

Meeting Minutes of the Design Review Board (DRB)
Meeting
Tuesday, March 5, 2013

The Design Review Board (DRB) met in the City Hall Council Chambers on Tuesday, March 5, 2013, at 5:30 P.M., with the following members in attendance: Priscilla Singleton, Ricky Richardson, Bill Joslin, Tip Pitts, and Mike Henthorn. Representing the Planning Department were Joshua Henderson, Julie Roland, and Planning Intern, Natalia Rosario. Assistant City Manager Chris Story also attended the 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 noted that all five Design Review Board Members were present, constituting a quorum.

The Agenda for the March 5, 2013 meeting was approved by acclamation.

Disposition of the Minutes from the February 5, 2013 Design Review Board (DRB) Meeting

Mr. Joslin made a motion to approve the February 5, 2013 minutes as submitted, and was seconded by Mr. Pitts. The motion was unanimously approved by a vote of 5 to 0.

Old Business – None.

New Business

Addition to the building and the rear parking lot for property located at 684 N. Pine Street in the DT-5 District, submitted by Eric J. Cebula, AIA, Agent on behalf of South Carolina Diagnostic Imaging Center.

Mr. Joshua Henderson 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; and he informed the Board Members that Item (A) on the agenda under new business had been removed; and would be brought before the Board Members at a later date. The case before them was from Eric Cebula, Agent on behalf of South Carolina Diagnostic Imaging Center, Owner regarding a proposed addition to the building, as well as additional parking. The property is located at 684 N. Pine Street in the DT-5 District.

Mr. Eric Cebula of EC, A Architecture, Agent on behalf of the South Carolina Diagnostic Imaging Center came forward and was sworn. He referenced an aerial slide of the property, slides of each side of the property, as well as a proposed phasing plan and site plan; and explained where the proposed addition would be located, and would only expand towards Linder Street and not towards N. Pine Street, with existing parking to remain on the front side, as well as some additional spaces added. Currently on the back side of the property was a mobile MRI pad, as well as parallel parking. Mr. Cebula referenced a slide of the front elevation of the building which was built in 1972, and the side of the building with more parking. He explained they currently had a drive that had a circular turn-around, and they proposed to add an addition on the side of the building with two proposed entrances; which he referenced on the slide. He explained in detail what would be located inside the addition. There would also be a drive-in and a pick-up area with additional parking lot. There were existing mechanical units located on the ground which would be screened, as well as a dumpster with screening. Slides were then referenced of the proposed new building elevations; and he explained they tried to keep some of the same vocabulary of the existing architecture, in order to give the building more historic value. Some of the material and color would change, which they felt would give the building more character; and said on the bottom there was a little bit of an overhang to give some shelter before you get to the entrance, and felt they had complied with the requirements of the Urban Code.

Board Questions:

- Mr. Richardson asked about the mobile MRI pad. Mr. Cebula said the unit was there one day a week; and the purpose for the expansion was to take the mobile MRI and give it a permanent place inside the building.
- Mr. Richardson asked how many employees and patients would be there at any given time. Mr. Cebula said there were approximately 9 full-time employees, and between 40 to 60 patients.
- Mr. Joslin asked how the dumpster would be screened. Mr. Cebula said that had not really been addressed yet, but would probably be a wood shadow-box fence.
- Mr. Joslin asked would there be mechanical equipment on the roof of the new addition. Mr. Cebula said there may be some, just for the addition, and there would be some large chillers on the ground that was required for MRI, which would be screened with shadow-box fencing and landscaping.
- Mr. Joslin said the Urban Code required roof-top equipment to be screened.
- Mr. Pitts asked would any trees be removed. Mr. Cebula explained there would be some tree removal in order to reshape some of the parking lot, and they would try and retain as many as possible. He said some of the trees that needed to be removed along the road would be supplemented.
- Ms. Singleton asked if there would be signage on the building or would it be free-standing. Mr. Cebula said they would like to maintain the signage they currently had on the road, or do something a little nicer; as well as signage on the building.
- Mr. Joslin asked Staff if they proposed monumental signage at the street, would that need to go for additional review under the Zoning Ordinance. Mr. Henderson said in the downtown area, if there was an existing sign, they could utilize the sign. If they wanted to change an existing sign and have a monument sign, there would have to be a building setback of at least 30' from the front property line; and it would have to meet the height requirements as stated in the Urban Code.
- Mr. Joslin asked was there a monumental sign in place at this time. Mr. Cebula said it was a pylon sign.
- Mr. Cebula asked about a sign when they completed the addition. Mr. Henderson said if they wanted a monument sign, the pylon sign would have to go; and you are only allowed one free-standing sign per site, unless they wished to put one on the Linder Street side. He explained you could have one per street frontage, and it could not be on the corner.
- Mr. Joslin asked Mr. Cebula regarding the architecture of existing building on Pine Street, if they would paint or clean the brick. Mr. Cebula said they would propose on the addition an eifs finish, and would like to blend the two buildings together. He said they would put a coating on it similar to the eifs in order for it to blend and be more uniform.
- Mr. Henthorn said he would like to know what the size of the units would be that would be located on the roof. He said if you were coming down Pine Street you would be able to see it; and the Urban Code required screening. Mr. Cebula said they had not really gotten into the screening at this point yet.

