



The City of Spartanburg Design Review Board

AGENDA

October 7, 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 September 2, 2025 meeting.

VI. Old Business:

VII. New Business:

1. DRB-25-020-00011 – The Design Review Board (DRB) has received a request for Preliminary Conceptual Approval for the proposed development, Spartanburg Mazda, located at 500 E Daniel Morgan Ave (Tax Map Sheet: 7-12-03-115.00) with a zoning designation of DT-5 (Downtown Urban Center). Owner: **RP CGR SBG MAZ-SUB, LLC**; Applicant: **Hudson Automotive**; Agent: **Riyad Brothers**

VIII. Staff Announcements: ACOG continued education training.

IX. Adjournment.

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

**Meeting Minutes of the Design Review Board (DRB)
Tuesday, September 2, 2025, at 5:30 PM
Dr. TK Gregg Recreation Center**

The Design Review Board (DRB) on Tuesday, September 2, 2025, at 5:30pm. The following Board Members were in attendance: **Danny Balon, Alexander Newman, Jean Crowther, Lauren Rogers, and Lukas Hauser.** Representing the City of Spartanburg's Planning Department was **Fredalyn Frasier, Planning Director, Nan Zhou, Planner II, Dominick Calce, Planner I, and Oksana Holbrooks, Sr. Administrative Assistant.**

Roll Call:

Mr. Newman: Alexander Newman

Mr. Hauser: Lukas Hauser

Ms. Rogers: Lauren Rogers

Mr. Balon: Danny Balon

Ms. Crowther: Jean Crowther

Ms. Rogers: With the Freedom of Information Act Compliance, public notification of the Design Review Board meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the requirements of the City of Spartanburg Zoning Ordinance.

Amend the Agenda:

On a motion by Mr. Hauser to approve and seconded by Mr. Balon the case has been moved to the top of the agenda list by a vote of 5 to 0.

Approval of Meeting Minutes for August 5, 2025.

On a motion by Mr. Hauser n to approve and seconded by Mr. Newman, the amended minutes were approved by a vote of 5 to 0.

Old Business:

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.

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:** 60% Glazing in Transparency. *Compliant*
 - **6.4.5 Materials:** *Compliant*

G. Parking:

- **7.1 Parking Area Access:** Parking must be accessed from a rear alley or a secondary frontage unless approved as a Discretionary Review. (D-T5 & D-T6) – *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.

Applicant:

Mike Swartz, McMillian Pazdan Smith Architecture.

Public Comments: None.

Discussion:

The board appreciated the design changes, noting that the added elements give the project a more grand look. They reviewed the roof design and expressed some disappointment about losing the outdoor terrace, but agreed that having a larger ballroom downtown is a positive outcome. They also acknowledged the extra outdoor space on Main Street.

A motion was made by Mr. Newman, seconded Mr. Balon for Full & Final approval by a vote of 5-0.

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

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.

Applicant:

William Gray, McMillian Pazdan Smith Architecture.

Public Comments: None.

Discussion:

The board appreciated the eight-foot width of the refuge, noting it was needed and helpful. They also valued the addition of lights along the crosswalk or a passive activation bollard system, which was confirmed to appear in the civil drawings though still undetermined at this time. The board suggested enhancing passageway visibility, pointing out that stamped concrete is not always the most effective

treatment. The presenter confirmed the project was presented for approval as shown, but the board noted that lighting remains the preferred and recommended option, as it appeared in earlier plans.

A motion was made by Ms. Crowther, seconded Mr. Balon for Full & Final approval by a vote of 5-0.

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.

A motion was made by Ms. Crowther, seconded Mr. Balon case deferred by a vote of 5-0.

New Business:

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.

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.

J. 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

K. 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*

L. 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*

M. 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*

N. 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*

O. 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.*

P. 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*

Q. 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:

- **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.

Applicant:

William Gray & Anastasia Kostrominova, McMillan Pazdan Smith.

Public Comments:

None.

Discussion:

The board confirmed that the required shopfront designation is compliant. They discussed the minimal blank wall and asked for assurance that greenery will remain year round or that another element, such as a textured wall or artwork, can be added during winter months. The board appreciated the Spring Street variance since it mirrors the frontage across the street, as well as the inclusion of the lower floor unit, tree elements, and sidewalk variance. They noted that while materials and colors are not finalized, the proposal is already at a strong level. They also reviewed access points from the garage, elevator connections, and window design.

A motion was made by Mr. Newman, seconded by Mr. Hauser, for conceptual preliminary approval including three variances and Springs Street Shopfront glazing and Blank Wall by motion with a vote of 5–0.

Staff Announcements:

The board elected officers for 2025–2026, with Lauren Rogers continuing as Chair and Jean Crowther serving as Vice Chair by a unanimous 5-0 vote. Staff also noted the continuation of ACOG training.

Adjourned meeting at 7:00 P.M.

Lauren Rogers, Chair

DATE

September 29, 2025

TO

Design Review Board Members

PROJECT/ADDRESS/ TAX IDSpartanburg Mazda / 500 E Daniel Morgan Ave /
7-12-03-115.00**PROJECT NUMBER**

DRB- 25-02000011

REVIEW STATUS – Preliminary Review**COPIES TO**

City Departments/Applicant

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

The existing Spartanburg Mazda is proposing a renovation of the building facade. The project also includes landscaping and streetscape improvements. The application is for Preliminary Review.

AUTHORITY & APPLICABILITY

This parcel is zoned D-T5. The proposed project is considered an exterior renovation without expansion in accordance with Section 2.2. The following elements are required to come into full compliance: Solid Waste Storage Areas and Signage Standards. Full streetscape and building design elements are also required for compliance. Formal design review and approval by the Design Review Board is required. A special exception is required in accordance with Section 3.1.3.

DETERMINATION OF COMPLETENESS

Application is complete.

EXCEPTIONS REQUIRED

- **6.4.5 Building Materials:** To permit the use of metal paneling
- **8.1.1 Streetscape:** To provide a code minimum level of streetscape enhancement
- **8.2.1 Required Plantings:** To provide a code minimum level of parking area landscaping
- **8.2.2 Parking Area Screening:** To provide a code minimum level of parking area screening

CODE REVIEW

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

- A. Use Standards:** The proposed use (Vehicle Sales) requires a Special Exception and is subject to the additional standards in Section 3.2.11.
- All renovations to the existing showroom shall not have to meet the maximum setbacks requirements or minimum height restrictions (*Compliant*). However, all physical lot expansions into any existing Vehicle Sales site shall require all such expansions on the new parcel only to come into full compliance (*Not Applicable*).
- B. District Standards:**
- **3.3.1 Lot Configuration:** *Not Applicable*
 - **3.3.2 Primary Building Standards:** – *Compliant*

- **3.3.4.a Building Height:** *Not Applicable per Section 3.2.11*
- **3.3.5 Permitted Parking Location:** *Existing non-conformity – No expansion requested*
- **3.3.6 Building Frontage:** *Shopfront/Awning (setback behind parking lot) -- Legal non-conformity*

C. General Standards:

- *Not Applicable*

D. Lot/Site Standards:

- **5.1.1 Lot Frontage:** All lots must front on a street, square, or common open space - *Compliant*
- **5.1.3 Pedestrian Entries from Frontage Line:** Buildings must have their principal pedestrian entrances on a frontage line. - *Compliant*
- **5.1.4 Setbacks:** Front and side setbacks must be consistent with surrounding buildings. - *Compliant*
- **5.1.5 Adjacent Lots:** Grading between lots to be sensitively considered. – *Not Applicable*

E. Utilities and Trash Containment:

- **5.2.1 Underground Utilities:** *Presumed Compliant*
- **5.2.2 Solid Waste Storage Areas:** *Full screening of all solid waste enclosures required - Compliant*
- **5.2.3 Mechanical and Utility Equipment:** *Presumed Compliant*

F. Building Standards:

- **6.1.1 General Design Principles - Connectivity:** *Compliant*
- **6.1.2 General Design Principles - Housing:** *Not Applicable*
- **6.1.3 General Design Principles – Mixed-Use Infill & Redevelopment:** *Not Applicable*
- **6.1.4 General Design Principles - Downtown Should be Urban:** *Existing non-conformity – Not Applicable*
- **6.1.5 General Design Principles - Put People First:** *Compliant*
- **6.2 Required Building Design Standards:**
 - **6.2.1 Architectural Style:** *Compliant*
 - **6.2.2 Compatibility:** *Compliant*
 - **6.2.3 Proportions:** *Compliant*
 - **6.2.4 Wall Materials:** *Compliant*
 - **6.2.5 Façade Treatment:** *Compliant*
 - **6.2.6 Building Entrances:** *Compliant*
- **6.4 Specific Building Design Standards for all D-T5 Mixed-Use and Commercial Buildings**
 - **6.4.1 Roof and Eaves:** *Compliant; Rooftop equipment screening to be confirmed with Final Approval*
 - **6.4.2 Canopies/Awnings:** *Not Applicable*
 - **6.4.3 Encroachments:** *Not Applicable*
 - **6.4.4 Ground Level Detailing:** *Compliant*
 - **6.4.5 Materials:** *Exception Required – The proposed project uses a metal paneling system similar to the adjacent car dealership. The stucco finish will match what is on the existing building.*

G. Parking:

- **7.1 Parking Area Access:** *Existing front yard parking is a non-conformity*

- **7.2 Bicycle Parking:** 4 spaces provided - *Compliant*

H. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:**
 - D-T5: 12 ft zone with 8 ft wide sidewalk and trees in wells: *Compliance Required*
- **8.2 Parking Area Landscaping:** *Compliance Required*
- **8.2.1 Required Plantings:**
 - One (10 Shade Tree and Eight (8) Shrubs required per 10 parking spaces: *Compliant*
 - No parking space shall be further than 60 feet from the trunk of a canopy tree: *Not Compliant – 42 parking spaces along E Daniel Morgan Ave outside required range*
- **8.2.2 Parking Area Screening:** *Not Compliant – landscape plan lists shrubs maintained at 2 feet high. Parking areas must have a 3-foot-high screen along the street.*

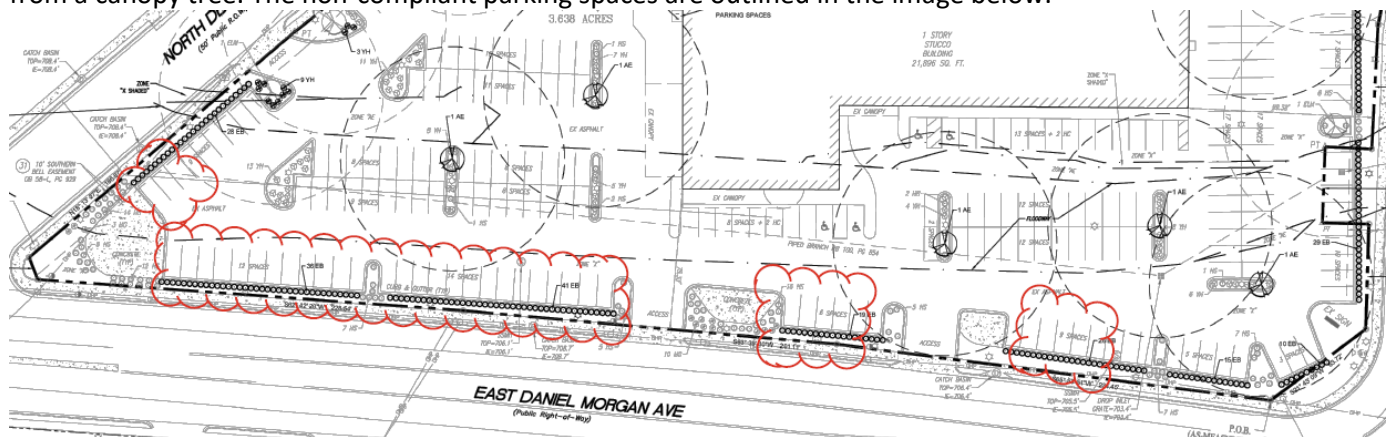
- I. **Signage:** *Freestanding Sign is non-compliant. Existing pole sign would need to be modified to not exceed 5 feet in height and 32 square feet in area*

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

Streetscape Requirements

Required Plantings

There are approximately 32 spaces across the frontage that are not covered by the minimum 60-foot radius from a canopy tree. The non-compliant parking spaces are outlined in the image below:



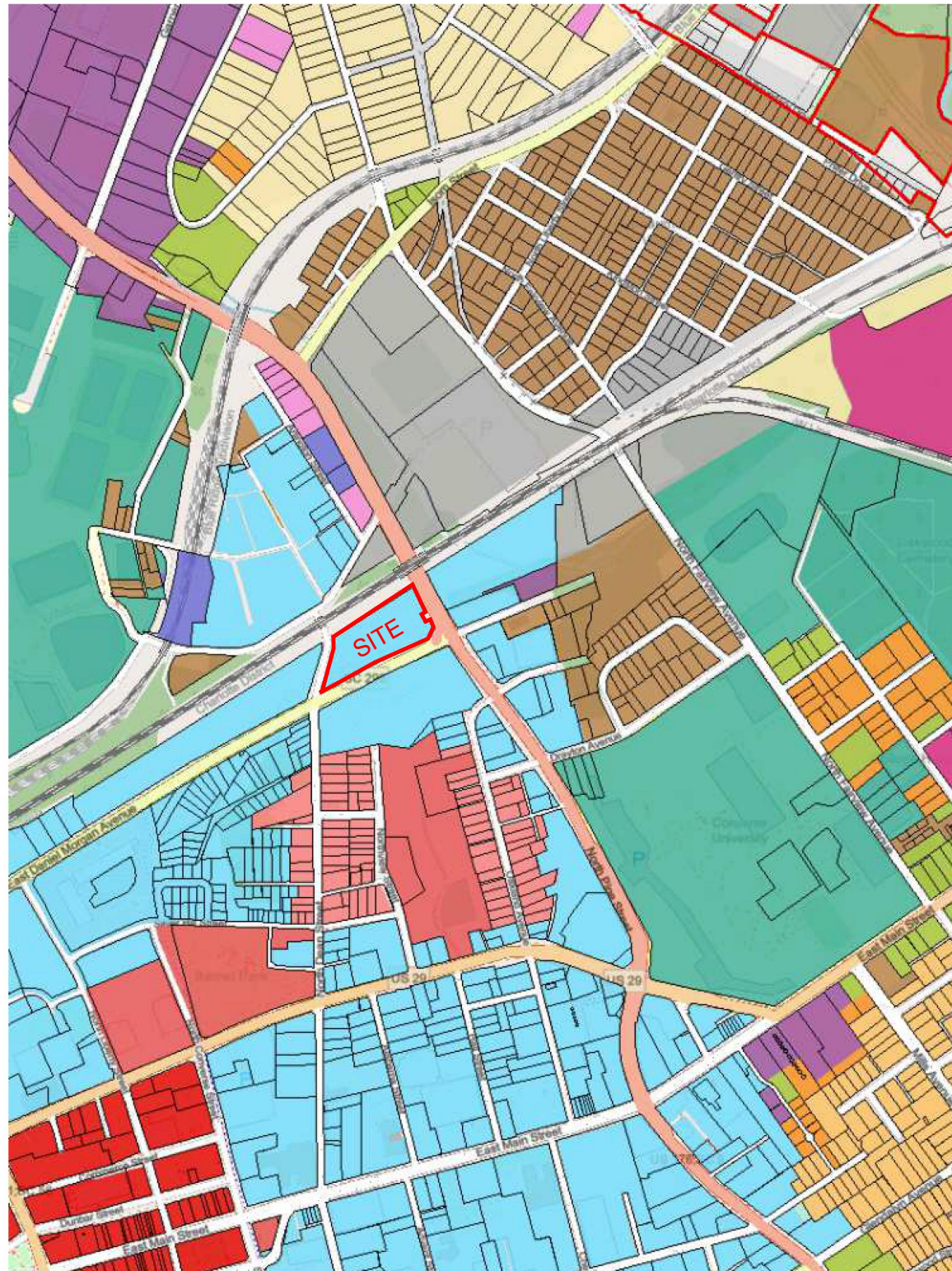
RECOMMENDATION

The following exceptions are required for Preliminary Approval:

