

Meeting Minutes of the Design Review Board (DRB)
Tuesday, October 4th, 2022 at 5:30 PM
City Council Chambers

The Design Review Board (DRB) met at City Hall Council Chambers on Tuesday, October 4th, 2022 at 5:30pm. The following Board Members were in attendance: **Kevin De Mark (Zoom), Lucy Lynch, Lukas Hauser, Tori Wallace-Babcock and Lauren Rogers**. Representing the City of Spartanburg's Planning Department was **Martin Livingston, Community Development Director; Tia Keitt, Planner II;** and **Nan Zhou, Planner I**. Also attending was **Craig Lewis (Zoom), the City's Design Consultant**.

Meeting Called to Order:

Ms. Lynch: Okay. Hello, this is the October 4th meeting of the Design Review Board. I'm Lucy Lynch. I'm serving as the vice chair today. I'll be acting as the chair while Kevin is on Zoom. If everyone could say their name. So, you're starting with Tori and then Lucas and then the Zoom.

Roll Call:

Ms. Babcock: Tori Wallace Babcock.

Mr. De Mark: Hey Martin, I can't hear her at all. Did she say something?

Mr. Hauser: Okay. Lucas Hauer. Lucas Hauser. Can you hear?

Ms. Lynch: Could Kevin and Lauren-

Mr. De Mark: Just in the background, her talking?

Lucy: Okay. All right. Could Kevin, Lauren state their names on Zoom for the minutes?

Mr. De Mark: That's better. Thank you.

Mr. Livingston: Kevin, Lauren, can you introduce yourselves?

Mr. De Mark: Hi, my name is Kevin De Mark, chair of the Design Review Board. Sorry I'm not there in person.

Ms. Rogers: Lauren Rogers.

Mr. Livingston: Craig.

Mr. Lewis: Craig Lewis, consultant to the board.

Mr. Livingston: Thank you.

Ms. Lynch: Great. Freedom of Information Act. Public notification of this 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.

Ms. Lynch: Okay. Did everyone have a chance to review the agenda for today? And can we get a motion to approve it?

Approval of Agenda for tonight's meeting on Tuesday, October 10, 2022:

On a motion by Ms. Babcock and second by Ms. Hauser, the agenda was approved by a vote of 5 to 0

Ms. Babcock: I make your motion to approve the agenda.

Mr. Hauser: Second.

Ms. Lynch: All in favor?

Ms. Babcock: Aye.

Mr. Hauser: Aye.

Ms. Lynch: Aye. Any opposed to approving the agenda? Okay. The agenda is approved. Same thing with the minutes. Did everyone have a chance to review the minutes from September 6th?

Ms. Babcock: Yes.

Ms. Lynch: Is there a motion to approve the minutes?

Ms. Babcock: I make a motion to approve the minutes from September 6th.

Mr. Hauser: I second.

Approval of Minutes for meeting on Tuesday, September 6th, 2022:

On a motion by Ms. Babcock and second by Ms. Hauser, the meeting minutes was approved by a vote of 5 to 0.

Ms. Lynch: Great. All right. And if Martin could introduce the first project.

Mr. Livingston: Madam Chairman, members of the Design Review Board, can you hear me online?

Mr. De Mark: Yes sir.

The Design Review Board has received a request regarding preliminary conceptual approval of the building's [inaudible] and placement in the site for proposed residential development. Magnolia Street Towns located in the DT five districts at 454 and 458 Magnolia Street, tax map sheet number 7-12-052.76 and 052.77 Billings, RBD Group, OZ LLC and the applicant is here to present their design and we have the design on the screen as well.

Mr. Billings: Can you see the screen? Can you see the design? Online, can you see it?

Mr. De Mark: I only see the ugh. I don't see the design. Is it the. Hold on. Yeah. I see it now. Sorry.

Mr. Hauser: How are you?

Ms. Lynch: Good.

Mr. Billings: So, I guess we're just back from where we tabled it last time and, because we were missing some information that we needed, some streetscapes. I think it was some 3D elevations from each street which um... Sorry. Can you guys hear me okay?

Mr. De Mark: Just barely.

Mr. Billings: Okay. What I was saying is I think that last time that presented or we presented, we were missing some things and everything had gotten tabled. I don't know if you hear this okay as of now.

Mr. De Mark: I can hear you now.

Mr. Billings: Okay, great. So, we improved that. We came up with our streetscapes that we needed. The elevations from each street view. A definition of the materials, that was needed. I think we answered a good bit of them. Martin, you have most of the stuff on the screen that we had sent you. So, I guess we can start and just start going down from there. So, this here is a bird's eye view of the property as it sits now. And I guess if you want to move on down lets see, this basically is showing some of the areas around it, some of the things around the property that you can see. And he's actually pointing at it now at the subject property. I guess you can keep going down. This here is as the property sets now from each street. Went out and took some pictures of the property as it stands now. So, you can see what John has done, John Montgomery has done with the other town home project neighboring us. And you can see it from Milan, Raindrop and Magnolia. So, we went out and just took several pictures or a couple pictures from each view of each street.

