



City of Greenville
Design Review Board – Urban Design Panel
Minutes of the **September 2, 2021** Agenda Meeting
Greenville Public Works, 475 Fairforest Way
Meeting Notice Posted on Wednesday, August 18, 2021
Minutes prepared by Sharon Key

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

Members Absent: None

Staff Present: Jay Graham, Planning and Development Services Director; Logan Wells, Assistant City Attorney; Courtney Powell, Planning Administrator; Kris Kurjiaka, Principal Development Planner; Harold Evangelista, Development Planner; Ross Zelenske, Development Planner; Austin Rutherford, Senior Development Planner; Edward Kinney, Principal Landscape Architect; Planning Coordinator, Sharon Key; Hannah Slyce, Landscape Architect

Call to Order: Ms. Cioffi called the meeting to order at 4:31 PM. She welcomed those in attendance and explained the procedures for the meeting. The minutes of the August 3, 2021 Agenda Workshop and August 5, 2021 meetings were approved unanimously by a motion by Mr. Edwards and a second by Mr. Lehde. Mr. Edwards moved to approve the agenda and Ms. Fontaine seconded the motion. The motion was approved 5-0. All affidavits were received. No conflicts of interests were cited

Old Business

A. None

New Business

A. CA 18-931M

Application by **DAVID ANDERSSEN/JOHNSTON DESIGN GROUP** for a **CERTIFICATE OF APPROPRIATENESS** to modify CA 18-931 for exterior modifications at 240-244 Rhett Street and 114-130 Oneal Street. (TM# 007100-01-01100, 007101-01-00100, 007101-01-00200, 007101-01-00300, 007101-01-00400, 007101-01-00500, 007101-01-00600, 007101-01-00700, 007101-01-00800, 007101-01-00900, 007101-01-01000, 007101-01-01100).

Mr. Rutherford presented the staff report.

No Questions from Board

The applicant, David Anderssen, presented the application.

The developer, Terry Burgess, provided documents to board members and discussed the proposed changes. This included a new revision for pavers.

Ms. Cioffi asked if applicant is able to ask for an additional item that is not in the application at the meeting. Ms. Wells clarified what the Board is allowed to modify. Ms. Cioffi asked the scale of change that is being discussed with the paver. Applicant provided details on the scale.

Public Comment: None

Board discussed the project. Mr. Fort discussed applications being allowed to omit what they don't want to install sets a bad precedent.

Motion made by Ms. Fontaine to approve CA 18-931M with staff conditions except item number 4 be revised. Seconded by Mr. Edwards. The motion failed 2-3 with Ms. Fontaine and Mr. Edward voting yes and Mr. Fort, Mr. Lehde, and Ms. Cioffi voting no.

Motion made by Mr. Lehde to approve the application CA 18-931M excluding request for items #4 and #5, additional brick paving be a minor staff-level review, and the other staff conditions. Seconded by Mr. Fort. Motion passed 4-1 with Ms. Cioffi, Mr. Lehde, Mr. Fort, and Ms. Fontaine voting yes and Mr. Edwards voting no.

B. CA 21-543

Application by **CHRIS EBY/ BUILD MASTERS** for a **CERTIFICATE OF APPROPRIATENESS** for a new single-family home at 7 Logan Street. (TM# 005600-05-00700).

Mr. Zelenske presented the staff report.

The applicant, Jim Blaso of 5 Logan Street, presented the application.

Ms. Fontaine asked the about greenspace and future plans. Applicant stated it's a play area and there are no plans for it.

There was no Public Comment.

Board discussed the application. The applicant requests what kind of architecture would match the street area?

Ms. Cioffi offers him to work with staff and it should read more of a residence and less as a garage. Board and applicant discussed combining the two lots legally and how that changes the requirements

Motion made by Ms. Fontaine to deny the application CA 21-543. Seconded by Mr. Edwards. Motion passed 5-0.

C. CA 21-606

Application by **ADAM BERRY** for a **CERTIFICATE OF APPROPRIATENESS** for exterior additions and alterations for the Huguenot Mill and Peace Center at 101

W. Broad Street and 300 S. Main Street. (TM# 005800-05-00100, 006000-01-00100).

Mr. Rutherford presented the staff report.

The applicant, Adam Berry, presented the application.

