

Design Review Board

Official Agenda



AGENDA

DESIGN REVIEW BOARD – URBAN DESIGN PANEL

AGENDA

Regular Meeting

October 1st, 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 202A.

1. Call to Order

2. Roll Call

3. Welcome and Opening Remarks from the Chair

4. Approval of Minutes – September 3rd, 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 20-500

Application by GARFIELD SIGNS & GRAPHICS for an EXCEPTION TO SIGN STANDARDS for a monument sign at 600 Congaree Rd. (TM# 026000-01-00910).

Documents:

[AGENDA PACKET CA 20-500 - 600 CONGAREE RD. - SEAGLASS SIGN.PDF](#)

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B. CA 20-515

Application by CAP RIVER LLC for a CERTIFICATE OF APPROPRIATENESS for site work/landscape modifications at 55 E. Camperdown Way (TM# 006900-03-00101 and 006900-03-00109).

Documents:

[AGENDA PACKET CA 20-515 - 55 E CAMPERDOWN WAY - LANDSCAPE.PDF](#)

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C. CA 20-517

Application by CENTENNIAL AMERICAN PROPERTIES for a CERTIFICATE OF APPROPRIATENESS for an ADA-compliant ramp at 500 Falls St. (TM# 006900-03-00110).

Documents:

[AGENDA PACKET CA 20-517 - 500 FALLS ST. - RAMP.PDF](#)

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11. Other Business (Not a Public Hearing)

A. None

12. Advice and Comment (Not a Public Hearing)

A. FDP 18-980 (PZ 18-980) Phase I

Application by Michael Campbell for a FINAL DEVELOPMENT PLAN of the ADAMS HILL PLANNED DEVELOPMENT on 19.4 acres located at HAYWOOD RD and PELHAM RD (TM# 0278000200300 and 0278000200301)

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/drb>. 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 10/1/2020

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: 173-159-3908

Remote Viewing Location

A remote meeting viewing location has been set up at the Greenville Civic Center at 1 Exposition Drive in Room 202A.

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.



**Planning Staff Report to
Design Review Board - Urban
September 24, 2020**
for the October 1, 2020 Public Hearing

Docket Number:	CA 20-500
Applicant:	Garfield Signs & Graphics
Property Owner:	600 Congaree LLC
Property Location:	600 Congaree Rd.
Tax Map Number:	026000-01-00910
Zoning:	C-3, Regional Commercial District
Proposal:	CERTIFICATE OF APPROPRIATENESS FOR EXCEPTION TO SIGN STANDARDS
Staff Recommendation:	Denial

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 modify an existing monument sign located at 600 Congaree Road within a C-3 zoning district. The sign is placed within a landscaped area near the intersection of Congaree Road and Halton Road. The existing monument sign features a large stone base, tenant cabinet, and electronic message board. The sign is approximately 15 ft. 3 in. tall which exceeds the maximum sign height permitted by right per the Land Management Ordinance.

The applicant proposes to remove the existing tenant cabinet and electronic message board and install a new cabinet and electronic message board. The total sign height (15 ft. 3 in.) and sign area (56.5 sq. ft.) are proposed to remain the same. The applicant proposes illuminated push-through acrylic letters and logo on the sign cabinet.

Per Section 19-6.6.4(C), the area of the electronic sign face shall not exceed 30 percent of the overall sign face. The applicant has indicated that the existing electronic message board is 32 sq. ft. The proposed total sign area (including the cabinet) is 56.5 sq. ft. whereas the proposed electronic message board is approximately 25 sq. ft. in area (44% of total). While the proposed electronic message board is smaller than the existing, its area still exceeds that permitted by-right.

The Sign Ordinance allows staff to approve signs up to 10 ft. tall and no more than 36 sq. ft. in area where certain design incentives are met. Larger signs must be approved by the Design Review Board as an exception to sign standards. The Sign Ordinance also permits the Design Review Board to permit larger sign areas where the sign exception is for superior design that will not result in visual clutter and is consistent with the intent and purpose of the sign regulations.

Existing



Proposed



The applicant proposes to retain the natural stone sign base and landscaping. However, the new sign cabinet is not framed on the top/sides by architectural elements, as outlined in the Administrative Design Manual. Further, total sign height and area are proposed to remain the same. Modifications to non-conforming signs should reduce the non-conformity (e.g. reduce total height) and/or present significant design improvements in relationship to the existing sign. While the applicant proposes to retain the existing stone base, staff finds that the proposed cabinet and electronic message board do not decrease the existing non-conformity, do not satisfy the dimensional sign standards, and, using the Administrative Design Manual as guidance, do not present a significant design improvements in relation to the existing sign.

Therefore, staff recommends **denial of the exception to sign standards to permit additional sign height and electronic message board area.**

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.
- (4) *Electronic messages boards.* Electronic message boards shall incorporate a phot cell, or similar technology, that adjusts brightness of the sign relative to outdoor ambient light, and may be included on monument and pylon signs, subject to the following conditions
 - (A) When signs are to be located within the OD, C-1, C-2, C-3, C-4, S-1, RDV or I-1 districts, the area of the electronic sign face shall not exceed 30 percent of the overall sign face, and the electronic message shall maintain a static message for at least six seconds, and shall not utilize any of the techniques prohibited by subsection 19-6.6.2(B).

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.



city of greenville

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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:	Garfield Signs & Graphics	600 Congaree LLC
*Title:	Kevin Bagwell	Derek Turner
*Address:	203 Ford St. Greer	PO Box 1537 Greer
*State:	SC	SC
*Zip:	29650	29652
*Phone:	864-848-0911	864-345-1566
*Email:	kevin@garfieldsigns.com	dturner@safrit Holdings.com

PROPERTY INFORMATION

*STREET ADDRESS 600 Congaree Rd.