This here is just showing some of the coming soon around it, which I know a lot of you guys know, and it's, proximity to some of the B Comm and the new hub and Walford and just that just is showing some of the proximity of the project in which it lies. This is our site plan. We added a few things. Eric did my civil engineering with Blue Line Consultants. He also put the Sutera which you can see in the middle now. Right there. Yeah, right where your arrow was, Martin. Around the dot right in the middle, there's the Sutera that we had talked about. And in that middle is also going to be um what we're thinking is our green area there. Dog park possibly. And once we're going down, you'll see the landscape and you'll see we have some trees in there and whatnot there.

Yeah. This shows that as well right there. Basically, you'll see where the Sutera is and the trees and the landscape and plan that we have. That shows everything. Okay. That there is just a grading plan for us. That's just to show our code. That's probably not that you guys need it, but that's more for us. It's our grading plan. Show elevations from the streets and our finished floor elevation as it is to the street. Go ahead. And this shows, I think, the definition of what planning to be used, I think. Can't see. Yes. I think that's basically showing the call out of what trees could be used and landscaping could be provided for the site.

And that's also just basically on that call list right there, this is a full detail definition of the plantings to be used for each location. This is again, one more landscape in detail showing a little more detailed, a little more color of landscaping and the drives or the town homes and basically unit layouts. Okay. Now here, this is the streets with the streetscape. And I think we had them labeled from each street. So, you can see what it looks like from each road level or each road 3D rendering. And you can see it from Magnolia. And I don't know if you guys can see that on your screens.

Mr. De Mark: Yeah. We can see it.

Mr. Billings: Okay, awesome. Okay. Thank you, Martin. And this is one more view from. Is it which one Raindrop. Okay. Yes, yes. Yeah, that is from Raindrop because that's a single unit. Yeah. The double unit, the one on the bottom there is from Milan. Okay.

Here's the floor plans, layout per floor on how everything's going to be laid out. We had some discussions with Buddy Bush about the fourth floor. I cleared that up with him, sent him some examples. He wanted us to open, yes, that upper area right there. He didn't want it to be called a fourth floor. So, we opened that area up to basically make that a open air thing. He did allow us to have the stairwell because he liked the stairwell better than just a roof hatch because he really did not like that. And the bathroom, he allowed us to do as well. And these are just some of the elevations shown floor by floor and some of the other elevations basically just as the architectural drawings.

And again, that's the rear elevation there. The lower on the left is the front elevation, the lower on the right is the left side elevation and the one on the upper right corner is the right-side elevation. You'll also take note that I know one of the questions that we have was where the HVAC units were going to be. If you can notice, and I can walk over, do you see on the slope on the back, you can actually see and it is identified as we're putting them up on that backside of the rooftop so we don't have to worry about them being on the property line or whatever else. Because I know that was a concern before. Yes. And that shows that actually on the actual floor plans. I should have pointed that out. But if you look at the floor plans, you'll see that it definitely points out that that's just a dedicated area for what the HVAC. Yes! Right there.

So basically, what this is showing is, what I got my architect to do is we did.... It's pretty much the same floor plan for everyone, is this is just the floor plan showing it as a four-unit building. And as you scroll down, Martin, you'll see it. And we may have already passed that one but... Well yeah, you can see it and it shows that one is the two-unit building, that's the single unit building there and the one right above it, I think, should be, well, that's a four unit building too. But you can see we and that's our two unit building there. So, we basically have it broke down and put together as each building would look. And then that last page you were at, Martin, was a breakdown of the materials that's going to be used and the colors. And I think that's about it, guys.

Ms. Lynch: Thank you. Does anyone have any questions or clarifications on this?

Mr. Hauser: Do you mean about the information or about the design?

Ms. Lynch: About the information.

Mr. Hauser: Oh, the information. Yeah, if I can ask a question. I'm glad you cleared it up. The drawings, the renderings show a closed fourth floor.

Mr. Billings: Yes.

Mr. Billings: Well, it did initially but this new drawing that we have now does not.

Mr. Hauser: The renderings show the, I believe the closed fourth floor. If we zoom in on those renderings. I just want to say the renderings are not quite matching the floor plans.

Mr. Billings: Oh, okay. Well, yeah. Those will be corrected for sure. Yeah. And they'll definitely, it will be open.

Mr. Hauser: Right.

Mr. Billings: I think for time's sake it just took us, it was easier to change the floor plan than it was for our short window.

Ms. Lynch: Does anyone else have questions? Kevin? Kevin, do you have any questions before we go to the public?

Mr. De Mark: One of the questions I had was, you showed those HVAC units now on the roof, which weren't there before. Are they viewable from the street? It looks like you can see the tops of those on that

Mr. Billings: No, there'll be a knee wall. It won't be exposed. You won't be able to see those.

Mr. De Mark: And could you also explain to me what you mean by, it's open on the top floor? I guess I didn't understand what you meant.

Mr. De Mark: Open.

Mr. Billings: Yes.

Mr. De Mark: Just like a shed up there or?

Mr. Billings: Yeah, it'd be just a shed roof. Basically, all that'll be a covered patio, if you will. The only thing that would be closed off naturally would be your half bath up there in the stairwell. The rest of it will be all open to the rooftop terrace. Because of the code, we won't be allowed to close that up there. We'll have to leave it all open.

Ms. Lynch: I see.

Mr. Hauser: Yeah. Kevin, this is Lucas. If you look at page... Is it page 13? On the PDF, the rendering? If we zoom in on the bottom right, you can see the wall that's there in that rendering on that fourth floor. A wall and some windows. I'm sorry. Not that wall separating. The wall and the windows that is below the shed roof.

