Meeting Minutes of the Design Review Board (DRB)
Virtual Zoom Meeting
Tuesday, August 4, 2020

The Design Review Board (DRB) met via Virtual Zoom on Tuesday, August 4, 2020 at 5:30pm., with the following members in Attendance: Kevin DeMark, Ricky Richardson, Carolyn Schoepf, Lauren Rogers and Lucy Lynch. Representing the Planning Department were Natalia Rosario, AICP, Senior Planner; Martin Livingston, Neighborhood Services Director, and Julie Roland.

Mr. DeMark, the Chair called the meeting to order, and said he would preside over the proceedings. According to the Freedom of Information Act, notice of this meeting has been posted and provided to the media 24 hours in advance. Mr. DeMark had all the Board Members introduce themselves.

Mr. DeMark said we do have a quorum and we can proceed with the business before the body.

The agenda for tonight’s meeting was approved by acclamation.

Disposition of the minutes from the April 7, 2020 Meeting

Mr. Richardson moved approval of the April 7, 2020 meeting minutes, and he was seconded by Ms. Schoepf. The motion was approved by a vote of 5-0.

No Old Business.

New Business

Preliminary Review & Approval of the proposed building’s form, massing and placement on the site for proposed new mixed-use project “The Danmor”, located in the DT-5 District at 203 S Daniel Morgan Ave, Parcel #7-12-14:042.00, from Royce Camp, Owner, Midtown Properties, LLC.

Ms. Rosario said the first case on the agenda is The Danmor at the corner of South Daniel Morgan Avenue and Harris Place. If you remember, you've reviewed this a couple of times before, and it is now before you with a recommendation for preliminary and conceptual approval. I'm happy to go through the project if you like, and Craig's commentary first; or if you would like to hear from the team first as to their changes that they've made since the last time they were here, up to you.

Mr. DeMark said why don't we hear from the team first and then we can circle back with the comments from Craig.

Kyle Henry of GPN Architecture said the submittal, this time looks a little bit different just in package form after our submittal about two weeks ago or so. We fielded a few comments from Craig and one of the things was the suggestion to make it easier for the Board to print and have something small enough that you can have on your desk. So we did that. So that's kind of just a layout thing. He didn't tell us we had to, but we wanted to go ahead and do that and make it easier on the Board Members.

Some of the things Craig had asked for just the big picture, just the breakdown of where we were in the downtown code, which is what you see on that first page. Just an overall map, identifying that. The second page that you see again, just kind of helping you really identify where the site is, although we're in front of you guys now for the third time. I think everybody is pretty clear about where we are right there in the Green District, right across from the old Snyder Electric site. And I forget the paint place, the auto body place that was. So, that's what we're looking at on the second page. We did provide some existing photos, we were able to hear kind of a little bit of your background conversation, the beginning, kind of talking about being able to see the site, help understand what is actually there and what we're proposing.

So again, just some formatting issues to help make sure everybody is understanding the project scope from where we are now or where we are physically and where we're planning to go with construction.

The next page, is the actual survey of existing conditions, identifying the site, none of that has changed at
this point. We still have a couple of things that Craig had pointed out as exceptions or variances that we would be requesting. Basically the sidewalk depth along Daniel Morgan, and just identifying the site plan or the survey of the existing property.

So on the next page, nothing really changed on this level with the exception, what had been the previous first floor of residential, which was identified as floor number two, that is now truly the second floor of residential. After a lot of planning conversations and discussions with Craig, discussions with Royce; we realized the ground floor and some of those conditions were the way they were because we were only being reactive at the beginning of the project to some of the things Royce had requested, which in the big picture there was no elevator.

Once Royce decided to install the elevator, which you see in the middle of the back walkway, where Natalia is pointing currently, we realized that no longer did we have to be reactive, but just the condition to keep from having additional stairs and creating other issues with travel distance. We could really begin to look at that ground floor and work out some of the assessable conditions. And I think overall, I think it's definitely helped the project. So Royce is doing an elevator from the beginning of the project now. He had been kind of undecided whether he was going to do an elevator or not, but he has now fully committed to having the elevator servicing all four floors of the project.

On the next page, previously we had two residential units and basically possibly two or four commercial units starting from the left to right. The first four units were commercial and then we were going to do two residential units, in units five and six, going from left to right. Once we really dug into the elevator, we decided that we could now put residential all on the ground floor. We've left two residential entrances which are our unit one and number six assessable from Daniel Morgan. And we moved units two, three, four, and five, where they're assessable from the walkway in the back of the property which we got an area where we can make that secure. We also moved our trash to the back, which is really out of sight right there, where Natalia is pointing and it becomes ownership and management responsibility to make sure they're getting like roll carts out to the street to service trash. So we did elevate the entrances. Oh, well the entrance to number one and so that is elevated, is that 18 inches on the first one.

Leo Sicilia of GPN Architecture said that's correct.

Mr. Henry said yes, roughly 18 inches, the floor level will be higher than the entry point off of Daniel Morgan. We have not at this point elevated the unit number six because it is still Royce's desire to not add another 18 inches to the building height. We were able to do it on the left hand side because of the slope of the property. The right hand unit could be about six inches higher. It depends on exactly how the grade finishes out. There could actually be one step there. You'll also see along Daniel Morgan, we added two planters for street scape. Again, the depth from the face of curb to the building is still the same, which that was one of the issues that we would be requesting a variance on.

We also added some planter boxes in the windows. We'll be able to see those here in a minute when we flip to the elevation pages. The next page is still just a little bit of product literature so you can see the siding product we will be using on the building that hasn't changed from the previous submittals. What we're doing here is just a single front elevation of the building. You can see more residential character on the ground floor. We have raised the entrance on the unit to the far left again, by approximately 18 inches. The unit on the far right, which I previously mentioned is unit number six. Again, that one could be right at street, it could be six or so, six, seven inches higher, depending on the exact elevation there.

But one of the things we did to help with the residential character to buffer those windows, we have some planter boxes underneath the windows that would soften that up and help with the street scape. Because again, elevation you don't see the tree that's going to be in front of the side. You'll have the two trees actually, you'll see that when we get to the perspective image. One of the things that had been discussed with Craig is basically interior shades on the residential ground floor windows. That would come from bottom up. So that gives the tenant an additional layer of privacy there, and they could raise it up two or
three feet and still not cover the windows. So they're still getting the benefit of the natural light within the unit, but also some added privacy.

