

Design Review Board

Official Agenda



AGENDA

DESIGN REVIEW BOARD – URBAN DESIGN PANEL

AGENDA

Regular Meeting

August 5, 2021

4:00 PM

Meeting Location

The City of Greenville Design Review Board – Urban Design Panel will hold an in-person Public Hearing for the following items on **Thursday, August 5, 2021 at 4:00 PM** at the Greenville Convention Center at **1 Exposition Drive**. Those wishing to provide comment on an item may either provide written comment to staff or attend the in-person meeting.

Citizens may also view the meeting at the following web address:

[HTTPS://WWW.GREENVILLESC.GOV/1694/ONLINE-MEETINGS](https://www.greenvillesc.gov/1694/online-meetings)

1. **Call to Order**
2. **Roll Call**
3. **Welcome and Opening Remarks from the Chair**
4. **Approval of Minutes – June 29, 2021 Workshop Agenda & July 1, 2021 Regular Meeting**
5. **Call for Public Notice Affidavit from Applicants**

6. Acceptance of Agenda

7. Conflict of Interest Statement

8. Old Business (public hearing)

A. CA 21-355

Application by **ANTHONY GARZA** for a **CERTIFICATE OF APPROPRIATENESS** for a rooftop bar and storefront alterations at 734 S. Main Street. (TM# 007000-02-01300).

Documents:

[AGENDA PACKET CA 21-355 - 734 S. MAIN STREET - ROOFTOP BAR ADDITION AND STOREFRONT ALTERATIONS_AUG.PDF](#)

9. New Business (public hearing)

A. CA 19-813M

Application by **MIKE GOLL/MCMILLAN PAZDEN SMITH** for a **CERTIFICATE OF APPROPRIATENESS** to modify CA 19-813 for the CitiSculpt multi-family project between W. McBee Avenue and W. Washington Street. (TM# 005000-02-00106).

Documents:

[AGENDA PACKET CA 19-813M - CITISCUPT - MODIFY 19-813_FINAL.PDF](#)

10. Advice and Comment (Not a Public Hearing)

A. None

11. Other Business (Not a Public Hearing)

A. Staff Update on Current Planning Projects

B. Election of Chair and Vice-Chair

12. Informal Review (Not a Public Hearing)

A. MD-21-506

Application by **Stanley Martin Homes** for a **MULTI-FAMILY DEVELOPMENT** on approximately 3.88 acres located at GIBBS STREET AND WESTFIELD STREET for 104 condominium units ("Wimbledon Heights") (TM# 0051000300100, 0051000300400,

0051000300401, 0051000300500, 0051000300600, 0051000300700, 0051000300800, 0051000300900, 0051000301000, 0051000301100, 0051000301200, 0051000301300, 0051000301400, 0051000301500, 0051000301600)

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/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.'

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
July 30, 2021
for the August 5, 2021 Public Hearing**

Docket Number:	21-355
Applicant:	Anthony Garza
Property Owner:	Bada Bing LLC
Property Location:	734 S. Main Street
Tax Map Number:	007000-02-01300
Acreage:	0.132 (for entire parcel)
Zoning:	C-4, Central Business District; West End Preservation Overlay District
Proposal:	Rooftop bar addition and storefront alterations
Staff Recommendation:	Approve with conditions

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-2.3.8 Certificate of Appropriateness

Application History:

This item was heard at the DRB's June 3, 2021 meeting. The item was deferred to allow the applicant time to address the member's concerns in relation to inconsistencies between the provided renderings and elevations, the proposed location and design of the elevator along the front façade wall, retention of recessed doorways, and the proposed materials of the stair and screening.

The applicant responded to these concerns by noting the following within their new attachment:

- Renderings and elevations appear to be consistent for the rooftop bar.
- The elevator is proposed to include full clear glazing and be transparent at the street level.
- Recessed front façade doorways are proposed.
- The rear stair is proposed to be constructed with metal.
- The screening is proposed to be a "PAC Clad Decorative Perforated Corrugated Metal."

Application Request:

The applicant proposes a rooftop bar addition and alterations to the storefront at 734 S. Main Street, which is within the West End Historic District. The addition features a partially enclosed structure with a shed roof and an outdoor bar covered by a pergola. The interior space is designed to accommodate a staircase and storage. The rooftop addition is set back from the S. Main Street frontage by approximately 12 ft, with the pergola roughly 8ft from the front building facade. Interior space on the rooftop also includes restrooms towards the rear of the building. A new emergency exit stair will be constructed for egress from the roof and to provide a second story emergency exit. Storefront alterations include enclosure of

the existing recessed entrance(s) at the center of the building and installation of two new entry doors at the side extents of the storefront. These new entry ways have been recessed.

No other permanent exterior modifications are planned at this time. However, the scope of work does include an interior upfit of the second story for restaurant use in support of the rooftop area. Included in this is a transparent elevator

The scope of work and provided materials are as follows:

- Shed roof addition that includes an enclosed staircase for access and storage areas and an open-air bar clad in 18" tall Nichiha cement board system.
- Heavy timber cedar framing over the bar area.
- Medium bronze aluminum top rail with tempered glass railing system with bronze tinted glass.
- Decorative PAC-clad corrugated perforated metal screen wall around equipment enclosure. To be painted "Mansard Brown." Top rail painted "Show Stopper."
- Shed roof restroom addition clad in 18" tall Nichiha cement board system.
- Metal exterior stair fire escape painted "Show Stopper"
- Insulated steel doors at stairway addition entry and bathroom entry.
- New decorative wood doors in the storefront.
- Enclosure of existing recessed entry with new wood paneling and glazing to match existing wood framing system.

Staff Analysis:

The subject property, 734 S. Main Street, is a historic structure in the West End Historic District. Per the City's Historic Inventory, the structure historic name is the A. Stenhouse Meat Market and was built c. 1899. The structure has experienced multiple alterations to its first-floor storefront.

Staff found the following information was not provided within the submittal packet:

- An illumination plan to determine adherence to Design Guidelines for Private Outdoor Spaces.

Though the applicant has noted the elevator to be a transparent unit, staff still has concerns how the placement will affect the transparency into the structure.

Overall, staff finds the request consistent with previous rooftop addition submittals in both design and placement. Staff believes the placement on the roof is appropriate because it is placed back from the street frontage and from the exposed building side that is shared with the current parking lot. **Therefore, staff recommends approval with the following conditions:**

- 1. The applicant shall supply an illumination plan to staff for review and approval. (PRI 8.5)**
- 2. A two-member committee of the DRB Urban panel shall be responsible for final review and approval of the transparent elevator and the overall storefront design to ensure transparency requirements of the Design Guidelines. (PRI 3.4, 3.6, PRI 4)**
- 3. Per the Fire Department, an access easement to a public way shall be established from the rear stair.**
- 4. Per the recent Section 19-1.11 LMO Text Amendment, an Affidavit of Substantial Compliance must be signed and notarized by the property owner prior to the issuance of the Certificate of Conformity.**

5. This CA is considered a specific site development plan. As such, the CA issued for this project shall be subject to Land Management Ordinance Section 19-2.2.14 *Lapse of approval/vested rights* and the Vested Rights Act, Article 11, of Chapter 29, Title 6, of the Code of Laws of South Carolina, 1976 (S.C. Code §§ 6-29-1510 et seq.). The CA shall be valid for a period of two years from the date of approval by the Board. The Vested Right shall be granted up to five annual extensions upon a written request for an extension that must be received from the applicant at least sixty (60) days before expiration, unless any change or amendment to the land development ordinance or regulations of the City of Greenville's Code of Ordinances were to be amended that would no longer allow execution of the site specific development plan. At any time during the two-year period or any subsequent Vested Rights extensions, the applicant may be granted a building permit from the City Building Official. Should the CA expire at any time prior to the application for a building permit, such permit shall not be issued until a current CA is provided.

Department Comments and Conditions:

Fire Department Conditions

Recommend: Approve w/ Conditions

Conditions:

At time of plan submittal, an easement will need to be provided showing access from the egress corridor back to the public way where the path crosses boundary lines. Additionally, compliance with 2018 IFC 903.2.1.2 will need to be shown.

Relevant Design Guidelines:

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.
- 2.5 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.

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.
- 5.5 Where balconies are used, ensure that they are at a scale that they can be used as open space. False balconies that serve no purpose beyond decoration should not be permitted.
- 5.6 Avoid large, monotonous facades.

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 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 in the overall design.

PRI 8. Private Outdoor Spaces

- 8.1 Thoughtfully locate building equipment and utilities. Avoid placing building elements that will be interpreted as clutter, such as utilities, in private outdoor spaces that are within the public view including spaces that are at ground-level as well as rooftop areas.
- 8.2 Screen building equipment and utilities from view with built or landscaped buffering in a manner that contributes to the quality of the existing landscaping, building and public streetscape. This screening requirement applies to mechanical equipment on rooftops, such as HVAC units.
- 8.3 Private outdoor spaces must complement and enhance the design of the building(s) to which they are associated.
- 8.4 Incorporate low-impact site development principles to make efficient use of land and natural resources.
- 8.5 Light source color selection must be considered so that lighting is not harsh and unpleasant or incompatible with other area lighting sources.

PRI 11. Existing Architecture

- 11.1 Buildings that are considered contributing to the West End Preservation Overlay District or listed on the National Register of Historic Places are encouraged to consider rehabilitation, restoration, preservation, reconstruction or complementary additions. The National Park Service provides a comprehensive source of material that can assist owners with how to work with historic properties.
- 11.2 Maintain existing features, details and windows that contribute to the existing character of the building and its adjacent area.

- 11.3 Additions and renovations must be respectful of a building's original architectural character.
- 11.4 An addition should not damage or obscure architecturally important features of the existing building.
- 11.5 Additions must be visually distinctive from the original building so that new and old elements can be distinguished from one another.
- 11.6 Rooftop additions to existing buildings should be set back from the primary façade so that new and old elements can be distinguished from one another and the scale of the original building can be perceived.
- 11.7 Additions must be subordinate in scale and character to the original building.
- 11.8 An application for building demolition must be accompanied by a post-demolition site plan.
- 11.9 Inappropriate coating treatments are a major cause of damage to historic masonry buildings and should not be permitted. Applying any waterproof coating to existing brick exterior walls can cause interior and exterior damage. The National Park Service provides guidance on coating treatments for historic masonry buildings.



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:	ANTHONY GARZA	BADA BING LLC / IOANNIS MAKKAS
*Title:	ARCHITECT	OWNER MEMBER
*Address:	1213-55TH ST. / KENDOSHA WK.	11 ALTAMONT FOREST DRIVE
*Phone:	262-818-4620	864-567-9889
*Email:	TONY G @ TGAR.BIZ	YIANNIMAKKAS@GMAIL.COM

PROPERTY INFORMATION

*STREET ADDRESS 734 S. MAIN ST.

*TAX MAP #(S) 0070.00-02-013.00

*SPECIAL DISTRICT WEST END HISTORIC DISTRICT

DESCRIPTION OF REQUEST

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

PROJECT CONSISTS OF RENOVATING EXISTING 2ND FLOOR SPACE INTO A RESTAURANT/DINING AREA WITH A NEW ROOFTOP AREA THAT SERVES THE NEW RESTAURANT. THE NEW ROOFTOP AREA IS DESIGNED TO MEET THE ROOFTOP DESIGN GUIDELINES ESTABLISHED BY THE CITY OF GREENVILLE.

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).

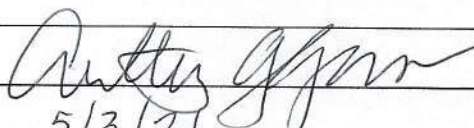
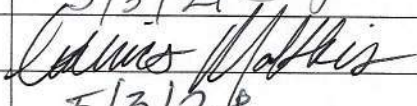
6. Please read carefully:

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.

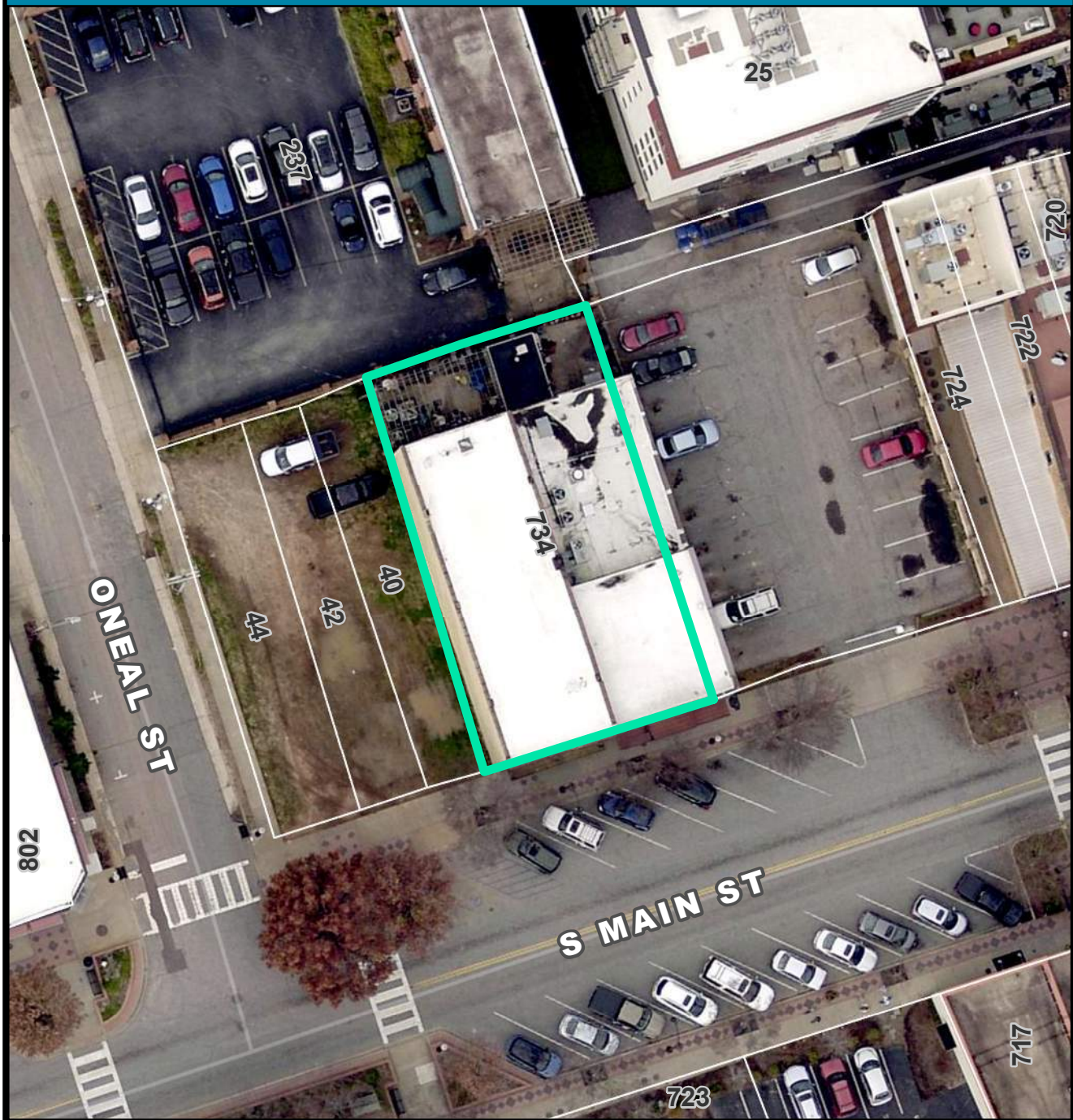
If the Planning & Development office, by separate inquiry, determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner or act to have the restriction terminated or waived, the Planning & Development office will 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.

