



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.

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

The Design Review Board (DRB) on Tuesday, August 5, 2025, at 5:30pm. The following Board Members were in attendance: **Jean Crowther, Alexander Newman, Danny Balon, and Lukas Hauser.** Representing the City of Spartanburg's Planning Department was **Fredalyn Frasier, Planning Director, and Nan Zhou, Planner II, Ben Jones, Sr Planner, Dominick Calace, Planner I, and Oksana Holbrooks, Sr Administrative Assistant.**

Roll Call:

Mr. Newman: Alexander Newman
Ms. Crowther: Jean Crowther
Mr. Balon: Danny Balon
Mr. Hauser: Lukas Hauser

Mr. Hauser: 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.

Amend the Agenda:

On a motion by Ms. Newman to approve and seconded by Ms. Crowther by a vote of 4 to 0.

Approval of Meeting Minutes for June 3, 2025.

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

Old Business:

DRB-25-020-00001 – The Design Review Board (DRB) has received a request for Full and Final 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.

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

This project is zoned D-T4. Formal design review and approval by the Design Review Board is required.

DETERMINATION OF COMPLETENESS

- Applicant requires the following:
 - o Applicant to provide location of mechanical equipment and detail the solid waste management plan.

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:** *Compliant*
 - **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. *Compliant – Consistent with surrounding buildings but exceed the maximum setback of 18 feet.*
- 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:**
 - 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:** *Compliant*
- 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:** *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*

- H. Signage:** Not applicable.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

- **Alleys:** As noted in the preliminary review and with the applicants' previously approved project; alley widths should be reduced.

- o **Alley A** - only needs to be 12 feet in total width to serve its function – 10 feet of asphalt with a 1 foot concrete edging on each side. The proposed 17 foot wide alley is unnecessarily wide.

RECOMMENDATION

The application meets the standards for Full and Final Approval without the need for any exceptions.

Applicant:

Dawn Olosbi, Homes of Hope, CEO.

Public Comments: None.

Discussion:

The board is pleased with how the project has progressed. However, the contractor did not include the revision discussed at the last meeting, which was the current three windows proposed in the closet areas of four units. It would make sense to shift the bedrooms back from the street to allow this, and the architect confirmed that it would not be an issue. The presenter, Dawn, stated that since the engineer was not present, Jeff is asking for approval with contingency and staff review later.

The presenter explained that last month's delay due to lack of quorum already caused a setback, and another delay would increase project costs. Fredalyn, the City Planning Director, confirmed that conditional approval could be granted if specific conditions are stated in the motion and reviewed by staff afterward. Staff would need to review the conditions, and the board would not move forward with approving the site plan until that condition is met.

A motion was made by Mr. Newman, seconded by Ms. Crowther, to grant Conditional Final Approval, with the condition that the windows at the rear units be relocated to the bedroom by flipping the bedroom and closet layout. Final plans must be submitted reflecting this change, subject to staff approval. The motion passed by a vote of 3–0.

DRB-25-020-00003 – The Design Review Board (DRB) has received a request for Full and Final Approval for the proposed development, Spartanburg County / City Administration, 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: Michael Schwartz, McMillan Pazdan Smith.

GENERAL PROJECT OVERVIEW

The proposed redevelopment along West Broad Street and South Church Street is for a 5 (five) story City/County Administration office building. The next phase, the planned mixed-use building and shared parking structure to the west is not included in this review. This application is for Final Approval. The project received Preliminary Approval at the April 1, 2025 DRB meeting. As a part of the approval, the DRB had the following requests for changes:

- Members emphasized the importance of preserving an 8-foot sidewalk with tree wells and requested inclusion of street lighting and site features within the plans. They would like to see a revised design that clearly shows the street lighting layout, the pull-up/drop-off zone, and added parking, ensuring compliance with the 4-foot clear zone requirement.

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 – [Approved at Preliminary Review 04.01.25](#)

- 6.4.4.a Minimize Blank Walls & 6.4.4.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 West Broad Street and South Church Street and to have less than 60% of total frontage in ground-level transparent glazing.

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:

- **4.1. Civic/Landmark Buildings:** *Compliant except (f) below*
 - i. If indicated on the Downtown Master Plan, they must comply with the recommendations therein. *Compliant*
 - ii. 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*

iii. They should incorporate detailing and materials that are authentic to the intended style.

Compliant

iv. A pedestrian plaza, courtyard, or similar landscaped area may be substituted for a required building frontage and minimum setback line. *Compliant*

v. Building entrances for civic buildings may be raised above the street elevation and accessed via a monumental stair. *Compliant*

vi. 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). *See note regarding exception to Section 6.4.4*

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. – *Compliant*

E. Utilities and Trash Containment:

- **5.2.1 Underground Utilities:** *Presumed Compliant*

- **5.2.2 Solid Waste Storage Areas:** *Presumed Compliant- will be confirmed at the staff review level*

- **5.2.3 Mechanical and Utility Equipment:** *Presumed 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:** *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*

- **6.4 Specific Building Design Standards for all D-T5 Mixed-Use and Commercial Buildings**

- 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:** *60% Glazing in Transparency. Exception required*

- o **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:** *area identified - detail requested*

H. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:**

- o **D-T5: 16 ft zone with 16 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

None.

RECOMMENDATION

Final Approval is recommended.

Applicant:

William Gray, McMillan Pazdan Smith.

Public Comments: None.

Discussion:

The board asked for clarification on the distance between the new railing and columns to ensure accessibility is maintained. There were questions about the landscaping layout and the current layby dimension, which is shown as 17 feet. The board asked if the 4-foot clearance is from the vehicle to the road or directly to the sidewalk. They also asked whether the tree wells could be pushed further into the street, but the presenter confirmed the curbline cannot shift because the layby is fully accessible as designed.

The board also noted that the railing design on Kennedy Street looks different from April's renderings and the proposed design, and they expressed a preference for a consistent style throughout. It was confirmed that the retaining wall only includes handrails at the stairs and not along the entire length.

A motion was made by Mr. Newman, seconded by Mr. Balon, to approve Full and Final with a vote of 4-0.

New Business:

DRB-25-020-00008 – The Design Review Board (DRB) has received a request for Preliminary Conceptual 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.

GENERAL PROJECT OVERVIEW

The proposed 7-story, 950 space parking structure is the second of three phases in the redevelopment of the city-owned block bound by Broad Street, Spring Street, and Kennedy Street. The proposed structure is expected to be completely lined by housing to be proposed in a subsequent phase. This is the first review for Preliminary Approval.

AUTHORITY & APPLICABILITY

This project is zoned D-T5 and is a full site redevelopment. The Kennedy Street frontage is subject to the Side yard Parking Overlay. Formal design review and approval by the Design Review Board is required. Because this structure is proposed to be completely lined in a subsequent phase, the

consideration of the design of facades is functionally unnecessary. As such, the only item for consideration are the proposed driveways/entries.

DETERMINATION OF COMPLETENESS

- Application is complete for Preliminary Review.

EXCEPTIONS REQUIRED

- **7.1.4.d Driveway Width:** The vehicular entrance of a parking lot or garage on a frontage must be no wider than 24 feet. The proposed width of the Kennedy Street entrance is 68 feet.

CODE REVIEW

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

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

- **3.2.10 Parking Lot/Structure – Principal Use**

- i. Liner Buildings Required: Compliant*
- ii. High Quality Materials: Not Applicable*
- iii. Clear Entries: Presumed Compliant*
- iv. Vents and Utility Openings: Presumed Compliant*

B. District Standards:

- **3.3.1 Lot Configuration:** Frontage Build-Out: 60% except in Side Yard Parking Overlay – *Not Applicable*
- **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:** *Not Applicable*

C. General Standards:

- **4.3. Sideyard Parking Overlay:** *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. - *Not Applicable*
- **5.1.5 Adjacent Lots:** Grading between lots to be sensitively considered. – *Not Applicable*

E. Utilities and Trash Containment:

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

F. Building Standards:

- **6.1.1 General Design Principles - Connectivity:** New development should not create physical or visual gaps along the street frontage and should fill existing gaps to the greatest extent possible with interesting and active frontages. – *Exception Required – See 7.1.4.d*
- **6.1.2 General Design Principles - Housing:** *Not Applicable*

- **6.1.3 General Design Principles** – Mixed-Use Infill & Redevelopment: *Not Applicable*
- **6.1.1 General Design Principles** - Downtown Should be Urban: *Not Applicable*
- **6.1.5 General Design Principles** - Put People First: Ground floor activity is critical to pedestrian comfort and activity. Long expanses of inactivity are strongly discouraged. - *Exception Required – See 7.1.4.d*
- **6.2 Required Building Design Standards:**
 - o **6.2.1 Architectural Style:** *Not Applicable*
 - o **6.2.2 Compatibility:** *Not Applicable*
 - o **6.2.3 Proportions:** *Not Applicable*
 - o **6.2.4 Wall Materials:** *Not Applicable*
 - o **6.2.5 Façade Treatment:** *Not Applicable*
 - o **6.2.6 Building Entrances:** *Presumed Compliant*
- **6.4 Specific Building Design Standards for all D-T5 Mixed-Use and Commercial Buildings**
 - o **6.4.1 Roof and Eaves:** *Not Applicable*
 - o **6.4.2 Canopies/Awnings:** *Not Applicable*
 - o **6.4.3 Encroachments:** *Not Applicable*
 - o **6.4.4 Ground Level Detailing:** *Not Applicable*
 - o **6.4.5 Materials:** *Not Applicable*

G. Parking:

- **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. – *Exception Required*
- **7.2 Bicycle Parking:** *More detail requested*

H. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:**
 - o *D-T5: 12 ft zone with 8 ft wide sidewalk and trees in wells: Unable to determine at this time*
- **8.2 Parking Area Landscaping:** *Not applicable*

I. Signage: *Staff level approval*

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

Kennedy Street Parking Structure Driveway: The proposed driveway width on the Kennedy Street frontage is 68 feet to accommodate four (4) lanes averaging 17 feet per lane. The medians between each are 3 feet wide. The current design is driven by the multi-functions of the deck. Given that this is a preliminary design review, staff will continue to explore the option of reducing lane widths to evaluate potential impacts on the deck’s functionality, as well as the integration of pedestrian safety crossing measures.

RECOMMENDATION

The following exception(s) are required for Preliminary Approval:

- **7.1.4.d Driveway Width:** To permit an increase in the maximum driveway width from 24 feet to 68 feet.

Applicant:

William Gray, McMillan Pazdan Smith.

Public Comments:

Cole Alverson, Spartanburg County Administrator, 366 N Church St.

Discussion:

The board asked whether the surrounding roads are DOT or City maintained. It was confirmed that Church Street is DOT, while Broad and Kennedy Streets are City roads. All emergency exits connect to City streets.

The board appreciated the thought behind the garage access, especially during peak times. It was confirmed that queueing would happen inside the garage, starting at Spring Street, with room to extend if needed. There are four lanes to help with flow, and clear signage is planned for both the garage and building entry.

The 68-foot garage width was questioned, and the presenter clarified it's closer to 60 or 62 feet, accounting for the street angle. Fredalyn confirmed this. The board encouraged ongoing coordination with the city to improve the turning radius.

They also asked if the center divider, which stops at the sidewalk, could be extended. The applicant agreed to explore that. Public parking will be open to all, with special entrance for apartment residents. access is internal and gated from the public.

A motion was made by Mr. Newman, seconded by Ms. Crowther to approve Preliminary Conceptual Approval with a vote of 4–0.

DRB-25-020-00009 – The Design Review Board (DRB) has received a request for Preliminary Conceptual 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.

GENERAL PROJECT OVERVIEW

The 0.5 acre site is proposed to include one five-unit townhome building fronting Howard Street with parking sing site access from Vernon Street. The existing site is cleared of the previous structures and has several trees on the site.

AUTHORITY & APPLICABILITY

This project is zoned D-T4. Formal design review and approval by the Design Review Board is required.

DETERMINATION OF COMPLETENESS

- Application requires the following:
 - o Expected Location of Mechanical Equipment
 - o Building Materials

EXCEPTIONS REQUIRED

None requested. The following code inconsistencies have been noted:

- **3.3.6 Building Frontage:** A compliant frontage could not be determined
- **6.3.3.a Raised Entries:** Indeterminate - To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the finished grade (at the building line) a minimum of 2 feet.

Plans note slab on grade foundation.

- **8.1 Streetscape:** The trees should be between the sidewalk and the curb as is the convention for the City.

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:** *Indeterminant - streetscape is not clearly defined which could influence placement.*
- **3.3.4 Building Height:** *Compliant*
- **3.3.5 Permitted Parking Location:** *Compliant*
- **3.3.6 Building Frontage:** *Indeterminant. Likely Stoop - raised entry to be determined.*

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. Block is empty – no adjacent structures to align

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:** *Compliance Presumed – to be confirmed prior for Final Approval*

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:** *Compliance Presumed – to be confirmed prior for Final Approval*
 - o **6.3.3 Building Entrances:** *Entrances do not appear to be raised a minimum of 2 feet from the finished grade. A porch or stoop does not appear to be the predominate design element for the entrance. Plans note slab on grade foundation.*

o **6.3.4 Garages:** *Compliant*

o **6.3.5 Materials:** *Compliance Presumed – to be confirmed prior for Final Approval*

F. Parking:

• **7.1.4 Parking Area Access:** *Compliant – see note below*

• **7.2 Bicycle Parking:** *Exempt*

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. *Sidewalk needs to be on the building side and trees should be planted in a planting street between the sidewalk and the curb.*

H. Signage: Not applicable.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

• **Rear Parking Lot, Driveway Apron and Vernon Street:** The applicant agreed to adjust the drive width to maximum of 16 feet. It should be noted a 12 foot driveway would be consistent with other alley conditions in the Northside area

Building Design: The submitted plans indicate raised entries, however there are no elevations to substantiate the design. Confirmation is required. There is no reason to vary this standard as recent approvals including below-market rate projects have met this standard.

RECOMMENDATION

There are several deficiencies that will require correction prior to consideration for Preliminary Approval.

- **3.3.6 Building Frontage:** A compliant frontage could not be determined.
- **6.3.3.a Raised Entries:** Unable to determine if the entry from the finished grade (at the building line) at a meets the minimum of 2 feet.
- **6.3.3.b Porches:** Usable porches and/or stoops are recommended for entries.
- **8.1 Streetscape:** No streetscape detail provided. Trees should be between the sidewalk and the curb as is the convention for the City.

Visual materials, including photos and aerial views referenced in the staff presentation, were reviewed by the board but are not included in these minutes.

Applicant:

Jay Cox, 535 Howard St.

Public Comments:

None.

Discussion:

The board asked if there were plans for Vernon Street or if it would remain open space. The presenter confirmed it would be landscaped. Stormwater retention is required, but the extra pervious area does not trigger more requirements.

There was discussion about the 16-foot alley, which is wider than usual. The board asked if that could cause cars to block the drive aisle and suggested possibly narrowing it to 10 feet with a 1-foot apron if needed. Each unit has a two-car garage, but some concern was noted about garages being used for storage. Fredalyn confirmed no parking is required in this downtown zone.

The board reviewed window placement and glazing. The presenter suggested reducing symmetry by using a double and single window on the second floor. Staff confirmed there is a glazing requirement and will work with the applicant on window layout options.

The board appreciated the rear facade variations and encouraged similar details in front, possibly through color, gables, or materials. They also discussed a 2-foot raised grade shown in some areas and asked for consistency across all elevations.

Final comments included reviewing the landscape plan, streetscape, tree wells, HVAC placement, and walkways.

A motion was made by Ms. Crowther, seconded by Mr. Newman to approve Preliminary Conceptual Approval with a vote of 4–0.

Staff Announcements:

Danny Balon was introduced as the new Board Member. The board also welcomed two new planners: Ben Jones, Senior Planner, and Dominick Calace, Planner I.

Adjourned meeting at 7:15 P.M.

Lukas Hauser, Board Member

DATE

August 26, 2025

TO

Design Review Board Members

PROJECT/ADDRESS/ TAX ID

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

PROJECT NUMBER

DRB-24-020-000019

REVIEW STATUS – Revision – Full and Final Review**STAFF****COPIES TO**

City Departments/Applicant

Fredalyn M. Frasier, Planning Director

Dominick Calace, Planner I

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 Full and Final Approval on March 4, 2025. However, the recent modifications to the ballroom façade along West Main Street warrant Board review.

PREVIOUS BOARD ACTION - MARCH 4, 2025**DRB Vote: Full and Final Approval**

The hotel and office project at 189 W Main Street received full and final approval from the DRB.

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. The only items for consideration are the changes made to the ballroom facade.

DETERMINATION OF COMPLETENESS

- Application is complete.

EXCEPTIONS REQUIRED

- **6.4.4(b) Ground-Level Glazing:** To permit the use of spandrel/black out glass in the kitchen windows along Main Street.

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. **Approved at the 3/4/25 DRB meeting.***

- **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. **Approved at the 3/4/25 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:** *See note regarding ground level detailing*
 - **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:** ***Approved at the 3/4/25 DRB meeting.***
 - **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:** *Exception to 6.4.4(b) required to permit the use of spandrel/black out glass along the ballroom facade.*
 - **6.4.5 Materials:** *Compliant*
- G. Parking:**
- **7.1.4.d 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. **Approved at the 3/4/25 DRB meeting.***
- **8.2 Parking Area Landscaping:** *Not applicable*

I. Signage: *Staff level approval*

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

The approved redevelopment of the block reestablishes the historic street alignment and reinforces the continuity of the block face.

The revised façade design removes the previously elevated ballroom terrace, which was seen as a feature that helped articulate the façade and had the potential to activate the street.

RECOMMENDATION

The following exception(s) are required for Full and Final Approval:

- **6.4.4(b) Ground-Level Glazing:** To permit the use of spandrel/black out glass in the kitchen windows along Main Street.



189 W Main - Hotel

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.*

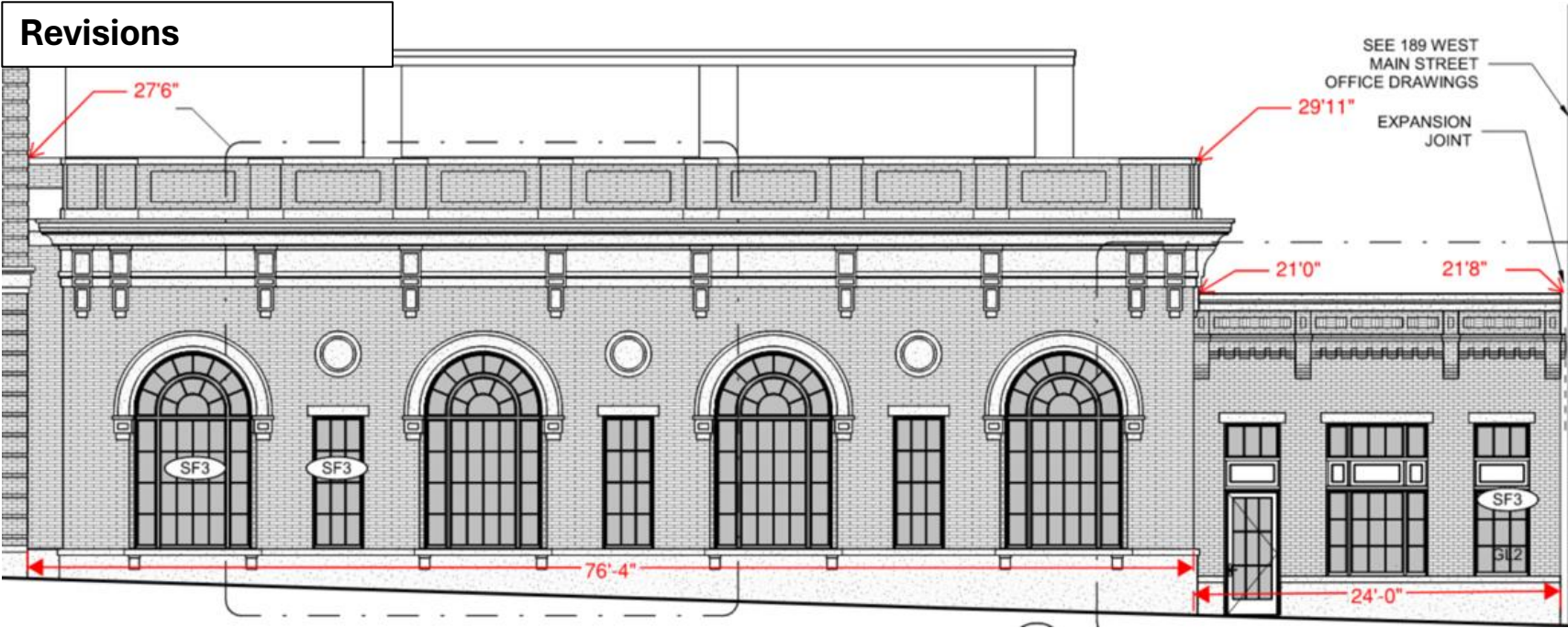
Unique Design Considerations:

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.

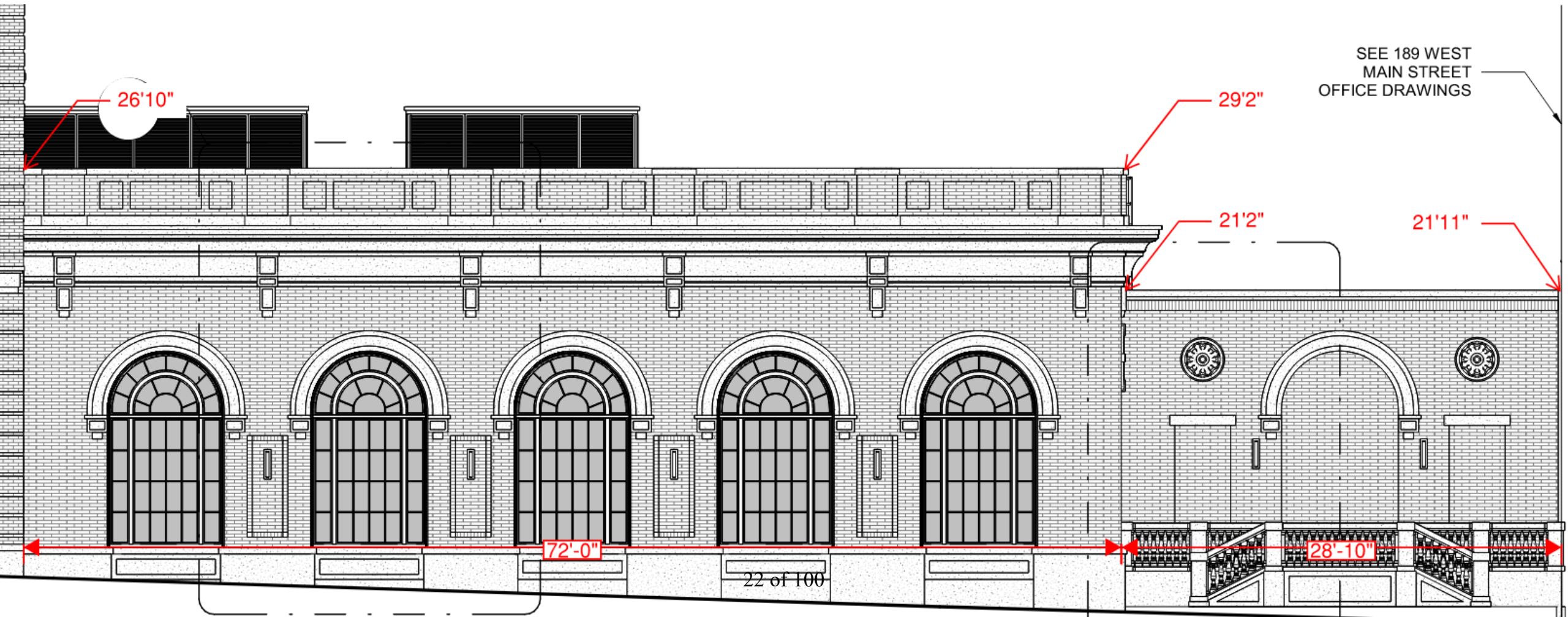
3.3.4.a Building Height: To permit a one (1) story building element – The minimum number of stories is two (2).

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.

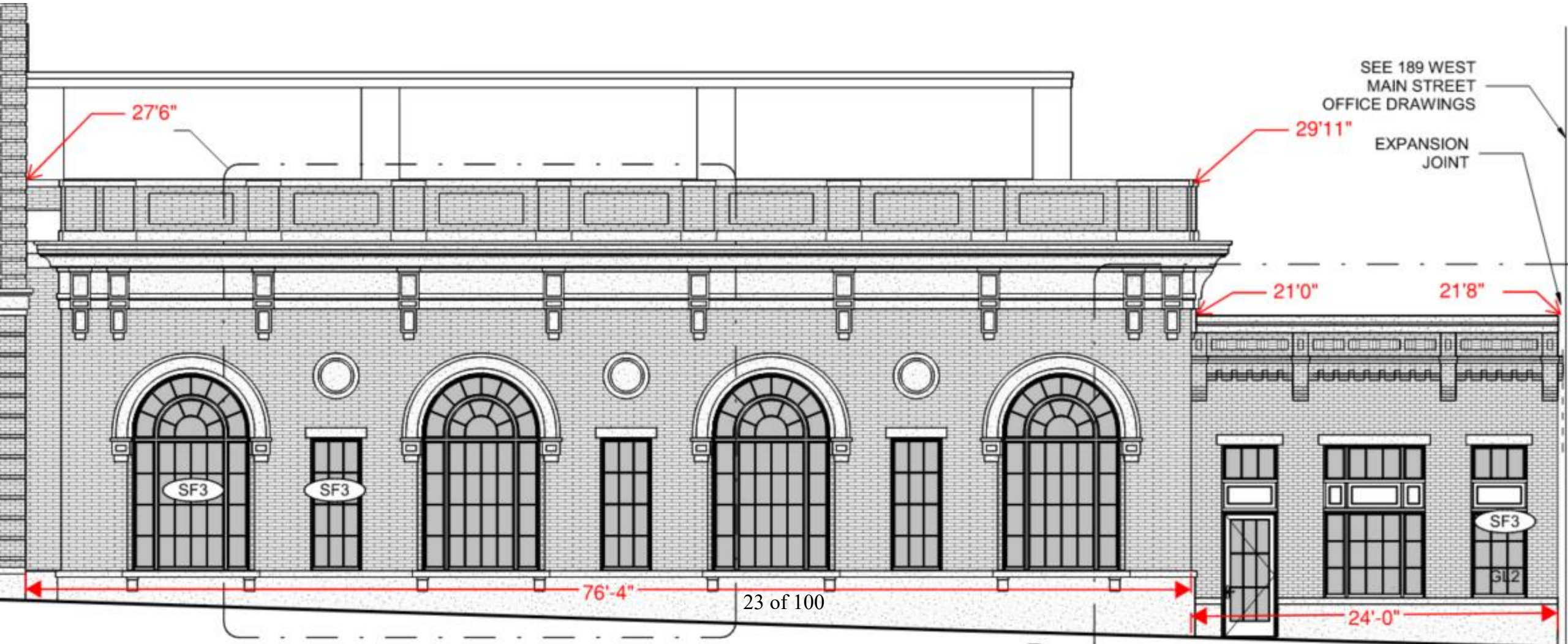
- OTO Development is planning to expand the ballroom to account for operational concerns such as accommodating a catering kitchen, storage, and service corridor. This results in growing the ballroom West and South. The exterior alterations to the design include removal of exterior patio and revised façade to the one-story ballroom fronting Main Street.
- In January 2025, OTO presented the ballroom associated with the hotel as a single story and was approved by Spartanburg's Design Review Board. OTO Development is requesting an amendment to the previously approved variance to 3.3.4a, building height in DT-6.



