

Design Review Board

Official Agenda



AGENDA

**DESIGN REVIEW BOARD – URBAN DESIGN PANEL
AGENDA
REGULAR MEETING
JANUARY 2, 2020
4:00 PM
10TH FLOOR COUNCIL CHAMBERS, CITY HALL**

1.Call to Order

2.Roll Call

3.Welcome and Opening Remarks from the Chair

4.Approval of Minutes – December 5, 2019

5.Call for Public Notice Affidavit from Applicants

6.Acceptance of Agenda

7.Conflict of Interest Statement

8.Old Business (Public Hearing)

A.None

9.New Business (Public Hearing)

A.CA 19-864

Application by Caroline Donaldson, Seamon Whiteside, for a CERTIFICATE OF APPROPRIATENESS located at 1 AUGUSTA ST for site approval (TM# 008900-01-01700)

Documents:

[CA 19-864_AGENDAPACKET.PDF](#)

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10.Advice and Comment (Not a Public Hearing)

A.MD 19-004

Application by Aspens Senior Living LLC for a MULTI-FAMILY DEVELOPMENT of 159 units on 7.95 acres located at VERDAE BLVD and SALTERS RD (TM# 0261000101200, SE corner)

B.MD 19-005

Application by Richard Lynch for a MULTI-FAMILY DEVELOPMENT of 8 units on 1.7 acres located at CHESTNUT ST and E NORTH ST (TM#s 0190000207900; 0190000207000; 0190000207100; 0190000207200)

11.Informal Review (Not a Public Hearing)

A.Informal review of preliminary design of entrance and patio canopy addition for Tupelo Honey located at 1 N Main St, Suite T

12.Other Business (Not a Public Hearing)

A.None

13.Adjournment



**Planning Staff Report to
Design Review Board - Urban
December 18, 2019**
for the January 2, 2020 Public Hearing

Docket Number: CA 19-864
Applicant: SEAMON WHITESIDE (CAROLINE DONALDSON)
Property Owner: 1 AUGUSTA STREET INVESTORS, LLC (TAYLOR NORVILLE)
Property Location: 1 AUGUSTA ST
Tax Map Number: 008900-01-01700
Zoning: C-4, Central Business District
Proposal: **Renovation of the existing rear plaza at 1 Augusta Street**
Staff Recommendation: **Approve with conditions**

Staff recommends approval of the project and recommends the following comments and conditions, *in addition to any conditions noted by the Design Review Board discussion*:

1. Signage is not approved with this request. A comprehensive sign package shall be submitted to staff for review of compliance with PUB 9 and LMO requirements prior to any issuance of sign permits. The comprehensive sign package shall include sign details as it relates to the size, type and the placement plan for the property. Staff reserves the right to require the signage to be reviewed and approved by the DRB upon review of the submitted application, provided the submitted design falls outside the purview of staff approval.
2. Per DRB Urban Panel condition under CA 19-811, a final lighting plan of the plaza space and elevator structure shall be submitted to staff for final review and approval.
3. Invasive species, such as liriopse, must be replaced with non-invasive alternatives.
4. Trees are preferred to be canopy trees to provide shade to a larger portion of the plaza and parking lot, as well as to provide a better sense of scale to the development.

Staff Analysis:

The property consists of two former cotton warehouses, The Mills and McBrayer Cotton Warehouse (Smoke on the Water) and the Alliance Cotton Warehouse, as well as a third unidentified structure (Mellow Mushroom/Velo Fellow). Both former cotton warehouses were built in 1891 and are listed as contributing structures in the National Register listed West End Commercial Historic District. These three separate buildings and rear plaza area are located on one parcel of record.

The Design Review Board has seen several changes to this property over the past two years. As part of the property's evolution, the owner continues to focus on building improvements and the attraction of tenants. The applicant proposes to renovate the existing rear plaza space with this CA request. The intent is to provide an enhanced pedestrian connection from Falls Park/Peddrick's garden to and from Main Street at the Shoeless Joe Jackson plaza and to create a more welcome and active public space at the lower plaza.

The proposed modifications to the rear plaza area include:

- Maintenance of the same size and shape of the space.
- Installation of new paving.
- Removal of existing landscape and replacement with new landscape.
- Installation of new site furnishings.

In addition, the applicant provided a preliminary site lighting plan that indicates up lighting of landscape areas. A final lighting plan is to be submitted to staff for review and approval per previous condition of approval under CA 19-811.

Staff believes the modifications proposed to the rear plaza space is consistent and complementary to the previous approved modifications with the conditions presented at the beginning of this report. Therefore, staff recommends approval with conditions:

Relevant Design Guidelines:

Downtown Design Guidelines

PUB 2. Pedestrian Realm

- 2.1 The building transition zone should be at least 4 feet and should not encroach upon the minimum sidewalk width. Consult PUB 6. Building Transition Zone for additional guidelines.
- 2.2 The sidewalk zone should accommodate a continuous path of travel of at least 6 feet. In situations where it is not feasible to provide all pedestrian realm zones, prioritize the sidewalk zone. Consult PUB 3. Sidewalk Zone for additional guidelines.
- 2.3 The street furnishing and planting zone should share the same right of way and be a width of at least 5 feet. Consult PUB 4. Street Furnishing Zone for additional guidelines. Consult PUB 5. Planting Zone for additional guidelines.
- 2.4 Provide expanded sidewalk areas, or “plazas,” where conditions permit. Work within existing extended rights of way or consider expansions to existing sidewalks at strategic locations. These expanded areas also provide space for clustering street furniture.

PUB 3. Sidewalk Zone

- 3.2 Provide continuous sidewalks (or equivalent all-weather routes) along both sides of all vehicular rights of way.
- 3.3 Separate sidewalks from vehicular traffic by a planted area, which should be located a minimum of 5 feet from the street curb edge.
- 3.6 In areas of high pedestrian traffic, implement sidewalk bulbouts at intersections to shorten pedestrian crossing time. The expanded sidewalk area created by bulbouts can be designed to incorporate elements of PUB 8. Publicly Accessible Parks and Plazas.

PUB 4. Street Furnishing Zone

- 4.1 Locate street furnishings in the furnishing zone within the Pedestrian Realm. Specifically, locate bike racks near intersections, building entries, and parks and open spaces. Locate pedestrian-oriented trash and recycling receptacles near street crossings, intersections and other high-traffic areas.

