

**Meeting Minutes of the Design Review Board (DRB)  
City Council Chambers – 5:30PM  
Tuesday, September 6, 2016**

The Design Review Board (DRB) met in the City Hall Council Chambers on Tuesday, September 6, 2016 at 5:30PM. The following Board Members were in attendance; Mike Henthorn, Ricky Richardson, Bill Joslin, and Tip Pitts. Representing the Planning Department were Natalia Rosario, Planner III; Julie Roland, Administrative Assistant; and Chris Story, Assistant City Manager.

**Roll Call**

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

Mr. Richardson said all four members of the Board were present, constituting a quorum; and he went over the procedure for the meeting.

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

**Disposition of the July 5, 2016 Meeting Minutes**

The minutes for the July 5, 2016 meeting were approved by a vote of 4-0.

[Editor's Note: No Motions or Seconds were recorded.]

**Old Business: None**

**New Business:**

**Public Hearing regarding request for the proposed new construction of the new Miyako Sushi building at 118 Magnolia Street, located in the DT-6 District, from Jolly & Associates, on behalf of Josh Lee, Property Owner.**

[Editor's Note: Mr. Albert Jolly was sworn in on page 4.]

Ms. Rosario said All right. Good evening, everyone. Tonight we have a proposal for the new construction of the Miyako Sushi Building at what was 120 and 118 Magnolia Street. Current conditions, you can see. As Al mentioned before the start of the meeting, the buildings were in pretty rough shape, so they had to be taken down for the most part, and they will be rebuilt. Hopefully as the third step.

Mr. Richardson said and this was the pawn shop.

Mr. Albert Jolly said yes.

Mr. Richardson said thought so. And it had been empty for some time.

Mr. Jolly said 8 to 10 years, I would think.

Mr. Richardson said really. Okay.

Mr. Jolly said it was empty before Lewis left his place.

Mr. Richardson said okay. That's been a while.

Ms. Rosario said the façade is a little different now. But as you'll see in a few slides, what's proposed will come back very near to the original structure. So, just showing the right-side elevation. Actually, I know it's a bit easier to see in your packets. It's hard to make a presentation work with all these details on it. So, viewing from the north top we have what was existing. We're at a western elevation from Spring Street, and the proposed building from Spring Street. You can see there's a back-step in the buildings, and they're better illustrated here. Magnolia is this way, and Spring is this one, I think. So this back-step is being preserved, although a portion of the building has been removed, so we don't want to tell you that the structure will remain the same. As you can see, there are three levels. Basically a basement, the first floor, and then the second floor, which will feature a rooftop area or a rooftop bar. And, renderings: just the rendering from the Magnolia Street side. And if we need to, we can go back to the Spring Street elevation.

Three different entrances. I believe the way the building is planned, it can be up to two different businesses. Two structures.

Mr. Richardson said so, one of those doors goes upstairs, for example.

Ms. Rosario said right.

Mr. Jolly said make the correction: there are only two entrances. The entrance that you see on the extreme right-hand side is actually the exhaust from one of the exits. It does go into the space, but it is not a primary means of entrance. The two entrances that are on the left-hand side are the main entrances. One of the ones on the left goes all the way up to the second floor. The one on the middle goes onto the main floor.

Mr. Richardson said and, that far-right door, is it recessed back into the building.

Mr. Jolly said it is. It's set back.

Mr. Richardson said okay. Okay.

Mr. Jolly said that door swings out. So it's set back.

Mr. Richardson said okay. And it goes to the basement.

Mr. Jolly said yes.

Mr. Richardson said just to be clear. Okay.

Ms. Rosario said it seems, at this point... If you have any questions for me, I'm happy to answer them. But perhaps asking Mr. Jolly, because he's been able to answer most of the questions so far, if he wants to give any of his presentation.

Mr. Jolly said yeah, I will do that.

Ms. Rosario said any additions. Otherwise, staff is happy to answer if you have a question about the street sides, although we may have come to a decision on that.

Mr. Richardson said anybody got any more questions of Natalia while she's up there.

Mr. Joslin said well, do we want... For the discussion, as we started, do we want to go back to the Spring Street side, so we understand the... Okay. So the elevation on the left is the existing condition.

Ms. Rosario said yes.

Mr. Joslin said and the outside.