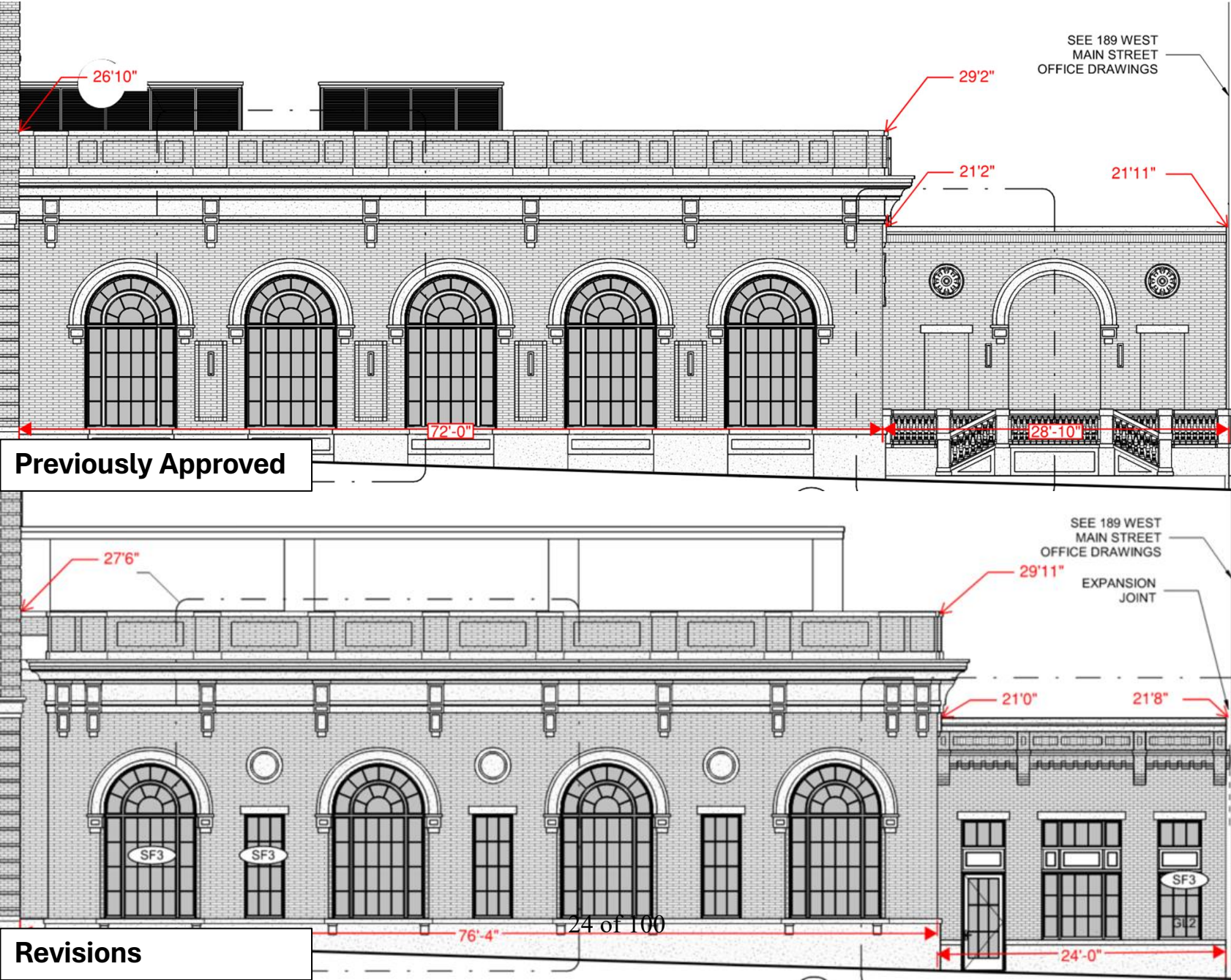
Ballroom Elevation – Previously Approved



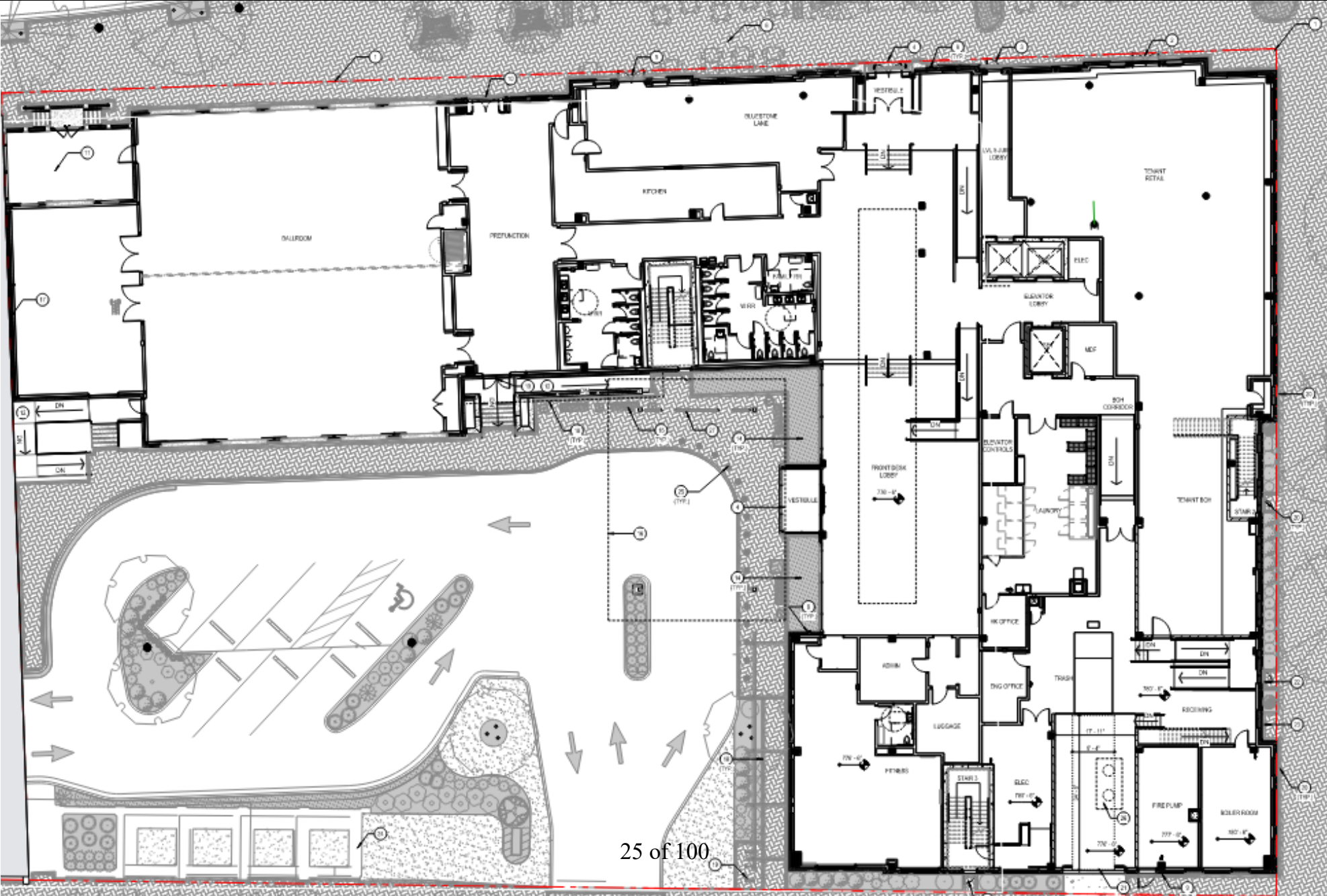
Ballroom Elevation - Revisions



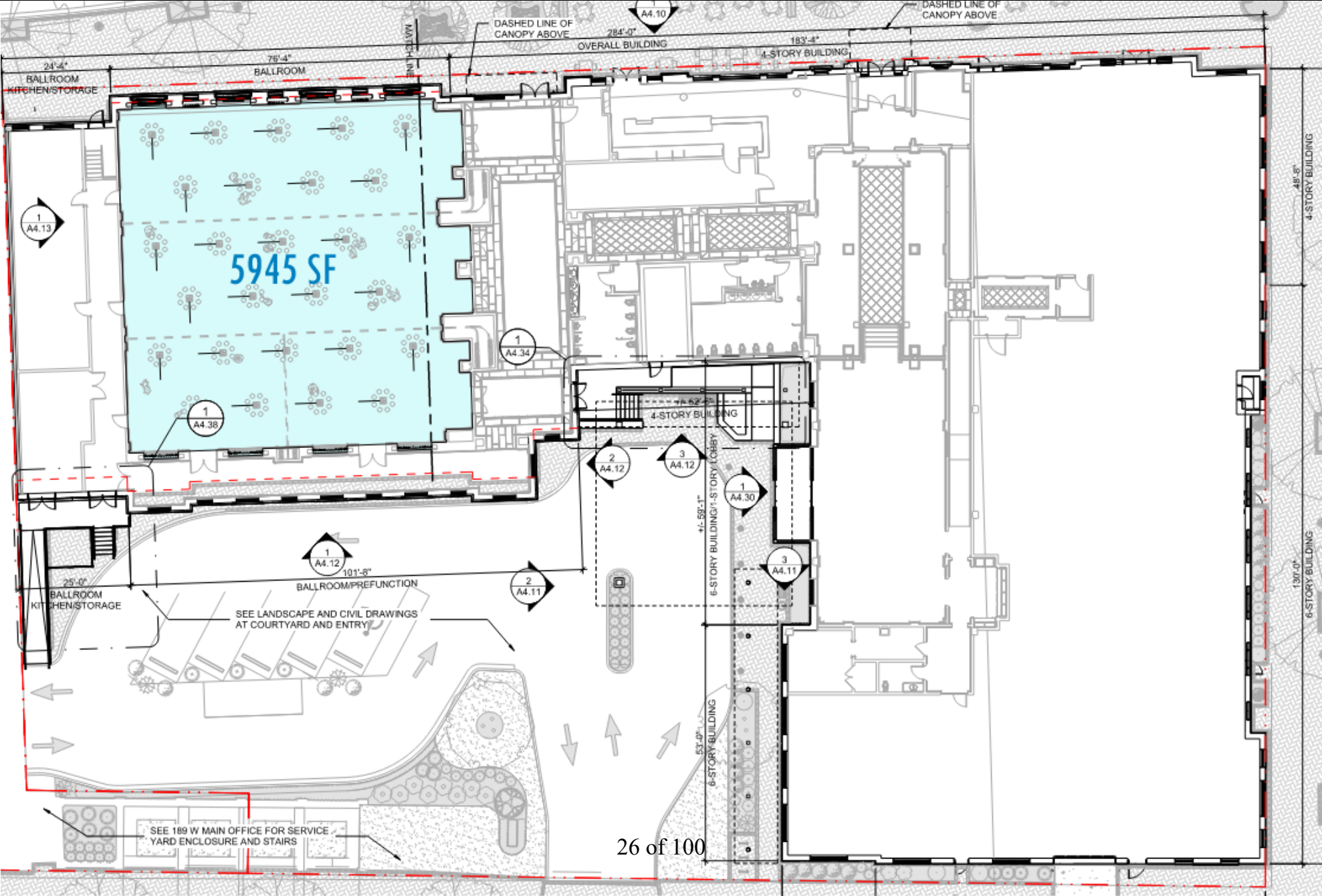
Ballroom Elevation - Comparison



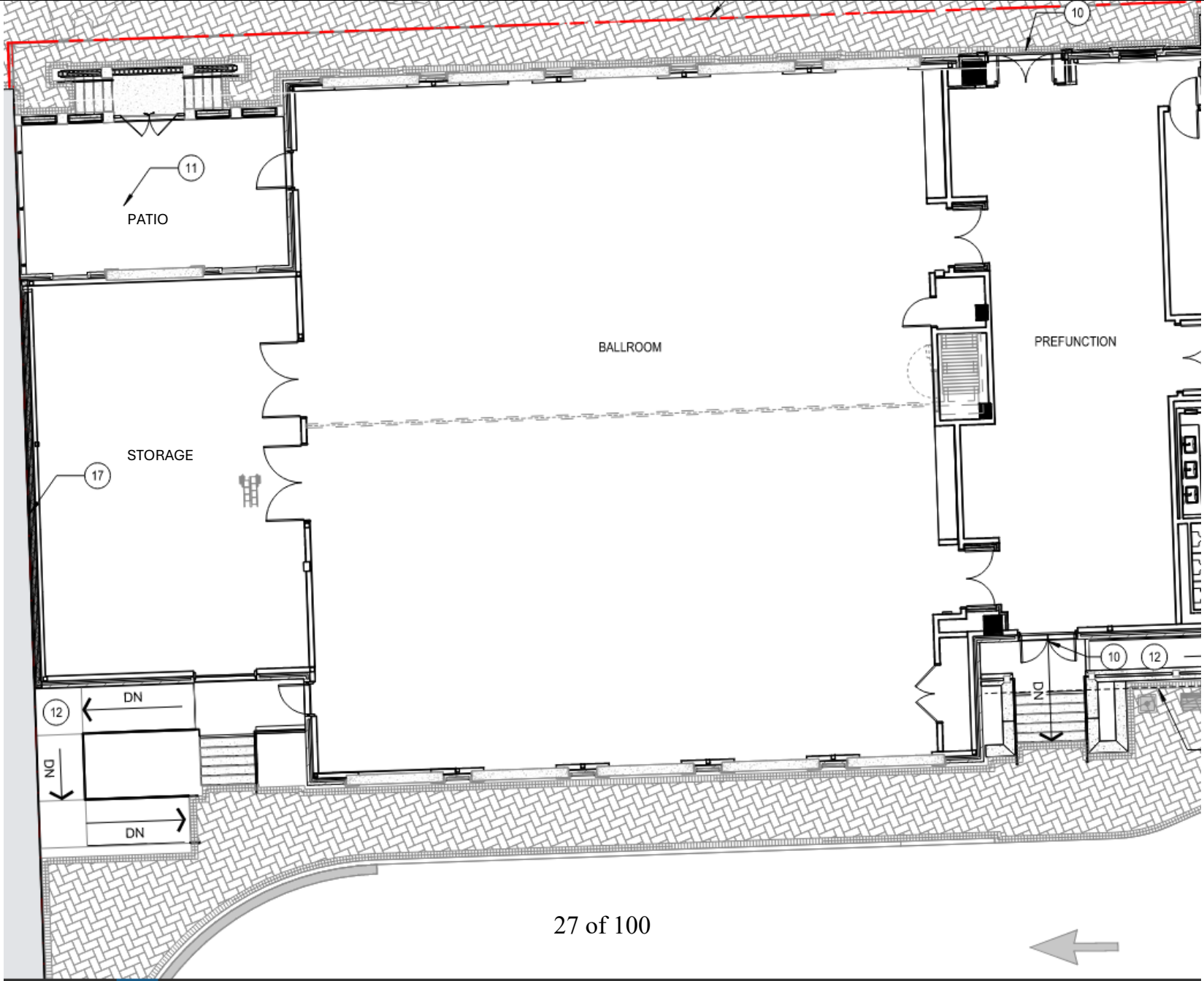
Overall Lobby Floor Plan – Previously Approved



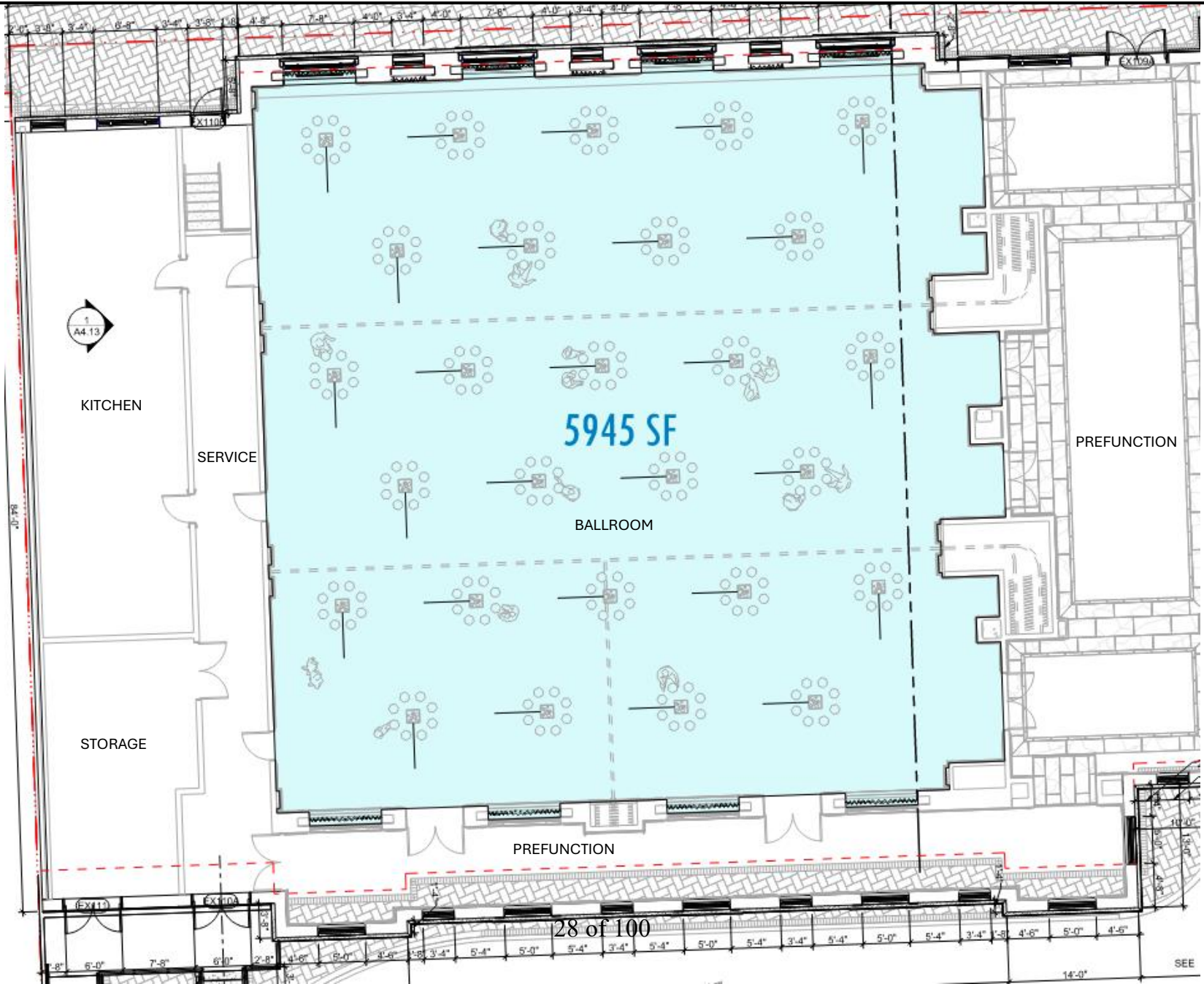
Overall Lobby Floor Plan - Revisions



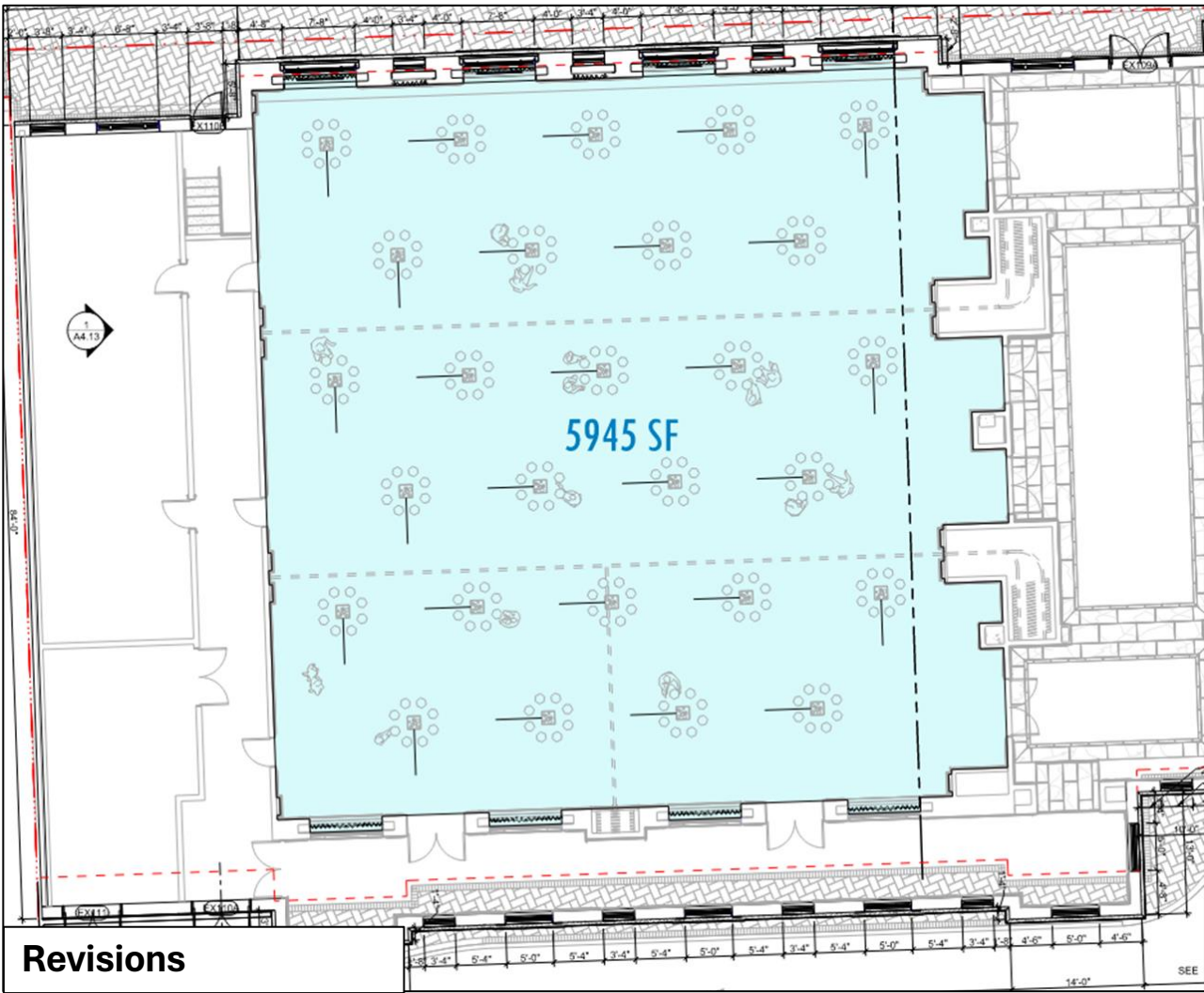
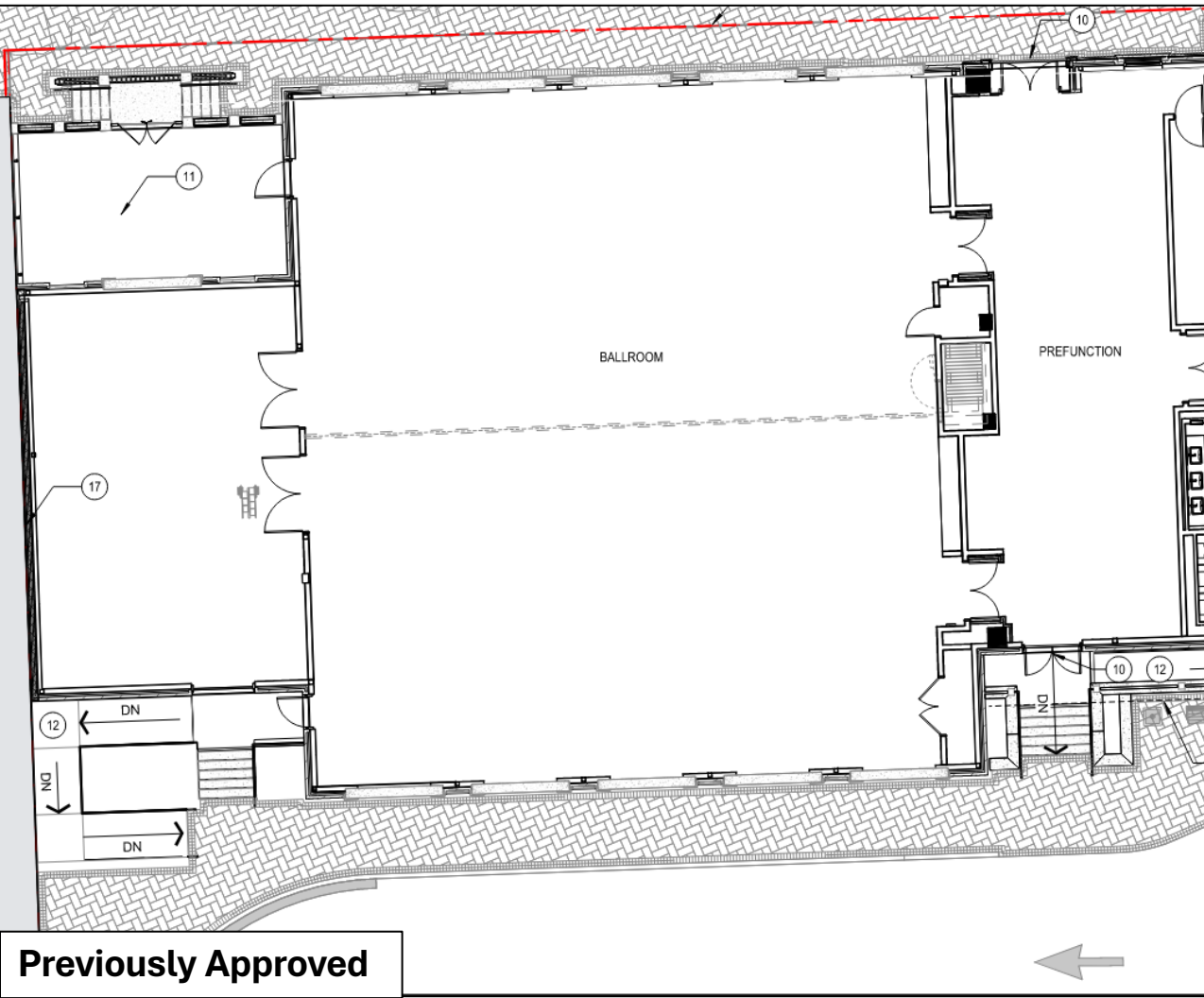
Ballroom Floor Plan – Previously Approved



Ballroom Floor Plan - Revisions



Ballroom Floor Plan - Comparison







Ballroom Rendering - Comparison



Previously Approved



Revisions

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.

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.

- OTO Development is planning to replace the EIFS on the six-story tower portion of the hotel with brick. Ownership has decided that a full brick exterior is preferable to match the existing buildings of downtown Spartanburg. The exterior elevations on Spring Street, Broad Street, and the hotel courtyard will now be composed of brick.
- In January 2025, OTO presented the six-story tower of the hotel as EIFS and was approved by Spartanburg's Design Review Board. Since brick is an approved exterior material by code under 6.4.4, OTO will be proceeding with a brick exterior and does not require a revised variance. This information is intended for informational purposes only.



Hotel Tower Rendering (NE Corner) – Previously Approved





Hotel Tower Rendering (SE Corner) – Previously Approved



Hotel Tower Rendering (SE Corner) – Revisions



Hotel Tower Rendering (SW Corner) – Previously Approved





DATE

August 26, 2025

TO

Design Review Board Members

PROJECT/ADDRESS/ TAX ID

City County Parking Garage / 145 W. Broad Street
7-12-21-062.00; 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

PROJECT NUMBER

DRB- 25-02000008

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

City Departments/Applicant

STAFF

Fredalyn M. Frasier, Planning Director
Dominick Calace, Planner I

GENERAL PROJECT OVERVIEW

The proposed 7-story, 950 space parking structure is the second of three phases in the redevelopment of the city/county block bound by Broad Street, Spring Street, and Kennedy Street. The proposed structure is expected to be completely lined by housing to be proposed in a subsequent phase. This application is for Full and Final Review. As a part of the Preliminary Approval, the DRB had the following requests for changes:

- Explore options for pedestrian refuge/safety along the Kennedy Street garage entrance, including reducing lane widths and creating a curb island.

AUTHORITY & APPLICABILITY

This project is zoned D-T5 and is a full site redevelopment. The Kennedy Street frontage is subject to the Sideyard Parking Overlay. Formal design review and approval by the Design Review Board is required. Because this structure is proposed to be completely lined in a subsequent phase, the consideration of the design of facades is functionally limited. As such, the only items for consideration are the proposed driveways, entries, and the limited areas visible from the street.

DETERMINATION OF COMPLETENESS

- Application is complete.

EXCEPTIONS REQUIRED

- **7.1.4.d Driveway Width:** The vehicular entrance of a parking lot or garage on a frontage must be no wider than 24 feet. The proposed width of the Kennedy Street entrance is 63 feet (reduced from 68 feet).

CODE REVIEW

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

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

- **3.2.10 Parking Lot/Structure – Principal Use**
 - i. **Liner Buildings Required:** *Compliant*
 - ii. **High Quality Materials:** *Not Applicable*
 - iii. **Clear Entries:** *Presumed Compliant*
 - iv. **Vents and Utility Openings:** *Presumed Compliant*

B. District Standards:

- **3.3.1 Lot Configuration:** Frontage Build-Out: 60% except in Side Yard Parking Overlay – *Not Applicable*
- **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:** *Not Applicable*

C. General Standards:

- **4.3. Sideyard Parking Overlay:** *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. - *Not Applicable*
- **5.1.5 Adjacent Lots:** Grading between lots to be sensitively considered. – *Not Applicable*

E. Utilities and Trash Containment:

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

F. Building Standards:

- **6.1.1 General Design Principles - Connectivity:** *New development should not create physical or visual gaps along the street frontage and should fill existing gaps to the greatest extent possible with interesting and active frontages. – **Exception Required for Driveway Width – See 7.1.4.d***
- **6.1.2 General Design Principles - Housing:** *Not Applicable*
- **6.1.3 General Design Principles – Mixed-Use Infill & Redevelopment:** *Not Applicable*
- **6.1.1 General Design Principles - Downtown Should be Urban:** *Not Applicable*
- **6.1.5 General Design Principles - Put People First:** *Ground floor activity is critical to pedestrian comfort and activity. Long expanses of inactivity are strongly discouraged. - **Exception Required for Driveway Width – See 7.1.4.d***
- **6.2 Required Building Design Standards:**
 - **6.2.1 Architectural Style:** *Not Applicable*
 - **6.2.2 Compatibility:** *Not Applicable*
 - **6.2.3 Proportions:** *Not Applicable*
 - **6.2.4 Wall Materials:** *Not Applicable*
 - **6.2.5 Façade Treatment:** *Not Applicable*
 - **6.2.6 Building Entrances:** *Presumed Compliant*
- **6.4 Specific Building Design Standards for all D-T5 Mixed-Use and Commercial Buildings**
 - **6.4.1 Roof and Eaves:** *Not Applicable*
 - **6.4.2 Canopies/Awnings:** *Not Applicable*
 - **6.4.3 Encroachments:** *Not Applicable*
 - **6.4.4 Ground Level Detailing:** *Not Applicable*

- **6.4.5 Materials:** *Not Applicable*

G. Parking:

- **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. – *Exception Required to permit 63-foot-wide garage entrance on Kennedy Street.*
- **7.2 Bicycle Parking:** *More detail requested for overall bicycle parking on the block.*

H. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:**
 - D-T5: 12 ft zone with 8 ft wide sidewalk and trees in wells: *Unable to determine at this time*
- **8.2 Parking Area Landscaping:** *Not applicable*

I. Signage: *Staff level approval*

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

Kennedy Street Parking Structure Driveway: The proposed driveway width on the Kennedy Street frontage has been revised to a total width of 63 feet, including four lanes separated by 3-foot medians.

The outside lanes are designed at 13 feet each and the two inside speed ramp lanes are 12 feet each. Although the width remains substantially larger than the Downtown Code maximum, the reduction from the original 68-foot proposal helps to minimize the overall crossing distance.

An 8-foot-wide pedestrian refuge island has been incorporated in the center of the driveway, which allows pedestrians a protected space to cross in two stages. This design balances the functional needs of the parking garage with pedestrian considerations, although it still requires pedestrians to cross greater distances than typical standards.

RECOMMENDATION

The following exception(s) are required for Full and Final Approval:

- **7.1.4.d Driveway Width:** To permit an increase in the maximum driveway width from 24 feet to 63 feet.



August 18th, 2025

RE: Spartanburg Government Center Parking Deck
Design Review Board Final Review
Description of Requested Variance

McMillan Pazdan Smith appreciates the opportunity to present our application for a final review of the Spartanburg Government Center Parking Deck. We are requesting a variance to following design standard:

Spartanburg Downtown Code, Zoning Ordinance, Appendix A

Section 7.1.4; d: The vehicular entrance of a parking lot or garage on a frontage must be no wider than 24 feet.

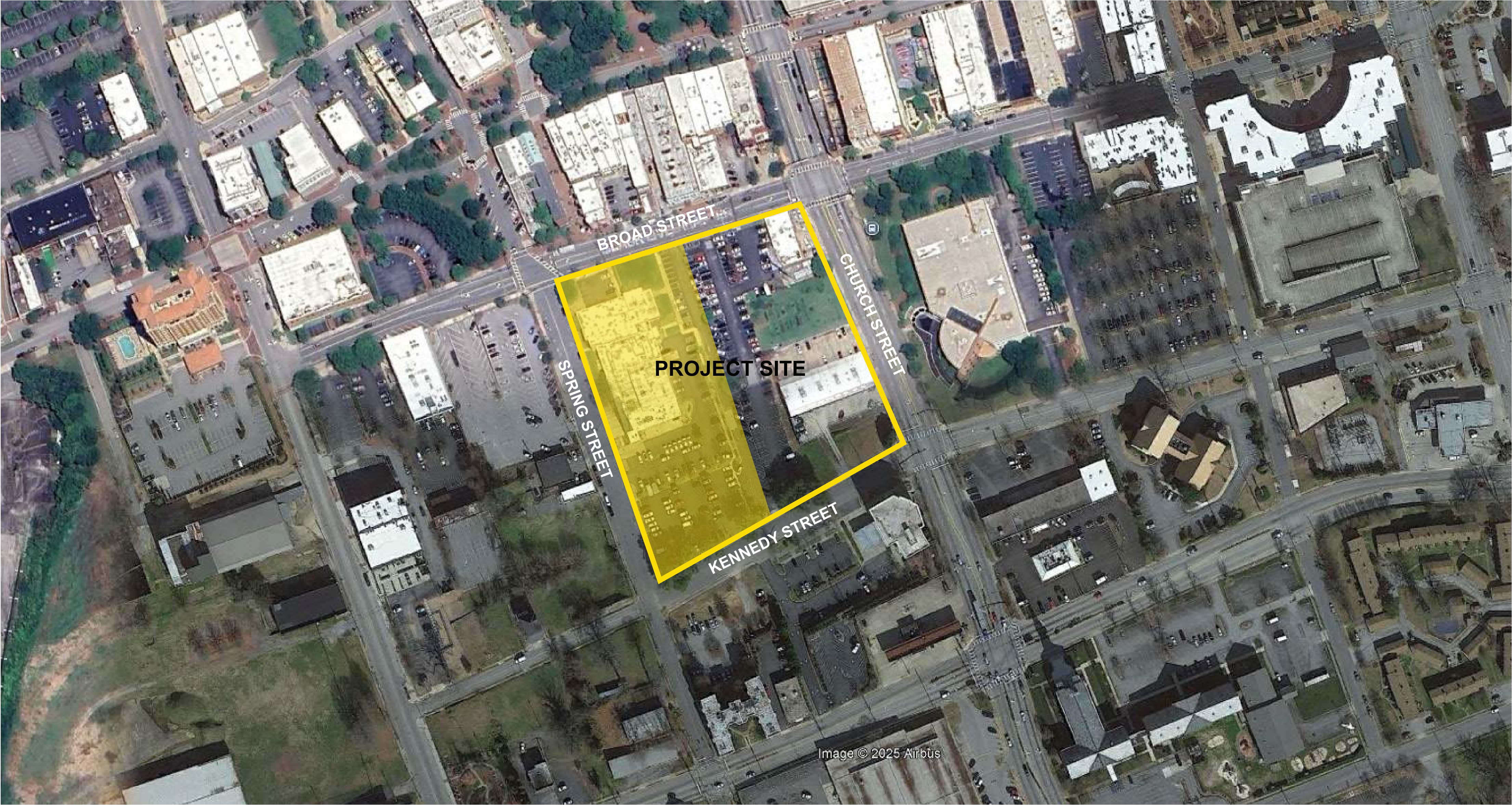
Requested Variance: Permit a vehicular entrance width of 63 feet at the Kennedy St. entrance to the structure.