- **6.4.5 Building Materials:** To permit the use of metal paneling
- **8.1.1 Streetscape:** To provide a code minimum level of streetscape enhancement
- **8.2.1 Required Plantings:** To provide a code minimum level of parking area landscaping
- **8.2.2 Parking Area Screening:** To provide a code minimum level of parking area screening

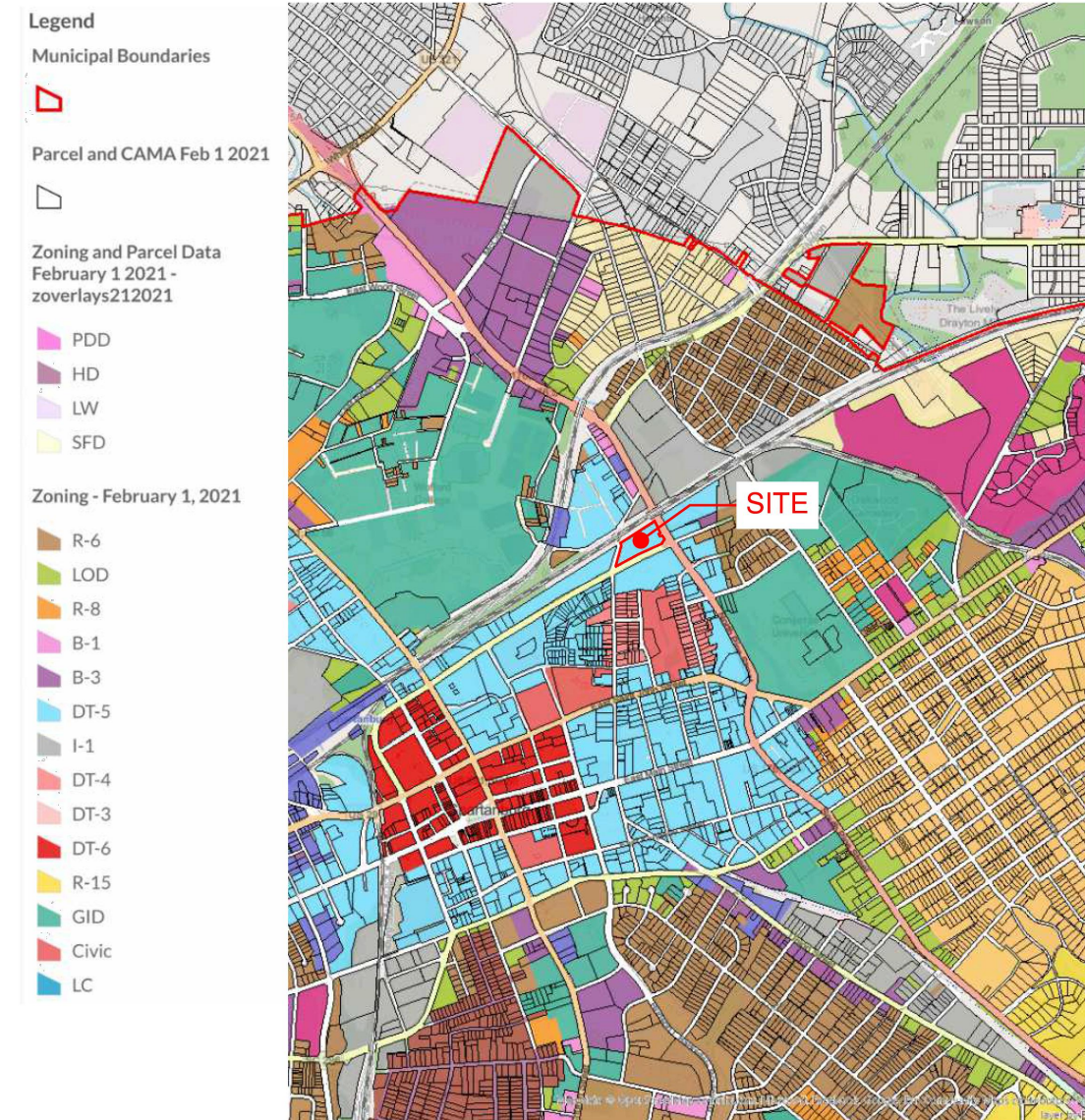
SPARTANBURG MAZDA

ZONING: DT-5

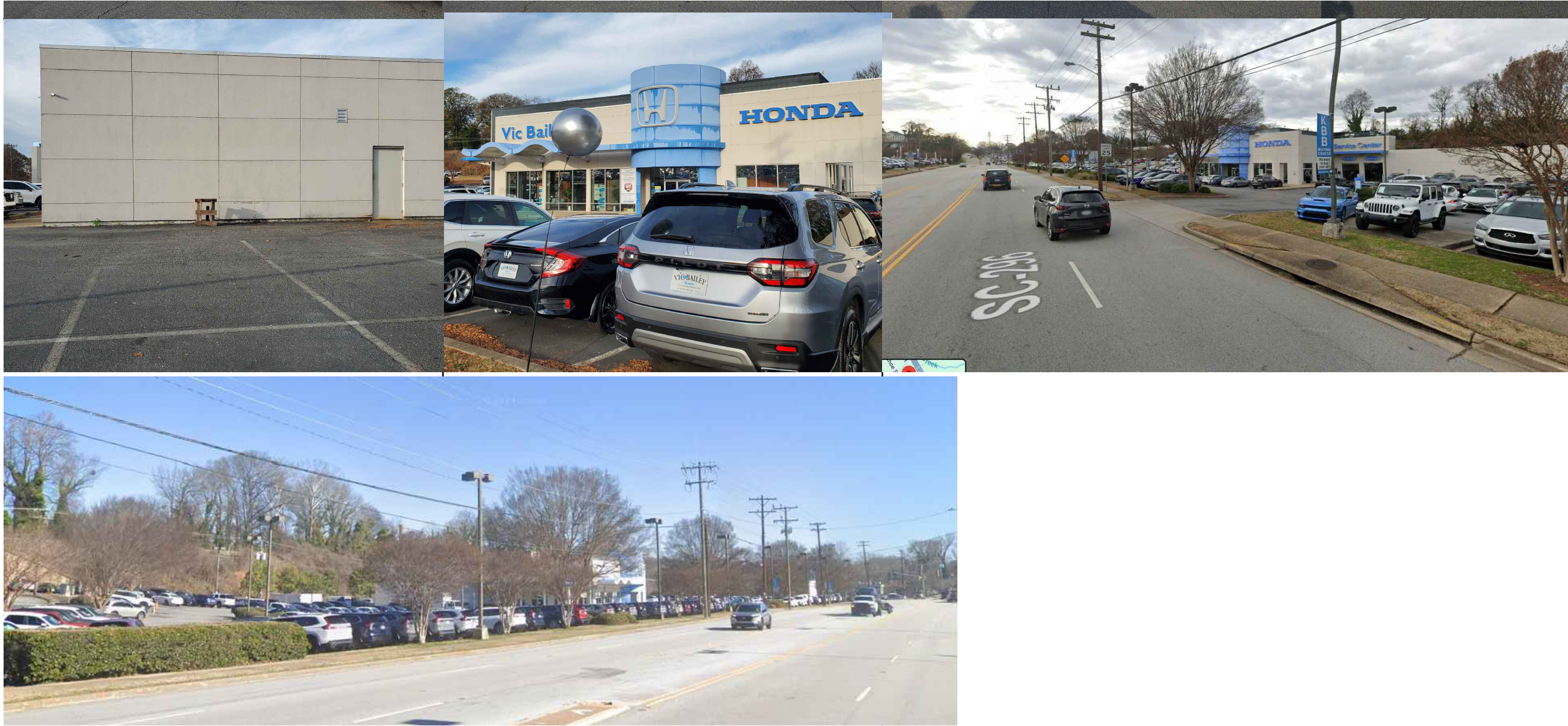


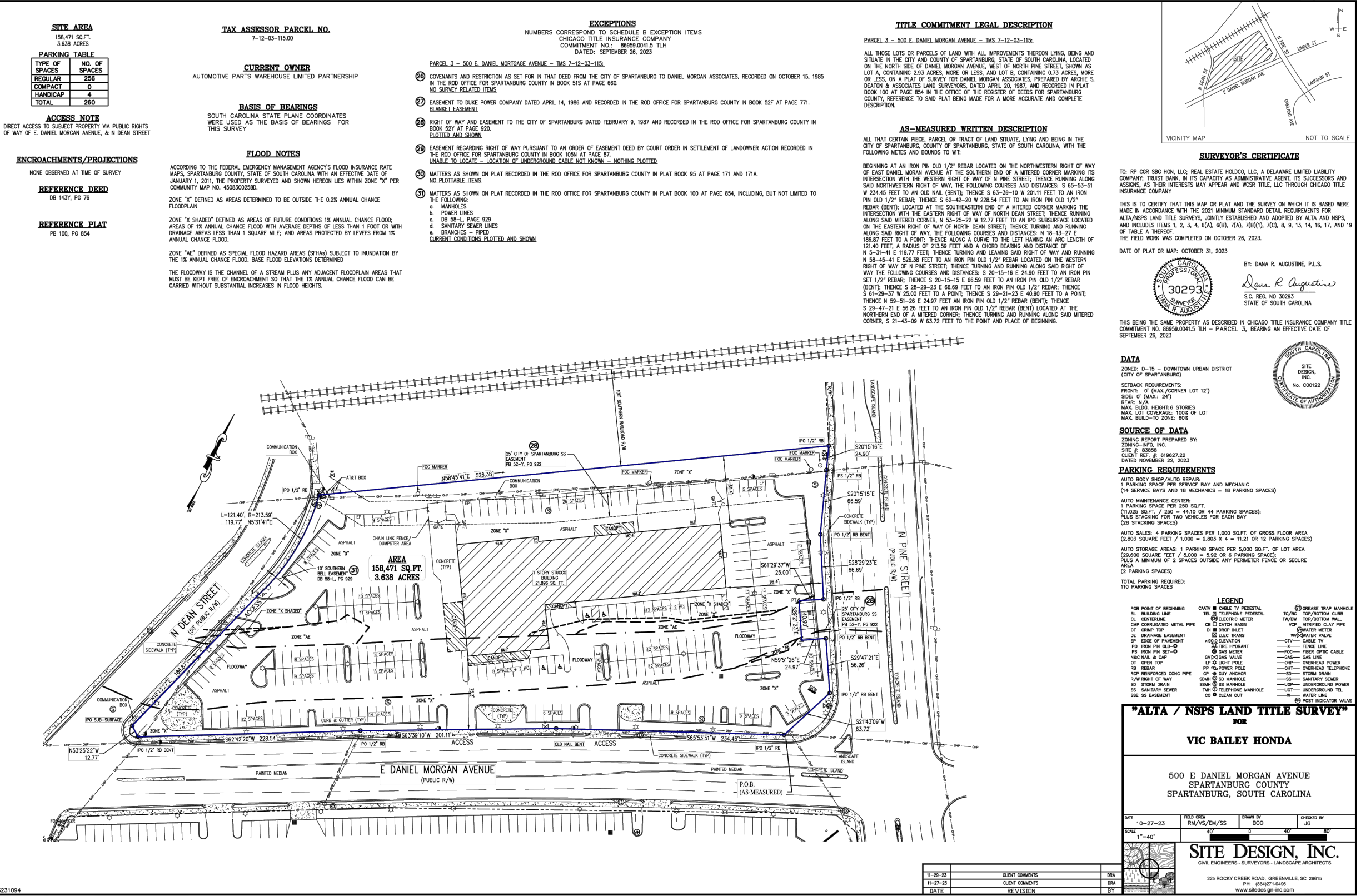
SPARTANBURG MAZDA

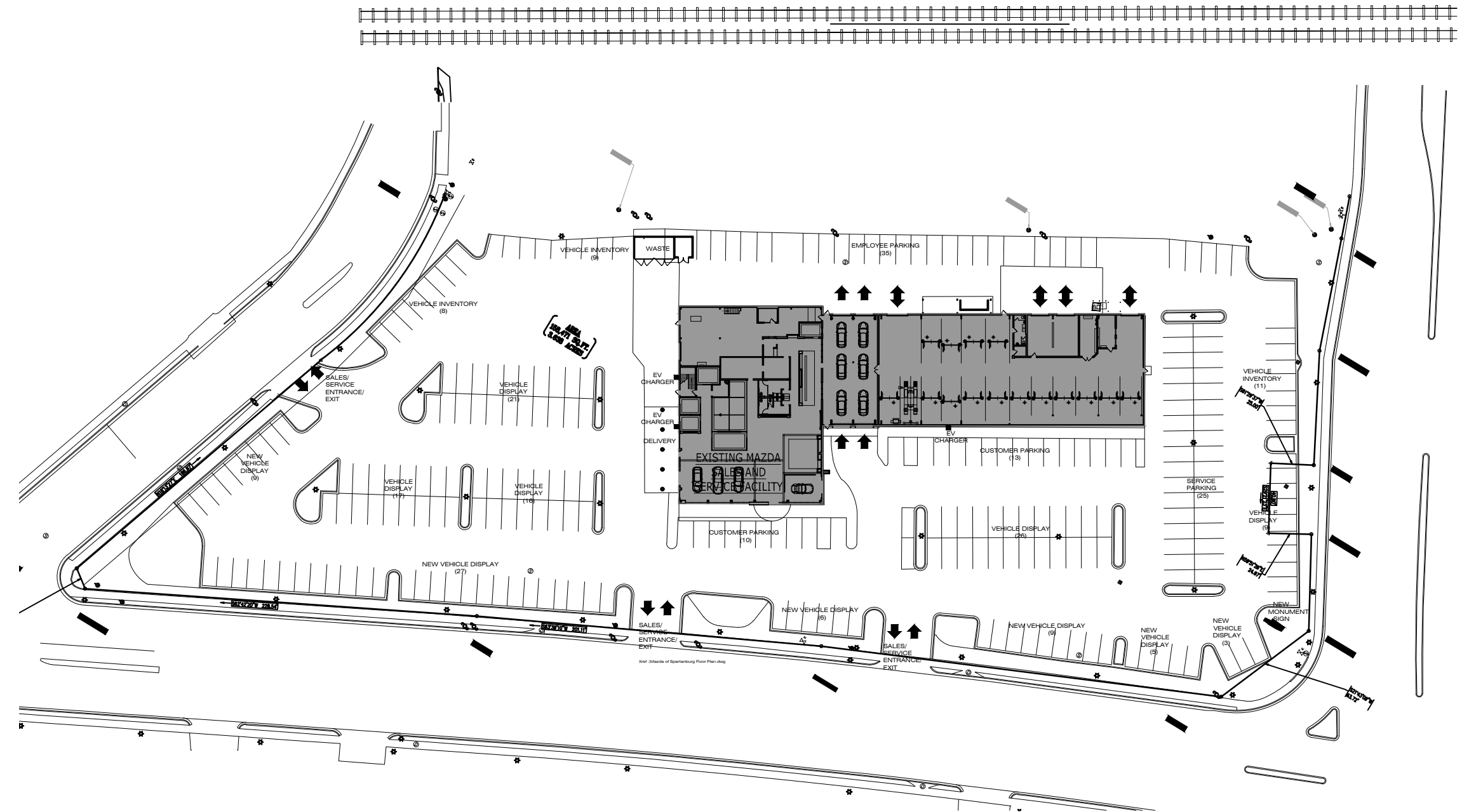
ZONING: DT-5





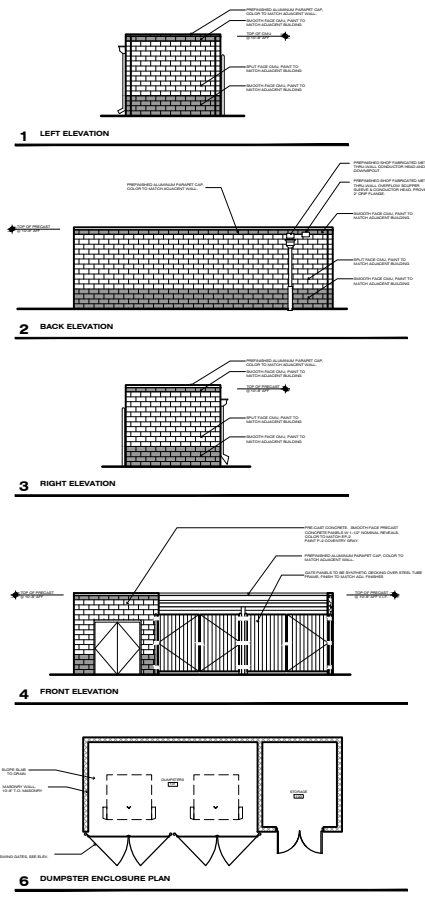






GENERAL NOTES	
1	THIS PLAN IS FOR COORDINATION OF SIDEWALK JOINTS, SCORES, AND FINISHES IN REGARDS TO THE SITE WORK IMMEDIATELY ADJACENT TO THE BUILDING. DO NOT SCALE DRAWING TO DETERMINE DISTANCES, CURB CUTS, AND SLOPES. SEE CIVIL PACKAGE FOR ALL SITE WORK.
2	FOR ALL EXTERIOR SIGNAGE: COORDINATION REQUIRED WITH VENDOR AND ARCHITECT PRIOR TO FABRICATION.
3	COORDINATE ALL REQUIRED ROLL CURBS TO PROVIDE VEHICLE ACCESS TO VEHICLE ENTRY DOUBLE DOORS AS DESIGNATED ON PLANS. SEE CIVIL DOCUMENTS FOR FURTHER CLARIFICATION.
4	EXISTING SIGNAGE TO REMAIN

SITE FINISH LEGEND:	
	ASPHALT PAVING, SEE CIVIL DOCUMENTS.
	BROOM FINISH CONCRETE WITH SCORE JOINTS, SEE CIVIL DOCUMENTS.
	PLANTER, SEE CIVIL DOCUMENTS.
	HANDICAP PARKING SPOT WITH ACCESS ISLE TO COMPLY WITH ADA SIZING AND ACCESS REQUIREMENTS. PROVIDE REQUIRED SIGNAGE AND CURB STOP. SEE CIVIL DOCUMENTS.
