



**City of Greenville**  
**Design Review Board – Urban Design Panel**  
Minutes of the **March 3, 2022** Agenda Meeting  
**Public Works, 474 Fairforest Way**  
**Meeting Notice Posted on February 16, 2022**  
Minutes prepared by Sharon Key and Jordan Harris

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Members Present: Mitch Lehde, Jeff Fort, Danielle Fontaine, Fred Guthier

Members Absent: Carmella Cioffi, John Edwards

Staff Present: Kris Kurjiaka, Principal Development Planner; Ross Zelenske, Development Planner; Edward Kinney, Principal Landscape Architect; Hannah Slyce, Landscape Architect; Jordan Harris, Associate Planner; Barrett Armstrong Senior Urban Designer; Ben Abdo Development Planner; Harold Evangelista Development Planner; Sharon Key Planning Coordinator; Eva Bateman, Assistant City Attorney; Austin Rutherford, Senior Development Planner; Tristan Kenney, Support Center Technician

**Call to Order:** Fred Guthier called the meeting to order at 4:10 PM. He welcomed those in attendance and explained the procedures for the meeting. Edward Kinney proceeded with a roll call. The minutes of the regular meeting and February 3, 2022. Danielle Fontaine moved to approve the agenda and Jeff Fort seconded the motion. The motion was approved 4-0. All affidavits were received. Mitch Lehde cited conflict for CA 22-0110.

**Old Business**

**A. None**

**New Business**

**A. CA 22-0109**

Application by **ADAM ROBERTS** for a **CERTIFICATE OF APPROPRIATENESS** for façade replacement at 221 North Main Street. (TM# 0002000602300)

Barrett Armstrong presents staff report with the details and plans for application. Staff recommends approval with comments and conditions.

Applicant: Adam Roberts 102 Greenville – Presents self for questions  
Danielle Fontaine asks about ADA access from below parking.  
Jeff Fort asks about the structural components, stucco finishes, interior finishes.

Public: None

**Motion made by Danielle Fontaine to approve application CA 22-0109 with staff conditions. Seconded by Jeff Fort. Motion passed 4-0.**

Mitch Lehde steps out for conflict

**B. CA 22-0110**

Application by **NARRAMORE ASSOCIATES** for a **CERTIFICATE OF APPROPRIATENESS** for exterior renovation at 32 Broad Street (TM# 0061000304103).

Hannah Slyce presents staff report with the details and plan for application. Staff recommends approval with comments and conditions.

Applicant: Shay O'Brian Augusta Rd., Greenville - discusses project and offers to answer questions.

Public: None

**Motion made by Danielle Fontaine to approve application CA 22-0110 with staff conditions. Seconded by Jeff Fort.  
Motion passed 3-0.**

Mitch Lehde rejoins meeting

**C. CA 22-0111 *WITHDRAWN BY APPLICANT***

Application by **LIGHTHOUSE GREENVILLE** for a **CERTIFICATE OF APPROPRIATENESS** for additional rooftop office space at 322 Rhett Street (TM# 0071000100900).

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

**A. None**

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

**1. Informal Review (Not a Public Hearing)**

**A. MD-19-237M**

Application by **David Anderssen/Johnston Design Group** for a **MULTI-FAMILY DEVELOPMENT** modification on approximately 1.9 acres located at 301 E. Broad Street for 38 apartment units. ("Broadview") (TM# 0062000100100)

Application by **McMillan Pazdan Smith/Rob Couch** for a **MULTI-FAMILY DEVELOPMENT** on approximately 2.1 acres located at WEST WASHINGTON STREET, SOUTH HUDSON STREET, AND OSCAR STREET for 93 units ("Southernside Senior Apartments") (TM# 0052000100200, 0052000100300, 0052000101500, 0052000101600).

Applicants present project to the Board.

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

**A. Staff Update on Current Planning Projects**

- Kris Kurjiaka provided an update on the Land Management Ordinance.

**Adjourn:** The meeting was adjourned at 5:09 PM.