Preliminary Review Planning Staff Comments: explore the option of reducing lane widths to evaluate potential impacts on the deck's functionality, as well as the integration of pedestrian safety crossing measures.

Preliminary Review DRB Member Comments: Alexander Newman: Can curb islands be extended into Kennedy St crosswalk to create a pedestrian refuge?

Explanation: We have adjusted the lane and curb layout at the Kennedy St entrance per recommendations from the DRB and planning staff. We have added a 4" high concrete curb at the mid span of the driveway to serve as a pedestrian refuge while crossing at the parking deck entrance. This island will also slow down traffic and prevent vehicles from making wide turns into and out of the deck. We have also reconfigured the two exit lanes so that right-most exit lane can only turn right and the leftmost exit lane can only turn left. Additionally, we have reduced the width of each lane which reduces the total width of the parking deck opening from 68' to 63' (measured parallel to Kennedy St.).

EXISTING SITE



EXISTING SITE



EXISTING SITE CONDITIONS



BROAD STREET AND SPRING STREET



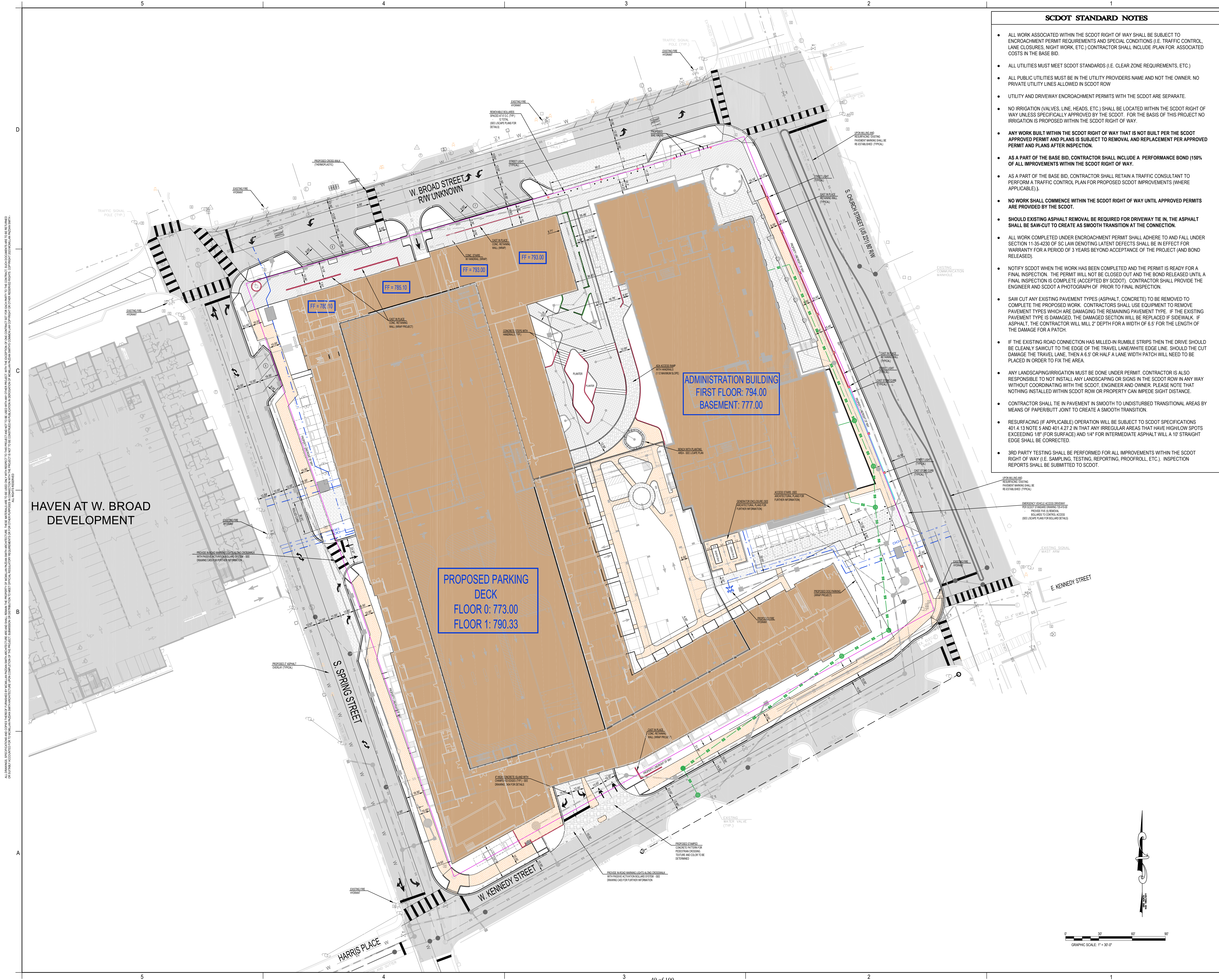
SPRING STREET AND KENNEDY STREET



KENNEDY STREET AND CHURCH STREET



CHURCH STREET AND BROAD STREET



- SCDOT STANDARD NOTES**
- ALL WORK ASSOCIATED WITHIN THE SCDOT RIGHT OF WAY SHALL BE SUBJECT TO ENCROACHMENT PERMIT REQUIREMENTS AND SPECIAL CONDITIONS (I.E. TRAFFIC CONTROL, LANE CLOSURES, NIGHT WORK, ETC.) CONTRACTOR SHALL INCLUDE PLAN FOR ASSOCIATED COSTS IN THE BASE BID.
 - ALL UTILITIES MUST MEET SCDOT STANDARDS (I.E. CLEAR ZONE REQUIREMENTS, ETC.)
 - ALL PUBLIC UTILITIES MUST BE IN THE UTILITY PROVIDERS NAME AND NOT THE OWNER. NO PRIVATE UTILITY LINES ALLOWED IN SCDOT ROW
 - UTILITY AND DRIVEWAY ENCROACHMENT PERMITS WITH THE SCDOT ARE SEPARATE.
 - NO IRRIGATION (VALVES, LINE, HEADS, ETC.) SHALL BE LOCATED WITHIN THE SCDOT RIGHT OF WAY UNLESS SPECIFICALLY APPROVED BY THE SCDOT. FOR THE BASIS OF THIS PROJECT NO IRRIGATION IS PROPOSED WITHIN THE SCDOT RIGHT OF WAY.
 - ANY WORK BUILT WITHIN THE SCDOT RIGHT OF WAY THAT IS NOT BUILT PER THE SCDOT APPROVED PERMIT AND PLANS IS SUBJECT TO REMOVAL AND REPLACEMENT PER APPROVED PERMIT AND PLANS AFTER INSPECTION.
 - AS A PART OF THE BASE BID, CONTRACTOR SHALL INCLUDE A PERFORMANCE BOND (150% OF ALL IMPROVEMENTS WITHIN THE SCDOT RIGHT OF WAY.
 - AS A PART OF THE BASE BID, CONTRACTOR SHALL RETAIN A TRAFFIC CONSULTANT TO PERFORM A TRAFFIC CONTROL PLAN FOR PROPOSED SCDOT IMPROVEMENTS (WHERE APPLICABLE.).
 - NO WORK SHALL COMMENCE WITHIN THE SCDOT RIGHT OF WAY UNTIL APPROVED PERMITS ARE PROVIDED BY THE SCDOT.
 - SHOULD EXISTING ASPHALT REMOVAL BE REQUIRED FOR DRIVEWAY TIE IN, THE ASPHALT SHALL BE SAW-CUT TO CREATE A SMOOTH TRANSITION AT THE CONNECTION.
 - ALL WORK COMPLETED UNDER ENCROACHMENT PERMIT SHALL ADHERE TO AND FALL UNDER SECTION 11-35-4230 OF SC LAW DENOTING LATENT DEFECTS SHALL BE IN EFFECT FOR WARRANTY FOR A PERIOD OF 3 YEARS BEYOND ACCEPTANCE OF THE PROJECT (AND BOND RELEASED).
 - NOTIFY SCDOT WHEN THE WORK HAS BEEN COMPLETED AND THE PERMIT IS READY FOR A FINAL INSPECTION. THE PERMIT WILL NOT BE CLOSED OUT AND THE BOND RELEASED UNTIL A FINAL INSPECTION IS COMPLETE (ACCEPTED BY SCDOT). CONTRACTOR SHALL PROVIDE THE ENGINEER AND SCDOT A PHOTOGRAPH OF PRIOR TO FINAL INSPECTION.
 - SAW CUT ANY EXISTING PAVEMENT TYPES (ASPHALT, CONCRETE) TO BE REMOVED TO COMPLETE THE PROPOSED WORK. CONTRACTORS SHALL USE EQUIPMENT TO REMOVE PAVEMENT TYPES WHICH ARE DAMAGING THE REMAINING PAVEMENT TYPE. IF THE EXISTING PAVEMENT TYPE IS DAMAGED, THE DAMAGED SECTION WILL BE REPLACED IF SIDEWALK. IF ASPHALT, THE CONTRACTOR WILL MILL 2" DEPTH FOR A WIDTH OF 6.5' FOR THE LENGTH OF THE DAMAGE FOR A PATCH.
 - IF THE EXISTING ROAD CONNECTION HAS MILLED-IN RUMBLE STRIPS THEN THE DRIVE SHOULD BE CLEANLY SAWCUT TO THE EDGE OF THE TRAVEL LANE/WHITE EDGE LINE. SHOULD THE CUT DAMAGE THE TRAVEL LANE, THEN A 6.5' OR HALF A LANE WIDTH PATCH WILL NEED TO BE PLACED IN ORDER TO FIX THE AREA.
 - ANY LANDSCAPING/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. PLEASE NOTE THAT NOTHING INSTALLED WITHIN SCDOT ROW OR PROPERTY CAN IMPEDE SIGHT DISTANCE.
 - CONTRACTOR SHALL TIE IN PAVEMENT IN SMOOTH TO UNDISTURBED TRANSITIONAL AREAS BY MEANS OF PAPER/BUTT JOINT TO CREATE A SMOOTH TRANSITION.
 - RESURFACING (IF APPLICABLE) OPERATION WILL BE SUBJECT TO SCDOT SPECIFICATIONS 401.4.13 NOTE 5 AND 401.4.27.2 IN THAT ANY IRREGULAR AREAS THAT HAVE HIGH/LOW SPOTS EXCEEDING 1/8" (FOR SURFACE) AND 1/4" FOR INTERMEDIATE ASPHALT WILL A 10' STRAIGHT EDGE SHALL BE CORRECTED.
 - 3RD PARTY TESTING SHALL BE PERFORMED FOR ALL IMPROVEMENTS WITHIN THE SCDOT RIGHT OF WAY (I.E. SAMPLING, TESTING, REPORTING, PROOFROLL, ETC.). INSPECTION REPORTS SHALL BE SUBMITTED TO SCDOT.

127 dunbar street
spartanburg, sc 29306

CIVIL ENGINEER:

McCutchen Engineering Associates, PC
888 W. Saint John St., Spartanburg, S.C. 29301
Phone: 864.582.0585 | Fax: 864.582.0581

SEALS

SPARTANBURG COUNTY

SPARTANBURG COUNTY/CITY
ADMINISTRATION BUILDING

157 W BROAD ST. SPARTANBURG, SC 29306

ISSUE DATE: NOVEMBER 2024

SHEET ISSUE:	NO.	DATE	DESCRIPTION
A	08.01.25		ISSUE FOR PERMITTING AND EARLY SITE WORK PACKAGE

DRAWN BY:

PRINCIPAL IN CHARGE: JDM
PROJECT ENGINEER: CWJ
DRAWN BY: CWJ

SHEET TITLE:

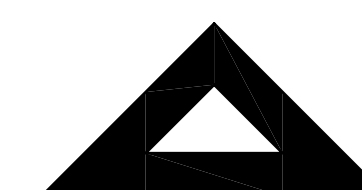
OVERALL SITE LAYOUT PLAN

SHEET NO. PROJ. NO. 2405.002

C100

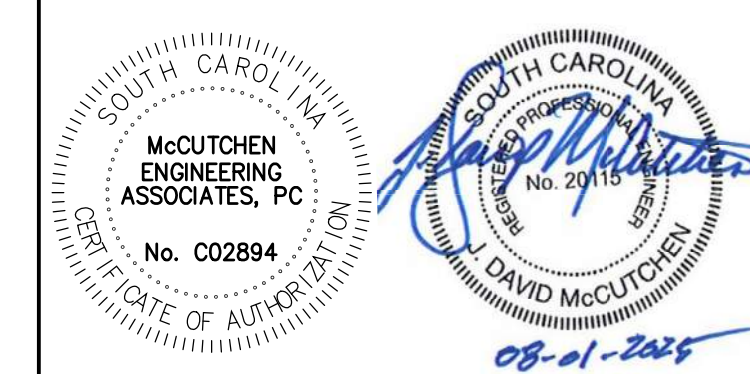
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CIVIL ENGINEER:



McCutchen Engineering Associates, PC
898 W. Saint John St., Spartanburg, S.C. 29301
Phone: 864 582 0585 | Fax: 864 582 0581

38



SPARTANBURG COUNTY

SPARTANBURG COUNTY/CITY
ADMINISTRATION BUILDING

187 W BROAD ST, SPARTANBURG, SC 29306

ISSUE DATE: NOVEMBER 2024

SHEET ISSUE:

NO.	DATE	DESCRIPTION
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A	08.01.25	ISSUE FOR PERMITTING AND EARLY SITE WORK PACKAGE
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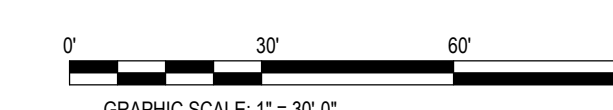
PRINCIPAL IN CHARGE:	JDI
PROJECT ENGINEER:	CW
DRAWN BY:	CW

OVERALL SITE GRADING PLAN

SHEET NO.

PROJ. NO
2405.002

C200



LANDSCAPE DOCUMENTS FOR:

SPARTANBURG COUNTY/CITY
ADMINISTRATION BUILDING

SPARTANBURG, SOUTH CAROLINA

PLANT SCHEDULE STREETSCAPE

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES					
JUN BRO	8	JUNIPERUS VIRGINIANA 'BRODIE' / BRODIE RED CEDAR	15 GAL		
JUN BUR	1	JUNIPERUS VIRGINIANA 'BURKII' / BURKII RED CEDAR	8 & 8		8' MIN.
JUN TAY	27	JUNIPERUS VIRGINIANA 'TAYLOR' / TAYLOR EASTERN REDCEDAR	8 & 8		8' MIN.
PAR VAN	9	PARROTIA PERSICA 'VANESSA' / VANESSA PERSIAN PARROTTIA	8 & 8	4" CAL	
QUE APE	25	QUERCUS PHELLOX 'GREENEVY' / KINGPIN® WILLOW OAK	8 & 8	4" CAL	
QUE LOH	8	QUERCUS ROBUR X BICOLOR 'LONG' / REGAL PRINCE OAK	8 & 8	3" CAL	
THU EME	1	THUJA OCCIDENTALIS 'EMERALD' / EMERALD ARBORVITAE	15 GAL		

CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
SHRUBS				
ABE X G	15	ABELIA X GRANDIFLORA 'LITTLE RICHARD' / LITTLE RICHARD ABELIA	3 GAL	
AZA GUM	21	AZALEA X 'GUMPO PINK' / GUMPO PINK SATSUKI AZALEA	3 GAL	
BUX SEM	12	BUXUS SEMPERVIRENS / AMERICAN BOXWOOD	24" BOX	
BUX WIN	81	BUXUS X 'WINTER GEM' / WINTER GEM BOXWOOD	3 GAL	
CEP DUG	32	CEPHALOTAXUS HARRINGTONIA 'DUKE GARDENS' / DUKE GARDENS PLUM YEW	3 GAL	
CHA NAA	2	CHAMAECYPARIS OBTUSA 'NANA AUREA' / COMPACT GOLD HINCKI CYPRESS	3 GAL	
EDG RED	2	EDGEWORTHIA CHRYSANTHA 'RED DRAGON' / RED DRAGON PAPERBUSH	3 GAL	
FAT SPI	1	FATSIA JAPONICA 'SPIDERS WEB' / SPECKLED JAPANESE FATSIA	3 GAL	
FOR NBS	9	FORSYTHIA X INTERMEDIA 'NIMBUS' / SHOW OFF® SUGAR BABY® DWARF FORSYTHIA	3 GAL	
GAR FRO	12	GARDENIA JASMINOIDES 'FROSTPROOF' / FROSTPROOF GARDENIA	3 GAL	
HAK ALL	6	HAKONECHLOA MACRA 'ALL GOLD' / JAPANESE FOREST GRASS	5 GAL	
HEL XDA	14	HELLEBORUS X HYBRIDUS 'DARK AND HANDSOME' / DARK AND HANDSOME HELLEBORE	1 GAL	
HEU RIM	9	HEUCHERA X 'ELECTRIC PLUM' / ELECTRIC PLUM CORAL BELLS	1 GAL	
HYD NIB	13	HYDRANGEA MACROPHYLLA 'NIKKO BLUE' / NIKKO BLUE HYDRANGEA	3 GAL	
HYD LIM	21	HYDRANGEA PANICULATA 'LIMELIGHT PRIME' TM / LIMELIGHT PRIME HYDRANGEA	3 GAL	
HYD ELH	5	HYDRANGEA QUERCIFOLIA 'ELLEN HUFF' / ELLEN HUFF OAKLEAF HYDRANGEA	3 GAL	
ILE SH	47	ILEX GLABRA 'ILEX FARRROWIRACEY' / STROVINGBOX® INK BERRY HOLLY	3 GAL	
ILE RED	8	ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY	5 GAL	
ILE SCD	31	ILEX VOMITORIA 'SCHILLINGS DWARF' / DWARF YAUPOH HOLLY	3 GAL	
ILE C38	2	ILEX X 'CONAF' / OAK LEAF™ HOLLY	5 GAL	
JUN FOR	22	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	3 GAL	
JUN ALG	19	JUNIPERUS RIGIDA 'ALL GOLD' / SHORE JUNIPER	5 GAL	
KAL ELF	6	KALMIA LATIFOLIA 'ELF' / ELF DWARF MOUNTAIN LAUREL	3 GAL	
LIR NEB	144	LIRIOPE MUSCARI 'NEW BIG BLUE' / BIG BLUE LILYTURF	1 GAL	
LOR OLR	34	LOROPETALUM CHINENSE 'NIDDOZ' / CAROLINA MOONLIGHT® FRINGE FLOWER	3 GAL	
NAN POW	37	NANDINA DOMESTICA 'FIREPOWER' / FIREPOWER HEAVENLY BAMBOO	3 GAL	
OSM FRA	8	OSMANthus FRAGRANS 'FRUITLAND' / FRUITLAND TEA OLIVE	15 GAL	
OSM EFS	5	OSMANthus HETEROPHYLLUS 'KAORI HIME' / FRAGRANT PRINCESS DWARF HOLLY OLIVE	7 GAL	
PAN HEA	58	PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS	1 GAL	
PIE PLN	17	PIERIS JAPONICA 'PLANOW' / MOUNTAIN SNOW™ JAPANESE PIERIS	3 GAL	
ROS PED	83	ROSA MIDLAND SERIES 'PEACH DRIFT' / PEACH DRIFT ROSE	3 GAL	
ROS KNO	16	ROSA X 'KNOCKOUT' TM / KNOCKOUT ROSE	3 GAL	
SCH STO	74	SCHLACHTRUM SCOPARIUM 'STANDING OVATION' / LITTLE BLUESTEM GRASS	1 GAL	
THU NOP	1	THUJA OCCIDENTALIS 'NORTH POLE' / NORTH POLE ARBORVITAE	7 GAL	
TRA CON	16	TRACHELOSPERMUM JASMINOIDES 'CONFEDERATE' / CONFEDERATE JASMINE	1 GAL	
VIB DAV	9	VIBURNUM DAVIDII / DAVID VIBURNUM	3 GAL	
YUC COG	11	YUCCA FILAMENTOSA 'COLOR GUARD' / COLOR GUARD YUCCA	3 GAL	

CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
GROUND COVERS				
CYN HYB	7,816 SF	CYNODON DACTYLON '419 HYBRID' / HYBRID BERMUDA GRASS	SOD	
OPH JAP	863 SF	OPHIOPOGON JAPONICUS / MONDO GRASS	FLAT	

REFERENCE NOTES SCHEDULE STREETSCAPE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
03 CONCRETE				
	03-01	6" THK. CONCRETE WALKS		
32 EXTERIOR IMPROVEMENTS				
	32-02	TRIPLE HAMMERED HARDWOOD MULCH (3" THICK)	145 CY	
CURB				
	C-101	8" GRANITE BAND	195 LF	
FENCE				
	F-101	5FT. ORNAMENTAL FENCING	187 LF	
GATE				
	G-101	5FT. HIGH GATE	2	
ROCK				
	K-101	TAN CREEK STONE - 2-4" SIZE	47.3 CY	
PAVING				
	P-101	PINEHALL BRICK PAVER (PATHWAY - FULL RANGE - HERRINGBONE PATTERN)	9,249 SF	
	P-102	PINEHALL BRICK BANDING (PATHWAY - FULL RANGE)	1,747 LF	
	P-103	PINEHALL ADA DRUNCATED PAVER (PATHWAY - FULL RANGE)	292 SF	
	P-104	TECHO-BLOC, INC. BLU 80 6.5"X13" SMOOTH RUNNING BOND PATTERN, (100%). 3 COLOR BLEND (40%BEIGE CREAM, 40% GREYED NICKEL, 20% CHOCOLATE BROWN)	3,123 SF	
SITE FURNISHINGS				
	S-101	LANDSCAPE FORMS : NORTHPORT BOLLARD	12	
	S-102	LANDSCAPE FORMS FGP-BR FGP SERIES BIKE RACK, NATURAL ALUMINUM BODY WITH DURABLE ANODIZED FINISH, 30IN. W X 4IN. D X 32IN. H. BIKE FRAME: SILVER METALLIC	15	
	S-108	LANDSCAPE FORMS ARC-B-A-E-AL ARCATA BACKED BENCH, EMBEDDED, ALUMINUM, WITH ARMS FRAME: BLUE ASH POWDERCOAT ARCHITECTURAL SERIES	3	

LIGHTING SCHEDULE STREETSCAPE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	CITY STANDARD DECORATIVE STREET LIGHT	44	

PROJECT CONTACT:

DIRECTOR OF FACILITIES: Facilities Maintenance 366 N. Church Street, #2500 Spartanburg, SC 29303	ARCHITECT: McMillan Pazdan Smith 127 Dunbar Street, Spartanburg, SC 29306
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Mike Emory, CPPB memory@spartanburgcounty.org Phone: (864) 562-4361	Adam Flynn, AIA, aflynn@mcmillanpazdansmith.com Phone: (864) 585-5678
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ENGINEER: McCutchen Engineering Associates 898 West Saint John Street, Spartanburg, SC 29301	LANDSCAPE ARCHITECT: The LandArt Design Group, Inc. P.O. Box 3161 Spartanburg, SC 29304 Phone: (864) 585-7500 Fax: (864) 585-3808
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David McCutchen, PE, dmccutchen@mcc-ea.com Phone: (864) 582-0581	Tipton Pitts, ASLA tipt@landartdesigngroup.com Kipp Kemper kipp@landartdesigngroup.com
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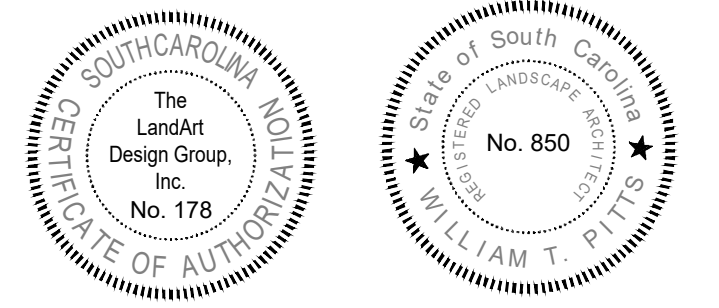


127 dunbar street
spartanburg, sc 29306

CONSULTANT LOGO



SEALS



SPARTANBURG COUNTY

SPARTANBURG COUNTY/CITY ADMINISTRATION BUILDING

145 W BROAD ST, SPARTANBURG, SC 29306

ISSUE DATE: 01/08/2025

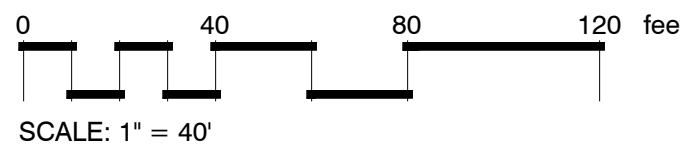
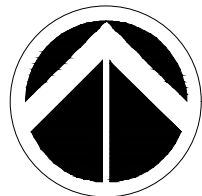
SHEET ISSUE:		
NO.	DATE	DESCRIPTION
A	11/13/24	SCHEMATIC DESIGN PACKAGE
B	05/02/25	DESIGN DEVELOPMENT PACKAGE
C	08/01/25	PERMIT SET
D	08/11/25	PROJECT WRAP DRB SET

PRINCIPAL IN CHARGE: TP
PROJECT ARCHITECT: TP
DRAWN BY: KK

SHEET TITLE:
OVERALL
STREETSCAPE PLAN

SHEET NO. PROJ. NO. 21005-00

Sheet List Table	
Sheet Number	Sheet Title
L1	COVER
L2	STREETSCAPE LANDSCAPE PLAN 1
L3	STREETSCAPE LANDSCAPE PLAN 2
L4	CONSTRUCTION DETAILS



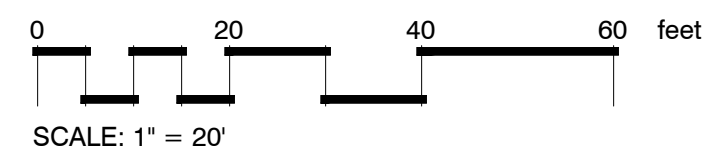
L1



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3 WORKING DAYS BEFORE YOU DIG

NOTE:
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ISSUE DATE:		01/08/2025
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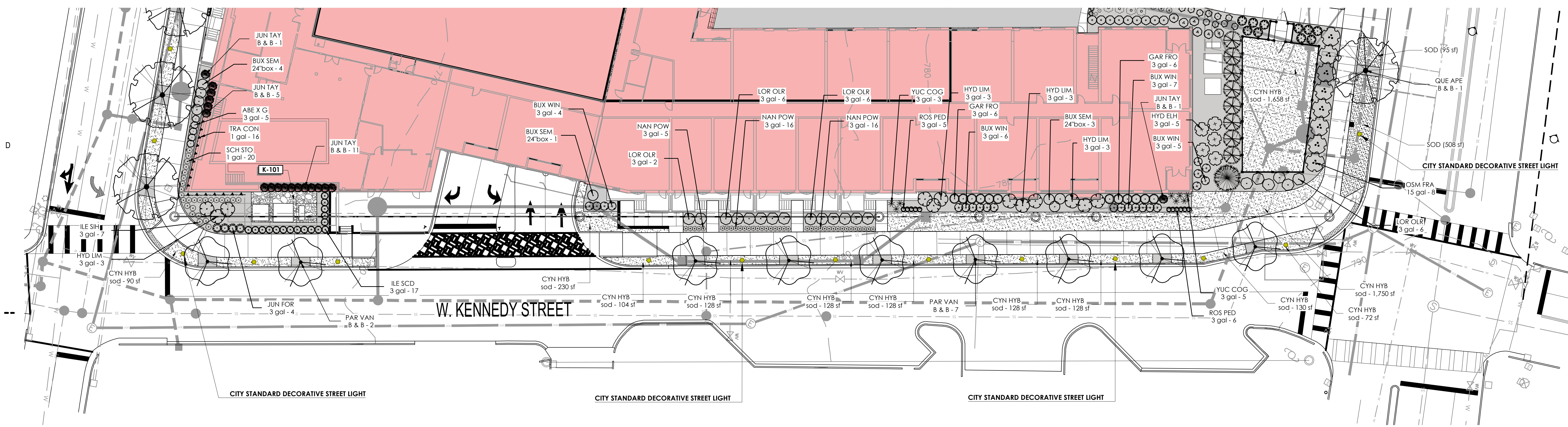
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PRINCIPAL IN CHARGE:	TP
PROJECT ARCHITECT:	TP
DRAWN BY:	KK

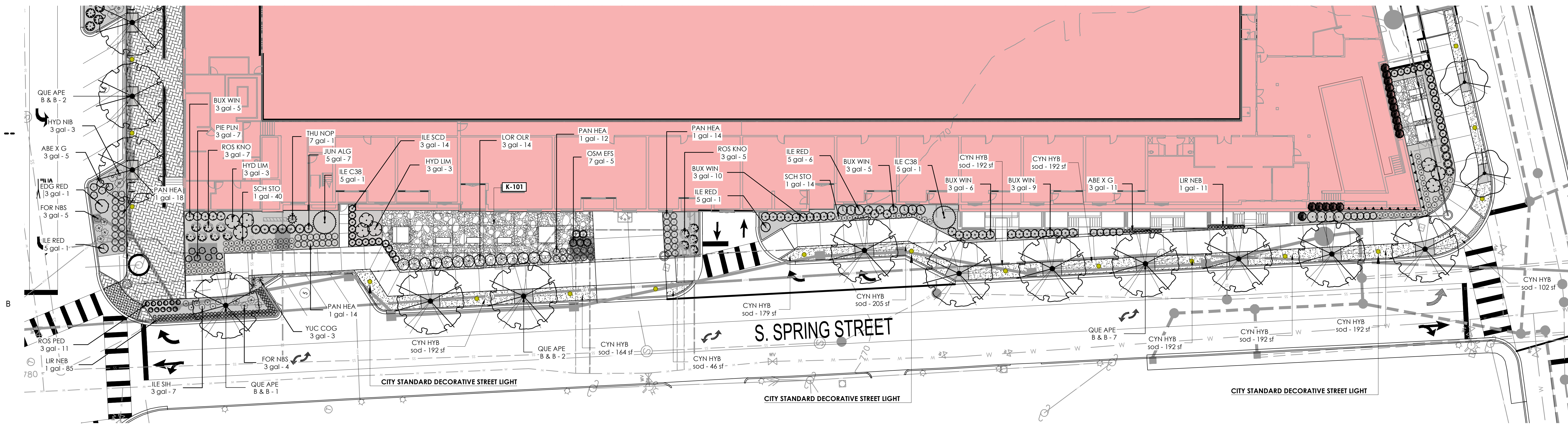
SHEET TITLE:
STREETSCAPE
LANDSCAPE PLAN 1

SHEET NO. PROJ. NO.
21005-00

L2



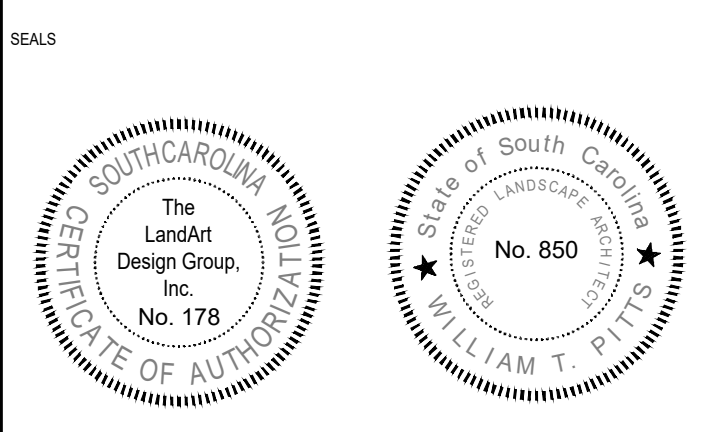
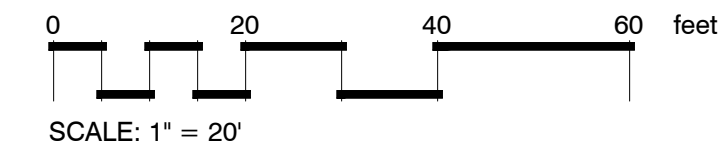
1 W. KENNDY STREET LANDSCAPE PLAN
SCALE: 1" = 20'



2 S. SPRING STREET LANDSCAPE PLAN
SCALE: 1" = 20'



NOTE:
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SPARTANBURG COUNTY

SPARTANBURG COUNTY/CITY ADMINISTRATION BUILDING

145 W BROAD ST, SPARTANBURG, SC 29306

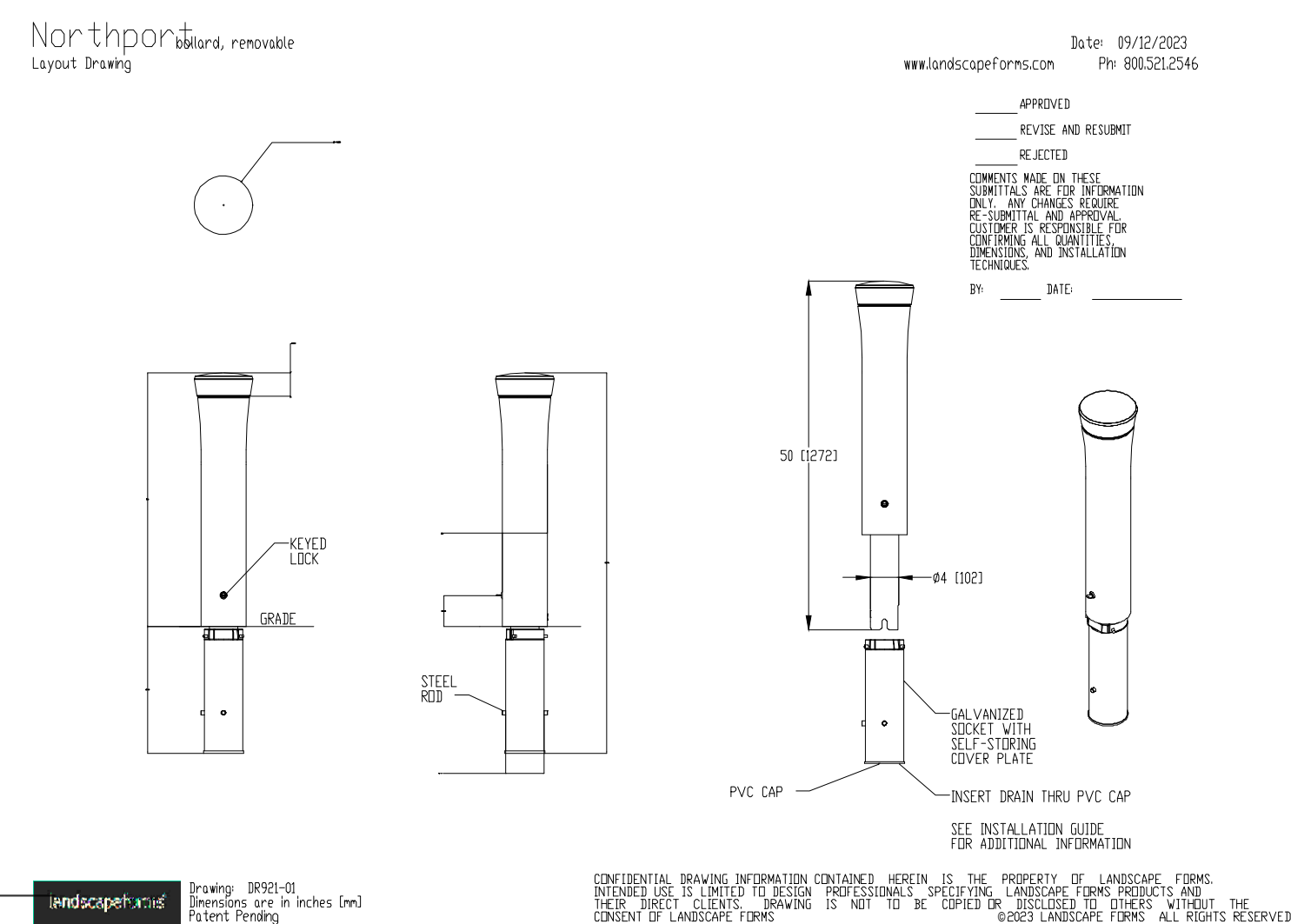
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D	08/11/25	PROJECT WRAP DRB SET

PRINCIPAL IN CHARGE: TP
PROJECT ARCHITECT: TP
DRAWN BY: KK

SHEET TITLE:
**TERRESTRIAL
LANDSCAPE PLAN 2**

SHEET NO. PROJ. NO.
21005-00

L3



* SEE CALLOUT PLAN FOR
PAVER LAYOUT PATTERN

BRICK HEADER

1" THK. MORTAR
SETTING BED

FINISH GRADE

4" THK. CONCRETE SLAB WITH
INDUSTRIAL FIBER MESH, 3,000
PSI MIN.

