



**City of Greenville**  
**Design Review Board – Urban Design Panel**  
Minutes of the **August 6<sup>th</sup>, 2020** Regular Meeting  
**Webex Virtual Meeting**  
Meeting Notice Posted on Wednesday, July 21<sup>st</sup>, 2020  
Minutes prepared by Matt Lonnerstater

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Members Present: Mitch Lehde, Carmella Cioffi, Danielle Fontaine, John Edwards  
Members Absent: William Crawford  
Staff Present: Jay Graham, Planning and Development Manager, Logan Wells, Assistant City Attorney; Matt Lonnerstater, Development Planner; Courtney Powell, Senior Development Planner; Brennan Williams, Community Development Division; Kris Kurjiaka, Development Planner; Michael Frixen, City Manager’s Office; Leslie Fletcher, Communications Manager. Emelie Hegarty, Economic Development.

**Call to Order:**

Chairwoman Carmella Cioffi called the virtual meeting to order at 4:08 PM. She welcomed those in attendance and explained the procedures for the meeting. The minutes of the July 2<sup>nd</sup>, 2020 meeting were approved unanimously. The agenda for the August 6<sup>th</sup>, 2020 meeting was approved unanimously. All affidavits were received.

**Old Business:**

A. None

**New Business:**

A. **CA 20-322**

Application by **EXTENT SYSTEMS** for a **CERTIFICATE OF APPROPRIATENESS** for a revised wireless communications facility design.

Planner Lonnerstater presented the application for a Certificate of Appropriateness for a modified small-cell wood pole design. Lonnerstater explained that the DRB approved small-cell upgrade designs for metal street lamps and traffic signal poles at the June 4<sup>th</sup>, 2020 meeting, but denied the wood street pole design due to excessive height (CA# 20-254). Since that time, the applicant has modified the wood pole design to meet the Ordinance’s height standards. Staff recommends approval of the modified design.

Eric Lovvorn, applicant, concurred with staff comments and recommendation.

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

Danielle Fontaine commented that the application appears to meet the standards and that she finds the grey shroud color acceptable.

**Mitch Lehde moved to approve application CA-322 as submitted. The motion was seconded by Danielle Fontaine and approved 4-0.**

**B. CA 20-361**

Application by **ANN NAGER/M-WEST HOA** for a **CERTIFICATE OF APPROPRIATENESS** for rooftop pergola additions at 1027 S. Main St. (TM# 007300-04-00600).

Planner Lonnerstater presented the application for a Certificate of Appropriateness to offer a rooftop pergola option for M-West tenants. The proposed pergolas feature louvered roofs with low-profile ceiling fans. Lonnerstater outlined staff’s findings that the design satisfies pertinent design criteria and recommended approval of the application.

Ann Nager, applicant, 1027 S. Main St., stated that the HOA supports and has approved the design.

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

**Danielle Fontaine moved to approve application CA 20-361 as presented. The motion was seconded by John Edwards and approved 4-0.**

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

- A. None

**Advice and Comment (Not a Public Hearing)**

- A. FDP 18-980 Phase 1 (PZ 1 18-980).**

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#s 027800-02-00300; 027800-02-00301)

Planner Lonnerstater presented the site plan, elevations, and renderings for the proposed multi-family apartment buildings. All comments/recommendations will be forwarded onto the Planning Commission.

Danielle Fontaine commented that each building appears too similar to one another regarding color. Fontaine further commented on the Building C elevation and asked if there could be more differentiation from one end to the other.

John Edwards asked if a more contemporary color palette would be appropriate on these traditional-style buildings. Edwards commented on the head elements of the porches.

Mitch Lehde recommended that the height of the rustic base be increased on each elevation. The rustic base should be extended to the entire first floor height.

Carmella Cioffi commented that the color choices seem monotonous and concurred with Mitch Lehde’s comments on the height of the rustic base.

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

- A. None

**Adjourn:**

Having no other business, the meeting adjourned at 4:38 p.m.