



The City of Spartanburg Design Review Board

AGENDA

September 2, 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 August 5, 2025 meeting.

VI. Old Business:

1. DRB-24-020-00019 – The Design Review Board (DRB) has received a request for a Revision to the previously granted Full and Final Approval for the proposed hotel/office development at 189 W Main Street (Tax Map Sheet: 7-12-20-030.00) with a zoning designation of DT-6 Zone (Downtown Urban District). The request is limited to revisions of the ballroom facade made after final approval; all other elements of the project previously approved remain unchanged and are not up for review. **Owner: OTO Development / Agent: McMillian Pazdan Smith Architecture.**
2. DRB-25-020-00008 – The Design Review Board (DRB) has received a request for Full & Final Approval for the proposed development, City and Spartanburg County / Park Garage, located at 145 W Broad St (Tax Map Sheet: 7-12-20-056.00, 7-12-24-001.00, 7-12-21-062.00, 7-12-24-002.00, 7-12-21-063.00, 7-12-21-064.00, 7-12-21-066.00, 7-12-21-067.00, 7-12-21-069.01, 7-12-21-069.00, 7-12-24-004.00, 7-12-24-003.00, and 7-12-24-003.01) with a zoning designation of DT-5 Zone (Downtown Urban District). **Owner: City of Spartanburg / Agent: William Gray, McMillan Pazdan Smith.**
3. DRB-25-020-00009 – The Design Review Board (DRB) has received a request for Full & Final Approval for the proposed development, Howard Townes at Northside, located at 535 Howard St (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: Jay Cox, Red Cedar Homes SC.**
Case Deferred.

VII. New Business:

- 1.** DRB-25-020-00010 – The Design Review Board (DRB) has received a request for Preliminary Conceptual Approval for the proposed development, Project Wrap Multifamily, located at 145 W Broad St (Tax Map Sheet: 7-12-20-056.00, 7-12-24-001.00, 7-12-21-062.00, 7-12-24-002.00, 7-12-21-063.00, 7-12-21-064.00, 7-12-21-066.00, 7-12-21-067.00, 7-12-21-069.01, 7-12-21-069.00, 7-12-24-004.00, 7-12-24-003.00, and 7-12-24-003.01) with a zoning designation of DT-5 Zone (Downtown Urban District). **Owner: Barrett Realty Investments, Inc / Agent: Anastasia Kostrominova, McMillan Pazdan Smith.**

VIII. Staff Announcements: ACOG continued training education.

IX. Bylaws Item: Election of 2025–2026 officers.

X. Adjournment.

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