Nothing really changed here other than the screen is gone away for the trash enclosures. We did add Juliet balconies that you'll see there in the middle of those two windows. So those will give the interior environment, some fresh air, some additional natural light and allow them to open those up, to the exterior. But as far as materials changes there hasn't been any here. We're still using brick and the horizontal siding that we got branded at this point from Nichiha. Next elevation again, no real big changes here other than you can now see the ground floor and you can see the elevator extending to grade, and you can see access with added windows to the interior environment where we flip the units.

So those four units that are now accessible from the rear of the property, where the elevator is, those tenants will now have natural light coming from both Daniel Morgan and the rear of the property. On the next page, here is the left side elevation from Harris Place. Again, you can see the planter boxes in the bottom of the windows. The windows here would also be shaded as we previously discussed. And then we have four Juliet balconies that we added on this side for the corner units that you can see right there in the middle.

Here we updated the perspective images showing the trees. You have the existing lighting, the hard scape lighting that's there, you can see the planter boxes on the building as well. You really don't get the benefit because of where the trees are placed, and you can see that the two residential entrances are recessed into the units to provide some added privacy and screening. Materials here nothing really has changed. I think all those exterior materials have stayed consistent. Next image is just a different perspective, same image again, you see the street, the street scape with the trees, you see the Juliet balconies on Harris Place.

Mr. DeMark asked is the brown, the Nichiha.

Mr. Henry said the more brown that is correct. Right there Natalia where you had your cursor and that area to the right of that is brick.

Mr. Henry said the last image we have is coming from Harris Place or coming down Harris Place towards Daniel Morgan. You can see that there is a screen wall to help carry the grade. That screen wall could vary some depending on the exact grade conditions once our civil engineer really dives into this. And there's some discussion to possibly have a gate or some kind of secure entrance point. We haven't really decided what we were going to do there yet where the corner of the screen wall really meets the edge of the building. There may end up being some kind of secure access point so that folks when they come back, they're really meant to be there. So, that's the last of the updated images that we have. Any questions for us.

Ms. Schoepf said I just want to make sure I'm right, on the second, third, and fourth levels that the two end units, the entry into those, the entrance is from the stairwell. Is that right.

Mr. Henry said that is correct.

Ms. Schoepf said those stairwells would be sort of a yucky entrance.

Mr. Henry said no, I don't think it would be. Code wise there are no issues there. It's just a factor of where the stairs have to be. We don't have any choice really with those stairs, but to place those in the corner. So, that's another reason why we opted to make the ground floor units access those from Daniel Morgan versus accessing those from the back. So that the only folks, the second, third, and fourth floors go through there. Those units also have a higher level of glass than the rest of the units, again, another reason for the Juliet balconies and things like that.

Ms. Lynch asked are the windows in the bedrooms on those units that we're talking about stationary. I mean, those are not operable. Is that right.
Mr. Henry said that's correct. We haven't planned on them being operable, really for safety concerns. And the building code really doesn't want you to have above I think three or four stories, you actually get an exception where they're not required even in a non-sprinkled building where this would be sprinkled, but there's no plan to have operable windows other than the areas where we have the Juliet balconies.

Ms. Lynch asked is anyone concerned about that getting really hot in those bedrooms, with floor to ceiling glass.

Mr. Henry said no, it shouldn't be; we will design the HVAC properly, so there should be no ventilation concerns there.

Ms. Schoepf asked about the fifth floor.

Mr. DeMark asked where they would put the HVAC equipment and all that stuff.

Mr. Henry said everything now will be roof mounted as far as the compressors go, we haven't really nailed that down completely, Kevin. We're looking at a couple of other options, but there'll be no mechanical equipment visible from the ground.

Mr. DeMark said that's very important to us.

Mr. Henry said yes sir.

Ms. Rogers said when residents are taking out their trash, you mentioned, I guess, to be able to roll them out. Does that mean those that are on the second floor and above, they would have to roll their trash cans from the stairwell or what is the entrance point.

Mr. Henry said everything will be down at grade. And if I'm not mistaken, and Royce is better at this because I think on all of his properties, he utilizes the City roll carts, but everything will be ground level. And I think he can even get like, pick up five days a week if I'm not mistaken. But no, everything will be down at the ground floor. So they'll be taking it down the steps or down the elevator, just like they would normally in probably every other residential building in Spartanburg.

Mr. Richardson asked about the window boxes, how far they protrude out. And I assume they're flush with the front of the building.

Mr. Henry said if I'm not mistaken, there'll be recessed in. Depending on the material and I think Ricky, you asked that, correct.

Mr. Richardson said yes.

Mr. Henry said so there may be a little bit of offset depending on the material that is selected for those, but they would be recessed into the wall.

Mr. Richardson asked about how deep the planting area would be.

Mr. Henry said as far as like height, Ricky.

Mr. Richardson said no, front to back.

Mr. Henry said probably eight to 12 inches, Ricky. From the face of the building to the edge of the curb, is 11' 3"", on Daniel Morgan. And then on Harris Place, there's a little bit of a jog in the sidewalk and there's also the grass strip, but the minimum along Harris Place is 7' 5"; and in fact, it's probably going to be more like closer to eight feet minimum. And then we get as much as 9' 6". It kind of varies because of the little bit of a skew and what you see where the offsets are closer to the corner.

Mr. Richardson gave his compliments to the architect for flipping the entrances on those units two through five to the rear. I think that's a great solution. I think this building makes a lot more sense, being all residential, given that we don't know what commercial is going to look like. So anyway, I think it looks great.
Mr. Henry said thank you, Ricky.

Mr. DeMark said I am a little concerned about the stoop in the elevation for that first unit looks really tight, the unit that doesn’t have a stoop looks like it probably should have a stoop with at least how that elevation looks. That door looks like it is kind of floating there.

Mr. Sicilia said that’s what I was saying. There may be a little bit of an elevation change there. If when we make it level, it’s probably going to be from say almost nothing currently, to about six to seven inches there. So there would be some elevation change there.

Mr. DeMark said I think if it was raining, and water is running down that sidewalk, that room would be wet.

Mr. Sicilia said yes, and that’s another thing; there will be some elevation change there. But it’s not going to be what is requested and what is in the ordinance that I think is 18 inches. So that’s what we’re currently asking for. And we planned to put in, if we determined there was an issue, there would actually be a drain planned to go in that area to help with any water concerns. He asked Mr. DeMark when you said tight a second ago, were you talking left, right.

