COURTYARD - NORTH FACADE
SCALE: 3/64" = 1'-0"



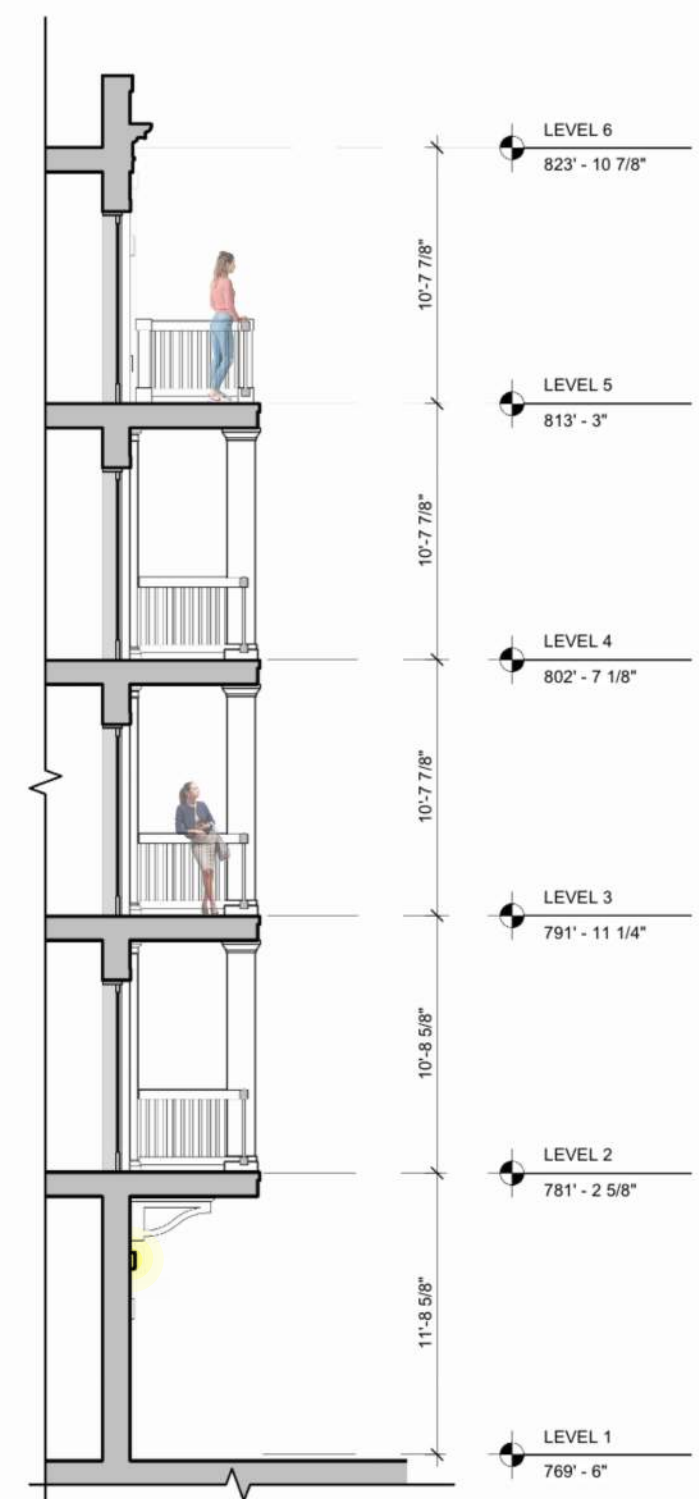
SECTION A (SPRING ST. PORCH)
SCALE: 1/8" = 1'-0"



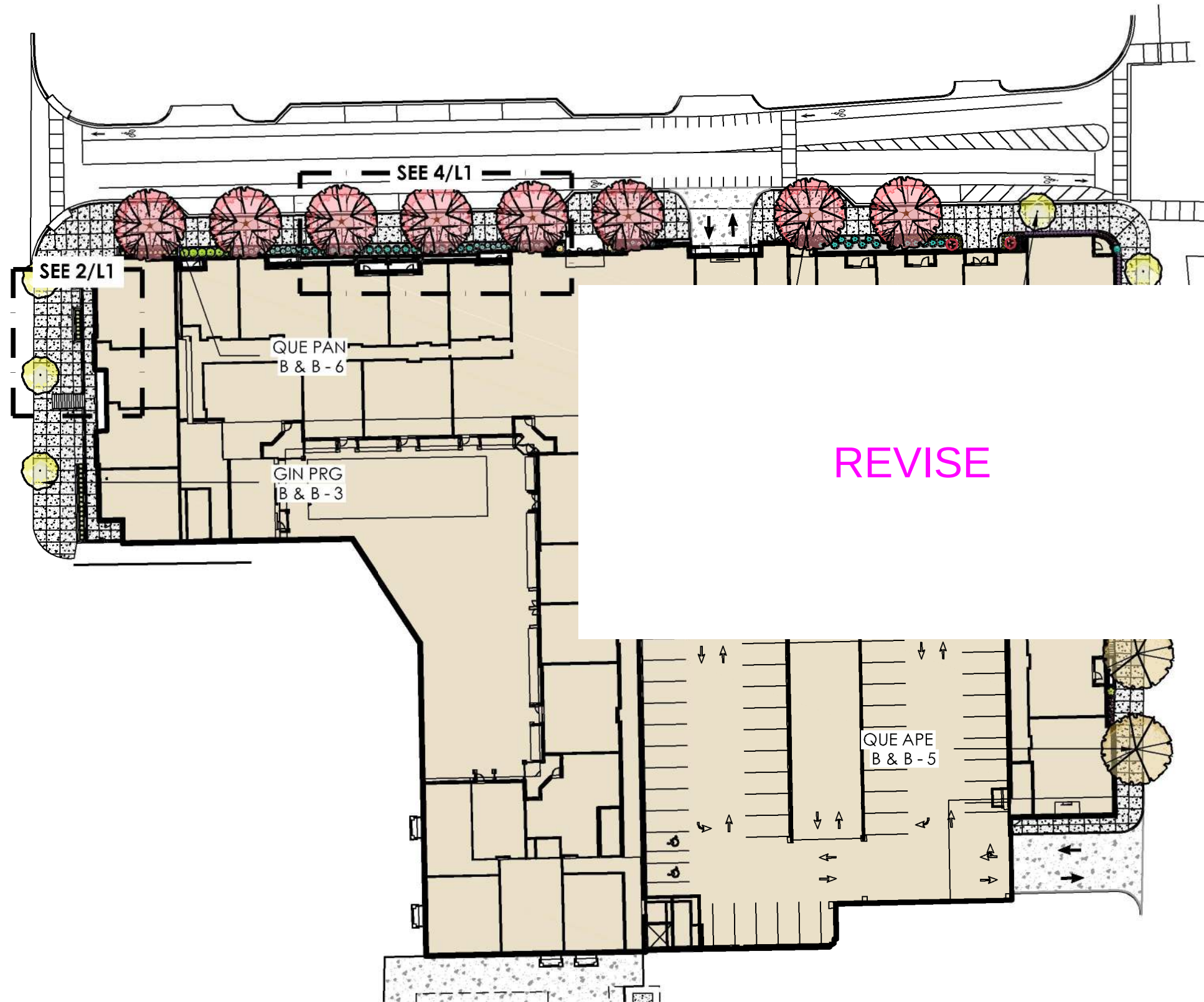
SECTION B (BROAD ST. PRIMARY ENTRY)
SCALE: 1/8" = 1'-0"



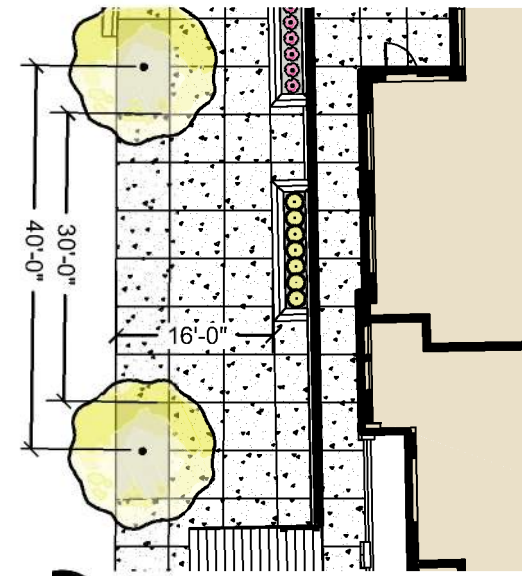
SECTION C (BROAD ST. TYPICAL WALL)
SCALE: 1/8" = 1'-0"



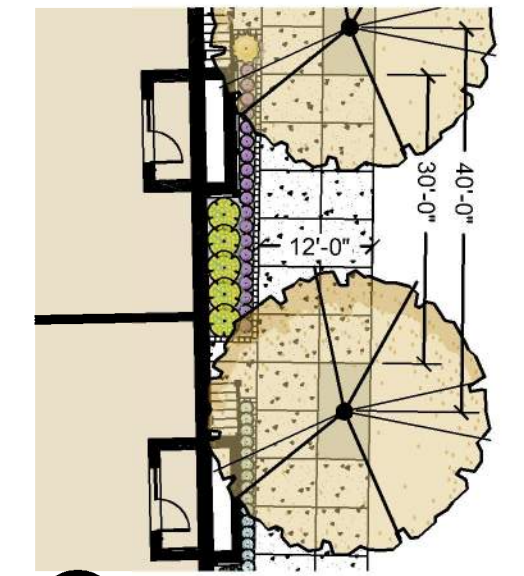
SECTION D (COURTYARD)
SCALE: 1/8" = 1'-0"



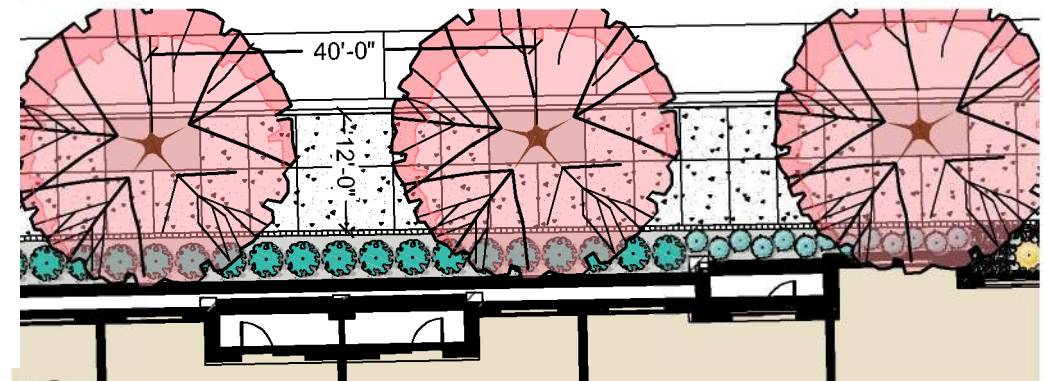
1 LANDSCAPE PLAN
L1 SCALE 1"=50'



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'

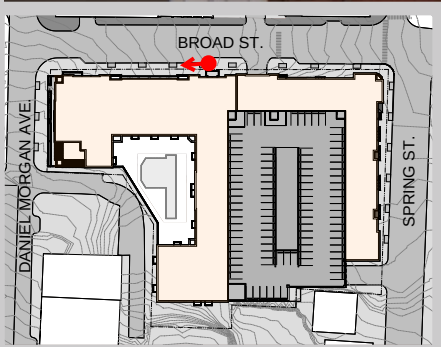
PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES					
ACE RYU	3	ACER PALMATUM 'RYUSEN' / RYUSEN JAPANESE MAPLE	B & B		7-8"
GIN PRG	5	GINKGO BILOBA 'PRESIDENTIAL GOLD' / PRESIDENTIAL GOLD GINKO	B & B	4" CAL	
QUE APE	5	QUERCUS PHELLOS 'GREENENVY' / KINGPIN® WILLOW OAK	B & B	4" CAL	
QUE PAN	8	QUERCUS SHUMARDII 'QSFTC' / PANACHE® SHUMARD OAK	B & B	4" CAL	

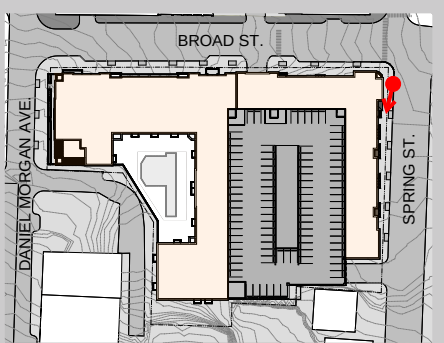
REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY
03 CONCRETE		
03-01	4" CONCRETE WALKS	11,553 SF
32 EXTERIOR IMPROVEMENTS		
32-01	TRIPLE HAMMERED HARDWOOD MULCH (3" THICK)	27.0 CY
PAVING		
P-101	HANOVER® GARRISON EDGER - COLOR:NATURAL/CHARCOAL BLEND	533 LF

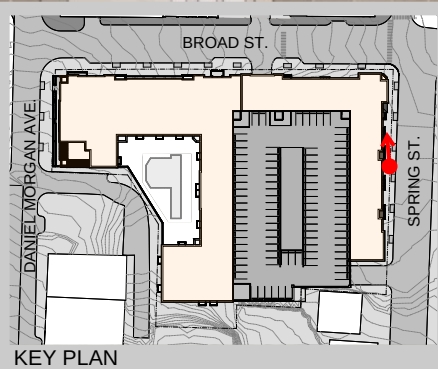




KEY PLAN



KEY PLAN





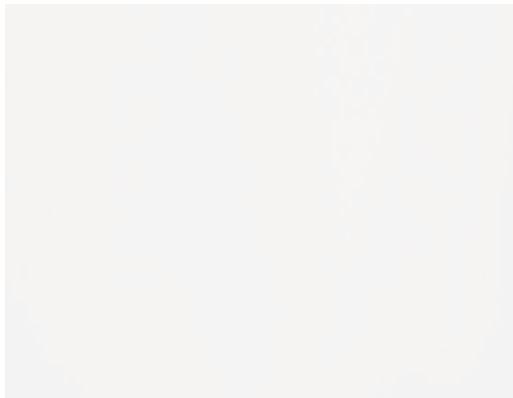
INSULATED GLAZING UNIT



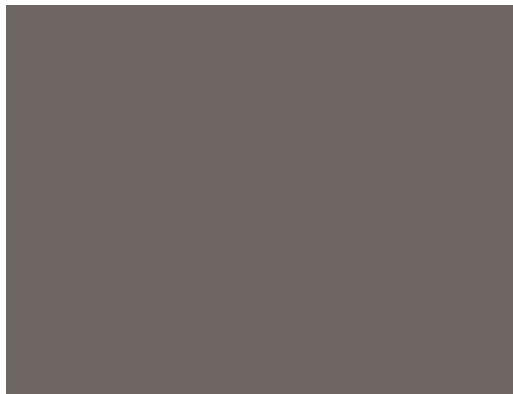
ROOF SHINGLES:
COLOR: TBD



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



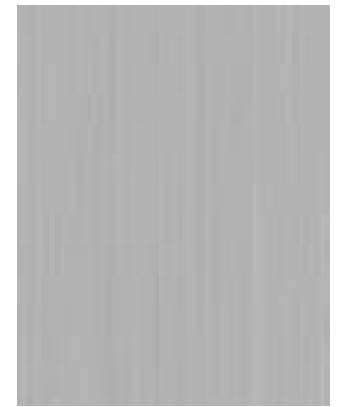
**ENTRY AND BALCONY DOOR /
WINDOW SYSTEMS COLOR**
GRAY



