

Meeting Minutes of the Design Review Board (DRB)

Tuesday, December 3rd, 2024, at 5:30 PM

Dr. TK Gregg Recreation Center

The Design Review Board (DRB) on Tuesday, December 3rd, 2024, at 5:30pm. The following Board Members were in attendance: **Lauren Rogers, Jean Crowther, Alexander Newman, Tori Wallace Babcock and Lukas Hauser**. Representing the City of Spartanburg's Planning Department was **Fredalyn Frasier, Planning Director, and Nan Zhou, Planner II**.

Roll Call:

Mr. Newman: Alexander Newman

Ms. Crowther: Jean Crowther

Mr. Hauser: Lukas Hauser

Ms. Babcock: Tori Wallace Babcock

Ms. Rogers: Lauren Rogers.

Ms. Rogers: With the Freedom of Information Act Compliance, public notification of the Design Review Board meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the requirements of the City of Spartanburg Zoning Ordinance. We'll move to the approval of the agenda.

Approval of Agenda

On a motion by Ms. Babcock to approve and seconded by Ms. Crowther, the minutes were approved by a vote of 5 to 0.

Ms. Babcock: Motion to approve.

Ms. Crowther: Second.

Ms. Rogers: All those in favor say aye?

Attendees: Aye. Those opposed?

Approval of Meeting Minutes for November 5th, 2024

November meeting minutes have been deferred.

Old Business:

The Design Review Board (DRB) has received a request for Full and Final Approval for the property located at 276 Magnolia St. (TMS # 7-12-06-015.00). The property is currently zoned for DT-5 (Downtown Urban District). Owner: Pat Knie / Applicant: Meghan Teague, Studio Teague, LLC

***Case Deferred**

The Design Review Board (DRB) has received a request for Full and Final Approval for the proposed building, Shulikov Law Firm, located at 251 Magnolia St (Tax Map Sheet: 7-12-06-041.00) with a zoning designation of DT-5 Zone (Downtown Urban District). Owner: Tatyana Shulikov / Agent: Amanda Metze.

Applicant:

Meghan Teague, Teague Studio LLC.

Public Comments:

None.

Discussion:

During the previous meeting, the decision to paint the building, as chosen by the applicant, was questioned. While painting is generally the least favored option for treating brick, this property is neither in a Historical District nor a historically significant building. Therefore, the final decision ultimately falls within the owner's discretion, as permitted by current guidelines.

A motion was made by Ms. Babcock, seconded Ms. Crowther to approve the Preliminary Conceptual submittal per staff recommendations as detailed in August 6th agenda package by a vote of 4-0.

New Business:

The Design Review Board (DRB) has received a request for Preliminary and Conception for the proposed building, Grain District Office Building located at 245 W. Main St. (TMS # 7-12-14-005.00). The property is currently zoned for DT-5 (Downtown Urban District). Owner: Morgan & Henry JOF LLC / Agent: Andrew McCall & William Gray, McMillian Pazdan Smith.

GENERAL PROJECT OVERVIEW

The proposed 7 story, ~136,000 square foot office building is located at the corner of West Main Street and Batters Alley adjacent to the 10 story AC Hotel. Below-grade parking is proposed with access from Batter's Alley. It is a part of a larger development that includes the Fifth Third Park and a Parking Garage (both under construction). This is the first review for Preliminary Approval.

AUTHORITY & APPLICABILITY

This project is zoned D-T5 and is a full site redevelopment. Formal design review and approval by the Design Review Board is required.

DETERMINATION OF COMPLETENESS

- Application is complete

FINDINGS- EXCEPTIONS

- 3.3.4 Building Height: To permit a 7 story building (maximum height is 6 stories in DT-5) subject to the height bonuses in Section 3.5 (3.5.1 Green Building Height Bonus or 3.5.2 Mixed-use Building Height Bonus).
- 6.4.4.a Minimize Blank Walls & 4.4.4.c.2 Transparency Zone: To permit in excess of 20 feet of building that lacks transparent windows or doors not exceeding maximum four (4) feet in height above the sidewalk grade.
- 8.1 Minimum Streetscape Zone: To permit a sidewalk zone along West Main Street that is less than 12 feet in total width (shown as 10 ft 3 in between the retaining wall and the edge of curb) and sidewalk that is less than 8 feet in total width (6 ft 3 in). And, to permit a sidewalk zone along Batter's Alley that is 9 ft 4 in (total) and a 5 ft wide sidewalk.

