

Design Review Board  
Zoom Meeting  
May 5, 2020

Board Members Presented Ricky Richardson, Kevin DeMark, Tip Pitts, Carolyn Schoepf and Lucy Lynch. City Staff present: Natalia Rosario, Julie Roland, Craig Lewis, Stantec Design Consultant and City Manager Chris Story also attended the meeting.

Mr. DeMark called the May 5, 2020 Design Review Board Meeting to order at 5:30 p.m. All 5 Board Members were present constituting a quorum, and they could proceed with the business before the body. Notice of this meeting has been posted and provided to the media as provided by the Freedom of Information Act. He went over the guidelines for the procedure of the meeting. Mr. DeMark had each Board Member introduce themselves.

The agenda for tonight's meeting was approved by acclimation.

**Disposition of the Minutes for the Oct. 1, 2019 Meeting**

Mr. DeMark said Ms. Schoepf and Ms. Lynch were not present at the October meeting and could not vote.

Mr. Richardson moved approval of the minutes and he was seconded by Mr. Pitts. The motion was approved by a vote of 3-0-2 with Ms. Schoepf and Ms. Lynch abstained.

**Old Business – None**

**New Business**

**The Design Review Board has received a request regarding Preliminary Review & Approval of 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 Avenue, Parcel #7-12-14; 042.00, from Royce Camp, Owner, Midtown Properties, LLC.**

Mr. DeMark said he would be willing to look at these new plans tonight; but moving forward the petitioners needed to have what they were going to present on Meeting night to the Board Members by the deadline date.

Mr. Richardson, Ms. Lynch, and Mr. Pitts all concurred with Mr. DeMark.

Mr. Henry said what had driven the new submission was comments they had just received Wednesday from Mr. Lewis. He said they had adjusted the materials and called that out which Mr. Lewis had responded to them on yesterday.

Ms. Rosario showed the renderings the Board Members had previously received in their meeting packets, for this project.

Mr. Henry said the comments they received yesterday from Mr. Lewis had said they had an excessive number of materials and colors. He explained Mr. Lewis also suggested eliminating a double door on the ground floor residential unit entries. They also uses had added some dimensions. They had thought about an elevator as well that may go in at a future date.

Mr. Henry said Mr. Lewis talked about the landscape and street scape requirements. He spoke about a grass strip, and was unsure if it would remain. He said to Mr. Lewis comments about their 11' 99" foot floor to floor height had been slightly increased; but had recorded 14'; and he said there was not a lot of room there.

Mr. Henry said they had tried to make some modifications; and added notes regarding the products they would be using. They tried to provide good virtual samples. He said to Mr. Lewis comments, regarding the bottom elevation about that being a solid wall; that was not possible for them.

Mr. DeMark asked if Craig had any response to the changes the applicant had first submitted today.

Ms. Rosario said Mr. Lewis sent comments this afternoon; but he was not recommending conceptual approval. She said regarding streetscape they would need to ask for an exception with the 11' they had as far as the residential units on the ground floor; they had made some changes.

Mr. DeMark asked to go back to the elevation rendering; and he asked Mr. Lewis if the code said something about stoops.

Mr. Lewis said it does, but it was not possible with the height of the 1<sup>st</sup> story.

Mr. DeMark asked about the distance from the property line to the back of the building. Where did they propose to put the trash.

Ms. Rosario thought it was about a width of 10' from the building.

Mr. Henry said there would need to be some grading within the r-o-w. There was no retaining wall on the front side.

Mr. DeMark asked how they would screen the refuse area.

Mr. Richardson showed a current rendering they had done after their meeting with Mr. Lewis.

Mr. DeMark asked where the HVAC was going.

Mr. Henry said it would go on the roof and not be visible from the r-o-w.

Mr. Richardson asked regarding the apartments on the 1<sup>st</sup> floor, would there be a step down.

Mr. Henry explained there was an 8' ceiling in one area, and it would step as you follow the grade up Daniel Morgan, and also be ADA Handicap compliant.

Ms. Rosario asked the team if they had considered recessing the stoop as a potential design.

Mr. Henry said it would decrease the livable floor area in the units; and as of right now the plan is to proceed.

Ms. Schoepf thought a slight setback for the doors would be a much nicer look; and would also give more protection from the rain.

Mr. Henry explained one unit had a cover.

Mr. DeMark asked Mr. Pitts if there was any concern about landscaping since there was not any.

Mr. Pitts said he would like to get a recap summary about the minimum blank walls and talk a little bit about the double doors.

Mr. DeMark asked about a location for the elevator. He said even though that would be the service side of the building it would change the way the elevation would look.

Mr. Henry said they had not been able to study that yet because they were not sure it was going to happen. He said if and when it did happen; they would be happy to bring that back before the Board.

Mr. DeMark said he liked it better than the 1<sup>st</sup> time he saw it.

Ms. Lynch asked was there an answer about the elevator being operable. She asked was that brought up in Craig's comments.

Mr. Lewis said it was not in the last staff review.

Ms. Lynch asked regarding the 2 tower elements, were they treated differently.

Mr. Henry said they are the same; it was just on the digital media.

Mr. DeMark asked about the canopy only being on the ends.

Mr. Henry said it was a cantilever that came out of about 2' overhang.

Mr. Richardson said he was confused and the building looked like it was over hanging.

Mr. Henry explained about the cantilever on towers awning projection.

Mr. DeMark asked Mr. Lewis if he had any concerns about the overhang.