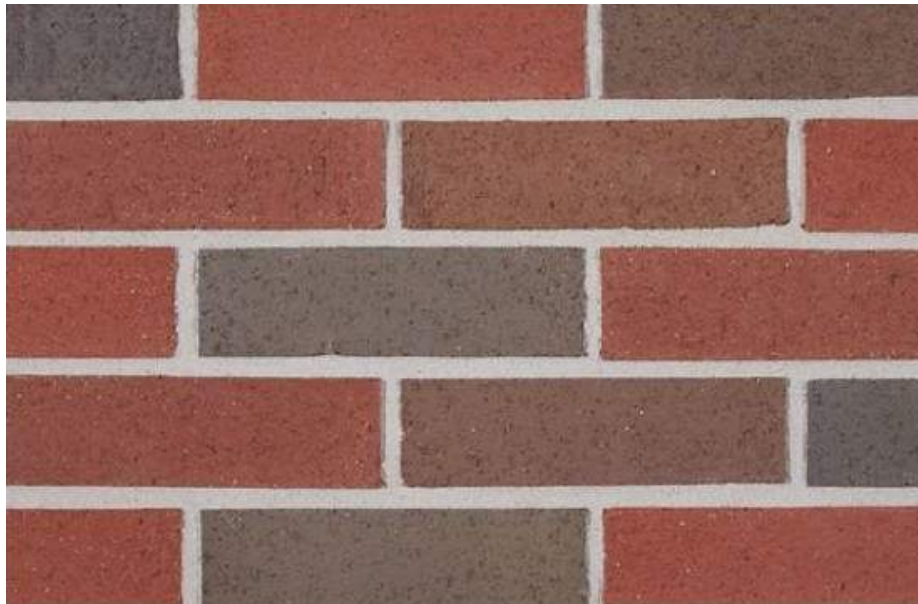
METAL RAILING COLOR
DARK GRAY



**DECORATIVE METAL
GRILLE**



**DECORATIVE METAL
ENTRY CANOPY**



MODULAR BRICK (FIELD)
BRICK BLEND: RED

MORTAR COLOR: TBD



MODULAR BRICK (ACCENT)
BRICK: OFF WHITE

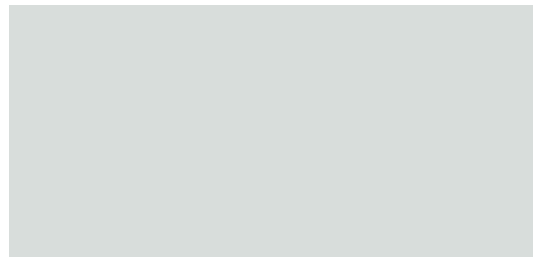
MORTAR COLOR: TBD



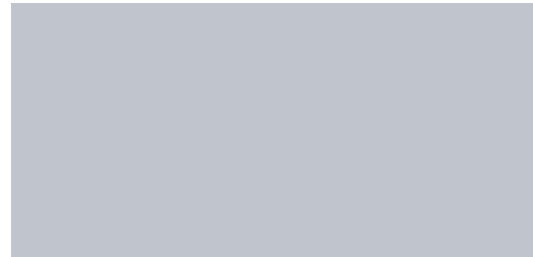
CAST STONE / GFRC / STONE
CUSTOM TO MATCH OFF WHITE BRICK ACCENT
LIGHT SANDBLAST FINISH