	ELECTRIC VEHICLE (EV) PARKING SPOT AND CHARGER. PROVIDE DUAL PEDESTAL CHARGING STATION AND POWER AS REQUIRED - SEE ELECTRICAL DWG.



EXISTING PLANT LIST

SYMBOL	QTY	COMMON NAME
	1	MAPLE
	1	ZELKOVA
	4	ELM
	12	MAGNOLIA
	13	MUHLY GRASS
	104	HOLLY SHRUBS
	78	YAUPON HOLLY

PROPOSED PLANT LIST

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	6	ULMUS PARVIFOLIA 'ALLEE'	ALLEE ELM	12' HT. MIN. 2" CALIPER MIN.	AS SHOWN
	12	ILEX VOMITORA 'NANA'	DWARF YAUPON HOLLY	1 GAL.	36" O.C.
	252	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF ENGLISH BOXWOOD	1 GAL.	36" O.C.

IRRIGATION NOTE

1. NO IRRIGATION EQUIPMENT SHALL BE INSTALLED IN THE RIGHT-OF-WAY. EQUIPMENT INCLUDES BUT IS NOT LIMITED TO VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTERS, RAIN SENSORS, ETC.

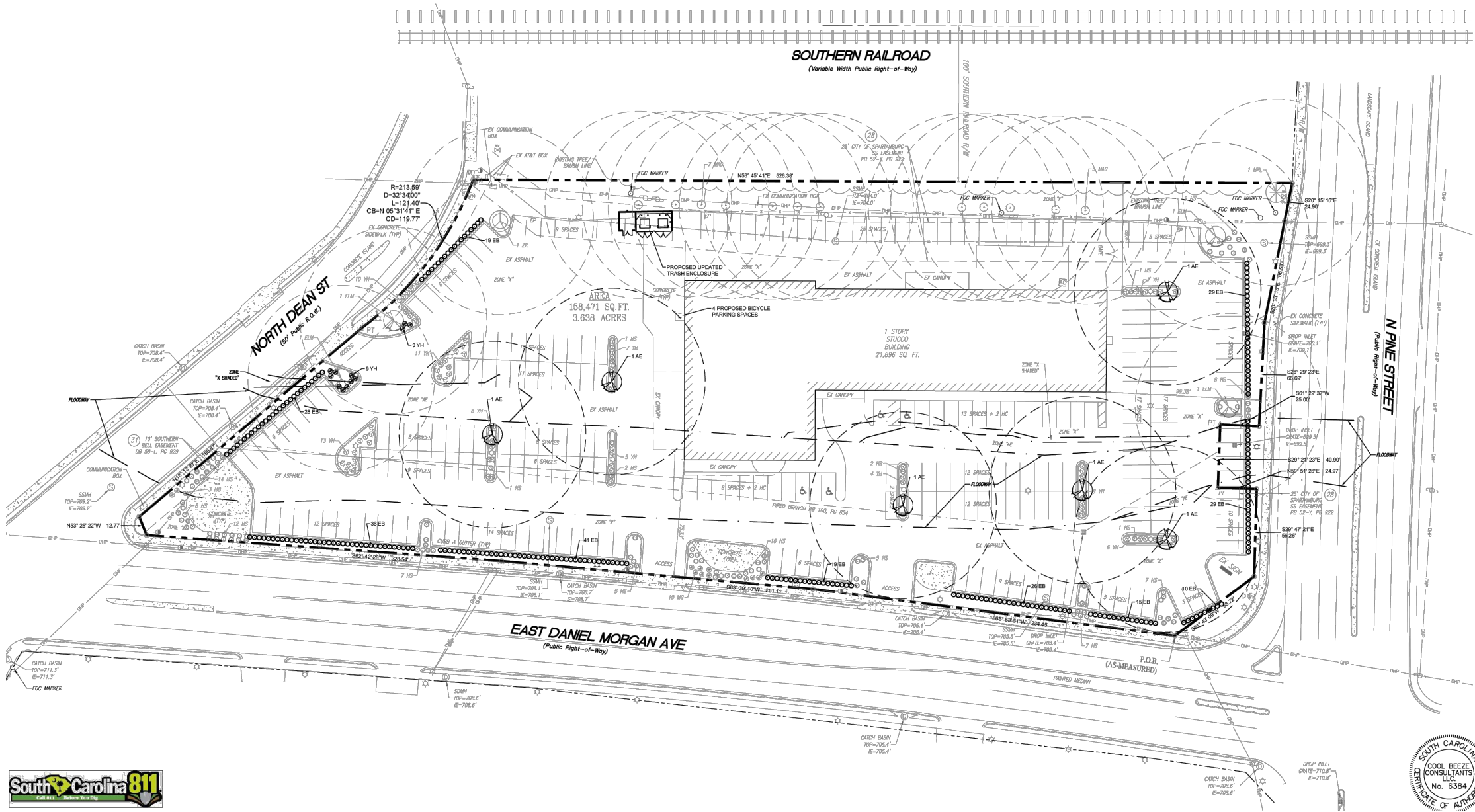
REQUIREMENTS

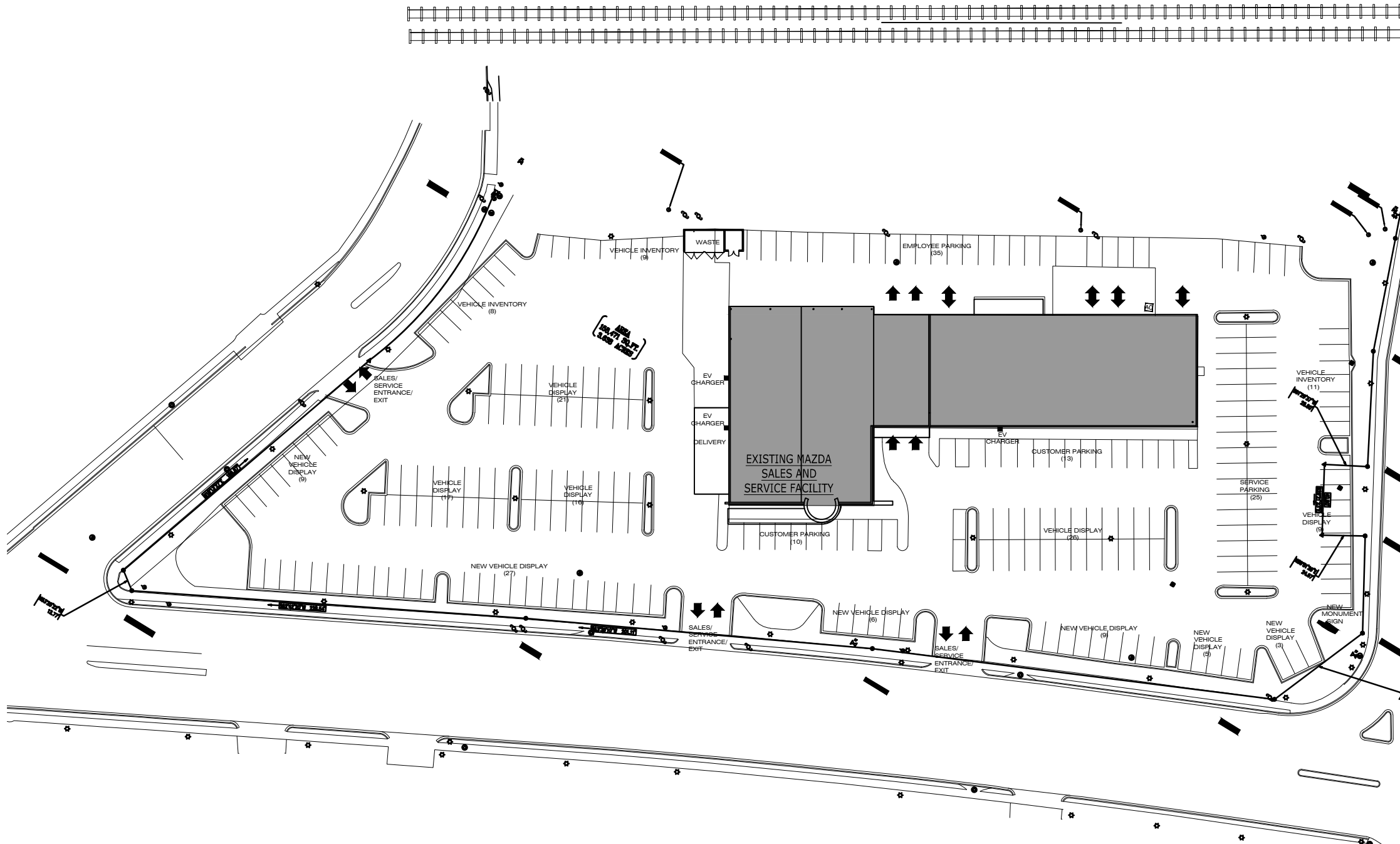
REQUIRED	PROVIDED
PARKING AREA LANDSCAPING: 1 SHADE TREE + 6 SHRUBS PER 10 PARKING SPACES 1 TREE X 200 SPACES/10 SPACES = 20 TREES 6 SHRUBS X 200 SPACES/10 SPACES = 206 SHRUBS	22 EXISTING TREES REMAINING 5 PROPOSED SHADE TREES 198 EXISTING SHRUBS REMAINING 12 PROPOSED SHRUBS
PARKING SPACES WITHIN 60' OF SHADE TREE	27 TOTAL TREES
PARKING AREA AND STREET SCREENING	252 SHRUBS PROVIDED FOR SCREENING MAINTAINED @ 2' HIGH

BICYCLE PARKING

- REQUIRED:
2 SPACES PER 100 AUTO SPACES REQUIRED.
2 SPACES PER ((21,896/1000) x 4)/100 = 3.5 SPACES

- PROVIDED:
4 BICYCLE SPACES





American HID



Project Name:

Catalog Number:

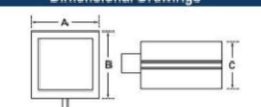
Type:



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LISTED

Dimensional Drawings



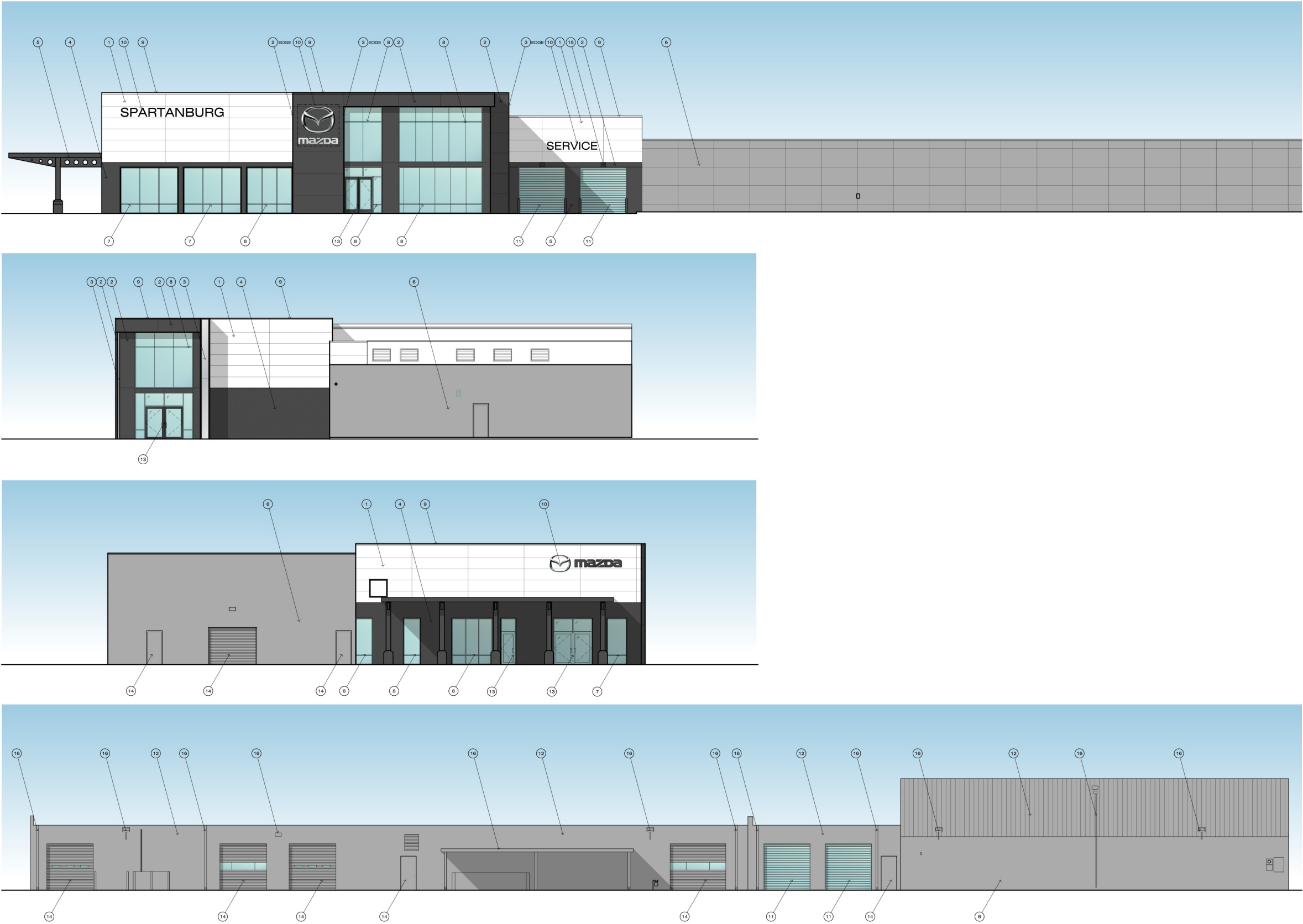
Fixture	A	B	C	Strip	Max. Watts	Lbs
AME-1	14"	14"	10"	2"	175 W	35
AME-2	19"	19"	12"	2"	400 W	50
AME-3	23"	23"	13"	2"	1000 W	70
AME-4	23"	23"	15"	2"	1000 W	65

The American series features the most advanced lighting reflector system available today. Vision™ is a patented, revolutionary reflector system unlike any other. The flat lens, vertical, IES full cutoff luminaire is Dark-Sky certified to redirect light trespass, glare and light pollution for neighborhood-friendly outdoor lighting. Convex glass lens is available when required.

The clean, compact housing style features a decorative reveal available in complementary or contrasting colors. Computerized precision machinery and quality materials ensure manufacturing to the highest industry standards.

American is offered in four enclosure sizes and five distribution patterns, including a special forward throw T4A Reflector for auto dealership front line lighting. Vision™ Reflector System allows the use of fewer fixtures and poles with wider spacings, providing substantial equipment, installation and energy cost savings.

American is a proven performer for auto dealerships, shopping centers, parking lots and general area lighting. A wide selection of light sources from 100 through 1000 watts are offered in Metal Halide, High Pressure Sodium and Pulse Start Metal Halide lamp which provides excellent efficiency, lumen maintenance and color.



EXTERIOR FINISH SCHEDULE

G1	EXISTING STOREFRONT TO REMAIN. PAINT EXISTING FRAMES TO MATCH NEW G2 STOREFRONT SYSTEM FINISH.
G2	STOREFRONT SYSTEM EQUAL TO PITCO ARCHITECTURAL METALS, INC. STOREFRONT SYSTEM TMS CENTER GLAZED ANODIZED BLACK FINISH #63
EP-3	EXTERIOR GRADE PAINT. PAINT TYPE TO BE PAIRED WITH SUBSTRATE AND SUBMITTED FOR APPROVAL TO THE ARCHTTECT, COLOR EQUAL TO PPG PAINTS - ONYX #1011-7
EP-4	EXTERIOR GRADE PAINT. PAINT TYPE TO BE PAIRED WITH SUBSTRATE AND SUBMITTED FOR APPROVAL TO THE ARCHTTECT, COLOR EQUAL TO PPG PAINTS - FLAGSTONE #1001-4
ACM-2	ACM PANELS AS MANUFACTURED BY REYNOLBOND OR EQ. COLOR: WINTER WHITE, 497N4179, COORDINATE MATERIAL GRAIN DIRECTION AS REQUIRED. (DESIGNATED MP-2 IN MAZDA EXT. FINISH SCHEDULE).
ACM-3	ACM PANELS AS MANUFACTURED BY REYNOLBOND OR EQ. COLOR: ELEGANT BLACK, 497K1498, COORDINATE MATERIAL GRAIN DIRECTION AS REQUIRED. (DESIGNATED MP-3 IN MAZDA EXT. FINISH SCHEDULE).
ACM-4	ACM PANELS AS MANUFACTURED BY REYNOLBOND OR EQ. COLOR: COLORWELD 800 ANODIC CLEAR, REYNOLBOND, COORDINATE MATERIAL GRAIN DIRECTION AS REQUIRED. (DESIGNATED MP-2 IN MAZDA EXT. FINISH SCHEDULE).
EIFS-1	EXTERIOR 3 PART STUCCO SYSTEM. FINISH AND COLOR EQUAL TO DRYVIT SYSTEMS, INC. SANDPBLE FINE #MAZD0110225, COLOR: LUDORICE #715

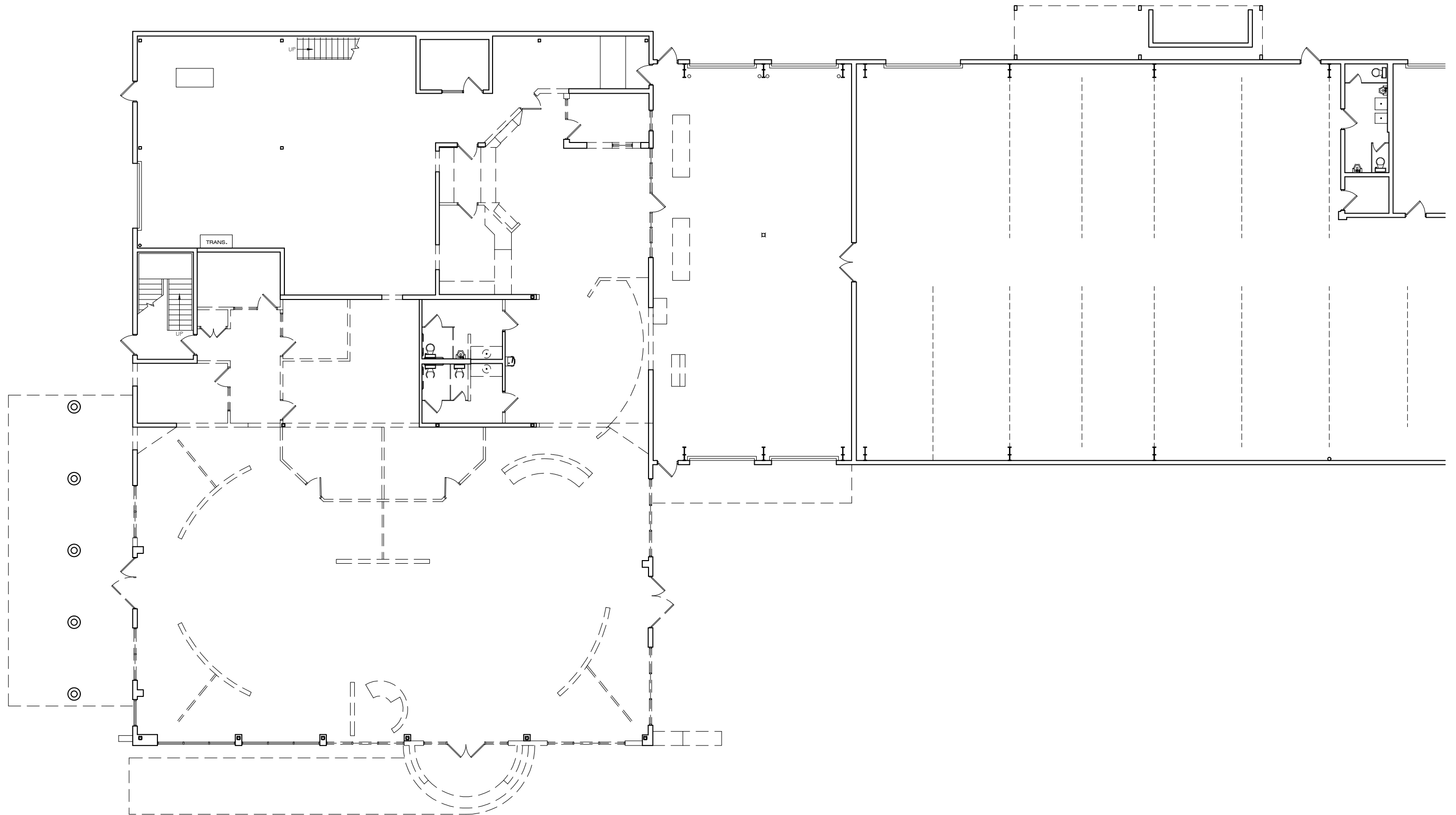
EXT. ELEVATION KEY NOTES

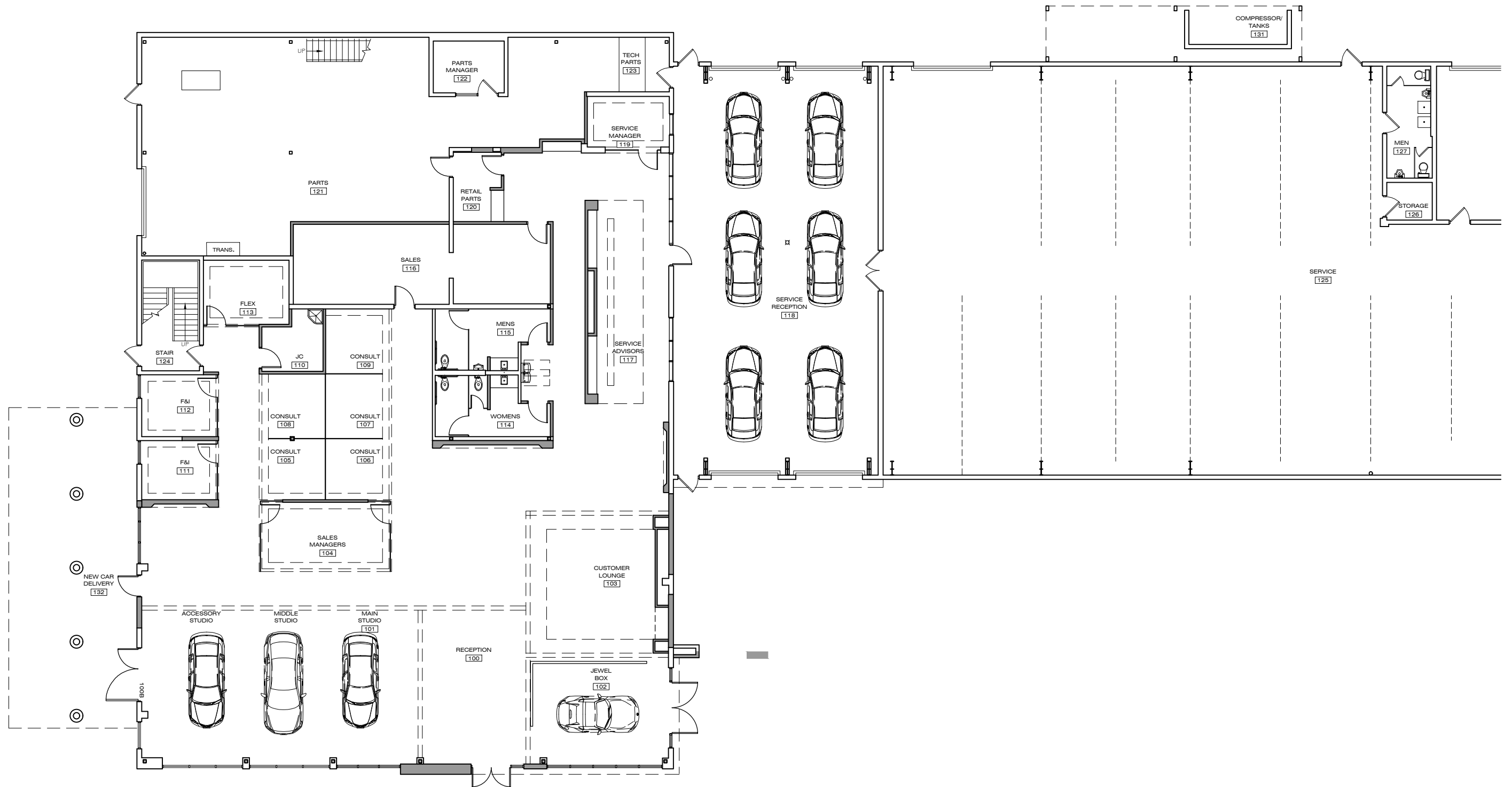
1	ACM PANELS (ACM-2) AS MANUFACTURED BY REYNOLBOND OR EQ. COLOR: WINTER WHITE, 497N4179, COORDINATE MATERIAL GRAIN DIRECTION AS REQUIRED. (DESIGNATED MP-2 IN MAZDA EXT. FINISH SCHEDULE).
2	ACM PANELS (ACM-3) AS MANUFACTURED BY REYNOLBOND OR EQ. COLOR: ELEGANT BLACK, 497K1498, COORDINATE MATERIAL GRAIN DIRECTION AS REQUIRED. (DESIGNATED MP-3 IN MAZDA EXT. FINISH SCHEDULE).
3	ACM PANELS (ACM-4) AS MANUFACTURED BY REYNOLBOND OR EQ. COLOR: COLORWELD 800 ANODIC CLEAR, REYNOLBOND, COORDINATE MATERIAL GRAIN DIRECTION AS REQUIRED. (DESIGNATED MP-2 IN MAZDA EXT. FINISH SCHEDULE).
4	EXTERIOR 3 PART STUCCO SYSTEM (EIFS-1). FINISH AND COLOR EQUAL TO DRYVIT SYSTEMS, INC. SANDPBLE FINE #MAZD0110225, COLOR: LUDORICE #715
5	EXTERIOR GRADE PAINT (EP-3). PAINT TYPE TO BE PAIRED WITH SUBSTRATE AND SUBMITTED FOR APPROVAL TO THE ARCHTTECT, COLOR EQUAL TO PPG PAINTS - ONYX #1011-7
6	EXTERIOR GRADE PAINT (EP-4). PAINT TYPE TO BE PAIRED WITH SUBSTRATE AND SUBMITTED FOR APPROVAL TO THE ARCHTTECT, COLOR EQUAL TO PPG PAINTS - FLAGSTONE #1001-4
7	EXISTING STOREFRONT TO REMAIN (G1). PAINT EXISTING FRAMES TO MATCH NEW G2 STOREFRONT SYSTEM FINISH.
8	STOREFRONT SYSTEM (G2) EQUAL TO PITCO ARCHITECTURAL METALS, INC. STOREFRONT SYSTEM TMS CENTER GLAZED ANODIZED BLACK FINISH #63
9	PRE-FINISHED METAL COPING CAP WITH SPRUCE PLATES & CONTINUOUS CLEAT. COLOR TO MATCH ADJACENT WALL.
10	BUILDING SIGNAGE UNDER SEPARATE PERMIT. CONTRACTOR TO PROVIDE BLOCKING AND COORDINATE WITH SIGNAGE VENDOR. COORDINATE ELECTRICAL REQUIREMENTS WITH ELECTRICAL DRAWINGS.
11	FULL VISION GLAZED SPIRAL PV OVERHEAD RAPID COILING DOOR BY RYTEC CORP. DOORS TO BE BLACK FINISH WITH CLEAR GLAZING.
12	PREP AND PAINT EXISTING METAL PANELS EP-4
13	FULL GLASS MEDIUM STILE ALUMINUM ENTRY DOORS WITH 1" INSULATED GLAZING. PROVIDE IN STOREFRONT WALL SYSTEM. BLACK FINISH
14	EXISTING HOLLOW METAL DOOR AND FRAME TO BE PAINTED TO MATCH ADJACENT WALL COLOR
15	LED LANE CONTROL LIGHT MOUNTED TO EXTERIOR WALL OVER SERVICE RECEPTION VEHICLE ENTRY DOORS. SEE ELECTRICAL.
16	PREP AND PAINT DOWNSPOUTS, GUTTERS, AND LIGHTS TO MATCH ADJACENT WALL (EP-4)