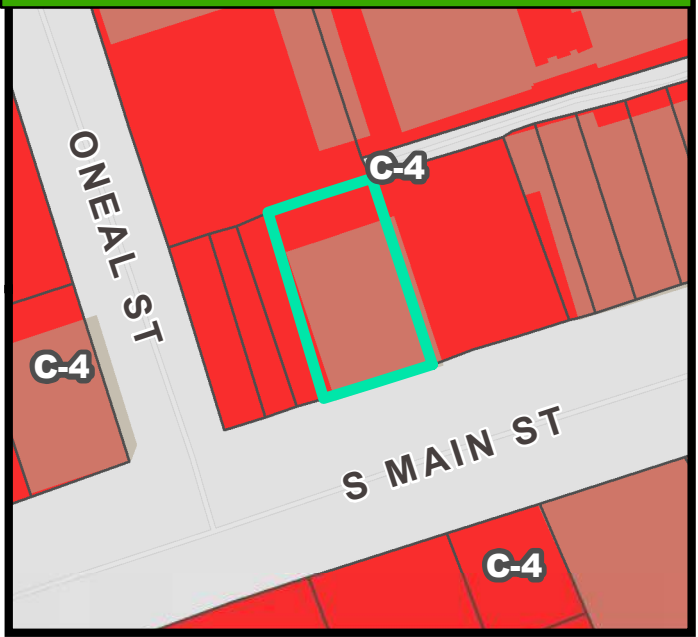
*Signatures	
Applicant	
Date	5/3/21
Property Owner/Authorized Agent	
Date	5/3/21
Public Hearing Information	
Public Hearing Signs	

CA 21-355 • 734 S. MAIN STREET

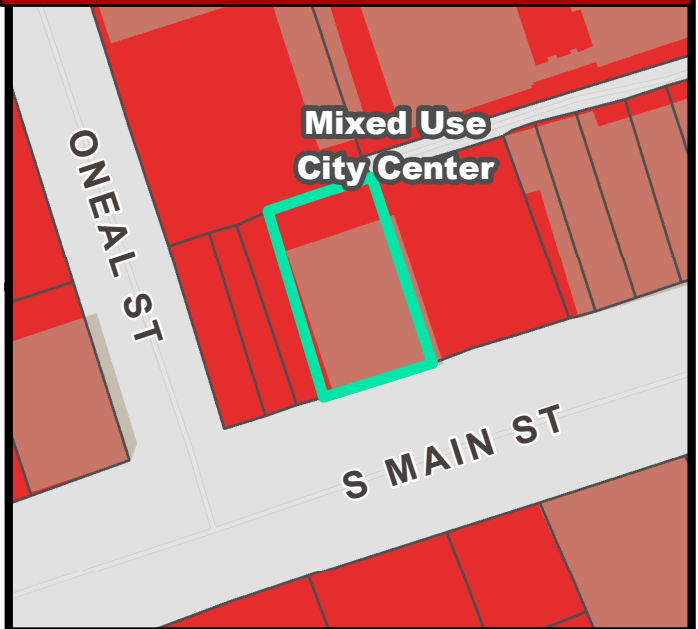
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

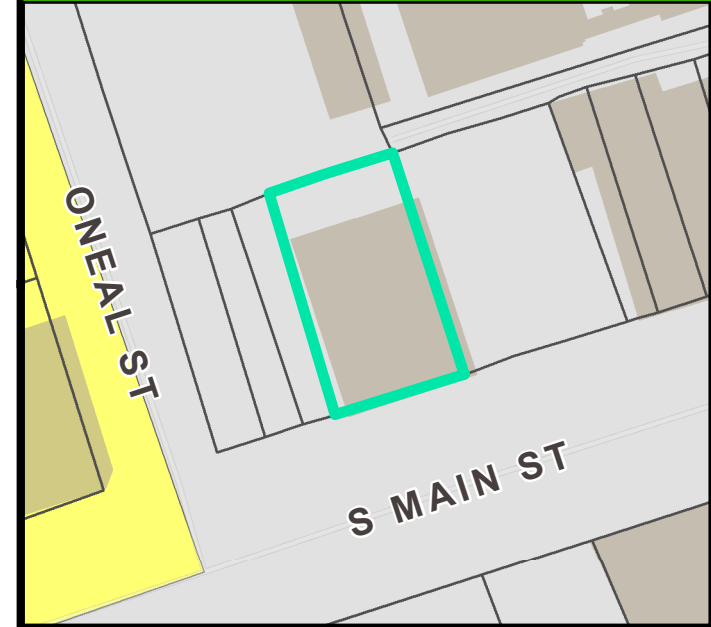


CA 21-355 • 734 S. MAIN STREET

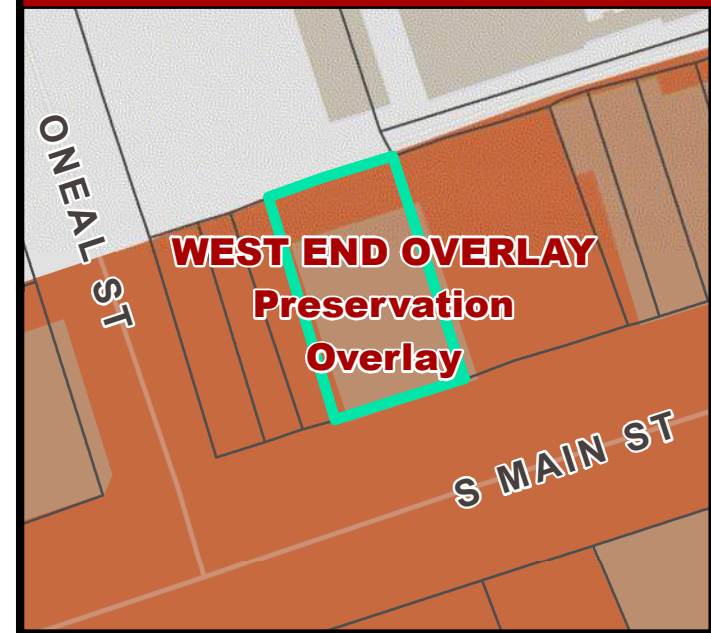
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



207.0056

S.C. DEPARTMENT OF ARCHIVES AND HISTORY **Greenville**

SITE NO. 207 (71-2-43) COUNTY: Appalachian
 HISTORIC NAME: _____ REGION: _____
 COMMON NAME: Couch Market CITY: Greenville
 ADDRESS: 38 Pendleton DATE OF CONSTRUCTION: c. 1905
 ACREAGE: _____
 CLASSIFICATION: Building STYLE: Comm. Vernacular
 TYPE: store THEME(S): _____
 ARCHITECT/CONTRACTOR: _____ PUBLIC ACCESS: _____
 DESCRIPTION: 2 story brick masonry - rectangular windows in upper facade
Vegetation below indicated tip of cornice
 OUTBUILDINGS: _____
 RELATIONSHIP TO SURROUNDINGS: commercial area
 HISTORICAL SIGNIFICANCE: _____

POTENTIAL: NHL NR NRHD HABS HAER S.C. MARKER PROGRAM
 LISTED: NHL NR NRHD HABS HAER
 OWNER/ADDRESS: _____ PREVIOUS OWNERS: _____
 ORIGINAL SITE: 41 MOVED/DATE: _____
 PRESENT USE: Greengrocery store ORIGINAL USE: Comp
 CONDITION: fair ALTERED/UNALTERED: storefront
 CONSTRUCTION: brick masonry ROOF: flat FOUNDATION: stone
 BIBLIOGRAPHIC & RELATED DATA: _____
 INFORMANT/ADDRESS: _____
 RECORDED BY/DATE: Tracy 4/13/02 BCT PHOTOGRAPHIC DATA: Thompson 4/13/02 Roll 5
 EVALUATION: _____



Statewide Survey of Historic Resources
State Historic Preservation Office
South Carolina Department of Archives and History
8301 Parklane Rd.
Columbia, SC 29223-4905 (803) 896-6100

Control Number: U / 45 / 0056
 Status County No Quad No Site No

Tax Map No.: _____

Reconnaissance Survey Form

Identification

Historic Name: A. Stenhouse Meat Market

Common Name: _____

Address/Location: 38 Pendleton St

City: Greenville

County: Greenville

Vicinity of: _____

Quadrangle Name: Greenville

Ownership: Private

Category: building

Historical Use: Commercial

Date: ca. 1899

Current Use: Commercial

SHPO NR DOE: Not Eligible

Other Designation West End Local Historic District

Notes: 2-story, brick, flat-roof commercial building; partially-enclosed storefront; replacement windows and doors; bracketed cornice

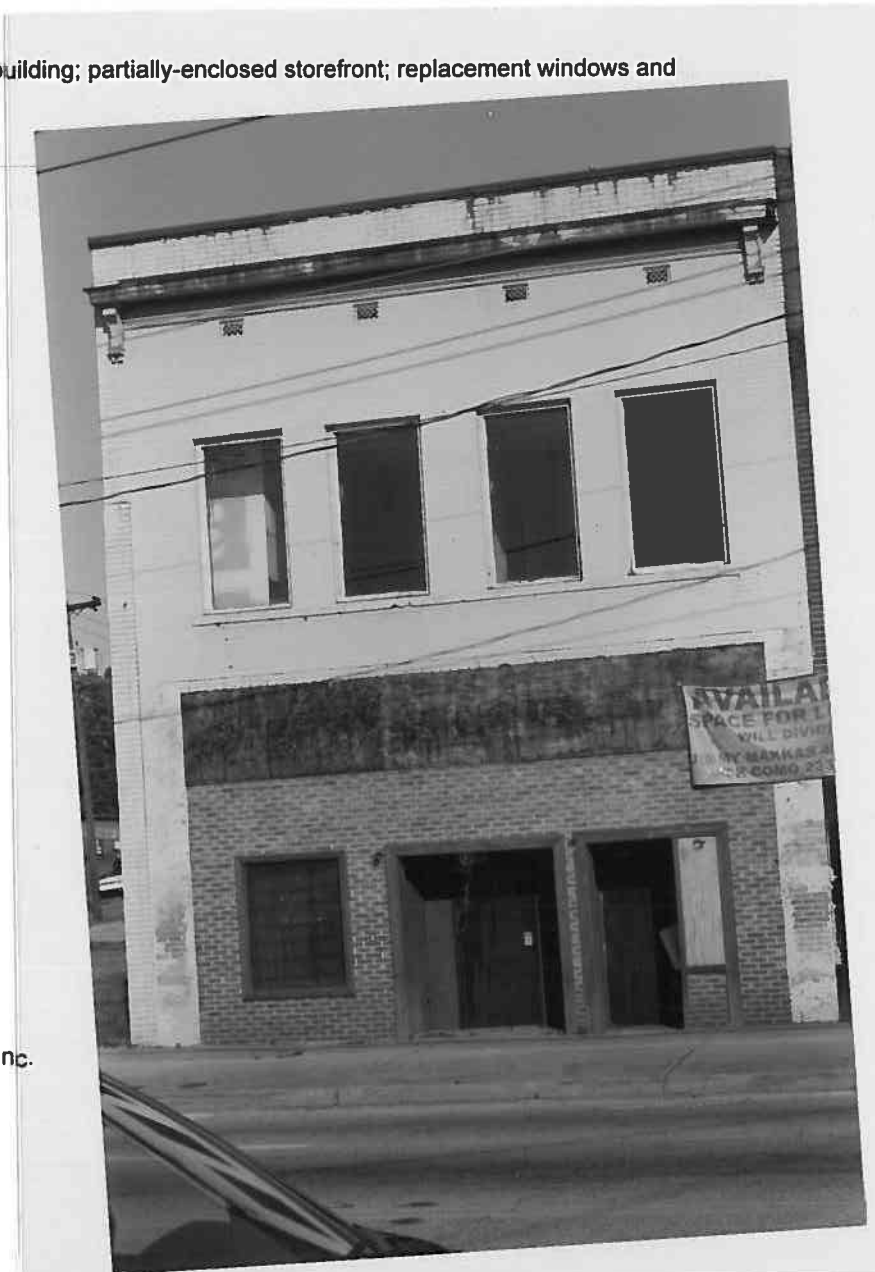
Photographs

Roll No.: 50 Neg. No.: 10 View of: front

Program Management

Recorded by: JM, Edwards-Pitman Environmental, Inc.

Date Recorded: 11/13/2002



07/13/21

Mr Austin Rutherford, AICP
Planning & Development
City of Greenville, SC
206 South Main Street
Greenville, SC 29601

RE: Upcoming Certificate of Appropriateness meeting on August 5th, 2021 for 734 S. Main Street for a second floor restaurant with Rooftop Structure.

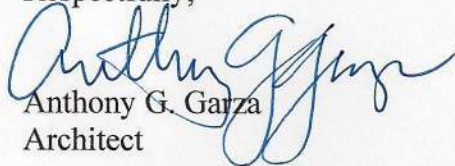
Dear Austin,

Per our recent correspondence, I offer the following clarifications regarding our submittal for the Certificate of Appropriateness for the above mentioned project.

- 1) The elevator enclosure will be made of full clear glazing so as it will be transparent from the street level.
- 2) The elevator mechanical gears will all be handled within the current shell of the existing building.

We hope these clarifications assist with the approval process for our project. Call if any further clarifications are required.

Respectfully,


Anthony G. Garza
Architect

734 S. MAIN STREET

GREENVILLE, SC 29601
JUNE 14, 2021



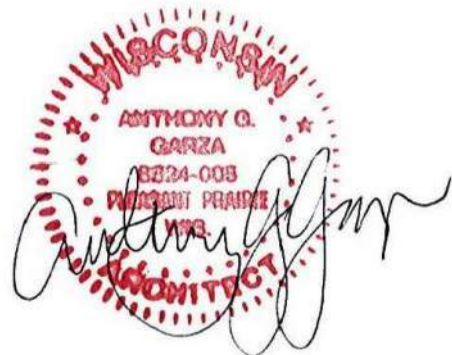
SHEET INDEX

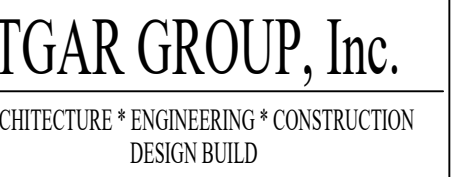
ARCHITECTURAL	
TO	TITLE SHEET
A0-0	SITE PLAN
A1-0	FLOOR PLANS
A1-1	ROOF PLAN
A2-0	ELEVATIONS (1 OF 2)
A2-1	ELEVATIONS (2 OF 2)
A3-0	COLOR ELEVATIONS (1 OF 2)
A3-1	COLOR ELEVATIONS (2 OF 2)
RENDER 1	
RENDER 2	
RENDER 3	
RENDER 4	
RENDER 5	
RENDER 6	

VICINITY MAP



TGAR GROUP, Inc.
ARCHITECTURE · ENGINEERING · CONSTRUCTION
DESIGN BUILD



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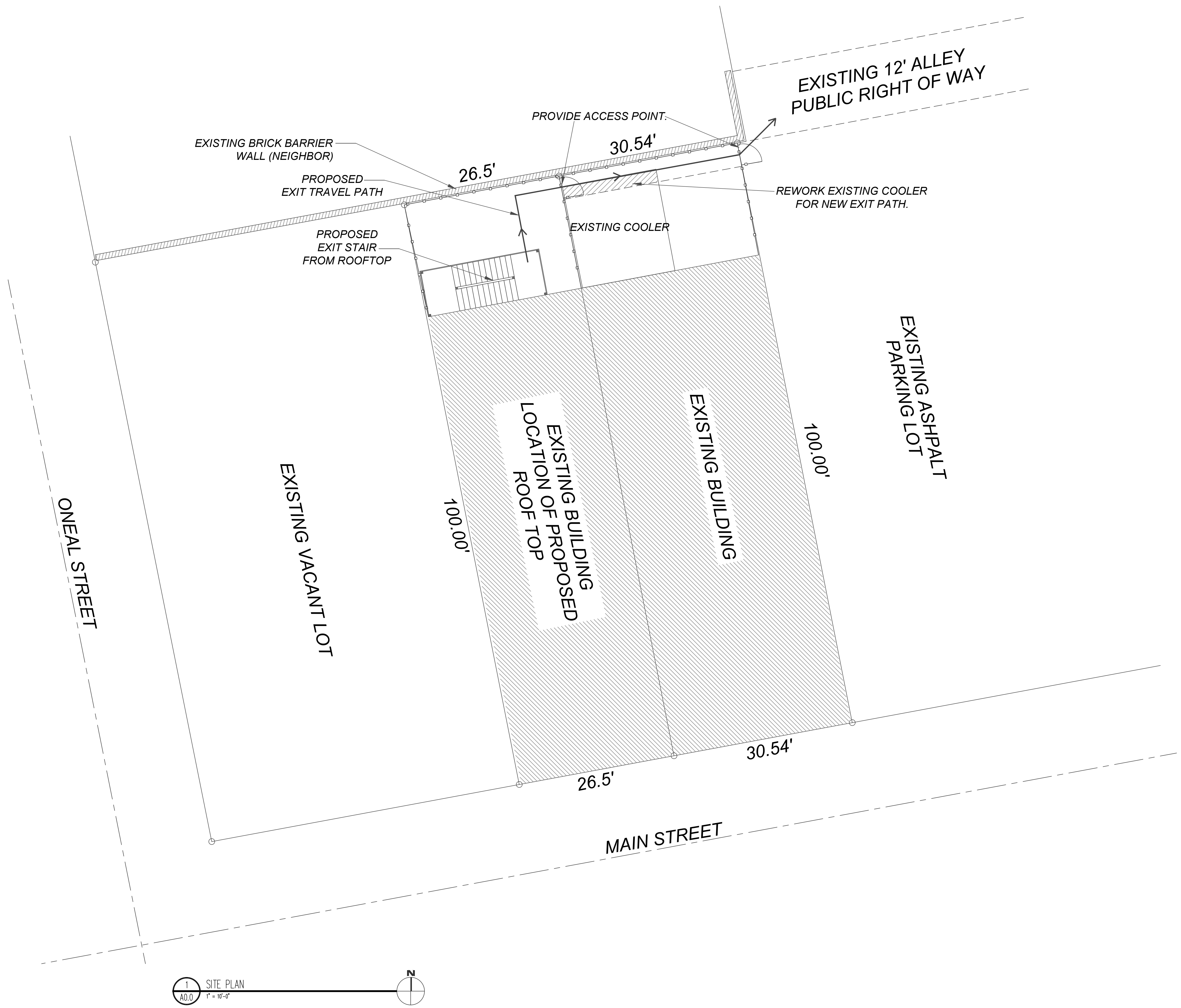
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734 S. MAIN STREET
GREENVILLE, SC

