

Design Review Board
September 5, 2017
City Hall Council Chambers 5:30p.m

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

Mr. Richardson said okay. We're all here and it's 5:30. I'm the Chair of this Board and I'll preside over these proceedings this fifth day of September. This is the Design Review Board meeting for the City of Spartanburg. Notice of this meeting has been posted and provided to the media 24 hours in advance, as required by the Freedom of Information Act.

Roll Call

Mr. Richardson said let the record reflect that three of the five members are here, with 2 members absent. Therefore, we do have a quorum, we can proceed with the business before the body.

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

Old Business *None*

New Business

Public Hearing regarding proposed new construction located at the parcels TMS#7-12-11-144.00, #7-12-11-145.00, #7-12-11-170.00, #7-12-11-171.00, #7-12-11-172.00, #7-12-11-173.00, #7-12-11-174.00, and #7-12-11-175.00, for the property located at the southeast corner of East Main Street and Pine Street in the DT-5 District, from CAP East Spartanburg, LLC, Owner, Jason Tankersley, Agent.

Assistant City Manager Chris Story said Mr. Chairman, Board members, the first order of business is in regards to status report on Main and Pine project and to express our appreciation for the work of the Board and the work of the design team and the developer here. We have over the course of multiple points of interaction believe we've got what will ultimately be a very, very successful redevelopment project of a very prominent corner. We extend our appreciation to you all, and to all the folks involved for your diligence and patience in working through all these many issues. We are very excited to see this project go forward. This is a redevelopment of eight individual parcels into the structure you see here. What I will do over the next couple of minutes is to follow the outline of a staff report which is available that was distributed to the applicant, and to the Board members, prepared by the City's Urban Design Consultant, Stantec Consulting Services. It notes here in the staff review that this builds upon two prior iterations of plans, and after we go through these; the applicant can share the updates and any changes that have been made and any thoughts on the points contained herein. There are two primary sections to this report. The first is the code review, which reviews the specific elements of compliance of the project, and then additional comments that are outlined there. So, beginning with the code review section; District Standards, the project is fully compliant there, lot and site standards, lot frontage, due to the geometry of the intersection, it's slightly tweaked because the intersection is not a 90 degree, but staff is supportive of the approach the developer has taken to manage that condition. We further support the setback as designed. We have since reviewed, you'll see a note

in the report about the dimensions of the setbacks, we've since reviewed to scale and on both sides the setbacks meet or exceed the minimum code.

Mr. Joslin asked can we share the site plan that illustrates that just as you're going through those things.

Assistant City Manager, Chris Story said sure absolutely. Because there were two points of discussion on the setbacks. One is for the parking yard, you see we've got the landscape strip is almost six feet, the sidewalk is eight feet, and the outer landscape strip is a little over seven. So, in total, they exceed the division width of there, and the sidewalk meets the prescribed. In the upper corner, the tightest point there appears on our scale and that's about 13' from the building corner, which exceeds the 12' that is the minimum there. So, we believe we're in compliance on that point. The parking standards, the code would otherwise call for parallel parking along the street that cannot be achieved per SCDOT, so the recommendation is the Board approve that exception from the standard. Just covered some of these points. The street-scape and landscaping, we have confirmed the minimum dimensions around the points of the development on the site. The second point of street and landscaping is one that may require a little discussion tonight. That is the distinction between the tree lawn as illustrated here, which is approximately six foot of grass strip that would contain the street trees verses the default in our code, which is trees in wells. So, the applicant has some thoughts that he'll share on that as well, but that is one point that is noted for Board review. On the building standards, no issues on the building, there is a recommendation contained in here that the building be simplified to use the same brick color on both sides, and either remove the cornice above the ground level, or extend it the remainder of the brick façade elevations. So that is a note for consideration by the Board. The additional comments largely parallel those of the prior two reviews. The emphasis on the importance of the corner plaza. We continue to believe we're going to be successful in burying the power line or removing the overhead power lines on the Pine Street side which would allow for better appearance and larger trees there, but we do not have, at this point in time, the ability to say a 100% certainty that that's going to be the case, because we've got a lot of other parties involved in that equation. But it does look promising that we'll be able to remove those power lines there. I believe all the other comments are as they were in prior reports.

