

Design Review Board

Official Agenda



AGENDA

DESIGN REVIEW BOARD – URBAN DESIGN PANEL AGENDA

Amended 9/2/2020

Regular Meeting

September 3rd, 2020

4:00 PM

Webex Virtual Meeting

Public meetings will be hosted virtually online and can be accessed at greenvillesc.gov/meeting using the password meetnow. Instructions to access the meeting, and information regarding a remote viewing location, are included at the end of this notice.

A remote meeting viewing location has been set up at the Greenville Civic Center at 1 Exposition Drive in Room 102.

- 1. Call to Order**
- 2. Roll Call**
- 3. Welcome and Opening Remarks from the Chair**
- 4. Approval of Minutes – August 6th, 2020**
- 5. Call for Public Notice Affidavit from Applicants**
- 6. Acceptance of Agenda**
- 7. Conflict of Interest Statement**
- 8. Call for Public Comment**
- 9. Old Business (public hearing)**
 - A. None
- 10. New Business (public hearing)**
 - A. CA 20-414
Application by DAVID ANDERSSSEN 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.

Documents:

[AGENDA PACKET - CA 20-414 - FALLS WALK MODIFICATIONS - 102 ONEAL ST..PDF](#)

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B. CA 20-423

Application by MASSTAR SIGNS for an EXCEPTION TO SIGN STANDARDS for monument sign replacement at 625 S. Pleasantburg Dr. (TM# 026900-01-00505).

Documents:

[AGENDA PACKET - CA 20-423 - 625 S. PLEASANTBURG DR..PDF](#)

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11. Other Business (Not a Public Hearing)

A. Update on The McClaren – 322 Rhett St (CA 19-93 and 19-509)

12. Advice and Comment (Not a Public Hearing)

A. None

13. Informal Review (Not a Public Hearing)

A. None

14. Adjournment

You are invited to review documents relating to these applications before the public hearing. Application materials are posted online at <http://www.greenvillesc.gov/drj>. You may contact the Planning Office at (864) 467-4476 for more information. Application materials are subject to change.

You will have the opportunity to voice your comments at the public hearing. Each speaker is limited to 3 minutes. Repetitive statements should be avoided; individuals sharing similar concerns are encouraged to appoint a spokesperson to represent their group. Alternatively, you may submit written comments to: Planning & Development Office, PO Box 2207, Greenville, SC 29602, by fax at (864) 467-4510, or by email at planning@greenvillesc.gov.

Written comments must be received by 2PM Monday before the hearing in order to be given adequate time for consideration by the Board before the hearing. Comments received after 2PM Monday will be provided to the Board at the hearing. Please reference the application number and include your name and address on all correspondence. All comments will be made part of the public record.

In some cases the applicant may be required, as part of the application process, to hold a neighborhood meeting before the application is heard by the Board. Property owners within 500' of the application site would then be notified by mail. A property owner that directly abuts the proposed project or owners of 20% of parcels within 500' may also request a meeting. Contact the Planning and Development Office for further instructions.'

Webex Meeting Instructions

Steps for Online Access

1. Visit greenvillesc.gov/meeting. You can also go to greenvillesc.gov and click on ONLINE MEETING.
2. Join Event: Design Review Board Meeting – Urban Panel 9/3/2020

Enter your: First Name
Enter your: Last Name
Enter your: Email Address
Enter the event password: meetnow
Click: Join Now

Steps for Phone Access

1. Dial: +1-415-655-0002
2. Enter Access Code: 129-575-8291

Remote Viewing Location

A remote meeting viewing location has been set up at the Greenville Civic Center at 1 Exposition Drive in Room 102.

The City seeks input from citizens while adhering to public health and safety guidelines. All attendees at the remote viewing location will be subject to a temperature screening with a touch-less forehead thermometer. Anyone with a temperature reading above 100 degrees Fahrenheit will not be admitted. Attendees will be required to wear a covering over their mouth and nose, unless it violates a religious tenant or belief or causes difficulty breathing.

Procedure for Public Comment during Meeting

1. The Design Review Board Chair will read through each agenda item and call for a list of names who wish to speak during public comment. The public shall communicate directly with the Planning Staff Liaison if they wish to speak on the specific agenda item.
2. The Planning Staff Liaison will take a list of names, which will be called in order at the time of the specific agenda item, to provide public comment.
3. The Planning Staff Liaison will communicate directly with the public during the public portion of each item to provide comments on the specific agenda item.
4. Each member of the public shall provide their comments when their name is called by the Planning Staff Liaison.
5. Each member of the public will have 3 minutes to speak on the specific agenda item. When speaking: Begin by clearly stating your name and address for the record. Please spell your name if it is prone to be misspelled. The 3-minute timer will start after you provide this information. Please do not repeat information already presented by someone else and avoid off-topic statements. Those who wish to share similar concerns are encouraged to appoint a spokesperson to speak on behalf of the group. Direct all comments and questions to the chairperson, who will respond or direct the question to the appropriate party for response.
6. The Planning Staff Liaison will continue through the list of names until all members of the public who wished to speak on the specific agenda item have had an opportunity.
7. Once all names are called and public comment provided, the public portion for

that specific agenda item will be closed.

City of Greenville Planning and Development | 864-467-4476



**Planning Staff Report to
Design Review Board - Urban
August 27, 2020**
for the September 3, 2020 Public Hearing

Docket Number:	CA 20-414
Applicant:	Johnston Design Group, LLC
Property Owner:	Falls Walk, LLC
Property Location:	102 O'Neal St.
Tax Map Number:	007100-01-01100
Zoning:	C-4, Central Business District
Proposal:	CERTIFICATE OF APPROPRIATENESS FOR MINOR MODIFICATIONS TO APPROVED ATTACHED-RESIDENTIAL DEVELOPMENT
Staff Recommendation:	Deny

Staff Analysis:

At the October 4th, 2018 meeting, the Design Review Board approved a plan for twelve (12) single family attached dwelling units on a vacant lot located at the corner of Rhett and O'Neal Streets (CA 18-689). This project is known as Falls Walk. On December 6th, 2018, the Design Review Board approved minor modifications to Falls Walk, including a reduction in the total number of units and modifications to the architecture (CA 18-931).

Construction has begun on the site per the approved Certificate of Appropriateness and building permits. The applicant now requests additional modifications to the architecture of the buildings as follows:

- **Proposal:** Eliminate decorative balcony rails in front of the windows on the second story.

Staff Response: *Staff believes that the approved decorative balcony rails provide scale and interest to the building façade that contributed to the ability to obtain the original approval. The loss of these elements, across all of the entire front façades, changes the building presentation to the viewer and contributes to the loss of a sense of pedestrian scale originally proposed. The approved decorative balcony rails harked to a key articulation element of 25 Rhett Street in compliance with PRI-5.3 and helps to frame and define the pedestrian level of the building in compliance with PRI-2.5 and 2.6. Staff does not support the elimination of the decorative balcony rails.*

- **Proposal:** Replace the terra-cotta rain-screen cladding with light and dark-color phenolic siding panels.

Staff Response: Staff believes that the proposed phenolic siding panel can be a plausible substitute for the terra cotta. However, staff believes that the introduction of a black or almost black panel, as shown in the provided elevations, is not appropriate at the locations shown. With respect to the base, middle and cap design requirement, dark colors imply a heaviness that is more appropriate for base level locations or accent use rather than a primary middle level material as shown. The previously approved tan color was appropriate to meet the middle level material. Without an exact color specification for a similar value to the approved tan color, in lieu of the charcoal black proposed, staff is unable to support this substitute.

- **Proposal:** Replace the limestone masonry-wall coping with a precast architectural concrete of a similar color.

Staff Response: Staff believes that the change to a pre-cast concrete cap represents a reduction in quality from the original approval. This material is a significant part of the entry architecture to each unit at the pedestrian level. Per guideline PRI 6 (Materiality), high-quality and authentic materials are to be used where possible.

- **Proposal:** Replace the wood soffit on the underside of the metal canopies with a metal soffit.

Staff Response: Staff believes that the location of the metal canopies at the upper floor of the proposed structures is at a height and scale that the proposed replacement of wood soffit with a metal soffit would be compliant.

- **Proposal:** Replace the aluminum/glass garage doors with insulated metal garage doors to match the canopies.

Staff Response: Staff believes the approved aluminum/glass garage doors is superior and provides an acceptable façade improvement to the rear neighbors and to the views of the rear end units from O'Neal Street. However, staff is not opposed to proposed substitution.

The applicant has provided graphic comparisons between the approved design and proposed modifications. Inspection of the proposed elevations reveals significant architectural design changes to the front façade that are not requested or noted in the application to modify. These architectural design changes in façade plane locations factor significantly in staff comments. First, with regard to the requested black color because the plane is flattened to a point that the requested color is now the primary middle portion of the façade. Second, the flattened plane flattens the overall façade which then accentuates the loss of the decorative balcony rail. Therefore, staff is not supportive of the requested modifications as proposed and recommends denial.

Staff recommends denial of the proposed modifications.

Applicable design guidelines follow below.

PRI 1. Placement

- 1.1 Align building frontage along the sidewalk edge. The uniform alignment of building fronts along a block helps to define a street wall that provides a sense of enclosure and a comfortable scale for pedestrians.
- 1.2 Locate public areas such as lobbies, reception, retail and dining along building walls that face the street, alley or pedestrian cut-through so that they are highly visible and accessible.
- 1.3 Encourage alternative modes of transportation by installing bicycle racks where bike routes currently exist or are planned. Ensure that they are in a safe, convenient and well-lit location.
- 1.4 The use of existing on-street parking and parking structures is encouraged. When unavoidable, locate on-site parking where it will not constrain pedestrian activity; for example, to the rear or interior of the property.

PRI 2. Massing

- 2.1 A building's mass, scale, form, floor-to-floor height and horizontal alignment should not be in stark contrast to its surrounding context. Surrounding context should include all buildings located within one block of the proposed development.
- 2.2 Use lower scale buildings or building elements to transition taller buildings towards lower scale buildings on adjacent properties.
- 2.3 At the street wall, new construction and additions should maintain the historic scale of two to five stories in height or a maximum of 50 feet.
- 2.4 If a building must be significantly taller than the buildings surrounding it, preserve the continuity of the street wall by stepping back the upper floors of the taller building a minimum of 20 feet from the front façade line.
- 2.5 Design street- and pedestrian-level stories to be uniquely defined from upper stories.
- 2.6 Design street- and pedestrian-level stories at a human scale and massing such that they relate to the pedestrian user and adjacent properties.
- 2.7 Encourage a variety of building heights along the street with vertical and horizontal proportioning similar to its immediate context and district.
- 2.ED Edges of C-4 Central Business District: New construction within a 300-foot radius of an occupied single-family use should be within 10 feet greater than the average height of all buildings within the 300-foot radius. This restriction only applies to the street frontage of the portion of the building that falls within the 300-foot radius. Ensure that transitions between commercial/multi-family projects and single family areas are sensitive to the traffic, noise variation and unwanted views into private spaces. Use landscaping and thoughtful placement of building elements to mitigate the negative effects of this transition.