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checked	
approved	date06/14/21
sheet title	

PROPOSED
SITE PLAN

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2104	A0.0



job	sheet number
22104	A1.0

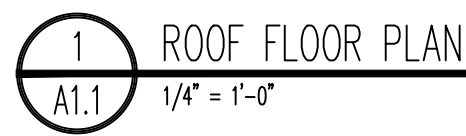
2 SECOND FLOOR PLAN
A1.0 1/4" = 1'-0"



CHITECTURE * ENGINEERING * CONSTRUCTION
DESIGN BUILD

Fifty-Fifth Street
Madison, Wisconsin 5314

mail: tonyg@tgar.bk



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approved	date 06/14/21
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PROPOSED ROOF FLOOR PLAN

job sheet number
22104 A1.1



CHITECTURE * ENGINEERING * CONSTRUCTION
DESIGN BUILD

1213 Fifty-Fifth Street
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Ph.: (262) 818-4621
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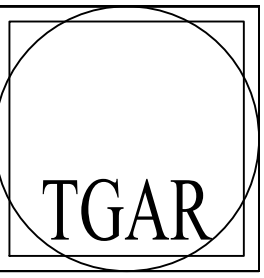


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PROPOSED ELEVATIONS

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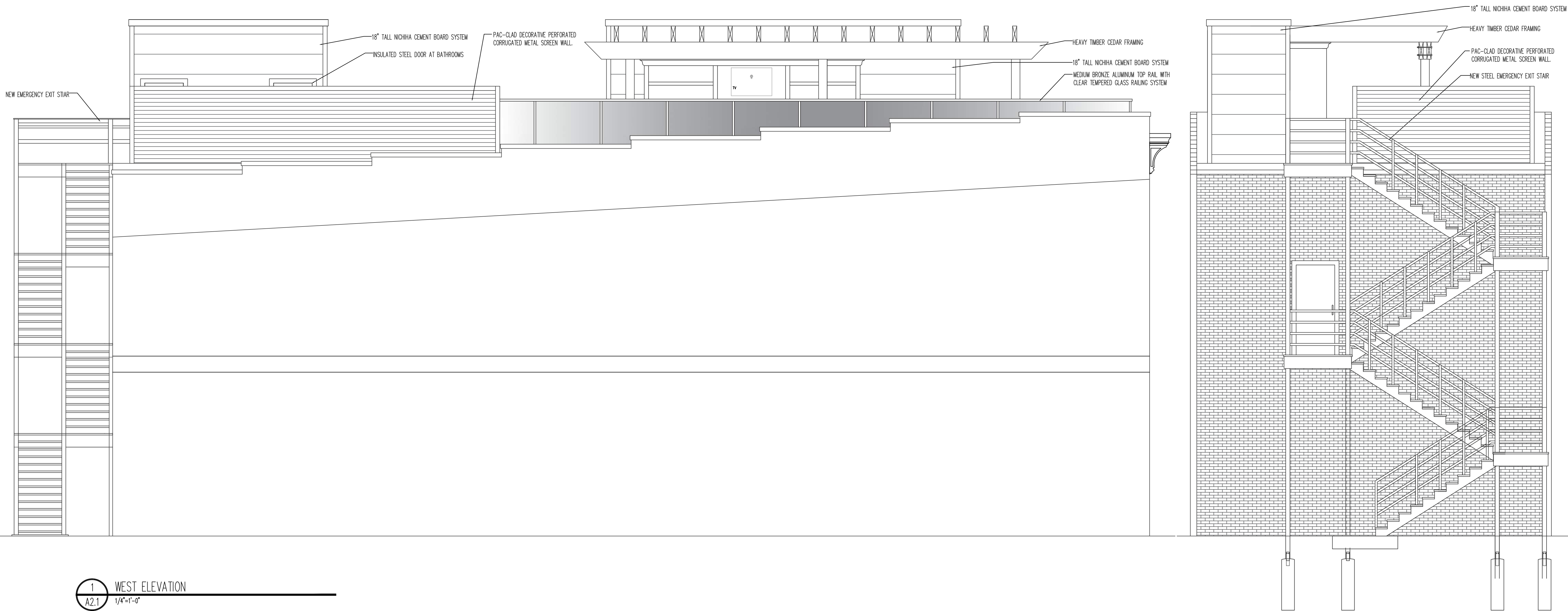


TGAR GROUP, Inc.

ARCHITECTURE * ENGINEERING * CONSTRUCTION
DESIGN BUILD

1213 Fifth Street
Kenosha, Wisconsin 53140

Ph: (262) 818-4620
E-mail: lorry@tgar.biz



1 WEST ELEVATION
A2.1 1/4"=1'-0"

2 NORTH ELEVATION
A2.1 1/4"=1'-0"

734 S. MAIN STREET
GREENVILLE, SC

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approved	date 06/14/21
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PROPOSED ELEVATIONS

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22104	A2.1

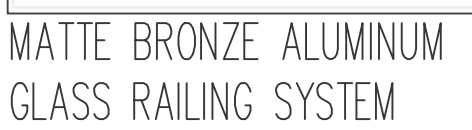


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18" TALL NICHHA CEMENT BOARD
SYSTEM - DESIGNER SERIES



SOUTH ELEVATION



SOUTH ELEVATION

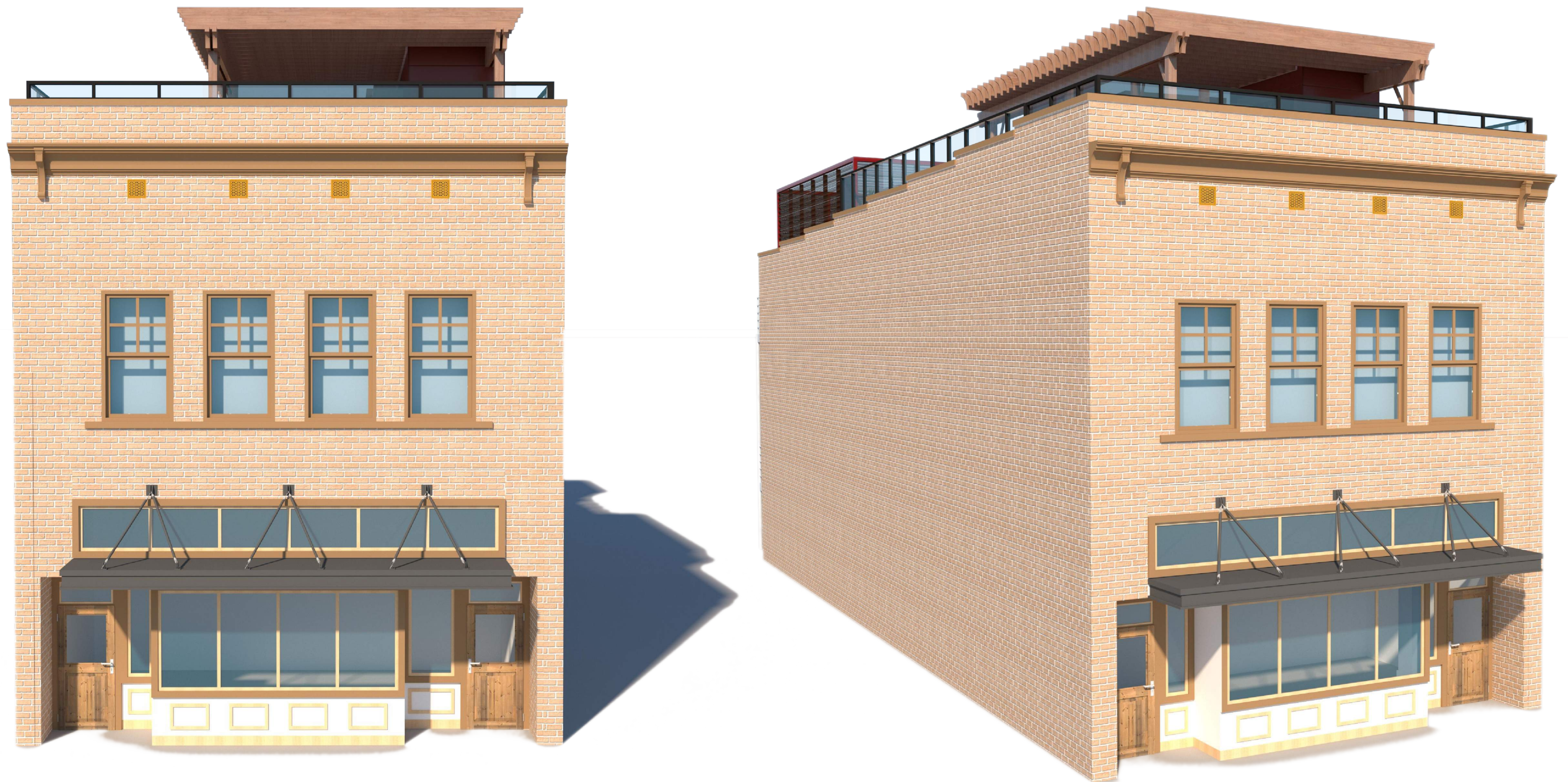


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22104	A3.0

job	sheet number
22104	A3.1



EXTERIOR RENDERINGS



RENDERING - ROOFTOP VIEW #1



RENDERING - ROOFTOP VIEW #2



RENDERING - ROOFTOP VIEW #3



CONTEXTUAL RENDERING - VIEW #1



CONTEXTUAL RENDERING - VIEW #2



**Planning Staff Report to
Design Review Board - Urban
July 30, 2021**
for the August 5, 2021 Public Hearing

Docket Number: 19-813M
Applicant: Mike Goll/McMillan Pazden Smith
Property Owner: 10 Academy Street QOZB I LLC
Property Location: Between W. McBee Avenue and W. Washington Street
Tax Map Number: 005000-02-00106
Acreage: 2.29 acre
Zoning: C-4, Central Business District
Proposal: Modification of previous CA 19-813M approval for exterior modifications.
Staff Recommendation: **Approval with staff conditions and comments**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-2.3.8 Certificate of Appropriateness

Application Request:

Applicant proposes to modify the previous Certificate of Appropriateness (CA 19-813) for the CitiSculpt multi-family project, located between of W. McBee Avenue and W. Washington Street.

The project is adjacent to the former AGFA building and the Downtown Presbyterian Church, which is currently under construction. The site is located within the Central Business District and near the Southernside Special Emphasis Neighborhood. The project contains 262 apartment units and a 500-space parking deck with a maximum height of 75 feet.

In order to meet the goal to incorporate 56 affordable units (28 at 60% AMI and 28 and 80% AMI) with current development costs, the applicant proposes the following modifications to the previously approved plans:

- Replacement of the single-hung windows with casement windows.
- Reduction in or removal of patios/balconies for residential units.
- Reduction in the brick exterior pattern for the second story and up.
- Reduction in some impervious elements in the plaza area while retaining its secondary use as a fire lane.
- Replacement of Stucco to EIFS.
- Introduction of fiber cement lap siding at retained patio/balcony areas.

The applicant also noted that some of the exterior changes are necessitated due to the change of construction method from prefab concrete to steel.

Project History:

The project received site plan and massing approval by the DRB on October 5, 2017, under CA 17-828, and received architectural approval on December 5, 2019. The architecture approval was made with the following conditions:

1. *Signage is not approved with this request. A comprehensive sign package shall be submitted to staff for review of compliance with PUB 9 and LMO requirements prior to any issuance of sign permits. The comprehensive sign package shall include sign details as it relates to the size, type, and the placement plan for the property. Staff reserves the right to require the signage to be reviews and approved by the DRB upon review of the submitted application provided that the submitted design falls outside the purview of staff approval.*
2. *Any major modifications from the approved design will require review and resubmittal to the DRB for consideration.*
3. *Conditions of approval applicable from the site approval, for CA 18-828, shall apply. Conditions of particular note include the widths for the public realm zone.*
4. *Pedestrian stair ways shall be designed in a manner that is more open in concept to better address the pedestrian realm and weightiness of the stairs adjacent to the public sidewalk (North Elevation, W. Washington Street).*

The project received Informal Review comments from two members of the Board on Friday, July 23, 2021. The comments provided by the two members were:

- A change in window design to one without grids may be appropriate
- Loss of brick detailing is a concern, but lack of changes on the 1st floor is appreciated. If costs become more favorable, adding back brick detailing should be considered.
- Loss of patios impacts the articulation of facades. Detailing around the former patio facades was requested.

Staff Analysis:

Staff generally finds the modifications generally consistent with the Downtown Design Guidelines and the previous multi-family approval in 2019. It does not appear the applicant proposes any changes to the footprint of the structure.

While staff does have concerns over the loss of materials and articulation above the 1st floor, staff does appreciate that the character of the pedestrian activated 1st floor has been retained from the original submittal.

Staff is concerned of the proposed loss of patios/balconies on some of the elevations and removal of detailed brick work. The proposed renderings of these locations make the exterior appear monolithic and lack visual interest (Design Guidelines PRI 5 and PRI 6). Staff finds this could be remedied with further work on the façade in these areas.

Staff Recommendation

Staff recommends approval with the following conditions and comments:

1. **The applicant shall work with a two-member committee of the DRB and staff for final approval of the façade design regarding the detailed brick work and finding design solutions of the areas where the patios/balconies were removed.**
2. **Street lighting shall be Duke Energy lights that utilize the City's downtown standard of Duke Mitchell II Deluxe Acorn fixtures.**

3. Landscaping within SCDOT's right of way on McBee Ave and W. Washington St shall be subject to SCDOT standards and requirements. Applicant shall meet with SCDOT and the City's Tree and landscape staff to ensure the street trees along SCDOT roadways are preserved during construction.
4. All previous conditions from CA 17-828 and CA 19-813 shall apply.
5. Per the recent Section 19-1.11 LMO Text Amendment, an Affidavit of Substantial Compliance must be signed and notarized by the property owner prior to the issuance of the Certificate of Conformity.
6. This certificate of appropriateness (CA) is considered a specific site development plan. As such, the CA issued for this project shall be subject to Land Management Ordinance Section 19-2.2.14 *Lapse of approval/vested rights* and the Vested Rights Act, Article 11, of Chapter 29, Title 6, of the Code of Laws of South Carolina, 1976 (S.C. Code §§ 6-29-1510 et seq.). The CA shall be valid for a period of two years from the date of approval by the Board. The Vested Right shall be granted up to five annual extensions upon a written request for an extension must be received by the applicant at least sixty (60) days before expiration, unless any change or amendment to the land development ordinance or regulations of the City of Greenville's Code of Ordinances were to be amended that would no longer allow execution of the site-specific development plan. At any time during the two-year period or any subsequent Vested Rights extensions, the applicant may be granted a building permit from the City Building Official. Should the CA expire at any time prior to the application for a building permit, such permit shall not be issued until a current CA is provided.

DEPARTMENT COMMENTS AND CONDITIONS

Civil Engineer:

Recommend: Approve w/ Comments

Comments:

1. Sidewalk improvements along W. Washington Street and McBee Ave should meet the recommendations of the City's Downtown Streetscape Master Plan which calls for a 6' sidewalk and 6' curb lawn.
2. Consideration should be given to continuing the sidewalk streetscape improvements across on W. McBee across the frontage of the AGFA building parcel.
3. Street lighting shall be Duke Energy lights utilizing the City's downtown standard of Duke Mitchell II Delux Acorn fixtures.
4. Landscaping within SCDOT's right of way of McBee Ave and W. Washington St shall be subject to SCDOT standards and requirements.

Environmental Engineer:

Recommend: Approve w/ Comments

Comments:

This approval is for the certificate of appropriateness only. The site plans and stormwater report will be thoroughly reviewed when the site plan permit is submitted.

Traffic Engineer:

Recommend: Approve

Comments:

This review is for CA only. Updated parking study with respect to McBee road diet should be submitted for review.

City Engineer:

Recommend: Approve w/ Comments

Comments:

Permit approval is subject to the applicant satisfying all conditions and requirements of the engineering divisions.