Board Questions for Staff

There were none at this time.

Mr. Chris Brice, Blue Water Civil Design, 19 Washington Park, Greenville, South Carolina, came forward and was sworn.

Mr. Brice said thank you Chris for presenting that. Some of the points of emphasis that we went through and been looking at some sites, some areas around the site, mainly where the parking, I think that's Stantec that comments on the parking between the new building and Mr. Spears' building. To provide a little bit more separation between the sidewalk and those parking spaces with the hedgerow, and we were able to accomplish that. We provided, I think the minimum was 12 feet, as noted, and we have substantially more than that there for that separation. We also went back and found a few more areas where we can add some bigger trees within the site and wanted to illustrate that in this plan as well, and we did move one tree around to accommodate some parking needs of Mr. Spears and his building. We did all that, and then we also have the under-story tree question on Pine and Main, as Chris noted, there are multiple players in that. One, the utility companies, and two SCDOT. I think the staff will work with them as we move forward to hash that out and determine what exactly those trees are. Are they still under story or

do they get a little bit bigger on the street. The type of trees we're talking about, there was a question I believe we got about that. So, the City has a permit species list. It's a little dated, but what we wanted to say was some of the smaller under-story trees can be on that list, like a Crepe Myrtle or a Redbud, or a Dogwood, or some of the smaller trees that we're talking about. Some of the bigger trees we're talking about, Red Maple, Willows, then there's some trees that aren't on the list that we would recommend, but we'd certainly work with staff on that and see if they're going to update the list or not. The Haderly Elms would be one of them we'd recommend for bigger trees. There was a question about that, and how we would treat the soil type itself, we would at least go in there, and whatever's there check that out and if there's any kind of amendment needed in the soil, we would certainly do that at the time of planting. I think that's it.

Mr. Story said the question of the grass strip versus wells.

Mr. Brice said well yes, so the grass strip verses wells question; this building is contemplated as being flat. One level. It's pretty long on both sides, flat. We know the grade changes along the streets, manded it for drains. So, we have about four to five on the East Main side, and about three feet on the Pine side of grade change there, so that contemplated was that lawn would be the grade break, and then you transition back into the existing sidewalk condition, which is on the curb at the ends of that situation. So, that's what that lawn is, some of the function of that would be. It'd be a break from that grade on Main, and a grade from that break on Pine. So, that would be the reasoning and the function of that, as well as pulling the sidewalk away from the street and any pedestrians.

Mr. Richardson said while you bring that up, you may as well make sure I understand it. If I'm not mistaken, and help me here, Bill. In the conversation that Craig brought up, didn't he recommend that we get rid of the grass and didn't he recommend that we not have the grass. Chris, is that what you said in here.

Mr. Brice said yeah, not do curb lawn, but do tree wells. Technically, the codes say to do tree wells.

Mr. Richardson said but you can't do it unless you have a lawn, you have to do tree wells, is that right.

Mr. Brice said yeah, I mean, if you did a tree well, you're looking at a sidewalk really on grade with the curb as it goes to your connection points and your transitions from your doors may become steps or ramps or something like that along the street frontages, because the building is contemplated as flat, and not stepping. There are not enough individual uses to step around that grade change.

Mr. Richardson asked so, how is that accommodating. You don't step down from the building.

Mr. Brice said so, you have transitions at the ends, towards the end of each building. So, you would transition, on Pine Street, you've got a pretty wide area of transitional on that parking that's there between the Spear's building and the new building. On the Main Street side, you'll transition about from the last door on the building.

Mr. Richardson said but that's all on the grade, right.

Mr. Brice said right yup.

Assistant City Manager Story said I think another way of saying it is the finished floor height, which is where you intend to have the sidewalk is one plain, but the road falls on both.