Mr. De Mark: Yeah.

Mr. Billings: That's on the actual floor plan, correct?

Mr. De Mark: And the intent of that is to provide some balcony or outdoor space for each unit. Is that the intent?

Mr. Billings: Yes, yes. And so, you have some part that's in the shade and some part is people wanting to setting the sun or have a little outdoor garden or whatever else, they could have that.

Mr. De Mark: Okay.

Mr. Billings: Oh, yes. This is as of now. It is for sale as of now.

Mr. Hauser: Meaning these are not going to be rentals, they're going to be condominiums.

Mr. Billings: Yes.

Mr. Billings: We're going to actually probably keep some for rent but some for sale.

Ms. Lynch: If there's no more questions or clarifications we can open it to Oh. Sorry, Kevin.

Mr. De Mark: So, the location of the Sutera, is that? It's odd. I guess I'm trying to figure out why it's prominent in the site plan. To me, it's the trash. It should be tucked away in the back but I guess you don't want it in front of any one user. Right? Is that your thought?

Mr. Billings: That's kind of the thought. But I think another thing that we have, and I can get Eric to come up, my civil engineer, he's the one that did the alleyway layout. I think our concern was is because of the tightness of the alley, we're afraid that a truck might not be able to make that turn to get down in that area to actually pick up the trash. Now. Okay. So, we could maybe reposition it closer to the center of that island or that middle area so it's not just off the one side, possibly. But I really think that having a truck to come straight in and out without having to make that turn is going to be more efficient, I believe.

Mr. De Mark: And is there also going to be a mailbox? A central mailbox?

Mr. Billings: Yes. We'll have a central mail collection area or drop off area. Yes.

Mr. De Mark: Craig, you haven't offered your comments so, I might keep my mouth shut until you've done that. And I have some more questions, but maybe you'll clarify some things.

Mr. Lewis: Maybe, maybe not. because it's late here. So, a couple of questions. I think whatever clarification that was received with regarding the building code, I had not seen that correspondence, which is why we recommended when this went out last week that we only really the site plan. There were a couple things that were missing, some of which I think we saw this evening in terms of perspective drawings and some other things. So, those are the first I've seen of those. There were a couple of key things that I had recommended with regard to the site plan. Specifically, the streetscape improvements. There were some. The typical detail that we're looking for- for street improvements are tree planting, lawn, trees and then sidewalk. And then we have specifications based on the what that should be. The site plan that I saw, that I reviewed did not have the between the sidewalk and the curb. So that was along my Raindrop.

So, you can approve it with a note that those get fixed for their final drawings. That was the one real site plan issue that I had noted. And then there were several questions that I had with regard to the submitted building elevations. And so, I offer them for the board's consideration and review. I wouldn't say that there's an overwhelming number, there's just a lot of questions. Maybe they can be answered this evening. But sort of basic questions typically we take a look at. Because the elevations that we received this month were much different than the ones we received last month. We didn't really get a change to take a look at them. So, there's a number of them.

Mr. De Mark: Can I interrupt? Martin can you switch to the elevations so that while he's talking, we are looking at the same thing? Sorry.

Mr. Lewis: Yes. So, couple basic things that we always take a look at. We want confirm that the entrances are going to be two feet above the sidewalk grade. At this level, we don't necessarily have to see those drawn. We need to make sure that that's in the thinking with regard to the overall planning effort. That will impact site grading and those things for elevation, so we want to make sure that that's part of it. I know that a lot of colors and a lot of materials and a lot of. And so, these are very complicated designs. Not saying that they're bad, they're just very complicated. And in the past, we have recommended that just a lot of colors and a lot of materials, we recommend simplification of those. And so, I would encourage a simplification here. There's just a lot of things that are happening. There's an element that's. The Asian color, it wasn't labeled in terms of what that material was. Couldn't tell whether that was or not, what that is being proposed as.

Mr. Billings: You talking about on the ends? the right and left side of the elevation?

Mr. Lewis: The T.

Mr. Billings: It's hardy board.

Mr. Billings: It's going to be the hardy. What we're going to use is we're not really using the on that. We had planned on using the... We're just going to do a mixture of the hardy lap siding and that in the middle right there. And that's what was on that one sheet. That's going to be what, I call it hardy panel or hardy sheets, to where it comes in pretty much a four by eight or a four by ten sheet that we can just put up there.

Mr. Lewis: Okay. We're seeing a lot of that. I don't know what the dimensions of that are. Not sure that's a great application there, of that. Corner windows picked over. Stack codes, vent stacks. Wasn't sure what was going on with those?

Mr. Lewis: Have they been removed? Looks like they have been removed from the facility.

Mr. Billings: Yes. Yes, we removed those. Yes. We actually removed all the fireplace all together up there just because of the code issue that Buddy had had and we didn't want to arise any problems with the need to be sprinkled or anything. So, we just did away with the fireplaces on the rooftop terrace altogether.

Mr. Lewis: Okay. Corner windows. Do we still have those?

Mr. Billings: We actually changed that a bit. It's kind of hard to see on that elevation but there's actually, they appear to be a corner window but it's got a post in the corner. So, they're real close to give it the feel of a corner window, but it's going to be two separate windows.