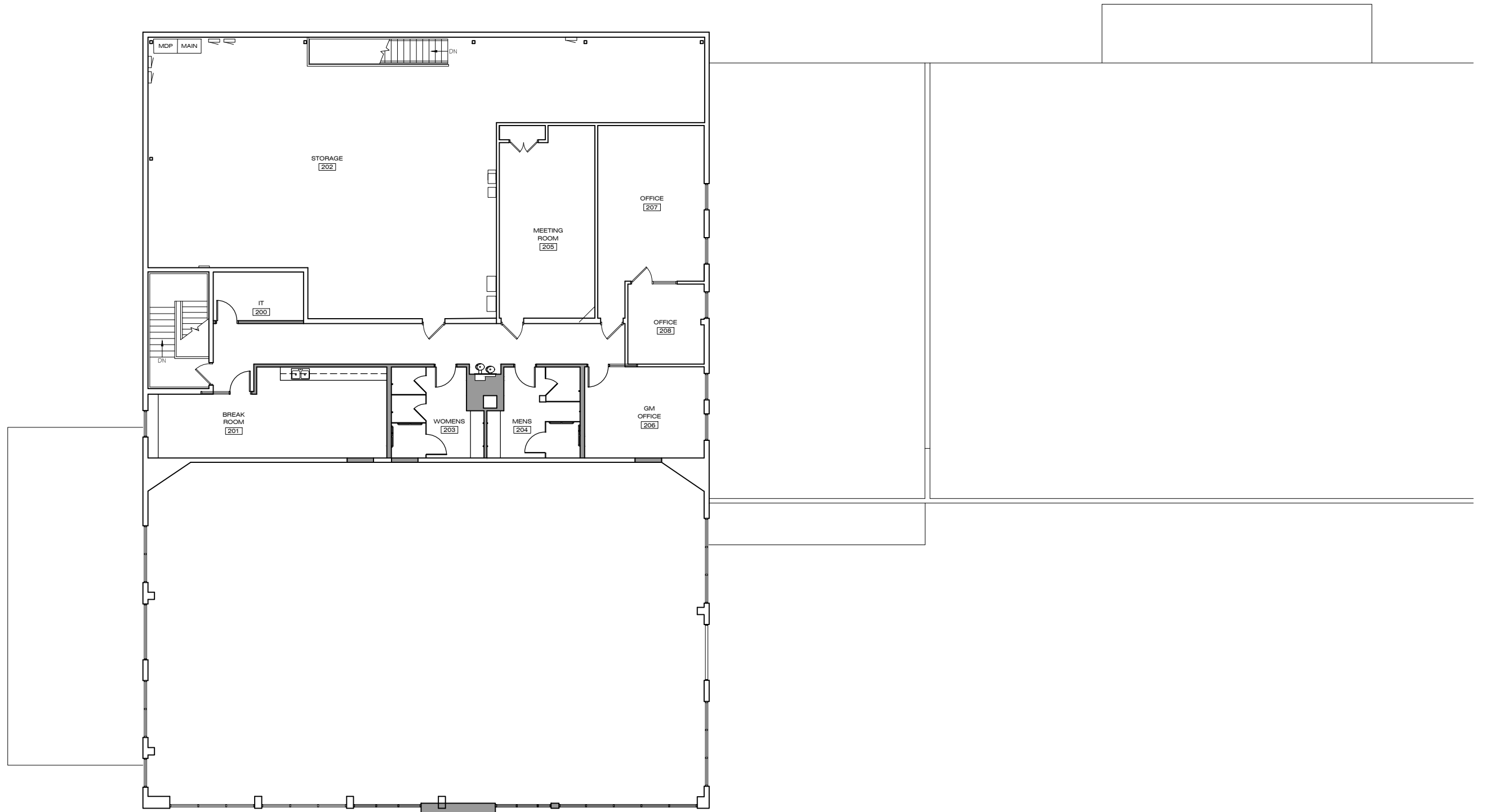


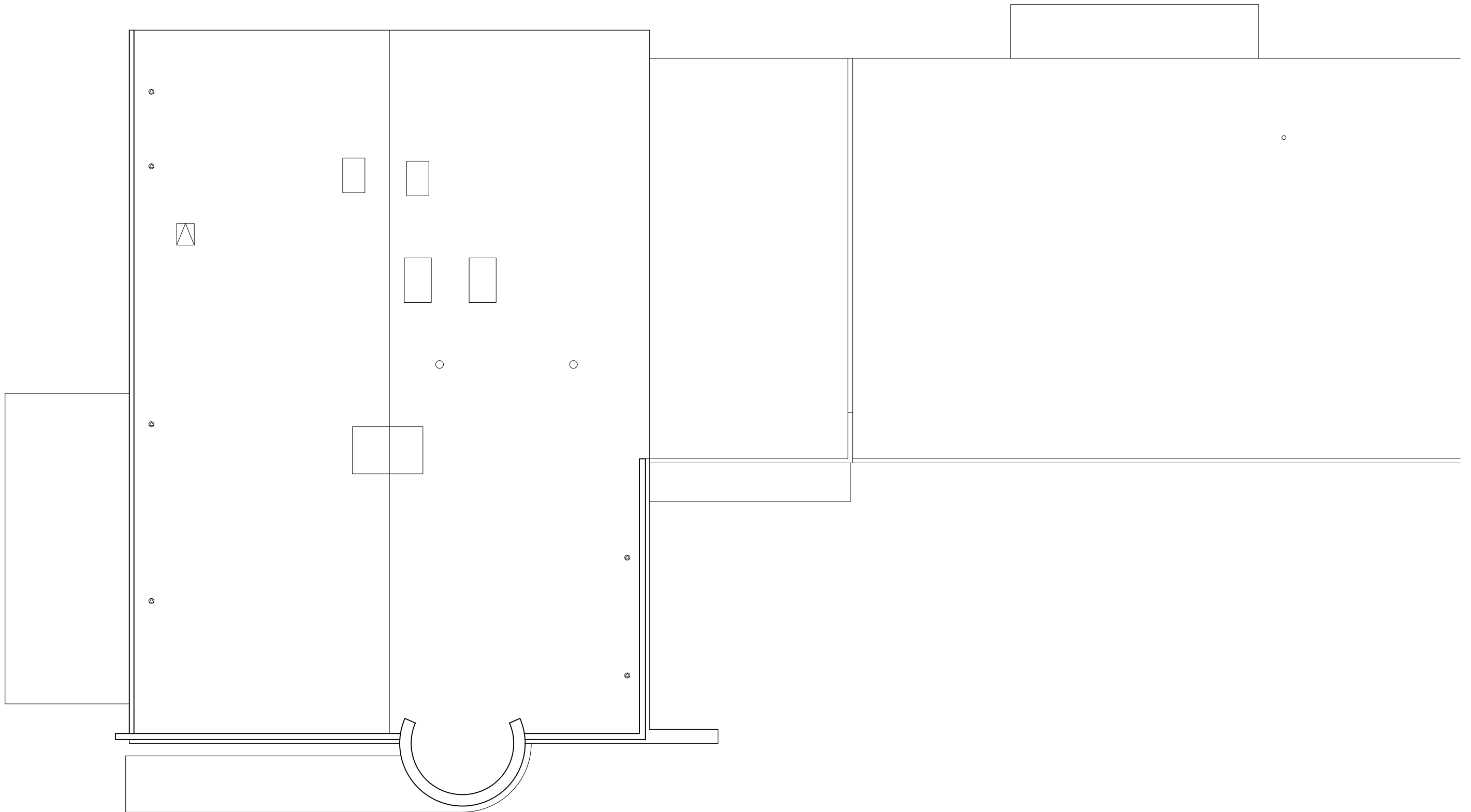
Hudson Mazda of Spartanburg

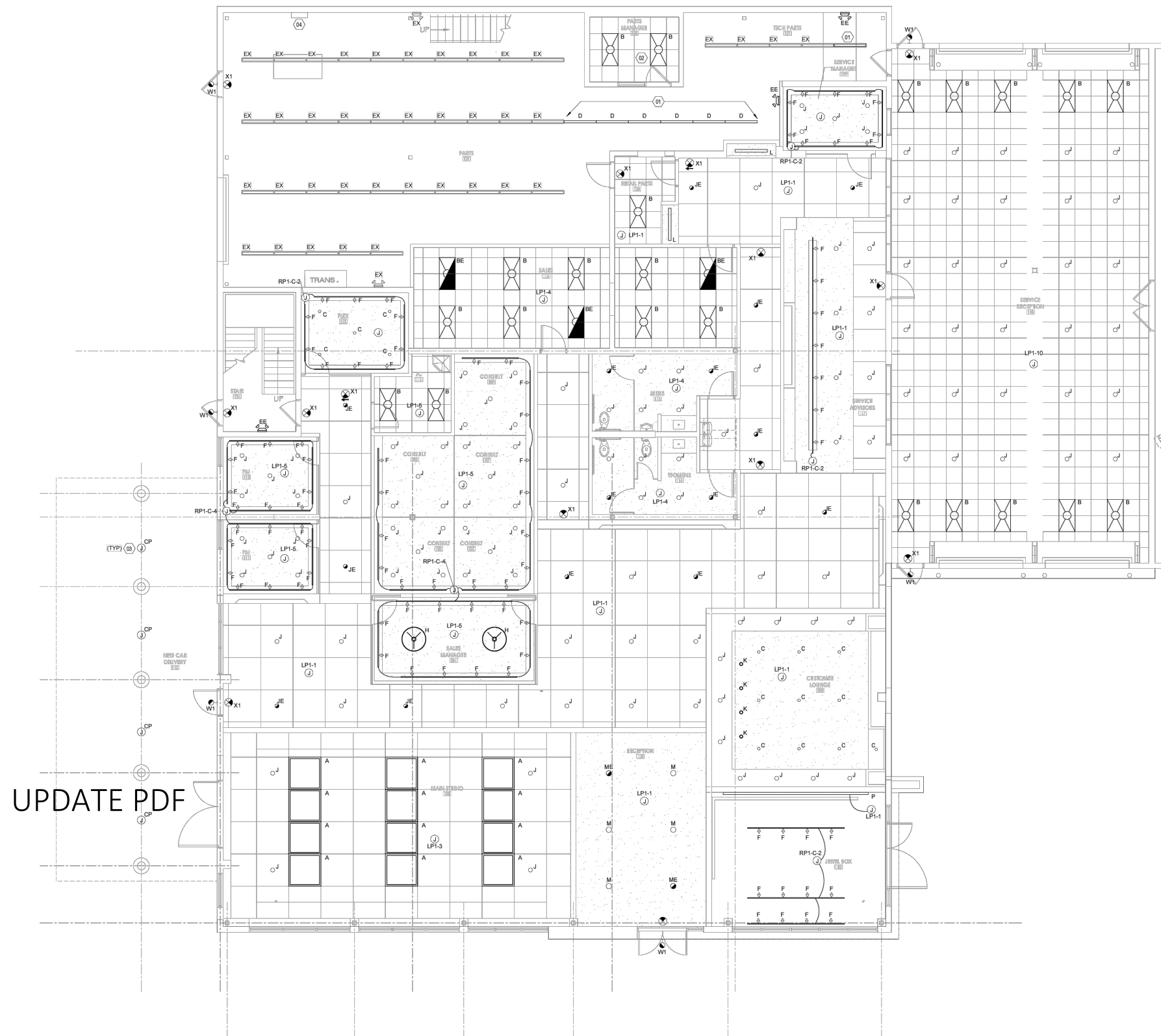
REDLINE











GENERAL NOTES

- A LIGHTING INSTALLATIONS SHALL MEET THE REQUIREMENTS OF NEC ARTICLES 410 AND 700.
- B COORDINATE ALL CONSTRUCTION WITH OTHER TRADES. COORDINATE AND ADJUST LIGHTING FIXTURES IN OPEN CEILING ROOMS AND ABOVE THE CEILING. ACTUAL, RECESSED, OR SURFACE MOUNTED LIGHTING, ELECTRICAL, STRUCTURAL COMPONENTS, ETC. COORDINATE PRIOR TO THE START OF WORK TO AVOID CONFLICTS WITH OTHER TRADES. LOCATIONS IN CEILINGS DO NOT DIMENSION OFF THESE PLANS.
- C DO NOT LOCATE SWITCHES BEHIND DOOR SINGS, TV SCREENS, OR ANY WALLS WITH BRANDING OR SPECIAL WALL COVERINGS. CONTRACTOR SHALL COORDINATE IN THE FIELD AND WITH ARCHITECTURAL DRAWINGS. ON LIGHT FIXTURES AND NIGHT LIGHTS (NLS), WHERE APPROPRIATE, SHADING OR UNIFORMITY. "HOT" LINES INDICATING THE AREA, CONNECTED AHEAD OF SWITCH SERVING AREA/ROOM.
- E ALL EMERGENCY BATTERY PACK FIXTURES SHALL BE ON UNSWITCHED "HOT" LEAD SERVING THE AREA, CONNECTED AHEAD OF SWITCH SERVING THE AREA. ALL FIRE ALARMS SHALL BE ON UNSWITCHED "HOT" LEAD, OPERATE THE SAME AS NORMAL LIGHTING IN AREA. EMERGENCY LIGHTS SHALL BE ON LOSS OF POWER AND AUTOMATICALLY TURN ON TO MEET IBC 900.2.7 FOR AVERAGE LIGHTING LEVELS ALONG PATH OF EGRESS. ALL CIRCUMSTANDING EMERGENCY FIXTURES SHALL BE IDENTIFIED AT THE PLANS.
- F ALL EXIT SIGNS SHALL BE INSTALLED AS PER NFPA, WALL MOUNTED EXIT SIGNS SHALL BE MOUNTED SO THAT THE BOTTOM EDGE OF THE SIGN IS CLEAR OF THE DOOR Lintel, OR FINISHED DOOR TRIM. WHERE WALL MOUNTED EXIT SIGNS ARE PREVENTED BY THE DOOR Lintel, OR FINISHED DOOR ENCLOSURES, EXIT SIGN SHALL BE CEILING MOUNTED. THE BOTTOM OF THE SIGN SHALL BE OUT OF THE EGRESS PATH OR ABOVE THE MINIMUM HEADROOM HEIGHT.
- G CONTRACTOR SHALL COORDINATE NUMBER AND LOCATION OF OCCUPANCY/VACANCY SENSORS AS PER MANUFACTURER. CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT FOR THE LOCATION OF ROOMS COVERED. CONTRACTOR SHALL COORDINATE FINAL LOCATIONS WITH ACTUAL, INSTALLATION OF OTHER CEILING DEVICES AND FIXTURES. LOCATE TO ENSURE ADEQUATE FUNCTIONALITY AND OPERATION.