PUB 5. Planting Zone

- 5.2 When placed near roadways, plantings should not interfere with sight lines to traffic, intersections and signs.
- 5.10 In highly trafficked urban areas, install physical measures to protect the roots of street trees. These measures could include architectural elements such as seat walls or steel railing. Discourage the use of tree grates, except in narrow areas or highly urban areas such as drop off areas and plazas. If installing tree grates, ensure that the tree opening can accommodate trees with large trunk diameters.

PUB 8. Publicly Accessible Parks and Plazas

- 8.2 Establish publicly accessible parks and plazas at the same elevation as the adjacent streetscape. Minor changes in elevation, not to exceed two feet above the level of the adjacent

sidewalk, are permitted. At the very least, ensure that there is visual surveillance potential between the streets and all areas of the plaza.

- 8.6 Populate publicly accessible parks and plazas with vegetation that both provides shade and has rich human interest, including seasonal variety, multi-sensory appeal, or distinctive physical characteristics.
- 8.7 Strategically incorporate programmatic elements to enhance users' experience of public parks or plazas. These elements could include public art, vending or retail opportunities, and interactive elements such as water features.
- 8.11 Provide comfortable seating in publicly accessible parks and plazas. Seats should generally be between 16-20 inches in height, and 18 inches in depth. If backs are provided, they should be at least 14 inches high and reclined or contoured.
- 8.12 Emphasize variety in seating types in publicly accessible parks and plazas. Provide at least two of the following seating options: movable seating, fixed benches, seat walls, fixed individual seating, planter ledges and seating steps. Parks and plazas larger than 5,000 square feet should provide three of these seating types, and those larger than 10,000 square feet should provide movable seating as one of the three required types.



**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS
URBAN DESIGN PANEL**

Contact Planning & Development:
(864) 467-4476

Office Use Only:

Application# CA 19-864 Fees Paid \$300.00
Date Received 12/2/19 Accepted By RLM
Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	Seamon Whiteside	Atlantic South Development
*Title:	Caroline Donaldson, Land Planner II	Taylor Norville
*Address:	500 Rhett Street, Suite 101, Greenville, SC 29601	1708-C Augusta Street, #322
*Phone:	(864) 298-0534 x 531	(703) 772-3852
*Email:	cdonaldson@seamonwhiteside.com	tnorville@atlanticsouthdevelopment.com

PROPERTY INFORMATION

*STREET ADDRESS 1 Augusta Street

*TAX MAP #(S) 0089000101700

*SPECIAL DISTRICT West End Historic District

DESCRIPTION OF REQUEST

To include scope of project and justification or response to specific guidelines and special conditions.

The project involves the renovation of the existing plaza behind the 1 Augusta Building (Smoke on the Water). The existing plaza will remain the same size and shape, but new paving, landscaping and site furnishings are being added to update the plaza in conjunction with the building renovations also being reviewed by the DRB.

Existing concrete and brick pavement will be replaced with new pavers that define the plaza space. New landscape beds will define the edge between the plaza and the city sidewalk. The beds will include evergreen shrubs, perennials, groundcover, and small, open canopy trees. Bollards and tree guard railing will protect pedestrians and help define circulation patterns. Opportunity will be provided for the placement of city wayfinding signage. Exact site furnishings will depend on final building tenants, but the plaza is designed to accommodate flexible seating opportunities for ground floor building tenants and the public.

The site is designed to meet two main objectives:

1. Provide an enhanced pedestrian connection from Falls Park/Peddrick's garden to and from Main Street at the Shoeless Joe Jackson plaza.
2. Create a more welcoming and active public space in the existing 1 Augusta lower plaza that enhances connections to the public realm for first floor tenants of 1 Augusta.

INSTRUCTIONS

1. Preliminary meeting with staff is required prior to application submittal.
2. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the Planning & Development office no later than 2:00 p.m. on the date reflected on the attached schedule.
 - A. URBAN DESIGN PANEL Site plan review \$300.00
 Architectural review \$300.00
 - B. SIGNS \$150.00
 - C. APPLICATION FOR STAFF REVIEW
 Major (all site development activity, roof gardens, decks or accessory structures; or any project that requires consultation with a member of the DRB). \$100.00
 Minor (color change; replacement of windows/doors; additions, deletions or replacement of awnings; re-roofing; and projects that do not involve structural alterations, increase/decrease in window/door area or removal of architectural features). \$ 50.00
 - D. INFORMAL REVIEW
 - E. MODIFICATION TO AN APPROVED PROJECT
 Major (requires review by DRB) ½ original fee
 Minor (requires review by staff) \$ 50.00
 - F. REVISIONS (multiple required revisions may be subject to additional fees).
3. The staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency and will contact the applicant to correct any deficiencies, which must be corrected prior to placing the application on the Design Review Board agenda.
4. If the application requires review by the Urban Design Panel, public hearing signs must be posted on the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.
5. You must attach one (1) complete set of scaled drawings of the property at an appropriate scale such as 1"=20' or ¼" = 1', etc. Although construction drawings are not required, applicants for final approval should be able to provide construction drawings at the Design Review Board's (DRB) request. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

SITE PLAN REVIEW

- Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, proposed exterior equipment, etc.).
- Massing Studies and Images (images shall be high resolution and should depict adjacent building, proposed building massing from various viewpoints, initial architectural details, photos of surroundings to review context, etc.).
- Model (physical or digital model that includes the surrounding context with massing only, no texture or articulation is required). ***The contextual model for the DRB boundary can be downloaded here: <https://greenvillesc.sharefile.com/d-s4197849a61943358>, and is provided as a .skp file. Data is updated monthly.***

ARCHITECTURAL REVIEW

- Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, landscape drawings, design and location of signage, removal of existing building elements, addition to existing building, a streetscape elevation of building adjacent to and across the street from the site, including the proposed building).
- Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).
- Detail Drawings (include material and methods of each type of construction affecting the exterior appearance of the structure, samples, brochures and photographs of all exterior finishes, windows, fixtures, lighting and signage).
- Renderings (include perspective drawings, including views from pedestrian and public realm).
- Model (physical or digital model that includes the surrounding context and should include accurate scale, architectural detail to the extent that it describes the design intent, proposed textures and proposed signage).

For more detail on these submittal requirements, please refer to the **Greenville Downtown Design Guidelines**, adopted May 2017.

Please verify that all required information is reflected on the plan(s). Please submit one (1) paper copy and one (1) electronic version of the plan(s).