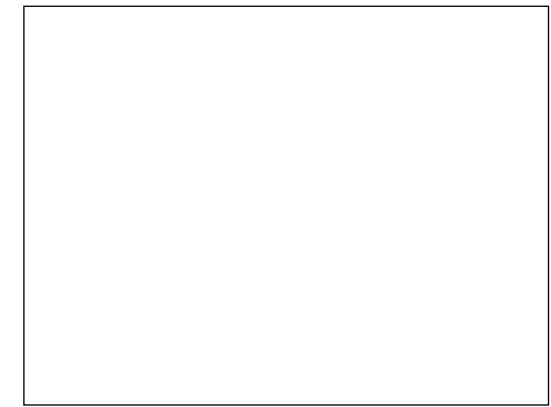
INSULATED GLAZING UNIT



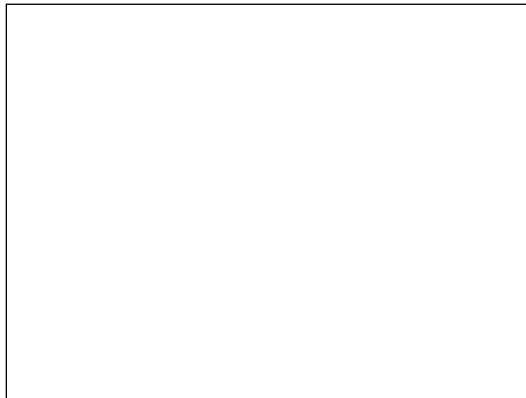
CEMENTITIOUS BOARD & BATON
(UPPER WALL)
LIGHT GRAY
SMOOTH TEXTURE



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



**DECORATIVE TRIM &
DETAIL COLOR**
WHITE



DOOR & WINDOW SYSTEMS COLOR
WHITE



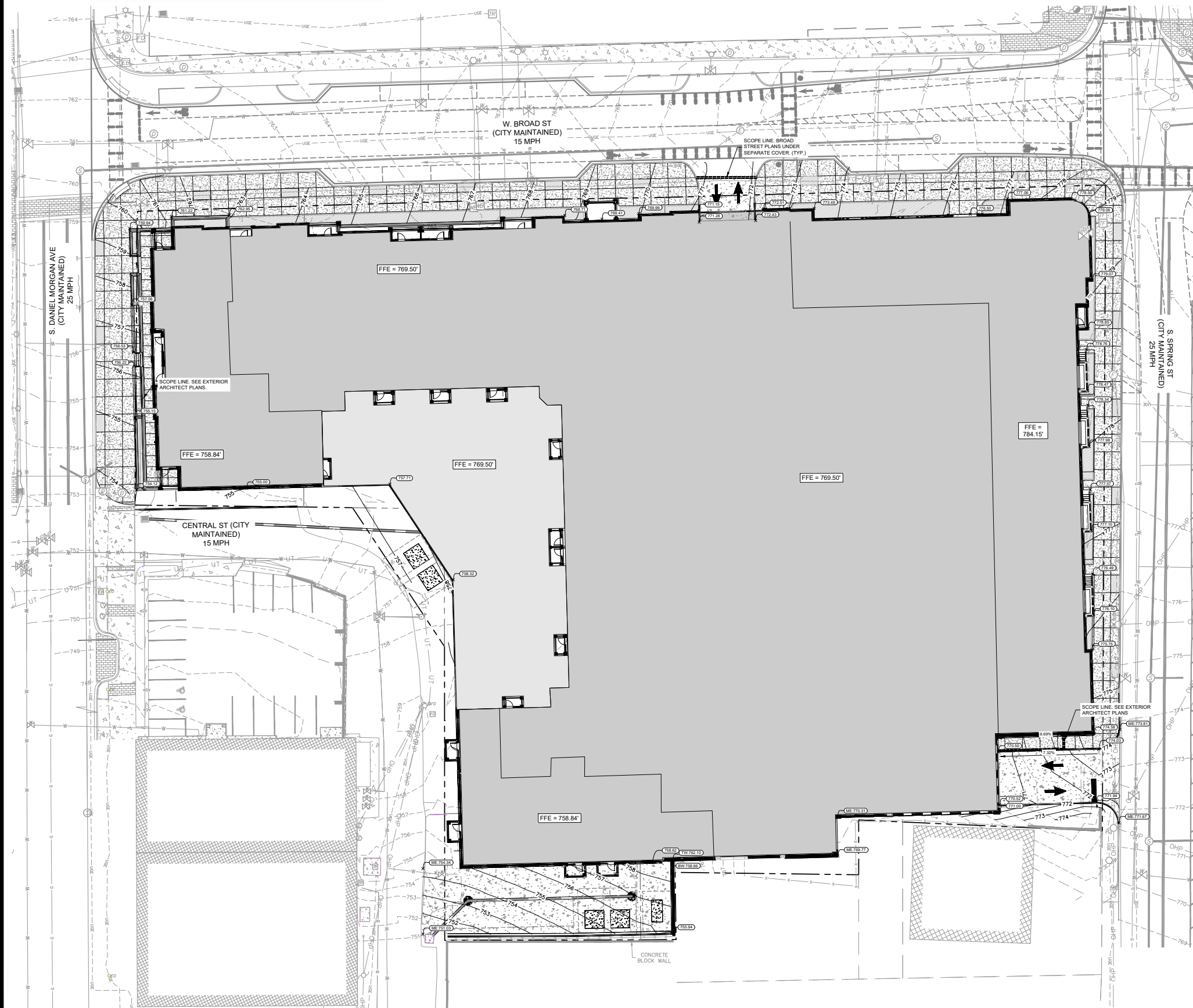
MODULAR BRICK
(LOWER WALL)
BRICK: GRAY

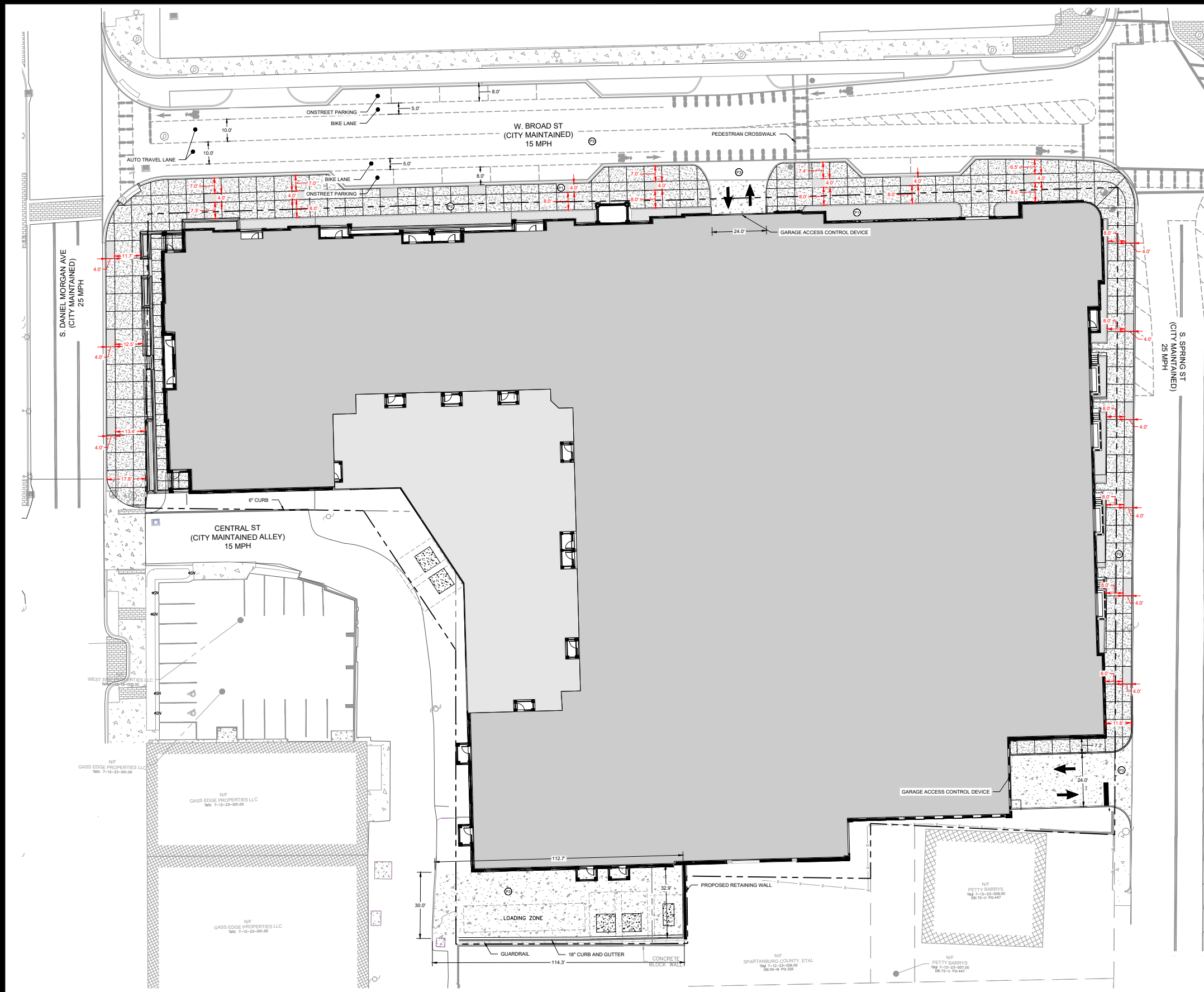
MORTAR COLOR: TBD



CONCRETE BLOCK
SPLIT FACE FINISH
COLOR TBD

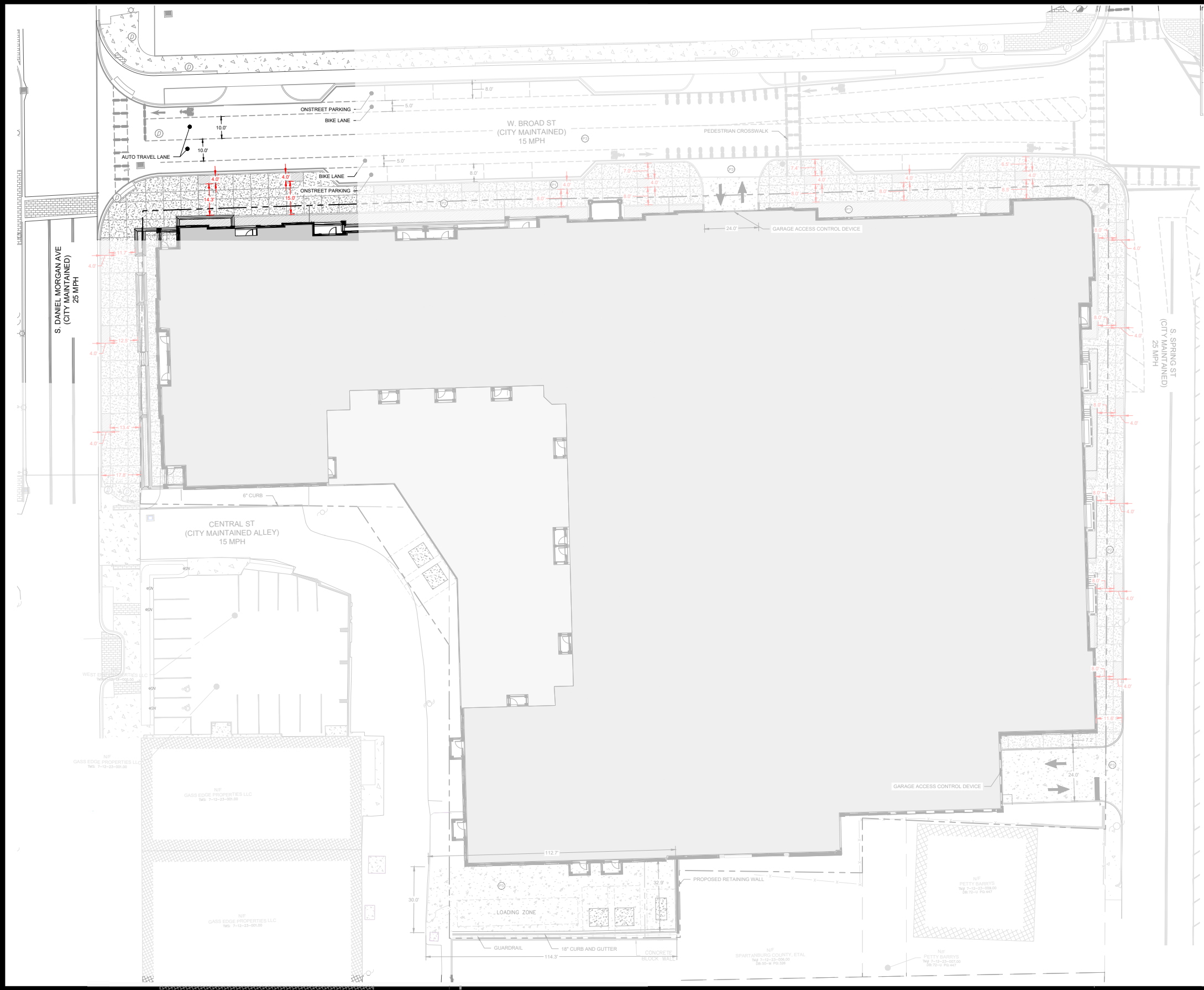
MORTAR COLOR: TBD





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



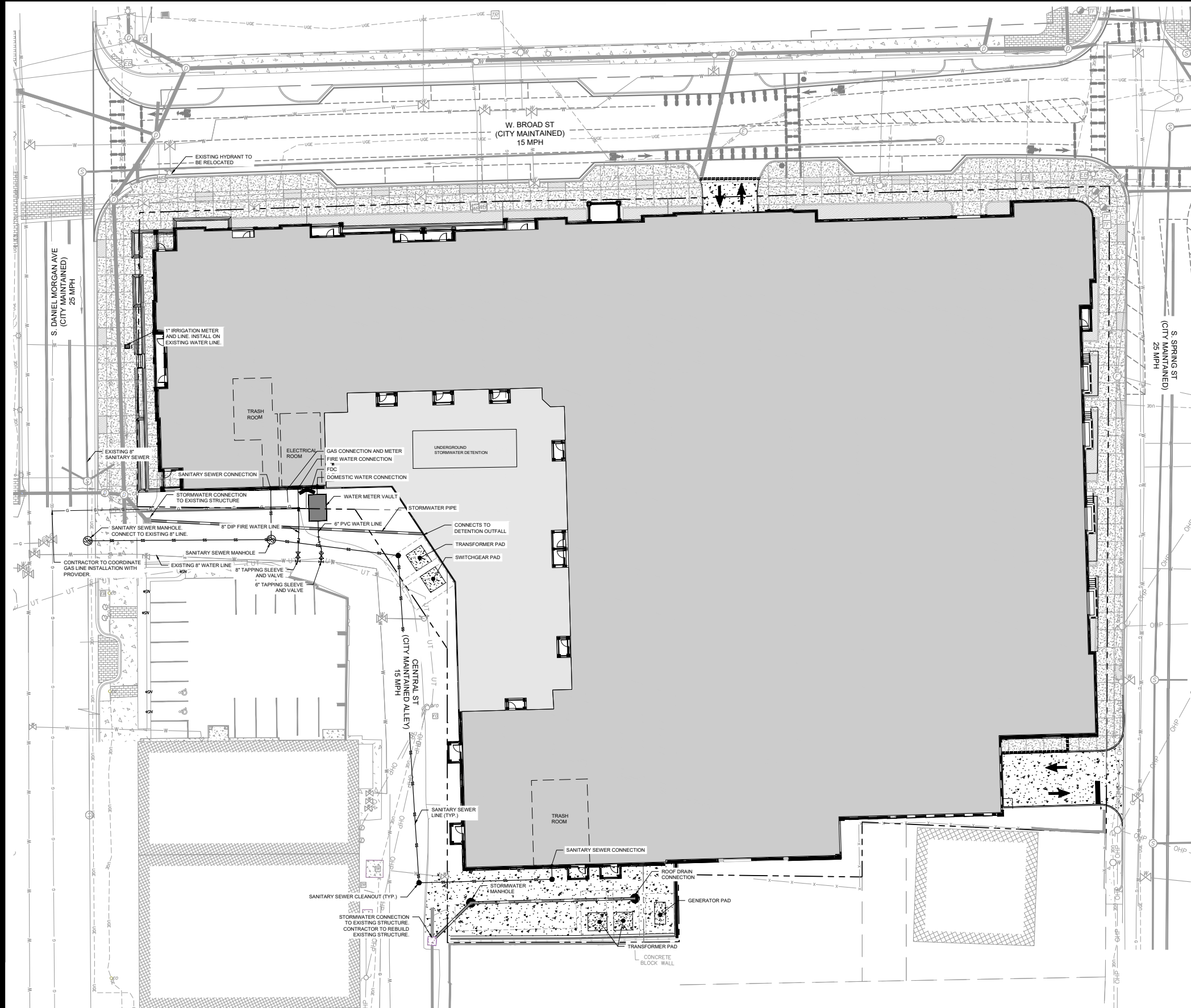
PAVEMENT SECTIONS

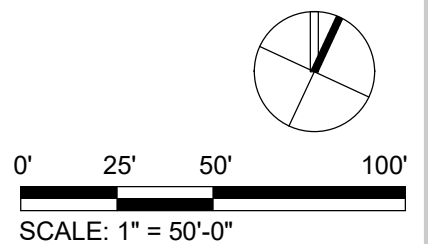
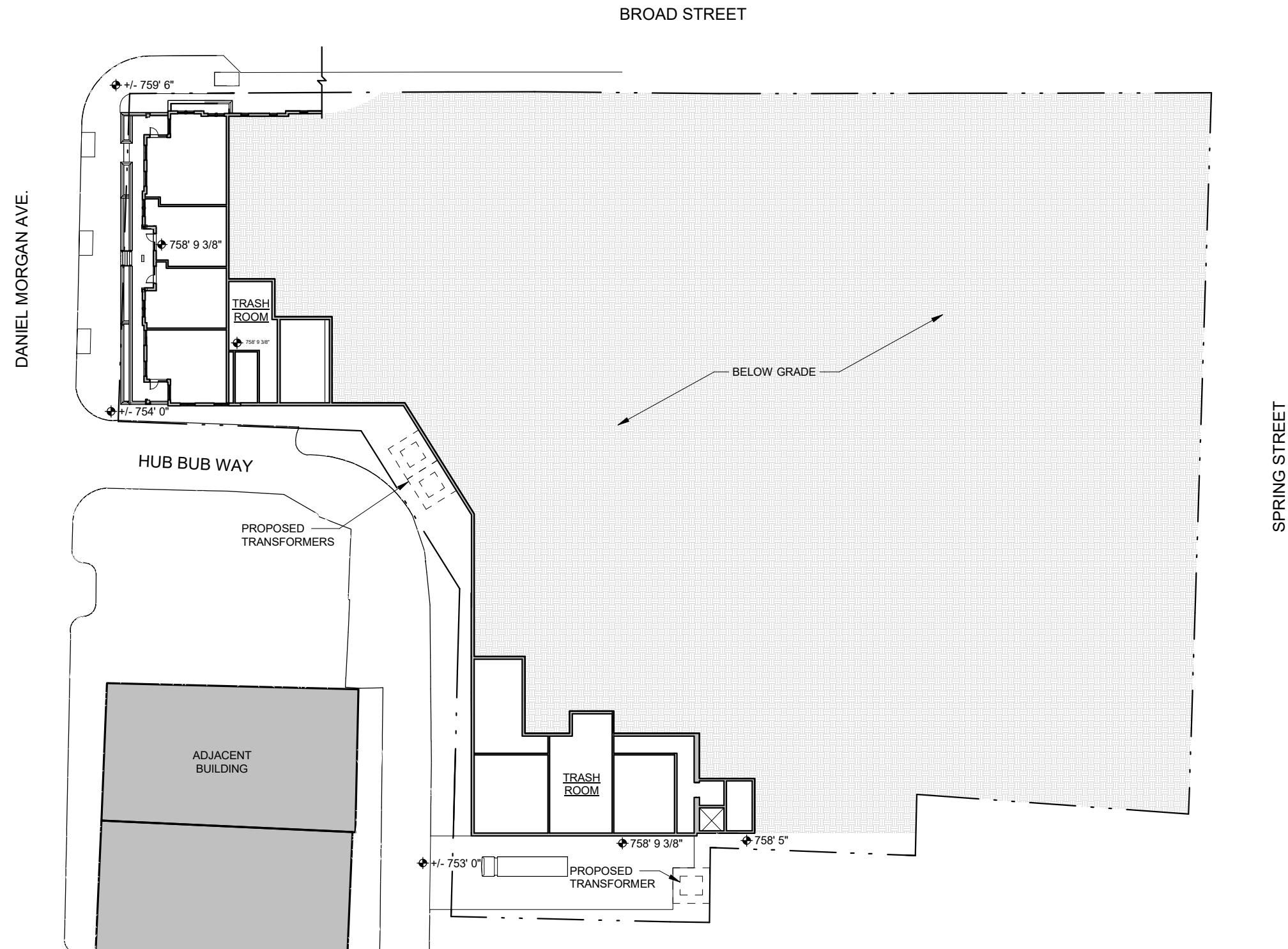
P1		SEE LANDSCAPE PLAN BY OTHER
P2		SEE HARDSCAPE PLANS BY OTHERS
P3		HEAVY DUTY CONCRETE PAVEMENT
P4		STANDARD DUTY ASPHALT PAVEMENT

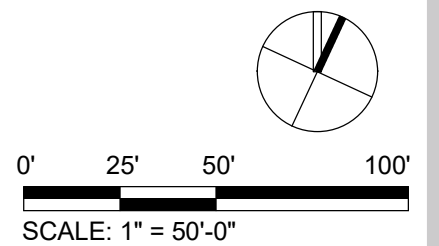
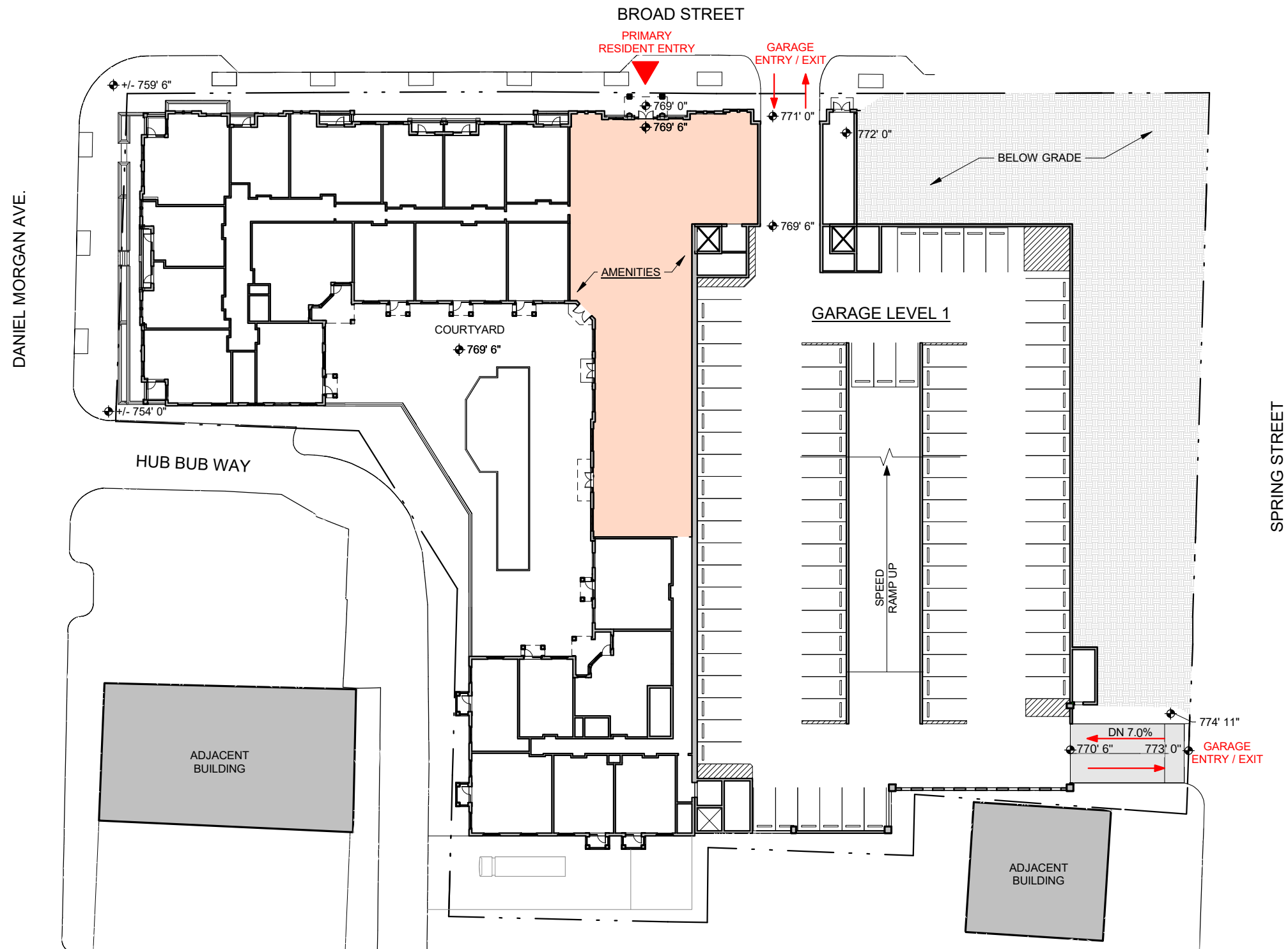
PROPERTY LEGEND

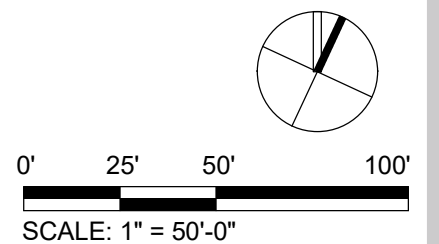
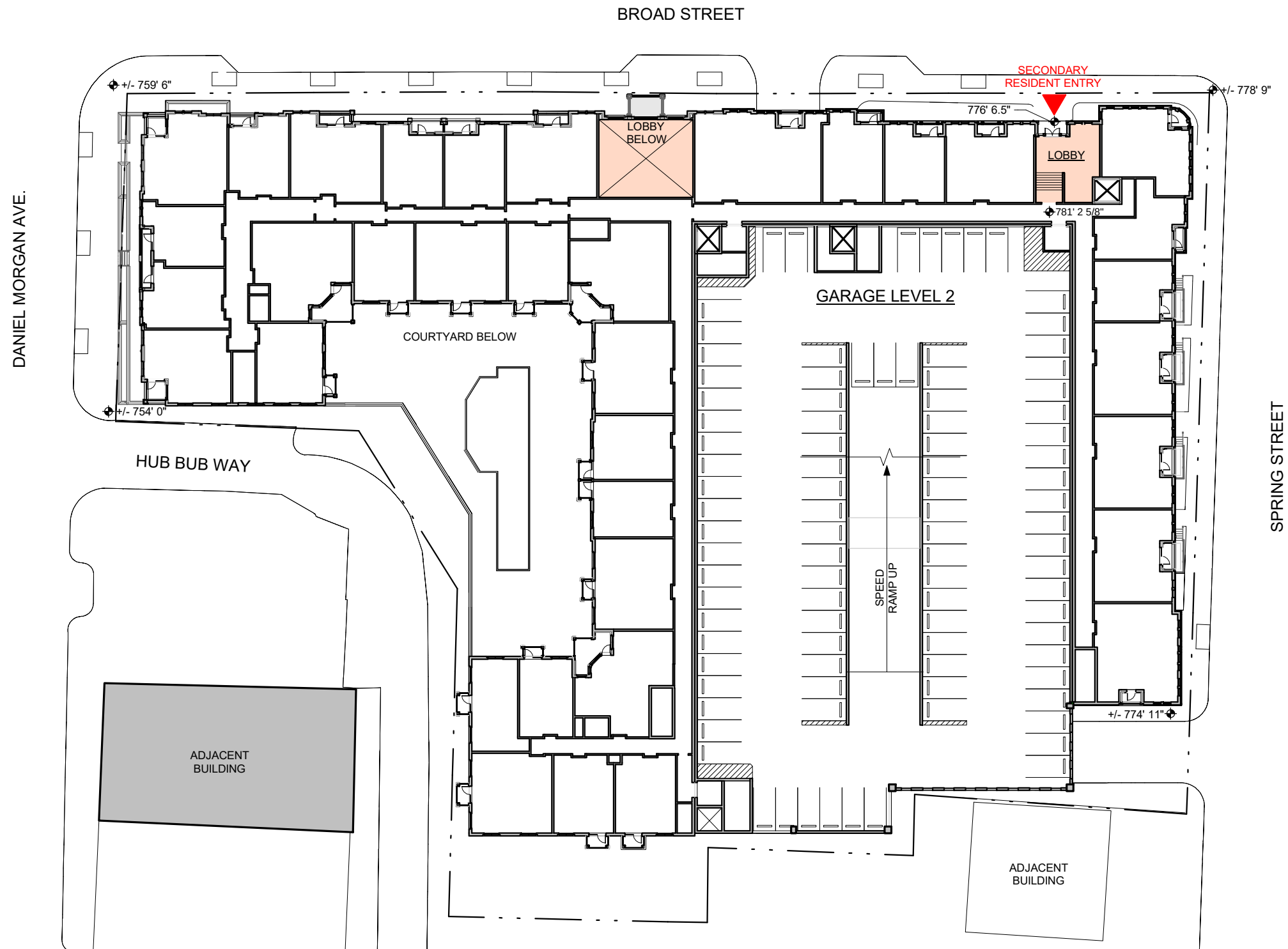
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	PROPOSED PROPERTY LINE
	ADJACENT PROPERTY LINE

