



**City of Greenville**  
**Design Review Board – Urban Design Panel**  
Minutes of the **January 6, 2022** Agenda Meeting  
**Greenville Convention Center, 1 Exposition Drive**  
Meeting Notice Posted on Dec 22, 2021  
Minutes prepared by Sharon Key

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Members Present: Mitch Lehde, Jeff Fort, Carmella Cioffi, Danielle Fontaine

Members Absent: John Edwards

Staff Present: Jay Graham, Planning and Development Services Director; Logan Wells, Assistant City Attorney; Kris Kurjiaka, Principal Development Planner; Austin Rutherford, Senior Development Planner; Edward Kinney, Principal Landscape Architect; Hannah Slyce, Landscape Architect;

**Call to Order:** Carmella Cioffi called the meeting to order at 4:00 PM. She welcomed those in attendance and explained the procedures for the meeting. Edward Kinney acknowledged the absence of board member Danielle Fontaine and proceeded with a roll call. The minutes of the regular meeting and November 4, 2021, special meeting was approved unanimously by a motion by Jeff Fort and a second by Mitch Lehde. John Edwards moved to approve the agenda and Carmilla Cioffi seconded the motion. The motion was approved 4-0. All affidavits were received. Conflicts on CA-21-943 by Mitch Lehde.

**Old Business**

A. None

**New Business**

**Mitch Lehde removes himself for conflict of interest**

**A. CA 21-943**

Application by **BRODY GLENN** for a **CERTIFICATE OF APPROPRIATENESS** for sign package at 355 S Main Street, Camperdown Plaza (TM# 0061000304116)

**Staff Report:** Hannah Syce presents staff report with the details and plans for sign package application. Staff recommends approval with comments and conditions.

**Applicant Presents Project:** Jason Tankersly – presents project and discusses sign purposes and conditions from staff report then presents himself for questions. Camilla Chioffi asks if applicant is willing to bring parking signs into compliance and make changes on existing signs to be brought into compliance? Mr. Tankersly answers Yes.

Camilla Chioffi asks the intent is not to have advertising but the business names? Mr. Tankersly answers Yes.

Jeff Fort asks about item number 4 condition regarding a canopy sign, can we put a number on that to clarify for future reference? Staff answers Yes Applicant says one is 11 and is 13.

Jeff Fort asks about condition 3 signs and plaza elevation, about if there are signs not in compliance with the number of signs per tenant. Jay Graham provides details on a tenant moving old signs to new location.

**Public Comment: None**

**Public Comment Closed**

**Board Discusses:** Danielle Fontaine discusses not approving the blade signs and the locations not being pedestrian friendly.

Jason Tankersly responds the person depicted next to the blade sign is showing scale not height position.

Danielle Fontaine discusses sign positioning and clutter looks and the garage signs showing availability and what is the height requirement? Don't believe an 8 foot sign is needed, maximum of 5 feet would work so we don't distract from pedestrian experience.

Jeff Fort's primary concerns are the River, Main St and Plaza façade, it feels the signs were designed as an after thought to the building being done and I agree it looks a bit cluttered and we should look at this as more because it's important to the public. I agree with staff that those 2 signs should be put back on the drawing board. Camilla Chioffi asks if this should be voted on today or can it go back to 2 members of staff? Board agrees that staff can handle it. Further states that she agrees with Jeff Fort about a sign above the canopy. Believe if you bring the monument signs into compliance and look more cohesive with the rest of the signs and there will never be advertising on them and the height to be 5 feet we could vote on this.

**Motion made by Danielle Fontaine to approve application CA 21-943 with staff conditions and addition condition 6 have monument sign be limited to 5 feet and restrict conditional approval on all signs from pages 6 and 7.**

**Seconded by Jeff Fort.**

**Motion passed 3-0.**

Mitch Lehde rejoins meeting

**B. CA 21-944**

Application by **KRISTEN BRABBLE / FIRST CAROLINA BANK** for a **CERTIFICATE OF APPROPRIATENESS** for exterior renovation at 522 North Church Street (TM# 0041000200700).