Mr. DeMark said yes, it doesn’t feel inviting to me at all. If you’re going to have a stoop, aren’t you going to want to put a plant there and make it look inviting. To him it looks almost like an afterthought.

Mr. Sicilia said right now I don’t have a dimension on it, but it looks to me like they’re about roughly four feet wide.

Mr. Henry said that’s right. That’s exactly four feet.

Mr. Sicilia said its four feet wide currently, not to say that it may not end up being four and a half or five feet wide. We’ve got some flexibility there because those living and dining room kind of spaces seat well. So, if need be, and when we started looking at plantings, granted, they’re going to have plenty of plantings that they get to maintain with their windows. Or Royce will, I’m sure that’s not going to be left up to the individual tenants because there’s no telling what we would have there. But we could very well decide that we needed to grow that a little bit.

Mr. DeMark asked do you think that we would be better off with that door being on Harris Place instead of Daniel Morgan. I don’t know. It’s higher there. So it would be a step up like it is now.

Mr. Sicilia said yes, right now it’s about 18 inches in elevation difference and it continues to slope. And then depending on where you are on Harris Place, it actually starts this slope back up.

Mr. DeMark said okay, it was just a thought.

Ms. Schoepf liked the idea of the window boxes. Are there any provisions being made for irrigation, because you have units two through five who have no access out to the front of the building to water the window boxes in front of their units.

Mr. Sicilia said I see those as being something that the building ownership, I would hope, would maintain. So that we can get some continuity, anyway and know that they’re not being maintained and two of them were dead, three of them were overgrown, and one of them looks nice. So it would be our recommendation that Royce maintains those as ownership.

Mr. DeMark asked Mr. Lewis, did he have any comments.

Mr. Lewis said I do. So a couple of key thoughts, they have made a number of changes. We have been working with them for the last couple of weeks on that, and I want to make sure the Board knows that they’ve been good about being responsive to comments from the previous meeting. And I think have
made, as you all have seen, a number of very significant changes to the overall building. The building, I think has been simplified. There are a lot of components to the building and I think that they have made it more attractive. The key things that we're really looking at this point, you all will need to grant three very specific exceptions. The first of which is, the egg crated entrances. And the second of which is the use of the panelized metal as wall material. And the third is the street scape along Harris Place. So let me start with the last two, and then we'll get to the top one. So the street scape along Harris, we have been asking every other applicant to dedicate that additional right of way and improve their street frontage to accommodate a wider street section. Harris is a little unique cause it's sort of a side street today, but it's one of those that I'm not super hung up on making sure that has at least 12 feet. I think that we can accommodate that sort of side street feel along there. And I would recommend approval of that exception. There's not a lot to this particular lot. And so another five feet would certainly make a difference to them. I'm okay with that, in recommending that. The panelized metal, it is not part of our list of approved materials on walls. It's something that you all can grant by exception.

Mr. Henry asked Mr. Lewis when he said panelized metal, are you just speaking of the products.

Mr. Lewis said yes, is that a siding.

Mr. Henry said yes it's a siding product.

Mr. Lewis said when I looked it up earlier, I came up with it was actually a panelized metal product.

Mr. Henry said there's a variety of products that they have. One of which is called Nichia Panel. But no, this is an actual horizontal siding, similar to like say a Hardie Board or something like that. I'm trying to think there's a project in downtown that's using it now. I just can't remember which one it. It's a newer one.

Ms. Lynch said it's on Wendy's, and they use it on fast food restaurants.

Mr. Lewis asked so you are proposing to use a lap siding that's got a profile to it.

Ms. Lynch said it's not a lap siding.

Mr. Henry said that's right. It's not a lap siding.

Ms. Lynch said but is it made of metal, or what's it made out of.

Mr. Henry said there's a couple of them. Some of them are actually a metal product that's like an extruded shape that has an imprinted color and texture. So this one, I think what Leo was saying that they have a line that we're looking to use.

Ms. Lynch said is the trendiness of this material a concern to anyone and the fact that we're really only seeing it in the last 10 years ago, we've never heard of this and now it's popping up on fast food restaurants. And I mean, do we think that this is a great material to use on our building downtown; that would still look great in 30 years.

Mr. Henry said well for the record, this very same product has been approved on other projects in downtown. I'd have to go back and find them, but we've seen it on the City's post, when projects have been approved, and kind of move them forward. So it's no different than whether the precedence is there or not. But, no, it's not a, I wouldn't think this is a trendy product. It's a way to really keep the maintenance down. So that's what we're after.

Mr. Lewis said it's going to require the Board's approval.

Mr. DeMark said vertical or horizontal.
Mr. Henry said horizontal.

Ms. Lynch said it's printed like wood right. It's not a solid color.

Mr. Henry said that was correct.

Mr. DeMark said I think we looked at it and approved it on the old jewelry store and when they found out how much it cost, they came back to us and changed their mind.

Mr. Henry said that is correct. It was approved. I had forgotten about that one. I believe it was approved on the Gibbs property. I don't think it's going to go anywhere anytime soon, back behind the Marriott. But it's a good product with a great warranty for low maintenance. So, that's what we're after here.

Mr. Lewis said the third item is the egg crate entrances along Daniel Morgan. So we've had lots of conversations about that. I know you all have been talking about that already in your questioning. The recess along on that one core unit, and the fact that it's a raised entry so long as it is, in fact, two feet off of the sidewalk would comply. The other one does not appear like it's going to be compliant at all. And that's purely a function of the overall building height, which we have been talking about since day one on this. So it would require a special exception. I have mentioned to you all previously, my concern about having egg crate entrances for housing, particularly along some of these more main streets in the downtown area. There are many reasons why we like to elevate, and encourage the elevation of entries into housing. It separates it from the main sidewalk from a drainage standpoint. It immediately reads that it's housing, not commercial. It provides a small element of privacy, particularly along the sidewalks that aren't particularly wide. Or where you've got pedestrian traffic, that sort of general pedestrian traffic. And so we do feel very strongly. There are lots of places that require much higher. In particularly in the South. But certainly a minimum of two feet. If it's one that we have been enforcing if you will, for some time now in the downtown area. So it's that one corner on the right that you see on that image that is probably the issue. I don't have the dimensions for the other one. So I think that's one that will require an exception. We do not support that. So that will be one for you all to consider in your review.