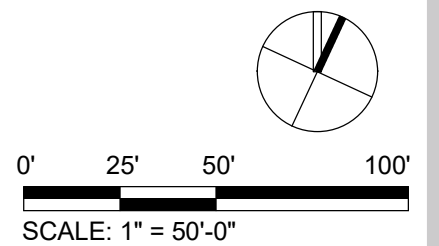
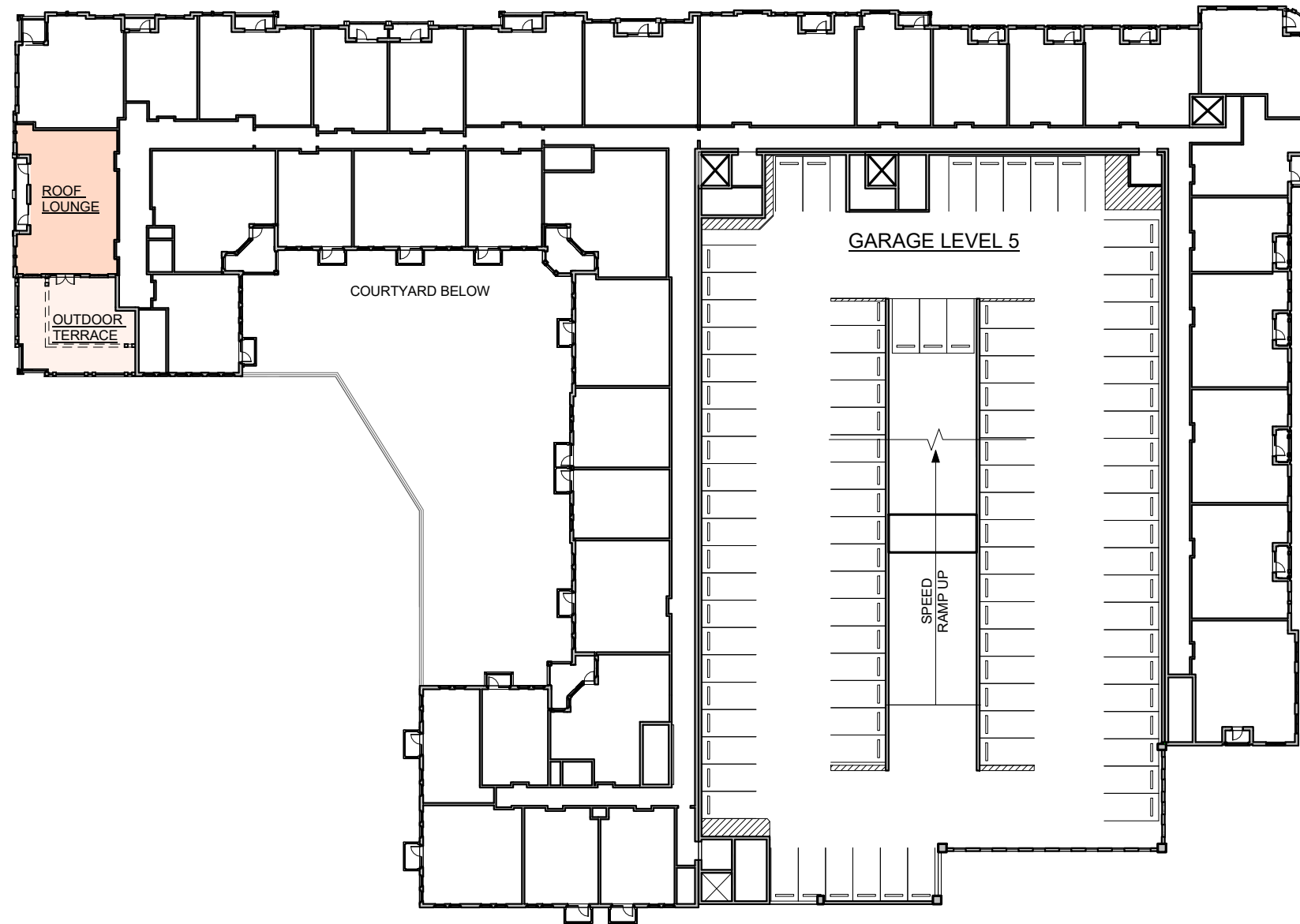
ALTERNATE TREE WELL LAYOUT AT
BROAD ST. AND DANIEL MORGAN

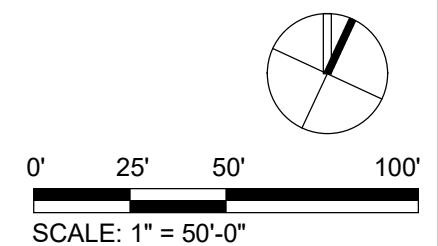
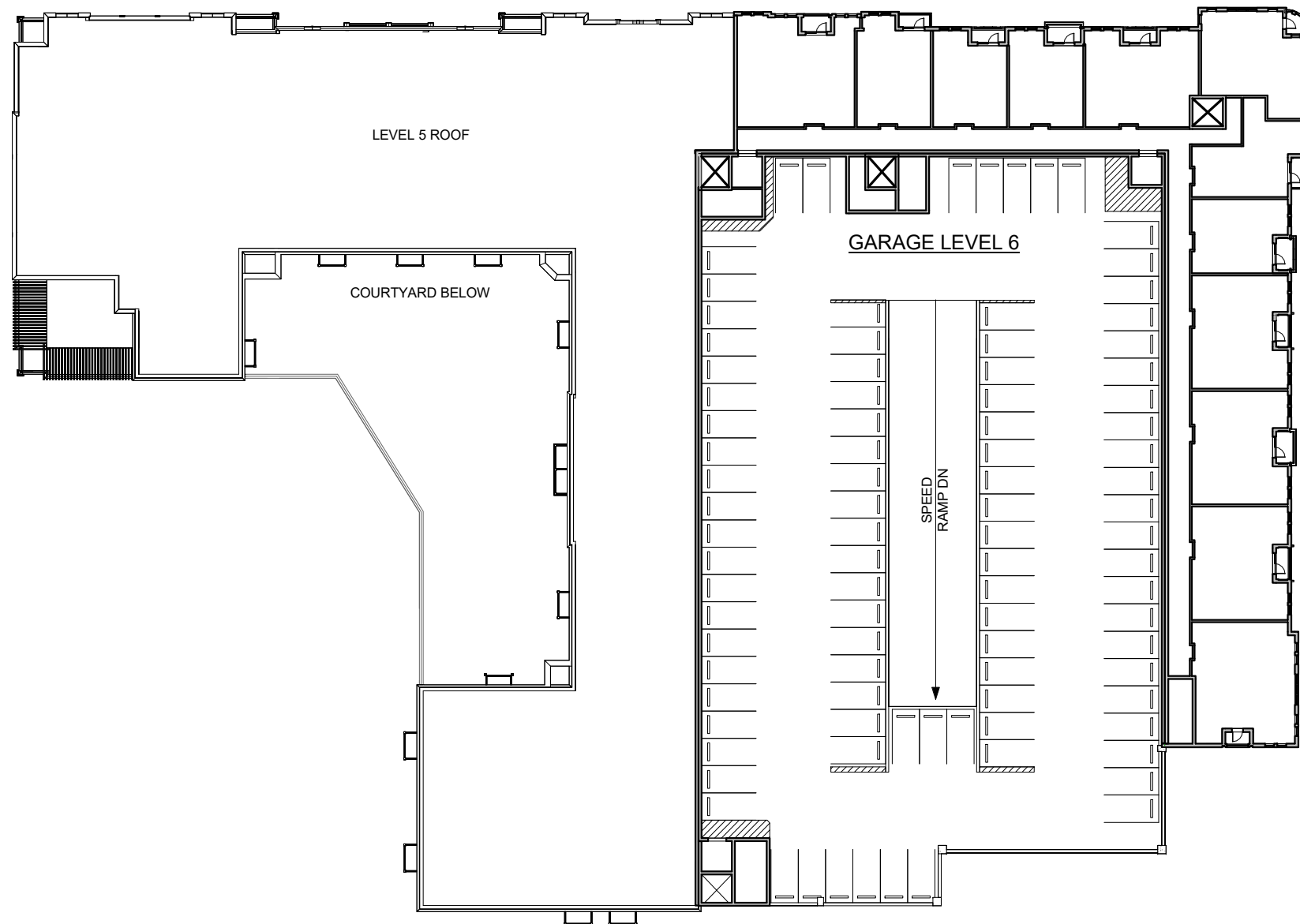


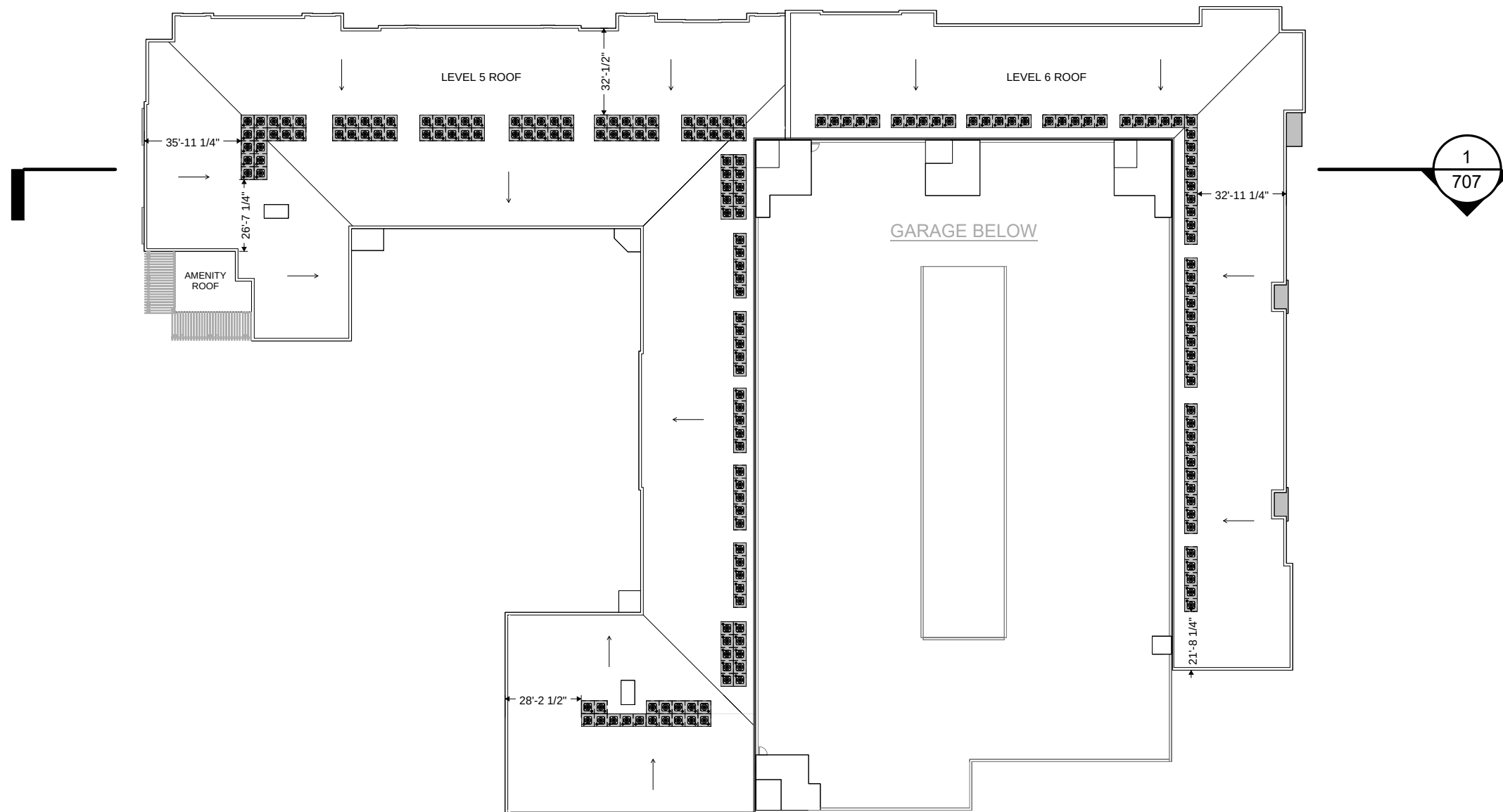


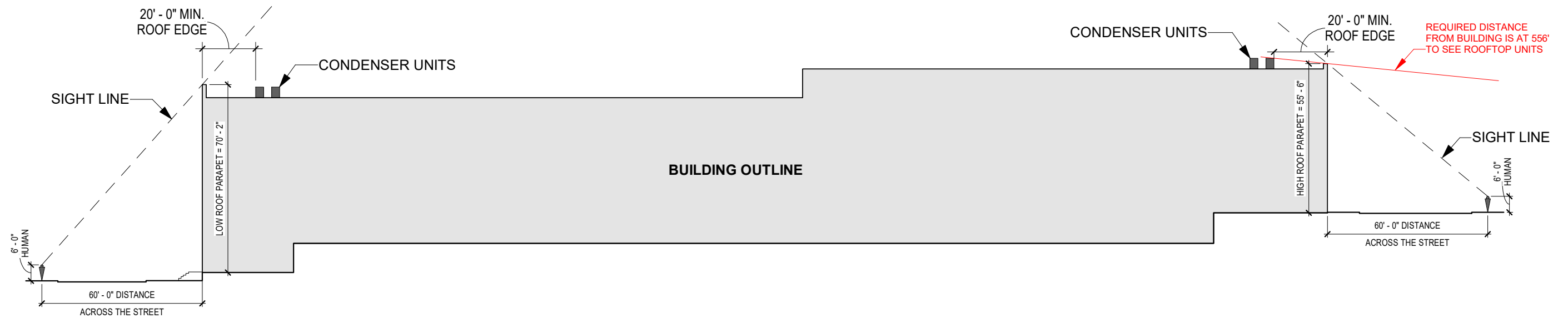








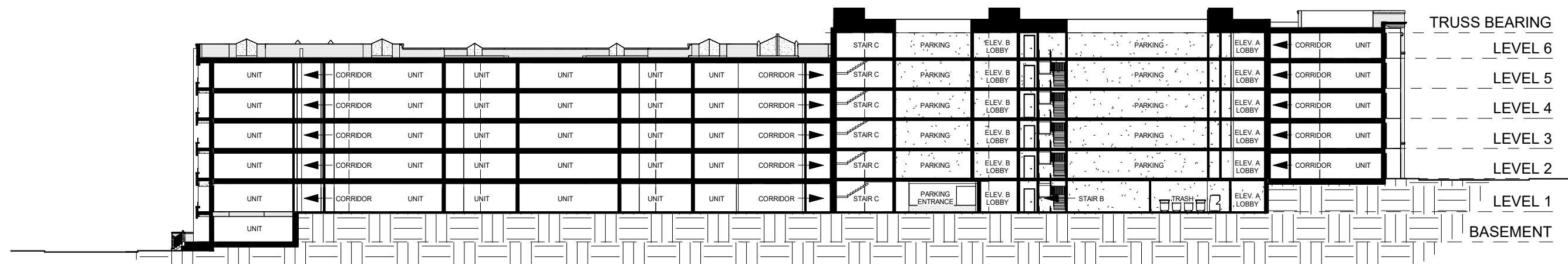




2

ROOFTOP EQUIPMENT SCREENING DIAGRAM

1" = 40'-0"



1

OVERALL BUILDING SECTION

1" = 40'-0"



DATE

March 4, 2025

TO

Design Review Board Members

PROJECT/ADDRESS/ TAX ID

Howard Street - Homes of Hope/ 711359326623

PROJECT NUMBER

DRB-24-020-0001xx

REVIEW STATUS - Preliminary**COPIES TO**

City Departments/Applicant

STAFF

Fredalyn M. Frasier, Planning Director

Nan Zhou, AICP, Planner II

GENERAL PROJECT OVERVIEW

The 2.77 acre site is bound by Fairgrounds Road, Howard Street, and West Fremont Avenue. The existing site is cleared of the previous structures and has several trees on the site.

The proposed 26-unit townhome buildings are proposed in seven (7) buildings and will include parking to the rear and a new detention pond.