CODE REVIEW

Exceptions or deviations required are noted in *blue italics*

A. Use Standards: The proposed use (office) is permitted by right in D-T5.

B. District Standards:

- **3.3.1 Lot Configuration:** Frontage Build-Out: 60% except in Side Yard Parking Overlay – *Compliant*
- **3.3.2 Primary Building Standards:** *Compliant*
- **3.3.4 Building Height:** *Exception required for 7 story building (1 additional story over maximum height in DT-5) subject to height bonuses in 3.5.*
- **3.3.5 Permitted Parking Location:** *Compliant*
- **3.3.6 Building Frontage:** Shopfront (?) – Permitted; Partial Arcade (?) at corner – Permitted

C. General Standards:

- *Compliant*

D. Lot/Site Standards:

- **5.1.1 Lot Frontage:** All lots must front on a street, square, or common open space - *Compliant*
- **5.1.3 Pedestrian Entries from Frontage Line:** Buildings must have their principal pedestrian entrances on a frontage line. - *Compliant*
- **5.1.4 Setbacks:** Front and side setbacks must be consistent with surrounding buildings. - *Compliant*
- **5.1.5 Adjacent Lots:** Grading between lots to be sensitively considered. – *Not Applicable*

E. Utilities and Trash Containment:

- 5.2.1 Underground Utilities: *Compliant*
- 5.2.2 Solid Waste Storage Areas: Compliance to be confirmed with final approval
- 5.2.3 Mechanical and Utility Equipment: Compliance to be confirmed with final approval

F. Building Standards:

- **6.1.1 General Design Principles - Connectivity:** *See note regarding the provision of interesting and active frontages.*
- **6.1.2 General Design Principles - Housing:** *Not applicable*
- **6.1.3 General Design Principles – Mixed-Use Infill & Redevelopment:** *Compliant*
- **6.1.1 General Design Principles - Downtown Should be Urban:** *Compliant*
- **6.1.5 General Design Principles - Put People First:** *See note regarding ground floor activity (6.1.5.B) and wide sidewalks (6.1.5.C)*
- **6.2 Required Building Design Standards:**
 - o 6.2.1 Architectural Style: *Compliant*
 - o 6.2.2 Compatibility: *Compliant*
 - o 6.2.3 Proportions: *Compliant*
 - o 6.2.4 Wall Materials: *Compliant*
 - o 6.2.5 Façade Treatment: *Compliant*
 - o 6.2.6 Building Entrances: *Compliant. However, corner buildings are encouraged to have a corner entrance.*
- **6.4 Specific Building Design Standards for all D-T5 Mixed-Use and Commercial Buildings**
 - o **6.4.1 Roof and Eaves:** *Compliant; Rooftop equipment screening to be confirmed with Final Approval*
 - o **6.4.2 Canopies/Awnings:** *Not Applicable*

- **6.4.3 Encroachments:** *Exception required - The proposed arcade encroachment is not permitted.*
- **6.4.4 Ground Level Detailing:** 60% Glazing in Transparency. *Exception required - Because the ground floor windows are elevated more than 4 feet above the sidewalk, they do not qualify as transparent elements. The proposed retaining would be considered a blank wall.*
- **6.4.5 Materials:** *Compliant*

G. Parking:

- **7.1 Parking Area Access:** Parking must be accessed from a rear alley or a secondary frontage unless approved as a Discretionary Review. (D-T5 & D-T6) – Compliant
- **7.2 Bicycle Parking:** *Compliance to be confirmed with Final approval.*

H. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:**
 - D-T5: 12 ft zone with 8 ft wide sidewalk: Compliant along Grove Street only. *Exception required – Proposed streetscape along West Main Street is less than 12 feet in total width (shown as 10 ft 3 in between the retaining wall and the edge of curb) and sidewalk that is less than 8 feet in total width (6 ft 3 in). The current design incorporates an elevated pathway along W. Main Street. The sidewalk zone along Batter’s Alley is 9 ft 4 in (total) and a 5 ft wide sidewalk.*
- **8.2 Parking Area Landscaping:** *Not applicable*

I. Signage: *Staff level approval*

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

Building Height: The Design Review Board shall use the incentives noted in Section 3.5 as guidelines in their review but shall also have the discretion to ensure that the overall scale, massing, and frontage of the structure is compatible with other structures within adjacent blocks. Height exceptions are permitted subject to compliance with one of the height bonus options LEED Certification, Mixed-Use, or through a rezoning to DT-6. In this instance, a restaurant is proposed for the office building.

