

Meeting Minutes of the Design Review Board (DRB)
Meeting
“Tuesday”, August 7, 2018

The Design Review Board (DRB) met in the City Hall Council Chambers on Tuesday, August 7, 2018 at 5:30 P.M., with the following members in attendance: Ricky Richardson, Mike Henthorn, Tip Pitts, and Kevin DeMark. Gabriela Giron was absent. Representing the Planning Department were Natalia Rosario, Planner III, Apoorva Kumar, Associate Planner, and Julie Roland, Administrative Assistant. Assistant City Manager Chris Story also attended the meeting.

Roll Call

Mr. Richardson, the Chair, called the meeting to order and 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 four out of five Board Members were present, constituting a quorum; and he went over the procedure for the meeting.

The Agenda for the August 7, 2018 meeting was approved by acclamation.

Old Business – None.

New Business:

Public Hearing regarding Preliminary Review and Commentary for proposed new construction of a 200 unit Housing Development at 215 E. Daniel Morgan Avenue, TMS#7-12-06-084.00. The property is zoned DT-5, from David McCutchen, McCutchen Engineering Associates, Applicant.

Ms. Rosario, Planner III, came forward and was sworn; and she entered the Meeting Packets the Board Members had previously received by email; tonight's presentation and slides into Evidence as Exhibit A. She said Staff's recommendation was the Board Members grant conceptual approval, subject to a couple of notes provided in Craig Lewis' memo regarding the project, and the Design Team was present to give their presentation to the Board Members.

Mr. Greyson Goon, Torti Gallas & Partners Architects came forward and was sworn; and showed and explained a slide of the overall site plan for the Liberty Street site, which he said was bordered by East Daniel Morgan Avenue on the north side; Silverhill Street on the south; and Liberty on the west. One of the important aspects of this site was that it was adjacent to Barnet Park Amphitheater; and he said the pedestrian connections would mainly come from the south coming up Liberty Street. He explained to the Board Members there were a lot of challenges to the site, which was there was a lot of topography on the site, a lot of grade change; a storm detention pond in the middle, as well as many easements that could not be built upon. Mr. Goon said even with all the challenges; he felt the design team had come up with some very good solutions, which he hoped they would agree with. He explained for this site they had four apartment buildings proposed, three (3-story) and one (4-story), a clubhouse, and a row of ten townhomes. He said they had fronted their buildings along the street edges with the front doors off of the main streets, and they were also screening the interior parking, in an effort to try to be a good neighbor to the community. There was a lot of topography along East Daniel Morgan, and the buildings would step from the east to the west as well as dealing with grade changes; and he explained there would be some basement units in Building D, as well as some underground parking tucked under Building C. Hopefully the amenity in the middle would actually become an amenity with nice landscaping regarding walls and the way they would try and treat that area. Mr. Goon said the main pedestrian and vehicular access to the site would be off of Silverhill Street. He said as you entered the access area, they had tried to create more of a destination access, so that as you came down the street you would actually see a gazebo, landscaping, as well as the community pool and bathhouse in the back. There was a loop road that went around the pond which will feed into the parking and the apartment buildings. He said at the southeast corner near Barnet Park they had situated their clubhouse which was a pretty prominent spot on their site plan. He referenced slides and explained the precedent they were kind of looking at as they decided on styles were images from Spartanburg, and some from Downtown Spartanburg; and he said the primary style for the apartments and the townhomes would be the Italianate Style, and the clubhouse would be a more

simplified style with clean lines which would keep going regarding the materials they planned to use as well. The proposed Building A which would be a three story apartment building with two enclosed corridors. It would be a mix of studio apartments; 1 bedroom 1 bedroom with den; 2 bedroom, 2 bedrooms with den; and 3 bedroom units. He showed and explained slides of the following:

Apartment Building A (mix of the following)

Studio Apartments	540 sq. ft. approx.
One Bedroom	720 sq. ft. “
One Bedroom/Den	900 sq. ft. “
Two Bedroom	1080 sq. ft. “
Two Bedroom/Den	
Three Bedroom	1260 sq ft “

Apartment Building B

Mr. Goon explained Building B was a lot like Building A. He explained Building B had three corridors and the three buildings followed the grade as they move along Daniel Morgan. Building B would have tucked under units to accommodate the grade change.

Apartment Building C

He showed the floor plan and showed the tucked under parking on the basement level, and then some of the units as they began to populate the first floor. Mr. Goon said on the plans at the Corner of Silverhill and Liberty they were showing a blank space for the moment, which would become the lobby space, as well as the mail room for the entire development. He showed slides from the second through fourth floor.

Mr. Goon showed slides of the facades they had developed so far, and said they would be Italianate style and would have a brick base and fiber cement board siding with that being the primary material of the facades, and they would have a lot of PVC brackets, as well as more ornamental pieces and cornices. He showed slides of where there would be some two and three story porches and said they were in line with the style. He said there would be ten townhomes in the project which would be at the corner of Liberty and East Daniel Morgan and continue down Daniel Morgan Avenue.