PRI 3. Entry

- 3.1 Locate entrances at active locations that enable and promote pedestrian walkability and connectivity.
- 3.2 All public entrances that face the public realm must be designed to accommodate all levels of physical ability.
- 3.3 Enhance the design of entry areas with materials, architectural and landscape features such as outdoor gathering spaces, coverings, lighting and landscape elements so that they are clearly identified and will attract and guide pedestrians.
- 3.4 Entry glass must be highly transparent using non-reflective and minimally tinted glass.
- 3.5 Entries must be designed to pronounce their purpose as a destination while not overwhelming the scale, massing and articulation of the rest of the building.
- 3.6 For retail building uses, recess or cover entrances to provide shelter and articulate the point of entry.
- 3.7 For buildings on corner lots, locate entrances at the corner to anchor the intersection and create a seamless transition that captures pedestrian activity from both street frontages.
- 3.8 Residential uses at the ground floor level must include entrances that face the public realm.
- 3.9 Shared entrances to multi-tenant residential units must use architectural elements, furnishings, and/or landscaping to clearly articulate and differentiate from commercial/retail entry.

PRI 4. Activated Ground Floor

- 4.1 Maximize the transparency of the ground floor to the street level to allow views of the use and activity within the building.
- 4.2 Use of darkly tinted and/or reflective glass is prohibited.
- 4.3 Locate publicly accessible commercial spaces, not private spaces, along the ground floor to facilitate a safer and more vibrant environment for pedestrians.
- 4.4 Maintain the simplicity of access to commercial and retail areas to avoid unnecessary or circuitous travel.
- 4.5 Provide ground floor design elements that promote pedestrian activity; for example, windows, retail displays, art, landscaping, canopy covering, etc.
- 4.6 Ensure that landscaping does not create a visual barrier between the building's interior and pedestrians.
- 4.7 Use security systems that do not require the use of security bars or grilles.
- 4.8 Corner buildings have at least two façades visibly exposed to the street and should be designed to respond to their more prominent locations.

PRI 5. Articulation

- 5.1 Articulate buildings with dimensions that promote a sense of human scale.

- 5.2 Use horizontal and vertical articulation to help define and differentiate the street level of the building and to express façade widths that are compatible with adjacent context.
- 5.3 Enhance the design and better unify the architectural relationship within an area by complementing the articulation of adjacent buildings.
- 5.4 A design must have a proper balance of articulation. Lack of variety is discouraged. However, design elements and materials must work together to create a unified whole.
- 5.6 Avoid large, monotonous façades.
- 5.7 For buildings on corner lots, accentuate the corner's unique location with architectural features that actively engage the public realm and create a visual presence at the corner, such as:
 - Chamfered or rounded corners,
 - Projecting and recessed balconies and entrances,
 - Accentuating features such as embellished doorways and volumetric manipulations (e.g., corner tower),
 - Enhanced window designs that may include floor-to-ceiling windows, display windows, clerestory windows, or distinctive glass design or colors.

PRI 6. Materiality

- 6.1 Use high quality materials that are chosen to be compatible with their surrounding context but also to elevate the existing diversity and character of the area.
- 6.2 Materials used within proximity to pedestrian areas must have the durability to withstand heightened activity and wear.
- 6.3 Reuse existing or refurbished materials.
- 6.4 Use materials that convey a sense of human scale; that is, meant to be experienced by the pedestrian, not vehicular, user.
- 6.5 Use authentic materials. When this is not possible, ensure that synthetic materials realistically convey the materials that they represent.
- 6.6 While excessive uniformity and monotony are discouraged, variations in materials and colors must be composed and balanced to create a unified whole.
- 6.7 Use light colored (high albedo) materials for roofing and landscaping to reflect radiant heat.
- 6.8 Brighter, bolder colors (including corporate branding colors) may be applied to areas or elements of the building where they are secondary in application compared to the main body or features of the building (such as signage, canopies, or accent trim), or are otherwise applied in ways that do not dominate the overall color palette or cause the building to look out of place relative to the area. Counteract stronger colors by integrating natural materials and textures into the overall design.



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

Contact Planning & Development:
(864) 467-4476

Office Use Only:

Application# _____ Fees Paid _____
Date Received _____ Accepted By _____
Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	David Anderssen for Johnston Design Group LLC	Falls Walk LLC c.o. Terry Birch
*Title:	Architect of Record	Development Manager
*Address:	411 University Ridge	P.O. Box 1295 Greenville, SC 29602
*Phone:	864-325-1352	(704) 634-1166
*Email:	david@johnstondesigngroup.us	terrybirch@gmail.com

PROPERTY INFORMATION

*STREET ADDRESS 102 Oneal Street, Greenville SC _____

*TAX MAP #(S) 0071000101100 _____

*SPECIAL DISTRICT Central Business District _____

DESCRIPTION OF REQUEST

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

The request is for Minor Revision to previously approved COA # 18-931 (and as modified according to NOA approval letter dated 12/26/2018). The request includes qualifications to the exterior material selections based on final product selection and availability. The proposed revisions are indicated on drawing exhibits and digital exterior finish board dated 7/24/20 included with this application and generally summarized as follows:

- Railings and canopies: eliminate decorative balcony rails in front of windows on 2nd level. Prefinished metal canopy color to be black (including the underside/soffit).
- Limestone masonry coping to be precast architectural concrete of similar color.
- Exterior cladding: Trespa phenolic horizontal siding is proposed to replace terra cotta cladding. The phenolic siding panels will be installed flush (not traditional lap siding) affixed by concealed clips with a reveal pattern like the terra cotta cladding previously proposed. Color includes a light and a dark panel selection in keeping with the original color selections. Product info link: <https://www.pura-nfc.com/en-gb>
- Exterior cladding: sand-texture stucco is proposed to replace brick veneer only at the stair enclosures to roof terrace (all brick on ground level and other locations on levels 2-3 to remain). Color of the stucco is complementary to the brick and phenolic siding.

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).

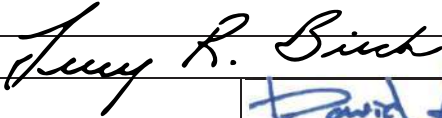
6. Please read carefully:

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** ___ restricted by any recorded covenant that is contrary to, conflicts with or prohibits the requested activity.

*Signatures	
Applicant	
Date	7/24/2020
Property Owner/Authorized Agent	
Date	7/24/2020
Public Hearing Information	NA
Public Hearing Signs	NA

CA 20-414 • 102 O'NEAL ST.

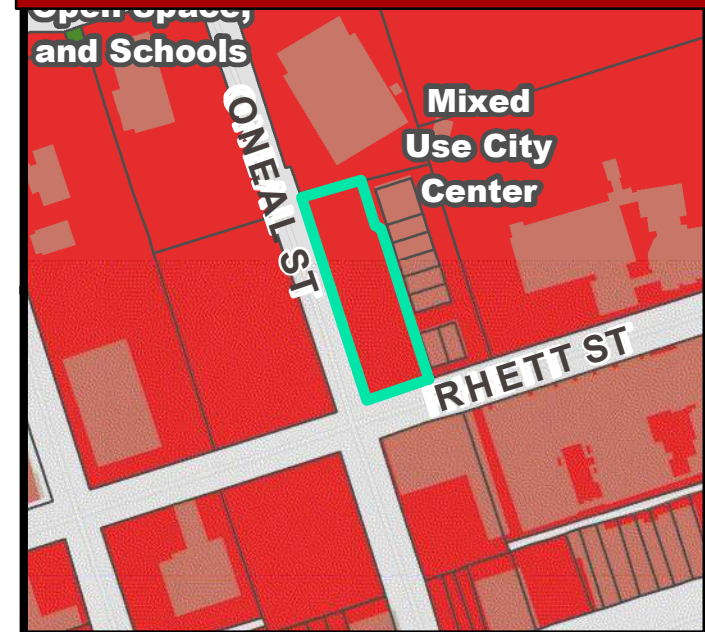
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

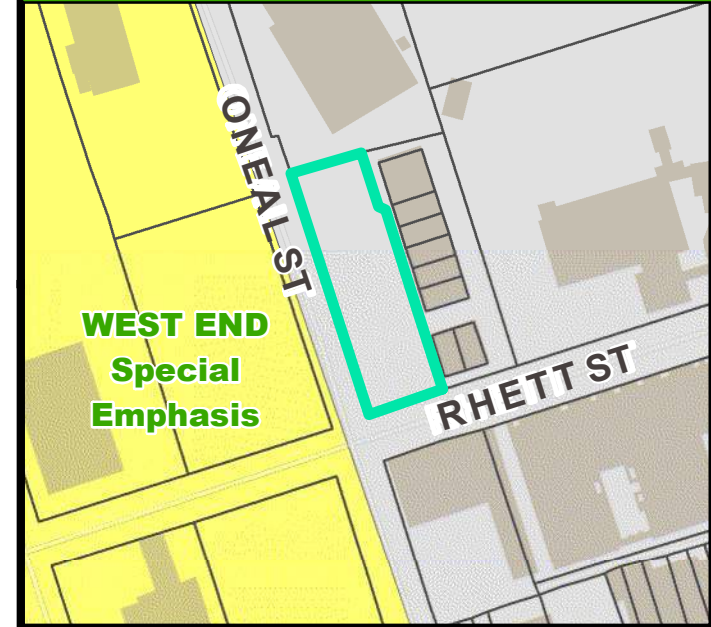


CA 20-414 • 102 O'NEAL ST.

