

Design Review Board

Official Agenda



AGENDA

DESIGN REVIEW BOARD – URBAN DESIGN PANEL

AGENDA

Regular Meeting

February 4th, 2021

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 – January 7, 2021
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. Old Business (public hearing)

A. CA 20-783

Application by **HARRY KAUFHOLD/SUPERIOR SIGNS** for an **EXCEPTION TO SIGN STANDARDS** for monument signage for 'Mitsubishi Motors' at 325 Woodruff Rd. (TM# 025900-01-00303).

Documents:

[AGENDA PACKET CA 20-783 - 325 WOODRUFF RD. - MITSUBISHI MOTORS.PDF](#)

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9. New Business (public hearing)

A. None

10. Advice and Comment (Not a Public Hearing)

A. None

11. Other Business (Not a Public Hearing)

A. None

12. Informal Review (Not a Public Hearing)

A. Z-13-2020 (PZ 20-650)

Application by Saint Capital, LLC for a **REZONE** of 4.51 acres located on **ACADEMY STREET, PERRY AVENUE, CALHOUN STREET, WARE STREET** from RM-2 and RDV to PD PLANNED DEVELOPMENT (TM# 007900-02-01900, 007900-02-02500, 007900-02-02600, 007900-02-02800, 007900-02-02700, 007900-02-02501, 007900-02-03500, 007900-02-03510, 007900-02-03509, 007900-02-03508, 007900-02-03507, 007900-02-03506, 007900-02-01100, 007900-02-01200, 007900-02-01300, 007900-02-01400)

B. MD-21-050

Application by Legacy Oaks II, LP for a **MULTI-FAMILY DEVELOPMENT** on 6.34 acres located behind **740 WOODRUFF RD** for 90 apartment units (TM# 026100-01-02400)

13. 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 [1. greenvillesc.gov/meeting](http://1.greenvillesc.gov/meeting). You can also go to greenvillesc.gov and click on ONLINE MEETING.

2. Join Event: Design Review Board Meeting – Urban Panel 2/4/2021

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:** 179-600-2298

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
January 29, 2021**
for the February 4, 2021 Public Hearing

Docket Number: CA 20-783
Applicant: Harry Kaufhold/Superior Signs
Property Owner: Bradshaw Family Limited Partners
Property Location: 325 Woodruff Rd.
Tax Map Number: 025900-01-00303
Zoning: S-1, Service 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

Application Request:

The applicant proposes to install one (1) freestanding sign under this application request for Mitsubishi Motors. Though this sign is of the same design as the previous request heard and withdrawn at the January 7th, 2021 meeting (CA 681), the applicant is different as the business owner switched sign contractors. The other additional freestanding sign for The Truck Farm, as proposed at the same meeting and withdrawn (CA 682), is not requested at this time.

Staff Analysis:

The subject site located at 325 Woodruff Road is zoned S-1 and within the Special Sign Overlay, which permits wall signs and pylon/monument signs. Staff may approve these sign types that do not exceed a maximum height of 10 ft. tall. Applicants may request a taller sign height, not to exceed a height of 25 feet, as an exception to sign standards based on meeting standards described in subsection 19-6.6.4(C), standards described in the sign administrative manual, compliance with exceptions described in subsection 19-6.6.4(C), and approval by the Design Review Board (DRB).

The subject site is considered to be a group development as two (2) separate occupancy permits have been issued for this property under two separate tenant names (Mitsubishi Motors and The Truck Farm). A group development permits a total of two (2) freestanding signs per street frontage; therefore, this request and the future request for The Truck Farm remain consistent with this determination.

This proposed sign is located at the property's eastern entrance along Woodruff Road. The proposed sign has an overall height of 21 ft. 10 in. and an overall sign face area of approximately 50 sq. ft., designed with push-through acrylic text and logo.

According to the Land Management Ordinance (LMO), the DRB may allow an increase in sign area and or sign height up to 25 feet if the DRB finds the design meets the exception to sign standards, Sec. 19-6.6.4(C)(7). Staff provides the following analysis:

- (a) There are exceptional or unusual circumstances associated with the property involved, such as, but not limited to:

1. Size of the development parcel.

The size of the development parcel is approximately 5 acres in total size; which is not unusual along this portion of Woodruff Road.

2. Frontage on an interstate highway.

The subject site fronts Woodruff Road, which does not include frontage on an interstate highway.

3. Visual obstructions.

The new applicant has subsequently noted to staff that the land closest to Woodruff Road is roughly four (4) feet lower than the corresponding roadway. With a nearly 22-foot sign, the visual from the roadway would be an 18-foot sign, which is still taller than what can be approved at staff level. This small elevation distance is not believed to warrant the additional sign height.

4. Unusual building location on-site.

The existing building fronts Woodruff Road with a building setback consistent with adjacent properties.

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.

Proposed use on-site is an automobile lot. Use does not meet the above listed uses.

The applicant has not provided responses or justification relating to these standards.

- (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.

The applicant has not provided sufficient information to determine whether the sign is consistent with the purpose and intent of the sign regulations to "promote the use of signs which are aesthetically pleasing, of appropriate scale, and integrated with the surrounding buildings and landscape, in order to meet the community's expressed desire for quality development" (subsection 19-6.6.1(A)(1)(c)). Information has not been provided regarding the material of the sign panels nor the consistency of the proposed black color with the principal structures on site.

The applicant provided a packet of existing free-standing auto dealership signs along Laurens Road for comparison purposes. While the proposed monument sign is

comparable in height to these example signs, staff notes that many of the example signs shown were approved under previous ordinance standards and are now considered non-conforming

- (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.

The applicant has not provided sufficient information to make this determination. Information has not been provided regarding proposed panel materials and the consistency of the proposed black color with the principal structures on site. Additional elements required per the Administrative Sign Manual, such as architectural elements on the sides and top of the sign to frame the sign, are not shown.