Mr. Richardson asked by the term townhomes, did that imply they were going to sell them or would they be rented.

Mr. Goon said they would be for rent; and they would be two bedroom/dens; and the dens that faced out on the ground floor could actually be made into a third bedroom. He showed elevation drawings and said there was a lot of grading they still had to work out. Slides were shown of the townhomes. The clubhouse would be at the southeast corner of the site adjacent to Barnet Park; which would have a leasing office, conference room, work rooms, a main club room, fitness room, bathrooms, yoga studio and steam room. On the basement level because of the grade, they would have lockers and utility storage. More elevation drawings were shown.

Mr. Pitts asked would the pool have its own restroom facilities and would it be conditioned space.

Mr. Goon said that would not be air conditioned space.

Mr. Peter Collins, Developer came forward and was sworn; and he informed the Board Members they originally had the pool by the clubhouse. He referenced a slide and said there was just so much grade; and regarding the retaining wall, that it was just not feasible. He also explained the pool and the activities within the development community needed to be in the center. Mr. Collins explained when you drove into the community you would see a lot of green, a gazebo, etc., and see an active center as opposed to just staring at cars or a parking lot; and he explained it was cheaper to do it this way, instead of trying to put the pool on the type of grade they were facing if they had put them together.

Mr. Richardson said he knew that trash was an issue and asked if they had figured out where the location of the dumpster would go yet.

Mr. Goon said they had not figured that out yet.

Mr. Collins said they were looking at a central compactor type site down below the clubhouse.

Mr. Pitts asked about parking on Daniel Morgan.

Mr. Collins explained there would be no parking on Daniel Morgan.

Mr. DeMark asked in which building the lobby would be located.

Mr. Collins explained the lobby, storage, meeting area, and common area would all be in Building C. He said the City's Consultant Mr. Lewis had looked at that area and said they should put retail in there without talking to them about it. Mr. Collins said they did not have the room for it, or the budget to create retail for an area that he explained would be hard to lease out to a retail tenant. He said if they were getting approval only pursuant to the consultant's request that retail be put in there; he would say they needed to stop and discuss it. They never planned on retail, and the first time they had ever heard mention of any retail was when the consultant had suggested retail. Mr. Collins explained even if it was just a little coffee shop they did not have the parking for it.

Mr. Henthorn said that was not a requirement with Building C. He explained the only requirement was there needed to be at least 15% of glazing along the lower level in the DT-5 district so that at some point in time (which could be 20 years from now) so that it would not be prohibited to becoming retail. He felt like that was what the consultant was trying to say; because realistically in twenty years, it could change to something else. Mr. Henthorn asked Mr. Collins if they had 15% glazing there which would need to be shown on the final.

Mr. Collins felt they had plenty of glazing there, but he would check on it; and he also felt they would end up showing more doors as well.

Mr. Goon said they would end up showing more doors and windows that would also help on the percentage.

Mr. Henthorn said he would like to ask the City a question; and said the Regulating Plan originally showed Converse Street going through to Daniel Morgan, which from an urbanistic point of view had made a lot of sense to him. He said with this plan it had eliminated that, and was there some reason that it happened that way; because now it would become a type of super block with no street and he was not sure how you would access that.

Assistant City Manager Chris Story came forward and was sworn; and he referenced a slide and said the topography and stormwater infrastructure just to the right of the image was pretty significant and they had not envisioned bearing the cost of bridging and dealing with that in this phase of development. He said they were now working on a single family development that would be an infill project just to the east of that; and neither project they were working on now was seeking to have that connection through. He explained the City could look at that further and get them something further as well.

Mr. David McCutchen, of McCutchen Engineering Associates came forward and was sworn. He explained for the record that everything they saw on the plan right now was within their property lines. He said their current preliminary grading plans did show the challenges and how tight it was; and again they were in the preliminary stages and hopefully with their support they would be able to have detailed grading plans next time; that was part of their challenge in making the site work.

Mr. Henthorn said the building looked pretty nice; but he asked Mr. McCutchen from a topography point of view, was there anything that would keep Converse Street from going through there.

Mr. McCutchen explained.

Mr. Henthorn explained that his point was that some twenty years down the road, if that street wanted to go through there, if there was some sort of structure there it would limit that from happening.

Mr. McCutchen said what he was referring to at some point there; was an off-set area.

Mr. DeMark felt it was important to make sure they had flushed out the trash issue when they came back before the Board Members.

Mr. Richardson asked the petitioners if they had been in contact with Craig Lewis regarding his commentary for the project.

Mr. Collins said he had not seen a copy of the memo from Mr. Lewis regarding his comments for tonight's meeting.

Assistant City Manager Chris Story said he would forward the Design Team a copy of Mr. Lewis' memo.

Mr. Pitts said he would encourage them to keep the one area as a flexible space regarding retail at some point down the road.