Mr. Henderson came forward again and said he would like to open up discussion regarding landscaping; and the Urban Code required the hedge and certain trees along all parking lots, and they needed to make sure all the parking spaces met the code as far as landscaping.

Board Questions:

- Mr. Richardson asked Mr. Cebula if he understood what the Urban Code required regarding landscaping for the new parking areas. Mr. Cebula said they had some discussions with staff, and he understood they would need to go through site plan review process.

- Mr. Joslin said to ensure compliance, they would need to submit the detailed drawings to Staff for review. Mr. Henderson explained the plans would need to go before the Site Plan Review Committee. He added the landscape portion would be reviewed under the Urban Code section.

Mr. Richardson opened the public hearing and asked anyone who wished to speak in favor, or in opposition, or anyone who had questions to come forward.

- Mr. Davey Shells of 188 S. Pine Lake Drive came forward and asked would the expansion just take place where the building was now, with nothing being constructed on Linder Street. Mr. Richardson said that was correct.
- Mr. Henderson referenced a slide of the property in order to show Mr. Shells where the addition would be located.
- Mrs. Joyce Albaladejo of 111 Collins Avenue came forward and said she understood nothing would extend onto Linder Street; but wondered how it would affect their church. Mr. Henderson explained that the proposed addition would not encroach onto Linder Street, or past the applicant's property line.
- Mrs. Albaladejo said it already encroached onto their church parking lot. Mr. Henderson referenced an aerial slide and explained all the new parking would be in an area he pointed to on the slide, and would not encroach onto Linder Street or the church parking lot. Mr. Henderson further explained the only changes that would happen on the street would be a new curb cut.
- Mr. Richardson informed Mrs. Albaladejo he did not believe anyone from the center would need to access the church parking lot.
- Mr. Dale Johnson of 350 Foxhall Road came forward and said they had funerals at the church sometimes, and they had to let the Diagnostic Center know about them ahead of time. Mr. Richardson said he felt it would be courteous to let all neighbors know if they were going to need to use parking regarding funerals, but he did not feel that the church or the Diagnostic Center would be using each other's parking.
- Mr. Bobby Young came forward and asked why they could not widen Linder Street to be a double lane. Mr. Richardson and Mr. Joslin said that was not under the purview of the City of Spartanburg Planning Commission.

Mr. Richardson asked if anyone else wished to come forward. No one else came forward. Mr. Richardson closed the public hearing.

Planning Commission Comments and Questions:

- Mr. Richardson felt there were some unresolved things they would leave to Staff to resolve.

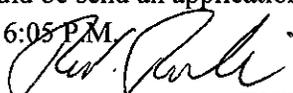
Mr. Henderson said once the formal site and landscape plans were provided to Staff, he would submit an electronic copy to the Board Members, in order to make sure they were o.k. with them; and he said if they had any questions or concerns to email him back, and if needed they could have another meeting.

Mr. Pitts made a motion to approve the plans as presented with Staff to follow-up on any loose ends, and he was seconded by Mr. Joslin. The motion was unanimously approved by a vote of 5 to 0.

Staff's Announcements

- Mrs. Roland reminded the Board Members there was still a vacant position on the Planning Commission, and if anyone knew of someone who wished to be considered by the Mayor and Council for the position to please let Staff know, and they would be send an application for consideration.

There being no other business, the meeting adjourned at 6:05 P.M.


 Ricky Richardson, Chair

Edited by Julie Roland, Secretary