

# Design Review Board

Official Agenda



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## AGENDA

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### DESIGN REVIEW BOARD – URBAN DESIGN PANEL

#### AGENDA

#### Regular Meeting

September 2, 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, September 2, 2021 at 4:00 PM** at the **Public Works Training Room at 475 Fairforest Way**. 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.greenvilleesc.gov/1694/online-meetings)**

1. Call to Order
2. Roll Call
3. Welcome and Opening Remarks from the Chair
4. Approval of Minutes – August 3, 2021 Workshop Agenda & August 5, 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. None
9. New Business (public hearing)
  - A. CA 18-931M

Application by **DAVID ANDERSSSEN/JOHNSTON DESIGN GROUP** for a **CERTIFICATE OF APPROPRIATENESS** to modify CA 18-931 for exterior modifications at 240-244 Rhett Street and 114-130 Oneal Street. (TM# 007100-01-01100, 007101-01-00100, 007101-01-00200, 007101-01-00300, 007101-01-00400, 007101-01-00500, 007101-01-00600, 007101-01-00700, 007101-01-00800, 007101-01-00900, 007101-01-01000, 007101-01-01100).

Documents:

[AGENDA PACKET CA 18-931M - FALLS WALK MODIFICATIONS\\_FINAL.PDF](#)

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**B. CA 21-543**

Application by **CHRIS EBY/ BUILD MASTERS** for a **CERTIFICATE OF APPROPRIATENESS** for a new single-family home at 7 Logan Street. (TM# 005600-05-00700).

Documents:

[AGENDA PACKET CA 21-543 - 7 LOGAN STREET\\_FINAL.PDF](#)

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**C. CA 21-606**

Application by **ADAM BERRY** for a **CERTIFICATE OF APPROPRIATENESS** for exterior additions and alterations for the Huguenot Mill and Peace Center at 101 W. Broad Street and 300 S. Main Street. (TM# 005800-05-00100, 006000-01-00100).

Documents:

[AGENDA PACKET CA 21-606 - HUGUENOT MILL AND PEACE CENTER ALTERATIONS\\_FINAL.PDF](#)

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**D. CA 21-607**

Application by **DAVID STONE** for a **CERTIFICATE OF APPROPRIATENESS** for exterior and landscaping improvements for 307 E. Washington Street. (TM# 004300-06-00500).

Documents:

[AGENDA PACKET CA 21-607 - 307 E. WASHINGTON STREET ALTERATIONS\\_FINAL.PDF](#)

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**E. CA 21-611**

Application by **STEVE NAVARRO/THE FURMAN COMPANY** for a **CERTIFICATE OF APPROPRIATENESS** for architecture approval of the United Community Bank headquarters at 200 E. Camperdown Way. (TM# 006900-03-00100).

Documents:

[AGENDA PACKET CA 21-611 - 200 E. CAMPERDOWN WAY - UCB HQ](#)



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**F. CA 21-609**

Application by **STONE PROPERTY MANAGEMENT** for a **CERTIFICATE OF APPROPRIATENESS** for landscaping improvements at 1021 S. Main Street. (TM# 007300-04-00400, 007300-04-01500).

Documents:

[AGENDA PACKET CA 21-609 - 1021 S. MAIN STREET - SITE ALTERATIONS\\_FINAL.PDF](#)

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**G. CA 21-612**

Application by **SUNCAP PROPERTY GROUP** for a **CERTIFICATE OF APPROPRIATENESS** for architecture approval of a mixed-use project at 1001, 1015 S. Main Street. (TM# 007300-04-01500, 007300-04-00200, 007300-04-01600, 007300-04-00100, 007300-04-00400).

Documents:

[AGENDA PACKET CA 21-612 - 1015 SOUTH MAIN STREET - ARCHITECTURE REVIEW\\_FINAL.PDF](#)

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**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. Discussion regarding the continuation of Agenda Workshops**

**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 ("Mayberry Village", FKA "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/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](mailto: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  
August 27, 2021**  
*for the September 2, 2021 Public Hearing*

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**Docket Number:** 18-931M  
**Applicant:** David Anderssen/Johnston Design Group  
**Property Owner:** Falls Walk LLC  
**Property Location:** 240-244 Rhett Street, 144-130 Oneal Street  
**Tax Map Number:** 007100-01-01100, 007101-01-00100, 007101-01-00200, 007101-01-00300, 007101-01-00400, 007101-01-00500, 007101-01-00600, 007101-01-00700, 007101-01-00800, 007101-01-00900, 007101-01-01000, 007101-01-01100  
**Acreage:** 0.463 acre  
**Zoning:** C-4, Central Business District  
**Proposal:** Modification of previous CA 18-931 approval for exterior modifications.  
**Staff Recommendation:** **Approve with Conditions**

**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 18-931 and CA 20-414) for the Falls Walk Townhome project, located at the corner of Rhett Street and Oneal Street.

The developer proposes the following modifications:

1. Brick entry stoops in exchange for concrete stoops
2. Stoop Railings for those facing Academy Street in exchange for brick “cheek walls”
3. Due to grade changes, steps for the unit entries on Oneal Street.
4. Retaining wall on Academy Street side is constructed with brick facing development and stucco facing Academy Street.
5. Elimination of the second level “Juliet Balcony” railings and solar shades from the 3<sup>rd</sup> floor.

**Project History:**

The project received original approval through CA 18-931 in December 2018. A revised application, CA 20-414, was approved by the board at their September 2020 meeting. CA 20-414 Board conditions included the following:

- 1) ***Railings shall be re-incorporated into the design;***

- 2) The phenolic panels shall feature the proposed anthracite color.
- 3) ***Limestone masonry wall coping shall be re-incorporated into the design.***
- 4) The previously approved wood soffits shall be replaced with metal soffits/canopies, as proposed.
- 5) Frosted glass garage doors shall be installed; and
- 6) Entry doors at front and rear shall feature a quality frosted glass solution.

### **Staff Analysis:**

Staff generally finds the modifications of #1, 2, and 3 to meet the Design Guidelines for their adherence to the Design Guidelines. However, staff does not support the request of #4 and #5 as staff believes these modifications do not meet the Design Guidelines nor do they meet the previous mandatory Board conditions for CA 20-414.

Staff finds the request for the retaining wall brick coping does not meet the previous Board condition from CA 20-414 nor Guidelines PUB 10.2 and 10.4 regarding fences and walls in the C-4 District. This coping does not match the coping of other walls within the development. Staff notes that the applicant has already constructed the wall with the brick coping in violation to the specific Board condition received.

Staff further finds the loss of Juliet balconies and solar shades creates a lack of articulation not compliant with PRI 5.1, 5.2, 5.4, and 5.6. The loss of these design elements does not provide a sense of human scale, causes a loss of horizontal and vertical articulation, a loss in articulation variety, and creates a sense of a monotonous façade compared to the original approvals.

The request to remove the Juliet balconies appears to be in response to the applicant's job site choice to switch the proposed roll back doors to casement windows without staff or DRB approval. This door-to-window switch is not a part of this request, however, the unapproved railings now conflict with the window openings. This original fenestration was proposed and approved as aluminum clad doors in both CA 18-931 and 20-414.

### **Staff Recommendation**

**Staff recommends approval with the following conditions:**

1. The elimination of the Juliet balconies and solar shades are denied for their lack of adherence to Design Guidelines PRI 5.1, 5.2, 5.4, and 5.6 and in compliance with the Board conditions provided in CA 20-414 approval to require the balconies.
2. The request to eliminate the limestone coping, as required by CA 20-414, is not approved because it violates the previous Board condition to not eliminate it and elimination would render it non-compliant with the requirements of Guidelines PUB 10.2 and 10.4.
3. The elimination of the roll back doors for casement windows, though never requested, is not approved even though the casement windows have been installed.
4. Approval does not constitute an approval of any structural encroachments or other improvements in the public right of way of Oneal Street.
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 part of 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 Comments**

**Reviewed By:** Clint Link

**Date:** 8/21/2021

**Recommend:** Approve w/ Conditions

#### **Comments:**

Approval does not constitute an approval of any structural encroachments or other improvements in the public right of way of Oneal Street.

### **Relevant Design Guidelines:**

#### **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.

#### **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 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.



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

Contact Planning & Development:  
(864) 467-4476

**Office Use Only:**

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

**APPLICANT/OWNER INFORMATION**

\*Indicates Required Field

**APPLICANT**

**PROPERTY OWNER**

|           |                                           |                                |
|-----------|-------------------------------------------|--------------------------------|
| *Name:    | David Anderssen for Johnston Design Group | Terry Birch for Falls Walk LLC |
| *Title:   | Architect of Record                       | Owner                          |
| *Address: | 411 University Ridge Suite D              | PO Box 1295 Greenville SC      |
| *Phone:   | 864-325-1352                              | 704-634-1166                   |
| *Email:   | david@johnstondesigngroup.us              | terrybirch@gmail.com           |

**PROPERTY INFORMATION**

\*STREET ADDRESS 102 Oneal St, Greenville SC \_\_\_\_\_

\*TAX MAP #(S) 007100-01-01100 \_\_\_\_\_

\*SPECIAL DISTRICT CBD \_\_\_\_\_

**DESCRIPTION OF REQUEST**

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

The request is for REVISIONS to previously approved COA #18-931 (and as modified according to the NOA approval letter dated 12/16/2018) and COA # 20-414M (as modified according to NOA approval letter dated June 1, 2021).

Item 1- Concrete entry stoops (steps and landings) have been changed to brick.

Item 2- Full height brick "cheek walls" at brick stoops facing west (Academy Street) elevation have been replaced by railings to enhance visibility, making entry doors more inviting.

Item 3- Steps will be required for side entry into Oneal street townhome due to existing grade (in lieu of at-grade concrete landing). Brick steps with ptd metal handrails will be provided.

Item 4- Face of retaining wall facing west (Academy Street) is constructed with brick on the townhome side and stucco to a brick top on the Academy Street side (similar to Brownstones immediately adjacent). Developer intends to install additional landscaping in area highlighted green for which he has an agreement in place w/ the adjacent property owner. Specifically the requests is to install stucco to brick cap on Academy facing retaining wall (in lieu of brick) with additional landscaping along the length of the wall, on the Academy Street side.

Items 5- Eliminate the second level "Juliet balcony" railings (all buildings). These railings are entirely decorative, do not provide additional balcony area and may hinder the operation of the operable windows. Eliminate solar shades in locations at 3rd floor windows.

Refer to exhibit A submitted with application for supporting document.



## 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.

|            |            |
|------------|------------|
| g          |            |
| pp         | [REDACTED] |
|            | [REDACTED] |
| [REDACTED] | [REDACTED] |
|            | [REDACTED] |
| [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] |

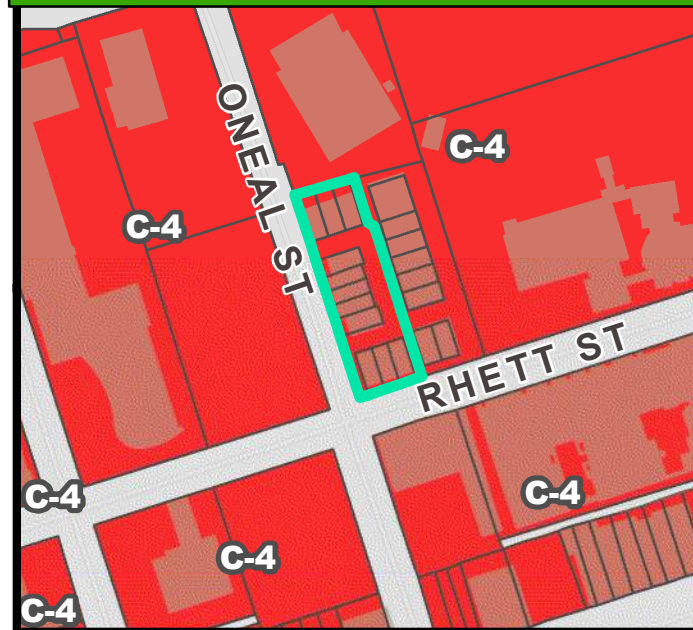


# CA 18-931M • 240-244 RHETT ST. AND 114-130 ONEAL ST.

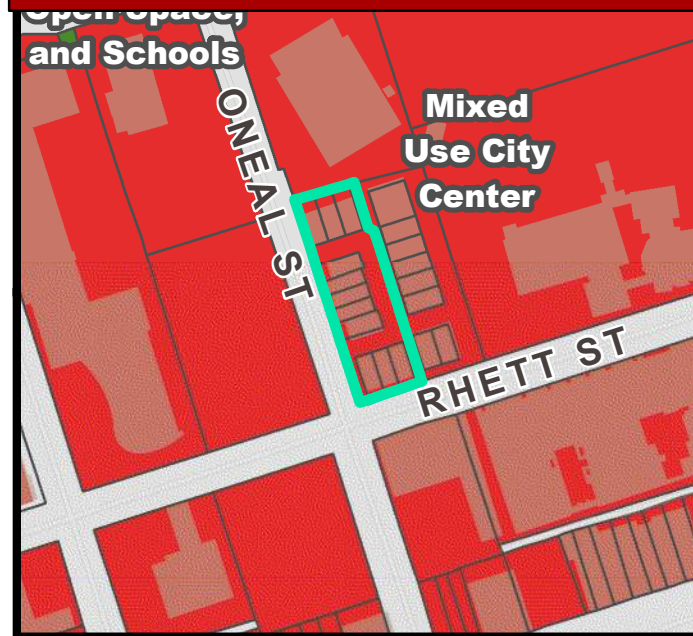
## AERIAL VIEW



## CURRENT ZONING



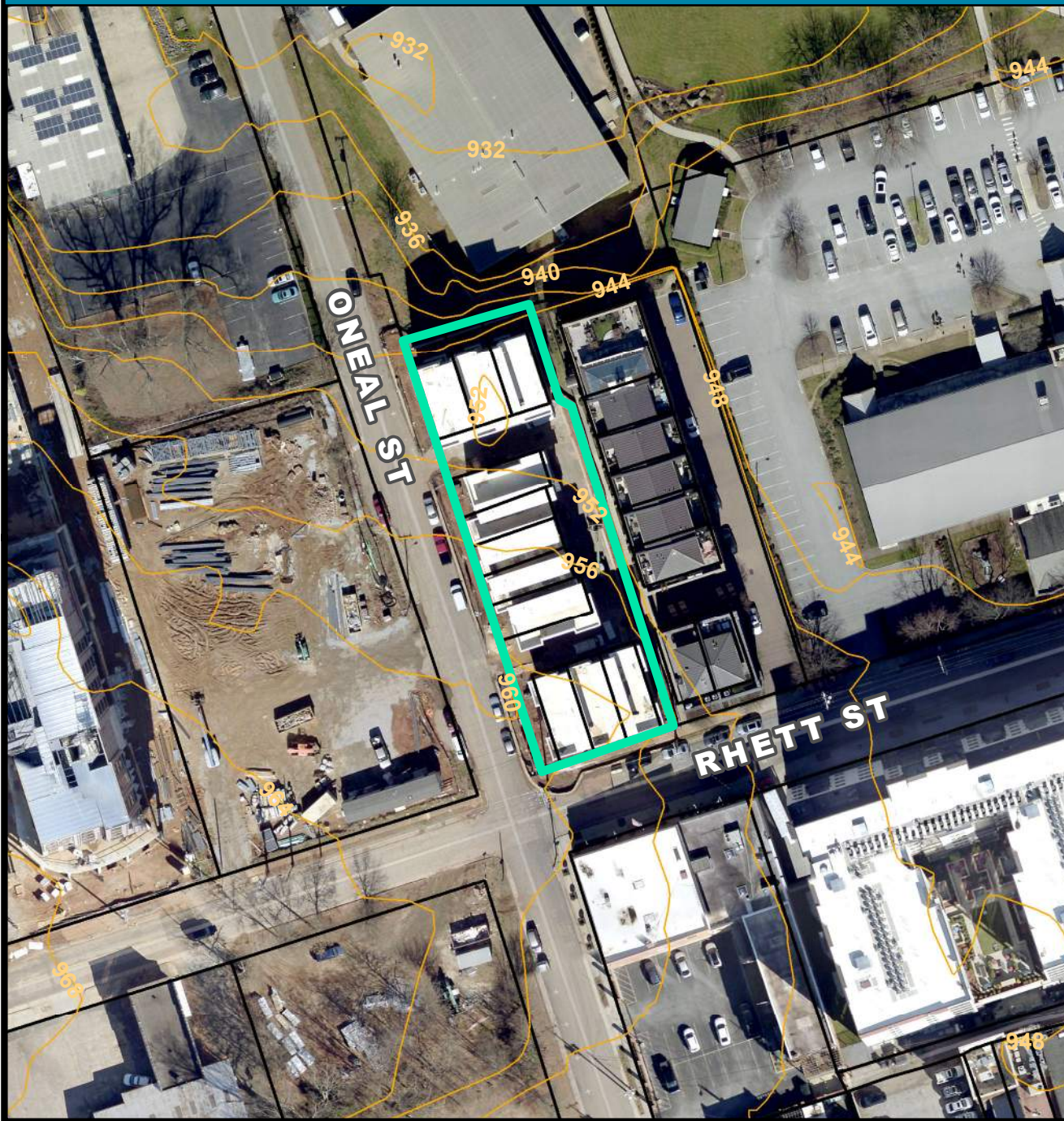
## FUTURE LAND USE



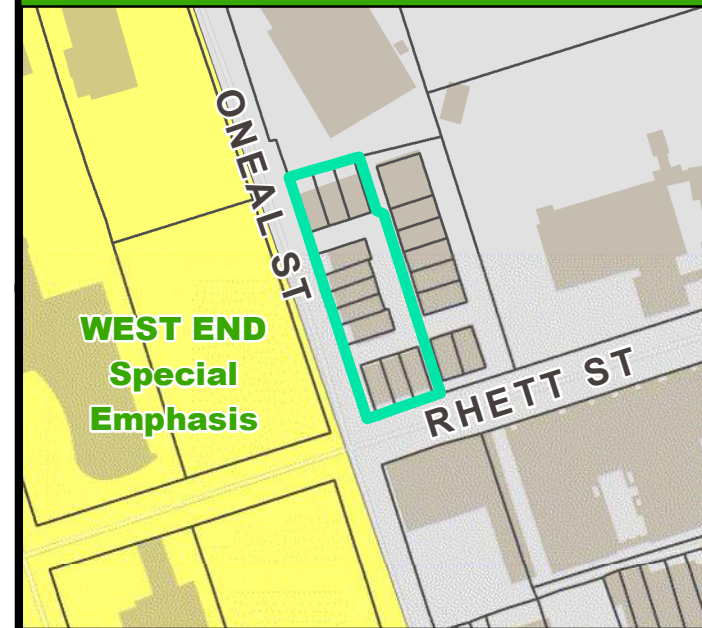


# CA 18-931M • 240-244 RHETT ST. AND 114-130 ONEAL ST.

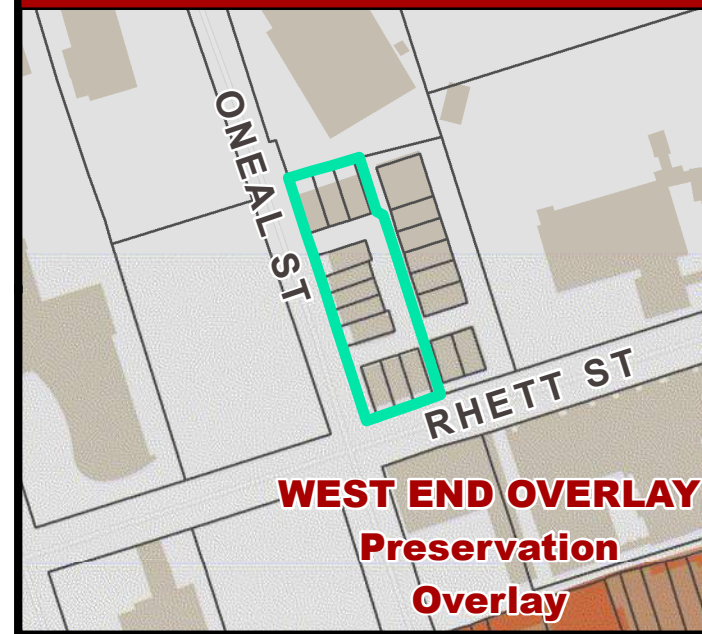
## NATURAL / ENVIRONMENTAL FEATURES



## SPECIAL EMPHASIS NEIGHBORHOODS



## PRESERVATION OVERLAYS



## EXHIBIT A

APPLICATION FOR REVISION TO CERTIFICATE OF  
APPROPRIATENESS # CA 20-414M (NOA dated June 1, 2021)  
Falls Walk, 102 Oneal St, Greenville SC 29601

July 2, 2021



**Item 1- Concrete entry stoops (steps and landings) have been changed from concrete to brick at all buildings in all locations.**



(in progress)

**Item 2- Full height brick “cheek walls” at brick stoops on west (Academy Street) elevation have been replaced by railings to enhance visibility, making entry doors more inviting. Steps and landings will be brick.**



(in progress)

Item 3- Steps will be required for side entry into Oneal street townhome due to existing grade (in lieu of at-grade concrete landing). Brick steps with ptd metal handrails will be provided.



(in progress)

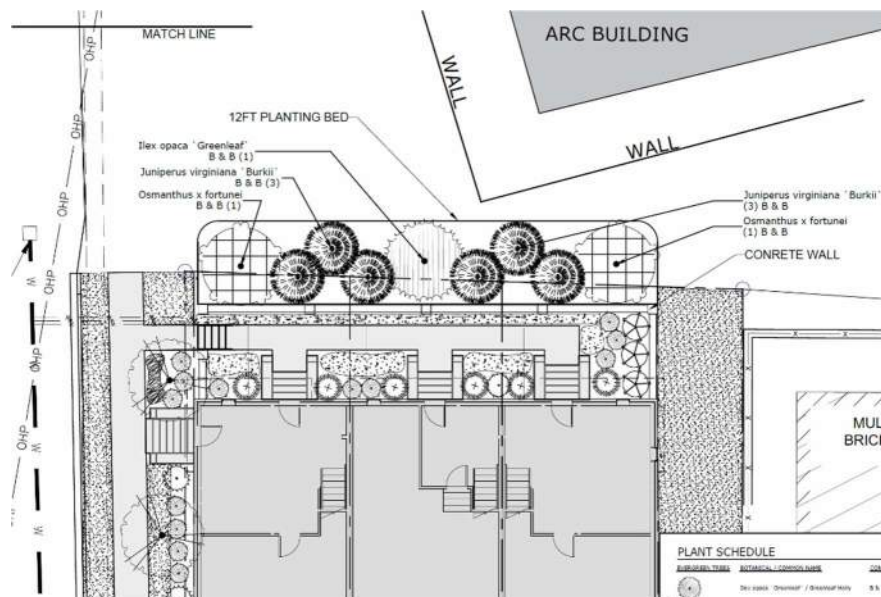


(proposed)

**Item 4- Stucco to brick cap on academy facing retaining wall (in lieu of brick) with additional landscaping along the length of the wall.**



(in progress)



(proposed)



Items 5- Eliminate the second level "Juliet balcony" railings (all buildings). These railings are entirely decorative, do not provide additional balcony area and may hinder the operation of the operable windows. Eliminate Aluminum Solar Shades above 3<sup>rd</sup> story windows (all buildings).



## RHETT ST. FRONT ELEVATION

1/16" = 1'-0"

(prior approval)



(in progress)



(proposed)



**Planning Staff Report to  
Design Review Board - Urban  
August 27, 2021**

*for the September 2, 2021 Public Hearing*

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|                              |                                |
|------------------------------|--------------------------------|
| <b>Docket Number:</b>        | <b>CA 21-543</b>               |
| <b>Applicant:</b>            | Chris Eby/Build Masters        |
| <b>Property Owner:</b>       | West End We Can Do It LLC      |
| <b>Property Location:</b>    | 7 Logan Street                 |
| <b>Tax Map Number:</b>       | 005600-05-00700                |
| <b>Acreage:</b>              | 0.129                          |
| <b>Zoning:</b>               | C-4, Central Business District |
| <b>Proposal:</b>             | <b>New Single-Family Home</b>  |
| <b>Staff Recommendation:</b> | <b>Deny</b>                    |

**Applicable Sections of the City of Greenville Code of Ordinances:**

*Sec. 19-2.3.8 Certificate of Appropriateness*

**Staff Analysis:**

The applicant requests approval for the construction of a new detached single-family dwelling at the southeast corner of Logan and Ferguson Streets. While the property is zoned C-4, the character of the properties around this site is mixed between a traditional single-residential neighborhood pattern and an urban mid-rise pattern with new mid-rise apartment buildings and three-story townhouses.

The proposed house will be two stories in height and approximately 1,040 square feet in area. The first floor will feature a front-loaded garage with a half-bath, while the upper level will contain a studio-type living space. The remaining portion of the lot is proposed to remain as open space.

According to the applicant, who resides at the adjacent single-family house, the first floor of the structure will be used as a garage and the upstairs will be roughed in, but not immediately occupied.

Because the property is separate from the applicant's residence, the structure must be designed and reviewed as a single-family dwelling, since an accessory structure is not permitted on a lot prior to approval of the principal structure (Section 19-4.4.2(B)). Further, per Section 19-4.4.2(3), an accessory structure cannot exceed the height of its principal dwelling according to the Land Management Ordinance.

**History**

Although the property is currently vacant, the site has historically been used for residential purposes. A 1920 Sanborn map indicates that the property had two dwellings on the property:

one, moderate sized single story dwelling fronting Logan Street and one small single-story dwelling fronting present-day Ferguson Street.

In September 2015, a similar application, CA 15-572, was considered by the Design Review Board. The owner requested permission to construct a three-bay detached garage with an accessory dwelling unit on the second floor. The Board denied the application based on non-compliance with the design guidelines in place at the time.

A cape-cod style single-family dwelling that fronted Logan Street, presumably from the 1920s, was demolished in August 2016, leaving the property in its current state.

#### Building Placement and Massing

The new structure will be oriented toward Ferguson Street and placed near the southern property line. The submitted site plan does not provide specific setbacks. However, the structure appears to have a minimal setback from Ferguson Street, in line with the adjacent multifamily building and with minimal setbacks off the side and rear property lines. The house is proposed to be setback considerably from Logan Street. Staff believes that the proposed setbacks are reasonable if an orientation to Ferguson Street is sought.

As proposed, the house will be two stories and 25 feet high at its ridge. Adjacent buildings are one, two, and six stories in height. Staff believes that a two-story design is reasonable given the taller apartment buildings, townhouses, and two-story house across the street.

The house will be approximately 13 feet in width by 40 feet in length. The width of the house is considerably thin in relation to the overall lot length of 100 ft and in relation to the existing houses. The limited width appears to be designed around the garage centric design. Staff has concern about the compatibility of the house in relation to PRI 2.1.

#### Entry, Outdoor Space, and Parking

The site is currently flat in elevation and requires minimal site work for building. Entry into the first-story garage is proposed through the garage on the front façade, while access to the second story is proposed via an exterior staircase. The structure's design does not allow for interior travel between the two levels.

Vehicular access to the garage is proposed via a new concrete driveway off Ferguson Street. The exact length of the driveway is not specified on the site plan. Currently, no sidewalk exists along the property line and the street is not heavily traveled by vehicles or pedestrians.

HVAC for the dwelling is proposed at the rear façade and will be reasonably screened from view. A wooden deck and exterior staircase leading to the upper level of the dwelling is proposed on the side façade that will face Logan Street. The upper story deck will provide approximately 112 square feet of outdoor space.

During staff and departmental review of the project plans, it was noted that the submitted site plan does not account for street trees and tree planting requirements contained in the Land Management Ordinance. Street trees are to be planted on private property, with a spacing of 1 canopy tree for every 40 feet if no powerlines are present, and one understory/ornamental tree for every 20 feet if powerlines are present. The plans should be modified to reflect Land Management Ordinance standards for street trees at the time for permitting.

The location and screening for mechanical equipment has not been provided.

#### Building Materials and Transparency



The applicant proposes to use a Hardie board siding on all four walls. The color of the siding is not indicated on the application plans, although the stock image shows a dark grey. While Hardie board siding is an appropriate residential material, staff recommends that more be done to improve material and color compatibility.

The building's roof will be gable in form and have an 8:12 pitch. Fiberglass shingles will be used to cover the roof.

The proposed garage door is steel, while the entry doors on each level will be fiberglass.

Fenestration and transparency percentages are not provided on the applicant's plan but was limited on the side elevations and not provided on the rear elevation. Staff recommends that more be done to increase the building transparency, especially as the dwelling is on a corner lot. In discussion with the applicant, the applicant has indicated concerns related to security with any increased transparency given the adjacent building's parking garage and trash collection area.

### Summary

Although the property is in a neighborhood that has been transitioning toward a more urban form and the design guidelines for new single-family dwellings in the C-4 zone are limited, staff does not believe that the structure, as a single-family dwelling, complies with the design guidelines. Specifically, PRI 2.1, 3.8, 5.3, and 5.6. **Therefore, staff recommends that this application be denied.**

If approval is considered, staff recommends the following conditions, in addition to any noted by the DRB:

The following shall be reviewed and approved by staff and a 2-member DRB panel:

1. Fenestration of at least 10% of the side and rear facades to eliminate the monotonous facades.
2. Addition of an appropriate brick veneer along the front and side facades and appropriate paint color for the Hardie board siding, to better unify the architectural relationship within an area.
3. The applicant shall indicate the placement and type of screen for mechanical equipment at the time of permit.

### Departmental Review and Comments

Please note the following additional comments from city review departments:

#### **Traffic Engineering:**

- 1) Show vehicle paths on site plan of proposed access for the large vehicles (ingress/egress).
- 2) Traffic Impact Analysis form is required for all proposed developments. It can be found at: <http://www.greenville.gov/TrafficImpactAnalysis>. Please fill out and submit online.
- 3) Describe sufficient parking accommodations expected to be used off-site, and likelihood of potential overflow parking to be constructed.

**Parks and Recreation:** Landscape plan submitted does not meet the requirements of the ordinance for street trees, parking lot screening, and tree planting requirements. However, these issues can be addressed during permitting.

**Applicable Design Guidelines:**

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**PUB 5. Planting zone**

- 5.1 Hire a licensed professional landscape architect to address the project's plant health and appropriateness.
- 5.2 When placed near roadways, plantings should not interfere with sight lines to traffic, intersections and signs.
- 5.3 All planted areas should include a groundcover layer to help with long-term maintenance and water conservation.
- 5.4 When feasible, install the stormwater planting strategy that corresponds to the street's type in the Downtown Streetscape Master Plan. Specifically, use curbed stormwater planters on Ceremonial and Ceremonial Transition Streets. Use stormwater planters on Urban Fabric and Urban Fabric Transition Streets. Use open swale stormwater planters on Mobility Streets.
- 5.5 Encourage selection of species native to the South Carolina Piedmont region that have been proven to thrive in an urban condition.
- 5.6 Emphasize variety in site-wide planting strategies. For trees, the Greenville Zoning Ordinance requires that species vary a minimum amount in proportion to the number of trees planted. Achieving more diversity than the required minimum is recommended.
- 5.7 Prioritize species with rich human interest. The Downtown Streetscape Master Plan provides tree selections for streetscapes in downtown.
- 5.8 Prioritize species that provide high-quality habitat for native insects and animals.
- 5.9 Engineer soil profiles to support the specific needs of the proposed planting design. For trees, the minimum planting area should be 6'x6'. If adjacent hardscape restricts the amount of soil volume for the planting strategy, employ techniques such as engineered structural soil or Silva Cells (or equivalent) to achieve the soil volume needed for long-term plant health.
- 5.10 In highly trafficked urban areas, install physical measures to protect the roots of street trees. These measures could include architectural elements such as seat walls or steel railing. Discourage the use of tree grates, except in narrow areas or highly urban areas such as drop off areas and plazas. If installing tree grates, ensure that the tree opening can accommodate trees with large trunk diameters.

**PRI 1. Placement**

- 1.1 Align building frontage along the sidewalk edge. The uniform alignment of building fronts along a block helps to define a street wall that provides a sense of enclosure and a comfortable scale for pedestrians.
- 1.2 Locate public areas such as lobbies, reception, retail and dining along building walls that face the street, alley or pedestrian cut-through so that they are highly visible and accessible.
- 1.3 Encourage alternative modes of transportation by installing bicycle racks where bike routes currently exist or are planned. Ensure that they are in a safe, convenient and well-lit location.

- 1.4 The use of existing on-street parking and parking structures is encouraged. When unavoidable, locate on-site parking where it will not constrain pedestrian activity; for example, to the rear or interior of the property.

## **PRI 2. Massing**

- 2.1 A building's mass, scale, form, floor-to-floor height and horizontal alignment should not be in stark contrast to its surrounding context. Surrounding context should include all buildings located within one block of the proposed development.
- 2.2 Use lower scale buildings or building elements to transition to taller buildings towards lower scale buildings on adjacent properties.
- 2.3 At the street wall, new construction and additions should maintain the historic scale of two to five stories in height or a maximum of 50 feet.
- 2.4 If a building must be significantly taller than the buildings surrounding it, preserve the continuity of the street wall by stepping back the upper floors of the taller building a minimum of 20 feet from the front façade line.
- 2.5 Design street and pedestrian level-stories to be uniquely defined from upper stories.
- 2.6 Design street and pedestrian-level stories at a human scale and massing such that they relate to the pedestrian user and adjacent properties.
- 2.7 Encourage a variety of building heights along the street with vertical and horizontal proportioning similar to its immediate context and district.
- 2.WE A the street wall, new construction and additions should maintain the historic scale of one to three stories in height or a maximum of 30 feet. Massing of new buildings within this district must pay special attention to their form, orientation and materiality such that they are keeping with the character of the area. 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.

## **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.ME Mass Entertainment Venues: Avoid pedestrian congestion by providing ample area for event queuing clear of the sidewalk zone. Physically delineate queuing area with bollards or other separators. Provide cover for at least 50 percent of the designated queuing areas. Ensure that entries allow for adequate access for emergency vehicles.

#### **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.
- 4.ME Mass Entertainment Venues: Maximize visibility between the venue and the street by ensuring active and glazed facades on the front of buildings. Activated facades could include retail, transparent glazing, poster displays or art. Ensure at least 50 percent of the ground floor activation includes retail or transparent glazing. IF there are two adjacent blocks with mass entertainment venues, ensure the ground floor is 100 percent activated.

#### **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.
- 6. WE Brighter colors may be applied more predominately to contribute to a more vibrant, exciting setting but must still be coordinated with the building composition and surrounding character.

#### **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.

**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.



**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 \_\_\_\_\_

\*Indicates Required Field

**APPLICANT/OWNER INFORMATION**

|           | APPLICANT                                      | PROPERTY OWNER                  |
|-----------|------------------------------------------------|---------------------------------|
| *Name:    | Chris Eby                                      | Jim Blaso                       |
| *Title:   | owner - BUILDMASTERS                           | PROPERTY OWNER                  |
| *Address: | 1110 W BUTLER RD STE A<br>GREENVILLE, SC 29607 | 7 LOGAN ST GREENVILLE, SC 29601 |
| *Phone:   | 864. 729. 4141                                 | 864. 729. 4141                  |
| *Email:   | office@buildmasters.build                      | office@buildmasters.build       |

**PROPERTY INFORMATION**

\*STREET ADDRESS 7 LOGAN STREET  
\*TAX MAP #(S) 005600 - 05 - 00700  
\*SPECIAL DISTRICT Zoned C-4

**DESCRIPTION OF REQUEST**

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

BUILD A NEW SINGLE FAMILY HOME WITH TWO STORIES THAT INCLUDES  
A GARAGE AS THE FIRST STORY AND SECOND FLOOR. ROUGH  
IN ONLY.



## 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).**

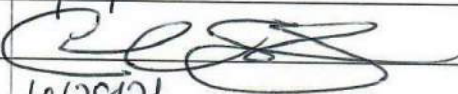
6. Please read carefully:

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                            | 6/28/21                                                                              |
| Property Owner/Authorized Agent |  |
| Date                            | 6/28/21                                                                              |
| Public Hearing Information      | 8/5/21                                                                               |
| Public Hearing Signs            |                                                                                      |

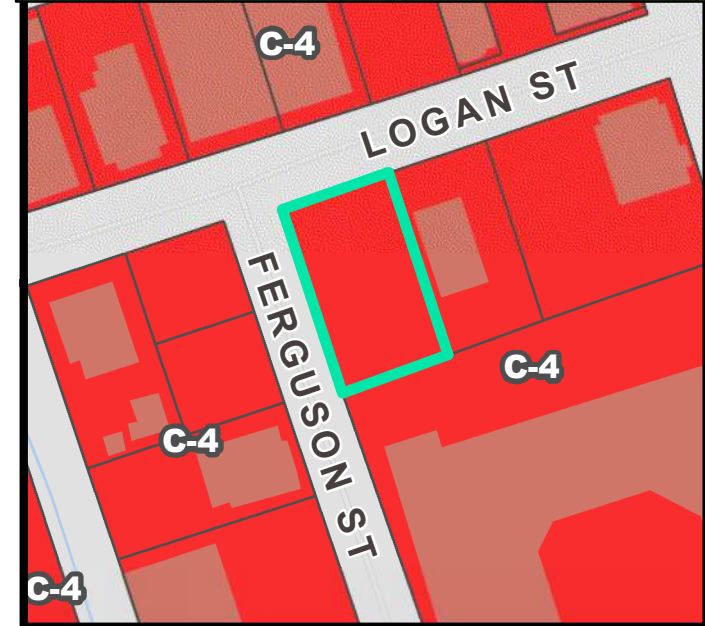


# CA 21-543 • 7 LOGAN STREET

AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE



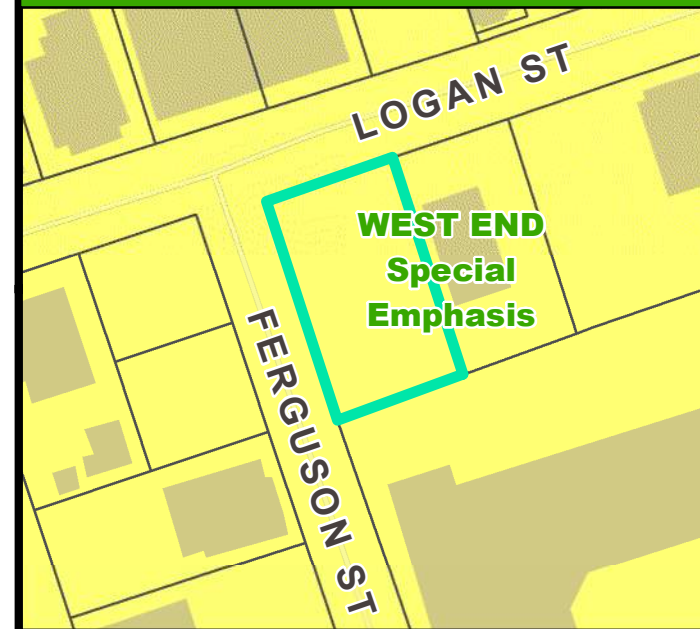


# CA 21-543 • 7 LOGAN STREET

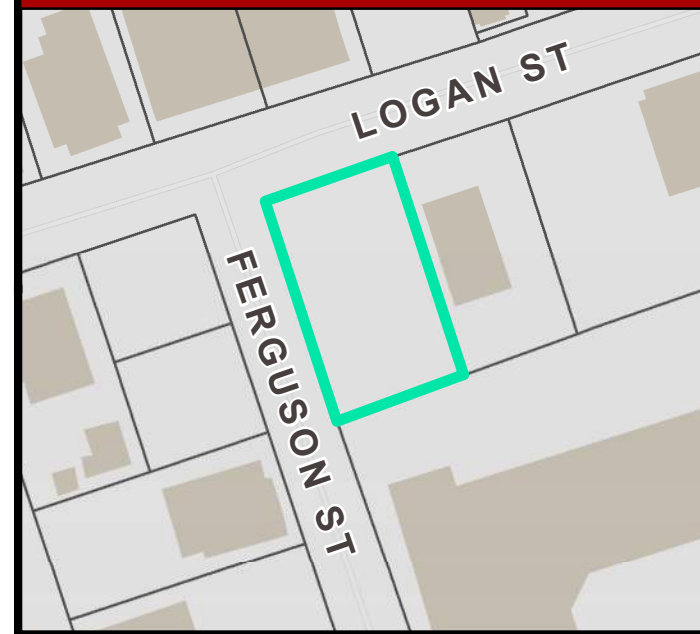
## NATURAL / ENVIRONMENTAL FEATURES



## SPECIAL EMPHASIS NEIGHBORHOODS



## PRESERVATION OVERLAYS







**Plan Number: 51666**

- ▶ 561 Total Living Area
- ▶ 41 Main Level
- ▶ 520 Upper Level
- ▶ 1 Full Bath(s)
- ▶ 1 Half Bath(s)
- ▶ 1 Car Garage
- ▶ 13'0" Wide x 40'0" Deep

**Available Foundation Types:**

- ▶ Slab



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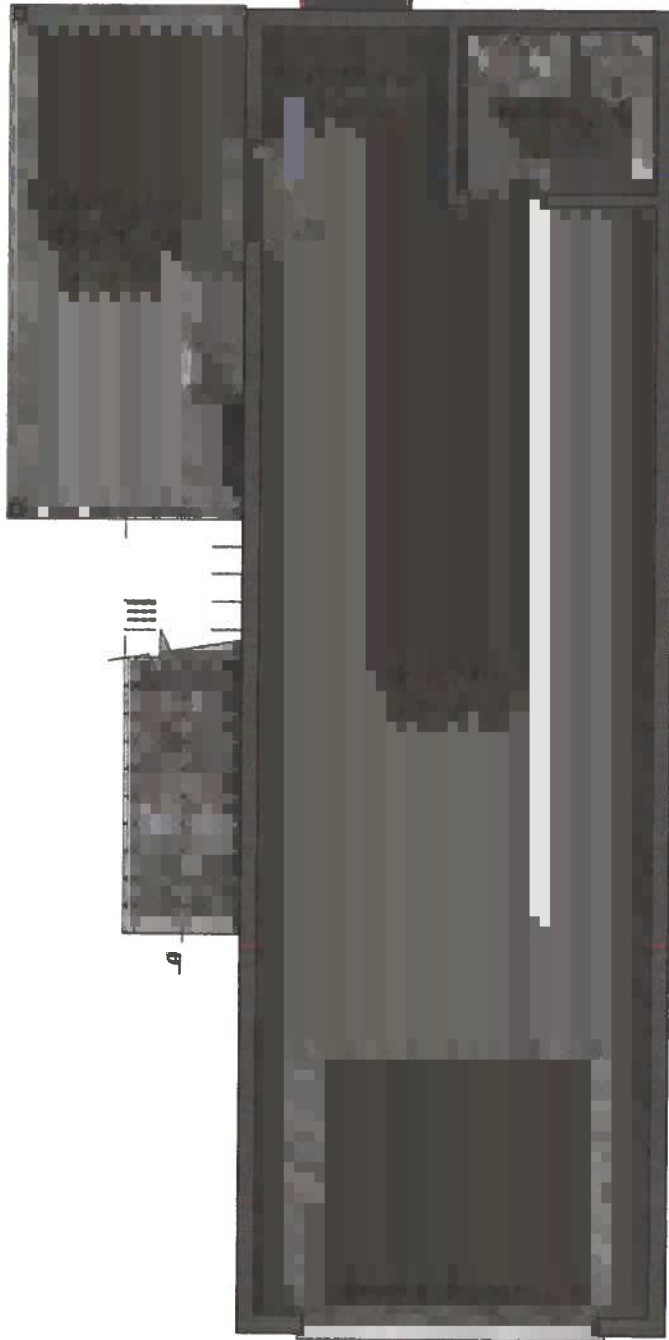
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Building Footprint

← 7' → ← 13' →



S

49'

Zeng son Street

7-11-10 10:00 AM



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7/11/2021



*this map are prepared for the inventory of Real Property found within this jurisdiction, and are compiled from recorded deeds, plats, and other public records. Users of this map are hereby notified aforementioned public primary information sources should be consulted for verification of the information contained in this map. Greenville County assumes no legal responsibility for the information contained in this map.*

Greenville Maps

Map Scale  
**1 inch = 40 feet**  
7/11/2021

Google Maps 98 Ferguson St



Image capture: Nov 2018 © 2021 Google

Greenville, South Carolina



Street View



**BUILD**Masters

**1110 W Butler Road Ste A • Greenville, South Carolina • Office (864) 729-4141**

**THIS AGREEMENT IS SUBJECT TO ARBITRATION**  
**PURSUANT TO S.C. CODE SECTION 15-48-10 ET. SEQ., AS AMENDED**

- Deliver 3 dumpsters, pickup and dump 30 cubic yards, 4.5 tons.

**EXCAVATION**

- Excavate site and prep building pad for construction [machine and operator]
- Excavate approximately 112 lin. feet of continuous footing 12"D x 16"W.

**CONCRETE**

- Labor to form & pour 4" thick concrete driveway/approach/sidewalk/slab, [less than 20 YDS] unreinforced, no excavation included
- Provide 13 cubic yards of 3000 psi concrete
- Concrete short load mobilization fee
- Pretreat footing trenches with termite treatment
- Pour approximately 112 lin. feet of continuous footing by chute, 12"D x 16"W. No forms or excavation included.

**FRAMING**

- Provide 640 sq. feet of AdvanTech tongue and groove plywood subfloor, 3/4".
- Provide 390 Lin. Feet of 11-7/8" I-joists, 16"oc.
- Provide 9 Pieces of 11-7/8" x 1-1/8" x 12' Rim Board
- Provide framing for approximately 2,313 sq. feet of walls with wood 2" x 4", 16"oc, up to 10' tall.
- Provide 2,100 Sq. Feet of ZIP Systems oriented strand board sheathing, 7/16"
- Provide framing for approximately 520 sq. feet of 2" x 6", 16"oc, wood gable roof framing.
- Provide 896 Sq. Feet of 1/2" ZIP Systems oriented strand board sheathing
- Provide framing for 520 sq. feet of 2" x 6", 16"oc, ceiling joists.
- Labor to frame 520 Sq. Feet, over crawl space or garage
- Labor to frame 520 Sq. Feet garage walls

**ROOFING AND GUTTERS**

- On gable roof provide and install 940 sq. feet of fiberglass shingles, laminate, 240lb, 30 yr, over 8/12 slope, no felt.
- Provide and install 123 lin. feet of aluminum drip edge.
- Provide and install flashing on 3 plumbing vents
- Provide and install 5" seamless aluminum guttering with 3x4 downspouts
- Provide and install 36 lin. feet of 3" x 4" aluminum downspout.

**SIDING AND AWNINGS**

- Provide and install 123 lin. feet of vinyl soffit, 12".
- Provide and install 123 lin. feet of aluminum fascia, 6".

*) see next Page for Hardi-Plank*

**EXTERIOR DOORS**

- Provide and install 1 pre-hung 3-0 x 6-8 fiberglass raised panel exterior door, no lite, rot free jambs
- Provide and install 1 pre-hung 3-0 x 6-8 fiberglass exterior door, 1/full lite, rot free jambs
- Provide and install 1 steel garage door, sectional, 9' x 8', includes hardware.





**BUILD**Masters

**1110 W Butler Road Ste A • Greenville, South Carolina • Office (864) 729-4141**

**THIS AGREEMENT IS SUBJECT TO ARBITRATION**  
**PURSUANT TO S.C. CODE SECTION 15-48-10 ET. SEQ., AS AMENDED**

- Tie to existing sewer line, main already tapped
- Tie to existing water supply, main already tapped

**BATHROOM PLUMBING**

- Rough-in and trim out 2 toilets with open walls and floor/ceiling below. Fixture not included.
- Rough-in and trim out 2 sinks, single bowl, with open walls and floor/ceiling below. Fixture not included.
- Rough-in and trim out 2 showers with open walls and floor/ceiling below. Fixture not included.
- Provide and install 1 shower unit, acrylic, 36" x 36", 72" tall, in prepared location. Faucet/diverter not included.

**INSULATION**

- Provide and install 1,908 sq. feet of insulation, kraft faced, walls, R-13, 3-1/2" thick x 15" wide, 16"oc.
- Provide and install 520 sq. feet of insulation, kraft faced, laid flat, R-19, 6-1/4" thick x 15" wide, 16"oc.
- Provide and install 156 sq. feet of insulation, kraft faced, laid flat, R-30, 9-1/2" thick x 16" wide, 16"oc.
- Provide and install 504 sq. feet of insulation, kraft faced, rafters, R-30, 9-1/2" thick x 16" wide, 16"oc.

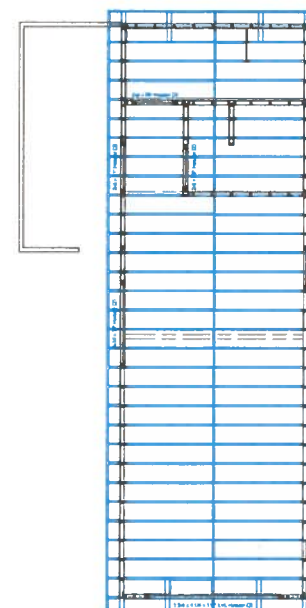
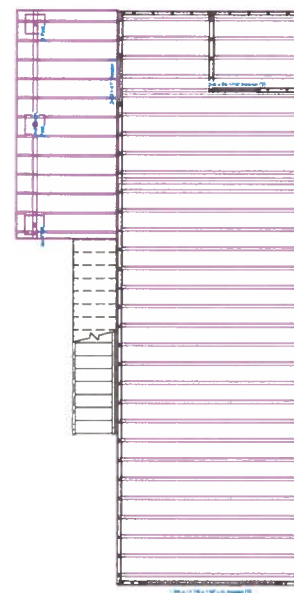
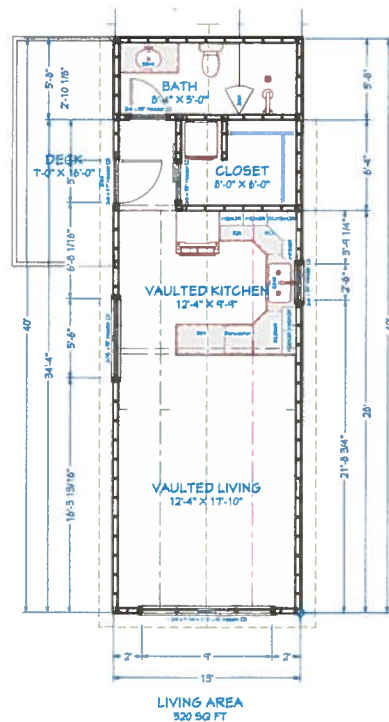
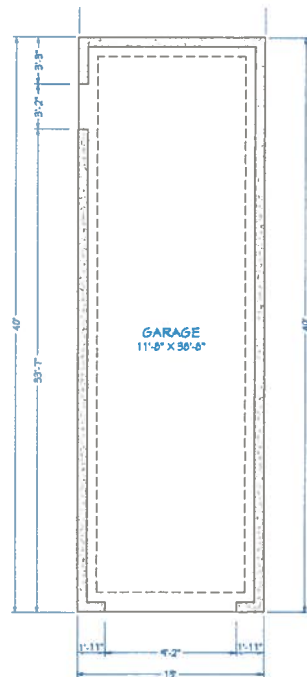
**DRYWALL**

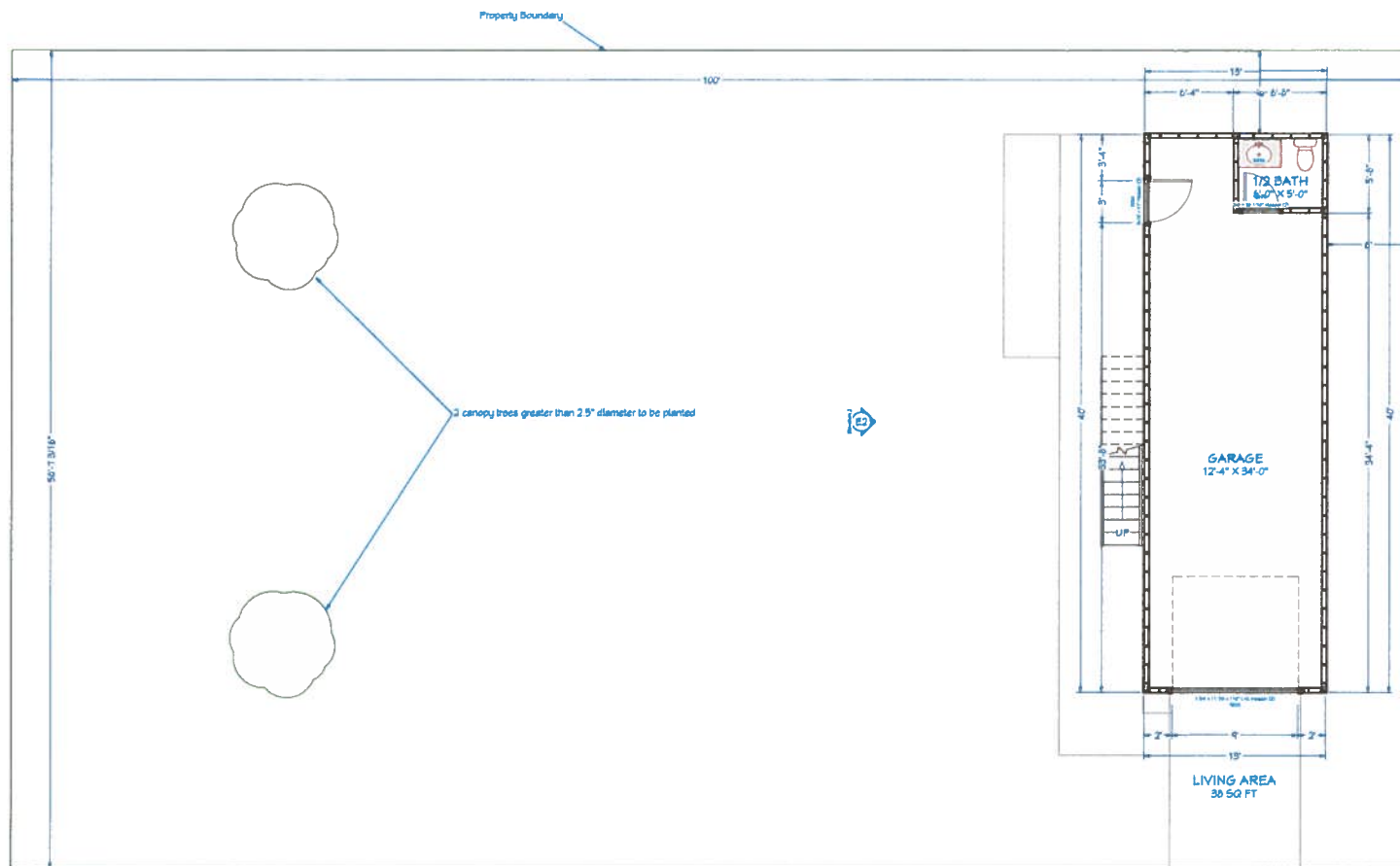
- Provide and install 4,300 sq. feet of drywall, taped and finished, 1/2".

**PROJECT FINALIZATION**

- Clean 1,040 sq. foot new construction.