Trees and Landscape:

Recommend: Approve w/ Conditions

Comments:

If the applicant is planning on removing the street trees along Washington, be advised that SCDOT street tree requirements are very stringent. The trees shown, in the SCDOT r/w likely will not be approved by SCDOT. Therefore, any COG required street trees may need to occur within the property lines of the parcel. Please make allowances with building footprints to accommodate. Alternately, provide an early approval from SCDOT for this plan, or ensure that the existing street trees are fully protected from construction. A final landscape plan will be reviewed at the time of permit.

Relevant Design Guidelines:

PUB 1. Block Pattern

- 1.1 Maintain Greenville's existing block pattern by encouraging block sizes between 300 and 500 feet with the perimeter of a block totaling no more than 1600 feet. Implement interior pedestrian cut-throughs to achieve the target block size if necessary.
- 1.2 Connect new development to existing sidewalks.
- 1.3 Pedestrian cut-throughs that do not allow vehicle travel should be a minimum of 18 feet. Consult PUB 7. Alleys and Pedestrian Cut-Throughs for additional guidelines. Pedestrian Cut-Throughs or Alleys wider than 30 feet should follow the guidelines outlined in PUB 8. Publicly Accessible Parks and Plazas.
- 1.4 Alleys that provide pedestrian and vehicle travel should be a minimum of 25 feet. At least 7 feet should be reserved for pedestrian travel only. Consult PUB 7. Alleys and Pedestrian Cut-Throughs for additional guidelines.
- 1.5 Locate vehicle access where conflicts with pedestrian circulation will be minimized. Provide access from an alley when feasible. If an alley access is not feasible, then use the street with the least pedestrian usage.

- 1.6 If necessary, install a service drive located away from intersections and other areas with high levels of pedestrian traffic.
- 1.7 Where a curb cut is to be installed, keep the width to a minimum. One-way entrances should have a maximum curb cut width of 12 feet, and two-way entrances should have a maximum curb cut width of 25 feet.
- 1.8 Consider providing vehicular access to adjacent buildings through an alley or shared driveway.
- 1.9 Utilize smaller curb radii to match existing urban intersection context.

PUB 2. Pedestrian Realm

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

PUB 6. Building Transition Zone

- 6.1 Outdoor seating, café, dining, planting and retail displays are encouraged in the building transition area.
- 6.2 The building transition zone abuts a building’s façade and is at grade with the adjacent sidewalk.
- 6.3 Scale the building transition zone so that it does not encroach upon the minimum sidewalk width. Consult PUB 2. Pedestrian Realm for additional guidelines.
- 6.4 When establishing café seating in the building transition zone, consider separating seating areas from the sidewalk zone with movable barriers. For fencing barriers, use free-standing fencing constructed of durable materials like iron or wood. Fencing barriers should be between 30-40 inches high.
- 6.5 Seating area barriers may be composed exclusively of planters, provided that they contain well maintained, living plants. Planters must be between 25-30 inches high, though the plants within may exceed this height.
- 6.6 Select furnishings comprised of durable and lasting materials, including metal and finished wood. Emphasize lightweight and smaller furnishings that can be easily moved to maximize layout flexibility and user customization.
- 6.7 Confine umbrella canopies to the building transition zone area. Ensure that umbrellas are firmly anchored and engineered to withstand strong winds. Umbrellas may only contain

advertisements for the establishment to which they belong.

- 6.8 Maintain access to the building entry. The building entry must be kept clear of obstructions.
- 6.9 Outdoor dining space located on corner lots shall not obstruct the sight distance triangle.
- 6.10 Business owner or outdoor dining operator shall maintain the outdoor dining space so that it is clean and tidy when not in use.
- 6.11 Outdoor dining furniture or appliances are not allowed to be stored in the public right of way.

PUB 7. Alleys and Pedestrian Cut-Throughs

- 7.1 Locate service functions such as loading docks, trash and recycling service, and mechanical and electrical equipment in alleys, out of the way of necessary vehicular travel.
- 7.2 Increase the perception of safety in alleys by providing adequate lighting. Consult

PUB 9. Lighting.

- 7.3 Ensure that lighting, bollards and other alley furnishings do not interfere with alley function and are sited outside of necessary vehicular travel routes.
- 7.4 Promote stormwater infiltration in alleys by installing permeable pavement systems, including pervious concrete pavement.
- 7.5 Mitigate the visual impact of building walls that face alleys. Recommended strategies include windows, art, articulation of buildings, stoops, retail storefronts and using appropriate screening techniques.

PUB 8. Publicly Accessible Parks and Plazas

- 8.1 Maintain visual and physical access between public parks and plazas, including interior courtyards and the surrounding pedestrian network. External connection paths and interior circulation paths should be at least 8 feet in width.
- 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.
- 8.11 Provide comfortable seating in publicly accessible parks and plazas. Seats should generally be between 16-20 inches in height, and 18 inches in depth. If backs are provided, they should be at least 14 inches high and reclined or contoured.
- 8.12 Emphasize variety in seating types in publicly accessible parks and plazas. Provide at least two of the following seating options: movable seating, fixed benches, seat walls, fixed individual seating, planter ledges and seating steps. Parks and plazas larger than 5,000 square feet should provide three of these seating types, and those larger than 10,000 square feet should provide movable seating as one of the three required types.

PUB 10. Walls, Fencing, and Screening

- 10.1 Design walls that occur in areas of high pedestrian usage so that they can comfortably provide seating for Downtown users. Seats should generally be between 16-20 inches in height, and 18 inches in depth.
- 10.2 Construct walls and fences from durable, lasting materials like concrete, steel, and stone, and ensure that they complement their corresponding building. If using stone, prioritize stone native to the South Carolina Piedmont, like granite. Consult PRI 6. Materiality for design guidelines that pertain to appropriate material selection.
- 10.3 If establishing a vegetative screen, prioritize species that are native to the South Carolina Piedmont.
- 10.4 Design walls and fences to complement the architectural character of adjacent buildings and appear as extensions of building walls and bases.

PUB 12. Utilities

- 12.1 Do not locate electrical transformers, mechanical equipment or other "back-of-house" utilities along the ground floor street wall.
- 12.2 Do not locate utilities near intersections within the public realm, including sidewalk corners. Place utilities a minimum of 100 feet from the corner on north-south streets and a minimum of 50 feet from the corner on east-west streets.
- 12.3 Reduce environmental impacts from energy used to operate public utilities like traffic lights, street lights, and water/wastewater pumps. A 15% annual reduction below baseline energy consumption is a reasonable and effective target.
- 12.4 Locate all utility distribution lines, pipes and cable television utilities underground.
- 12.5 Mitigate the impact of surface mounted utilities in the pedestrian realm by siting them in softscape areas, screening them with vegetation and avoiding areas where tree roots are located.

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.

- 1.4 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.

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.
- 5.5 Where balconies are used, ensure that they are at a scale that they can be used as open space. False balconies that serve no purpose beyond decoration should not be permitted.
- 5.6 Avoid large, monotonous facades.

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 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 in the overall design.

PRI 7. Architectural Lighting

- 7.1 Use light fixtures to accent and complement architectural elements.
- 7.2 Enhance building architecture with lighting. Incorporate accent lighting into the building design to create visual interest, depth and shadows. Ensure lighting does not have an adverse impact on adjacent properties and pedestrian areas.
- 7.3 Use shielded fixture housings to direct light distribution to pedestrian areas and to prevent trespass onto adjacent properties. For complex projects, lighting specialists should be retained to ensure light pollution will not adversely affect adjacent properties.
- 7.4 Lighting of building façades is discouraged if the lighting contributes to light pollution and off-site trespass. In-ground up lighting should not shine directly into pedestrian areas.
- 7.6 Light source color selection must be considered so that lighting is not harsh and unpleasant or incompatible with other area lighting sources.
- 7.7 Nighttime lighting of tall building signs, as well as of distinctive building tops, is encouraged and the two should be integrated. Lighting of tall building signs should include backlighting that creates a “halo” around the skylight sign. Backlighting may be combined with other types of lighting.

PRI 8. Private Outdoor Spaces

- 8.1 Thoughtfully locate building equipment and utilities. Avoid placing building elements that will be interpreted as clutter, such as utilities, in private outdoor spaces that are within the public view including spaces that are at ground-level as well as rooftop areas.
- 8.2 Screen building equipment and utilities from view with built or landscaped buffering in a manner that contributes to the quality of the existing landscaping, building and public streetscape. This screening requirement applies to mechanical equipment on rooftops, such as HVAC units.
- 8.3 Private outdoor spaces must complement and enhance the design of the building(s) to which they are associated.
- 8.4 Incorporate low-impact site development principles to make efficient use of land and natural resources.
- 8.5 Light source color selection must be considered so that lighting is not harsh and unpleasant or incompatible with other area lighting sources.

PRI 10. Parking Structures

- 10.2 Minimize the visual impact of parking structures on surrounding pedestrian spaces and streets.
- 10.6 Provide vehicle access and entrance points from alleys and side streets.



**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:	Mike Goll, AIA	10 S Academy LLC c/o CitiSculpt
*Title:	Project Architect	Owner
*Address:	400 Augusta St, Ste. 200, Greenville, SC 29601	1355 Greenwood Cliff Dr., Ste. 150, Charlotte, NC
*Phone:	864-242-2033	704-533-0036
*Email:	mgoll@mcmillanpazdansmith.com	mmiller@citisculpt.com

PROPERTY INFORMATION

*STREET ADDRESS W. McBee Ave & W. Washington St.

*TAX MAP #(S) 0050000200106

*SPECIAL DISTRICT N/A

DESCRIPTION OF REQUEST

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

This application is a request for modifications to CA 19-813.

See attached documents.

INSTRUCTIONS

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

SITE PLAN REVIEW

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

ARCHITECTURAL REVIEW

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

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

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

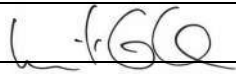
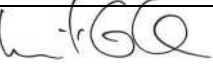
6. Please read carefully:

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

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

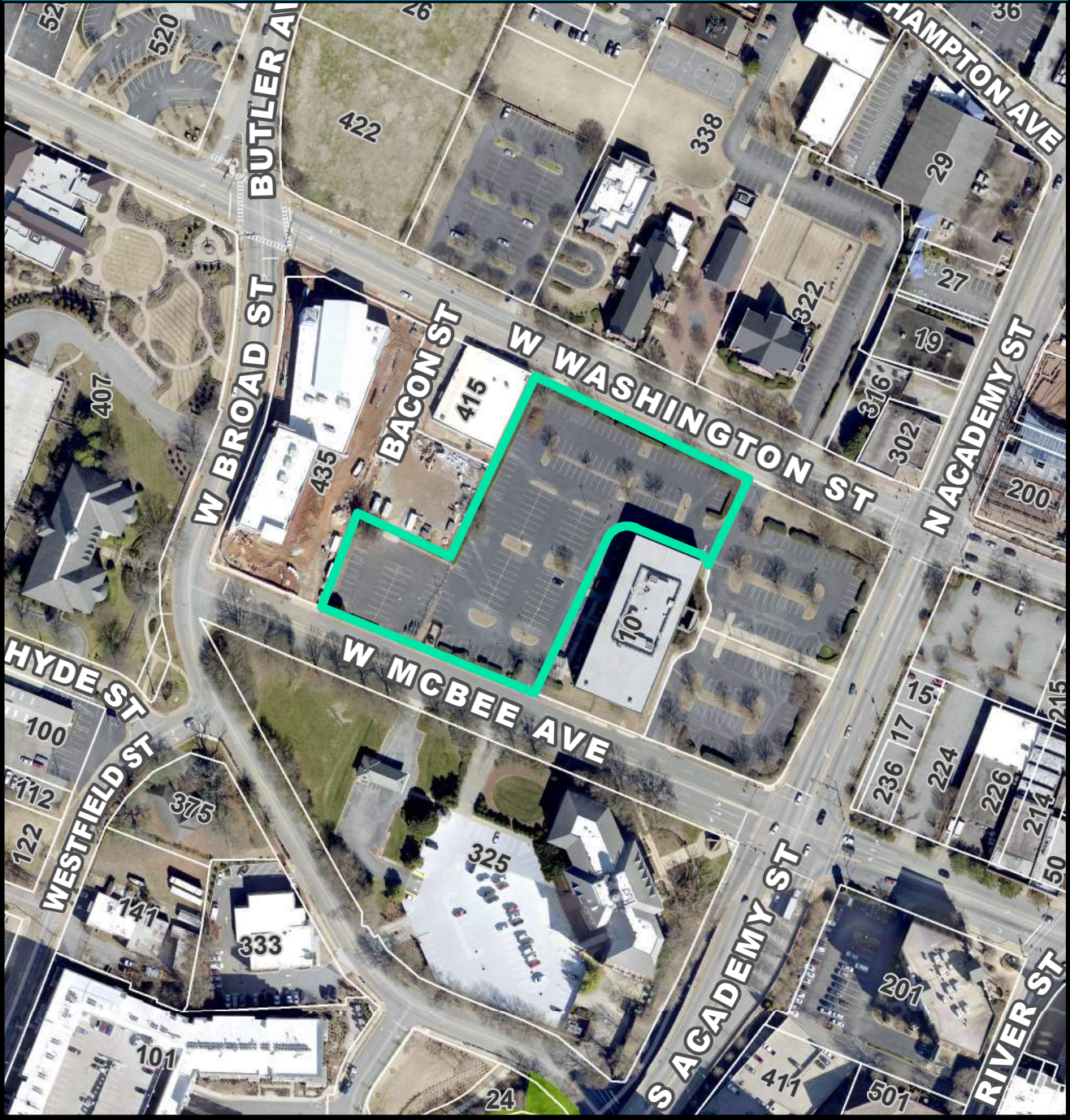
If the Planning & Development office, by separate inquiry, determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner or act to have the restriction terminated or waived, the Planning & Development office will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

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

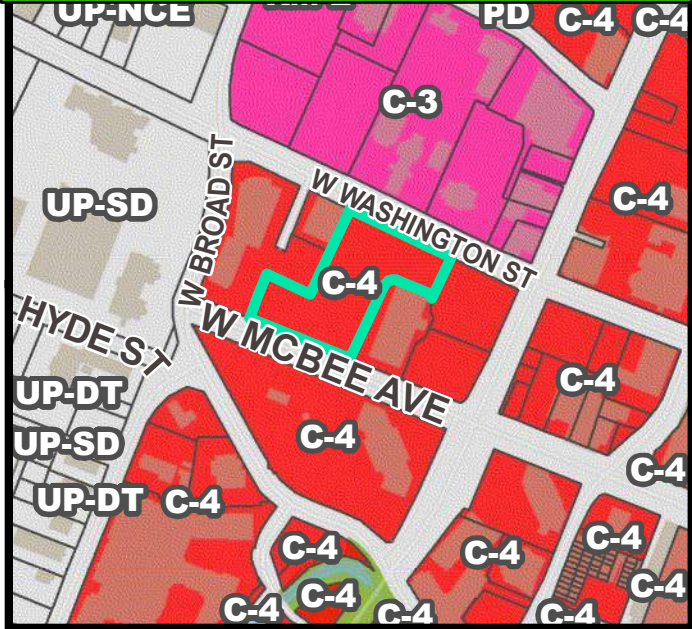
*Signatures	
Applicant	
Date	06.25.2021
Property Owner/Authorized Agent	
Date	07.06.2021
Public Hearing Information	
Public Hearing Signs	

CA 19-813M • W. MCBEE AVE. AND W. WASHINGTON ST.

