



**City of Greenville**  
**Design Review Board – Urban Design Panel**  
Minutes of the **April 6, 2023** Agenda Meeting  
**Unity Park Welcome Center**  
**Meeting Notice Posted on March 22<sup>nd</sup>, 2023**  
Minutes prepared by Sharon Key

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Members Present: John Edwards, Jeff Tiddy, Jeff Fort and Ed Zeigler

Members Absent: Katie Skoloff

Staff Present: Edward Kinney, Urban Designer; Sharon Key Planning Coordinator; Eva Bateman, City Attorney; Shannon Lavrin, Assistant City Manager; Alyson Smith, Senior Development Planner; Mary Douglas Hirsch, Planning Administrator; Ben Abdo, Development Planner; Amanda Oler, Associate Development Planner; Hannah Slyce, Development Planner

**Call to Order:** John Edwards called the meeting to order at 3:01 PM, welcomed those in attendance, and explained the procedures for the meeting. Mr. Edwards called on the other board members to introduce themselves to the public. Alyson Smith moved on to roll call of board members in attendance. The minutes of the March 2, 2023 Regular Meeting were approved unanimously through a motion by Ed Zeigler and a second by Jeff Tiddy. Jeff Tiddy moved for the agenda to be approved. Ed Zeigler seconded. The agenda was approved unanimously. All affidavits were received. Jeff Tiddy reported conflict of interest regarding CA 22-636

**Old Business**

Jeff Tiddy leaves due to conflict of interest

**A. CA 22-636**

Application by **SACHIN SHANBHAG** for a **CERTIFICATE OF APPROPRIATENESS for a NEW MIXED-USE DEVELOPMENT at 319 RHETT STREET** (TM# 0072000100100; 0072000100204; 0072000100104; 0072000100103; 0072000100102)

**Staff Report:** Edward Kinney provides staff report for application with comments and recommendations. Staff report recommends approval of application with comments and conditions.

**Applicant Presents Project:** Matt Mason, 889 Powell Mill Atlanta, GA; Ross Kirby Architect Atlanta, GA; Darrin Myer 504 Rhett St, Landscaper – Discussed the history of the application, changes and updates made on project. Asked the 11<sup>th</sup> store condition #1 be considered to remain as is.

Ross Kirby discussed massing and compliance of project and the impact of the size to the surrounding area as well as meeting ordinance/small area plan with the hotel 3<sup>rd</sup> floor setbacks and material change. Discussed mural options for visual breakup.

Darrin Myer, Landscaper – provides details regarding landscaping plans and pedestrian environment for activation. Discusses the 3 zones for street level pedestrian realms along the sidewalks/planting area and building transition zones. Discusses sidewalks remaining same width along Main St. to match existing sidewalks

Matthew Mason – Discusses alley improvement plans, trash removal plans, and lighting for the alleyway to create a more friendly pedestrian experience in the alley.

Ross thanks commission

#### **Public Comment:**

- Seth Wunder – Spoke in favor and believes the project meets the Spirit of the Code and brings a lot to downtown Greenville.
- Tabby Cooper – Spoke in support of project and believes it is built to last and glad to see it being done by local builders
- Adam Something – Small Business owner in Greenville spoke in favor of project, likes the location and discusses how it will be an asset to small town business owners to use this facility.
- Danielle Fontaine, Rhett St. – Applaud staff for saying this building should not be 11 stories since day one. How that can set a negative precedent. Likes how the setbacks have softened the project and the materials are very nice and compliment the neighborhood. It does feel welcoming and neighborly and that is appreciated. Just would like to see the 11<sup>th</sup>
- (Name Unknown) – Spoke in favor of project.
- Pat Dillinger, 236 Rhett St. - Spoke against project, believes the setback improvements are a positive but want the pedestrian path to be reviewed along Rhett St. Discussed traffic issues and pet potty issues. Would like to see these issues addressed before being brought to DRB. Resigned that the character will be more like Charlotte and have tall buildings around us.
- Bill Taft, 236 Rhett St. – Spoke in opposition, objecting to the 11<sup>th</sup> story and massing and concerns of traffic. Do appreciate the setbacks that have been included. It is a beautiful building but the mass and scale is too much. It is the wrong location.

#### **Commission Discusses**

Commission discusses the mass and height of building in relation to ordinance and area plan. The setback treatments are not unilaterally applied. The height of the building should not be unilaterally applied as well because each street is unique characteristically. The materials are very durable for long term value. Commend the design team for listening to the comments and changes made to update project to be more successful

- Commission asks applicant about pedestrian realm be continuous
  - Applicant provides clarification

**Jeff Fort makes a motion to approve CA 22-636 with staff comments and conditions with the exception of conditions number one.**

**Ed Zeigler seconds the motion.**

**Motion passes 3-0.**

#### **New Business**

Jeff Tiddy rejoins meeting

**A. CA 23-155**

Application by **DAN DOYLE** for a **CERTIFICATE OF APPROPRIATENESS** for a **NEW MIXED-USE DEVELOPMENT - DETAILING AND MATERIALS** at **301 COLLEGE STREET** (TM# 0014000100500)

**Staff Report:** Alyson Smith provides staff report for application with comments and recommendations. Staff report recommends approval of application with comments and conditions.