AUTHORITY & APPLICABILITY

The 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

- None 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 – please show setbacks on drawings to confirm a maximum setback of 18 feet as measured from a current or proposed public right-of-way.*
 - **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 – Lots 14-26 front on a green space.*
 - **5.1.2 Corner Lots:** Buildings located at street intersections must place the main building, or part of the building, at the corner. *Compliant*

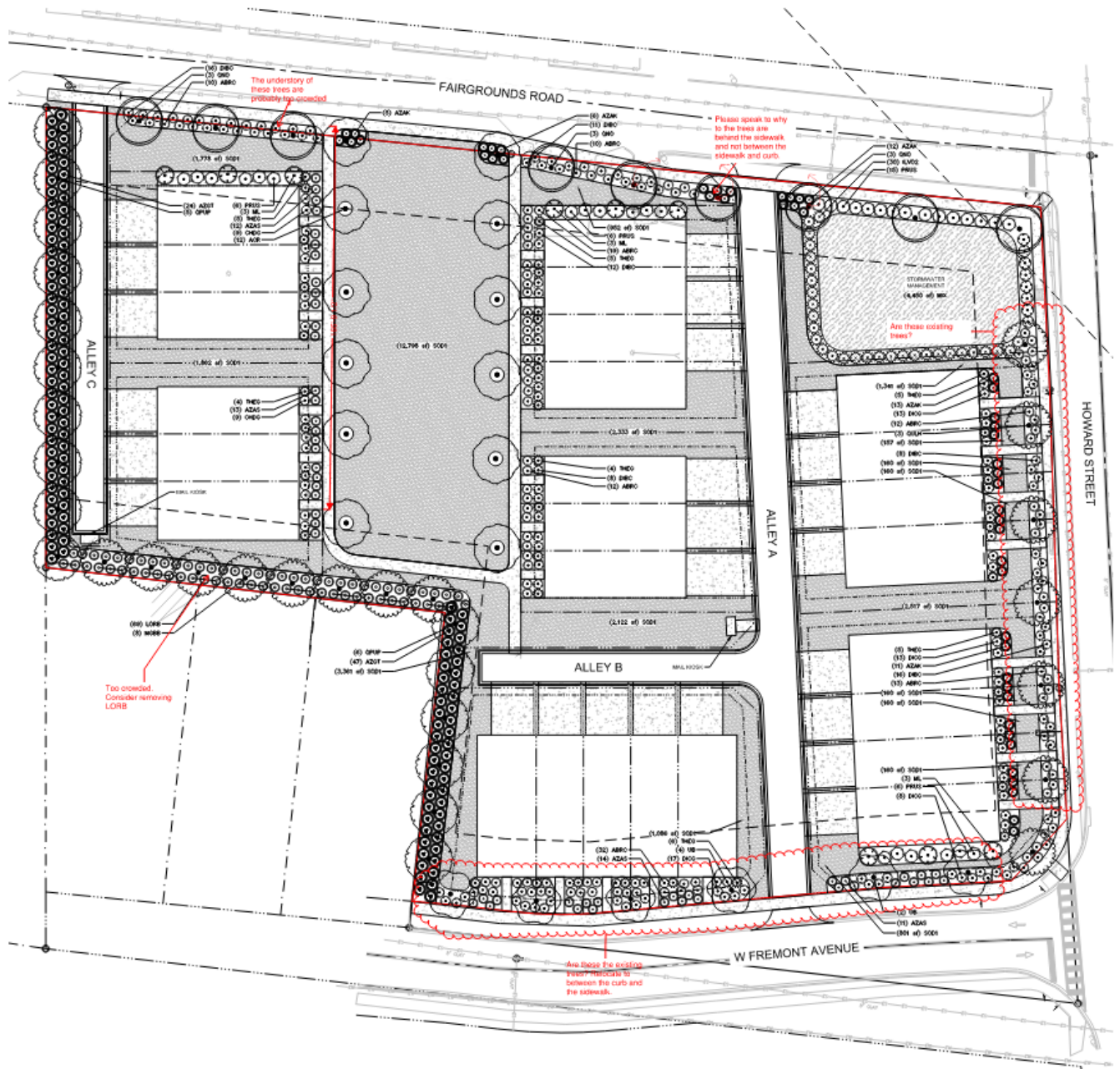
- **5.1.3 Pedestrian Entries from Frontage Line:** Buildings must have their principal pedestrian entrances on a frontage line. *Compliant*
 - **5.1.4 Setbacks:** Front and side setbacks must be consistent with those of surrounding buildings. *Provide adjacent buildings to confirm.*
- D. Utilities and 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:** *Main roofs shall have a pitch between 8:12 and 12:12. Either a design adjustment or a design exception is required. – Applicant adjusted. Compliant*
 - **6.3.2 Façade Design:** *Please confirm that the corner elevation transparency along public streets is at least 15%. It appears to be a little blank. – Applicant adjusted. Compliant*
 - **6.3.3 Building Entrances:** *Please confirm raised entries heights for each building with finished floor elevations and sidewalk elevations. Please provide dimensions for front porches.*
 - **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. *Proposed 14 foot streetscape section exceeds current standards. Compliant*
- H. Signage: Not applicable.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

- **Alley:** Alley A only needs to be 12 feet in total width – 10 feet of asphalt with a 1 foot ribbon curb on each side.



- **Howard Street Streetscape:** Please provide an existing survey to confirm the location of the existing trees. If these trees are to be used, a sidewalk between them and the street is permitted though a small planting strip between the sidewalk and the curb is preferred. The sidewalk shall be a minimum of 5 feet and we recommend a minimum 2 foot grass strip.
- **Detention Area:** Please relocate the detention area from the Howard Street frontage. We recommend consideration of a dry detention solution using the proposed green area. While the low point is at the northeast corner, most of the impervious surface can easily be directed to flow towards the west with some thoughtful grading
- **West Fremont Avenue Streetscape:** The existing street trees can be transplanted to be between the curb and the sidewalk in a grass strip a minimum of 6 feet in width.
- **Buffer Landscaping:** The buffer landscape along and behind Alley C and along Lot 1 appears to be over planted. Over time the lower branches of the Magnolias will crowd out the Loropetalum below. We recommend remove of the understory shrubs to allow the trees to flourish.



RECOMMENDATION

The Applicant is aware there are several deficiencies that will require correction prior to consideration for Preliminary Approval and plans to address prior to Board review.

Northside Howard Street (Homes of Hope)

Project Team

The Northside Howard Street (the “Development” or the “Property”) is being developed by Homes of Hope, Inc in conjunction with the City of Spartanburg and Northside Development Corporation. Homes of Hope of Greenville, South Carolina is a non-profit provider of affordable and workforce housing in multiple markets across South Carolina.

In addition to Homes of Hope, the development team includes TRG Communities/The Randolph Group (Development Manager), Seamon Whiteside & Associates (Landscape Architect and Civil Engineering) and Langley and Associates (Project Architect).

Project Scope

The Development contains 2.58 acres adjacent to Howard Street, Fairgrounds Road, and W. Fremont Avenue in the City of Spartanburg, South Carolina. The Property is presently vacant and zoned DT-4 which allows for the construction of attached townhomes. The submitted land plan indicates 26 attached townhomes in seven (7) buildings. Each building contains 3-5 townhome units. All 26 units are considered affordable.

The development contains significant common space and required buffers including a central passive lawn for the use of all residents.

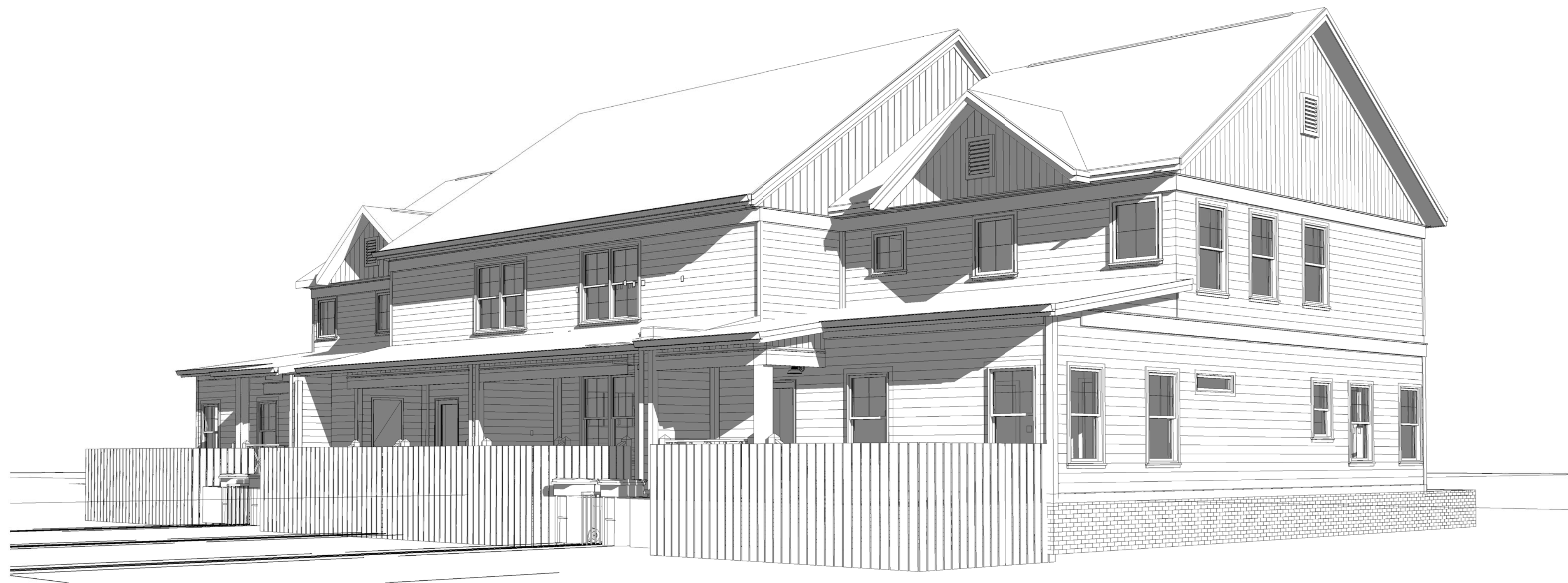
Each townhome contains a front porch to connect to the public realm containing a 5’ sidewalk and 6’ planter bed and a rear enclosed patio for individual privacy. The townhomes are 2-story in height with access from a rear alley. Building materials include Hardi Board siding with brick and metal accents.

A mandatory Homeowner Association will own and maintain the common areas and alley ways. Trash pickup will be contracted utilizing a roll cart system. All roll carts will be screened in the real fenced area of each townhome.

A NEW 5-UNIT TOWNHOUSE FOR

HOMES OF HOPE TOWNHOUSES

NORTHSIDE - SPARTANBURG, SC



HEATED AREA SF END UNIT		
Level	END UNIT (A)	AREA
FIRST FLOOR	UNIT A HEATED AREA (END UNIT A)	1,080 SF
SECOND FLOOR	UNIT A HEATED AREA (END UNIT)	791 SF
TOTAL		1,871 SF

UNHEATED AREA SF END UNIT		
Level	END UNIT (A)	AREA
FIRST FLOOR	UNIT A UNHEATED BACK PORCH	253 SF
FIRST FLOOR	UNIT A UNHEATED FRONT PORCH (END UNIT A)	63 SF
TOTAL		318 SF

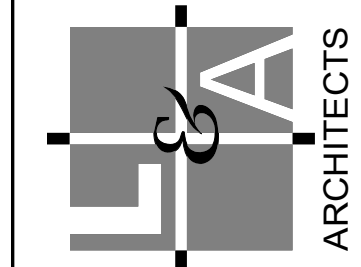
TOTLA AREA : 2,189 SF

HEATED AREA SF MIDDLE...		
Level	END UNIT (A)	AREA
FIRST FLOOR	UNIT C HEATED AREA (CENTER UNIT)	771 SF
SECOND FLOOR	UNIT C HEATED AREA (CENTER UNIT)	772 SF
TOTAL		1,544 SF

UNHEATED AREA SF...		
Level	END UNIT (A)	AREA
FIRST FLOOR	UNIT C UNHEATED BACK PORCH (CENTER UNIT)	290 SF
FIRST FLOOR	UNIT C UNHEATED FRONT PORCH (CENTER UNIT)	138 SF
TOTAL		427 SF

TOTLA AREA : 1,971 SF

REVISIONS		
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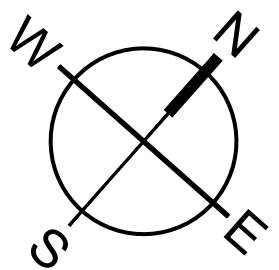
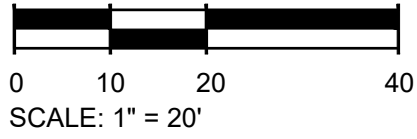
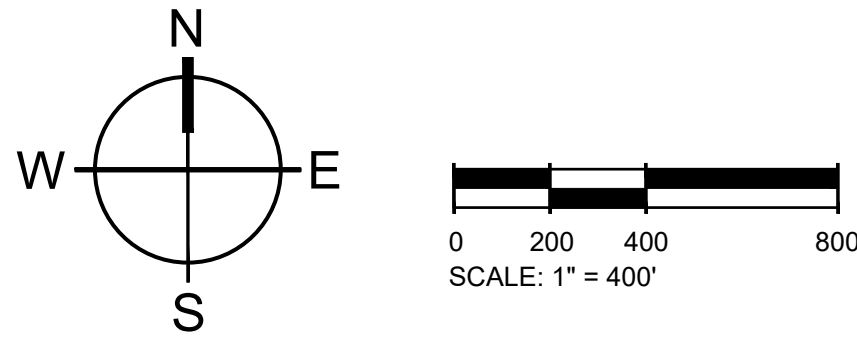
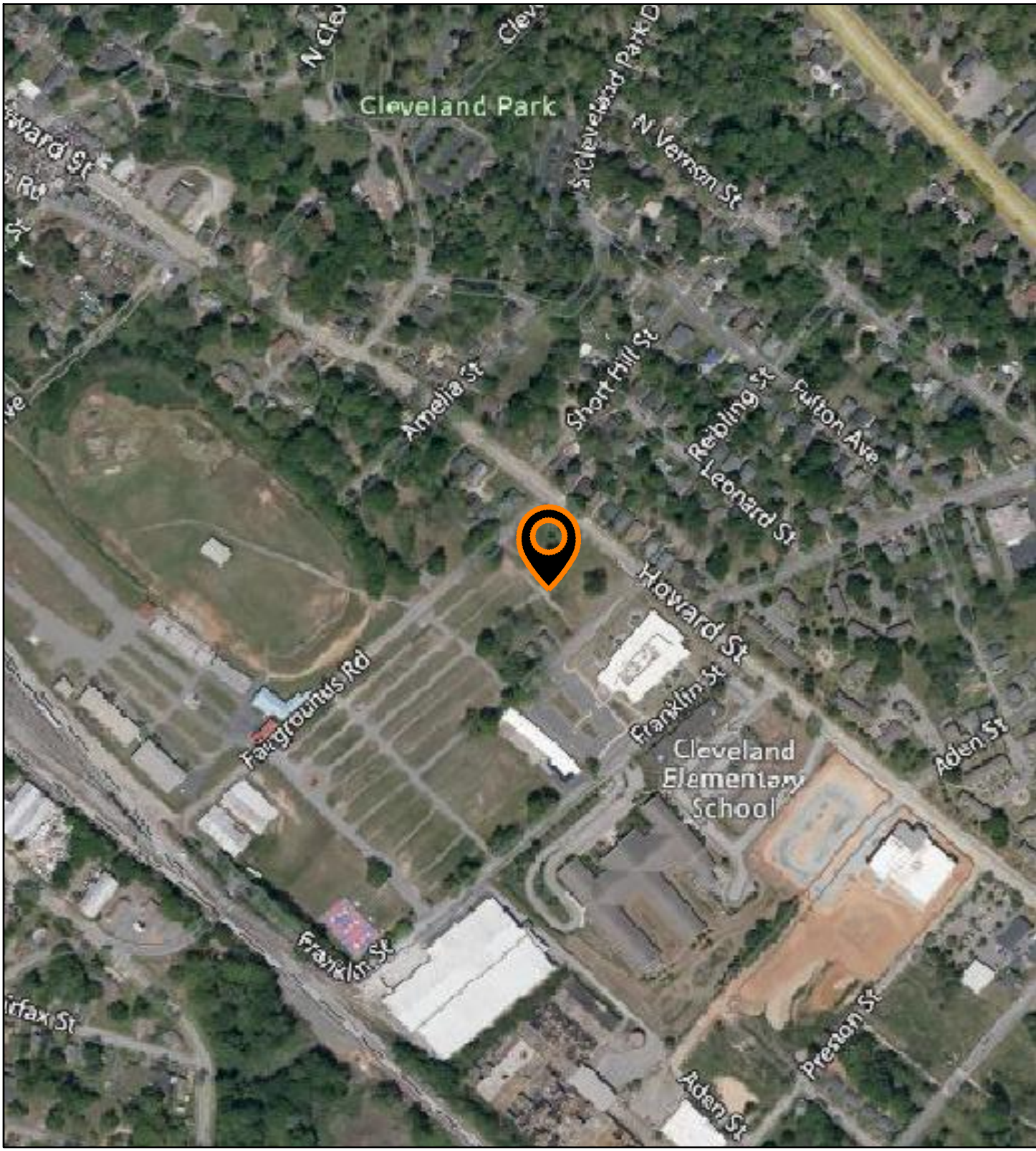
A NEW 5-UNIT TOWNHOUSE FOR
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NORTHSIDE - SPARTANBURG, SC
COVER SHEET

