



City of Greenville
Design Review Board – Urban Design Panel
Minutes of the **October 1st, 2020** Regular Meeting
Webex Virtual Meeting
Meeting Notice Posted on Tuesday, September 15th, 2020
Minutes prepared by Matt Lonnerstater

Members Present: Carmella Cioffi, Mitch Lehde, Danielle Fontaine, John Edwards
Members Absent: William Crawford
Staff Present: Jay Graham, Planning and Development Director, Logan Wells, Assistant City Attorney; Matt Lonnerstater, Development Planner; Courtney Powell, Planning Administrator; Kris Kurjiaka, Development Planner, Shannon Lavrin, Assistant City Manager, Jordan P. Harris, Development Planning Intern.

Call to Order:

Chairwoman Carmella Cioffi called the virtual meeting to order at 4:00 PM. She welcomed those in attendance and explained the procedures for the meeting. The minutes of the September 3rd, 2020 meeting were approved unanimously. The agenda for the October 1st, 2020 meeting was approved unanimously. All affidavits were received. Mitch Lehde cites conflicts of interest with cases CA 20-515 and CA 20-517.

Old Business:

A. None

New Business (public hearing)

A. CA 20-500

Application by **GARFIELD SIGNS & GRAPHICS** for an **EXCEPTION TO SIGN STANDARDS** for a monument sign at 600 Congaree Rd. (TM# 026000-01-00910).

Planner Lonnerstater presented the application for exception to sign standards to modify an existing monument sign at 600 Congaree Rd. The existing sign is non-conforming with regard to height and electronic message board area. The applicant proposes to replace the existing tenant cabinet and electronic message board with a new cabinet and 25 sq. ft. electronic message board. Lonnerstater outlined staff's findings that the proposed modifications still result in non-conforming height and electronic message board area and stated staff's recommendation of denial.

Derek Turner, applicant, presented an alternate design for the height and electronic message board placement. The alternate design features a reduced height and a decorative cap on top of the sign. Mr. Turner stated that they are limited with how small the electronic message board can be.

Jay Graham, Planning and Development Director, clarified that the electronic message board would need to be reduced to 26 inches to meet the 30% maximum dimensional standard. Director Graham clarified that the area of the electronic message board is separated out from the area of the tenant cabinet.

Mitchell Ward, Garfield Signs, stated that the smallest electronic message board they could order would be 28 inches tall.

Chairwoman Carmella Cioffi opened up the floor for public comment. No one spoke in favor or in opposition to the application. Chairwoman Cioffi closed the floor for public comment.

Mitch Lehde stated that he does not find exceptional conditions related to the application and that the dimensional standards should be met.

Danielle Fontaine stated that there is a reason that the City has design guidelines and is not in favor of the proposal; she would prefer a smaller electronic sign.

John Edwards stated that the proposed electronic board size is problematic.

Chairwoman Cioffi stated that she would prefer for the electronic message board to simply be removed from the sign.

John Edwards stated that he prefers the alternate design and would be amenable to conditionally approving the alternate design with modified dimensions for the electronic message board. Derek Turner, applicant, stated his support for this solution. Mr. Turner asked the Board if the 28 inch-tall electronic message board would be acceptable.

Planner Lonnerstater clarified that the alternate sign is approximately 11 ft. 6 inches tall.

Chairwoman Cioffi stated that she is satisfied with the alternate design in that it reduces the alternate height, but that the electronic message board and tenant cabinet should be compliant.

Danielle Fontaine asked the Board if anyone would be opposed to a 28 inch tall electronic message board as opposed to a 26 inch tall board. No one on the Board expressed opposition to the 28 inch tall board.

Danielle Fontaine moved to approve the ‘alternate option’ design presented to the Board with the condition that the electronic message board be reduced to a height of 28 inches. Motion seconded by John Edwards and approved 4-0.

Mitch Lehde recused himself from the meeting, citing a conflict of interest with cases CA 20-515 and CA 20-517.

B. CA 20-515

Application by **CAP RIVER LLC** for a **CERTIFICATE OF APPROPRIATENESS** for site work/landscape modifications at 55 E. Camperdown Way (TM# 006900-03-00101 and 006900-03-00109).