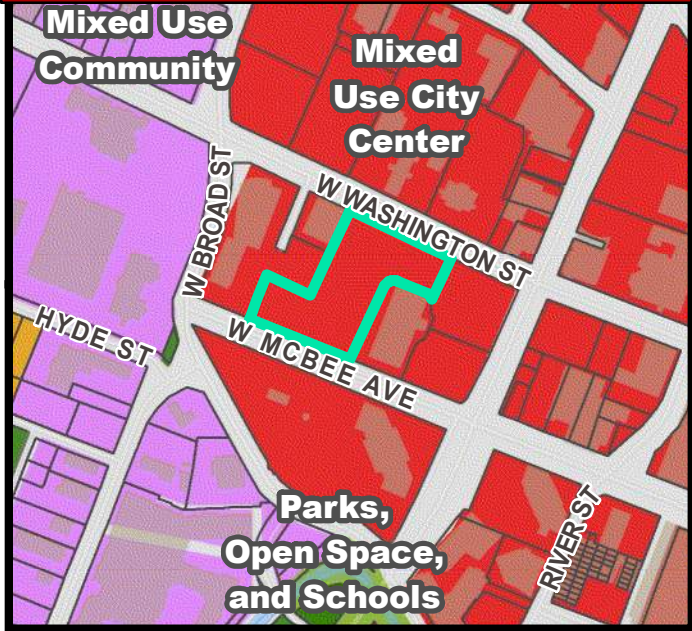
AERIAL VIEW



CURRENT ZONING

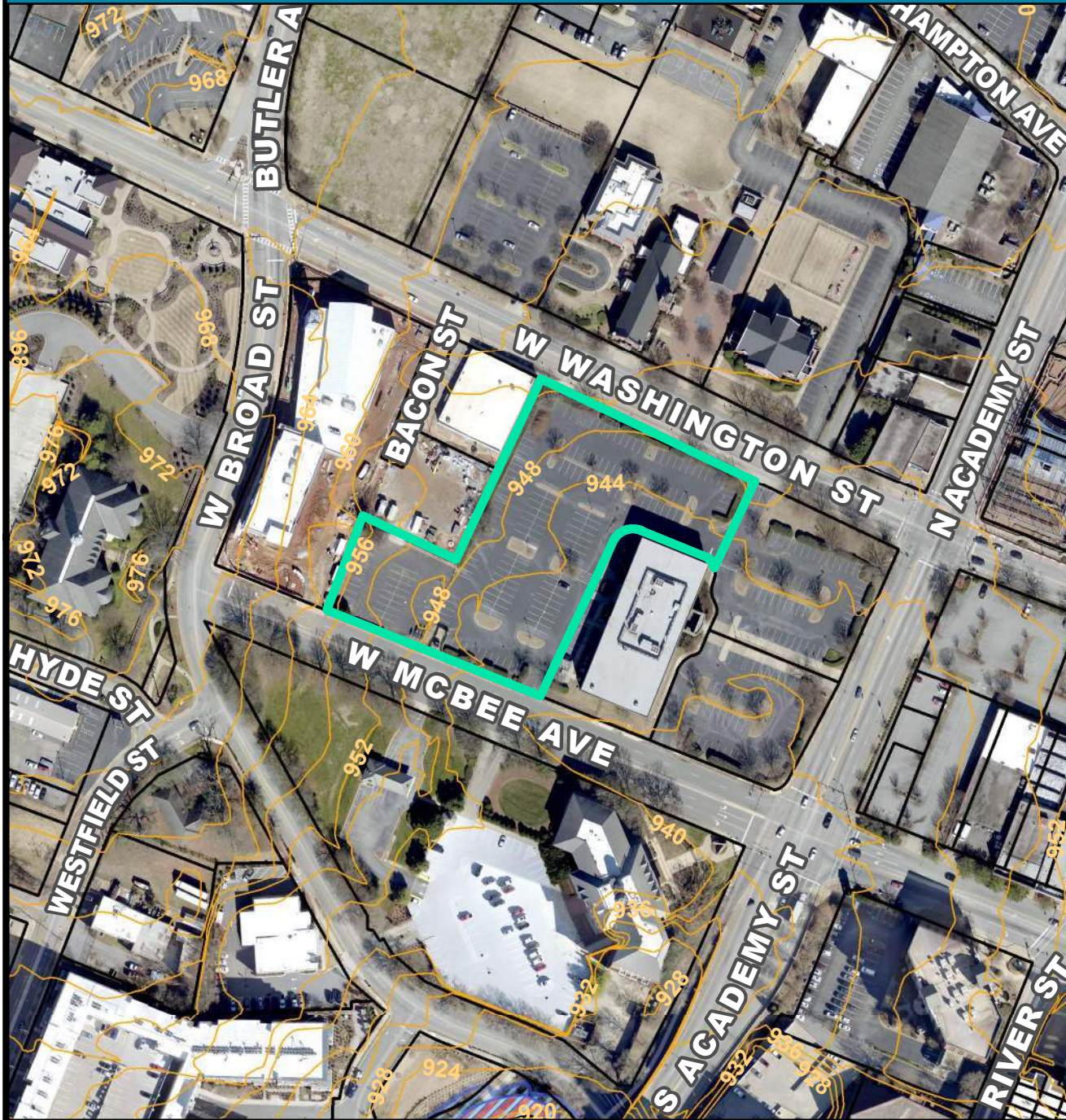


FUTURE LAND USE

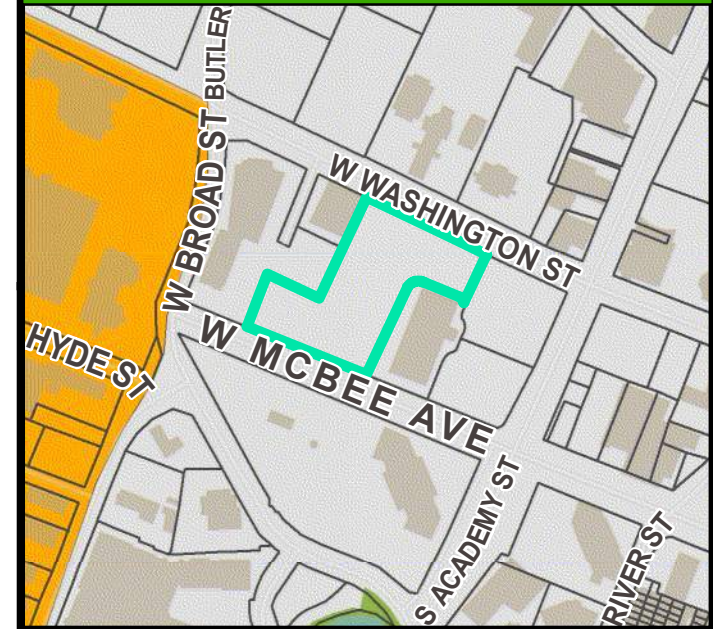


CA 19-813M • W. MCBEE AVE. AND W. WASHINGTON ST.

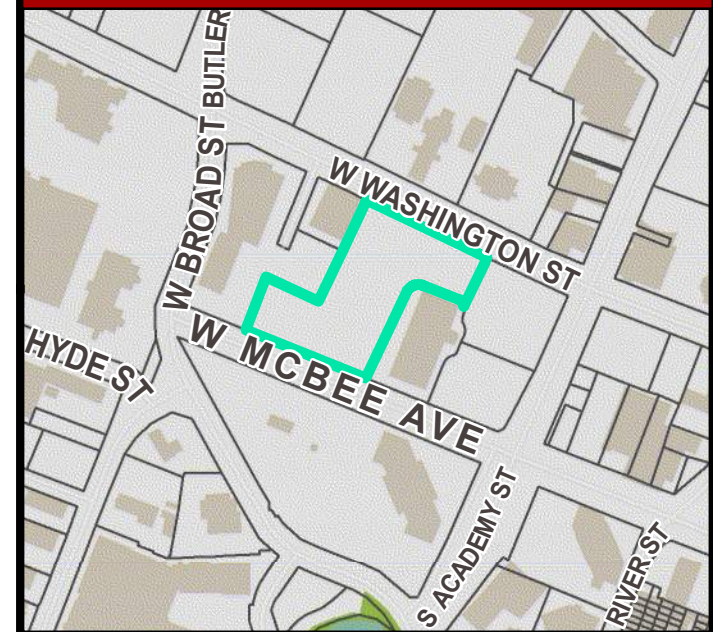
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





10 S. Academy is a for rent apartment building with a 500-space parking deck. It is sited mid-block of McBee Street and West Washington Street, adjacent to the existing AFGA building and Downtown Pres. Church currently under construction.

The design meets the intent of the guidelines as follows:

PUBLIC REALM

Pub 1. Block Pattern – The block is broken up by the creation of a pedestrian street that also acts as fire truck access for the new and existing buildings. Parking garage entries are located mid-block off of W. Washing Street and McBee St. to reduce traffic impacts.

Pub 6. Building transition zone – The transition zone provides a 5' wide planting area adjacent to the street, a 6' sidewalk, and a varied planting zone adjacent to the building with entry points at amenity spaces as well as first floor apartments.

Pub 7. Alleys and pedestrian cut-throughs – The pedestrian street provides outdoor amenities and daylighting to the building as well as fire truck access through the site. There is a variety of planting areas, seating, lighting and entry access to apartments, parking deck, and office building.

Pub. 10 Walls, Fencing, Screening – A pool courtyard for the development is being proposed on the South West wing of the building in order to break up the building façade along McBee Street. A planting area was created to enhance the public way and low walls provide security and privacy at the pool area.

Pub.12 Utilities – Electrical meters will be located in the parking garage or in the west side alley, hidden from the public way. Trash rooms are located inside the building. Transformers will be located underground or hidden from the public way by screening.

PRIVATE REALM

Pri. 1 Placement – The building is placed to create an urban edge and a Public transition as required by this guideline.

Pri. 2 Massing; Pri. 5 Articulation; Pri. 6 Materiality – The design intent is to tie into the context of the surrounding neighborhood by using similar materials, textures, and detailing. The façade is setup as a 3-part façade with the major detailing focused on the lower levels to bring the scale down to the pedestrian level. The building façade is broken down to create a pedestrian zone with porches, entries and material changes. The massing also moves in and out through the use of setbacks, material changes and balconies along the street facades.

Pri. 3 Entry – Entries are located at each apartment on West Washington street and at the amenity spaces on McBee street. The main entry to the building and lobby are located on and corner accessed from the pedestrian street.

Pri. 4 Activate ground floor – The ground floor will be activated with amenity spaces, such as fitness, lounge, leasing office and café.

Pri 7 Lighting – Lighting will be used in various ways, including Landscape lighting, building lighting at entries and building accent lighting and signage lighting.

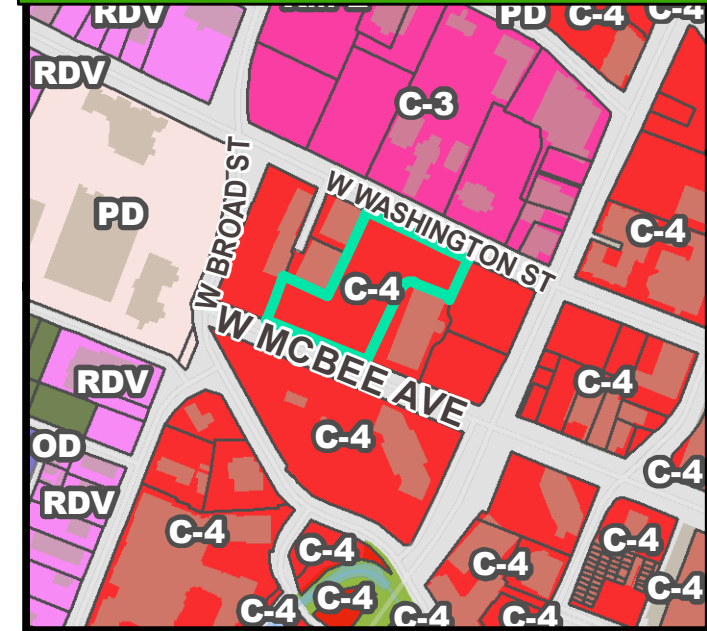
Pri.8 Private outdoor area – the pool courtyard is in a private area facing McBee street. A low brick wall with a planting buffer zone is being provided to enhance the public way.