COMPACTED SUBGRADE
AT 95% STANDARD
PROCTOR

Diagram illustrating the cross-section of a curb and gutter detail. The curb is labeled "CONCRETE CURB". The pavement is labeled "ASPHALT PAVEMENT REF. 2/1.4". The subgrade is labeled "SUBGRADE". The mulched plant bed is labeled "MULCHED PLANT BED". The backfill is labeled "BACKFILLED WITH SUITABLE PLANTING MEDIA". The slope away from the building is indicated as "SLOPE AWAY FROM BUILDING AS SHOWN". Dimensions shown include 8' for the curb width, 1/4" for the curb thickness, and 1/2" for the mulch layer thickness.

NOTE:
TRUNCATED PAPER TO BE

PINE HALL:
COCIDA FULL RANGE

280
600
250
1,000

FGP Bike rack

landscapeforms

2' 6"

30 3/4"

6"

10"

1"

3"

ALUMINUM CASTING

ALUMINUM CASTING

SURFACE MOUNT OPTION DOES NOT INCLUDE ANCHORS.
 EMBEDDED OPTION INCLUDES TWO EACH:
 M2 x 1.75 THREADED RODS, 120mm LENGTH
 M12 x 1.75 HEAVY HEX NUTS
 M12 FLAT WASHERS
 ALL CARBON STEEL WITH MAGNI-COAT

DO NOT HEAVILY PRUNE THE TREE AT PLANTING. REMOVE ONLY CROOKED BRANCHES, CHIMNEY LEADERS, AND BROKEN OR DEAD BRANCHES. BRANCHES THAT ARE DAMAGED OR DISEASED MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE MAIN TRUNK OR BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

ADAPTED FROM THE INTERNATIONAL SOCIETY OF ARBORICULTURE

STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND LOCATE THE TREE TO FACE NORTHWARD IN THE PLANTING SITE WHEN POSSIBLE.

SET TOP OF ROOT BALL FLUSH TO GRADE OR 20-50 MM (1/2" TO 2") HIGHER IN SLOPE/ DRAINING SLOPS.

200 MM (8 IN.)

1800 MM (A 7'1) DIA. MAX. 200 MM (8 IN.) DIA. MINIMUM (PREFERRED)

MULCH PAD

EACH TREE MUST BE PLANTED SUCH THAT THE "BRANK FLAKE" IS VISIBLE AT THE TOP OF THE ROOT BALL. BRINKS WHERE THE TRUNK FLAKE IS NOT VISIBLE SHALL BE RECORDED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

200 MM (8 IN.)

50 MM (2 IN.) MIN. TO NO PLANT BRINKS WITH BRINKS TO BE PLANTED. MAINTAIN THE MULCH FLAKE W/ FREE-DRY FOR A MINIMUM OF THREE YEARS AFTER PLANTING.

200 MM (8 IN.)

TAMP SOIL AROUND ROOT BALL. BARK FLAKE MUST BE UNDER PRESSURE TO THAT ROOT BALL DOES NOT ROT.

IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN HALF AND PLACE IT DOWN 200 MM (8 IN.) INTO PLANTING HOLE.

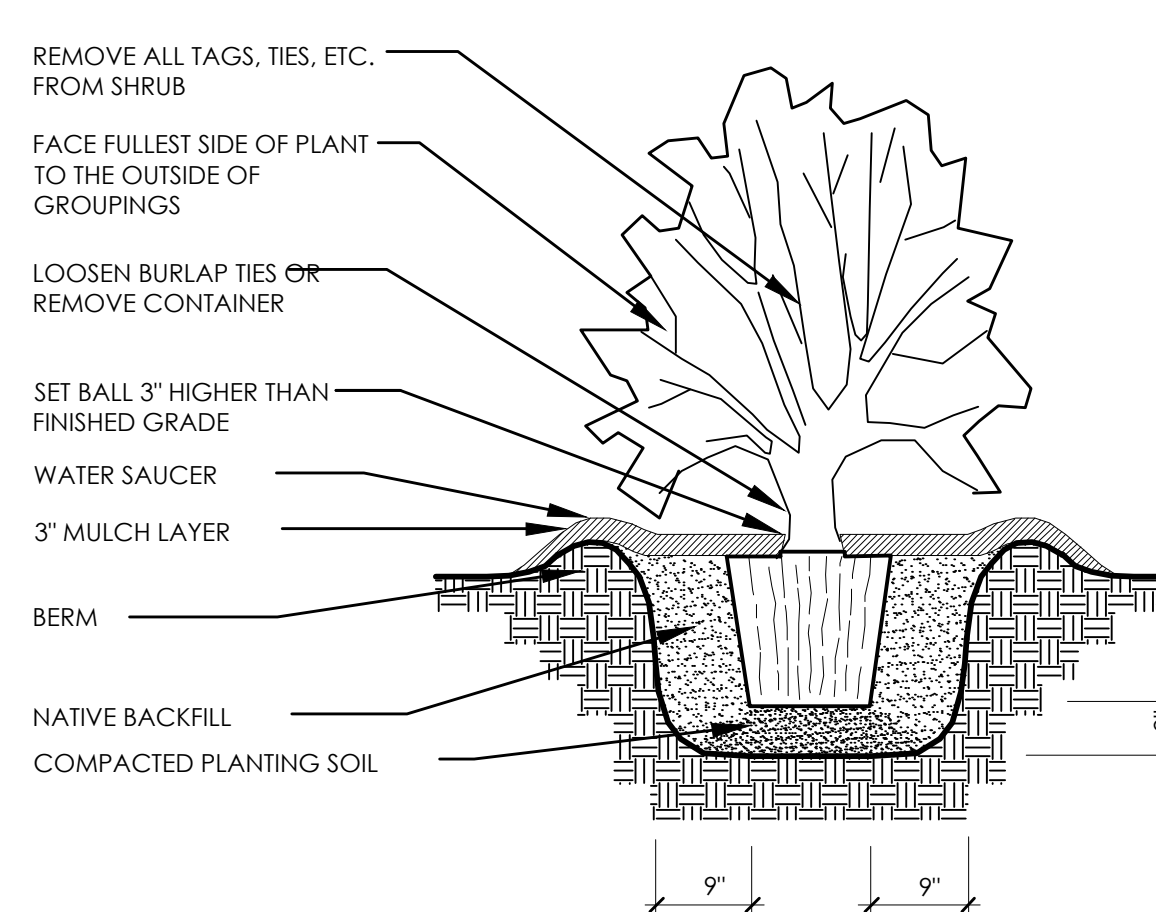
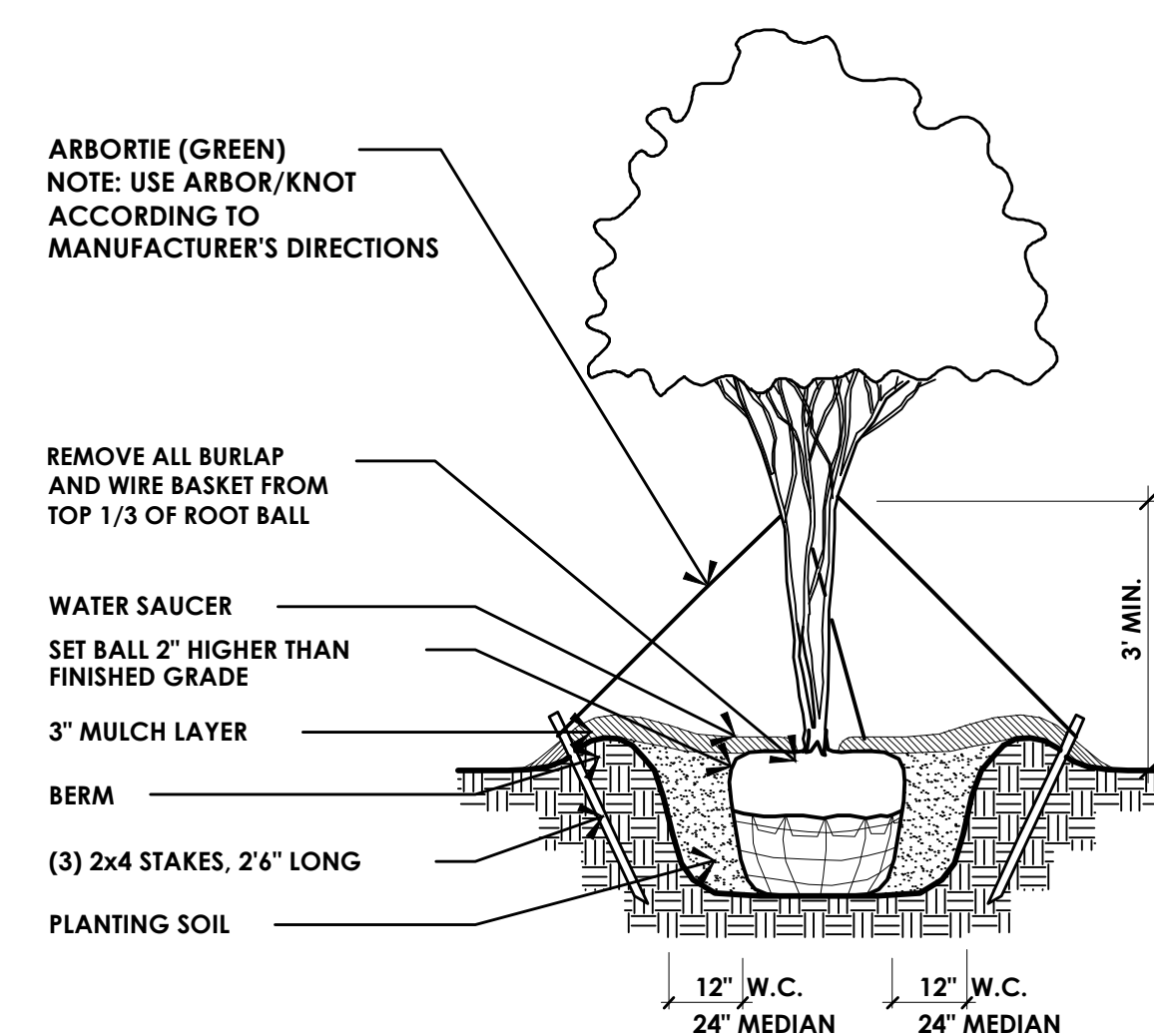
PLANT CROWN ON TOP OF BASKET OR ON FANNED SOIL.

200 MM (8 IN.)

The diagram illustrates the Tomahawk™ Tree Stabilizer System. The main cross-section shows a tree trunk with a large, circular stabilizer system installed around its base. The system consists of a central 'TOMAHAWK™ TREE STABILIZER' and a 'BACK FILL WITH CLAY LOAM TOP SOIL FREE FROM STONE AND DEBRIS'. A '3" MULCH LAYER' is shown on the ground surface. A 'WATER SAUCER' is placed around the base of the tree, and a 'SET BALL 2" HIGHER THAN FINISHED GRADE' is indicated. A 'ROOT FLARE' is also labeled. A 'REMOVE ALL BURLAP AND WIRE BASKET FROM TOP 1/3 OF ROOT BALL' instruction is provided. A 'BERM' is shown at the base of the tree. A 'TOP VIEW' inset shows the circular stabilizer system with a 'NOTES' section.

NOTES:

- USE ONLY FOR SPECIES: EVERGREENS (DECIDUOUS CEDARS & CRYPTOMERIA)
- USE TWO TOMAHAWKS™ PER TREE UNLESS NOTED OTHERWISE.
- USE DRIVING TOOL TO INSTALL.



AERIAL VIEW

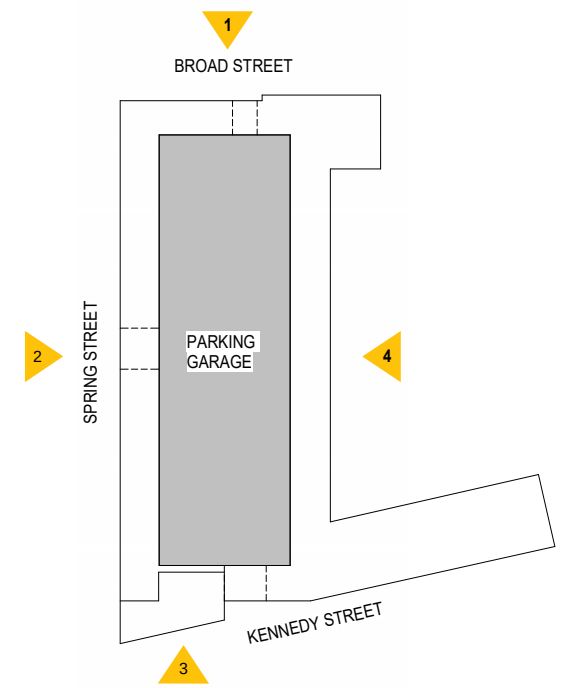


AERIAL VIEW





1. BROAD STREET ELEVATION
1/32" = 1'-0"



2. SPRING STREET ELEVATION
1/32" = 1'-0"



3. KENNEDY STREET ELEVATION
1/32" = 1'-0"

EXTERIOR MATERIALS LEGEND

- CONCRETE - FORMLINED PATTERN TYPE 1
COLOR: TBD
- CONCRETE - FORMLINED PATTERN TYPE 2
COLOR: TBD

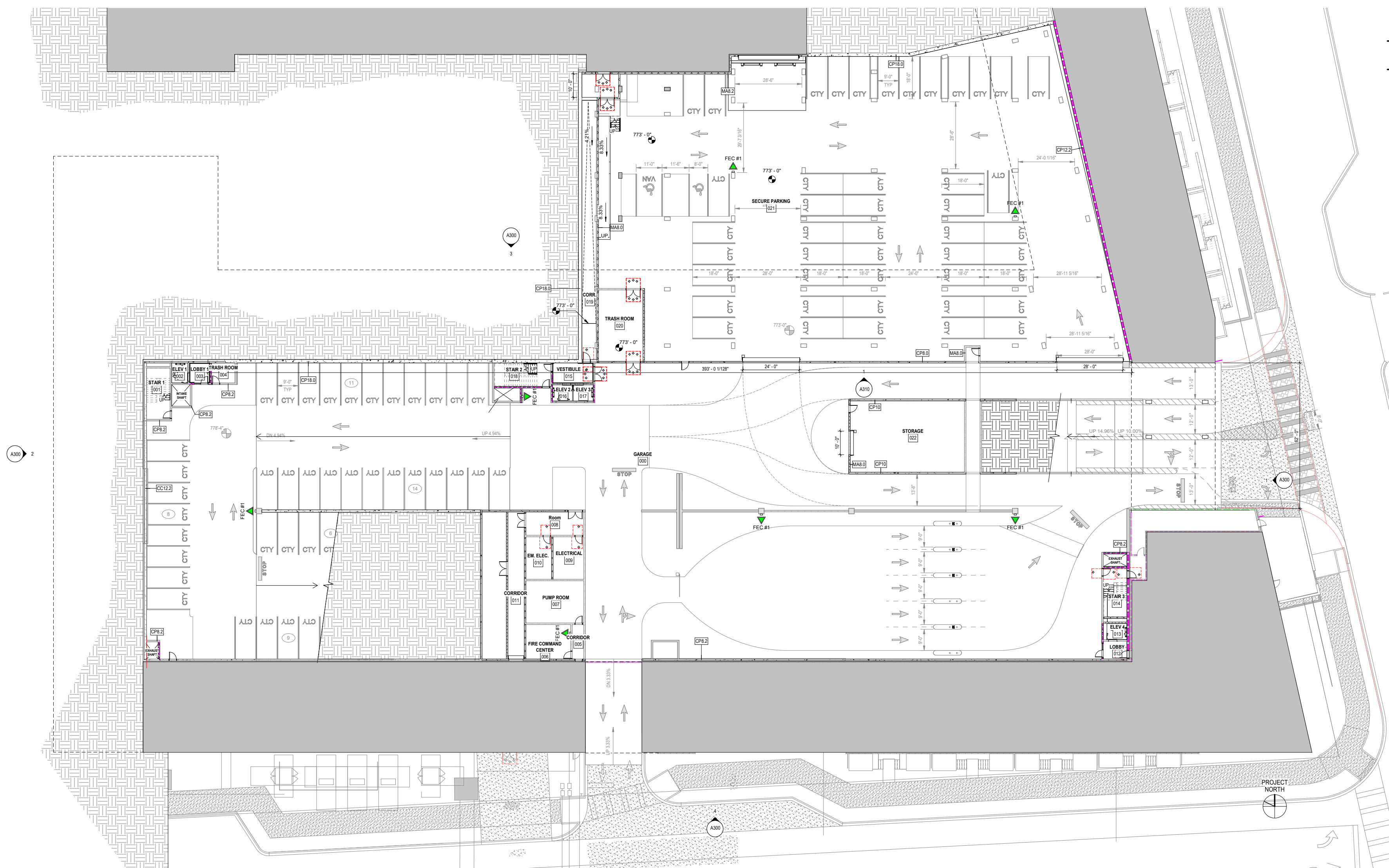
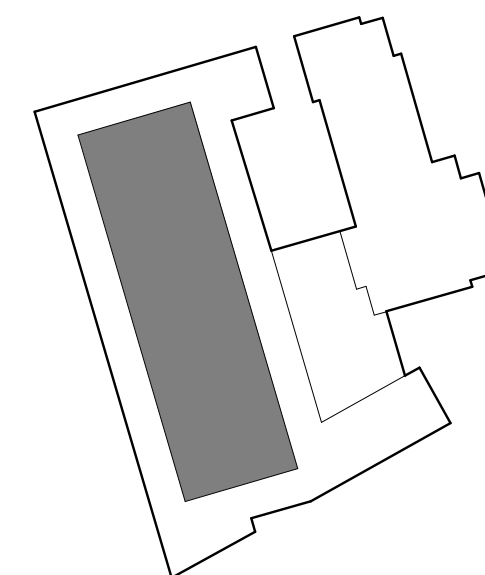


FORMLINED CONCRETE TYPE 1 FORMLINED CONCRETE TYPE 2

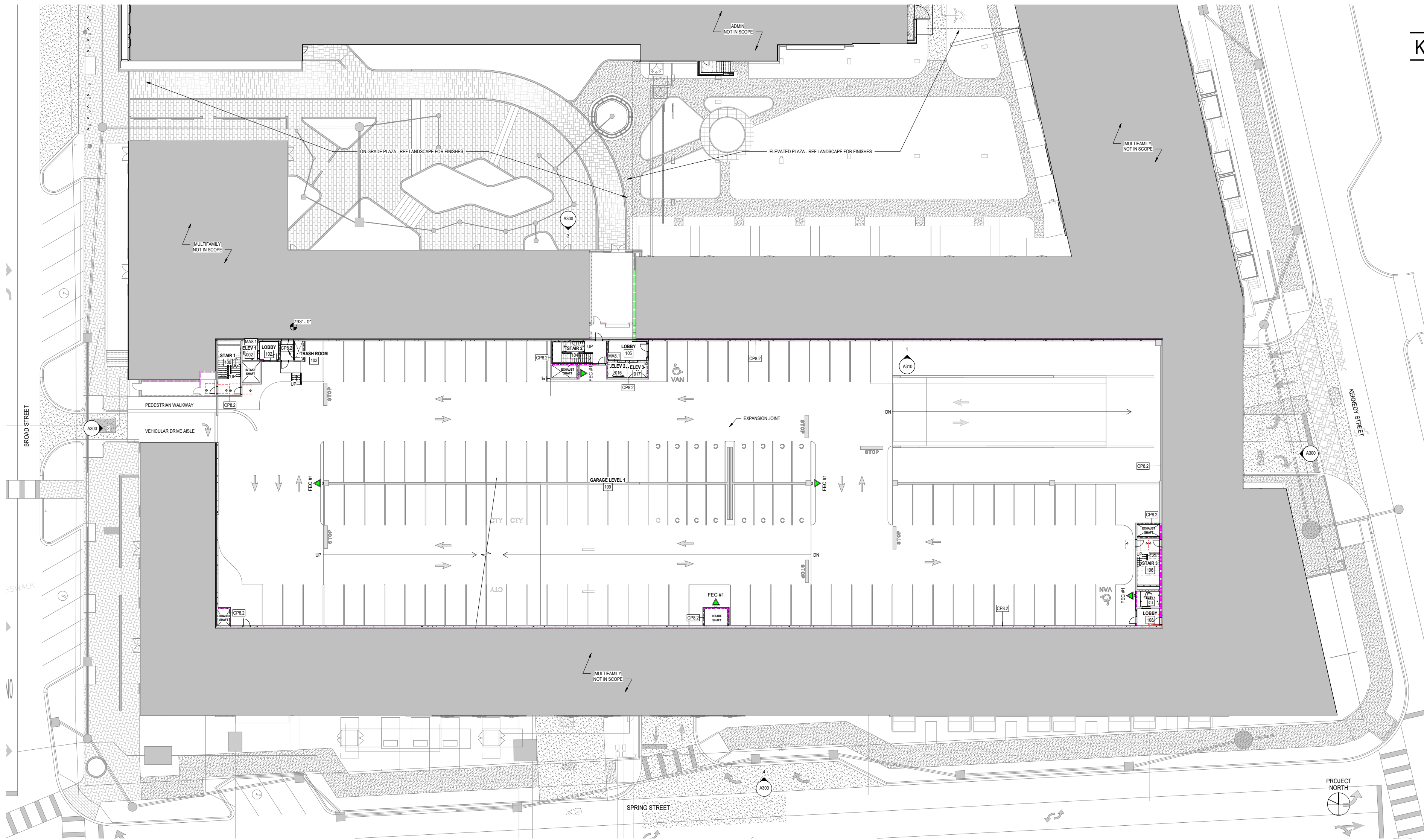


4. PLAZA ELEVATION
1/32" = 1'-0"

KEY PLAN

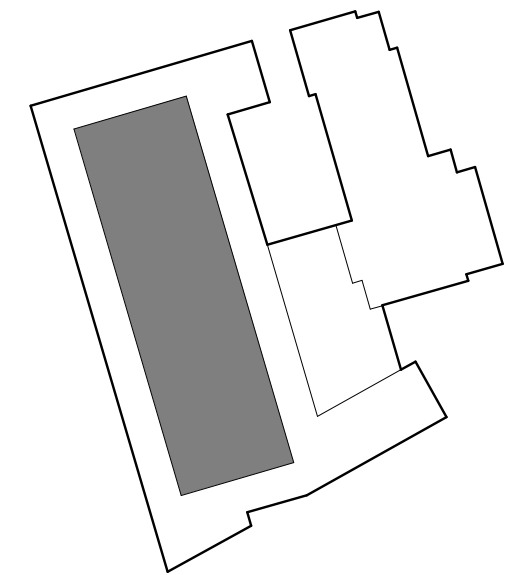


FLOOR PLAN - LEVEL 0
1/32" = 1'-0"

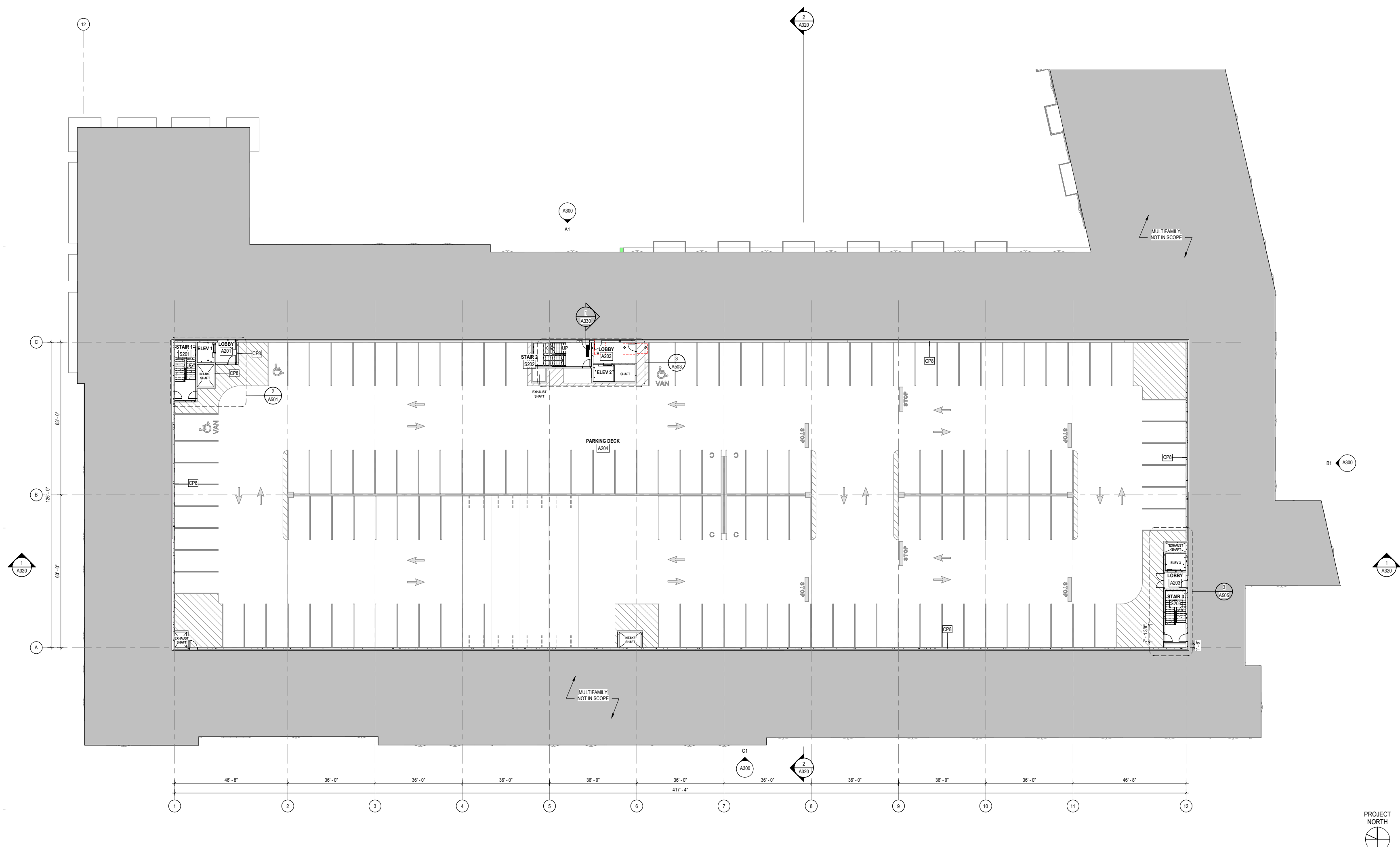
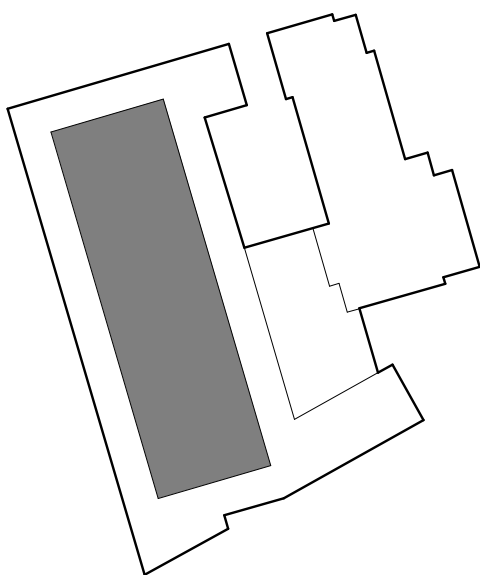


FLOOR PLAN - LEVEL 1
1/32" = 1'-0"