Staff concludes that the proposed freestanding sign does not meet the criteria for granting an exception to sign standards, as presented in Sec. 19-6.6.4(C)(7). **Therefore, staff recommends denial of the exception to sign standards.**

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 spotlight 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 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:	Harry Kaufhold/Superior Signs	Bradshaw Family Limited Partnership
*Title:	Owner	Owner
*Address:	405 Shepherd St. Hendersonville, NC. 28792	PO Box 2269, Greer SC 29652
*Phone:	865-765-1765	864-879-7111 ext 1711
*Email:	harry@superiorleddisplays.com	bobdavis@bradshawauto.com

PROPERTY INFORMATION

*STREET ADDRESS 325 Woodruff Road

*TAX MAP #(S) 0259000100303

*SPECIAL DISTRICT Special Sign Overlay District

DESCRIPTION OF REQUEST

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

Please see attached drawings and paperwork

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).

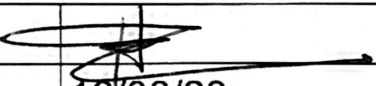
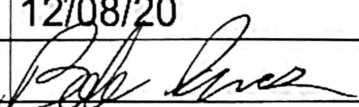
6. Please read carefully:

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.

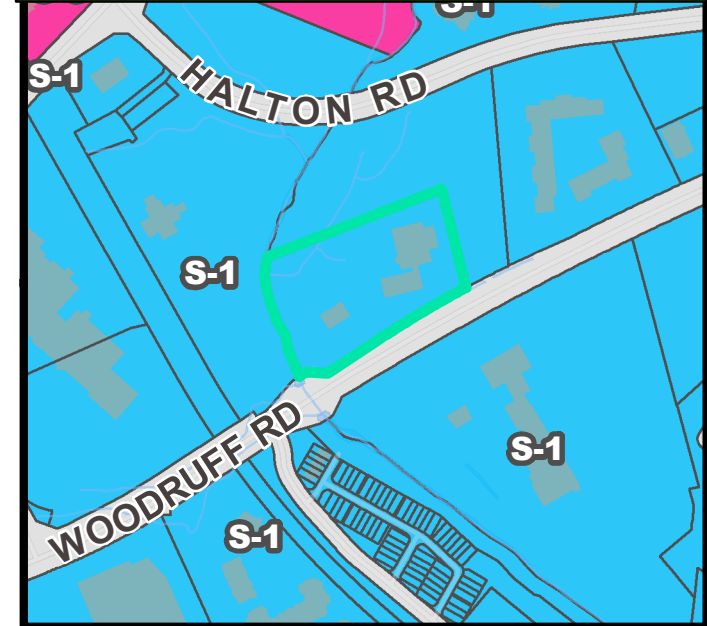
*Signatures	
Applicant	
Date	12/08/20
Property Owner/Authorized Agent	
Date	12/08/2020
Public Hearing Information	
Public Hearing Signs	

CA 20-783 • 325 WOODRUFF ROAD

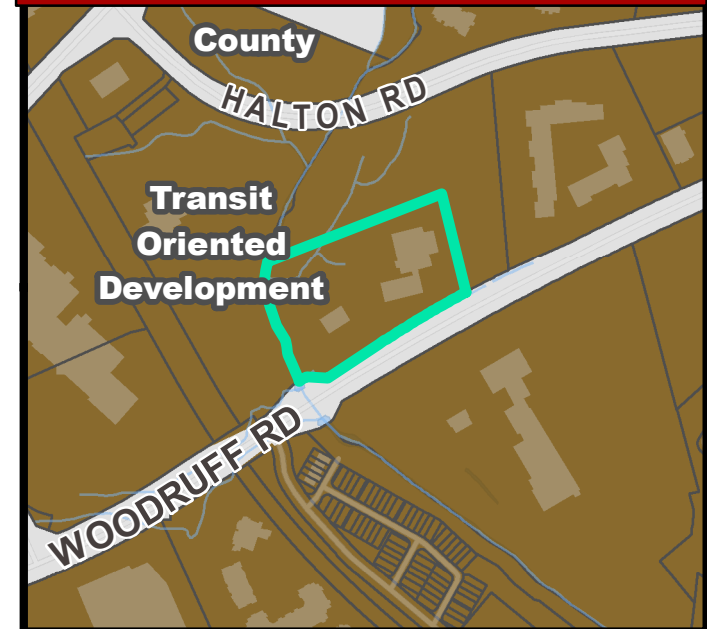
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