Blaso Residence

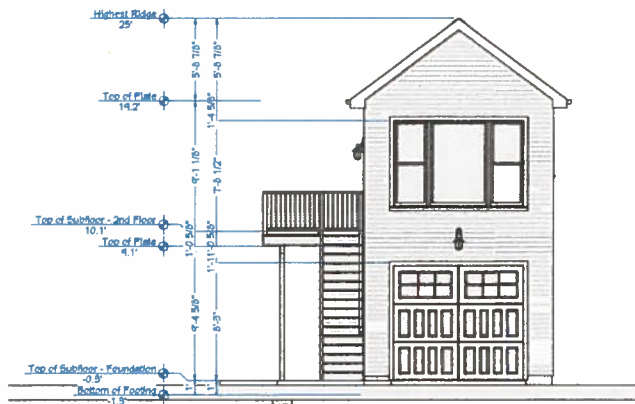




1st Floor

| REVISION TABLE | REVISION # | DESCRIPTION |
|----------------|------------|-------------|
|                |            |             |
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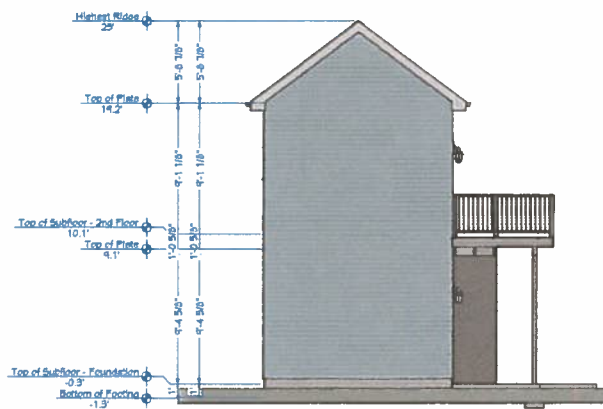




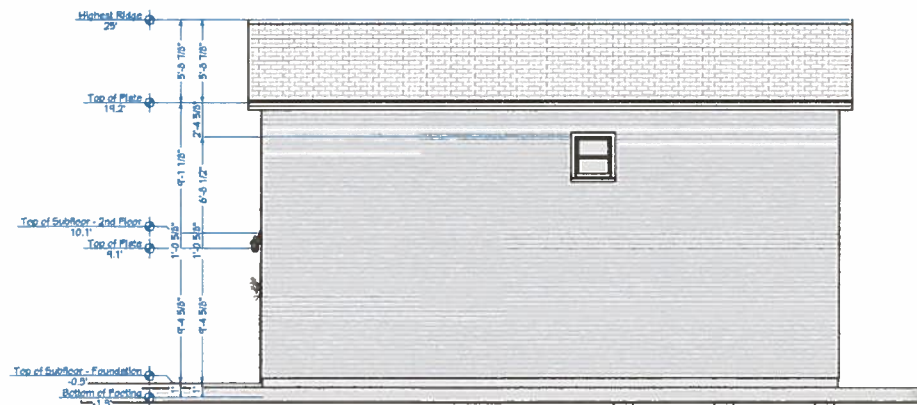
### Elevation 1



### Elevation 2



### Elevation 3



### Elevation 4

[illegible]

Blaso Residence

**DRAWINGS PROVIDED BY:**

 **BuildMasters**

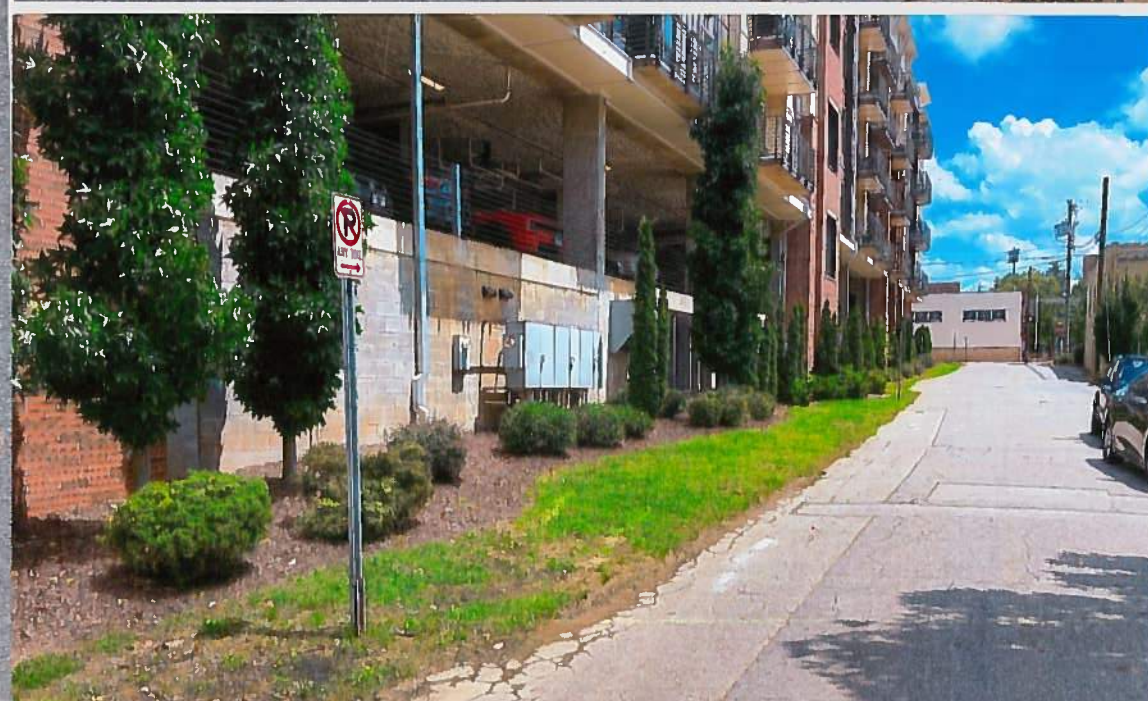
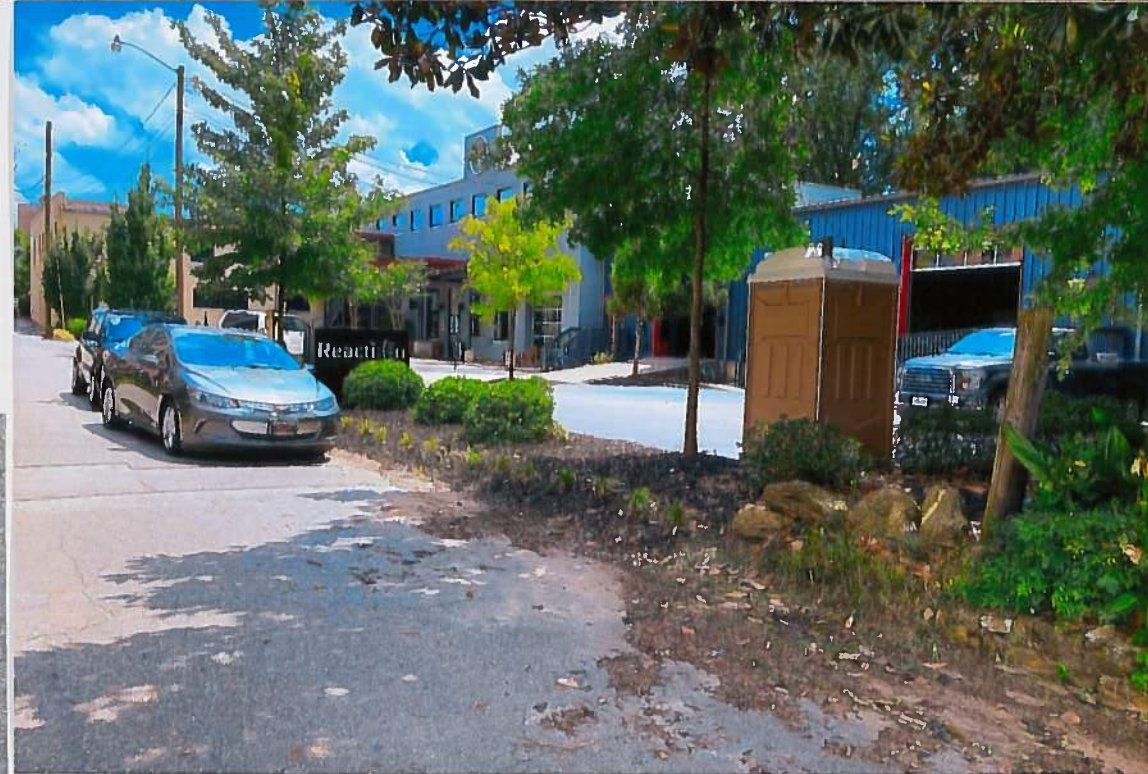
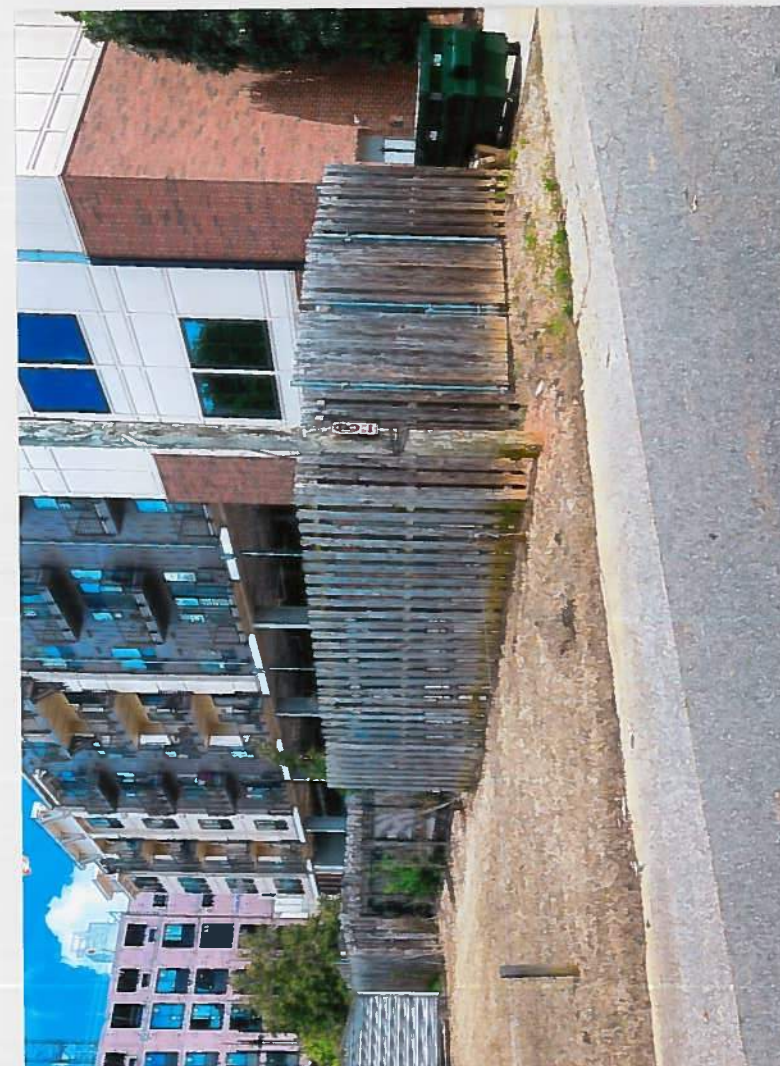
DATE:

7/14/2021

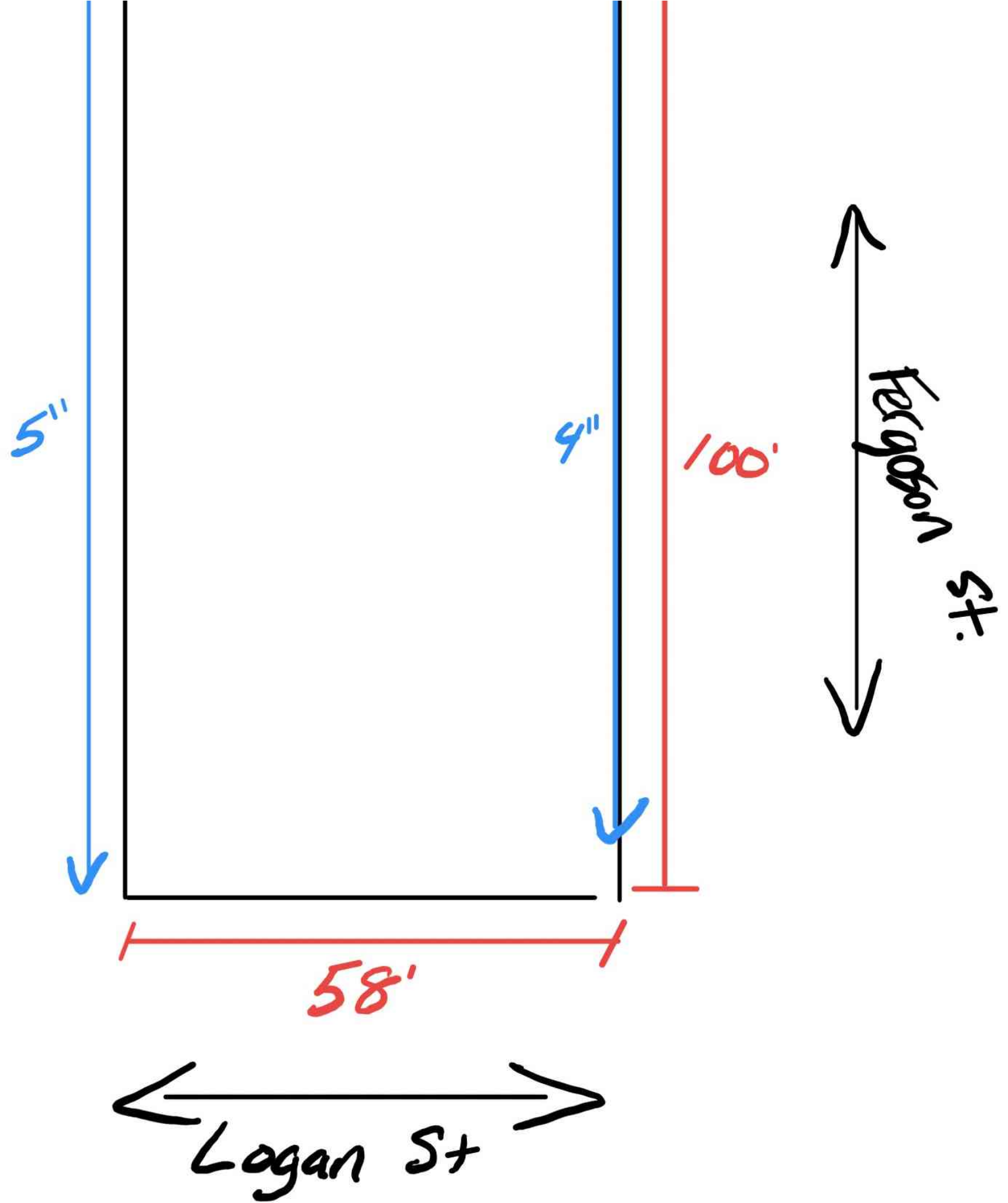
SCALE:

**SHEET:**











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www.foxhollow.com







**Planning Staff Report to  
Design Review Board - Urban  
August 27, 2021**  
*for the September 2, 2021 Public Hearing*

---

**Docket Number:** CA 21-606  
**Applicant:** Adam Berry  
**Property Owner:** City of Greenville  
**Property Location:** 101 W. Broad Street, 300 S. Main Street  
**Tax Map Number:** 005800-05-00100, 006000-01-00100  
**Acreage:** 3.095  
**Zoning:** C-4, Central Business District  
**Proposal:** Exterior 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 Request:**

The applicant proposes exterior renovations at the rear of the existing Huguenot Mill building at 101 W. Broad Street and the backstage of the Peace Center located at 300 S. Main Street. Exterior improvements include:

- Second-story balcony addition on the south end of the building;
- Three-level building addition on southwest end of building;
- Exterior terrace addition at south end of building; and
- Juliet balcony additions on west façade.
- New location for the cooling tower on top of the backstage of the Peace Center.

**Staff Analysis:**

The proposed improvements are limited to the west and south sides of the Huguenot Mill building. Staff notes that these facades were renovated and rebuilt in the 1980s.

**Balcony Addition**

The applicant proposes to construct an elevated second-story balcony at the south end of the building adjacent to the Reedy River. The proposed balcony will be accessed from the second

floor and will feature a wood/steel trellis shade structure. New steel/aluminum doors are proposed within the existing window openings, and glass railing is proposed around the edge of the balcony.

#### Three-level Building Addition

A small three-story building addition is proposed at the southwest corner of the building. This location is currently improved with a wood deck and exit stair, which will both be removed to accommodate the proposed addition. The new addition will house a catering kitchen, small conference room, storage and mechanical space. The exterior of the proposed addition features zinc standing seam siding, black aluminum storefront windows, and an exterior staircase with glass railing. An architectural mesh green-screen is proposed on the west elevation to screen the staircase.

#### Exterior Terrace

An exterior terrace is proposed at the southeast corner of the building in the location of the current cooling tower. The cooling tower is proposed to move to the roof of the Peace Center backstage area and be screened with a louvered screen-wall. To accommodate the new exterior terrace, the height of the existing masonry wall will be reduced. A new staircase will provide a pedestrian connection to the public sidewalk and the existing glass block windows will be replaced with arched-top aluminum doors.

#### Juliet Balconies

Five Juliet balconies are proposed on the second floor of the west façade. New aluminum doors are proposed, within the existing window openings on the second floor, to provide access to the balconies.

Staff finds that the proposed modifications are consistent with the applicable design guidelines and will improve the appearance of the south and west façade of the Huguenot Mill building. Staff also finds that the proposed terrace and elevated balcony will help to create a more welcome pedestrian environment along this portion of the Reedy River.

**As such, staff recommends approval of the Certificate of Appropriateness application with the following conditions:**

- 1) Prior to approval of the building permit, the applicant shall provide a roof plan to denote the exact location of the relocated cooling tower on the roof of the Peace Center.**
- 2) Prior to approval of the building permit, the applicant shall provide, for review and approval, all exterior lighting fixtures to be used and the placement for each for the renovation.**
- 3) 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.**
- 4) Prior to permitting, the applicant shall coordinate with Parks and Recreation to ensure additions do not conflict with the Japanese Dogwood Lane right-of-way**
- 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:**

**Tree and Landscape**

**Recommend:** Approve w/ Comments

**Comments:**

Applicant / Owner shall coordinate w/ Parks Department as expansion may be on or closely adjacent to public R/W and park property

## **Applicable Design Guidelines:**

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### **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.

### **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.

### **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 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 features 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.
- 7.6 Light source color selection must be considered so that lighting is not harsh and unpleasant or incompatible with other area lighting sources.

## **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

## **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.



# 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:    | Adam Berry         | Megan Riegel                              |
| *Title:   | Architect          | Peace Center, President & CEO             |
| *Address: | 19 Washington Park | 101 W. Broad Street, Greenville, SC 29601 |
| *Phone:   | 864.242.0761       | 864.679.9205                              |
| *Email:   | aberry@cgdarch.com | mriegel@peacecenter.org                   |

## PROPERTY INFORMATION

\*STREET ADDRESS 101 W Broad Street, Greenville, SC \_\_\_\_\_

\*TAX MAP #(S) 0058000500100 \_\_\_\_\_

\*SPECIAL DISTRICT \_\_\_\_\_

## DESCRIPTION OF REQUEST

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

Renovation of the Huguenot Mill to include:

1. South Balcony Addition (new doors in existing window openings\*, wood trellis shade structure)
2. West Juliet Balconies (new doors in existing window openings\*)
3. South Exterior Terrace Addition at existing cooling tower location (cooling tower moving to roof of Concert Hall backstage with screening, new doors in existing glass block window openings)
4. Small 3 story addition at location of existing wood deck (Catering Kitchen, Conference Room, Storage & Mechanical space). Involves replacement of existing exit stair and the addition of a new elevator.

\* Note: Facades that will receive new doors are not historic, but were replaced 30 years ago when mill was repurposed.

## 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:

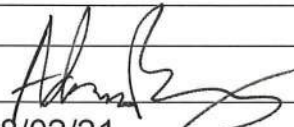
The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

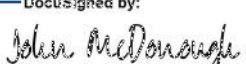
In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

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.

Property is owned by City of Greenville and to our knowledge there are no issues.

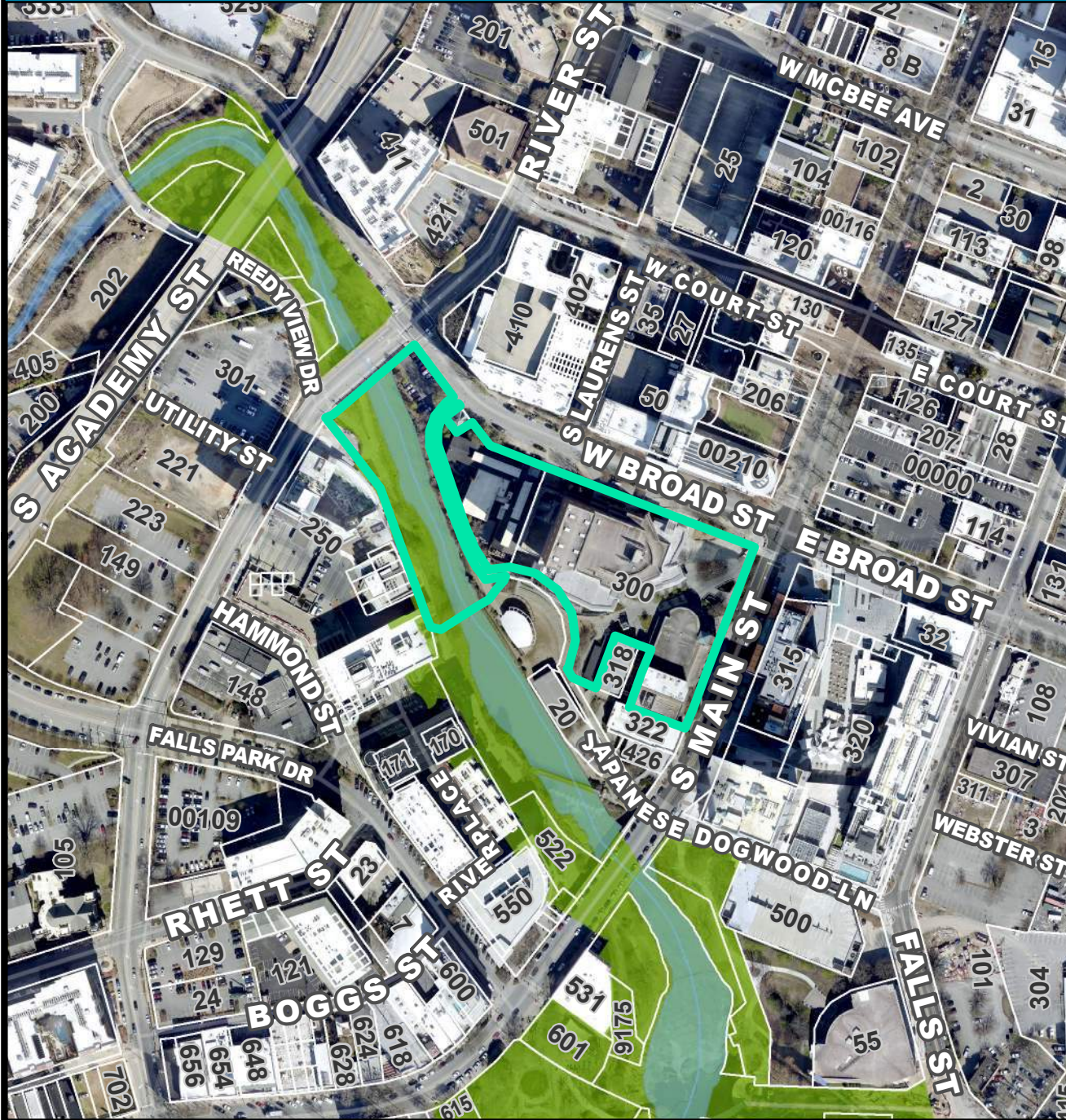
|                                 |                                                                                     |
|---------------------------------|-------------------------------------------------------------------------------------|
| <b>*Signatures</b>              |                                                                                     |
| Applicant                       |  |
| Date                            | 8/02/21                                                                             |
| Property Owner/Authorized Agent |  |
| Date                            | 7-28-21                                                                             |
| Public Hearing Information      |                                                                                     |
| Public Hearing Signs            |                                                                                     |

DocuSigned by:  
  
 John McDonough  
 86C2AC15940F440...  
 7/28/2021



# CA 21-606 • 101 W. BROAD ST AND 300 S. MAIN ST.

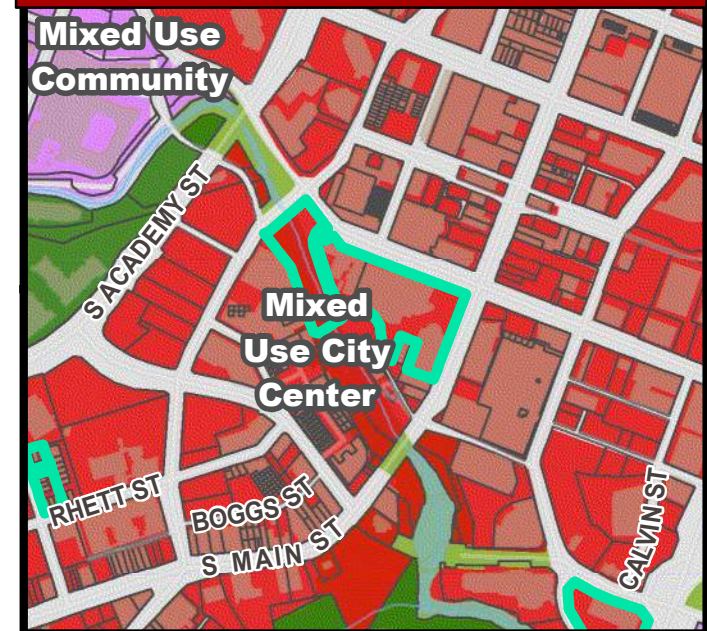
## AERIAL VIEW



## CURRENT ZONING



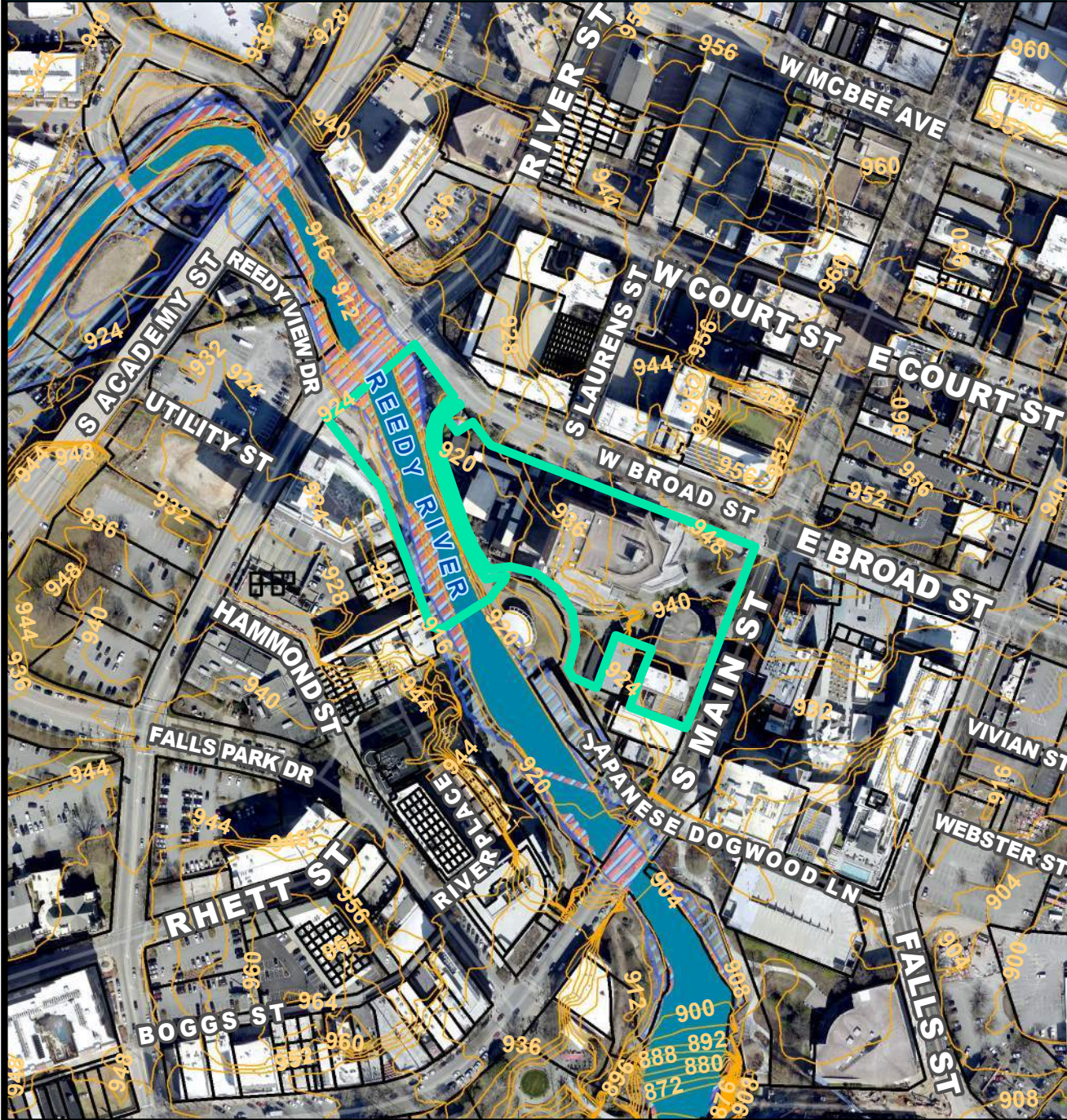
## FUTURE LAND USE





# CA 21-606 • 101 W. BROAD ST AND 300 S. MAIN ST.

## NATURAL / ENVIRONMENTAL FEATURES



## SPECIAL EMPHASIS NEIGHBORHOODS



## PRESERVATION OVERLAYS







# Peace Center Huguenot Mill Renovation

August 2, 2021



CRAIG  
GAULDEN  
DAVIS







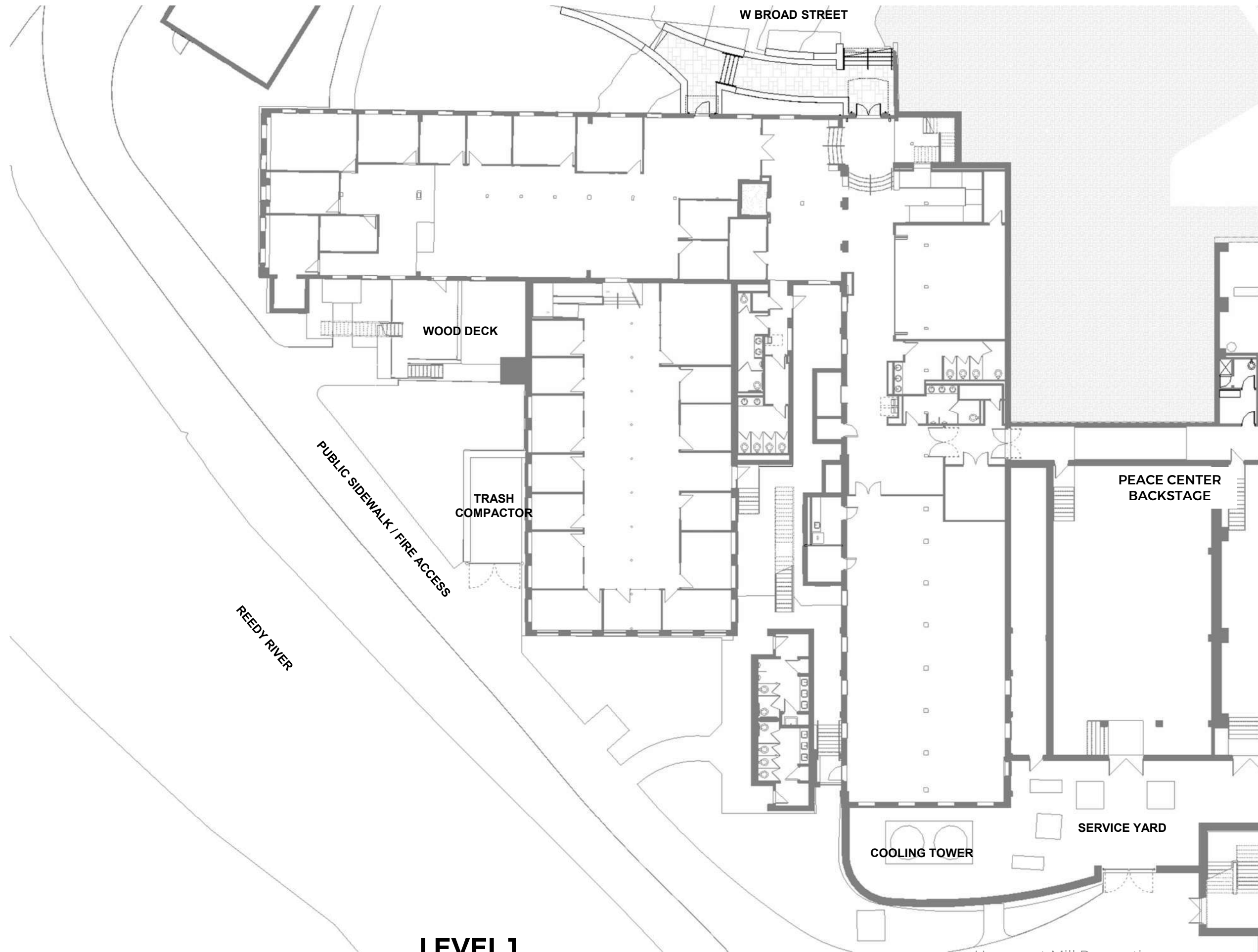


## HUGUENOT MILL EXISTING AERIAL VIEW









**LEVEL 1**  
**Existing Floor Plan**



## LEGEND

- CIRCULATION
- EVENT SPACE
- KITCHEN
- OFFICE
- OPEN OFFICE
- RESTROOM
- STORAGE
- UTILITY

AREA OF EXTERIOR MODIFICATIONS

### WEST WALL IMPROVEMENTS

- Level 2 Juliet Balconies
- New doors in existing window openings
- New site wall and landscape improvements (under design)

### 3 LEVEL ADDITION:

- Storage
- Conference Room
- Catering Kitchen
- New Exit Stair & Elevator

### SOUTH WALL IMPROVEMENTS

- Elevated Balcony off 2<sup>nd</sup> Floor
- Trellis shade structure
- New doors in existing window openings
- Site wall and landscape improvements (under design)

### NEW TERRACE

- New doors off Level 1 Event Space (Ramsaur Studio)
- Move existing cooling tower
- Modify existing site wall & service yard screen.

Broad Street Exterior Improvements (under construction)

W BROAD STREET

PUBLIC SIDEWALK / FIRE ACCESS

REEDY RIVER

TRASH COMPACTOR

PLANTER

EXISTING PUBLIC RESTROOMS

PEACE CENTER BACKSTAGE

SERVICE YARD

TERRACE





## LEGEND

- CIRCULATION
- EVENT SPACE
- KITCHEN
- OFFICE
- OPEN OFFICE
- RESTROOM
- STORAGE
- UTILITY

AREA OF EXTERIOR MODIFICATIONS

### WEST WALL IMPROVEMENTS

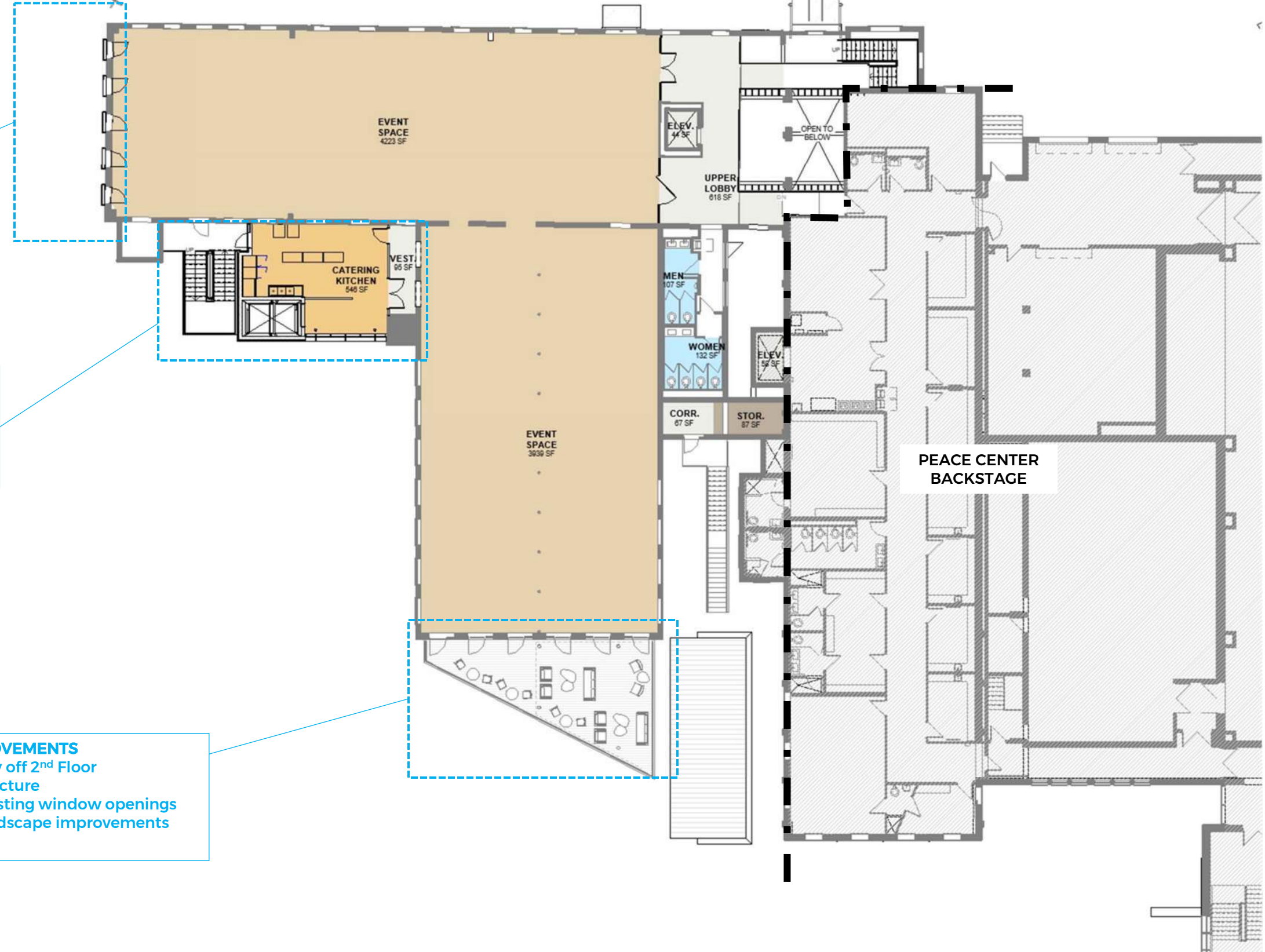
- Level 2 Juliet Balconies
- New doors in existing window openings
- New site wall and landscape improvements (under design)

### 3 LEVEL ADDITION:

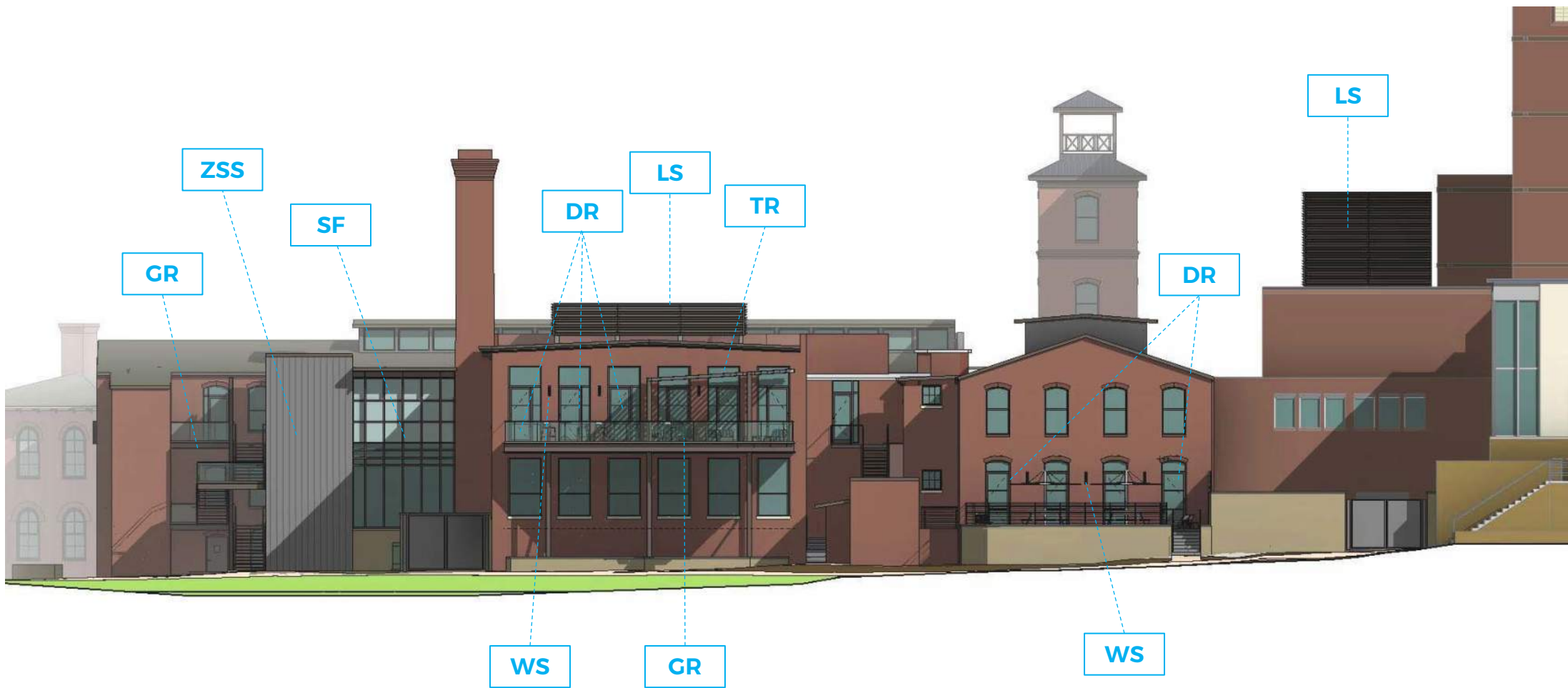
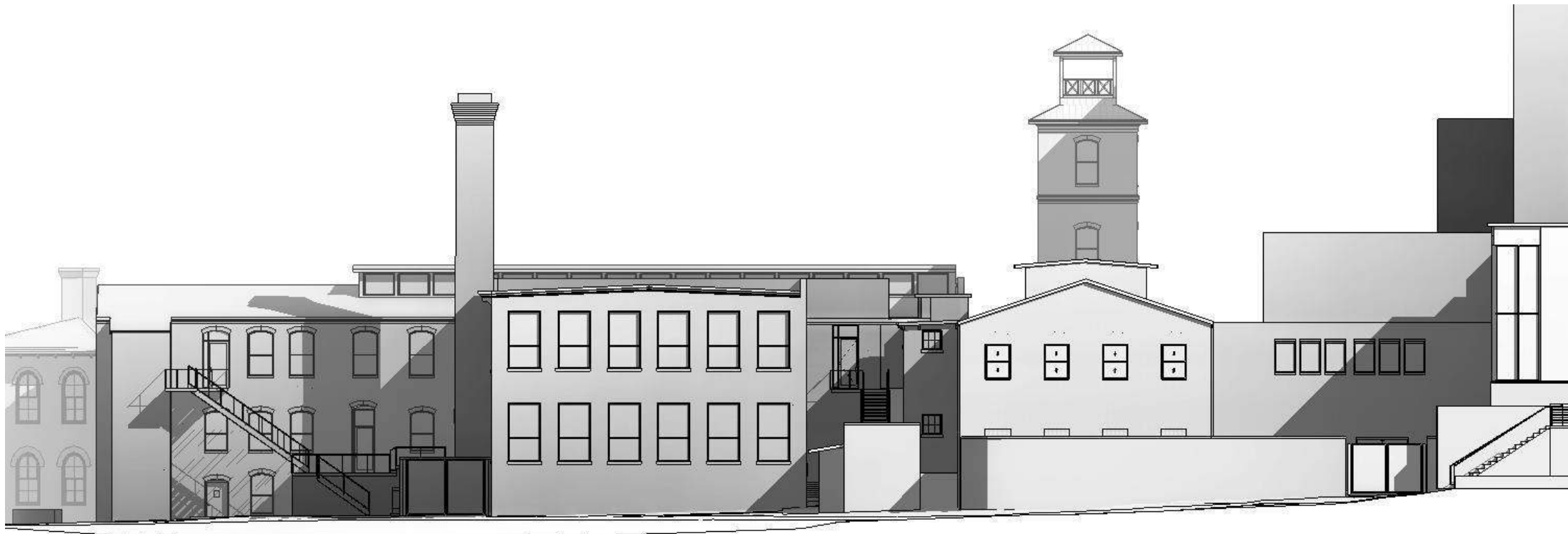
- Storage
- Conference Room
- Catering Kitchen
- New Exit Stair & Elevator

### SOUTH WALL IMPROVEMENTS

- Elevated Balcony off 2<sup>nd</sup> Floor
- Trellis shade structure
- New doors in existing window openings
- Site wall and landscape improvements (under design)







SF

**Black Anodized  
Aluminum  
Storefront**



ZSS

**Zinc Standing  
Seam Siding**



DR

**Steel or  
Aluminum Doors**



GR

**Glass Railing**



WS

**Wall Sconce**



TR

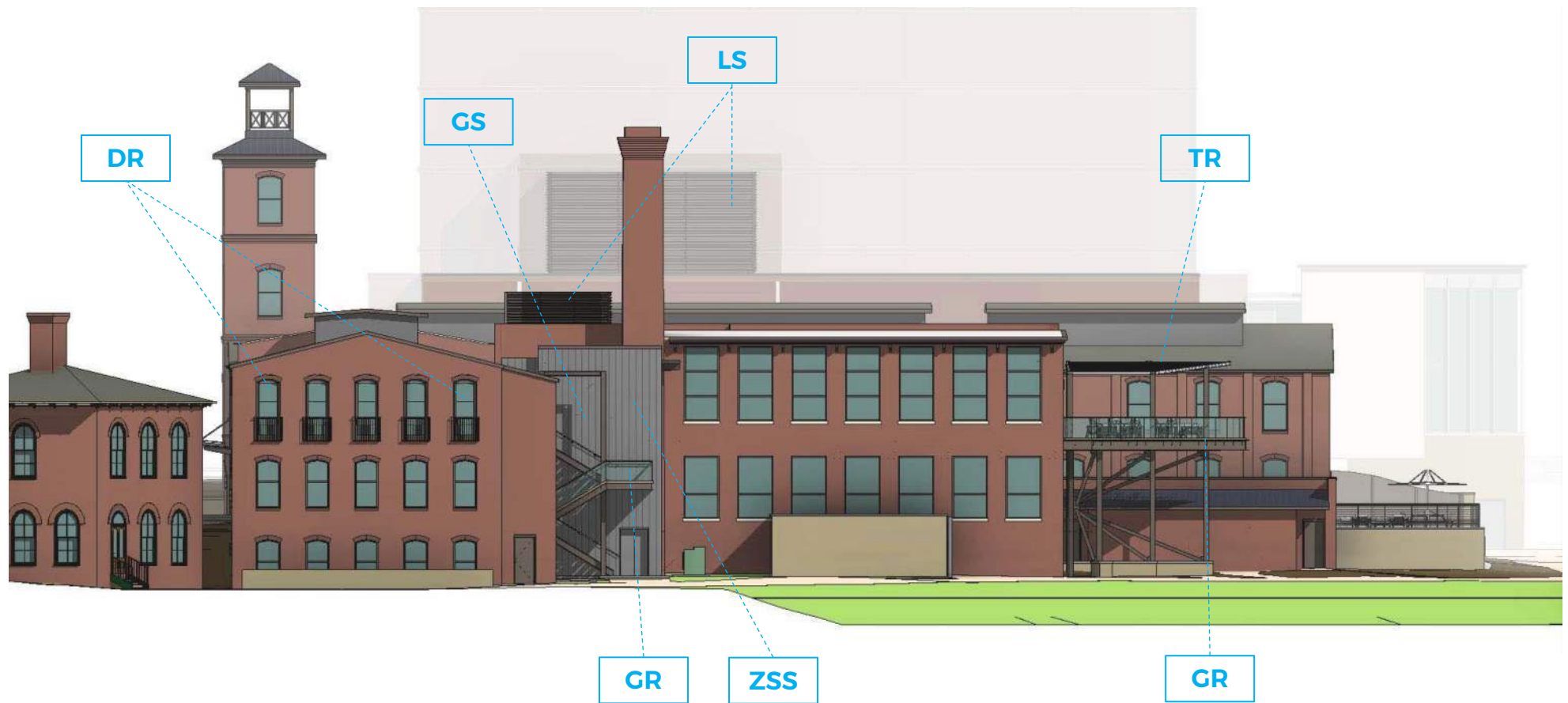
**Wood / Steel Trellis**



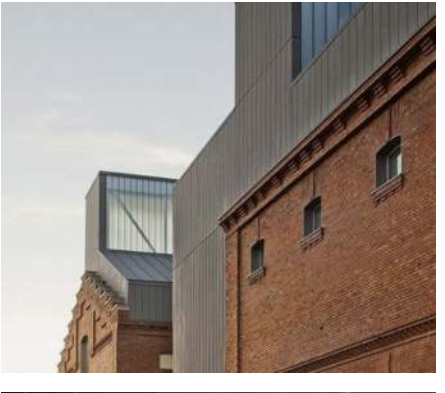
LS

**Louvered Screen**





**GS** Architectural mesh green-screen



**ZSS** Zinc Standing Seam Siding



**DR** Steel or Aluminum Doors



**GR** Glass Railing



**WS** Wall Sconce



**TR** Wood / Steel Trellis



**LS** Louvered Screen

# Huguenot Mill West Elevation





Entry door before



Entry door after (under construction)



Entry Plaza Rendering



Entry Plaza (under construction)





The West Façade is not historic. A portion of the mill was demolished, and this wall was rebuilt in the 1980's when the mill was repurposed.





CRAIG  
GAULDEN  
DAVIS

## West Juliet Balconies







The South Façade is not historic. A portion of the mill was demolished, and this wall was rebuilt in the 1980's when the mill was repurposed.











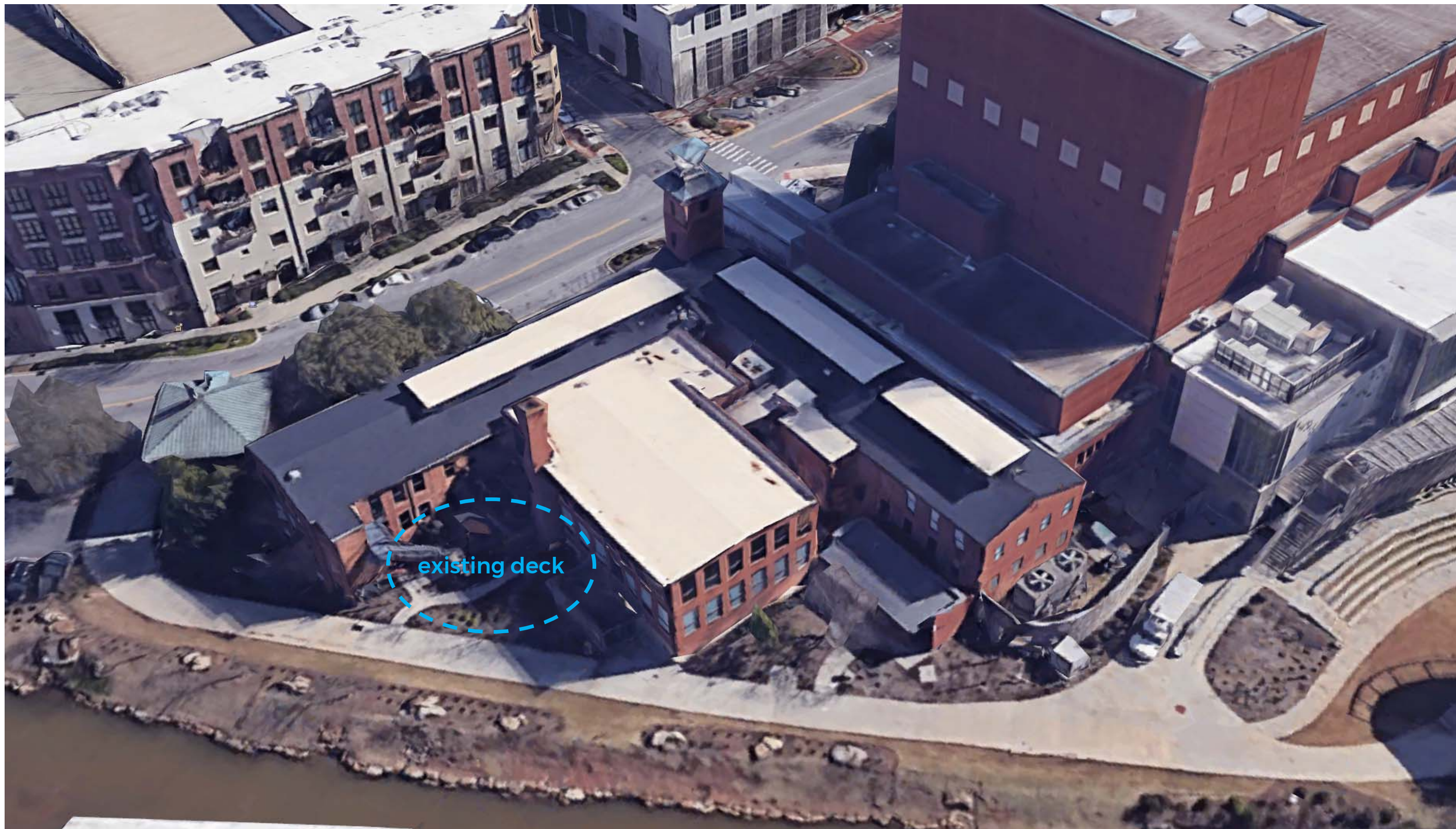
CRAIG  
GAULDEN  
DAVIS

## Huguenot Loft - South Balcony













**Existing Deck & Exit Stair**





CRAIG  
GAULDEN  
DAVIS

## Catering Kitchen, Conference Room, & Storage Addition

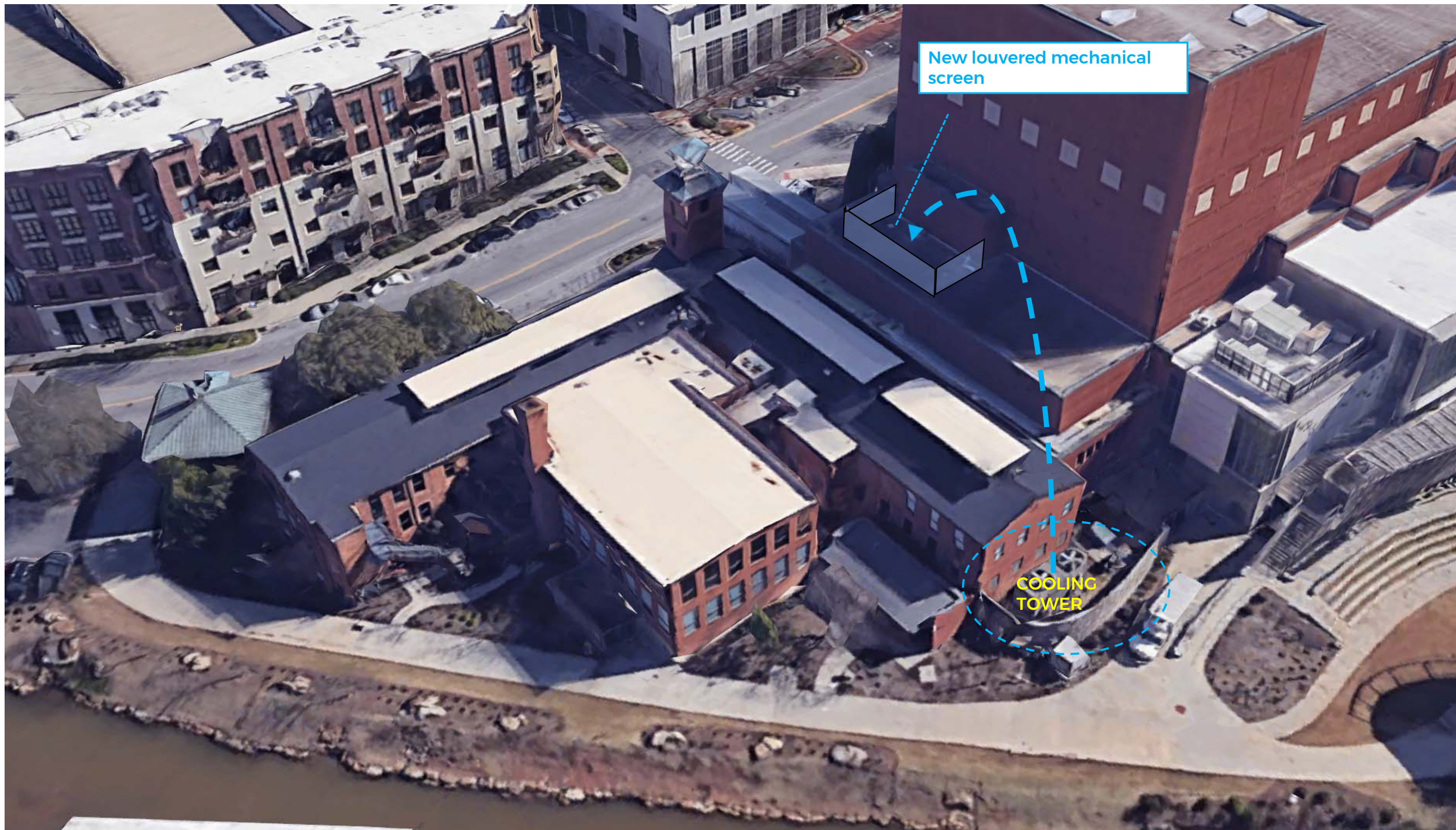




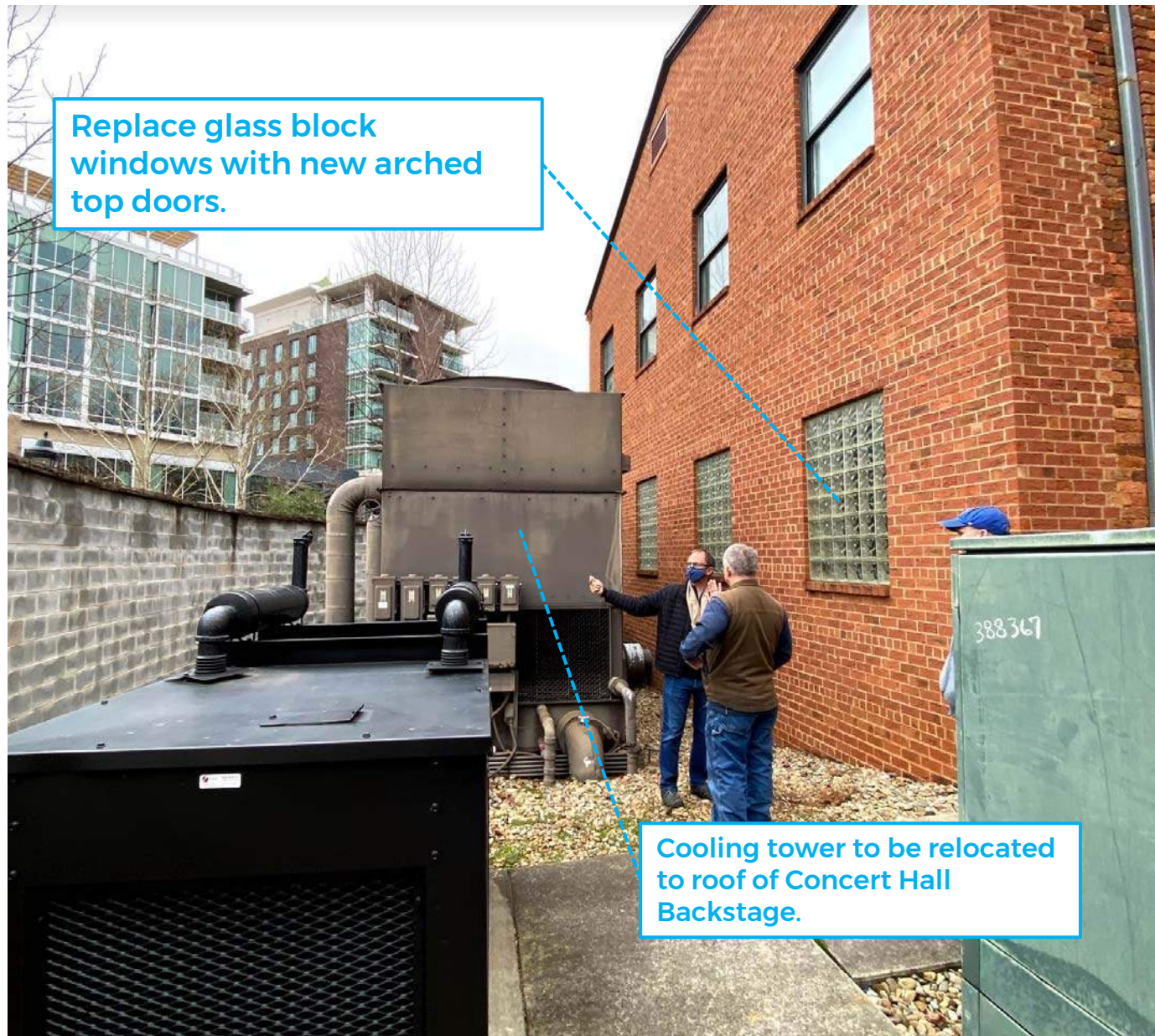
CRAIG  
GAULDEN  
DAVIS

## **Catering Kitchen, Conference Room, & Storage Addition**

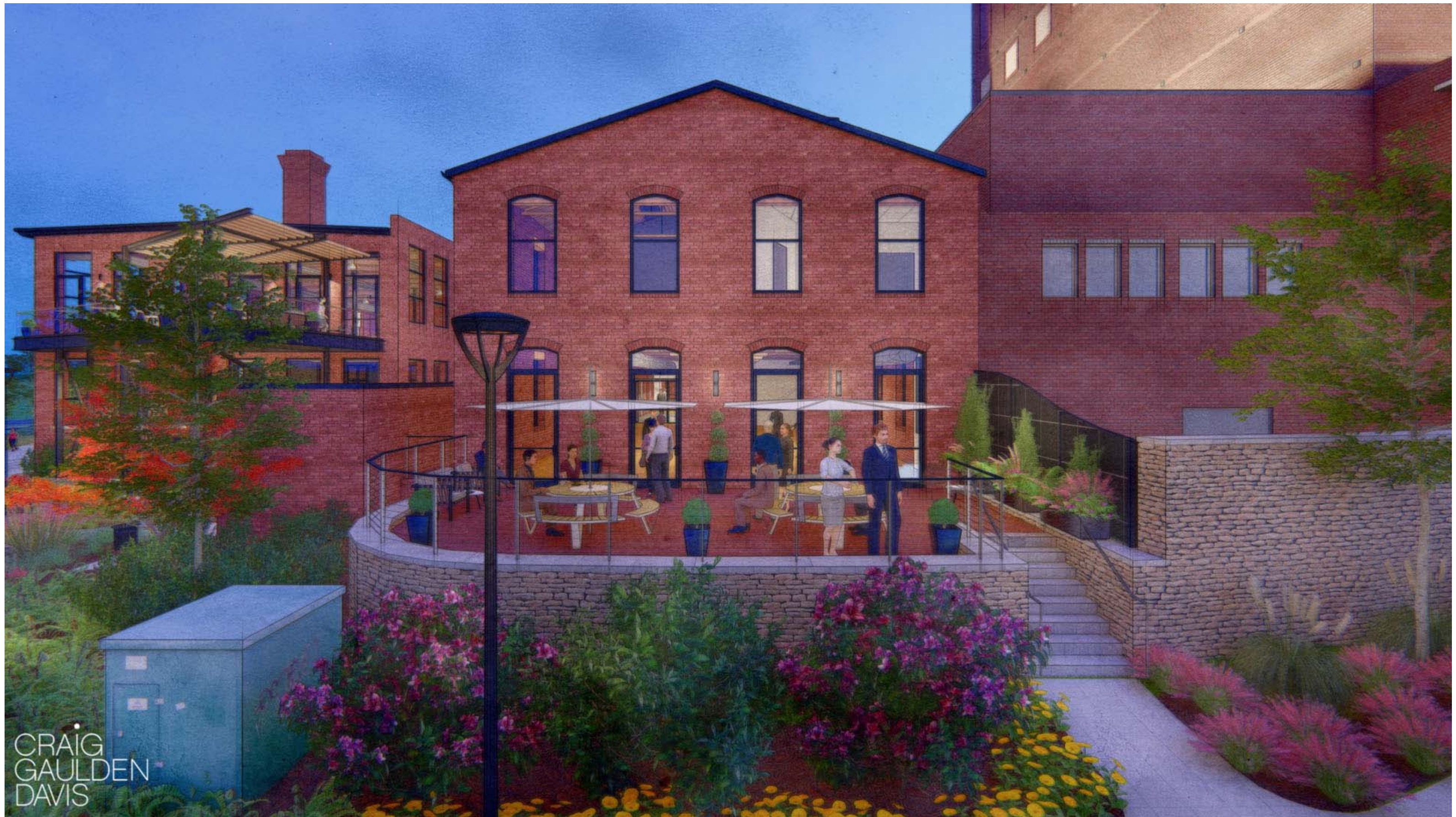












CRAIG  
GAULDEN  
DAVIS

## Ramsaur Studio Terrace





CRAIG  
GAULDEN  
DAVIS

## Ramsaur Studio Terrace





CRAIG  
GAULDEN  
DAVIS

## Huguenot Mill Renovation Overall View





**Planning Staff Report to  
Design Review Board - Urban  
August 27, 2021**  
*for the September 2, 2021 Public Hearing*

---

**Docket Number:** CA 21-607  
**Applicant:** David Stone  
**Property Owner:** Tribros LLC  
**Property Location:** 307 E. Washington Street  
**Tax Map Number:** 004300-06-00500  
**Acreage:** 0.546  
**Zoning:** C-4, Central Business District  
**Proposal:** Exterior and Site 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 Request:**

The applicant requests to perform exterior and site renovations to the former auto repair shop located at 307 E. Washington Street. The storefront alterations are for a planned restaurant. The structure is also home to the Fireforge Brewery.