KEY PLAN

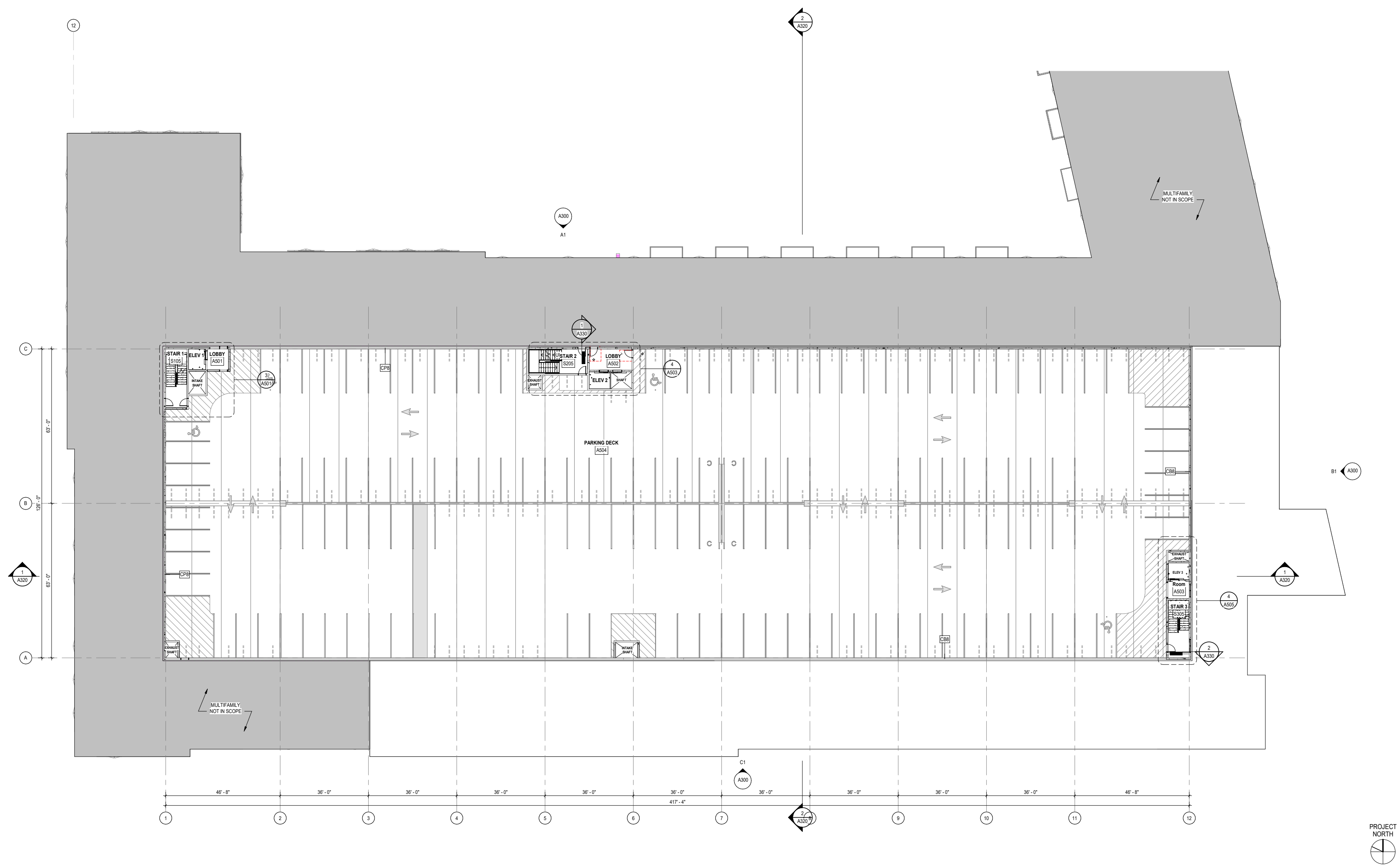
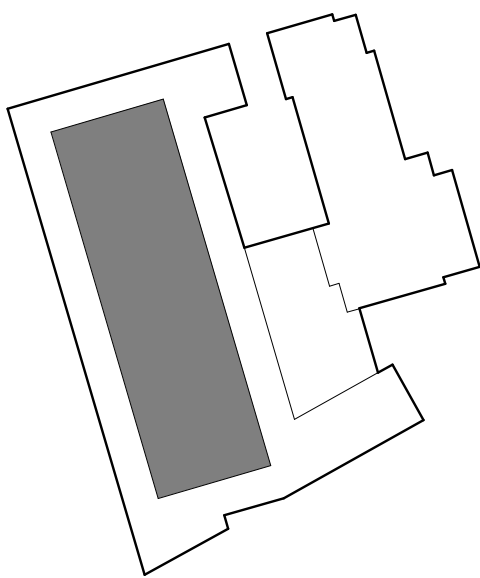


KEY PLAN



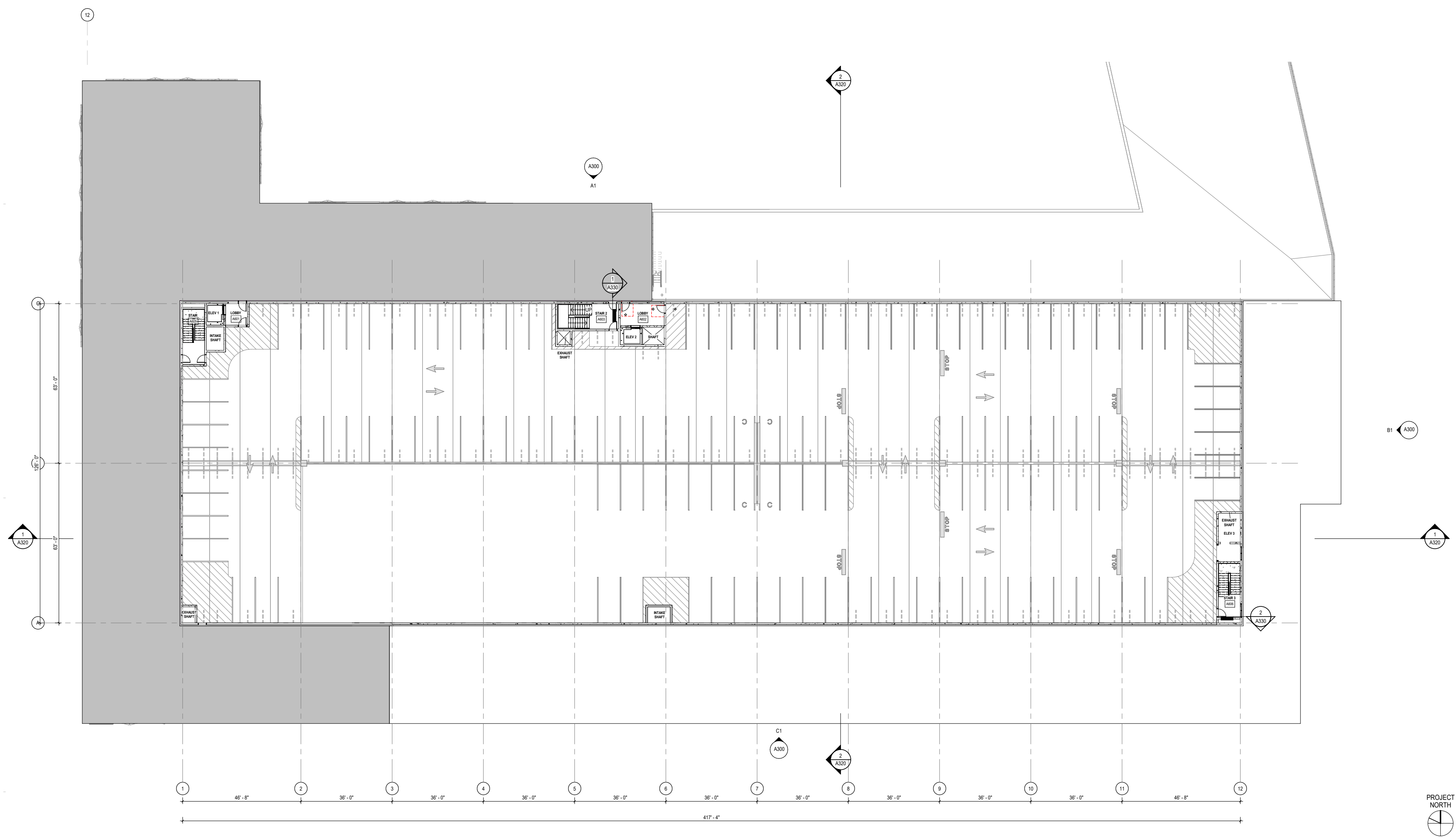
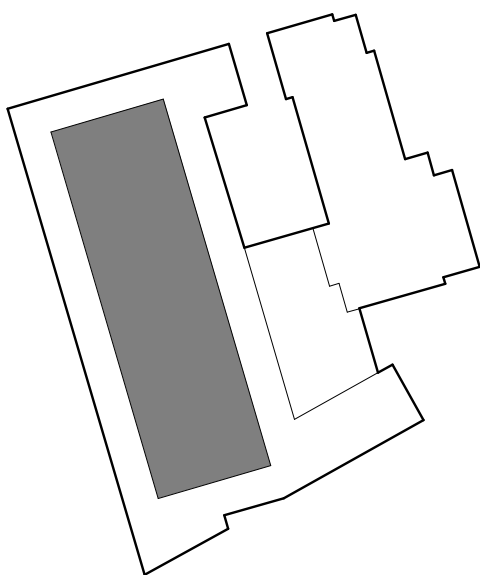
FLOOR PLAN - LEVEL 2 - 4
1/32" = 1'-0"

KEY PLAN



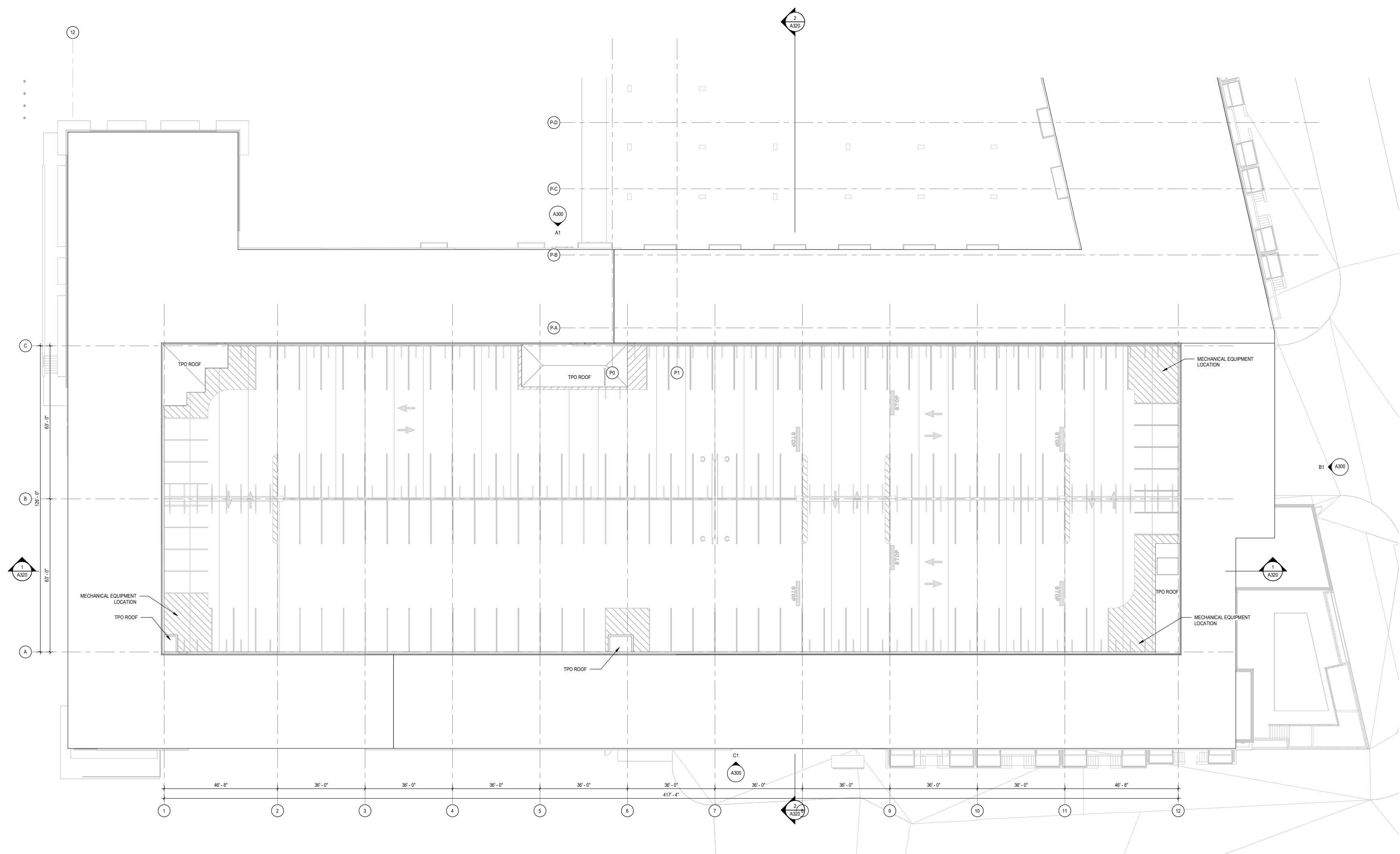
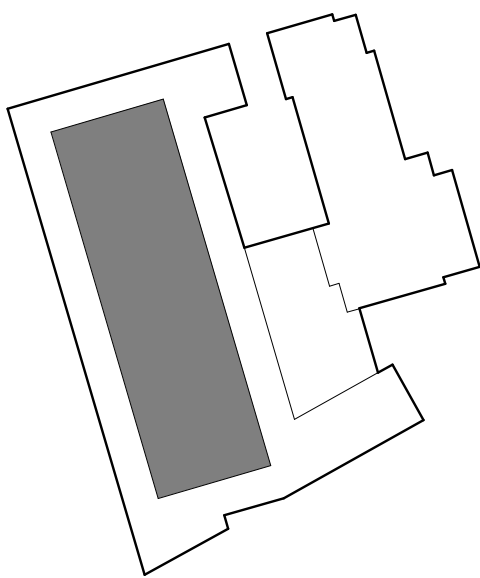
FLOOR PLAN - LEVEL 5
1/32" = 1'-0"

KEY PLAN



FLOOR PLAN - LEVEL 6
1/32" = 1'-0"

KEY PLAN



ROOF PLAN
1/32" = 1'-0"

KENNEDY AND SPRING CORNER



KENNEDY ENTRY



KENNEDY ENTRY



DATE

August 26, 2025

TO

Design Review Board Members

PROJECT/ADDRESS/ TAX IDProject Wrap Multifamily / 145 W. Broad Street /
7-12-21-062.00; 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**PROJECT NUMBER**

DRB- 25-02000010

REVIEW STATUS – Preliminary Review**COPIES TO**

City Departments/Applicant

STAFFFredalyn M. Frasier, Planning Director
Dominick Calace, Planner I**GENERAL PROJECT OVERVIEW**

The proposed 6-story multi-family apartment building is the final of three phases in the redevelopment of the city block bound by Broad Street, Spring Street, and Kennedy Street. The proposed structure completely lines the parking garage proposed in the previous phase with 162 multi-family units, 11,000 square feet of commercial space, and a public plaza. The application is for Preliminary Review.

AUTHORITY & APPLICABILITY

This project is zoned D-T5 and is a full site redevelopment. The Kennedy Street frontage is subject to the Sideyard Parking Overlay. The Spring Street frontage is designated as a required shopfront. 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:** The frontage on Spring Street is required to have ground-floor commercial frontages supported by Shopfront & Awning, Gallery, or Arcade frontages.
- **6.4.4(a) Minimize Blank Walls:** To permit blank walls in excess of 20 feet at three locations: Trash and Pump Room on Spring Street (37 feet 2 inches), Pool Deck at the corner of Spring Street and Kennedy Street (56 feet 6 inches on Spring St and 68 feet on Kennedy St).
- **6.4.4(c) Transparency Zone:** To reduce the transparency zone from 60% to 35% along Spring Street and from 60% to 40% on Kennedy Street.
- **7.1.4.b Parking Area Access:** To permit vehicle access on a primary frontage (Broad Street).
- **7.1.4.d Driveway Width:** To permit an increase in the maximum driveway width from 24 feet to 63 feet.

CODE REVIEW

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

- A. Use Standards:** The proposed use (Dwelling, Multi-Family) is permitted by right in D-T5.

B. District Standards:

- **3.3.1 Lot Configuration:** *Compliant*
- **3.3.2 Primary Building Standards:** Frontage Build-Out: 60% except in Side Yard Parking Overlay – *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:** *Exception Required – The frontage on Spring Street is required to have a shopfront & awning, gallery, or arcade frontage. Retail/restaurant uses are not required, but the intent is that the frontage type would not preclude those uses at some point in the future.*
- **4.3 Sideyard Parking Overlay:** *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:** *Presumed Compliant*
- **5.2.2 Solid Waste Storage Areas:** *Presumed Compliant*
- **5.2.3 Mechanical and Utility Equipment:** *Presumed Compliant*

F. Building Standards:

- **6.1.1 General Design Principles - Connectivity:** *New development should not create physical or visual gaps along the street frontage and should fill existing gaps to the greatest extent possible with interesting and active frontages. – Exception Required – See 6.4.4*
- **6.1.2 General Design Principles - Housing:** *Compliant*
- **6.1.3 General Design Principles – Mixed-Use Infill & Redevelopment:** *Compliant*
- **6.1.4 General Design Principles - Downtown Should be Urban:** *Compliant*
- **6.1.5 General Design Principles - Put People First:** *Ground floor activity is critical to pedestrian comfort and activity. Long expanses of inactivity are strongly discouraged. - Exception Required – See 6.4.4*
- **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:** *Presumed Compliant*
- **6.3 Specific Building Design Standards: All DT-4 and Residential Structures/Frontages in DT-5 & DT-6**
 - **6.3.1 Roof and Eaves:** *Compliant*

- 6.3.2 Facade Design: *Compliant*
- 6.3.3 Building Entrances: *Compliant*
- 6.3.4 Garages: *Compliant*
- 6.3.5 Materials: *Compliant*
- 6.3.6 Construction Method: *Not Applicable*
- 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: *Exception to 6.4.4(a) required to permit the blank wall in excess of 20 feet at three locations: Trash and Pump Room on Spring Street (37 feet 2 inches), Pool Deck at the corner of Spring Street and Kennedy Street (56 feet 6 inches on Spring St and 68 feet on Kennedy St).*
Exception to 6.4.4(c) required to reduce the transparency zone from 60% to 35% along Spring Street and from 60% to 40% on Kennedy Street.
 - 6.4.5 Materials: *Compliant*

G. Parking:

- 7.1.2 On-Street Parking: *Compliant*
- 7.1.4.b Parking Area Access: Parking must be accessed from a rear alley or secondary frontage unless approved as a discretionary review – *Exception required for vehicle access on Broad Street.*
- 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. – *Exception Required - To be addressed with the Parking Garage review.*
- 7.2 Bicycle Parking: *More detail requested for overall bicycle parking on the block.*

H. Streetscape and Site Landscaping:

- 8.1 Required Streetscape:
 - D-T5: 12 ft zone with 8 ft wide sidewalk and trees in wells: *Sidewalks Compliant. More detail requested for tree well measurements.*
- 8.2 Parking Area Landscaping: *Not applicable*
- 8.3 Streetscreens: *Compliant*

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

Given the high visibility and prominence of the corner from the Kennedy driveway access, a more permanent and architecturally integrated design intervention should be considered in place of—or in addition to—the proposed green wall. While green walls provide visual interest and environmental benefits, their effectiveness is dependent on plant maturity, ongoing maintenance, and climate conditions. These factors can result in periods where the wall appears sparse or deteriorated, especially during droughts or extreme weather.

The current design shows textured concrete and plantings; however, the applicant is encouraged to explore a solution that could provide year-round impact and better reflect the corner's importance in the overall site design.

RECOMMENDATION

The following exceptions are required for Preliminary Approval:

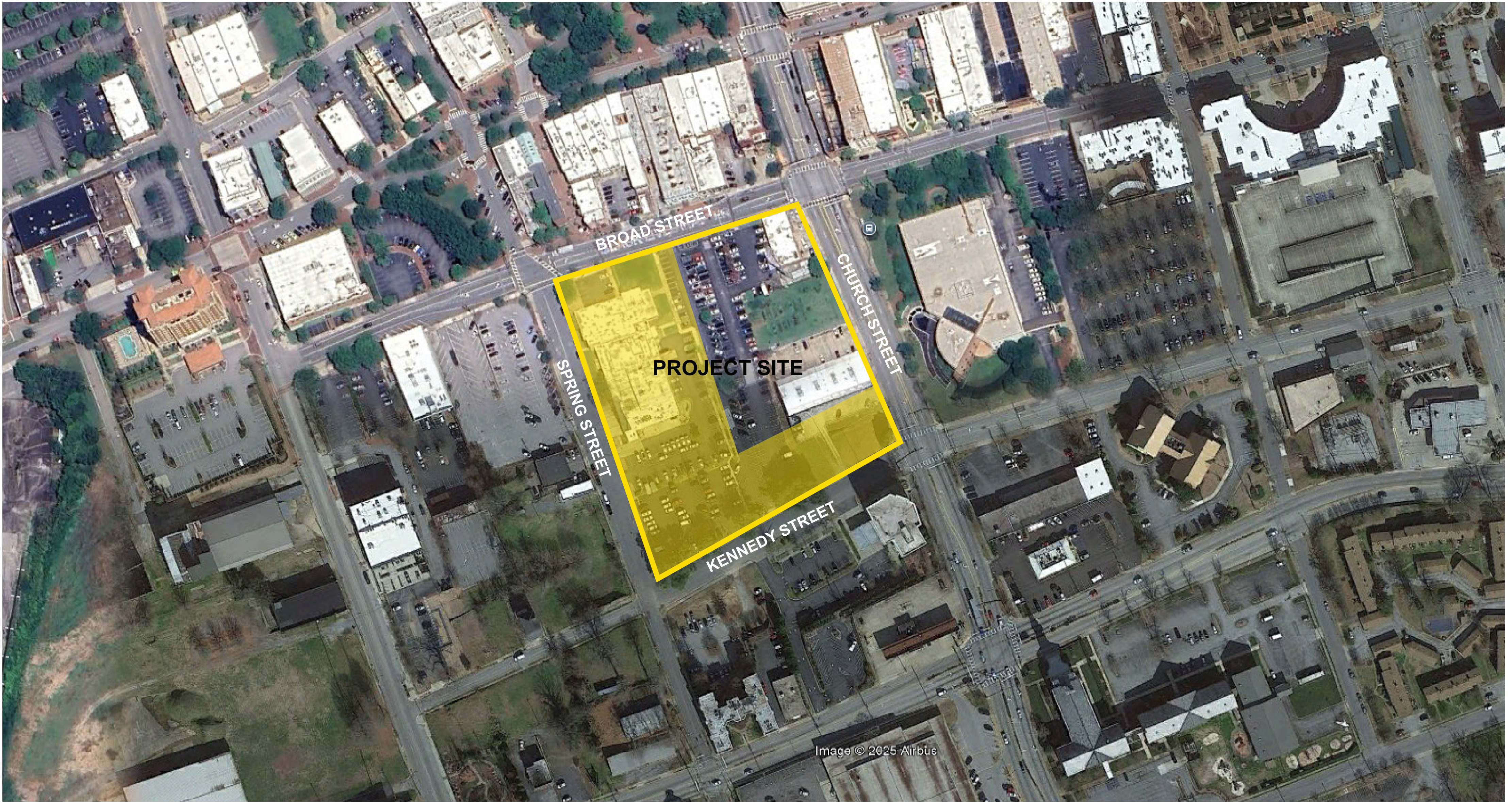
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Project Wrap - 145 W. Broad Street

Spartanburg, SC.



EXISTING SITE





EXISTING SITE CONDITIONS



BROAD STREET AND SPRING STREET



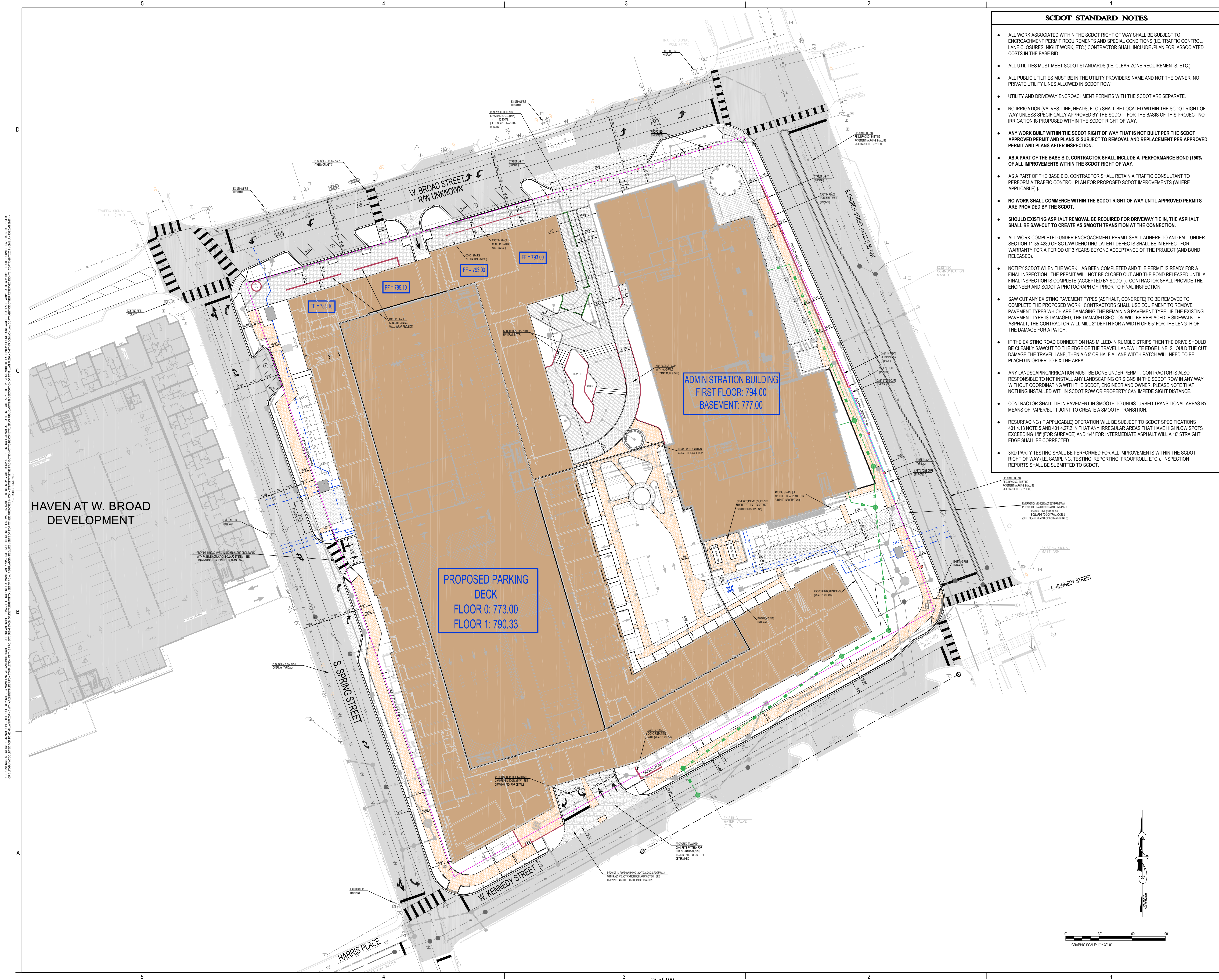
SPRING STREET AND KENNEDY STREET



KENNEDY STREET AND CHURCH STREET



CHURCH STREET AND BROAD STREET



- SCDOT STANDARD NOTES**
- ALL WORK ASSOCIATED WITHIN THE SCDOT RIGHT OF WAY SHALL BE SUBJECT TO ENCROACHMENT PERMIT REQUIREMENTS AND SPECIAL CONDITIONS (I.E. TRAFFIC CONTROL, LANE CLOSURES, NIGHT WORK, ETC.) CONTRACTOR SHALL INCLUDE PLAN FOR ASSOCIATED COSTS IN THE BASE BID.
 - ALL UTILITIES MUST MEET SCDOT STANDARDS (I.E. CLEAR ZONE REQUIREMENTS, ETC.)
 - ALL PUBLIC UTILITIES MUST BE IN THE UTILITY PROVIDERS NAME AND NOT THE OWNER. NO PRIVATE UTILITY LINES ALLOWED IN SCDOT ROW
 - UTILITY AND DRIVEWAY ENCROACHMENT PERMITS WITH THE SCDOT ARE SEPARATE.
 - NO IRRIGATION (VALVES, LINE, HEADS, ETC.) SHALL BE LOCATED WITHIN THE SCDOT RIGHT OF WAY UNLESS SPECIFICALLY APPROVED BY THE SCDOT. FOR THE BASIS OF THIS PROJECT NO IRRIGATION IS PROPOSED WITHIN THE SCDOT RIGHT OF WAY.
 - ANY WORK BUILT WITHIN THE SCDOT RIGHT OF WAY THAT IS NOT BUILT PER THE SCDOT APPROVED PERMIT AND PLANS IS SUBJECT TO REMOVAL AND REPLACEMENT PER APPROVED PERMIT AND PLANS AFTER INSPECTION.
 - AS A PART OF THE BASE BID, CONTRACTOR SHALL INCLUDE A PERFORMANCE BOND (150% OF ALL IMPROVEMENTS WITHIN THE SCDOT RIGHT OF WAY.
 - AS A PART OF THE BASE BID, CONTRACTOR SHALL RETAIN A TRAFFIC CONSULTANT TO PERFORM A TRAFFIC CONTROL PLAN FOR PROPOSED SCDOT IMPROVEMENTS (WHERE APPLICABLE).
 - NO WORK SHALL COMMENCE WITHIN THE SCDOT RIGHT OF WAY UNTIL APPROVED PERMITS ARE PROVIDED BY THE SCDOT.
 - SHOULD EXISTING ASPHALT REMOVAL BE REQUIRED FOR DRIVEWAY TIE IN, THE ASPHALT SHALL BE SAW-CUT TO CREATE A SMOOTH TRANSITION AT THE CONNECTION.
 - ALL WORK COMPLETED UNDER ENCROACHMENT PERMIT SHALL ADHERE TO AND FALL UNDER SECTION 11-35-4230 OF SC LAW DENOTING LATENT DEFECTS SHALL BE IN EFFECT FOR WARRANTY FOR A PERIOD OF 3 YEARS BEYOND ACCEPTANCE OF THE PROJECT (AND BOND RELEASED).
 - NOTIFY SCDOT WHEN THE WORK HAS BEEN COMPLETED AND THE PERMIT IS READY FOR A FINAL INSPECTION. THE PERMIT WILL NOT BE CLOSED OUT AND THE BOND RELEASED UNTIL A FINAL INSPECTION IS COMPLETE (ACCEPTED BY SCDOT). CONTRACTOR SHALL PROVIDE THE ENGINEER AND SCDOT A PHOTOGRAPH OF PRIOR TO FINAL INSPECTION.
 - SAW CUT ANY EXISTING PAVEMENT TYPES (ASPHALT, CONCRETE) TO BE REMOVED TO COMPLETE THE PROPOSED WORK. CONTRACTORS SHALL USE EQUIPMENT TO REMOVE PAVEMENT TYPES WHICH ARE DAMAGING THE REMAINING PAVEMENT TYPE. IF THE EXISTING PAVEMENT TYPE IS DAMAGED, THE DAMAGED SECTION WILL BE REPLACED IF SIDEWALK. IF ASPHALT, THE CONTRACTOR WILL MILL 2" DEPTH FOR A WIDTH OF 6.5' FOR THE LENGTH OF THE DAMAGE FOR A PATCH.
 - IF THE EXISTING ROAD CONNECTION HAS MILLED-IN RUMBLE STRIPS THEN THE DRIVE SHOULD BE CLEANLY SAWCUT TO THE EDGE OF THE TRAVEL LANE/WHITE EDGE LINE. SHOULD THE CUT DAMAGE THE TRAVEL LANE, THEN A 6.5' OR HALF A LANE WIDTH PATCH WILL NEED TO BE PLACED IN ORDER TO FIX THE AREA.
 - ANY LANDSCAPING/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. PLEASE NOTE THAT NOTHING INSTALLED WITHIN SCDOT ROW OR PROPERTY CAN IMPEDE SIGHT DISTANCE.
 - CONTRACTOR SHALL TIE IN PAVEMENT IN SMOOTH TO UNDISTURBED TRANSITIONAL AREAS BY MEANS OF PAPER/BUTT JOINT TO CREATE A SMOOTH TRANSITION.
 - RESURFACING (IF APPLICABLE) OPERATION WILL BE SUBJECT TO SCDOT SPECIFICATIONS 401.4.13 NOTE 5 AND 401.4.27.2 IN THAT ANY IRREGULAR AREAS THAT HAVE HIGH/LOW SPOTS EXCEEDING 1/8" (FOR SURFACE) AND 1/4" FOR INTERMEDIATE ASPHALT WILL A 10' STRAIGHT EDGE SHALL BE CORRECTED.
 - 3RD PARTY TESTING SHALL BE PERFORMED FOR ALL IMPROVEMENTS WITHIN THE SCDOT RIGHT OF WAY (I.E. SAMPLING, TESTING, REPORTING, PROOFROLL, ETC.). INSPECTION REPORTS SHALL BE SUBMITTED TO SCDOT.