Mr. Story said yes.. To be clear, it was the initial condition. Some of that had to come down at the top, on the right-hand side. Is that correct.

Ms. Rosario said that's correct.

Mr. Josh Lee said the roof of the two-story building was... There had been a fire there at some point. So that roof was stolen by itself. The upper part of that rear wall was just structurally not satisfactory, compared to that thicker, lower part

Mr. Joslin said I think what we're trying to understand is, what is the planned end elevation for Spring Street side. It's that elevation on the right there.

Mr. Jolly said it's the elevation on the right. And that is in your packet, because we probably get a little better viewing condition [inaudible].

Mr. Joslin said so there's no fenestration. There's just the articulation, the tracer of the former windows, just in there.

Mr. Jolly said tracing of the former windows, and/or where we are putting one of those back, because they had been there originally.

Mr. Richardson said yeah. And is that in the upper part of the right-hand side.

Mr. Jolly said yes.

Mr. Joslin said okay. So there is restructuring of that, and rebuilding of that existing wall. I'm asking these questions because I took a picture in April 2016, when this was being demolished, and the left-hand side, looking at it that way, was lower than the right-hand side.

Mr. Jolly said and it still is.

Mr. Joslin said or, wait, other way around, I'm sorry. Left-hand side was higher than the right-hand side.

Mr. Jolly said and it will be in the future.

Mr. Joslin said okay.

Mr. Jolly said so, what you see right now is, if you were looking at this picture right here, that is this building right there.

Mr. Joslin said right.

Mr. Jolly said right here. And the building next to it, about where this line is being drawn, which shows it much better, right here.

Mr. Joslin said I got it. That window is that window, and so this upper portion is going to be rebuilt.

Mr. Jolly said it's gone.

Mr. Joslin said it's gone now, but it's going to be rebuilt.

Mr. Jolly said yeah, it will be rebuilt. To basically the same thing. What happened here is that we went from 12 inches of masonry down to more or less eight inches of masonry. There was a stud wall, back up behind this. There was a crack, and you could just pull the bricks out of this. So we took it down to that point.

Mr. Joslin said that window. Is that what you meant.

Mr. Richardson said okay. Yeah, I see.

Mr. Joslin said so this would be rebuilt to create that elevation.

Mr. Richardson said okay.

Mr. Joslin said which will then be changed to show the trace of three former windows.

Mr. Jolly said the three windows. Which is not what was there before, but what was there before was from the mid-60s.

Mr. Joslin said right.

Mr. Jolly said we think.

Mr. Joslin said okay. And so the two doors from the lower portion of this, those are egress doors from the business. Is that correct.

Mr. Jolly said there is one door. One door, and it is... And let me tell you, I don't know if I might have that... There's a door right there that is not... And the existing opening right here is being bricked up. And we're opening it open in here, right there. Which you see in the new proposal. And that's an exit from upstairs, from the main floor, and from the basement. And it's also the service entrance for the two kitchens.

Mr. Joslin said okay. What's the door, then, to the left of that. Or is that not a door.

Mr. Jolly said to the left of... You're talking about right here.

Mr. Joslin said oh, I'm sorry. I should know how to read this.

Mr. Jolly said there is no door there.

Mr. Joslin said it's being demoed, and then it's being closed. So we only have this one. We have one door.

Mr. Jolly said its one door. Right there.

Mr. Joslin said okay. Which is essentially in the middle of the building. Okay. Got it.

Mr. Richardson said and I guess, to go back to the question we had earlier... Excuse me, Al. I'm going to stop for a minute. I want you to stand right there. I want to swear you in. Do you swear to give your... Tell the whole truth, and nothing but the truth.

Mr. Jolly said I do.

Mr. Richardson said and please give us your name and address.

Mr. Jolly said Albert Jolly. AIA. 293 South Pines, Spartanburg, 29302.

Mr. Richardson said thank you. Now you're legal. And I suppose, going back to the conversation that we had about fenestration, etc., shopfronts, and so on and so forth, we'd be looking into the basement of these buildings.

Mr. Joslin said if we open it up with windows...

Mr. Richardson said if we wanted to put windows on there, there would be no retail opportunities, even back there, if we wanted it.