The last piece is just general comments. When this application was submitted, it was submitted late. We did accept it to get on your agenda. There were a number of inconsistencies between the drawings and the illustrations. We immediately pointed those out, the applicant. They made some changes. I see that they did not make all of the changes. So you'll notice that, for example, on the Juliet balconies; the illustration shows a different detail than the actual elevation drawing that you see on your screen right now. Ordinarily not a big deal, but with this particular building details are important. And we need to make sure that ultimately we know what we're approving when all is said and done.

The other detail, I think is important for you all to be aware of is those planters that you have discussed already. I think that they are very nice detail. The maintenance of which you brought up is definitely going to be something to resolve. I think also you can probably figure out that the windows would need to be recessed an equal amount to those planters underneath the windows. That is not shown in any of the drawings. So that's something that needs to be confirmed as well. Are those windows inset a foot or 18 inches or whatever the planter depth is or what. So we need to kind of understand what that looks like as well. So those are our review and the comments that we have about this. Like I mentioned, I think that the material selection is really good to kind of nail down exactly what that material is. Since I clearly thought it was something else and had been noting that in my staff review for a couple of months. And the street scape along Harris, I think we're okay with as well. We are going to need to kind of work with them about the street scape along Daniel Morgan. You'll see on the image that you've got up here, those trees actually are not sized correctly for this image. Those would probably be about twice the size, ultimately; so 20 or 30 feet tall when they're at a full span. So just something to keep in mind. And we'll work with
them in terms of where those will go sort of in the field on that one. So I will turn it back over to you. I'm happy to answer any questions that you have about this particular project.

Mr. DeMark thanked Mr. Lewis; and he opened the public hearing and asked if anyone wanted to ask any questions, or if any folks that are in the audience want to speak in favor of the project. Looks like we have a question in the chat box from Gina Contino, who asked "Will temporary parking be across Daniel Morgan or Harris Place."

Mr. DeMark said I think she means parking in general.

Mr. Henry said okay; because I was going to say there's no parking on the site now. So, it's our understanding from Royce that you would be utilizing the on street parking that is in front of the building and along Daniel Morgan. Or excuse me, along Daniel Morgan and along Harris Place. He also owns a couple of other properties along Harris Place. I don't know what his further plans are for those, but it's our understanding that it would be using the on street parking.

Mr. DeMark said Craig, is parking a requirement.

Mr. Lewis said it is not.

Ms. Rosario said I mentioned in the chat because there was a couple of questions in the chat that we might want to circle back to. So when we first met about this project, the idea was to perhaps use some of those properties that Royce owns along Harris Place as temporary parking. I need to circle back on that as well as with the engineering department as to how the street scape will be treated, potentially upgraded, in that area, in conjunction with this project. But I need to go back and confirm that.

Mr. Richardson said is Harris wide enough to accommodate parking.

Ms. Rosario said with its right of way, I believe enough to accommodate at least one side of parallel parking. The right of away is wider than what's actually paved, but we still need to do some more studies on that.

Mr. DeMark said were there any other questions.

Ms. Schoepf said I have a question. One is, there was a mention of the back of the entrance into the building and that the possibility of a gated entrance. I'd like to see a gate there. I'd like to see some security. Right here. Yes. I'd like to see some sort of a digital entrance keypad or something with a gate. I think that would be a definite plus. And I know this probably sounds very stupid, but the one I'm looking at it says you have the ground floor and then three, four and five, I mean two, three and four floors. There are five floors here. Is the fifth floor the same as the two, three, and four.

Mr. Henry said yes, that is correct. That's our mistake. Yeah. It's an identical floor.

Ms. Schoepf said I just wanted to make sure.

Mr. DeMark said it's really 30 units, right.

Mr. Henry said we've done away with the two bedroom. Or the units that were taking up the two units. So yes, there's 30 units here. Six per floor.

Ms. Schoepf asked so you can have 30 plus 30 minimum, cars there. I mean, I'm worried about the parking there.
Ms. Rosario said besides some of the street scape work, there's also a good bit of public parking, just down the street at City hall. So at least in the evenings, I know it's not the most convenient option, but those people are more than welcome to utilize City hall parking.

Mr. Lewis said downtown's not devoid of hard scape spaces for parking.  
Mr. DeMark said are there any other questions from the attendees, from the public, for the project.

Ms. Angela Viney has asked how many bedrooms are in the units, in the chat.

Mr. Henry said these are all one bedroom units.

Ms. Rosario said one more from Angela and I'll make sure I make a copy of this chat so that we have a record of public comments. Angela asks the price point of these units if it's available.

Mr. Henry said I'm sorry. I don't know to answer that question.

Ms. Rosario said I will follow up with Royce and get back to you, Angela. If the Board or anyone else is interested, I'm happy to provide that information if I can get a hold of it.

Mr. DeMark asked were there more comments for the project. Are there any comments for or against the project. Seeing no further questions or comments regarding the project, I close the public hearing; and I asked the Board for a motion or if you all want to talk about it some more, we can. What about the three things that Craig outlined.

Mr. Richardson said I do think it would be great if we can allow parking on Harris. I think that would be terrific because all that would slow traffic down coming through there. It's not that wide of a street anyway, but maybe parking on one side. So that's, again, that's a City issue. I'll be quite frank with you, this building has come a long way in the last six or eight months or however long it's been before us; and I think I like some of what they've done. I don't mind the entryways off of these rear breezeways, or whatever you call them. I appreciate Craig's comments on the stoop. On the step up, I'm curious if that's been a problem. I don't recall that being an issue for us before, but one unit out of 30, I don't know that I have a problem with that raising the whole darn building that far just for that stoop. I appreciate the concern. That's really all I've got.

Ms. Lynch agreed with that it has come a long way and I think it's much improved. And I certainly don't want to hold up this project anymore, and I think it's a great project for downtown. I kind of hope that we can all as a group, start to maybe work toward details with a little bit more detailing that's more relevant to our context in Spartanburg. I mean, this building is really generic to me and I hope that we can get some detailing that's better defined on future projects.

Ms. Schoepf said I agree with Lucy on the detailing and that it is rather generic. And I'd like, in the future to see a little more detail on future projects.