Mr. Fort asked about landscaping plans. The applicant noted there will be minimal landscaping improvements and they will work with the City on those improvements.

Ms. Cioffi opened the Public Hearing.

Steve House, 220 Riverplace, questioned how adding doors may increase noise at night. Ms. Wells responded that the city noise ordinance would apply as it currently stands and zoning for area and decibel limits.

Board discussed and believes it is complimentary to the building design and activates the river front.

Motion made by Mr. Edwards to approve application CA 21-606 with staff comments. Seconded by Ms. Fontaine. Motion passed 5-0.

D. CA 21-607

Application by **DAVID STONE** for a **CERTIFICATE OF APPROPRIATENESS** for exterior and landscaping improvements for 307 E. Washington Street. (TM# 004300-06-00500).

Mr. Rutherford presented the staff report.

The applicants, David Stone and Shay O'Brian, presented their application.

There was no public comment.

Board discussed the improvements to the existing structure and the need for proper trash access.

Motion made by Ms. Fontaine to approve application CA 21-607 with staff comments. Seconded by Mr. Edwards. Motion passed 5-0.

E. CA 21-611

Application by **STEVE NAVARRO/THE FURMAN COMPANY** for a **CERTIFICATE OF APPROPRIATENESS** for architecture approval of the United Community Bank headquarters at 200 E. Camperdown Way. (TM# 006900-03-00100).

Mr. Kinney presented the staff report.

The applicant, Jeff Tiddy of McMillan Pazdan Smith, presented the application.

Mr. Fort asked about the entrance and rain runoff. The applicant noted these to the board. Mr. Fort asked further inquired regarding building materials. The applicant discussed materials including the samples he passed around to the board members.

There was no public comment.

The board discussed the project and believed the building is a positive statement next to the park. The "Well Certification" is a great certification. The materials and color pallet and very complimentary and a good addition to the Greenville skyline.

Mr. Fort asked staff if signage is a separate staff level application. Staff answered in the affirmative.

Motion made by Ms. Fontaine to approve application CA 21-611 with staff comments. Seconded by Mr. Edwards. The motion passed 5-0.

F. CA 21-609

Application by **STONE PROPERTY MANAGEMENT** for a **CERTIFICATE OF APPROPRIATENESS** for landscaping improvements at 1021 S. Main Street. (TM# 007300-04-00400, 007300-04-01500).

Ms. Slyce presented the staff report.

The applicant, Fred Guthier, presented the application.

There was no public comment.

Board discussed the project and noted they would rather allow the mechanical equipment to be painted as it would draw less attention than screening.

Motion made by Ms. Fontaine to approve application CA 21-609 with staff comments, except condition number 1 in that painting the mechanical equipment will be accepted with final design approval by Art and Public Places. Seconded by Mr. Edwards. Motion passed 5-0.

G. CA 21-612

Application by **SUNCAP PROPERTY GROUP** for a **CERTIFICATE OF APPROPRIATENESS** for architecture approval of a mixed-use project at 1001, 1015 S. Main Street. (TM# 007300-04-01500, 007300-04-00200, 007300-04-01600, 007300-04-00100, 007300-04-00400).

Mr. Rutherford presented the staff report.

Applicant, Rob Couch of McMillan Pazdan Smith presented the application.

Mr. Fort asked about materials being approved.

There was no public comment.

Board discussed the entrances, art and articulation of buildings, and landscaping. They prefer the stairs in the current arrangement at the corner of Vardry and Green. They urge the team to work with Art in Public Places as early as possible. The board noted that the application was an improvement from the initial application. The open courtyard in the corner embraces the game day experience. The board would like further work on the S. Main Street streetscape.

Motion made by Ms. Fontaine to approve application CA 21-612 with staff conditions. Seconded by Mr. Edwards.

An amendment was proposed by Mr. Fort to change the time of the mockup approval a Committee of the Board to be during construction. Seconded by John Edwards. Amendment passed 5-0.

The amended motion passed 5-0.

Other Business (Not a Public Hearing)

A. Staff Update on Current Planning Projects

- 1. Mr. Rutherford provided an update on the West End Small Area Plan Project.**
- 2. Mr. Evangelista provided an update on Village of West End Project.**
- 3. Ms. Powell provided an update on LMO rewrite project.**

B. Board Discussed discontinuing the workshop meetings.

Board agreed to only continue on a case-by-case bases and as a general rule to discontinue.

