

**Meeting Minutes of the Design Review Board (DRB)**  
**Meeting**  
**Tuesday, May 6, 2014**

The Design Review Board (DRB) met in the City Hall Council Chambers on Tuesday, May 6, 2014, at 5:30 P.M., with the following members in attendance: Ricky Richardson, Tip Pitts, Mike Henthorn, Bill Joslin, and Jessica Folk. Representing the Planning Department were Joshua Henderson and Julie Roland. Assistant City Manager Chris Story also attended the meeting.

[Editor's Note: A Pre-Agenda meeting was held at 5:15 P.M. in the City Manager's Conference Room, where they were briefed on the proposed monument sign case before tonight's meeting.]

***Roll Call***

Mr. Richardson, the Chair, stated that notice of this meeting was posted and provided to the media 24 hours in advance as required by the Freedom of Information Act.

Mr. Richardson said all five Design Review Board Members were present, constituting a quorum; and he went over the procedure for the meeting.

The Agenda for the May 6, 2014 meeting was approved by acclamation.

***Disposition of the Minutes from the November 5, 2013, and from the April 1, 2014 Meetings.***

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The minutes from the November 5, 2013, and the April 1, 2014 meetings were approved by acclamation.

**Old Business – None.**

**New Business:**

***Discretionary Review of a proposed 21.45 square foot (4.29' high x 5' wide) sign and attached to existing concrete base for an overall height of 72 ½" high. The proposed sign will be fabricated from aluminum and internally lighted with LED lighting. Exterior finish will be stucco to compliment the building with an architectural precise cap. Tenant panels will be white acrylic with translucent vinyl graphics. Request from Mike Branz, President/Owner of Garfield Signs & Graphics, on behalf of David Berry, of Johnson Development, Owner regarding Meeting Street Academy, located at 201 East Broad Street in the DT-6 District.***

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Mr. Joshua Henderson, Planning Coordinator came forward and was sworn; and he submitted the meeting packets the Board Members had previously received, as well as the slides and presentation into evidence, as Exhibit A from sign contractor Mike Branz of Garfield Signs & Graphics, on behalf of the property owner, Johnson Development, for Discretionary review of a proposed 21.45 square foot sign for the Broadwalk building located at 201 East Broad Street. He explained to the Board Members the proposed sign would be located on an existing two foot concrete base, and the proposed sign would be internally lit with LED lighting, and would have two tenant panels.

Mr. Mike Branz, Owner of Garfield Signs & Graphics, came forward and was sworn; and said he resided at 203 Ford Street, in Greer, S.C., and he would present the case on behalf of the property owner, Johnson Development Company. Mr. Branz explained to the Board Members they would like to request an exception in order to increase the height of their proposed sign because due to the property at Broadwalk, the shape of the building and setback from the road, and the fact that there was a low concrete wall fronting the property, if they were to go flush on the ground it would really impair the visibility of any visitors or tenants coming in to the property.

**Board Questions:**

- Mr. Joslin told Mr. Branz he had noticed the landscaping had been removed from the site, and asked him if it was going to be re-landscaped. Mr. Branz said yes.
- Mr. Richardson asked Mr. Berry to speak to the type of landscaping that would now be put in.

- Mr. David Berry, of Johnson Development, Owner, came forward and was sworn; and explained regarding new landscaping, and that there would not be any shrubs or plantings on the sidewalk side of the wall.
- Mr. Joslin asked Mr. Berry if there would be more than one tenant. Mr. Berry said yes.
- Mr. Richardson informed Mr. Branz of Garfield Signs & Graphics it was the consensus of the Board Members at their Pre-Agenda briefing earlier this evening, that they were o.k. with the size of the sign; however, they were trying to be real consistent regarding no internally lit signs; and he asked Mr. Branz how he would propose to light the proposed sign from the outside.
- Mr. Branz explained they would probably need to use 400 watt up-lights (small floodlights), which he said was the most common alternate method.
- Mr. Richardson then asked Mr. Branz if it would be doable. Mr. Branz said he would defer the question to Mr. Berry; but he did not feel it would be a real hardship to get power to the floodlights.
- Mr. Berry came forward again and explained to the Board Members they experienced trouble in the past when using the floodlights with vandalism, and/or damage.
- Mr. Richardson informed Mr. Berry that he witnessed their landscape people knocking them down a lot.
- Mr. Joslin asked Mr. Berry if it was proposed to be internally lit, how they would get the power to it as it was now. Mr. Berry explained there use to be a sign there that was being replaced.
- Mr. Henthorn said he assumed they would change the materials if they went with exterior lighting as opposed for the materials they proposed for an internally lit sign.
- Mr. Joslin explained to the petitioner the Board Members tried to keep everything consistent and in the spirit of the Urban Code in the downtown area.
- Mr. Branz explained to the Board Members they would comply with the Urban Code.
- Mr. Richardson asked Mr. Henderson how the Spartanburg Community College Downtown Campus was lit.
- Mr. Henderson said with up-lights.
- Mr. Henthorn said one of his concerns was with the quality of the materials; and he felt the permanence and solidity of the sign was very important.
- Mr. Richardson explained that most of the monument signs that had come before the Board Members had been pretty substantial masonry pre-cast signs.
- Mr. Richardson asked Mr. Berry if there was any reason they did not propose a more substantial or solidly constructed sign. Mr. Berry explained.
- Mr. Richardson asked what kind of time frame they were on.
- Mr. Branz said six to eight weeks; and he explained they could go with some alternate designs.
- Mr. Pitts felt the main issue was internally lit. He said the Board Members previously denied Spartanburg Community College Downtown Campus from having an internally lit sign, in order to not set precedence.
- Mr. Richardson felt they had a very good discussion tonight, and felt the petitioner knew what the Board Members wanted regarding they were fine with the size of the sign; however the sign did need to be externally lit instead of internally lit; and any change to materials and aesthetics, etc. should go through normal sign review with City Staff. He did not feel it would need to come back before the Board Members for another meeting.
- Mr. Henderson said he would send the Board Members an email after the changes were submitted.

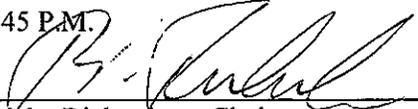
Mr. Richardson made a motion to approve the variance on the size of the sign, however; it needs to be externally lit, which he said the specifics of which the Board Members would delegate to Staff for approval; and he was seconded by Mr. Pitts. The motion was unanimously approved by a vote of 5 to 0.

***Staff's Announcements***

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- Mrs. Roland said four Board Members terms whose terms would be coming up for consideration for reappointment by the Mayor and City Council as of June 30, 2014, had all been received now and had been submitted to the City Clerk.

There being no other business, the meeting adjourned at 5:45 P.M.



Ricky Richardson, Chair

Edited by Julie Roland, Secretary