Mr. Lewis: Yeah. And I understand that you'll have or something in between. The question that I raised was the fact that you've got windows that are now facing each other, which means that there's not a lot of privacy between units with those windows. So, if they're always going to be closed with blinds, the question is whether useful. So, from a design standpoint, I don't know. Just raise that as an issue from a town home design standpoint. The images that I saw originally there was, there's this asymmetry with regard to the main body and there's a rigid symmetry with regard to entrance recess. That's the best way to describe it. I just raise that as an issue. It's an odd detail. Neither bad nor good, but it is an odd detail. I just want to raise that for the board. The other thing, the plans that I received last week, the plans did not correspond to the elevations. So, the window patterning was all different. Particularly the end walls. So, I wasn't sure exactly what was going on with those. I don't know if that's been resolved.

Mr. Billings: I have my architect here now. Did you match? Yeah, they match the floor plan. Yeah, those do match the floor plans that are there now big far as the window layout.

Mr. Hauser: Point of information would be nice to clarify that note, Craig, because there seems to be some dispute about the variation. Maybe you want to make sure we're all looking at the same pictures.

Mr. Lewis: Okay. And these are just a series of questions because they have them all together. I think one of the things that we talked about early on was units, the benefit of ed units is you've got windows. So, there were some odd window locations closets and bathrooms, and stairwell but not necessarily bedrooms and living spaces. So, I don't know if that's been resolved or not. But again, just raise that just to make sure that they are all consistent.

Mr. Billings: Yes, he added some windows on those ends for sure.

Mr. Lewis: Okay. And then the other question I had was I couldn't tell on the brick, the top right image that's up on the screen right now, you can't tell whether the siding, whether there's a profile between the siding and the brick or how they're meeting. Again, not necessarily an issue for preliminary approval. We'll definitely when get to the final, it's something to have a conversation about. And so, making sure that that's all taken care of. Like I said, that's a good example. That top right image, there's a lot of things going on there. You've got a lot of materials, you've got a lot of colors. And the challenge with all of those things is ultimately craftsmanship and maintenance. And when you have that many things going on, craftsmanship will show. Bad craftsmanship will show really well. And we've seen that with other situations like this where we've got lots of materials that are being joined, we've got lots of different colors that are trying to intersect with one another. They don't always get well executed. So, it's sort of cautionary, if you will.

Mr. Billings: Yeah, well I've definitely done, I've definitely done a lot of multi-family projects and had a big, huge mix of materials and textures and colors. And my guys are really, really good at the flashing details and making sure that we work that out and make sure that we use durable materials that will withstand the elements of the time for sure.

Mr. De Mark: Craig, can I jump in here real quick?

Mr. Lewis: Yes, I'm done.

Mr. De Mark: Oh, okay. I'm sorry. So, I guess we're a little lost here is... There's a lot of monotonous, or not a lot of detail on the back side, which I get is not the front of the building. But there's going to be people in your own community that are looking at the back side of this building and it's not very, it's kind of blah. So, there's no real detailed to the fenestration of those windows that are along the back. I don't know how you'd get to the HVAC unit because there's no door, that I see that goes from the back of that.

Mr. Billings: If you look on the floor plan, there is a door to get out there. There's an access door that's on the floor plan to get to there from the root top terrace.

Mr. De Mark: So, there's a door to the back for each unit?

Mr. Billings: Yes. Yes.

Mr. De Mark: Okay. And I guess I want to understand is, the other thing that's not real clear in these renderings is how the site plan itself works across the site. Is the front building, are they truly flat? Because I drove that property before I left town this week and I don't think that property is as flat as these drawings show them to me. I think there's some elevation change from the front of the property to the back of the property. And are the units in the front going to be higher than the units in the back? And where does the water go from all the roofs and all that work? How does that all work?

Mr. Billings: Well, yes.

Mr. Billings: The units along Magnolia will be slightly higher. Do you know the difference in Higher than the other units? Because of the acreage that we're dealing with, Eric's been talking to Jay Squire with, thank you, with the City of Spartanburg and there will not be a required retention pond.

Mr. De Mark: Okay. So, all of the surface water that comes off of the building and goes into those down spouts that I see on the back of the building are going go into some kind of catch basin or something?

Mr. Billings: This is Eric, this is my civil engineer, Eric.

Mr. Horton: My name's Eric Civil engineer for the project.

Mr. De Mark: I can't hear him. Is he talking?

Mr. Horton: I'm, not talking. I'm writing. Okay. Can you hear me?

Mr. De Mark: Yes sir. I can.

Mr. Horton: Just to start from where your question is started. Yes, there is some changes in the elevation. Basically, the intersection of Milan and Magnolia is a high point and everything falls from there. So, you're dropping elevation coming down Milan, coming down Magnolia, and then as you turn and go down Raindrop, you're dropping as well. Craig had brought up the two feet above the sidewalk, which we were aware of that and tried to design to that. However, and I think I sent an email out on this question, if there's any variance on that. Because it really hard to get the alleyways to tie in to the streets on each end and meet that without having incredibly steep driveway entries into each of the garage door areas on

If I put that unit number nine two feet above the Magnolia sidewalk, I'm three and a half, four feet above my tie in to the alleyway in the back where it's coming immediately off of that Milan intersection. I'm trying to make two feet. It's probably going to be closer to half that in a couple units. I think the majority of them will meet that two feet. They will step down. I think we've got four different finished floor elevations along the Magnolia Street units. Units 10 and 11 on the line, I think are the same elevation Storm water. We're trying to get all the storm water to run into the alleyways to where we can get it away from John Montgomery's properties behind us. And just to have it all run out to the right of way areas. There's no infrastructure in the area anywhere in the right of ways that is existing that we can tie into. So, if we put in the pond system in the ground, we have nothing to tie into.