LIGHTING CONTROL NOTES

PROVIDE THE FOLLOWING CONTROLS FOR COMPLIANCE WITH
LOCAL ENERGY CODES. PROVIDE AS SHOWN ON PLANS.

OCCUPANCY/VACANCY SENSOR(S)
- PROVIDE WALL AND/OR CEILING

- PROVIDE WALL AND/OR CEILING OCC SENSORS FOR PROPER COVERAGE
- PROVIDE POWER PACKS, AS REQUIRED
- OVERRIDE SWITCHES AS SHOWN ON PLANS – PROVIDE DIMMING CAPABILITY UON

LIGHTING CONTACTOR(S) AND TIMECLOCK:

- PROVIDE LIGHTING CONTACTORS WITH NUMBER OF POLES AS INDICATED ON PLANS
- PROVIDE AN ASTRONOMICAL TIME CLOCK
- PROVIDE AN EXTERIOR PHOTOCCELL WHERE NOTED ON PLANS

KEYED NOTES

- 01 NEW TYPE 'D' FIXTURES TO MATCH EXISTING FIXTURES IN PARTS SPACE. CONNECT TO EXISTING BRANCH CIRCUIT AND TO THE NEW CONTROLS. REFER TO SHEET E.3.2 AND CONTACTOR SCHEDULE FOR MORE DETAILS.
- 02 NEW LIGHT FIXTURES TO THE EXISTING BRANCH CIRCUIT AND CONNECTED TO NEW LOCAL CONTROLS. VERIFY EXACT REQUIREMENTS PRIOR TO ROUGH-IN.
- 03 NEW SURFACE MOUNTED CANOPY FIXTURES TO REPLACE 'I' FOR 'I' THE EXISTING. REUSE EXISTING BRANCH CIRCUIT SERVING THIS AREA. VERIFY EXACT REQUIREMENTS PRIOR TO ROUGH-IN.
- 04 EXISTING LIGHTING CONTACTOR. EC TO CONFIRM IF EXISTING EQUIPMENT CAN SERVE NEW CONTROLS INTENT AS SHOWN ON SHEET E.3.2. REUSE EQUIPMENT AND TIE INTO EXISTING BRANCH CIRCUIT IF EQUIPMENT IS NOT SUFFICIENT TO SERVE THE DESIGN INTENT.

1 LIGHTING PLAN - LEVEL 01
3/16" = 1'-0"

LIGHTING FIXTURE SCHEDULE									
TYPE	DESCRIPTION	BASIS OF DESIGN - MANUFACTURER	BASIS OF DESIGN - MODEL	LAMP	VOLTAGE	APPARENT LOAD	MOUNTING	NOTES	
A	4x4 RECESSED TROFFER	LSI INDUSTRIES	XRT44-LED-1Q-UNV-DIM-40	LED	277 V	72 VA	RECESSED	NO SUBSTITUTIONS ALLOWED	
B	2X4 RECESSED TROFFER	LSI INDUSTRIES	ASC24-LED-6Q-UNV-DIM-40	LED	277 V	44 VA	RECESSED		
BE	2X4 RECESSED TROFFER W/ BATTERY BACKUP	LSI INDUSTRIES	SAME AS 'B' WITH '-BBU0'	LED	277 V	44 VA	RECESSED		
C	4" RECESSED CIRCULAR DOWNLIGHT	LSI INDUSTRIES	LAD4-LED-34L-UNV-DIM1-40K-WF	LED	277 V	22 VA	RECESSED		
CP	SURFACE MOUNTED CANOPY FIXTURE								
D	4" SUSPENDED LINEAR	LSI INDUSTRIES	DW-LED-SS-CV-UIE	LED	277 V	44 VA	SUSPENDED		
EE				LED	277 V	0 VA	WALL		
F	TRACK HEAD	LSI INDUSTRIES	STRB32-LED-2QL-27-120-DIM-40-80CR-BLK	LED	120 V	21 VA	TRACK		
H	DECORATIVE CIRCULAR PENDANT	BROWNLEE LIGHTING	2800-36-NT-C49-WHL-SCM-27K	LED	277 V	46 VA	SUSPENDED	NO SUBSTITUTIONS ALLOWED	
J	6" RECESSED CIRCULAR DOWNLIGHT	LSI INDUSTRIES	LAD6-LED-41L-UNV-DIM1-40-WF-TR6R-SF SPC	LED	277 V	42 VA	RECESSED		
JE	6" RECESSED CIRCULAR DOWNLIGHT W/ BATTERY BACKUP	LSI INDUSTRIES	SAME AS 'J' WITH ADDITIONAL ACCESSORY '778159'	LED	277 V	42 VA	RECESSED		
K	5.25" DIA. SUSPENDED CYLINDER	HUDSON VALLEY LIGHTING	H156701-PN	LED	277 V	4 VA	SUSPENDED	NO SUBSTITUTIONS ALLOWED	
L	1" WIDE RECESSED LINEAR LIGHT	LSI INDUSTRIES	1RLS1-LENGTH1-LED-08L-F1-LF-UE-40-WHT	LED	277 V	0 VA	RECESSED	5.7W / FOOT	
M	6" RECESSED CIRCULAR DOWNLIGHT	LSI INDUSTRIES	LAD6-LED-41L-UNV-DIM1-40-WF-TR6R-SF HAZ	LED	277 V	42 VA	RECESSED		
ME	6" RECESSED CIRCULAR DOWNLIGHT W/ BATTERY BACKUP	LSI INDUSTRIES	SAME AS 'M' WITH '-EM' (ORDER #658633)	LED	277 V	42 VA	RECESSED		
P	LED WALL WASH LINEAR	LSI INDUSTRIES	LXW2-36-LED-NW-34-8KS-12STC	LED	277 V	0 VA	SUSPENDED	7W / FOOT	
WI	WALL SCONCE	LSI INDUSTRIES	XWM-FT-LED-3L-50K8-UE-BLK-BB	LED	277 V	23 VA	WALL		
X1	EXIT SIGN - CEILING MOUNTED	LITHONIA LIGHTING	EDS-1-LETTER1-MIRROR-SD	LED	277 V	5 VA	CEILING		

LUMINAIRE SCHEDULE NOTES

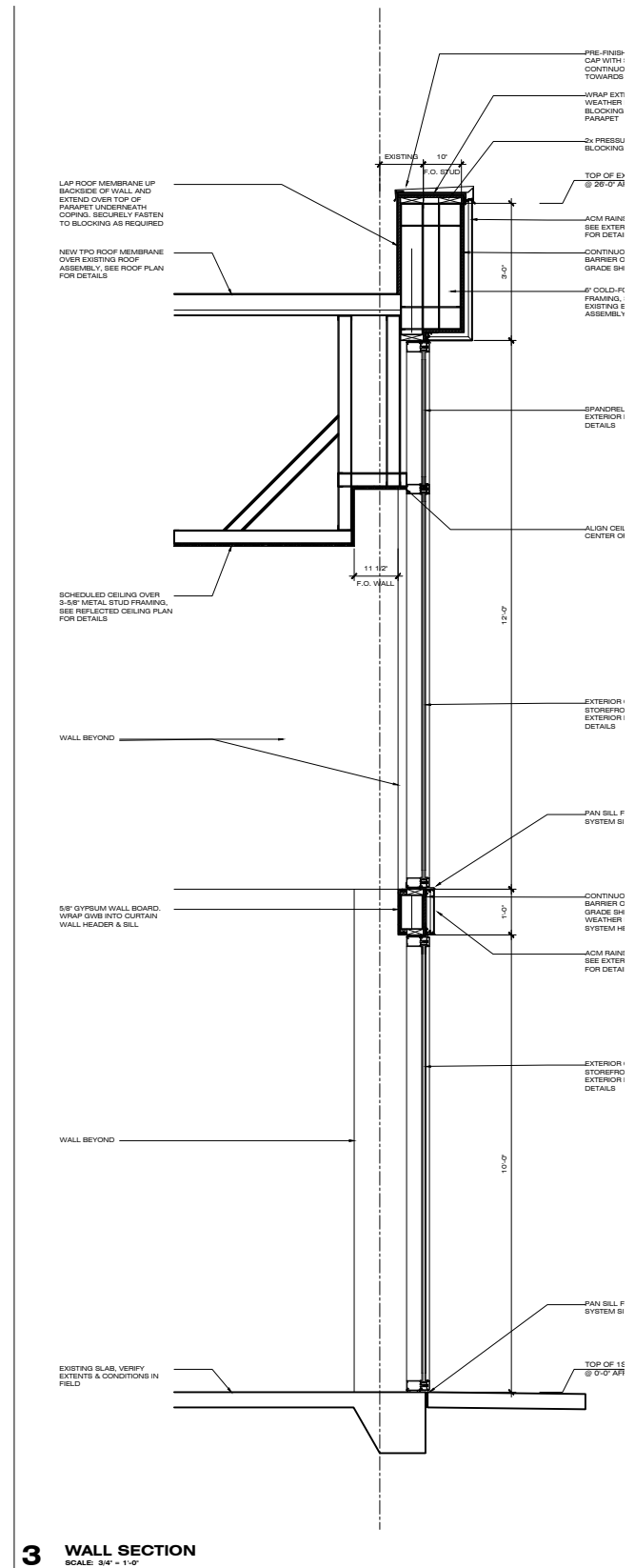
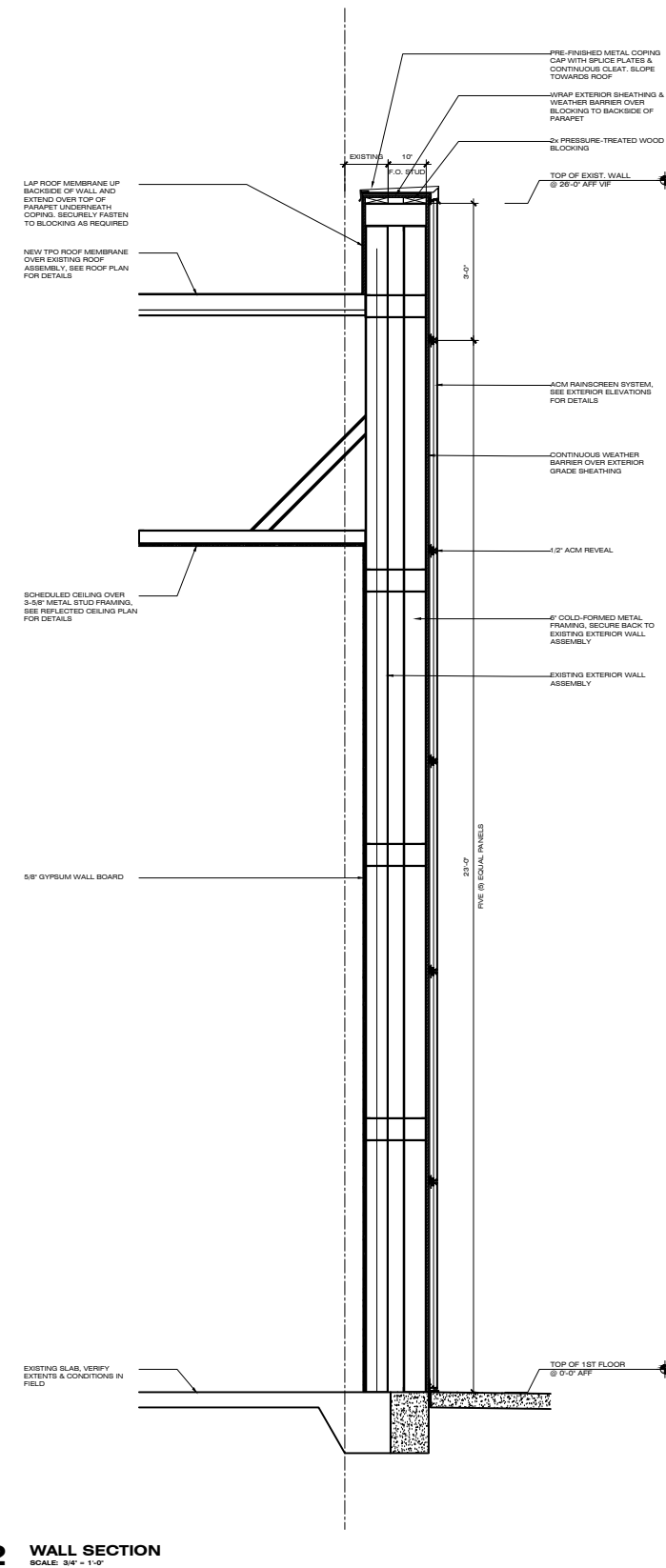
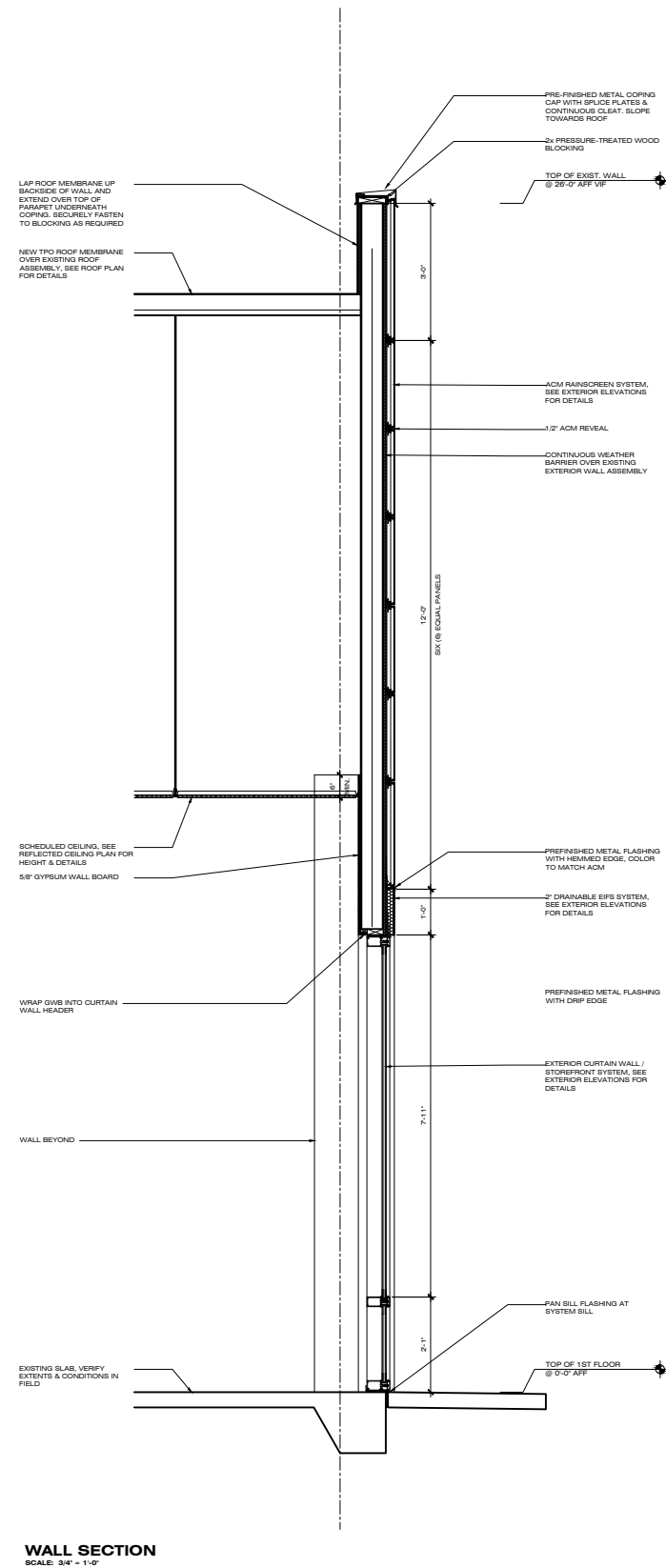
- A. FOR ALL SUSPENDED AND PENDANT FIXTURES IN ACT CEILINGS, PROVIDE MANUFACTURER'S SPACERS FOR REGULAR GRID MOUNTING AS REQUIRED.
- B. FOR ALL SUSPENDED AND PENDANT FIXTURES MOUNTED IN OPEN CEILING AT STRUCTURE ABOVE, PROVIDE SHALLOW, ROUND JUNCTION BOXES FOR LIGHT FIXTURE CANOPIES TO MOUNT TO. MOUNT ALL EXPOSED CONDUIT AS INCONSPICUOUS AS POSSIBLE. ALL CONDUIT TO BE RUN PARALLEL AND PERPENDICULAR TO BUILDING LINES. MINIMIZE LENGTH OF CONDUIT AS MUCH AS POSSIBLE. 1/2" CONDUIT IS ACCEPTABLE BETWEEN FIXTURES. GROUP CONDUITS TOGETHER AS MUCH AS POSSIBLE AND COORDINATE ROUTING WITH OTHER SYSTEMS.
- C. DO NOT CUT ADJUSTABLE AIR CRAFT CABLES UNTIL MOUNTING HEIGHTS HAVE BEEN REVIEWED AND APPROVED IN THE FIELD BY A/E DESIGN TEAM.
- D. FOR ALL RECESSED DOWNLIGHTS, THE DRIVER SHALL BE ACCESSIBLE FROM BELOW THE CEILING WITHOUT THE USE OF A SCREWDRIVER. INSTALLATION SHALL ALLOW FOR THE DRIVER TO BE REMOVED AND LOWERED BELOW THE CEILING FOR FUTURE REPLACEMENT. CONTRACTOR SHALL PROVIDE LENGTH OF LEADS AS REQUIRED.
- E. SUBSTITUTIONS ARE ALLOWED UNLESS NOTED OTHERWISE ON THE SCHEDULE. SUBMIT ALTERNATES TO A/E DESIGN TEAM FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
- F. CONTRACTOR SHALL CONFIRM VOLTAGE REQUIREMENTS OF ALL FIXTURES AND PROVIDE REQUIRED STEP-DOWN TRANSFORMERS TO ACCOMMODATE CIRCUITRY AND CONTROLS REQUIREMENTS.
- G. ALL EXTERIOR LIGHT FIXTURES SHALL BE UL DAMP LOCATION LISTED WHERE MOUNTED BELOW OVERHANG OR CANOPY. ALL OTHER EXTERIOR LIGHT FIXTURES SHALL BE WET LOCATION LISTED.
- H. FOR EXIT SIGNS, PROVIDE NUMBER OF DIRECTIONAL ARROWS AND NUMBER FACES AS SHOWN ON PLANS.
- I. SEE ARCHITECTURAL PLANS FOR ALL MOUNTING HEIGHTS. VERIFY FINAL HEIGHTS IN THE FIELD PRIOR TO CUTTING ANY ADJUSTABLE CORDS AND CABLES AND/OR INSTALLING BOXES IN WALLS.