Advice and Comment (Not a Public Hearing)

A. None

Informal Review (Not a Public Hearing):

A. MD-21-506

Application by **Stanley Martin Homes** for a **MULTI-FAMILY DEVELOPMENT** on approximately 3.88 acres located at GIBBS STREET AND WESTFIELD STREET for 104 condominium units ("Mayberry Village", FKA "Wimbledon Heights") (TM# 0051000300100, 0051000300400, 0051000300401, 0051000300500, 0051000300600, 0051000300700, 0051000300800, 0051000300900, 0051000301000, 0051000301100, 0051000301200, 0051000301300, 0051000301400, 0051000301500, 0051000301600)

The applicant, Jamie McClutchen of 164 Mill Stone Way, provided an overview of the project.

Patrick McNair, 18 Valley Rd, discussed architectural changes.

The board provided comments that will be passed along to the Planning Commission for final consideration.

Adjourn: The meeting was adjourned at 7:15PM.

August 24, 2021

City of Greenville DRB – **Regarding CA 21-609, outdoor patio & rooftop area**

As residents of M West Townhomes located immediately adjacent to Crafty Cats Brewery/Coffee Shop/Bar at 1021 South Main Street, we have multiple concerns about the business operations of Crafty Cats Brewery and the related request to expand their outdoor presence. On August 21, 2021, we believe that Crafty Cats violated various provisions of the Greenville Code of Ordinances as well as local ABC laws.

1. Noise violation: A live band played music until 12:15 AM Sunday morning *well in excess* of the level allowed by Chapter 16 of the municipal code. Locating the band immediately inside the entrance to Crafty Cats and leaving the exterior door to the premises **open** all night exacerbated the disturbance to the residents of M West immediately adjacent to the property. Music could be clearly heard **inside** our residences with all doors and windows closed (my unit is 70 feet from the Crafty Cat Brewery door where the band was located). The City code states that “no person providing or permitting musical performances or other entertainment activities in the central business district should do so in a manner which **causes undue hardship or disturbance** of persons making lawful use of nearby premises”. This excessive noise **did** create undue disturbance and hardship on the residents of M West.
2. Smoking violation: Patrons of Crafty Cats were smoking in the outside seating areas of the restaurant. City smoking ordinances clearly state that not only is smoking prohibited in outdoor dining areas in encroachment areas on public sidewalks, but also on all decks, balconies and patios of restaurants and bars when in use for the consumption of food or beverage or both. Additionally, no smoking signs must be posted by the restaurant.
3. Unaccompanied minors causing noise violation: At least 4 children under the age of 12 were “playing” (screaming and yelling and chasing each other) outside my residence without adult supervision until I asked them to leave at 10:45 PM. Presumably their guardians were patrons of Crafty Cats as there are no other businesses nearby. According to the City code, “the human voice when used to yell, scream and shout” is a violation of the noise ordinance. Underage, unsupervised minors should also be a concern to the City.
4. Alcohol consumption off-premises: Patrons of Crafty Cats were spilling out of the establishment and drinking outside the restaurant on the **public** sidewalk and grassy areas between the sidewalk and South Main Street. Presumably alcohol should be consumed on premises (not out in public spaces) to be in compliance with ABC laws (especially since the underage children were outside too).

This is not the first time the above incidents have occurred at Crafty Cats. Similar incidents occurred on July 3, 2021 and smoking on Crafty Cats premises occurs on a regular basis.

As residents immediately adjacent to this property, we request that the City of Greenville and David Stone (property owner and lessor) work with Crafty Cats to improve their compliance with laws as well as be more courteous to their neighbors. David Stone & Crafty Cats are requesting approval for an outdoor patio and rooftop bar area even closer to the residences of M West than the indoor brewery/bar that is currently violating noise ordinances. We have **significant concerns** about the noise and other issues that will be generated by this additional outdoor area given the issues we are already experiencing.