Exterior and site improvements include:

- New storefront and screen wall for equipment.
- Repair of existing brick foundation elements.
- New brick infill elements for new storefront in certain places.
- Various minor improvements for conversion to restaurant use.
- New landscape and buffer for seating area that will be shared with Fireforge to include removal of exposed trash container and replacement with in-ground Sutera units.

**Staff Analysis:**

Staff generally finds the proposed improvements to be compliant with the Design Guidelines PRI. 6. Staff appreciates a new use in a long vacant storefront in downtown and believes the use will complement the current brewery. Staff also finds the addition of landscape to benefit the site.

Staff suggests bicycle parking facilities should be added to the improved landscape area as required in Guideline PUB 4.1.



Staff notes the placement of the Sutera units appears problematic. The property next door to the placement area has parking directly adjacent to it and would appear to limit collection truck access. The neighboring property is owned by the applicant but could be sold at any time. The ability to use these units should be from the same property as the use.

**Staff Recommendation:**

Staff recommends approval with the following conditions:

1. Bike parking facilities shall be added to the site plan at the permitting stage.
2. The applicant shall provide on-site access to the Sutera units to ensure use in the event of the property next door is sold or unusable due to the parking lot. If the currently proposed location is determined to be unusable, a new screened location shall be provided.
3. 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.
4. 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:**

**Civil Engineer Comments**

**Recommend:** Approve w/ Comments

**Comments:**

Any encroachments in public right of way will require site permit approval from the City and encroachment permit approval from SCDOT.

**Environmental Engineer Comments**



CA 21-607  
307 E. Washington Street

**Recommend:** Approve w/ Comments

**Comments:**

Restaurant shall submit an updated sanitary sewer capacity request along with building permits

**Fire Department Comments**

**Recommend:** Approve

**Tree and Landscape Comments**

**Recommend:** Approve

**Comments:**

A final landscape plan will be required for construction permit.



## **Applicable Design Guidelines:**

---

### **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.

### **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 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 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.





# 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:    | David Stone                | " | " |
| *Title:   | MANAGING MEMBER            | " | " |
| *Address: | 13 N. Irvine St. Gvl 29601 | " | " |
| *Phone:   | 864-918-3333               | " | " |
| *Email:   | Davejstoneprop@gmail.com   | " | " |

### PROPERTY INFORMATION

\*STREET ADDRESS 307 E. Washington Street, Greenville, SC 29601

\*TAX MAP #(S) 0043000600500

\*SPECIAL DISTRICT C-4

### DESCRIPTION OF REQUEST

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

This is a restaurant upfit project to an existing space located at 307 E. Washington Street. The landlord (applicant) will be replacing the existing glazing at the front portion of the building. Existing brick and metal panel will be painted colors as shown. Screening will be added to the existing mechanical platform.



## 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).**

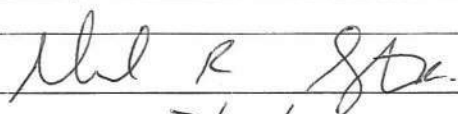
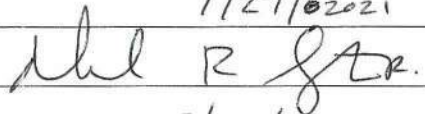
6. Please read carefully:

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.

|                                 |                                                                                      |
|---------------------------------|--------------------------------------------------------------------------------------|
| <b>*Signatures</b>              |                                                                                      |
| Applicant                       |  |
| Date                            | 7/27/2021                                                                            |
| Property Owner/Authorized Agent |  |
| Date                            | 7/27/2021                                                                            |
| Public Hearing Information      |                                                                                      |
| Public Hearing Signs            |                                                                                      |

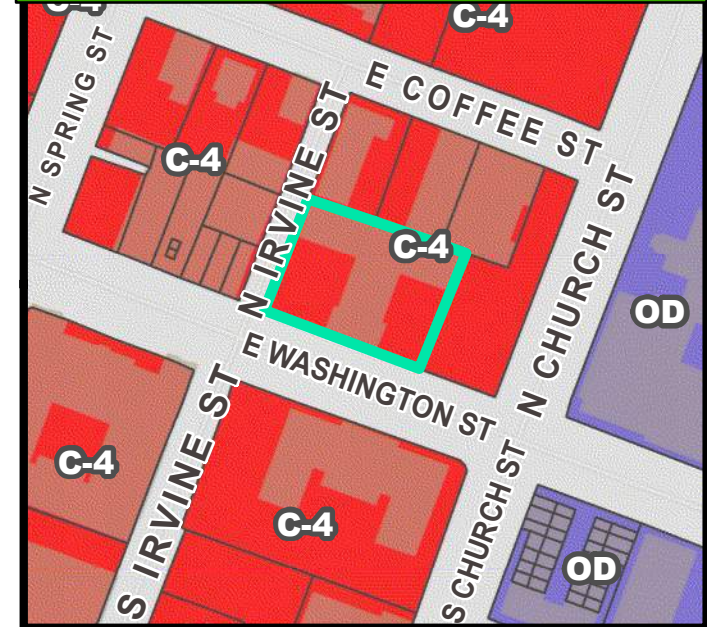


# CA 21-607 • 307 E. WASHINGTON ST

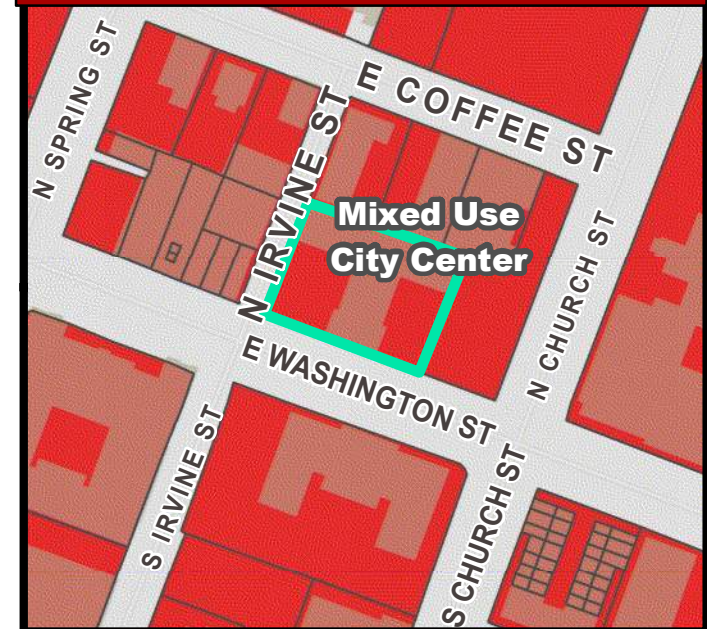
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE



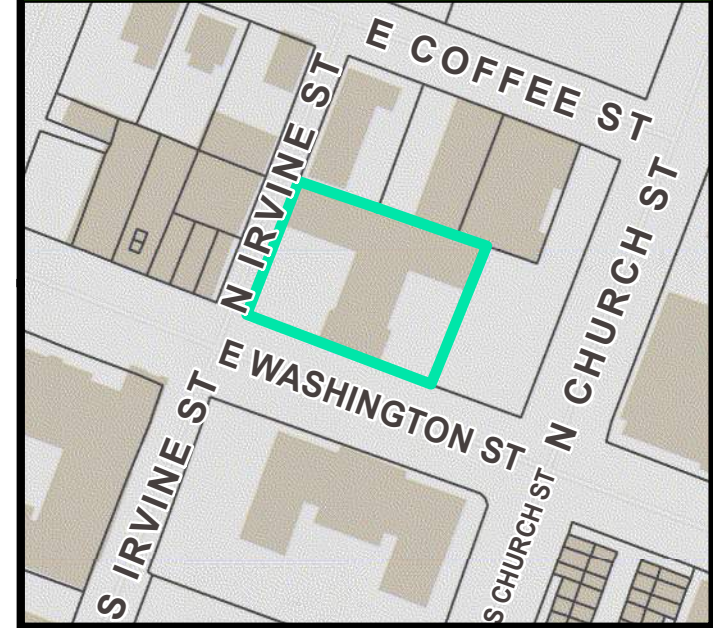


# CA 21-607 • 307 E. WASHINGTON ST

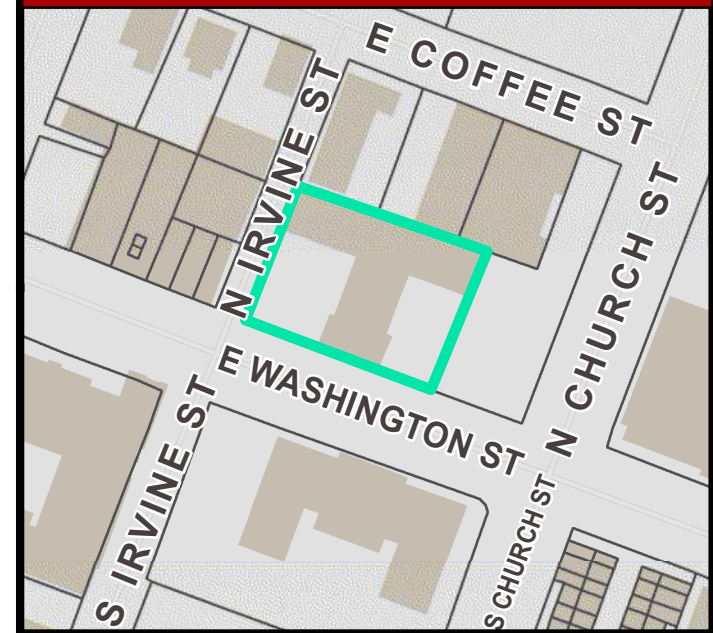
## NATURAL / ENVIRONMENTAL FEATURES



## SPECIAL EMPHASIS NEIGHBORHOODS



## PRESERVATION OVERLAYS



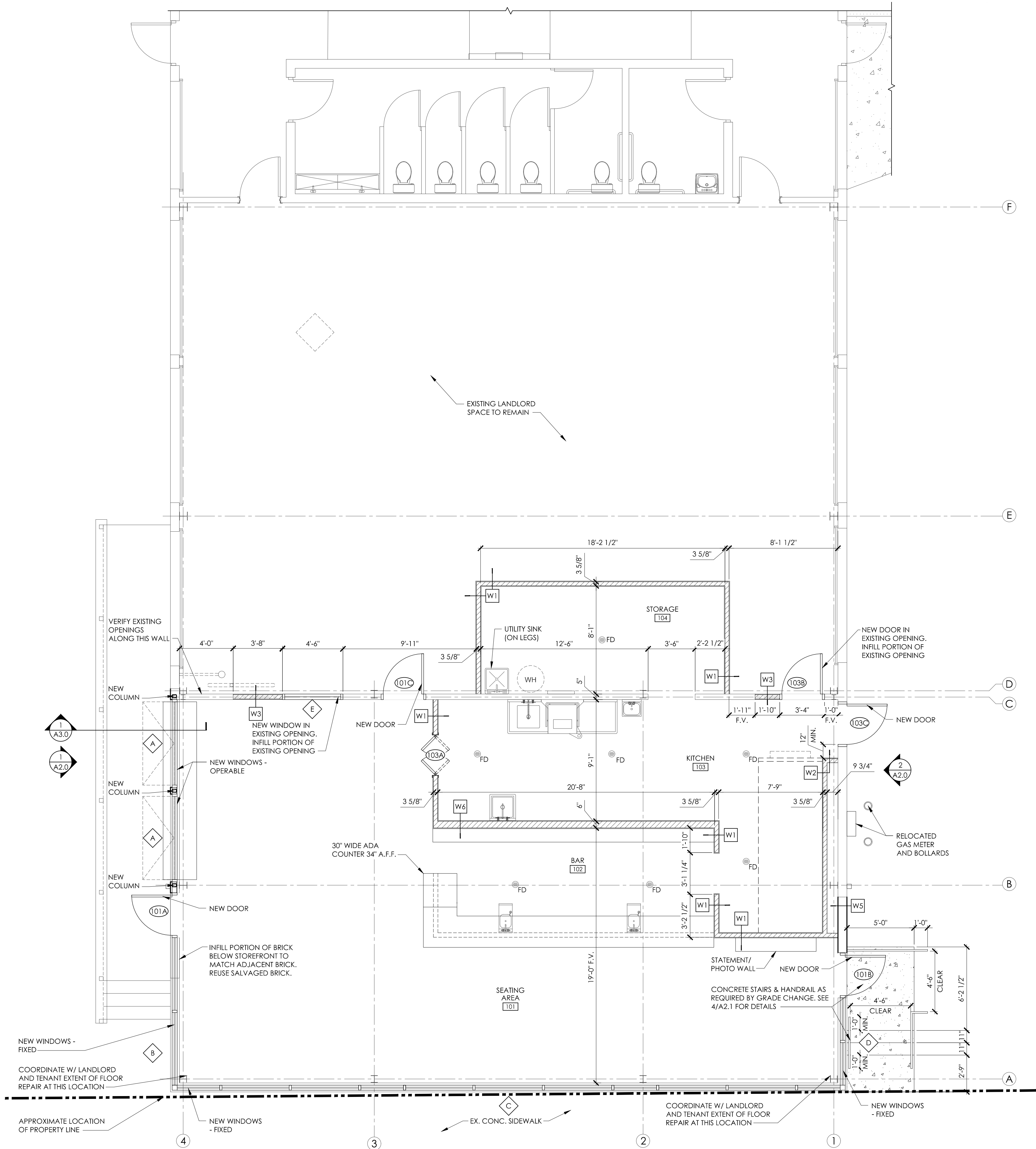


GENERAL NOTES:

1. THESE DOCUMENTS ARE INTENDED TO DESCRIBE THE WORK REQUIRED TO CONSTRUCT THE BUILDING SHELL AS DELINEATED, AS WELL AS PROVIDE TYPICAL DESIGNS FOR LEASE UNITS OF THE SIZES INDICATED. THESE TYPICAL DESIGNS ARE BASED ON THE OWNER'S STANDARD LEASE UNITS AND ARE NOT INTENDED TO BE SPECIFICALLY DESIGNED FOR INDIVIDUAL TENANTS. PRIOR TO CONSTRUCTION, THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE THE SPECIFIC TENANT REQUIREMENTS FOR EACH SPACE TO INCLUDE: INTERIOR WALL LOCATIONS, TOILET REQUIREMENTS, MECHANICAL REQUIREMENTS, POWER & LIGHTING REQUIREMENTS, REAR DOOR LOCATIONS, STOREFRONT REQUIREMENTS, ETC.
2. FOR ALL RATED CONSTRUCTION AND RATED PENETRATIONS, SEE SHEET A1.0.
3. FOR ALL DOOR HARDWARE SCHEDULES AND DOOR SCHEDULES, REFER TO SHEET A6.0.
4. (EXPOSED PIPES AND SURFACES) HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL NOT BE SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
5. "F.E." DENOTES TYPE 2-A FIRE EXTINGUISHERS (3,000 S.F. PROTECTION AREA) EXCEPT AS NOTED OTHERWISE. ALL EXTINGUISHERS ARE TO BE SUPPLIED BY TENANT AT TIME OF UPFIT.
6. REFER TO CIVIL ENGINEERING DRAWINGS FOR HC ACCESSIBLE PARKING SPACES AND CURB CUT LOCATIONS.
7. REFER TO EXTERIOR ELEVATIONS FOR LOCATION OF ALL SAFETY GLAZING.
8. PROVIDE 1/2" FIBER EXPANSION JOINTS FULL WIDTH OF SIDEWALK AT COLUMN LINES.
9. MAXIMUM SLOPE OF SIDEWALKS TO BE 1:20. MAXIMUM CROSS-SLOPE IS 1:50.
10. ALL FIRE WALLS AND FIRE RATED PARTITIONS SHALL BE IDENTIFIED WITH SIGNAGE AS TO FIRE RATING AND PROTECTION OF OPENINGS. STENCIL IN CONCEALED SPACES THE FOLLOWING: "( ) HOUR FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS." IDENTIFICATION SHALL BE SPACED NO MORE THAN 12'-0" O.C. WITH A MINIMUM LETTER SIZE OF 2" IN HEIGHT ON A CONTRASTING BACKGROUND.
11. ALL DEMOLITION SCOPE SHOULD BE COORDINATED WITH THE OWNER RELATIVE TO ONGOING EXISTING CONDITIONS. IT IS NOT THE INTENT OF THESE DOCUMENTS TO DESCRIBE OR DELMIT THE SCOPE OF DEMOLITION, SHORING, OR REMEDIATION OF EXISTING ELEMENTS.

NOTE: EXISTING FIRE PROTECTION SYSTEM SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. EXISTING PIPING AND SPRINKLER HEADS TO BE RELOCATED/ REDISTRIBUTED AS NEEDED FOR THE PROPOSED LAYOUT. ALL DESIGN, APPROVALS AND CONSTRUCTION SHALL BE PERFORMED BY A LICENSED FIRE PROTECTION CONTRACTOR.

| WALL TYPE LEGEND                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div>W1</div> <div>TYPICAL INTERIOR WALL</div> <div>3 5/8" METAL STUDS @ 16" O.C. WITH 5/8" GYPSUM WALLBOARD ON EACH SIDE.</div> <div>PROVIDE SOUND INSULATION AT WALLS. SEE A1.0 FOR LOCATIONS.</div>                                                                                                     | <div>5/8" GWB</div> <div>3 5/8" METAL STUDS @ 16" O.C.</div> <div>5/8" GWB</div> <div>4 7/8"</div>                                                                                                                                                                  |
| <div>W2</div> <div>6" INTERIOR WALL</div> <div>6" METAL STUD @ 16" O.C.(MAX) WITH 5/8" GYPSUM WALLBOARD ON EACH SIDE.</div> <div>PROVIDE SOUND INSULATION AT WALLS. SEE A1.0 FOR LOCATIONS.</div>                                                                                                          | <div>6" METAL STUDS @ 16" O.C.</div> <div>5/8" GWB</div> <div>7 1/4"</div>                                                                                                                                                                                          |
| <div>W3</div> <div>INTERIOR WALL @ COLUMN LINE 'D'</div> <div>(2 ) 362S162-43 METAL STUDS @ 16" O.C.(MAX) WITH 5/8" MOISTURE RESISTANT GYPSUM WALLBOARD ON EACH SIDE. COORD EXACT WIDTH TO ENCAPSULATED COLUMNS.</div>                                                                                     | <div>5/8" M.R. GWB</div> <div>362S162-43 METAL STUDS @ 16" O.C.</div> <div>8 1/2"</div>                                                                                                                                                                             |
| <div>W4</div> <div>EXTERIOR WALL</div> <div>6" METAL STUDS @ 16" O.C.(MAX) WITH 5/8" MOISTURE RESISTANT GYPSUM WALLBOARD CONT. ON INTERIOR FACE. VAPOR BARRIER OVER 1/2" EXTERIOR GRADE SHEATHING CONT. @ EXTERIOR FACE W/ PRE-FINISHED METAL WALL PANEL. PROVIDE R-19 (MIN.) FIBERGLASS INSULATION.</div> | <div>"TYVEK" OR EQUAL VAPOR BARRIER OVER EXTERIOR GRADE GYP. BOARD SHEATHING</div> <div>PRE-FINISHED METAL WALL PANEL</div> <div>R-19 FIBERGLASS BATT INSULATION</div> <div>6" METAL STUDS @ 16" O.C. - SEE STRUCTURAL</div> <div>5/8" M.R. GWB</div> <div>6"</div> |
| <div>W5</div> <div>6" INTERIOR WALL</div> <div>600S162-43 METAL STUD @ 16" O.C.(MAX) WITH 5/8" GYPSUM WALLBOARD ON EACH SIDE.</div> <div>PROVIDE SOUND INSULATION AT WALLS. SEE A1.0 FOR LOCATIONS.</div>                                                                                                  | <div>600S162-43 METAL STUDS @ 16" O.C.</div> <div>5/8" GWB</div> <div>7 1/4"</div>                                                                                                                                                                                  |



1 Floor Plan  
SCALE: 1/4" = 1'-0"



American Institute of Architects

310 MILLS AVE. GREENVILLE, SC 29605  
864.242.9881  
plans@narramore.net

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SEAL



SUM BAR, LLC  
GREENVILLE, SC 29601  
440-903-7345

PROPOSED  
RESTAURANT UPFIT  
307 E. WASHINGTON STREET  
GREENVILLE, SC 29601

REVISIONS

PROJECT DATA

PROJECT NUMBER

21952

ISSUE DATE

08-02-21

PROPOSED RESTAURANT  
GREENVILLE, SC

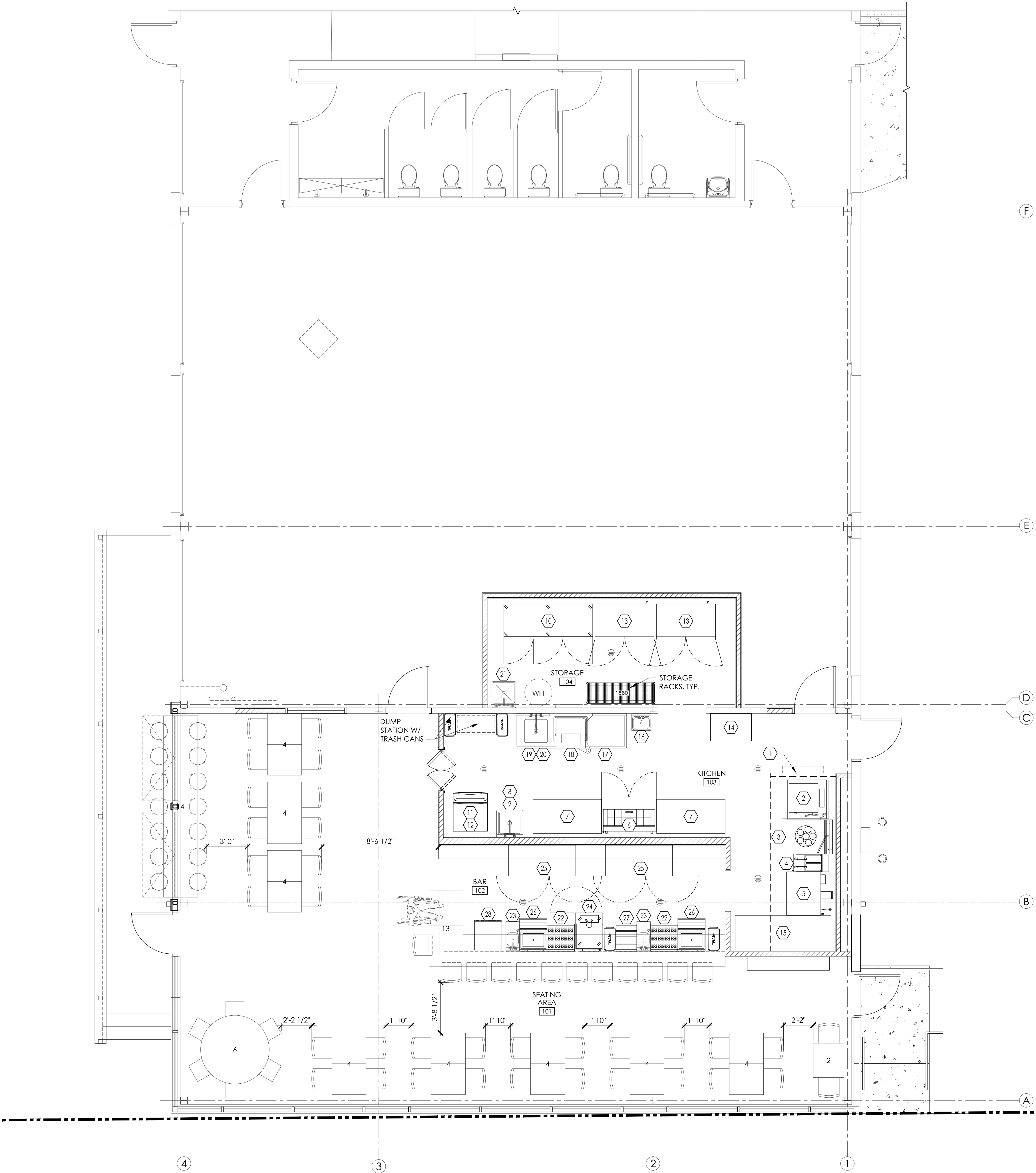
A1.0

FLOOR  
PLAN



EQUIPMENT SCHEDULE

| ITEM # | QTY | EQUIPMENT CATEGORY                | EQUIPMENT REMARKS        |
|--------|-----|-----------------------------------|--------------------------|
| 1      | 1   | EXHAUST HOOD                      | 12'                      |
| 2      | 1   | STEAMER, RANGE & CABINET          | --                       |
| 3      | 1   | WOK RANGE                         | W/ DIM SUM STEAMER PLATE |
| 4      | 1   | FRYER, DEEP FAT, GAS              | 50 LB.                   |
| 5      | 1   | OVEN, CONVECTION, GAS             | --                       |
| 6      | 1   | REFRIGERATOR, SANDWICH/SALAD PREP | --                       |
| 7      | 2   | TABLE, WORK                       | 24" X 60"                |
| 8      | 1   | SINK, SCULLERY, 1 COMPARTMENT     | --                       |
| 9      | 1   | FAUCET, WALL MOUNT                | --                       |
| 10     | 1   | REFRIGERATOR, REACH-IN            | --                       |
| 11     | 1   | ICE MAKER W/O BIN                 | --                       |
| 12     | 1   | BIN, ICE                          | --                       |
| 13     | 2   | FREEZER, REACH-IN                 | --                       |
| 14     | --  | TABLE, WORK                       | 24" X 36"                |
| 15     | 1   | TABLE, WORK                       | 30" X 84"                |
| 16     | 1   | HAND SINK                         | --                       |
| 17     | 1   | DISHTABLE, STRAIGHT               | --                       |
| 18     | 1   | WAREWASHER, DOOR TYPE, LOW TEMP   | --                       |
| 19     | 1   | DISHTABLE, STRAIGHT               | --                       |
| 20     | 1   | PRE-RINSE FAUCET, WALL MOUNT      | --                       |
| 21     | 1   | SINK, MOP                         | --                       |
| 22     | 2   | UNDERBAR GLASS RACK               | --                       |
| 23     | 2   | UNDERBAR SINK                     | --                       |
| 24     | 1   | DISPENSER, BEER                   | --                       |
| 25     | 2   | BACK BAR COOLER                   | --                       |
| 26     | 2   | UNDERBAR ICE CHEST                | W/ DOUBLE SPEED RAIL     |
| 27     | 1   | UNDERBAR LIQUOR DISPLAY           | --                       |
| 28     | 1   | WAREWASHER, UNDERCOUNTER          | --                       |



1 Equipment Plan  
SCALE: 1/4" = 1'-0"



| PAINT COLOR SCHEDULE |                                               |                                     |
|----------------------|-----------------------------------------------|-------------------------------------|
| KEY                  | DESCRIPTION                                   | COLOR/NOTES                         |
| P-1                  | EXISTING METAL PANEL @ FRONT PORTION OF BLDG. | COLOR: SW 0032 NEEDLEPOINT NAVY     |
| P-2                  | METAL ROOF TRIM & EQUIPMENT SCREENING         | COLOR: SW0077 CLASSIC FRENCH GRAY   |
| P-3                  | EXISTING BRICK BASE                           | COLOR: SW2814 ROOKWOOD ANTIQUE GOLD |

NARRAMORE

EST. 1973

ARCHITECTURE

American Institute of Architects

310 MILLS AVE. GREENVILLE, SC 29605

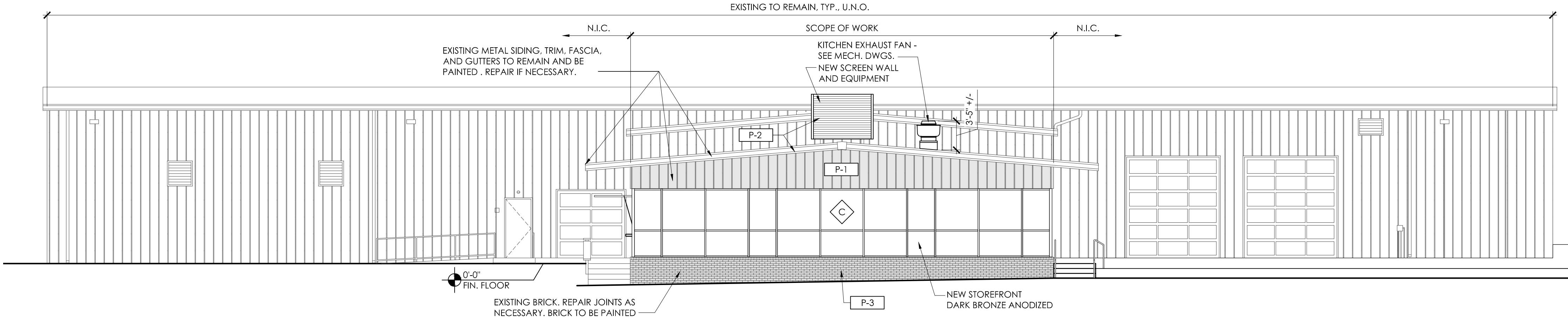
864.242.9881

plans@narramore.net

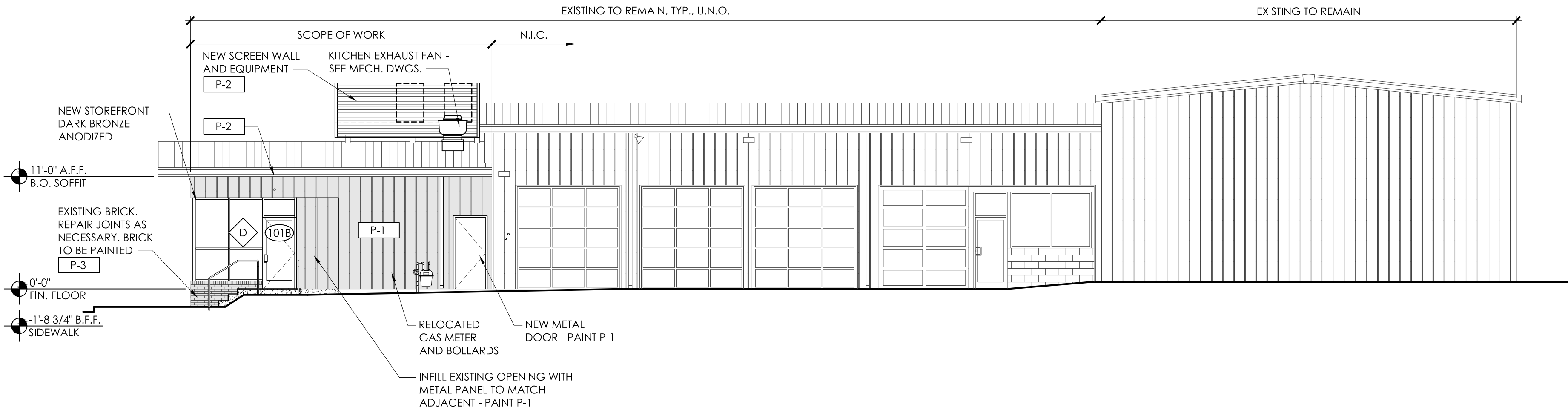
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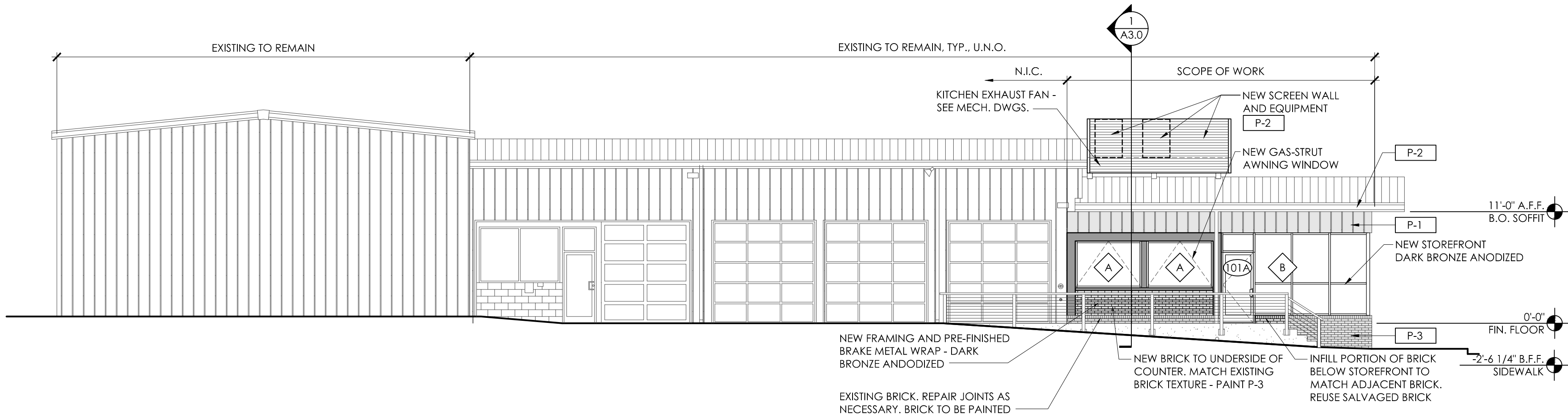
SEAL



3 South Elevation  
SCALE: 1/8" = 1'-0"



2 East Elevation  
SCALE: 1/8" = 1'-0"



1 West Elevation  
SCALE: 1/8" = 1'-0"

GREENVILLE

SUM

BAR

S · CAROLINA

SUM BAR, LLC

GREENVILLE, SC 29601

440-903-7345

PROPOSED  
RESTAURANT UPFIT

307 E. WASHINGTON STREET  
GREENVILLE, SC 29601

REVISIONS

PROJECT DATA

PROJECT NUMBER  
21952

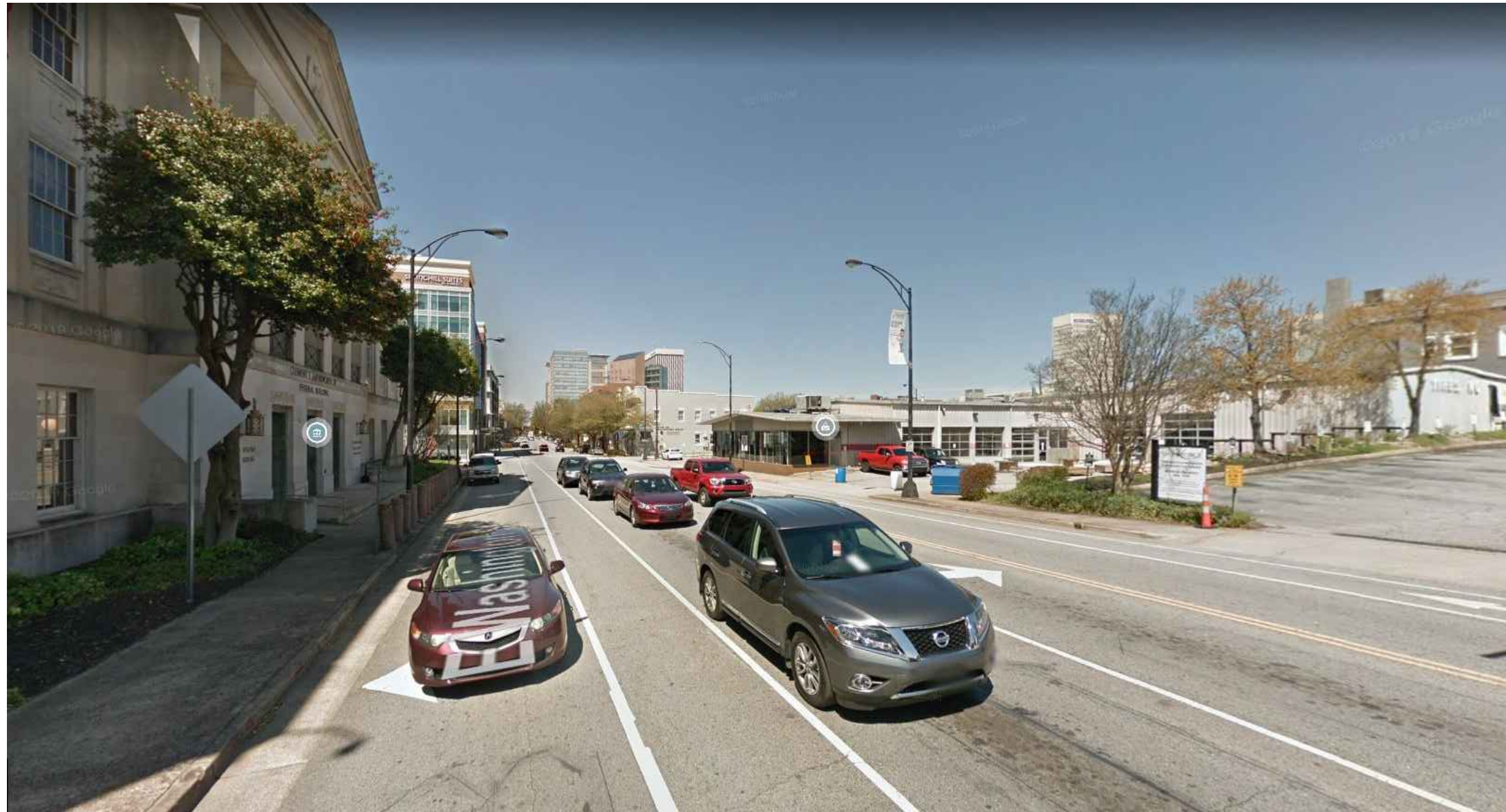
ISSUE DATE  
08-02-21

PROPOSED RESTAURANT  
GREENVILLE, SC

A2.0

EXTERIOR  
ELEVATION





CONTEXT VIEW - EAST



CONTEXT VIEW - WEST



CONTEXT VIEW - WEST



3 View From West

| PAINT COLOR SCHEDULE |                                               |                                     |
|----------------------|-----------------------------------------------|-------------------------------------|
| KEY                  | DESCRIPTION                                   | COLOR/NOTES                         |
| P-1                  | EXISTING METAL PANEL @ FRONT PORTION OF BLDG. | COLOR: SW 0032 NEEDLEPOINT NAVY     |
| P-2                  | METAL ROOF TRIM & EQUIPMENT SCREENING         | COLOR: SW0077 CLASSIC FRENCH GRAY   |
| P-3                  | EXISTING BRICK BASE                           | COLOR: SW2814 ROOKWOOD ANTIQUE GOLD |



CONTEXT VIEW - EAST



2 View From South



1 View From East

NARRAMORE

EST. 1973

ARCHITECTURE

American Institute of Architects

310 MILLS AVE. GREENVILLE, SC 29605

864.242.9881

Plan@narramore.net

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SEAL

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PROPOSED

RESTAURANT UPFIT

307 E. WASHINGTON STREET

GREENVILLE, SC 29601

REVISIONS

PROJECT DATA

PROJECT NUMBER

21952

ISSUE DATE

08-02-21

PROPOSED RESTAURANT

GREENVILLE, SC

A2.0a

CONTEXT PHOTOS

& RENDERINGS



S. IRVINE STREET

12 N. IRVINE STREET  
EXISTING EVENT VENUE

311 E. WASHINGTON ST.  
EXISTING MICROBREWERY

EXISTING PARKING &  
LANDSCAPE  
CONDITIONS TO REMAIN

309 E. WASHINGTON ST.  
COMMON RESTROOM/ EGRESS

307 E. WASHINGTON ST.  
PROPOSED RESTAURANT

2 EXISTING TREES  
AND GROUNDCOVER

LEASED PARKING SPACE

EXISTING ALOCASIA

EXISTING SHRUBS

2 EXISTING TREES

EXISTING SHRUBS

EXISTING SHRUBS

EXISTING SHRUBS

6 MUH

4 ICD

3 MUH

2 ICD

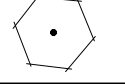
5 ILG

2 JCS

3 ILG

EAST WASHINGTON STREET

#### PLANT SCHEDULE

| EVERGREEN TREES                                                                     | CODE | BOTANICAL / COMMON NAME                                           | CONTAINER | CALIPER      | HEIGHT       | QTY |
|-------------------------------------------------------------------------------------|------|-------------------------------------------------------------------|-----------|--------------|--------------|-----|
|  | JCS  | JUNIPERUS CHINENSIS 'SPARTAN' / SPARTAN JUNIPER                   | CONTAINER | 6" HT. MIN.  | ⊙ 5' O.C.    | 2   |
| CANOPY TREES                                                                        | CODE | BOTANICAL / COMMON NAME                                           | CONTAINER | CALIPER      | HEIGHT       | QTY |
|  | QP   | QUERCUS PHELLOS / WILLOW OAK<br>CLEAR TRUNK TO 6" HEIGHT MINIMUM. | CONTAINER | 3" CAL. MIN. | 14' HT. MIN. | 1   |
| SHRUBS                                                                              | CODE | BOTANICAL / COMMON NAME                                           | SIZE      | CONTAINER    | HEIGHT       | QTY |
|  | ICD  | ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY                | CONTAINER | 18" MIN. HT. | ⊙ 5' O.C.    | 6   |
|  | ILG  | ILEX GLABRA 'SHAMROCK' / INKBERRY HOLLY                           | CONTAINER | 18" MIN. HT. | ⊙ 5' O.C.    | 8   |
|  | MUH  | MUHLENBERGIA CAPILLARIS / PINK MUHLY                              | CONTAINER | 1 GAL.       | ⊙ 3' O.C.    | 9   |

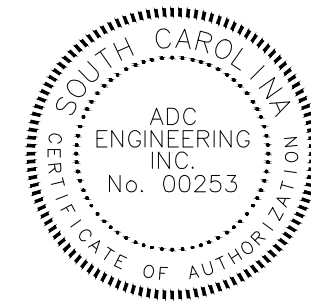
#### GENERAL PLANTING NOTES

1. INSTALL METAL EDGING IN ALL AREAS WHERE TREES LOCATED IN CONCRETE GRAVEL AREAS.
2. THE CONTRACTOR SHALL LOCATE ALL PROPOSED & EXISTING UTILITIES PRIOR TO THE BEGINNING OF WORK. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO UTILITIES THAT ARE DISTURBED AS A RESULT OF THE WORK.
3. ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION SHALL BE REPAIRED, GRADED, & GRASSED AT THE CONTRACTOR'S EXPENSE.
4. ALL TREE BARRICADES SHALL BE MAINTAINED AROUND THE DESIGNATED TREES AT ALL TIMES. ALL WORK IN THOSE AREAS SHALL BE DONE BY HAND.
5. CONTRACTOR SHALL RE-SPREAD EXISTING TOPSOIL STOCKPILED ON SITE, AND SHALL PROVIDE SUPPLEMENTAL TOPSOIL AS NEEDED. REFER TO SPECIFICATIONS FOR MORE DETAILED INFORMATION.
6. ALL PLANT BEDS SHALL RECEIVE A WEED INHIBITOR ("PREEN" OR EQUAL).
7. CONTRACTOR TO INSTALL WEED FABRIC ON ALL PLANT BEDS AND RIVER ROCK BEDS. SEE SPECIFICATIONS FOR MORE INFORMATION.
8. SEE CIVIL DRAWINGS FOR UTILITY AND GRADING PLANS.
9. ALL PLANT BEDS SHALL RECEIVE 3" THICK MINIMUM OF DOUBLE SHREDDED HARDWOOD MULCH.

Stone Family Properties, LLC  
Greenville, South Carolina

WASHINGTON STREET  
ROADSIDE LANDSCAPING

GREENVILLE  
SOUTH CAROLINA



**ADC**  
ENGINEERING  
CHARLESTON\COLUMBIA\GREENVILLE  
25 WOODS LAKE ROAD, SUITE 210  
GREEVILLE, SC 29607  
ph: 864-751-9121  
[WWW.ADCENGINEERING.COM](http://WWW.ADCENGINEERING.COM)

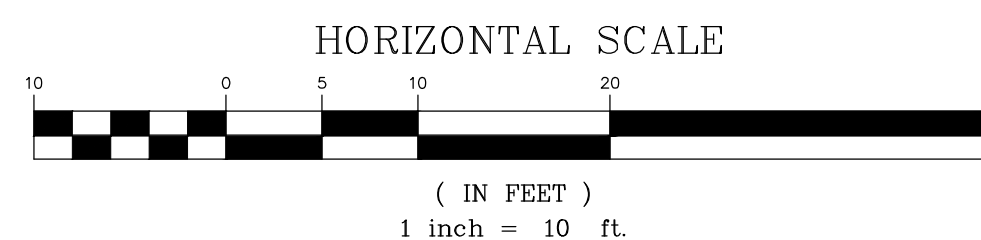
**811** CONTRACTOR SHALL CONTACT 811  
(1-888-721-7877) FOR LOCATIONS OF ALL  
UTILITIES AT LEAST 72 HOURS PRIOR TO  
BEGINNING CONSTRUCTION.  
Know what's below.  
Call before you dig.

DATE: 08/02/2021  
ADC PROJECT #: 18337  
DESIGNED: ZG  
CHECKED: FWG  
DRAWN: ZG  
REVISION:

LANDSCAPE PLAN

L200

DRB PRE-SUBMITTAL



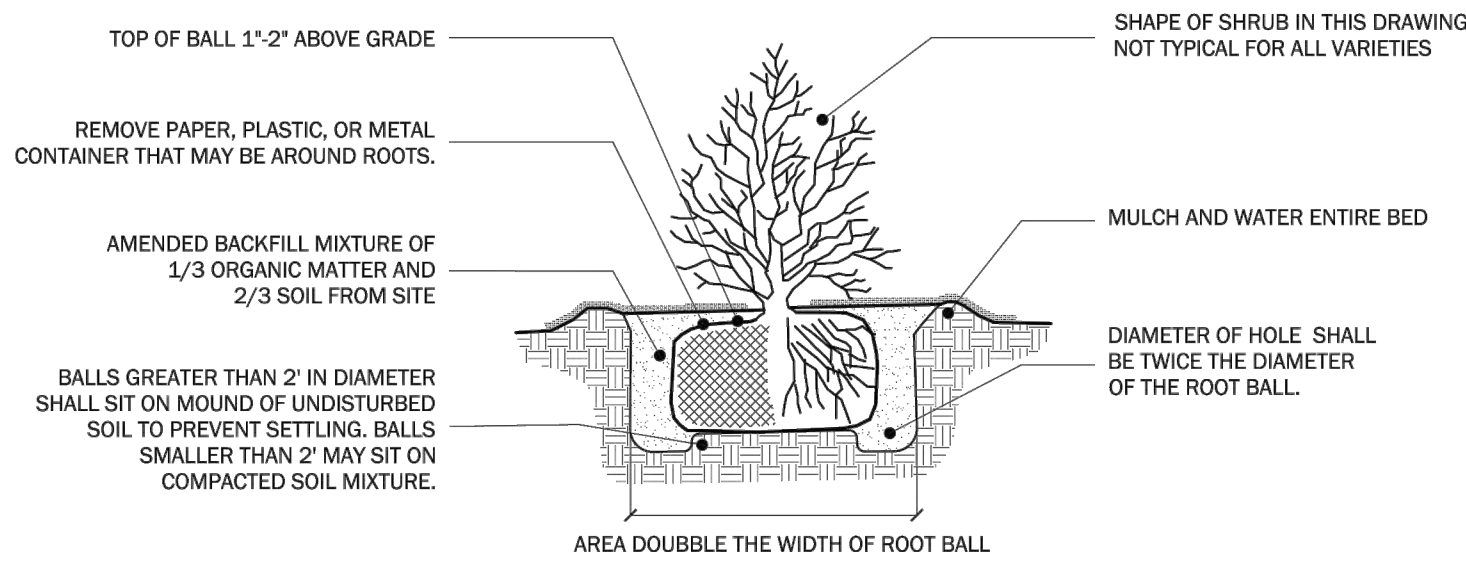




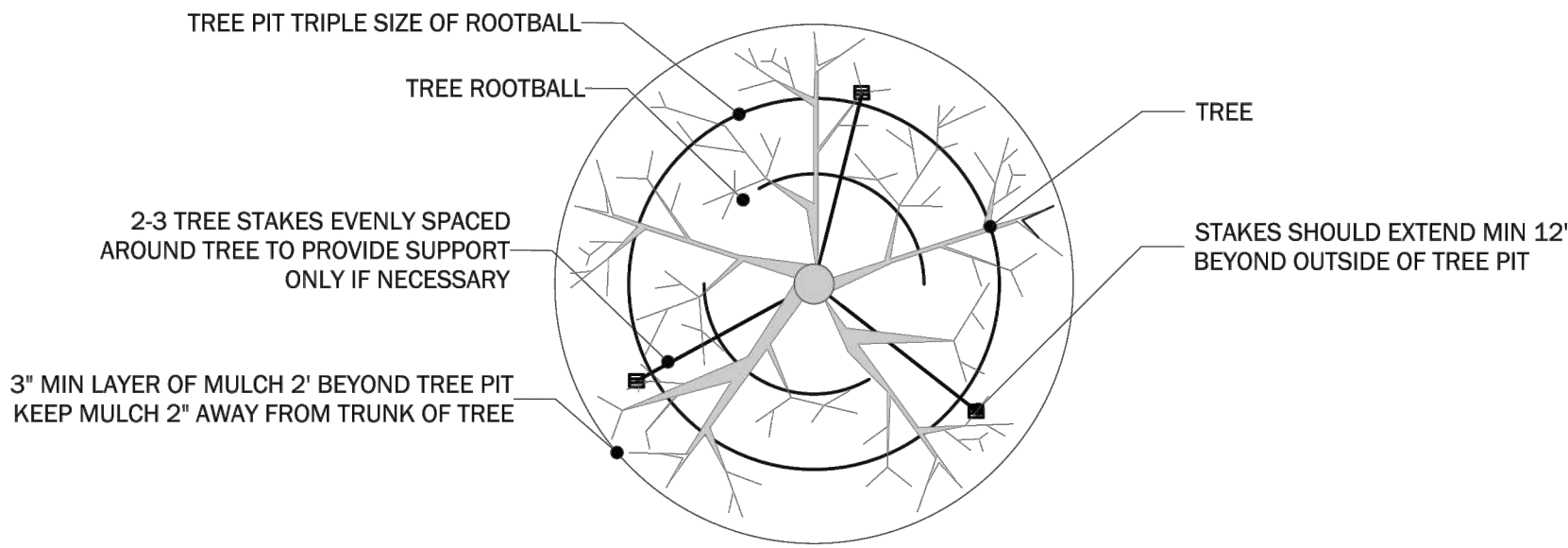
General Landscape Notes

The following notes, conditions, including landscape plan and specifications are to be strictly followed in order to receive a final Certificate of Occupancy or Final Inspection. Any changes in species, quantity, or size must be approved prior to installation by the city's Senior Landscape Architect. The plant materials and sizes are specified as minimums and will be measured for compliance at time of final inspection.