Mr. Jolly said this building right here, actually, when it was constructed, there was a set of steps that came down to a little sort of platform that went out that door. So the actual floor elevation of these buildings is right here. So it's coming across, along... That's the Magnolia Street side floor level. So we're down a half of a story on the back side, and it gets worse as it goes to the plan true north.

Mr. Richardson said why.

Mr. Jolly said it falls off. On the other side, there was no exit or anything visible, or even within the way that the building was left when we took it over, to let you think that anybody ever came out that back on that side.

Mr. Richardson said right.

Mr. Jolly said I'm sure, at one point in time, they did. But, if I can back up here just a second, before I maybe go forward-

Mr. Story said historically, this was an alley.

Mr. Jolly said to the plans... If you know where you are-

Mr. Joslin said I mean, it's really not as functional.

Mr. Jolly said we're in the basement, first floor, and the second floor. If you look at the way the basement's drawn, this was the original first building that was on that site. And the façade of the building was, at some point, in probably the '30s... And I'm saying that just from the way the building looked... Probably in the '30s, the façade of that was removed, and replaced with a new façade. The building was added onto, back to about this location, at another point in time; we don't have a clue when. And then it was added onto again, probably when the façade was put on the front of the building. Because if you remember the way that they look... And you can see this better in your picture... If those are metal-frame windows that were, more or less... The ones on the top were put in there originally. What you see is those metal-frame windows. There aren't any other openings that were closed up. And then they closed up below, and just stuck one in there. So, the rear of the building probably dates from two different timeframes, on the one closest to Harry's. And the building on the other side, I'm assuming, was built simultaneously with the next two buildings that go down Magnolia Street. They all share a common stringcourse. And the roof structure in these buildings is bizarre. It actually drains from this roof, to the next roof, to the next roof, and then goes out through a scupper. The firewall is interrupted by the roof drainage. Just little interesting tidbits that probably make [crosstalk].

Mr. Story said that's why we have lawyers for that.

Mr. Jolly said at any rate, that's, as best we can determine, what happened. So the owner wants to build a two-story structure with two separate restaurants in it. The main floor is the sit-down, white-tablecloth sushi restaurant that he currently runs adjacent to this, toward town, in the old Harry's Building. And the

upstairs would be more of an upscale bar, for lack of a better term, because it has an outside eating area that would be utilized. Conceivably covered to a light degree. Not a permanent roof, but a translucent roof, and a trellis as you come toward the street. So, two different businesses. The problem for us was that we've got a half-story further to go down in the back to get people out of this building than we do in the front. So, that threw some kinks. And we have to pick up the half-story submerged basement. That's actually a little more than a half-story. We have to get your exit out of that, too. But the staircase was the driving force in the design, as far as floor plan goes.

Mr. Joslin said has this all been reviewed with the City Building Officials or submitted for permit.

Mr. Jolly said we've all sat down with Buddy and Chris, and one of the ladies. I get them confused. They know what's going on.

Mr. Joslin said okay. And you pretty much have a green light.

Mr. Jolly said I don't anticipate any problems, going through the final permit process. Everything works, from a code point of view, that I know, at that end. It's going to be a nightmare to build, though. It's just, we're trying to squeeze a lot into a very tight space, and we're having to put a new structural system entirely into it, which is giving us a little bit of heartburn. In particular, on Harry's wall, and the town wall, and here. That wall's another story higher than we are. And so, when we tore down our side of the building, the floor joists are stabilizing Harry's side of the building. And so we had to go in, and pull up the flooring on the second floor of Harry's side, and actually bolt those joists back into the wall, until we get it fixed and stable. And then we'll have to take them apart so it'll still be a firewall. The firewall has to be able to burn from either side or stay standing. So, if Harry's side burns today, it would pull the wall over with it. In the future, if Harry's burned, that wall is our fire protection. So it's got to stay there.

Mr. Joslin said is this a building sprinkler.

Mr. Jolly said it will be. It is not today.

Mr. Richardson said Al, tell me why you didn't just take all the walls. Why did you keep this rear façade.

Mr. Jolly said mainly because of the cost of tearing it down. And you could probably say, but why would we do that now. When we started this, we were not going to take down the center wall. This is a design build project, and there's a bunch of tear and constraint here. We weren't going to take down the center wall, but it became so complicated, structurally, to maintain the two fire-rated walls on either side of this property that, eventually, it made more sense just to tear it down. So we took the back down, where we knew we had a bad wall and just left the other, because it's a 12-inch masonry wall.