127 dunbar street
spartanburg, sc 29306

CIVIL ENGINEER:

McCutchen Engineering Associates, PC
898 W. Saint John St., Spartanburg, S.C. 29301
Phone: 864.582.0585 | Fax: 864.582.0581

SEALS

SPARTANBURG COUNTY

SPARTANBURG COUNTY/CITY
ADMINISTRATION BUILDING

157 W BROAD ST. SPARTANBURG, SC 29306

ISSUE DATE: NOVEMBER 2024

SHEET ISSUE:	NO.	DATE	DESCRIPTION
A	08.01.25		ISSUE FOR PERMITTING AND EARLY SITE WORK PACKAGE

DRAWN BY:

PRINCIPAL IN CHARGE: JDM
PROJECT ENGINEER: CWJ
DRAWN BY: CWJ

SHEET TITLE:

OVERALL SITE LAYOUT PLAN

SHEET NO. PROJ. NO. 2405.002

C100

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LANDSCAPE DOCUMENTS FOR:

SPARTANBURG COUNTY/CITY
ADMINISTRATION BUILDING

SPARTANBURG, SOUTH CAROLINA

PLANT SCHEDULE STREETSCAPE

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES					
JUN BRO	8	JUNIPERUS VIRGINIANA 'BRODIE' / BRODIE RED CEDAR	15 GAL		
JUN BUR	1	JUNIPERUS VIRGINIANA 'BURKII' / BURKII RED CEDAR	8 & 8		8' MIN.
JUN TAY	27	JUNIPERUS VIRGINIANA 'TAYLOR' / TAYLOR EASTERN REDCEDAR	8 & 8		8' MIN.
PAR VAN	9	PARROTTIA PERSICA 'VANESSA' / VANESSA PERSIAN PARROTTIA	8 & 8	4" CAL	
QUE APE	25	QUERCUS PHELLOX 'GREENEVY' / KINGPIN® WILLOW OAK	8 & 8	4" CAL	
QUE LOH	8	QUERCUS ROBUR X BICOLOR 'LONG' / REGAL PRINCE OAK	8 & 8	3" CAL	
THU EME	1	THUJA OCCIDENTALIS 'EMERALD' / EMERALD ARBORVITAE	15 GAL		

CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
SHRUBS				
ABE X G	15	ABELIA X GRANDIFLORA 'LITTLE RICHARD' / LITTLE RICHARD ABELIA	3 GAL	
AZA GUM	21	AZALEA X 'GUMPO PINK' / GUMPO PINK SATSUKI AZALEA	3 GAL	
BUX SEM	12	BUXUS SEMPERVIRENS / AMERICAN BOXWOOD	24" BOX	
BUX WIN	81	BUXUS X 'WINTER GEM' / WINTER GEM BOXWOOD	3 GAL	
CEP DUG	32	CEPHALOTAXUS HARRINGTONIA 'DUKE GARDENS' / DUKE GARDENS PLUM YEW	3 GAL	
CHA NAA	2	CHAMAECYPARIS OBTUSA 'NANA AUREA' / COMPACT GOLD HINCKI CYPRESS	3 GAL	
EDG RED	2	EDGEWORTHIA CHRYSANTHA 'RED DRAGON' / RED DRAGON PAPERBUSH	3 GAL	
FAT SPI	1	FATSIA JAPONICA 'SPIDERS WEB' / SPECKLED JAPANESE FATSIA	3 GAL	
FOR NBS	9	FORSYTHIA X INTERMEDIA 'NIMBUS' / SHOW OFF® SUGAR BABY® DWARF FORSYTHIA	3 GAL	
GAR FRO	12	GARDENIA JASMINOIDES 'FROSTPROOF' / FROSTPROOF GARDENIA	3 GAL	
HAK ALL	6	HAKONECHLOA MACRA 'ALL GOLD' / JAPANESE FOREST GRASS	5 GAL	
HEL XDA	14	HELLEBORUS X HYBRIDUS 'DARK AND HANDSOME' / DARK AND HANDSOME HELLEBORE	1 GAL	
HEU RIM	9	HEUCHERA X 'ELECTRIC PLUM' / ELECTRIC PLUM CORAL BELLS	1 GAL	
HYD NIB	13	HYDRANGEA MACROPHYLLA 'NIKKO BLUE' / NIKKO BLUE HYDRANGEA	3 GAL	
HYD LIM	21	HYDRANGEA PANICULATA 'LIMELIGHT PRIME' TM / LIMELIGHT PRIME HYDRANGEA	3 GAL	
HYD ELH	5	HYDRANGEA QUERCIFOLIA 'ELLEN HUFF' / ELLEN HUFF OAKLEAF HYDRANGEA	3 GAL	
ILE SH	47	ILEX GLABRA 'ILEX FARRROW' / ILEX FARRROW INK BERRY HOLLY	3 GAL	
ILE RED	8	ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY	5 GAL	
ILE SCD	31	ILEX VOMITORIA 'SCHILLINGS DWARF' / DWARF YAUPOH HOLLY	3 GAL	
ILE C38	2	ILEX X 'CONAF' / OAK LEAF™ HOLLY	5 GAL	
JUN FOR	22	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	3 GAL	
JUN ALG	19	JUNIPERUS RIGIDA 'ALL GOLD' / SHORE JUNIPER	5 GAL	
KAL ELF	6	KALMIA LATIFOLIA 'ELF' / ELF DWARF MOUNTAIN LAUREL	3 GAL	
LIR NEB	144	LIRIOPE MUSCARI 'NEW BIG BLUE' / BIG BLUE LILYTURF	1 GAL	
LOR OLR	34	LOROPETALUM CHINENSE 'NIDIOZ' / CAROLINA MOONLIGHT® FRINGE FLOWER	3 GAL	
NAN POW	37	NANDINA DOMESTICA 'FIREPOWER' / FIREPOWER HEAVENLY BAMBOO	3 GAL	
OSM FRA	8	OSMANthus FRAGRANS 'FRUITLAND' / FRUITLAND TEA OLIVE	15 GAL	
OSM EES	5	OSMANthus HETEROPHYLLUS 'KAORI HIME' / FRAGRANT PRINCESS DWARF HOLLY OLIVE	7 GAL	
PAN HEA	58	PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS	1 GAL	
PIE PLN	17	PIERIS JAPONICA 'PLANOW' / MOUNTAIN SNOW™ JAPANESE PIERIS	3 GAL	
ROS PED	83	ROSA MIDLAND SERIES 'PEACH DRIFT' / PEACH DRIFT ROSE	3 GAL	
ROS KNO	16	ROSA X 'KNOCKOUT' TM / KNOCKOUT ROSE	3 GAL	
SCH STO	74	SCHLACHTYNUM SCOPARIUM 'STANDING OVATION' / LITTLE BLUESTEM GRASS	1 GAL	
THU NOP	1	THUJA OCCIDENTALIS 'NORTH POLE' / NORTH POLE ARBORVITAE	7 GAL	
TRA CON	16	TRACHELOSPERMUM JASMINOIDES 'CONFEDERATE' / CONFEDERATE JASMINE	1 GAL	
VIB DAV	9	VIBURNUM DAVIDII / DAVID VIBURNUM	3 GAL	
YUC COG	11	YUCCA FILAMENTOSA 'COLOR GUARD' / COLOR GUARD YUCCA	3 GAL	

CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
GROUND COVERS				
CYN HYB	7,816 SF	CYNODON DACTYLON '419 HYBRID' / HYBRID BERMUDA GRASS	SOD	
OPH JAP	863 SF	OPHIOPOGON JAPONICUS / MONDO GRASS	FLAT	

REFERENCE NOTES SCHEDULE STREETSCAPE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
03 CONCRETE				
	03-01	6" THK. CONCRETE WALKS		
32 EXTERIOR IMPROVEMENTS				
	32-02	TRIPLE HAMMERED HARDWOOD MULCH (3" THICK)	145 CY	
CURB				
	C-101	8" GRANITE BAND	195 LF	
FENCE				
	F-101	5FT. ORNAMENTAL FENCING	187 LF	
GATE				
	G-101	5FT. HIGH GATE	2	
ROCK				
	K-101	TAN CREEK STONE - 2-4" SIZE	47.3 CY	
PAVING				
	P-101	PINEHALL BRICK PAVER (PATHWAY - FULL RANGE - HERRINGBONE PATTERN)	9,249 SF	
	P-102	PINEHALL BRICK BANDING (PATHWAY - FULL RANGE)	1,747 LF	
	P-103	PINEHALL ADA DRUNCATED PAVER (PATHWAY - FULL RANGE)	292 SF	
	P-104	TECHO-BLOC, INC. BLU 80 6.5"X13" SMOOTH RUNNING BOND PATTERN, (100%). 3 COLOR BLEND (40%BEIGE CREAM, 40% GREYED NICKEL, 20% CHOCOLATE BROWN)	3,123 SF	
SITE FURNISHINGS				
	S-101	LANDSCAPE FORMS : NORTHPORT BOLLARD	12	
	S-102	LANDSCAPE FORMS FGP-BR FGP SERIES BIKE RACK, NATURAL ALUMINUM BODY WITH DURABLE ANODIZED FINISH, 30IN. W X 4IN. D X 32IN. H. BIKE FRAME: SILVER METALLIC	15	
	S-108	LANDSCAPE FORMS ARC-B-A-E-AL ARCATA BACKED BENCH, EMBEDDED, ALUMINUM, WITH ARMS FRAME: BLUE ASH POWDERCOAT ARCHITECTURAL SERIES	3	

LIGHTING SCHEDULE STREETSCAPE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	CITY STANDARD DECORATIVE STREET LIGHT	44	

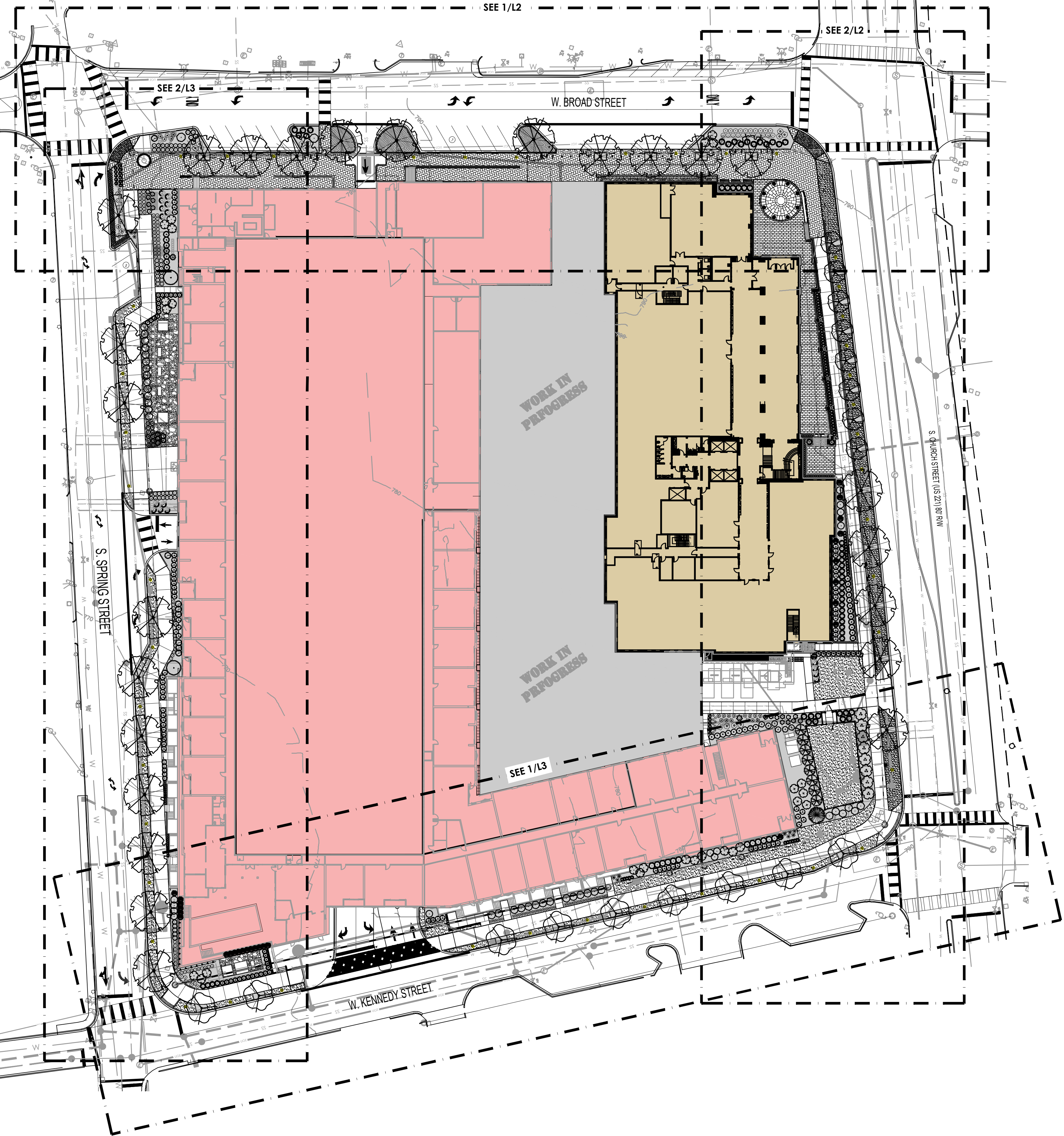
PROJECT CONTACT:

DIRECTOR OF FACILITIES:	ARCHITECT:
Facilities Maintenance 366 N. Church Street, #2500 Spartanburg, SC 29303	McMillan Pazdan Smith 127 Dunbar Street, Spartanburg, SC 29306

Mike Emory, CPPB memory@spartanburgcounty.org Phone: (864) 562-4361	Adam Flynn, AIA, aflynn@mcmillanpazdansmith.com Phone: (864) 585-5678
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ENGINEER:	LANDSCAPE ARCHITECT:
McCutchen Engineering Associates 898 West Saint John Street, Spartanburg, SC 29301	The LandArt Design Group, Inc. P.O. Box 3161 Spartanburg, SC 29304 Phone: (864) 585-7500 Fax: (864) 585-3808

David McCutchen, PE, dmccutchen@mcc-ea.com Phone: (864) 582-0581	Tipton Pitts, ASLA tipt@landartdesigngroup.com Kipp Kemper kipp@landartdesigngroup.com
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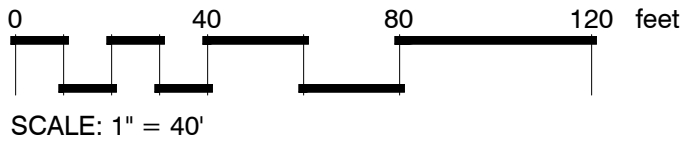
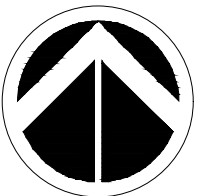
1 OVERALL STREETSCAPE PLAN
SCALE: 1" = 40'



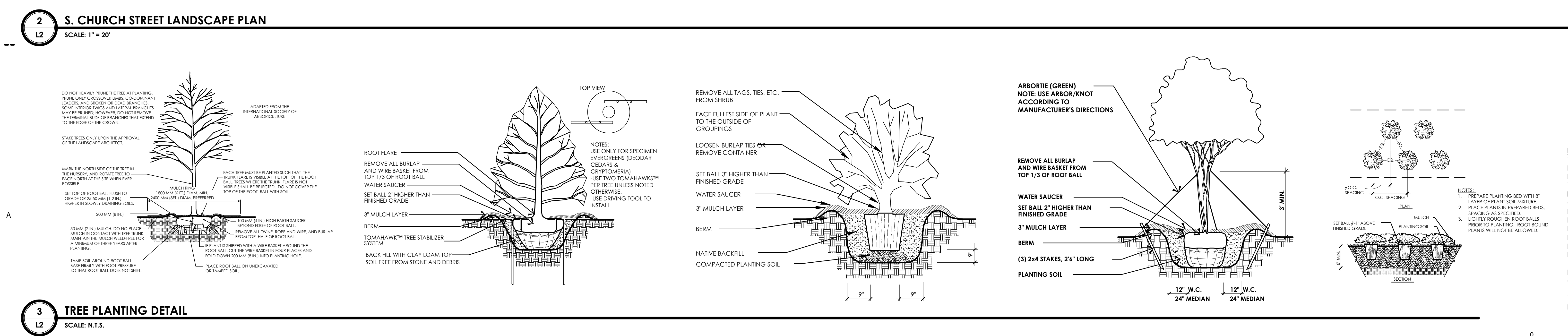
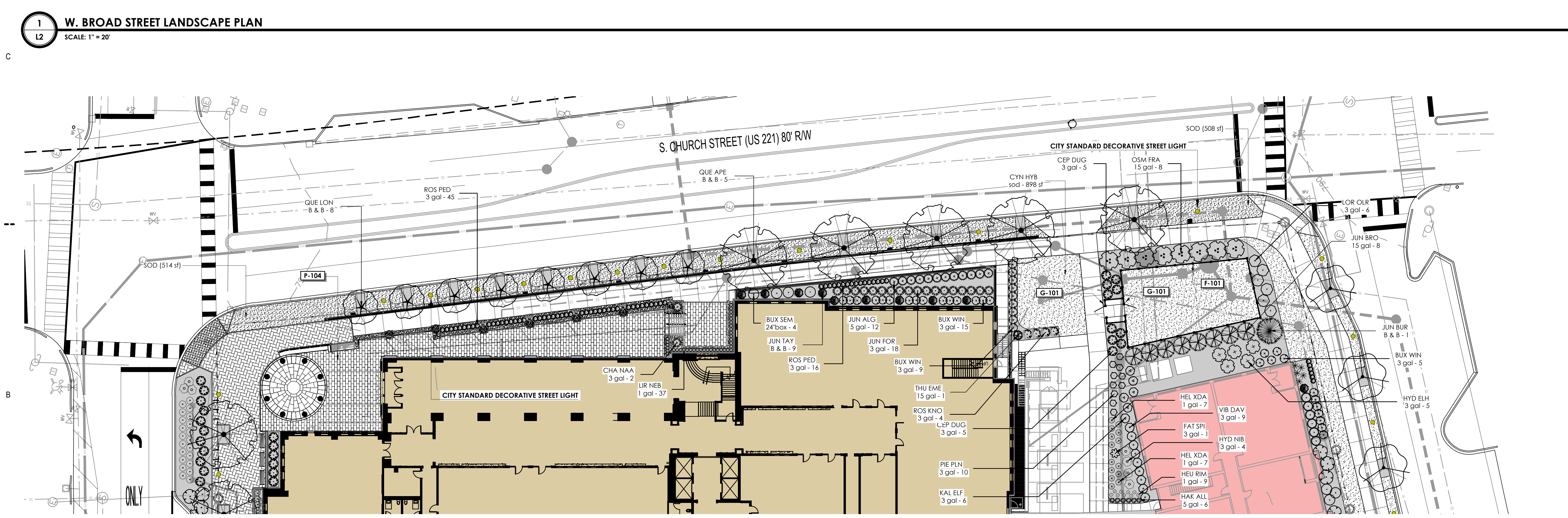
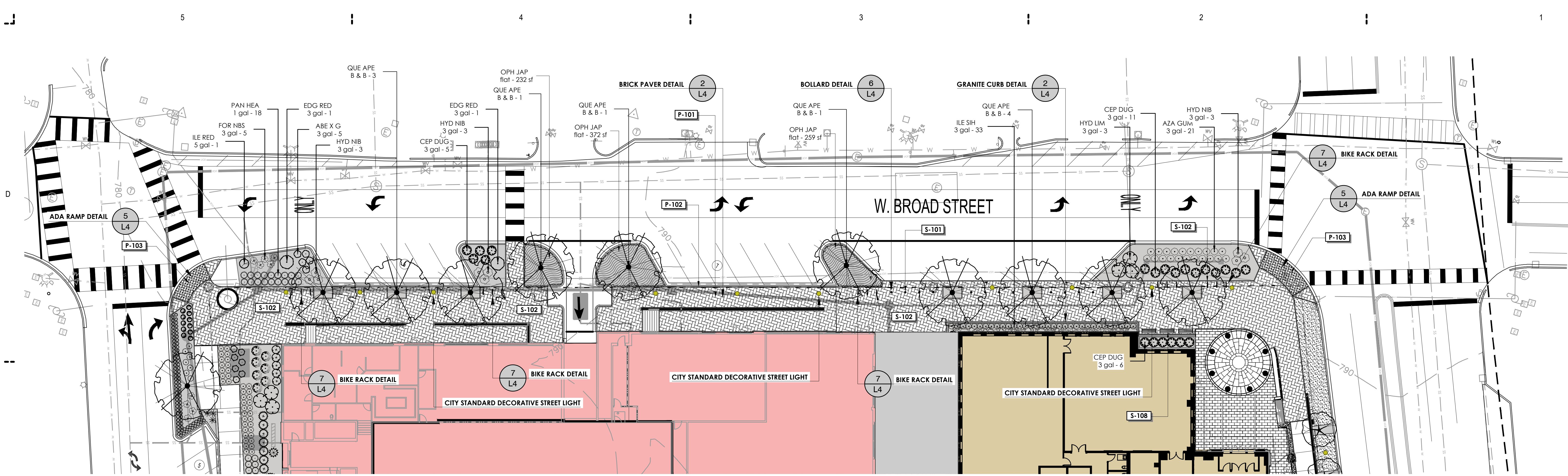
YOU ARE REQUIRED TO CALL AT LEAST
3 WORKING DAYS BEFORE YOU DIG

NOTE:
THE BASE INFORMATION FOR THIS DRAWING HAS BEEN COMPILED FROM A VARIETY OF SOURCES AT VARIOUS TIMES AND AS SUCH IS INTENDED TO BE USED ONLY AS A CONCEPTUAL GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND DESCRIPTIONS ARE FOR GRAPHIC PURPOSES ONLY, AS AN AID TO SITE LOCATION AND POSSIBLE POTENTIAL LAND USE. ANY PERSON DESIRING TO DETERMINE ACTUAL COMMITMENTS SHOULD EXAMINE THE APPROPRIATE PLATS, DEED RESTRICTIONS, COVENANTS, AND PLANNING AND ZONING REGULATIONS APPLICABLE TO SPECIFIC PORTIONS OF THE PROPERTY.

Sheet List Table	
Sheet Number	Sheet Title
L1	COVER
L2	STREETSCAPE LANDSCAPE PLAN 1
L3	STREETSCAPE LANDSCAPE PLAN 2
L4	CONSTRUCTION DETAILS



SHEET ISSUE:		
NO.	DATE	DESCRIPTION
A	11/13/24	SCHEMATIC DESIGN PACKAGE
B	05/02/25	DESIGN DEVELOPMENT PACKAGE
C	08/01/25	PERMIT SET
D	08/11/25	PROJECT WRAP DRB SET



**mcmillan
pazdan
smith**
ARCHITECTURE

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spartanburg, sc 29306

CONSULTANT LOGO

LANDART
landscape architecture

447 E. Main St. / Spartanburg, SC 29302
Phone: 864.585.7500 / Fax: 864.585.3808
LandArtDesignGroup.com / info@landartdesigngroup.com

SEALS

THE STATE OF SOUTH CAROLINA
LANDSCAPE ARCHITECT
No. 178
WILLIAM T. PATE

THE STATE OF SOUTH CAROLINA
LANDSCAPE ARCHITECT
No. 850
WILLIAM T. PATE

SPARTANBURG COUNTY

SPARTANBURG COUNTY/CITY ADMINISTRATION BUILDING

145 W BROAD ST, SPARTANBURG, SC 29306

ISSUE DATE: 01/08/2025

SHEET ISSUE:

NO.	DATE	DESCRIPTION
A	11/13/24	SCHEMATIC DESIGN PACKAGE
B	05/02/25	DESIGN DEVELOPMENT PACKAGE
C	08/01/25	PERMIT SET
D	08/11/25	PROJECT WRAP DRB SET

PRINCIPAL IN CHARGE: TP
PROJECT ARCHITECT: TP
DRAWN BY: KK

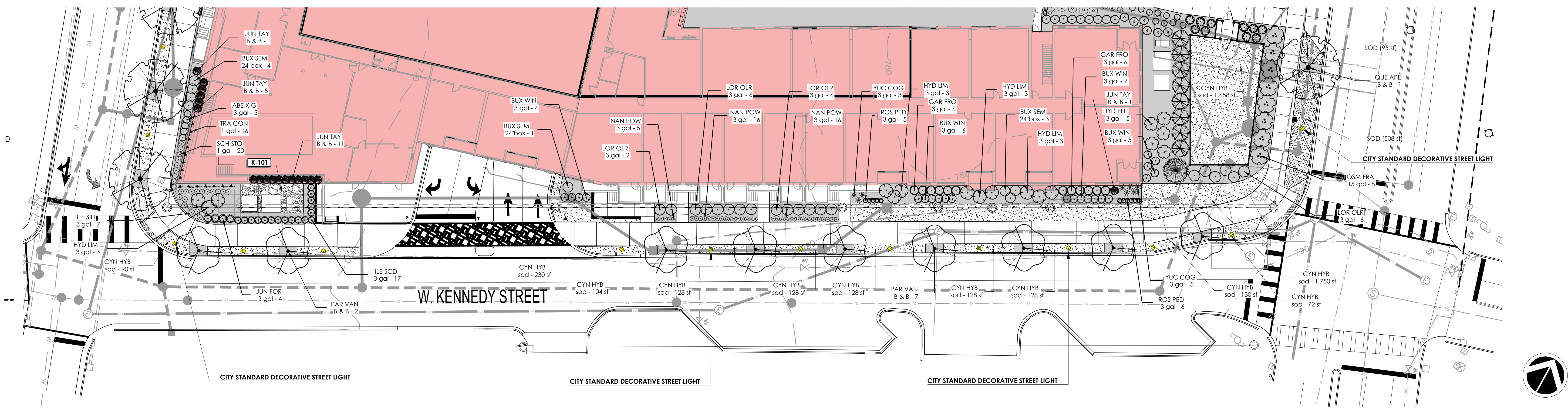
SHEET TITLE:
**STREETSCAPE
LANDSCAPE PLAN 1**

SHEET NO. PROJ. NO. 21005-00

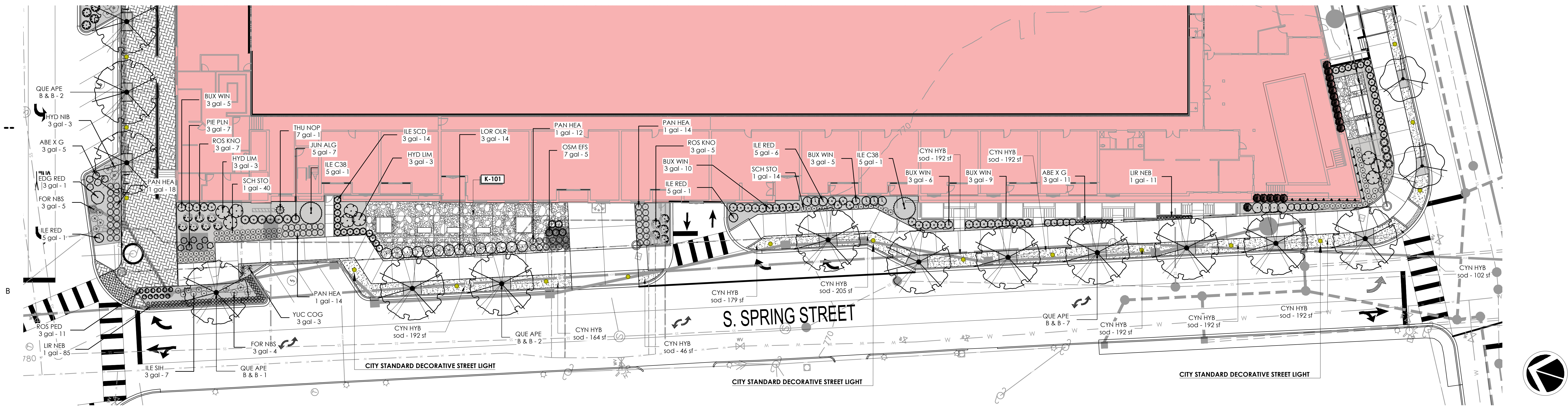
811
Know what's below.
Call before you dig.
<http://www.811.com>
YOU ARE REQUIRED TO CALL AT LEAST 3 WORKING DAYS BEFORE YOU DIG.

NOTE:
THE BASE INFORMATION FOR THIS DRAWING HAS BEEN COMPILED FROM A VARIETY OF SOURCES AT VARIOUS TIMES AND AS SUCH IS INTENDED TO BE USED ONLY AS A CONCEPTUAL GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND DESCRIPTIONS ARE FOR GRAPHIC PURPOSES ONLY. AS AN AID TO SITE LOCATION AND POSSIBLE POTENTIAL LAND USE. ANY PERSON DESIRING TO DETERMINE ACTUAL COMMITMENTS SHOULD EXAMINE THE APPROPRIATE PLATS, DEED RESTRICTIONS, COVENANTS, AND PLANNING AND ZONING REGULATIONS APPLICABLE TO SPECIFIC PORTIONS OF THE PROPERTY.