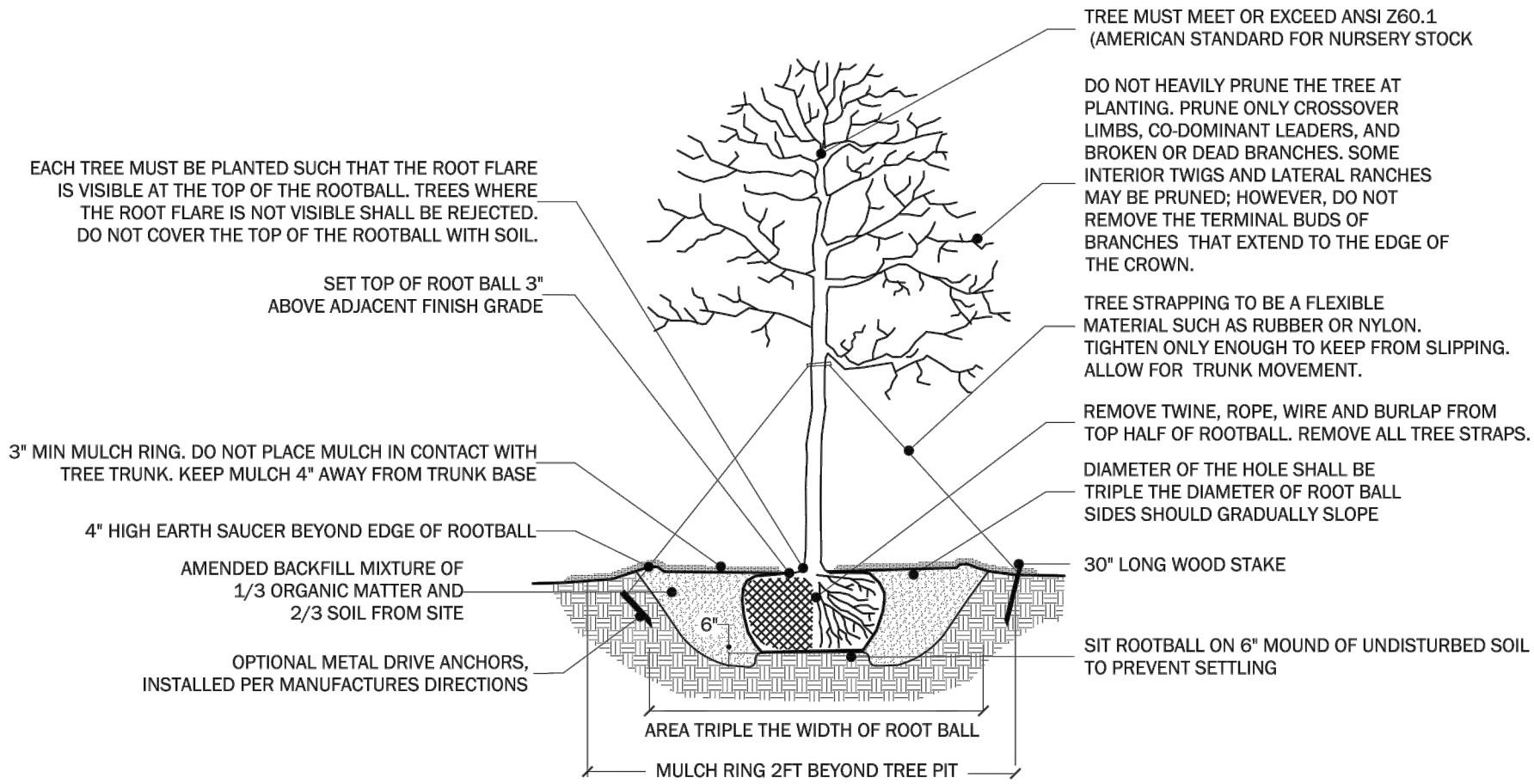
- (City Code Section 19-6.2.1 E) *Maintenance*. The owner of the property where landscaping is required shall be responsible for the maintenance and protection of all plant and screening material for the duration of the premises.
  - All landscape material, maintenance, and management shall conform to the minimum standards of the American National Standards Institute (ANSI) A300 Standards for Tree Care Operations.
  - Landscape areas shall be maintained in good condition and kept free of dead plants, weeds, or debris. Failure to maintain or replace dead, damaged or diseased plant material or to repair a broken wall or fence within 30 days of notification shall constitute a violation. Replaced plant material must be in compliance with the minimum size, spacing, and quantity standards of Section 19-6.2.
  - Trees may not be severely trimmed beyond the standards of ANSI A300 Standards for Tree Care Operations. If aggressive trimming occurs, the property will be considered nonconforming and required to replace the trees with trees meeting the minimum size, spacing, and quantity standards of Section 19-6.2. "Crape Murder" will be considered a violation and replacements will be enforced.
  - Buffer and screening material shall be maintained to meet the minimum size, spacing, and quantity standards of table 19-6.2-1 of this section.
- (City Code Section 19-6.2.2 A7) *General*. The entire planting area must be scarified and contain amended on-site soil or a soil mix to a depth of 18 inches.
- (City Code Section 19-6.2.2 B) *Minimum planting size/height requirements*. All landscape planting materials shall conform to the minimum size or height standards in table 19-6.2-1 at the time of planting as well as meet the standards of ANSI Z60.1 American Standard for Nursery Stock.
  - For newly planted trees the caliper measurement of the trunk shall be taken six inches above the top of the root flare up to and including four-inch caliper size. If the caliper at six inches above the top of the root flare exceeds four inches, the caliper should be measured at 12 inches above the top of the root flare.
  - For existing trees, the diameter measurement of the trunk shall be taken at DBH (diameter at breast height) four and one-half feet above the average ground level.
- (City Code Section 19-6.3.2B6) *Tree protection and replacement*. If the minimum protection standards are not met, or if trees are observed by the city to be injured or threatened, they may be deemed ineligible for meeting these requirements and additional trees will be required.
- (City Code Section 19-6.3.2C3) *Protection and replacement of heritage and historic trees*. No construction, grading, equipment, or material storage, or any other activity shall be allowed within the critical root zone of a heritage or historic tree unless the steps taken to adequately ensure the health of the tree are submitted in writing to the city's Senior Landscape Architect for approval.
- (City Code Section 19-6.3.2C4) *Protection and replacement of heritage and historic trees*. Heritage or historic trees shall not be cut, removed, pushed over, killed, harmed, trimmed, sprayed, or destroyed without written approval by the city's Senior Landscape Architect.
- (City Code Section 19-6.3.3A) *Tree protection during construction*.
  - Before grading begins, fencing shall be required, at a minimum, around the critical root zone of all trees that are to be preserved. Additional fencing shall be required around the critical root zone of trees on adjacent properties or located in a right-of-way.
  - Type of fencing. All fencing required by this section shall be a minimum of four feet high and of durable construction; such as wood or metal fencing.
  - Signs. Signs shall be installed on the protective fence visible on all sides of the fenced-in area (minimum one on each side and/or every 300 linear feet). The size of each sign must be a minimum of one foot x one and one-half feet and shall contain the following: "TREE PROTECTION ZONE: KEEP OUT."
  - Activity within a fenced tree protection zone. No construction, grading, parking, equipment, or material storage, or any other activity shall be allowed within the fenced area.
  - Maintenance of fencing. For existing trees to be counted toward required tree credits, they must be protected during the entire development period, beginning prior to the commencement of site work. Encroachment within the tree protection zone is permitted to allow the landscape contractor access to complete site work.
  - Critical root zone*. The minimum area beneath a tree that must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The critical root zone is typically represented by a concentric circle centering on the tree trunk with a radius equal in feet to one (1) times the number of inches of the trunk diameter: (CRZ in ft = 1 x Diameter inches)
- (City Code Section 19-6.3.3B) *Tree protection during construction*. Encroachments within the critical root zones of any tree being preserved to comply with required tree credits, or within designated tree protection zones, shall occur only in rare instances. If such an encroachment is anticipated, a written request must be made to the city's Senior Landscape Architect for allowance of encroachment. Requests must detail preventative measures taken. If approved the following preventative measures shall be employed:
  - Clearing activities. The removal of trees adjacent to a tree protection zone can cause inadvertent damage to the protected trees. Wherever possible, it is advisable to cut minimum two-foot trenches along the limits of land disturbance, so as to cut, rather than tear, roots. Trenching is required for the protection of historic and heritage trees.
  - Soil compaction. Where compaction might occur due to traffic or materials through the tree protection zone, the area must first be mulched with a minimum four-inch layer of processed pine bark or wood chips or a six-inch layer of pine straw. Equipment or materials storage shall not be allowed within tree protection areas.
- (City Code Section 19-6.4) *Irrigation*. If irrigation is provided, a rain sensor must be installed such that it shuts off irrigation system when up to ½" of rain has fallen.
- The bicycle rack specification and detail is to be installed as shown on plan unless written approval is granted by the city's Senior Landscape Architect prior to installation.
- For landscape or bicycle parking questions, contact Jeff Waters 864-467-5759 [cjordan@greenvillesc.gov](mailto:cjordan@greenvillesc.gov)



SECTION: SHRUB PLANTING DETAIL  
N.T.S.



PLAN: TREE PLANTING DETAIL  
PLAN VIEW



SECTION: TREE PLANTING DETAIL  
CROSS SECTION

Stone Family Properties, LLC  
Greenville, South Carolina

WASHINGTON STREET  
ROADSIDE LANDSCAPING

GREENVILLE  
SOUTH CAROLINA

**ADC**  
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25 WOODS LAKE ROAD, SUITE 210  
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**811**  
CONTRACTOR SHALL CONTACT 811 (1-888-721-7877) FOR LOCATIONS OF ALL UTILITIES AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.  
**Know what's below. Call before you dig.**

|                |            |
|----------------|------------|
| DATE:          | 08/02/2021 |
| ADC PROJECT #: | 18337      |
| DESIGNED:      | ZG         |
| CHECKED:       | FWG        |
| DRAWN:         | ZG         |
| REVISION:      |            |
|                |            |
|                |            |
|                |            |
|                |            |
|                |            |
|                |            |
|                |            |

LANDSCAPE DETAILS

L201





**Planning Staff Report to  
Design Review Board - Urban  
August 27, 2021**  
*for the September 2, 2021 Public Hearing*

---

|                              |                                                                                        |
|------------------------------|----------------------------------------------------------------------------------------|
| <b>Docket Number:</b>        | <b>CA 21-611</b>                                                                       |
| <b>Applicant:</b>            | The Furman Company/Stephen Navarro                                                     |
| <b>Property Owner:</b>       | United Community Bank                                                                  |
| <b>Property Location:</b>    | 200 E. Camperdown Way                                                                  |
| <b>Tax Map Number:</b>       | 006900-03-00100                                                                        |
| <b>Acreage:</b>              | 1.891                                                                                  |
| <b>Zoning:</b>               | C-4, Central Business District                                                         |
| <b>Proposal:</b>             | <b>Architectural Design approval for the new Headquarters of United Community Bank</b> |
| <b>Staff Recommendation:</b> | <b>Approve with conditions</b>                                                         |

**Applicable Sections of the City of Greenville Code of Ordinances:**

*Sec. 19-2.3.8 Certificate of Appropriateness*

**Application History:**

At the May 6<sup>th</sup> meeting, the DRB approved the site plan and massing for the new United Community Bank headquarters through CA 21-278.

Conditions of approval were generated by Traffic Engineering and include:

- Requirement for Traffic Impact Analysis form is required for all proposed developments.
- New driveway alignment across from Calvin St. appears problematic as it does not allow for left turns from the side streets to move concurrently.

**Application Request:**

The applicant requests to demolish the current home of the Wyche Law Firm at 200 E. Camperdown Way and construct a new headquarters for the United Community Bank (UCB). The proposed structure is 7 stories tall, which includes three stories of parking deck with four stories of office above. A two-story retail bank branch will be located at the intersection of E. Camperdown Way and Falls Street, becoming the Church Street on-ramp. Most of the building will front Falls Street and overlook Falls Park.



The subject site, 200 E. Camperdown Way, is an oddly shaped, steep sloped, and moderately sized parcel that is bordered by roadways on all sides. The parcel is essentially located in the middle of the Church Street and Camperdown Way interchange.

### **Staff Analysis:**

The new UCB headquarters will continue Downtown's expansion to the east along Falls Park. This general area has seen extensive private and public investment in the recent past with the Camperdown development, Grand Bohemian Hotel, and the related intersection improvements at Falls Street and E. Camperdown Way.

### **Building Placement and Massing**

A prominent façade will be located at the corner of E. Camperdown Way and Falls Street to complement the previously approved Camperdown streetscape project at that intersection. This portion of the building is a pedestrian-scale, two-story height. The building height increases, as it moves further into the site along the Falls Street on-ramp onto Church Street overlooking Falls Park. The primary entry to the building is located further east along Falls Street, adjacent to the parking deck and parking lot.

The parking lot entry is located across from Calvin Street on E. Camperdown Way. Per the Downtown Master Plan, Calvin Street is envisioned to become an exit from Church Street. Along with the reconstruction of the Falls Street and E. Camperdown Way intersection, further infrastructure improvements around Church Street could occur to remedy the unclear and dated interchange. The building is carefully laid out on the site to avoid potential conflicts with any future infrastructure improvements.

### **Entry and Ground Floor**

While the Downtown Guidelines recommend that "...for buildings on corner lots, locate entrances at the corner to anchor the intersection..." Steep grade changes around the intersection make it difficult to do so in this case. However, architectural seating, materiality, grand stairs and a water feature suffice to draw attention to, and activate, the corner. Staff recommends that the applicant work with City Planning and City Engineering to ensure that the streetscape and pedestrian areas comply with specifications and requirements.

Transparency of the ground floor is adequate to assist in activation of the streetscape, although there remains unresolved separation between the public sidewalk, the private stairway and the proposed promenade. Guidelines state that landscaping shall not create a visual barrier between the building's interior and pedestrians. Without thoughtful design or interruption of the proposed landscape strip, the project is in danger of violating this guideline. Staff recommends that the applicant continue to work with City Planning and City Engineering to ensure that the streetscape and pedestrian areas meet specifications and requirements.

### **Articulation and Materiality**

Given the difficult site grade changes, the building's relationship to the human scale constantly changes across the length of the façade. Pedestrian scale issues are adequately addressed at the entrance to the building through choices in materials, height of overhangs, and depicted plant materials. At the intersection of Camperdown and Falls, where the grade change is most



prominent, the human scale discrepancy is purposely over-emphasized to create a prominence of place as befits an institutional use.

Material choice and application appear to conform to design guidelines.

#### Architectural Lighting

A full lighting package has not been submitted. However, rendered imagery appears to show a site in conformance with our design standards. Staff notes that a non-standard streetlight is proposed and that final streetlights must conform with City Standards.

#### Private Outdoor Space

Applicant should confer with a landscape architect to ensure plant selection is appropriately sized and species selection will work with anticipated sun / shade from the new construction. Plant selection meets criteria, pedestrian flow and small gathering areas are acceptably designed.

#### Parking Lot and Garages

Parking lot meets standards. Parking garage is reasonably aligned given site constraints of topography and edge boundaries. Garage is appropriately screened with high-quality façade material which aligns with materiality of the office and commercial parts of the building. Opportunities exist for public art or additional screening toward rear of garage wall.

#### Summary

Staff is supportive of the project and finds that the architecture generally complies with the applicable Downtown Design Guidelines. However, minor modifications to the streetscape may become necessary during the permit review process to ensure compliance with city standards.

#### Staff Recommendation

**Staff recommends approval of the architectural plan with the following staff comments and conditions:**

- 1. Streetlights shall conform to the city standards. Applicant shall work with City Planning and City Engineering to ensure all standards are met.**
- 2. Applicant shall work with the City Planning and City Engineering to ensure all streetscape standards are met.**
- 3. 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.**
- 4. 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:**

Final streetscape and public right of way improvements to be reviewed and approved with site permit.

### **Environmental Engineer:**

**Recommend:** Approve w/ Comments

#### **Comments:**

- 1) Wastewater – Wastewater service for the development will be subject to the following conditions:
  - a. There are existing City sewer mains available to serve this development. The developer must confirm that the existing sewer system/treatment plant has available flow from the City and ReWa by submitting a Sewer Capacity Request Form (Service Lateral Fillable Form aka PSSAR).
  - b. The wastewater permitting and acceptance process shall meet those requirements set forth in the City of Greenville Design and Specifications Manual Chapter 8.
  - c. Each building shall have a separate and direct connection to the City's sanitary sewer main.
  - d. Prior to using an existing lateral, the existing lateral must be tested to ensure that it conforms to City of Greenville performance requirements. Provide a video documenting the condition of the existing service connection prior to its reuse. A new lateral will be required if the existing lateral is in poor condition. The final Certificate of Occupancy will not be issued until the lateral is shown to be in good condition or a new lateral is installed.
  - e. Each building shall require a new service fee through ReWa.
- 2) Stormwater Management – The development is considered a larger common plan and must be performed in conformance with the City's stormwater ordinance (Article 19-7: Stormwater Management). Specifically, you will need to have a Professional Engineer prepare a non-single family site plan for the development and it will be subject to the following conditions:



- a. A stormwater plan is required to be submitted with the non-single family site plan permit. Submit the major, minor or the soil erosion and sediment control stormwater plan as appropriate.
  - b. At a minimum, a stormwater plan should include:
    - i. Proposed layout.
    - ii. Appropriate erosion control best management practice standard details.
    - iii. A construction entrance.
    - iv. A concrete washout.
    - v. Silt fence
  - c. The plan should also show any drainage details needed to ensure the development will not adversely impact adjacent properties and will adequately control runoff from offsite.
    - a. If the proposed development creates a new impervious surface greater than or equal to 0.25 acres, water quantity will be required for the 2,10 & 25 year 24 hour storm event with no significant increase in the 100 year 24 hour storm event.
    - b. Any stormwater drainage system conveying offsite water shall be designed in compliance with the Stormwater Ordinance.
    - c. Water quality treatment is required when either:
      - The proposed development has a total impervious surface area ratio of 60% or greater and disturbs 50% or more of the parcel or larger common plan over a five year period; or;
      - The proposed development creates a new impervious surface greater than or equal to 0.25 acres.
- 3) Floodplain – A portion of the subject property is not located in a FEMA floodplain as determined utilizing 2019 Flood Insurance Rate Maps.

**Traffic Engineer Comments**

**Recommend:** Approve w/ Conditions

**Comments:**

The City is currently awaiting completion of the traffic impact study for review and approval.

**Tree & Landscape:**

**Recommend:** Approve w/ Conditions

**Comments:**

Landscape and streetscape plan shall be designed in accordance with Downtown Design Guidelines PUB 2 and PUB 3.  
Final landscape plans shall be approved at time of permitting.

**Fire Department:**



**Recommend:** Approve

### **Applicable Design Guidelines:**

---

#### **PUB 1. Block Pattern**

- 1.1 Connect new developments to existing sidewalks.
- 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 traffic.
- 1.6 If necessary, install a service drive located away from intersections and other areas with high levels of pedestrian traffic.

#### **PUB 2. Pedestrian realm**

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

#### **PUB 3. Sidewalk zone**

- 3.1 Connect all new sidewalks to the existing sidewalks.
- 3.2 Provide continuous sidewalks (or equivalent all-weather routes) along both sides of all vehicular rights of way.
- 3.3 Separate sidewalks from vehicular traffic by a planted area, which should be located a minimum of 5 feet from the street curb edge.
- 3.4 Construct sidewalks out of durable materials like concrete, brick and stone. This applies to standard, permeable and decoratively paved sidewalks.
- 3.5 Design all sidewalks to comply with the South Carolina Accessibility Standards and the Americans with Disabilities Act as amended.
- 3.6 In areas of high pedestrian traffic, implement sidewalk bulbouts at intersections to shorten pedestrian crossing time. The expanded sidewalk area created by bulbouts can be designed to incorporate elements of PUB 8. Publicly Accessible Parks and Plazas.



**PUB 4. Street Furnishing Zone**

- 4.1 Locate street furnishings in the furnishing zone within the Pedestrian Realm. Specifically, locate bike racks near intersections, building entries, and parks and open spaces. Locate pedestrian-oriented trash and recycling receptacles near street crossings, intersections and other high-traffic areas.
- 4.2 Site 50 percent of benches and other seating amenities in areas that receive midday shade.
- 4.3 Select street furnishings constructed of durable materials, including stone, finished wood and steel.
- 4.4 Establish and contribute to a coordinated and consistent vocabulary of street furnishings throughout downtown.

**PUB 5. Planting zone**

- 5.1 Hire a licensed professional landscape architect to address the project's plant health and appropriateness.
- 5.2 When placed near roadways, plantings should not interfere with sight lines to traffic, intersections and signs.
- 5.3 All planted areas should include a groundcover layer to help with long-term maintenance and water conservation.
- 5.4 When feasible, install the stormwater planting strategy that corresponds to the street's type in the Downtown Streetscape Master Plan. Specifically, use curbed stormwater planters on Ceremonial and Ceremonial Transition Streets. Use stormwater planters on Urban Fabric and Urban Fabric Transition Streets. Use open swale stormwater planters on Mobility Streets.
- 5.5 Encourage selection of species native to the South Carolina Piedmont region that have been proven to thrive in an urban condition.
- 5.6 Emphasize variety in site-wide planting strategies. For trees, the Greenville Zoning Ordinance requires that species vary a minimum amount in proportion to the number of trees planted. Achieving more diversity than the required minimum is recommended.
- 5.7 Prioritize species with rich human interest. The Downtown Streetscape Master Plan provides tree selections for streetscapes in downtown.
- 5.8 Prioritize species that provide high-quality habitat for native insects and animals.
- 5.9 Engineer soil profiles to support the specific needs of the proposed planting design. For trees, the minimum planting area should be 6'x6'. If adjacent hardscape restricts the amount of soil volume for the planting strategy, employ techniques such as engineered structural soil or Silva Cells (or equivalent) to achieve the soil volume needed for long-term plant health.
- 5.10 In highly trafficked urban areas, install physical measures to protect the roots of street trees. These measures could include architectural elements such as seat walls or steel railing. Discourage the use of tree grates, except in narrow areas or highly urban areas such as drop off areas and plazas. If installing tree grates, ensure that the tree opening can accommodate trees with large trunk diameters.

**PUB 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 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.



- 6.SS **Steep Slopes:** The building transition zone abuts a building's façade and may be elevated above part of the sidewalk, provided that the entrance is accessible by a ramp.

**PRI 1. Placement**

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

**PRI 2. Massing**

- 2.1 A building's mass, scale, form, floor-to-floor height and horizontal alignment should not be in stark contrast to its surrounding context. Surrounding context should include all buildings located within one block of the proposed development.
- 2.2 Use lower scale buildings or building elements to transition to 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.

**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.





# 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:    | Steve Navarro, The Furman Co.        | United Community Bank                |
| *Title:   | President                            |                                      |
| *Address: | 101 N Main St., Greenville, SC 29601 | 125 Hwy 515 E, Blairsville, GA 30512 |
| *Phone:   | 864-242-5151                         | 706-745-2151                         |
| *Email:   | snavarro@furmanco.com                |                                      |

### PROPERTY INFORMATION

\*STREET ADDRESS 200 E. Camperdown Way \_\_\_\_\_

\*TAX MAP #(S) 0069000300100 \_\_\_\_\_

\*SPECIAL DISTRICT No \_\_\_\_\_

### DESCRIPTION OF REQUEST

To include scope of project and justification or response to specific guidelines and special conditions.  
See attached Description of Request.



## 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                            | August 2, 2021                                                                      |
| Property Owner/Authorized Agent | STEPHEN P. NAVARERO                                                                 |
| Date                            | August 2, 2021                                                                      |
| Public Hearing Information      |                                                                                     |
| Public Hearing Signs            |                                                                                     |

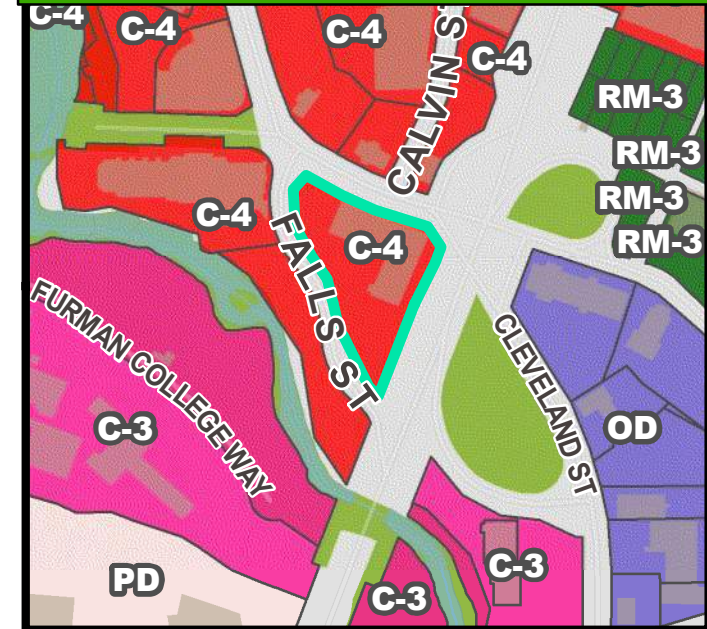


# CA 21-611 • 200 E. CAMPERDOWN WAY

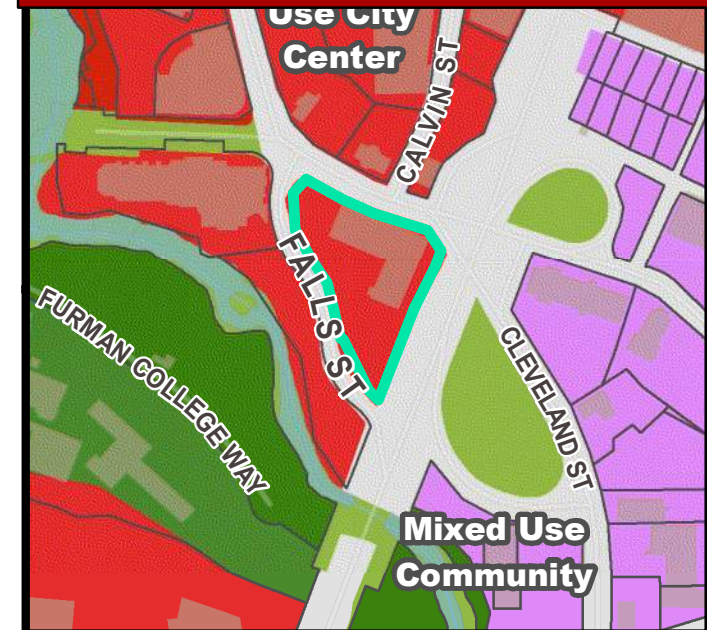
## AERIAL VIEW



## CURRENT ZONING



## FUTURE LAND USE



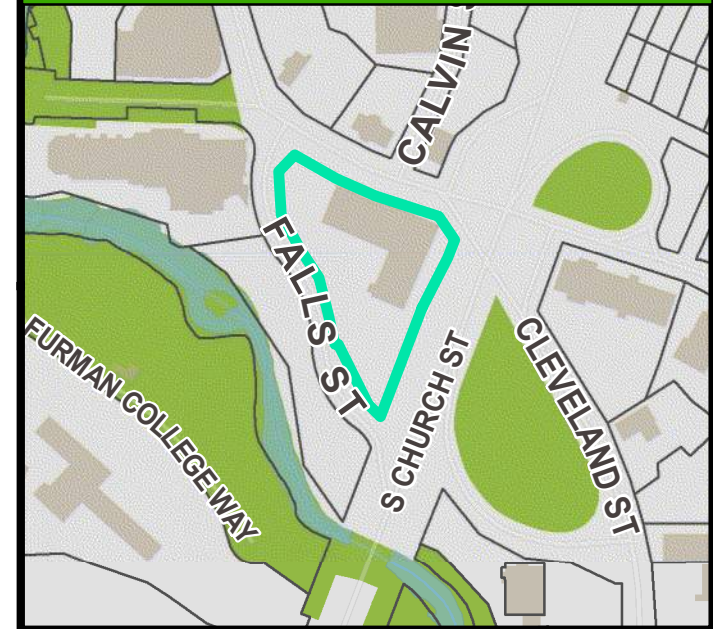


# CA 21-611 • 200 E. CAMPERDOWN WAY

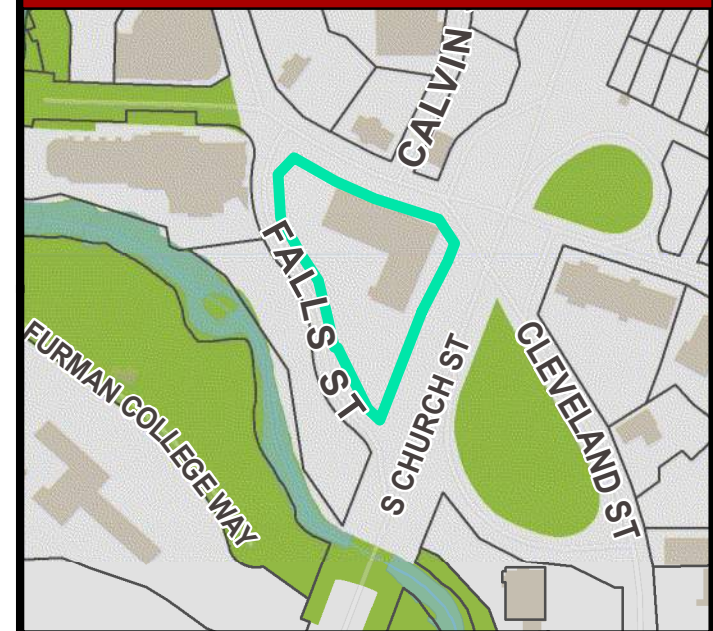
## NATURAL / ENVIRONMENTAL FEATURES



## SPECIAL EMPHASIS NEIGHBORHOODS



## PRESERVATION OVERLAYS





August 2, 2021

City of Greenville  
Urban Design Panel  
Design Review Board

RE: Application for Certificate of Appropriateness  
200 E. Camperdown Office Building  
Description of Request

The above referenced project is a 117,000 square foot, 7-story Office Building with a 154-space Parking Garage with 16 on-grade parking spaces. The building will house 314 employees and will be the corporate headquarters for a southeastern based financial institution. The financial institution is the owner of the property and will fully occupy the building upon completion of construction.

At the May 6, 2021 Design Review Board Hearing, the Urban Design Panel approved the above noted Site Plan Application for a Certificate of Appropriateness. At this hearing, the panel reviewed the application and approved the demolition of the existing building, the placement, form, massing, and orientation of the new building and site. Other components of the site design, including parking areas, service locations, pedestrian and vehicular access and approach, and design and orientation of the sidewalk, planting zone and building transition zone were also reviewed and approved.

Conditions related to the Site Plan approval noted by the Panel are as follows:

1. *Site plan approval is contingent upon building architecture approval. The DRB maintains the right to require minor site plan modifications stemming from the review of the building.*
2. *Applicant shall work with city staff on the driveway with the outcome of those revisions to be approved by a 2-member Committee of the Board.*
3. *The three side-by-side handicap spaces shall be revised in order to come into compliance with building code requirements.*
4. *The sidewalk, extending from the parking lot entrance to the Cleveland Street bridge, shall be reconstructed to have at least a 6-foot-wide sidewalk and 5-foot-wide landscaped green strip between the sidewalk and curb.*
5. *All appropriate ADA required accessibility materials shall be provided including truncated domes at pedestrian crossings and handicap space entries.*
6. *All changes per conditions shall be included within the design documents of the architecture application.*
7. *A traffic analysis form is required to be completed and submitted to Traffic Engineering.*

Regarding condition 2 and 7, the applicant has just recently completed a traffic analysis where it was determined that there will be no change to the existing traffic features along Camperdown Way. Because of the delay in receiving the traffic analysis, the applicant was not able to review plans for the driveway with a 2-member Committee of the Board. The applicant has updated the design of this site element, to





include a point of refuge at this crossing, for review at the Architectural Hearing. This application will show that all other conditions have been accommodated.

This application is a request for Architectural Review and Approval. We have included drawings, renderings and graphic description of all components related to exterior façade materials, exterior lighting, signage locations and landscaping.

McMillan Pazdan Smith appreciates the opportunity to present this project for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Tiddy". The signature is fluid and stylized, with a large initial "J" and a long, sweeping underline.

Jeff Tiddy, AIA, LEED AP  
McMillan Pazdan Smith

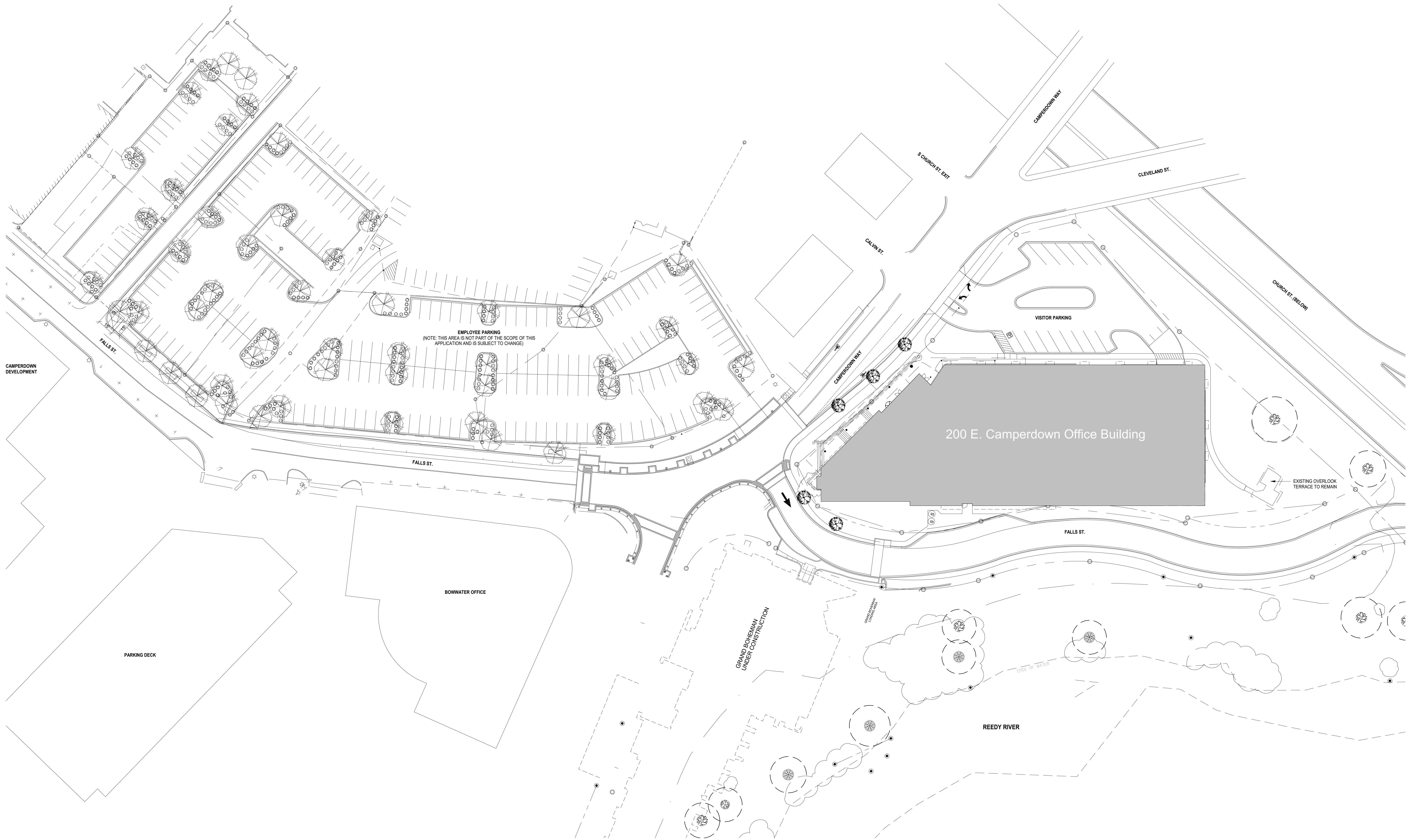


# 200 E. CAMPERDOWN WAY OFFICE BUILDING

Application to the City of Greenville Design  
Review Board - Urban Design Panel for  
Architectural Application Review  
Hearing Date: September 2, 2021

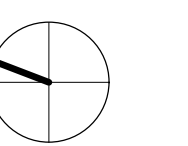




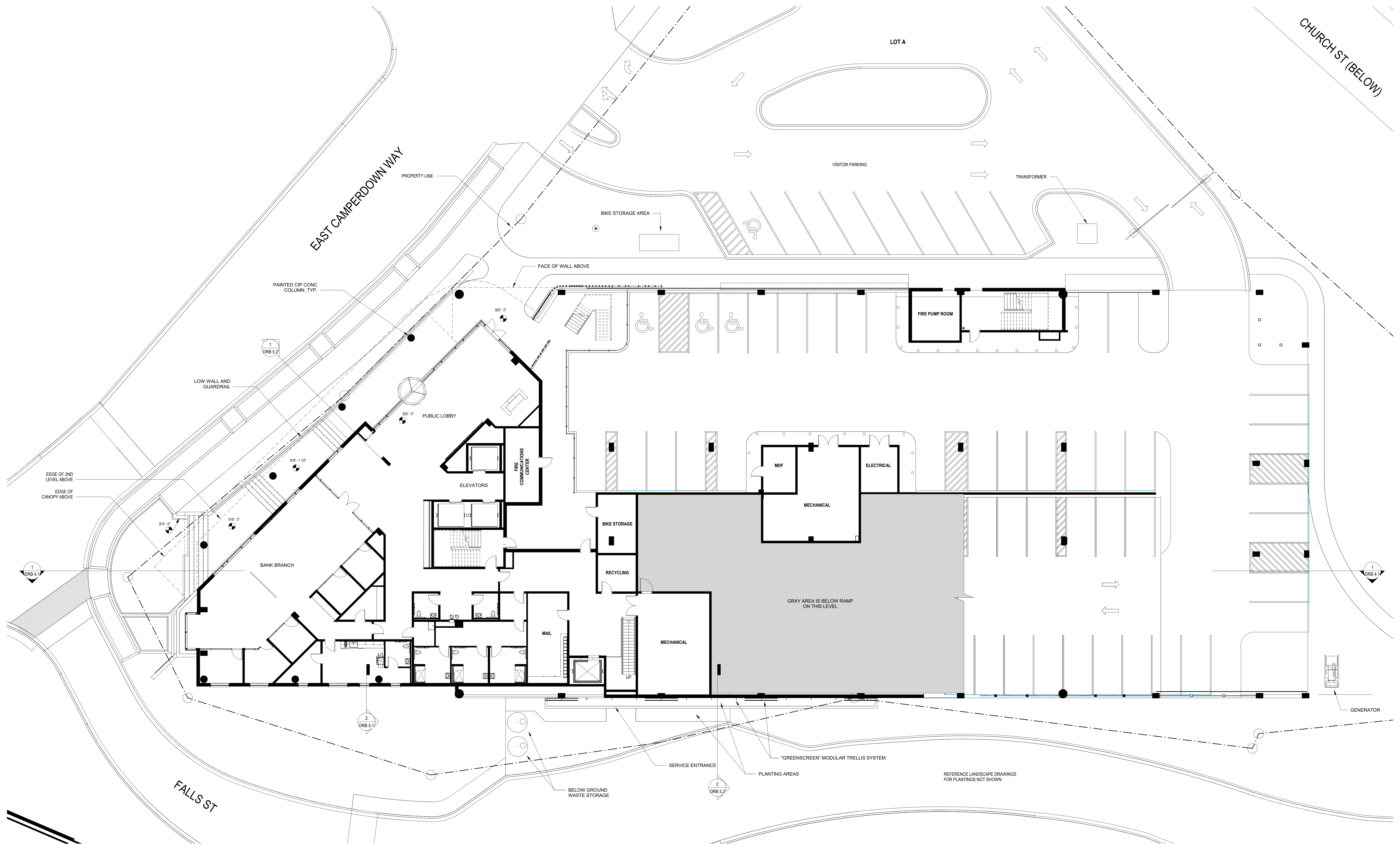


# SITE PLAN & CONTEXT

1/32" = 1'-0"











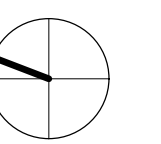
OFFICE LEVEL 4

3/32" = 1'-0"



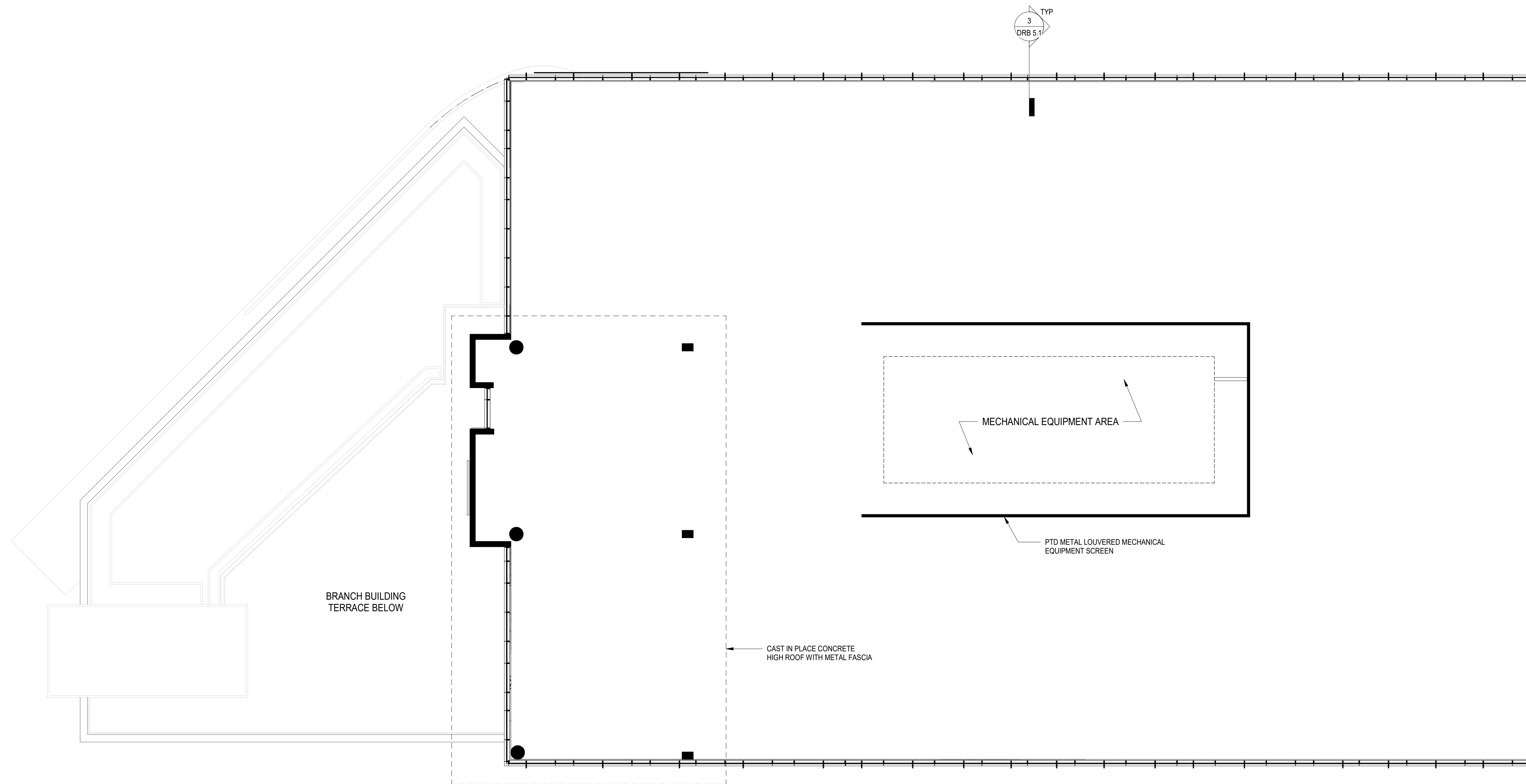
OFFICE LEVEL 7

3/32" = 1'-0"

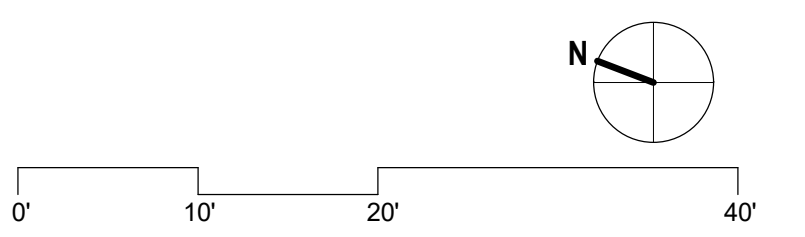


0' 10' 20' 40'

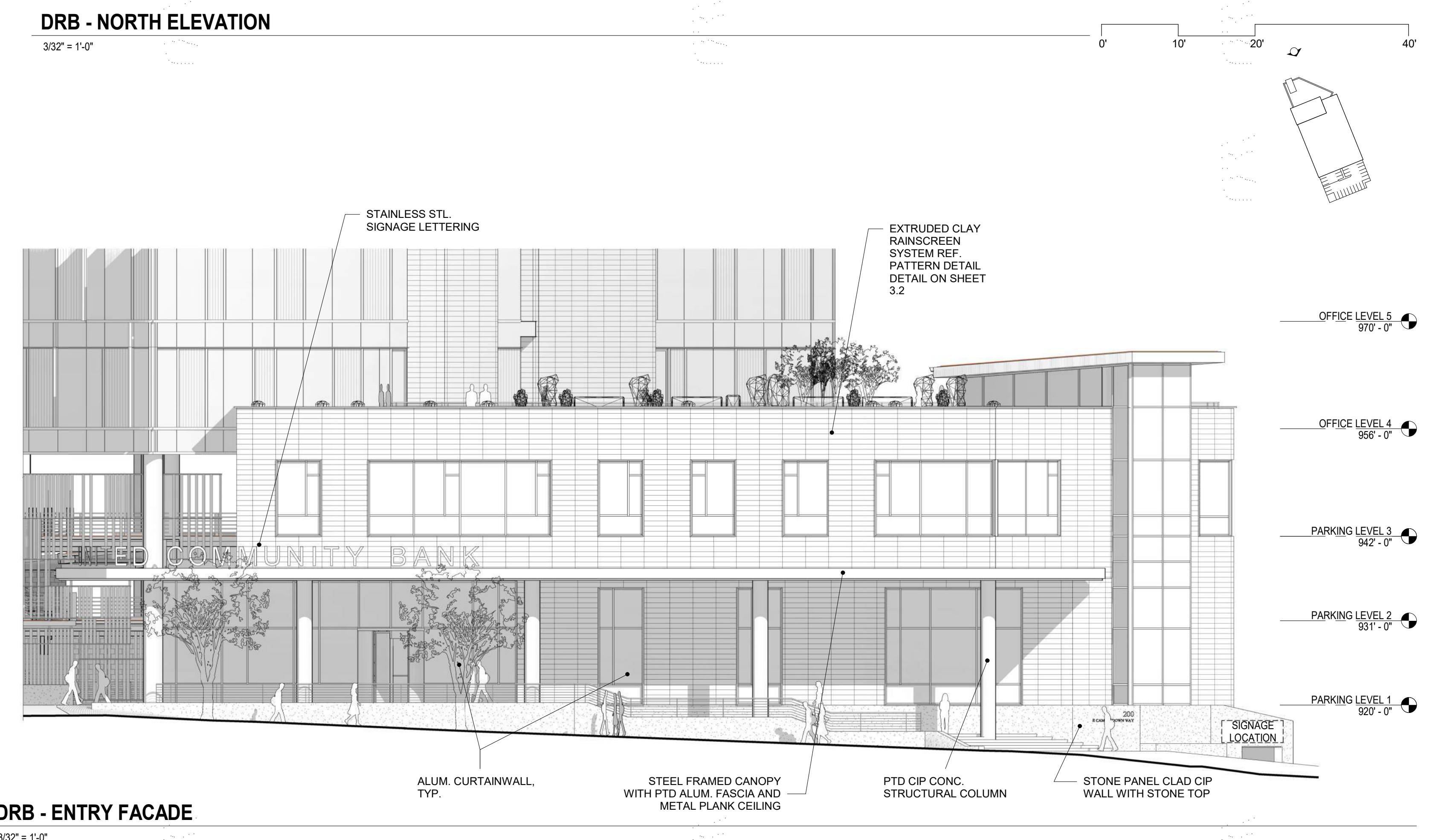
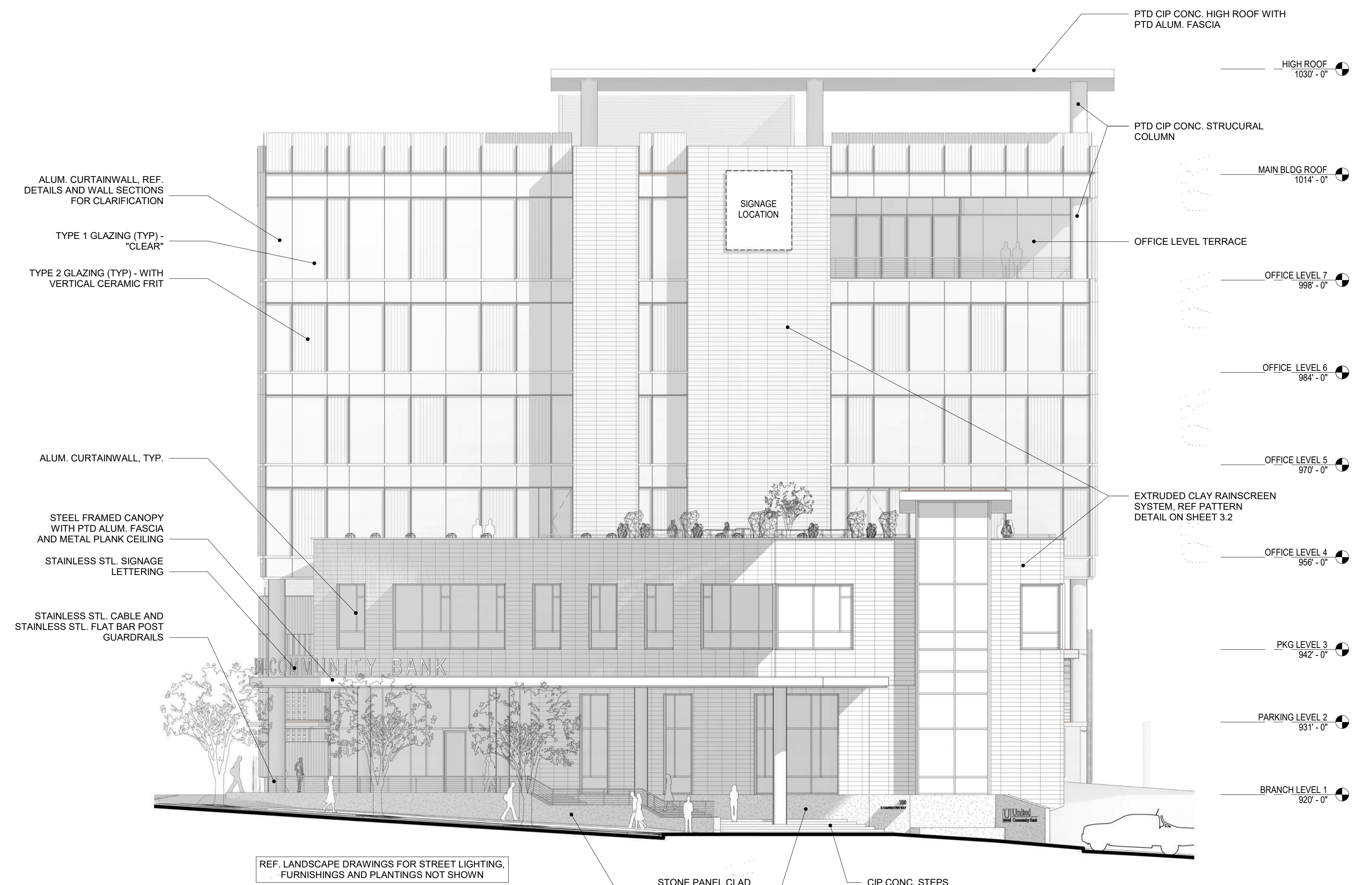
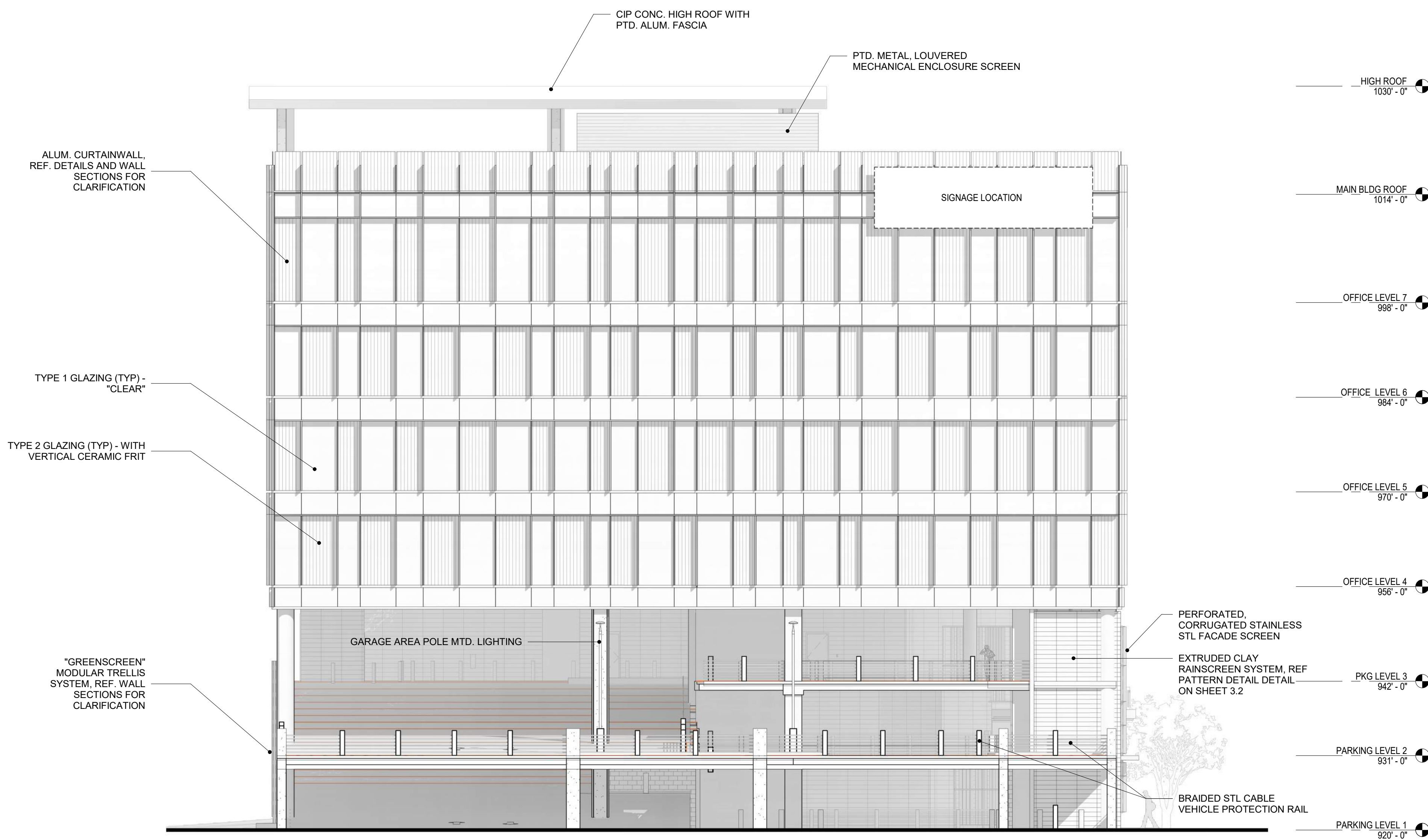