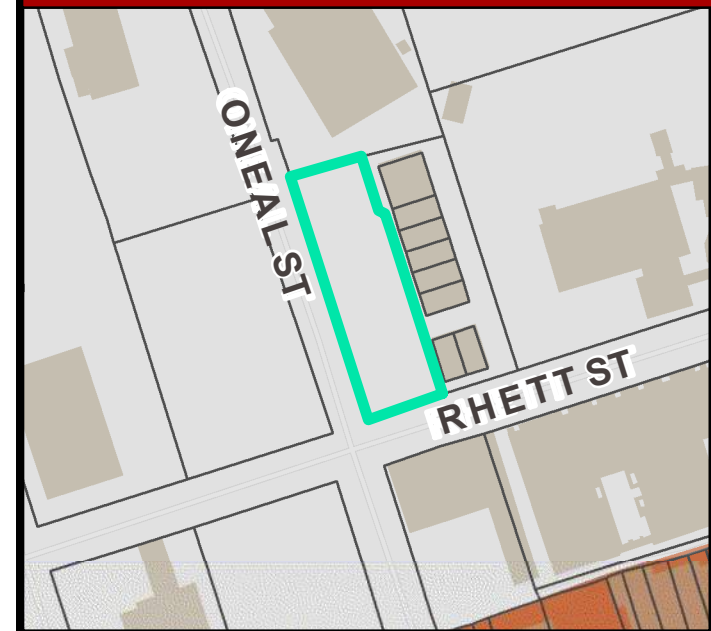
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



August 17, 2020

Matthew Lonnerstater, AICP
City of Greenville Planning & Development
MLonnerstater@greenvillesc.gov | www.greenvillesc.gov

Re: Falls Walk at 102 O'Neal St (CA #20-414)

Dear Mr. Lonnerstater,

Thank you for coordinating staff review for minor C of A modification of project referenced above. Following are responses to the comments you forwarded:

- 1) *Please provide an 'un-shaded' version of the proposed modifications that includes the full color of the buildings.*

See attached material including approved vs. proposed elevations (refer to date in lower right-hand corners).

- 2) *Please provide a side-by-side comparison of the approved vs. proposed building facades.*

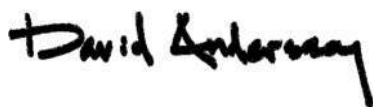
See attached material including approved vs. proposed elevations (refer to date in lower right-hand corners).

- 3) *Please provide a detail of the transition area between the brick and stucco.*

Request to substitute stucco for brick has been withdrawn.

Additionally, please note that a clarification has been made to "wood soffits" originally reflected on the exterior materials board. To address long term maintenance, we are proposing a prefinished metal "tongue and groove" surface for the underside of the metal soffits (as depicted on the updated exterior materials board). I look forward to reviewing these changes with the board in person at the September meeting.

Sincerely,



David Anderssen
Johnston Design Group, LLC

Attachments: falls walk renderings 08.17.20.pdf, falls walk elevations and color board 08.17.20.pdf

Cc. Terry Birch, File

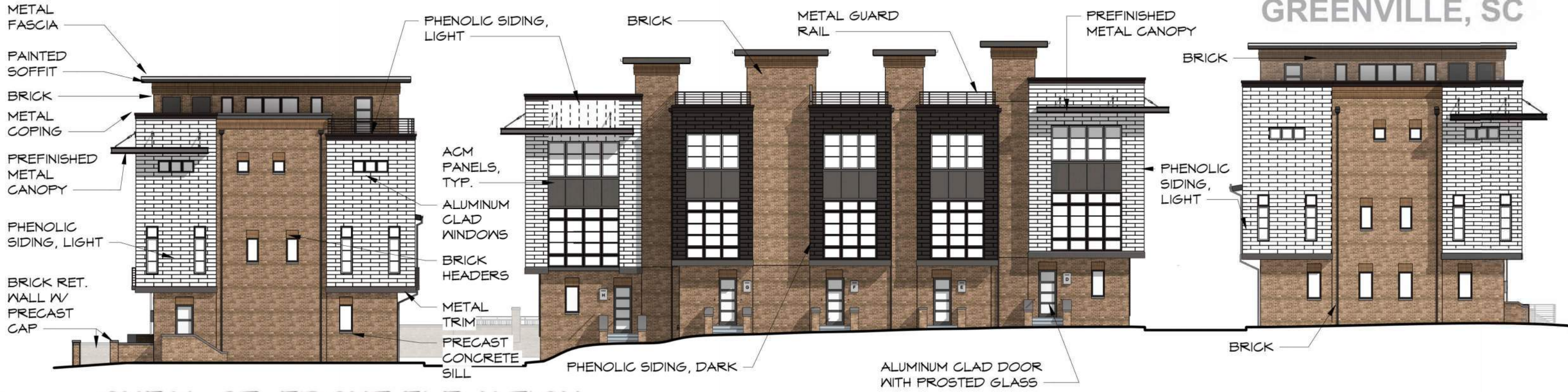








FALLS WALK GREENVILLE, SC



ONEAL ST. FRONT ELEVATION

1/16" = 1'-0"



RHETT ST. FRONT ELEVATION

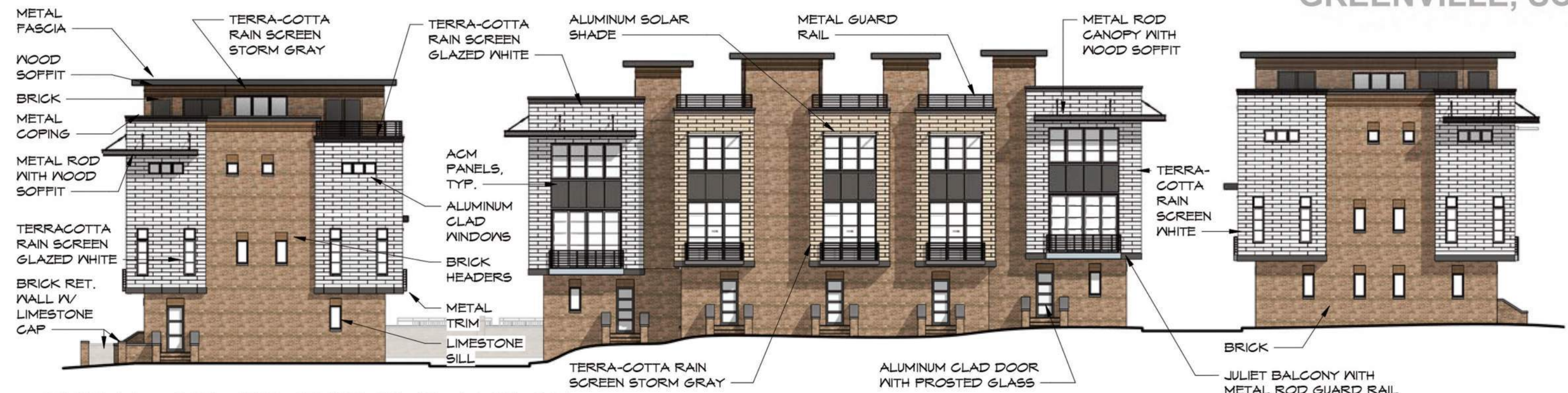
1/16" = 1'-0"



ACADEMY ST. FRONT ELEVATION

1/16" = 1'-0"

FALLS WALK
GREENVILLE, SC



ONEAL ST. FRONT ELEVATION

1/16" = 1'-0"



RHETT ST. FRONT ELEVATION

1/16" = 1'-0"



ACADEMY ST. FRONT ELEVATION

1/16" = 1'-0"

FALLS WALK
GREENVILLE, SC



ONEAL ST. REAR ELEVATION

1/16" = 1'-0"

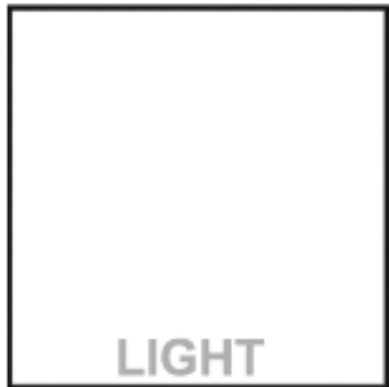


ONEAL ST. REAR ELEVATION

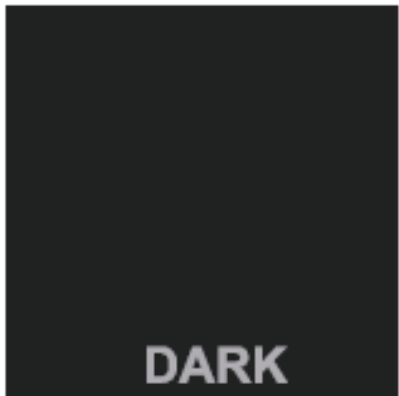
1/16" = 1'-0"

FALLS WALK
GREENVILLE, SC

Exterior Materials



Phenolic Siding:
8”h. Trespa Pura
with Vertical joints
at ± 3’-3” o.c.-
Color: Pure White



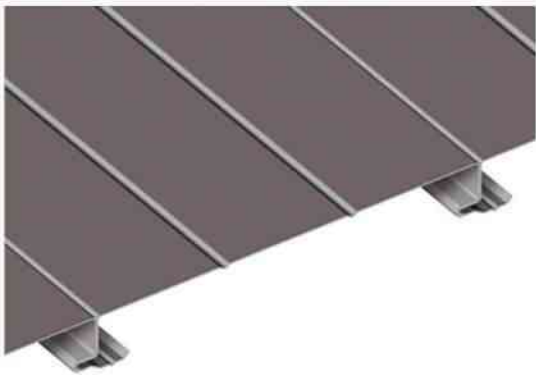
Phenolic Siding:
8”h Trespa Pura
with Vertical joints
at ± 3’-3” o.c.-
Color: Anthracite
Gray



Mill Inspired Tumbled
Henry Brick
Signature Series
Chimney Rock



Architectural Cast
Concrete- Color:
Limestone



Canopy Soffit:
Prefinished Metal
Color Gray-Black
Selected by Architect



Prefinished Metal
Canopies: Black



Aluminum Clad Windows
and Doors, Metal
Railings, Metal Coping:
Black



**Planning Staff Report to
Design Review Board - Urban
August 27, 2020**
for the September 3, 2020 Public Hearing

Docket Number:	CA 20-423
Applicant:	Masstar Signs
Property Owner:	Newspring Church, Inc.
Property Location:	625 S. Pleasantburg Dr.
Tax Map Number:	026900-02-00505
Zoning:	R-6, Single-Family Residential District
Proposal:	CERTIFICATE OF APPROPRIATENESS FOR EXCEPTION TO SIGN STANDARDS
Staff Recommendation:	Approval

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-6.6.4(C) Freestanding Signs

Sec. 19-6.6.4(C)(7) Exception to Sign Standards

Table 19-6.6-3 Freestanding Signs

Administrative Manual Appendix J – Sign Standards and Design Guidelines

Staff Analysis:

The applicant proposes to replace the face of an existing monument sign, located at 625 S. Pleasantburg Dr. within an R-6 zoning district. The existing sign exceeds both the maximum sign face area and sign height permitted by right per the Sign Ordinance. The existing monument sign is approximately 12 ft. 10 in.-tall and features a large brick base and an electronic message board. The applicant proposes to retain the brick base and replace the electronic message board with a new 64 sq. ft. illuminated sign face. The sign will feature dimensional logo and lettering. The total height of the proposed sign is 10 ft. 4 in., representing a reduction in height of 2 ft. 6 in. from the existing sign.

The Sign Ordinance allows staff to approve signs up to 10 ft. tall and no more than 36 sq. ft. in area. Larger signs must be approved by the Design Review Board as an exception to sign standards.