Mr. De Mark: Okay. So, what you're saying though about the elevation change from the front to the back, does that mean that each building might be slightly higher than the other, which means that it's not truly a one building?

Mr. Horton: I think it is not each building. I think I may have two or three grouped together at one elevation and you have a step down in the foundation work for the next unit. And also, I have talked with Ray of what he can stand on the difference between the actual finished floor in the living space of the unit and the finished floor of the garage space. So front to back, I can lose some elevation coming down and have the garage floor quarter lower than what the finished floor is to eat up some of that change.

Mr. De Mark: What I think he's saying, and maybe I'm misunderstanding this or not hearing you completely, but across the nine units that go along Magnolia, each of those units might be slightly higher or lower adjacent each other. So, in the elevation, the rendered elevation, that's not truly accurate. It's not flat. It's going to slope down or slope up or slope up and down some way down that street. It's going to steer stuff, basically.

Mr. Horton: Correct. You'll have two or three changes in finished floor elevations for the eight units facing Magnolia.

Ms. Lynch: If Martin can scroll up to the sheet above that, Kevin will be able to see the... Oh!

Ms. Lynch: Page eight.

Ms. Babcock: There's five different elevations there.

Mr. De Mark: Oh yeah.

Lucy: It starts at 812 at the corner and then the last one is 808.

Mr. De Mark: 812. And what's the last one?

Ms. Lynch: 808.

Mr. De Mark: 811, 808. So, it's four feet across the entire site, right?

Mr. Horton: Correct. And that's just on Magnolia.

Mr. Lewis: You could do a two and two. That's not a problem. And just keep the building at the same finished floor elevation and not have to worry about stair stepping the individual units. But ultimately, that's your call to maybe!

Mr. Horton: Explain the two and two, the set of four and the lower set of four? Or are you talking about splitting up each of the quads into two separate floor elevations?

Mr. De Mark: 809 is the driveway and the garage. And then... Okay. It's just something that would really help us better understand what the facades all look like during this really long straight site. And the site is not this flat, so it's a little deceiving. I still think that I don't love the... I'm not trying to say negative words here, but the monotony of that rear facade is concerning to me a little bit. It just looks and feels very flat and the people that are in the two units that are overlooking the trees here that are going to also see five units are going to be not happy with that view. You know what I'm saying? The developer obviously got to sell, not me. But some excitement on that back facade, I think, would be really helpful to the project and helpful to the look of it. I get what's Craig saying about the extent of a lot of materials on the front, but I think you're neglecting the back and I think you need to somehow address the back.

Mr. Billings: I feel like I'm getting a little conflicting yeah, I'm trying to go with you guys too. I feel like I'm hearing, like I'm doing too much and now I'm not doing enough. And looking at what John's done on the neighboring property, those are just brown buildings on the back with a brown garage door. There's nothing to the back side of his. But that's just an observation I've made! But I'm glad to do whatever we need to do obviously to try to accommodate, for sure.

Ms. Lynch: The back of this doesn't bother me actually that much.

Mr. Billings: It's got brick on the back. It's got a mixture. It's got a different color garage door, it's got windows.

Mr. De Mark: Right. I think if you wanted to compare apples to apples with the Montgomery project, it's a little bit different in that it has internal circulation. Your project doesn't necessarily have that internal circulation.

Mr. Lewis: Kevin, just I guess to clarify, all of units actually face surrounding street. So, these are literally the backs of the units. There's no public space back there, garages back there. So, their upper square balconies are actually facing Magnolia, Milan and Raindrop.

Mr. Billings: Yes.

Mr. De Mark: So, I just misinterpreted the other three units would be looking out into the back.

Mr. Billings: Oh, okay. I see that Yeah, I see that now. No, everything faces the street. All the rooftop terraces face the street. Yes.

Mr. De Mark: Okay. Got it.

Ms. Babcock: I think what I would be interested in seeing is, we've had this discussion of we drop at least four feet across Magnolia? And your facade design is very horizontal and very vertical and really... If you've got at least five different elevations throughout that that your doors are coming in, where do that break? Are they coming in I mean.. Because you don't necessarily, at least according to these plans, don't have them in pairs where... Because really, these town homes being asymmetrical are designed in pairs, but that's really not how your finished floor elevations are set. So, does one suddenly have a much taller, a foot taller or foot shorter first floor?

Mr. Billings: Yeah, so I would say maybe we could group them in two so

Mr. Horton: Whole building shift or are you going to have a taller first floor to make up for that difference in this floor?

Ms. Babcock: Right. So, I guess my question is, where is your second floor?

Mr. Billings: I could do that. Actually, that's a good idea. Keep our elevations. What we can do is we can change the elevation on the first floor of each one just to keep the lines so it looks just like that. So, there may be eight foot or nine foot on the first building and as it goes down, we may step that up.