Sincerely,

Alison & George Wheeler
1027 South Main Street #103
Greenville, SC 29601

CC: David Stone
Greenville City Manager, John McDonough

August 2, 2021

Planning and Development Office
P.O. Box 2207
Greenville, SC 29602
Planning@Greenvillesc.gov

RE: Mixed-Use Development Located at 1015 S. Main Street: CA 21-281

To Whom It May Concern:

The Board of Directors of the M-West Homeowners Association has been closely following the proposed development at 1015 S. Main St. through active participation and communications in relation to community and Design Review Board (“DRB”) meetings. M-West is the only development of homeowners immediately adjacent to this site and development of it will result in permanent changes impacting the residents. M-West welcomes and supports development that is well planned and coordinated with current and envisioned community design. In summary, M-West does not believe the proposed development aligns with the West End Small Area Plan but understands that the DRB has provided conditional approval. The purpose of this letter is to continue providing feedback to the City of Greenville (“Greenville”) and the DRB regarding the proposed development and share the following items to mitigate some of the negative impacts on the M-West community and its residents.

1. **Building Height and Step Backs** – Per the information shared by the representatives of SunCap Property Group (“SunCap”) during the July 19, 2021 community meeting, the rendering revealed a development with at least seven stories and negligible step backs of the higher floors. These represent material deteriorations in architectural design character in comparison to initial renderings shared. To blend in with the scale and context of the West End, no point of this development should be higher than The Greene apartment building and the step backs should be increased significantly to affect a smooth transition with the smaller one-, two-, and three-story buildings that are on the same block and immediately adjacent to this planned development. Furthermore, assurances need to be made that the final product will comply with the DRB-approved renderings, which does not appear to have happened at .408 Jackson (building corners are one story higher than rendering approved by the DRB in 2019).
2. **Traffic** – The traffic engineer for Greenville should provide a report before any final submittals are made to ensure congestion can be handled at the intersection of Main St. and Markley St. It is expected that turn lanes from Main St. onto Markley St. will be required in both directions to ensure smooth traffic flow given the size of this project (plus .408 Jackson) and that the entrance of the proposed development will be on Main Street just west of this intersection.
3. **Trash and Recycling** – Resident disposal and commercial waste management pick-up should occur within the building to avoid excessive noise outside of the complex.

4. **Light Pollution** – Attention and design is required to reduce M-West community exposure to exterior lights with specific attention placed on the roof top parking deck to ensure that there is no light pollution.

In conclusion, Greenville and SunCap have the opportunity and obligation to be thoughtful about the design and integration of this development into the existing West End community, especially with the residents and businesses that share the same block.

Sincerely,

The Board of Directors of M-West Homeowners Association

CC: Knox White
John Deworken
Lillian Flemming
Ken Gibson
Wil Brasington
Dorothy Dowe
Russell Stall

George & Alison Wheeler
1027 S. Main St. #103
Greenville, SC 29601

August 10, 2021

Planning and Development Office
P.O. Box 2207
Greenville, SC 29602
Planning@Greenvillesc.gov

RE: Mixed-Use Development Located at 1015 S. Main Street: CA 21-281

Regarding the proposed development at 1015 S. Main Street, we are continuing to provide the Planning and Development leaders of Greenville our input. We are townhome owners in the M-West community immediately adjacent to this site.

We still believe there are too many large apartment buildings being constructed in a concentrated area of the West End, this development does **not** conform to the newly developed West End Small Area Plan and 270 additional apartments on this block will forever cause massive congestion on Main Street. However, since the City has already approved the massive development at 1015 S. Main Street we are now providing feedback on the renderings unveiled at the neighborhood meeting in July.

The Greenville city staff asked SunCap to use a 2 building design rather than the original 1 building plan they submitted in the spring. While 2 buildings are better if appropriately designed (i.e. Camperdown), in this situation, the 2 building design submitted is simply an illusion meant to technically meet the City's requirement. In reality, the development will still look and feel like a single building and it causes the development to be 7 stories high – overwhelming the surrounding neighborhood. Please eliminate the 2 building requirement and ask SunCap to start with the original rendering but make it **smaller** in scale. The building should not be more than 5 stories tall at Markley Street (4 stories adjacent to the 1021 single story building) and should have **large** step backs after 2-3 stories – particularly on Main Street. Furthermore, the building needs to have a significant setback from both Main and Markley Streets to eliminate the “tunnel” effect that occurs when large buildings are too close to the street.