Mr. Richardson said okay.

Mr. Jolly said and we said, "Well, we'll leave some of the fabric of what was here." The front part of the building, that faces on Magnolia Street, as I said, the façade on the Main Street, nearest to Main Street, had been originally torn off and rebuilt into something. And then, in the '60s, Smith covered the whole thing up with a big... Almost like a billboard, for lack of a better term. A corrugated metal façade, to cover both the two buildings, and make the one on the right, which is a one-story building, appear to be two stories tall. So it was just such a mess that we, in hindsight, we probably should've torn it all down. But we decided not to do that.

Mr. Richardson said I just didn't know if there were... I didn't know what your reasoning was for keeping the back, but that's all.

Mr. Jolly said an effort to save money.

Mr. Richardson said that's a good reason.

Mr. Joslin said I've got a question for that back side again, if I may. Is there a roof plan in the packet. I'm not seeing one, but there might be.

Mr. Jolly said the roof plan is... I don't think there is one. I can tell you how it works.

Mr. Joslin said yeah, that. Because there's requirements in the code. We just have to understand them and address them. There's two kitchens in the project.

Mr. Jolly said right.

Mr. Joslin said for each level of restaurant, as you've described. So, with the hood arrangement, there's going to be an associated exhaust/housing fan piece of equipment on the roof.

Mr. Jolly said yep.

Mr. Joslin said I guess the question is, how much rooftop equipment is there.

Mr. Jolly said well, let's just build... This is the roof structure of the taller building. So there's a new roof, at the same level, added onto the current single-story building. There's a new roof at the second story level. So, as it stands right now, this is the roof that's one story tall. Well, it's two, because that's what it is today. And this is one story tall. This elevation, where your front façade is sloping toward the rear.

Mr. Joslin said right, right.

Mr. Jolly said and then you have... So, this is all under one roof. But when it gets to the kitchen, the same roof goes across and becomes... And covers the kitchen part of that second floor plan. Which is that, and the staircase back here.

Mr. Joslin said all right. So, I drew it wrong here. There's going to be, for this kitchen over here, there's going to be some kind of exhaust fan over here somewhere.

Mr. Jolly said there will be. And it will be on top of that roof that you're seeing there. And the other one is actually over here and it's on top of it. Yeah.

Mr. Joslin said okay. So they're both at the high level, and that's the reason for the exit.

Mr. Jolly said yes. They're both at the high level.

Mr. Joslin said I'm trying to figure it out. So, in addition to these mushrooms or whatever they're going to be, is there mechanical equipment on the roof. HVAC units.

Mr. Jolly said there will be two HVAC units on the roof. And the fans and the units are almost in the dead center of the building, where they will go. So seeing either one of them from the ground is going to be a pretty good trick. Now, you can see them from the George Deans Building, and of course anything that's tall from the rest of town; but in terms of ground, I don't think there's any chance you could see anything. If you just look at the way that's done.

Mr. Joslin said no, I understand that. It's at the pedestrian level on Spring Street. But the question, right, [inaudible] a distance away from it, or in the building across the street looking down upon it. So, there's a clause in here for screening a rooftop and that. So I don't know if it applies or not.

Mr. Jolly said if we need to do it, we can do it.

Mr. Joslin said I think we just have to understand it first.

Mr. Jolly said I don't think you can screen it so that you can't see it from the adjacent tall buildings.

Mr. Joslin said well, yeah. Because the only way to do that is put a roof over it.

Mr. Jolly said is to put a roof over it. So, that's not going to do any good. But as far as where the exhaust fans go back to your floor plan, and it might be easier to say. This, right here, that is a chase for an exhaust fan to the roof. And the other exhaust fan is right there.

Mr. Joslin said so this one's going down to serve this hood.

Mr. Jolly said yes.

Mr. Joslin said it's going over and then up.

Mr. Jolly said then up. So, they are more than 10 feet apart.

Mr. Joslin said they're significantly thinner.

Mr. Jolly said they're not in the middle of the building. But you would never be able to see them from Magnolia Street. And from Spring Street, I think the picture we're looking at would be enough to convince you that you couldn't see them from there.