CA 19-813 • W MCBEE AVE + W WASHINGTON ST

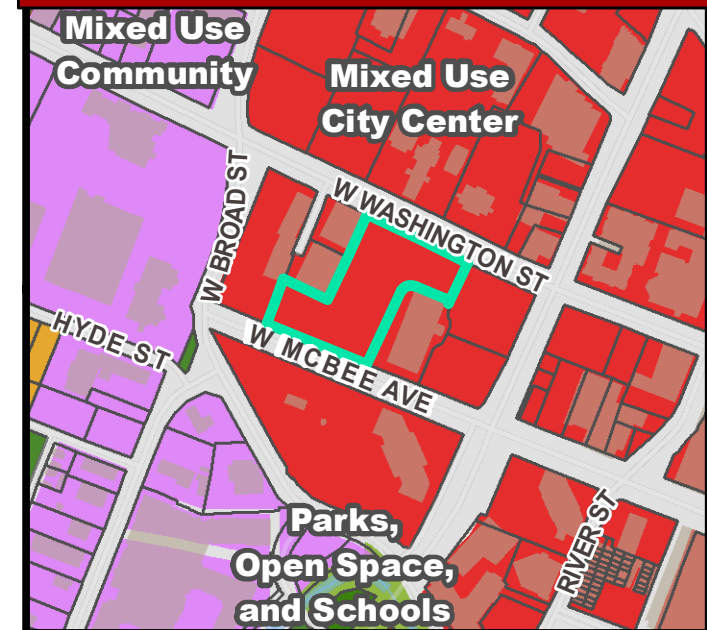
AERIAL VIEW



CURRENT ZONING

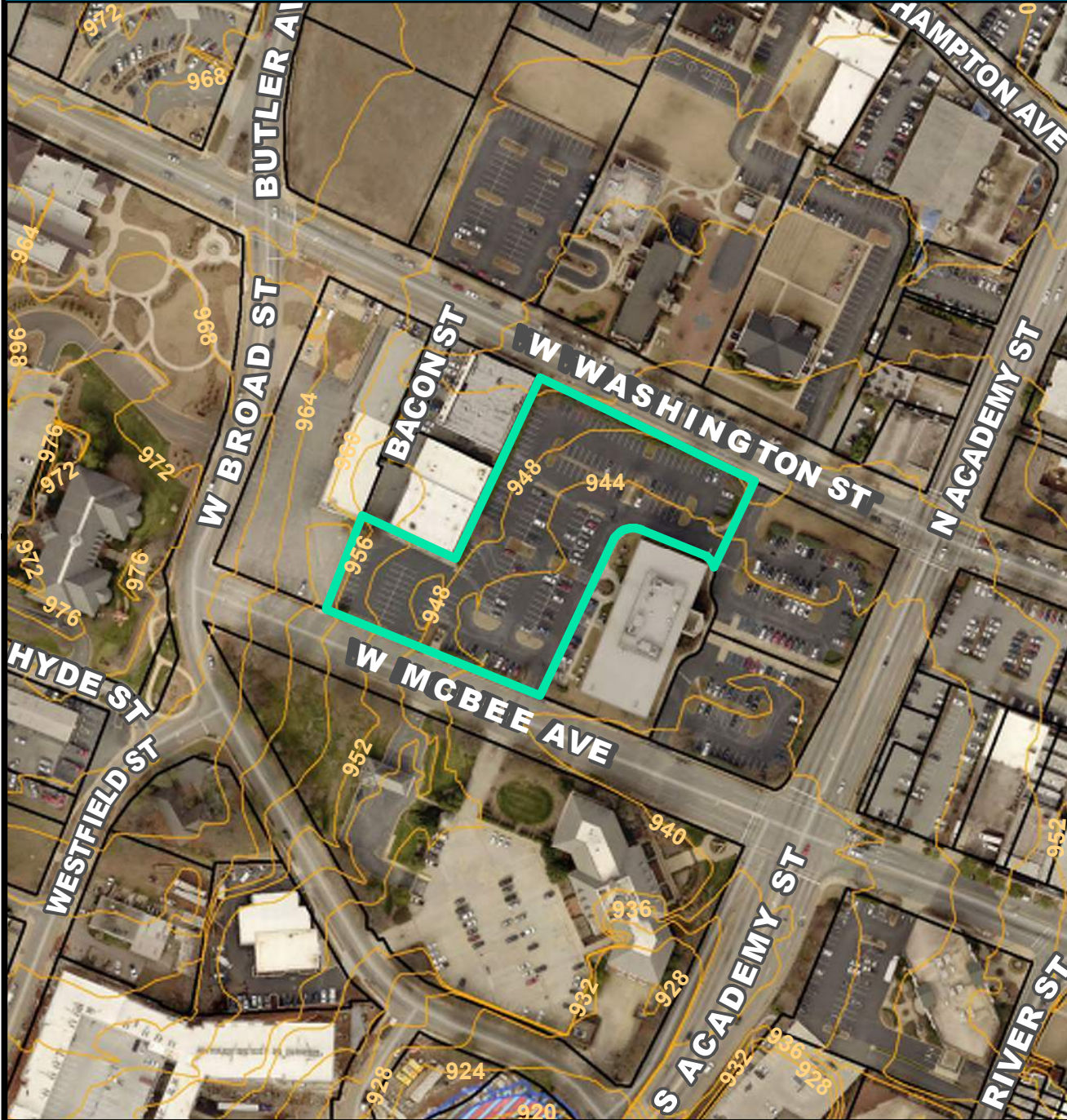


FUTURE LAND USE



CA 19-813 • W MCBEE AVE + W WASHINGTON ST

NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



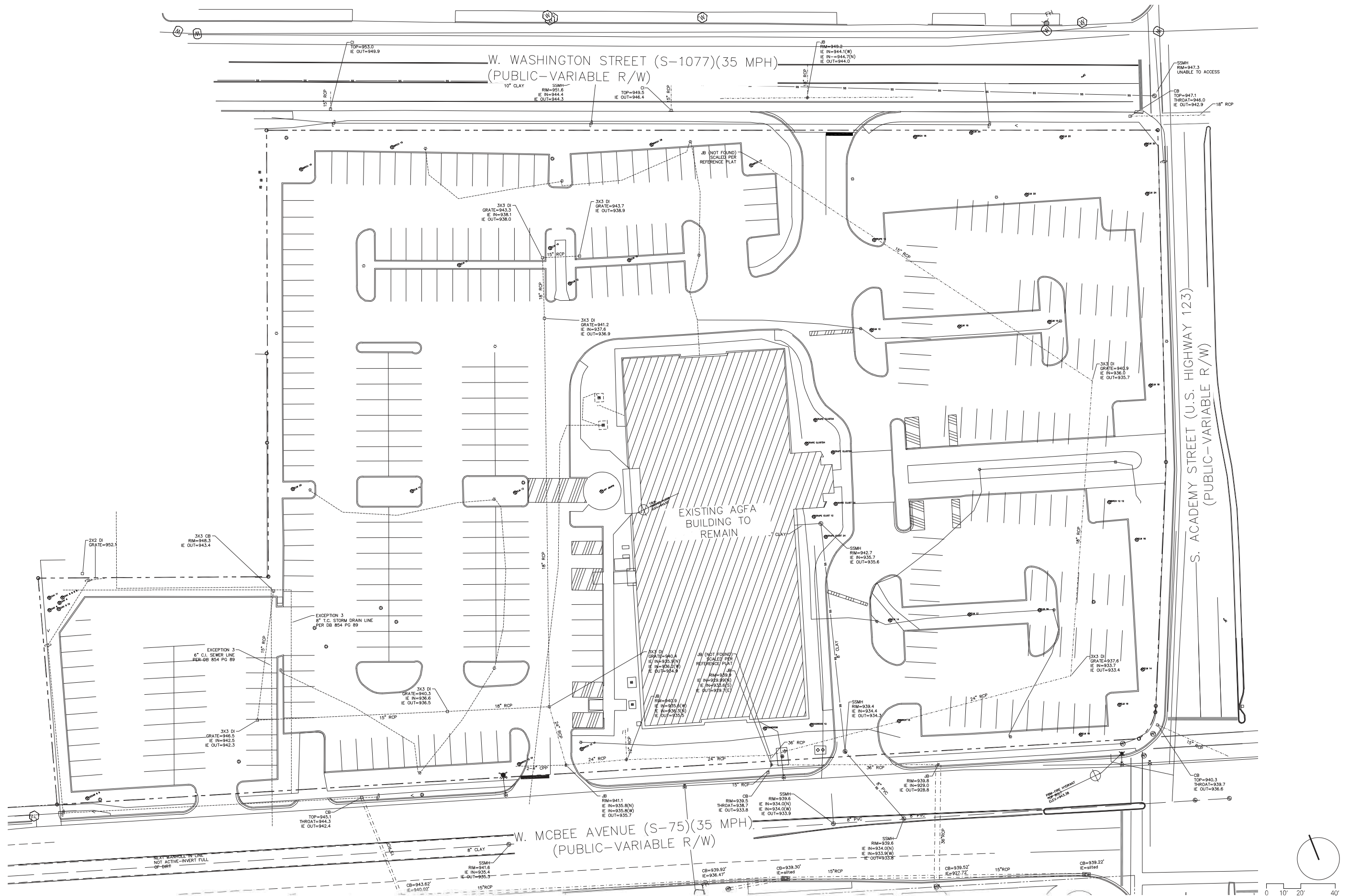
PRESERVATION OVERLAYS

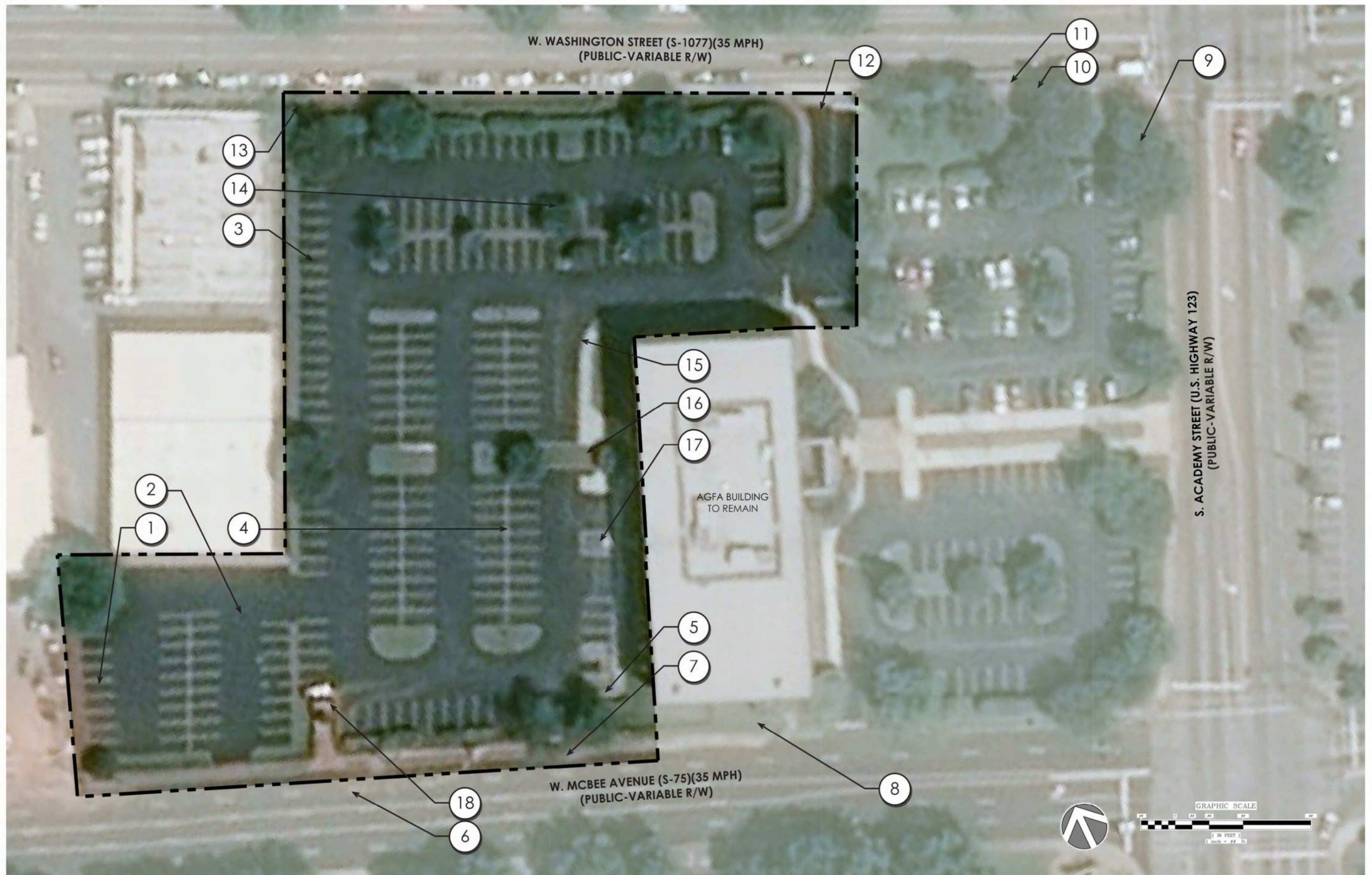














1 - Parking lot to the west of AGFA building.



2 - Existing building along western property line.



3 - Existing building along western property line.



4 - View of AGFA building from western property line.



5 - Parking along western facade of AGFA building



6 - View west along McBee Avenue



7 - View east along McBee Avenue toward downtown.



8 - Utility locations along McBee Avenue



9 - View of north east corner of AGFA building



10 - View west along W Washington Street



11 - View of intersection of W Washington Street and S Academy Street



12 - North entrance off of W Washington Street



13 - View west along W Washington Street from north entrance



14 - View of parking lot the north of AGFA building



15 - View of western facade of AGFA building



16 - View of western facade of AGFA building



17 - View of western facade of AGFA building



18 - Dumpster enclosure along W McBee Avenue





(1.2) 8" LINEAR PAVERS



(1.4) CONCRETE BANDING FLUSH WITH PAVERS



(3.3) STAINLESS STEEL REMOVABLE BOLLARD



(5.2) STREET LIGHTS (TO MATCH EXISTING LIGHTS ALONG WASHINGTON AVE)



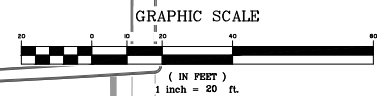
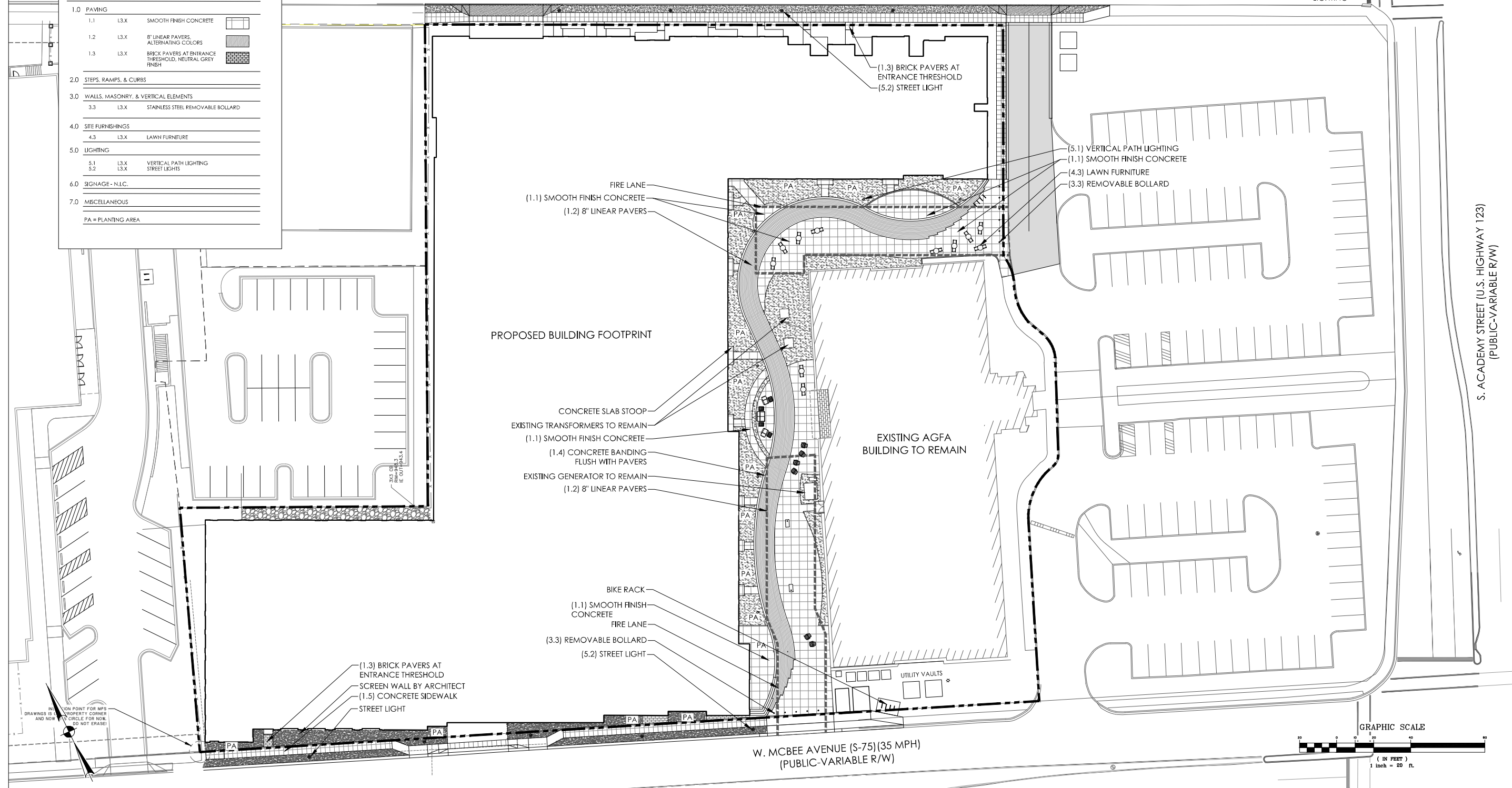
BIKE RACK