*TAX MAP #(S) 0260000100910

*PRESERVATION DISTRICT/SPECIAL DISTRICT None

*ARE THERE EXISTING STRUCTURES ON THE PROPERTY? ☒ Yes ☐ No

DESCRIPTION OF REQUEST

*SELECT APPLICATION TYPE: ☐ CA Neighborhood New ☐ CA Neighborhood Modification (☐ Major/ ☐ Minor)
☐ CA Urban New ☐ CA Urban Modification (☐ Major/ ☐ Minor)
☐ CAS Staff New (☐ Major/ ☐ Minor) *please see item D. for description
☐ CAS Staff Modification
☐ Informal Review

*ORIGINAL APPLICATION # (put N/A if new application) N/A

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

Install new sign to existing rock base

INSTRUCTIONS

1. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.

A. URBAN DESIGN PANEL	\$300.00, <i>site plan review</i>
	\$300.00, <i>architectural review</i>
B. SIGNS	\$150.00
C. NEIGHBORHOOD DESIGN PANEL	\$150.00
D. APPLICATION FOR STAFF REVIEW	
<u>Major</u> : All site development activity, roof gardens, decks, or accessory structures; or any project that requires consultation with a member of the DRB.	\$100.00
<u>Minor</u> : 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. Also, parking lots, service enclosures, exterior lighting and additions to building that do not exceed 25% of existing building footprint, except the West End Preservation Overlay District.	\$50.00
E. MODIFICATION TO AN APPROVED PROJECT	
Major (requires review by DRB)	½ Original Fee
Minor (requires review by staff)	\$50.00
F. INFORMAL REVIEW	\$50.00

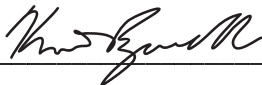
2. The staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency and will contact the applicant to correct any deficiencies which must be corrected prior to placing the application on the Design Review Board agenda.

3. **Public Notice Requirements.** Certificate of Appropriateness applications require a design review board public hearing. The applicant is responsible for sign posting the subject property at least 15 days (but no more than 18 days) prior to the scheduled design review board hearing date.

(To be filled out at time of application submittal)

_____ Public Hearing signs are acknowledged as received by the applicant

***APPLICANT SIGNATURE**



1. You must attach one (1) complete set of scaled drawings of the property at an appropriate scale such as 1"=20' or 1/4" = 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.gov/364/Access-GIS-Data>, 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.

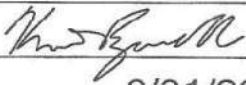
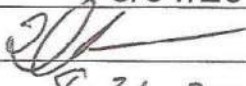
Please verify that all required information is reflected on the plan(s). Please submit one (1) paper copy and one (1) electronic version of the plan(s).

4. **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 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, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

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.

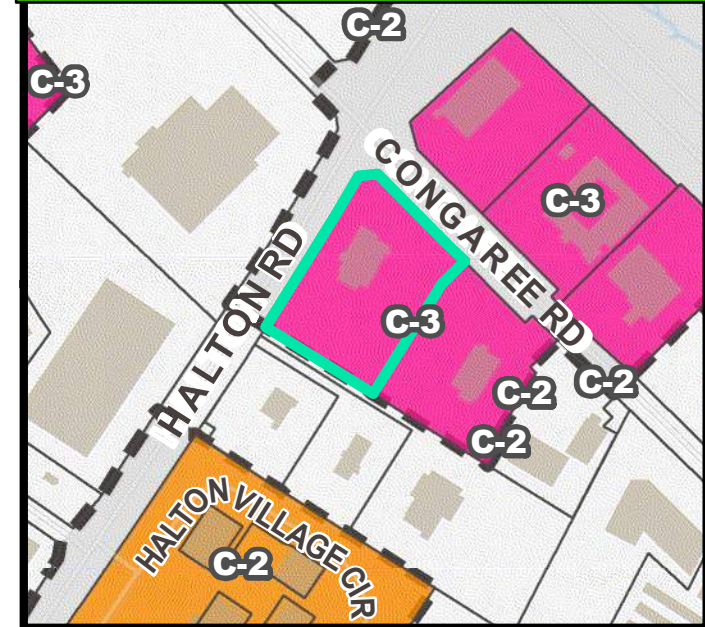
*Signatures	
Applicant	
Date	8/31/20
Property Owner/Authorized Agent	
Date	8-31-20
Public Hearing information	
Public Hearing signs	

CA 20-500 • 600 CONGAREE RD.

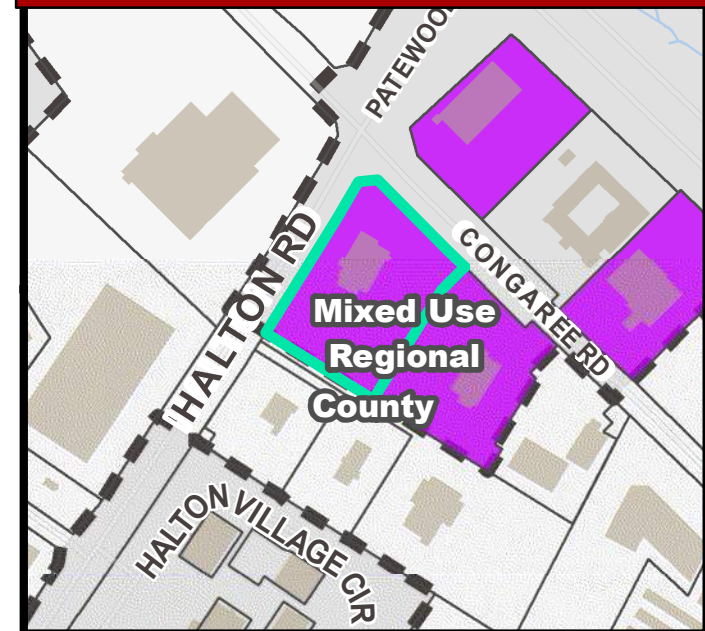
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

