



City of Greenville
Design Review Board – Urban Design Panel
Minutes of the **February 3, 2022** Agenda Meeting
Greenville Convention Center, 1 Exposition Drive
Meeting Notice Posted on Jan 19, 2022
Minutes prepared by Sharon Key and Jordan Harris

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

Members Absent: None

Staff Present: Jay Graham, Planning and Development Services Director; Logan Wells, Assistant City Attorney; Kris Kurjiaka, Principal Development Planner; Ross Zelenske, Development Planner; Austin Rutherford, Senior Development Planner; Edward Kinney, Principal Landscape Architect; Hannah Slyce, Landscape Architect; Jordan Harris, Associate Planner; Rob Crouch, Information Technology Support Specialist

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 proceeded with a roll call. The minutes of the regular meeting and January 6, 2022 – revision on Danielle Fontaine was present. Motion to approve change, accepted. John Edwards moved to approve the agenda and Mitch Lehde seconded the motion. The motion was approved 5-0. All affidavits were received. No conflicts of interests were cited.

Old Business

A. 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). *Deferred at Jan 6 DRB*

Barrett Armstrong presents staff report with the details and plans for application. Staff recommends approval with comments and conditions.

Applicant: Kurt Roger, 411 River St. – Provides details about the Public having use of the space.

David Thompson, 99 Magnolia Ave, Charleston SC – Provides updates on the project and open to answer questions.

John Edwards discusses passage ways and property lines with applicant.

Public: None

**Motion made by Mitch Lehde to approve application CA 21-945 with staff conditions. Seconded by John Edwards.
Motion passed 5-0.**

New Business

A. CA 22-0034

Application by **DOWNTOWN GREENVILLE INVESTMENTS** for a **CERTIFICATE OF APPROPRIATENESS** for a plaza at 21 Augusta Street (TM# 0089000101900)

Edward Kinney presents staff report with the details and plans for application. Staff recommends approval with comments and conditions.

Applicant: Daniel Merritt, 508 Rhett St. – Presents self for questions
Danielle Fontaine asks about ADA access from below parking.
Jeff Fort asks about the structural component that separates it from below.

Public: None

Danielle Fontaine discusses being a good neighbor and sensitive the to theater a few doors down.

Motion made by Danielle Fontaine to approve application CA 22-0034 with staff conditions and the applicant initiates conversation with theater. Seconded by Jeff Fort. Motion passed 5-0.

B. CA 22-0035

Application by **BOYD JOHNSON** for a **CERTIFICATE OF APPROPRIATENESS** for exterior renovation at 115 Welborn Street (TM# 0055000100206).

Edward Kinney presents staff report with the details and plan for application. Staff recommends approval with comments and conditions.

Camilla Chioffi asks what the current condition is, currently open with a door.
Jeff Fort asks about staff preferences on if it has to be a window or a door or look like door? Edward responds we could defer to the Board and the original design is without imagery. Jay Graham adds the goal is to maintain the opening for future possible use.

Applicant: Boyd Johnson 143 Old Almont Bridge Rd., - discusses project and offers to answer questions. Also provides photos for board to review of current conditions.

Jeff Fort asks what the justification is to not abide by the Code. Applicant provides details about the city's deck being on their property. And the operation of the ramp and ADA compliant.

Ross Zelenski provides clarity on the plans being shown.

Jeff Fort asks that the door doesn't have to be a means of egress and the original solution that was provided was a window.

Danielle Fontaine asks for clarification on the handouts provided by applicant.

Public: Rebecca White, 101 Farris Cr., - Speaks in favor of application
Larry Commercial Properties of Greenville – Speaks in favor of application

Camilla Cioffi discusses being in favor of bricking the opening up and setting it off to indicate it was once an opening. John Edwards and Mitch Lehde both discuss that because the building is painted adds to the ability to make an exception without setting a precedence. The Board asks Mr. Boyd if he would be willing to raise the seal if bricking the opening? Agrees.

**Motion made by Danielle Fontaine to approve application CA 22-0035 with staff conditions and allow the opening to be inset to show it was an opening and the seal being moved higher as a suggestion and that this is an exception. Seconded by John Edwards.
Motion passed 5-0.**

Advice and Comment (Not a Public Hearing)

A. None

Informal Review (Not a Public Hearing):

1. Informal Review (Not a Public Hearing)

A. 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 Overbrook”) (TM# 019500-01-00201).

Applicants present project to the Board.

B. MD-22-55

Application by **McMillan Pazdan Smith/Rob Couch** for a **MULTI-FAMILY DEVELOPMENT** on approximately 1.0 acre located at **846, 850 WEST WASHINGTON STREET** for 54 units (“Washington Senior Apartments”) (TM# 0023000202900, 0023000203000, 0023000203100, 0023000203200).

Applicant present project to the Board.

C. MD-22-56

Application by **McMillan Pazdan Smith/Rob Couch** for a **MULTI-FAMILY DEVELOPMENT** on approximately 2.1 acres located at **WEST WASHINGTON STREET, SOUTH HUDSON STREET, AND OSCAR STREET** for 93 units (“Southernside Senior Apartments”) (TM# 0052000100200, 0052000100300, 0052000101500, 0052000101600).

Applicants present project to the Board.

D. MD-22-57

Application by Luke Perry for a **MULTI-FAMILY DEVELOPMENT** on approximately 0.26 acre located at **301 SHAW STREET** for 5 units (“Chesser Place”) (TM# 0150001301200).

Applicants present project to the Board.

Other Business (Not a Public Hearing)

A. Staff Update on Current Planning Projects

Kris Kurjiaka provided an update on the Land Management Ordinance.

Adjourn: The meeting was adjourned at 6:06 PM.