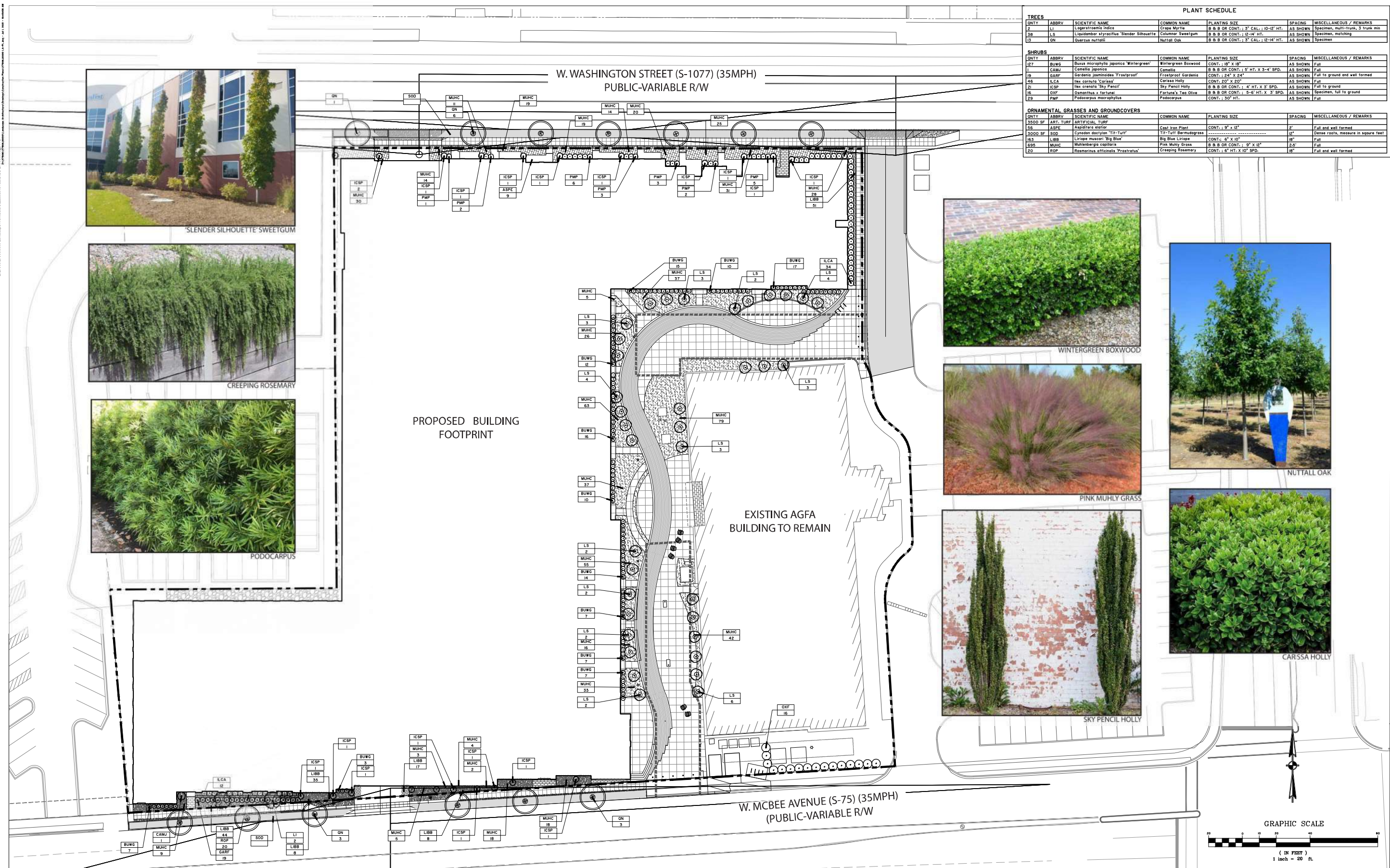


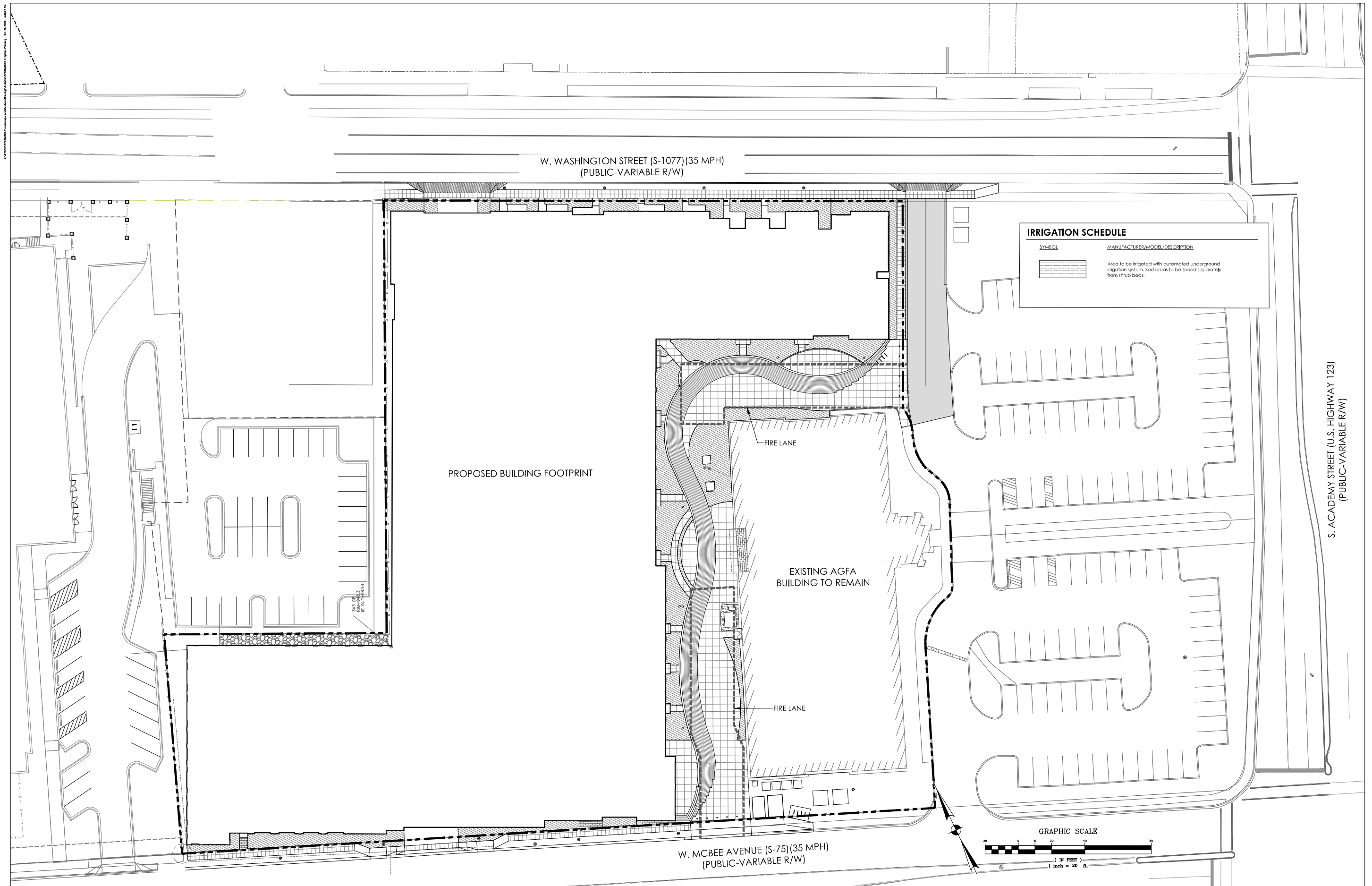
(5.1) VERTICAL PATH LIGHTING

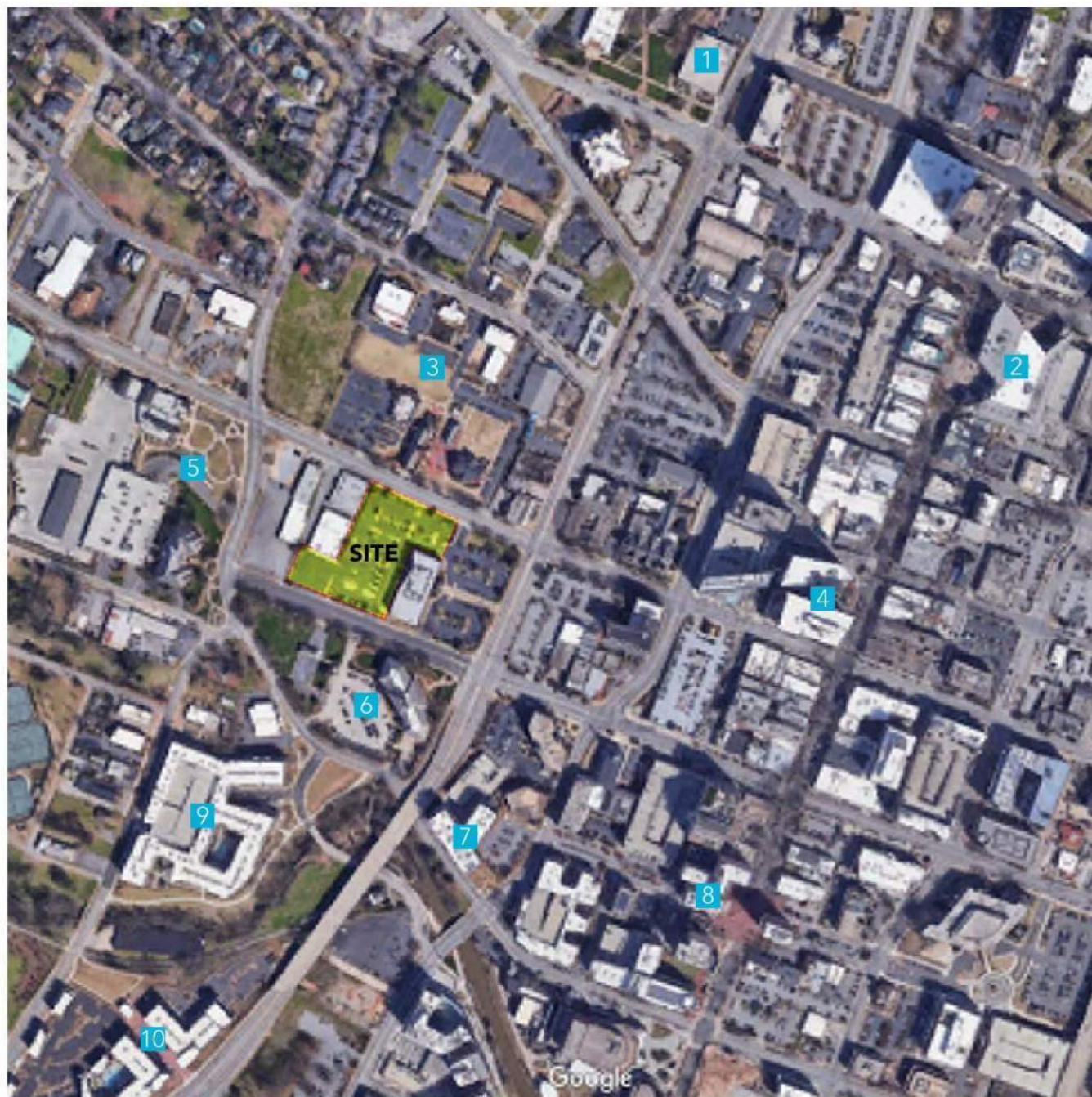
HARDSCAPE MATERIALS			
#	Sheet #	Detail	Symbol
1.0 PAVING			
1.1	L3.X	SMOOTH FINISH CONCRETE	
1.2	L3.X	8" LINEAR PAVERS, ALTERNATING COLORS	
1.3	L3.X	BRICK PAVERS AT ENTRANCE THRESHOLD, NEUTRAL GREY FINISH	
2.0 STEPS, RAMPS, & CURBS			
3.0 WALLS, MASONRY, & VERTICAL ELEMENTS			
3.3	L3.X	STAINLESS STEEL REMOVABLE BOLLARD	
4.0 SITE FURNISHINGS			
4.3	L3.X	LAWN FURNITURE	
5.0 LIGHTING			
5.1	L3.X	VERTICAL PATH LIGHTING	
5.2	L3.X	STREET LIGHTS	
6.0 SIGNAGE - N.I.C.			
7.0 MISCELLANEOUS			
PA = PLANTING AREA			