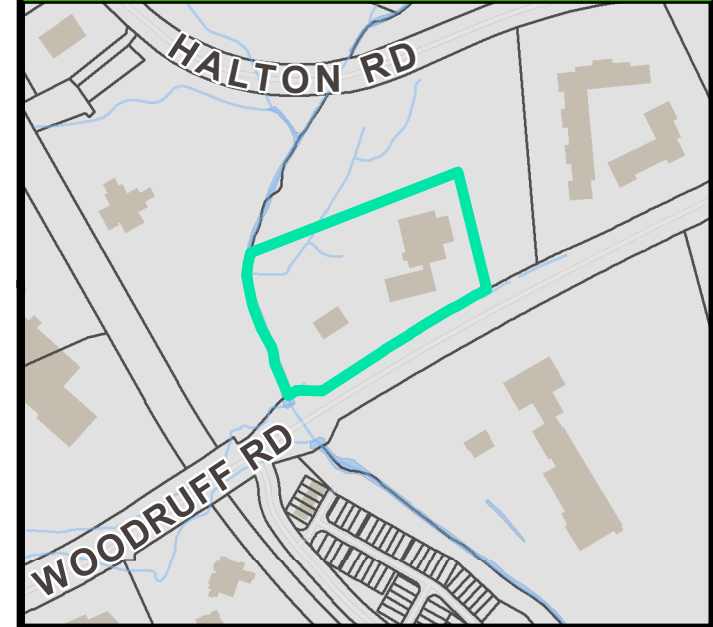


CA 20-783 • 325 WOODRUFF ROAD

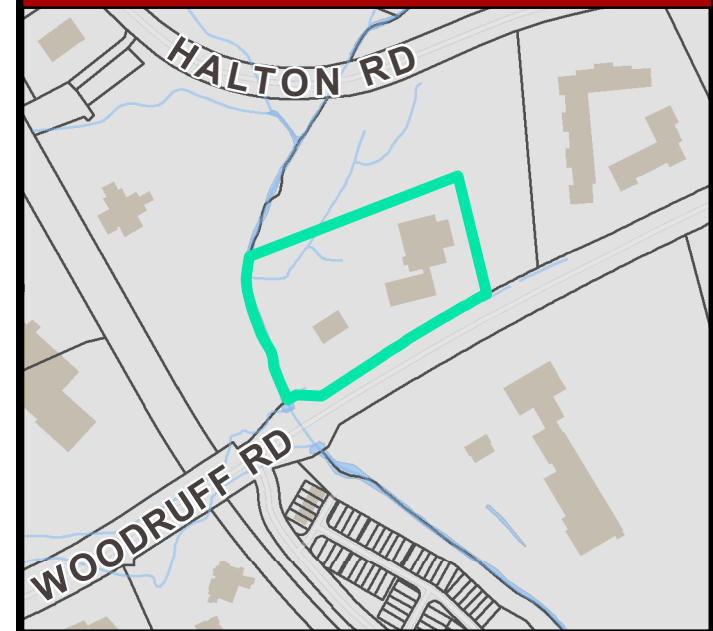
NATURAL / ENVIRONMENTAL FEATURES

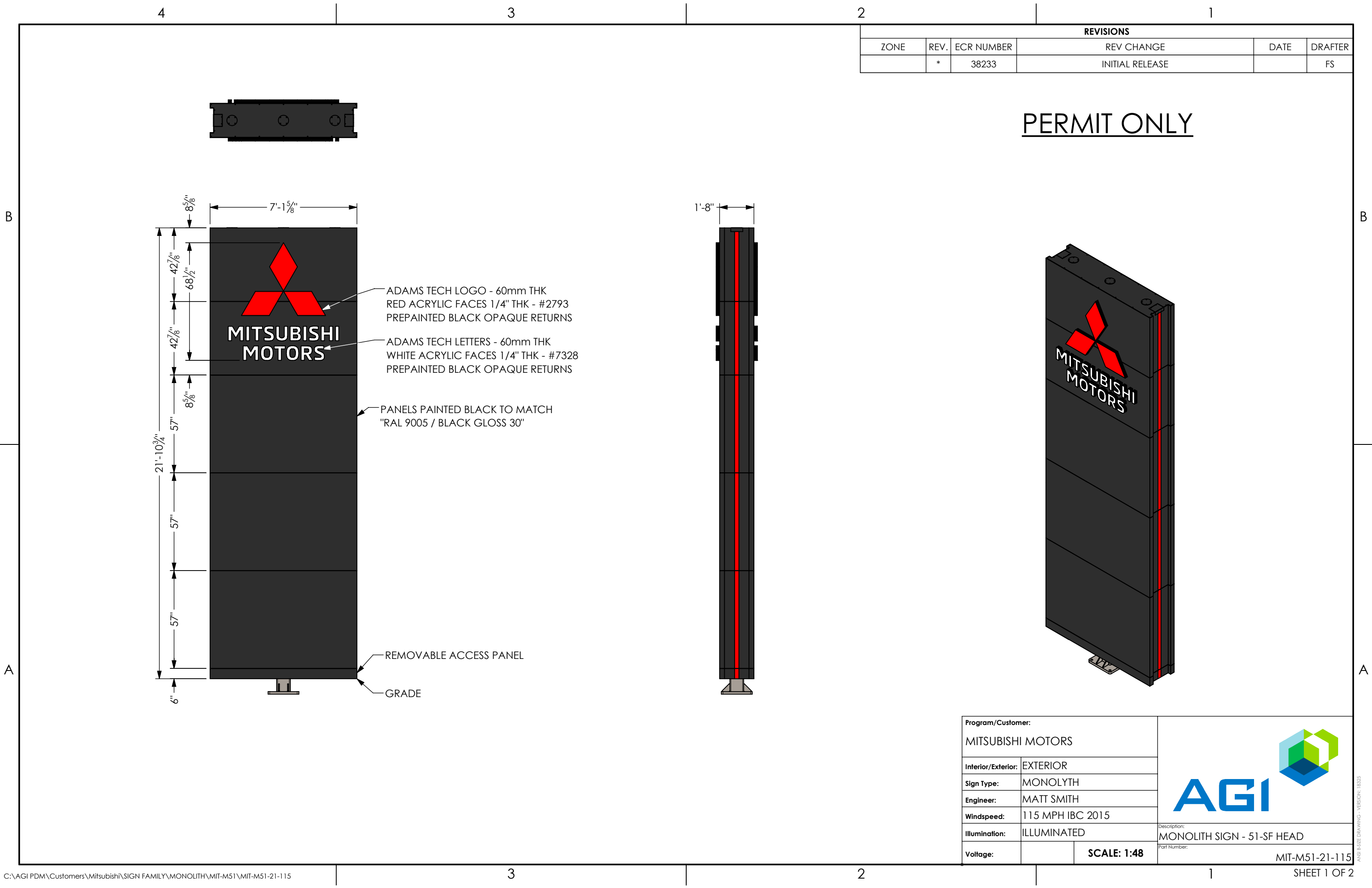


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





REVISIONS					
ZONE	REV.	ECR NUMBER	REV CHANGE	DATE	DRAFTER
	*	38233	INITIAL RELEASE		FS

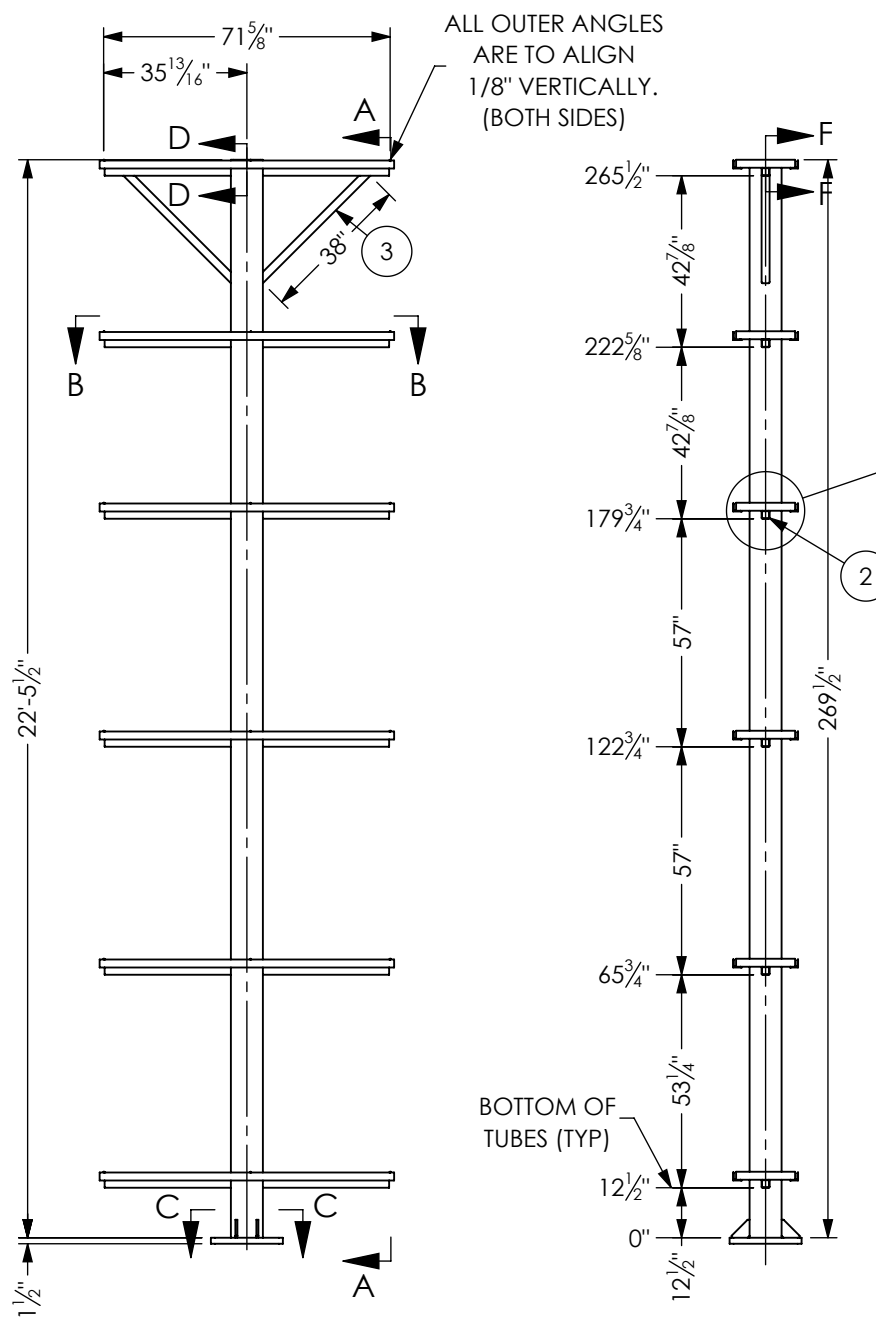
PERMIT ONLY

Program/Customer:			
MITSUBISHI MOTORS			
Interior/Exterior:	EXTERIOR		
Sign Type:	MONOLYTH		
Engineer:	MATT SMITH		
Windspeed:	115 MPH IBC 2015		
