

Meeting Minutes of the Design Review Board (DRB)
Meeting
Tuesday, March 1, 2016

The Design Review Board (DRB) met in the City Hall Council Chambers on Tuesday, March 1, 2016, at 5:30 P.M., with the following members in attendance: Ricky Richardson, Mike Henthorn, Tip Pitts, Jessica Greer, and Bill Joslin. Representing the Planning Department were Assistant City Manager Chris Story, Natalia Rosario and Julie Roland, Planning Staff.

[Editor's Note: A Pre-Agenda meeting was held at 4:30 P.M. in the City Manager's Conference Room, where they were briefed on the proposed formal review case for 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 Board Members were present, constituting a quorum; and he went over the procedure for the meeting.

The Agenda for the March 1, 2016 meeting was approved by acclamation.

Disposition of the Minutes from the October 6, 2015 Meeting:

Mr. Joslin moved approval of the minutes from the October 6, 2015 meeting; and he was seconded by Mr. Pitts. The motion was unanimously approved by a vote of 5 to 0.

Old Business – None.

New Business:

Public Hearing regarding approval of a proposed new construction of a Mixed Use building for the parcel numbered TMS#7-12-20-022.01 for the property located at the north-east corner of North Daniel Morgan Avenue and West Main Street in the DT-6 District to be known as 198 Main & Morgan; John Atwater, Architect, GP/N Architecture, Inc., on behalf of Royce Camp, Developer/Property Owner.

Assistant City Manager Chris Story came forward and was sworn; and he submitted the meeting packets the Board Members had previously received, as well as the slides and presentation, renderings of additional drawings, and a Memo from Craig Lewis regarding the project into evidence, as Exhibit A. He informed the Board Members this was a request for a mix-used building on the northeast corner of Daniel Morgan and West Main Street.

Mr. John Atwater, Architect for Royce Camp came forward and was sworn. He informed the Board Members the petitioner was proposing a five story, approximately 45,000 square foot mixed-use building with a covered garage on the ground floor, that included 3,000 square feet of retail/restaurant space on the ground floor, and the rest of the building would be residential. There would be a lower level garage with approximately 14 parking spaces, and Mr. Camp had obtained an agreement for additional parking behind the building with Carriage House Wines. Their concept was to give a contemporary fresh look, while tying in to some of the older buildings downtown regarding materials. He said some of the materials reflected the old style of the downtown, while the style of the building looked more contemporary. He brought sample materials with him which he presented to the Board Members as follows: a sample of dark brick of which the garage and first floor would be consisted; a sample of the light brick of which the next three floors would be consisted; and a sample of aluminum product which he said was a very sturdy-durable commercial product that came in a lot of colors that the upper floor and parts of the corners would be made up of. He thought they might mix some colors to have more of a variation. Mr. Atwater said the very upper part would be EIFS (light color) with some metal parapet and rails at the top to provide a space for occupants to have an outdoor space on the roof. Most units would have a balcony. The balconies and canopies would all be metal frame. There were two colors of the metal which he explained were a mocha color which would be a solid painted metal panel and the blue would be a royal blue metal

panel. The roof top element would be colored metal construction. He explained the space between the Cantrell building and this building would have a decorative gate and fence on Main Street and that would be the entrance into the apartments from the side of the building; and he said the stairs into the units from the Cantrell Building would still be there for that access as well. On the second floor would be a bridge that connected the Cantrell building, and they could come over and use the elevator.

Board Questions:

- Mr. Joslin asked Mr. Atwater if the neighbors from the Cantrell Building would have access into the proposed building, and if so would there be some type of key-card access. Mr. Atwater said they had not finalized that, but there would be some type of controlled access. He said Mr. Camp also owned the Cantrell Building.
- Mr. Richardson asked if the people that lived in the Cantrell Building would have use of the roof top area of the proposed new building. Mr. Atwater said that was still to be determined.
- Mr. Pitts asked about the use for the roof-top. Mr. Atwater said it was just an outdoor gathering space.
- Mr. Joslin said it was not the purpose of this review board, but had this stage of the design been taken yet to the Building Codes Department for any review. Mr. Atwater said they had met with them a couple of times; and he explained the changes they had made thus far as a result of those meeting. He said all they had so far was preliminary review with them.
- Mr. Richardson asked would there be a total of thirty apartments. Mr. Atwater said that was correct.
- Mr. Joslin asked Mr. Atwater if there were any sections of the Downtown Code that he felt the Board Members needed to address for discussion. Mr. Atwater said he had asked Assistant City Manager Story regarding the metal materials, and he was not sure regarding the metal.
- Mr. Henthorn said since this was a DT-6 area where the maximum permitted height was four floors; he informed Mr. Atwater the Board Members had looked at the project regarding massing in relationship to the other buildings around it and with its location the Board Members would be fine with five floors.
- Mr. Joslin said what allowed the Board to make the determination to be in compliance with the more than four floors, was the fact that the structure would be a mixed use building with the retail and residential. Mr. Joslin further said there was language in the Code regarding materials regarding mixed-use and commercial standards.
- Mr. Henthorn said there were a couple of other issues he wanted to bring up as a discussion that he did not think were in compliance regarding the site plan:
 - a) The Main Street façade did not follow the line of the street, which he said the Code was pretty clear about. They had discussed this issue regarding the last building they had looked at; and since this was Main Street, he felt it was important that they do not have a lot of set-backs and changes of direction from the street. He felt it would really help the streetscape if it was in the direction of the property line.
 - b) The other thing he said was Mr. Atwater mentioned the blue elements regarding the balconies; and it looked like to him there was at least one balcony that was sitting over the property line. The Code basically said you could project a balcony 25% of the allowed setback; but it did not say you could go over the property line at all. Mr. Henthorn said at no time should they go over the property line.
- Mr. Joslin asked would the balconies be large enough for someone to put a chair on. Mr. Atwater said they would be standing balconies, three feet deep.
- Mr. Joslin asked was there a conscious decision not to follow the property line in the street-wall/form. Mr. Atwater explained they wanted to keep it parallel with the Cantrell Building, and also for economy reasons.
- Mr. Henthorn said the Board Members felt they needed to skew the one wall.

- Mr. Joslin referred to Section 6.3.3 of the Code that talked about the transparency that was required in the frontages. He said it appeared on that street frontage that 50% transparency had not been provided there. He said that should be viewed as more of a positive attribute.
- Mr. Joslin said this was a wonderful addition being proposed for downtown Spartanburg, and it was a great site. He said the Board Members just wanted to help them be able to comply with everything that needed to be dealt with regarding a project like this.
- Mr. Henthorn mentioned the elevation drawings they had been sent later were not consistent. Mr. Atwater explained they were done by a different software program and were very preliminary.
- Mr. Joslin said materials were mentioned a moment ago and overall compatibility and continuity with downtown. He said in their packet there were seven different materials proposed for the building; and he wondered if there was a reason for all of the different materials, and whether or not they might could make it a little more simplistic with less materials.
- Mr. Atwater said it was a matter of style to get some interesting variety, and he explained the garage and the first floor were the levels where the pedestrian would be interacting with the building and that would be dark brick, and there was lighter brick proposed for the three middle floors, and then aluminum panels for the upper floor, with a mixture of blue and wood-grain metal siding accents.
- Mr. Henthorn asked to see the metal panels again.
- Mr. Joslin said Mr. Atwater mentioned that product was in a variety of colors, and was there a reason why they selected the product that looked like wood.
- Mr. Atwater said just aesthetically to give the building a type of accent element, and a warm color that sort of related to the Cantrell Building and some other buildings downtown.
- Mr. Joslin said the Cantrell Building was simple in its form and material, and essentially it was one material. He said the Masonic Building was simple and there were three major materials you saw and the form was also simple; and it kind of went like that all down the street. He felt the proposed building was trying to do too many things; and he felt it would be much better if they went with less materials. He felt it was kind of strange to take an aluminum siding product and try to make it look like wood.
- Mr. Atwater said siding would require more maintenance.
- Mr. Henthorn said he did not mind the metal siding, but he agreed with Mr. Joslin as far as the grain. He said if it was a painted material he would feel more comfortable. Mr. Henthorn felt he understood what the architect was trying to do regarding breaking down the massing to get the scale back down. He felt the intent was good, but that the Board Members felt it was too busy.
- Mr. Atwater said it had to do with style regarding some of the older buildings; and he mentioned First Baptist Church Downtown Hanger building, and some other buildings.
- Mr. Joslin said the section of the Code that governed this was Section 6.3.4, Materials; and he said brick, pre-cast concrete, and cut-stone were permissible, (residential applications such as field stone and ledge stone were 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. Mr. Joslin said it appeared there was a good bit of EIFS material on the roof-top.
- Mr. Atwater explained there would be some EIFS on the upper level as accent material to lighten up the top of the building.
- Mr. Joslin said he would argue that a five foot high wall over that width was beyond an accent wall.
- Mr. Henthorn felt contemporary style buildings normally had less materials, instead of more. He said he thought all the Board Members agreed that it was too busy looking and too confusing. Mr. Henthorn explained he thought they were on the right track, but just felt it needed a little more work.