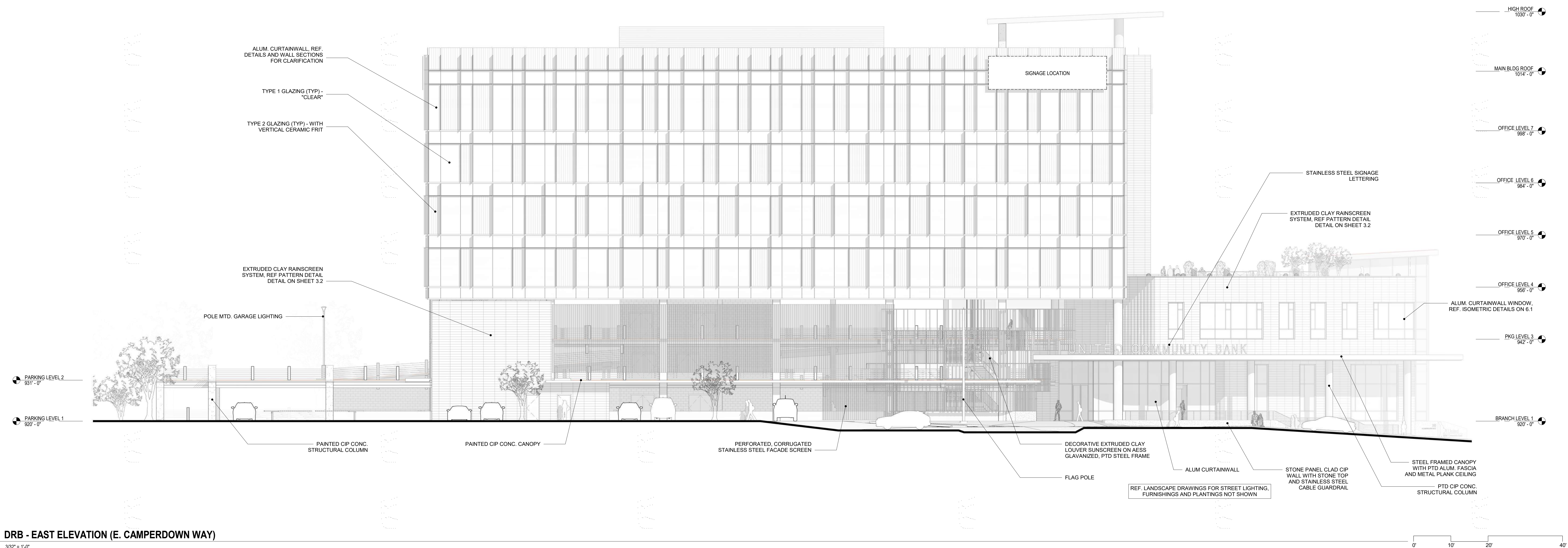
MAIN BLDG ROOF PLAN  
3/32" = 1'-0"







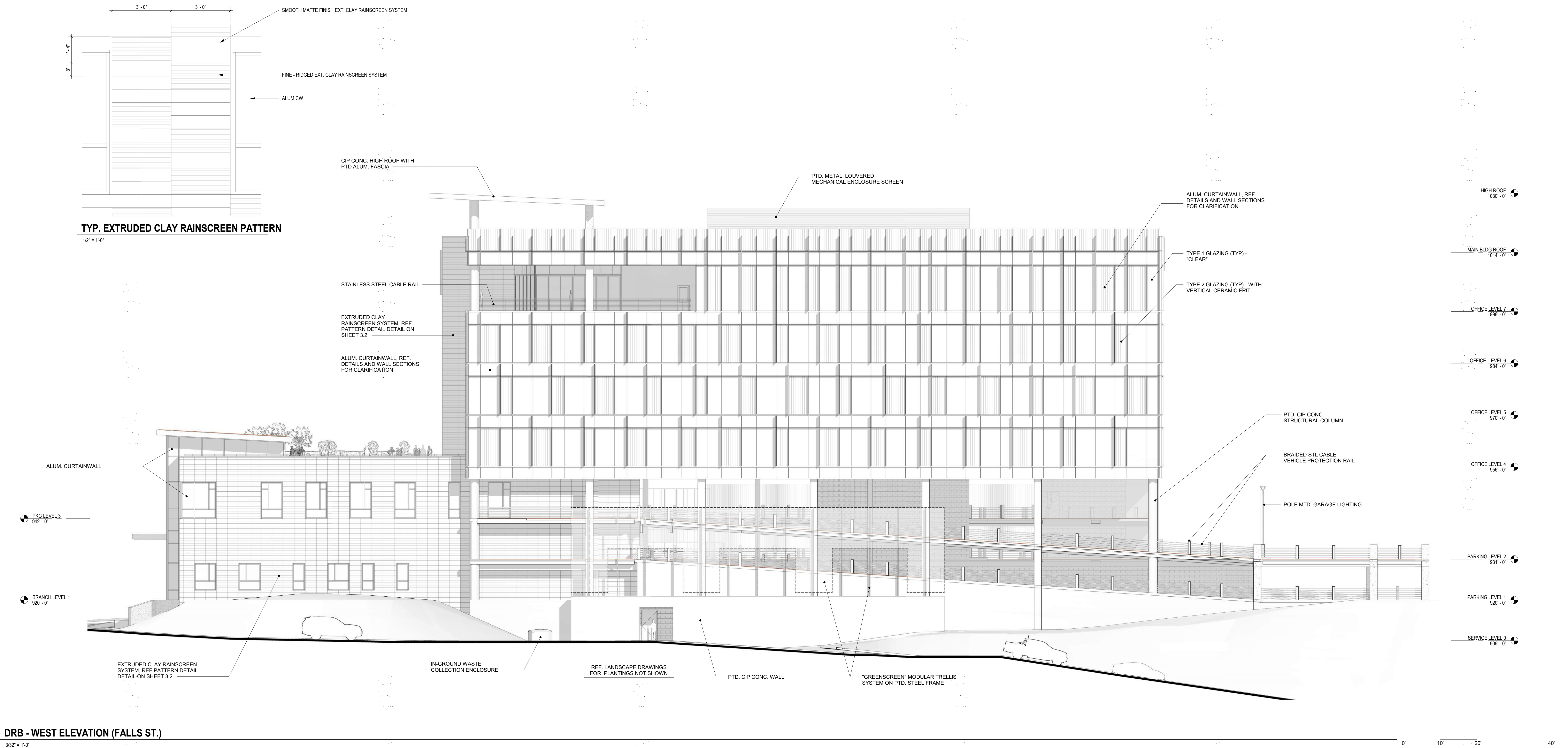




DRB - EAST ELEVATION (E. CAMPERDOWN WAY)

3/32" = 1'-0"



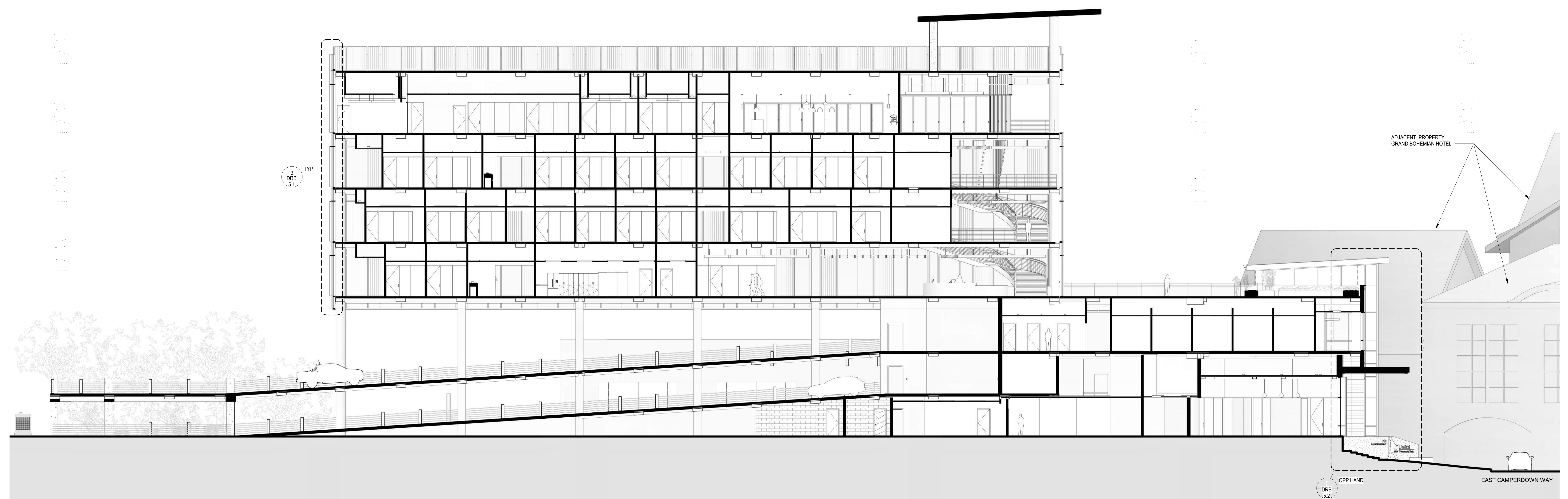


DRB - WEST ELEVATION (FALLS ST.)

3/32" = 1'-0"

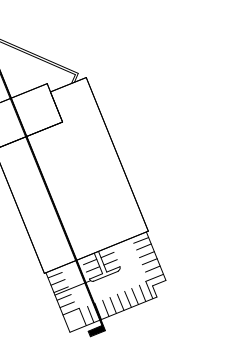


- HIGH ROOF  
1030' - 0"
- MAIN BLDG ROOF  
1014' - 0"
- OFFICE LEVEL 7  
998' - 0"
- OFFICE LEVEL 6  
984' - 0"
- OFFICE LEVEL 5  
970' - 0"
- OFFICE LEVEL 4  
956' - 0"
- PKG. LEVEL 3  
942' - 0"
- PARKING LEVEL 2  
931' - 0"
- PARKING LEVEL 1  
920' - 0"
- SERVICE LEVEL 0  
909' - 0"

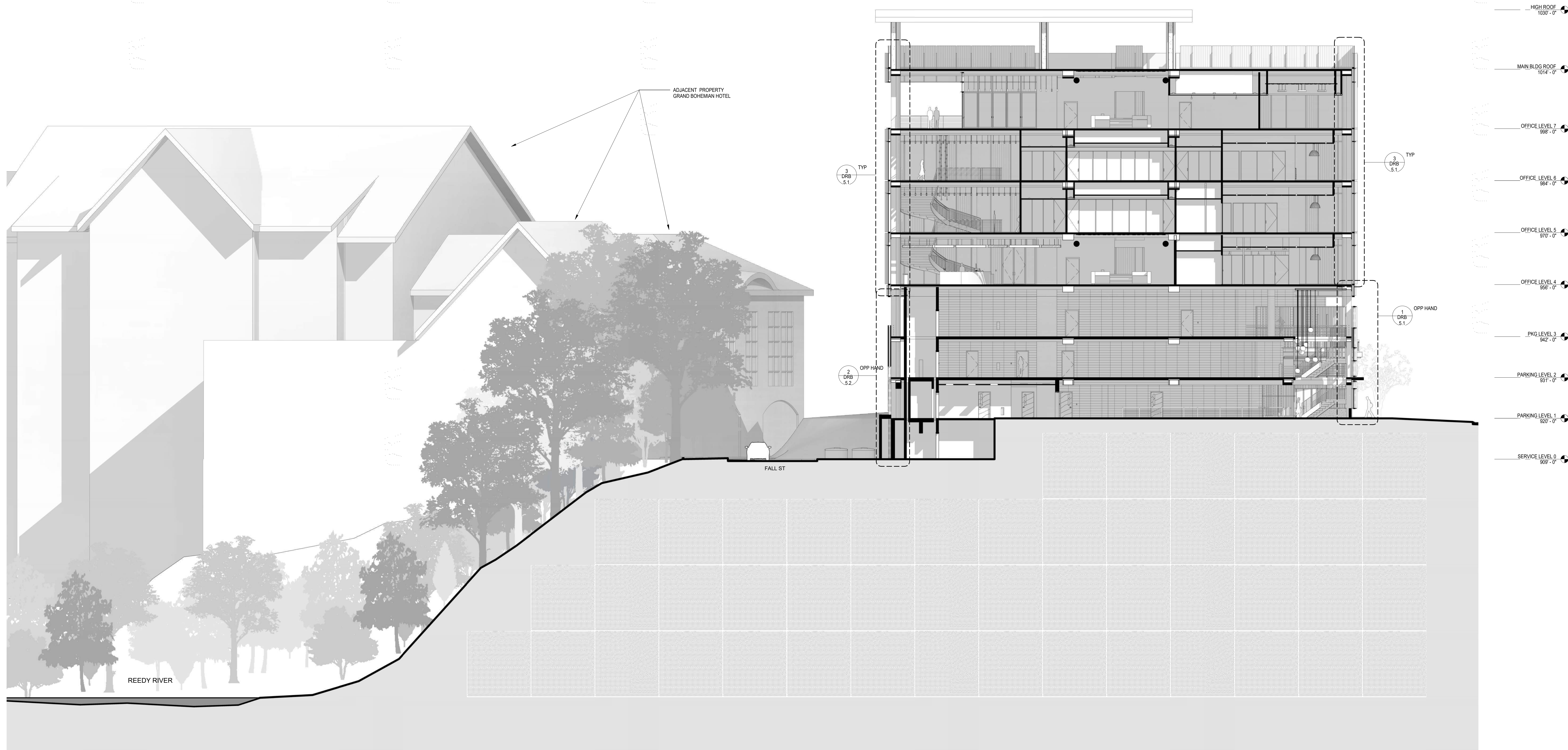


1 BUILDING SECTION - LONGITUDINAL  
DRB 4.1 3/32" = 1'-0"

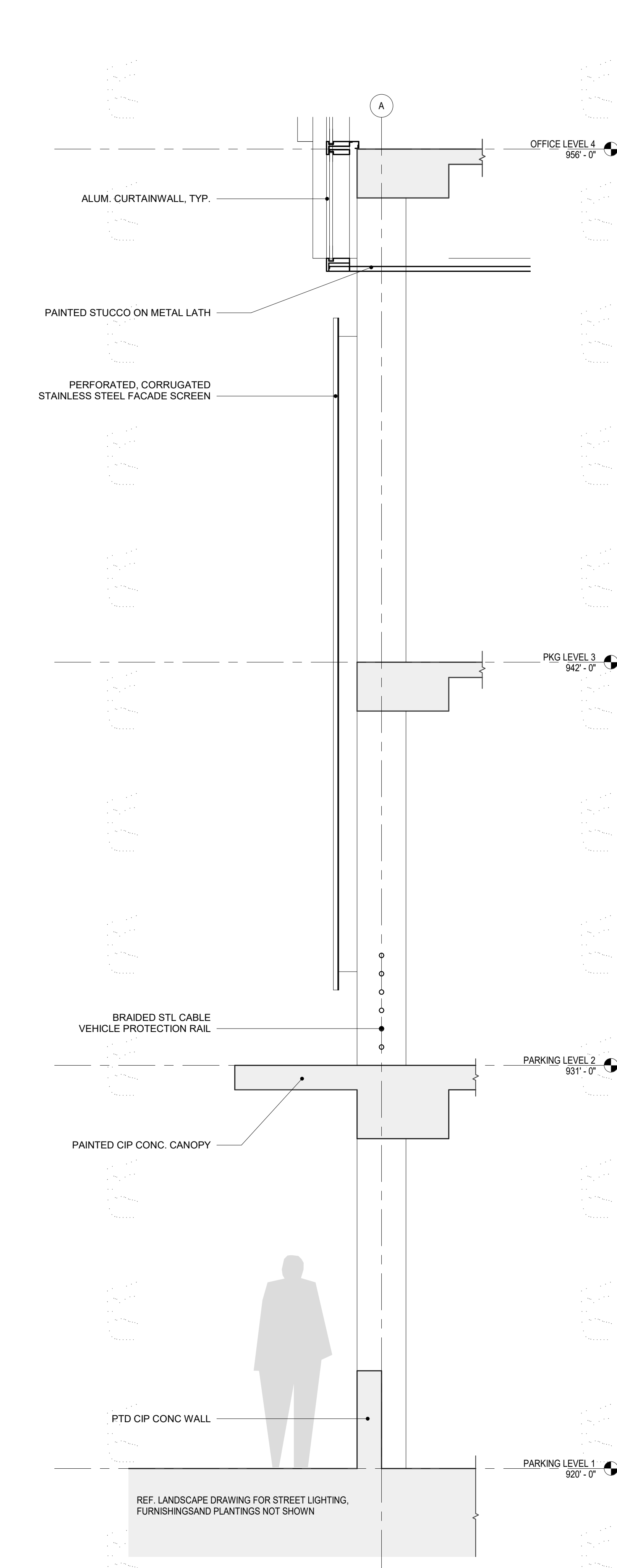
0' 10' 20' 40'



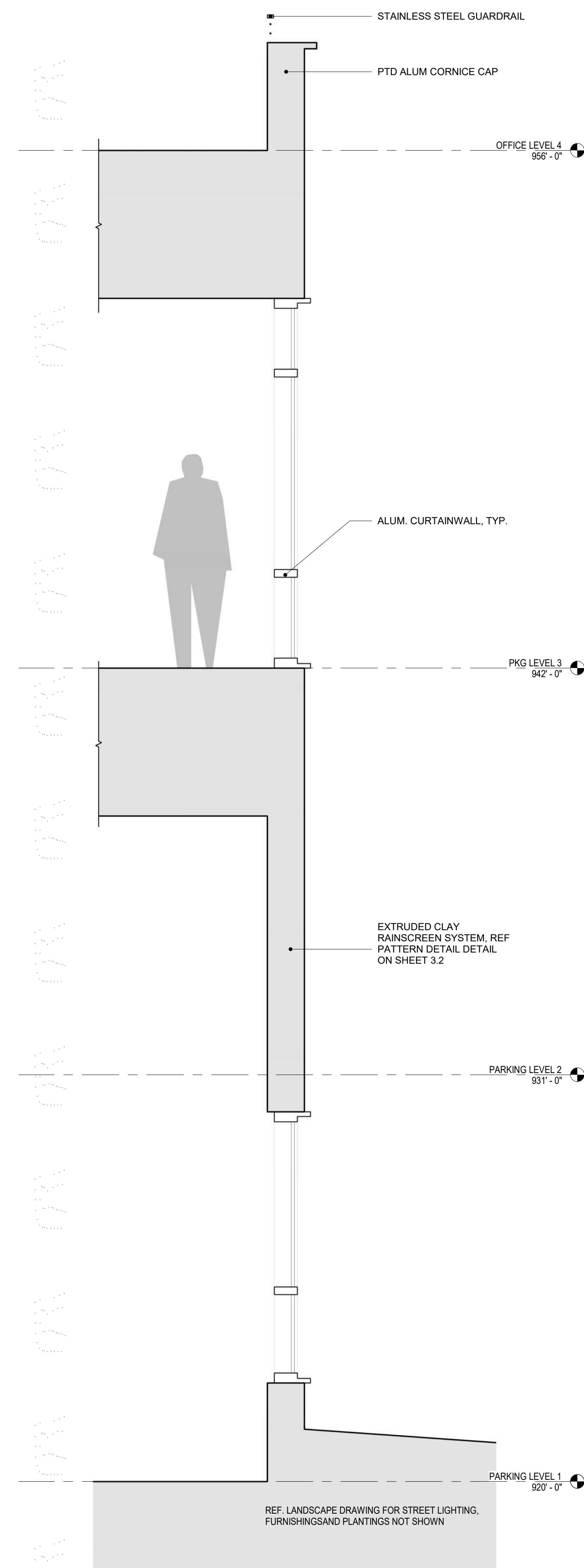




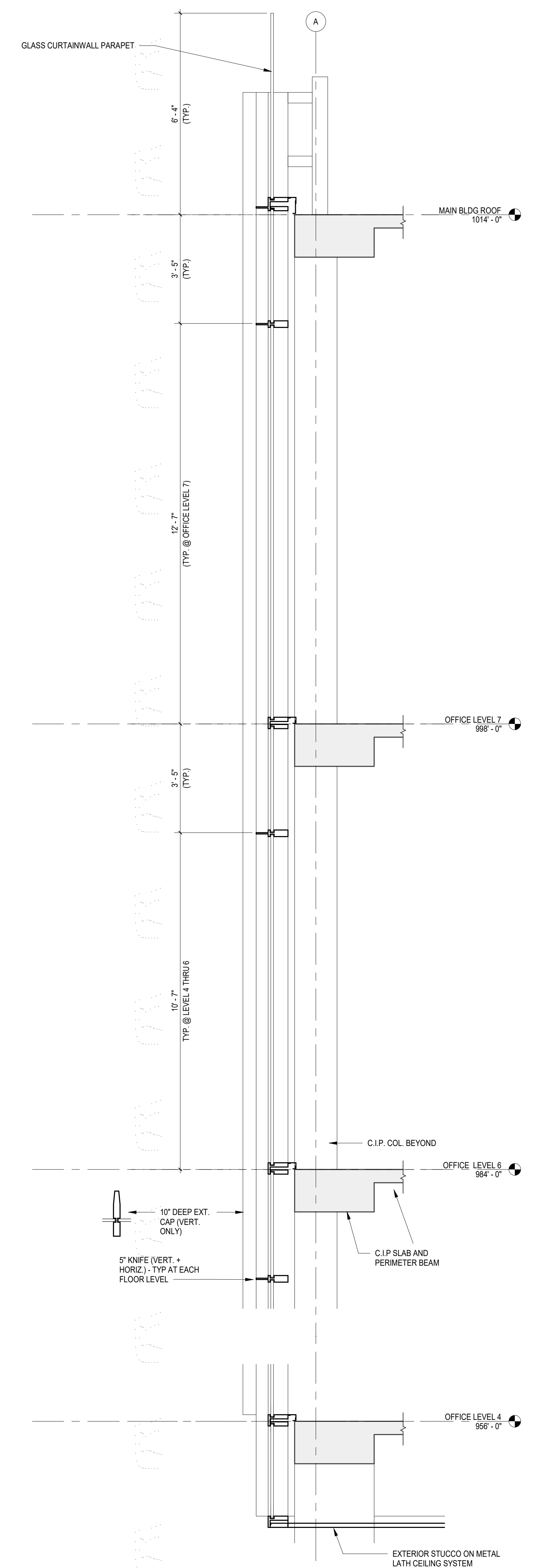




1 WALL SECTION @ VISITOR PARKING  
DRB 5.1 1/2" = 1'-0"

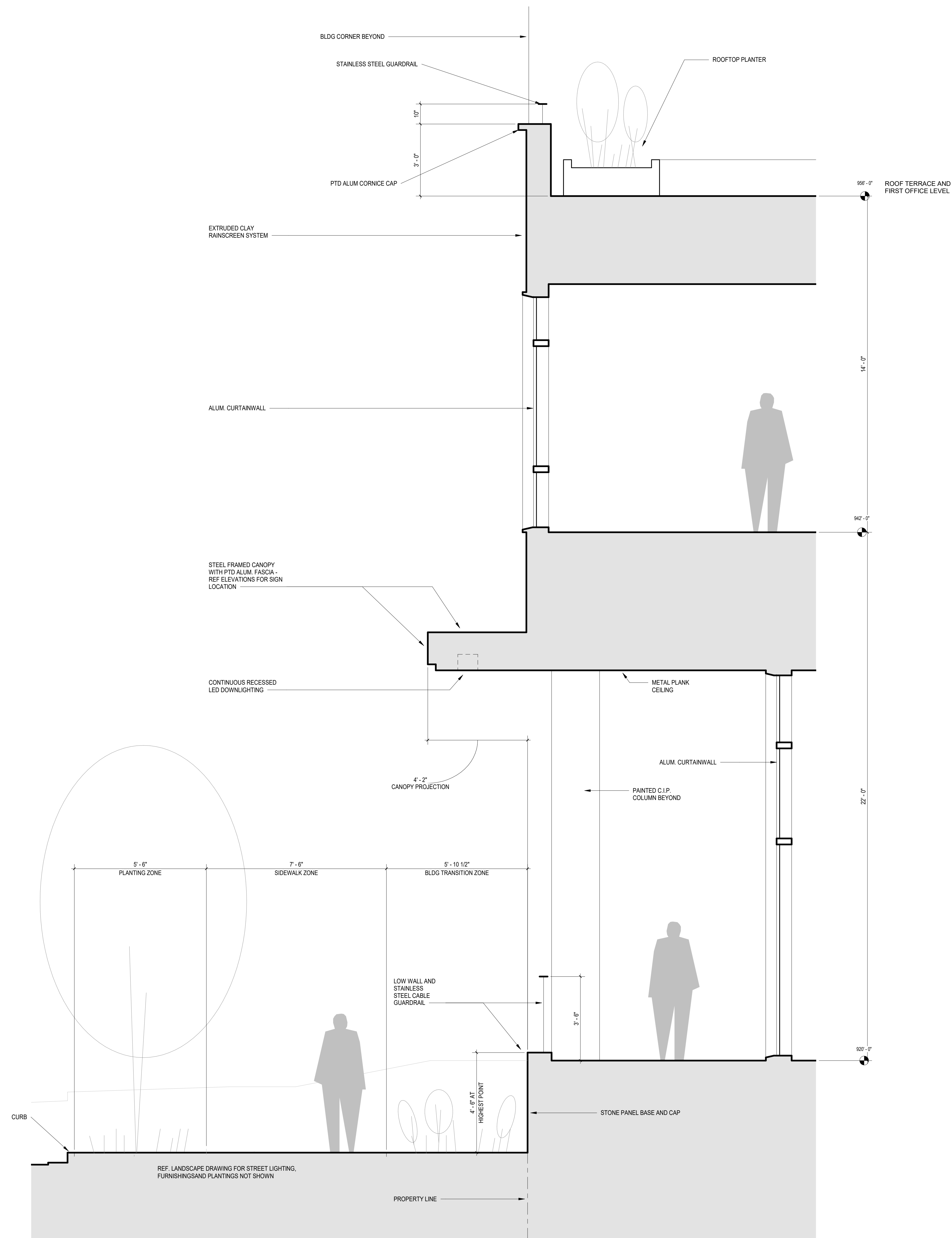


2 WALL SECTION @ FALLS ST.  
DRB 5.1 1/2" = 1'-0"

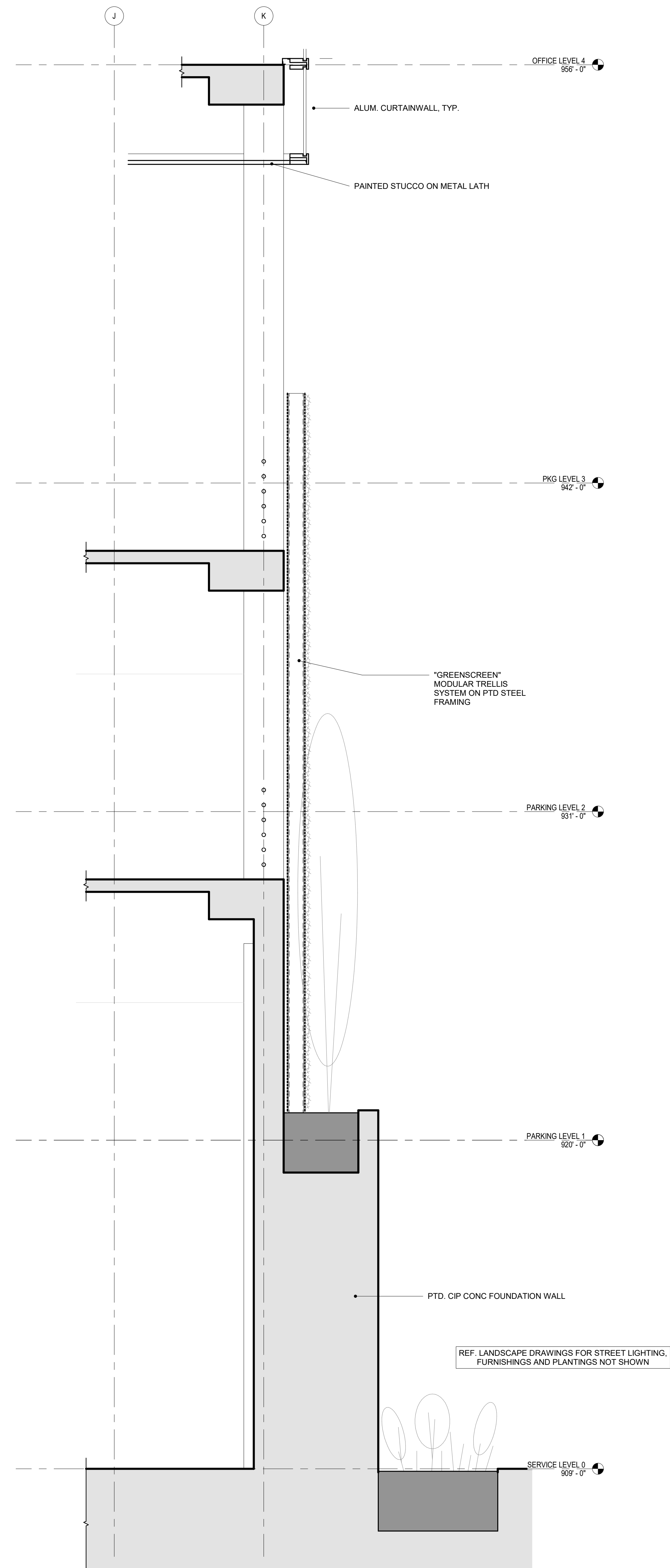


3 WALL SECTION @ OFFICE TOWER  
DRB 5.1 1/2" = 1'-0"



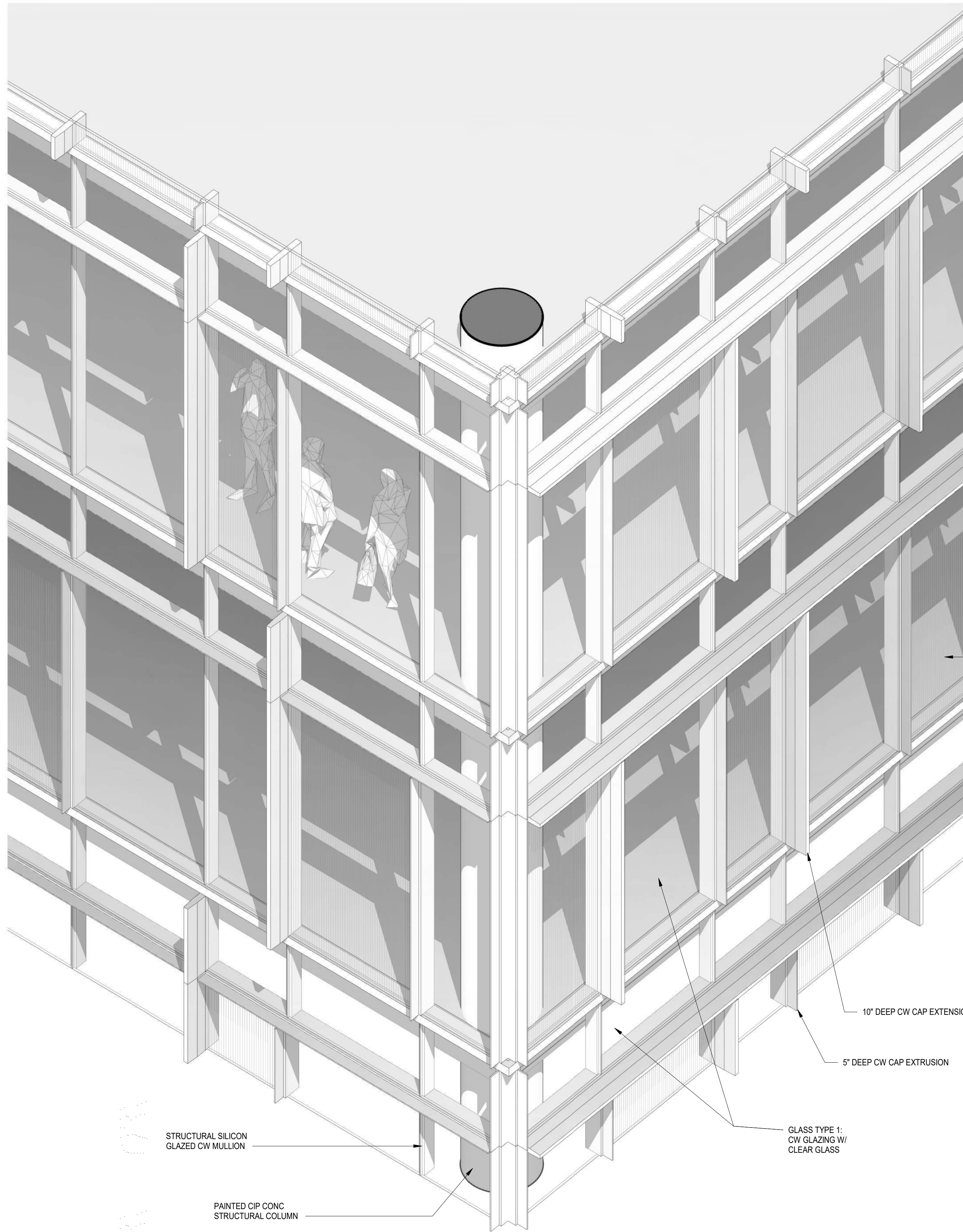


1 WALL SECTION @ BRANCH - CAMPERDOWN  
DRB 5.2 1/2" = 1'-0"

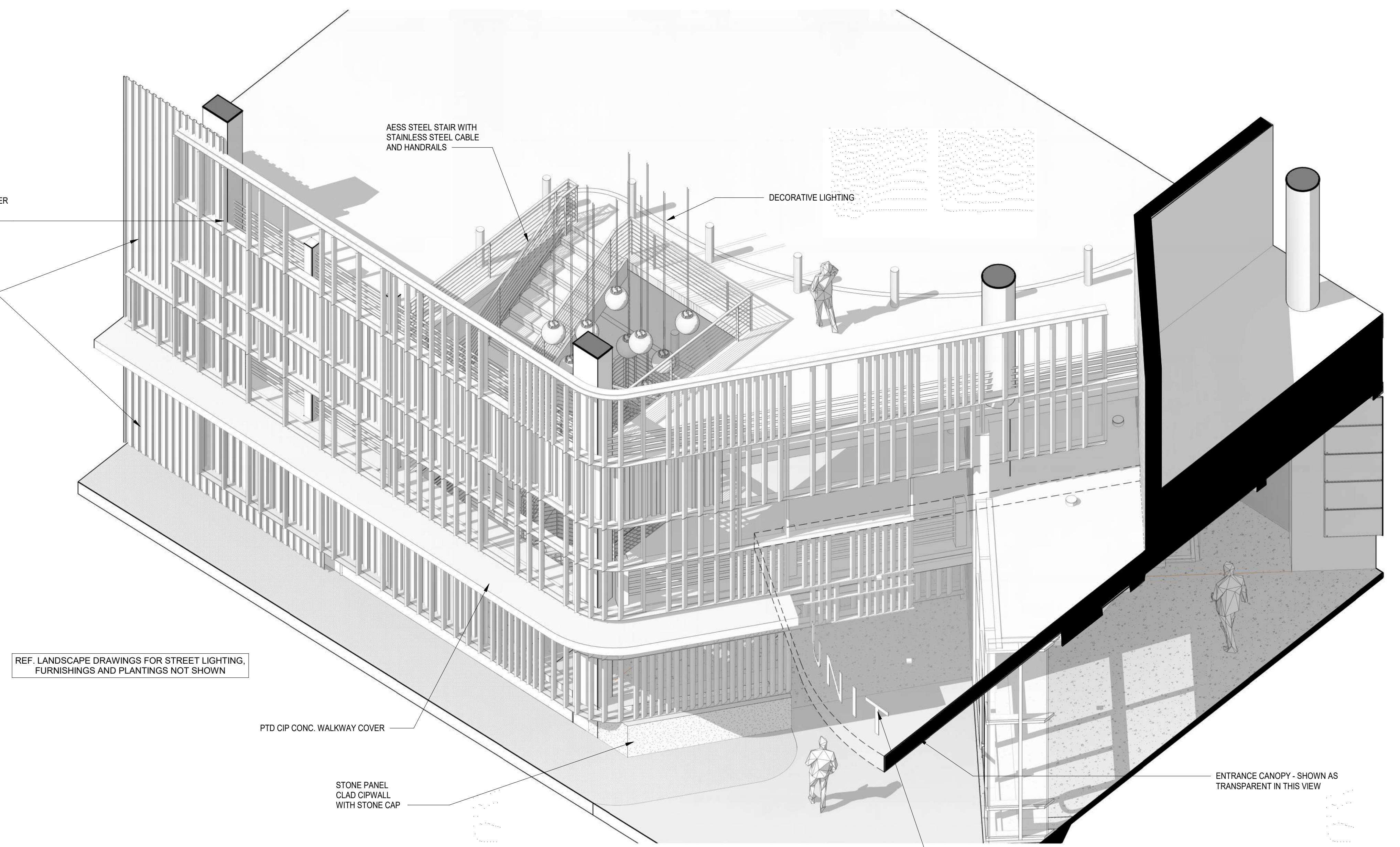


2 WALL SECTION @ SERVICE AREA - FALLS  
DRB 5.2 1/2" = 1'-0"

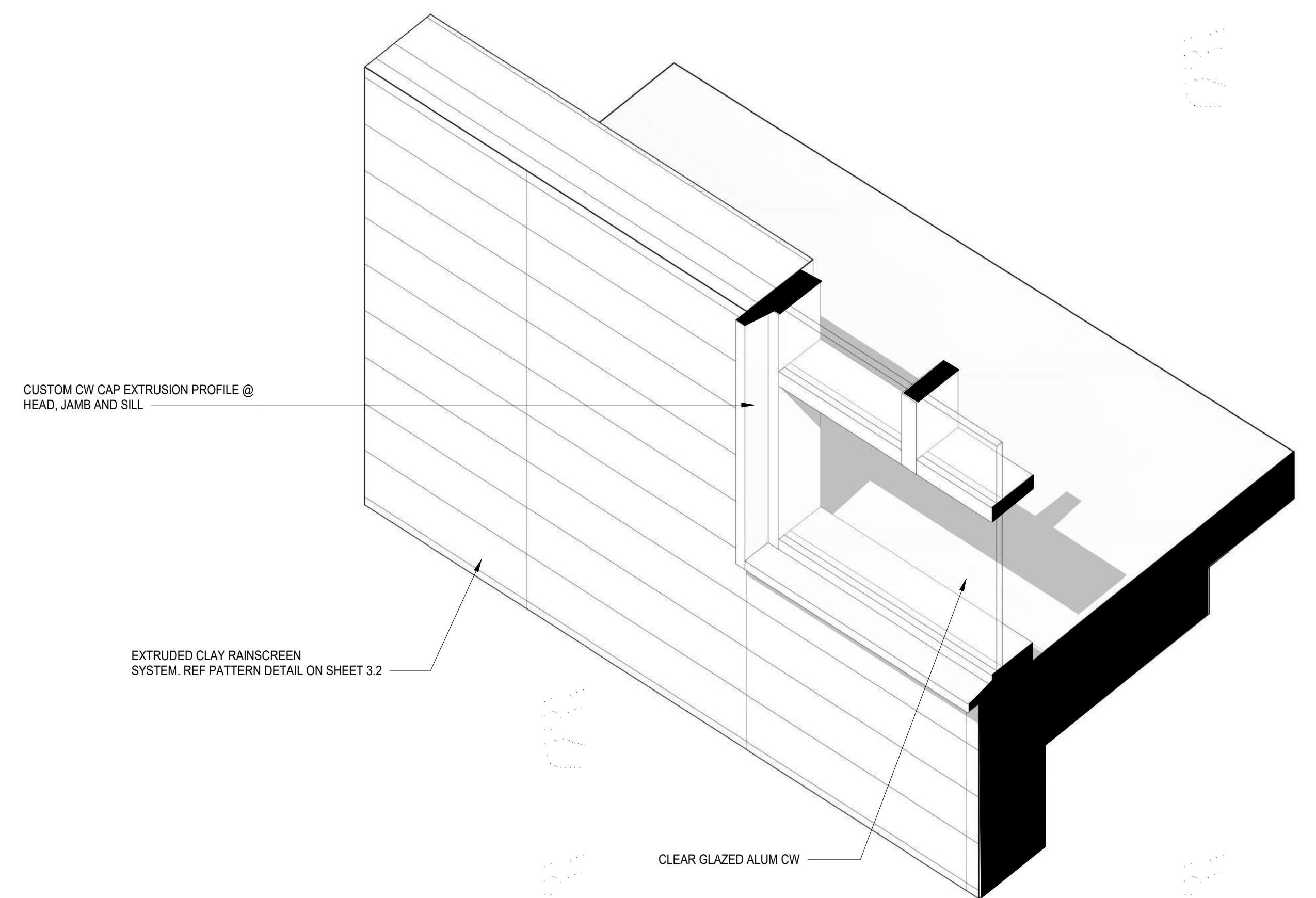




1  
DRB 6.1



3  
DRB 6.1



2  
DRB 6.1





View approaching Cleveland St bridge from the southeast



View approaching Falls St from hotel plaza



View across E. Camperdown Way



Bowater Building at corner of Falls St and E. Camperdown Way



View of hotel service area on Falls St



View facing SW on Falls St



View across E. Camperdown Way



Construction progress of SE corner of Bohemian Hotel



View from Cleveland St bridge from the southeast



Construction progress of plaza side of Bohemian Hotel



View of east side of E. Camperdown Way



View of site from E. Camperdown Way bridge



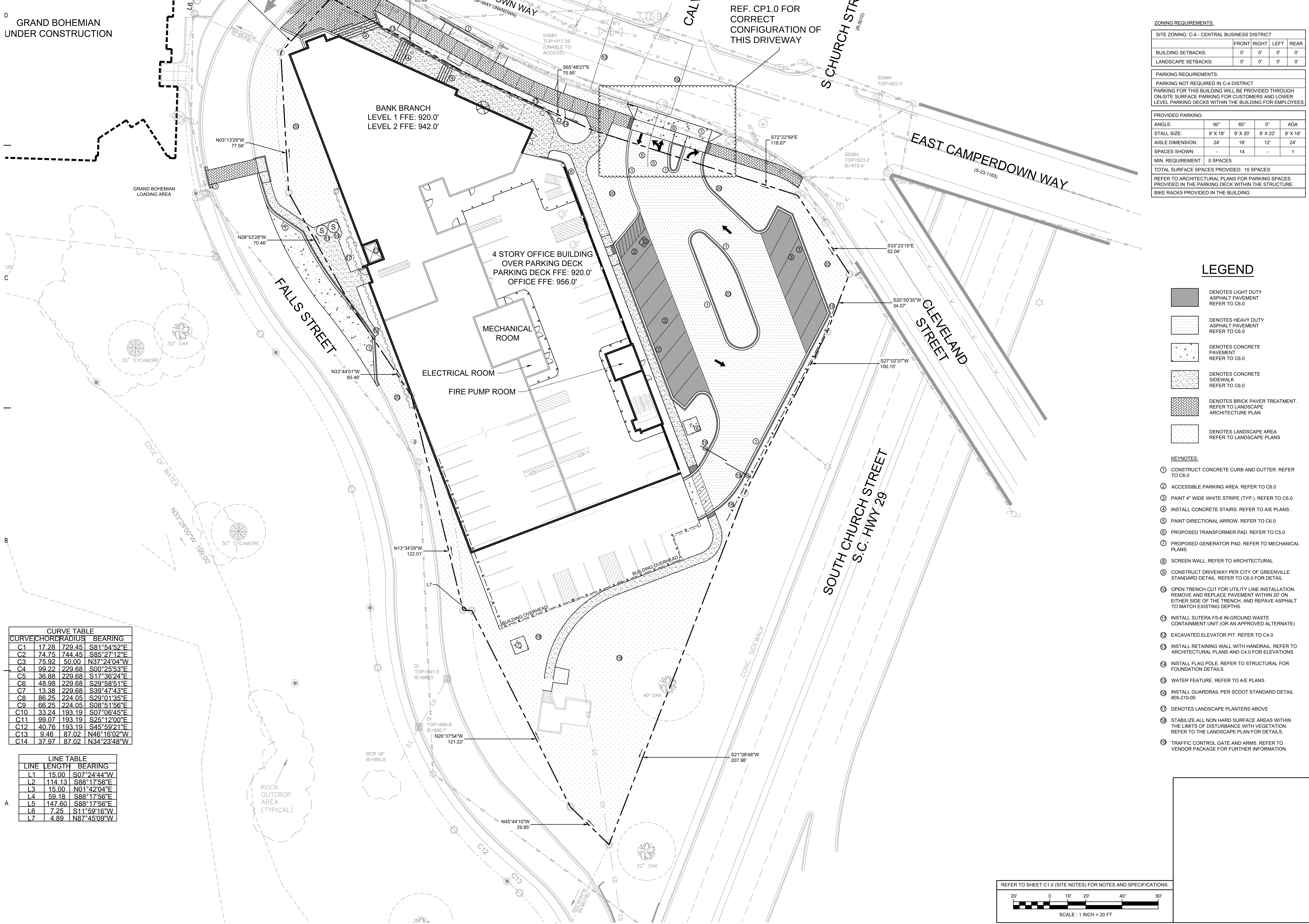
Aerial view of East Downtown district as proposed in City of 2019 Greenville Downtown Masterplan



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1  
2  
3  
4  
5

GRAND BOHEMIAN UNDER CONSTRUCTION



| CURVE TABLE |       |        |             |
|-------------|-------|--------|-------------|
| CURVE       | CHORD | RADIUS | BEARING     |
| C1          | 17.28 | 728.45 | S81°54'52"E |
| C2          | 74.75 | 744.45 | S85°27'12"E |
| C3          | 75.92 | 50.00  | N37°24'04"W |
| C4          | 99.22 | 229.68 | S00°25'53"E |
| C5          | 36.88 | 229.68 | S17°36'24"E |
| C6          | 48.98 | 229.68 | S29°58'51"E |
| C7          | 13.38 | 229.68 | S39°47'43"E |
| C8          | 86.25 | 224.05 | S29°01'35"E |
| C9          | 66.25 | 224.05 | S08°51'58"E |
| C10         | 33.24 | 193.19 | S07°08'49"E |
| C11         | 98.07 | 183.19 | S25°12'00"E |
| C12         | 40.76 | 193.19 | S45°59'21"E |
| C13         | 9.46  | 87.02  | N46°16'02"W |
| C14         | 37.97 | 87.02  | N34°23'48"W |

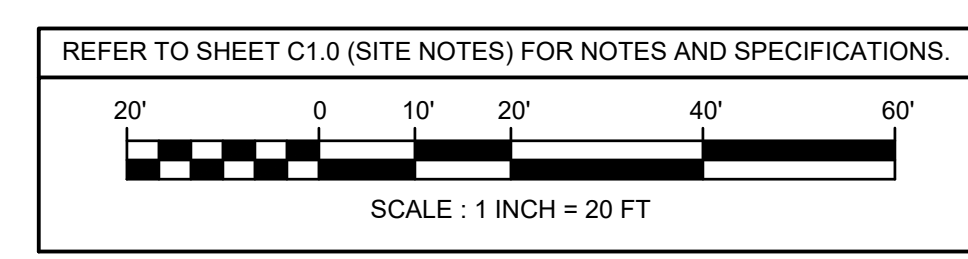
| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 15.00  | S07°24'44"W |
| L2         | 114.13 | S88°17'56"E |
| L3         | 15.00  | N01°42'04"E |
| L4         | 59.18  | S88°17'56"E |
| L5         | 147.60 | S88°17'56"E |
| L6         | 7.25   | S11°59'16"W |
| L7         | 4.89   | N87°45'09"W |

| ZONING REQUIREMENTS:                                                                                                                                     |          |          |          |          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|----------|----------|
| SITE ZONING: C-4 - CENTRAL BUSINESS DISTRICT                                                                                                             |          |          |          |          |
| BUILDING SETBACKS:                                                                                                                                       | FRONT    | RIGHT    | LEFT     | REAR     |
| LANDSCAPE SETBACKS:                                                                                                                                      | 0'       | 0'       | 0'       | 0'       |
| PARKING REQUIREMENTS:                                                                                                                                    |          |          |          |          |
| PARKING NOT REQUIRED IN C-4 DISTRICT                                                                                                                     |          |          |          |          |
| PARKING FOR THIS BUILDING WILL BE PROVIDED THROUGH ON-SITE SURFACE PARKING FOR CUSTOMERS AND LOWER LEVEL PARKING DECKS WITHIN THE BUILDING FOR EMPLOYEES |          |          |          |          |
| PROVIDED PARKING:                                                                                                                                        |          |          |          |          |
| ANGLE:                                                                                                                                                   | 90°      | 60°      | 0°       | ADA      |
| STALL SIZE:                                                                                                                                              | 9' X 18' | 9' X 20' | 8' X 22' | 8' X 18' |
| aisle dimension:                                                                                                                                         | 24'      | 18'      | 12'      | 24'      |
| SPACES SHOWN:                                                                                                                                            | 0        | 14       | -        | 1        |
| MIN. REQUIREMENT:                                                                                                                                        | 0 SPACES |          |          |          |
| TOTAL SURFACE SPACES PROVIDED: 15 SPACES                                                                                                                 |          |          |          |          |
| REFER TO ARCHITECTURAL PLANS FOR PARKING SPACES PROVIDED IN THE PARKING DECK WITHIN THE STRUCTURE.                                                       |          |          |          |          |
| BIKE RACKS PROVIDED IN THE BUILDING                                                                                                                      |          |          |          |          |

LEGEND

- DENOTES LIGHT DUTY ASPHALT PAVEMENT REFER TO C6.0
- DENOTES HEAVY DUTY ASPHALT PAVEMENT REFER TO C6.0
- DENOTES CONCRETE PAVEMENT REFER TO C6.0
- DENOTES CONCRETE SIDEWALK REFER TO C6.0
- DENOTES BRICK PAVEMENT TREATMENT. REFER TO LANDSCAPE ARCHITECTURE PLAN
- DENOTES LANDSCAPE AREA REFER TO LANDSCAPE PLANS

- KEYNOTES:
- CONSTRUCT CONCRETE CURB AND GUTTER. REFER TO C6.0
  - ACCESSIBLE PARKING AREA. REFER TO C6.0
  - PAINT 4" WIDE WHITE STRIPE (TYP.). REFER TO C6.0
  - INSTALL CONCRETE STAIRS. REFER TO A/E PLANS.
  - PAINT DIRECTIONAL ARROW. REFER TO C6.0
  - PROPOSED TRANSFORMER PAD. REFER TO C5.0
  - PROPOSED GENERATOR PAD. REFER TO MECHANICAL PLANS.
  - SCREEN WALL. REFER TO ARCHITECTURAL
  - CONSTRUCT DRIVEWAY PER CITY OF GREENVILLE STANDARD DETAIL. REFER TO C6.0 FOR DETAIL
  - OPEN TRENCH CUT FOR UTILITY LINE INSTALLATION. REMOVE AND REPLACE PAVEMENT WITHIN 20' ON EITHER SIDE OF THE TRENCH. AND REPAVE ASPHALT TO MATCH EXISTING DEPTHS.
  - INSTALL SUTERA FS-6 IN-GROUND WASTE CONTAINMENT UNIT (OR AN APPROVED ALTERNATE)
  - EXCAVATED ELEVATOR PIT. REFER TO C4.0
  - INSTALL RETAINING WALL WITH HANDRAIL. REFER TO ARCHITECTURAL PLANS AND C4.0 FOR ELEVATIONS
  - INSTALL FLAG POLE. REFER TO STRUCTURAL FOR FOUNDATION DETAILS
  - WATER FEATURE. REFER TO A/E PLANS
  - INSTALL GUARDRAIL PER SCDOT STANDARD DETAIL 805-210-00
  - DENOTES LANDSCAPE PLANTERS ABOVE
  - STABILIZE ALL NON HARD SURFACE AREAS WITHIN THE LIMITS OF DISTURBANCE WITH VEGETATION. REFER TO THE LANDSCAPE PLAN FOR DETAILS.
  - TRAFFIC CONTROL GATE AND ARMS. REFER TO VENDOR PACKAGE FOR FURTHER INFORMATION.



OWNER'S REPRESENTATIVE: THE FURMAN CO.

OFFICE BUILDING AT 200 E CAMPERDOWN WAY

GREENVILLE, SOUTH CAROLINA

| SHEET ISSUE: |             |             |     |
|--------------|-------------|-------------|-----|
| NO.          | DATE        | DESCRIPTION | BY  |
| A            | 09 JUL 2021 | PERMIT SET  | MPM |

PRINCIPAL IN CHARGE: JAC  
PROJECT ENGINEER: TAH  
DRAWN BY: MPM

SHEET TITLE:

SITE PLAN

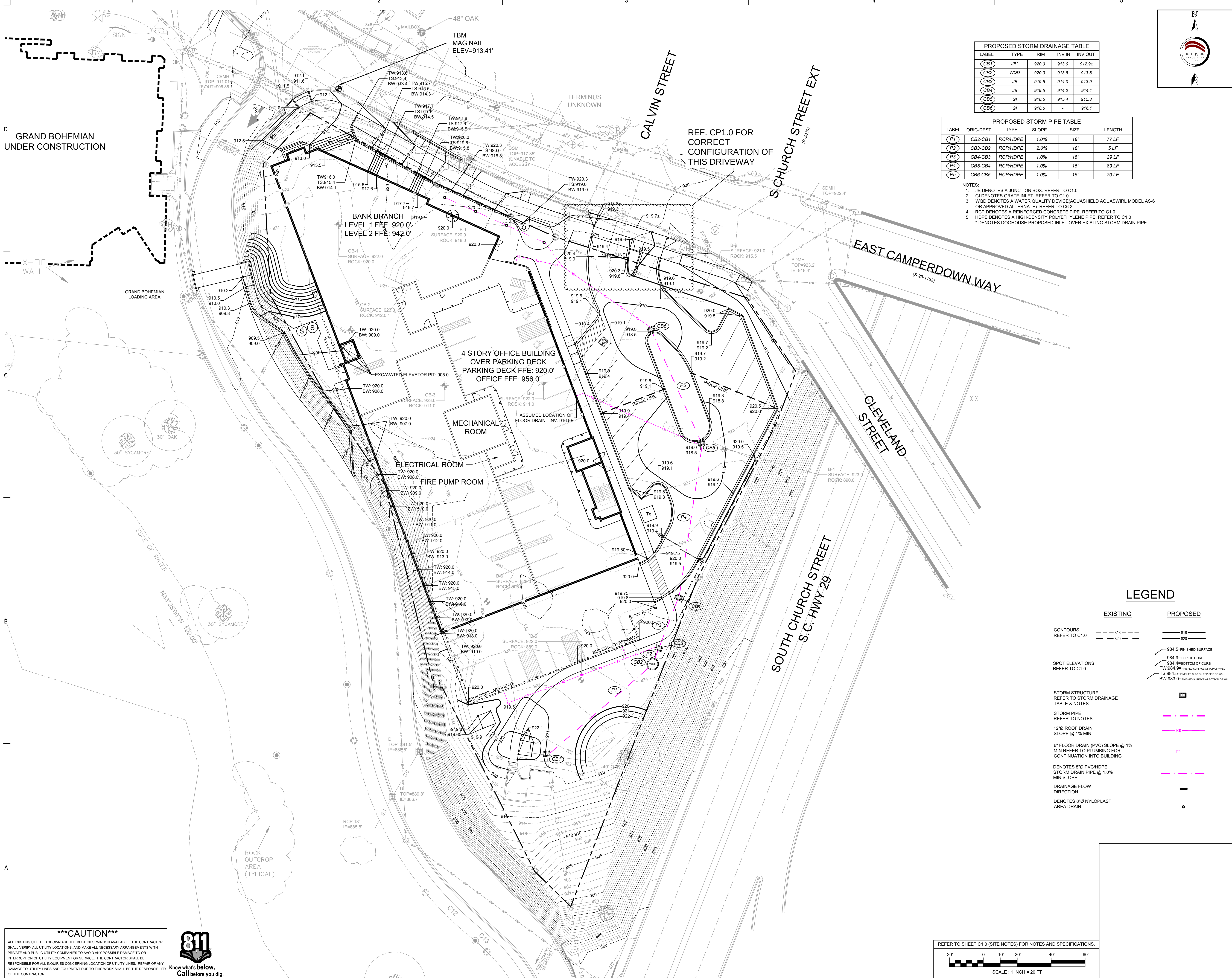
SHEET NO.