Illumination:	ILLUMINATED		Description: MONOLITH SIGN - 51-SF HEAD
Voltage:		SCALE: 1:48	Part Number: MIT-M51-21-115

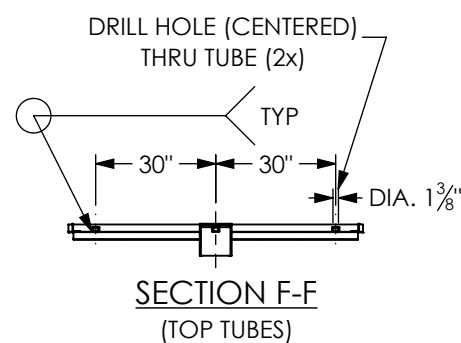
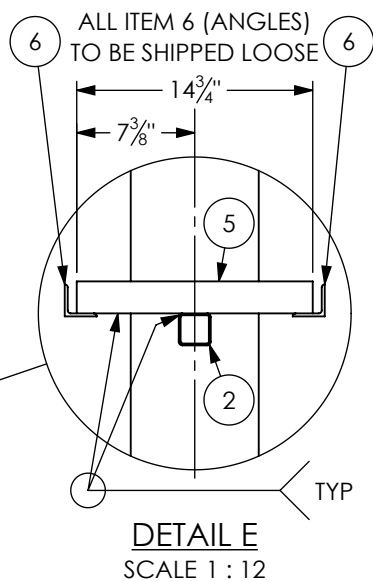
NOTES:

1. MTL - MILD STEEL; ANGLES AND PLATE - ASTM A36, TUBE STEEL - ASTM A500B.
2. WELD PER AWS D1.1; ALL WELDS TO BE 1/4" FILLET ALL AROUND USING 70KSI FILLER METAL, UNLESS OTHERWISE NOTED.
3. ALL WELDMENTS TO BE FREE OF WELD SPLATTER, SLAG, AND ARCING.
4. REMOVE ALL SHARP EDGES & BURRS.
5. ALL WELDMENT EXPOSED SURFACES TO BE PAINTED GRAY EPOXY PRIMER, EXCEPT WHERE NOTED.