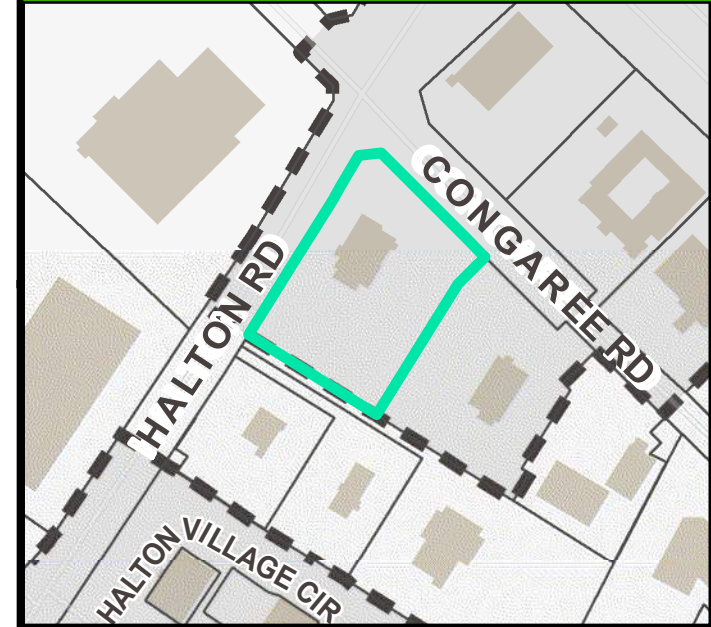


CA 20-500 • 600 CONGAREE RD.