Job No: 2024-087
Date: 2025-01-15
Desc: DESIGN REVIEW

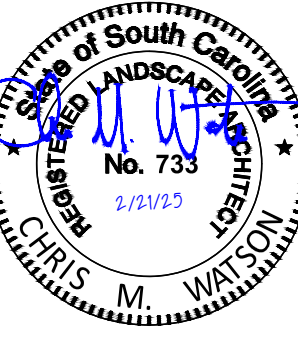
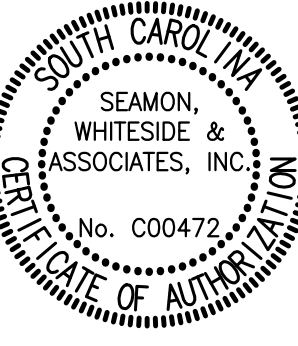
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501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 600, 701 EASLEY DRIVE, SUITE 200, GREENVILLE, SC 29611 | 201 PETERSON DR., CHARLOTTE, NC 28207 | 1711 N. CEDAR STREET, SUMMERVILLE, SC 29585 | 1801 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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SITE LOCATION MAP



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GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
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NORTHSIDE
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TRG COMMUNITIES
CITY OF SPARTANBURG, SC

SW+ PROJECT: 11417
DATE: 2/21/2025
DRAWN BY: SJG
CHECKED BY: KJ

REVISION HISTORY

NO.	DESCRIPTION

VICINITY AND
AERIAL MAP



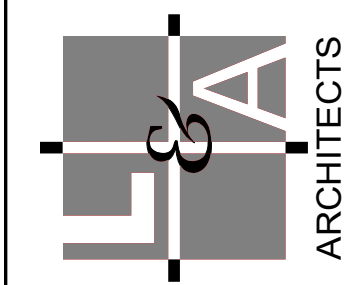
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1 3D VIEW (B) W FREMONT AVENUE

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A NEW 7-UNIT TOWNHOUSE FOR
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3D VIEWS

Job No: 2024-087
Date: 2025-01-15
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2 3D VIEW (C) HOWARD ST. & W FREMONT AV.

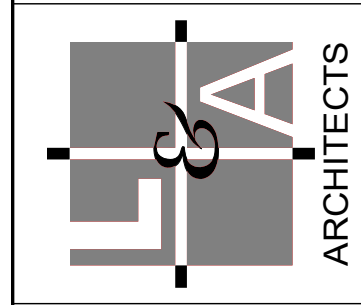


1 3D VIEW (D) HOWARD ST. & FAIRGROUNDS RD.

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Job No: 2024-087
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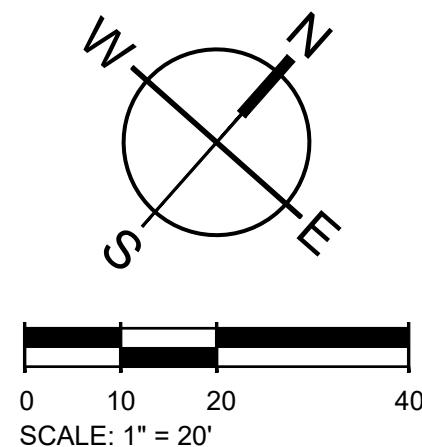
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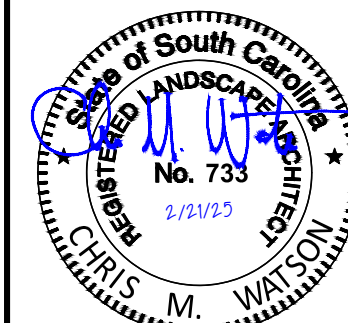
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(BISHOP STREET)
(LOCAL)
50' PUBLIC R/W



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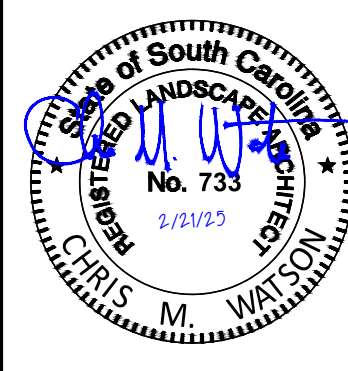
NORTHSIDE
HOMES OF HOPE
TRG COMMUNITIES
CITY OF SPARTANBURG, SC

SW+ PROJECT: 11417
DATE: 2/21/2025
DRAWN BY: SJG
CHECKED BY: KJ

REVISION HISTORY

NO.	DESCRIPTION	DATE

EXISTING
CONDITIONS

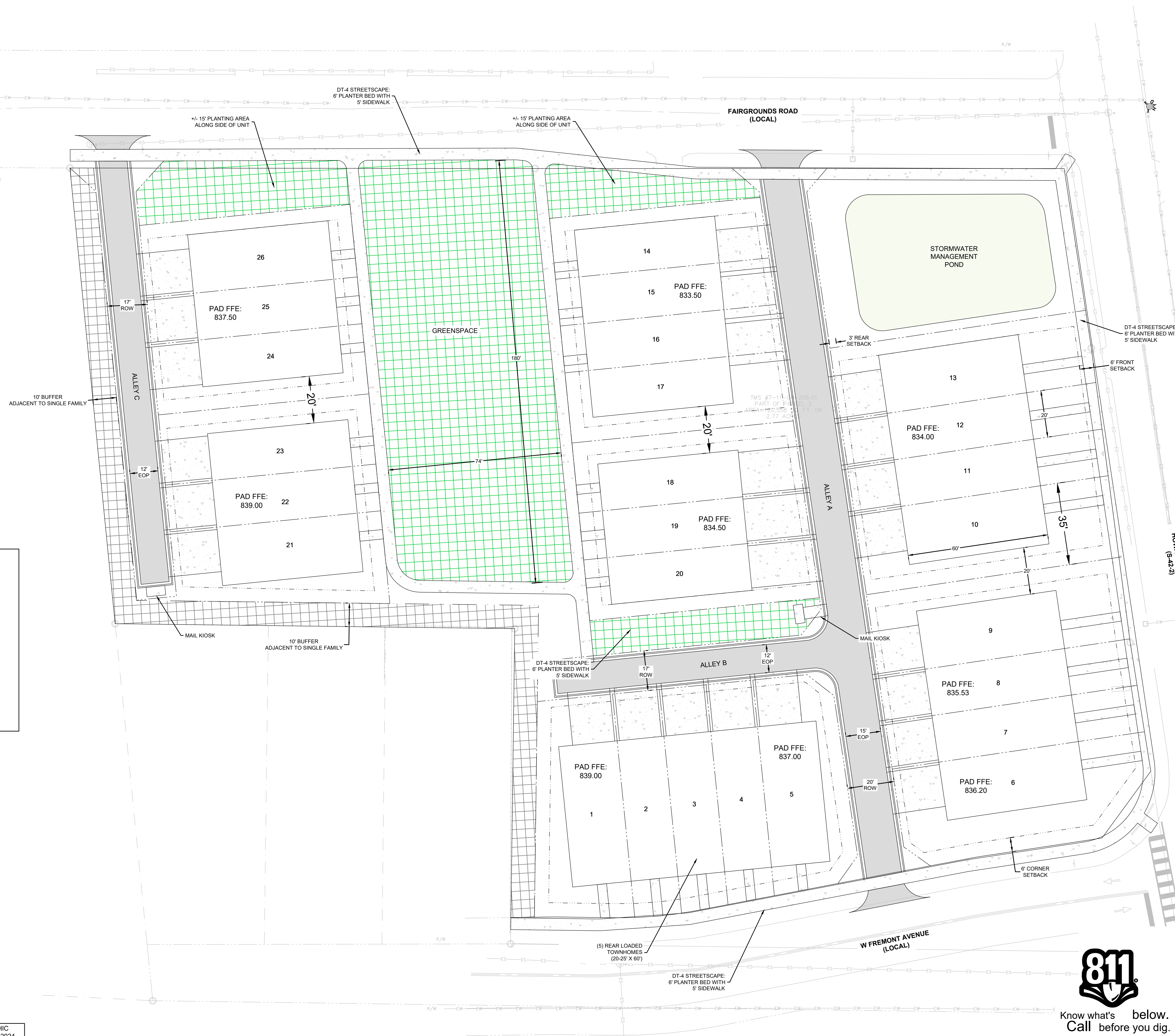


**NORTHSIDE
HOMES OF HOPE**
TRG COMMUNITIES
CITY OF SPARTANBURG, SC

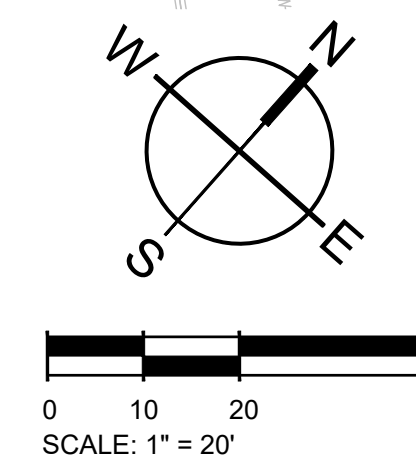
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DATE: 2/21/2021
DRAWN BY: SJO
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REVISION HISTORY

SITE PLAN



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91 of 97

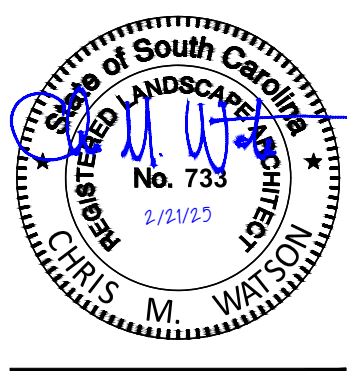
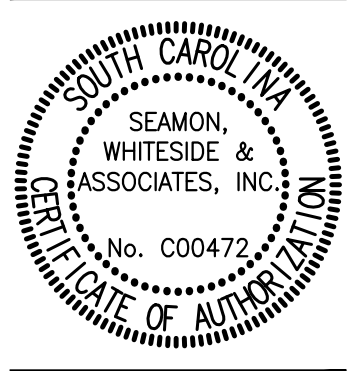
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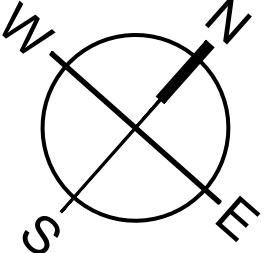
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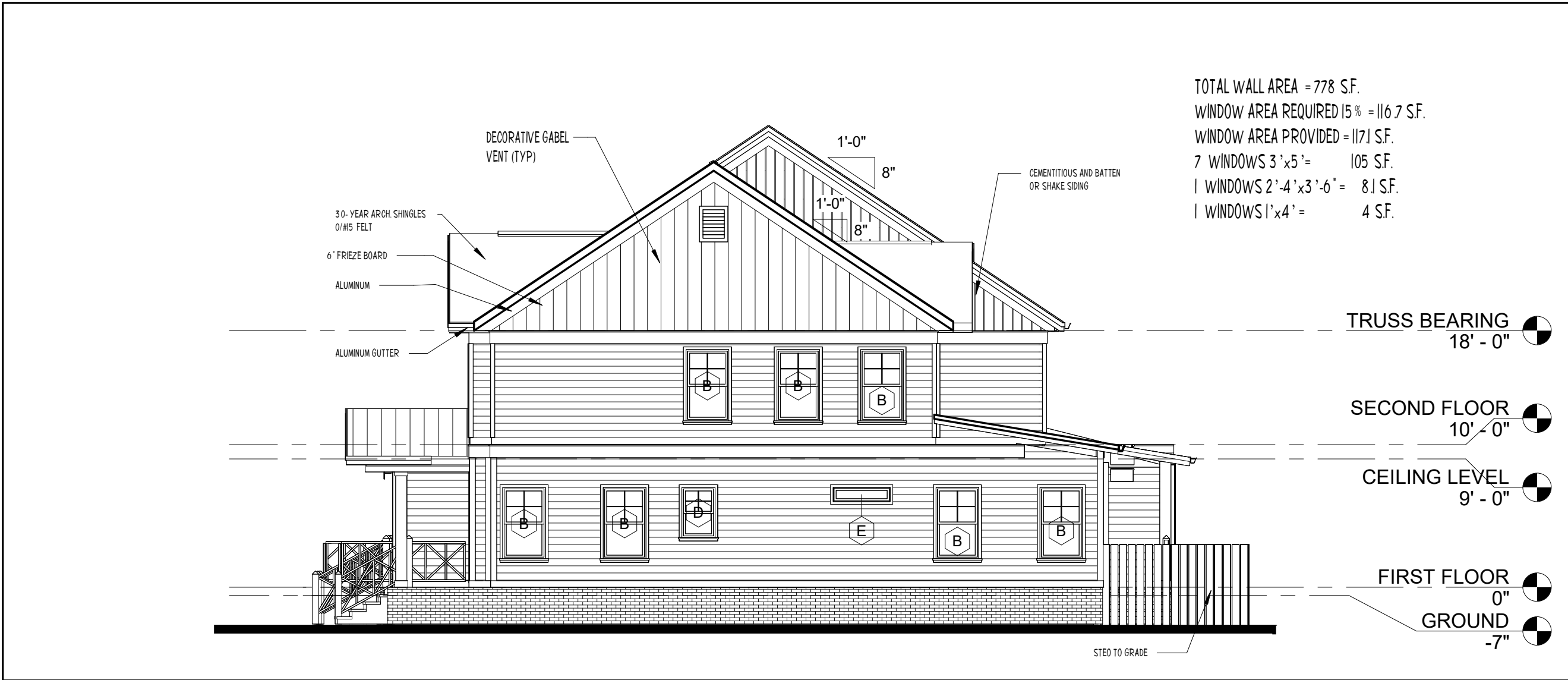
EXISTING
BUILDING
SETBACK
EXHIBIT