The commercial spaces on the first level should be designed to have fold back doors and windows in addition to patio areas next to the sidewalks to allow for plenty of outdoor dining and shopping (think about the fold back doors/windows at Soby's, Coral, NoseDive, The Flying Biscuit, etc). Greenville has a wonderful climate that should be enjoyed as much as possible. Also, COVID has taught us that fresh air and useable outdoor space is vital to safe business operations during a pandemic.

During construction, we request the City and SunCap work together to provide **unobstructed** use of the sidewalk on Main Street by constructing a covered walkway for pedestrian use (as was done at 229 Augusta St). There are NO pedestrian crossings between Markley & Pendleton Streets. This is the **only** block of Main Street without multiple pedestrian crossings. This will also be the **only** block of Main Street with 2 massive apartment buildings and parking garages depositing huge amounts of traffic onto Main Street. Main Street does not end at Markley Street. The City should be protecting and preserving this block of Main Street just as they do the rest of Main Street. (Parking services does not even enforce time limits or loading zones past Markley Street)

Additionally, we request the City immediately investigate speed control options on Main Street between Pendleton and Markley. Cars drive very fast down this block creating dangerous conditions for other cars as well as pedestrians, cyclists and pets. Many vehicles also ignore the stop sign at the intersection of Anderson/Main. Speed tables should be installed at 2 places on each side of Main St (between Pendleton and Anderson streets, and another in front of 1021 S. Main Street) to slow the speed of cars.

We are disappointed with the approval of the 1015 South Main Street development in its current form. We do not believe it conforms to either the West End Small Area Plan or the City Council Priorities. The City Council indicates a desire for “balanced development that protects established neighborhoods and addresses infrastructure needs including sidewalks and traffic calming measures to promote safety ... as well as increasing mobility through smart traffic planning and roadway design”. There is nothing smart about adding a second massive apartment building and parking garage on the block of Main Street that already contains The Greene Apartments and accompanying parking garage.

Sincerely,

Alison & George Wheeler

CC: Knox White
John DeWorken
Lillian Flemming
Ken Gibson
Wil Brasington
Dorothy Dowe
Russell Stall

George & Alison Wheeler
1027 S. Main St. #103
Greenville, SC 29601

August 24, 2021

Planning and Development Office
P.O. Box 2207
Greenville, SC 29602
Planning@Greenvillesc.gov

RE: Mixed-Use Development Located at 1015 S. Main Street: CA 21-612

Regarding the proposed development at 1015 S. Main Street, we are continuing to provide the Planning and Development leaders of Greenville our input. We are townhome owners in the M-West community immediately adjacent to this site.

We still believe there are too many large apartment buildings being constructed in a concentrated area of the West End, this development does **not** conform to the newly developed West End Small Area Plan and 270 additional apartments on this block will forever cause massive congestion on Main Street. However, since the City has already approved the massive development at 1015 S. Main Street we are now providing feedback on the renderings unveiled at the neighborhood meeting in July.

The Greenville city staff asked SunCap to use a 2 building design rather than the original 1 building plan they submitted in the spring. While 2 buildings are better if appropriately designed (i.e. Camperdown), in this situation, the 2 building design submitted is simply an illusion meant to technically meet the City's requirement. In reality, the development will still look and feel like a single building and it causes the development to be 7 stories high – overwhelming the surrounding neighborhood. Please eliminate the 2 building requirement and ask SunCap to start with the original rendering but make it **smaller** in scale. The building should not be more than 5 stories tall at Markley Street (4 stories adjacent to the 1021 single story building) and should have **large** step backs after 2-3 stories – particularly on Main Street. Furthermore, the building needs to have a significant setback from both Main and Markley Streets to eliminate the “tunnel” effect that occurs when large buildings are too close to the street.

The commercial spaces on the first level should be designed to have fold back doors and windows in addition to patio areas next to the sidewalks to allow for plenty of outdoor dining and shopping (think about the fold back doors/windows at Soby's, Coral, NoseDive, The Flying Biscuit, etc). Greenville has a wonderful climate that should be enjoyed as much as possible. Also, COVID has taught us that fresh air and useable outdoor space is vital to safe business operations during a pandemic.