Arcade Treatment: The proposed “arcade” creates a unique right-of-way condition for Batter’s Alley. The arcade will require a permanent pedestrian easement (or similar document) for the applicant to provide City and the general public unrestricted access.

Blank Wall and Building Transparency: Because the building is set to the zero grade along the side street (Grove Street) and not along the Main Street, the Main Street frontage has resulted with a series of stairs and retaining walls. A variation will be required as the building is set up above the curb and the bottom of the windows are more than 4 feet above the sidewalk grade, the retaining wall areas are not contributing to the transparency requirement and essential create a “blank wall” across most of the frontage.

- Precedent exists for a variation given site topography.
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Streetscape: The proposed streetscape along Groce does meet the standards for DT-4 with a minimum 14 foot width streetscape and 8 foot clear sidewalk. However, the proposed public sidewalk conditions along W. Main Street and Batter’s Alley do not meet the minimum requirement.

The minimum streetscape dimensions require 12 feet in total width with a minimum sidewalk that is 8 feet in total width. As proposed, the design incorporates an elevated pathway. However, the W. Main Street streetscape as measured from ground level is only approximately 10 feet 3 inches between the retaining wall and the edge of curb) and sidewalk appears to be only 6 feet 3 inches. Batter's Alley is proposed to be 9 feet 4 inches with a 5-foot-wide sidewalk.

- Further exploration of design concepts that enhance the pedestrian amenities, specifically along W. Main Street, and eliminate the sidewalk pinch created by the tree wells and parking spaces is recommended. The City's goal is to enhance the pedestrian environment and movement, recognizing the redevelopment in the immediate area will provide sufficient parking.

RECOMMENDATION

A Preliminary Approval by the DRB will require the following exceptions:

- **3.3.4 Building Height:** To permit a 7 story building (maximum height is 6 stories in DT-5) .
- **6.4.4.a Minimize Blank Walls & 4.4.4.c.2 Transparency Zone:** To permit in excess of 20 feet of building that lacks transparent windows or doors not exceeding maximum four (4) feet in height above the sidewalk grade.
- **8.1 Minimum Streetscape Zone:** To permit a sidewalk zone along West Main Street that is less than 12 feet in total width (shown as 10 ft 3 in between the retaining wall and the edge of curb) and sidewalk that is less than 8 feet in total width (6 ft 3 in). And, to permit a sidewalk zone along Batter's Alley that is 9 ft 4 in (total) and a 5 ft wide sidewalk.
- **Public/Pedestrian Easement:** To ensure City and public unrestricted access along Batter's Alley and the building arcade.

Applicant:

Andrew McCall & William Gray, McMillian Pazdan Smith.

Public Comments:

Stephen Sykes, 205 Woodgrove Trace.

Discussion:

The proposed building height of seven stories, carefully considering its context and adjacency on all sides. While proposal aligns with current zoning, the board explored the possibility of changing the zoning to DT-6 to ensure compatibility with the surrounding area. However, it was determined that the current zoning remains appropriate as is. Additional concerns included the need for mountable curb solutions at the corner and revisiting the design and functionality of the sidewalks to enhance pedestrian accessibility. Ultimately, the board concluded that the proposed building is in an appropriate location and meets the guidelines for preliminary approval.

A motion was made by Mr. Newman, seconded Ms. Babcock to approve the Preliminary Conceptual submittal office building height to permit seven story building, to permit the blank wall transparencies zone with conditional approval of a recommendation for the design team revise the continuous route along the Batters Alley to remove two parking spots and be in compliance with the sidewalk total width and a final level detail lighting in the arcade by a vote of 5-0.

The Morgan Square Enhancement Plan was deferred during the November meeting of the Design Review Board (DRB). The Enhancement Plan will be presented before the DRB on Tuesday, December 3, 2024, at 5:30 PM at the DR. TK Gregg Community Center – 650 Howard Street. This is a Full and Final Approval for the Morgan Square Enhancement Plan. Owner: City of Spartanburg / Applicant: MKSK.

GENERAL PROJECT OVERVIEW

Development of the Morgan Square plan was guided by a select steering committee of local leaders, downtown stakeholders, and area residents, representing the culmination of nine months of sustained public outreach and engagement.