W. WASHINGTON STREET (S-1077) (35 MPH)
(PUBLIC-VARIABLE R/W)









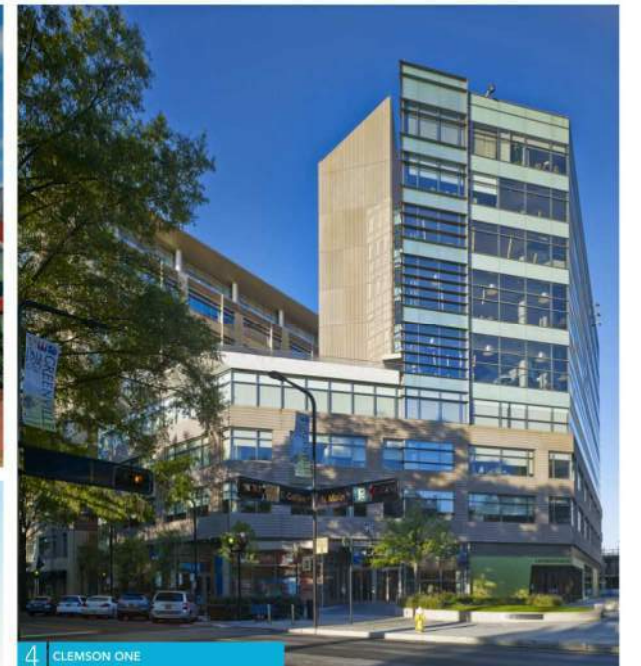
1 CHILDRENS MUSEUM OF THE UPSTATE



2 HYATT REGENCY



3 ST. MARY'S CAMPUS



4 CLEMSON ONE



5 GREENVILLE WATER



6 FIRST CITIZENS BANK



7 RIVERS EDGE APARTMENTS



8 WESTIN POINSETT

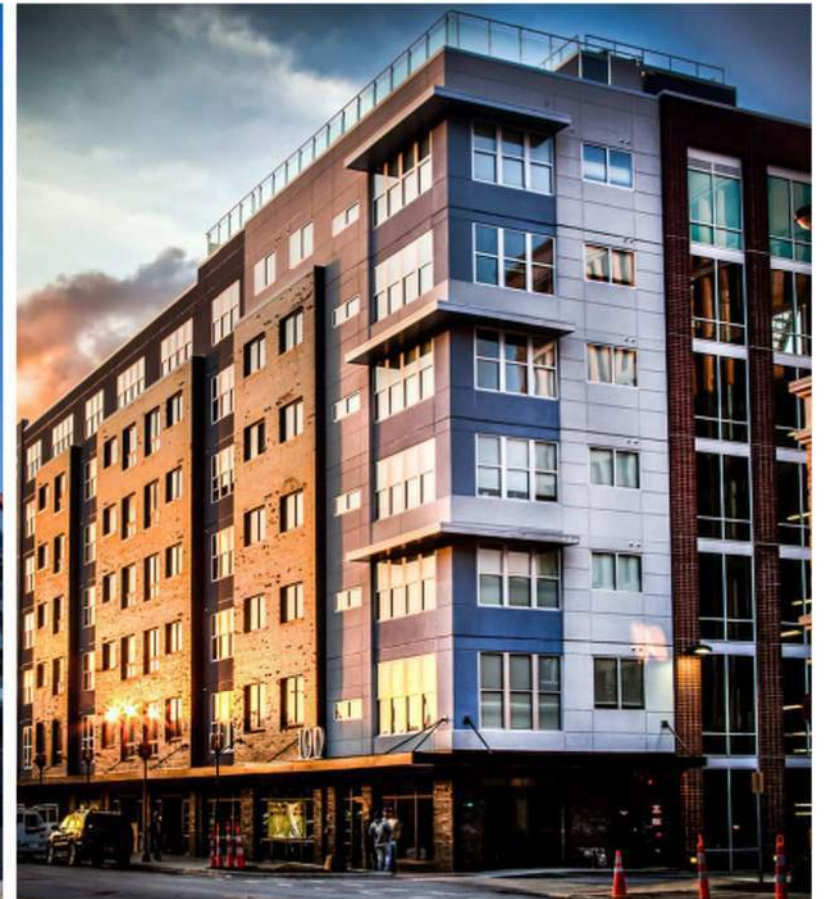


9 DISTRICT WEST APARTMET



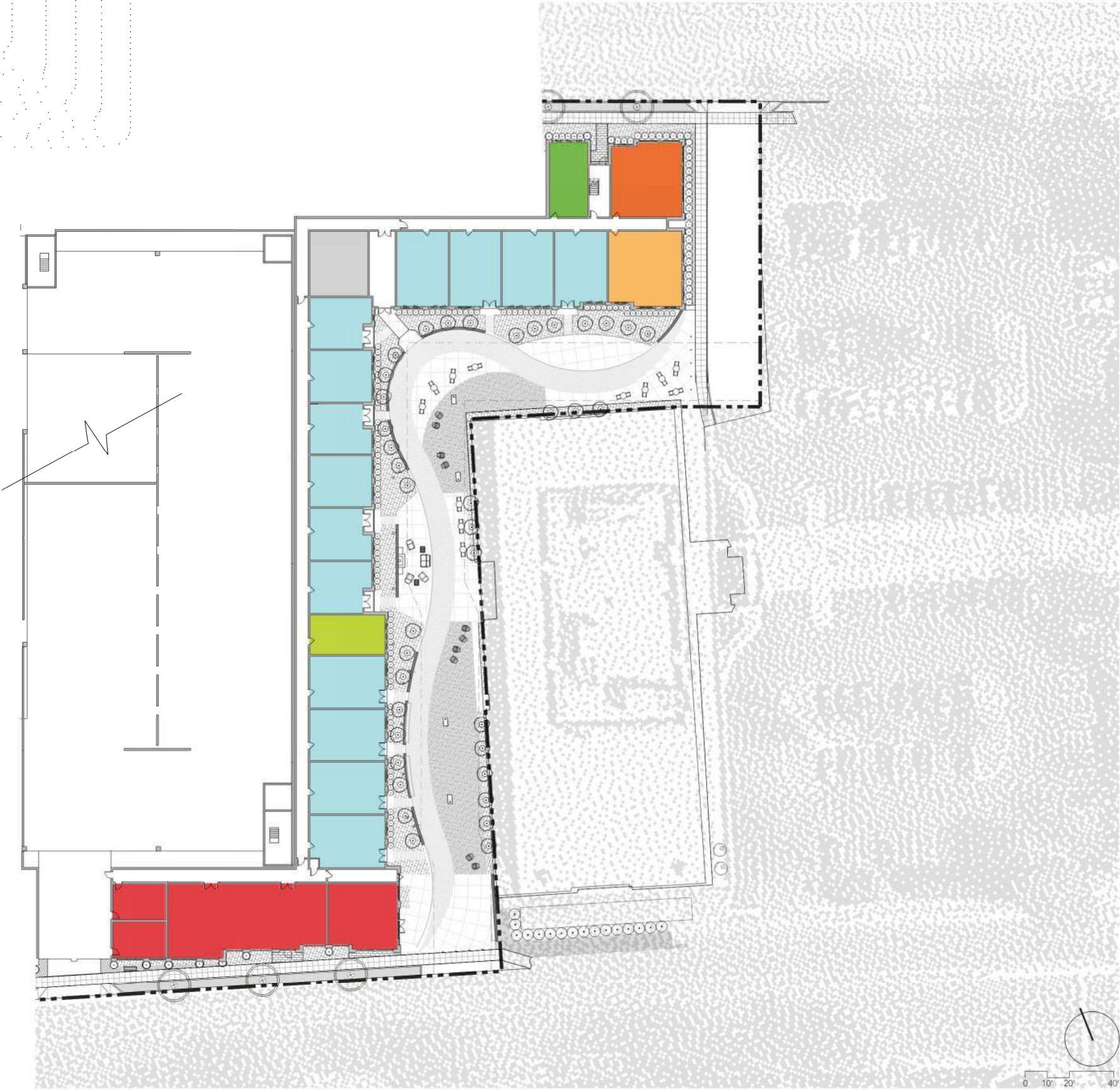
10 TRAILSIDE APARTMENTS





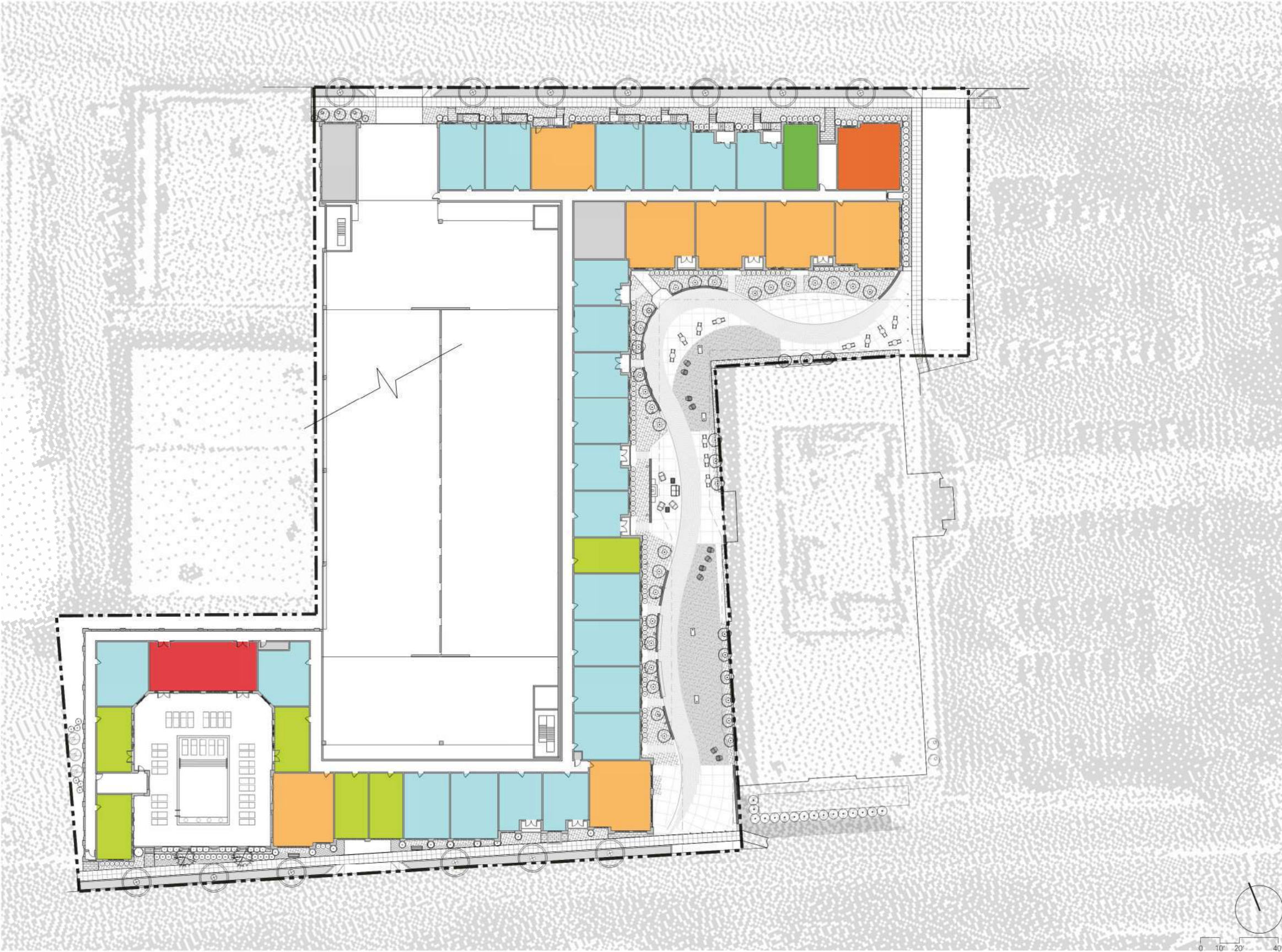
LEGEND:

- AMENITY
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- STUDIO LOFT
- 3 BEDROOM LOFT
- SERVICE



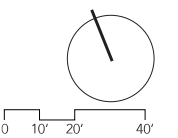
LEGEND:

- AMENITY
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- STUDIO LOFT
- 3 BEDROOM LOFT
- SERVICE



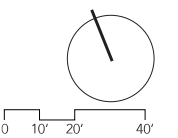
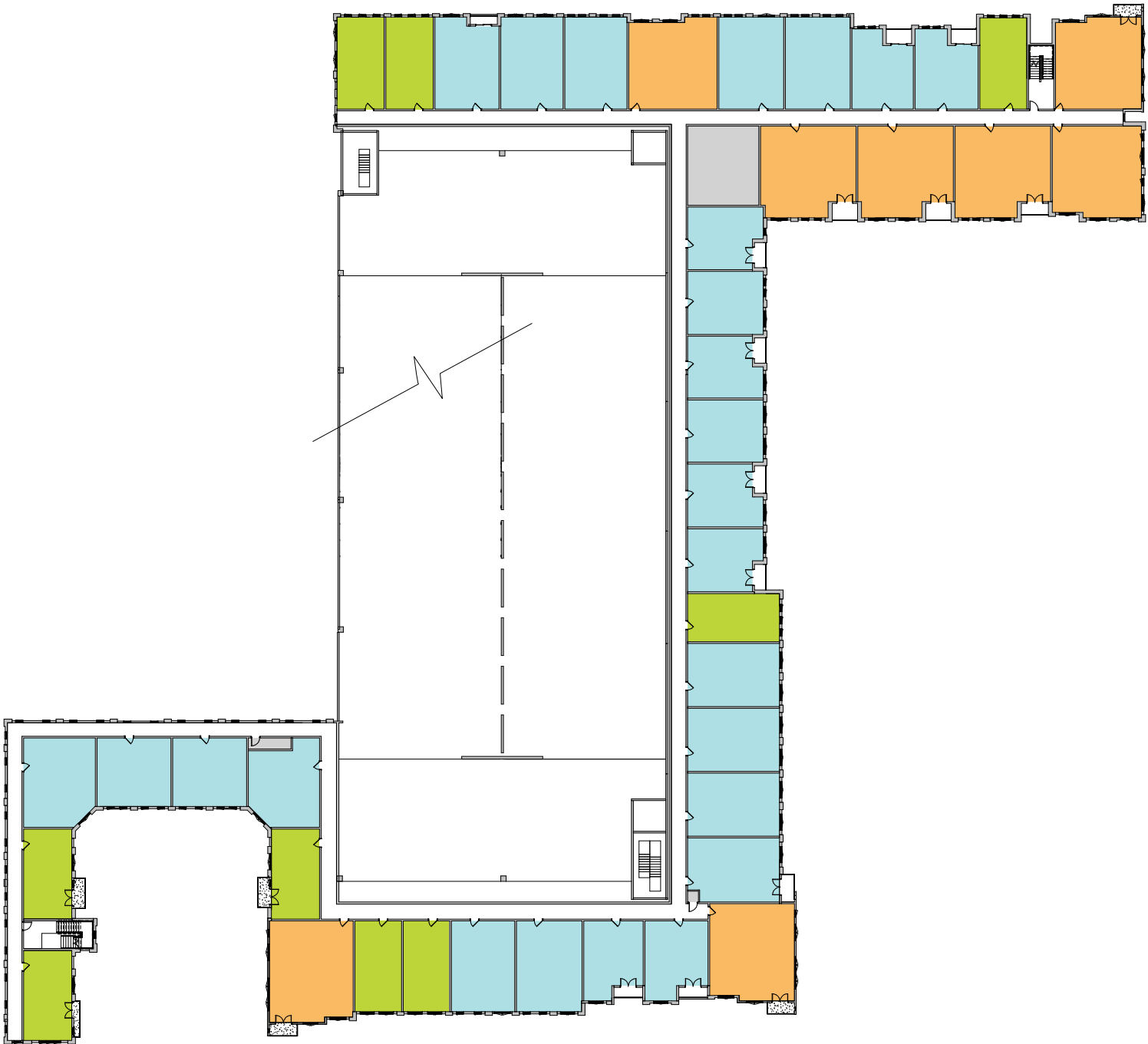
LEGEND:

- AMENITY
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- STUDIO LOFT
- 3 BEDROOM LOFT
- SERVICE



LEGEND:

- AMENITY
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- STUDIO LOFT
- 3 BEDROOM LOFT
- SERVICE



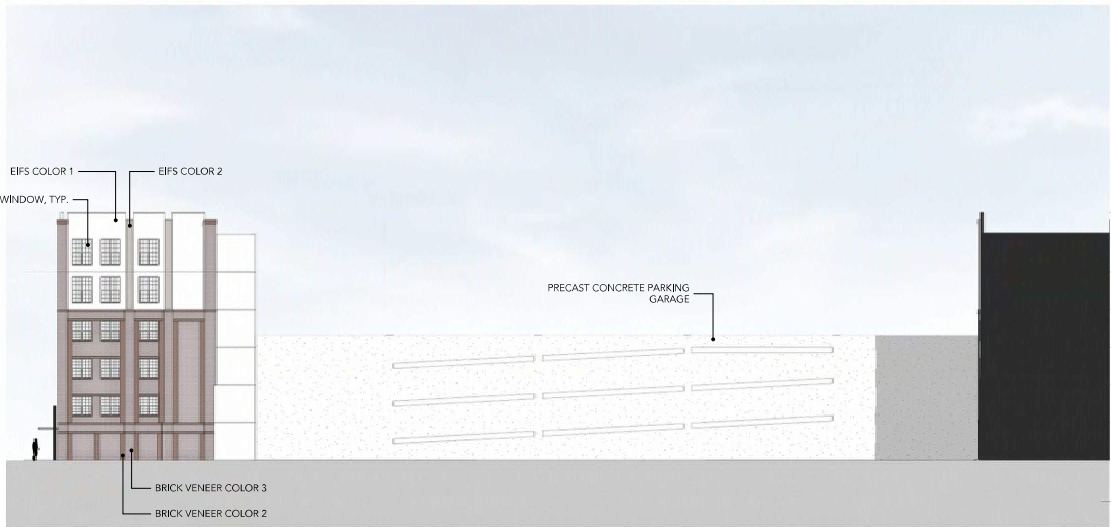
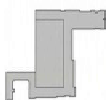




NORTH ELEVATION (WASHINGTON STREET)

1" = 20'-0"

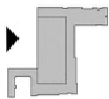
0' 10' 20' 40'



WEST ELEVATION

1" = 20'-0"

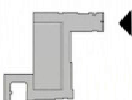
0' 10' 20' 40'



EAST WING ELEVATION

1" = 20'-0"

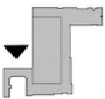
0' 10' 20' 40'

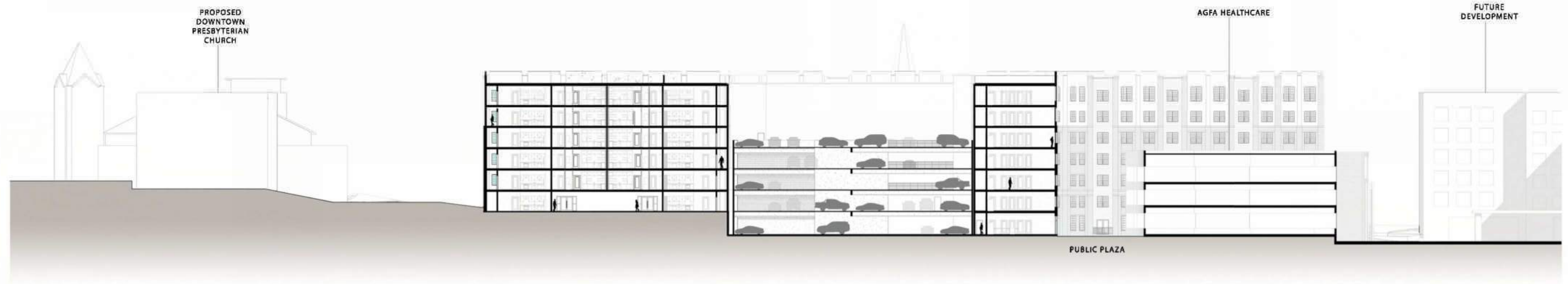


WEST WING NORTH ELEVATION

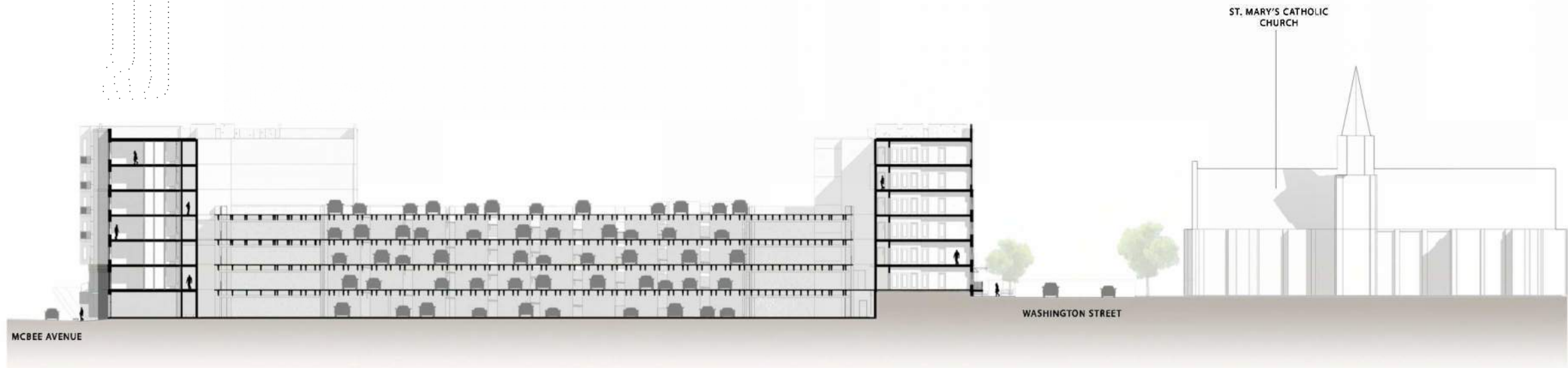
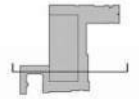
1" = 20'-0"

0' 10' 20' 40'





SITE SECTION - NORTH
1" = 20'-0"



SITE SECTION - WEST
1" = 20'-0"































1 EXTERIOR INSULATION FINISHING SYSTEM (EIFS)



2 BRICK VENEER COLOR 2



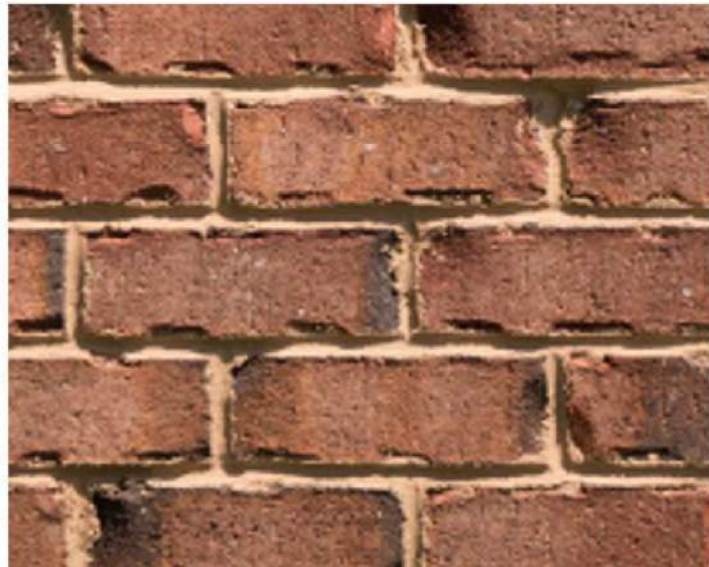
3 BRICK VENEER COLOR 3



4 BRICK VENEER COLOR 1



BRICK VENEER COLOR 1



BRICK VENEER COLOR 2



BRICK VENEER COLOR 3



#104: DOVER SKY | TEXTURE: FINESSE

EIFS - COLOR 1



#618: ANTIQUE GRAY | TEXTURE: FINESSE

EIFS - COLOR 2



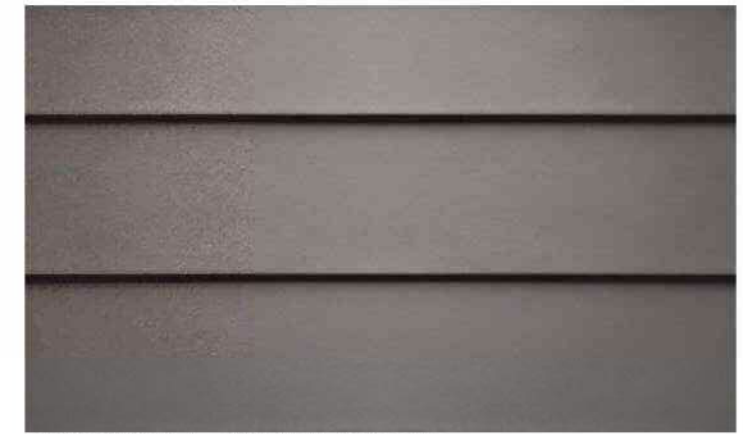
#617A: WINTER EVE | TEXTURE: FINESSE

EIFS - COLOR 3



#627A: TWILIGHT GRAY | TEXTURE: FINESSE

EIFS - COLOR 4



GRAY SLATE | TEXTURE: SMOOTH

FIBER CEMENT LAP SIDING - COLOR 1

WALL SCONCE



METAL RAILING