0 20 40 60 feet
SCALE: 1" = 20'



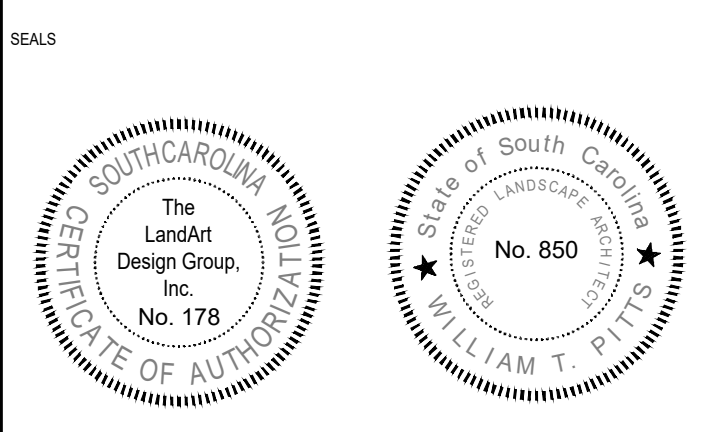
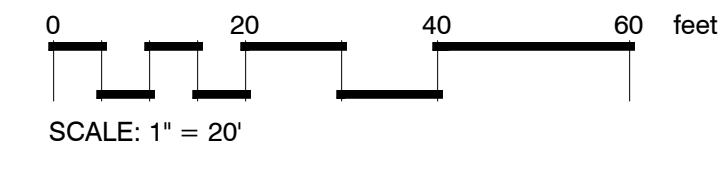
1 W. KENNDY STREET LANDSCAPE PLAN
SCALE: 1" = 20'



2 S. SPRING STREET LANDSCAPE PLAN
SCALE: 1" = 20'



NOTE:
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SPARTANBURG COUNTY

SPARTANBURG COUNTY/CITY ADMINISTRATION BUILDING

145 W BROAD ST, SPARTANBURG, SC 29306

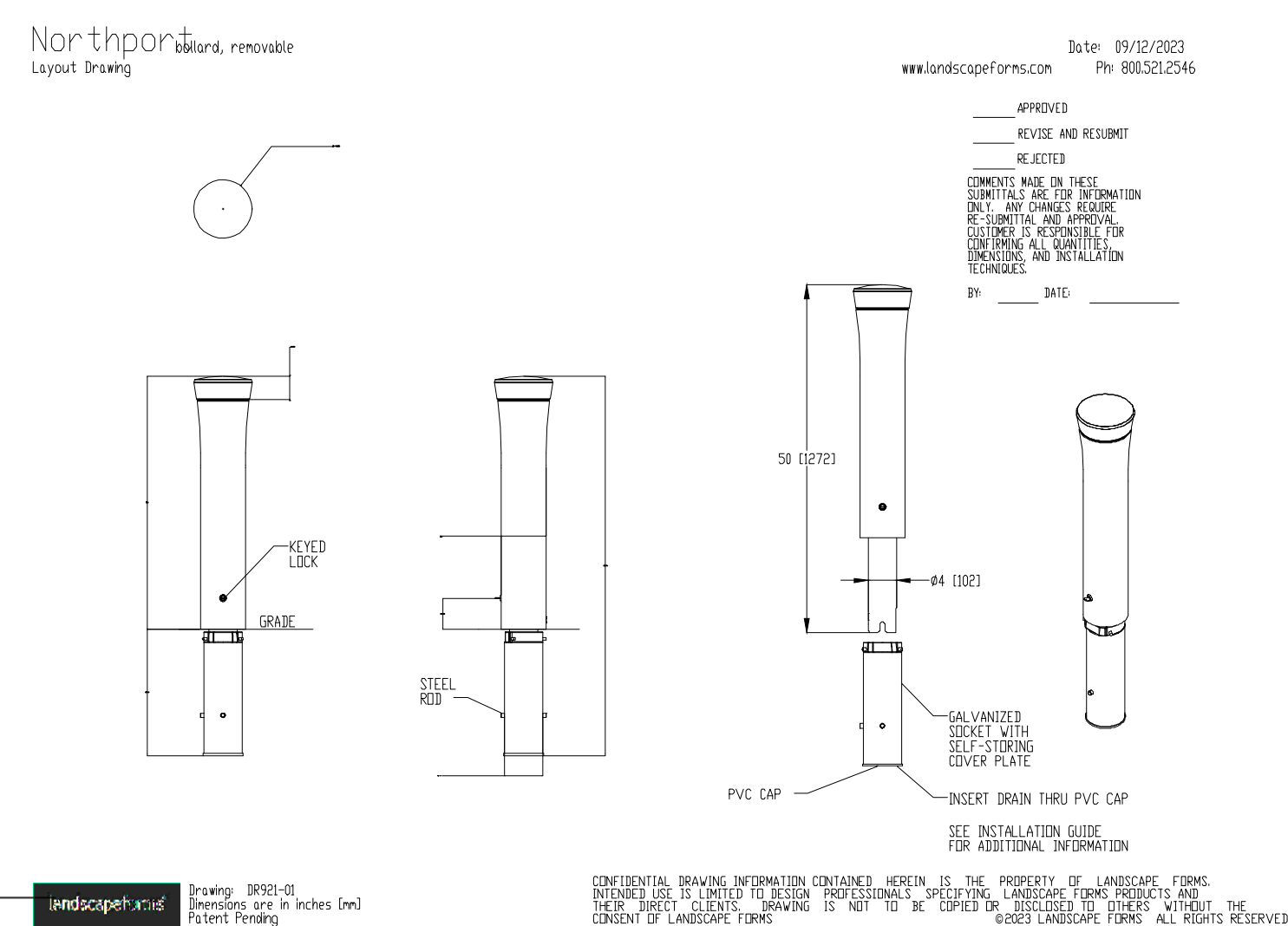
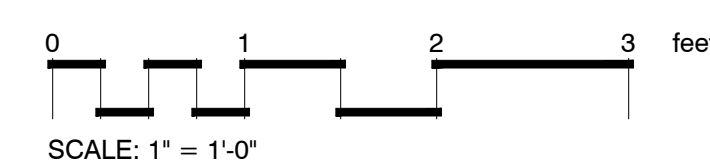
ISSUE DATE:		01/08/2025
SHEET ISSUE:		
NO.	DATE	DESCRIPTION
A	11/13/24	SCHEMATIC DESIGN PACKAGE
B	05/02/25	DESIGN DEVELOPMENT PACKAGE
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D	08/11/25	PROJECT WRAP DRB SET

PRINCIPAL IN CHARGE: TP
PROJECT ARCHITECT: TP
DRAWN BY: KK

SHEET TITLE:
**TERRESTRIAL
LANDSCAPE PLAN 2**

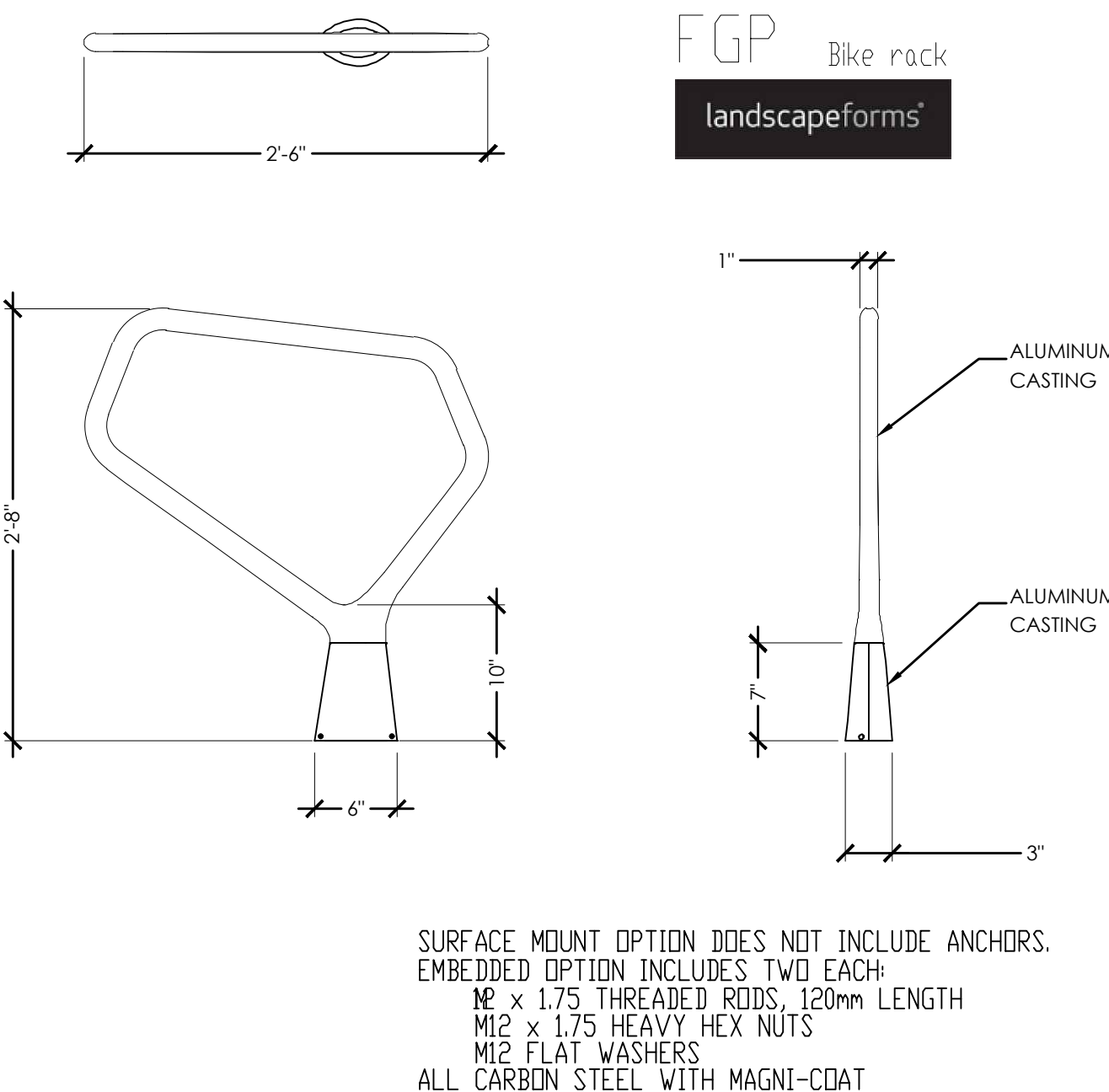
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21005-00

L3



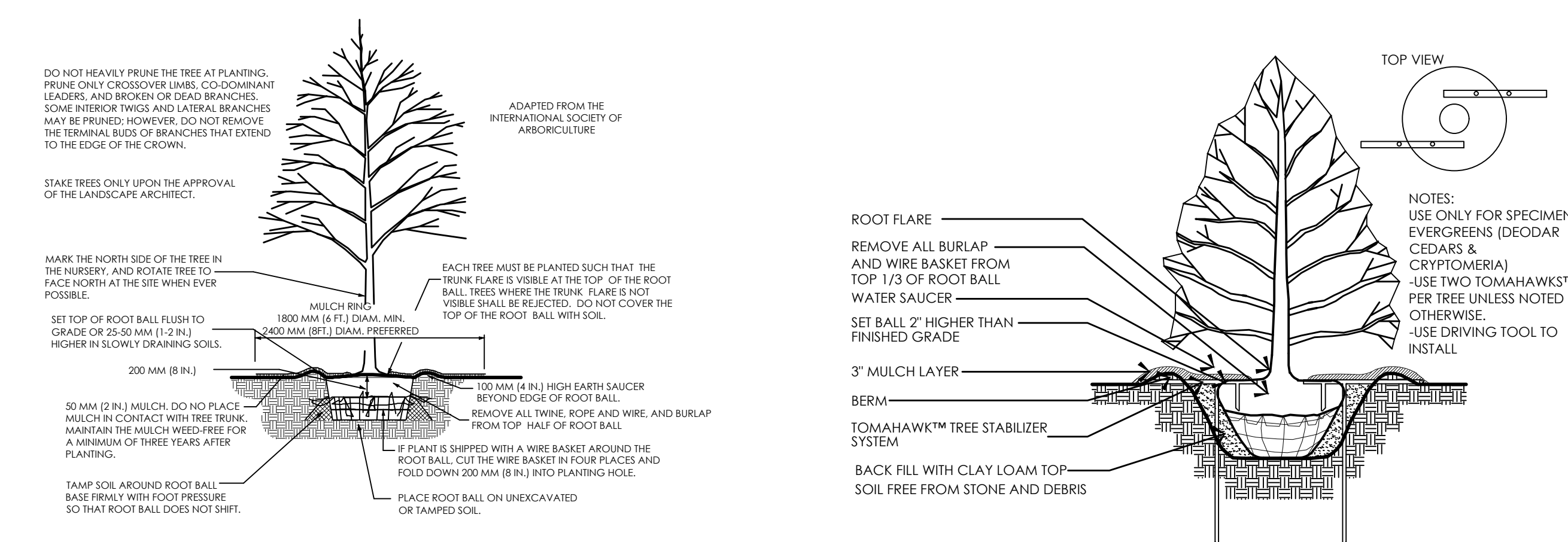
NORTHPORT REMOVABLE BOLLARD DETAIL

SCALE: 1/2" = 1'-0"



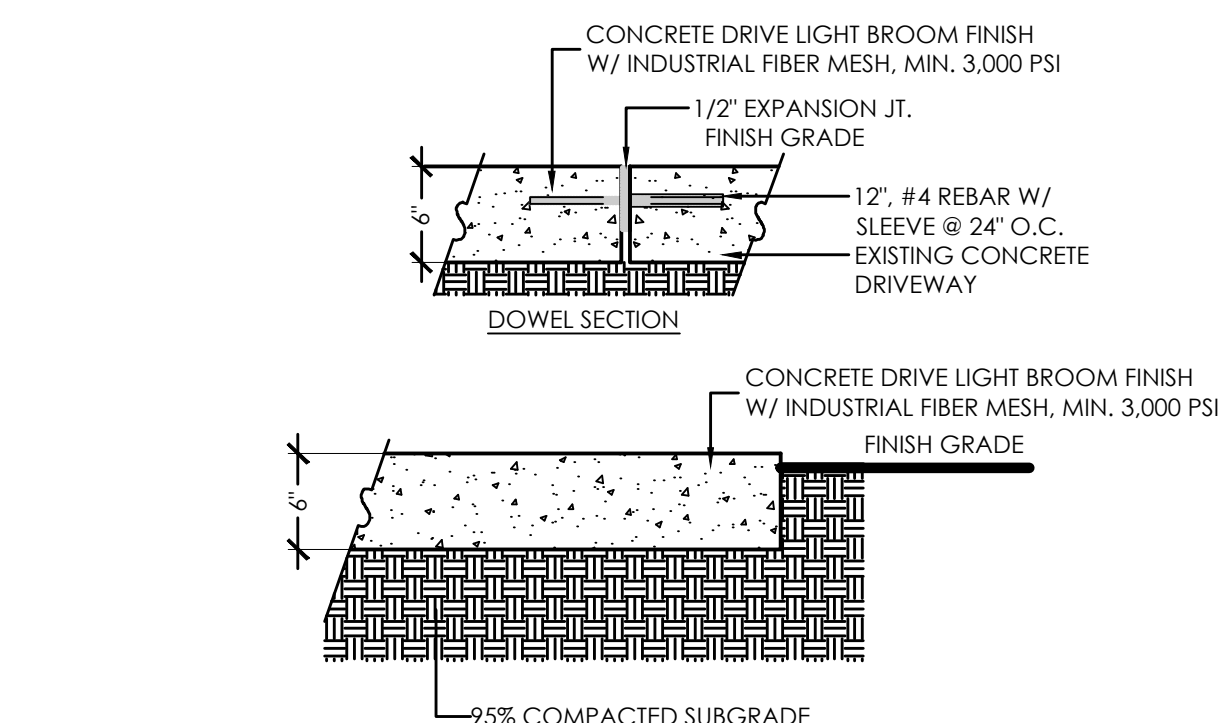
BIKE RACK DETAIL

SCALE: 1" = 1'-0"



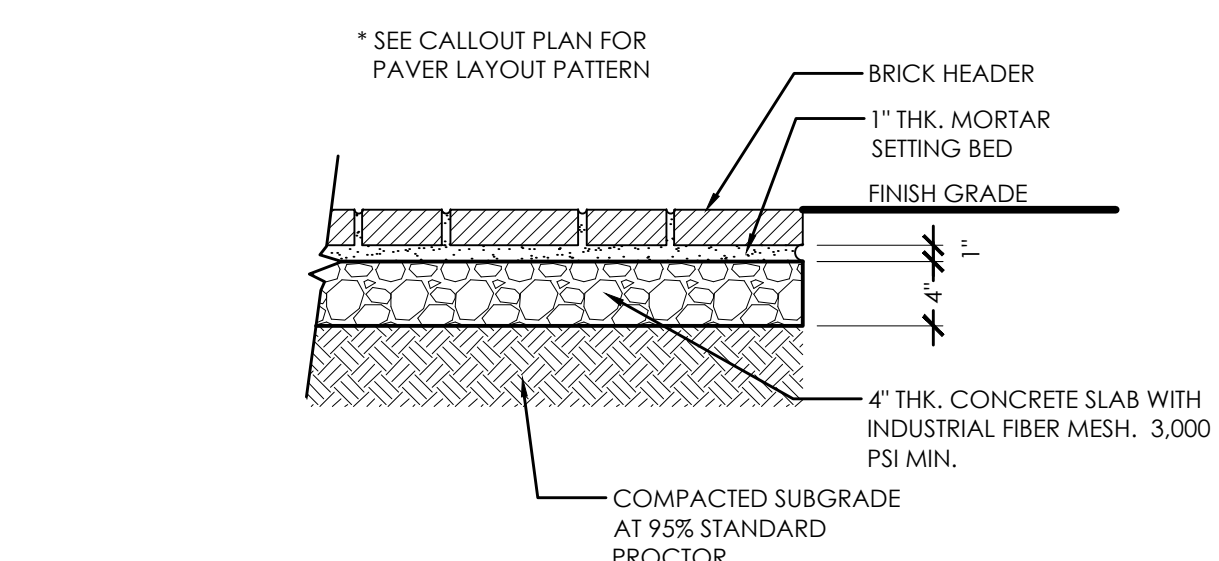
TREE PLANTING DETAIL

SCALE: N.T.S



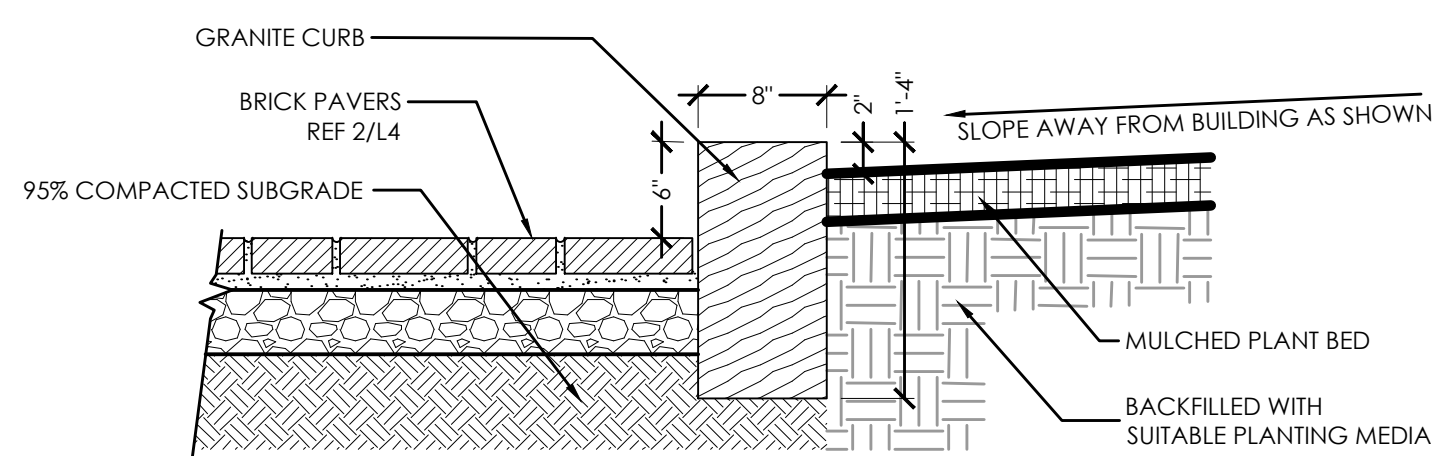
4" CONCRETE WALK DETAIL

SCALE: 1" = 1'-0"



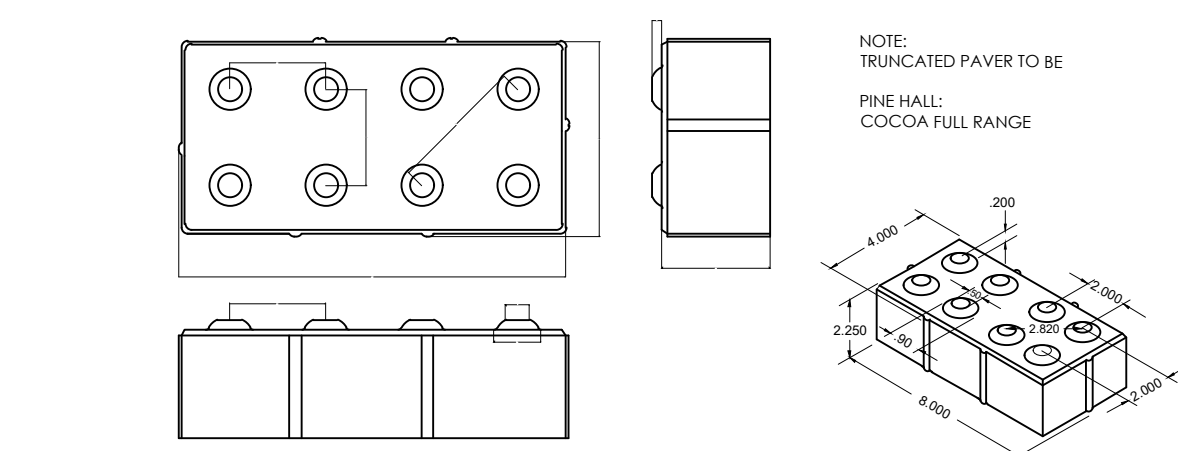
BRICK PAVER DETAIL

SCALE: 1" = 1'-0"



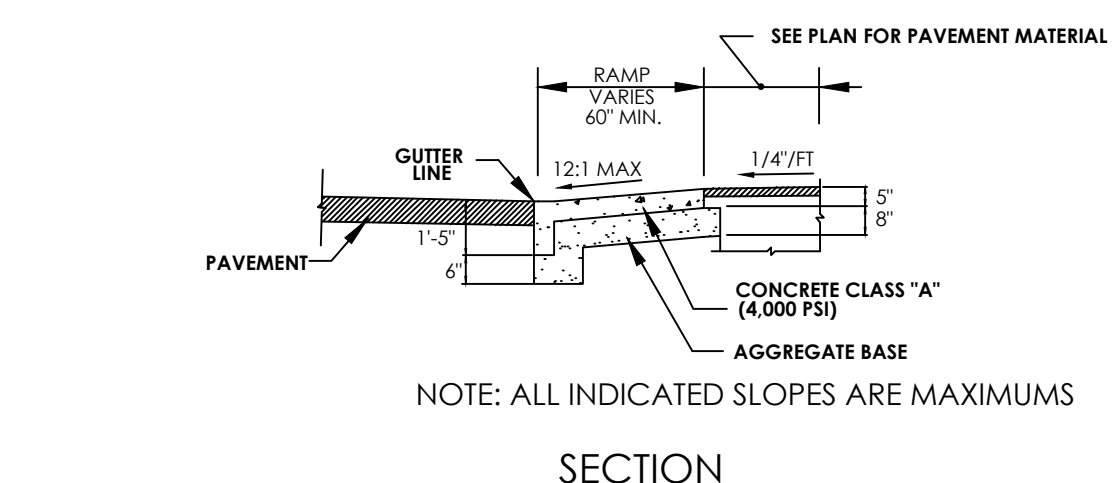
GRANITE CURB DETAIL

SCALE: 1" = 1'-0"

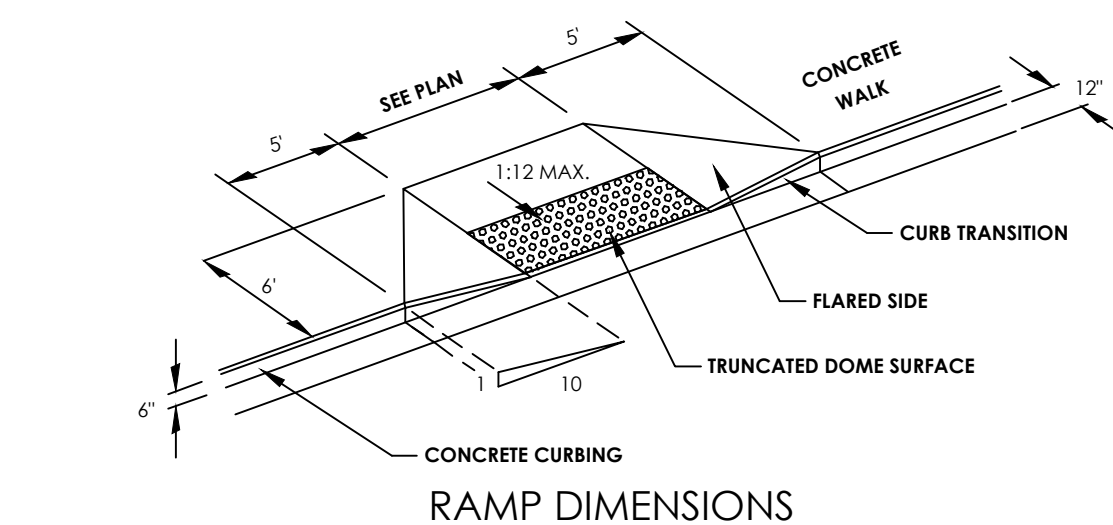


PINEHALL TRUNCATED ADA BRICK PAVER

SCALE: N.T.S.

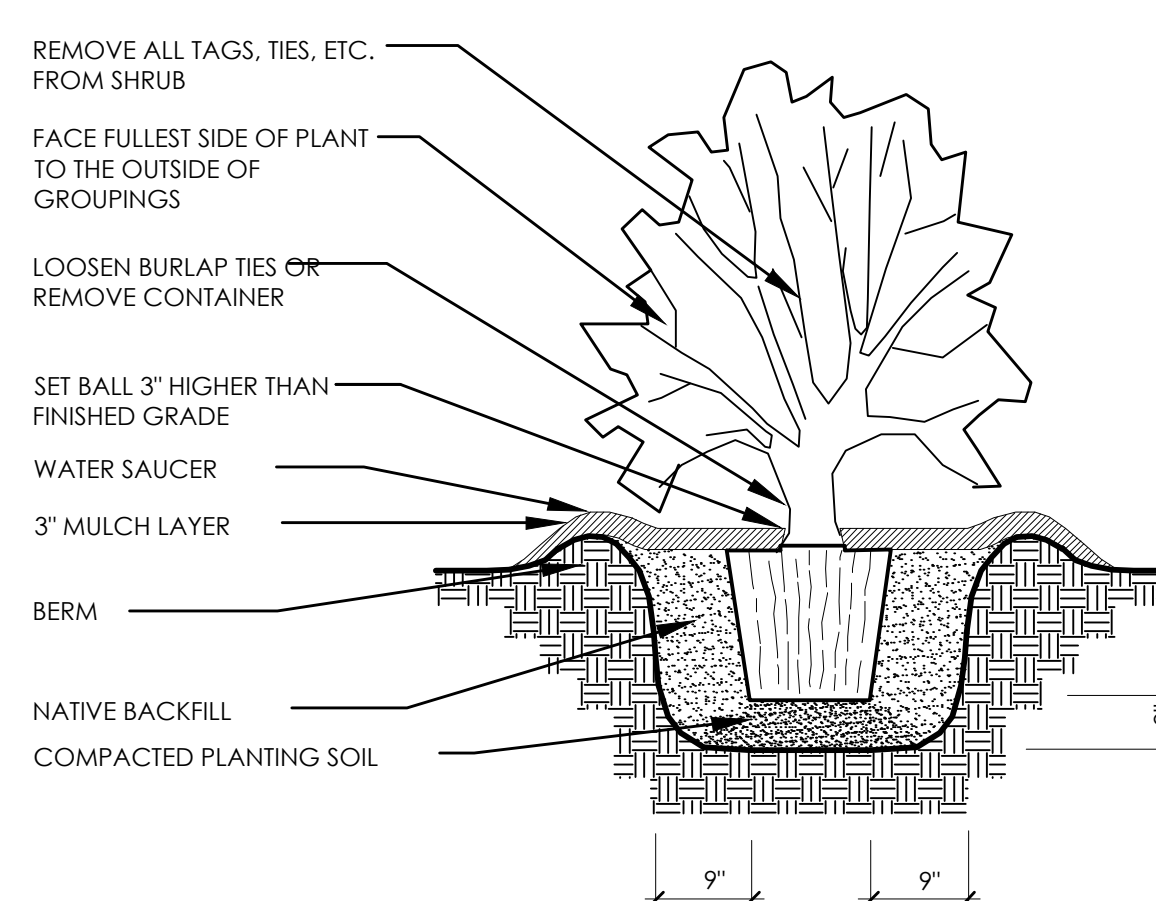
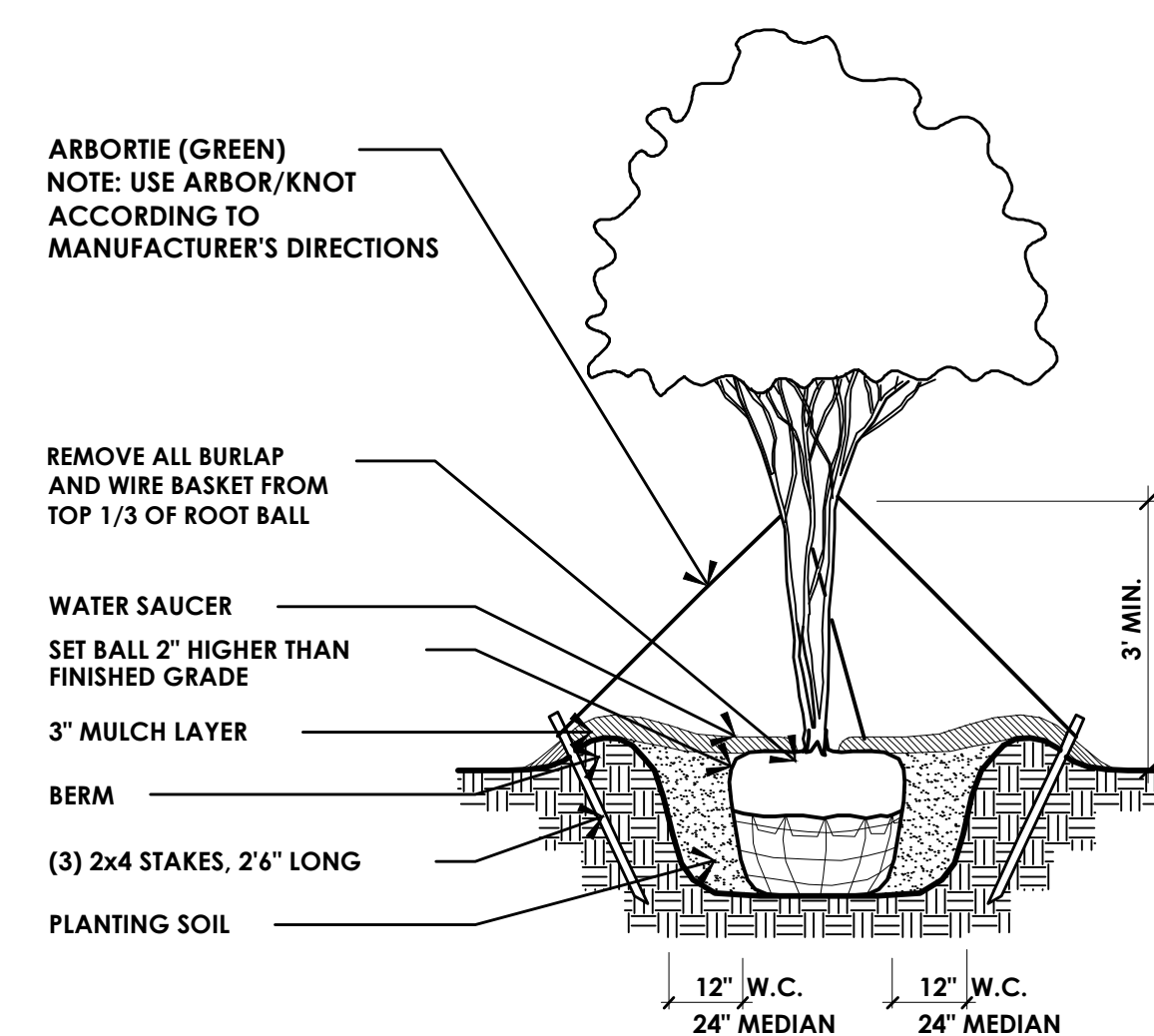


SECTION



ADA RAMP DETAIL

SCALE: N.T. S.