The existing sign is located in a large grass berm adjacent to S. Pleasantburg Dr. near its intersection with Scarlett St. The proposed sign face features ½-inch push-through letters and a logo box face attached to stucco. The stucco is proposed to be painted green with a faux wood strip while the brick base is proposed to be painted a light gray.



This application represents a face change to an existing sign rather than a new monument sign installation. Further, the applicant proposes to retain the natural brick monument sign base and landscaping, satisfying the sign height/area incentives listed in the Administrative Manual, and reduce the total height of the sign. Therefore, staff recommends **approval** of the exception to sign standards to permit additional sign face area and height.

Applicable sign standards and guidelines follow below.

Freestanding signs: Subsection 19-6.6.4(C)

Freestanding signs. Freestanding signs are those types of signs that are supported by a structure secured to the ground and are wholly independent of any building, other than a sign structure, for support. Freestanding signs include monument signs, decorative post signs, freestanding suspended signs, and pylon or pole signs. Allowances for the number and size of freestanding signs are provided in table 19-6.6-3, freestanding signs. Applicants are encouraged to submit sign plans for evaluation during the site plan permit review process.

- (1) *Lighting.* Freestanding signs may be illuminated internally, provided the background is opaque allowing only the letters and logo to light, or with a shielded spot light located at the base of the sign.
- (2) *Address.* The address of the property shall be displayed on the freestanding signs oriented to the street on which the address is assigned. The address shall be displayed using a character size of at least six inches tall.
- (3) *Landscaping.* It is the intent of this section to ensure that freestanding signs are an integral part of the overall built and landscaped environment of a site. Landscaping around the base of a freestanding sign may be used to soften a blank base of a sign and to help integrate a sign into its surroundings. Guidelines for the use of landscaping around a sign base are provided in the administrative manual. General landscape requirements are listed in subsection 19-6.2.2, landscaping requirements.
- (5) *Standards for group development.* For group developments where multi-tenant freestanding signs are used, the number of tenant panels on each sign shall be limited to five, plus the name of the development; provided, however, that each

tenant which occupies at least 10,000 square feet of space in the development shall be allowed a panel on one of the development's multi-tenant signs on each street frontage of the development.

Exceptions to sign standards: Subsection 19-6.6.4(C)(7)

Exceptions to sign standards. Unusual site conditions or other design factors may warrant signs not otherwise permitted by these regulations. The design review board, through an application for a certificate of appropriateness, is authorized to grant an exception to allow an increase in sign area and or sign height, up to 25 feet, or other design-related modifications based on the following findings:

- (a) There are exceptional or unusual circumstances associated with the property involved, such as, but not limited to:
 - 1. Size of the development parcel.
 - 2. Frontage on an interstate highway.
 - 3. Visual obstructions.
 - 4. Unusual building location on-site.
 - 5. Certain uses which are primarily for entertainment, recreation, conference, or exhibition venues, which are open to the public and which have regularly-changing events, such as convention and exhibition halls, theaters and cinemas, sports stadiums and arenas.
- (b) The exception is consistent with the intent and purpose of the sign regulations and will not constitute a grant of special privilege or entitlement inconsistent with limitations applied to other properties in the vicinity with the same zoning.
- (c) The sign exception is for superior design that will not result in visual clutter and is consistent with the intent and purpose of these sign regulations.

Table 19-6.3-3: Freestanding Signs

Zoning District	Sign Type	Number ¹	Height	Size	Applicable Standards
All nonresidential districts, all nonresidential uses permitted in residential districts, multifamily residential developments, and single-family residential subdivisions	Monument Sign	Two per street front for group development or one per street front for freestanding business or use ²	5 feet ^{3, 4}	16 square feet ^{3, 4}	Downtown Design Guidelines in C-4 and Preservation Overlay Districts, plus standards in subsection 19-6.6.4(C) and administrative manual
NOTES:					

¹ Allowed number of signs includes all freestanding sign types.

² Group development is a building or group of buildings which consists of more than one business functioning as a unit, and which are inter-dependent on required site amenities such as parking, site access, landscaping and trash collection, regardless of the number of parcels the group development may be separated into. A freestanding business is a single business or use on a single parcel that is not dependent on another parcel for compliance with required site amenities.

³ Sign height may be increased up to a ten foot height and size may be increased up to 36 square feet based on standards described in subsection 19-6.6.4(C), and the administrative manual, and approval of the administrator.

⁴ Sign height may be increased up to 25 feet and size may be increased based on standards described in subsection 19-6.6.4(C), and the administrative manual, and compliance with exceptions described in subsection 19-6.6.4(C) and approval by the design review board.

Administrative Manual Appendix J – Sign Standards and Design Guidelines

Incentives: Additional height or size may be allowed by incorporating one or more of the following features

- Use of back-lighted (halo) lettering, or carved, routed, or sandblasted signs with a three-dimensional textured surface integral to the design.
- Use of native or natural materials on at least 75% of the sign face and structure.
- Incorporation of unique architectural features, materials, and colors of the development site appropriately into the sign design.
- Landscaping designed to soften any blank base of the sign.
- Reduction in the total number of signs allowed on a site.
- Removal of nonconforming signs existing on the site.



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

Contact Planning & Development:
(864) 467-4476

Office Use Only:

Application# _____ Fees Paid _____
Date Received _____ Accepted By _____
Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	Stephanie Edwards	Newspring Church Inc
*Title:	Project Manager	
*Address:	11801 Anderson Road, Greenville, SC 29611	PO Box 1407, Anderson, SC 29622
*Phone:	864-395-0157	864-364-4313
*Email:	stephanie.edwards@masstarsigns.com	todd.rutherford@newspring.cc

PROPERTY INFORMATION

*STREET ADDRESS 625 S. Pleasantburg Drive, Greenville, SC 29607

*TAX MAP #(S) 0269000100505

*SPECIAL DISTRICT

DESCRIPTION OF REQUEST

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

Remove existing monument sign from Powdersville location and relocate to South Pleasantburg Dr. location.

The old sign cabinet on Pleasantburg Dr. will be removed from the existing brick base. The new sign will be placed on the existing brick base. On the new sign, the existing green address letters will be removed and replaced with new flat cut 1/2" sintra letters painted green and flush mounted to stucco. The base will be painted a light gray.

The total overall height as shown on the rendering will be 10' 3.96" which is a reduction in overall height from the previously approved existing sign that is currently at 12' 9.96".

The church has 770 ft. of road frontage on Pleasantburg Dr. and needs the height to be seen on the expansive church property. Additionally, the new signage has a clean and classic look which will help beautify the church property and surrounding area.

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 ☒ restricted by any recorded covenant that is contrary to, conflicts with or prohibits the requested activity.

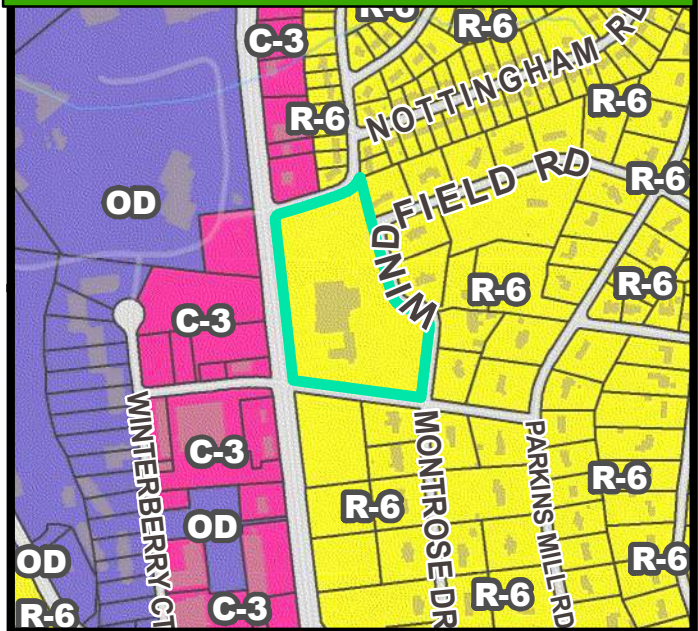
*Signatures	
Applicant	Stephanie Edwards / <i>Stephanie Edwards</i>
Date	7-29-20
Property Owner/Authorized Agent	Todd Rutherford <i>Todd Rutherford</i>
Date	7/30/2020
Public Hearing Information	
Public Hearing Signs	

CA 20-423 • 625 S. PLEASANTBURG DR.