During construction, we request the City and SunCap work together to provide **unobstructed** use of the sidewalk on Main Street by constructing a covered walkway for pedestrian use (as was done at 229 Augusta St). There are NO pedestrian crossings between Markley & Pendleton Streets. This is the **only** block of Main Street without multiple pedestrian crossings. This will also be the **only** block of Main Street with 2 massive apartment buildings and parking garages depositing huge amounts of traffic onto Main Street. Main Street does not end at Markley Street. The City should be protecting and preserving this block of Main Street just as they do the rest of Main Street. (Parking services does not even enforce time limits or loading zones past Markley Street)

Additionally, we request the City immediately investigate speed control options on Main Street between Pendleton and Markley. Cars drive very fast down this block creating dangerous conditions for other cars as well as pedestrians, cyclists and pets. Many vehicles also ignore the stop sign at the intersection of Anderson/Main. Speed tables should be installed at 2 places on each side of Main St (between Pendleton and Anderson streets, and another in front of 1021 S. Main Street) to slow the speed of cars.

We are disappointed with the approval of the 1015 South Main Street development in its current form. We do not believe it conforms to either the West End Small Area Plan or the City Council Priorities. The City Council indicates a desire for “balanced development that protects established neighborhoods and addresses infrastructure needs including sidewalks and traffic calming measures to promote safety ... as well as increasing mobility through smart traffic planning and roadway design”. There is nothing smart about adding a second massive apartment building and parking garage on the block of Main Street that already contains The Greene Apartments and accompanying parking garage.

Sincerely,

Alison & George Wheeler

August 27, 2021

Planning and Development Office
P.O. Box 2207
Greenville, SC 29602
Planning@Greenvillesc.gov

RE: Mixed-Use Development Located at 1015 S. Main Street: CA 21-281

To Whom It May Concern:

While we know that our Homeowners Association Board has written to the Design Review Board to express some concerns about this project, as local homeowners we want to echo some concerns that we share.

First, we applaud SunCap on many of the changes that they have made on this project so far. The road behind the complex where access is and where deliveries are made is much better than the original proposal. It allows for entrance and exit from the property on Main Street as well as Vardry Street. That's likely to reduce traffic on Main Street and the road is much more pedestrian friendly. They have also positively addressed delivery and moving truck traffic as well as waste removal to keep these functions off of Main Street.

Bad Fit. We believe that this project is not consistent with the stated goals of the City of Greenville that development reflect the personality of its neighborhood. This project is too large for its location. We would argue that The Greene, too, is too large but we all know that it is not going away. The SunCap project as proposed is at least 10 feet higher than The Greene and equally massive, and in their current architectural proposal, on Page 58, they suggest that an as yet unidentified project across the street and adjacent to The Greene, will also be tall and therefore their project is consistent with the neighborhood. We think it's pretty bold to use as justification for the dimensions of your proposed building another too-large building and one that has not even been proposed yet! We maintain that The Greene is a mistake and that the city should learn from that mistake and not repeat it. Instead, if the proposal by SunCap is approved, and the future project referred to in their proposal is eventually approved, the city will then be making that same mistake two more times! Now is a critical time to consider the scope and nature of the SunCap project and make a correct decision.

Bad Design One design element consistently promoted by the West End Plan is that of pedestrian friendly building heights, particularly on the street. They advocate that building heights be no higher than three stories with 20 foot set backs to higher floors. That is clearly not present in the current proposal before the DRB. The building is 5 to 6 stories high along the street, unlike any other properties on Main Street north of the railroad tracks. This design element should be insisted upon by the Design Review Board.

Traffic Traffic at the intersection of Main Street and Vardry is currently quite heavy, particularly during the school year and morning and evening rush hour as well as during events and games at Fluor Field. Adding to this volume are vehicles from 244 apartment units at the McClaren Project, 237 units at 408 Jackson, The Kimpton Hotel, and the County Square Development. We would like to see the Traffic Study currently underway around the Augusta Road area extended to include this end of Main Street and any approval of projects the size of this SunCap project be delayed until the findings of this study are presented.

Over the past eight months we have closely followed the process and standards applied by the Design Review Board and believe you contribute greatly to an attractive downtown Greenville. We hope you continue to apply those standards to this project. Thank you.

Sincerely,

Kevin and Ann Guptill
1027 S Main Street, Unit 101
Greenville SC 29601

CC: Knox White
Lillian Brock-Fleming