The Morgan Square Pavilion is designed to be a functional and iconic structure at the front door of the Square along North Church Street and Main Street in Downtown Spartanburg. The location and design of the Pavilion create a focal point and open views of the Square from the east, an improvement from the existing conditions today that block views of the Square from Church Street. The Pavilion will be constructed of three individual freestanding buildings and a monumental freeform canopy above. The three buildings will include a visitors' information kiosk with a city-employed information guide, a public toilet facility with 2 fixtures for men and women, and a city storage building. The structures support the Square's daily events and programming by enhancing accessibility to public comfort facilities.

The construction of the Morgan Square Pavilion is estimated to begin in the Spring of 2025.

AUTHORITY & APPLICABILITY

This project is zoned DT-6. Formal design review and approval by the Design Review Board is required of the buildings only. Any DRB review of the other park elements is customary only and not regulatory. These buildings are considered under the Civic/Landmark Building standards and shall be subject to Design Review in accordance with Section 2.4. As part of this review process, the applicant may request modifications from the applicable district standards. However, all such modifications shall otherwise conform to the general principles for Civic/Landmark buildings below:

- If indicated on the Downtown Master Plan, they must comply with the recommendations therein.
- They should be sited to terminate a street vista whenever possible and must incorporate appropriate prominent features, designs, and entrances to celebrate a visual termination.
- They should incorporate detailing and materials that are authentic to the intended style.
- A pedestrian plaza, courtyard, or similar landscaped area may be substituted for a required building frontage and minimum setback line.
- Building entrances for civic buildings may be raised above the street elevation and accessed via a monumental stair.
- They should respect the character of the fronting streets through the provision of a pedestrian-friendly orientation including clear entrances from the street and permeable street walls with adequate windows (no blank walls).

DETERMINATION OF COMPLETENESS

- Application is complete

FINDINGS - EXCEPTIONS

- 6.4.4.a Minimize Blank Walls – Expanses of blank walls may not exceed 20 feet in length –
Proposed blank wall along Church Street is 24 ft for 2 of the 3 buildings
- o Conditional Approval Recommended: See our notes in the Additional Comments section

- 6.4.4.c Transparency Zone – Glazing (transparent windows or doors) must extend at least 60% of the total façade width –Proposed glazing along Church Street is less than 60% (measured at 21% of the total frontage of 61.5 ft for all three buildings)
 - Conditional Approval Recommended: See our notes in the Additional Comments section

CODE REVIEW

Exceptions or deviations required are noted in *blue italics*

A. Use Standards: The proposed use is permitted by right.

B. District Standards:

- 3.3.1 Lot Configuration: *Compliant*
- 3.3.2 Primary Building Standards: *Compliant*
- 3.3.4 Building Height: *Compliant*
- 3.3.5 Permitted Parking Location: Not applicable
- 3.3.6 Building Frontage: Shopfront - permitted

C. General Standards:

- 4.1 Civic/Landmark Buildings:
- If indicated on the Downtown Master Plan, they must comply with the recommendations therein.– *Compliant*
- They should be sited to terminate a street vista whenever possible and must incorporate appropriate prominent features, designs, and entrances to celebrate a visual termination. –*Compliant*
- They should incorporate detailing and materials that are authentic to the intended style. –*Compliant*
- A pedestrian plaza, courtyard, or similar landscaped area may be substituted for a required building frontage and minimum setback line. – *Compliant*
- Building entrances for civic buildings may be raised above the street elevation and accessed via a monumental stair. – *Compliant*
- They should respect the character of the fronting streets through the provision of a pedestrian-friendly orientation including clear entrances from the street and permeable street walls with adequate windows (no blank walls). – *Not Compliant on Church Street frontage but mitigated with a substantial public art component and three structures.*

D. Lot/Site Standards:

- 5.1.1 Lot Frontage: All lots must front on a street, square, or common open space. *Compliant*
- 5.1.2 Corner Lots: Buildings located at street intersections must place the main building, or part of the building, at the corner. *Compliant*
- 5.1.3 Pedestrian Entries from Frontage Line: Buildings must have their principal pedestrian entrances on a frontage line. *Compliant*

E. Utilities and Trash Containment:

- 5.2.1 Underground Utilities: Compliance presumed
- 5.2.2 Solid Waste Storage Areas: Compliance presumed
- 5.2.3 Mechanical and Utility Equipment: *Compliant*

F. Building Standards:

- 6.1.1 General Design Principles - Connectivity: *Compliant with the exception of the blank wall that creates a visual gap along the street frontage.*