C3.0



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**\*\*\*CAUTION\*\*\***  
ALL EXISTING UTILITIES SHOWN ARE THE BEST INFORMATION AVAILABLE. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, AND MAKE ALL NECESSARY ARRANGEMENTS WITH PRIVATE AND PUBLIC UTILITY COMPANIES TO AVOID ANY POSSIBLE DAMAGE TO OR INTERRUPTION OF UTILITY EQUIPMENT OR SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INQUIRIES CONCERNING LOCATION OF UTILITY LINES. REPAIR OF ANY DAMAGE TO UTILITY LINES AND EQUIPMENT DUE TO THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.



| PROPOSED STORM DRAINAGE TABLE |      |       |        |         |  |
|-------------------------------|------|-------|--------|---------|--|
| LABEL                         | TYPE | RIM   | INV IN | INV OUT |  |
| CB1                           | JB*  | 920.0 | 913.0  | 912.9   |  |
| CB2                           | WQD  | 920.0 | 913.8  | 913.8   |  |
| CB3                           | JB   | 919.5 | 914.0  | 913.9   |  |
| CB4                           | JB   | 919.5 | 914.2  | 914.1   |  |
| CB5                           | GI   | 918.5 | 915.4  | 915.3   |  |
| CB6                           | GI   | 918.5 | -      | 916.1   |  |

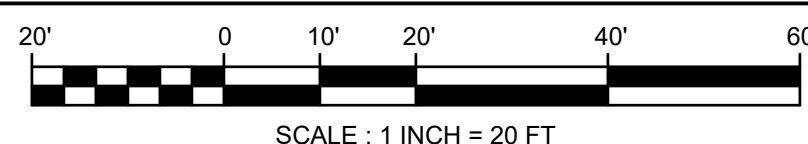
| PROPOSED STORM PIPE TABLE |            |          |       |      |        |
|---------------------------|------------|----------|-------|------|--------|
| LABEL                     | ORIG-DEST. | TYPE     | SLOPE | SIZE | LENGTH |
| P1                        | CB2-CB1    | RCP/HDPE | 1.0%  | 18"  | 77 LF  |
| P2                        | CB3-CB2    | RCP/HDPE | 2.0%  | 18"  | 5 LF   |
| P3                        | CB4-CB3    | RCP/HDPE | 1.0%  | 18"  | 29 LF  |
| P4                        | CB5-CB4    | RCP/HDPE | 1.0%  | 15"  | 89 LF  |
| P5                        | CB6-CB5    | RCP/HDPE | 1.0%  | 15"  | 70 LF  |

- NOTES:
- JB DENOTES A JUNCTION BOX. REFER TO C1.0
  - GI DENOTES GRATE INLET. REFER TO C1.0
  - WQD DENOTES A WATER QUALITY DEVICE(AQUASHIELD AQUASWIRL MODEL AS-6 OR APPROVED ALTERNATE). REFER TO C6.2
  - RCP DENOTES A REINFORCED CONCRETE PIPE. REFER TO C1.0
  - HDPE DENOTES A HIGH-DENSITY POLYETHYLENE PIPE. REFER TO C1.0
  - \* DENOTES DOGHOUSE PROPOSED INLET OVER EXISTING STORM DRAIN PIPE.

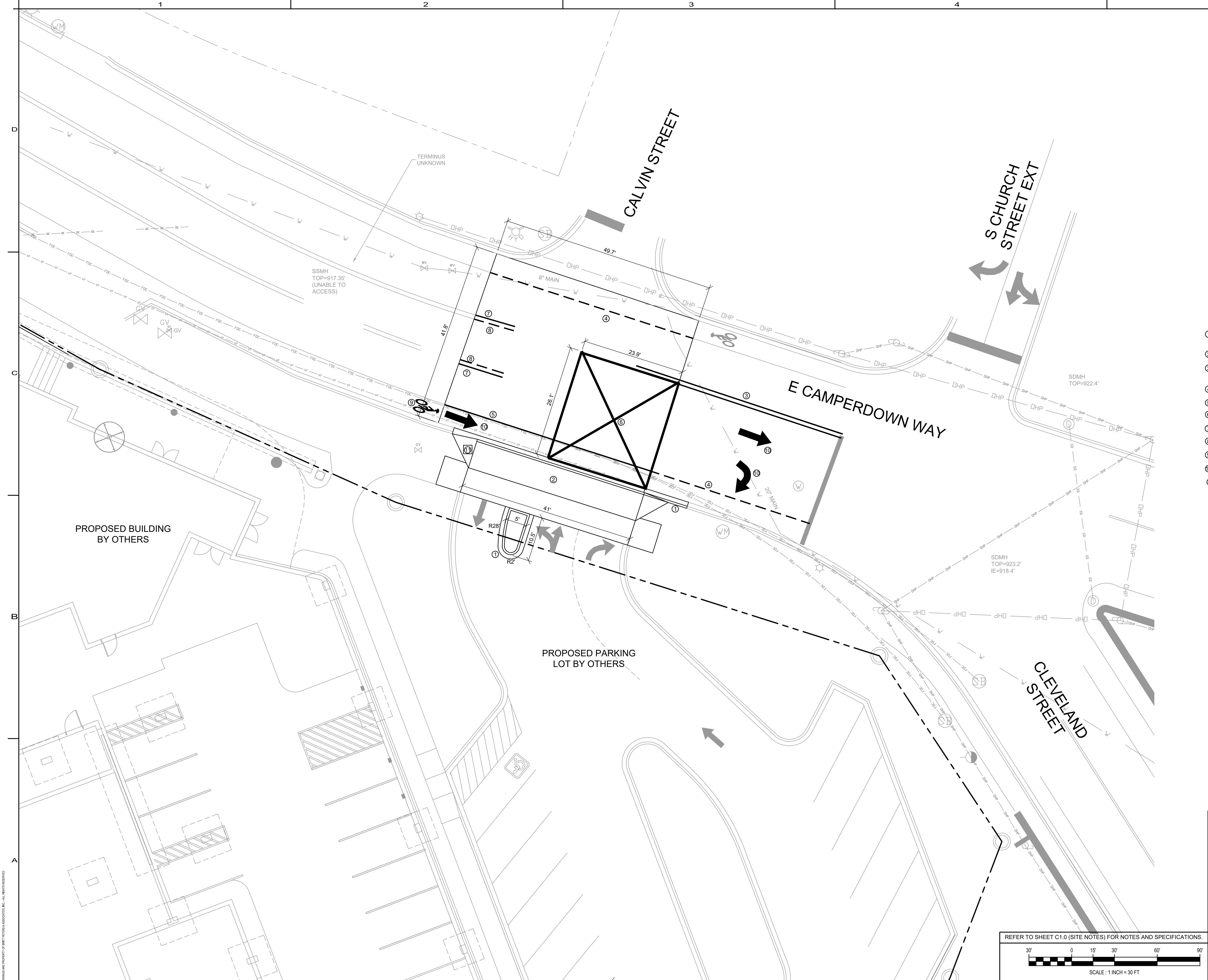
## LEGEND

| EXISTING                                                                                   | PROPOSED                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CONTOURS<br>REFER TO C1.0                                                                  | 818<br>820                                                                                                                                                                                                 |
| SPOT ELEVATIONS<br>REFER TO C1.0                                                           | 984.5 FINISHED SURFACE<br>984.9 TOP OF CURB<br>984.4 BOTTOM OF CURB<br>TW 984.9 FINISHED SURFACE AT TOP OF WALL<br>TS 984.5 FINISHED SURFACE AT TOP OF WALL<br>BW 983.0 FINISHED SURFACE AT BOTTOM OF WALL |
| STORM STRUCTURE<br>REFER TO STORM DRAINAGE<br>TABLE & NOTES                                |                                                                                                                                                                                                            |
| STORM PIPE<br>REFER TO NOTES                                                               |                                                                                                                                                                                                            |
| 12" ROOF DRAIN<br>SLOPE @ 1% MIN.                                                          |                                                                                                                                                                                                            |
| 6" FLOOR DRAIN (PVC) SLOPE @ 1%<br>MIN REFER TO PLUMBING FOR<br>CONTINUATION INTO BUILDING |                                                                                                                                                                                                            |
| DENOTES 8" PVC HDPE<br>STORM DRAIN PIPE @ 1.0%<br>MIN SLOPE                                |                                                                                                                                                                                                            |
| DRAINAGE FLOW<br>DIRECTION                                                                 |                                                                                                                                                                                                            |
| DENOTES 8" NYLOPLAST<br>AREA DRAIN                                                         |                                                                                                                                                                                                            |

REFER TO SHEET C1.0 (SITE NOTES) FOR NOTES AND SPECIFICATIONS.





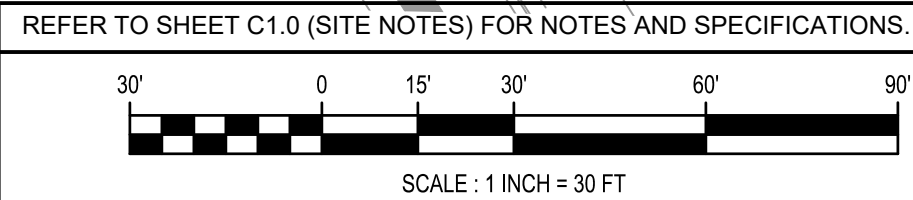


LEGEND

DENOTES NEW ROAD SURFACE  
PRICE AS PAVERS AND ASPHALT  
REFER TO C4.0

KEYNOTES:

- 1 CONSTRUCT CONCRETE CURB AND GUTTER. REFER TO C4.0.
- 2 CONSTRUCT COMMERCIAL DRIVEWAY. REFER TO C4.0.
- 3 INSTALL 50± LF OF 4" WIDE SOLID DOUBLE YELLOW STRIPE
- 4 INSTALL 50± LF OF 4" WIDE SKIP WHITE LINE
- 5 INSTALL 50± LF OF 4" WIDE SOLID WHITE LINE
- 6 INSTALL 6" WIDE WHITE LINES AT INTERSECTION
- 7 INSTALL 10± LF OF 4" SOLID YELLOW LINE
- 8 INSTALL 10± LF OF 4" SKIP YELLOW LINE
- 9 INSTALL BIKE SHARE SYMBOL
- 10 INSTALL ARROW
- 11 COORDINATE INSTALLATION OF SPECTRUM HANDHOLD.



101 Falls Park Drive  
Suite 601  
Greenville, SC 29601  
(864) 271-8869  
www.brittpeters.com

SEALS

CALVIN &  
CAMPERDOWN  
INTERSECTION  
IMPROVEMENTS

GREENVILLE, SC

| REVISIONS: |            | DESCRIPTION       |
|------------|------------|-------------------|
| NO.        | DATE       |                   |
| A          | 07/30/2021 | ISSUE FOR PRICING |

Project Manager: JAC  
Project Engineer: TAH  
Drawn By: MPM

CONCEPTUAL  
INTERSECTION  
PLAN

Sheet Number: CP1.0  
Project Number: 210535  
Date: 07/30/2021



OWNER'S REPRESENTATIVE: THE FURMAN CO.

OFFICE BUILDING AT 200 CAMPERDOWN WAY

GREENVILLE SOUTH CAROLINA

SHEET ISSUE

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
|-----|------|-------------|----|

NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE  
PROJECT ARCHITECT:  
DRAWN BY:  
  
SHEET TITLE:

JC  
 JC  
 Author

ILLUSTRATIVE  
PLAN

SHEET NO. \_\_\_\_\_ PROJ. NO. \_\_\_\_\_

29224.000

L1.1



MATERIALS LEGEND

1. PAVING

- 1.1 BRICK PAVERS  
Pine Hall - English Edge Color: Cocoa
- 1.2 BROOM FINISH CONCRETE

2. STEPS, RAMPS, AND CURBS

- 2.1 GRANITE CURB

3. WALLS, MASONRY, & VERTICAL ELEMENTS

- 3.1 SITE WALL
- 3.2 WATER FEATURE  
Materials to match architecture

4. SITE FURNISHINGS

- 4.1 BENCH
- 4.2 BIKE RACK

5. LIGHTING

- 5.1 STREET LIGHT  
Exact location TBD, subject to change based on photometric study by lighting engineer.
- 5.2 UP-LIGHT

6. SIGNAGE

- 6.1 MOUNTED SIGN

7. MISCELLANEOUS

- 7.1 LANDSCAPE BOULDER

PA - PLANTING AREA

REF. CP1.0 FOR  
CORRECT  
CONFIGURATION OF  
THIS DRIVEWAY

(2.1) GRANITE CURB

(1.1) CONCRETE PAVERS

(3.2) WATER FEATURE

(5.2) UP-LIGHT

(6.1) MOUNTED SIGN

(5.1) STREET LIGHT

SUTERA SYSTEM

(4.1) BENCH

(3.1) SITE WALL

(1.2) BROOM-FINISH CONCRETE

(5.1) STREET LIGHT

(1.1) STREET LIGHT

(4.2) BIKE RACK

EAST CAMPERDOWN WAY

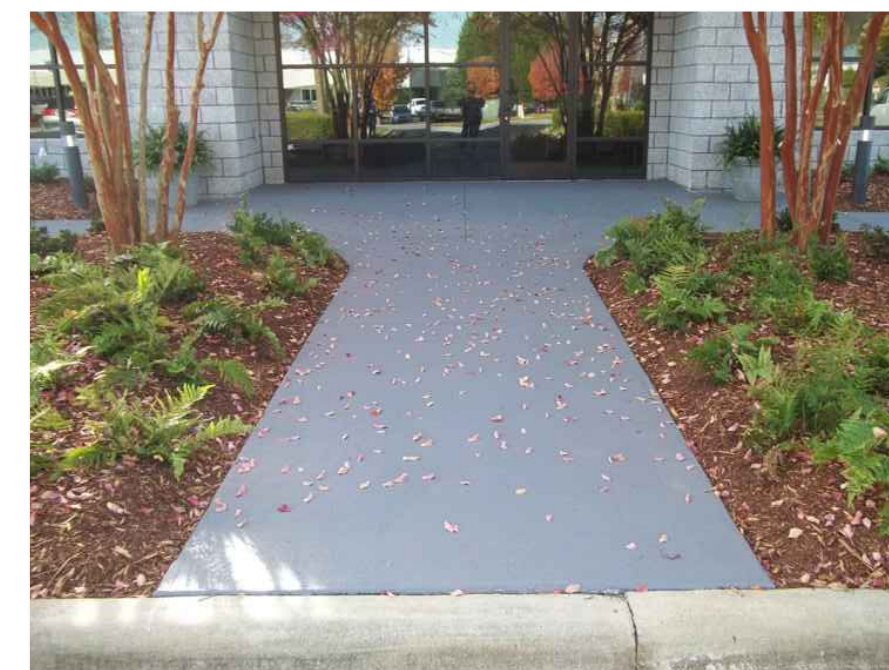
CLEVELAND STREET

(5.1) STREET LIGHT

SOUTH CHURCH STREET  
S.C. HWY 29



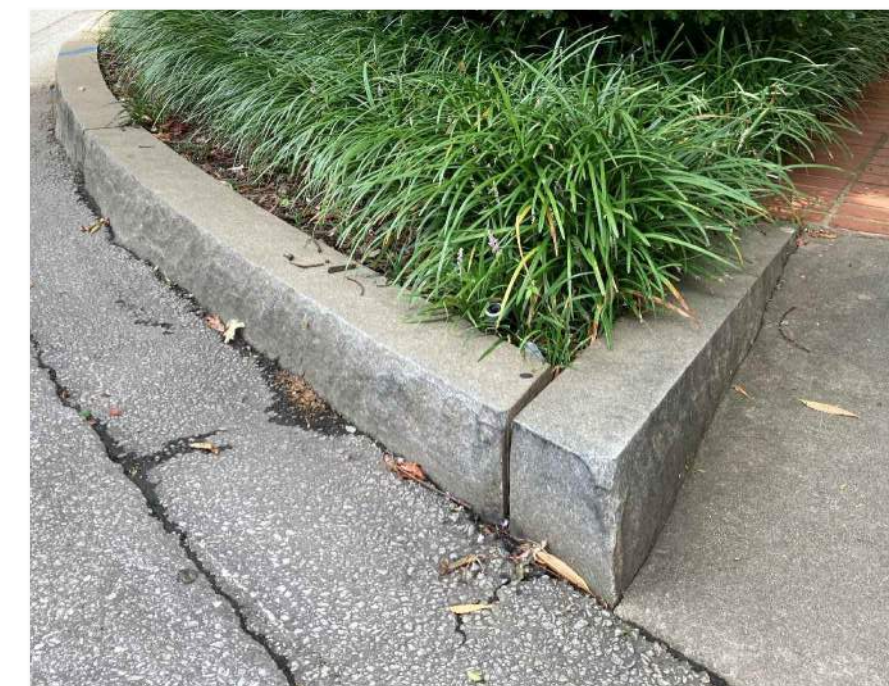
(1.1) BRICK PAVERS



(1.2) BROOM-FINISH CONCRETE



(4.1) BENCH



(2.1) GRANITE CURB



(4.2) BIKE RACK



(7.1) LANDSCAPE BOULDER



(3.2) WATER FEATURE



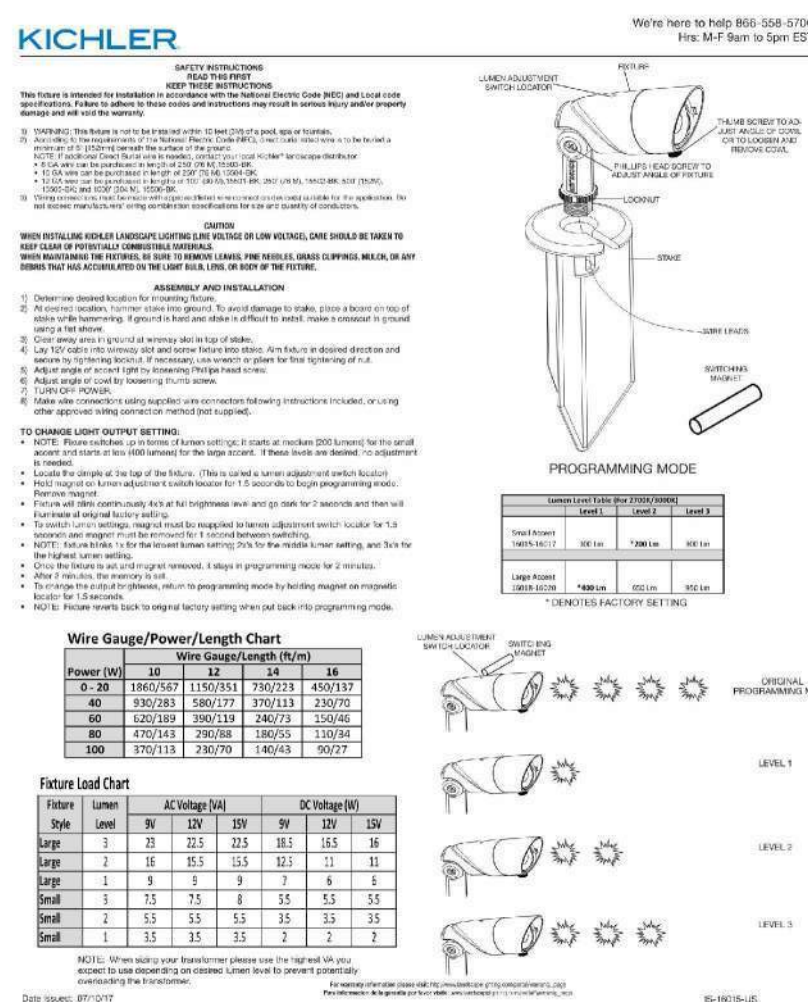
(5.1) STREET LIGHT



(5.2) UP-LIGHT

DOMINION ENERGY STREET LIGHT

STYLE: CONTEMPORARY  
WATTAGE/TYPE: 70 WATT LED, 7,340 LUMENS  
POLE: CHARLESTON SMOOTH  
MOUNTING HT: 14'





PLANT SCHEDULE

TREES

| QNTY | ABBRV | SCIENTIFIC NAME                        | COMMON NAME            | PLANTING SIZE                 | SPACING  | MISCELLANEOUS / REMARKS  |
|------|-------|----------------------------------------|------------------------|-------------------------------|----------|--------------------------|
| 2    | AP-4  | Acer palmatum                          | Japanese Maple         | B & B OR CONT. : 4" CAL.      | AS SHOWN | Multi-trunk              |
| 6    | CF-4  | Cornus florida                         | Flowering Dogwood      | B & B OR CONT. : 4" CAL.      | AS SHOWN | Specimen                 |
| 4    | HC-4  | Halesia carolina                       | Carolina Silverbell    | B & B OR CONT. : 4" CAL.      | AS SHOWN | Specimen, single trunk   |
| 6    | JUNH  | Juniperus chinensis 'Hetzi Columnaris' | Green Columnar Juniper | B & B OR CONT. : 6" - 8" HT.  | AS SHOWN |                          |
| 6    | NS-4  | Nyssa sylvatica                        | Black Gum              | B & B OR CONT. : 4" CAL.      | AS SHOWN | Specimen                 |
| 12   | OF    | Demonstus fragrans                     | Fragrant Tea Olive     | B & B OR CONT. : 8" - 10" HT. | AS SHOWN | Specimen, full to ground |
| 8    | QM-8  | Quercus texana                         | Nuttall Oak            | B & B OR CONT. : 8" CAL.      | AS SHOWN |                          |
| 4    | QM-4  | Quercus texana                         | Nuttall Oak            | B & B OR CONT. : 4" CAL.      | AS SHOWN |                          |
| 7    | UA-8  | Ulmus americana 'Princeton'            | American Elm           | B & B OR CONT. : 8" CAL.      | AS SHOWN | Specimen                 |

SHRUBS

| QNTY | ABBRV | SCIENTIFIC NAME                   | COMMON NAME           | PLANTING SIZE       | SPACING  | MISCELLANEOUS / REMARKS |
|------|-------|-----------------------------------|-----------------------|---------------------|----------|-------------------------|
| 15   | AUCJ  | Aucuba japonica                   | Spotted Laurel        | 3 GAL. : 24" X 24"  | AS SHOWN |                         |
| 7    | AZSC  | Azalea indica 'Southern Charm'    | Southern Charm Azalea | 3 GAL. : 24" X 24"  | AS SHOWN | Full                    |
| 48   | DRYC  | Dryopteris carota                 | Low Fern              | 3 GAL. : 18" X 18"  | AS SHOWN |                         |
| 23   | ILEV  | Ilex vomitoria 'Nana'             | Dwarf Yaupon Holly    | 3 GAL. : 18" X 18"  | AS SHOWN | Full                    |
| 9    | PODM  | Podocarpus macrophyllus var. maki | Podocarpus            | 7 GAL. : 4" HT MIN. | AS SHOWN |                         |
| 47   | VIBS  | Viburnum suspensum                | Sandankwa Viburnum    | 3 GAL. : 24" X 24"  | AS SHOWN | Full                    |

ORNAMENTAL GRASSES AND GROUNDCOVERS

| QNTY | ABBRV | SCIENTIFIC NAME               | COMMON NAME                | PLANTING SIZE         | SPACING  | MISCELLANEOUS / REMARKS |
|------|-------|-------------------------------|----------------------------|-----------------------|----------|-------------------------|
| 74   | ASPE  | Aspidistra elatior            | Cast Iron Plant            | 1 GAL. : 18" X 18"    | 2'5"     | Full                    |
| 157  | ERAS  | Eragrostis spectabilis        | Purple Love Grass          | 1 GAL. : 18" X 18"    | 3'       |                         |
| 25   | GAUL  | Gaura lindheimeri             | Whirling Butterflies Gaura | 1 GAL. : 12" O.A. HT. | 2'5"     |                         |
| 304  | OPHJ  | Ophiopogon japonicus          | Mondo Grass                | CONT. : 6"x6"         | 12"      |                         |
| 153  | PANS  | Panicum virgatum 'Shenandoah' | Shenandoah Grass           | 3 GAL. : 18" O.A. HT. | AS SHOWN | Full                    |
| 30   | RUDH  | Rudbeckia hirta               | Black-eyed Susan           | 1 GAL. : 18" X 18"    | AS SHOWN | Full                    |
| 7    | SALV  | Salvia leducantha             | Mexican Bush Sage          | 3 GAL. : 18" X 18"    | AS SHOWN |                         |
| 283  | SPDH  | Sporobolus heterolepis        | Prairie Dropseed           | 1 GAL. 18" X 18"      | 3'       |                         |
| 465  | TRAA  | Trachelospermum asiaticum     | Asiatic Jasmine            | 1 GAL. 18" SPD.       | 2'       | Full                    |
| 9    | WISF  | Wisteria frutescens           | American Wisteria          | 5 GAL. 30" O.A. HT.   | 4'       |                         |

TREE MITIGATION REQUIREMENTS

- CITY OF GREENVILLE: 1 TREE PER 2,000 SF OF DEVELOPMENT
- INCH FOR INCH REPLACEMENT FOR REMOVED TREES OVER 6" DBH

MITIGATION REQUIRED

TOTAL INCHES REQUIRED

TOTAL INCHES PROVIDED

TREE DEFICIT

TREE MITIGATION LEGEND

PLANT LEGEND

NUTTALL OAK  
Quercus texana

BLACK GUM  
Nyssa sylvatica

PRINCETON ELM  
Ulmus americana 'Princeton'

FLOWERING DOGWOOD  
Cornus florida

CAROLINA SILVERBELL  
Halesia carolina

JAPANESE MAPLE  
Acer palmatum

SANDANKWA VIBURNUM  
Viburnum suspensum

MRS. G.G. GERBING AZALEA  
Azalea indica 'Mrs. G. G. Gerbing'

FRAGRANT TEA OLIVE  
Osmanthus fragrans

MEXICAN BUSH SAGE  
Salvia leducantha

WHIRLING BUTTERFLIES GAURA  
Gaura lindheimeri

BLACK-EYED SUSAN  
Rudbeckia hirta

AMERICAN WISTERIA  
Wisteria frutescens

SHENANDOAH GRASS  
Panicum virgatum 'Shenandoah'

PURPLE LOVE GRASS  
Eragrostis spectabilis

PRAIRIE DROPSEED  
Sporobolus heterolepis

MONDO GRASS  
Ophiopogon japonicus

ASIATIC JASMINE  
Trachelospermum asiaticum

SPOTTED LAUREL  
Aucuba japonica

CAST IRON PLANT  
Aspidistra elatior

LADY FERN  
Athyrrium filix-femina

DWARF YAUPON HOLLY  
Ilex vomitoria 'Nana'



mcmillan  
pazdan  
smith  
ARCHITECTURE

CONSULTANT LOGO

THOMAS  
&  
HUTTON

SEALS

OWNER'S REPRESENTATIVE: THE FURMAN CO.

OFFICE BUILDING AT 200 CAMPERDOWN WAY

GREENVILLE, SOUTH CAROLINA

SHEET ISSUE:

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
|     |      |             |    |

NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE:  
PROJECT ARCHITECT:  
DRAWN BY:  
SHEET TITLE:

JC  
JG  
Author

LANDSCAPE PLAN

SHEET NO.

PROJ. NO.

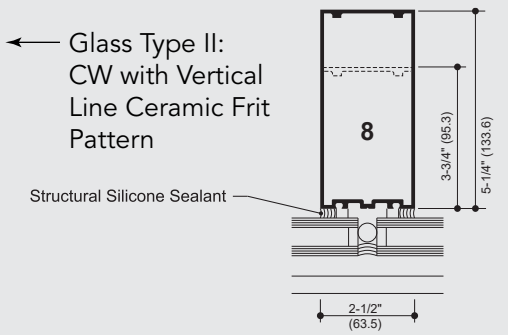
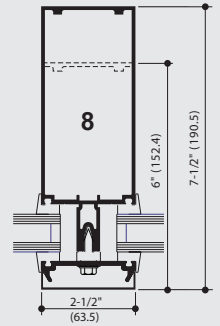
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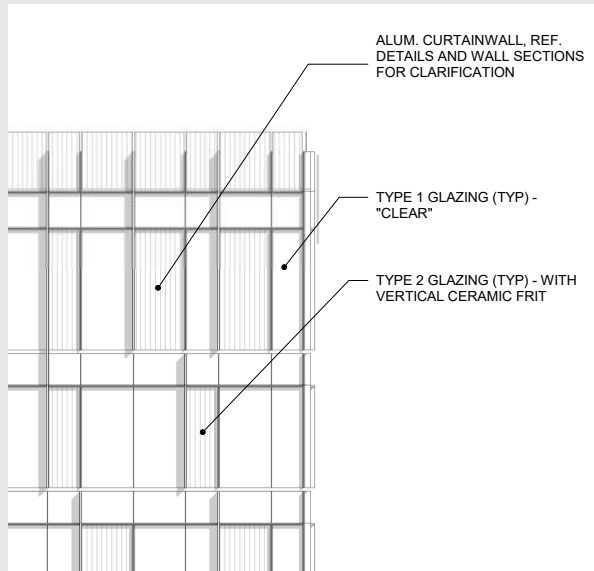








Glass Type II:  
CW with Vertical Line Ceramic  
Frit Pattern



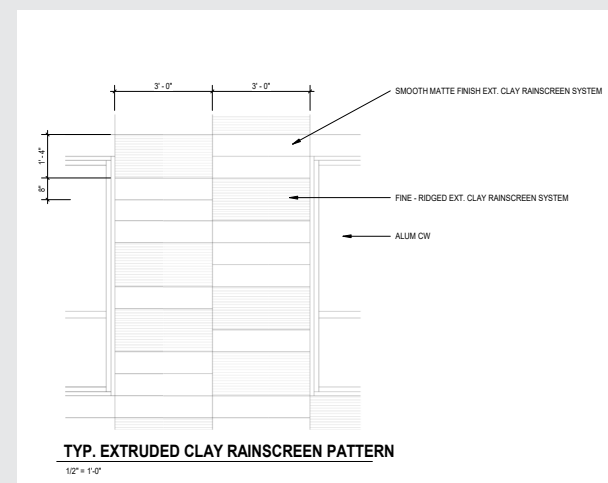




Extruded Clay Panelized Rainscreen



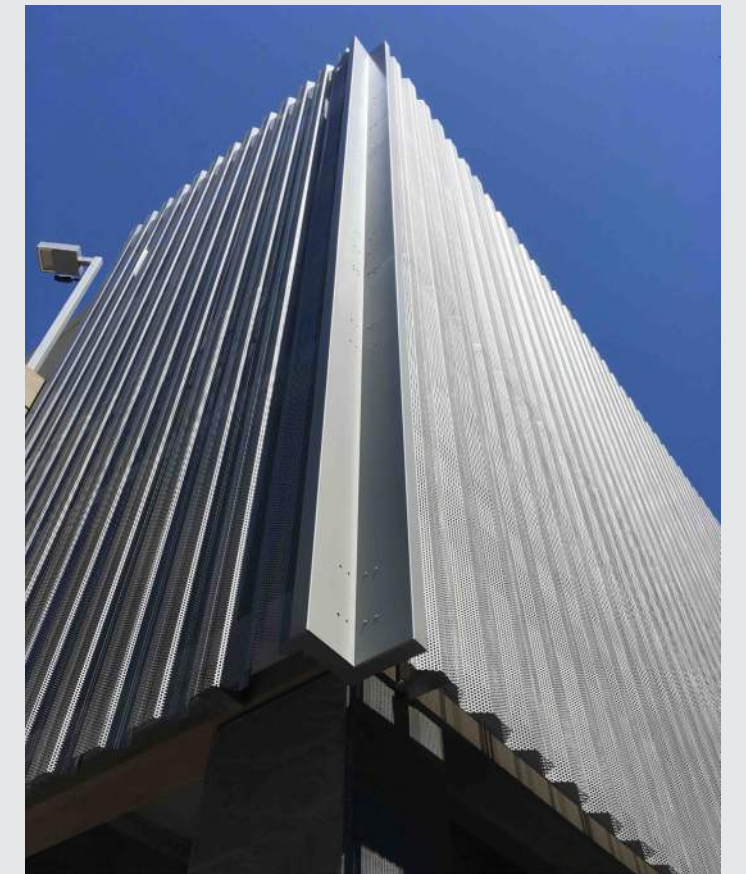
Smooth Matte and Fine Ridged Panels



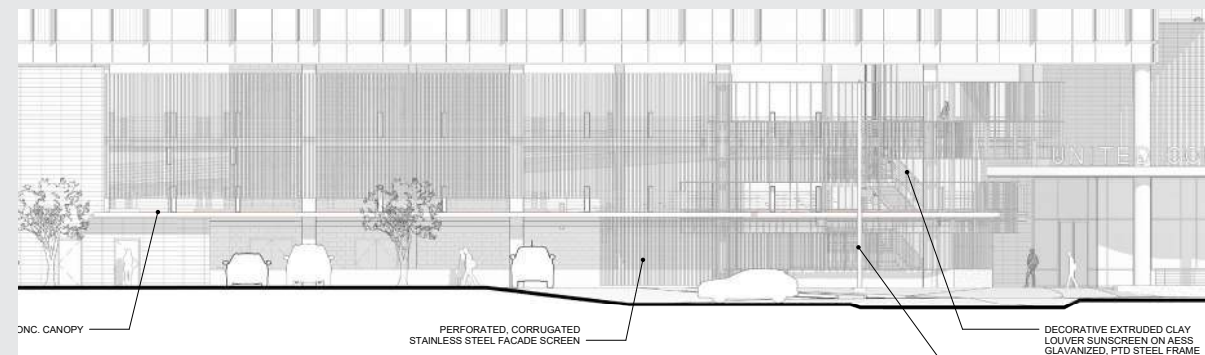




Decorative Extruded Clay  
Louvered Sunscreen



Perforated, Corrugated  
Stainless Steel Facade Screen



"Greenscreen" Modular Trellis -  
Falls St Elevation only

































































View from stone bridge at Falls Park



View from Church, heading north



View from across Church St



View from riverside at Falls Park



View from Church St, heading south





**Planning Staff Report to  
Design Review Board - Urban  
August 27, 2021**

*for the September 2, 2021 Public Hearing*

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|                              |                                                                                                      |
|------------------------------|------------------------------------------------------------------------------------------------------|
| <b>Docket Number:</b>        | <b>21-609</b>                                                                                        |
| <b>Applicant:</b>            | Stone Property Management                                                                            |
| <b>Property Owner:</b>       | 1021 LLC; Allen Temple AME Church                                                                    |
| <b>Property Location:</b>    | 1021 S. Main Street                                                                                  |
| <b>Tax Map Number:</b>       | 007300-04-00400, 007300-04-01500                                                                     |
| <b>Acreage:</b>              | Slightly over 0.46 acres                                                                             |
| <b>Zoning:</b>               | C-4, Central Business District                                                                       |
| <b>Proposal:</b>             | Site Alterations for a new Plaza and Alley in conjunction with the applicant for 1015 S. Main Street |
| <b>Staff Recommendation:</b> | <b>Approve with Conditions</b>                                                                       |

**Applicable Sections of the City of Greenville Code of Ordinances:**

*Sec. 19-2.3.8 Certificate of Appropriateness*

**Application Request:**

The applicant proposes renovations to the back courtyard of the building at 1021 S. Main Street to provide outdoor seating for the existing coffee shop and brewery.

The scope of work includes:

- Replacement of the asphalt in the courtyard with artificial turf and concrete
- Addition of tables, umbrellas, sofa seating and fire pit; and
- Screen the utility boxes with art and enclose the trash receptacles

The applicant states that they are working on a collaborative design with the adjacent property owner to create a living street between the properties that will include pedestrian shelves, paving patterns, lighting bollards, string lights and landscaped islands to create a more comfortable pedestrian experience. Applicant also states that they intend to renovate the rooftop of the building for outdoor seating. However, the rooftop space is not included in the scope of work for this Certificate of Appropriateness application.



### Staff Analysis

The subject property, 1021 S. Main St is located within the C-4 Central Business District and therefore should comply with the Downtown Design Guidelines for PRI 8 – Private Outdoor Spaces.

Staff notes that the applicant is showing transformers to be painted rather than screened with landscaping material. While the painted transformers would contribute to the overall aesthetics of the streetscape, PRI 8.2 states that utilities should be screened with landscaping on sides facing the public realm. Additionally, there should be consideration of low impact development practices and potentially room to provide additional landscaping areas within the courtyard space.

Staff finds the proposed courtyard improvements to be substantially compliant with the Downtown Guidelines. Staff agrees that the proposed design would address **Design Guideline PRI 8 – Private Outdoor Spaces**. **Therefore, staff recommends approval with the following conditions:**

1. The applicant should provide landscape screening along sides of utilities that face the public realm potentially with taller ornamental grasses or evergreen shrubs; and
2. The consideration of raised landscape beds to provide rainwater collection within the courtyard to address low impact design criteria.
3. Prior to the approval of the building permit, the artificial turf selection should be evaluated by staff for approval.
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:

All Departments approved with no comments.



**Relevant Design Guidelines:**

**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 groundlevel 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.





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:    | STONE PROPERTY MANAGEMENT       | (i) 1021 LLC                  |
| *Title:   | DAVID STONE JR., PRESIDENT      | (ADJ) ALLEN TEMPLE AME CHURCH |
| *Address: | 13 N. IRVINE ST. GREENVILLE, SC |                               |
| *Phone:   | (864) 271-4442 29601            |                               |
| *Email:   | davejrstoneprop@gmail.com       |                               |

**PROPERTY INFORMATION**

\*STREET ADDRESS 1021 S. MAIN STREET (ADJACENT TO 1015 S. MAIN ST.)  
\*TAX MAP #(S) 0073000400400 (ADJACENT TO 0073000401500)  
\*SPECIAL DISTRICT C4, CBD

**DESCRIPTION OF REQUEST**

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

SEE ATTACHED NARRATIVE.



## 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                                 | <i>David R. Stone</i>  |                       |
| Applicant                                   | David R. Stone SR.     |                       |
| Date                                        | 7/22/2021              | ALLEN TEMPLE ONE      |
| ADJACENT<br>Property Owner/Authorized Agent | <i>N. J. Smith SR.</i> | SUNCAP PROPERTY GROUP |
| Date                                        |                        | <i>Chris</i>          |
| Public Hearing Information                  |                        |                       |
| Public Hearing Signs                        |                        |                       |

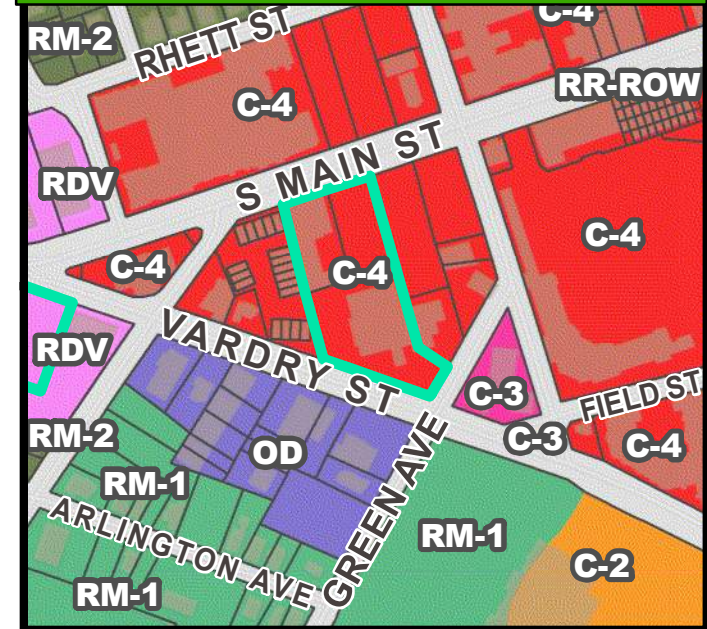


# CA 21-609 • 1021 S. MAIN STREET

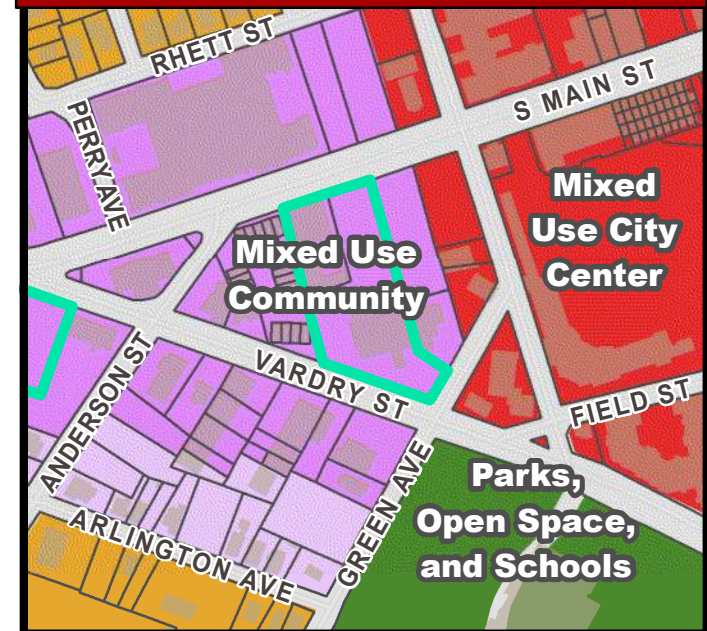
## AERIAL VIEW



## CURRENT ZONING



## FUTURE LAND USE



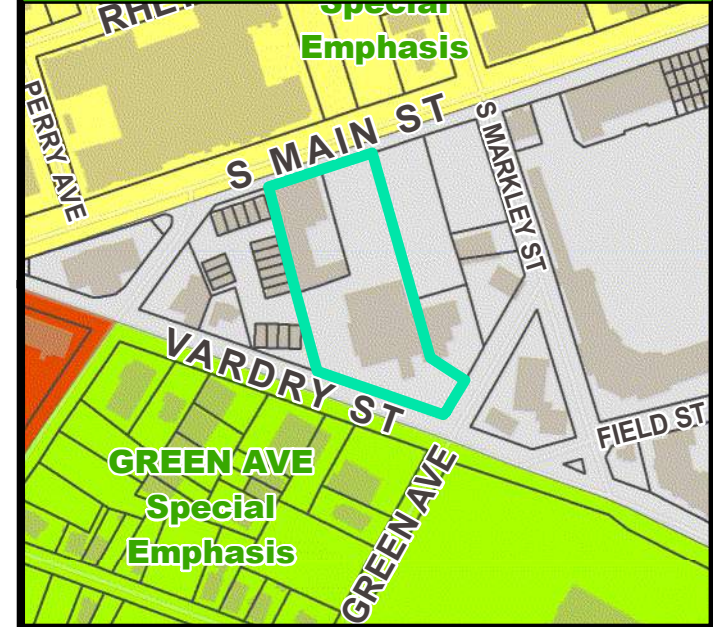


# CA 21-609 • 1021 S. MAIN STREET

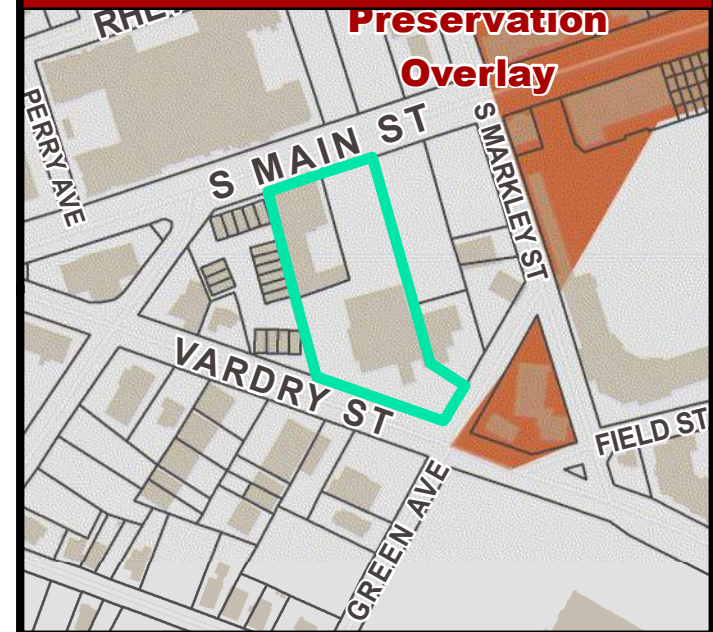
## NATURAL / ENVIRONMENTAL FEATURES



## SPECIAL EMPHASIS NEIGHBORHOODS



## PRESERVATION OVERLAYS Preservation Overlay





## 1021 S. Main Street Narrative

### Site Plan Review -

Stone Properties intends to renovate the back courtyard of the buildings that face Main Street. With a coffee shop and brewery tenant in this building, we would like the courtyard to provide for outdoor seating and spill out space from the 2 retail spaces. The renovations will include picnic tables with umbrellas, round tables with umbrellas, sofa seating with a fire pit, and changing the asphalt to concrete and artificial turf. Utility boxes will be painted or wrapped with art, and enclosures will screen the 3 trash and 3 recycling receptacles. The layout also allows for access to the loading dock on the south building and large shipping doors on the west building for shipments to be made.

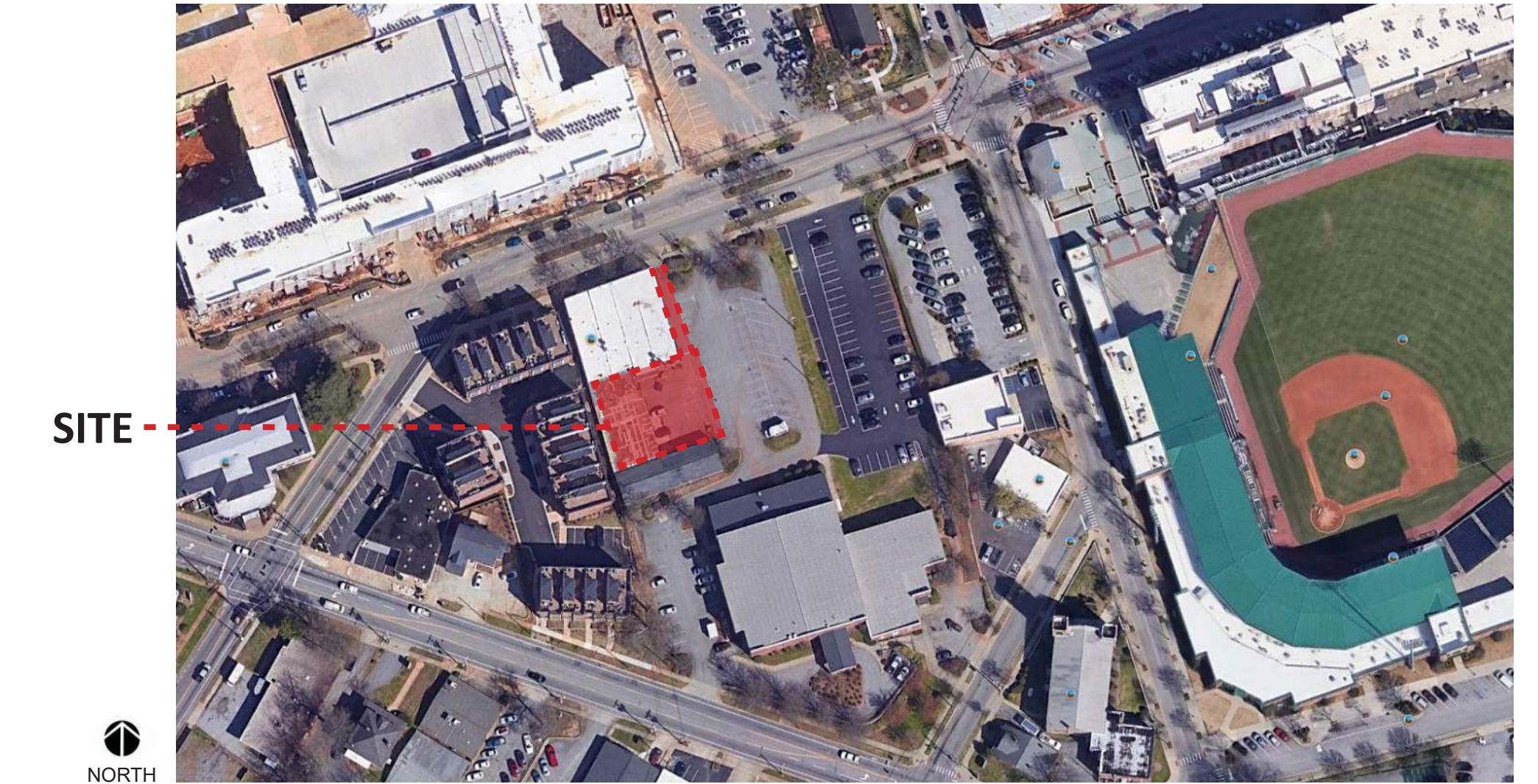
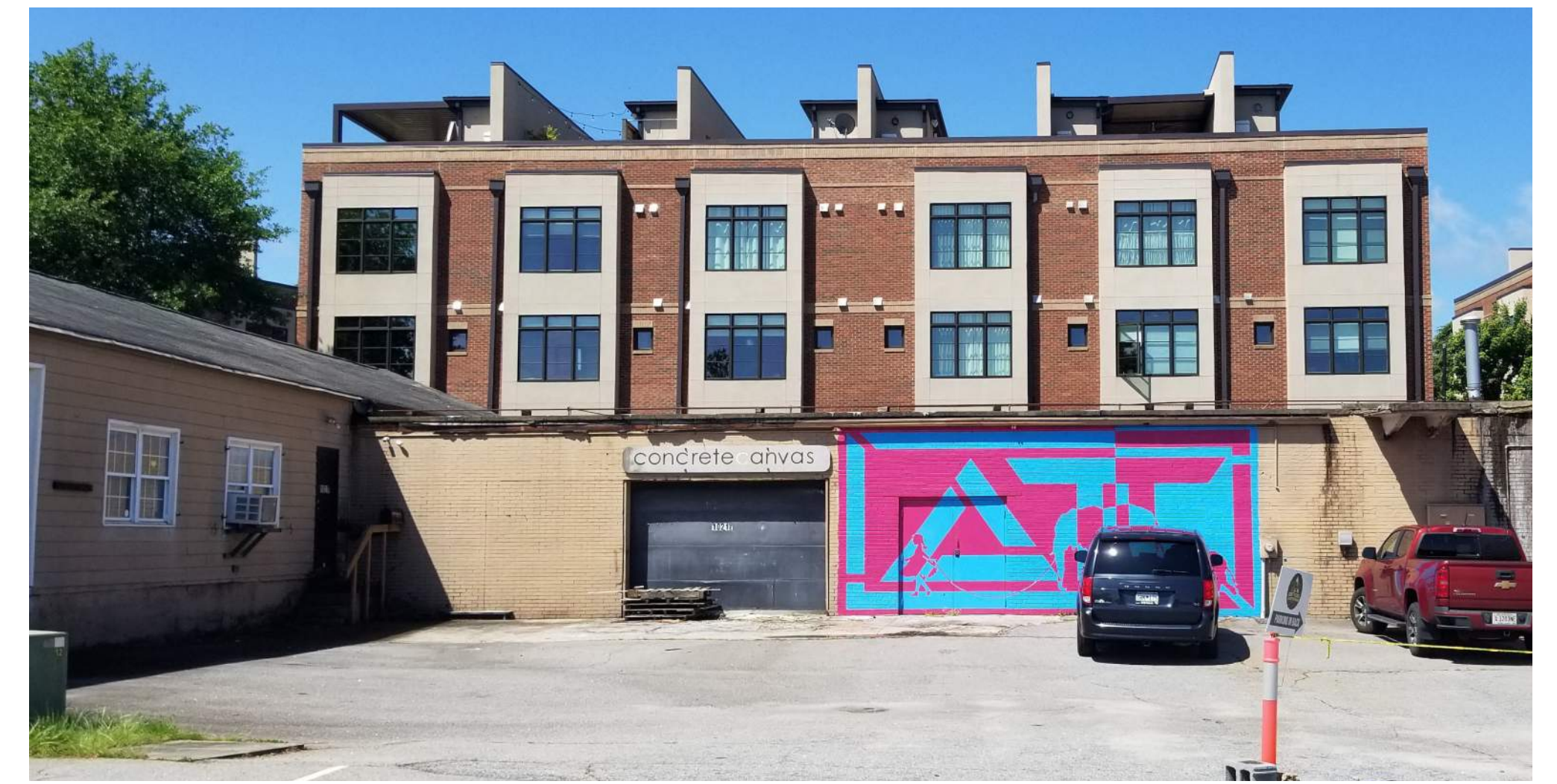
### Architectural Review (Future) -

Stone Properties would also like to provide roof top seating for patrons of the coffee shop and brewery in the future. We will provide a new staircase from the courtyard to the roof top. The roof top will include retractable sunshades, high top and sofa seating. This area will be screened with sound proofing and artificial vegetation from view of tenants of MWest. This roof top area (about 1400 sf) will not occupy the entire roof and the rest of the roof will be fenced off. Stone Properties would also like to allow for a 2<sup>nd</sup> egress with a dormer coming off of the hip roof of the south building.

### Collaborative Design -

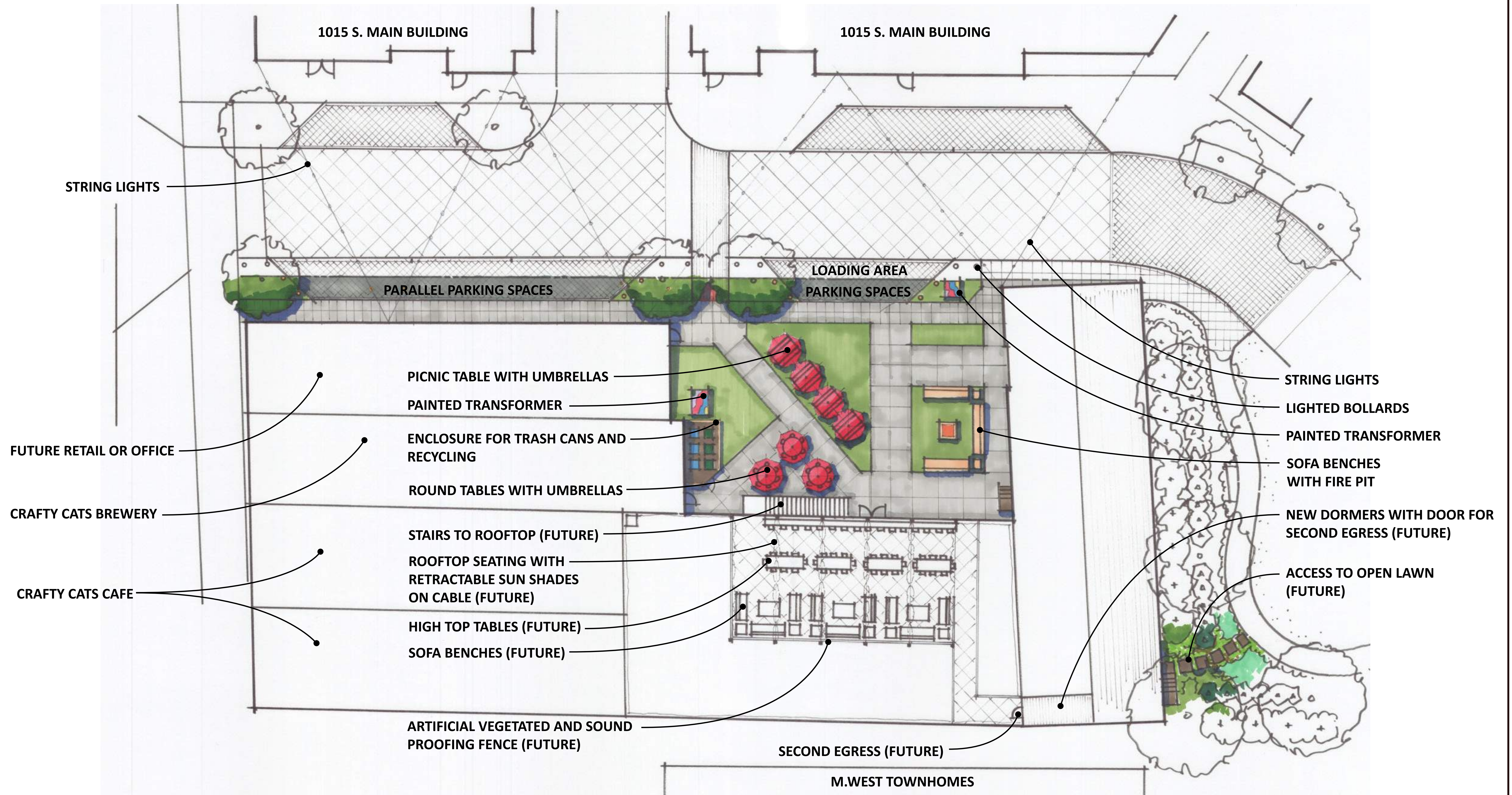
With the new project going in at 1015 S. Main Street, Stone properties has been working with SunCap to give ideas for the alley way between both projects. David's idea for the alley was to make it a Woonerf (Dutch for living street). SunCap has been receptive to the collaboration, and you will see the design for the alley on both projects. Incorporating pedestrian shelves, different paving patterns, lighted bollards, and landscape islands helps slow down traffic and lends the alley for pedestrian use. We also plan to include string lights between the 2 projects for a pedestrian alley feel.