Mr. Hauser: I think I agree with Tori in that it would be nice to see it. Right now, we're not seeing it so we have to imagine what, are there differences?

Mr. Billings: If we change that first floor, it wouldn't change the drawings at all. It would stay as is you see them now.

Mr. Hauser: It would change maybe where the doors are, the front doors are. A little bit offset from each other or.

Ms. Babcock: Right. If would be that first-floor height that would change, interior.

Mr. Hauser: I think it would be nice before anything is approved finally to see actually what's going to be built so we can see, oh, look, those doors are not aligned or... It's just hard to imagine at this point.

Mr. Billings: Well, we could do that for the final drawing. We could come up with another rendering for the final drawing. Sure.

Ms. Babcock: Yeah.

Mr. De Mark Just a question. Craig, and maybe this is directly directed to you. Do we think that with elevation changes that aren't necessarily shown in this, that that's going to be achievable with the sidewalk expectations that are needed?

Mr. Lewis: Yeah. There's not to make changes to the sidewalk. Is that what you're asking about?

Mr. De Mark: Well, no, I'm just saying when they go back for final, I think the final needs to show the elevation changes in the rendering so that we understand what we're approving. And the stoop, the thing you talked about, the stoop at the front needs to be addressed. Understanding how the swerve across the site is, I think, very important. And I agree with you. I'm not sure I understand the, even though they're not truly corner windows, they are pretty close and you're going to be looking into someone else's house in the middle there. Or if they're two feet higher or two feet lower, maybe you aren't looking directly in.

Ms. Babcock: So that was one of my questions is, I understand constructability. It's definitely easier to leave at second floor across the same. But for facade interest, it might be better to stagger them. And that would also, again, with your corner windows, it would mean that you're not looking in. You got just a little bit of that shift if you did want to keep those corner windows facing each other on those two units.

Mr. Billings: Absolutely.

Ms. Babcock: I still don't know about that.

Ms. Babcock: Only can get so close to the mic. I was just saying that maybe if that second floor does shift, constructability wise, we were definitely keeping the second floor and the third floor and the fourth floor are all the same or easier. But if you had them in pairs where they did shift a little bit with that grade, A, it might create a different visual interest across the facade and not make it look, I don't know, look so linear. Breaks some of that, just that very long perspective up on that block that we're creating right now. And then the other thing is, again, with the windows that face each other, if they were staggered vertically, then you'd have a little bit of change. You wouldn't be staring quite... You might be staring at your neighbor's knees instead of his shoulders.

Mr. Billings: That's probably the way you split it every two units, maybe. Have to look at that. That's something we can look at.

Mr. Hauser: It would be good to see it, I think.

Mr. De Mark: I think the stair stepping of the elevation's going to help the elevation overall. I also think that modifying the plan a little bit on the units that are truly back to back is going to help as well. I agree with both of those points.

Mr. Lewis: You got to state your name.

Ms. Billings: Elizabeth Billings. From a real estate perspective, having windows and natural light certainly helps with the aesthetics and value. Intrinsic value, maybe. Maybe not fair market value. But it certainly helps to have the additional windows and natural light. I hear time and time again when there aren't enough windows or the windows are inadequate that it's dark and it's not as attractive. People like to have the option of the windows. But certainly, if they're concerned about the neighbor being able to see in, they have the option of putting blinds up as well if that's a concern for them. I'm just thinking from a marketability standpoint that one of the bigger negatives that I hear when touring homes with people is there are either not enough windows or the windows are not very efficient. There are smaller windows probably for this type of concern. But I think considering you have blinds or shades as an option, if you're concerned about your neighbors being able to see into your home. I just wanted to add that comment to the conversation.

Mr. Billings: I definitely find that it's easier to shade a window than it is to add a window later.

Ms. Lynch: I think this is a unique case because it's almost like you have a window looking from one unit into another. They are, I don't know, four feet apart or something.

Mr. De Mark: Okay. Let's keep the focus on what we can approve tonight. Martin, do we need to do a public hearing?

Mr. Livingston: We need to, yes. Does Lauren have any comments?

Ms. Rogers: No, I don't have any comments at this time.

Ms. Lynch: Do any members of the public want to speak for this project or against it?

Ms. Billings: Elizabeth Billings again. I obviously am speaking in support of this project. There are certainly not enough homes for purchase, whether it's single family homes or town homes. And we're trying to add that ability for someone who is wanting to start out and purchase a home that maybe can't afford a single family home, and or college students, parents that don't want to pay rent, but would be able to sublet the individual rooms to their classmates who are trying to provide options to the community that has a downtown accessibility and connectivity close to the campuses, close to downtown, restaurants, shopping and support the downtown community. So, we are trying to provide a mix of whether you're able to purchase a single-family home or a town home. We feel that this will be attractive to young professionals that don't necessarily have time to do the maintenance and the landscaping of their home. So, we've been researching the community, what is available, what is not available. And this project, in our opinion, was answering some of those things that were not readily available in the community currently.

Ms. Lynch: Thank you.

Mr. Hauser: Thank you.

Ms. Lynch: Is there anyone else? Okay, we're going to close the public hearing. Is there any other comments from Craig, Kevin, Lauren, Lucas, Tori?

Mr. Hauser: I might have a couple but I can go after someone else.

