



City of Greenville
Design Review Board – Urban Design Panel
Minutes of the **October 3, 2019** Regular Meeting
10th Floor – Council Chambers 4:00PM
Meeting Notice Posted on August 21, 2019
Minutes prepared by Chad Hall

Members Present: Carmella Cioffi, Danielle Fontaine, and John Edwards

Members Absent: Mitch Lehde and William Crawford

Staff Present: Jay Graham, Planning and Development Manager; Shannon Lavrin, Assistant Planning and Development Manager; Logan Wells, Assistant City Attorney; Courtney Powell, Senior Development Planner; Brennan Williams, Development Planner; Chad Hall, Development Planner; Christa Jordan, Landscape Architect

Chairwoman Carmella Cioffi called the meeting to order at 4:00 PM. She welcomed those in attendance and explained the procedures for the meeting. The minutes of the September 5, 2019 meeting were unanimously approved. The agenda for the October 3, 2019 meeting was unanimously accepted. All affidavits were received; no conflict of interest was cited.

Old Business:

- A. CA 18-784M (formerly CA 16-63)** Application by Stephen Fairley for a **CERTIFICATE OF APPROPRIATENESS** for modifications to a previously approved CA on property located at **315 S MAIN ST** (TM# 0061000304104)

Hall presented the staff report. The applicant seeks approval for modification to the previously approval.

The applicant proposed the following changes:

- Changing the metal panel color at the NW corner of the building from Color 2 to Color 1.
- The addition of a flat roof covered seating area at the NW corner
- Deleted curtain wall system on the north side of the express elevator
- Deleted proposed patterned brick veneer with light pattern mural for night interest to be replaced by retained light pattern mural only on blank wall area on North elevation
- Added a catwalk on the north elevation at the 6th floor
- Addition of a greenhouse enhancements to rooftop bar on the West elevation

Staff recommended approval of the changes with the added condition that the patterned brick veneer with light pattern mural on the blank wall area, located on the North elevation, be retained as required in the April 2018 approval.

The applicant was available to answer questions, and further indicated that the intent is to retain the patterned brick veneer with light pattern mural. Applicant indicated that the light will be set to a white light; however, the lighting system has the capability to change colors.

No one spoke in support or opposition.

The Board discussed the top roof elements, specifically the wood trellis and its continuity and durability with overall design elements of the building. Discussion over appropriate treatment of the stucco elevator shaft at the rooftop.

Fontaine made a motion to approve the modifications to the hotel with the staff condition and added the board condition that the rooftop trellis element color match the rooftop metal structure. It was seconded by Edwards. The motion passed 3-0.

Advice and Comment (No Public Hearing):

- A. Z-21-2018 FDP Phase 2** Application by Taylor Davis, NHE Inc., for a **FINAL DEVELOPMENT PLAN** of 8.7 acres located at **N PLEASANTBURG DR** – multifamily development in “Renaissance Place” Planned Development (TM#s 0276000300503; 0276000300518)

Hall briefly presented the proposal for a final development plan. Board provided a consensus that the architectural design style should be consistent with the single-family architectural design style. Applicant indicated the single-family residences are designed in a craftsman-type style. Board concurred that the design style of the multifamily building reads craftsman and the massing and coloring is agreeable.

- B. MD 19-003** Application by Pat Dilger for a **MULTI-FAMILY DEVELOPMENT** of 16 units on 0.81 acre located at **W WASHINGTON ST, ANTLEY ST, and CAPITOL CT** (TM#s 0024000101700; 0024000101500; 0024000101600; 0024000101701; 0024000101801)

Hall briefly presented the proposal for a mixed-use development project containing a multifamily use component. Board provided a consensus that the monochromatic color palette and openness is appropriate for the existing residential area and open space requirements. Board recommended further study of the first floor layouts and consideration of potential adverse effects to the pedestrian realm in respect to the location of an exterior window and the interior restroom door. Board would be supportive of obscured glass or transom windows in these areas. Board discussed use of material and placement of each exterior material and felt the siding to be appropriate facing existing residential homes with the brick material facing the parking area.

Adjourn:

Having no other business, the meeting adjourned at 4:40 pm.