



City of Greenville
Design Review Board – Urban Design Panel
Minutes of the **September 3rd, 2020** Regular Meeting
Webex Virtual Meeting
Meeting Notice Posted on Tuesday, August 18th, 2020
Minutes prepared by Matt Lonnerstater

Members Present: Carmella Cioffi, Mitch Lehde, Danielle Fontaine, John Edwards
Members Absent: William Crawford
Staff Present: Jay Graham, Planning and Development Director, Logan Wells, Assistant City Attorney; Matt Lonnerstater, Development Planner; Courtney Powell, Kris Kurjiaka, Development Planner, Shannon Lavrin, Assistant City Manager, Jordan P. Harris, Development Planning Intern.

Call to Order:

Chairwoman Carmella Cioffi called the virtual meeting to order at 4:00 PM. She welcomed those in attendance and explained the procedures for the meeting. The minutes of the August 6th, 2020 meeting were approved unanimously. The agenda for the September 3rd, 2020 meeting was approved unanimously. All affidavits were received. No conflicts of interest were cited. Lonnerstater called out to the public to gather names for public comment.

Old Business:

A. None

New Business:

A. CA 20-414

Application by **DAVID ANDERSSEN** for a **CERTIFICATE OF APPROPRIATENESS** for minor modifications to Falls Walk at 102 O’Neal St. (TM#007100-01-01100). Originally approved under CA 18-931.

Planner Lonnerstater presented the application for modifications to the previously-approved Falls Walk residential project. The project was originally-approved in October, 2018 with modifications approved in December of 2018. The applicant now requests additional modifications: 1) Eliminate decorative balcony rails in front of the windows on the second story; 2) Replace the terra-cotta screen cladding with light and dark color phenolic siding panels; 3) Replace the limestone masonry wall coping with a precast architectural concrete of a similar color; 4) Replace the wood soffit on the underside of the metal canopies with a metal soffit; and 5) Replace the aluminum/glass garage doors with insulated metal garage doors to match the canopies. Lonnerstater explained that the application in general reveals significant design changes that result in the loss of articulation and high-quality materials and stated staff’s recommendation of denial.

David Anderssen, 411 University Ridge, applicant, stated that the client is in general agreement with comments made in the staff report. The applicant and owner agree with staff comments regarding the balcony rails and withdraw the request to eliminate the railings. The applicant and owner would still like to pursue the substitution of the phenolic trespa siding/rain-screen but request a change from the darker anthracite to a quartz (gray) color. Mr. Anderssen presented a photo of the quartz color. The applicant and owner agree with staff comments regarding the soffit and maintain this request. The applicant and owner agree with staff comments regarding the

limestone and withdraw the request to substitute precast concrete. The applicant and owner agree with staff comments regarding the garage door glazing and withdraw the request. The applicant and owner request to modify the color of the balcony railings and canopies to black.

Danielle Fontaine asked the applicant to clarify how the windows would interact with the decorative balcony railings. Mr. Anderssen clarified that the windows will not open fully; the railing and windows are separated by about 8 inches.

Chairwoman Cioffi asked why the applicant/owner are requesting the change from the terra-cotta to the phenolic panels. Mr. Anderssen stated that the cost of the project has changed significantly; there were concerns regarding replacement of the terra-cotta if it were to be damaged.

Danielle Fontaine asked if the buyers of these units had seen these changes. Mr. Anderssen stated that the owner had met with the buyers, but could not speak further regarding their expectations and pre-existing agreements. Fontaine asked the applicant to clarify what was happening regarding the glazing of the entry and garage doors. Mr. Anderssen stated that the garage door glazing would be a frosted glass; however, the front/rear entry doors were not changed from previous approvals. Previous drawings denote *“aluminum clad door with frosted glass.”*

Planner Lonnerstater stated that written public comment had been provided to the Board members.

Chairwoman Cioffi opened the floor up for public comment.

Pat Dillinger, neighbor of the project, stated that she was happy to hear the change back to the glass garage doors. Mrs. Dillinger was curious as to how the proposed phenolic siding compares with the original terra-cotta material. Mrs. Dillinger expressed concerns regarding the driveway paving, landscaping, and grading.

Sandy Hardy, 1108 S. Main St., stated that she is a home-buyer at Falls Walk. She stated that she was glad to hear the applicant withdraw some of the requests. Ms. Hardy expressed concerns regarding the quality of the phenolic siding vs. the terra-cotta siding. Ms. Hardy stated that the garage doors/entry doors should feature treated frosted glass rather than an after-the-fact application.

Chairwoman Cioffi closed the floor for public comment.

Danielle Fontaine concurred with Ms. Hardy regarding her statement on treated frosted glass. Fontaine supported the modification to a metal soffit and the change back to a limestone cap, but felt that a darker color siding would be more appropriate than the original lighter tan color; she preferred the anthracite color over the quartz.

John Edwards concurred with Danielle Fontaine regarding the appropriateness of the darker anthracite color. Edwards stated that he didn't oppose the proposed Trespa siding.

David Anderssen, applicant, stated that the Trespa phenolic siding helps provide cleaner material transitions on the building. Mr. Anderssen asked the Board to provide clarification regarding the final color of the siding.

Chairwoman Cioffi stated that she was pleased to hear the applicant withdraw some of the requests and that she supports the darker color siding.

Danielle Fontaine moved to approve CA 20-414 with the following conditions:

- 1) Railings shall be re-incorporated into the design;**
- 2) The phenolic panels shall feature the proposed anthracite color;**
- 3) Limestone masonry wall coping shall be re-incorporated into the design;**

- 4) The previously-approved wood soffits shall be replaced with metal soffits/canopies, as proposed;
- 5) Frosted glass garage doors shall be installed; and
- 6) Entry doors at front and rear shall feature a quality frosted glass solution.

Motion seconded by John Edwards and approved 4-0.

B. CA 20-423

Application by **MASSTAR SIGNS** for an **EXCEPTION TO SIGN STANDARDS** for monument sign replacement at 625 S. Pleasantburg Dr. (TM# 026900-01-01100).

Planner Lonnerstater presented the application for an exception to sign standards. The applicant proposes to replace the face of an existing monument sign located at 625 S. Pleasantburg Dr. The existing sign is located in a large grass berm adjacent to the intersection of S. Pleasantburg Dr. and Scarlett Dr. The existing sign is approximately 13 ft. tall and features an electronic message board on a large brick base. The applicant proposes to retain the existing brick base but remove the electronic message board and replace it with a new 64 sq. ft. illuminated sign face. The total revised sign height is 10 ft. 4 in., representing a reduction in total height. The brick base is proposed to be painted a light gray. Staff recommends approval.

Lee Stegall, Masstar Signs, applicant, concurred with staff’s comments and recommendation.

Carmella Cioffi opened the floor for public comment. No one spoke regarding the application. Carmella Cioffi closed the floor for public comment.

Danielle Fontaine moved to approve CA 20-423 as submitted. Motion seconded by Mitch Lehde and approved 4-0.

Other Business (Not a Public Hearing):

A. Update on the McClaren Project

Planning Director Jonathan Graham presented an update on the McClaren residential development. On September 3rd, the City of Greenville issued a stop-work order on the project due to non-compliance relating to the historic McClaren Clinic.

Advice and Comment (Not a Public Hearing)

- A. None

Informal Review (Not a Public Hearing):

- A. None

Adjourn:

Having no other business, the meeting adjourned at 5:08 p.m.