6. Please read carefully:

The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

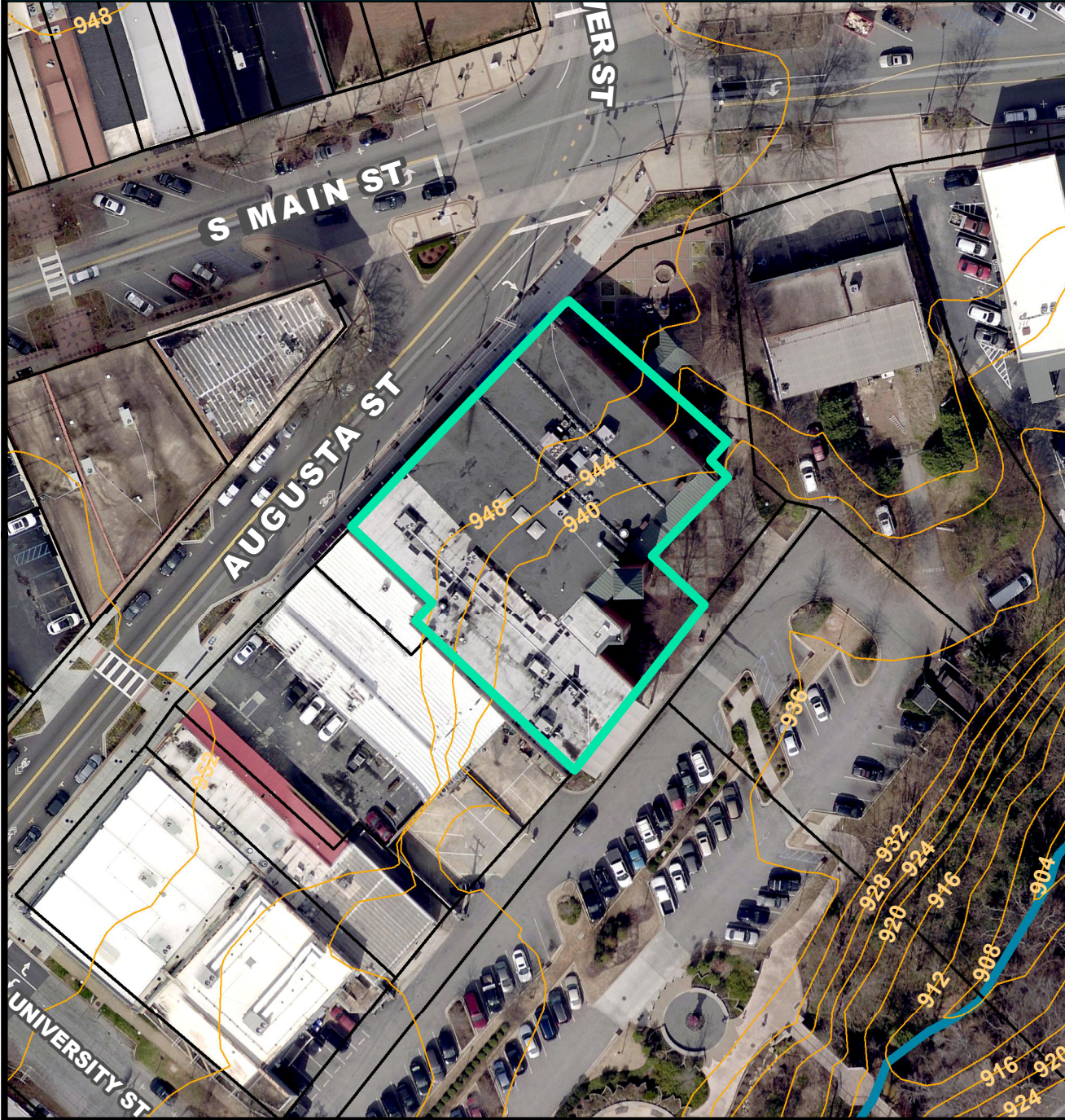
If the Planning & Development office, by separate inquiry, determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner or act to have the restriction terminated or waived, the Planning & Development office will indicate in its report to the Design Review Board that granting the requested change would not likely result in the benefit the applicant seeks.

7. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ____ or is not x restricted by any recorded covenant that is contrary to, conflicts with or prohibits the requested activity.

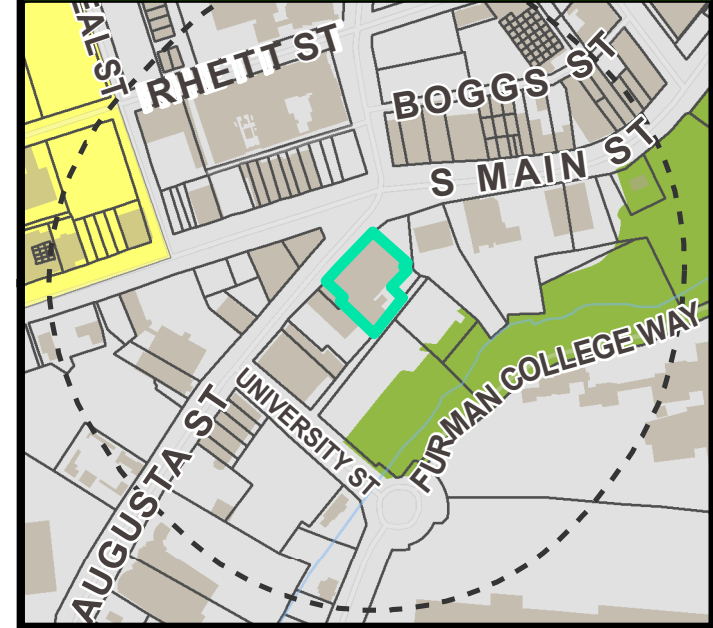
*Signatures	
Applicant	<i>Caroline Donaldson</i>
Date	10/30/2019
Property Owner/Authorized Agent	<i>[Signature]</i>
Date	12/2/2019
Public Hearing Information	
Public Hearing Signs	