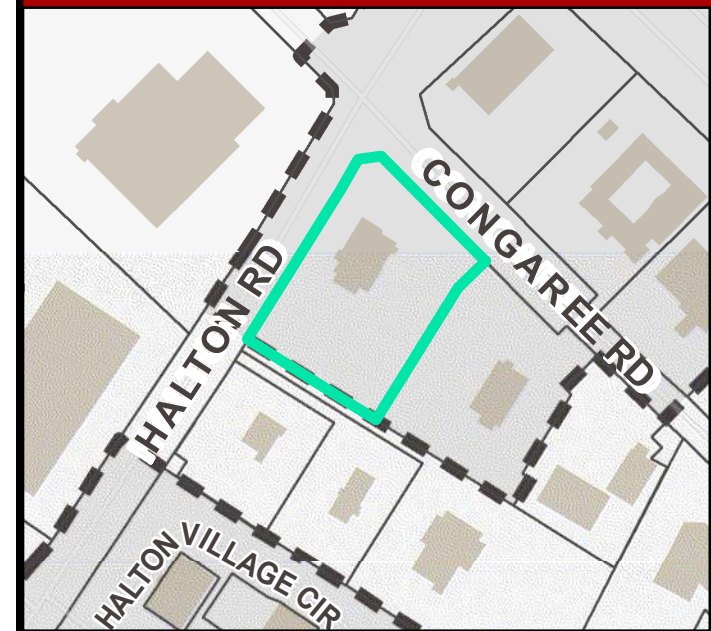
NATURAL / ENVIRONMENTAL FEATURES

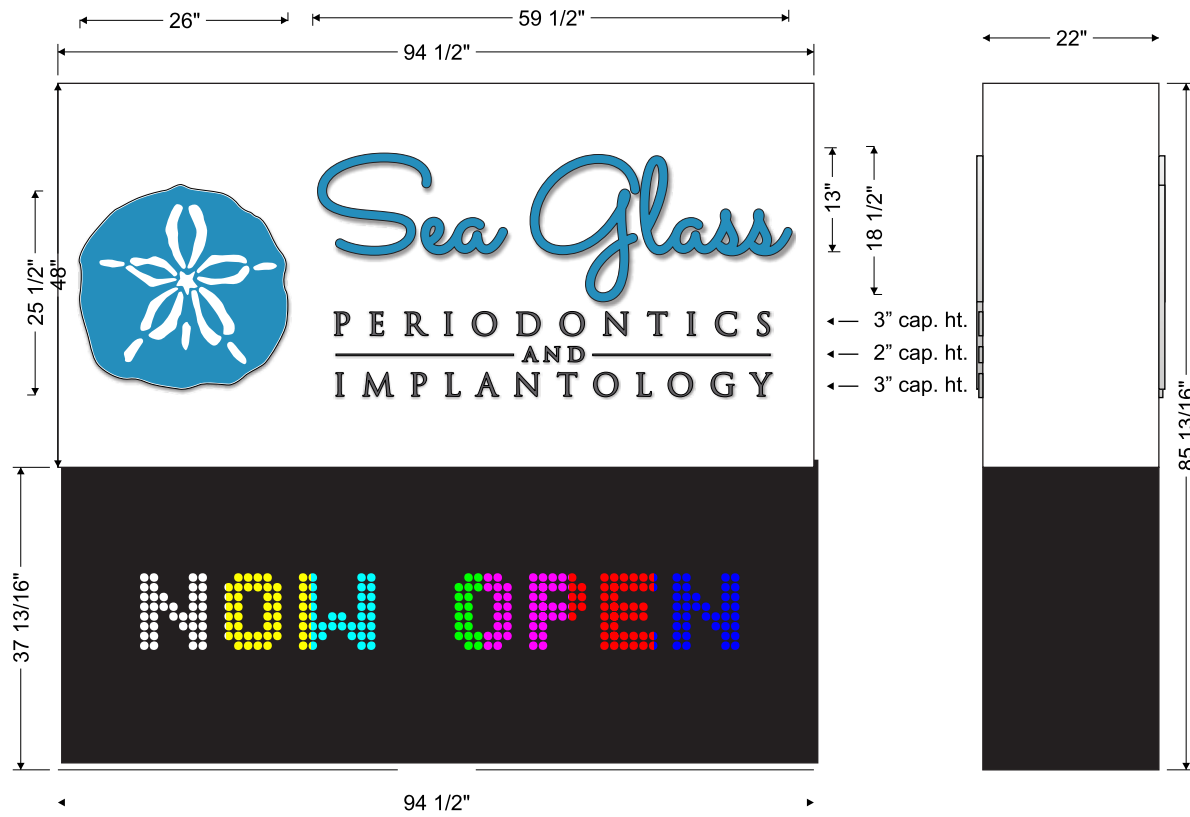


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





1/1 File Path: 2020\ Safrit Holdings\ Sea Glass\ Monument Sign.cdr

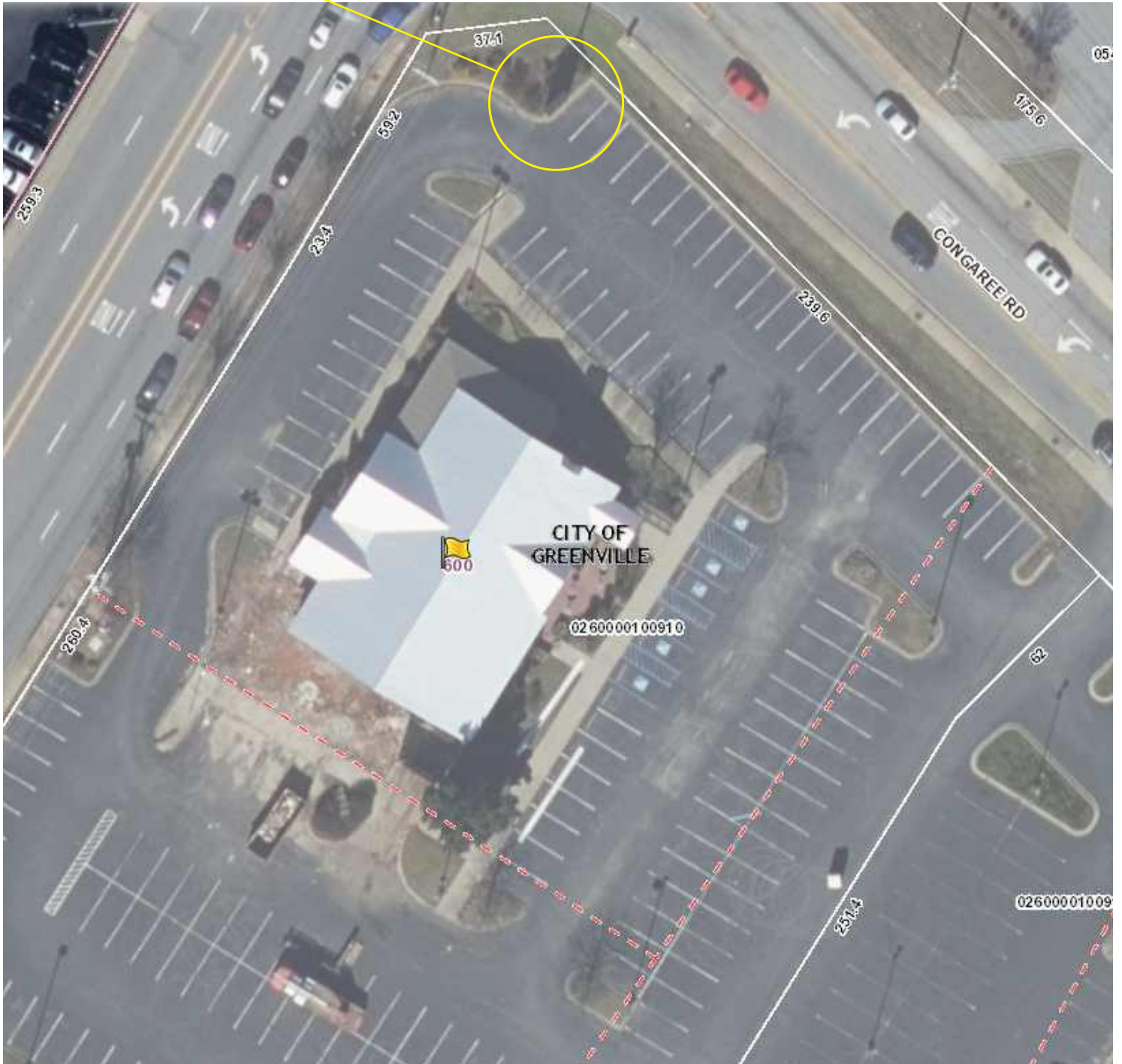
1/2"=1'

8/27/20

PRODUCTION: 2020\ ...\ production\ xxx.dxf xxx.eps

- Internally Illuminated Sign w/ Push-through Acrylic letters and logo secured to existing stone base in place of existing sign
- Translucent vinyl on letter/logo faces, Painted sign cabinet
- Full-color LED Display
- 94 1/2" x 48" x 22" sign cabinet (depth to be verified), 94 1/2" x 37 13/16" LED Display, Overall: 94 1/2" x 85 13/16"
- White Sign Cabinet, 3M 3630-127 Intense Blue/3M 3630-69 Duranodic Push-through faces, Black LED Cabinet

Sign Location





**Planning Staff Report to
Design Review Board - Urban
September 24, 2020
for the October 1, 2020 Public Hearing**

Docket Number: CA 20-515
Applicant: C Brody Glenn
Property Owner: CAP River LLC
Property Location: 55 E. Camperdown Way
Tax Map Number (s): 006900-03-00109
Zoning: C-4, Central Business District
Proposal: **Lawn and Landscape Installation adjacent to Falls Park**
Staff Recommendation: **Approval with Conditions.**
Staff Analysis:

The applicant proposes to develop a lawn and landscape plan for the portion of their property adjacent to Falls Park (east-side of Reedy River). The property is located between the office building at 55 E. Camperdown Way (known as the 'Bowater' office) and the adjacent Bowater parking garage. The intent of the new lawn/landscape area is to effectively create an extension of Falls Park onto the subject property and to provide pedestrian connections to the office building, parking garage, and Falls St.

The applicant has provided a concept plan for the lawn area which depicts the general location of trees, sidewalk connections, and lawn areas. The concept plan depicts a potential patio area toward the southern edge of the site. The existing hardscape area and several small trees are proposed to be removed.

Staff believes that the timing is right to improve this area in order to match the adjacent public investment being made to Falls Park and is supportive of additional private greenspace and pedestrian connectivity. Therefore, staff recommends **approval of the concept plan with the following condition: A final plan shall be presented to staff and a 2-member DRB panel for review and approval and shall contain information on planting types, hardscape material, patio location, and lighting.**

Relevant Design Guidelines:

Downtown Design Guidelines

PUB 3. Sidewalk Zone

- 3.1 Connect all new sidewalks to the existing sidewalks.
- 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.