Mr. Joslin said do you know enough about the mechanical units at this point to know what air conditioning units are up there.

Mr. Jolly said there are going to be two in that area.

Mr. Henthorn said what the height of the parapet is.

Mr. Jolly said the parapet on the front is about three-and-a-half ft.

Mr. Henthorn said and the back.

Mr. Jolly said it goes to gutter on the back. There is no parapet on the back.

Mr. Story said oh, it slopes to the back. Okay... So, if you were going to see it at all, you'd have a better chance from Spring Street or Ezell Street than you would Magnolia Street.

Mr. Jolly said you'd have to be pretty far down Ezell Street. And you're losing altitude as you go that way. So.

Mr. Joslin said so I guess the question is, if there's an event there in the outdoor area, or an event from here, if any of this stuff is going to be visible. That's all I'm trying to understand. Wherever it is up there, wherever they are, there's going to be some stuff on the roof. I don't know.

Mr. Jolly said I think it would be a stretch. The top of the outlet of the exhaust is 18 inches above the curve where it comes through the roof. So it's not going to be much. I think your best shot at seeing something up there might be the two air conditioning units. And I'm not absolutely certain how big they are today. That stuff is all in design right now.

Mr. Joslin said so that's what's on there.

Mr. Jolly said I doubt they're going to be over 10 tons. I think it will probably be a seven-and-a-half-ton unit.

Mr. Joslin said so they're not going to be enormous.

Mr. Jolly said well, I mean, the seven-and-a-half-ton unit's about that tall, and that wide.

Mr. Joslin said it'd be about four, four-and-a-half feet high, with the curve.

Mr. Jolly said eight feet long at the most.

Mr. Joslin said okay.

Mr. Richardson said so let's talk for a minute about the front of the building. I assume that it's all measured out, and the design meets all the stuff it needs to meet, from the fenestration and that sort of thing. I mean, it looks like you're keeping the façade consistent with what's there. Looks very nice. Will this have awnings over it, like the building next door.

Mr. Jolly said that is our anticipation. Awnings are not in the design; they're a contract. But we are anticipating that there will be awnings across pretty much the whole thing. As it stands today, the awning is MSG's signage.

Mr. Richardson said right.

Mr. Joslin said well, I think that's where this is going. This elevation, how will it activate the street, and the streetscape, and what has been constructed on Magnolia Street, for the pedestrians to know that's their destination, that's the Sushi Restaurant.

Mr. Jolly said well, I can't really answer that, because we haven't gone into the signage as of yet, and we may have to come back to you with that at some point in the future. But right now the anticipation is that there would be some form of awning that would cover, allow for pedestrian traffic close to, underneath,

and so forth. And the lighting would be inside that awning, rather than necessarily lights on the building itself.

Mr. Joslin said does it make a difference.

Mr. Richardson said I would guess that they probably will put some sort of out-hanging signage.

Mr. Joslin said that's if signage comes into play. That's the requirement for it. Mike, they're not required... A shopfront's not required to hang that traditional shopfront sign, are they.

Mr. Richardson said no.

Mr. Joslin said yeah. How does one know, if they're not a regular customer, when they come here, that that door goes upstairs to the bar, and this one goes to the sit-down.

Mr. Richardson said I would think that since this is all a storefront, or simulated storefront, for lack of a better term, that there'll be signage on the adjacent glass. Which is the way it's advertised today.

Mr. Joslin said so when the pedestrian gets up to the front, they can make a decision, and not go all the way up the stairs and say, "Oops, we're in the wrong spot."

Mr. Richardson said it also looks like, if you go in the far left one, there's a vestibule there that connects with the main portion.

Mr. Jolly said that is correct.

Mr. Richardson said in other words, you can hang a right and go into the restaurant if you went in the wrong door.

Mr. Joslin said yes.

Mr. Richardson said or if you went in the wrong door, and you want to go upstairs, you can do that. Looks like they were connected.

Mr. Richardson said and this is not a design question, but I assume there will be café tables on the street.

Mr. Jolly said it's in the plan. The new Magnolia Street does fatten out, or the sidewalk fattens out, in front of this. Not hugely, but I think there's enough room to get probably three or four tables.

Mr. Richardson said just curious. Just curious.