Ms. Babcock: Lead us off.

Mr. Hauser: I love this area. I park my car in the parking lot near these on Raindrop and walk along Raindrop to Church Street, as does my wife. I just noticed that, I wanted to know why the Raindrop facade was all white, but the Milan facade had the brick cladding. And I just think that's a question I have. Is there something that be considered there?

Mr. Billings: If we go back to the elevations, you can see the units that do face Milan. They do have the... The only reason you see that facade on the side, that's the....

Mr. Hauser: That's Milan right there.

Mr. Billings: Yeah, so you can see the one that faces Milan right there. It looks just like the front of this one.

Mr. Hauser: I'm talking about the, I'm sorry, the brick cladding along the first floor of the Magnolia structure.

Mr. Hauser: Yeah. On Raindrop, which is to the left right here. Yeah.

Mr. Billings: Okay. If that's done that way, that's a mistake. And that will be corrected. So that will be, I see what you're saying now.

Mr. Hauser: Awesome.

Mr. Billings: Yeah. Yeah. It should look just like the one on the other side. You're right.

Mr. Hauser: There was a lot of ideas that Kevin and Tori and Lucy and Craig brought up, but I think I would like, I'm sure others would like to see renderings of some of those elements such as the knee wall that she mentioned, the mailbox. Or at least put it in the plans. I'm not sure that knee wall is there to cover those HVAC units from the street. And obviously, the elevation problems that we were also discussing. And just one other point of information. You mentioned that the was hardy board, but on the materials list, I think on page 15 it's called stucco, which I think might be Craig's question about the material?

Ms. Lynch: Very last page.

Mr. Hauser: There's another material list that's under drawing notes under on the...

Ms. Babcock: Yeah, the elevation shows stucco.

Mr. Billings: The true

Mr. Hauser: Okay.

Mr. Billings: Yes.

Mr. Hauser: Okay. So just to clarify.

Mr. Billings: Yes.

Ms. Lynch: Okay.

Mr. Hauser: Thank you. And another thing just to keep in mind, I've always wondered, I love glassy light. I think that's a wonderful thing you're bringing to the community, but the sun can really heat up an apartment and I just wonder if there's any specification about the environmental qualities of the glass that would be specified.

Mr. Billings: Yes, it will be insulated with the argon gas. Excuse me. And specifications and my HVAC guys will run calculations for that glass.

Mr. Hauser: Environmental study. Okay, thank you. I think that's, yeah, the last of my comments. Thank you.

Ms. Lynch: Anyone else? Comments? Final comments? So, this is an application...

Mr. De Mark: I don't have any more comments.

Ms. Lynch: Okay. This application is for preliminary approval and I think that we can preliminarily approve the site plan and the concept with the things that we talked about that when you come back next time or whenever it is for final.

Mr. De Mark: One thing. I just want to make sure we're clear for the applicant.

Ms. Lynch: Yeah.

Mr. De Mark: I think what we need to see, Craig, I'm going to look to you to help just a little bit. We need to see the things you discussed, the stoop, the elevation as it relates to the site plan and how the final rendering's going to look, understanding the stair step, however the site plan works out. And some of the

discrepancies in the elevations from Raintree versus Milan that Lucas picked up, those three big things. And then also, I don't know. I might have missed this. Is the code issues that Craig mentioned in his memo resolved?

Ms. Lynch: It sounds like those things are resolved and it sounds like we just need a tune up of the drawings to catch them up to everything.

Mr. Billings: Just going to stay up here. So yes, far as when I talked, I talked directly to Buddy last Friday and he said if I opened that area up that we already have opened up and he would allow us to have the bathroom, this is probably the part you didn't hear. He would allow us to have the bathroom in the stairwell. And if I could provide him some pictures of some town homes that had these balconies like that, and we did, we sent, and I think a lot of people were on that about three or four different town homes that were like this in Greenville. So, we provided that to him. So, I think he's good.

Ms. Lynch: Okay.

Mr. Hauser: Were you talking about the code? And Kevin, were you talking about the code involving the sidewalk street scape?

Mr. De Mark: I was more concerned that there was a comment in Craig's memo about the IBC versus the IRC, I think he referenced. And I just wanted to make sure that that was addressed. Obviously, we can't veer from the code and I just want to make sure that whatever ultimately gets approved by the building department doesn't adversely affect the design of the build.

Mr. Billings: We've already made the changes.

Mr. De Mark: Great.

Mr. Billings: Everything you see there should be fine.

Mr. De Mark: Lucy, let's see if we have enough votes to preliminarily approved based on those caveats.

Mr. Hauser: I have one more point from Craig's comments, which was that the windows and the doors don't align on the front facade in that recessed columns. And I thought that was an astute thing. I don't know if that was intentional or not.

Mr. De Mark: Sir, Ray, I think there's a specific sketch that the city has about stoop, what it should look like. Craig, is there something in the code that says there's two steps and then there's the door to create that stoop effect, right?

Mr. Lewis: Yes.

Mr. De Mark: Okay.

Ms. Lynch: Can I ask one more question?

Ms. Lynch: So, I like this roof area. Part of it's covered, part of it's not. And if you're putting a railing around the condenser units, is there any way that could just be enclosed in its own thing and the roof terrace goes all the way through so you can get some eyes on the street down in the parking? That's just an idea that I was just think about.

