



**City of Greenville**  
**Design Review Board – Urban Design Panel**  
Minutes of the **May 5, 2022** Agenda Meeting  
**Greenville Convention Center, 1 Exposition Drive**  
**Meeting Notice Posted on April 29, 2022**  
Minutes prepared by Sharon Key and Jordan Harris

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Members Present: John Edwards, Katie Skoloff, Jeff Fort

Members Absent: Carmella Cioffi

Staff Present: Edward Kinney, Principal Landscape Architect; Barrett Armstrong Senior Urban Designer; Sharon Key Planning Coordinator; Eva Bateman, Assistant City Attorney; Mary Douglas Hirsch, Planning Administrator

**Call to Order:** John Edwards called the meeting to order at 4:00 PM. 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 will be approved at next meeting. Katie Skoloff moved to approve deferral of minutes. Jeff Fort second. Jeff Fort moved to approve the agenda and Katie Skoloff seconded the motion. The motion was approved 3-0. All affidavits were received. No conflict of interest.

**Old Business**

**A. None**

**New Business**

**A. CA 22-275**

Application by **BEN SETLOCK / BRICKTOP'S** for a **CERTIFICATE OF APPROPRIATENESS** for façade upfit at 1 North Main Street (TM# 0001000200205).

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

**Applicant:** Ben Setlock, Pittsburgh, PA – Presents self for questions and provides overview

- Commission asks about materials used for corners and color of prefinished trim. Asks about screens color
  - Color is black and screening is cream and recessed in
- Commission asks about name using “West End” as Greenville has an area named that. Asks about color of door as a lost feature. Asks what purpose is of seasonal screens and if they enclose the outside dining area and size of the service area is.

**Public:** None

**Commission Discusses**

**Motion made by Katie Skoloff to approve application CA 22-275 with staff conditions with exception for applicant to choose more compatible color and be reviewed by 2 board members. Seconded by Jeff Fort. Motion passed 3-0.**

**B. CA 22-276**

Application by **BRAD ECKLUND** for a **CERTIFICATE OF APPROPRIATENESS** for material change to 90 Payne Street "Merrill Gardens" (TM# 0056000700200).

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

**Applicant:** Brad Ecklund, Seattle, WA - discusses project, presents panel materials as sample and offers to answer questions.

- Commission asks about current materials in comparison to the changed products and does the new materials match current window frames and banding. Asks what the method of attachment is.

**Public:** None

**Commission Discusses**

**Motion made by Katie Skoloff to deny application CA 22-276 with staff comment and conditions. Seconded by Jeff Fort. Motion passed 3-0.**

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

- A. Downtown Tower & Pavilion – presents project design ideas**

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

**A. MD-22-283**

Application by Parke Lammerts/Arris Greenville, LLC for a **MULTI-FAMILY DEVELOPMENT** on approximately 15.415 acres located at **HAYWOOD ROAD AND TRANSIT DRIVE** for 252 units. ("The Abbey") (TM# 0259000100600, 0259000100602, 0259000100603, 0259000100604, 0259000100605)

**B. MD-22-124**

Application by Graycliff Capital Partners, LLC for a **MULTI-FAMILY DEVELOPMENT** on approximately 10.31 acre located at **N. PLEASANTBURG DRIVE AND LOWNDES HILL ROAD** for 206 apartment units. ("Encore Lowndes Hill") (TM# 0282000201300, 0282000201400, 0282000201401)

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

- A. Staff Update – None**

**Adjourn:** The meeting was adjourned at 5:28 PM.