CA 19-864 • 1 AUGUSTA STREET

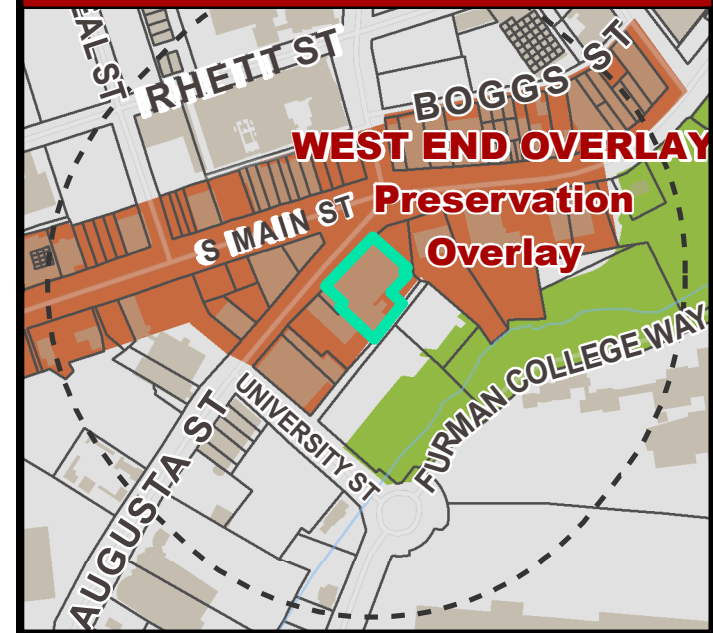
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS

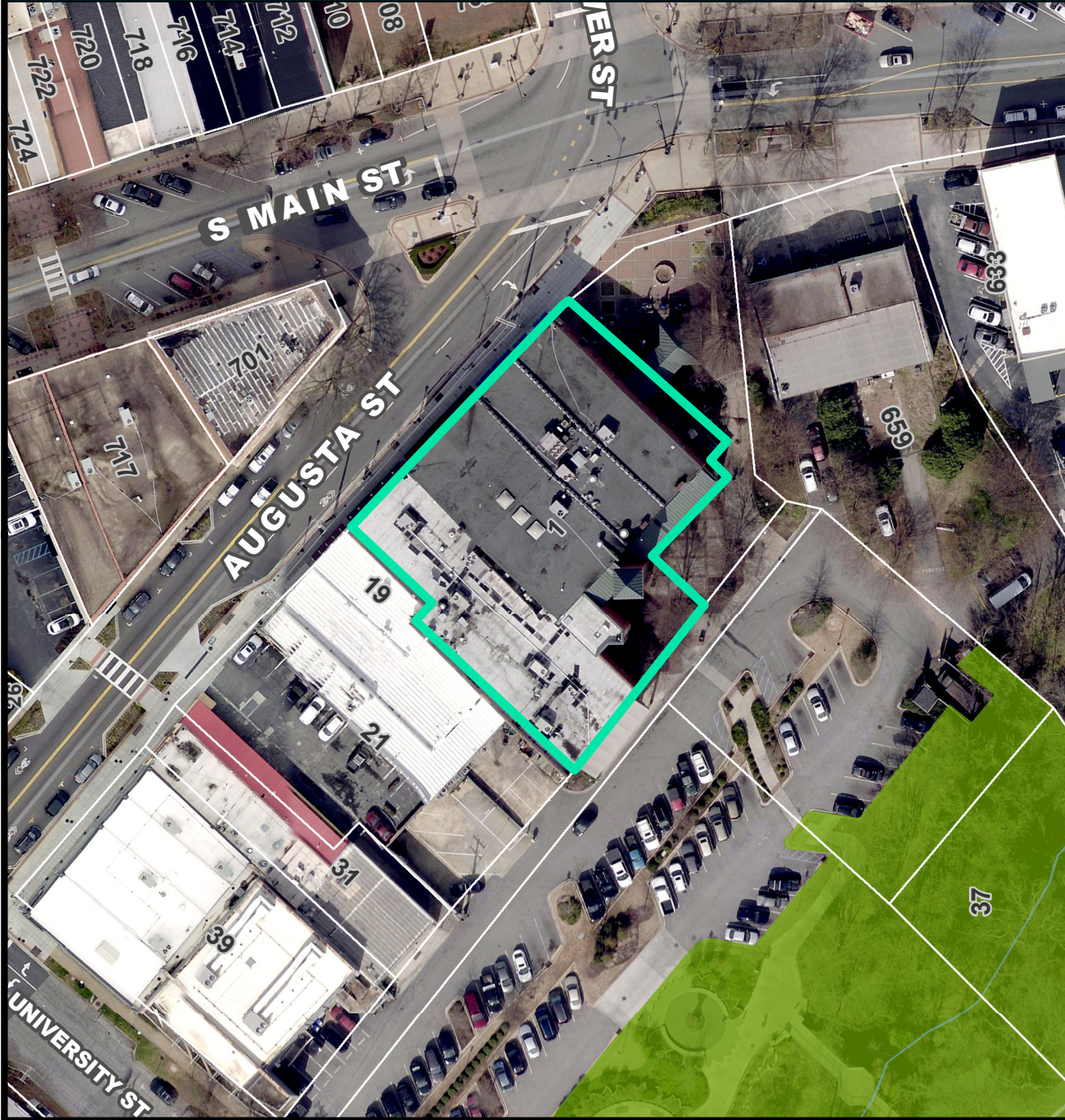


PRESERVATION OVERLAYS

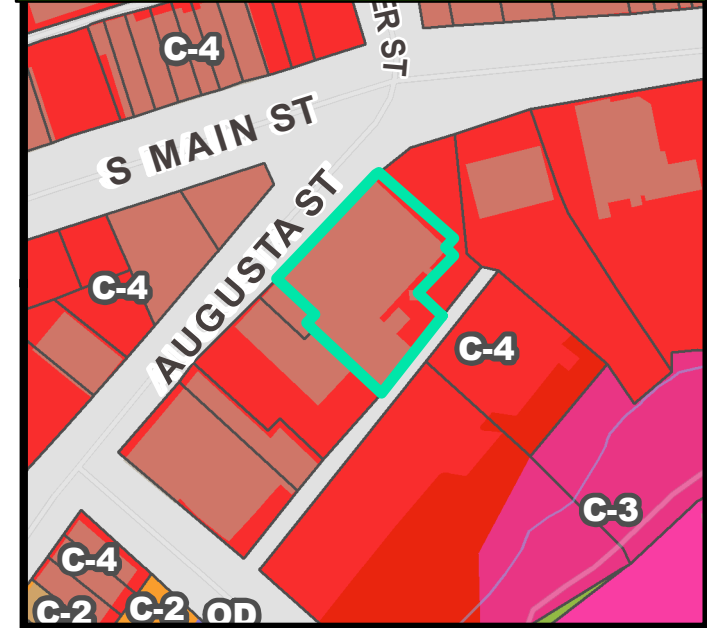


CA 19-864 • 1 AUGUSTA STREET

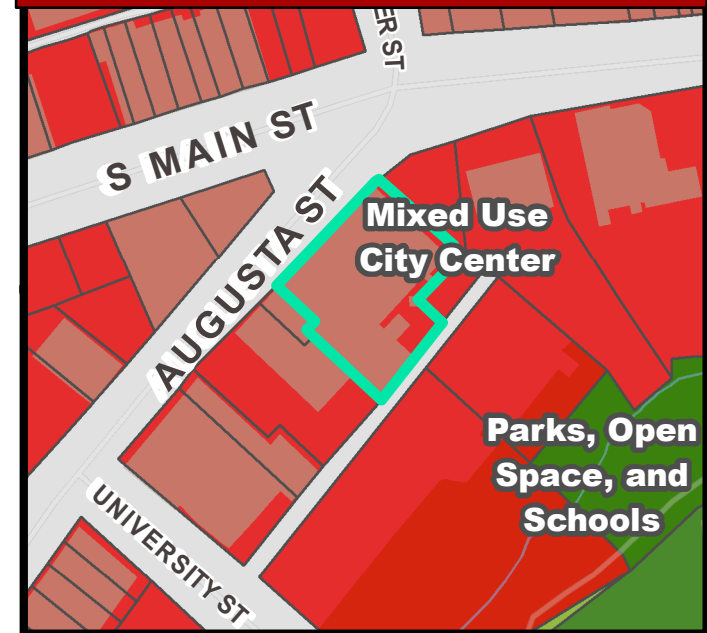
AERIAL VIEW

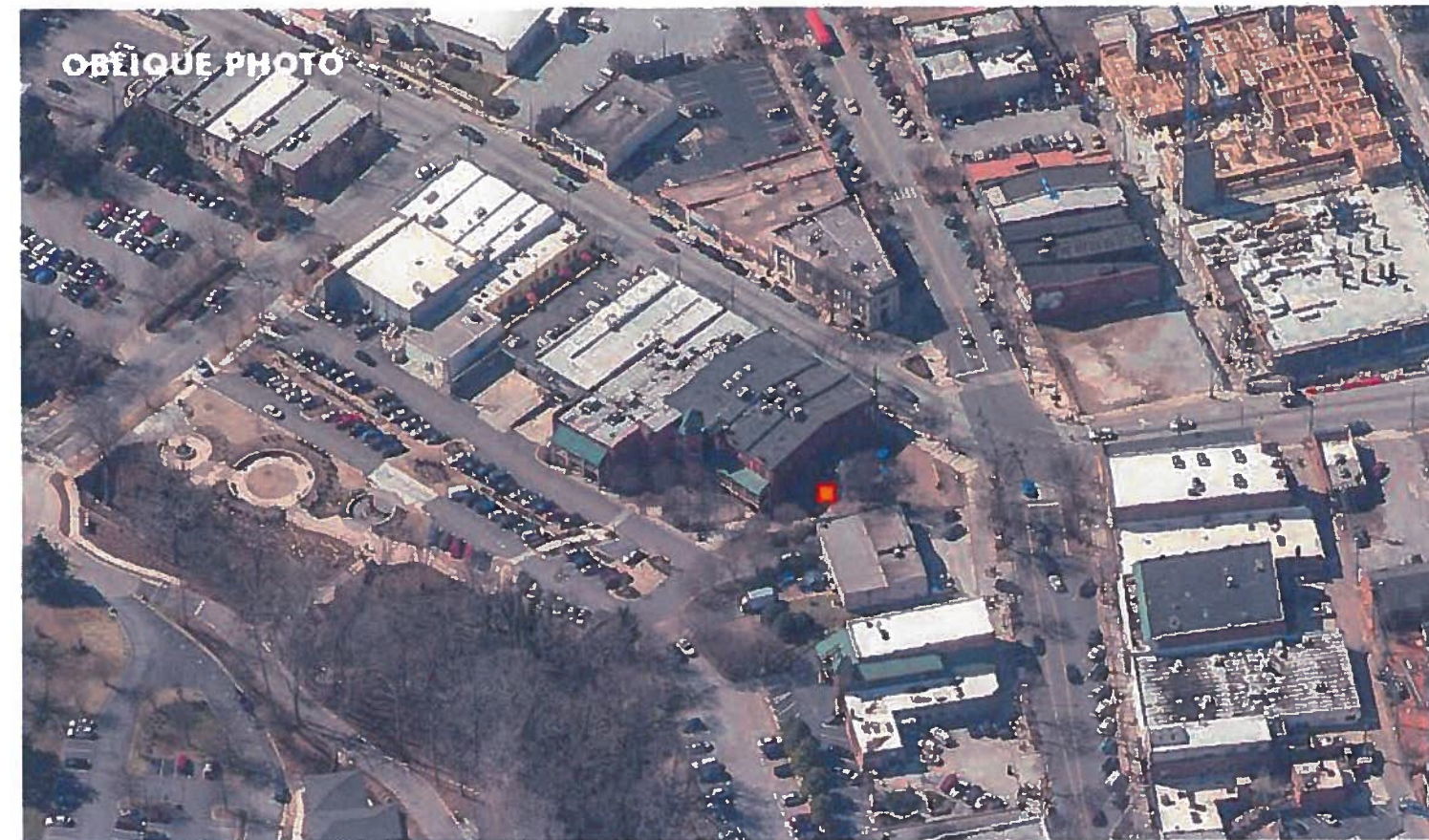


CURRENT ZONING



FUTURE LAND USE









EXTERIOR MATERIALS - BASIS OF DESIGN - ALL FINAL COLOR SELECTIONS TO BE CONFIRMED WITH IN-PLACE MOCKUPS



WOOD ROOF DECKING
TONGUE AND GROOVE - NATURAL PINE STAIN



ELEVATOR TOWER BRICK
TAYLOR BRICK- NORMAN SQUARE CUT RUNNING BOND 321 GRAY



BRICK PAINT COLOR RANGE/OPTION
SW7602 INDIGO BATIK



BRICK PAINT COLOR RANGE/OPTION
SW6243 DISTANCE



STUCCO PAINT COLOR
SW7668 MARCH WIND



STUCCO PAINT COLOR
SW7668 MARCH WIND



CANOPY COLOR
DARK BRONZE



WINDOW FRAME
WHITE



WINDOW SASH
IRON ORE



METAL PAINT COLOR
SW7099 IRON ORE

EMPORIUM BUILDING FINISHES



CANOPY/STOREFRONT COLOR
DARK BRONZE



ADJACENT PAINT COLOR
SW8143 CADET