Mr. Richardson said so your sidewalk and strip are going to accommodate that fall. Is that what you're saying.

Mr. Brice said yes sir.

Mr. Richardson said thank you. Okay. Now I got it. It looks like about a five foot drop across.

Mr. Brice said yeah, that far corner on East Main Street is the most severe.

Mr. Joslin said I'm sorry, I'm not quite following that. If the sidewalk and the finish floor elevation remain consistent from the corner at Pine and Main, southward along that building. This amount of lawn, or whatever, I'm not understanding how that transitions. I'm not understanding this. You've got a flat plain here, and Pine Street sloping away from us.

Mr. Brice said yes, sir.

Mr. Joslin asked so, how are you making that transition there.

Mr. Brice said at the transition points you will have a transition, at the end of the building. There will be a transition from finish floor elevation, back down to curb grade. It would happen really at your last door, along the building. Like I said, East Main Street would be the most severe condition there, where you'd have to have a ramp basically ramping down to Main Street level.

Mr. Joslin said so how are you going to construct the transition.

Mr. Brice said so, right here. This area right here would be your transition area. In this location.

Mr. Richardson said that transition does not mean step, it means slope.

Mr. Brice said slope, yeah. I would contemplate doing some kind of slope there that's accessible. An accessible-type slope.

Mr. Richardson said okay. And the slope that we were talking about relative to the planting was the slope away from the building to the curb.

Mr. Brice said right. It's just a transition from sidewalk grade to curb grade.

Mr. Richardson said so, the planting area would have some slope to it.

Mr. Brice said a little bit of slope.

Mr. Richardson said got it. I'm a little slow today.

Mr. Brice said then you'd have the same condition about in this area. You'd have a transition about here.

Mr. Joslin said so, to them say to all that, what's with the physical planting at the grade of tree then if there's not a structured well. What's in the lawn. What's the aesthetic of that going to be.

Mr. Richardson said it's got a little slope.

Mr. Joslin said yeah, but is it mulch. Is it what happens right at the tree trunk.

Mr. Brice said I wouldn't necessarily have mulch, something that could wash. Maybe that mulch at the tree trunk itself just in the isolated area. But, most of the area could either be lawn or it could be some other type of hard-scape. It doesn't have to be grass; it doesn't have to be mulch. It could be some other type of hard-scape or some other type of ground cover in that area. It could be something like Asiatic Jasmine, something that keeps the ground from washing.

Mr. Joslin said the maintenance of that obliges who. The City or the property owner.

Mr. Story said technically, it would be the City that would maintain that right-of-way. We typically maintain street trees.

Mr. Richardson said if you have grass there is the City going to cut it.

Mr. Story said I think they're going to want to maintain it to a higher standard. We'll take care of that.

Mr. Richardson said this is going to be a very nice project, I just want it to look as nice as it can and think it will. I just want to make sure. Not that I'm dissing the City's maintenance crew, they do a terrific job, they really do.

Mr. Brice said certainly we will work with staff on all those explicit details.

Mr. Pitts said I'd just like to see more shade trees in the parking lot. Every ten spaces you're supposed to have a shade tree. I would leave it up to staff to make sure that happens.

Mr. Joslin said I have a question, maybe a comment of what's labeled now as the under-story trees, because I understand that is a timing issue of the situation with the power line.

Assistant City Manager Story said yes, we can't say with certainty yet because there's let me try to explain what I know about the power lines. The only thing on this pole that's somewhere along here is power supply for the buildings. So, that gives us flexibility there. But it is physically connected across the street, so Duke's going to have to work with us on some improvements to the pole across the street to enable that one to come away. We don't have any commitment in writing that's all going to work. So, I don't want to tell the Board or the applicant that's a done deal until we are entirely certain. If it does come out, then maybe you can go larger trees.