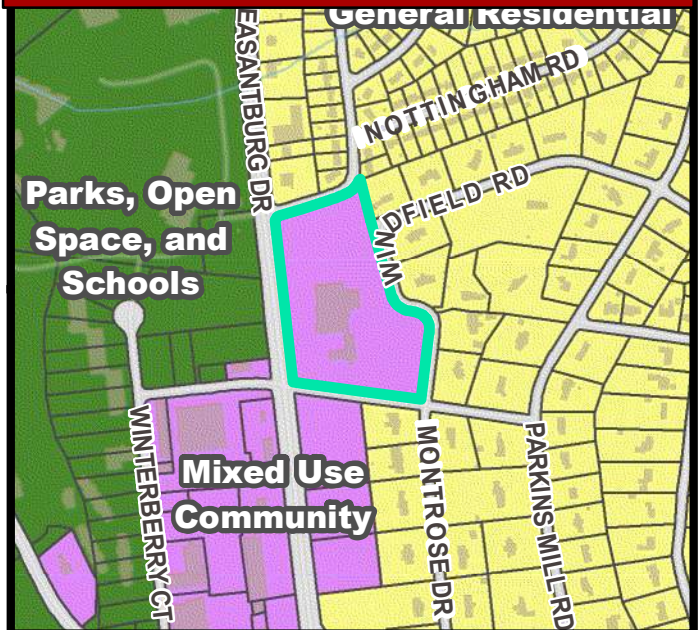
AERIAL VIEW



CURRENT ZONING

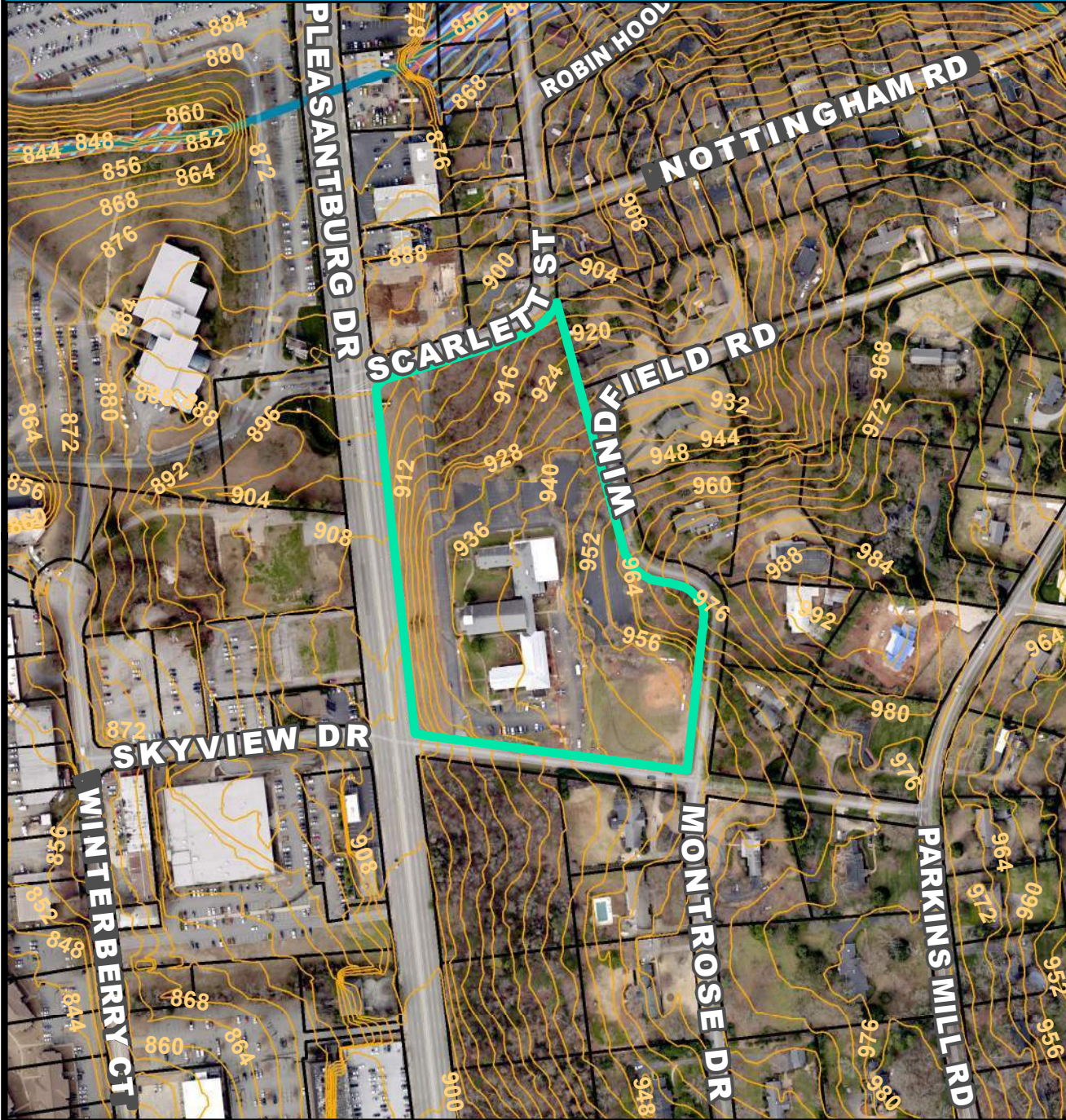


FUTURE LAND USE

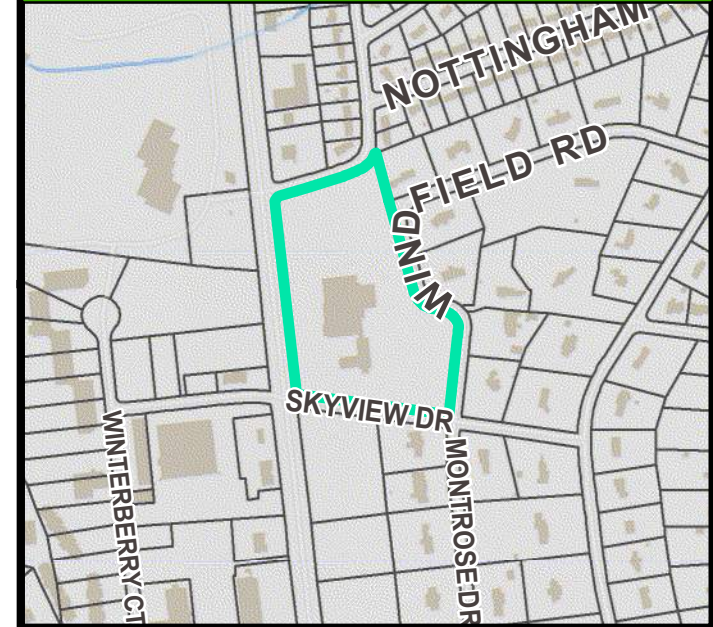


CA 20-423 • 625 S. PLEASANTBURG DR.

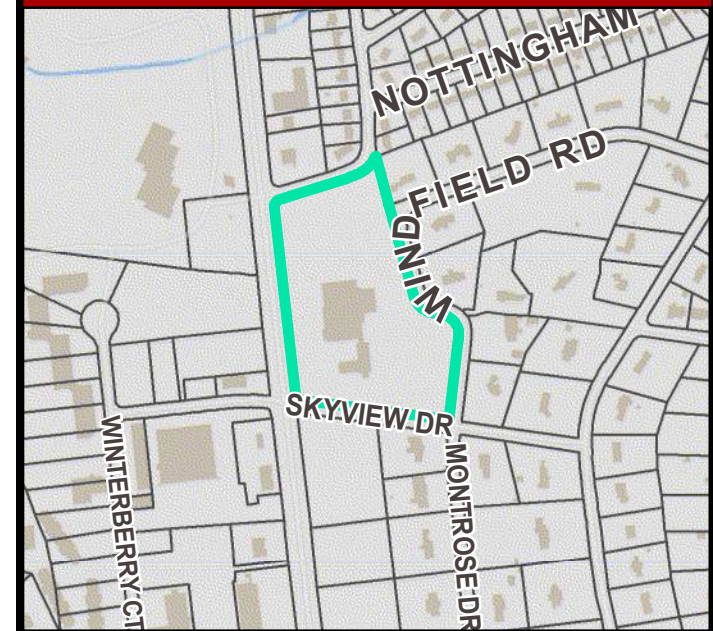
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



SIGN: Monument Sign

Sq. Ft: 31.57 Sq.Ft

SPECIFICATIONS

* Remove existing sign from Powdersville Location and Re-located to South Pleasantburg New Location

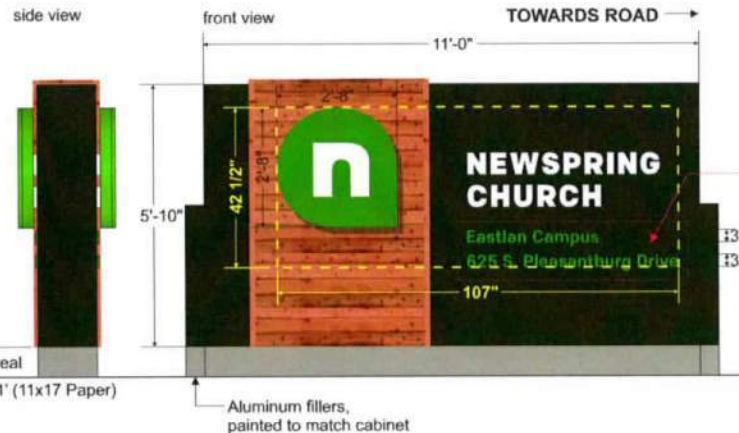
* Remove from existing the green address letters, sand and re-paint all green piece.

* Fabricate and apply two(2) sets of Green letters/address to be flat cut 1/2" sintra painted green and flush mounted to stucco. Stencil mask applied to faces before stucco for flat cut sintra letters.

Font use CoreSansEW01-65Bold

* Installed on Existing brick base painted light grey by others

Existing Electrical
Only Newspring Church letters & logo will be illuminated



Qty 2 Sets



Scale: 3/4" = 1'

PROPOSED-NIGHT VIEW



PROPOSED

EXISTING



COLOR LEGEND

Trim Caps:	Lacryl Special Mix Match PMS 369 & MP 78807
Logo Box Faces:	3M3630-136 Lime Green
Sintra & Returns:	Special Mix MP 78807 PMS 369
Cabinet/Faces:	Stucco MP 15718 Gaeta Olive
Push Thru & N:	White
Reveal:	MP Metallic Silver

MASSTAR SIGNS

11801 Anderson Road, Greenville, SC 29611

Phone: (864)295-2287

Fax: (864)269-7711

www.masstarsigns.com

Job Number:

Client: NewSpring Church

Address: 625 S Pleasantburg Dr
Greenville, SC 29607

Salesperson: Michael Helvie

Designer: Christina Pineda

Date Originated: 04-08-20

Manufacture By:

Install By:

Conceptual: ☒

Finalized: ☐

Drawing Scale: As Noted

Vector Artwork:

Revision 1:

Revision 2:

Revision 3:

Revision 4:

Revision 5:

Revision 6:

Revision 7:

Customer Approved:

Date:

Landlord Approved:

Date:

UL Underwriters Laboratories, Inc. LISTED

ssa S&S Associates, Inc. Share Your Code. With Your Code. Your Association.

Additional Signage
Being Permitted for
The Newspring Campus
located at 625 S. Pleasantburg Drive