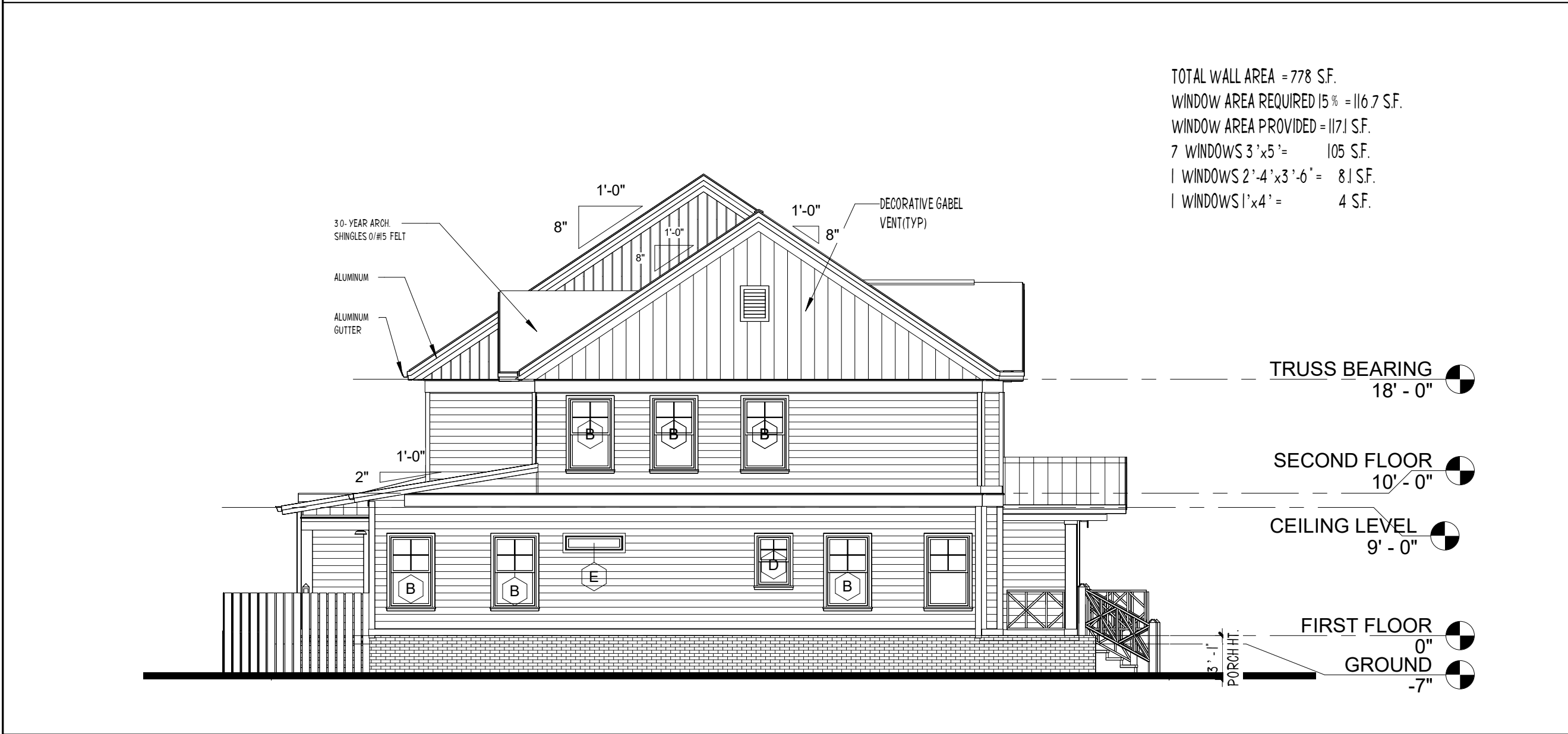
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Call before you dig.



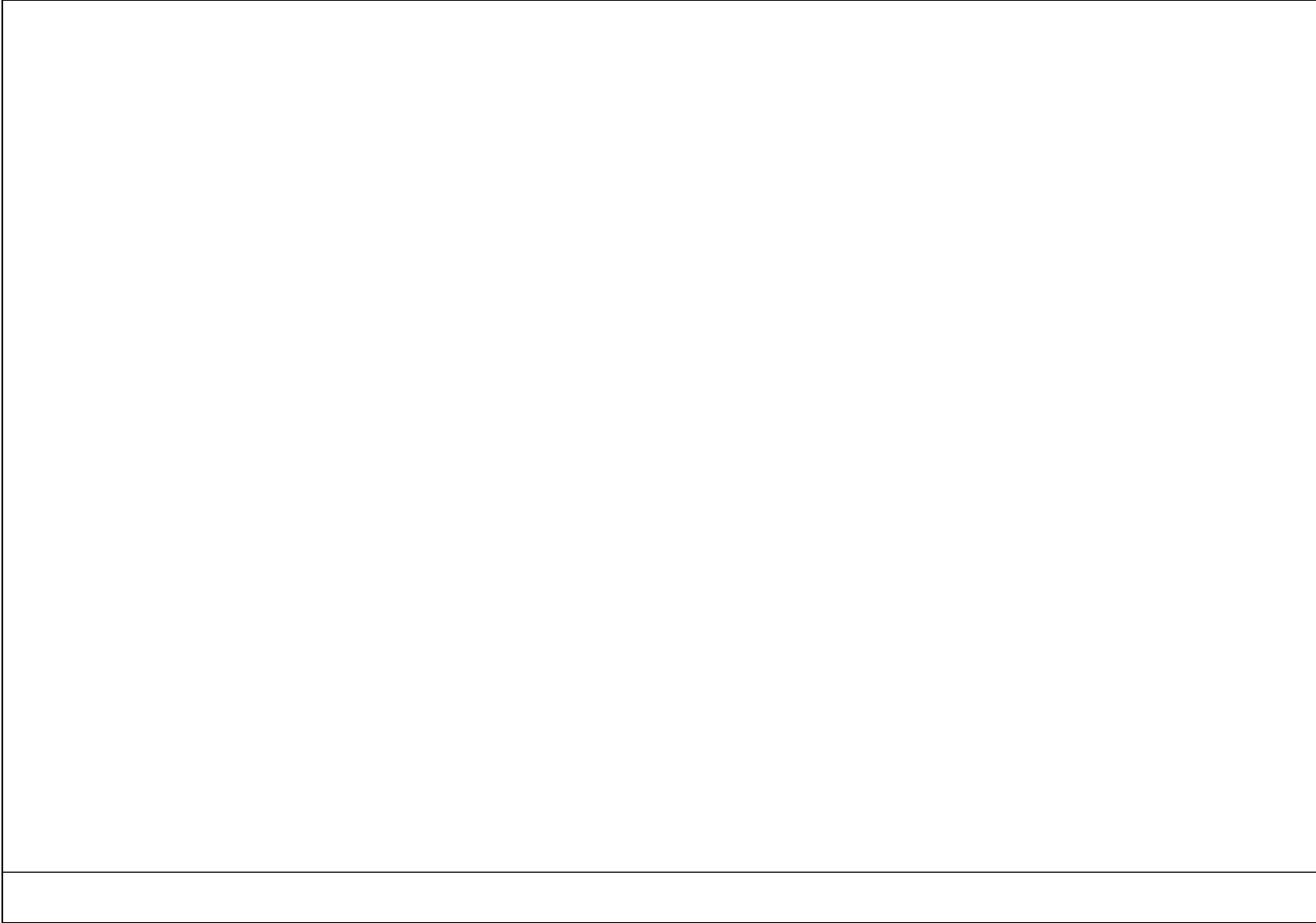
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SCALE: 1" = 20'



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



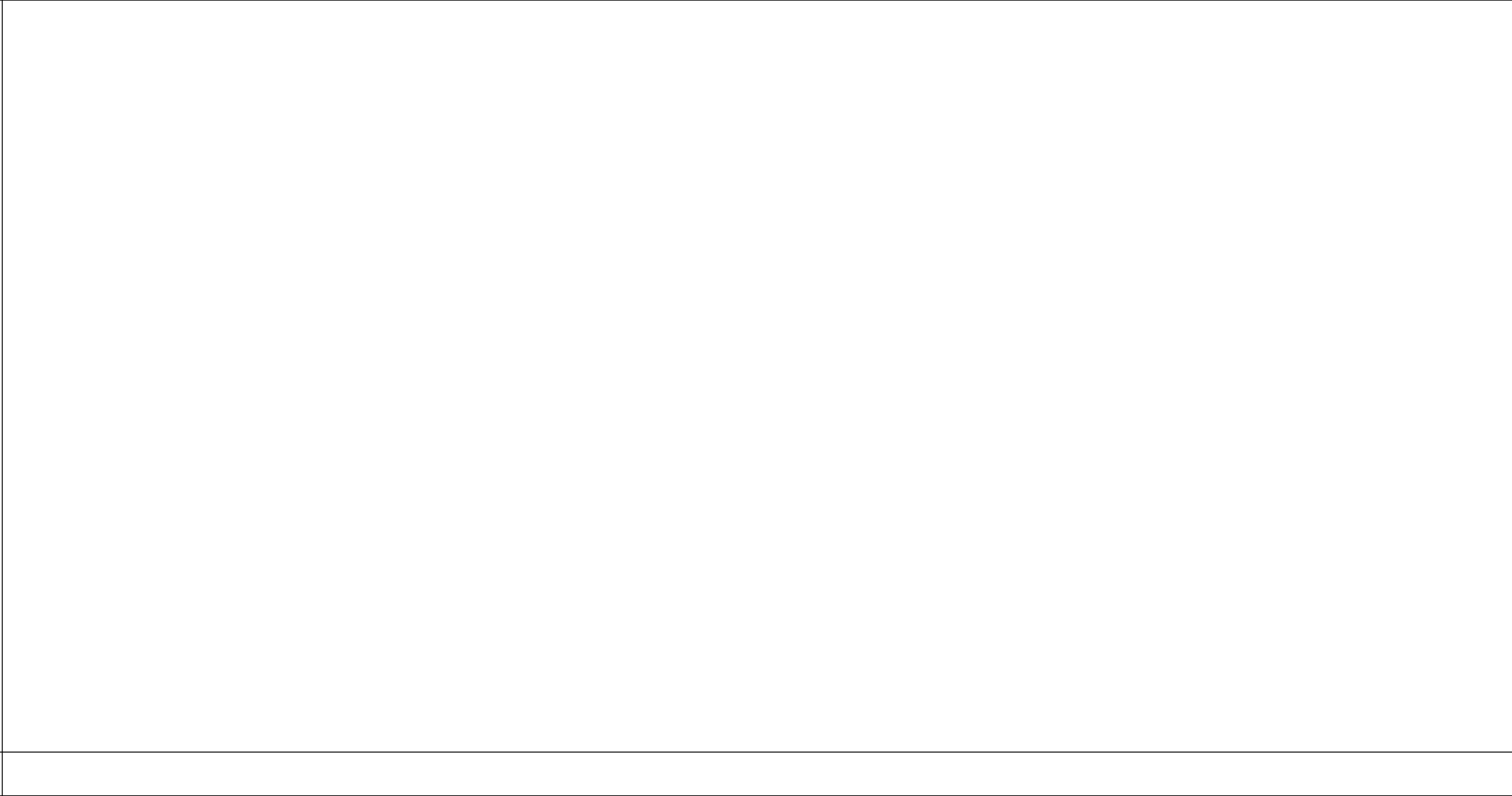
3 WEST ELEVATION
SCALE 1/8" = 1'-0"



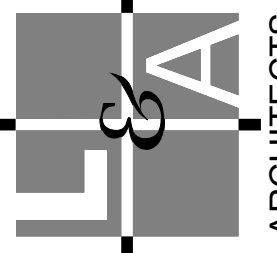
2 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE 1/8" = 1'-0"



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A NEW 5-UNIT TOWNHOUSE FOR
HOMES OF HOPE TOWNHOUSES
NORTHSIDE - SPARTANBURG, SC
EXTERIOR ELEVATIONS

Job No: 2024-087
Date: 2025-01-15
Desc: DESIGN REVIEW

A-5.0

HEATED AREA SF END UNIT		
Level	END UNIT (A)	AREA
FIRST FLOOR	UNIT A HEATED AREA (END UNIT A)	1,080 SF
SECOND FLOOR	UNIT A HEATED AREA (END UNIT)	791 SF
TOTAL		1,871 SF

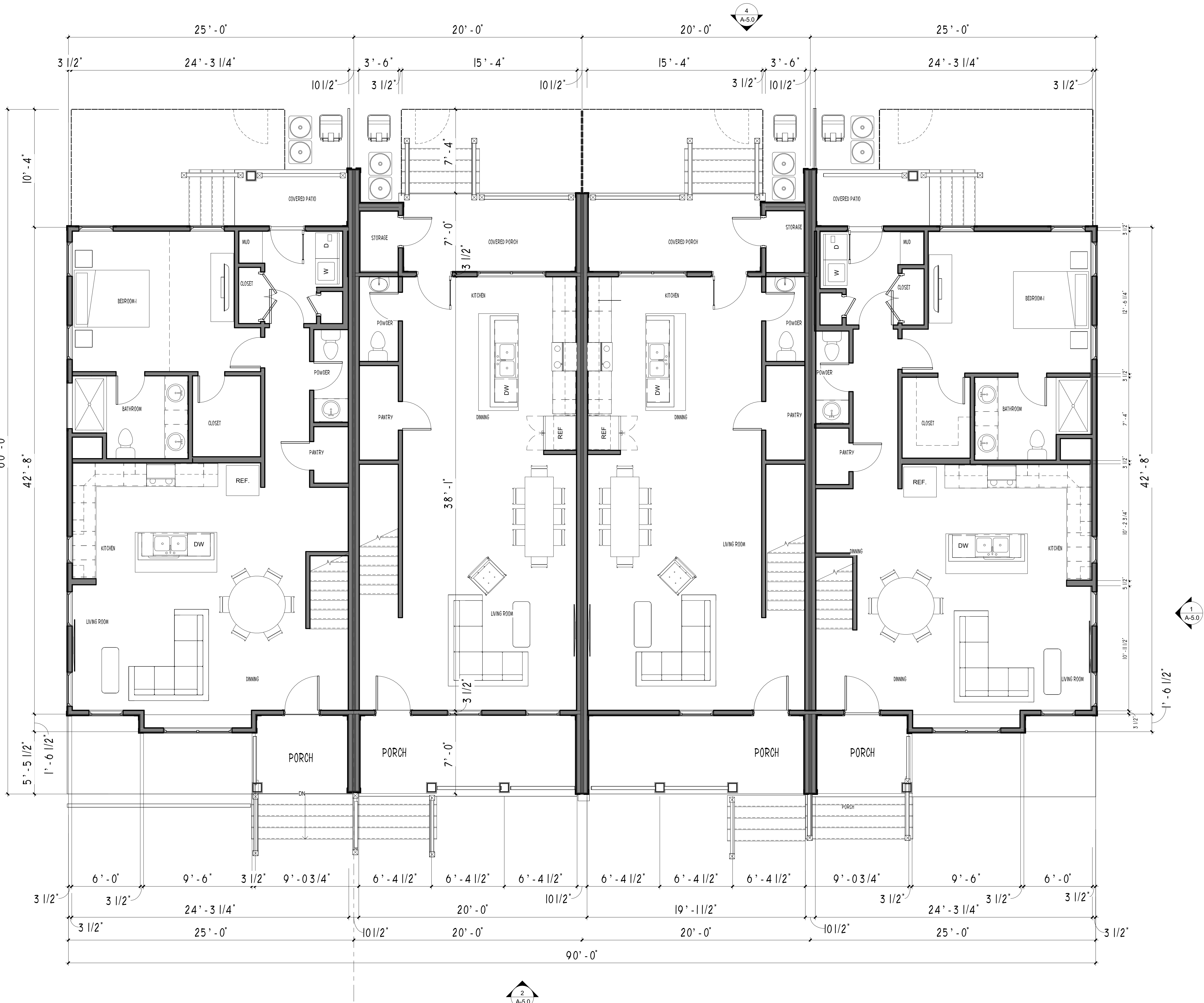
UNHEATED AREA SF END UNIT		
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TOTAL		318 SF

TOTLA AREA : 2189 SF

HEATED AREA SF MIDDLE...		
Level	END UNIT (A)	AREA
FIRST FLOOR	UNIT C HEATED AREA (CENTER UNIT)	771 SF
SECOND FLOOR	UNIT C HEATED AREA (CENTER UNIT)	772 SF
TOTAL		1,544 SF

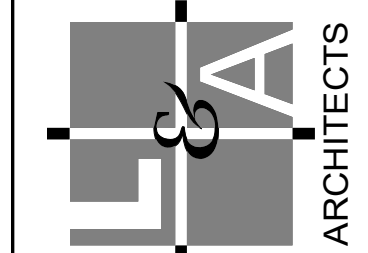
UNHEATED AREA SF...		
Level	END UNIT (A)	AREA
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FIRST FLOOR	UNIT C UNHEATED FRONT PORCH (CENTER UNIT)	138 SF
TOTAL		427 SF