REVISIONS					
ZONE	REV.	ECR NUMBER	REV CHANGE	DATE	DRAFTER
	*	38233	INITIAL RELEASE		BLR

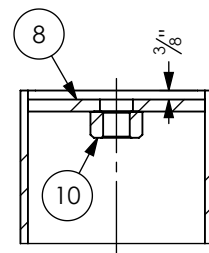


ALL OUTER ANGLES
ARE TO ALIGN
1/8" VERTICALLY.
(BOTH SIDES)

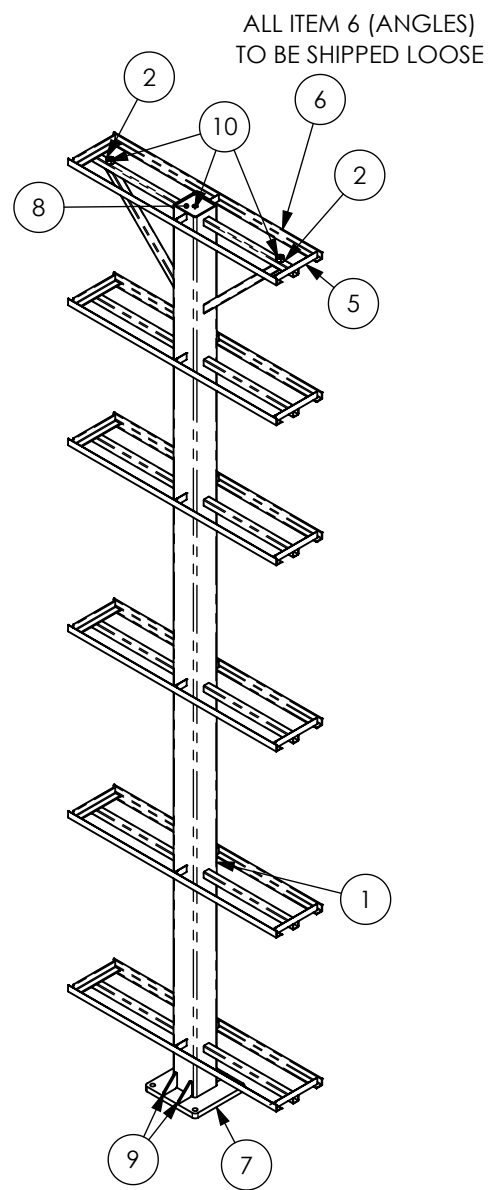


BOTTOM OF
TUBES (TYP)

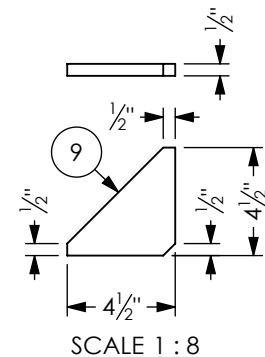
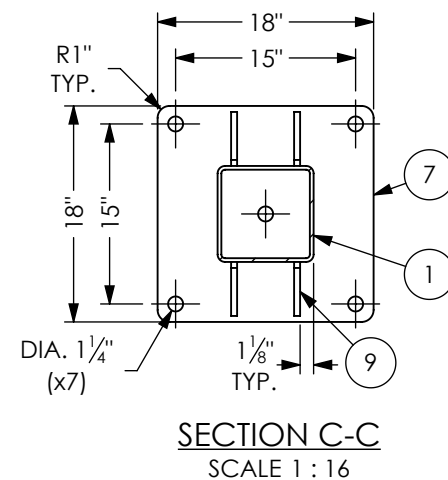
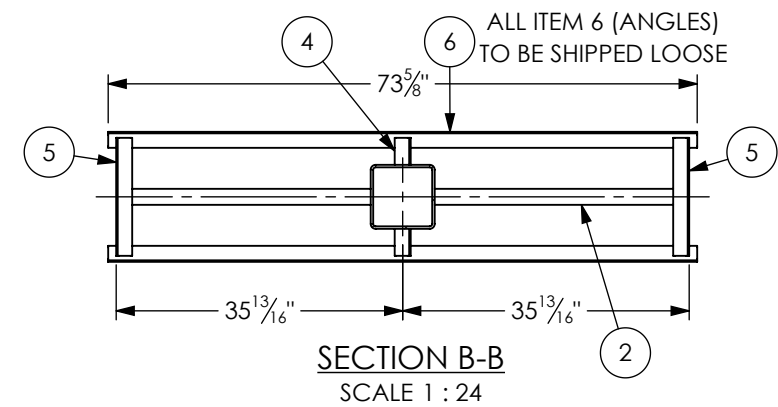
SECTION A-A



SECTION D-D
SCALE 1 : 8



TOTAL WEIGHT = 1194lbs



WELDMENT CUT LIST

ITEM	QTY.	DESCRIPTION	LENGTH	ANGLE1	ANGLE2
1	1	TS8x8x0.3125	269 1/2"	0°	0°
2	12	HSS2X2X0.125	31 9/16"	0°	0°
3	2	HSS2X2X0.125	38"	45°	45°
4	12	L2x2x0.1875	3 3/8"	0°	0°
5	12	L2x2x0.1875	14 3/4"	0°	0°
6	12	L2x2x0.1875	73 5/8"	0°	0°
7	1	PLATE, 1 1/2" x 18" x 18"			
8	1	PLATE, 1/2" x 7 3/8" x 7 3/8"			
9	4	PLATE, 1/2" x 4 1/2" x 4 1/2"			
10	3	1 1/4" HEX NUT			

Program/Customer:

MITSUBISHI MOTORS

Interior/Exterior: EXTERIOR

Sign Type: MONOLITH

Engineer: MATT SMITH

Windspeed: 115 MPH IBC 2015

Illumination:

Voltage:

SCALE: 1:48



Description:
STEEL FRAME

Part Number:

MIT-M51-21-115-ST

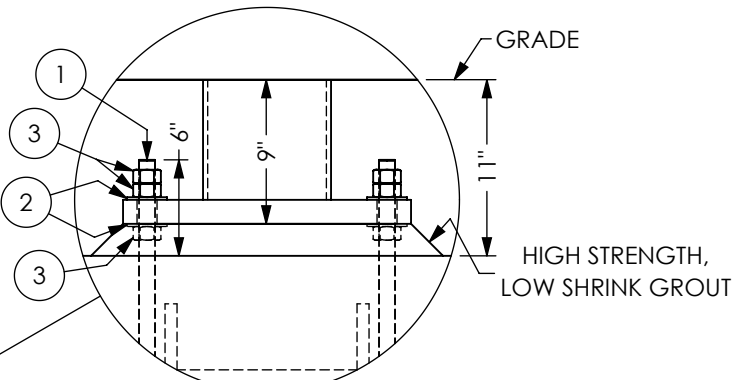
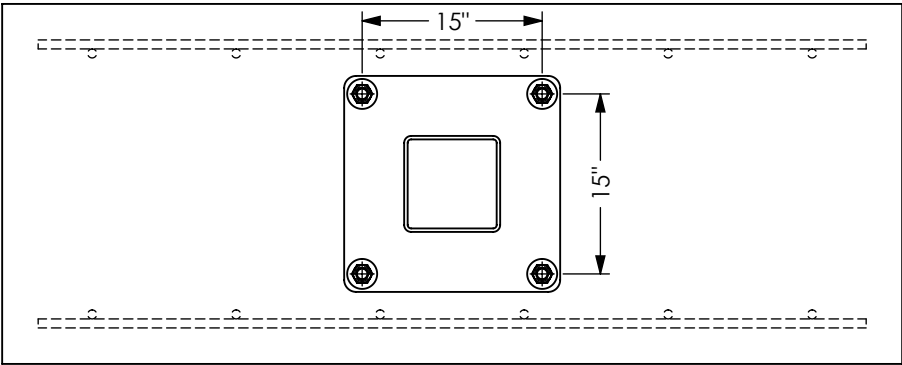
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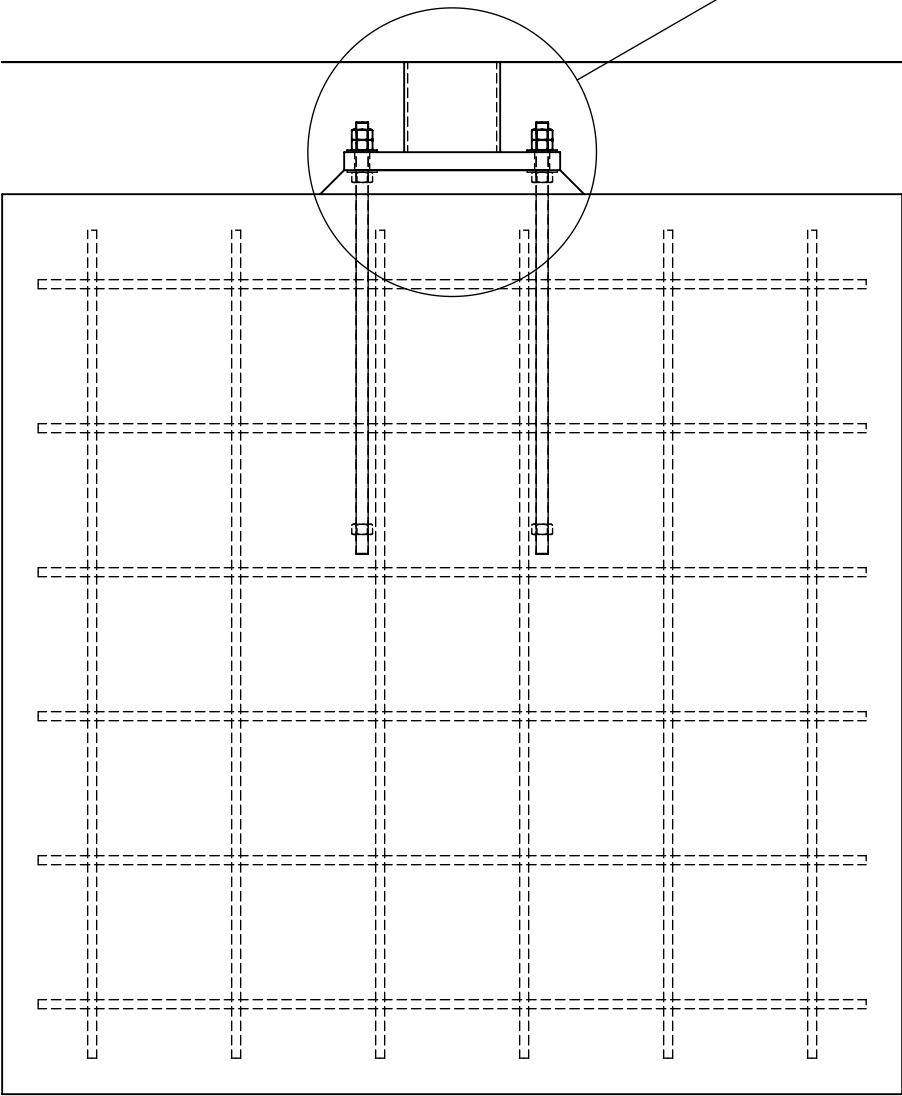
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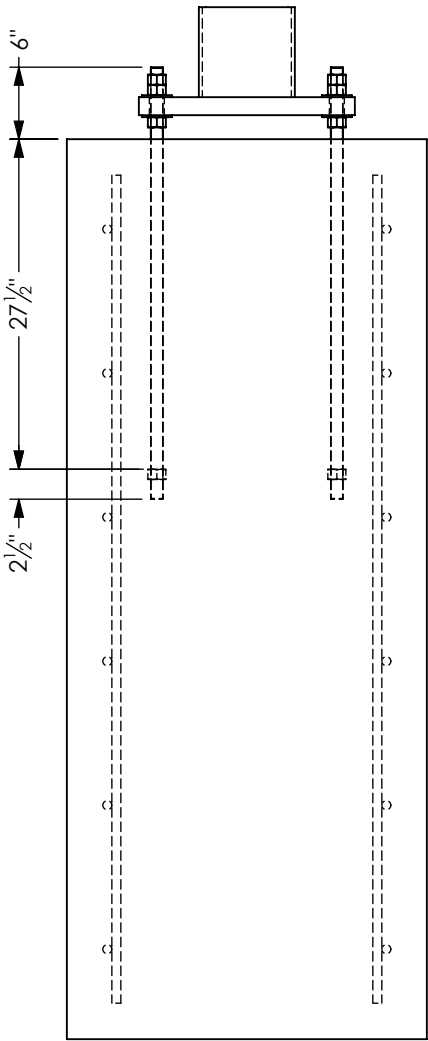
REVISIONS					
ZONE	REV.	ECR NUMBER	REV CHANGE	DATE	DRAFTER
	*	38233	INITIAL RELEASE		BLR