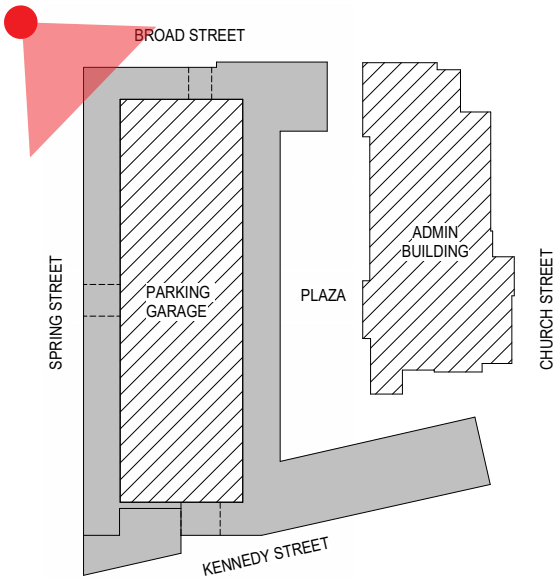
AERIAL VIEW



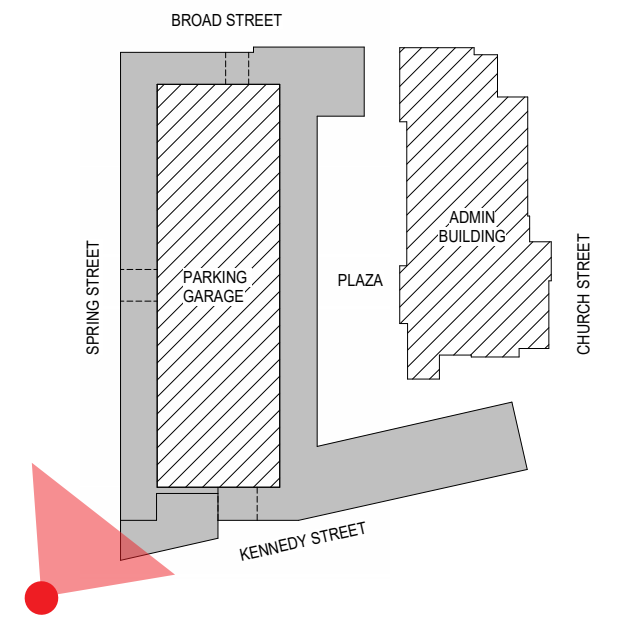
AERIAL VIEW



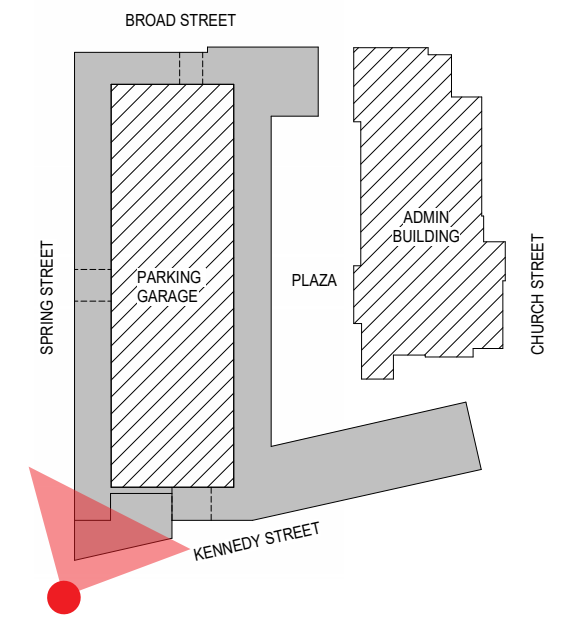
RENDERINGS



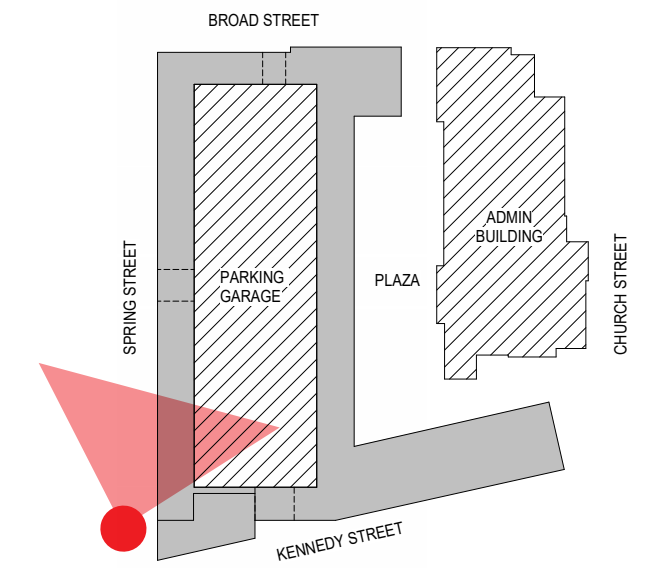
BROAD STREET AND SPRING STREET CORNER



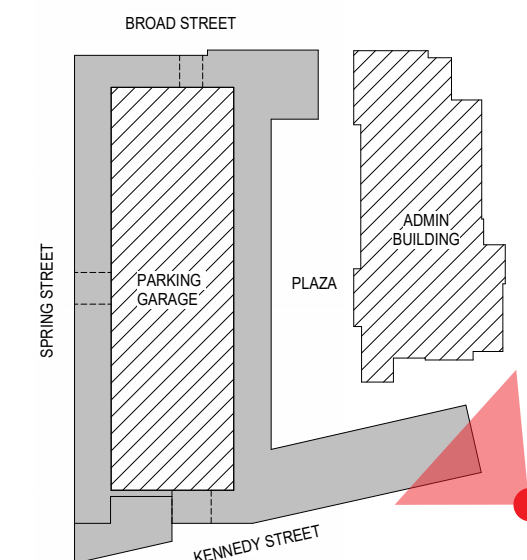
SPRING STREET AND KENNEDY STREET CORNER



SPRING STREET AND KENNEDY STREET DETAIL

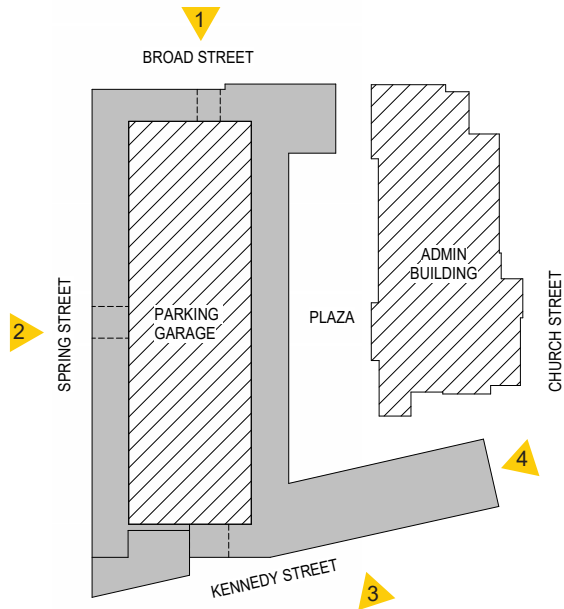


SPRING STREET



KENNEDY STREET AND CHURCH STREET CORNER

ELEVATIONS



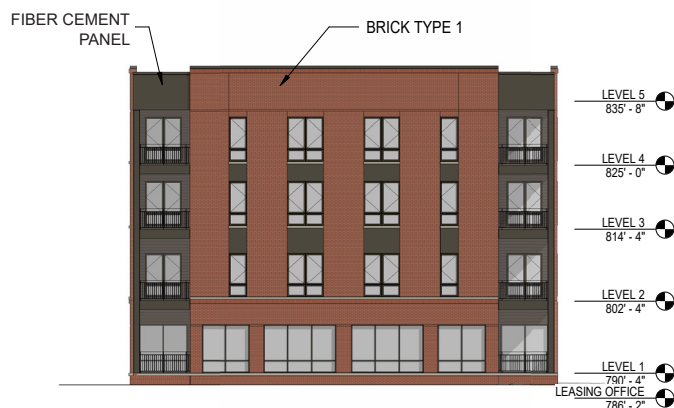
EXTERIOR ELEVATION 1 - BROAD STREET
1/32" = 1'-0"



EXTERIOR ELEVATION 2 - SPRING STREET
1/32" = 1'-0"

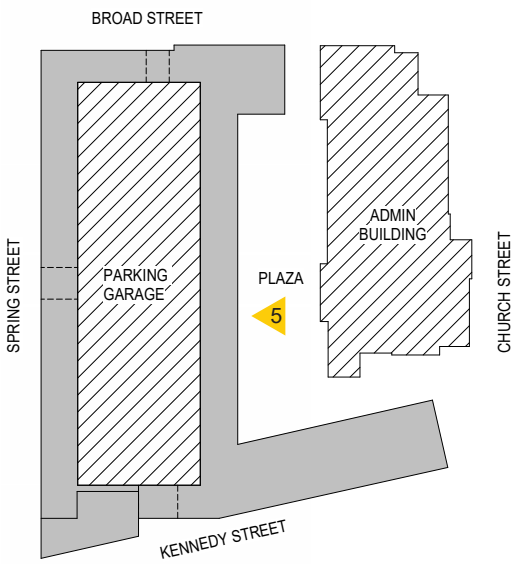


EXTERIOR ELEVATION 3 - KENNEDY STREET
1/32" = 1'-0"



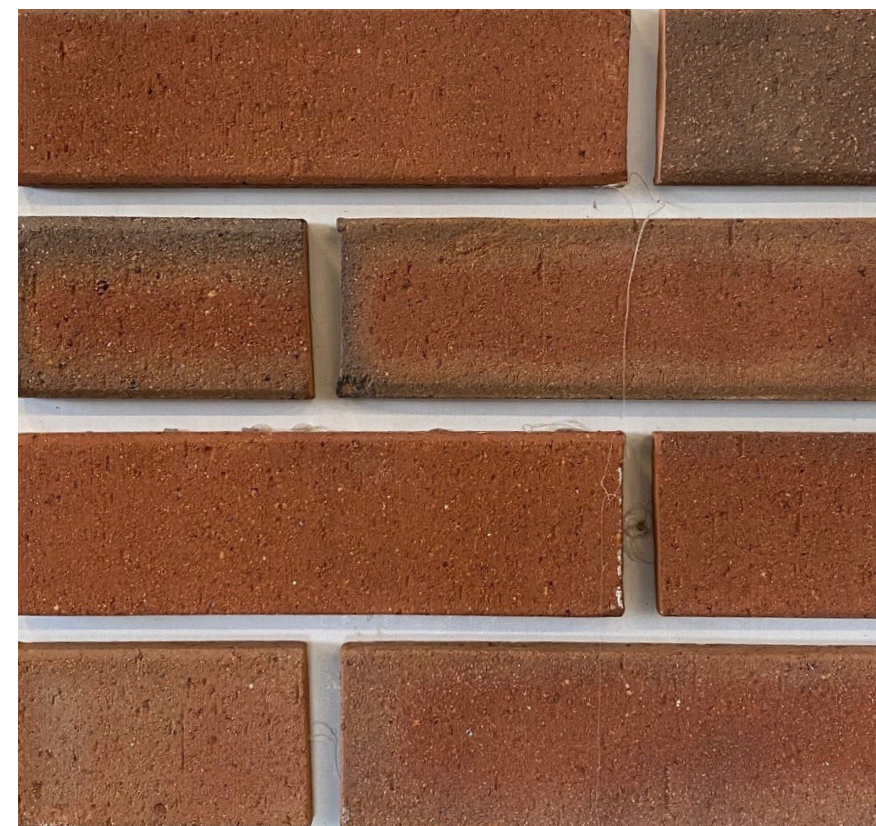
EXTERIOR ELEVATION 4 - CHURCH STREET
1/32" = 1'-0"

ELEVATIONS AND MATERIAL PALETTE



EXTERIOR ELEVATION 5 - PLAZA (NOT VISIBLE FROM STREET)
1/32" = 1'-0"

MATERIAL PALETTE



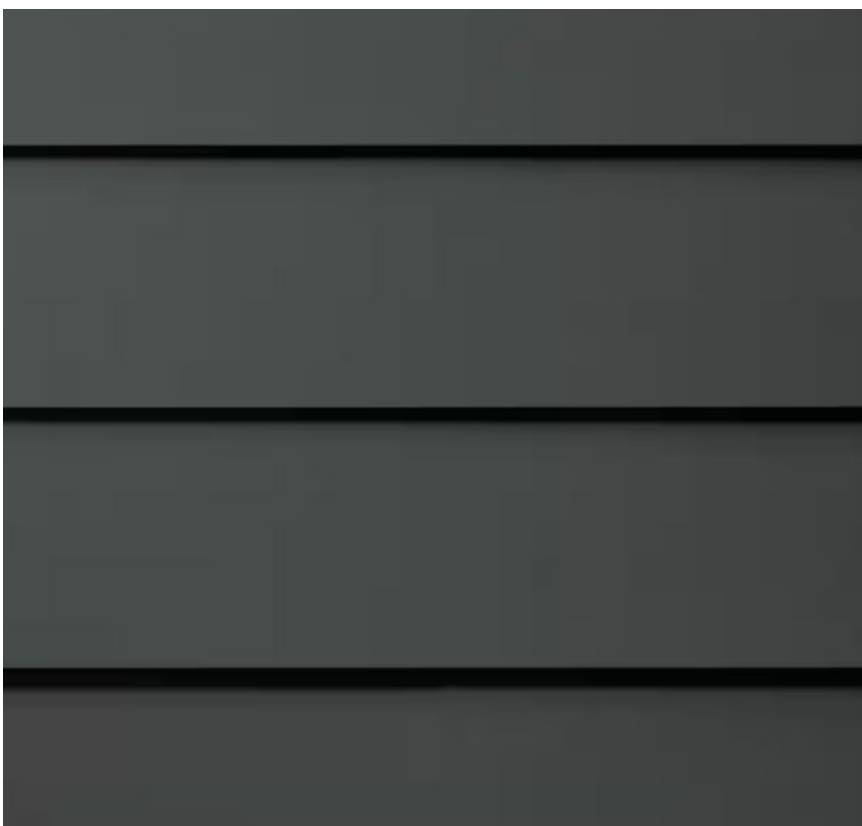
BRICK TYPE 1
PALMETTO BRICK - TBD



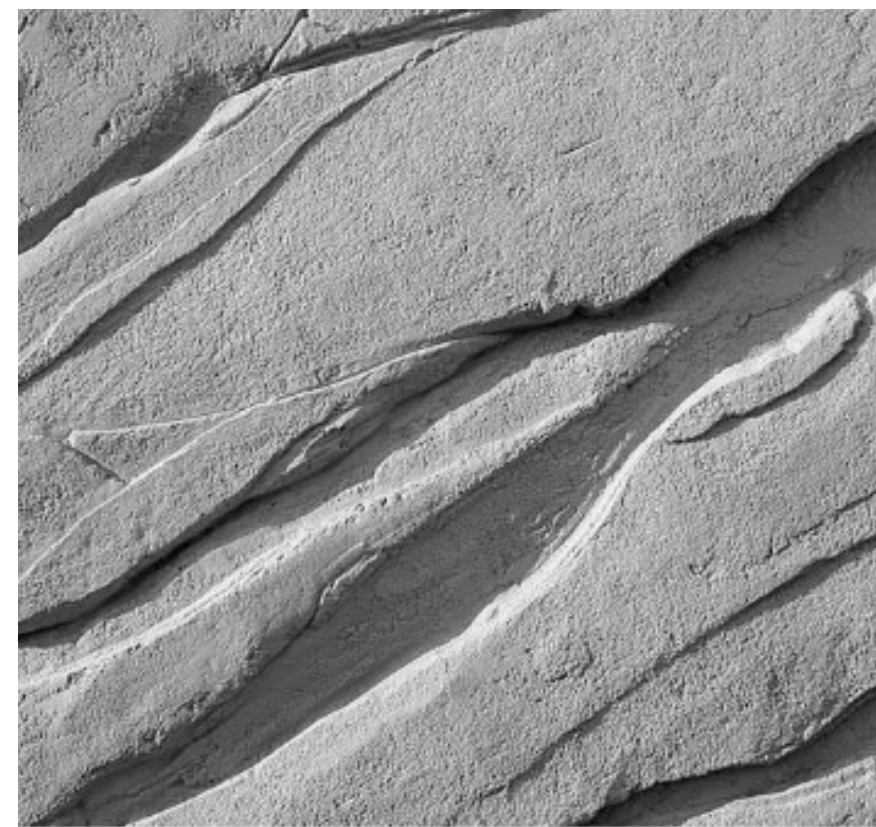
BRICK TYPE 2
PALMETTO BRICK - TBD



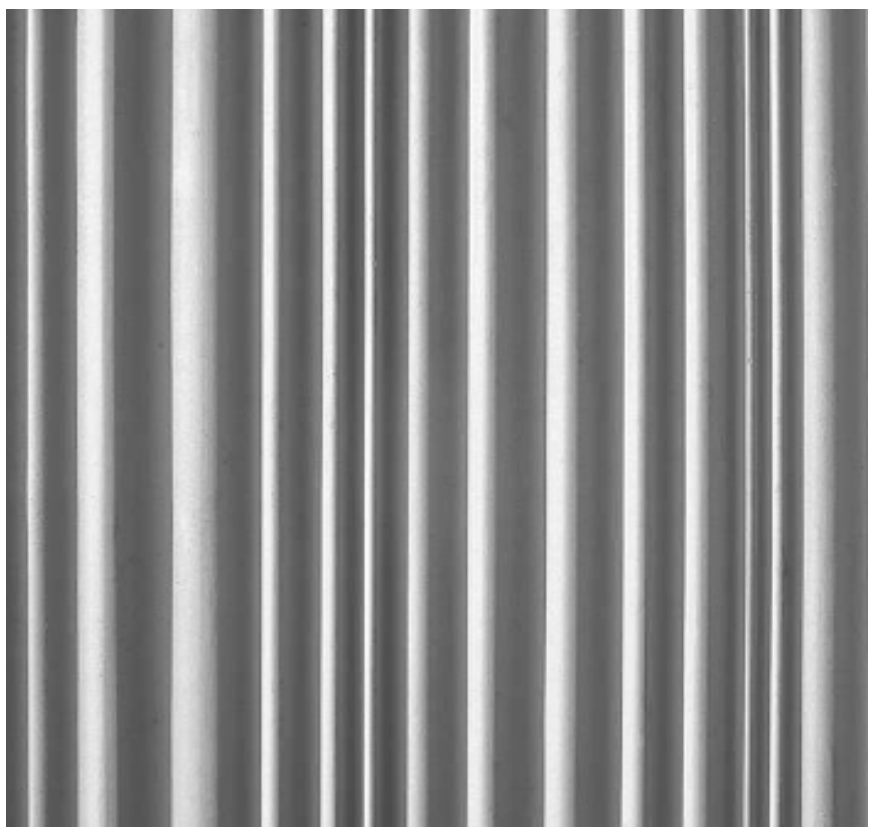
FIBER CEMENT REVEAL PANEL
JAMES HARDIE - DARK GRAY OR SIMILAR



FIBER CEMENT ARTISAN SIDING
JAMES HARDIE - DARK GRAY OR SIMILAR



FORMLINED CONCRETE - TYPE 1
US FORMLINER - 2/173 SANTA CRUZ OR SIMILAR

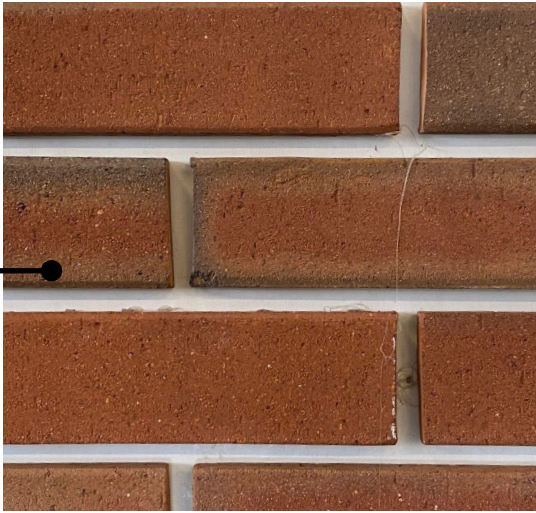
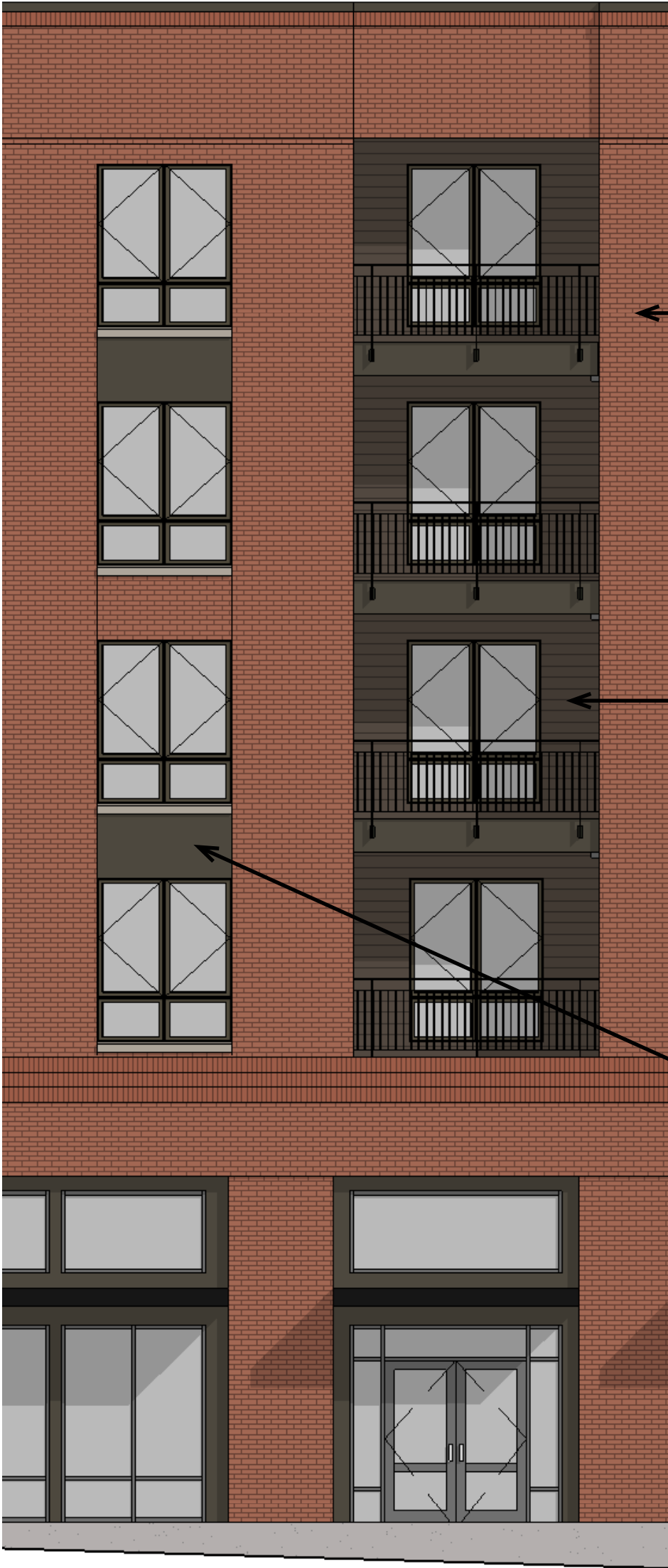


FORMLINED CONCRETE - TYPE 2
US FORMLINER - 2/247 BRISBANE OR SIMILAR



DECORATIVE METAL PANEL - DARK BRONZE
BOK MODERN OR SIMILAR

ELEVATION DETAIL



BRICK TYPE 1



FIBER CEMENT ARTISAN SIDING



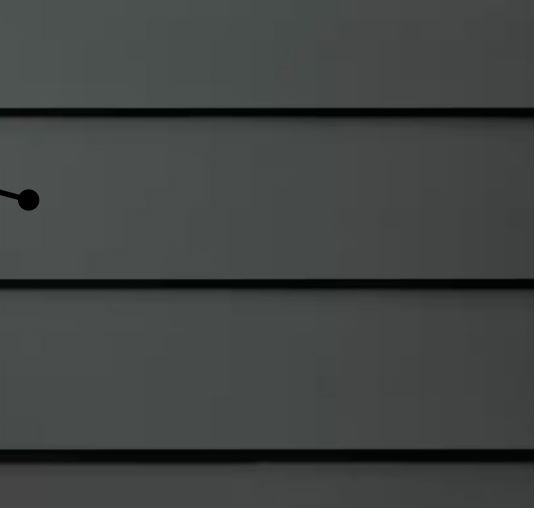
FIBER CEMENT REVEAL PANEL



FIBER CEMENT REVEAL PANEL



BRICK TYPE 2



FIBER CEMENT ARTISAN SIDING

August 11, 2025

RE: Project Wrap Multifamily Building
Design Review Board Preliminary Review
Description of Requested Variances

McMillan Pazdan Smith appreciates the opportunity to present our application for a preliminary review of the Project Wrap Multifamily Building. We are requesting a variance to the following design standards:

Spartanburg Downtown Code, Zoning Ordinance, Appendix A

Section 6.4.4.a Blank Wall Length. Minimize Blank Walls: Expanses of blank walls may not exceed 20 feet in length.

Requested Variance: Increase the length of blank walls at 3 specific locations: The trash room and pump room area at Spring St, which has a blank wall of 37' – 2" and the pool deck area at the corner of Spring St and Kennedy St which has a blank wall of 56' – 6" on Spring St and 68' on Kennedy St.

This building has public frontages on every single elevation. Thus, it is necessary to locate utility elements of the building such the trash room overhead door and service doors on a public frontage. We have identified Broad St and the Public Plaza between the Multifamily Building and the County/City Administration Building as the primary pedestrian zones and have located all utility elements and blank walls outside of those zones.

The locations for the trash room and pump room doors are driven by the slope of the site as well as the need to avoid conflicts with other underground utilities such as extensive Duke Energy duct banks. We have located the trash room on one of the few relatively flat areas along the street that will provide a truck with a level surface and adequate overhead clearance which is required to service the trash compactor. This trash room will also serve the County/City Parking Deck, which has no street frontage. We feel it is neither appropriate nor beneficial to the public to have transparent glazing into the trash room or the pump room and thus the doors are all solid metal.

At the walls surrounding the pool deck, we are proposing to provide a treatment of landscaping, trellised plants and dynamic architectural features in lieu of glazing. A sunken seating area is located along Spring St at 4' below the pool deck and is surrounded by a decorative metal screen that functions as both a guardrail and a building façade element. The pool itself will have a transparent enclosure facing Spring St. that will be visible to pedestrians at street level. The pool deck is located on Level 1,

which is level with grade at Broad St. Grade at corner of Kennedy and Spring St is the lowest point on the site and is a full 25' below Level 1. It is not feasible to locate active uses such as residential units or amenity spaces underneath the pool so those areas are assigned to the pool equipment room and storage. We believe that our proposed landscape and architectural treatment creates a more dynamic and engaging streetscape than adding glazing to these utility rooms.

Variance Request: Section 6.4.4.c.2 - Transparency Zone. 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.

Requested Variance: Reduce the transparency zone from 60% to 35% on Spring St and from 60% to 40% on Kennedy St.

This building has public frontages on every single elevation. Thus, it is necessary to locate utility elements of the building such the trash room overhead door, electrical transformers, switch gears, service doors and entrances to the parking deck on a public frontage. The treatment of the walls below the pool deck further reduces the overall transparency percentage as the walls utilize landscaping and solid architectural elements instead of glazing. All areas with active uses such as residential units and the leasing office meet the 60% minimum requirement. At areas with utility equipment, we are proposing to provide metal screening to a height of 6' around the equipment, landscaping in all areas between the building and the sidewalk outside of the equipment clearance, and clerestory windows above the equipment.

TRANSPARENCY ZONE ELEVATIONS



68% OF BUILDING FACADE
60% REQUIRED

175 LINEAR FEET OF GLAZING = 68% OF BUILDING FRONTAGE

TRANSPARENCY ZONE - BROAD STREET

$$1/32'' = 1'-0''$$


35% OF BUILDING FACADE
60% REQUIRED

187 LINEAR FEET OF GLAZING = 35% OF BUILDING FRONTAGE

TRANSPARENCY ZONE- SPRING STREET

$$1/32'' = 1'-0''$$


40% OF BUILDING FACADE
60% REQUIRED

172 LINEAR FEET OF GLAZING = 40% OF BUILDING FRONTAGE

TRANSPARENCY ZONE - KENNEDY STREET

$$1/32'' = 1'-0''$$

— — — — — TRANSPARENCY ZONE
BETWEEN 3' AND 8'

— — — — — LEVEL 1 FINISHED FLOOR

BLANK WALL ELEVATIONS



BLANK WALL LENGTH - SPRING STREET

1/32" = 1'-0"



BLANK WALL LENGTH - KENNEDY STREET

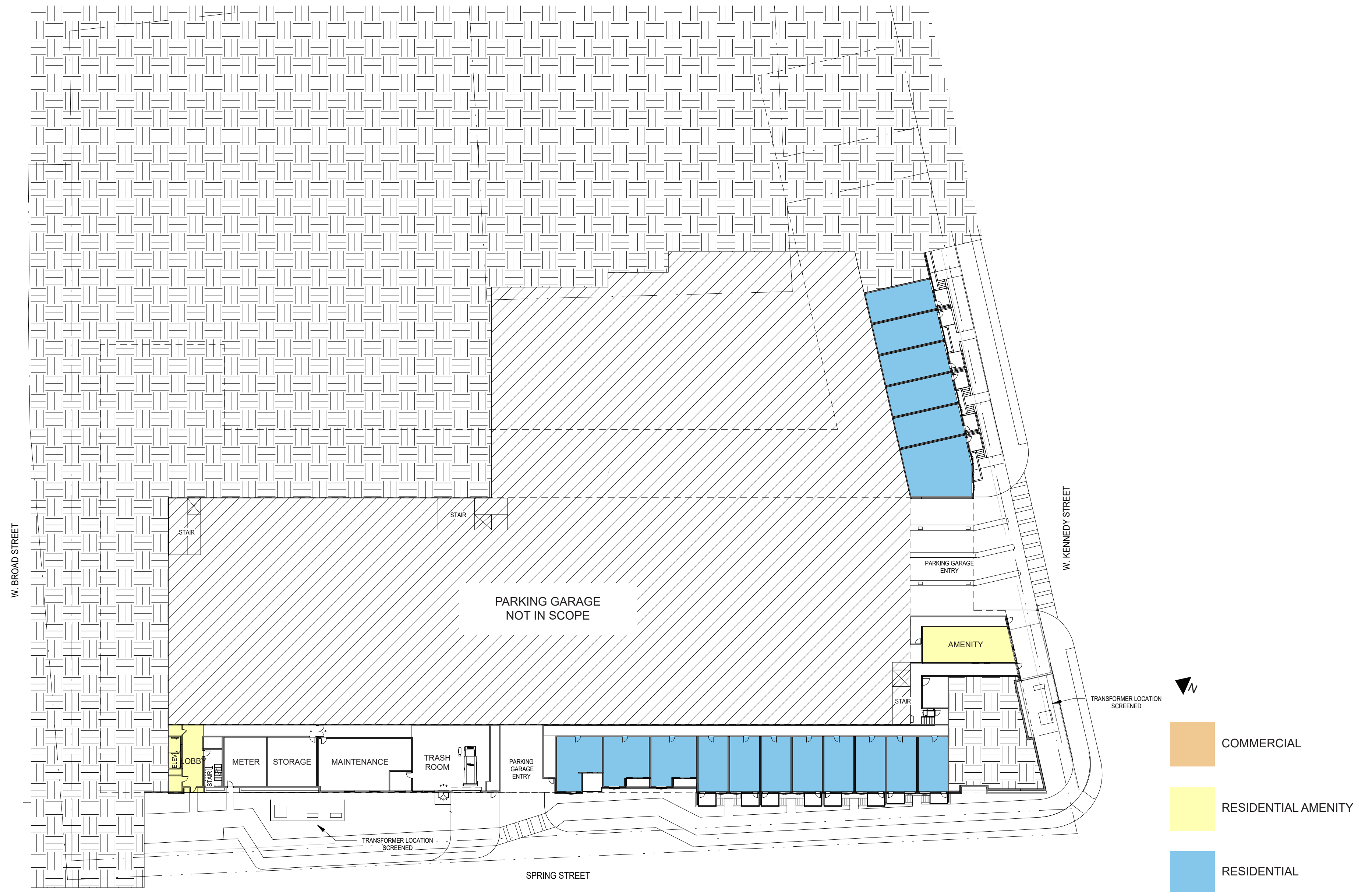
1/32" = 1'-0"

Variance Request

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FLOOR PLANS



LEVEL 0 - KENNEDY STREET
SCALE - 1" = 40'



LEVEL 1 - BROAD STREET
SCALE - 1" = 40'



LEVEL 2- BROAD STREET
SCALE - 1" = 40'



COMMERCIAL



RESIDENTIAL AMENITY



RESIDENTIAL

LEVEL 3 - 4
SCALE - 1" = 40'



LEVEL 5-6
SCALE - 1" = 40'