## SITE EXISTING CONDITION





## CONCEPTUAL SITE PLAN

10' 5' 0' 10'  
SCALE: 1" = 10' NORTH





**PROPOSED SITE ELEMENTS IMAGES**  
 • FIREPIT & SOFA

**Stone Family Properties, LLC**  
**1021 SOUTH MAIN STREET**  
**GREENVILLE, SC**

**DATE: 02/08/2021**





PROPOSED SITE ELEMENTS IMAGES  
• MOVABLE FURNITURE & UMBRELLA

Stone Family Properties, LLC  
1021 SOUTH MAIN STREET  
GREENVILLE, SC

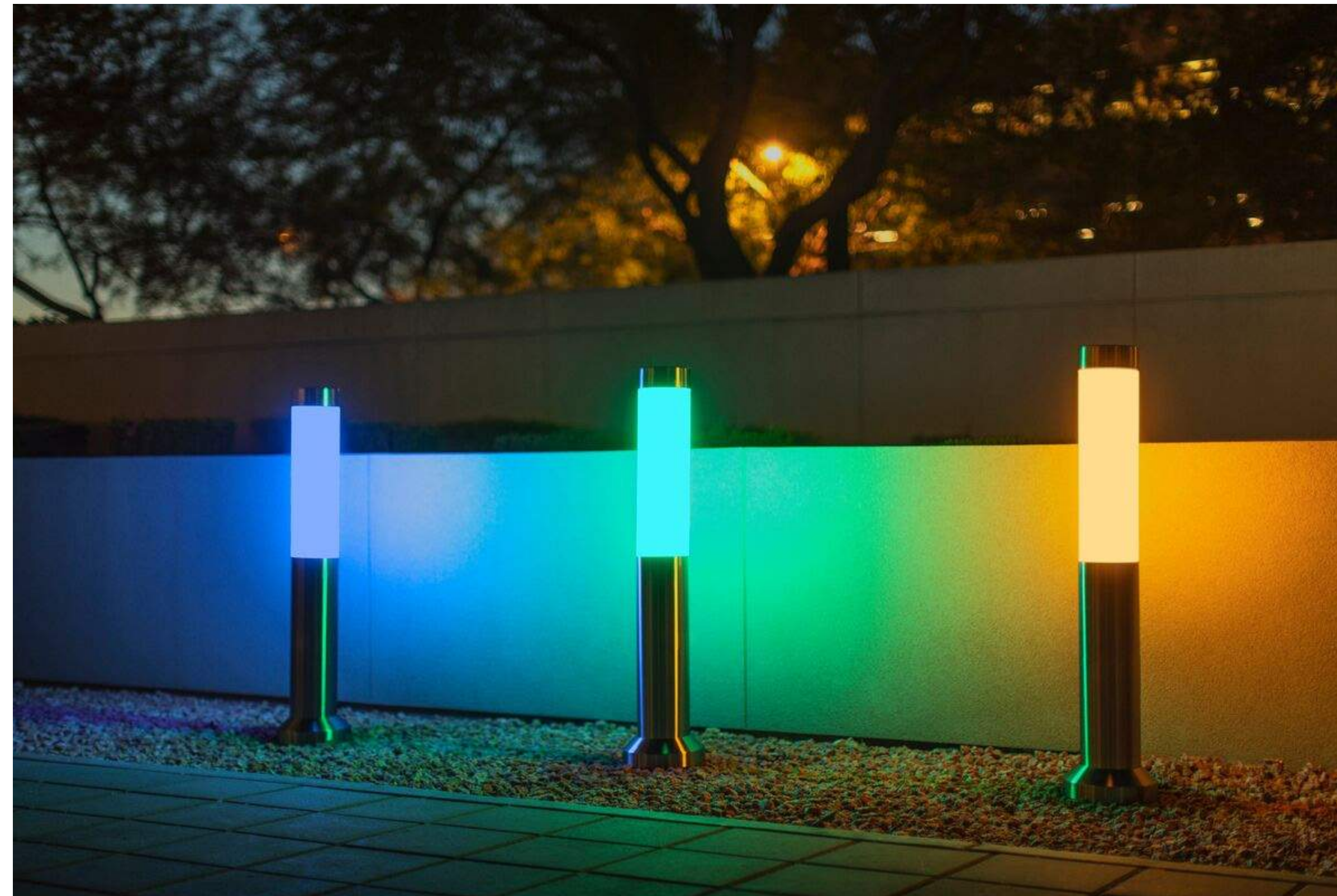
DATE: 02/08/2021





PROPOSED SITE ELEMENTS IMAGES  
• PAINTED TRANSFORMER





**PROPOSED SITE ELEMENTS IMAGES**  
• LIGHTED BOLLARDS





**Planning Staff Report to  
Design Review Board - Urban  
August 27, 2021**  
*for the September 2, 2021 Public Hearing*

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|                              |                                                                                                                                |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| <b>Docket Number:</b>        | <b>CA 21-612</b>                                                                                                               |
| <b>Applicant:</b>            | Suncap Property Group                                                                                                          |
| <b>Property Owner:</b>       | Allen Temple AME Church; CAP Park LLC; 1021 LLC                                                                                |
| <b>Property Location:</b>    | 1001, 1015, 1021 S. Main Street                                                                                                |
| <b>Tax Map Number:</b>       | 007300-04-00100, 007300-04-00200, 007300-04-01500, 007300-04-01600, 007300-04-00400                                            |
| <b>Acreage:</b>              | Slightly over 3.119 acres                                                                                                      |
| <b>Zoning:</b>               | C-4, Central Business District                                                                                                 |
| <b>Proposal:</b>             | <b>Architecture Review for a new mixed-use development and alley in conjunction with the applicant for 1021 S. Main Street</b> |
| <b>Staff Recommendation:</b> | <b>Approve with Conditions</b>                                                                                                 |

**Applicable Sections of the City of Greenville Code of Ordinances:**

*Sec. 19-2.3.8 Certificate of Appropriateness*

**Application History:**

The applicant previously applied for a full review of the mixed-use development at the board's May 2021 meeting. However, before the Public Hearing, the applicant requested deferral to address staff concerns detailed within the previous staff report.

The applicant reapplied for site and massing approval at the July 2021 DRB meeting and obtained approval. The Conditions of this approval were as follows:

- 1. Site plan approval is contingent upon building architecture approval. The DRB maintains the right to require minor site plan modifications stemming from the review of the building.*
- 2. Applicant is to work with staff and conduct an informal review by a 2-Member DRB Committee for the design specifics of the alleyway.*
- 3. A landscape plan, completed by a licensed landscape architect, must be submitted for architectural review approval.*
- 4. The 5<sup>th</sup> story of Building B should maintain a 20-foot step back from the façade wall of the first four (4) floors to maintain appropriate massing to adjacent structures unless architectural cause is provided by the applicant to provide a smaller setback.*
- 5. Loading zones can be placed in the alleyway elsewhere as long as it will meet capacity and serve both buildings.*



6. *The northern portion of Building B and the private courtyard between Buildings A and B does not have to be mirrored to meet the alleyway if a detailed urban landscape design is proposed for the private, internalized plaza.*

### **Application Request:**

The request is for architecture and landscaping approval for a mixed-use development that includes approximately 10,000 sf of retail and +/- 270 units of multi-family residential apartments and associated amenities. Apartment amenity areas include two private courtyards, fitness center, clubhouse, and associated leasing office and utility areas. The proposal also includes a seven (7) level parking garage with approximately 440 spaces.

To address staff concerns and the Board's conditions from the site plan and massing approval, the applicant has provided detailing for Building B's architecture and the landscaping for the private internal plaza area.

### **Staff Analysis:**

#### Building A:

As noted, the proposed design has been changed to split the previous monolithic building proposal into two separate buildings. Building A encloses a parking garage with retail space along S. Main Street and S. Markley Street. Building A also now incorporates a main entry into the residential apartment complex directly from S. Main Street.

The massing of Building A includes a total of six stories. However, these six stories are broken into one-story retail massing along the road frontages, then two levels of stepped back apartment stories. The amount of each step back is dependent upon the location along S. Main Street since the retail frontage is not parallel to the stepped back apartment frontage.

Staff finds the masonry and aluminum material choices for the storefront meets the intent of Design Guidelines PRI 6 for Materiality. The change in materials between the storefront and the residential floors above also provide the articulation required in PRI 5.1 through the promotion of a human scale and differentiation of the street level per PRI 5.2. Staff also finds the change of materials and accentuated features complies with the requirements of corner lots per PRI 5.7. However, staff has concern how some of these materials will meet at corners or change in floors.

Building A also contains the site's parking garage. A portion of this garage is exposed, but will be screened with a perforated, corrugated metal screen. Mural art is proposed to cover the metal screen. The application shows the art piece to be a picture of Shoeless Joe Jackson, however, the Arts in Public Places Commission will have final approval on the design. Staff finds this design compliant with Guidelines PRI.10 for parking structures.

#### Building B:

Building B is situated at the corner of Vardry Street and Green Avenue, with an elevated bridge connection to Building A within the interior of the site. Unlike Building A, Building B does not include any retail use.



CA 21-612  
1015 S. Main Street

This building is a total of five (5) stories. The street facing facade is four (4) stories with a stepped back one-story top floor.

Staff finds that Building B has met the Board's conditional requirement for architectural interest on the 5<sup>th</sup> floor of the structure in exchange for the 20-foot setback using a change of material, color, different fenestration dimensions, and recessed cap. However, staff finds the brick and fiber cement material colors lacking enough differentiation as they appear to be similar shades of tan. Staff further finds that further articulation is needed at the corner of Green Avenue and Vardry Street to comply with the requirements for corner lots provided in PRI 5.7. An example would be to articulate the corner unit's stairway toward the intersection.

Alleyway:

Proposed within the submittal is a pedestrian and vehicular cut-through that serves to connect Vardry and S. Main Streets. Staff finds this generally consistent with the Design Guidelines for Block Pattern (PUB 1) and Alleys and Pedestrian Cut-Throughs (PUB 7).

The alley will also serve as the entry and exit point for the internalized parking garage, utilities, and back door services such as deliveries and trash.

Since site plan approval, the applicant has worked with the adjoining property owner at 1021 S. Main Street to create a joint design for the alleyway. The alleyway now reads as a pedestrian friendly zone with the use of raised sections and different materials to prevent vehicular speeding. The corresponding request is CA 21-609 for 1021 S. Main Street.

Open Space and Plazas:

The proposed site plan has four open space and plaza areas:

1. Public plaza at the corner of S. Main Street and S. Markley Street.
2. Public open space between the M West Townhome community and the alleyway.
3. A private courtyard between Buildings A and B.
4. A private courtyard internalized within Building B.

Staff finds the placement and orientation to buildings for the public plaza and open space areas to generally conform to PUB 8 of the Design Guidelines. The proposed urban landscape environment for the private courtyard between Buildings A and B has been improved to meet the Board condition from the site approval.

Other Issues: Staff finds the lack of new street lighting provided on Green Avenue, Vardry Street, and south end of the alleyway to not meet Design Guideline PUB 9. Staff believes these streetlights should be required to promote pedestrian safety.

Staff also finds street furniture and trash containers are necessitated throughout the site per the Design Guidelines.

**Town Hall Meeting:**

On July 19<sup>th</sup>, 2021, SunCap held a Town Hall at the Allen Temple AME West End Community Recreation Center. A summary of the comments received from this meeting are provided in the attachment.



Staff recommends approval with the following conditions:

1. Building B shall receive further articulation at the corner of Green Avenue and Vardry Street.
2. The material color shades of Building B shall offer greater differentiation to prevent a monolithic color palette.
3. The applicant shall provide a scaled wall mockup to showcase how the materials and colors of materials will relate to one another.
4. Conditions #1-3 shall be reviewed and approved by a two-member Committee of the DRB prior to construction.
5. A Master Sign Package for the site shall be submitted to staff for review and approval prior to submittal for individual sign permits.
6. The applicant is to receive approval from the Arts in Public Places Commission prior to the installation of the art covering the parking garage metal screen.
7. The applicant shall work with Planning and Engineering staff for final streetscape and right-of-way improvements, prior to permit issuance, to include the installation of new streetlights along Vardry Street, Green Avenue, and the southern portion of the proposed alleyway.
8. Applicant shall protect all existing street trees along SCDOT rights-of-way (Greene Avenue) unless approval for replacement of trees is given by SCDOT.
9. Final landscape plan shall be submitted for review at time of permit. It shall include the placement of new furniture and trash locations for streets and the alleyway.
10. Applicant is to maintain all sidewalk connections within rights-of-way or easements through construction until planned streetscape improvements are to be constructed. Applicant will work with Planning and Engineering staff on solutions during this period.
11. 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.
12. This CA is considered part of 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**

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**Civil Engineer Comments**

**Recommend:** Approve

**Comments:**

Final streetscape and public right of way improvements to be approved with site permit. Traffic study is currently under review.

**Environmental Engineer Comments**

**Reviewed By:** Brooks Dixon

**Date:** 8/16/2021

**Recommend:** Approve w/ Comments

**Comments:**

- 1) Wastewater – Wastewater service for the development will be subject to the following conditions:
  - a. The City's Sanitary Sewer system located in S. Main Street and along Markley St has limited capacity at this time. The System located in Vardy Street does have capacity. Project site permit approval will require a capacity request for this development, as well as allocated flow.
  - b. There are existing City sewer mains available to serve this development. The developer must confirm that the existing sewer system/treatment plant has available flow from the City and ReWa by submitting a Sewer Capacity Request Form (Service Lateral Fillable Form aka PSSAR).
  - c. The wastewater permitting and acceptance process shall meet those requirements set forth in the City of Greenville Design and Specifications Manual Chapter 8.
  - d. Each building shall have a separate and direct connection to the City's sanitary sewer main.
  - e. Prior to using an existing lateral, the existing lateral must be tested to ensure that it conforms to City of Greenville performance requirements. Provide a video documenting the condition of the existing service connection prior to its reuse. A new lateral will be required if the existing lateral is in poor condition. The final Certificate of Occupancy will not be issued until the lateral is shown to be in good condition or a new lateral is installed.
  - f. Each building shall require a new service fee through ReWa.
- 2) Stormwater Management – The development is considered a larger common plan and must be performed in conformance with the City's stormwater ordinance (Article 19-7: Stormwater Management). Specifically, you will need to have a Professional



Engineer prepare a non-single family site plan for the development and it will be subject to the following conditions:

- a. A stormwater plan is required to be submitted with the non-single family site plan permit. Submit the major, minor or the soil erosion and sediment control stormwater plan as appropriate.
  - b. At a minimum, a stormwater plan should include:
    - i. Proposed layout.
    - ii. Appropriate erosion control best management practice standard details.
    - iii. A construction entrance.
    - iv. A concrete washout.
    - v. Silt fence
  - c. The plan should also show any drainage details needed to ensure the development will not adversely impact adjacent properties and will adequately control runoff from offsite.
    - a. If the proposed development creates a new impervious surface greater than or equal to 0.25 acres, water quantity will be required for the 2,10 & 25 year 24 hour storm event with no significant increase in the 100 year 24 hour storm event.
    - b. Any stormwater drainage system conveying offsite water shall be designed in compliance with the Stormwater Ordinance.
    - c. Water quality treatment is required when either:
      - The proposed development has a total impervious surface area ratio of 60% or greater and disturbs 50% or more of the parcel or larger common plan over a five year period; or;
      - The proposed development creates a new impervious surface greater than or equal to 0.25 acres.
- 3) Floodplain – A portion of the subject property is not located in a FEMA floodplain as determined utilizing 2019 Flood Insurance Rate Maps.

#### **Fire Department Comments**

**Recommend:** Approve

#### **Tree and Landscape Comments**

**Reviewed by:** Edward Kinney

**Date:** 8/20/2021

**Recommend:** Approve w/ Conditions

#### **Comments:**

Applicant shall protect all trees in SCDOT r/w from damage or removal unless permission is acquired from SCDOT to remove and replace.

A final landscape plan shall be submitted for permit review



**Traffic Engineer Comments**

**Reviewed By:** Valerie Holmes

**Date:** 8/25/2021

**Recommend:** Approve

**Comments:**

Traffic study has been reviewed and approved. No network mitigation is required.

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**Applicable Design Guidelines:**

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**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 developments 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 traffic.
- 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 out 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.
- 1.1P **Irregular parcel shapes:** Ensure that the block's perimeter is no more than 2400 feet. Implement interior pedestrian cut-throughs to achieve the target block size if necessary.
- 1.1P **Large parcels:** Locate a street, alley, or pedestrian cut-through between buildings in a manner that reflects the 300-500 foot block pattern.
- 1. ME **Mass Entertainment:** If pedestrian cut-throughs are not feasible, provide for pedestrian connectivity around the venue's perimeter.



## **PUB 2. Pedestrian realm**

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

## **PUB 3. Sidewalk zone**

- 3.1 Connect all new sidewalks to the existing sidewalks.
- 3.2 Provide continuous sidewalks (or equivalent all-weather routes) along both sides of all vehicular rights of way.
- 3.3 Separate sidewalks from vehicular traffic by a planted area, which should be located a minimum of 5 feet from the street curb edge.
- 3.4 Construct sidewalks out of durable materials like concrete, brick and stone. This applies to standard, permeable and decoratively paved sidewalks.
- 3.5 Design all sidewalks to comply with the South Carolina Accessibility Standards and the Americans with Disabilities Act as amended.
- 3.6 In areas of high pedestrian traffic, implement sidewalk bulbouts at intersections to shorten pedestrian crossing time. The expanded sidewalk area created by bulbouts can be designed to incorporate elements of PUB 8. Publicly Accessible Parks and Plazas.
- 3.SS **Steep Slopes:** Provide a consistent, uninterrupted slope throughout the pedestrian realm. See PRI 3. Entry and PRI 4. Activated Ground Floor for additional guidelines related to grading issues.

## **PUB 4. Street Furnishing Zone**

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



- 4.2 Site 50 percent of benches and other seating amenities in areas that receive midday shade.
- 4.3 Select street furnishings constructed of durable materials, including stone, finished wood and steel.
- 4.4 Establish and contribute to a coordinated and consistent vocabulary of street furnishings throughout downtown.

**PUB 5. Planting zone**

- 5.1 Hire a licensed professional landscape architect to address the project's plant health and appropriateness.
- 5.2 When placed near roadways, plantings should not interfere with sight lines to traffic, intersections and signs.
- 5.3 All planted areas should include a groundcover layer to help with long-term maintenance and water conservation.
- 5.4 When feasible, install the stormwater planting strategy that corresponds to the street's type in the Downtown Streetscape Master Plan. Specifically, use curbed stormwater planters on Ceremonial and Ceremonial Transition Streets. Use stormwater planters on Urban Fabric and Urban Fabric Transition Streets. Use open swale stormwater planters on Mobility Streets.
- 5.5 Encourage selection of species native to the South Carolina Piedmont region that have been proven to thrive in an urban condition.
- 5.6 Emphasize variety in site-wide planting strategies. For trees, the Greenville Zoning Ordinance requires that species vary a minimum amount in proportion to the number of trees planted. Achieving more diversity than the required minimum is recommended.
- 5.7 Prioritize species with rich human interest. The Downtown Streetscape Master Plan provides tree selections for streetscapes in downtown.
- 5.8 Prioritize species that provide high-quality habitat for native insects and animals.
- 5.9 Engineer soil profiles to support the specific needs of the proposed planting design. For trees, the minimum planting area should be 6'x6'. If adjacent hardscape restricts the amount of soil volume for the planting strategy, employ techniques such as engineered structural soil or Silva Cells (or equivalent) to achieve the soil volume needed for long-term plant health.
- 5.10 In highly trafficked urban areas, install physical measures to protect the roots of street trees. These measures could include architectural elements such as seat walls or steel railing. Discourage the use of tree grates, except in narrow areas or highly urban areas such as drop off areas and plazas. If installing tree grates, ensure that the tree opening can accommodate trees with large trunk diameters.

**PUB 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.
- 6.SS **Steep Slopes:** The building transition zone abuts a building's façade and may be elevated above part of the sidewalk, provided that the entrance is accessible by a ramp.

#### **PUB 7. Alleys and Pedestrian Zone**

- 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 furnishing 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. Recommend 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.
- 8.8 Ensure that publicly accessible parks and plazas provide adequate opportunities for ongoing user stewardship. This includes implementing Crime Prevention Through Environmental Design principles, especially visibility into and throughout the space, and providing adequate maintenance infrastructure like litter receptacles.
- 8.9 Place utility and mechanical uses like vents and trash storage away from parks and plazas.
- 8.10 Increase the perception of safety by providing adequate lighting. Consult PUB 9. Lighting.
- 8.11 Provide comfortable seating in publicly accessible parks and plazas. Seats should generally be between 16-20 inches in height, and 18 inches in 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.
- 8.13 Hire a licensed professional landscape architect to design publicly accessible parks and plazas.
- 8.LP **Large Parcels:** Activate the ground floor of buildings surrounding internal publicly accessible parks and plazas. See PRI 4. Activated Ground Floor for additional guidelines.

## **PUB 9. Lighting**

- 9.1 Provide continuous light along all streetscapes that is oriented to the pedestrian scale. Lighting along the right of way should be a combination of pedestrian-scaled streetlights and spillover from lights on adjacent buildings.
- 9.2 Ensure that all lighting along the right of way is full cut-off and provides a consistent illumination of at least one foot-candle. Do not use uplighting as the primary pedestrian lighting type.
- 9.3 Light pole and lamp designs should correspond to existing downtown fixtures.
- 9.4 The light pole, or standard, should be designed to accommodate special decorative accessories, such as mounts for hanging planter baskets, banners and festive seasonal lighting schemes.
- 9.5 Maintain a consistent, familiar color temperature throughout the public realm. 2500K-4500K is typical.
- 9.6 Mercury vapor, low-pressure sodium, high-pressure sodium and metal halide light sources are strongly discouraged. Energy efficient fixtures such as LED or low energy use lights are encouraged.
- 9.7 Street poles and pedestrian poles should be spaced evenly between trees along streetscape corridors.
- 9.8 Use landscape uplighting and ground-mount uplighting to emphasize the nighttime appearance of distinctive landscape features like unique plantings and large trees.
- 9.9 Illuminate signage with appropriate lighting types, such as neon tubes, fiber optics, incandescent lamps, cathode ray tubes, shielded spotlights, and wall wash fixtures.
- 9.ED **Edges of C-4 Central Business District:** Transition lighting intensity between the less bright residential areas and the brighter Central Business District.

## **PUB 11. Signage**



- 11.1 Synchronize signage design with its architectural surroundings. Apply the guidelines described in PRI 6. Materiality to both buildings and their corresponding signage, and preserve historic painted signs when feasible.
- 11.2 Align wayfinding and interpretive signage in the public realm with adopted city-wide signage standards.
- 11.3 Scale projecting signage primarily for pedestrian legibility, rather than vehicular wayfinding and branding. Ensure that projecting signs do not obscure major architectural details.
- 11.4 Emphasize legibility and simplicity in signage design, and subordinate signage to the overall building or streetscape composition.
- 11.5 Scale and position wall signage in proportion to the wall on which they are placed. Limit wall signs to 75 percent of the linear footage of the wall area that they occupy.
- 11.6 Mount letters and graphics directly onto exterior wall, and conceal any electrical raceways from view, either behind a finished exterior wall, or by integrating conduit into the sign.
- 11.7 Scale the brightness and visual impact of illuminated signage to the surrounding area's level of activity. Subordinate signage lighting to the overall building or streetscape composition. Ensure lighting does not have an adverse impact on adjacent properties and pedestrian areas.
- 11.8 Externally illuminated signage should be illuminated from the top of the sign. Use shielded and focused light fixtures, and apply the guidelines described in PUB 9. Lighting.
- 11.9 Illuminated signage should provide illumination and definition to the sign's individual letters. Avoid internally illuminated cabinet signs.
- 11.10 With city-issued permits, locate sandwich board-style sidewalk signage in the building transition zone so that it does not interfere with the flow of pedestrians in the sidewalk zone.
- 11.11 Emphasize scale and proportionality in freestanding signage. Limit freestanding signage to 50 percent of the height of the first story of the building. Distinguish the base, middle and top components of the sign, and avoid monolithic structures, exposed pole supports and pylon signs.

## **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.

### **PUB 13. On-Street Parking**

- 13.1 Locate on-street multi-modal parking along curbs in areas with high retail activity, especially on streets designated as Urban Fabric Transition streets in the Downtown Streetscape Master Plan.
- 13.2 Emphasize parallel on-street parking over angled on-street parking.
- 13.3 Where on-street parking is present, align the location of elements in the furnishing zone and planting zone so that they do not disrupt the flow of passengers exiting automobiles. Provide at least 3 feet of clearance between parked car doors and curbside obstructions.
- 13.4 In areas of high bicycle traffic, include on-street bicycle parking corrals adjacent to intersections. Locate corrals where existing demand is for at least five bicycles and at intersections. Bicycle facilities in corrals should conform to the guidelines described in PUB 4. Street Furnishing Zone.

### **PRI 1. Placement**

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

### **PRI 2. Massing**

- 2.1 A building's mass, scale, form, floor-to-floor height and horizontal alignment should not be in stark contrast to its surrounding context. Surrounding context should include all buildings located within one block of the proposed development.
- 2.2 Use lower scale buildings or building elements to transition to taller buildings towards lower scale buildings on adjacent properties.
- 2.3 At the street wall, new construction and additions should maintain the historic scale of two to five stories in height or a maximum of 50 feet.
- 2.4 If a building must be significantly taller than the buildings surrounding it, preserve the continuity of the street wall by stepping back the upper floors of the taller building a minimum of 20 feet from the front façade line.



- 2.5 Design street and pedestrian level-stories to be uniquely defined from upper stories.
- 2.6 Design street and pedestrian-level stories at a human scale and massing such that they relate to the pedestrian user and adjacent properties.
- 2.7 Encourage a variety of building heights along the street with vertical and horizontal proportioning similar to its immediate context and district.
- 2.LP **Large parcels:** Divide larger buildings and their façades into smaller modules, units or separate buildings so that the form and massing of the buildings can better relate to the scale and proportion of the surrounding area. Vary building heights and façade setbacks to create a more visually interesting rhythm.
- 2.ED **Edges of C-4 Central Business District:** New construction within a 300-foot radius of an occupied single-family use should be within 10 feet greater than the average height of all buildings within the 300-foot radius. This restriction only applies to the street frontage of the portion of the building that falls within the 300-foot radius. Ensure that transitions between commercial/multi-family projects and single family areas are sensitive to the traffic, noise variation and unwanted views into private spaces. Use landscaping and thoughtful placement of building elements to mitigate the negative effects of this transition.

### PRI 3. Entry

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



unavoidable due to grade, ensure that they are highly visible and integrated into the architectural and landscape design of the building. Stairs and ramps should enhance and not restrict the walkability of adjacent sidewalks.

- 3.LP **Large parcels:** For large parcel developments with multiple tenants: Provide distinct entrances and retail fronts to support a more resilient and flexible design that will accommodate the location of future uses.

#### **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.
- 4.SS **Steep slopes:** Where opaque foundation walls are unavoidable to transition large changes in grade, step the foundation to follow the site contours so that façades along steeply sloped areas remain active and visually inviting.
- 4.LP **Large Parcels:** Apply ground floor activation strategies to areas adjacent to all internal plaza spaces and pedestrian pathways.

#### **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.
- 5.7 For buildings on corner lots, accentuate the corner's unique location with architectural features that actively engage the public realm and create a visual presence at the corner, such as:
  - Chamfered or rounded corners,
  - Projecting and recessed balconies and entrances,
  - Accentuating features such as embellished doorways and volumetric manipulations (e.g., corner tower),
  - Enhanced window designs that may include floor-to-ceiling windows, display windows, clerestory windows, or distinctive glass design or colors.
- 5.LP **Large parcels:** Use detail and articulation to help distribute the mass and scale of larger buildings into smaller parts. Avoid large monotonous façades.

#### **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**

- 10.1 Locate active, pedestrian spaces such as shops, offices or public art along the ground-level street frontage. When this is not possible, provide an activated pedestrian space in the building transition zone using landscaping, seating, coverings or other similar elements to create an active street edge.
- 10.2 Minimize the visual impact of parking structures on surrounding pedestrian spaces and streets.



CA 21-612  
1015 S. Main Street

- 10.3 Use compatible, high-quality façade materials, especially adjacent to pedestrian areas.
- 10.4 Locate the short dimension of the parking structure along the street edge as a way to reduce its street frontage.
- 10.5 Screen open air garages to minimize large façade openings and avoid light trespass of garage interior lighting into the public realm.
- 10.6 Provide vehicle access and entrance points from alleys and side streets.
- 10.7 All visible façades of parking structures must reflect the character, materiality, and articulation of its surrounding architecture.
- 10.8 Place parking structures only in areas where they can be integrated into the surrounding neighborhood context.
- 10.9 Vertical circulation cores (elevator and stairs) shall be located near primary pedestrian corners and be highlighted architecturally so visitors can easily find and access these entry points.
- 10.10 Integrate the design of public art and lighting with the architecture of the structure to reinforce its unique identity. This is especially important for public parking structures to aid in visitors finding them upon arrival and getting oriented to Downtown.





**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:    | SunCap Property Group                              | (1) Allen Temple AME Church / (2) Cap Park LLC / (3) 1021 LLC   |
| *Title:   | David Lee, Senior VP                               | Rev. James E. Speed Sr., Senior Pastor, Allen Temple AME Church |
| *Address: | 6101 Carnegie Boulevard, #180, Charlotte, NC 28209 | 109 Green Avenue, Greenville, SC 29601                          |
| *Phone:   | 704-945-8000                                       | 864-233-7394                                                    |
| *Email:   | dlee@suncappg.com                                  | church@allentempleamechurch.org                                 |

**PROPERTY INFORMATION**

\*STREET ADDRESS (1) 1015 S. Main Street, (2) 1001 S. Main Street, (3) 1021 S. Main Street \_\_\_\_\_

\*TAX MAP #(S) (1) 0073000401500, 0073000400200, 0073000401600 / (2) 0073000400100 / (3) 0073000400400 \_\_\_\_\_

\*SPECIAL DISTRICT C4, CBD \_\_\_\_\_

**DESCRIPTION OF REQUEST**

To include scope of project and justification or response to specific guidelines and special conditions.  
Please see attached narrative.



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    - Site plan review \$300.00
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  - B. SIGNS \$150.00
  - C. APPLICATION FOR STAFF REVIEW
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*, and is provided as a .skp file.*

**Data is updated monthly.**



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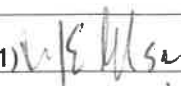
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RAC

|                                 |                                                                                         |     |     |
|---------------------------------|-----------------------------------------------------------------------------------------|-----|-----|
| *Signatures                     |      |     |     |
| Applicant                       | DAVID G. LEE                                                                            |     |     |
| Date                            | 7/23/2021                                                                               |     |     |
| Property Owner/Authorized Agent | (1)  | (2) | (3) |
| Date                            | (1) 7/27/2021                                                                           | (2) | (3) |
| Public Hearing Information      |                                                                                         |     |     |
| Public Hearing Signs            |                                                                                         |     |     |





**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 \_\_\_\_\_

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\*Indicates Required Field

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|-----------|----------------------------------------------------|---------------------------------------------------------------|
| *Name:    | SunCap Property Group                              | (1) Allen Temple AME Church / (2) Cap Park LLC / (3) 1021 LLC |
| *Title:   | David Lee, Senior VP                               | Brody Glenn, President, Cap Park LLC                          |
| *Address: | 6101 Carnegie Boulevard, #180, Charlotte, NC 28209 | 935 S. Main St, Suite 201, Greenville, SC 29601               |
| *Phone:   | 704-945-8000                                       | 864-271-3894                                                  |
| *Email:   | dlee@suncappg.com                                  | info@capllc.com                                               |

**PROPERTY INFORMATION**

\*STREET ADDRESS (1) 1015 S. Main Street, (2) 1001 S. Main Street, (3) 1021 S. Main Street \_\_\_\_\_

\*TAX MAP #(S) (1) 0073000401500, 0073000400200, 0073000401600 / (2) 0073000400100 / (3) 0073000400400 \_\_\_\_\_

\*SPECIAL DISTRICT C4, CBD \_\_\_\_\_

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city of  
**greenville**

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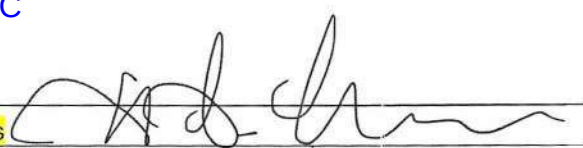
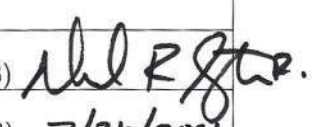
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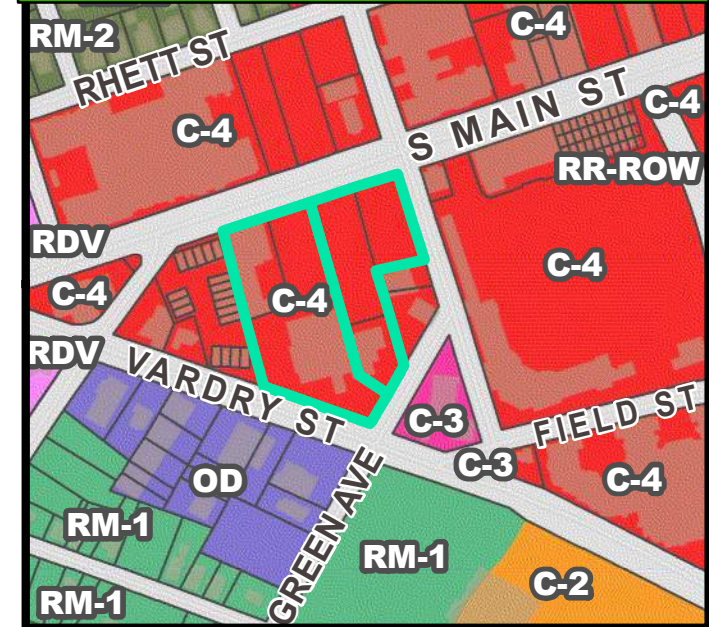


# CA 21-612 • 1001, 1015 S. MAIN ST

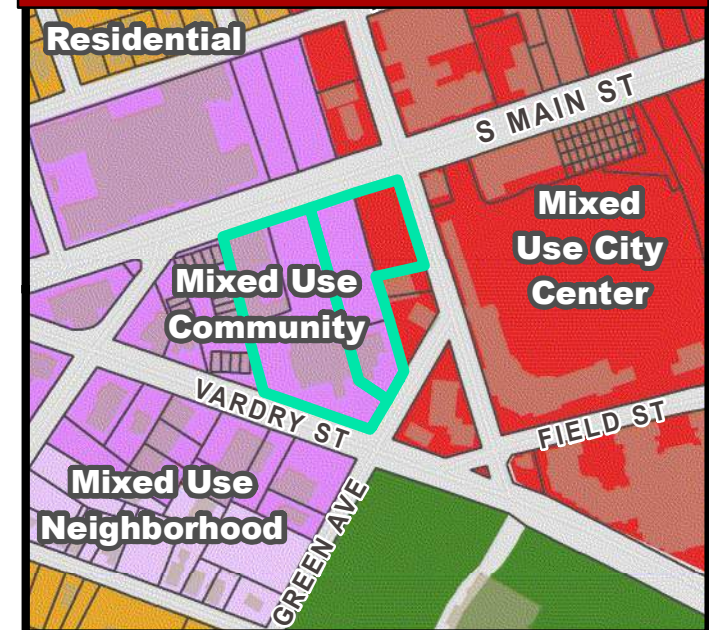
## AERIAL VIEW



## CURRENT ZONING



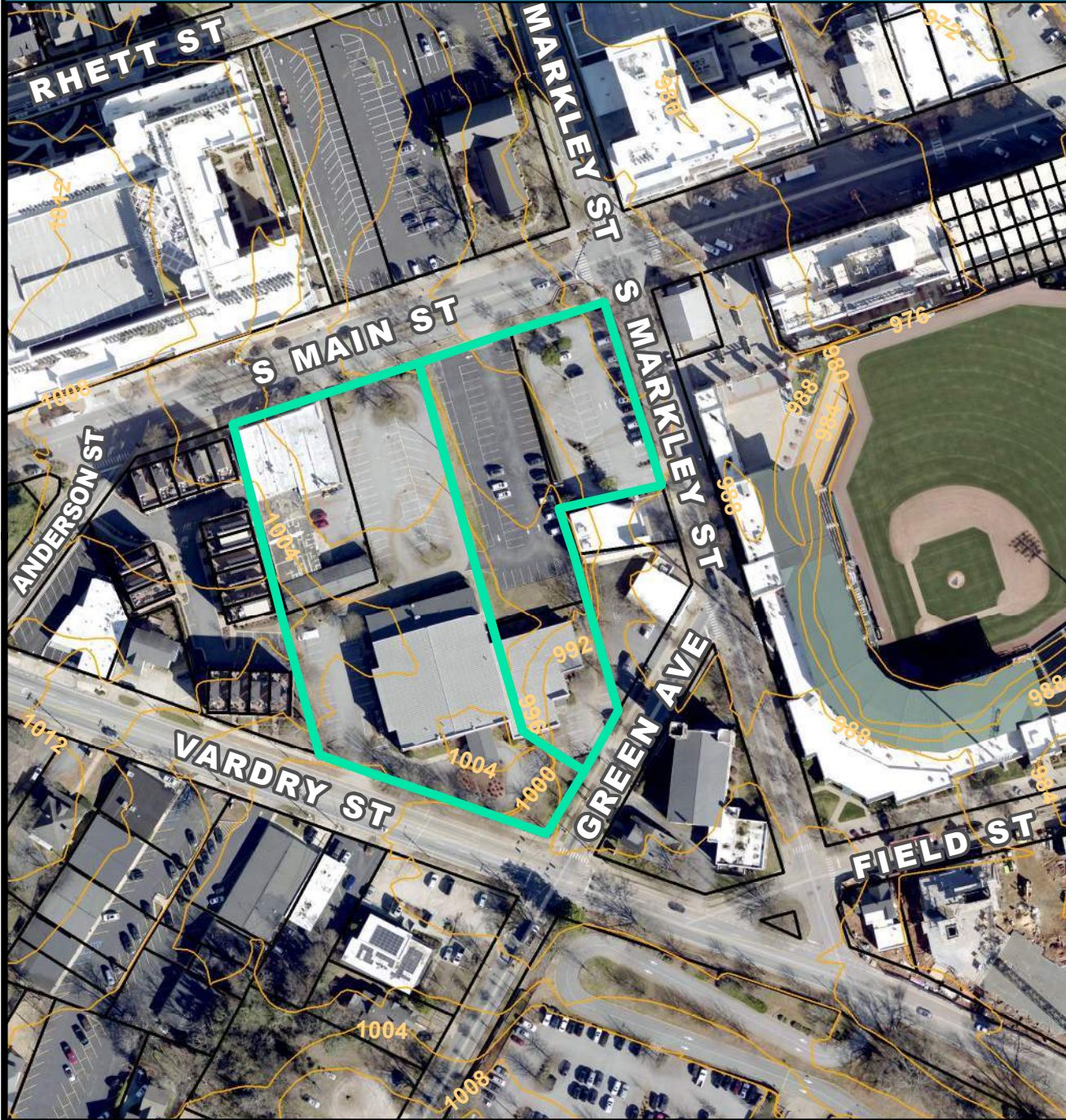
## FUTURE LAND USE



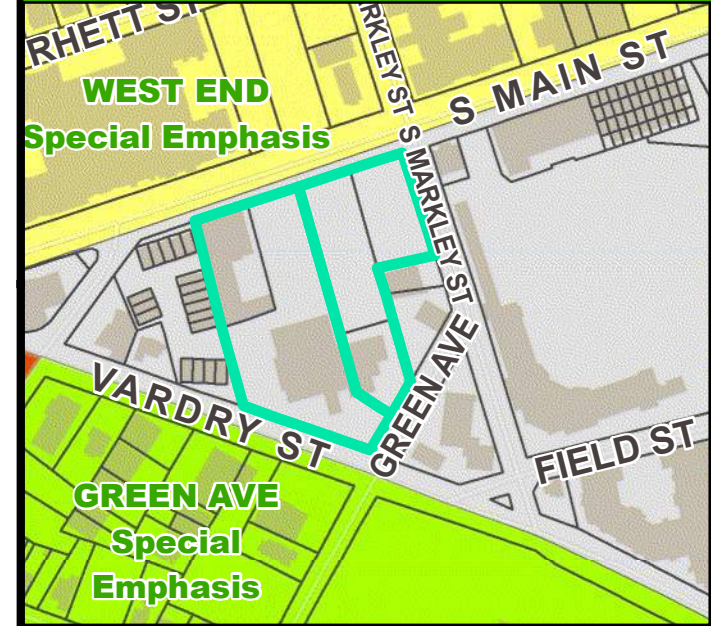


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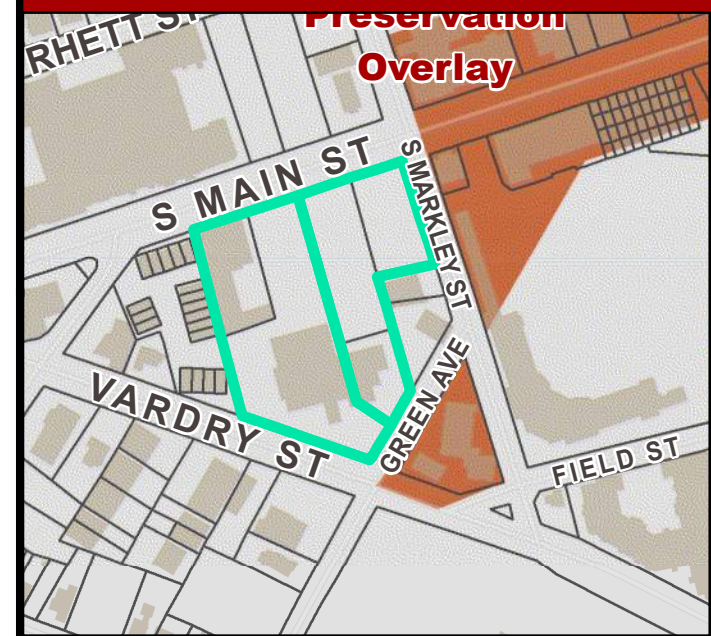
## NATURAL / ENVIRONMENTAL FEATURES



## SPECIAL EMPHASIS NEIGHBORHOODS



## PRESERVATION OVERLAYS







August 2, 2021

City of Greenville  
Urban Design Panel

**Re: 1015 S. Main Street  
DRB Architectural Review  
Description of Request**

SunCap Property Group requests Urban Design Review Board approval for the proposed development at 1015 S. Main Street. Site Plan Review was approved with conditions on July 1, 2021. We submit the following application for Architectural Review. Preliminary façade materials, color schemes, light fixtures, landscape materials, and signage locations are included in the application. We request as a condition of approval that final materials, colors, fixtures, and detail drawings be submitted at a later date for staff approval with a two-member DRB committee. All final tenant and development signage will be submitted as a separate application.

In response to Site Approval Condition 1, the design team met with City staff on July 22 to review design progress and had an informal meeting with DRB members on July 23. The design team also held a town hall meeting at the West End Community Development Center on July 19. Meeting minutes from the question and answer session as well as the sign-in sheet of attendees are attached to this request.

This project is a ±270-unit multi-family development with ±10,000 s.f. of ground floor commercial shell space, residential amenities, and ±440 structured parking spaces. The building is broken into two separate masses, referred to as Building A and Building B. Building A which fronts S. Markley Street and S. Main Street is a six-story building with ground floor retail and upper level residences wrapping a seven-story precast concrete parking garage. The retail base is clad in masonry and features large storefront openings to activate the streetscape. The building is set back from the corner of Markley and Main to create a large public plaza with moveable street furnishings. Smaller plazas occur mid-block on Markley and Main to define building entrances and provide relief to the urban streetscape. The masonry façade steps back at the 2<sup>nd</sup> floor, providing large terraces for the 2<sup>nd</sup> floor residences and maintaining the pedestrian scale of the West End. The 2<sup>nd</sup> through 5<sup>th</sup> floors are predominately clad in masonry with fiber cement accents and recessed residential balconies. A



smaller step back occurs at the 6<sup>th</sup> floor and is clad in fiber cement siding. Large projecting bays clad in terracotta siding are placed at the building corners and mid-block to divide the building façade and highlight primary building entrances. Subtle variations in the materials and color palette further subdivide the façade in response to the urban streetscape. A portion of the parking structure is visible from Greene Avenue and Vardry Street. This façade will be screened with perforated metal mesh panels featuring a custom mural that recalls the history of Greenville's West End. The final mural design will be submitted to the Arts in Public Places Commission for approval.

Building B which fronts Vardry Street and Green Avenue is a 5-story building with residences and residential amenities. In response to Site Approval Condition 4, the building mass has been further subdivided from the approved massing diagram. This includes a 2'-6" step back at the 4<sup>th</sup> floor of the building, a smaller step back at the 5<sup>th</sup> floor, regular façade breaks, and variation in the parapet height. The base of Building B is clad in masonry. This base extends at regular intervals to a 3-story height that frames residential balconies and stoops, providing a row house appearance at a scale similar to the adjacent townhome development. The middle and top of Building B is clad in fiber cement siding with a variety of patterns and textures. Subtle variations in the color palette further subdivide the façade along the streetscape.

A new alleyway is proposed as a combined pedestrian and vehicular mid-block cut-through at the western edge of the site, providing a direct connection between Vardry and S. Main Streets. The north end of the alleyway is designed as an extension of the urban streetscape on S. Main Street. A mix of decorative concrete and pavers are used to define the drive lanes, parking, sidewalks, and pedestrian crossings. Two table top crossings are provided in the north alleyway to promote a safe pedestrian environment and interaction to adjacent properties. The first table top crossing is aligned with the S. Main Street sidewalk and the second table top crossing occurs at the garage entry, providing a connection to the adjacent property. Three 10'x25' loading spaces are provided at the north alleyway in response to Approval Condition 5. The first of these spaces is located adjacent to the leasing office for postal deliveries. The two remaining spaces are in a tandem configuration to accommodate larger truck traffic for commercial deliveries, trash pickup, and resident move-in/move-out.

Working in collaboration with the adjacent property owner, the north alleyway will also provide access to parallel parking on and pedestrian crossings to the adjacent property in a cohesive design. These proposed off-site improvements are shown for reference only and are not included in this application. Please refer to a separate application for proposed improvements to the adjacent property.



The south end of the alleyway is treated as an extension of the urban streetscape along Vardry Street. This includes street-facing stoops for the first floor residences of Building B, a landscaped building transition zone, a sidewalk zone, and a tree-lined landscape zone at the alleyway curb. Opposite Building B, a large green space fills the southwest corner of the site and serves as both a semi-public amenity for the residents and a buffer to the adjacent townhome development. A table top crossing at the north end of the green space provides a safe pedestrian crossing to the primary residential entrance across the alley and serves as a traffic calming device. At this mid-block crossing, a breezeway between Buildings A and B provides a primary residential entry leading to a private courtyard between the two buildings. Interior amenity spaces in Building B connect this courtyard to a second private, internal courtyard that is not visible from the public right of way. A complete landscape plan of the development including courtyards and green space has been provided in response to Approval Conditions 3 and 6.

We appreciate your consideration of this project. Please do not hesitate to call if you have questions or require additional information.

Sincerely,

A handwritten signature in black ink that reads "Robt Couch". The signature is written in a cursive, slightly stylized font.

Rob Couch

Attachments





## meeting minutes

**Issue Date:** 07/21/2021

**Meeting Date:** 07/19/2021

**Meeting Location:** West End Community Development Center

---

**Project Name:** 1015 S. Main Street

**Project Number:** 021265.00

---

**Attendees:**

MPS:

Lisa Lanni, Chris Norris, Rob Couch, Matt Bourean, Gabrielle Bernier

SunCap:

David Lee, Chandler Turner

Seamon Whiteside:

Joe Bryant, Chris Watson

See attached sign-in sheet for additional attendees.

**Distribution:** (if different from above)

Austin Rutherford, City of Greenville

---

**Writer:**

Rob Couch

---

*The following notes represent our understanding of matters discussed and actions agreed upon. Please report corrections and/or omissions to the writer within five (5) working days.*

Question and Answer session following presentation:

1. Concerned about gentrification. Can new use be fused with old church use? Potential for connections through site to church?
  - a. David Lee: Don't have frontage along Green Ave across from church to make connection. Looking at options and working with church on parking.
  - b. Lisa Lanni: Sidewalks are being widened. Connections are made around the site.
  - c. Rob Couch: Looking at options for additional garage parking.
  - d. David Lee: Still working with Rev. Speed but can't commit to parking now.
2. What are the depths of step backs on Main and Markley?
  - a. Chris Norris: Varies from  $\pm 8'$  to  $10'$  at second floor step back.  $2'$  step back at 6<sup>th</sup> floor.
3. How to know if what shown to DRB will get built? 408 Jackson didn't build what was shown.



## meeting minutes

- a. Rob Couch: City Planning staff will review for compliance at permit and during construction before final C of O. New LMO text amendments require an affidavit of compliance.
- 4. What is the height of the building in relation to The Greene?
  - a. Building A is  $\pm 69'$  tall at north alley and  $\pm 80'$  tall at Markley and Main.
- 5. What about trash and move in/move out? Are the medians on Main Street being removed, or will they block turns in and out of the north alley?
  - a. Rob Couch: Understand concern about getting truck traffic off Main Street and pedestrian safety. Three loading spaces are provided in the north alley; one is required per zoning. Two of the spaces are adjacent to accommodate larger trucks. The third space is near the leasing office to accommodate mail/parcel deliveries. Working with adjacent property owner on design of alley to provide a complete design. Parallel spaces will be provided on adjacent property on opposite side of alley. All trash is fully contained within the building so there is no dumpster enclosure on site.
  - b. Joe Bryant: Medians will be added to renderings. They're shown on the site plan and do not block the entry on Main to the north alley.
- 6. What are the size and uses of the retail spaces?
  - a. David Lee: About 10k sf total. Working with local brokers to find the right fit.
- 7. Will pets be allowed? How many will there be? Lots of dogs at The Greene and more to come with 408 Jackson.
  - a. David Lee: Yes. For reference, they have about 180 pets in a 300 unit project in PA.
  - b. Rob Couch: Open green space is about 140' by 50'. It could be used for a dog walk but will not be fenced in. Want to be pet friendly without creating a nuisance.
- 8. David Stone: Appreciate collaboration. Any coordination with Field Street plan?
  - a. David Lee: Would like to continue the Field Street design on Markley but don't control that property. Tried to propose a design to the City but was informed it was not possible.
- 9. David Stone: Large paver plaza at corner of Main and Markley. What happens there?
  - a. Rob Couch: Envisioned as an active, public space. The use will depend on the tenants. Possibly outdoor dining.
- 10. David Stone: Try to have a strong corner that pulls you in to the development.
  - a. David Lee: Have similar recessed elements further down Main and Markley streets at other building entrances.
- 11. What is the plan for the intersection at Markley and Main and the traffic light?
  - a. Rob Couch: Out of our control. Would need to speak with city staff or city council representative.
- 12. Any opportunity for large openings on retail spaces, like garage doors?
  - a. David Lee: Good idea. Will explore options.
- 13. Can't differentiate between Building A and Building B as viewed from Green and Markley. Still looks like one big building.
  - a. Rob Couch: Haven't studied that area in detail yet. Views from Green and Markley aren't shown in the presentation. In the view at the corner of Vardry and Green Building A is not visible. You will be able to see the building from Green and Markley since it is at a higher grade elevation.
- 14. Can traffic study be made public? What if turn lanes are required? Would DRB approve architecture without traffic study?
  - a. Joe Bryant: City has a process for making the traffic study public. No traffic impact from study. Study was not required by DRB.





## meeting minutes

- b. Jay Graham: Traffic study is required by engineering. If any turn lanes are required then they would have to incorporate before submitting for permit.
  - c. Joe Bryant: Had the traffic study done anyway to head off potential impacts before submitting for DRB.
15. (#4 cont.) Can see the elevator tower at The Greene. This building will probably be 20' taller than The Greene. The elevator will be taller than the parapet and you'll see it. Consider height in relation to adjacent buildings.
- a. Chris Norris: Elevator overrun will not be taller than the parapet.
  - b. Rob Couch: DRB requires streetscape elevations. Streetscape elevations on both sides of Main Street will be provided with the DRB submittal to illustrate height of building in context.
16. Consider parking lot lights and light pollution.
- a. David Lee: Will take into account.

**End of Document**



**Neighborhood Meeting****Project Name:** 1015 South Main**Location:** 1015 S. Main Street, Greenville, SC**Time of the meeting:** 6 pm**Date:** 07/19/21**Representative holding meeting:** SunCap Property Group

| Name                  | Street Address                   | Email                         |
|-----------------------|----------------------------------|-------------------------------|
| 1 Roslyn Meadows      | 3434 LAURENS ROAD GVL, SC 29607  | roz.meadows@gmail.com         |
| 2 Diana Keller        | 111 McCall St                    | dianer48@bellsouth.net        |
| 3 <del>Barbara</del>  |                                  |                               |
| 4 Cheryl Allen        | PO Box 8112 Greenville, SC 29604 | callen@margaretrosemedia.com  |
| 5 CARL L JONES        | 104 SYCAMORE RIDGE DRIVE         | gsjones@live.com              |
| 6 Courtney Powell     | 206 S Main St                    | cdpowell@greenville.sc.gov    |
| 7 Austin Rutherford   | 206 S Main St                    | arutherford@greenville.sc.gov |
| 8 Jay Graham          | " "                              | jgraham@greenville.sc.gov     |
| 9 Alison Wheeler      | 1027 S. Main St                  | awheeler@me.com               |
| 10 George Wheeler     | ✓ ✓                              | gbwheeler@me.com              |
| 11 Matthew Bourne     | 102 College Heights Blvd. 29603  | mbourne@clermont.edu          |
| 12 David Stone        | 13 N. Iron St                    | davidsstoneprop@gmail.com     |
| 13 Ann & Keri Guphill | 1027 S. Main #101 GVL 29601      | anniegup501@gmail.com         |
| 14 ANN & ALAN NAGLER  | 1027 S. MAIN ST #202 GVL 29601   | ALAN.NAGLER@GMAIL.COM         |
| 15 Amy Whitman        | 1027 S. Main St #104 GVL 29601   | mawhitman7@yahoo.com          |
| 16 Shannon Laurin     | 206 S. Main St                   | slaurin@greenville.sc.gov     |
| 17                    |                                  |                               |
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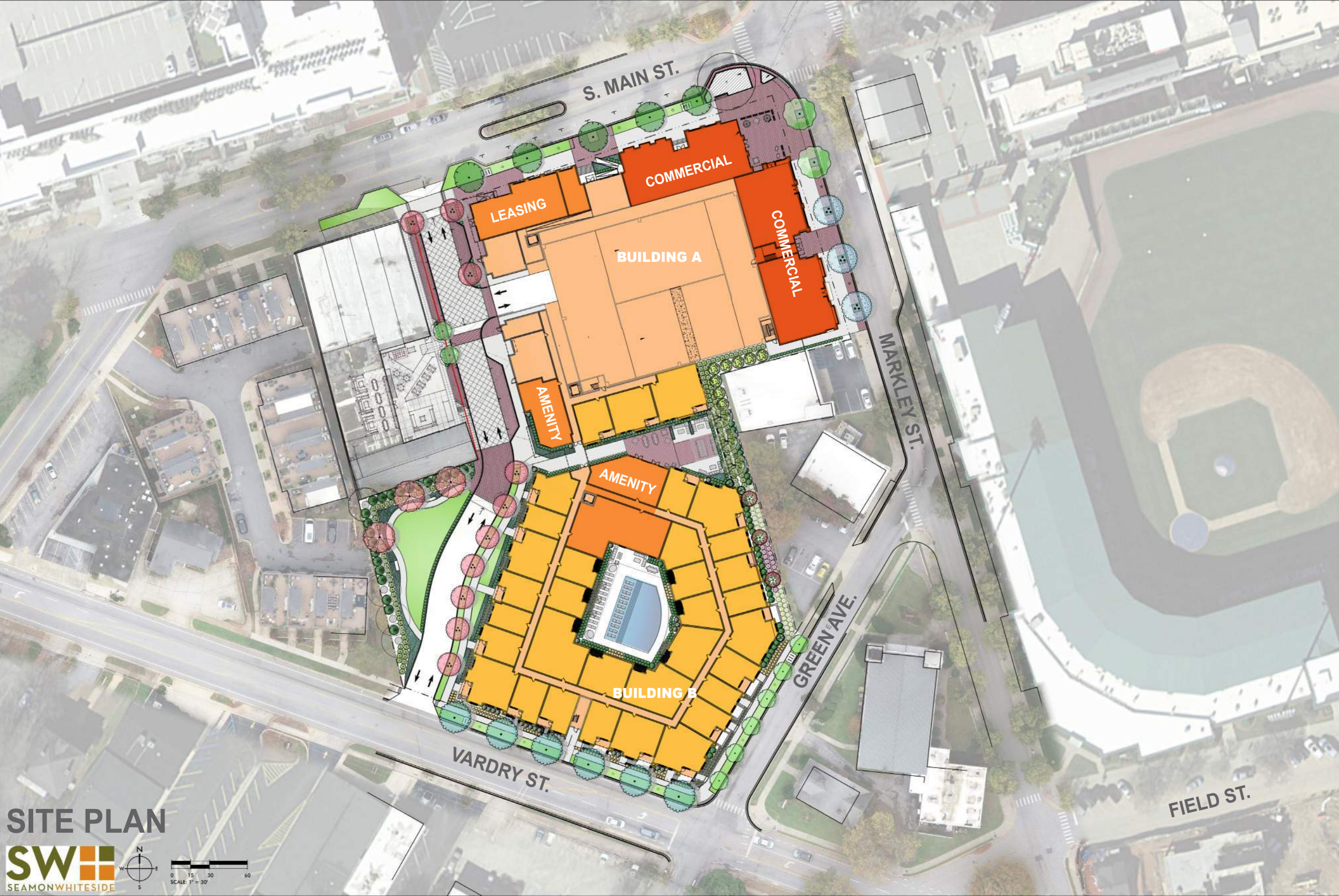
# 1015 S. MAIN STREET

DRB ARCHITECTURAL REVIEW

SEPTEMBER 2, 2021







# SITE PLAN



# SOUTHWEST AERIAL

408 JACKSON

GREENVILLE  
HIGH SCHOOL

ALLEN  
TEMPLE  
AME

PMC  
INTERIORS

M. WEST  
TOWNHOMES

CRAFTY CATS  
BREWERY,  
COFFEE, & TEA

THE GREENE

FLUOR FIELD

MARKLEY ST.