Mr. Jolly said that's the game plan. And that's really what that door would get used for more than anything else, is street service. As a way to get into this stair hall, and out that door, from inside the restaurant.

Mr. Richardson said oh, okay.

Mr. Jolly said so, that's why it's there because it's a fire escape, but it would be used.

Mr. Joslin said so that is the other, secondary egress out there. I see that now.

Mr. Jolly said well, the secondary egress for this is out this back door.

Mr. Joslin said and out this way, or you can get out this way.

Mr. Jolly said you can get out that way, yes. I can't call it an exit, but you can get out that way.

Mr. Joslin said well, if you're down in the basement, that's how you come up, yeah.

Mr. Jolly said that is the exit out of the basement, yes.

Mr. Richardson said oh, I see.

Mr. Jolly said there's an exit coming up out of the basement, because you can go in it that way.

Mr. Joslin said let me ask you this, just because if it looks like it's delineated as a more-or-less standard residential entry. Is that intentional, to make it look that way.

Mr. Jolly said no. I think it was just to try to tell you that there's a door there. And whether it's paneled like that, I rather doubt it.



Mr. Joslin said yeah. It'd be better to downplay it, and not to play that.

Mr. Jolly said I think it'll probably get painted out, truth be known. But it may not be in this color scheme back in here.

Mr. Richardson said Tip, I don't guess there are any landscaping issues with this property.

Mr. Pitts said no, I think this is great.

Mr. Richardson said did you do the history.

Mr. Jolly said no. We are anticipating that when this building gets cleaned up, that they won't take the white paint off it. We didn't show it that way. This brick is intended to be not out of the family that these buildings next to it.

Mr. Richardson said right.

Mr. Joslin said but isn't this the recently renovated shopfront there.

Mr. Jolly said no, it's the next one down; this was Smith Works.

Mr. Joslin said okay. Yeah.

Mr. Richardson said which is vacant.

Mr. Jolly said yeah, which is vacant.

Mr. Jolly said it's that. And then the next one down is Olive, and then some.

Mr. Joslin said so the recently renovated shopfront is down here, I guess. Next to-

Mr. Jolly said it's actually right there.

Mr. Joslin said no, that's Olive.

Mr. Joslin said yeah, but there's a shopfront that's been renovated, and there's a temporary exhibit from the-

Mr. Pitts said that'll be more down. Yeah, further down, past that next [crosstalk] story buildings.

Mr. Joslin said yeah, okay.

Mr. Joslin said it doesn't matter. We're just trying to get organized. It's not important.

Mr. Richardson said okay.

Mr. Joslin said I mean, the whole point is, Magnolia Street's going to get activated, and this is going to help to do that as well.

Mr. Richardson said okay. Well, I'll tell you what I'm going to do. Tip, you have any questions of the architect. Okay. We thank you for your time.

Mr. Jolly said thank you.

Mr. Richardson said I'm going to open up the public hearing aspect of this, which I think is what I need to do. I haven't done this in a while. So, with that, we would love to invite questions to us, as well as the architect in the room. Is there anyone who would like to come and speak in favor of this. And there's so few people in here. Does anybody want to speak in opposition to it. Or do we just want to open it up for questions. If you want to ask questions, I'll ask you to come up, give me your name and address, I'll swear you in, and then we're ready to go. Do I do that for this, Chris. Or is that the Planning Commission. How do we do that.

Mr. Story said yes, you're fine doing what you're doing.

Mr. Richardson said okay. Does anybody out there have a question. This is a nice, informal group. Yes, sir.

Mr. Richardson said if you'll give me your name and address, please.

Steven Sykes of 205 Woodrow Trace said I'm wondering about the materials on the side of the second level, on the deck side. Because I would think those would be visible from street level, and I was wondering what they were and if that was an issue at all.

Mr. Richardson said you're talking about what's on the patio upstairs.

Mr. Sykes said on the side, yeah.

Mr. Richardson said it's this material right here, if I'm not mistaken. This is wall cladding at the patio.

Mr. Henthorn said its fiber cement.

Mr. Joslin said which is an acceptable material, per the code.

Mr. Sykes said a durable product.

Mr. Richardson said very durable.

Mr. Richardson said does that answer your question.

Mr. Sykes said yeah.