- 6.1.1 General Design Principles - Downtown Should be Urban: Compliant
- 6.1.5 General Design Principles - Put People First: Streetscapes should be composed of wide sidewalks for walking, seating, public art, and landscaping. Exception required - see additional comments
- 6.2 Required Building Design Standards:
 - o 6.2.1 Architectural Style: Compliant
 - o 6.2.2 Compatibility: Compliant
 - o 6.2.3 Proportions: Compliant
 - o 6.2.4 Wall Materials: Compliant
 - o 6.2.5 Façade Treatment: Compliant
 - o 6.2.6 Building Entrances: Compliant
- 6.4 Specific Building Design Standards for Mixed-Use and Commercial Buildings in D-T5
 - o 6.4.1 Roof and Eaves: Compliant
 - o 6.4.2 Canopies/Awnings: Compliant
 - o 6.4.3 Encroachments: Compliant
 - o 6.4.4 Ground Level Detailing
 - a. Minimize Blank Walls: Expanses of blank walls may not exceed 20 feet in length. (A “blank wall” is a facade that does not contain transparent windows or doors.) -*Exception required - see additional comments.*
 - c. Transparency Zone: Glazing must extend from the corner of the front facade for a depth equal to 60% of the length of the building *Exception required - see additional comments.*
 - o 6.4.5 Materials: *Compliant*

G. Parking:

- Not Applicable

H. Streetscape and Site Landscaping:

- 8.1 Required Streetscape: 16 ft streetscape zone with a minimum 16 ft sidewalk and trees planted in wells consistent with downtown standards (40 ft on-center). *Compliant*

I. Signage: Not applicable.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

Blank Wall Condition along Church Street: There are three buildings proposed along the frontage of Church Street. The southern-most building is proposed to be a “glass box” for a variety of special activity space needs. The remaining two buildings are proposed to be more utilitarian in function – bathrooms and storage.

- While having inactive walls along a primary street is not ideal, the design takes measures to mitigate the inactive frontage, by breaking up the massing into three distinct rotated structures.
- Also the design of each structure envisions a public art component with a highly textured wood slat system that spells “Hub City”.
- Additionally, these utilitarian spaces are necessary in this location because of their proximity to the activity lawn.
- The highly sculptured roof structure provides a unifying element that provides a further sense of visual activity.

- The Church Street frontages will be further accentuated with decorative lighting and a seat wall component.

8.1 REQUIRED STREETScape:

• *All Streets must be planted with trees of species matching the planting on the public frontage as established by the City. Where no frontage detail has been established the following minimum elements shall apply. The City Engineer may grant a reduction in these dimensions subject to the overall context of the block (e.g., lack of opportunity for wider sidewalk on adjacent parcels).*

The current sidewalk is substandard as it lacks a street tree but there is adequate space to plant one that would be outside of a site distance triangle. *An exception is required but is reasonable because there is no practical way to comply with that standard.*

STAFF RECOMMENDATION

Recommendation for Approval of the Morgan Square Plan.

Applicant:

William Gray, 127 Dunbar Street.

Andrew McCall, 127 Dunbar Street.

Jessica Greer, 127 Dunbar Street.

Public Comments:

Stephen Sykes, 205 Woodgrove Trace.

Lisa Kato

Wesley Stoddard, 547 Glendalyn Avenue.

George Lowery

Luiz Elder

Robert Stoddard, 620 Poplar Street.

Bob Timothy

Discussion:

The proposed architecture is well-designed, showcasing a thoughtful approach that enhances both functionality and aesthetics. The ability for people to circulate around the buildings creates a dynamic and engaging space, while the refreshing architectural style adds vibrancy to the downtown.

The design integrates shamelessly with the square, contributing to its utility and attractiveness. By branding it as a civic space, the project is well-executed, offering a cohesive and inviting set of buildings that enrich the square's appeal and overall character.

A motion was made by Mr. Newman, seconded Mr. Hauser for Full and Final Approval for the structures of the Morgan Square Enhancement program with the accepted exception of minimized blank wall, the transparency zone, and design team to coordinate at staff level of delaminating of sidewalks on Church St and Dunbar by a vote of 5-0.

The Design Review Board (DRB) has received a request for Preliminary and Conception for the proposed building, Danbury Commons located at 203 Fremont Avenue. (TMS # 7-12-01-080.00). The property is currently zoned for DT-4 (Downtown Urban District). Owner: Dialysis Clinic Inc. / Applicant: Field Goodlett, Connelly Development, LLC

GENERAL PROJECT OVERVIEW

The 1.96 acre site is bound by Fremont Avenue to the north and is surrounded primarily by one and two-story detached house and is immediately adjacent to a single-story, four-unit apartment building to the west. There is an existing single-story, commercial building on the site with a small parking lot to the rear.

