

**Meeting Minutes of the Design Review Board (DRB)**  
**Meeting**  
**Tuesday, June 6, 2017**

The Design Review Board (DRB) met in the City Hall Council Chambers on Tuesday, June 6, 2017 at 5:30 P.M., with the following members in attendance: Ricky Richardson, Mike Henthorn, Tip Pitts, and Gabriela Giron. Mr. Joslin was absent. Representing the Planning Department were Natalia Rosario, Planner III, and Julie Roland, Administrative Assistant. Assistant City Manager Chris Story and City Manager Ed Memmott also attended the meeting.

**Roll Call**

Mr. Richardson, the Chair, stated that notice of this meeting was posted and provided to the media 24 hours in advance as required by the Freedom of Information Act.

Mr. Richardson said four Board Members were present, constituting a quorum; and he went over the procedure for the meeting. Mr. Richardson welcomed New Board Member Gabriela Giron to the Board.

The Agenda for the June 6, 2017 meeting was approved by acclimation.

**Old Business** – None.

**New Business:**

***Public Hearing regarding request for the proposed addition to a residence located at 167 Alabama Street in the DT-5 District from William J. Gray, McMillan Pazdan Smith, Architecture, on behalf of Lona Gomez, Owner. The parcel is further identified as TMS#7-12-11-029.00.***

Ms. Natalia Rosario came forward and was sworn; and she entered the meeting packet the Board Members had previously received in their meeting packets, as well as the presentation and slides, and an email from Dylan McKnight, an employee of Stantec Architecture and Design Consultants who had gone over the proposal and noted some of the differences in what was proposed and what the Code called for, as Exhibit A. She said Mr. Gray with McMillan Pazdan Smith Architecture was present to present the request.

Mr. William Gray, of McMillan Pazdan Smith Architecture came forward and was sworn and said he had been working with the Owner on the project; but he was here because his name had been put on the application. He just wanted to encourage the Board Members to really focus on the sighting of the structure (as they, the designers saw the sight, and how they saw the streetscape, and said it was a little bit different than what the Design Code called for. He explained that Mr. Glenn Campbell of McMillan Pazdan Smith was present to give the actual presentation.

Mr. Glenn Campbell, Architect with McMillan Pazdan Smith Architecture came forward and was sworn. He referenced a slide of the location map for 167 Alabama Street and oriented the Board Members to the site and the surrounding area. He showed another slide and said they were in the DT-5 District and mentioned the setbacks; and he also showed an aerial slide of the property. He showed the property highlighted in white in another slide and said what they were trying to do was to maintain the street edge of the structure as it was. He said on the back side of the site where the detached garage was there was about seven feet. He said what was interesting regarding the adjacent property was there was a finger that kind of stuck out that provided more than enough for a fifteen foot setback, and that there was very little that could go in that area. There was also a parking lot back there and some over-head power lines. He informed the Board Members even if something else came on that property in the future and came up to the street edge it would still be a nice transition with the proposed property set back like it was. Slides were shown of what they were proposing; and he explained what was a little different in terms of the front use and there was a porch on the front of the building, with a little bit of a drop-off drive so they had a common yard and a porch. Mr. Campbell explained they were proposing a transitional design that had a combination of traditional with contemporary. He showed a slide of the site plan, and said the porch was set back about thirty feet and the garage set back about seven feet. He pointed out the drop-off drive, and a masonry wall to protect the courtyard/drive aisles.

Board Questions:

- Mr. Richardson went over the details regarding the email from Dylan McKnight with Stantec; and said he thought Mr. Campbell had done a very good job presenting the case. He referenced point number three on the email that was previously entered into evidence as Exhibit A; and he mentioned the five foot wide existing sidewalk; and he said the Code required an eight foot wide sidewalk with street trees and wells.
- Mr. Campbell said they proposed to take that out because it was in bad shape; and they proposed to come back with a new side walk built to the existing width, but they could certainly meet the current guidelines if the Board Members wished them to, but he felt that size would stand out rather than blend in.
- Mr. Richardson asked Mr. Campbell would the existing structure be eliminated.
- Mr. Campbell explained it was already gone.
- Mr. Pitts asked was the new one set where the existing one had been set.
- Mr. Campbell referenced a slide in order to better explain the placement.
- Mr. Gray said it had previously been a single-family home.
- Mr. Pitts thought it was commercial at one point.
- Ms. Rosario explained it was converted from office to single-family.
- Mr. Richardson asked Mr. McQueen, an attorney in the audience whose office was right next door, if he could give the Board Members a little bit of history regarding the proposed property.
- Mr. McQueen said the property had belonged to Mrs. Robinson who had lived there and it was about one hundred years old in 1978 when his office first started next door. He said it was a single family dwelling at that time, and then he thought a counseling service had purchased it from her.

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

- Mr. Arthur H. McQueen, Jr. of 175 Alabama Street came forward and said his office was next door to the property. He was very much in support of the request and was excited that someone wanted to do something with the property. He felt this could be exciting for the City to encourage this type of development.

Mr. Richardson asked Mr. McQueen out of curiosity if he knew of very many other residences between him and Saint John or were they all businesses.

Mr. McQueen explained.

Mr. Richardson asked was there anyone else who wished to speak in favor. No one else came forward. Mr. Richardson asked if anyone was present to speak in opposition of the request. No one came forward. Mr. Richardson closed the public hearing.

Board Deliberation:

- Mr. Henthorn felt what they did as far as the setback made perfect sense. He knew the long-term plan was assuming road patterns, and if Spartanburg was growing five times as fast, he did not think they would do this. But at the rate it was growing, he thought it was fine.
- Mr. Richardson asked Mr. Henthorn if he was o.k. with the sidewalk.
- Mr. Henthorn said he was.
- Mr. Pitts asked were they charged with the materials or just the setback.
- Ms. Rosario said as far landscaping and a single family house, that was not something that they regulated.

- Mr. Pitts felt it would make sense to line it up with what was there; and he felt they needed to keep the sidewalk at five feet to be consistent.
- Ms. Giron thought the proposed house looked very nice.
- Mr. Richardson said he did not have a problem with the setback and felt it was a terrific project.

The proposed request was unanimously approved by acclamation by a vote of 4 to 0 vote.

Staff Announcements:

Mr. Richardson again welcomed Gabriela Giron to the meeting; and said they were very glad to have her as a part of the Board.

There being no other business, the meeting adjourned at 5:50 P.M.

  
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Ricky Richardson, Chair

Edited by Julie Roland, Secretary