



**City of Greenville**  
**Design Review Board – Urban Design Panel**  
Minutes of the **March 30, 2021** Agenda Workshop Meeting  
**Webex Virtual Meeting**  
Meeting Notice Posted on Wednesday, March 17, 2021  
Minutes prepared by Austin Rutherford

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**Members Present:** Mitch Lehde, John Edwards, Jeff Fort  
**Members Absent:** Danielle Fontaine, Carmella Cioffi  
**Staff Present:** Jonathan Graham, Planning and Development Director; Logan Wells, Assistant City Attorney; Matt Lonnerstater, Development Planner; Courtney Powell, Planning Administrator; Kris Kurjiaka, Senior Development Planner; Harold Evangelista, Development Planner; Ross Zelenske, Development Planner; Austin Rutherford, Development Planner; Edward Kinney, Senior Landscape Architect

**Call to Order:** The meeting was called to order at 1:05 PM.

**Agenda Workshop:** The DRB-Urban Panel received an overview from Mr. Rutherford on the following applications, which were scheduled for the public hearing on April 1, 2021.

**Old Business:**

**A. None**

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

**A. CA 21-172**

Application by **CITY OF GREENVILLE** for a **CERTIFICATE OF APPROPRIATENESS** for revisions to streetscape improvements associated with the Grand Bohemian Hotel at the intersection of Falls Street and E. Camperdown Way.

Development Planner Austin Rutherford gave a presentation of the application.

Mr. Fort requested a summary of the revisions. Mr. Rutherford noted that most are included in the staff report, but that a narrative of all revisions would be available at the Formal meeting.

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

**A. None**

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

**A. None**

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

**A. INFORMAL REVIEW of MIXED-USE DEVELOPMENT AT 1015 S. Main Street Mixed-Use Development**

Application by SUNCAP PROPERTY GROUP for INFORMAL REVIEW of a potential CERTIFICATE OF APPROPRIATENESS application for a mixed-use development located at 1015 S. Main Street. (TM# 007300-04-00100, 007300-04-00200,007300-04-01500, 007300-04-01600)

Development Planner Austin Rutherford noted that staff has reservations regarding the plan and can elaborate on these specific concerns at Thursday's formal meeting. Mr. Rutherford gave an overview of the proposal.

Mr. Fort requested more information from staff about the proposed drive thru. Mr. Rutherford noted that the applicant may be able to provide more information at Thursday's formal meeting.

Mr. Fort inquired about the exposed parking garage area. Development planner Austin Rutherford noted that the staff also had comments regarding the exposed parking garage and its relation to the design guidelines.

Mr. Lehde inquired about the zoning area for this building. Mr. Rutherford confirmed that it is in the C-4 zoning district.

The members present discussed and reviewed materials for the application indicated above. No action or votes were taken on any agenda item. No public hearing was conducted, and no public comments were received.

**Adjourn:** The meeting was adjourned at 1:20 PM.