Mr. Richardson said all right. I like the light color up there, underneath this. If it rains, you're going to get wet.

Mr. Jolly said about half of the trellis, toward the back, is intended to have a polycarbonate covering up the rest of it. And there's a funky thing in the building code that, because we're adjacent to another building that, in theory, has a firewall parapet sticking up, we can't be within so many feet of that existing firewall parapet. So it cuts down the square footage. We can't cover the whole thing, is what I'm driving you to. There will be enough there on the front side to cover the doorways that get out.

Mr. Jolly said let's just call it the back half of it. Most of the back half will have some form of wood in it.

Mr. Richardson said and what does this go to, now.

Mr. Jolly said the woodwork that you see in the trellis.

Mr. Joslin said Al, this is irrelevant to our review, but where is the sprinkler riser going to take place. For the sprinkler system and all that.

Mr. Jolly said Bill, it's in the back corner. It comes up.

Mr. Story said oh, that's back there.

Mr. Jolly said it comes up inside this crawlspace, goes down, and comes up in there. And the connection will be right there.

Mr. Joslin said the Fire Department connection sprinkler.

Mr. Jolly said Fire Department connection will be right there.

Mr. Joslin said and they've got access from both sides. So it does [inaudible] work through all that stuff now.

Mr. Henthorn said the brick in the back... I must've missed this. What are you doing about the finish. Are you painting it or are you sandblasting it. What are you doing. Because it's all different colors now. And you've got to add brick.

Mr. Jolly said we had just been painting it.

Mr. Henthorn said you're painting it. Okay.

Mr. Joslin said both elevations the same.

Mr. Jolly said I would think so, yeah. It's one building. It's actually been re-classed as one lot.

Mr. Richardson said I presume it wouldn't be white.

Mr. Jolly said no, I think it'd be something in the color range that-

Mr. Joslin said a red color.

Mr. Jolly said yeah. I would see it probably blending into this. There's nothing here to get excited about, and this goes into another painted façade as it goes that way. This is old brick, and this is new. So I think we probably have to paint it to keep any sort of continuity on it at all.

Mr. Henthorn said everyone else is doing it.

Mr. Jolly said again, there's one, two, three buildings back there and three different timeframes.

Mr. Henthorn said what do you think.

Mr. Jolly said we weren't trying to make it go away, but we weren't trying to make it stand out that much, either.

Mr. Richardson said Yeah. Okay. All right. Anybody else in the audience. Terry. I know you're Terry Stathakis. Your address.

Terry Stathakis said 124 Holly Drive. Mr. Stathakis said are the food deliveries, going to be coming from the back. Because one time we had a delivery come in from the front, and it scarred the floor. So I'm thinking, get it in the back, so they don't mess up anything in the front of the building.

Mr. Jolly said the intention is to bring the food in the back. You're at halfway level between the main floor way and the door, so you're going to have to be trucking it up and down no matter what.

Mr. Stathakis said right.

Mr. Jolly said and their coolers, are in the basement.

Mr. Stathakis said basement.

Mr. Jolly said so the primary delivery entrance is going to be on the wheel.

Mr. Stathakis said and is the door going to be that size, cross-ways.

Mr. Joslin said wow.

Mr. Jolly said [crosstalk] and this will be changed.

Mr. Joslin said no, but there's a lot of schlepping up and down.

Mr. Jolly said no, the door comes down, Terry; and goes up to whatever height it is. And this stuff will just go up with it. So, again, we'll be patching and painting and up to this paint.

Mr. Richardson said any other questions from the floor. Thank you all. We'll close the public hearing. Any other comments Board Members.

Mr. Richardson said any other questions, comments. Do I hear a motion to approve as presented.

Mr. Pitts moved for approval of the project as presented and was seconded by Mr. Joslin. The motion carried with a vote of 4-0.

Mr. Richardson said looks like a great, great venue. Thank you for your investment in Spartanburg. And we look forward to the opening celebration dinner.

Mr. Jolly said well, that's a good question. It'll be open by early summer.

**Staff Announcements:**

**Upcoming Continued Education Training Schedule**

**One Design Review Board Member Vacancy**

There being no other business, the meeting concluded at 6:15PM.



Ricky Richardson, Chair

Minutes edited by Julie Roland and Logan Witter