Mr. Lewis said no, and he explained. He said their streetscape portion they had just sent to him yesterday; and it was substandard to what they were asking others to

provide. This was not part of this team's previous conversation. However; the stairs tower on the back side, which was all brick they had made some suggestions to the team the other day. Punch in windows and detailing. Mr. Lewis said the key thing was to figure out what was happening on the ground floor.

Mr. Lewis said the retail would be the hardest hit with the crisis going on, and would be the last to come back, if it did at all. He did suggest to their design team, to make it all residential perhaps, and some key issues would require exceptions by the Board.

Mr. DeMark opened the public hearing and asked if anyone wished to speak in favor of the request to raise their hand or use the chat button on the computer. No one spoke in favor. Mr. DeMark asked was anyone present who wished to speak in opposition of the request. There was no one. Mr. DeMark closed the public hearing.

Mr. DeMark asked were there any Board Comments.

Mr. Richardson felt it was a good project and he was in favor of the project; but he thought they should bring it back to the Board at their next meeting.

Ms. Schoepf agreed with Mr. Richardson, and she was not ready to grant preliminary approval.

Mr. Richardson felt Mr. Lewis comments about all residential was a good idea.

Ms. Lynch agreed as well; and she said maybe the character of the building could be developed even a little more.

Mr. Pitts agreed with everyone.

Mr. Richardson moved to not grant preliminary approval tonight and he was seconded by Ms. Schoepf. The motion was approved by a vote of 5 to 0.

Mr. DeMark informed staff, the Board Members would like a copy of Mr. Lewis Comments.

Ms. Rosario said she would email the Board Members as soon as the meeting was over.

**The Design Review Board has received a request regarding Final Review and Approval of a proposed townhome development, located in the DT-4 District at, Parcel#7-12-05; 260.00, 257.00, 259.00, 256.00, 254.00, 255.00, 261.00, 258.00, 263.00, 253.00, &264.00, from Joe Lauer, Clerestory Projects, Agent, on behalf of Northside Development Group, Owner.**

Mr. Paul Mills, Site Design explained to the Board Members the changes they had made regarding the layout on buildings 26-28 and they had changed a parking lot. He said he thought he sent Ms. Rosario a drawing showing a sidewalk going from the building down to the trail. Mr. Mills said that was the main change on the

layout plan. He said they did stay with the seterra because NDG thought that would look better.

Mr. Richardson asked about the width of the alley.

Mr. DeMark explained again to Mr. Mills how they as a Board wanted submittals to proceed going forward, and if a future submittal was not received by the submission date; the Board would not hear the case for that meeting.

Mr. Mills said he understood.

Mr. Mills said they do show the typical location for the HVAC units, and he explained each area on the different units. He showed the screening rendering, and explained the screening and shrubs would all meet the code.

Mr. DeMark thought it looked good.

Mr. Mills referenced the landscape plan, and said they do show a screen around 3 sides of the Setara.

Mr. DeMark said he had a question regarding the Setara; and he asked would the people in units 10 and 15 having the longest walk; would they have to drive their trash there.

Mr. Mills explained in apartments he did not think it was out of question to walk or drive the trash over.

Mr. DeMark asked had they thought of how the trash truck would have to get to it.

Mr. Mills said seterra trucks side loaded.

Mr. Mills said he had forwarded the grading plan to Ms. Rosario; and he said they would have the required number of stairs to front City Streets. He said because of the slope, there was substantial grade.

Mr. DeMark asked Mr. Lewis if he had any comments.

Mr. Lewis said their design team had been great to work with, and he appreciated their desire to work with him and change things. He said they continued to work with the Building Department. Mr. Lewis said regarding the fire code they required 20' of accessible area, which he explained would not need to come before the Board.

Mr. DeMark opened the public hearing, and said if anyone in the listening audience that wished to speak in favor or in opposition to raise their hand or use the chat function. There were no raised hands. Mr. DeMark closed the public hearing.

### **Board Deliberations**

Mr. Pitts felt it was a good project.

Ms. Schoepf liked the way they had changed the parking in front.

Ms. Schoepf moved final approval, and she was seconded by Mr. Pitts. The motion was approved by a vote of 5 to 0.

**Ellington Senior Apartments- Final approval re review roof revision DT-5 Magnolia St.**

Mr. DeMark said this project had already been previously approved by the Board for a flat roof; and the design team now wished to change it to a pitched roof.

Mr. DeMark asked Mr. Drew Schaumber if the reason for the change was due to cost.

Mr. Schaumber said he had never seen a flat roof last for 30 years. He showed a rendering of the proposed pitch roof. He also showed a rendering of the HVAC changes; and he said these were the only two changes to the plan.

Ms. Rosario explained about Gaye Sprague Consulting re traffic or SCDOT requiring more view of the road were in talks with the City / DOT.

Mr. DeMark asked what if a fence was put up in front of the HVAC units on the ground.

Mr. Schaumber said what they would normally do would be to pour concrete 2 or 3 feet off the building and then put in either a privacy fence or landscaping.

Mr. DeMark thought they would be able to see it.

Mr. Schaumber said they would have a privacy fence for HVAC units and it would not be visible.

Mr. DeMark asked Mr. Lewis if he wanted to add anything.

Ms. Rosario said they did not need to have a public hearing.

Mr. Richardson moved approval and he was seconded by Ms. Schoepf. The motion was approved by a vote of 5 to 0.

There being no other business the meeting adjourned at 6:32 pm.



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Kevin DeMark, Chair

Edits by Julie Roland, Tia Beatty, and Logan Witter