DETAIL A
SCALE 1 : 12



FRONT ELEVATION
(VERTICAL SLAB DISPLAYED)



*** NOTE ***

ALL STEEL BELOW GRADE (INCLUDING EXPOSED ANCHOR BOLTS)
SHALL BE COATED WITH CARBOLINE BITUMASTIC 50 COAL TAR OR EQUAL,
AFTER INSTALLATION, AND PRIOR TO LANDSCAPING.

BOM TABLE: MIT-M51-21-115-FDN				
ITEM	PART NUMBER		DESCRIPTION	QTY.
1	47609		1"X36" GALVANIZED ANCHOR	4
2	33188		GALVANIZED WASHER	8
3	36719		1" HEX NUT - GALV.	16
Program/Customer:			 	
Interior/Exterior:				
Sign Type:				
Engineer:				
Windspeed:				
Illumination:			Description: AGI FOUNDATIONS	
Voltage:		Part Number: MIT-M51-21-115-FDN		
		SCALE: 1:16		

3

2

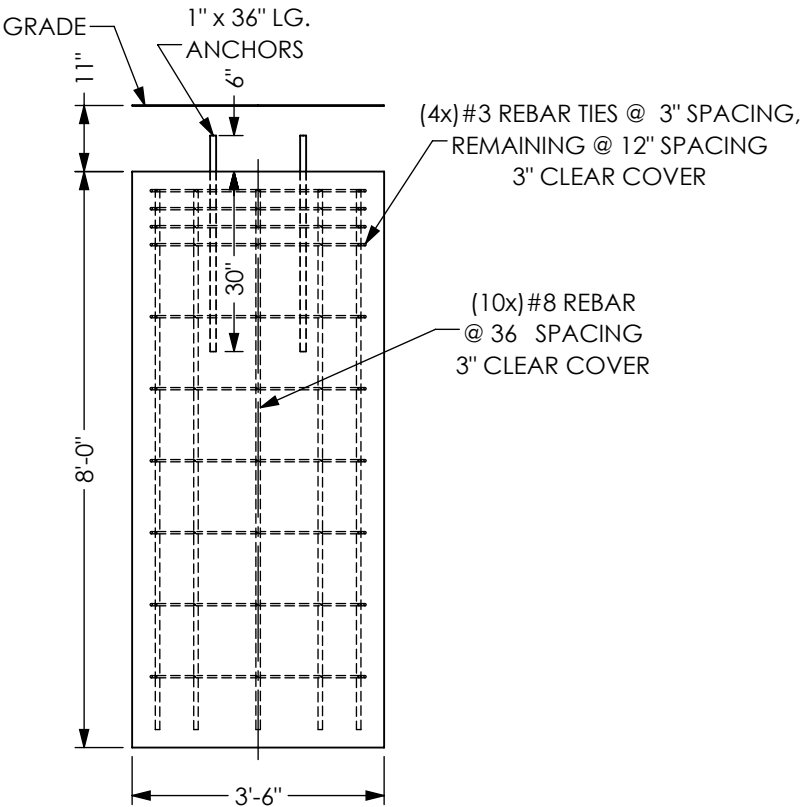
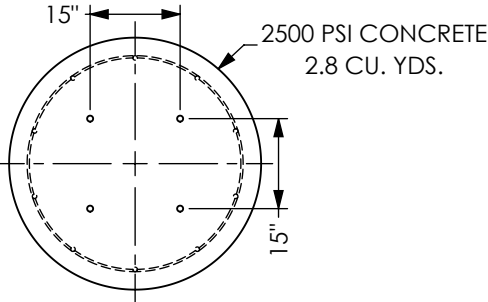
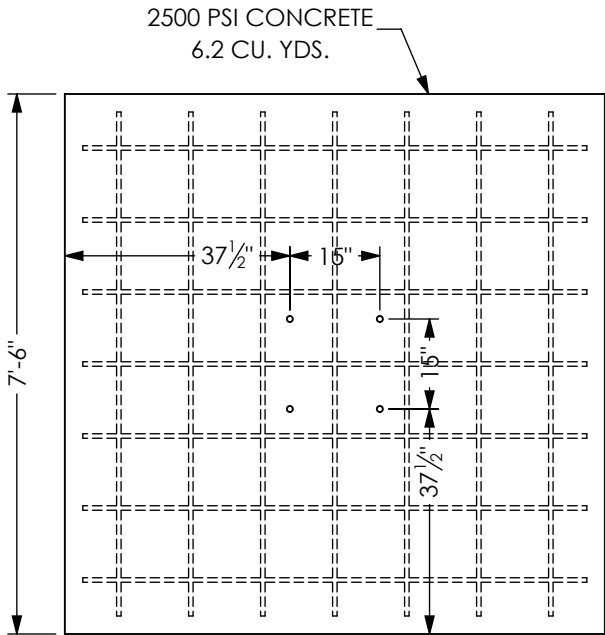
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B

