



City of Greenville
Design Review Board – Urban Design Panel
Minutes of the **May 4, 2021** Agenda Workshop Meeting
Webex Virtual Meeting
Meeting Notice Posted on April 28, 2021
Minutes prepared by Sharon Key

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

Staff Present: Logan Wells, Assistant City Attorney; Matt Lonnerstater, Development Planner; Courtney Powell, Planning Administrator; Kris Kurjiaka, Senior Development Planner; Harold Evangelista, Development Planner; Ross Zelenske, Development Planner; Austin Rutherford, Development Planner; Edward Kinney, Senior Landscape Architect; Sharon Key, Planning Coordinator

Call to Order: The meeting was called to order at 9:03 AM.

Agenda Workshop: The DRB-Urban Panel received an overview from Mr. Rutherford on the following applications, which were scheduled for the public hearing on May 6, 2021.

Old Business:

A. CA 21-96

Application by **ELSIE BICKMANN/CREATIVE BUILDERS LLC** for a **CERTIFICATE OF APPROPRIATENESS** for a storefront ATM at 712 S. Main Street. (TM# 007000-02-02202).

The Board received an overview of the project from staff.

New Business (Not a Public Hearing)

B. CA 21-266

Application by **REBECCA TALAFOUS** for a **CERTIFICATE OF APPROPRIATENESS** for “Elliot Davis” signage on the Camperdown office building at 355 S. Main Street. (TM# 006100-03-04116).

The Board received an overview of the project from staff.

C. CA 21-276

Application by **GREENVILLE HKW, LLC/BRAD WEISER** for a **CERTIFICATE OF APPROPRIATENESS** to modify CA 19-618 with the addition of residential units and other exterior modifications at 100 N. Markley Street. (TM# 007400-01-00300).

The Board received an overview of the project from staff.

Board Members asked question regarding entrance elevator for residents and other entrance options for residents. They also asked for previous look of plans to compare what has changed.

D. CA 21-278

Application by **THE FURMAN COMPANY/STEPHEN NAVARRO** for a **CERTIFICATE OF APPROPRIATENESS** for United Community Bank’s Headquarters site plan at 200 E. Camperdown Way. (TM# 006900-03-00100).

The Board received an overview of the project from staff.

Board Member asked about staff’s conditions on approval, Austin Rutherford reviewed those items.

E. CA 21-279

Application by **CITY OF GREENVILLE/CRAIG BROWN** for a **CERTIFICATE OF APPROPRIATENESS** for streetscape improvements on Field Street named “District 356” (FKA Jackson Way).

The Board received an overview of the project from staff.

Mr. Rutherford notes for board members that the development agreement has been approved by City Council and other pending enhancements are likely to come.

F. CA 21-280

Application by **HILTON DISPLAYS/AUBREE PERRY** for an **EXCEPTION TO SIGN STANDARDS** for monument signage for “Carolina Moves Real Estate” at 455 Congaree Road. (TM# 054303-01-00502).

The Board received an overview of the project from staff.

G. CA 21-281

Application by **SUNCAP PROPERTY GROUP** for a **CERTIFICATE OF APPROPRIATENESS** for a mixed-use development located at 1001, 1015 S. Main Street. (TM# 007300-04-00100, 007300-04-00200, 007300-04-01500, 007300-04-01600).

The Board received an overview of the project from staff noting the numerous guideline and quality control issues and noting other departments are recommending denial.

Board Members discussed concerns that this project has not accurately met minimum standards to be heard by them due to the numerous quality control issues and guidelines not being met.

Advice and Comment (Not a Public Hearing)

A. None

Other Business (Not a Public Hearing)

A. INFORMAL REVIEW of FDR-21-216

Application by Stone Property Management LLC for a **MULTI-FAMILY DEVELOPMENT** and **FINAL DEVELOPMENT PLAN** on 5.278 total acres located at HOWE ST AND HAYNIE ST for 179 apartment units (TM# 009101-08-01400, 009101-08-01500, 009101-08-01600, 009101-08-01601, 009101-08-01603, 009101-08-01700, 009101-08-01800, 009101-08-01900, 009101-08-02000, 009101-08-02100, 009101-08-02200, 009101-08-02300, 009101-08-02400, 009101-08-02500, 009101-08-02700, 009101-08-02701, 009101-08-02702, 009101-08-02703, 009101-08-02704, 009101-08-02705, 009101-08-02800, 009101-08-03000).

B. INFORMAL REVIEW of Z-10-2021

Application by NHE Inc. for a **REZONE** of 3.87 acres located at **1200 LAURENS RD** from R-6 and C-3 to PD (TM# 019800-04-03200, 019800-04-00200, 019800-04-00300).

The members present discussed and reviewed materials for the applications indicated above. No action or votes were taken on any agenda item. No public hearing was conducted, and no public comments were received.

Adjourn: The meeting was adjourned at 10:18 PM.