Planner Lonnerstater presented the application for a Certificate of Appropriateness to develop a lawn and landscape area for the property adjacent to 55 E. Camperdown Way. The site is located between an office building and the Bowater parking garage. The intent of the landscape area is

to effectively create an extension of Falls Park onto the private property. A preliminary plan was submitted which depicts the general location of trees, sidewalk connections, and a potential patio area. Lonnerstater summarized staff's findings and stated staff's recommendation of approval with the condition that the applicant submit a final plan to staff and a 2-member DRB panel for review and approval; the final plan shall contain information on planting types, hardscape material, patio location, and lighting.

Matt Anders, Beau Welling Design, was available to answer questions on behalf of the applicant. Mr. Anders clarified that the patio is a placeholder for now.

Danielle Fontaine asked if the sidewalks would be constructed under this application or would also be installed later. Mr. Anders responded that the sidewalks would be installed under this application.

Mr. Anders stated that a new application would be submitted for the patio area.

Chairwoman Carmella Cioffi opened up the floor for public comment. No one spoke in favor or in opposition to the application. Chairwoman Cioffi closed the floor for public comment.

Danielle Fontaine moved to approve application CA 20-515 with the condition that a more detailed final plan be submitted to staff and a 2-member DRB panel for review and approval. Seconded by John Edwards and approved 3-0.

C. CA 20-517

Application by **CENTENNIAL AMERICAN PROPERTIES** for a **CERTIFICATE OF APPROPRIATENESS** for an ADA-compliant ramp at 500 Falls St. (TM# 006900-03-00110).

Planner Lonnerstater presented the application for a Certificate of Appropriateness for the installation of an ADA-accessible ramp at the Bowater Parking Garage, 500 Falls St. The applicant is requesting approval for two locations with the understanding that only one location/ramp will eventually be selected and constructed after further study. One proposed ramp is on the north side of the garage while the other is on the west side. Lonnerstater stated staff's preference for the west-side ramp citing better aesthetics and pedestrian flow, but noted that Upstate Forever maintains a conservation easement over the landscape area. Lonnerstater outlined staff's recommendation of approval for both ramp locations with the following conditions: 1) only one ramp shall be permitted to be constructed under this Certificate of Appropriateness; and 2) a final plan set shall be submitted to staff and a 2-member DRB panel for review and approval once a final location and design is selected.

Matt Anders, Beau Welling Design, was available to answer questions on behalf of the applicant. Mr. Anders stated that the Upstate Forever easement would need to be sorted out for the proposed west ramp.

Chairwoman Cioffi asked Mr. Anders to clarify the location of the columns on the north garage face. Mr. Anders clarified that the columns are needed for the overhead walkway to the Camperdown development and are shown in the correct place on the renderings.

Chairwoman Carmella Cioffi opened up the floor for public comment. No one spoke in favor or in opposition to the application. Chairwoman Cioffi closed the floor for public comment.

Danielle Fontaine stated her support for the proposed west-facing ramp. The north-facing ramp appears more as a service entrance.

John Edwards concurred with Danielle Fontaine citing sight distancing concerns relating to the columns. John does not want to completely eliminate the north-facing ramp from consideration due to potential easement concerns.

Mr. Brody Glenn, owner of 500 Falls St., concurred with staff's recommendations and further explained that both ramp locations are being proposed due to potential conflicts with Upstate Forever, the City of Greenville, and Red Cross.

Danielle Fontaine moved to approve file CA 20-517 for both ramp locations, noting a preference for the proposed west location, with the following conditions: 1) Only one ramp shall be permitted to be constructed under this Certificate of Appropriateness; and 2) a final plan set shall be submitted to staff and a 2-member DRB panel for review and approval once a final location and design is selected. Motion seconded by John Edwards and approved 3-0.

Mitch Lehde rejoined the meeting.

Other Business (Not a Public Hearing)

A. None

Advice and Comment (Not a Public Hearing)

A. FDP 18-980 (PZ 18-980) Phase I

Application by Michael Campbell for a **FINAL DEVELOPMENT PLAN** of the **ADAMS HILL PLANNED DEVELOPMENT** on 19.4 acres located at **HAYWOOD RD and PELHAM RD** (TM# 0278000200300 and 0278000200301)

Mr. Robert Rule, RJTR Design, presented the modifications to the Final Development Plan for the Adams Hill Planned Development, including revised exterior elevations.

The Board expressed their overall support for the proposed exterior modifications. Danielle Fontaine stated that the Building C elevation could potentially be improved by adding color variation toward the center of the building.

Informal Review (Not a Public Hearing)

A. None

Adjourn: Having no other business, the meeting adjourned at 5:28 p.m.