- 3.4 Construct sidewalks out of durable materials like concrete, brick and stone. This applies to standard, permeable and decoratively paved sidewalks.
- 3.5 Design all sidewalks to comply with the South Carolina Accessibility Standards and the Americans with Disabilities Act as amended.
- 3.6 In areas of high pedestrian traffic implement sidewalk bulbouts at intersection 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 5. Planting Zone

- 5.2 When placed near roadways, plantings should not interfere with sight lines to traffic, intersections and signs.
- 5.3 All planted areas should include a groundcover layer to help with long-term maintenance and water conservation.
- 5.4 When feasible, install the stormwater planting strategy that corresponds to the street's type in the Downtown Streetscape Master Plan. Specifically, se curbed stormwater planters on Ceremonial and Ceremonial Transition Streets. Use stormwater planters on Urban Fabric and Urban Fabric Transition Streets. Use open swale stormwater planters on Mobility Streets.
- 5.5 Encourage selection of species native to the South Carolina Piedmont region that have been proven to thrive in an urban condition.
- 5.6 Emphasize variety in site-wide planting strategies. For trees, the Greenville Zoning Ordinance requires that species vary a minimum amount in proportion to the number of trees planted. Achieving more diversity that the required minimum is recommended.
- 5.7 Prioritize species with rich human interest. The Downtown Streetscape Master Plan provides tree selections for streetscapes downtown.
- 5.8 Prioritize species that provide high-quality habitat for native insects and animals.
- 5.9 Engineer soil profiles to support the specific needs of the proposed planting design. For trees, the minimum planting area should be 6'x6'. If adjacent hardscape restricts the amount of soil volume for the planting strategy, employ techniques such as engineered structural soil or Silva Cells (or equivalent) to achieve the soil volume needed for long-term plant health.

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.
- 8.3 Provide entry into publicly accessible parks and plazas from the primary adjacent sidewalk.
- 8.4 Orient publicly accessible parks and plazas to maximize solar exposure. Typically, this will be to the south and west of buildings and in situations where open space location can improve solar access to the neighboring sidewalk. Provide at least 25 percent of the park or plaza with open access to the sky.
- 8.5 If a publicly accessible park or plaza is adjacent or near an existing or proposed park or plaza, they should connect seamlessly.
- 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.
- 8.8 Ensure that publicly accessible parks and plazas provide adequate opportunities for ongoing user stewardship. This includes implementing Crime Prevention Through Environmental Design principles, especially visibility into and throughout the space, and providing adequate maintenance infrastructure like litter receptacles.
- 8.9 Place utility and mechanical uses like vents and trash storage away from parks and plazas.
- 8.10 Increase the perception of safety by providing adequate lighting. Consult PUB 9. Lighting.
- 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 dept. 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 10,000 square feet should provide movable seating as one of the three required types.

PUB 9. Lighting

- 9.1 Provide continuous light along all streetscapes that is oriented to the pedestrian scale. Lighting along the right of way should be a combination of pedestrian-scaled streetlights and spillover from lights on adjacent buildings.
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city of
greenville

**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:		
*Title:		
*Address:		
*Phone:		
*Email:		

PROPERTY INFORMATION

*STREET ADDRESS _____

*TAX MAP #(S) _____

*SPECIAL DISTRICT _____

DESCRIPTION OF REQUEST

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

INSTRUCTIONS

1. Preliminary meeting with staff is required prior to application submittal.
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	Architectural review	\$300.00
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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		
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Minor (requires review by staff)		\$ 50.00
F. REVISIONS (multiple required revisions may be subject to additional fees).		
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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).

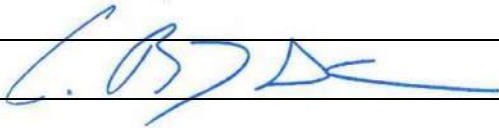
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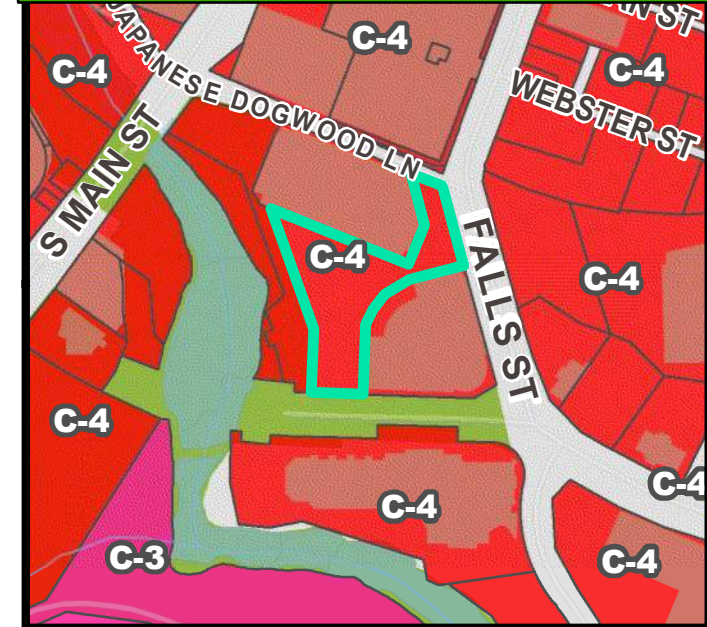
*Signatures	
Applicant	 C Brody Glenn
Date	
Property Owner/Authorized Agent	C Brody Glenn
Date	
Public Hearing Information	
Public Hearing Signs	