Mr. Joslin said the point of that is, if my point in asking that question, at the time of construction and beautification, if the under-story trees are planted, and then the power line is removed, is it necessary to remove those under-stories and replace them with another type of tree. You already have something that's established and growing and all of that. My concern is further down Pine Street where we have, they're a very mature type of Cherry tree now, which they bloom and they're beautiful, but they also have a nice square notch cut out of them for the trucks to drive under them. It would be a shame if the proper thought wasn't given to what type of trees that these are, and the beautification of this project to have that same thing happen here. I think something like a Redbud or whatever, that blooms, it's beautiful in the Springtime; it's green in Summertime, it's deciduous in Winter would be fine. But that doesn't get huge in its canopy so that as it does grow, and remains there that we've got to cut the square out of it.

Mr. Brice said yeah, I agree. We'd certainly work with staff on that. That's noted. I'm not sure on the list what it states, but we've got all types.

Mr. Pitts said I think we looked at Elms and Oaks from them. There's little American Elms that are vase shaped. Princeton Elm and Jefferson Elm. That would be the ideal. That way, the canopy gets above the building. The DOT will work with you. There's Timothy Edwards in the Columbia office, they've got an approved list of canopy trees to use. I don't see that being a big issue of getting that one light in that power.

Mr. Richardson asked Mr. Story, from a timing perspective, surely, you'll have an answer back from Duke Power before the trees go in.

Assistant City Manager Story said right. That will be our intent, is we'll know something in a matter of weeks on that question, and we'll be able to do that. We have access to experts in the field that can review the specific specimens that you guys come up once we know that question. Once we know we're going larger or have to stay under the lights.

Mr. Richardson said okay. Well, bigger is better in my book.

Mr. Pitts said some people think under-story trees doesn't block. In my opinion, they block more, because they stay smaller and they're more, especially the Crepe Myrtle. Crepe Myrtle's the worst at blocking buildings.

Mr. Richardson asked any other questions for Mr. Brice or is there anyone else from y'all's team that wants to speak to come forward.

Ms. Sara Richardson with Equip Studio, at 245 North Main Street, Greenville, South Carolina, came forward and was sworn.

Ms. Richardson said so, based on our last meeting and some conversations over the last couple of weeks, we have made a few adjustments to the building in responding to those comments. So, the first major change on East Main Street in the Pine Street elevations is on those corners we have essentially replaced that face with brick. There was some concern that the appeared quality of the building was reducing as we went to the ends there, so we kept it all brick, we simplified that. We also simplified the main entrance there, which will be a corner stall formation of the building. The other big change is. So, here, we have this bump out here at the building. That is an entrance, it's also where we are expecting to have some patio seating. There was concern that that could be perceived as unsafe rounding that corner. So, we've reduced that by about two feet. We would like to keep the door there, so we can only get so small, so we've got a single door there. We've pushed it back about two feet. When we did that, we also positioned on the building to the street, about two feet.

Mr. Joslin asked could he paraphrase that for our understanding.

Ms. Richardson said sure.

Mr. Joslin asked had the building moved towards Pine Street.

Ms. Richardson said Main Street.

Mr. Joslin said excuse me and that in return has reduced two feet.

Ms. Richardson said correct. So, the interior footprint hasn't really changed. Those are the big things. The comments that we have received this afternoon with regard to the color of the brick, we've broken those ends just as a way to wrap the ends of the building. So, we're signifying that that's the end, that's terminating. We're wrapping that around to the backside of the parking lot side. It is different, but it's much simpler than what we had before.

Mr. Richardson asked what's the smallest area you can get away with of having a door there for that building. Where the bump-out is.

Ms. Richardson said six feet.

Mr. Richardson said and that door, allegedly, is to service those canopies.

Ms. Richardson said that's correct.

Mr. Richardson said if it's a restaurant, for example, its main entrance would be on the front of the building.

Ms. Richardson said no, it would be on the parking lot side.

Mr. Richardson asked as a retail customer, if I'm walking down the street, can I walk in this side, this little six-foot side. Can I walk in that door. Or is that going to be an access to the kitchen.