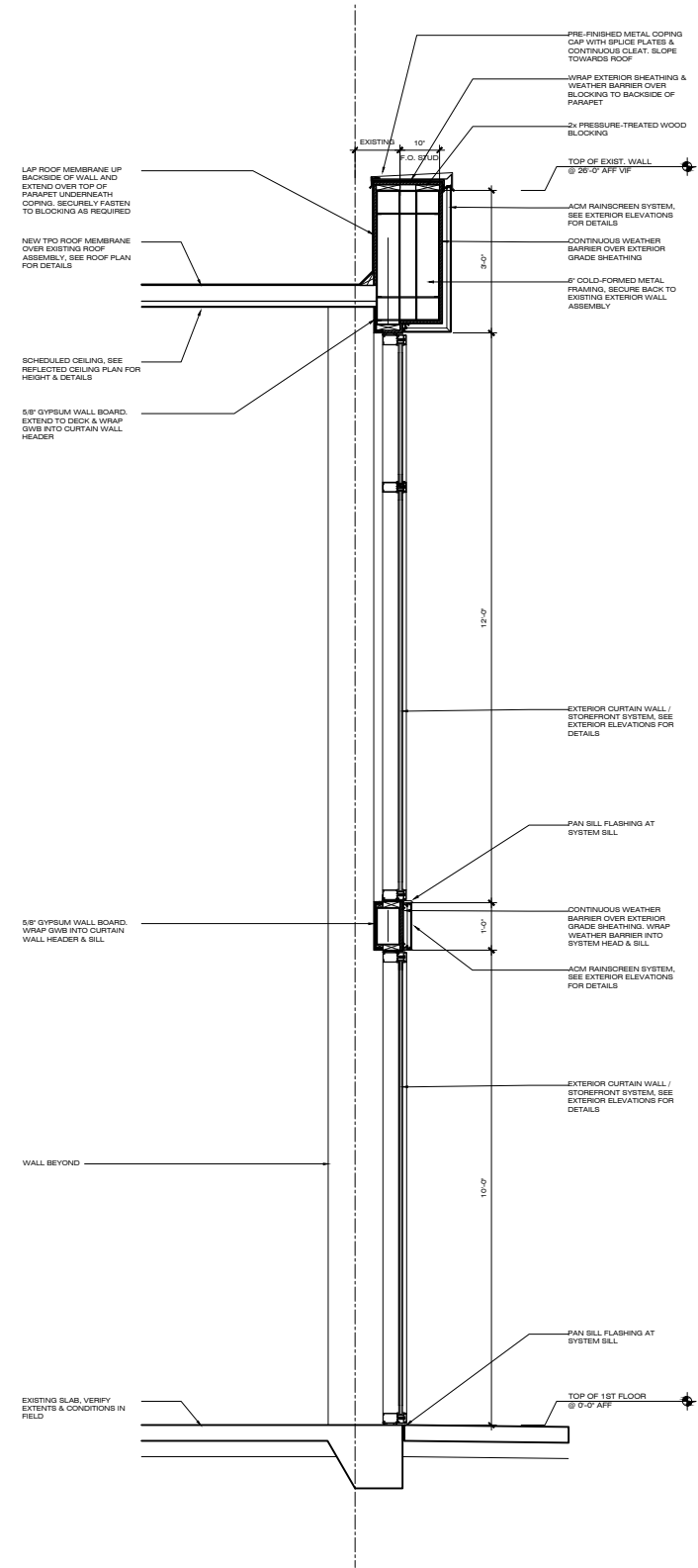
Contactor	Group	Circ. No.	Area	2hr Override	
LC-1	GROUP	LP-1	SALES / LOUNGE - LEVEL 1	YES	
LC-2	GROUP	LP-3	MAIN STUDIO - LEVEL 1	YES	
LC-3	GROUP	LP-5	OFFICE / SALES - LEVEL 1	YES	
LC-4	GROUP	LP-10	SERV. RECEPTION - LEVEL 1	YES	
LC-5	GROUP	LP-8	PARTS - LEVEL 1	YES	
		LP-8	PARTS - LEVEL 1		

LIGHTING CONTROL SEQUENCE OF OPERATIONS				
SPACE TYPE	OCC SENSOR SETPOINT	NORMAL BUSINESS HOURS	AFTER HOURS OVERRIDE	
		LIGHTING	LIGHTING	DURATION
PRIVATE OFFICES, COPY/WORK ROOMS	MANUAL ON 15 MIN OFF	MANUAL 100% ON THEN DIM CONTROL- MANUAL OFF OR AUTO OFF VIA OCC SENSOR	-	-
MECHANICAL/ELECTRICAL/ DATA ROOMS	-	CONTROL VIA MANUAL OVERRIDE SWITCH	-	-
SERVICE SUPPORT ROOMS (WELL, ETC.)	MANUAL ON 15 MIN OFF	100% ON WHEN OCC SENSOR IN ROOM IS ACTIVATED; CONTROL VIA MANUAL OVERRIDE SWITCH	-	-
INDIVIDUAL RESTROOMS	AUTO ON, 30 MIN OFF	100% ON WHEN OCC SENSOR IS ACTIVATED; MANUAL OVERRIDE SWITCH	-	-
ALL SMALL/MEDIUM CONFERENCE ROOMS, Huddle Rooms	MANUAL ON 30 MIN OFF	MANUAL 100% ON THEN DIM CONTROL- MANUAL OFF OR AUTO OFF VIA OCC SENSOR	-	-
TRAINING ROOM, LARGE CONFERENCE ROOM	MANUAL ON 30 MIN OFF	MANUAL, PRESET LIGHTING CONTROL STATION, PROVIDE AV INTERFACE CONTROLLER IN ROOM. SECONDARY ON/OFF SWITCH (WHERE INDICATED); AUTOMATIC DIM VIA PHOTOSENSOR(S)	-	-

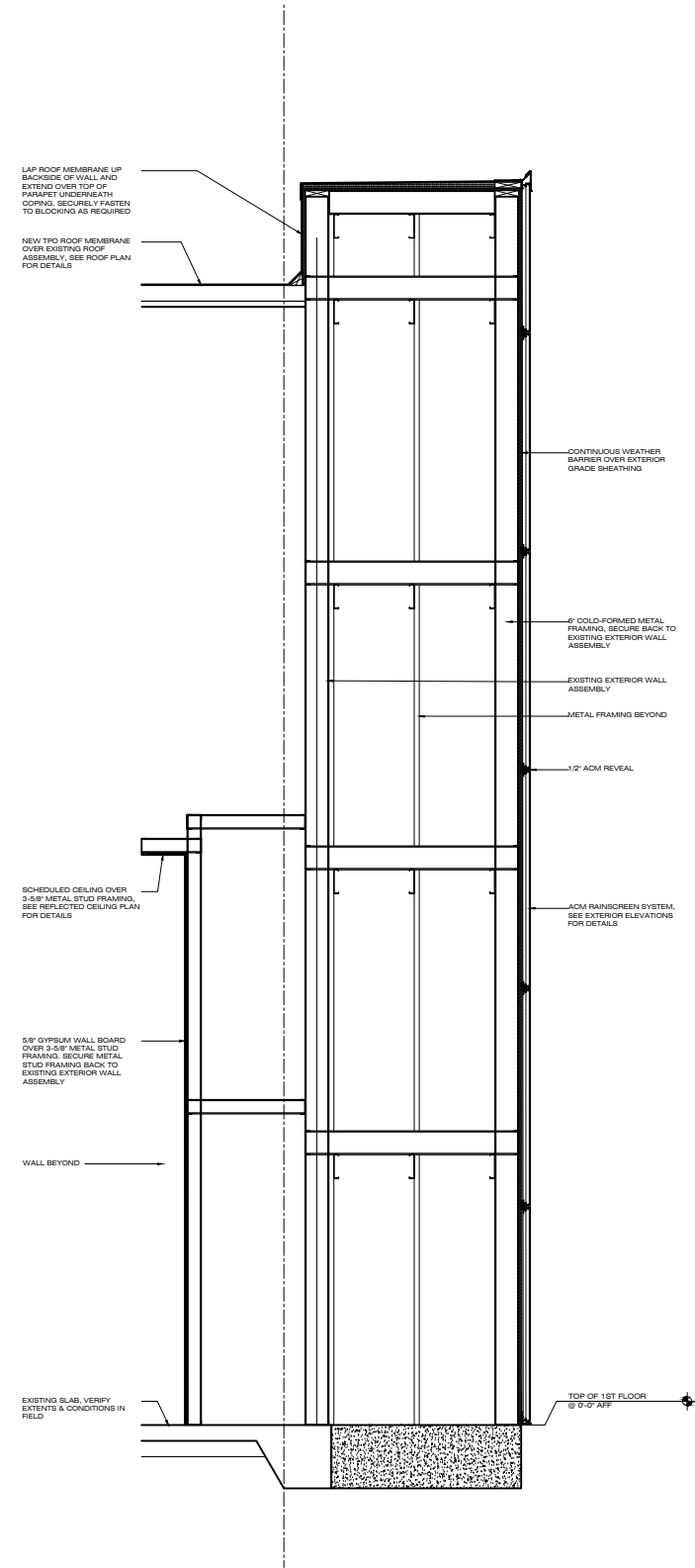
LIGHTING CONTROL NOTES

- A. REFER TO ALL LTG. PLANS, NOTES, CONTROL DETAILS, SEQUENCE OF OPERATIONS, AND SPECIFICATIONS FOR REQUIREMENTS. CONTRACTOR SHALL RELAY ALL INFORMATION IN THE SPECIFICATIONS AND DRAWINGS TO THOSE PREPARING PRICING FOR THE PROJECT. THIS INCLUDES LIGHTING CONTROL DETAILS, SEQUENCE OF OPERATIONS, LIGHTING LAYOUTS, AND OTHER RELATED DESIGN DOCUMENTATIONS. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF INCLUDING ALL COMPONENTS REQUIRED FOR A FULLY FUNCTIONING CONTROL SYSTEM. ALSO, FAILURE TO DO SO WILL NOT BE CAUSE FOR CHANGE ORDER REQUEST DURING CONSTRUCTION.
- B. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY EQUIPMENT, DEVICES, WIRING, ETC. TO ENSURE ACTUAL INSTALLATIONS AND PERFORMANCE OF THE SYSTEM MEETS THE DESIGN INTENT. IF ALTERNATIVE MANUFACTURE TO BASIS OF DESIGN IS SUBMITTED, CONTRACTOR SHALL PROVIDE ALL NECESSARY COMPONENTS FOR A COMPLETE, FULLY FUNCTIONAL SYSTEM TO MEET DESIGN INTENT. **BASIS OF DESIGN: LUTRON OR WATTSTOPPER DLM**
- C. CABLING SHALL BE PRE-TERMINATED, WHITE COLOR, PLENUM-RATED. UTILIZE CABLE TRAY FOR ROUTING OF DIGITAL LIGHTING CONTROL CABLES.
- D. PROVIDE NUMBER OF ZONES PER BUILDING SEQUENCE OF OPERATIONS. WHERE SCENE CONTROLS ARE REQUIRED, SCENE SETTINGS SHALL BE CONFIRMED WITH THE OWNER PRIOR TO FINAL PROGRAMMING.
- E. POWER PACKS AND ROOM CONTROLLERS SHALL BE MOUNTED ABOVE THE CEILING IN THE ROOM THEY SERVE OR IN NEAREST ACCESSIBLE CEILING. LOCATE CONSISTENTLY THROUGHOUT THE BUILDING, ABOVE THE DOOR. LOCATIONS SHALL BE APPROVED BY DESIGN TEAM PRIOR TO INSTALL.
- F. ALL LIGHT FIXTURES ON EMERGENCY BACK-UP SHALL TURN 'ON' FULL BRIGHTNESS DURING LOSS OF POWER REGARDLESS OF SWITCH POSITION OR LIGHTING CONTROL SYSTEM SETTINGS. PROVIDE UL924 DEVICE AS REQUIRED.
- G. PROVIDE OCCUPANCY TYPE (AUTO ON/ AUTO OFF) OR VACANCY TYPE (MANUAL ON/ AUTO OFF) SENSORS AS INDICATED IN THE PROJECT DOCUMENTS. ENSURE THEY ARE SET CONSISTENTLY THROUGHOUT THE BUILDING PRIOR TO OCCUPANCY.
- H. LIGHTING CONTROLS SHALL MATCH DIMMING TECHNOLOGY OF FIXTURES. CONTRACTOR SHALL VERIFY PRIOR TO ORDERING.
- I. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ENGINEER'S REVIEW PRIOR TO ORDERING. INCLUDE WIRING DETAILS AND PLANS WITH SWITCH TYPES, CABLING, AND ZONES INDICATED.