- Mr. Joslin agreed with Mr. Henthorn; and he referenced Section 6.1, General Building Design Standards that talked about compatibility, such as scale, height, bulk, architectural style and configuration; and then it talked about proportions and wall materials that referenced when “two or more materials”, and in this project they were talking about six or more materials, and he felt this was where they were having some trouble with it. The scale and the appropriateness was good. He felt the Board Members all agreed they needed to go back and look at it a little more and better defined for documentation. He said in Spartanburg, they were continuing to revitalize and their purpose was to support and set a precedent.
- Mr. Joslin suggested the Architect revisit the project some more from the Board Members comments and concerns tonight and come back before the Board Members at the next meeting, if possible. He said they definitely needed more clarity of materials being used on the roof.
- Mr. Henthorn asked Mr. Atwater if all of the materials were the same plane. Mr. Atwater explained for the most part they were.
- Mr. Henthorn said the success of the building, when you planned to use all the different proposed materials, depended on how it was detailed and how it was put together. He said it was a very prominent building and the Board Members needed to be sure of how it would be detailed.
- Mr. Atwater said he understood what they were saying.
- Mr. Richardson said conceptually they were delighted to have the building come into downtown Spartanburg, and the Board Members appreciated the opportunity for them to come before them to get the Board Members input. They loved the fresh look; but they found it busy; he said he was not an architect, but when he first saw the renderings he felt it was a very cool building, but looked a little too busy. He felt they needed something a little more simple that flowed with the rest of Main Street.
- Mr. Richardson asked if he was to rent an apartment in the building, who would determine whether or not he got a parking space.
- Mr. Camp said there would be private parking behind the Cantrell building, and there were more parking spaces than apartments.
- Mr. Joslin felt this was another point to interject here. He said from the site plan they had been given, they could not understand that; and he said there were also requirements in the Code of landscape buffers, etc.; and it was all about improving the public realm, and all of that needed to be shown regarding part of this submission for approval.
- Mr. Pitts asked if there would be any rooftop equipment; and if so that would need to be screened.
- Mr. Joslin asked was there a dumpster in the back lot, and even that needed to be organized and screened.
- Mr. Atwater said he understood. He said there had been talk with the City at one time about doing another parking garage, and that had turned out not to be feasible. In the last few days Mr. Camp had worked out a deal to purchase the property from the City, and some of that had just recently occurred.
- Mr. Joslin said one of the guiding principles of the Downtown Code was to encourage visual compatibility that will permit mixed uses in close proximity to one another, and he felt the visual compatibility was what they were struggling with.
- Mr. Henthorn said he was very happy that it was going to be a contemporary building.
- Mr. Atwater said they had done a lot of research before starting the project, and had gotten some ideas from Greenville, S.C. He said they would definitely take another look at the materials and see what they could do there. He said when they did a Code review and he had asked Mr. Bush regarding the balconies regarding the property lines, Mr. Bush had said there were some areas in the downtown where that had happened before, but Mr. Bush had told him the Design Review Board had the power to decide.

- Mr. Joslin said it was Form Based Code and that was where that was coming from.
- Mr. Richardson explained they felt that anything that was existing was grandfathered in, and they did not know if it was ever appropriate to go over the property line.
- Assistant City Manager Story said they were looking in to that.
- City Manager Ed Memmott said they had done that on Wall Street with the Building Official's approval, provided the Building Official was not concerned about safety.
- Mr. Henthorn felt it definitely needed balconies; and he was not particularly bothered that they may be over the property line, but that was what the Code said; and if it was something the City wanted to change they could.
- Mr. Story said they would look into getting them something in writing on that.
- Mrs. Greer said she welcomed the new addition to downtown, and her main concern was with the Main Street kind of flow.
- Mr. Pitts said he would like to see a more detailed site plan as a whole.

Mr. Richardson said he was glad they had this chance to go over things, and hopefully they could come back next month.

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

- Dr. Phillip Stone, II, of 246 S. Church Street, came forward and said in regards to the height, that he walked around downtown a lot, and he did not feel that the height of the building would be a problem.

Mr. Joslin said there was no problem with the height of the building.

Mr. Richardson asked if anyone else had a comment.

No one else came forward. Mr. Richardson closed the public hearing.

Mr. Joslin asked if there was a timeline on anything yet.

Mr. Atwater said they hoped to get the foundation started sometime this summer.

Assistant City Manager Story said with the Chair's permission, he would like to take the notes from this meeting and follow up directly with Mr. Atwater within the next two weeks and move the project forward in order to be able to come back before the Board Members at their next scheduled meeting.

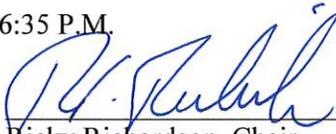
Mr. Richardson said that would be great.

Election of Chair and Vice-Chair for the 2015-2016 Year

Mr. Richardson and Mr. Henthorn were re-elected to serve as Chair and Vice-Chair by acclamation. There were no other nominations.

There were no Staff announcements.

There being no other business, the meeting adjourned at 6:35 P.M.


 Ricky Richardson, Chair

Edited by Julie Roland, Secretary