Ms. Richardson said no, it's access to the patio from inside the space.

Mr. Richardson said okay. For staff only.

Ms. Richardson said you're walking out of the space onto the patio. So, you walk into the restaurant from the parking lot, that's your main entrance. You say, "Hey, I'd like to sit outside." Then, we'll walk you out, it's a two-way door. It's in and out.

Mr. Joslin asked how do pedestrians enter that restaurant that aren't going to be driving to it.

Ms. Richardson said from, I imagine that you can walk in that door. I think you'd want to be able to.

Mr. Joslin felt it needs to function that way.

Ms. Richardson said right. Yeah.

Mr. Joslin said we know who the proprietor is, but if that is going to be a restaurant, that's all from the code.

Ms. Richardson said sure, it's not a service door.

Mr. Richardson said we want action on the street.

Ms. Richardson said that's right.

Mr. Joslin said can we go to the elevation of East Main Street and Pine Street.

Mr. Brice said they're up there.

Mr. Joslin said okay. Can you explain about the materials of some of these elements that are not annotated. For example, the entry tower cornice, the material of that. Because that's changed. That's that simplification we described.

Ms. Richardson said yes, so, that would be a cast stone. These lintels here, they'll be EIFS lintels, we're showing ground facing needed for this tower, these front in glass there. Then cast stone on top. Then we have the canvas green wall, which will be a metal panel of some sort.

Mr. Joslin asked and the cornices that are mentioned in the comments from staff, between the first story and second story, what's the material of that.

Ms. Richardson said that's also EIFS.

Mr. Brice said as it wraps around the interior, the face stays on the second floor at the end.

Ms. Richardson said it wraps that corner.

Mr. Joslin said may we ask you or the team to respond to the suggestions or the comments that were also provided in a memo regarding those materials in the cornice of either making the brick color the same, or extending the cornice on the elevation.

Ms. Richardson said well I think we wanted to do the other if you make that corner all one-color brick, then I would think you would get rid of that cornice somewhere. The condition that you have here, essentially, you'll repeat this here, if I understand the comment correctly. We chose to break the colors there because it wraps the building and that sort of Buff Beige color continues onto the back of the building. That was our thinking there with doing that.

Mr. Pitts said I don't mind the two-tone brick. I think the building might look a little more substantial if it were all the same color, but I don't have an issue with it.

Mr. Joslin said can we show the site plan. Just in all of these discussions that we've had, and about that return and all the things associated with that, we've also had conversations about the adjacency and context of the existing building that's just shaded there, that four-story brick

building. I'm not sure what happened in doing this, but I think in the adjustments that you've made, what I'm seeing, I can rationalize this in my mind that there's an alignment of the existing building to the alignment of the corner portion of this new building, so that this return, or bump out, for lack of other words, it just protrudes beyond that alignment along Main Street and so I think it's okay. I think what's been done now the return and activating the sidewalk with the use there, provided it's accessible for pedestrians, just with the discretion of the Board I think is okay. That's my view on that. I think one color would look nicer, that's also my view, but maybe the consideration of pulling that cornice over, you might want to look at that, although there's issues associated with that, I understand, but that could be considered.

Mr. Richardson said okay. Any other questions for Sara. There were no more questions at this time. All right. This is a public hearing, Chris.

Mr. Story said you had a public hearing the last time, but it wouldn't hurt to do it again.

Mr. Richardson asked is there anybody else for the developer, or the development side that wants to come speak. We'll now open the public hearing, and I would ask for comments. So, are there people who would like to step forward and speak in favor of this project. Seeing none. Is there anyone who would like to speak in opposition to it. Please come forward. Knowing that there's a question in the air. Anybody who wants to.

Ms. Judith Sullivan said I want to just ask a question, because I'm a tenant at two of the places that are currently there now. It was said that the developer and everyone had got in touch with all the people that was going to be moved, and no one has got in touch with us. No one has communicated with us for anything, to offer anything, because it was in the paper that we would have an opportunity to be a part of the actual project to move into the occupancy or the space. None of that has been done.