SIGN: Address Identification

Sq. Ft: 16 Sq.Ft

SPECIFICATIONS**Non-illuminated Sign****Re-work Existing Sign in Warehouse**

Remove existing Green letters

Sand and Re-paint bottom section of sign

Fabricate and apply New letters

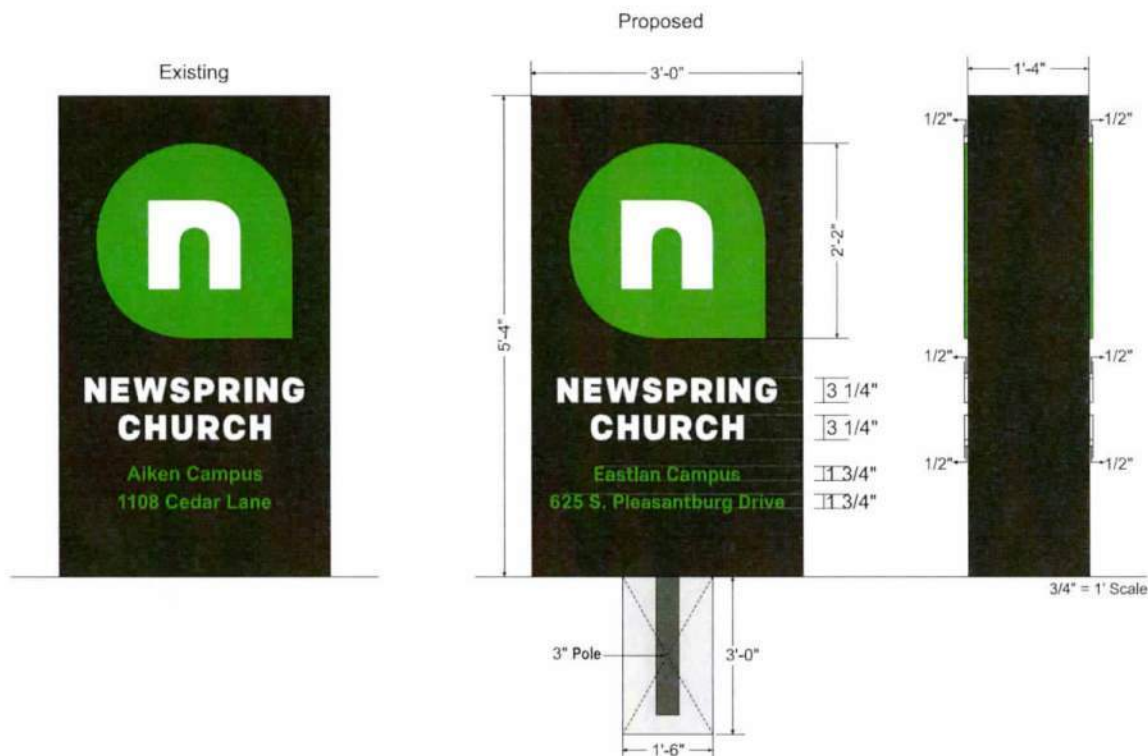
Font use CoreSansEW01-65Bold



Proposed

**COLOR LEGEND**

	Logo Cabinet: PMS 369 -Special Mix Match MP 78807 - 3M3630-136 Lime Green
	Sintra & Returns: Special Mix MP 78807 PMS 369
	Cabinet/Faces: Stucco MP 15718 Gaeta Olive
	Vinyl: Oracal 651-10 White

**MASSTAR**
SIGNS

11801 Anderson Road, Greenville, SC 29611

Phone: (864)295-2287

Fax: (864)269-7711

www.masstarsigns.com

Job Number:

Client: **NewSpring Church**Address: **625 S Pleasantburg Dr****Greenville, SC 29607**Salesperson: **Michael Helvie**Designer: **Christina Pineda**Date Originated: **04-08-20**

Manufacture By:

Install By:

Conceptual: ☒Finalized: ☐Drawing Scale: **As Noted**

Vector Artwork:

Revision 1:

Revision 2:

Revision 3:

Revision 4:

Revision 5:

Revision 6:

Revision 7:

Customer Approved:

Date:

Landlord Approved:

Date:



Sign Placement:

Main monument -
off S. Pleasantburg Dr.

ROW: 50 ft. from
center line

Setback: 2 ft. from ROW

Small Monument -
off Skyview Dr.

ROW: Per Tom Reynolds
w/ City
25 ft. from center line

Setback: 2 ft. from ROW



H3 ARCHITECTURAL SITE PLAN
1" = 40'

PROJECT NORTH TRUE NORTH

SEE CIVIL DRAWINGS FOR MORE INFORMATION.
APPLICATION #19-793

**EQUIP
STUDIO**

100 NORTH MAIN STREET
SUITE 100
GREENVILLE, SC 29601
100 WEST FARM STREET
SUITE 100
FLORENCE, SC 29506



PHASE 02

**NEWSPRING CHURCH
EASTLAN CAMPUS**
625 SOUTH PLEASANTBURG DRIVE
GREENVILLE, SC 29607

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT & CONSTRUCTION	10/1/2019

ISSUED FOR PERMIT
AND CONSTRUCTION

PROJECT NUMBER: 10000
PROJECT DATE: 10/1/2019
PROJECT MANAGER: JESSIE
PROJECT TEAM: JESSIE, P. SHAW, P. SHAW

ARCHITECTURAL
SITE PLAN

A-051

(NOT FOR CONSTRUCTION) PHASE 02

SIGN: EAST Elevation Sign
Sq. Ft.

36 sq. ft. sign area

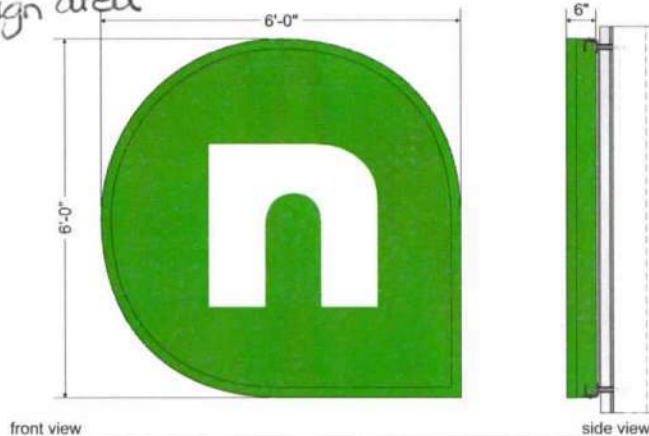
SPECIFICATIONS

Qty 1: Channel Logo

LED internally illuminated channel logo.

Aluminum cabinet and retainers painted to match PMS 369C, flat acrylic face with 1st surface vinyl graphics.

Mounted to exterior wall with a double clip system

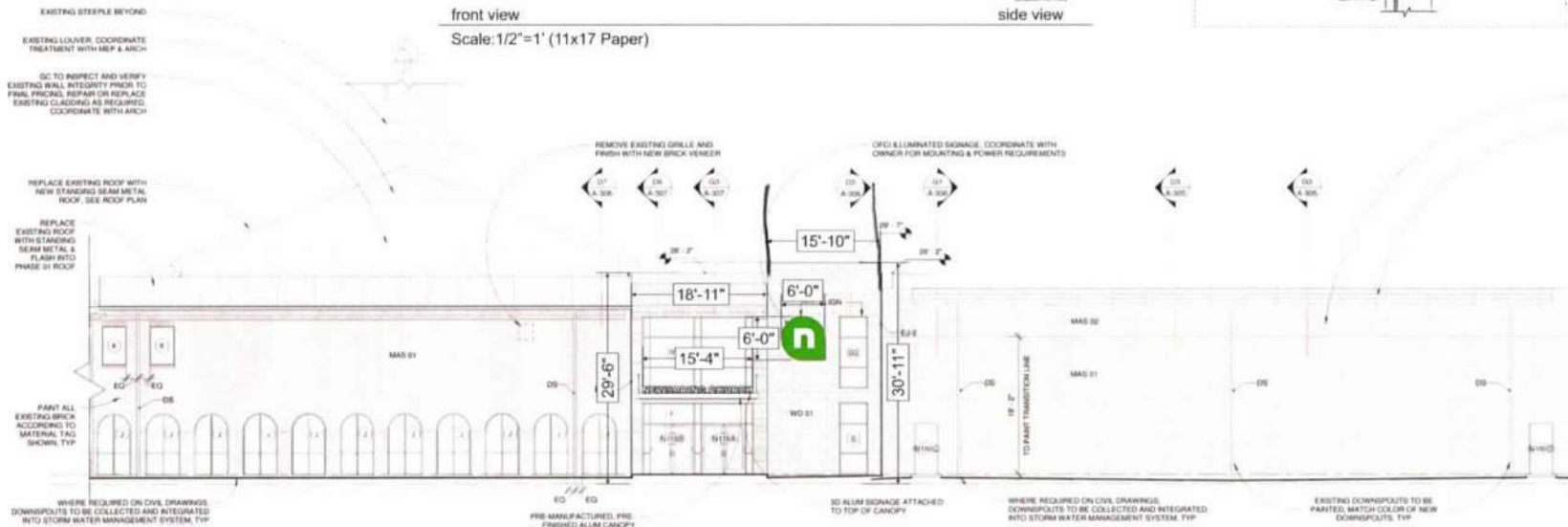
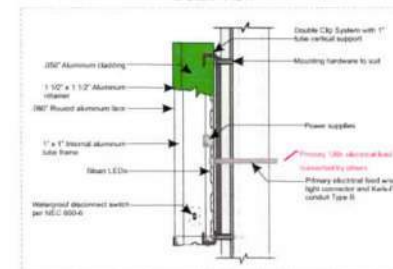


front view

side view

Scale: 1/2"=1' (11x17 Paper)

Detail View



E1 BUILDING ELEVATION - EAST
Scale: 1/16\"=1'

COLOR LEGEND

Logo Cabinet:
PMS 369 -Special Mix Match
MP 78807 - 3M3630-136 Lime Green

Face:
White Acrylic

Wall Facade: 489.5 sq. ft.

MASSTAR
SIGNS

11801 Anderson Road, Greenville, SC 29611

Phone: (864)295-2287

Fax: (864)269-7711

www.masstarsigns.com

Job Number:

Client: **NewSpring Church**

Address: **625 S Pleasantburg Dr**

Greenville, SC 29607

Salesperson: **Michael Helvie**

Designer: **Christina Pineda**

Date Originated: **04-08-20**

Manufacture By:

Install By:

Conceptual: ☒

Finalized: ☐

Drawing Scale: **As Noted**

Vector Artwork:

Revision 1:

Revision 2:

Revision 3:

Revision 4:

Revision 5:

Revision 6:

Revision 7:

Customer Approved:

Date:

Landlord Approved:

Date:

UL Underwriters
Laboratories, Inc.
LISTED

ssa
Share. Learn. Grow.

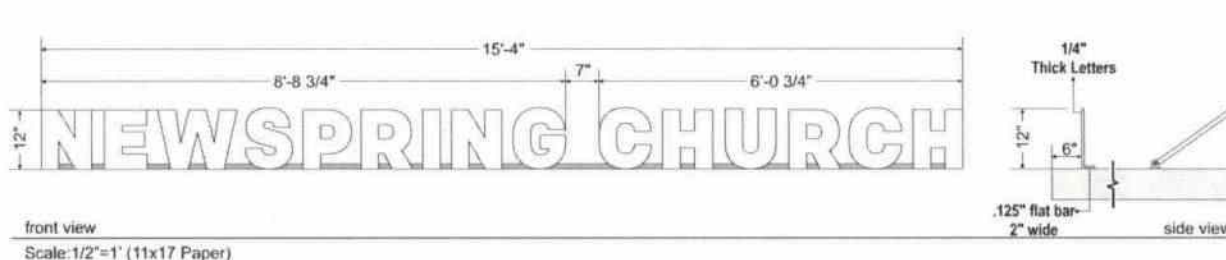
SIGN: EAST Elevation Sign
Sq. Ft: 15.3

15.3 sq. ft. sign area

SPECIFICATIONS

Qty 1: Flat cut Letters

Non-illuminated flat cut 1/4" aluminum letters welded to 1/4" aluminum plate.
Mounted to top of aluminum canopy



E1 BUILDING ELEVATION - EAST
Scale: 1/16"=1'

COLOR LEGEND

Letters:
MP White / PMS White C

MASSTAR
SIGNS

11801 Anderson Road, Greenville, SC 29611

Phone: (864) 295-2287

Fax: (864) 269-7711

www.masstarsigns.com

Job Number:

Client: **NewSpring Church**

Address: **625 S Pleasantburg Dr**

Greenville, SC 29607

Salesperson: **Michael Helvie**

Designer: **Christina Pineda**

Date Originated: **04-08-20**

Manufacture By:

Install By:

Conceptual: ☒

Finalized: ☐

Drawing Scale: **As Noted**

Vector Artwork:

Revision 1:

Revision 2:

Revision 3:

Revision 4:

Revision 5:

Revision 6:

Revision 7:

Customer Approved:

Date:

Landlord Approved:

Date:

Landlord Approved:

Date:

Landlord Approved:

Date:

Landlord Approved:

Date:

Landlord Approved:

Date:

Landlord Approved:

Date:

Landlord Approved:

Date:

Landlord Approved:

Date:

UL Underwriters
Laboratories, Inc.
(LISTED)

ssa Share. Learn. Grow.