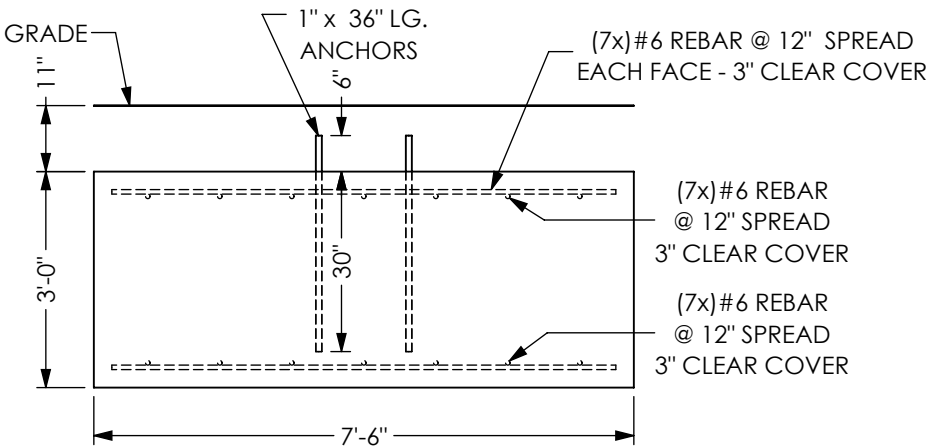
B

A

A



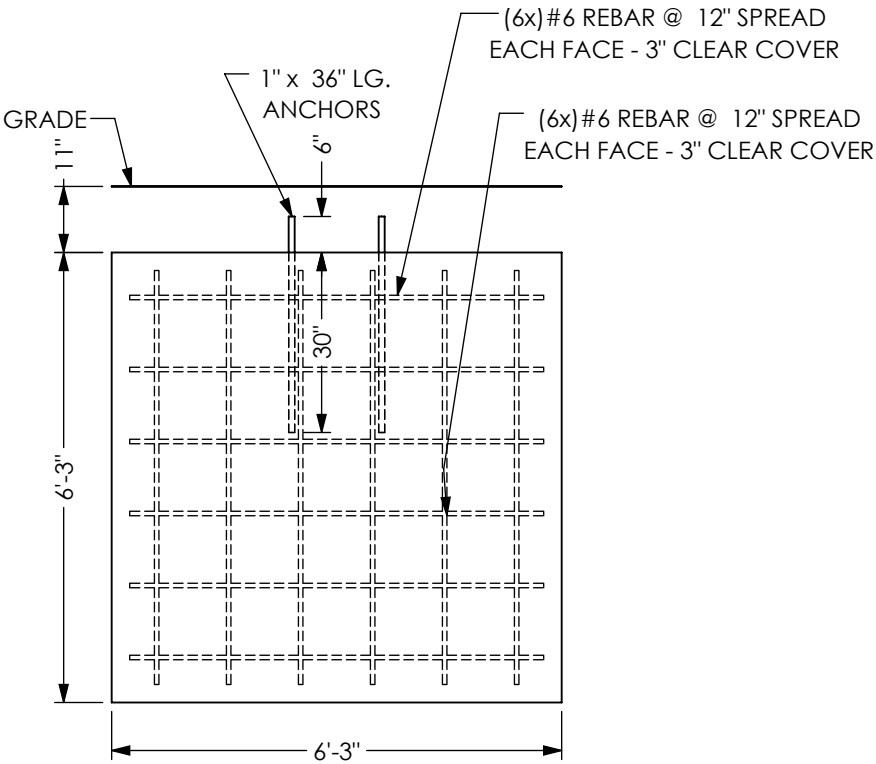
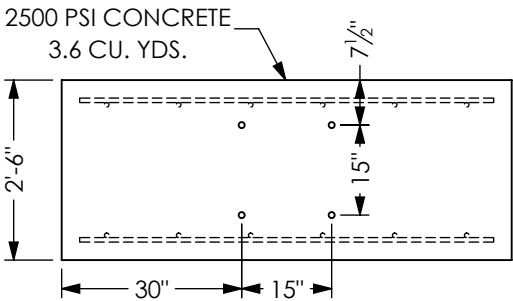
CAISSON FOUNDATION
FRONT ELEVATION



SPREAD FOUNDATION
FRONT ELEVATION

REVISIONS

ZONE	REV.	ECR NUMBER	REV CHANGE	DATE	DRAFTER
	*	38233	INITIAL RELEASE		BLR



VERTICAL SLAB FOUNDATION
FRONT ELEVATION

Program/Customer:		 AGI FOUNDATIONS	
Interior/Exterior:			
Sign Type:			
Engineer:			
Windspeed:			
Illumination:			
Voltage:		SCALE: 1:32	MIT-M51-21-115-FDN

Austin Rutherford

From: Matt Lonnerstater
Sent: Wednesday, January 13, 2021 4:58 PM
To: Austin Rutherford
Subject: FW: Reasons For Variance

Matthew D. Lonnerstater, AICP
Development Planner | Planning & Development
MLonnerstater@greenvillesc.gov | www.greenvillesc.gov



From: Harry Kaufhold <harry@superiorleddisplays.com>
Sent: Wednesday, January 13, 2021 4:33 PM
To: Matt Lonnerstater <mlonnerstater@greenvillesc.gov>
Subject: Reasons For Variance

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Hello Matt,

The placement of the Mitsubishi sign will be a 4' drop. The sign will sit 4' lower than grade.

They will need to get the sign up higher for this reason.

Also Mitsubishi requires these types of signs for their dealers.

And last is that it needs to be comparable to the other signage that's out there. If not the guys with the larger signs are going to win all the business and put the small guys with the small signs out of business.

Thanks
Harry

--

Harry Kaufhold
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