**Applicant Presents Project:** NAME, 224 W Herron Chicago – Discussed the project, being a gateway location, parking with green screening, residential components and pedestrian accessibility as well as lighting plans for the exterior of building. Provided landscaping plans and details. Discussed materials and provided material samples that were passed to Commissioners for review.

- Commission asks for clarification on gutter style material over the townhome area
- Commission asks about entry elevation for townhome areas
- Commission asks about glazing on windows for townhomes and metal paneling in parking area being use for weather proof or ventilation?
- Commission asks about mechanical and ventilation systems are located
- Commission asks for clarification on brick precast panels

**Public Comment:**

- None

**Commission Discusses**

Commission discusses the materials presented, screen wall for parking and glass selections. Discussed the need for detailing on townhouses. Discuss needing to review more on the paver landscaping plans.

- Applicant provides clarity on green screening walls and townhome details

**Jeff Fort makes a motion to approve CA 23-115 with staff comments and conditions with additional two board review for presentation on final landscape plan, paving plan and final townhome articulation and detailing to review by this board.**

**Jeff Tiddy seconds the motion.**

**Jeff Fort amended to add the townhome portion of façade as well as permitting type issues with respect to railings.**

**Jeff Tiddy seconds the motion.**

**Motion passes 4-0.**

**B. CA 23-156**

Application by **NIR SHOSHANI** for a **CERTIFICATE OF APPROPRIATENESS** for a **NEW MIXED USE DEVELOPMENT – ARCHITECTURAL & SITE DETAILING** at **250 North Church Street** (TM# 0042000100201).

**Staff Report:** Edward Kinney provides staff report for application with comments and recommendations. Staff report recommends approval of application with comments and conditions.

**Applicant Presents Project:** Christopher Nelson, On behalf of applicant and Scott Johnston of Johnston Design Group – Discussed the history of the application and project. Provided details on materials, offered material samples for commissioners to review. Discussed connectivity of project and how to activate areas. Discussed the walking bridge not being a part of the application but provided viewpoints of it to assist in overall visibility of project. Discussed updates that were envisioned on accent materials. Discussed lighting for building and how lighting is used to enhance project. Discussed sculpture garden to be in area that had DOT restrictions. Provided details on glass materials and areas of use.

- Commission asks for more information on courtyard
- Commission asks about lavender color material
- Commission asks for clarification on the exterior of the building material selection and where those selections are located on the design
- Commission asks for a description of the design style for the overall project

**Public Comment:**

- Danielle Fontaine, Rhett St. – Spoke in favor of project. Objects to the color of the taller building as not reading Greenville as a gateway building and
- Beth, 650 N Main St, - Spoke in favor of this being a more engaging pre-event space around the arena.

**Commission Discusses**

Commission discusses how the project opens up the area making it more of a destination and access easier to the surrounding businesses. The material pallet being a positive choice and the lavender color choice being a unique color scheme and defines it being a site that is not like others. Discussed more balconies being placed around courtyard area. The description of the style may not clearly speak of Greenville because it is more modern and could be in any city. As a gateway structure it should be timeless. In terms of design embracing the scale and mass. It either needs to be more contextual or more modern. There is a way to embrace the scale of the tower. Challenge the design team to work on the design to feel more unified. Discuss the possibility of making the color more saturated. Question the weight being put on the term “Gateway Site”. Concerns on the articulation of the facade.

**Jeff Tiddy makes a motion to defer CA 23-153 to a date certain for the June 2023 meeting with two, two member review panel beforehand in a manner that all members participate in review panel.**

**Ed Zeigler seconds the motion.**

**Motion passes 4-0.**

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

**MD-23-202**

Application by **Matthew Jones** for a **MULTI-FAMILY DEVELOPMENT** on approximately 1.99 acres located at **704-722 e. McBee Avenue** for 20 units. (“The McDaniel”) (TM# 0064000300200, 006400300400, 0064000300500, 0064000300600, 0064000300700, 0064000300800, 0064000300900)

**Applicant presents – Kyle King with King Development Group**

Presents project, details on design, materials and discusses renderings.

- Commission asks about interior development that is landlocked, how people enter
- Commission asks if there are plans for future expansions?
- Commission asks about step downs and neighboring historic building in relation to project
- Commission asks about design inspiration
- Encourage study of materials more
- Likes the 4<sup>th</sup> floor design being hidden in the roofline
- Commission advises on the business of traffic and protection for clients in building
- More work on the pedestrian realm would enhance project.

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

**A. None**

**Adjourn:** The meeting was adjourned at 6:38 PM.