The proposed 48-unit, four story multi-family building will include parking to the rear and a new detention pond.

AUTHORITY & APPLICABILITY

The proposed project is located in the DT-4 zone. Formal design review and approval by the Design Review Board is required.

DETERMINATION OF COMPLETENESS

Application is complete.

FINDINGS – EXCEPTIONS

- No exceptions expected.

CODE REVIEW

Exceptions or deviations required are noted in *blue italics*

- A. **Use Standards:** The proposed use (multi-family) is permitted by right.
- B. **District Standards:**
 - 3.3.1 Lot Configuration: Compliant
 - 3.3.2 Primary Building Standards: Compliant
 - 3.3.4 Building Height: Compliant
 - 3.3.5 Permitted Parking Location: Compliant
 - 3.3.6 Building Frontage: Common Lawn – permitted
- C. **Lot/Site Standards:**
 - 5.1.1 Lot Frontage: All lots must front on a street, square, or common open space. Compliant
 - 5.1.2 Corner Lots: Buildings located at street intersections must place the main building, or part of the building, at the corner. Compliant
 - 5.1.3 Pedestrian Entries from Frontage Line: Buildings must have their principal pedestrian entrances on a frontage line. Compliant
 - 5.1.4 Setbacks: Front and side setbacks must be consistent with those of surrounding buildings. Compliant
- CI. **Utilities and Trash Containment:**
 - 5.2.1 Underground Utilities: Compliance Presumed – to be confirmed prior for Final Approval
 - 5.2.2 Solid Waste Storage Areas: Compliant
 - 5.2.3 Mechanical and Utility Equipment: Compliant
- CII. **Building Standards:**
 - 6.1.1 General Design Principles - Connectivity: Compliant
 - 6.1.1 General Design Principles - Downtown Should be Urban: Compliant
 - 6.1.5 General Design Principles - Put People First: Compliant

- 6.2 Required Building Design Standards:
 - o 6.2.1 Architectural Style: Compliant
 - o 6.2.2 Compatibility: Compliant
 - o 6.2.3 Proportions: Compliant
 - o 6.2.4 Wall Materials: Compliant
 - o 6.2.5 Façade Treatment: Compliant
 - o 6.2.6 Building Entrances: Compliant
- 6.3 Specific Building Design Standards for Mixed-Use and Commercial Buildings in D-T5
 - o 6.3.1 Roof and Eaves: Compliant
 - o 6.3.2 Façade Design: Compliant
 - o 6.3.3 Building Entrances: Compliance Presumed
 - o 6.3.4 Garages: Not Applicable
 - o 6.3.5 Materials: Compliant

CIII. Parking:

- 7.1.4 Parking Area Access: Compliant
- 7.2 Bicycle Parking: Compliance Presumed – to be confirmed prior for Final Approval

CIV. Streetscape and Site Landscaping:

- 8.1 Required Streetscape: 11 ft streetscape zone with a minimum 5 ft sidewalk and street trees in a 6 ft wide planting strip. Compliant

CV. Signage: The applicant is required by the State of SC to install signage. Applicant to provide signage detail and placement for Final Review Approval.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

- None

Staff Announcements:

None.

STAFF RECOMMENDATION

Preliminary approval recommended.

Applicant:

Field Goodlett
Jon Zuisiller, 1707 C St NW.

Public Comments:

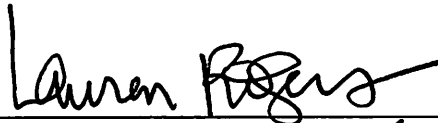
Dorothy

Discussion:

The placement of windows on the building, emphasizing their location. Consideration was given to HVAC screening to ensure it is effectively integrated and unobtrusive. Additionally, the use of panel siding versus lap siding across the building, emphasizing how this choice could help tone down the overall color and create a more cohesive and balanced design to the surrounding buildings.

A motion was made by Ms. Babcock, seconded Mr. Hauser for Preliminary Conceptual Approval with the consideration of final approval them showing site lighting, HVAC screening, and calming of material design by a vote of 5-0.

Adjourned meeting at 8:17 P.M.



Lauren Rogers, Vice Chair