TOTLA AREA : 1971 SF



1 FIRST FLOOR -1
SCALE 1/4" = 1'-0"

REVISIONS		
REV	DATE	DESCRIPTION



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ARCHITECTS, LLC

A NEW 5-UNIT TOWNHOUSE FOR
HOMES OF HOPE TOWNHOUSES
NORTHSIDE - SPARTANBURG, SC
OVERALL FIRST FLOOR PLANS

Job No: 2024-087
Date: 2025-01-15
Desc: DESIGN REVIEW

A-2.6

HEATED AREA SF END UNIT		
Level	END UNIT (A)	AREA
FIRST FLOOR	UNIT A HEATED AREA (END UNIT A)	1,080 SF
SECOND FLOOR	UNIT A HEATED AREA (END UNIT)	791 SF
TOTAL		1,871 SF

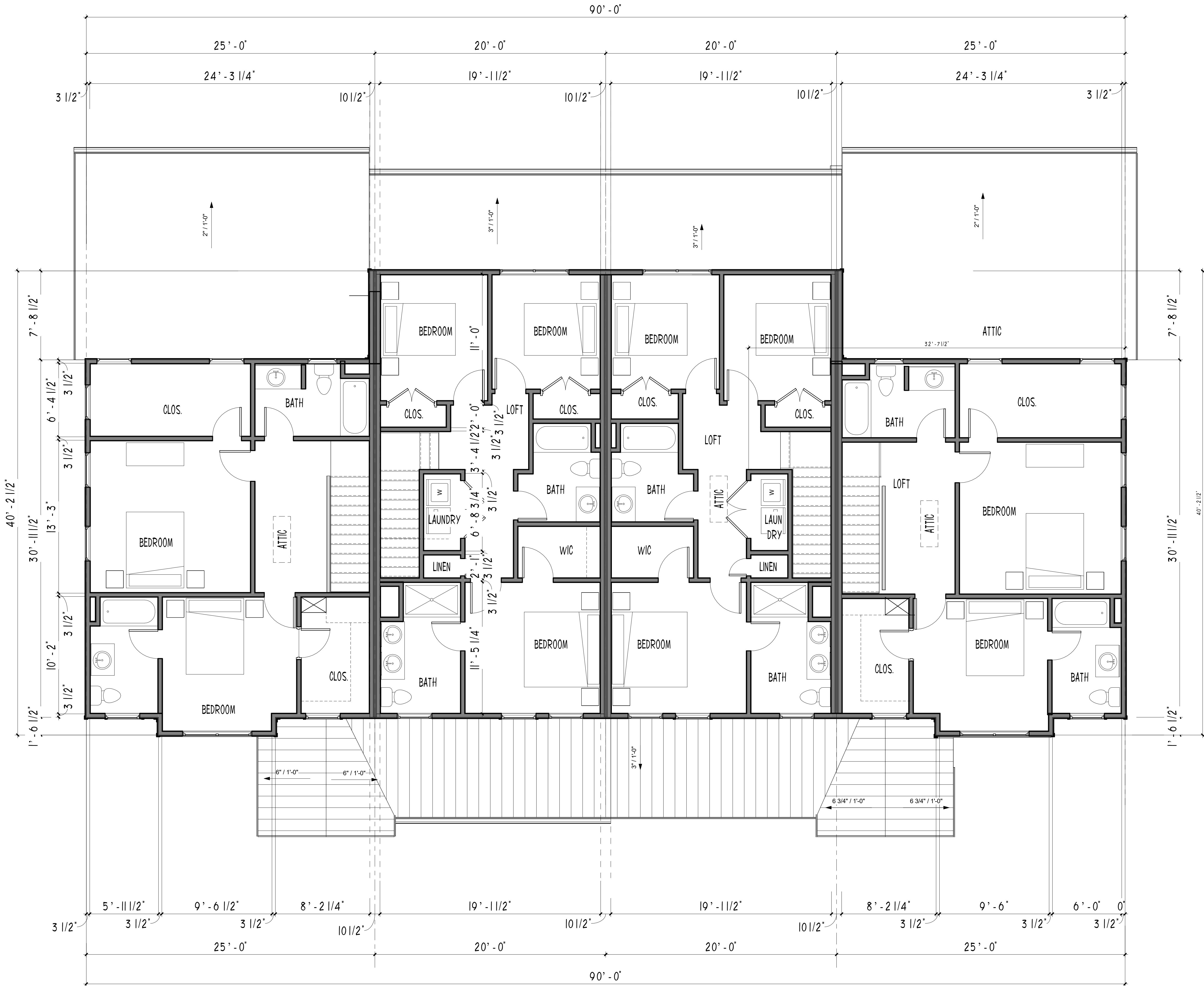
UNHEATED AREA SF END UNIT		
Level	END UNIT (A)	AREA
FIRST FLOOR	UNIT A UNHEATED BACK PORCH	253 SF
FIRST FLOOR	UNIT A UNHEATED FRONT PORCH (END UNIT A)	65 SF
TOTAL		318 SF

TOTLA AREA : 2,189 SF

HEATED AREA SF MIDDLE...		
Level	END UNIT (A)	AREA
FIRST FLOOR	UNIT C HEATED AREA (CENTER UNIT)	771 SF
SECOND FLOOR	UNIT C HEATED AREA (CENTER UNIT)	772 SF
TOTAL		1,544 SF

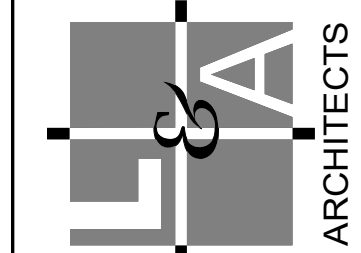
UNHEATED AREA SF...		
Level	END UNIT (A)	AREA
FIRST FLOOR	UNIT C UNHEATED BACK PORCH (CENTER UNIT)	290 SF
FIRST FLOOR	UNIT C UNHEATED FRONT PORCH (CENTER UNIT)	138 SF
TOTAL		427 SF

TOTLA AREA : 1,971 SF



1 SECOND FLOOR -2
SCALE 1/4" = 1'-0"

REVISIONS		
REV	DATE	DESCRIPTION



109 South Main Street
Greer, SC 29650
T: 864.968.0224
F: 864.968.9550

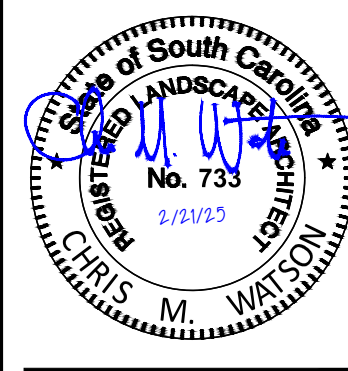
www.la-architects.com

LANGLEY
& ASSOCIATES
ARCHITECTS, LLC

A NEW 5-UNIT TOWNHOUSE FOR
HOMES OF HOPE TOWNHOUSES
NORTHSIDE - SPARTANBURG, SC
OVERALL SECOND FLOOR PLANS

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A-2.7



**NORTHSIDE
HOMES OF HOPE**
TRG COMMUNITIES
CITY OF SPARTANBURG, SC

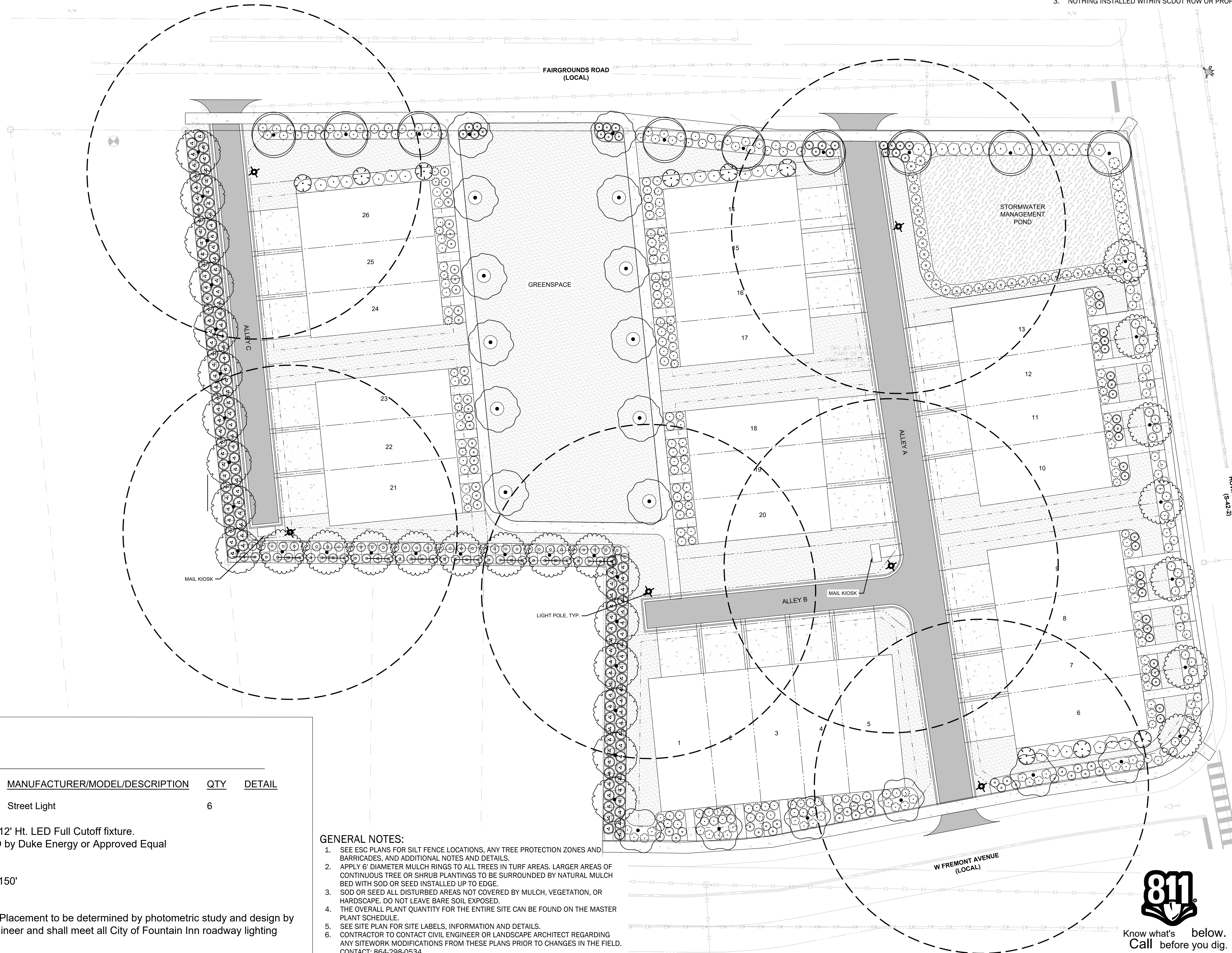
SW+ PROJECT: 1141
DATE: 2/21/2023
DRAWN BY: SJO
CHECKED BY: K

REVISION HISTORY

LIGHTING PLAN

L5.0

1. NO IRRIGATION TO BE INSTALLED WITHIN PUBLIC ROW.
2. ANY ADDITIONAL LANDSCAPING OR IRRIGATION MUST BE DONE UNDER PERMIT. CONTRACTOR IS ALSO RESPONSIBLE TO NOT INSTALL ANY LANDSCAPING OR SIGNS IN THE SCDOT ROW IN ANY WAY WITHOUT COORDINATING WITH THE SCDOT, ENGINEER, AND OWNER.
3. NOTHING INSTALLED WITHIN SCDOT ROW OR PROPERTY CAN IMPEDE SIGHT DISTANCE.



<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>
	Street Light	6	

Street Light: 12' Ht. LED Full Cutoff fixture.
Mini Bell LED by Duke Energy or Approved Equal

Spacing: +/- 150'

Final Fixture Placement to be determined by photometric study and design by electrical engineer and shall meet all City of Fountain Inn roadway lighting standards.

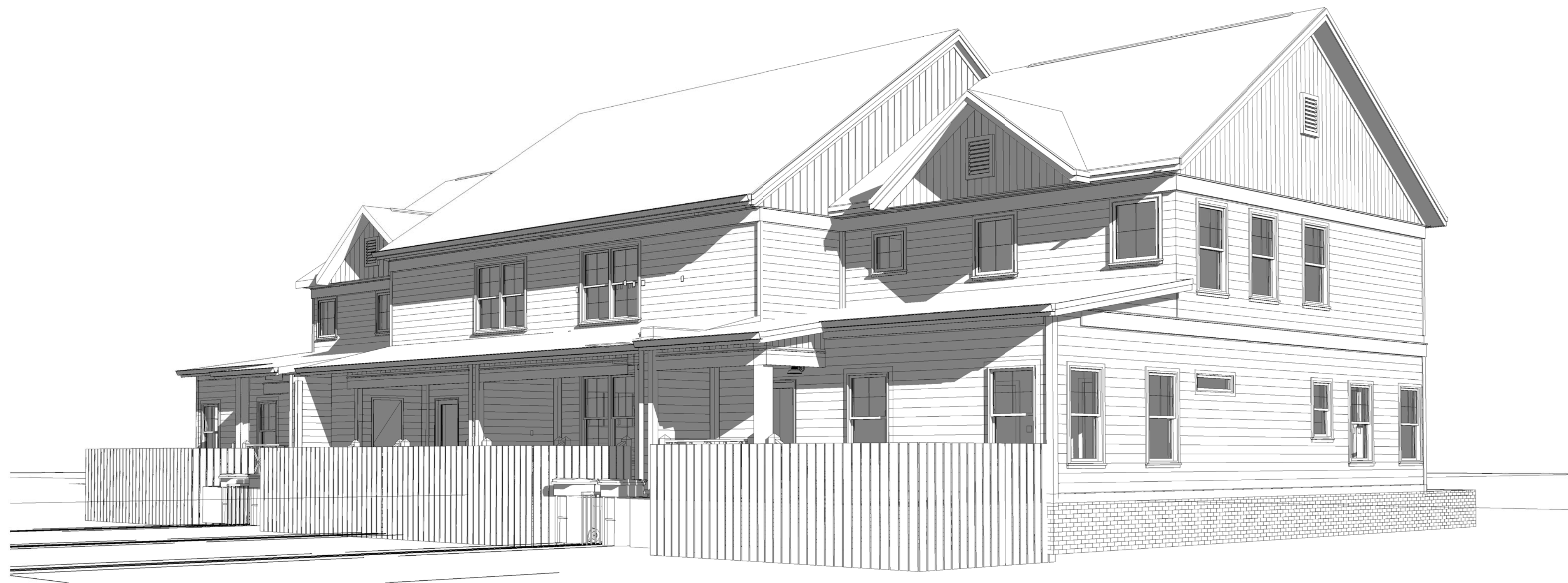
GENERAL NOTES:

- GENERAL NOTES:**
1. SEE ESC PLANS FOR SILT FENCE LOCATIONS, ANY TREE PROTECTION ZONES AND BARRICADES, AND ADDITIONAL NOTES AND DETAILS.
 2. APPLY 6" DIAMETER MULCH RINGS TO ALL TREES IN TURF AREAS. LARGER AREAS OF CONTINUOUS TREE OR SHRUB PLANTINGS TO BE SURROUNDED BY NATURAL MULCH BED WITH SOD OR SEED INSTALLED UP TO EDGE.
 3. SOD OR SEED ALL DISTURBED AREAS NOT COVERED BY MULCH, VEGETATION, OR HARDSCAPE. DO NOT LEAVE BARE SOIL EXPOSED.
 4. THE OVERALL PLANT QUANTITY FOR THE ENTIRE SITE CAN BE FOUND ON THE MASTER PLANT SCHEDULE.
 5. SEE SITE PLAN FOR SITE LABELS, INFORMATION AND DETAILS.
 6. CONTRACTOR TO CONTACT CIVIL ENGINEER OR LANDSCAPE ARCHITECT REGARDING ANY SITEMARK MODIFICATIONS FROM THESE PLANS PRIOR TO CHANGES IN THE FIELD.
- CONTACT: 864-298-0534

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HOMES OF HOPE TOWNHOUSES

NORTHSIDE - SPARTANBURG, SC



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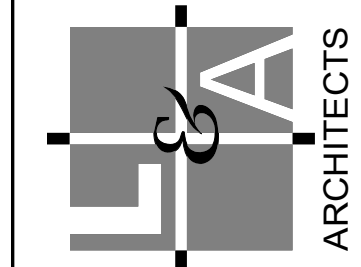
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HOMES OF HOPE TOWNHOUSES
NORTHSIDE - SPARTANBURG, SC
COVER SHEET

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