MELLOW MUSHROOM BUILDING FINISHES



CANOPY/STOREFRONT COLOR
DARK BRONZE



ADJACENT PAINT COLOR
SW6214 UNDERSEAS



EXTERIOR MATERIALS - BASIS OF DESIGN - ALL FINAL COLOR SELECTIONS TO BE CONFIRMED WITH IN-PLACE MOCKUPS



WOOD ROOF DECKING
TONGUE AND GROOVE - NATURAL PINE STAIN



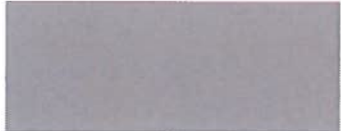
ELEVATOR TOWER BRICK
TAYLOR BRICK - NORMAN SQUARE CUT RUNNING BOND 321 GRAY



BRICK PAINT COLOR RANGE/OPTION
SW7602 INDIGO BATIK



BRICK PAINT COLOR RANGE/OPTION
SW6243 DISTANCE



STUCCO PAINT COLOR
SW7668 MARCH WIND



STUCCO PAINT COLOR
SW7668 MARCH WIND



CANOPY COLOR
DARK BRONZE



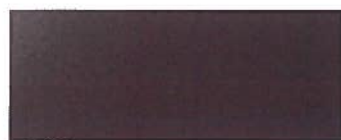
WINDOW FRAME
WHITE



WINDOW SASH
IRON ORE



METAL PAINT COLOR
SW7069 IRON ORE



CANOPY/STOREFRONT COLOR
DARK BRONZE



ADJACENT PAINT COLOR
SW9143 CADET



CANOPY/STOREFRONT COLOR
DARK BRONZE



ADJACENT PAINT COLOR
SW6214 UNDERSEAS



EXTERIOR MATERIALS - BASIS OF DESIGN - ALL FINAL COLOR SELECTIONS TO BE CONFIRMED WITH IN-PLACE MOCKUPS