**Staff Report:** Edward Kinney presents staff report with application details. Staff recommends approval with conditions.

**Applicant Presents Project:** Michael Pride with First Carolina Bank – The client has one change for the record, that they would eliminate the blue strip. Presents project and asks for clarification on connectivity condition and staff confirms which sidewalk is being referred to. Presents himself for questions.

**Public Comment:** Dee Mitchell McGowen 101 Lavena Dr. - own the neighboring building and thinks there is not enough room for the building

**Public Comment Closed**

**Board Discusses:** Mitch Lehde comments that he thinks it's been very well designed and good improvement for the area. Danielle Fontaine discusses the area for trees and thinks it would be a great opportunity to add public art piece there.

**Motion made by Mitch Lehde to approve application CA 21-944 with staff conditions. Seconded by Danielle Fontaine.  
Motion passed 4-0.**

**C. CA 21-945**

Application by **DAVID THOMPSON ARCHITECTS** for a **CERTIFICATE OF APPROPRIATENESS** for a new structure and plaza improvements at 40 W Broad Street (TM# 0059000400207).

**Staff Report:** Edward Kinney presents staff report with application details. Staff recommends approval with conditions.

Camilla Cioffi asks if the application is approved today and it came to the City Council with a significant change could it come back in a timely manner?  
Shannon Lavern 206 S Main St. – Provides clarification and yes it could be done in a timely manner.

**Applicant Presents Project:** David Thompson: 99 Magnolia Ave Charleston, SC – Presents project, discusses changes from staff comments and goals of the project. Presents himself for questions.  
Jeff Fort asks why he selected the roof system. Applicant offers that the same product is available in tan and grey not just white if that is more desirable.  
Danielle Fontaine asks about the change in number for doors. Applicant provides details of the space and reason on the changes.  
Jeff Fort also asks about the existing dining space being redesigned and I think the comment from city staff on public and private spaces is a good one, how do you define it? Applicant responds that better than him could answer this and there needs to be more internal discussion on this as there are several levels of requirements as in health, security with public and private.  
Charles Rainer 7 Woodgrain Ave, Greenville – we feel we have come to a good agreement with the City. We haven't changed any uses, and feel there is a minimal risk.  
Jeff Fort asks how they handle the storm water with the roof system.

**Public Comment:** None

**Public Comment Closed**

**Board Discusses:** Danielle Fontaine discusses how the space being update is a positive step and the public and private edge is now more clearly explained. I would propose right now there is a hard edge from the pave area and if you exceed it a little it would intergrade the space better.

Mitch Lehde discusses how he disagrees that this project enhances the building but because it feels it's competing more then complimenting.

Bo Autry responds to Danielle Fontaine's idea of extending the concrete, it would impose on the area of the ice skating rink space.

Shannon Levrin responds that it was just decided this afternoon they would do what they could to accommodate the skating rink.

Jeff Fort agrees with Mitch Lehde on the intent to compliment but competes.

Mitch Lehde discusses if this needs to be put before 2 board members.

Jonathan Graham advises if there are significant changes it has to come back before the board.

Camilla Cioffi discusses that the roof mass and connectivity to the building and more details on the wood burning fireplace seems to be significant changes.

Would the applicant be ok to table this and come back?

Bo Autry disagrees with the view from Main St of the roof.

Camilla Cioffi asks to be shown in model what that view would be.

Applicant agrees to differ to next month

**Motion made by Mitch Lehde to differ CA 21-945. Seconded by Danielle Fontaine.**

**Motion passed 3-1.**

#### **D. CA 21-946**

Application by **BILL DONOHUE** for a **CERTIFICATE OF APPROPRIATENESS** for a sign package at 200 West Washington Street (TM# 0049000200100).