Mr. Richardson asked about her business address.

Ms. Sullivan said Simple Simon and Shakers. Got two businesses there.

Mr. Richardson said the developers have spoken, I'm sure, to the owners of the property. Whether they've spoken to the tenants or not, that may not have happened. But that gentleman is the developer, and I'm sure he would love to speak to you.

Mr. Richardson said anyone else want some clarification or questions, please step forward, and state your name and address for the record.

Ms. Anne Bearden, 1127 Whitner Road. I had spoken last time. Obviously, I'm very much in favor of this because I own the adjacent property. My only concern, today, obviously I can't do anything about the back-up in traffic, we already discussed that, but I just want to make sure that there's an eight-foot drop in the slope, and as it stands right now, I get inundated every time it rains. I get flooded. I can't believe that I don't see a catch basin. I'm sure that they're there, I'm just, my glasses aren't strong enough. But I'm concerned about the run-off from that eight-foot drop to the Southeast, because I have a big problem.

Mr. Richardson said that's a very valid question. We have the civil engineer here, so I'm going to ask Chris to come tell us about that. I drove by the property today and gave it a really hard look to see, because I read the minutes about the water issue last time, and you wanted to address any of those.

Ms. Bearden said and did you try to turn in the parking lot.

Mr. Richardson said I didn't.

Mr. Brice said regarding the storm water, we will, as we proceed, will certainly be designing this to meet all applicable rules and regulations of the City and State. And also, probably in discussions I had, there's some other drainage issues that she's made us aware of. So, we'll certainly be in contract with her. I got her phone number and information last time.

Mr. Joslin said and this is not a final technical approval. The engineering drawings for this will go to the City for permitting, review, and approval.

Mr. Richardson said were you going to have to retain water. Or are you talking away more impervious than you're putting back.

Mr. Brice said technically, on that front, the goal would be to not increase the amount of water. So, we would not have the expense of retention system or something like that. But there are certain things that we do have to do and meet, so we will certainly do that on the project.

Mr. Richardson asked there's no impervious surface on there now, right.

Mr. Brice said not a lot of impervious.

Mr. Joslin said except that corner.

Mr. Brice said the corner has some, yes.

Mr. Richardson said so you're going to incrementally improve abilities to soak some water. Okay.

Mr. Brice said yes.

Mr. Joslin said is it pretty well paved now.

Mr. Brice said the goal is to have as much landscaped area within the area as we can along the parking.

Mr. Richardson said okay, thank you. Please work with Ms. Bearden on that issue. Thank you. Anybody else want to ask a question. Yes, sir.

I'm Jonathan Spears. My property is at 395 Montgomery Drive. He said I am sure y'all are aware of the amount of traffic, 30,000 plus cars Monday through Friday; with people coming North on South Pine turning right's not going to be a problem. Coming down and making that left turn is going to be a little bit more problematic, I think. My understanding is that the intersection up above there, there's going to be a left turn made. That may help, because it's going to be a lot easier for people probably getting in the back side, but if people come in the front, you've got that median there, so a couple of cars could make it in there. But there's not a whole lot of time between those lights. So, the left turn, that could be a problem.

Mr. Richardson said coming South on Pine Street, making a turn.

Mr. Spears said South on Pine Street and make a left, yeah.

Mr. Richardson said coming out of there and taking a left is going to be really hard.

Mr. Spears said coming out and making a left is hard the way the time is now. You've only got a certain amount of time people coming. Frankly, I park in the back, I go out on East Main Street. It's a lot easier getting out that way. A lot safer. People keep going right. If you're coming out and going left there, you've got to go pretty quickly to get in that at the white of the median a little bit sometimes too.

Mr. Richardson asked Chris, is that something that the City traffic can work on the traffic of those lights a little bit.