WOOD ROOF DECKING
TONGUE AND GROOVE - NATURAL PINE STAIN



ELEVATOR TOWER BRICK
TAYLOR BRICK- NORMAN SQUARE CUT RUNNING BOND 321 GRAY



BRICK PAINT COLOR RANGE/OPTION
SW7602 INDI GO BATIK



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SW6243 DISTANCE



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EMPORIUM BUILDING FINISHES



CANOPY/STOREFRONT COLOR
DARK BRONZE



ADJACENT PAINT COLOR
SW9143 CADET

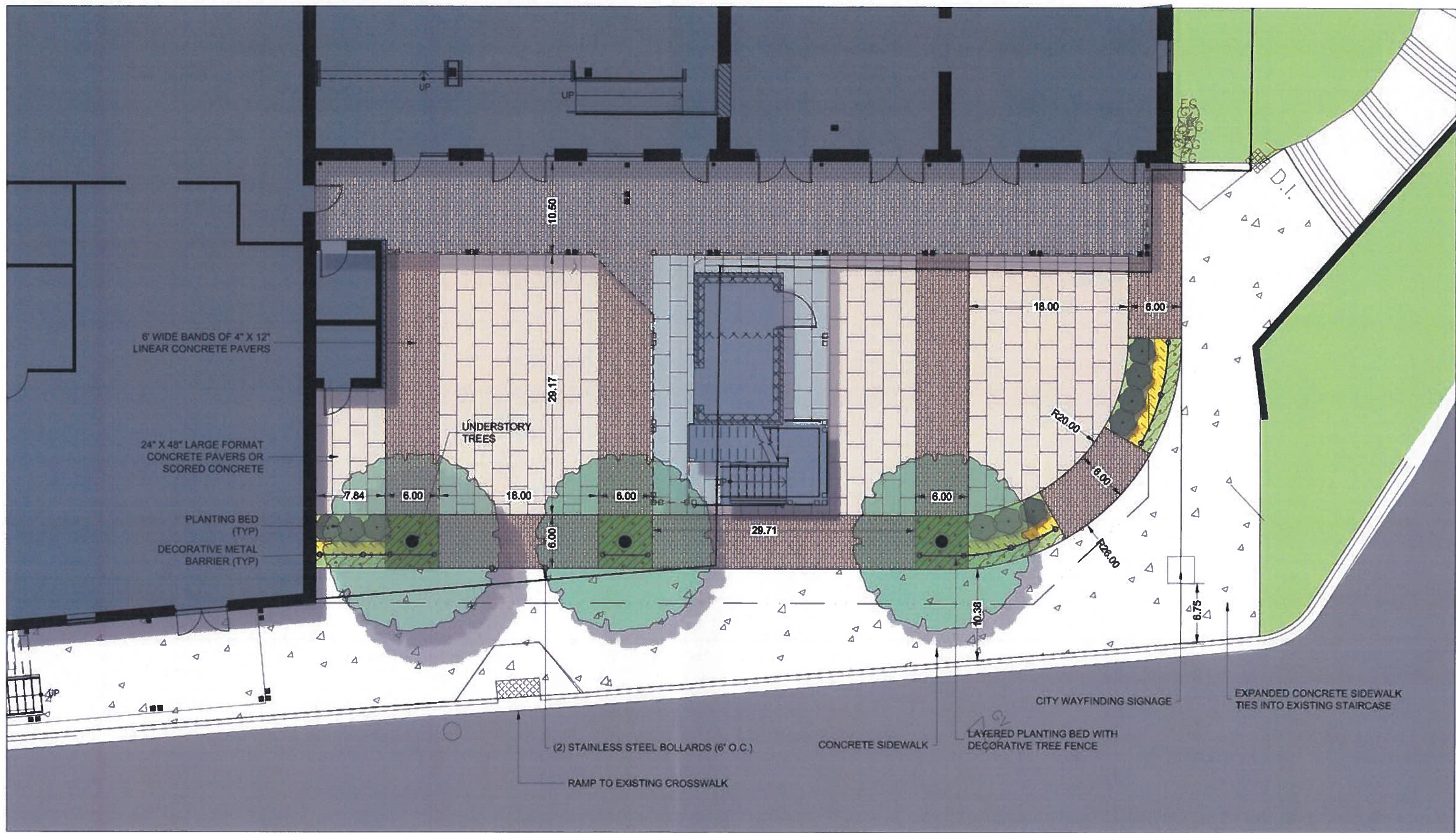
MELLOW MUSHROOM BUILDING FINISHES



CANOPY/STOREFRONT COLOR
DARK BRONZE



ADJACENT PAINT COLOR
SW6214 UNDERSEAS



NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



SW
SEAMONWHITESIDE

1 AUGUSTA LOWER PLAZA

ATLANTIC SOUTH DEVELOPMENT

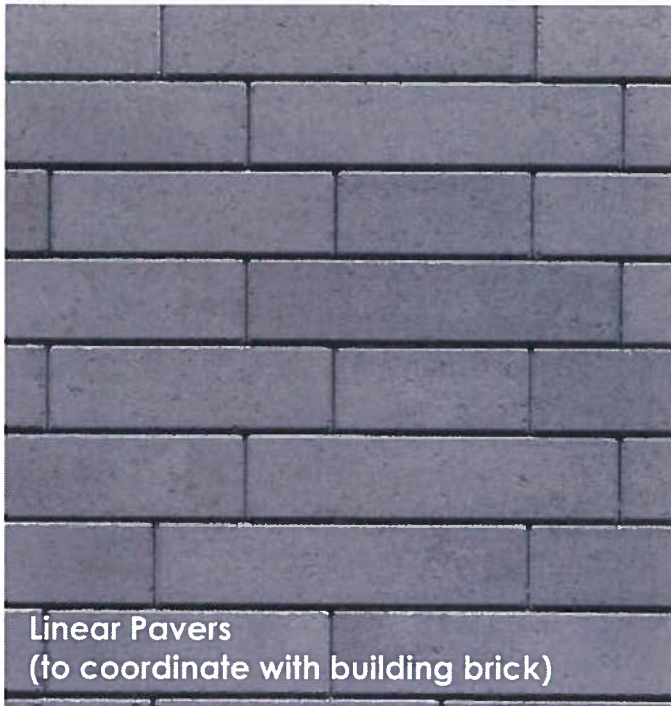
GREENVILLE, SC
11.26.2019



PROPOSED PLAZA
IMAGERY



Large Format Concrete Pavers



Linear Pavers
(to coordinate with building brick)