Mr. Billings: I think that maybe if we push the units off to one side, maybe. But we could look at that.

Ms. Lynch: It just seems like it would be cool.

Mr. Billings: But we could look at that possibility.

Ms. Lynch: It just seems like it would be cool if you could see back door to see who's coming.

Mr. Billings: Yeah. I see what you're saying.

Ms. Lynch: In the garage area. Anyways.

Mr. Billings: I think that's something we can look into.

Ms. Lynch: Okay. Okay.

Mr. Billings: Just depends on the amount of units that's going to be required.

Ms. Lynch: Oh, the units. HVAC units. Okay.

Mr. Billings: Yeah.

On a Motion by Ms. Wallace-Babcock seconded by Mr. Hauser, a preliminary approval of the site plan, the idea, come back with updated site plans and elevation and with the items on new checklist available online for next month's meeting.

Ms. Lynch: Do we have a motion to give preliminary approval?

Mr. De Mark: I second.

Ms. Lynch: All in favor? Sorry?

Ms. Babcock: Just, I'll make the motion to preliminarily approve.

Ms. Lynch: And we have a second from Kevin.

Mr. De Mark: I do not approve.

Ms. Lynch: Do not approve. Okay.

Mr. Livingston: Who made the motion? Who made the second?

Ms. Babcock: I made a motion to approve. Do we have a second?

Ms. Lynch: Not Kevin, I guess. I'll second that. In favor.

Mr. Hauser: With the caveats that all these changes can be... I think I'd like to see the revisions. I'm very excited about what this project represents, but it's hard to... I think a preliminary approval is with the caveat that a list of changes will be addressed with the renderings and plans, and the plans and the renderings will reflect each other. I can vote for that.

Ms. Babcock: My motion failed. And we'll do a motion to approve with the... You going to make the motion, Luke? So, you can repeat that? Yes.

Mr. Hauser: Kevin and Lucy, is the right thing to do to vote to come up with the next step? Or is the something that the board can just say, "Come back with next steps"? I don't know what needs to happen in terms of voting. It's new for me.

Mr. De Mark: I'm sorry. I didn't hear what you

Mr. Hauser: I was just looking for some advice. I think whether it requires a vote or whether it just requires us saying we look forward to seeing revisions, I'm open to either one of those processes.

Ms. Lynch: Did you hear the question, Kevin?

Mr. De Mark: No, I didn't hear the question. Sorry. Can you say that again?

Ms. Lynch: The question is, do we give preliminary approval with all the items that we talked about or do we just ask them to come back with the tuned up drawings and everything?

Mr. De Mark: I think the next step for them is they come back with updated drawings, complete package and we look at this one more time. That's my gut. I just think there are a lot of open-ended thoughts here. And the site plan is not, in my mind, the site plan is not a hundred percent there with the elevation changes. And I'm not comfortable approving that until I understand that. I didn't hear the total vote. I'm sorry.

Ms. Lynch: Well, we haven't voted yet. I'm wondering if we can give preliminary approval to the site plan idea.

Mr. De Mark: Yeah. I think I would approve the site plan itself.

Ms. Lynch: Okay.

Mr. De Mark: I just don't know that I'm... I'm not ready to approve preliminary approval until I understand how the buildings work with the elevations on the site. That's my concern.

Ms. Lynch: Okay. Make the motion.

Mr. Hauser: Can I move to approve the site plan, preliminarily approve the site plan?

Ms. Lynch: I second that.

Mr. De Mark: Yeah. If someone wants to motion to approve the site plan, I'll approve the site plan. That's fine.

Ms. Lynch: Okay. I think that's-

Mr. De Mark: But until I understand how the elevation works across the site, I want to see it again before we... And maybe they come back again and it's a hundred percent packaged, but we can go right to final.

Ms. Lynch: Right, right.

Mr. De Mark: If it all makes sense and it works.

Ms. Lynch: Yes.

Mr. De Mark: It could be a final right there. I think we need to see it on the site plan and we need to understand the grades and we need to understand how it's going to look from Magnolia and how the transition from the higher side of Magnolia to the other side of Raintree.

Ms. Billings: Raindrop.

Mr. De Mark: there's slope here and I don't see it with what's been presented.

Ms. Lynch: So what I'm hearing is that we will move to give preliminary approval to the site plan, the idea, and then between now and if you're coming back at the next meeting with everything. And in the meantime, Craig and Martin, hopefully everyone can work together between now and then to...

Mr. Livingston: So the site plan is approved and you're asking the applicant to come back with what at the at the next meeting?

Ms. Lynch: All the things for final, everything that's on the list for final.

Ms. Billings: Can we be very specific of what that is so we're efficient with you guys' time and ours as well?

Ms. Billings: Is it possible for someone to email back the list that we need to... Well, what it is that we need to provide for the next meeting?

Ms. Lynch: Yes. I think it's fairly, I think it's on the website and maybe Martin can send it.

Ms. Lynch: Martin will have the notes. Yeah.

Mr. Livingston I'll discuss it with Craig and prepare a list.

Mr. Billings: That checklist that can show the elevation and step down, doesn't say that on there.

Mr. Livingston: Actually, it does.

Ms. Lynch: Okay. Said that it was going to be quick.

Meeting adjourned at 6:41 PM.



Kevin De Mark, Chairman