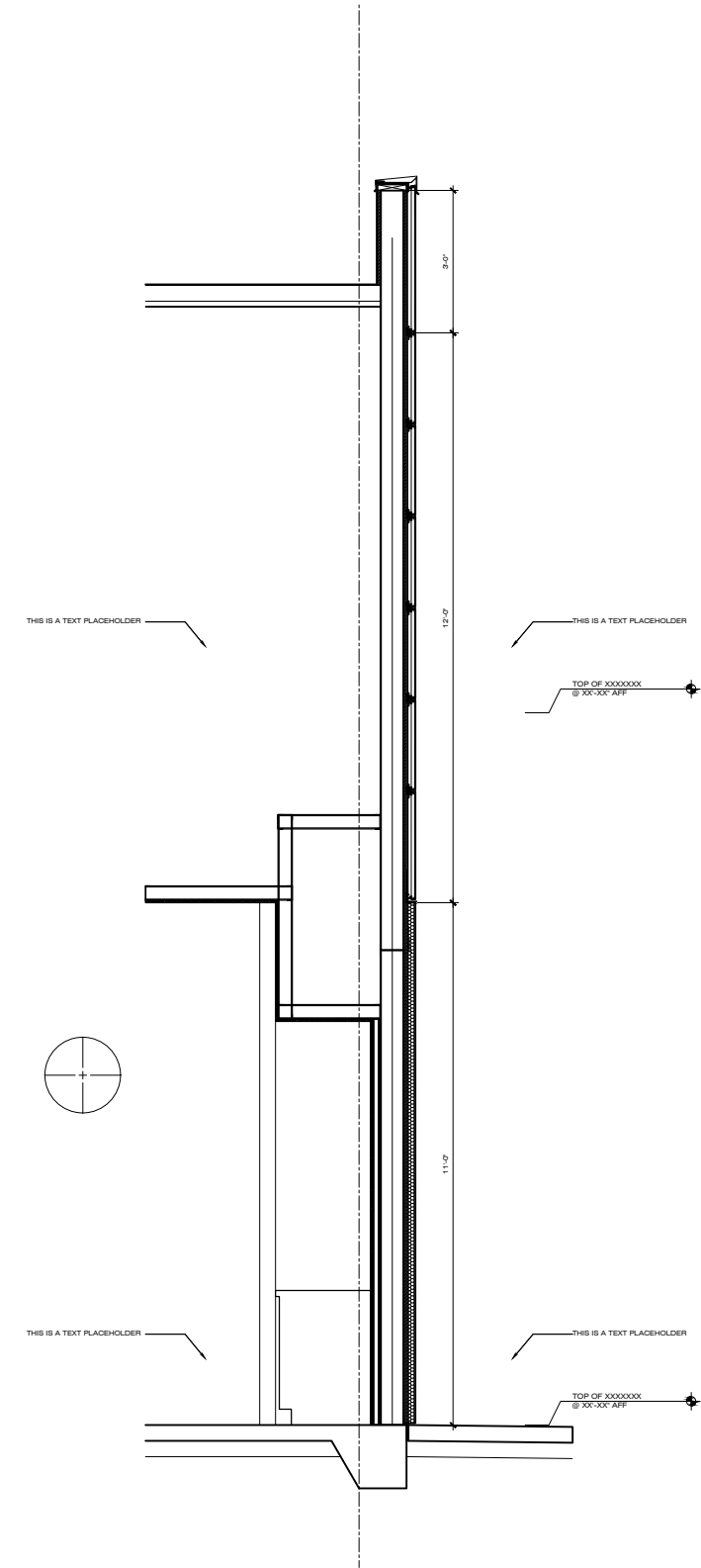




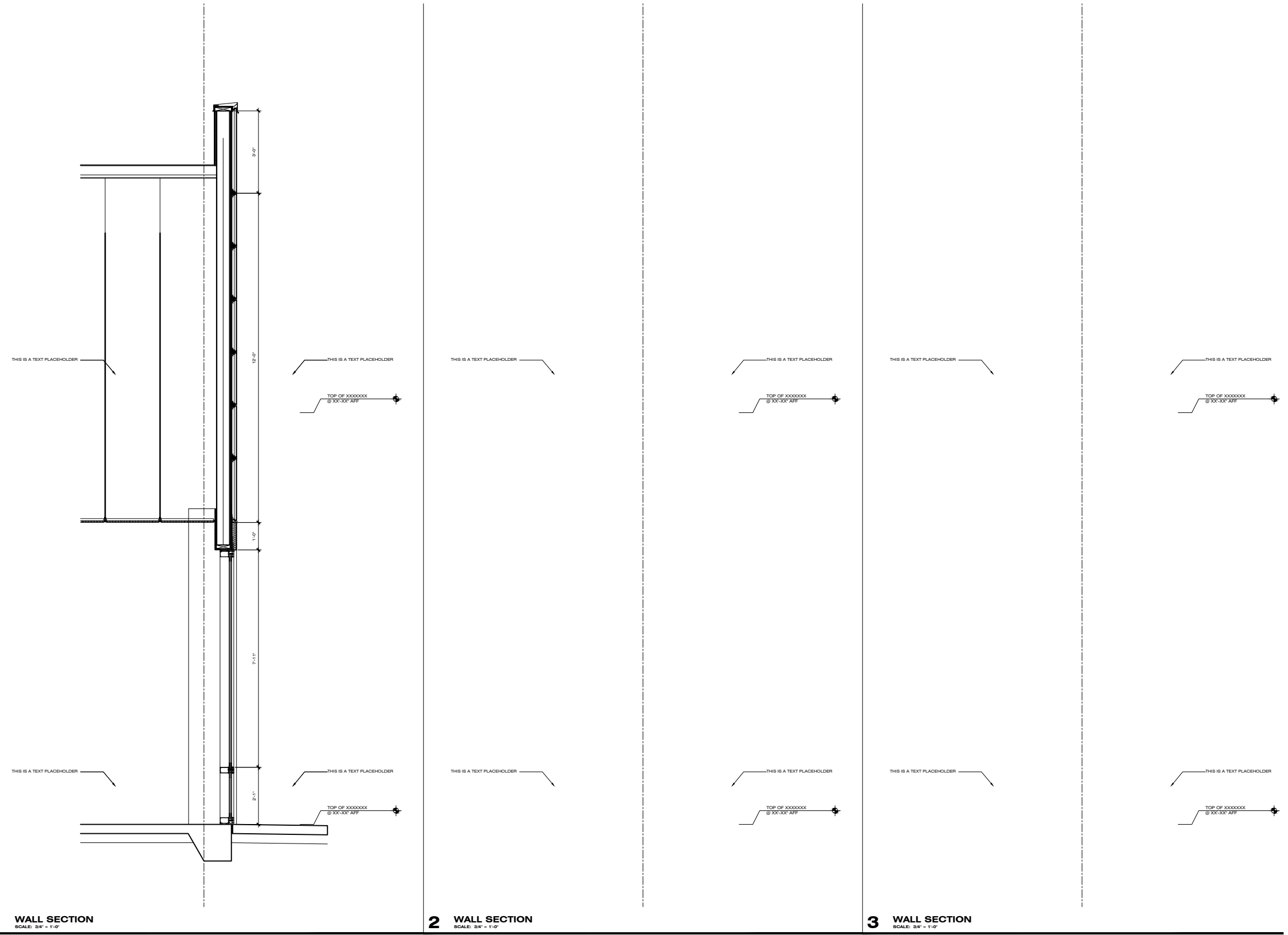
1 WALL SECTION
SCALE: 3/4" = 1'-0"



2 WALL SECTION
SCALE: 3/4" = 1'-0"



3 WALL SECTION
SCALE: 3/4" = 1'-0"









Planning Department

PO Box 1749 • Spartanburg, SC 29304 • phone: (864) 596-2068 • email: planning@cityofspartanburg.org
website: www.cityofspartanburg.org

Design Review Board Application

Pre-Application Meeting highly recommended.

Name of Development: Spartanburg Mazda

Street Address: 500 E Daniel Morgan Ave

Zoning District: DT-5 Overlay: Downtown Tax Map Number: 7-12-03-115.00

Owner: RP CGR SBG MAZ-SUB, LLC Phone: 252-531-3878

Address: 100 Coastal Drive Suite 400 Email: rbrothers@hudsonauto.com

City: Daniel Island State: SC Zip: 29492

Applicant: Hudson Automotive Phone: 252-531-3878

Address: 100 Coastal Drive Suite 400 Email: rbrothers@hudsonauto.com

City: Daniel Island State: SC Zip: 29492

Agent: Riyad Brothers Phone: 252-531-3878

Address: 100 Coastal Drive Suite 400 Email: rbrothers@hudsonauto.com

City: Daniel Island State: SC Zip: 29492

Action Requested:

- ☐ Preliminary conceptual approval of the building's form, massing, and placement on the site (see attached submittal checklist).
- ☒ Full and Final Approval (see attached submittal checklist).

To the best of my knowledge, the information on this application and all additional documentation is true, factual and complete. I hereby agree to abide by all conditions of any approvals granted by the City of Spartanburg. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I hereby authorize the staff of the Planning Department to inspect the premises of the above-described property.

Applicant / Owner Signature: Riyad Brothers Date: 9/9/2025

Staff Use Only / Received by: _____

Date Received: _____ Time: _____ Permit Number: _____

PRELIMINARY REVIEW - REQUIRED DOCUMENTS		☒
Completed Design Review Board (DRB) Application Form		
Packaged PDF Documents (All documents to be submitted as a packaged PDF in 11X17 or 18X24 formats with consistent page sizes and scaled drawings with common increments)		
1. Existing Conditions Analysis		
a. Context Plan/Map (Identifying Site Context and Zoning District of Proposed Site)		
b. Aerial Image of Site/Context (Google Earth, ArcGIS or similar)		
c. Comprehensive Site Photos (showing adjacent buildings and area context)		
2. Site Plan (Schematic Level)		
a. Layout of all structures (showing north arrow, graphic drawing scale, cardinal directions, property lines, dimensions and adjacent streets labeled)		
b. Footprints of adjacent structures (if applicable)		
c. Site elements (including sidewalks, paths, and landscape areas)		
d. Parking and loading areas		
e. Conceptual site grading (indicating any expected retaining walls and stormwater management/site drainage features)		
f. Site Sections (as appropriate, to illustrate unique grade configurations)		
3. Elevations and Floor Plans for all buildings (Schematic Level)		
a. Proposed Finished Floor Elevation(s)		
b. Building Elevations (in color, with proposed material call-outs)		
c. Floor Plans		
d. Roof Plan		
e. Expected locations of mechanical equipment (ground and roof mounted)		
f. Material Selections and Colors (image and manufacturer product name/number)		
4. Perspective Illustrations (Minimum of 2)		
a. Proposed view on project side of street (including adjacent structures, as it would be seen at eye level by a pedestrian on a sidewalk abutting the property)		
b. Proposed view on opposite side of street (including adjacent structures, as it would be seen at eye level by a pedestrian on a sidewalk across the street from the property)		
c. A bird's eye view of the block bounded by the surrounding streets (as applicable)		
d. Additional renderings/views (recommended)		
5. Modification of Standards and/or Special Exceptions (if necessary)		
a. Description of Requested Modifications/Special Exceptions including a statement of the unique design considerations that contribute to this request and the proposed design solutions		
b. Additional drawings that depict the applicant's proposed design, configuration, or material modifications		

PRELIMINARY REVIEW SCHEDULE:

- Initial Package Submitted to City – 3 weeks prior to DRB meeting
- Review by Design Manager – 2 weeks prior to DRB Meeting
- Final Submission of Preliminary Design Package – 1 week prior to DRB Meeting
- Note: An additional meeting may be necessary for the DRB to consider any requested Modification of Standards or Special Exceptions.

FULL and FINAL REVIEW - REQUIRED DOCUMENTS		☒
Completed Design Review Board (DRB) Application Form		
Packaged PDF Documents (All documents to be submitted as a packaged PDF in 11X17 or 18X24 formats with consistent page sizes and scaled drawings with common increments)		X
1. Existing Conditions Analysis		
a. Context Plan/Map (Identifying Site Context and Zoning District of Proposed Site)		X
b. Aerial Image of Site/Context (Google Earth, ArcGIS or similar)		X
c. Comprehensive Site Photos (showing adjacent buildings and area context)		X
2. Site Plan (Construction Drawing Level)		
a. Layout of all structures (showing north arrow, graphic drawing scale, cardinal directions, property lines, dimensions and adjacent streets labeled)		X
b. Footprints of adjacent structures (if applicable)		n/a
c. Hardscape elements (including sidewalks, paths, and other paved surfaces)		X
d. Landscape Plan (showing all required tree preservation, tree planting, screening, and foundation plantings)		X
e. Site Lighting Plan (with locations and type of all proposed fixtures)		X
f. Parking and Loading Areas		X
g. Site Grading (indicating any retaining walls and stormwater management/site drainage features)		n/a
h. Site Utilities and Solid Waste Management Plan		X
i. Preliminary Plat (as appropriate)		X
3. Elevations and Floor Plans for all buildings (Design Development or Construction Drawing Level)		
a. Building Elevations (in color, with proposed material call-outs)		X
b. Floor Plans		X
c. Roof Plan		X
d. Locations of mechanical equipment (ground and roof mounted)		X
e. Material selections (image and manufacturer product name/number)		X
f. Building Lighting Plan (with locations and type of all proposed fixtures)		X
g. Location of Signage		X
h. Existing Grade and Proposed Grade (with finished floor elevations and building height, measured from the highest curb elevation adjacent to the site)		X
i. Wall Sections that depict the various construction systems and materials specific to the proposed area of the building (i.e., not simply a "typical" wall section)		X
j. Material Selections and Colors (image and manufacturer product name/number AND material sample/color board) for all exterior materials, finishes, windows, awnings/canopies, and fixtures		X
4. Perspective Illustrations (Minimum of 2)		
a. Proposed view on project side of street (including adjacent structures, as it would be seen at eye level by a pedestrian on a sidewalk abutting the property)		X
b. Proposed view on opposite side of street (including adjacent structures, as it would be seen at eye level by a pedestrian on a sidewalk across the street from the property)		X
c. A bird's eye view of the block bounded by the surrounding streets (as applicable)		
d. Additional renderings/views (recommended)		

FINAL REVIEW SCHEDULE:

- Initial Package Submitted to City – 3 weeks prior to DRB meeting
- Review by Design Manager – 1 week