Ms. Rogers agreed with Lucy and Carolyn. She was curious to Lucy's point earlier about the siding being used in conjunction with the brick, and wondered, how that would aesthetically look for the other buildings along Daniel Morgan Avenue that are all brick.
Mr. DeMark said that's a good question. Do we want to at least approve this for conceptual approval, which is what they're asking for and not final approval. Noting that we would definitely like to see some more details and we would like to see this Nichihia panel in person with potentially the brick. A better understanding of how those two will work together. The detailing of the elevation, which doesn't really match exactly with the colored renderings. There're some details showing of what looks like eyebrows over the windows, which you're not seeing in the whole scheme of the rendering. And then also, I think what's important is how the building will work. And how the mechanical systems are going to be covered. That roof certainly looks pretty flat up there, and want to make sure that we're not going to see anything from the street or from an adjacent property, and how those window boxes work. So can I get a motion for at least a preliminary conceptual approval.

Mr. Richardson moved that preliminary conceptual approval be granted with the 3 exceptions previously cited by Mr. Lewis; and he was seconded by Ms. Schoepf. The motion was approved by a vote of 5 to 0.

Ms. Schoepf said she needed to sign off from the meeting at 6:30pm.

**New Business**

The Design Review Board has received a request re Final Review and Approval of proposed townhome development, located in the DT-5 District that includes the majority of the block bounded by Raindrop, Howard, Milan and Magnolia Streets, from David McCutchen, Applicant on behalf of Montgomery Development, Owner and Developer.

Ms. Rosario said next project is the Northside town homes that you have reviewed, I believe at least one time prior. And they've received preliminary conceptual review, so they're coming before you tonight for hopefully a final approval. And so I've got quite a large packet. I don't know if we want to bring up the development team. I believe John Montgomery, David McCutchen, as well as Tip Pitts who had recently retired from this Board is joining us.

Mr. DeMark said let's have the Design Team reintroduce it for us. We have some new members tonight. I think it's important to go over for the general public to know, where we started, and where we're at today.

Mr. McCutchen, McCutchen Engineering said he would speak until Mr. Montgomery joined the meeting. We have been working very hard since our site plan approval meeting, which we had with you several months ago and are excited to bring this for hopefully final approval tonight for the Northside Development Project. Just to remind you, this is the first of three phases of town homes in developing. These are a mixture of affordable housing and market-rate housing that are mixed and amongst each other in the Northside of Spartanburg. So we're very excited about this project kicking off, hopefully in the next 30 to 45 days. The first phase that you see here is adjacent to the recently completed College Street Station, which the Northside Development Group spearheaded. We are directly adjacent to that. And we are developing seven buildings within as much of the block as I was able to acquire, to build 44 townhouses. This has been something we've been working on with the Northside Development Group for quite a while. And hopefully you will be happy with some of the work we've done today on it. So you can see where it is on this page. The site directly across the Monarch Cafe and just down the street or up the street from Beacon. This is a site plan, a rendered site plan we put in just to share with you what the layout of the project's going to look like. Seven buildings as we discussed in our last meeting. We are working within three existing streets, Milan, Raindrop, and Howard. And we are orienting all of these townhouses to face outward towards the street. So the front of the building units will face the three streets. And then the parking for the project, for the most part, will be in the rear of the units, along a private alley that we're building, which will allow for two-way traffic. Each unit will have a two car pad to park your
vehicle on as well as six of the seven buildings will have two car garages. So buildings B through G will have two car garages. Building A because of the severe topography did not allow for us to do the garages, so those cars will park on the parking pad and then enter basically into the second story of that unit into the living area and kitchen. So this is a drawing that was put together by Tip Pitts. We're making improvements along Milan to allow on-street parking on the Milan Street side of the building. We're obviously putting all new sidewalks in and a tremendous amount of street-scaping along all three sides of the project, as well as, some small plantings in the rear to hide the air conditioning units in the rear. So I think that's about all I'm going to say about this plan.

Mr. Montgomery of Montgomery Development said we had two sets of renderings to show you. This is building A. This is the building that will front on Howard Street. We felt strongly because of the very nicely constructed next door, that was just recently completed, that we should propose an all brick facade. This will be the same brick material that is on the project next door. And it's a three-story unit, and if you recall from our last discussion, we originally were looking at wider buildings, 24 foot wide building over two-story units, but because of the difficult civil and site plan, we went through multiple iterations. David McCutcheon, our Engineer, did a great job of working with me and keeping his patience while we figured out how to get as many units as we could on the site. Great co-density that we wanted to per the downtown code and have something that looks nice and presentable. The site plan just showed of the technical difficulties of the site, really mandated us to narrow the buildings down to 20 feet wide and add an additional story, because I wanted to keep the three bedroom, three and a half bathroom unit-type, so that's what you'll see. Pretty much the layouts of all the buildings are identical. All the finishes are the same, but the exterior facade is different between Building A and the rest of the buildings. Primarily because we wanted to mirror what you saw along Howard Street, which is a busier street, and we felt it should have a more urban, modern look. So what you see here is an all brick facade with a recessed entryway, with a small porch with each unit will have and it's kind of protected by this brick wall. And we put a little opening within the brick wall to allow some light to travel into the unit. But to give the residents separation from the sidewalk, as well as some privacy which we thought that was important to do; and I wanted to keep a facade that was more linear. And then you'll see on the little overhang between the first and second floor, there's a standing seam metal roof, which we've added as an architectural feature, adding a different element. And then above the second story bedroom, the unit where the kitchen and living area is; we added these metal canopies that stick out over, that are strapped to the wall. This really is to mirror the project next door, which has a similar design feature. Something really just architectural to dress up the facade of these units. And then the third floor you'll see is recessed in those areas where those windows are; and that's Hardie Plank that we're proposing to put a darker color to really kind of fade away and blend into the background. Up at top, you'll see these are parapet walls that we're coming up above the roof line with. These are purely architectural in nature for design, aesthetics. And then there'll be an asphalt shingle roof on the top of the building. And as you'll see we have some landscaping planned in front of the units between the sidewalk and the front doors to soften and make the residential feel more apparent. The next rendering, this is what the rest of the buildings will be. We went with this design because it's really more residential looking in my opinion. And that's what this project is. It's a residential project and we're going to build ultimately about 120 to 130 units and that will work like this, so we decided to go with the gabled roofs along the third floor.

