

**Meeting Minutes of the Design Review Board (DRB)**  
**Meeting**  
**Tuesday, October 6, 2015**

The Design Review Board (DRB) met in the City Hall Council Chambers on Tuesday, October 6, 2015, at 5:30 P.M., with the following members in attendance: Ricky Richardson, Bill Joslin, and Tip Pitts. Mike Henthorn and Jessica Greer were absent. Representing the Planning Department were Assistant City Manager Chris Story, Julie Roland, and Natalia Rosario.

***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 three Board Members were present, constituting a quorum; and he went over the procedure for the meeting.

The Agenda for the October 6, 2015 meeting was approved by acclamation.

***Disposition of the Minutes from the September 1, 2015 Meeting Minutes:***

Mr. Joslin moved approval of the minutes from the September 1, 2015 meeting; and he was seconded by Mr. Pitts. The motion was unanimously approved by a vote of 3 to 0.

**Old Business** – None.

**New Business:**

***Public Hearing regarding approval regarding proposed new construction of The Broadview Apartments to be located at 191 E. Kennedy Street in the DT-6 District, along the eastern edge of the Kennedy Street Parking Garage, from Tara Hile, AIA, McMillan Pazdan Smith Architecture on behalf of Andrew Babb, NAI Earle Furman, Developer/Future Land 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 into evidence, as Exhibit A. He informed the Board Members at their previous meeting held on September 1, 2015, the general sentiment of the Board Members seemed to be that they all appreciated the basic form of the building, as well as many of the aspects; but one of the concerns of the Board Members which related to the eastern front of the building regarding the pedestrian experience regarding retaining wall along the front side of the property. Mr. Story said the architect had tweaked the plans and they were present to present those to the Board tonight.

Ms. Tara Hile, AIA with McMillan Pazdan Smith Architects, Greenville, SC came forward and was sworn; and said based on the comments she had received at the last meeting, she had adjusted the retaining wall that bordered the Converse Street side, and she showed some slides that were shown at last month's meeting, and some slides regarding the changes made. Not much had changed as far as the plans went; she tried to address the fact that they did not want the wall so large and were able to drop the railing a bit so it would not be so tall and have an issue with the grade to help with people crossing, but other than that there was not a large change related to the plans. Other than that, at the last meeting the Board Members had discussed what would happen to Converse Street regarding the Rail Trail. She said what they would *like* to see was a little bit more of a buffer where they could start to slope the grade; but right now since they did not know those plans yet regarding the Rail Trail, what they saw was the sidewalk and a little bit of a landscape buffer as the site started to slope toward the higher end of the site.

**Board Questions:**

- Mr. Pitts asked about the right-of-way/property line. Ms. Hile thought it was still owned by the City and it had not been established yet, but thought it would probably be at the back of the sidewalk, or that it would be either the wall or the sidewalk.

- Mr. Richardson asked how wide would the proposed existing sidewalks be from the planter out towards Converse Street. Ms. Hile felt it would be about seven feet.
- Ms. Hile showed a slide of the new design regarding the elevation of the building and the wall at the upper and lower corners. She explained they had tried to create some diversity to break up with some variation regarding the wall area versus railing and planters, and had also put in a built-in bench.
- Mr. Richardson felt the changes she had made were quite an improvement from the last meeting.
- Ms. Hile said it proposed for more interaction now with the pedestrians.
- Mr. Richardson said Mr. Pitts had previously emailed a comment about some of the landscaping earlier; and wondered if anything had changed regarding that issue. Ms. Hile explained at this point there was not any specific species that had been picked out.
- Mr. Pitts asked how wide was the buffer strip between the wall and edge of sidewalk moving up the hill. Ms. Hile thought it was about four feet.
- Mr. Pitts thought it would be better to put in more canopy trees than the planter itself.
- Mr. Pitts asked about the courtyard. Ms. Hile explained it would be brick pavers or score and stain concrete. She also said there would be a Bocci Ball court long ways along the wall, and there is a retention system beneath it where all the stormwater would be held.
- Mr. Joslin asked if there was any way to address the timing of the Rail Trail improvements and the construction of the building in order to answer some of these unknowns.
- Assistant City Manager Chris Story said there was not a definitive timetable in place yet; and he explained there were Federal Funds involved on the Rail Trail extension work; and it was a slow step-by-step process.
- Mr. Richardson said since this was public record, he felt the Assistant City Manager knew what the Board Members felt would be a good design; and he also felt he would take all the Board Members comments into consideration when the time came.
- Mr. Pitts felt there needed to be canopy trees along the street to help anchor the height of the building. He would be a little concerned about sticking canopy trees in a planter with limited root space when you could do understory trees.
- Mr. Richardson asked could you put canopy trees in a four foot wide street.
- Mr. Pitts said in front of Wild Wings they had four by eight.
- Mr. Richardson told Ms. Hile they would love to see the landscape plan when they got that far; and they would also like to see streetscape as well.

Mr. Richardson opened the public hearing and asked anyone who wished to speak in favor or in opposition to the proposal to come forward. No one came forward. Mr. Richardson closed the public comment portion.

Board Deliberation:

- Mr. Joslin felt it was a remarkable improvement from what they heard last time.
- Mr. Richardson felt it was remarkable, and the feel of the scale of all was quite an improvement.
- Mr. Pitts felt the demographics were incredible.
- Mr. Richardson said if this goes forward he would like to see the landscape plan; not for them to vote on but felt the street scape landscaping would be important.
- Mr. Pitts said technically it was not required to have a landscape plan because there was no parking.

Mr. Richardson moved to approve the plans as presented and was seconded by Mr. Joslin. The motion was unanimously approved by a vote of 3 to 0.

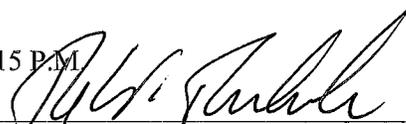
Mr. Richardson felt Ms. Hile as well as the Board Members had done a very good job.

**Re-election of Chair and Vice Chair**

The Board Members wished to wait until there was a full board present; and asked this be put on the next agenda.

There were no Staff announcements.

There being no other business, the meeting adjourned at 6:15 P.M.

  
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Ricky Richardson, Chair

Edited by Julie Roland, Secretary