Outdoor Seating for Tenants



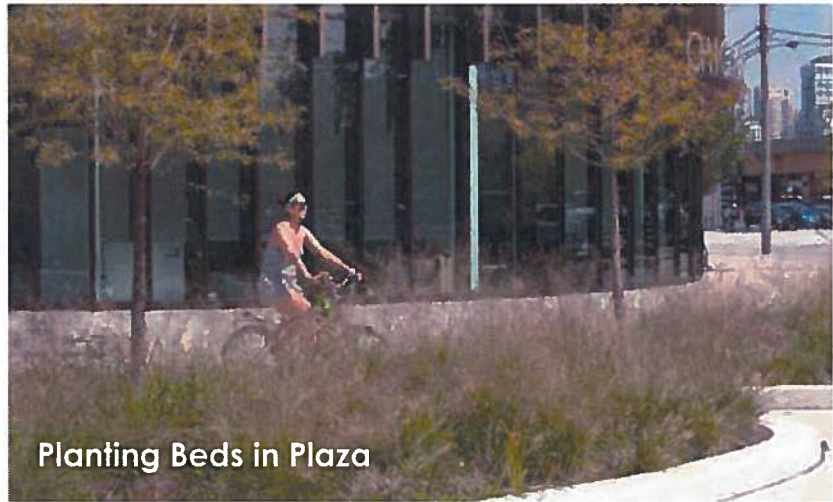
Outdoor Seating



Moveable Barriers



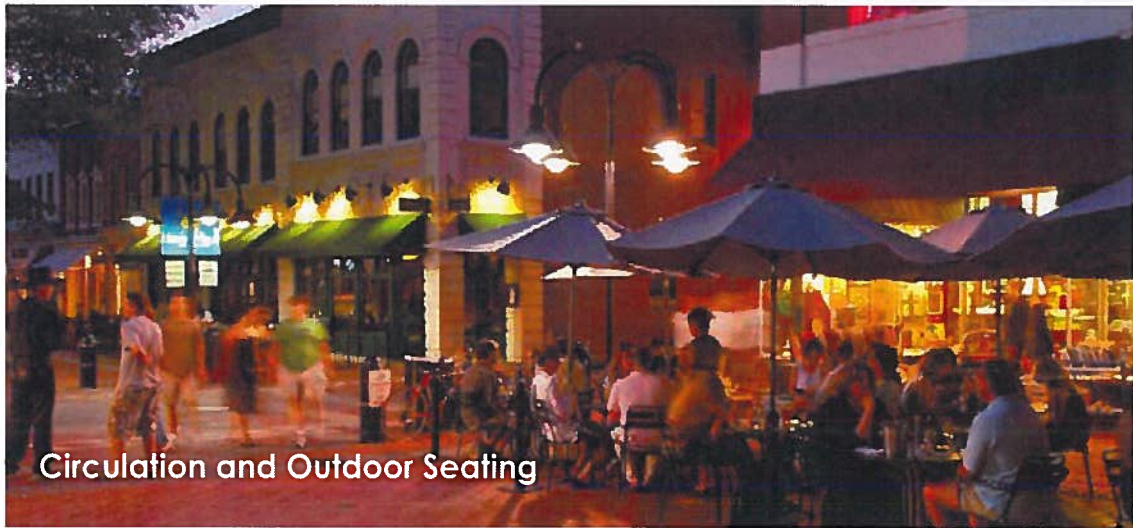
Linear Pavers



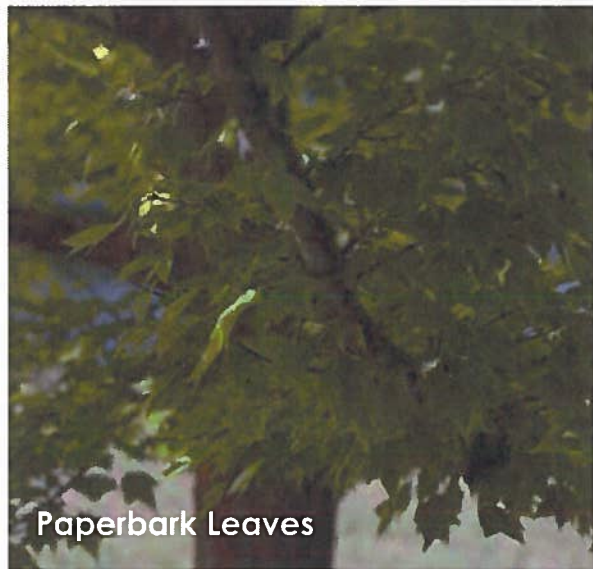
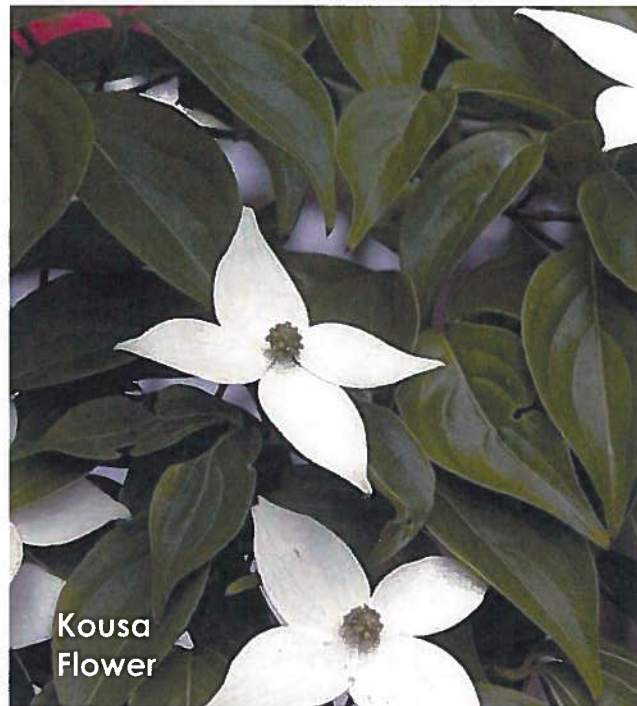
Planting Beds in Plaza

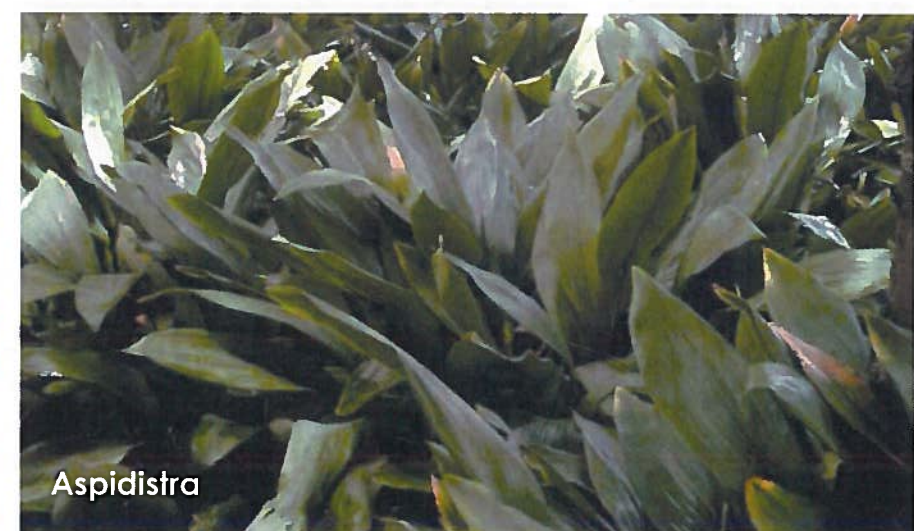
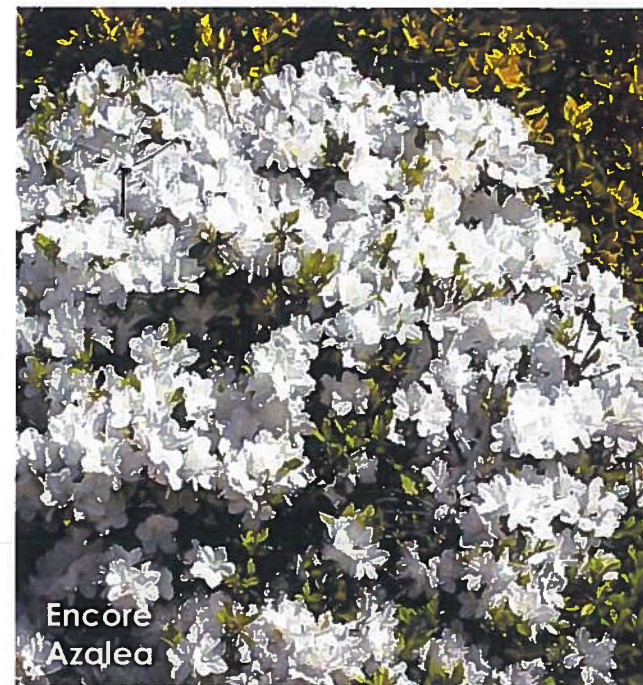
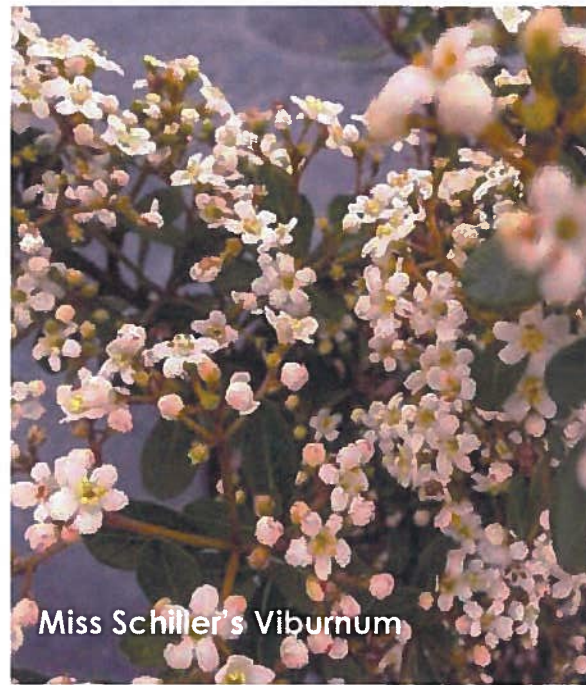


Decorative Tree Guard
/Low Fence



Circulation and Outdoor Seating





ARCHITECTURAL ACCENT LIGHT