So the first floor is identical to Building A. You'll have the recessed front doors, step up to get onto that front porch and then the protected front porch front with a brick wall feature. And then the second and third floor are Hardie Board, just like on the other building, but we're using a board and batten look, so you have a vertical and horizontal design. And the same canopies over the second floor, as well as the standing seam metal roof between the first and second, and second and third floor. So when you see the architectural plans a little bit later in the package, you'll notice all the units are identical, just the facades have changed for the reasons I stated, so that's the rendering.
Then we have quite a bit of architectural drawings that we can go through in detail if you'd like, but I've put a lot in the package just to make sure everyone was very clear about what I was developing. These are 1,771 square-feet units, they're large. They'll certainly be some of the largest apartments, or for rentals in the market, three bedroom, three and a half bathroom, nine-foot ceilings on the first floor, or 10 foot and nine feet on the second and third. They'll have hardwood floors or LVT flooring throughout, some carpet in areas. These will have stainless steel appliances, granite countertops, so very well appointed units and 25% of which will be below market rents, affordable units.

This is the second floor. So this image that Natalia is showing, this is actually where you enter into from the rear of the building on Building A. You'll actually enter into this from the rear. If you're parking your car behind the building, you'll enter into the living room, kitchen area, which is what you see here. And this drawing is worth noting. This is a representation of buildings B through G. And what you'll see is on the second floor of this building, we are cantilevering out a porch in the rear of the building, it won't be visible from the street, but that's really where we've added that feature. It's a wood-frame deck that extends off the rear of the building above the garage; and helps break up the back of the building. This is the third floor where two lower units are and the washer dryer is.

Mr. DeMark said can you go back to the first floor real quick. What's on the first floor.

Mr. Montgomery said this is buildings B through G, which will have two car garages. So for people who enter into the rear of the unit if they were to drive into the garage, they would walk into a little foyer, which you could walk straight throughout to the front door of the building, where the porch is. On the first floor, there is a bedroom with a bathroom. And then a set of stairs that go up to the second floor where the living room is. You will have a ground floor unit, which is pretty easily accessible. And then the other two bedrooms will be up on the third floor. Building A does not have a garage, as I mentioned earlier, because of the elevation change between the kind of the alley and the street, it's a pretty significant elevation change. So we are turning what would have been a garage into an interior room, a storage room, a workout room, a nice size room inside the unit that is not accessible from the outside. This is the back of Building A. The rear elevation of building A, where you'll have steps to get up into the unit from the rear, depending on which unit because the site falls off on either side. But that's all Hardie there and building A is worth noting because it is the most visible from Howard Street. The side elevations are going to be all brick, all three floors. And then the rear will be Hardie Board. And it'll have a shingle roof just like the other buildings. So this is Building A, and you can see on the far right, the unfinished storage that's basically a storage room. We're having to incorporate a pretty large retaining wall in the rear of that unit, in order to transition from Howard Street grade up to the alley in the rear.

Mr. McCutchen said if everybody remembers, that was a site retaining wall back in our preliminary submittal. As John mentioned, it kind of worked out the other units, we needed to go vertical for three stories to get the three bedrooms, but we went underground with the third story for the Building A to make it speak down to the Howard street sidewalk, so that was a big change from our preliminary submittal.

Mr. Montgomery said this is just the site plan again, to show you how the buildings will be situated. If you recall too, just for reminding everyone, there was one out parcel that I had been unable to acquire. It's very unfortunate. I have tried in earnest to acquire this property, but the owner is not willing to sell it, will not give me a price to purchase it. And so we are having to work around that unit. I hope that one day I'll be able to purchase it and incorporate that property into the project. But as it stands, now we will have to work around it.

Mr. DeMark said how would they handle trash.
Mr. Montgomery said so this is different than the project you heard previously. I'm actually handling trash collection for the residents. We have two in-ground trash collection systems. It's a newer system, which I've used on other projects. And there's one pointing at one at the other end of the project. These are in-ground, very nondescript.

Mr. DeMark said the Starbucks on the east side has one.

Mr. Montgomery said that's exactly right. I didn't want to have a bunch of trash cans lining the streets that get tipped over and knocked over. So we're spending a little extra money to put these in and to handle trash collection.

Ms. Rosario said the rest of the document is more engineering geared. If you want to go through that, we can.

Mr. Richardson asked do we have a rendering of the units from Raindrop Street. Wasn't there some building the one to the right of seven, the one first coming off the street. Do we have an elevation of that; I mean, we had talked earlier about steps coming off the street and the turning and all that. Are we going to have a retaining wall there on Raindrop.

Mr. Montgomery said great point; and said on Building G, on that rendering, one of the original plans that we had brought before the designer, but modified before we actually had our meeting through the feedback from Craig. We had actually proposed Building G and Building F to be pushed back away from the street and allow for steps to go up to those units. And after feedback from Craig, and the minimum setback requirements we pulled the buildings closer to Raindrop to meet the setback requirements. And that obviously caused us to build some pretty significant retaining walls on the project. So in front of Building G there's some thick black lines, those are walls that were built to handle the elevation change between the sidewalk and the unit. So you'll enter in, and you'll have to go up a set of stairs and then turn and then go into the unit. So we have some retaining walls that is the lowest one is on the far right in the middle of Building G, that's about five feet. And then as it goes to the left on this site plan, it steps up to about eight feet, as it leaves a sidewalk. And then up to almost 12 feet, once it gets into Building A. And so these are poured in place concrete walls. And we are proposing to face them with brick, the same brick that we're building units A and all the first floor buildings B through G. And then where the tallest part of the wall is on the kind of the far left hand of this rendering, we've done a nice rendering of some landscaping to soften the height of that wall through some plantings.

Mr. Richardson said just to be clear the red car in the rendering, the middle of building G, I can either leave my car on the pad where the red car is, or we can actually pull into a garage.

Mr. Montgomery said that's exactly right. Building A, those two cars behind building are parked technically on the second floor, second level of that building.

Mr. DeMark asked Mr. Lewis were there any comments.

Mr. Lewis said let me start by saying that the architecture on these units is I think some of the most handsome that we have seen as a Board. And we commend John and his team for a nicely detailed, a very handsome buildings, which they were all just thoughtful from a design standpoint. The only issue that we really have, that's outstanding on this one, and it just came up about an hour and a half ago because we didn't have the information provided, even though you had a lot of submission, we didn't have the confirmation of the fact that the units were in fact raised above the sidewalk level, and then move two feet per code. We just talked about this issue with the last application it has now come up once again.

Mr. Lewis asked do you have David's site plan that shows which units comply and which don't.
Ms. Rosario showed a slide of the site plan.

Mr. Lewis said we have an issue. This was a note that we brought up, it's part of the code. And so as your enforcer, if you will, I noted it on the original review that all the units need to be two feet above sidewalk grade. And the plan that you have before you, approximately half of the units do not comply with that. So David McCutchen put together this simple diagram that show what you need to do and what you don't, and he's got the measurements for it. So you can see some are close and some are not.