UL Underwriters
Laboratories, Inc.

UL Underwriters
Laboratories, Inc.

UL Underwriters
Laboratories, Inc.

Wall Facade: 558 sq. ft.



245 NORTH MAIN STREET
SUITE 200
GREENVILLE, NC 28601



PHASE 02

**NEWSRING CHURCH
EASTLAN CAMPUS**

625 SOUTH PLEASANTBURG DRIVE
GREENVILLE, SC 29607

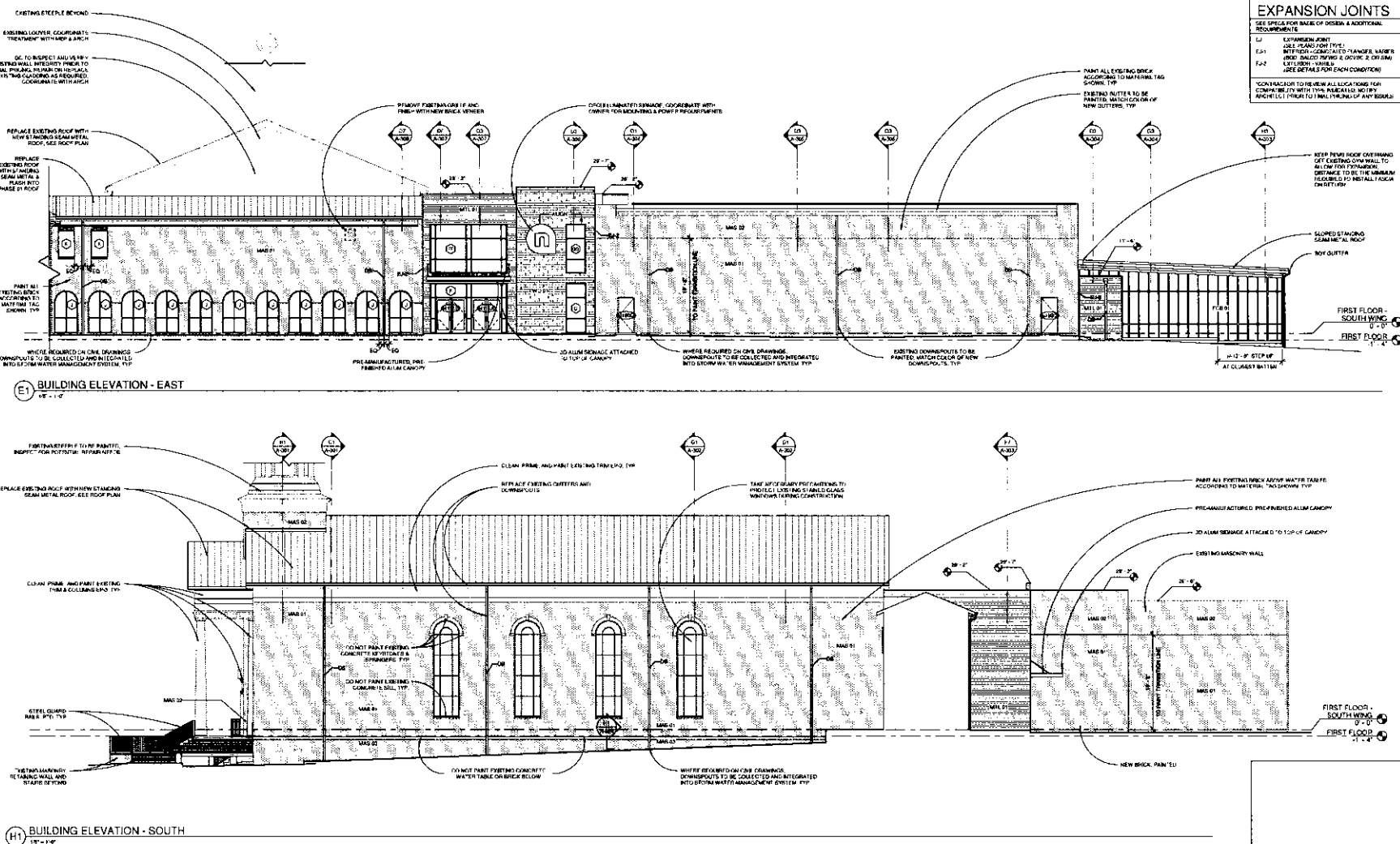
7	ISSUE'S FOR FINAL PRICING	20180604
6	EARLY PRICE PACKAGE	20180731
5	PERMIT COMMENTS 1	20180821
4	ISSUE'S FOR FINAL PRICING	20180819
3	ISSUE'S FOR PERMIT & CONSTRUCTION	20180808
2	DESCRIPTION	DATE
SCHEDULE OF REVISIONS		

ISSUED FOR PERMIT
AND CONSTRUCTION

PROJECT NUMBER: 180185
PROJECT DATE: 20180806
PROJECT MANAGER: JEDENS
PROJECT TEAM: P.CROSS, P. SHAMBLUM

EXTERIOR ELEVATIONS

A-202



(NOT FOR CONSTRUCTION) PHASE 02

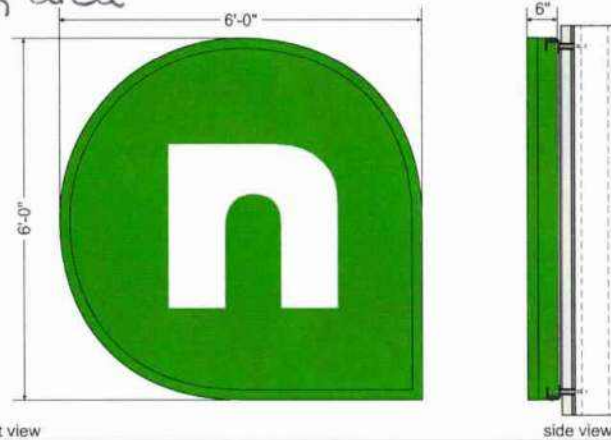
SIGN: WEST Elevation Sign
Sq. Ft:

36 sq. ft. sign area

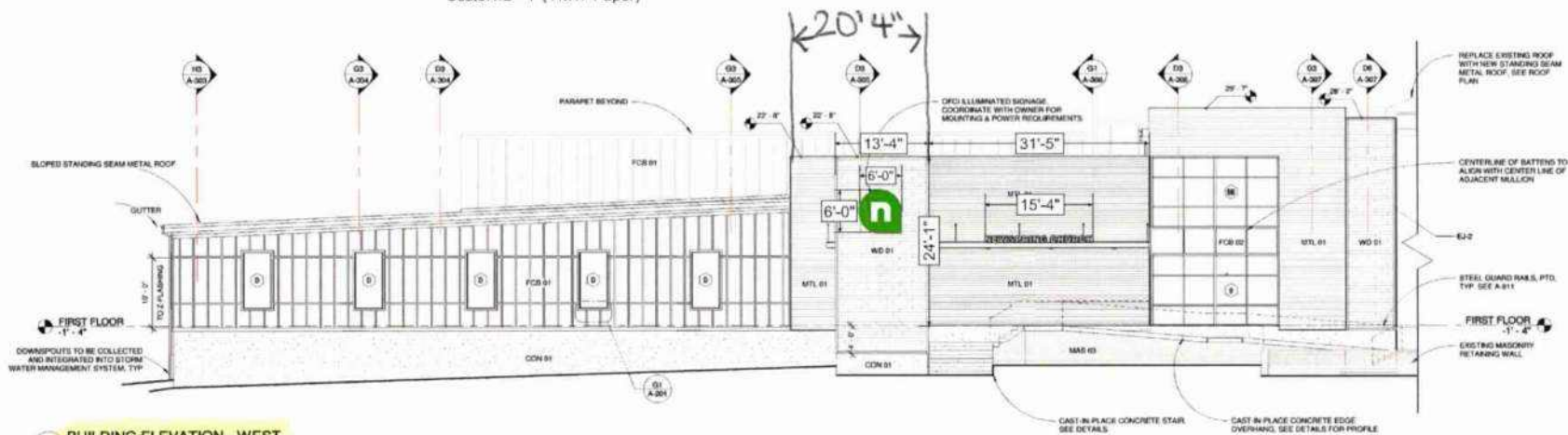
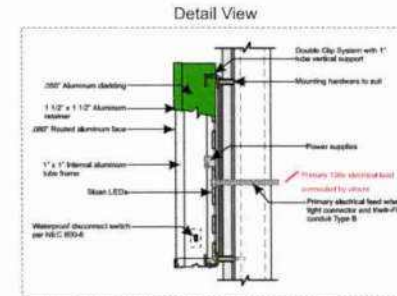
SPECIFICATIONS

Qty 1: Channel Logo

LED internally illuminated channel logo,
Aluminum cabinet and retainers painted to match
PMS 369C, flat acrylic face with 1st surface
vinyl graphics.
Mounted to exterior wall with a double clip system



front view
Scale: 1/2"=1' (11x17 Paper)



G3 BUILDING ELEVATION - WEST
Scale: 1/16"=1'

Wall Facade: 489.7 sq. ft.

COLOR LEGEND



MASSTAR
SIGNS

11801 Anderson Road, Greenville, SC 29611

Phone: (864)295-2287

Fax: (864)269-7711

www.masstarsigns.com

Job Number:

Client: **NewSpring Church**

Address: **625 S Pleasantburg Dr**

Greenville, SC 29607

Salesperson: **Michael Helvie**

Designer: **Christina Pineda**

Date Originated: **04-08-20**

Manufacture By:

Install By:

Conceptual: ☒

Finalized: ☐

Drawing Scale: **As Noted**

Vector Artwork:

Revision 1:

Revision 2:

Revision 3:

Revision 4:

Revision 5:

Revision 6:

Revision 7:

Customer Approved:

Date:

Landlord Approved:

Date:

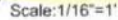
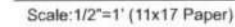
UL Underwriters
Laboratories, Inc.
LISTED

ssa
Share. Learn. Grow. International Sign Association

Sq. Ft:

15.3 sq. ft. sign area

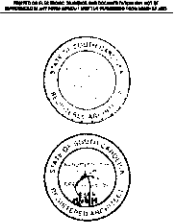
Non-illuminated flat cut 1/4" aluminum letters welded to 1/4" aluminum plate. Mounted to top of aluminum canopy



Letters:
MP White / PMS White C

Wall Facade: 756.6 sq. ft.