CA 20-515 • 55 E CAMPERDOWN WAY

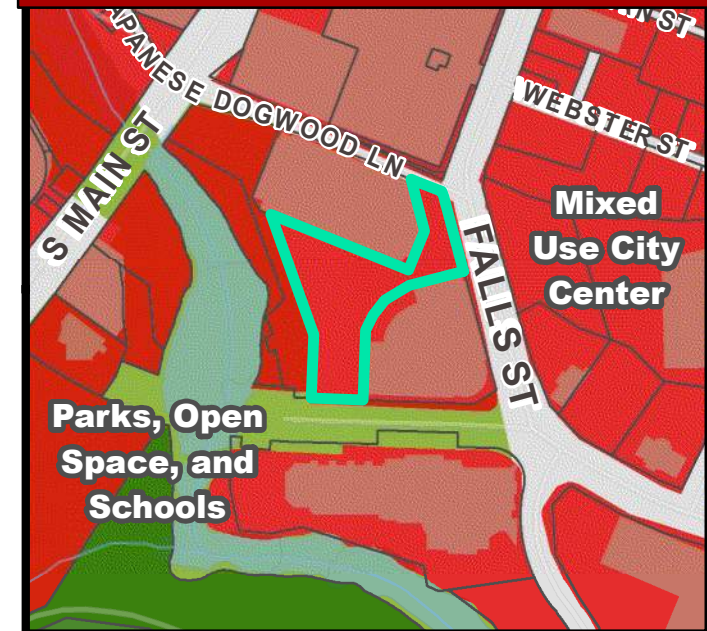
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE



CA 20-515 • 55 E CAMPERDOWN WAY

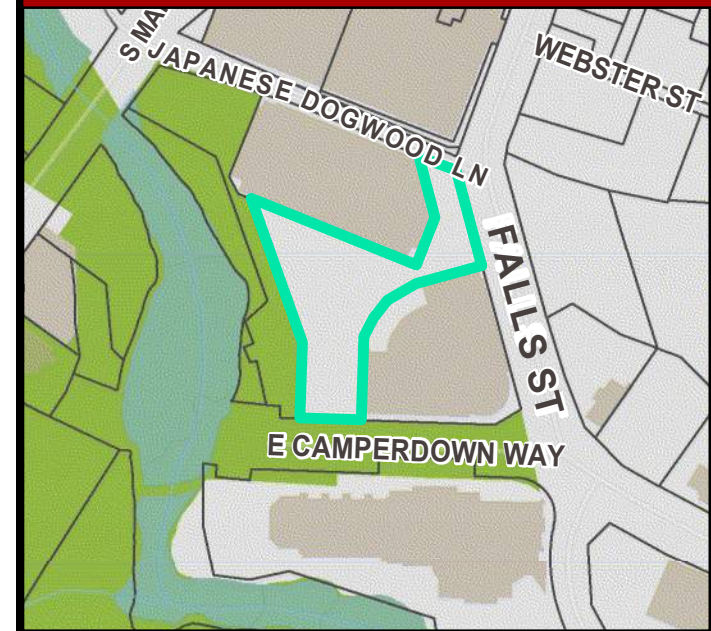
NATURAL / ENVIRONMENTAL FEATURES

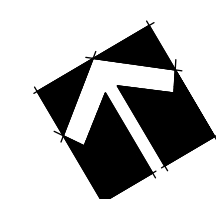


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





SCALE: 1" = 20'-0"

20 0 10 20 40

BOWATER LAWN AT FALLS PARK PRELIMINARY CONCEPT

GREENVILLE, SC
SEPTEMBER 4, 2020





**Planning Staff Report to
Design Review Board - Urban
September 24, 2020**
for the October 1, 2020 Public Hearing

Docket Number: CA 20-517
Applicant: Centennial American Properties
Property Owner: Centennial American Properties
Property Location: 500 Falls St.
Tax Map Number (s): 006900-03-00110
Zoning: C-4, Central Business District
Proposal: **Installation of ADA Ramp at Bowater Parking Garage**
Staff Recommendation: **Approval with Conditions.**
Staff Analysis:

The applicant proposes to install one new ramp to provide ADA access to the existing Bowater Parking Garage at 500 Falls St. Per the applicant, a new ramp is required for ADA access between the Reedy River and the Camperdown public plaza, which is currently under construction.

The applicant is requesting DRB approval for two potential ramp locations with the understanding that only one of these locations will be selected and constructed after further study. One proposed location is on the north side of the existing garage while the other is on the west side.

North Side Ramp

The proposed north ramp is located at the northwest corner of the garage adjacent to Japanese Dogwood Lane. Per the applicant, this ramp will cost approximately \$61,000 and will require the installation of a crosswalk across Japanese Dogwood Lane to connect to the Camperdown development.

West Side Ramp

The proposed west ramp is located at the northwest corner of the garage adjacent to newly-approved Falls Park eastern riverscape landscape area. Per the applicant, this ramp will cost approximately \$117,000 and may require approval from Upstate Forever as they maintain a conservation easement over the adjacent landscape area.

Please note the following comment from the Traffic Engineering Dept.: *While it is understood that the renderings are conceptual in nature, the drawing of the ramp on the north face appears to include columns that impede pedestrian access on the adjacent sidewalk. Thus, this proposal is not desirable.*

While staff finds that the proposed west side location is more aesthetically appealing and provides better pedestrian flow, it is understood that additional discussions will need to take place between the applicant, the city, and Upstate Forever in order to solidify the final location.

Therefore, staff recommends **approval of both ramp locations with the following conditions:**

- 1) Only one ramp shall be permitted to be constructed under this Certificate of Appropriateness; and;**
- 2) Once a final location is selected, a final plan set shall be submitted to staff and a 2-member DRB panel for review and approval.**

Relevant Design Guidelines:

Downtown Design Guidelines

PUB 3. Sidewalk Zone

- 3.1 Connect all new sidewalks to the existing sidewalks.
- 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.
- 3.4 Construct sidewalks out of durable materials like concrete, brick and stone. This applies to standard, permeable and decoratively paved sidewalks.
- 3.5 Design all sidewalks to comply with the South Carolina Accessibility Standards and the Americans with Disabilities Act as amended.
- 3.6 In areas of high pedestrian traffic implement sidewalk bulbouts at intersection 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 5. Planting Zone

- 5.2 When placed near roadways, plantings should not interfere with sight lines to traffic, intersections and signs.
- 5.3 All planted areas should include a groundcover layer to help with long-term maintenance and water conservation.
- 5.4 When feasible, install the stormwater planting strategy that corresponds to the street's type in the Downtown Streetscape Master Plan. Specifically, se curbed stormwater planters on Ceremonial and Ceremonial Transition Streets. Use stormwater planters on Urban Fabric and Urban Fabric Transition Streets. Use open swale stormwater planters on Mobility Streets.
- 5.5 Encourage selection of species native to the South Carolina Piedmont region that have been proven to thrive in an urban condition.
- 5.6 Emphasize variety in site-wide planting strategies. For trees, the Greenville Zoning Ordinance requires that species vary a minimum amount in proportion to the number of trees planted. Achieving more diversity that the required minimum is recommended.
- 5.7 Prioritize species with rich human interest. The Downtown Streetscape Master Plan provides tree selections for streetscapes downtown.
- 5.8 Prioritize species that provide high-quality habitat for native insects and animals.