Assistant City Manager Story said yes, sir. Just a couple things. These has been a full, third-party traffic engineering analysis of the proposed development and the area surrounding it. Pine Street is a South Carolina Transportation State Highway. So, they look over our shoulder every step of the way, and their primary concern is the flow of traffic there. But we can certainly make the traffic study available to anybody who has interest in reviewing it. And the final design for the improvements in the intersection will be available probably, as well.

Mr. Richardson said and Chris, will there continue to be a turning center lane on South Pine Street.

Mr. Story said yes. No changes proposed to that particular section in terms of the width and the length configuration.

Mr. Richardson said you will be able to take a left-hand turn at Pine and Main coming South on Pine.

Mr. Story said yes sir.

Mr. Richardson said will it be with reconfigured with two lanes still going straight.

Mr. Story said yes.

Mr. Richardson said okay. That'll be a nice improvement. That'll give much better access to this property. I would never come all the way down and take a left-hand turn, but keeping the median is beneficial. Okay. I know you've done your homework, thank you. Anybody else, any more questions.

Mr. Walter Ratliff of 363 Connecticut Avenue said I would support that 100% regarding cleaning that corner up.

Mr. Richardson said are you speaking of the entire project, or the traffic flow.

Mr. Ratliff said I'm speaking of the corner. It's a beautiful alley they've got there.

Mr. Richardson said we thank you for your comments. Thank you for coming. Okay, anybody else. Okay, then we'll close the public hearing, and figure something out. I first want to, I know this has been a monumental project, and I want to thank the developers, the owners, etc. for their cooperation and steadfastness in working through this really, really, complicated project. I do think that it's going to be well worth the effort and I hope it's profitable for the people who are investing their money and time. This is a project that will be at one of the entrances to the City, and where our main intersections in our community. So, it's delightful to see it perhaps coming to fruition. I'll just say, I don't have any issues. I wish the building could move forward a little bit, but I understand the door. I'm okay with that. I do like the brick, thank you on the wings. I don't care about the color of the brick, I think that's a choice of the developer and architect, and that's I'm okay with that. I wanted to be really clear, this area out front, assuming we have grass, or some other plantings there, how wide is that patio sidewalk going to be from the edge there to the corner of the building. Can anybody tell me that.

Mr. Brice said 16 feet.

Mr. Richardson said 16 feet. Okay. And what's 16 feet; from me to Chris Story. From me to you. Is that about 16 feet.

Mr. Joslin said eight of these squares.

Mr. Richardson said one, two, three, four, five, six, seven, eight. From there to there. Okay. So, you can get a table and chairs, they take, what six feet. You got plenty of sidewalk.

Mr. Joslin said four on top will need approximately six feet.

Mr. Richardson said okay. All right. So, anyway, that's going to feel good. And the sidewalk going down Main Street, how wide is that sidewalk, Chris. Nine feet.

Mr. Story said eight.

Mr. Richardson said okay. And the one coming down South Pine will be.

Mr. Story said same. They're all eight.

Mr. Richardson said about eight. Okay, nice sidewalks. I'm hoping it's going to be pretty active there. I'd certainly like to think so. Either one of you fellows got something y'all want to add.

Mr. Pitts said I just say shade trees for me. I'm going to leave it up to Natalia and staff to make sure the parking lot, when you have that many parking spaces, we need shade trees instead of under-story trees.

Mr. Joslin said I think it's a beautiful project, and a welcome addition to our City and our structure. I vote one color brick, but that's my opinion. It's a great project.

Mr. Richardson said well, maybe they'll change their mind between now and when they build that. Is there a motion to approve as recommended here.

Mr. Pitts said I make the motion to approve the request and he was seconded by Mr. Joslin. The motion was approved by a vote of 3 to 0.

Mr. Richardson said again, I want to thank you all for your effort in your investment in the City of Spartanburg. And, come back and do another one soon.

There being no additional business, the meeting adjourned at 6:20 p.m.


Ricky Richardson, Chair

Minutes edited by Tia Beatty, Logan Witter, and Julie Roland