ELEV. MAT'L. LEGEND

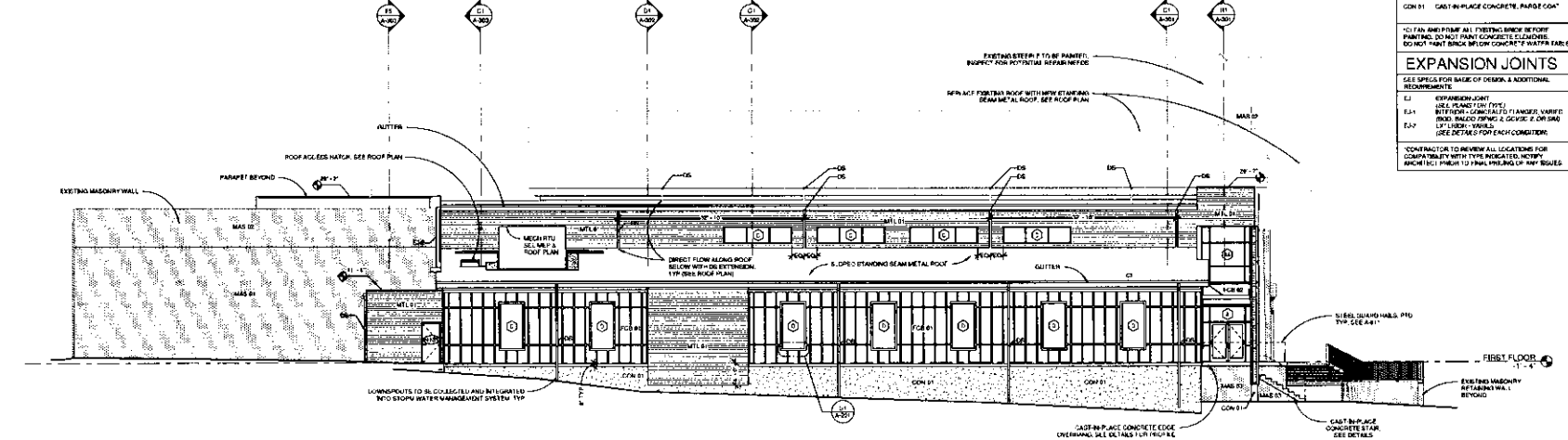
- SEE NOTES FOR BASE OF DESIGN & ADDITIONAL MATERIAL REQUIREMENTS.
- MAS 01 BRICK PAINTED EXH. CLEAN WHITE EXISTING
 - MAS 02 BRICK PAINTED EXH. CLEAN WHITE EXISTING
 - MAS 03 UNPAINTED BRICK NEW TO MATCH EXISTING WHERE EXPOSED
 - MFL 01 MFL 2 DEEP RECESSED ARCHITECTURAL METAL PANEL IN SLAT SHAPE
 - WFO 01 1/4" LAP WOOD SIDING
 - FCB 01 FIBER CEMENT BOARD AND BATTEN PAINT EXH
 - FCB 02 FIBER CEMENT BOARD AND BATTEN PAINT EXH
 - CON 01 CAST-IN-PLACE CONCRETE, FINISH COAT

TO FIN AND PRIME ALL EXISTING BRICK BEFORE PAINTING. DO NOT PAINT CONCRETE ELEMENTS. DO NOT PAINT BRICK BEFORE CONCRETE WATER TABLE.

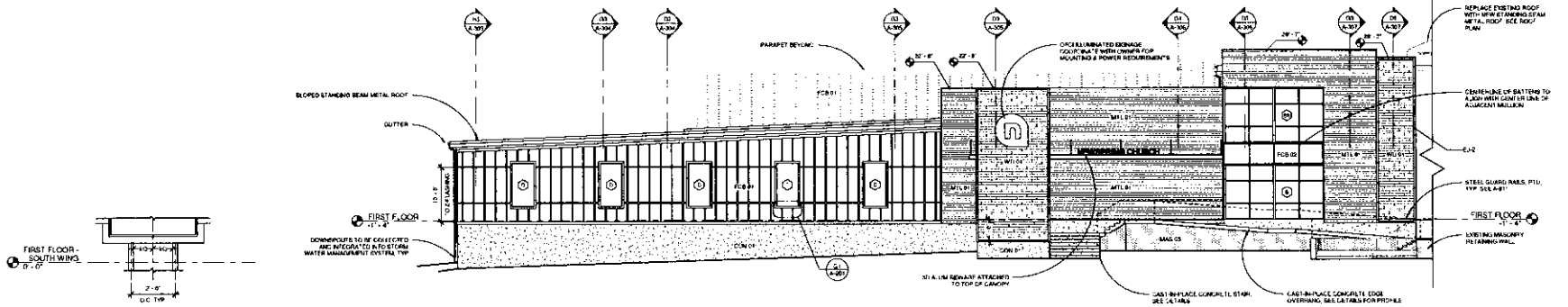
EXPANSION JOINTS

- SEE SPECIFICATIONS FOR BASE OF DESIGN & ADDITIONAL REQUIREMENTS.
- EJ EXPANSION JOINT
 - EJ-1 EXPANSION JOINT TYPE 1
 - EJ-2 EXPANSION JOINT TYPE 2
 - EJ-3 EXPANSION JOINT TYPE 3

CONTRACTOR TO REVIEW ALL LOCATIONS FOR COMPATIBILITY WITH TYPE INDICATED ABOVE. ARCHITECT SHALL REVIEW FOR ANY ISSUES.



(D1) BUILDING ELEVATION - NORTH
1/8" = 1'-0"



(G1) B&B DETAIL @ WINDOW
1/8" = 1'-0"

(G2) BUILDING ELEVATION - WEST
1/8" = 1'-0"

PHASE 02
**NEWSRING CHURCH
EASTLAN CAMPUS**
625 SOUTH PLEASANTBURG DRIVE
GREENVILLE, SC 29607

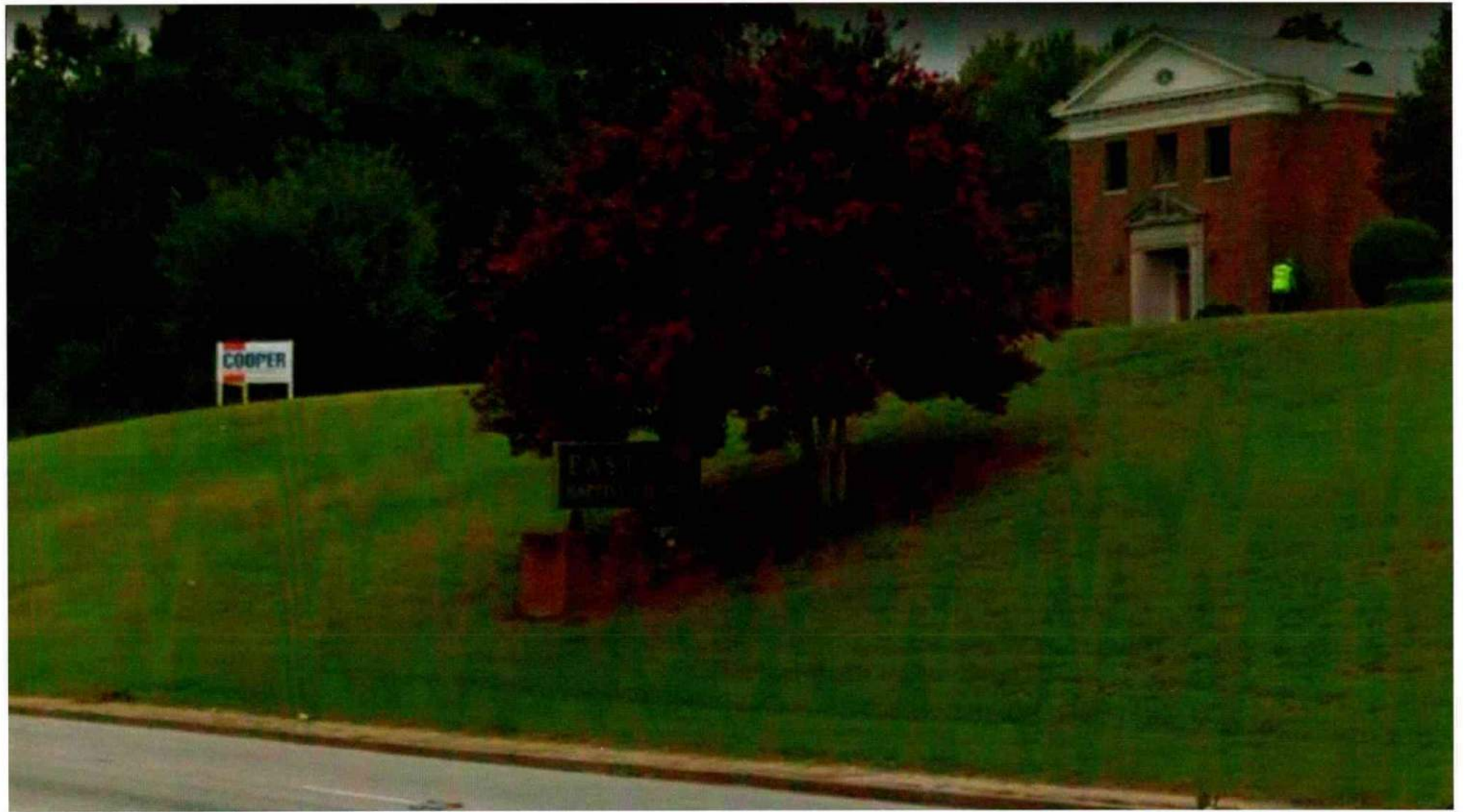
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT AND CONSTRUCTION	01/10/2024
2	REVISION	01/10/2024
3	REVISION	01/10/2024
4	REVISION	01/10/2024
5	REVISION	01/10/2024

ISSUED FOR PERMIT AND CONSTRUCTION

PROJECT NUMBER: 202401
PROJECT DATE: 01/10/2024
PROJECT MANAGER: J. EDWARDS
PROJECT TEAM: P. CROSBY, P. SHAW, M. BROWN

EXTERIOR ELEVATIONS

A-201



Existing Monument Sign #2 to be removed
on S. Pleasantburg Dr.