Mr. DeMark asked which floor they were talking about. The floor from the sidewalk or the floor from the garage side.

Mr. Lewis said the floor from the sidewalk.

Mr. DeMark said the floor from the sidewalk. Okay.

Mr. Lewis said there are a number of reasons for that standard and why that's in there. The first of which is it obviously manages drainage, having grade, being close to a sidewalk can pose drainage issues. I can validate that because my in-laws have a unit that did not address this issue and they have drainage issues. The second one is it, it provides an element of privacy when you're close to the sidewalk to have that sort of, sense of separation from the sidewalk. It's certainly more important, the closer you are to the sidewalk, but it is still, it has a sense of importance. It from a design standpoint, allows it to read as a residential unit. Yes, 95 people out of 100, if something has a stoop, whether it's housing or whether it's a building, they'll say it's housing, as opposed to commercial building, I should say. And then lastly, and this is kind of more of a quantitative, subjective component, but most people when asked whether if a unit has a stoop versus one that doesn't have a stoop, which one is worth more, they will indicate that the one with the stoop appears to be more valuable. So there are a number of different reasons why that standard is the way it is. I just wanted to bring that up.

Mr. DeMark said so can I ask a question though, because where I get a little lost in this is, none of these buildings have the traditional stoop like in an urban City like New York or Philadelphia, or someplace like that. This has sort of that covered patio where you wouldn't necessarily see the stoop because it's covered. Does that help us in any way in that differentiation.

Mr. Lewis said I think that's a mitigating element. And I certainly think that if you all elect to grant this, you're going to be asked to grant an exception for this tonight. So if you do, I think that's a mitigating element. I think that, in this particular case, I think it's a handsome approach, but my recommendation on this, because there are so many of these units that do not comply, and that has been a requirement from day one, that we don't recommend this for approval tonight because of that issue, unless you grant that exception and feel that that is sufficient on this. That's the outstanding issue that we have on it, and with that, I've kind of turned it back over to the Board for your discussion and happy to answer any questions.

Mr. DeMark said let's do the public hearing first, and then we'll come back around to the Board. Those that want to speak in favor. Anyone want to speak in favor of this project. I don't see any. Those that want to speak against this project. Not seeing any there either. I'm going to close the public hearing, and I want to ask Ricky or Lucy or Lauren, any thoughts about this project and what John and David and Craig have presented would be helpful.

**Board Questions/Comments/Deliberation**
Mr. Richardson asked is the rendering that I believe that I'm seeing is the Howard Street side. Do we have another rendering. Of course, I know that some of these don't meet the, okay, here we go. So all of these town homes or apartments or whatever are going to have similar, to your point, Kevin, the similar recessed doorway like this, and they're just going to have different amounts of step up into them. Is that kind of what we're looking at.

Mr. McCutchen said it's slightly different from unit to unit as you go. That is due to just the flat out and grade of the street.

Mr. Montgomery said as I mentioned, we were working with existing elevations of Milan, Howard and Raindrop, and with rear loading all of these units, we were confined to a certain elevation. And because these units, if you look at the civil plan, some of these units, or if you go back to that image that Natalia had up most recently, they step, a lot of these paths that these units are built on, have maximum requirements of what you can step between units before you start getting into adding steps in the garage. So you'd have to step multiple steps from the garage into the unit. So it was just a very complicated site to work with, as David can attest to.

Mr. DeMark said from your perspective, from a construction perspective, how do you remedy this issue. Do you just raise the whole thing up six inches or a foot or whatever. What has to happen to make this work.

Mr. Lewis said I mean, effectively, yes. It's raising the finished floor up a foot. Its different ways to do that, obviously, but that's fundamentally the simplistic version of that.

Mr. McCutchen said to keep it real simple, one of the main challenges we would have, like if you arbitrarily, that one building with every unit has a pink tick mark in it. If you raised it up a foot or a foot and a half, the problem you have is the garages are so shallow and tight. You then have a resulting stairwell, not a big stairwell, but three steps, four steps, to project into the garage means you no longer can park the car in there, or you have to work the living space side of the plan to accommodate an internal stairwell. That's just aside from the fact of, the vertical concrete little mini basement wall condition you create. And as John mentioned before, as you move crossways from unit to unit, they have an eight inch vertical separation, many of them drop eight inch, eight inch, eight inch, and that keeps it constructible and, economical with respect to the foundation. So you got to talk to the street in the front, because you're tied by space, and then you got to talk to the alley in the rear with the garages, and then you've got to maintain a manageable relationship between the garage floor and the living space. I know in my house, when you walk into the garage, you have base on the side and you go up, I think 42 inches to the living space, but that's because I had room in my garage for that, but these are basically like 20 by 22 cars and you're full and can kind of just barely walk through there. So that's really simplified, kind of the parameters of the challenge we have with the width of the site and tying into three existing streets that have continuously varying grades all the way around the perimeter.

Mr. Richardson said well, let me ask you this if I could. From my perspective, because of the residential nature of Raindrop and Milan, I'm not as concerned about those, but the Howard Street one, if those are bonus rooms anyway, or workout rooms or whatever, if you raise them because, well, go back to the other one, Natalia, how many of these don't qualify.

Mr. DeMark said just the four end units.
Mr. Richardson said well, four out of those six, that front Howard Street, you really are trying to separate, show that these are residential units on an otherwise commercial street. So were there six units there.

Mr. Richardson said okay. But there were only four in the rendering. There are four floors.

Mr. McCutchen said yes, it's a generic rendering.

Mr. Richardson said okay, I just want to make sure I wasn't seeing it wrong.

Mr. McCutchen said no, you're right. That's why I noted on that sketch plan, it's not depicted there, the architect's got a perfect flat world, right.

Mr. Richardson said right.

Mr. McCutchen said four unit generic. But I guess what we would have is like a, four inch step up from the sidewalk, we could probably squeeze that up to eight or 10 inches and then you have another four once you get into that recessed entryway, it's a four inch step up to the actual finished floor.

Mr. DeMark said there are two steps there. We're really talking about, there's one step up to the patio and then there's another step up into the door.

Mr. McCutchen said into the house, yeah. At a minimum, you've got four plus four, eight inches. And in that little sidewalk run there, without changing the rotation of the earth, we could probably gain a few inches out of that. But that grass strip is not as wide as what it shows there to maintain the sidewalk, so you don't want something that you have like a two to one planning strip that's just makes a mess or something you need to put.