**Staff Report:** Hannah Slyce presents staff report with application details. Staff recommends approval with conditions.

**Applicant Presents Project:** Bill Donahue 1211 Pendleton Ave. – Presents Sign Project and says the church has challenged the window film and we are holding off on it – it is the last item on page 2 of the staff report.

**Public Comment:** None

**Public Comment Closed**

**Board Discusses:** Jeff Fort says it is well designed and easy to read package. Danielle Fontaine does not agree with staff on sizing on the monument sign as it is 33 percent larger and it is not pleasant for pedestrians and the 5 ft height is in the guidelines for a reason and I don't want to set a precedent. Camilla Cioffi agrees with Danielle Fontaine and asks if the church comes up with an alternative, are we comfortable with a 2 member board? Board replies yes.

Applicant discusses on the reason of the height of signs as there is a drive thru with no pedestrian walk.

Staff provides information that the downtown guidelines state the sign can be half the size of the first floor.

Applicant believes the first floor is 10 feet.

**Motion made by Danielle Fontaine to approve application CA 21-946 with staff conditions with a provision of coming back to 2 board members. Seconded by Mitch Lehde. Motion passed 4-0.**

Camilla Cioffi suspends meeting for a 5 minute break.

### **Other Business (Not a Public Hearing)**

#### **A. Staff Update on Current Planning Projects**

Kris Kurjiaka provided an update on the Land Management Ordinance.

Edward Kinney provided an update on the West End Small Area Plan

### **Advice and Comment (Not a Public Hearing)**

#### **A. FDP-10-2021 (PZ-21-319)**

Application by NHE, Inc/Taylor Davis for a **FINAL DEVELOPMENT PLAN** on approximately 3.87 acre located at **1200 LAURENS ROAD** for Z-10-2021 (“The Alliance”) (TM# 0198000403200, 0198000400200, 0198000400300).

Applicant provides details on project and offers to answer any questions

Camilla Cioffi asks about the existing conditions on Laurens Rd being in poor condition and consider that.

Mitch Lehde discusses the building and says it is a beautiful building.

Jeff Fort asks if it is elevator served? Applicant answers yes.

Danielle Fontaine loves the choice of color.

Board appreciates the hard work put into this.

#### **B. MD-21-1004**

Application by DHD Riley, LLC/Drew Schaumber for a **MULTI-FAMILY DEVELOPMENT** on approximately 5.75 acres located at **LOWNDES HILL ROAD AND I-385** for 88 units (“The Riley Overlook”) (TM# 019500-01-00201).

Applicant 101 Lane, Greenville, SC – provides details on project and offers to answer any questions

Camilla Cioffi asks about landscaping

Applicant provides details on landscaping plans and the front and back of building with retaining wall.

Applicant and Board discusses the grade of property on renderings.

Mitch Lehde discusses the materials proposed and if you break the scale up and the elements up with it being a 4 story building it will help it not be all straight lines.

Camilla Chioffi asks applicant to give more modulation to the materials, discusses issues with the massing of this building and not sure if this is the right location for this building. Danielle Fontaine does discuss that this is by HWY 385 and doesn't have as much of an issue, but you may want to go more urban and less suburban.

Applicant discusses the state doesn't allow flat roofs on this size and funded project. Provides details on a neighborhood meeting and responses as well as a traffic study had previously been done and submitted.

Jeff Fort discusses that he sees the massing and parking and affordable housing and it is obviously suburban and I'd encourage you to pursue a suburban design and dimension the height of the masonry base and begin eliminating the band boards that mark the floor levels in favor of a more traditional proportions.

Jay Graham offers the ability to add living spaces in the roof like other projects.

Board appreciates the effort in affordable housing and the problem solving that has obviously been done.

**Informal Review (Not a Public Hearing):**

**A. None**

**Adjourn:** The meeting was adjourned at 6:57 PM.