- 5.9 Engineer soil profiles to support the specific needs of the proposed planting design. For trees, the minimum planting area should be 6'x6'. If adjacent hardscape restricts the amount of soil volume for the planting strategy, employ techniques such as engineered structural soil or Silva Cells (or equivalent) to achieve the soil volume needed for long-term plant health.

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.
- 8.3 Provide entry into publicly accessible parks and plazas from the primary adjacent sidewalk.
- 8.4 Orient publicly accessible parks and plazas to maximize solar exposure. Typically, this will be to the south and west of buildings and in situations where open space location can improve solar access to the neighboring sidewalk. Provide at least 25 percent of the park or plaza with open access to the sky.
- 8.5 If a publicly accessible park or plaza is adjacent or near an existing or proposed park or plaza, they should connect seamlessly.
- 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.
- 8.8 Ensure that publicly accessible parks and plazas provide adequate opportunities for ongoing user stewardship. This includes implementing Crime Prevention Through Environmental Design principles, especially visibility into and throughout the space, and providing adequate maintenance infrastructure like litter receptacles.
- 8.9 Place utility and mechanical uses like vents and trash storage away from parks and plazas.
- 8.10 Increase the perception of safety by providing adequate lighting. Consult PUB 9. Lighting.
- 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 dept. 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 10,000 square feet should provide movable seating as one of the three required types.

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- 9.1 Provide continuous light along all streetscapes that is oriented to the pedestrian scale. Lighting along the right of way should be a combination of pedestrian-scaled streetlights and spillover from lights on adjacent buildings.
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PRI 10. Parking Structures

- 10.1 Locate active, pedestrian spaces such as shops, offices or public art along the ground-level street frontage. When this is not possible, provide an activated pedestrian space in the building transition zone using landscaping, seating, coverings or other similar elements to create an active street edge.
- 10.2 Minimize the visual impact of parking structures on surrounding pedestrian spaces and streets.
- 10.3 Use compatible, high-quality façade materials, especially adjacent to pedestrian areas.
- 10.4 Locate the short dimension of the parking structure along the street edge as a way to reduce its street frontage.
- 10.5 Screen open air garages to minimize large façade openings and avoid light trespass of garage interior lighting into the public realm.
- 10.6 Provide vehicle access and entrance points from alleys and side streets.
- 10.7 All visible facades of parking structures must reflect the character, materiality, and articulation of its surrounding architecture.
- 10.8 Place parking structures only in areas where they can be integrated into the surrounding neighborhood context.
- 10.9 Vertical circulation cores (elevator and stairs) shall be located near primary pedestrian corners and shall be highlighted architecturally so visitors can easily find and access these entry points.
- 10.10 Integrate the design of public art and lighting with the architecture of the structure to reinforce its unique identity. This is especially important for public parking structures to aid in visitors finding them upon arrival and getting oriented to Downtown.



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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:	Jason Tankersley, Centennial American Properties	Jason Tankersley, Centennial American Properties
*Title:	Project Manager	Project Manager
*Address:	935 S. Main St, Suite 201 Greenville, SC 29601	935 S. Main St., Suite 201 Greenville, SC 29601
*Phone:	(864) 271-3894	(864) 271-3894
*Email:	jasont@capllc.com	jasont@capllc.com

PROPERTY INFORMATION

*STREET ADDRESS 500 Falls Street Greenville, SC 29601

*TAX MAP #(S) 0069000300110

*SPECIAL DISTRICT C-4

DESCRIPTION OF REQUEST

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

As part of the Camperdown Development Project, this application is for a new ramp for ADA purposes. A new ramp is required for ADA access from the river to the Camperdown public plaza and is part of the City's development agreement with Centennial American Properties. This new ramp will be built on either the north or west sides of the garage (formerly known as the Bowater Garage), as shown on the attached drawings. The applicant requests approval of both concepts, with the goal to select one location after further study between Centennial American Properties and the City of Greenville.

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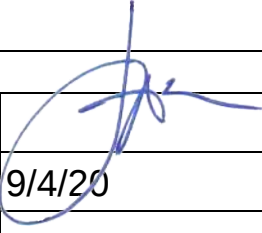
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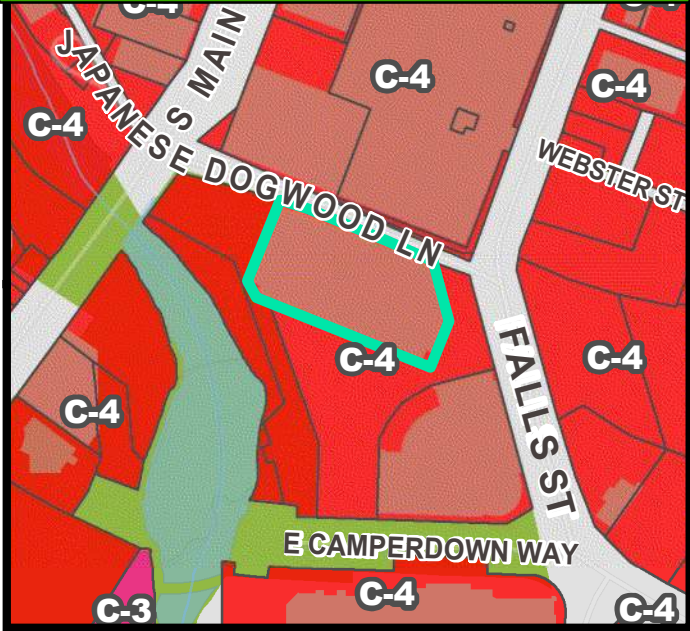
*Signatures	
Applicant	
Date	9/4/20
Property Owner/Authorized Agent	Jason Tankersley
Date	9/4/20
Public Hearing Information	
Public Hearing Signs	

CA 20-517 • 500 FALLS ST.

AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE



CA 20-517 • 500 FALLS ST.

NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



NORTH GARAGE FACE CONCRETE ADA RAMP

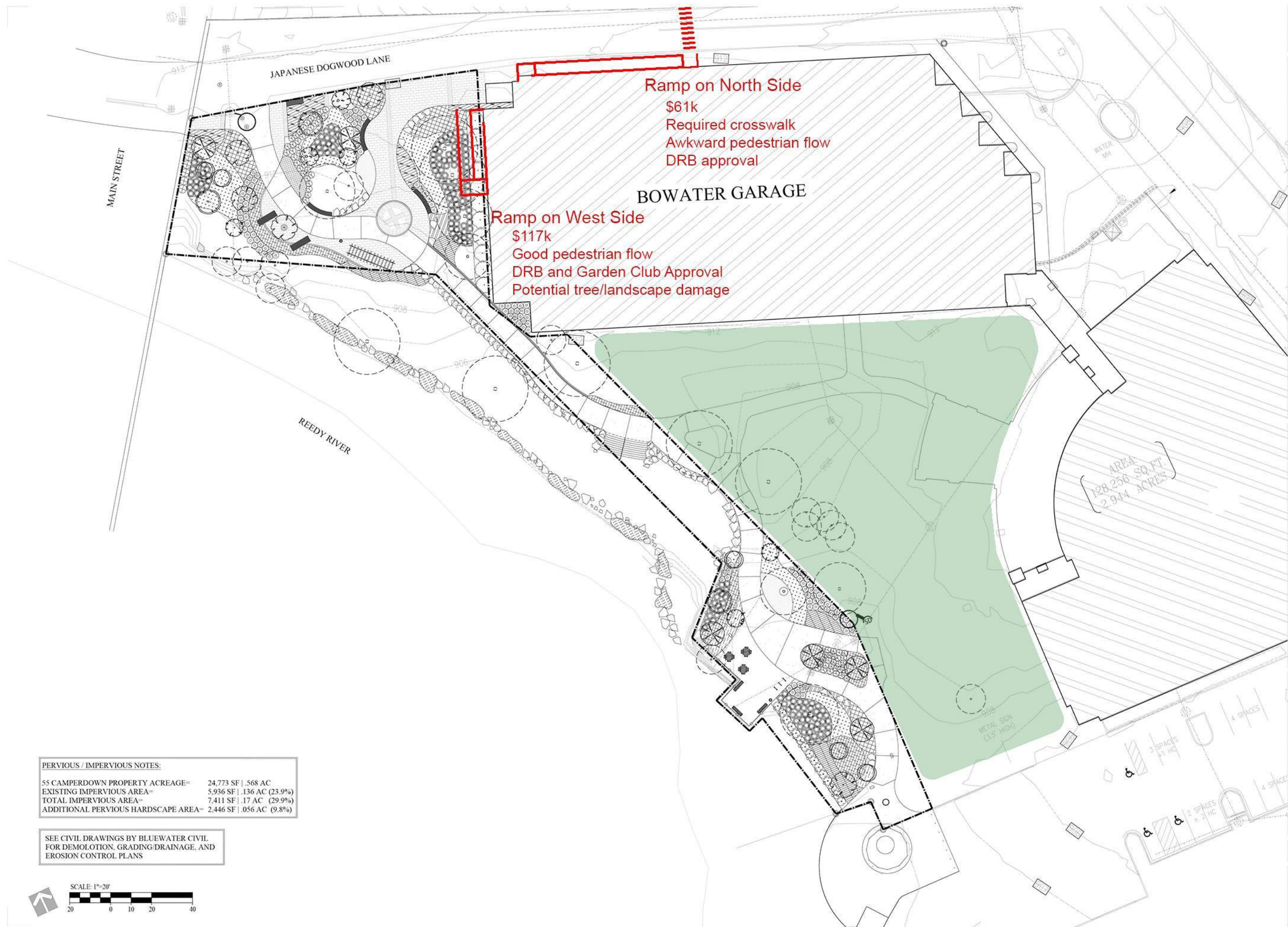


WEST GARAGE FACE PRE-FAB ADA RAMP



**BOWATER GARAGE
ADA RAMP OPTIONS**

GREENVILLE, SC
AUGUST 26, 2020



PERVIOUS / IMPERVIOUS NOTES:	
55 CAMPERDOWN PROPERTY ACREAGE=	24,773 SF .568 AC
EXISTING IMPERVIOUS AREA=	5,936 SF .136 AC (23.9%)
TOTAL IMPERVIOUS AREA=	7,411 SF .17 AC (29.9%)
ADDITIONAL PERVIOUS HARDSCAPE AREA=	2,446 SF .056 AC (9.8%)

SEE CIVIL DRAWINGS BY BLUEWATER CIVIL
FOR DEMOLITION, GRADING/DRAINAGE, AND
EROSION CONTROL PLANS



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These drawings are the property of
Beau Welling Design and may not be relied
upon or reproduced without their express,
written consent.



Falls Park Riverscape Improvements
at
55 Camperdown
Greenville, SC



PROJECT: 55 Camperdown / Falls Park
SUBMITTAL: ISSUED FOR PERMIT
REVISIONS:
A. 04.17.20 ISSUED FOR PERMIT
B. 04.23.20 RE-ISSUED FOR PERMIT

LANDSCAPE ARCHITECT
Beau Welling Design
Matthew Anders, PLA
SC COA # 270
SC # 1288

OVERALL PLAN

sheet

L-100