Mr. DeMark said are there going to be tree wells in that as well.

Mr. Montgomery said yes, there are three trees planted right in front of the building.

Mr. DeMark said okay. Rick, you have a whole, whole lot of heartburn about this. I understand Craig, and I understand what you're saying, but this looks like they really tried to attack the stoop idea in my mind. Lucy, what do you think.

Ms. Lynch said I agree.

Mr. Richardson said well, that certainly doesn't look like a commercial building. And the privacy sector, privacy perspective, I'm not worried about it, because the doors recessed.

Mr. DeMark said it looks residential and inviting to me.

Ms. Lynch asked did somebody say there's a third of a foot, say four inches, but did you say that the lowest one is four plus four, so actually you're getting eight inches.

Mr. McCutchen said yes; you can see it there, so four ups, step up minimum, into the recessed and then another four inch to the finished floor.
Ms. Lynch said so none of them are actually just four inches. I mean, your floor's not sitting on the stoop in some of them.

Mr. Montgomery said no. That would be the minimum eight inches, and then like I said, in the very final refinement, we could maybe squeeze.

Ms. Lynch said yes, a little bit more. That's enough for me. I would be most concerned about drainage or water getting in.

Mr. Montgomery said we lose sleep at night about drainage, so totally with you on the drainage.

Ms. Lynch said yes, I think this looks great and I appreciate the continuity and I like the repetition and nothing wrong with repeating something like this.

Mr. DeMark said the renderings look great.

Mr. Montgomery said thank you.

Mr. DeMark said well detailed, easy to understand. Lauren, any thoughts.

Ms. Rogers said I think it looks great, and it's a great compliment to what's next door.

Mr. DeMark said great, we have a motion.

Mr. Lewis said Mr. Chairman; preceding a motion; there's one other item I just needed to point out as you all are aware, it was in my staff review. I apologize for not bringing up earlier. That retaining wall that wraps around on Raindrop is five to seven feet in height. And so it's a tall one, and wanting to make you all aware of it as you're taking a look at it. We greatly appreciate the fact that they are using it. I think that the challenge is that when you have six to seven feet in height, the height of an average male or, taller than the average male, that's a big long wall. We've recommended some brick detailing insets, something to sort of break up the monotony of that brick, given how high it is. I don't think it needs to be anything crazy. We shared with you some simple pictures of what something like that might look like. But I just want to bring that up for the Board's review and consideration because that is a very tall wall wrapping around that corner.

Mr. DeMark said John, would you have any problem doing something like that.

Mr. Montgomery said yes, we talked about it and I'm happy to talk to our brick person about making some design. We had thrown out the idea of narrowing the sidewalk and putting a planter bed in front of it to allow it to soften. I don't know what the cost implications are of adding these details that Craig has shown.

Mr. DeMark said I don't know that he's showing that as an example. I think if you proposed something that was cost-effective, something more than just plain, maybe there's a soldier course in there or something and it happens to jazz it up a little bit, I think that's what we're talking about.

Mr. Montgomery said yes, no problem.

Mr. Lewis said Natalia, could you put up the landscaping please and let me see how long that wall looks like again.
Mr. Montgomery said from the edge of where the landscaping area stops to the stairs, that's about 65 feet long. And as you can see, part of that wall is blocked by a pretty large tree, it'll be 15 foot tall when I put it in the ground, and then there's three trees down Raindrop and Howard, so there will be some landscaping to block wall.

Mr. Richardson asked Mr. Montgomery how wide is that sidewalk there. Which meets what the code asks for, but like John said, we did kick around putting in a kind of skinny strip if we needed to against the base of those walls, if we felt that strongly about it. But it would kind of be a pinch point, obviously where you hit the two tree wells. For the bigger trees, right in front of near where the stairs going up are, that would be the pinch points, if we have say a two foot or 18 inch planter strip.

Mr. Lewis asked Mr. McCutchen would it be a big deal to actually push that wall back a foot

Mr. McCutchen said it would be a pretty big deal. I mean, it's barely got width, maybe three, three foot six, because the left stair serves two units and the middle stairs serves two units. So it would kind of get into that whole, reducing the driveway pads, which I think we're kind of at a minimum on the left and then obviously the right end.

Mr. Lewis said I'm sorry. I wasn't clear about that. So this graphic, where there are those seven ornamental something or another's on top of it, where it's sort of the radius wall. The first 30 feet or so, that's the area that I'm talking about just setting back a foot so you can get ground plantings or something in front of it.

Mr. DeMark said I see what you're saying.

Mr. McCutchen said I see what you're saying now. Yeah. I thought you were referring to the whole elevation.

Mr. DeMark said so you're really talking about where the curve wall starts and goes down that path.

Mr. Lewis said yes, where it hits the sidewalk area. There's about ten feet or so.

Mr. McCutchen said would you say it is like a 90 degree notch.

Mr. Lewis said exactly. The idea is to grade it up anyway, so yeah. Whatever works; I just want to throw that out.

Mr. DeMark said maybe there's some ivy along the bottom. Let them add something.

Mr. Lewis said we can create a little small bed, and do something like that.

Mr. DeMark made a motion to grant final approval and they would make the exception for the buildings that do not have the required two steps; and that's also contingent on that wall being somewhat jazzed up, the retaining wall with some brick accents, nothing outrageous, but something that makes it look more aesthetically pleasing. I would suggest that you get back to us with what you might propose there before you do it so that we just have a chance to see it and say, yes, we like it. Mr. DeMark asked if he had a second to his motion.

Ms. Lynch said seconded the motion. The motion was approved by a vote of 4 to 0.
Mr. DeMark said motion approved; and thank you all for presenting this project.

Mr. Lewis said it is a great project. Good luck, John.

John Montgomery said thank you, everyone.

Mr. DeMark said I do not see any additional information and new business.

Staff Announcements:

Ms. Rosario said yes, and Julie asked me to let you know that she will be sending the on-line Continued Ed and New Board Member Orientation information by email tomorrow.

Mr. DeMark said okay, great. And I've taken that continuing education and it's a good, I think it's an hour and a half, but it's a good session and learn some important things.

There being no further business, the meeting was adjourned at 7:08 pm.

[Signature]

Kevin DeMark, Chair

Minutes edited by Julie Roland, Admin. Asst.