Mr. Collins explained it would certainly be flexible which he explained to the Board Members regarding lockers regarding mail/shipments. He said they will look at the glazing and will create a better look for the development. Mr. Collins said he was very proud of the design and the project.

Mr. DeMark asked if they could talk about where they would be putting the mechanical equipment.

Mr. Collins said they were not to that point yet.

Mr. Richardson informed Mr. Goon he was delighted the City had been working with them about providing a multi-use path between Silverhill and Liberty area which he would definitely encourage and endorse.

Mr. Collins showed a slide and explained what they were doing regarding that; and he said that had been addressed in their comments to Mr. Lewis.

Mr. Richardson said he would like to thank everyone for a great meeting tonight.

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

A gentleman came forward and said he owned 130 E. Daniel Morgan Avenue and asked if it was just going to be apartments.

Mr. Richardson said they would be apartments in one area and townhomes in another area.

Mr. Richardson asked if anyone else wished to come forward just to ask any questions or if there was anyone who wished to speak against the petition to come forward. No one else came forward. Mr. Richardson closed the public hearing.

Board Comments/Deliberation:

Mr. Pitts felt it looked good, but would also need a final landscape plan.

Mr. Richardson said all they were asking for tonight was conceptual approval.

A motion was made by Mr. DeMark to grant conceptual approval; and he was seconded by Mr. Henthorn. The motion was unanimously approved by a vote of 4 to 0.

Public Hearing regarding Preliminary Review and Commentary for proposed Redevelopment of 142 Magnolia Street, TMS#7-12-20-001.00. The property is zoned DT-6, from Tara Hile, SHLTR Architect, Applicant.

Ms. Rosario came forward and was sworn; and she submitted the Meeting Packets the Board Members had previously received by email; tonight's presentation and slides into Evidence as Exhibit A. She referenced a slide and said this building was the former Social Security Building that had been vacant for some time. The proposal is to add additional construction on the top for residential and parking underneath. Staff was recommending preliminary conceptual approval.

Ms. Tara Hile, SHLTR Architects, out of Greenville, S.C. came forward and was sworn. She showed some slides and said it was one story on the Magnolia Street side, and two stories on the back side. The main idea was to keep the theme of the original building, but to enlarge the openings and paint the building and add some new awnings and give it a very nice clean feel.

Mr. Richardson asked Ms. Hile if there was parking underneath the building.

Ms. Hile said there was not, that there was an entry in the back close to where the existing drive was; and she explained it was very deep in the back. She said the plan was to have entry on the Spring Street side, and some community leasing space to give it some presence. Currently there was an electrical room that was on the back side which will come off the buildings and the openings would get bigger on the Spring Street side. They would not need any additional parking spaces (they planned to have eighteen apartments and eighteen parking spaces, there would be no parking on the street. The storage and trash, etc. would be hidden on the lower level. She explained there would be an open air gate that would shield the entry drive and create security, and it would either be steel, metal or aluminum. The gate would be 18 feet wide and would be recessed into the building. Ms. Hile said on the Magnolia Street side would be what they were calling the first floor where there would be two or three commercial suites; and they had two existing entrances there and they would be adding two new ones for a total of four entrances to the commercial suites. There was a private entrance that would be for residents only; and she showed a slide of the circulation corridor. She explained there would be an elevator there that would take people to all four floors. She explained there would be four residential units on the Spring Street side with balconies and awnings in order to make the elevations look a little bit better. The second and third floors would be basically the same with seven residential units on each of those floors, which would be a mix between one and two bedrooms.

Mr. Richardson asked if there were any plans to put anything on the top.

Ms. Hile explained on the third floor they would be stepping in the new additions; and the mechanical units would be hidden on top of the fourth floor. She explained materials would be painted brick, clapboard siding, some wood siding, with some dark bronze accents and a blue-gray accent and steel railings, also some cement sidings. Not a lot of color.

Mr. Henthorn asked was it the intention that the brick be painted as dark as swatch, or would it more like the rendering.

Ms. Hile said it would be more like the rendering. She asked if the brick rendering was o.k. with the Board Members.

Mr. Henthorn said it was o.k.

Mr. Richardson said he thought the proposal looked great and was a definitely a big improvement.

Mr. Richardson opened the public hearing and asked anyone who wished to speak in favor or in opposition to the request, or who just had questions, to come forward. No one came forward. Mr. Richardson closed the public hearing.

Board Deliberation:

Mr. Richardson moved to grant conceptual approval as presented; and he was seconded by Mr. Pitts. The motion was unanimously approved by a vote of 4 to 0.

Staff Announcements:

Assistant City Manager Chris Story informed the Board Members that he had received an email from Gabriela Giron that she needed to resign her position on the Design Review Board, and they would now have one vacant Board Member Position effective immediately.

There being no other business, the meeting adjourned at 6:25 P.M.



Ricky Richardson, Chair

Edited by Julie Roland, Secretary