S. MAIN ST.

HOMEWOOD  
SUITES





408 JACKSON

ALLEN  
TEMPLE  
AME

GREENVILLE  
HIGH SCHOOL

M. WEST  
TOWNHOMES

FLUOR FIELD

S. MAIN ST.

MARKLEY ST.

ST. ANDREWS  
EPISCOPAL

ALLEYWAY

CRAFTY CATS  
BREWERY, COFFEE,  
& TEA

THE GREENE

HOMEWOOD  
SUITES

NORTHEAST AERIAL

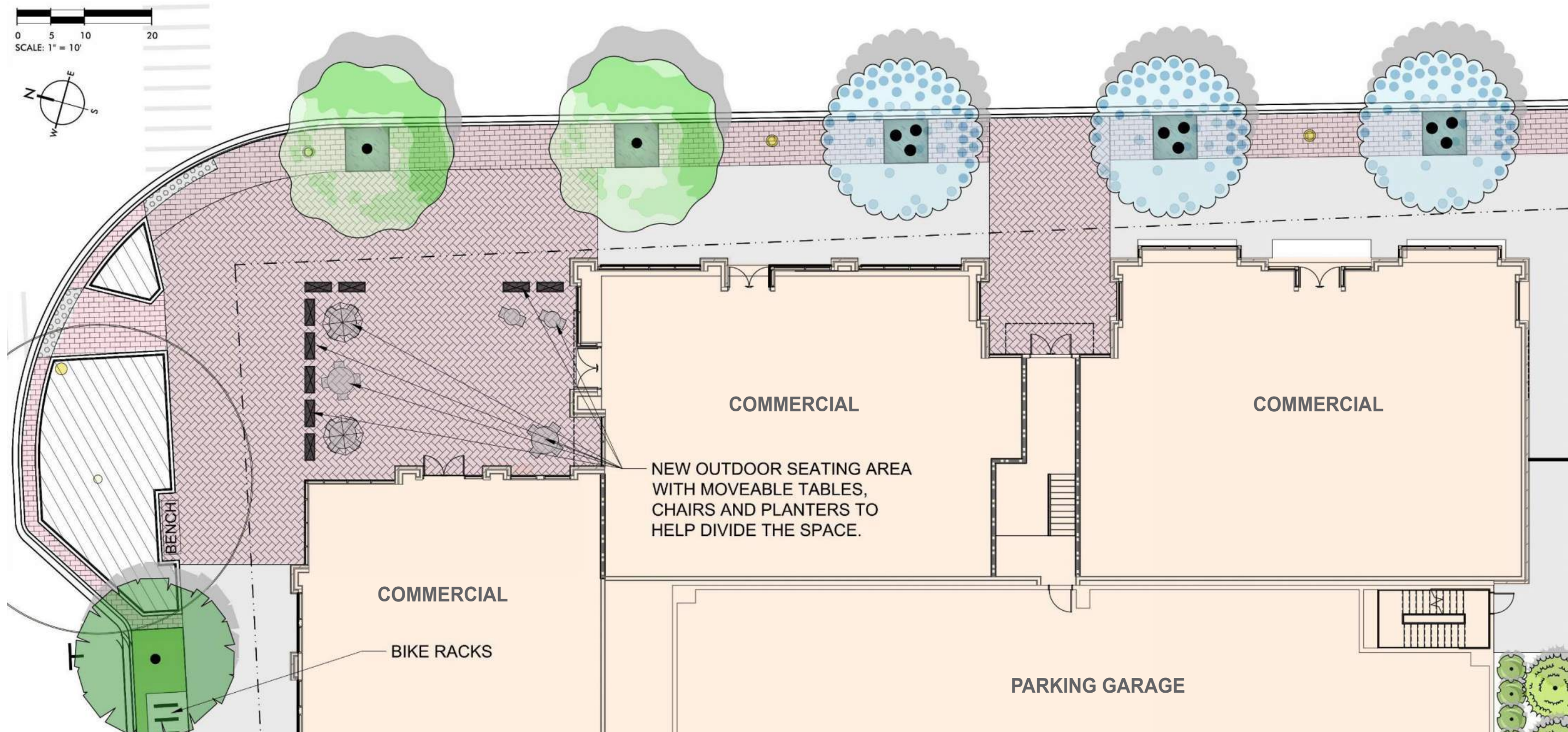








# ENLARGED LANDSCAPE PLAN AT MARKLEY ST.







MAIN ST. AND MARKLEY ST.





MAIN ST. FACING NORTH





MAIN ST. FACING SOUTH





EXTERIOR LIGHTING

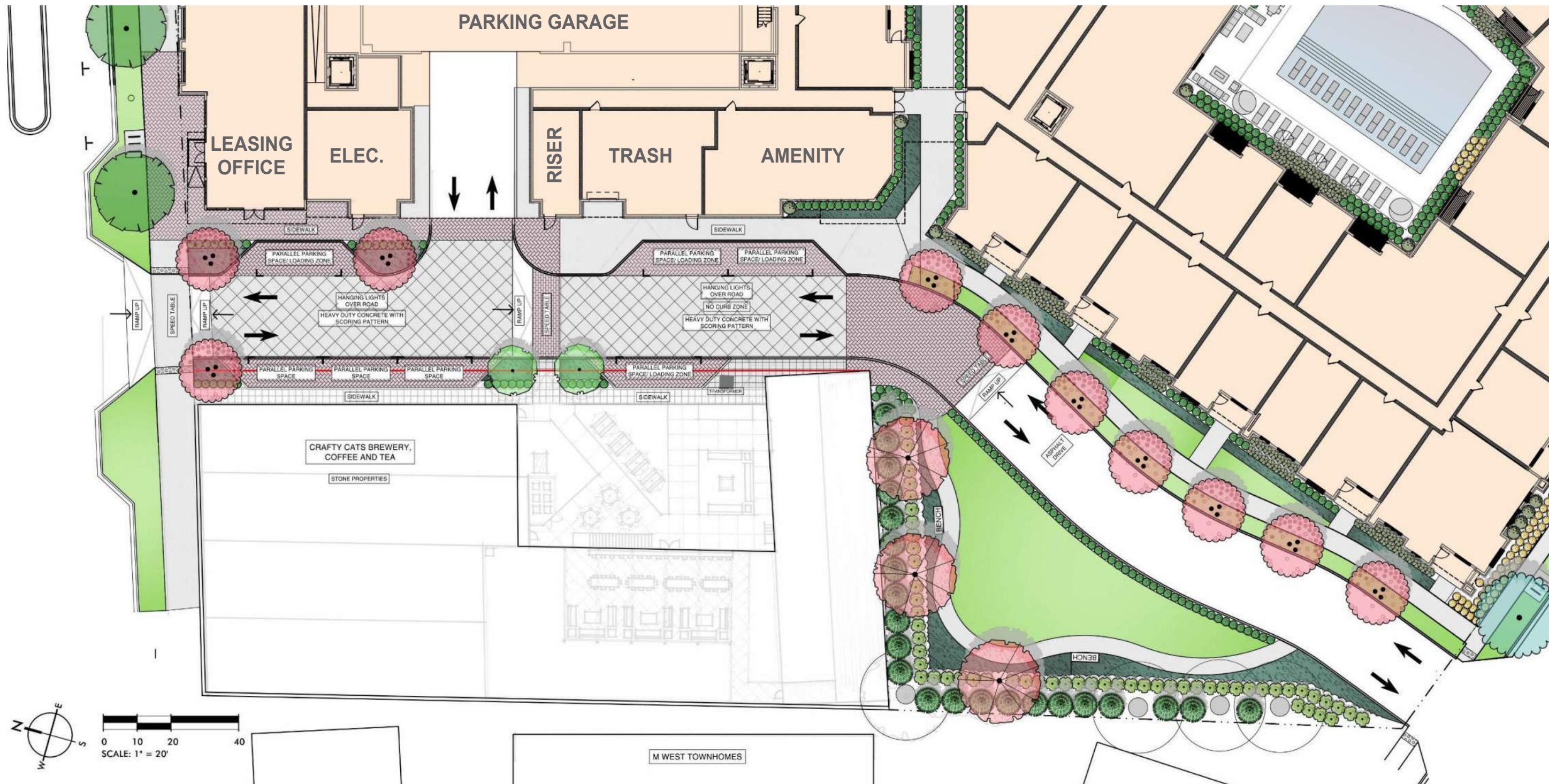
MAIN ST.





MAIN ST. AND NORTH ALLEYWAY





ENLARGED LANDSCAPE PLAN AT ALLEYWAY





NORTH ALLEYWAY





**SOUTH ALLEYWAY**





**VARDRY ST. AT SOUTH ALLEYWAY**





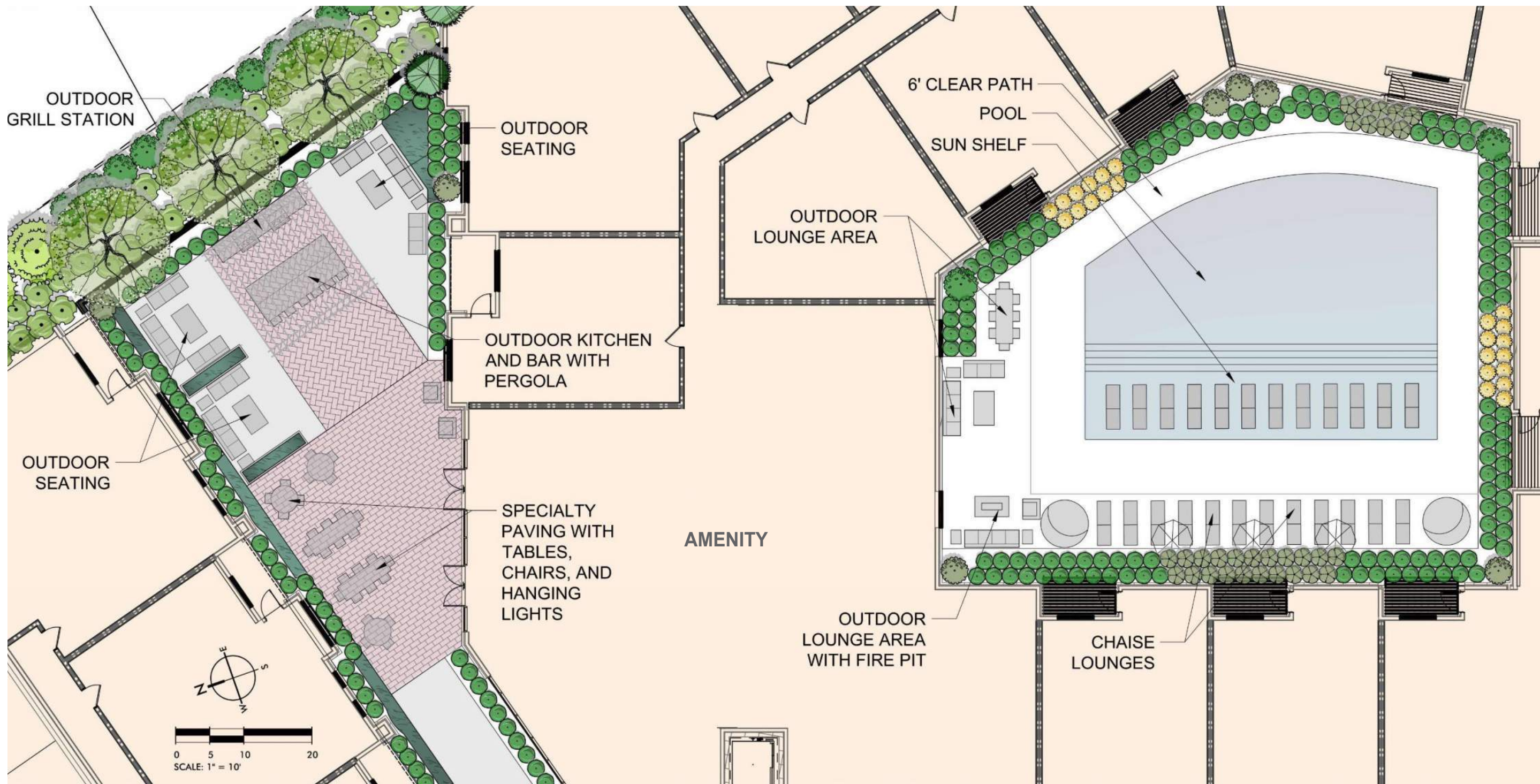
VARDRY ST. AND GREENE AVE.





GREENE AVE.





ENLARGED LANDSCAPE PLAN AT COURTYARDS





MARKLEY ST. AND GREENE AVE.





MARKLEY ST.





MARKLEY ST.





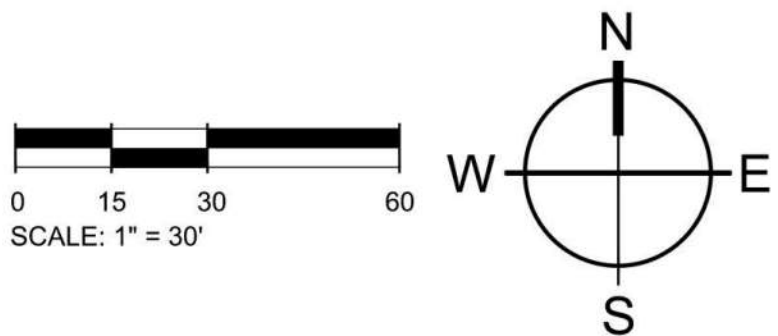
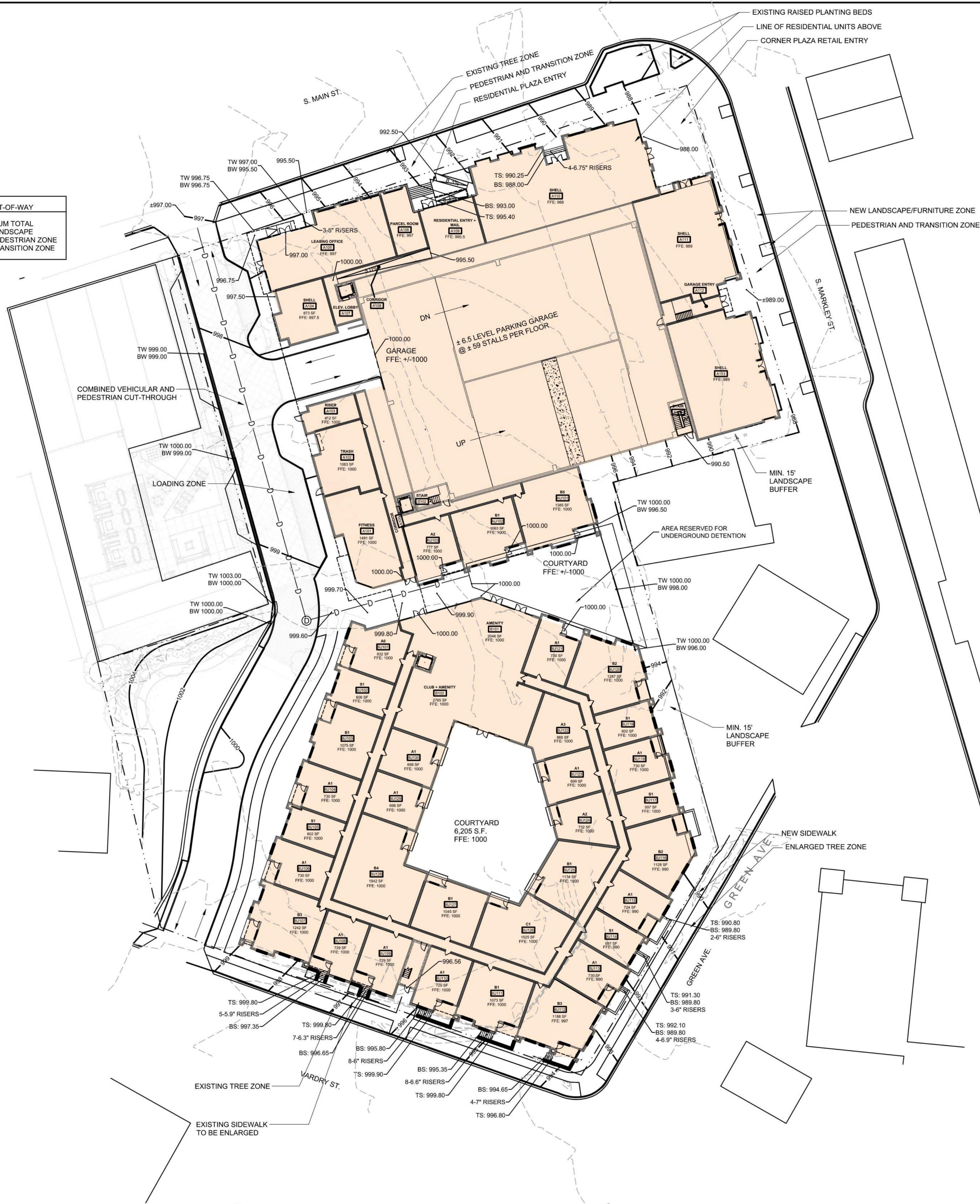






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8' - 0" MIN. PEDESTRIAN ZONE  
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MOUNT PLEASANT, SC 843.884.1667  
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SUMMERVILLE, SC 843.972.0710  
SPARTANBURG, SC 864.272.1272  
CHARLOTTE, NC 980.312.5450  
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1015 SOUTH MAIN  
CITY OF GREENVILLE  
GREENVILLE, SOUTH CAROLINA

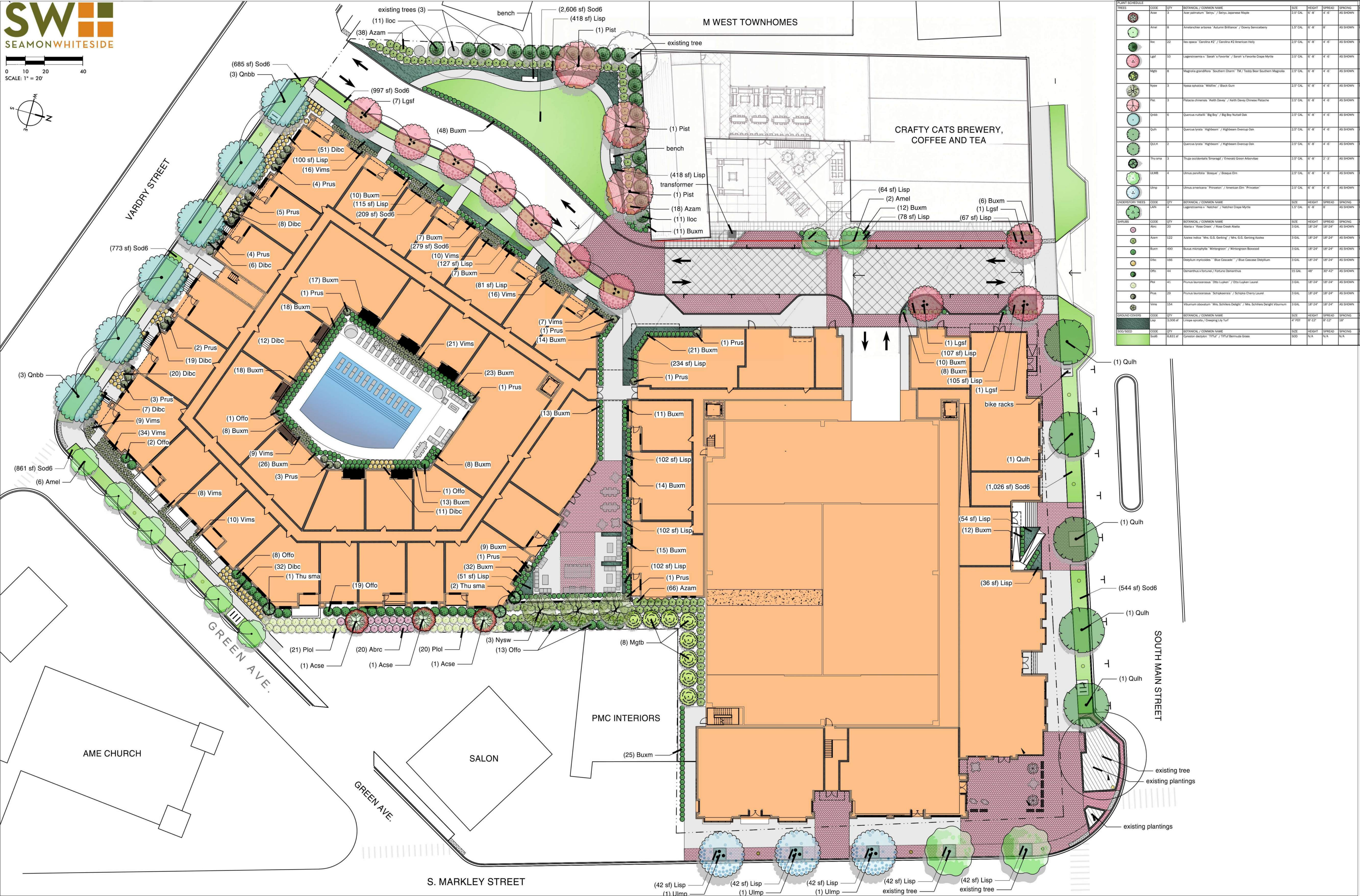
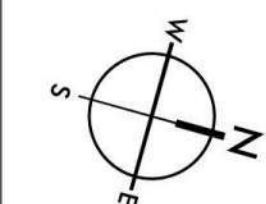
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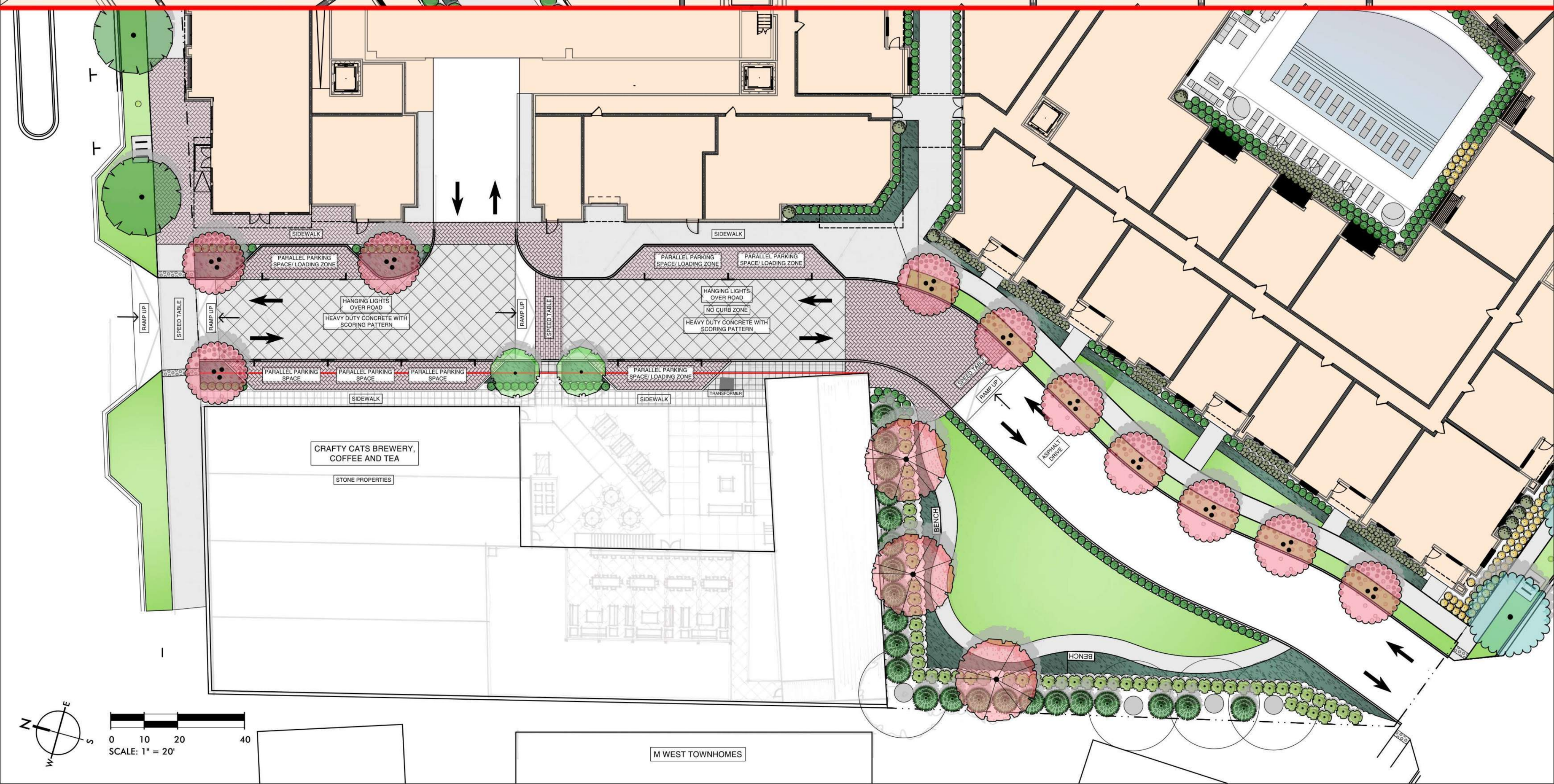
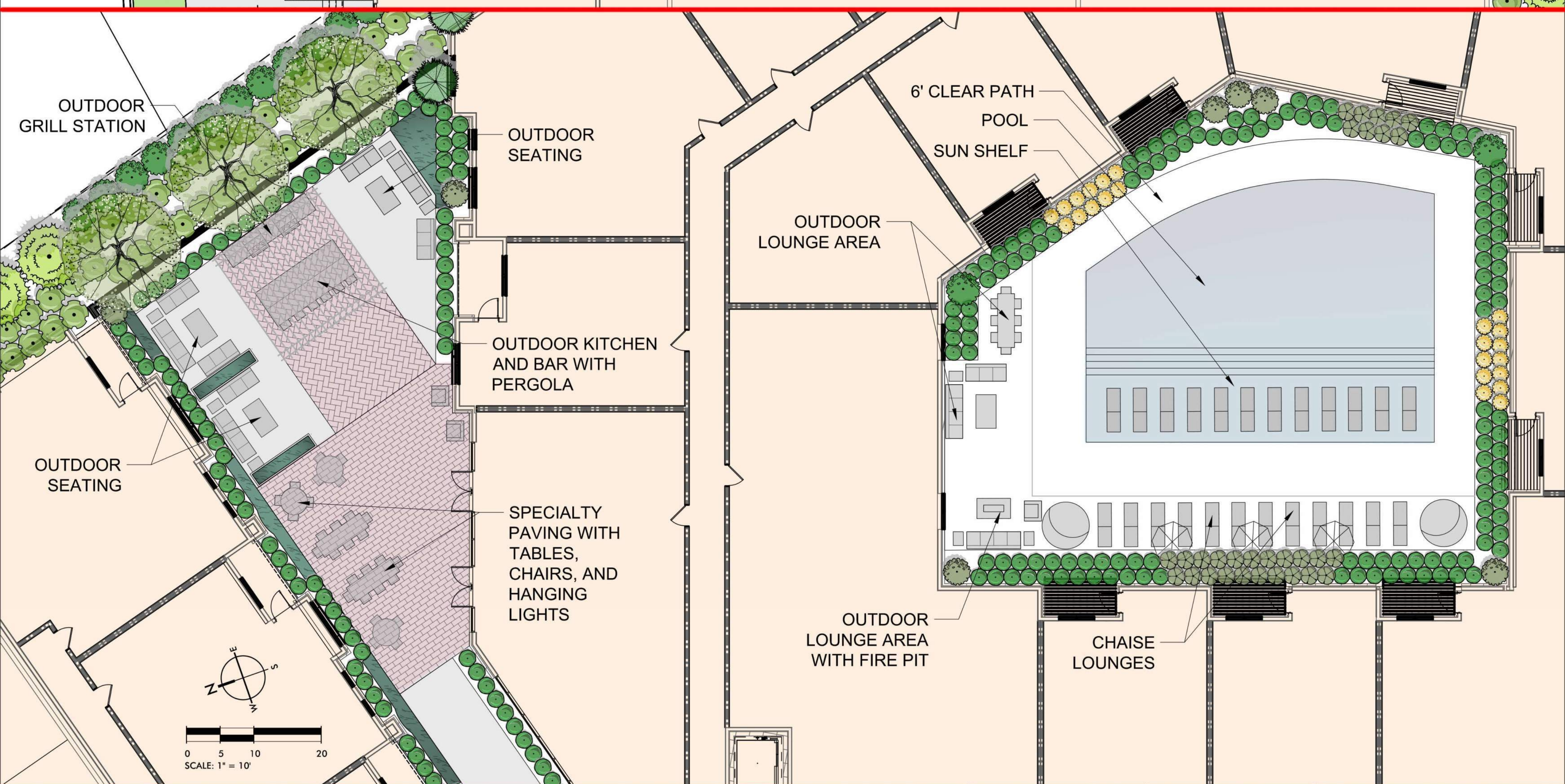
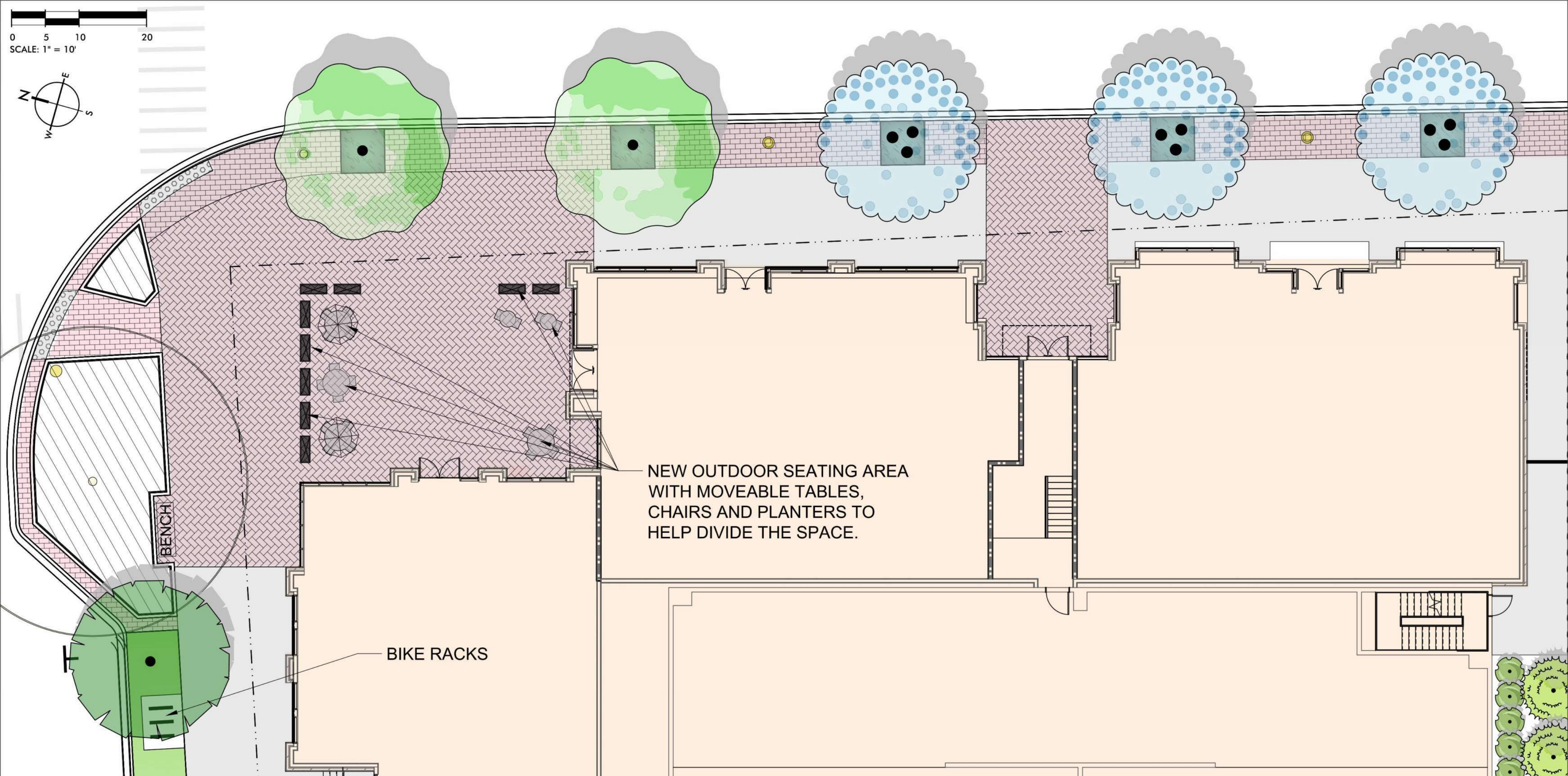
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GRADING  
PLAN

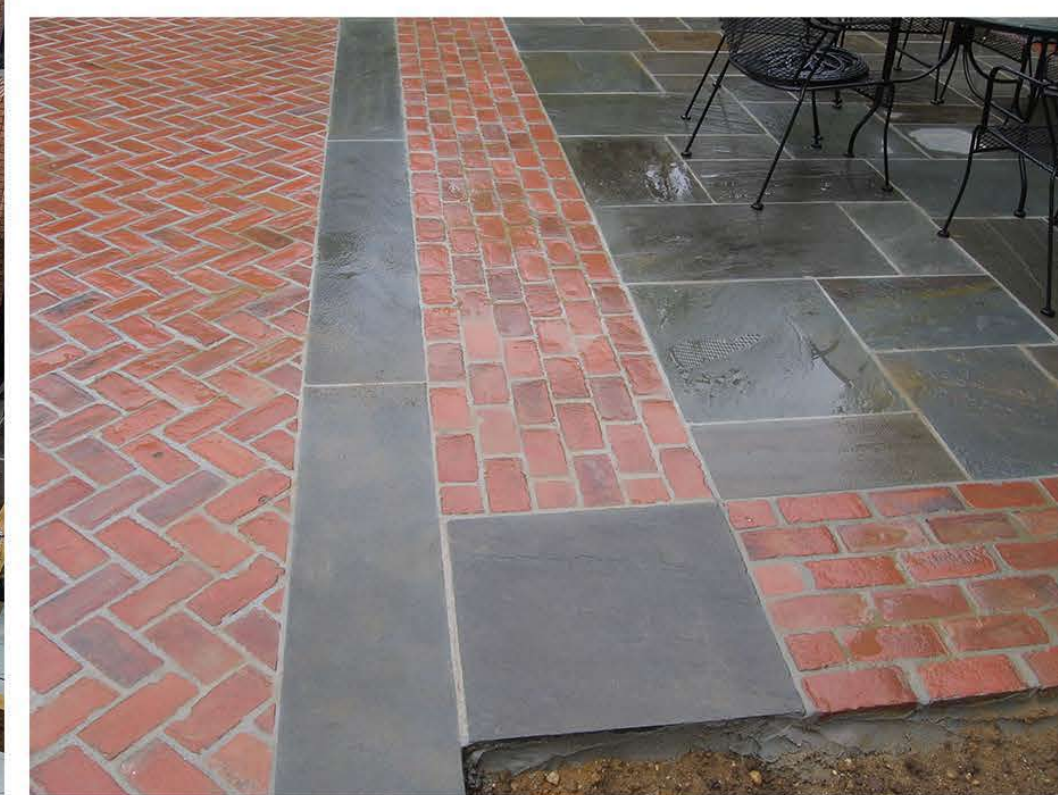
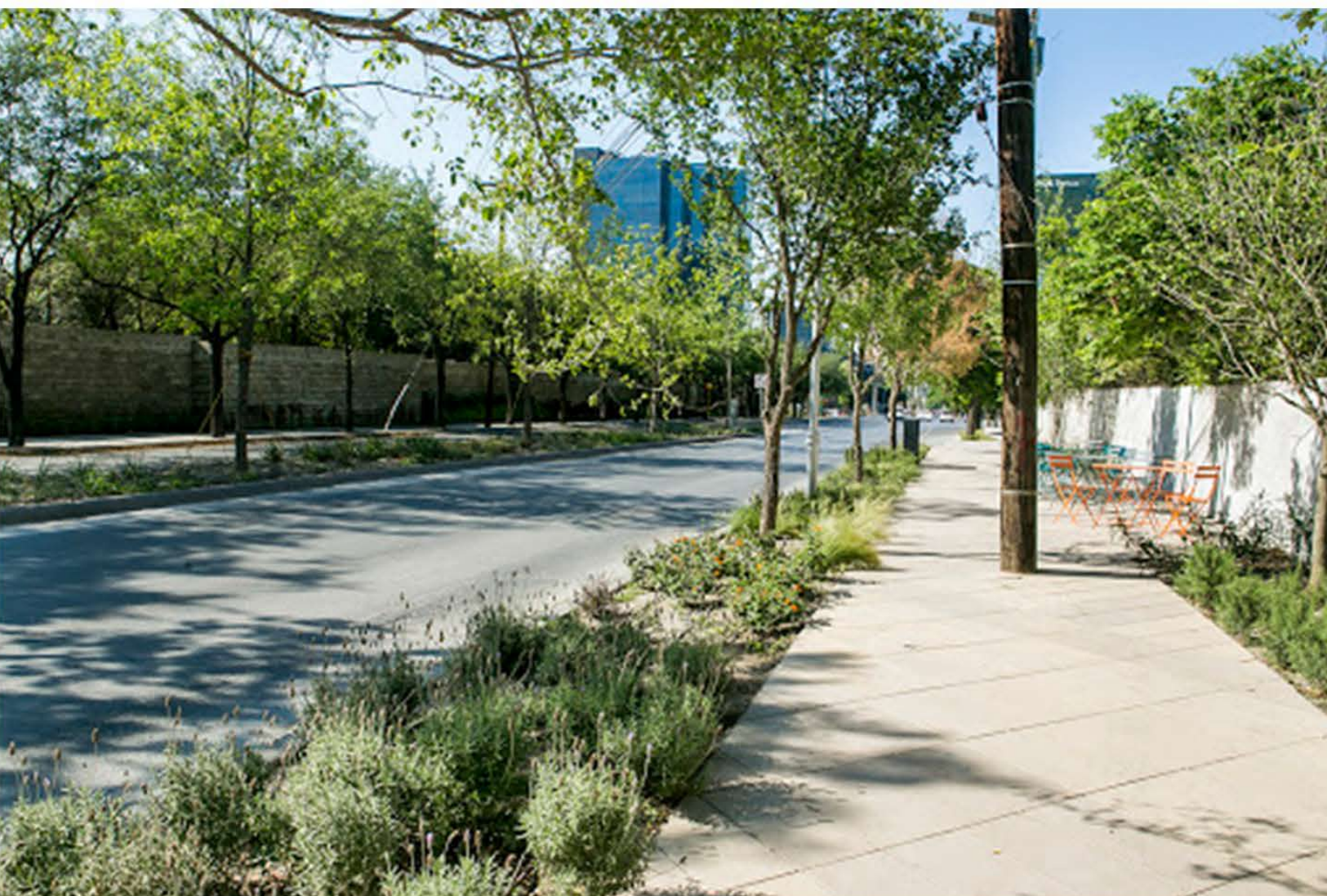
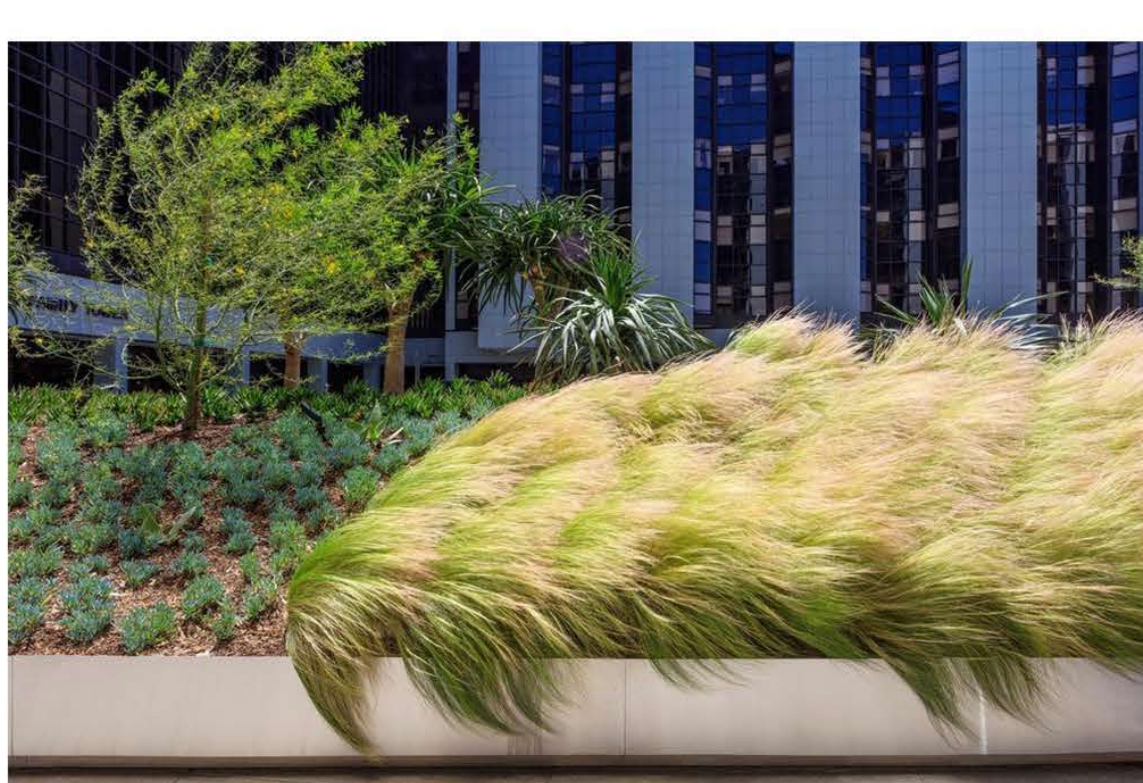
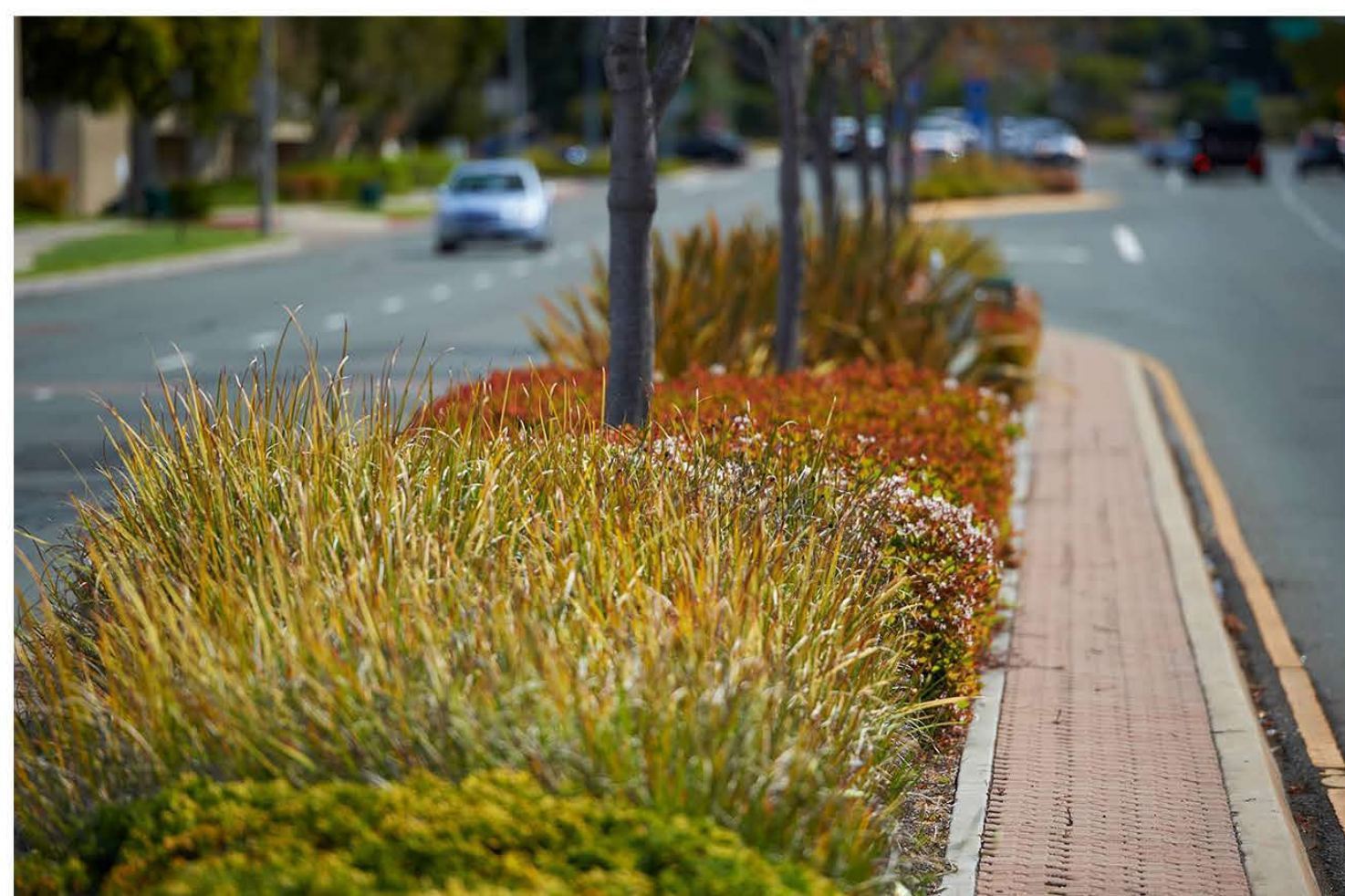




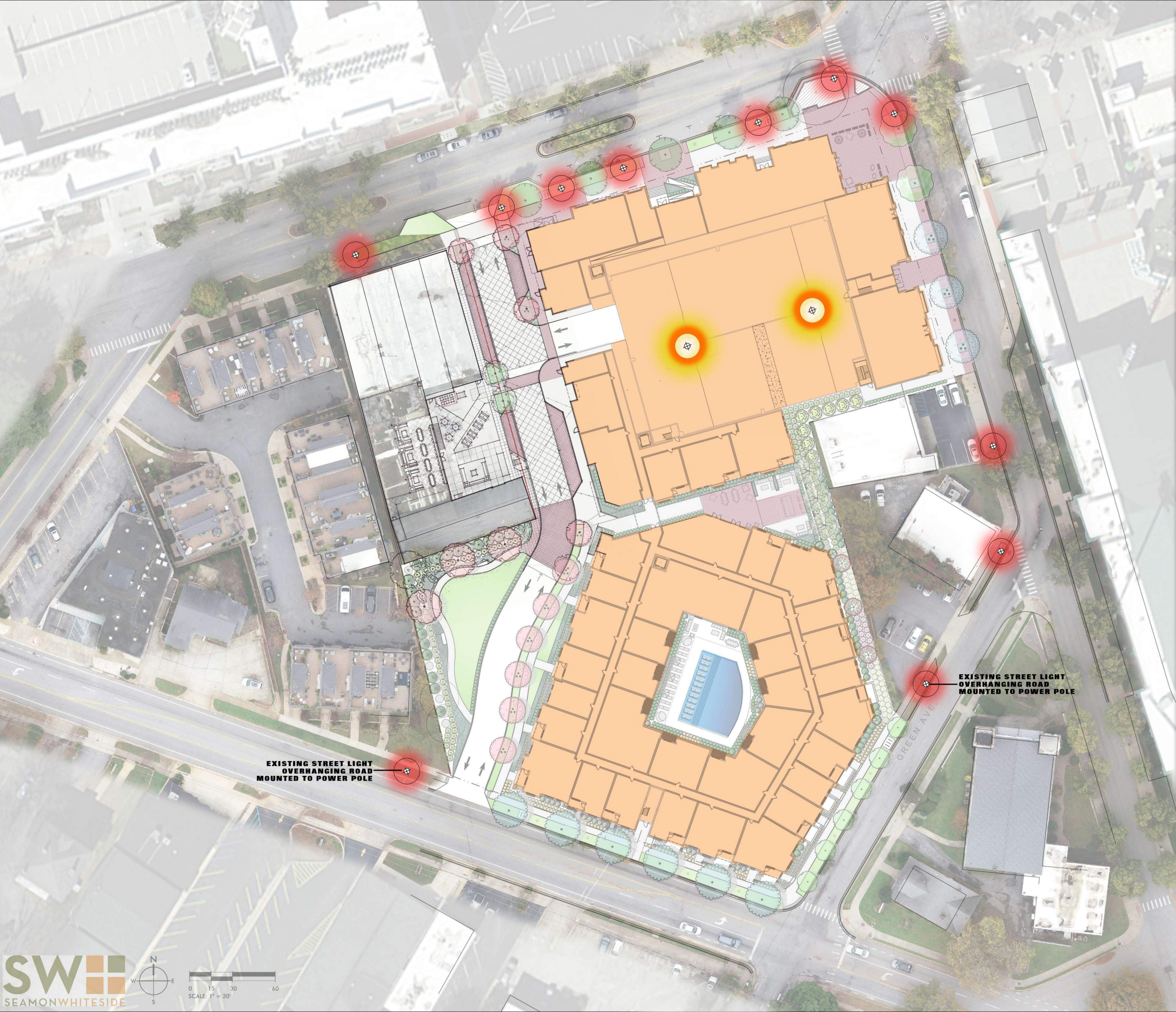












# PROPOSED STREET LIGHTS

PROPOSED STREET LIGHTS TO MATCH EXISTING FIXTURES ALONG MAIN STREET  
PROPOSED STREET FIXTURES AND POLES TO BE PROVIDED BY DUKE  
PHOTOMETRIC PLANS TO BE PROVIDED BY DUKE

Outdoor Lighting

Mitchell LED  
*(with ribs, bands  
and medallions)*

Part of the Masterpiece Series, the energy-efficient Mitchell LED with ribs, bands and medallions enhances the character and prestige of streetscapes and parking lots, as well as pedestrian areas and greenways. This fixture provides safety and security in commercial settings and will complement any neighborhood with its classic, elegant design.

LED  
*(light emitting diode)*

50 watts

Mounting height 12'

Color Black

Poles Colonial concrete  
Victorian concrete  
Washington concrete

Applications Neighborhoods  
Parks  
Shopping centers  
Streets

Light source: LED (white)  
Wattage: 50  
Lumens: 5,480  
Light pattern: IESNA Type III (oval)  
IESNA cutoff classification: Non-cutoff  
Color temperature: 4,000K

light distribution pattern

Pole available:

| Name                | Mounting height | Color             |
|---------------------|-----------------|-------------------|
| Colonial concrete   | 12'             | Black             |
| Victorian concrete  |                 | Black, Gray-green |
| Washington concrete |                 | Black, Gray       |

| Features                                           | Benefits                                         |
|----------------------------------------------------|--------------------------------------------------|
| Little or no installation cost                     | Frees up capital for other projects              |
| Design services by lighting professionals included | Meets industry standards and lighting ordinances |
| Maintenance included                               | Eliminates high and unexpected repair bills      |
| Electricity included                               | Less expensive than metered service              |
| Warranty included                                  | Worry-free                                       |
| One low monthly cost on your electric bill         | Convenience and savings for you                  |
| Turnkey operation                                  | Provides hassle-free installation and service    |
| Backed by over 40 years of experience              | A name you can trust today ... and tomorrow      |

PROPOSED FIXTURES TO BE SPACED 45' ON CENTER TO MATCH MAIN STREET  
PROPOSED STREET LIGHTS TO MATCH EXISTING FIXTURES ALONG MAIN STREET  
PROPOSED POLES TO MATCH EXISTING ON MAIN STREET (WASHINGTON POLE)

EXISTING STREET LIGHTS

PROPOSED STREET LIGHTS

PARKING DECK LIGHTS  
FULL CUT OFF



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A1  
A101  
OVERALL LEVEL 1 FLOOR PLAN  
1/16" = 1'-0"



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**OVERALL LEVEL 3 FLOOR PLAN**  
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1015 SOUTH MAIN STREET

GREENVILLE, SC

PRINCIPAL IN CHARGE:  
PROJECT ARCHITECT:  
DRAWN BY:

SHEET TITLE:

OVERALL FIFTH  
LEVEL PLAN

SHEET NO. PROJ. NO.  
021265.0

A105

8/22/2021 11:44:47 PM BIM 300-021263-00-10155 Main 220x1

**OVERALL LEVEL 5 FLOOR PLAN**

A105  $1/16" = 1'-0"$



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|--------------|----------|--------------------------|----|
| NO.          | DATE     | DESCRIPTION              | BY |
| A            | 08/02/21 | DRB ARCHITECTURAL REVIEW |    |

PRINCIPAL IN CHARGE:  
PROJECT ARCHITECT:  
DRAWN BY:

Author

SHEET TITLE:  
**OVERALL SIXTH  
LEVEL PLAN**

SHEET NO.  
**A106**

PROJ. NO.  
021265.00

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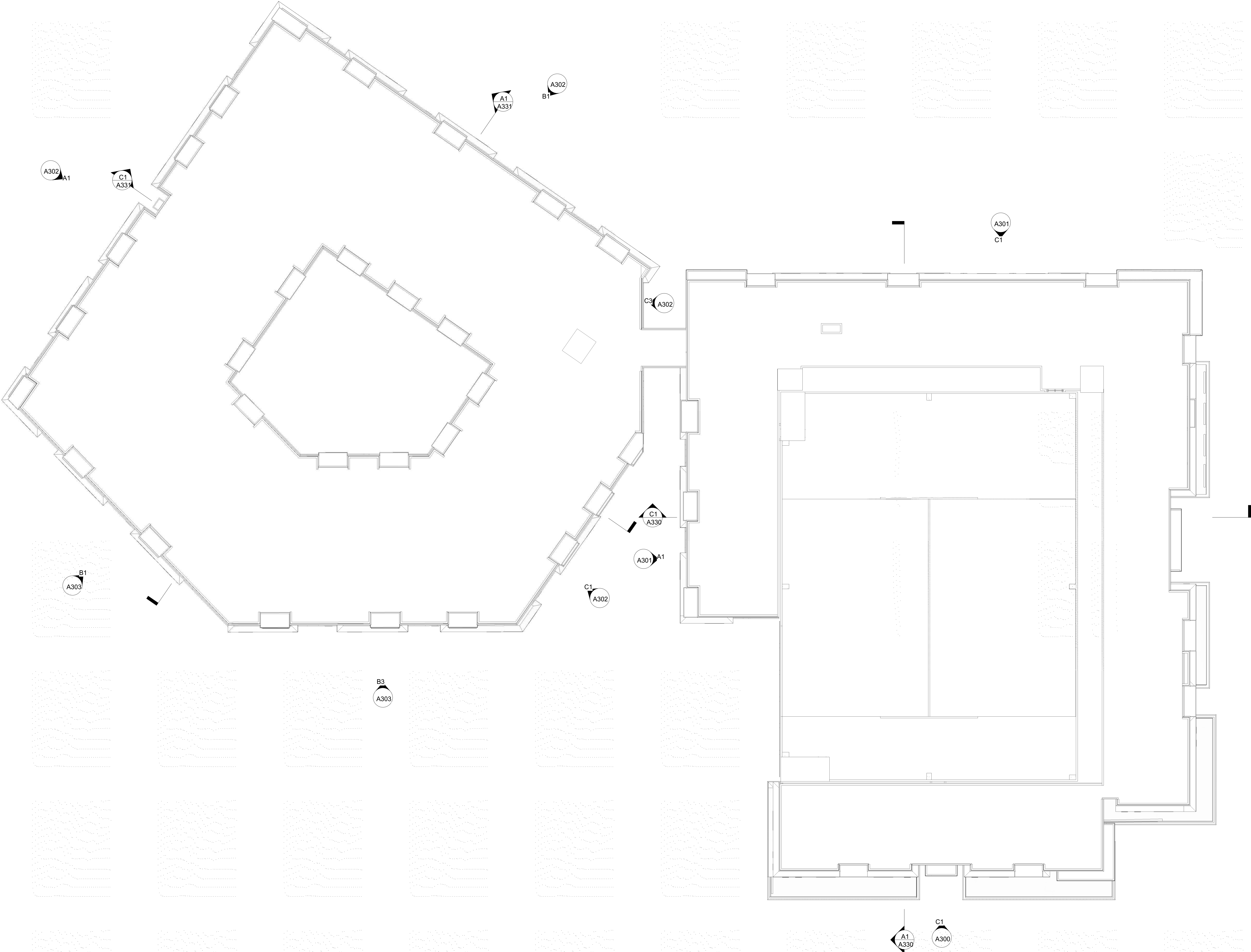
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A106

**OVERALL LEVEL 6 FLOOR PLAN**

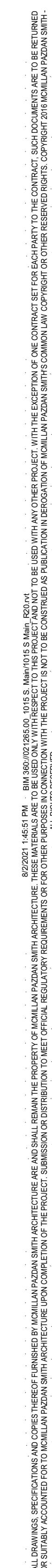
1/16" = 1'-0"



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PROJECT ARCHITECT:  
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SHEET TITLE:  
**OVERALL  
EXTERIOR  
ELEVATIONS**  
SHEET NO. PROJ. NO.  
021265.00

A301

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**ELEVATION - BUILDING A - WEST (ALLEYWAY)**

3/32" = 1'-0"



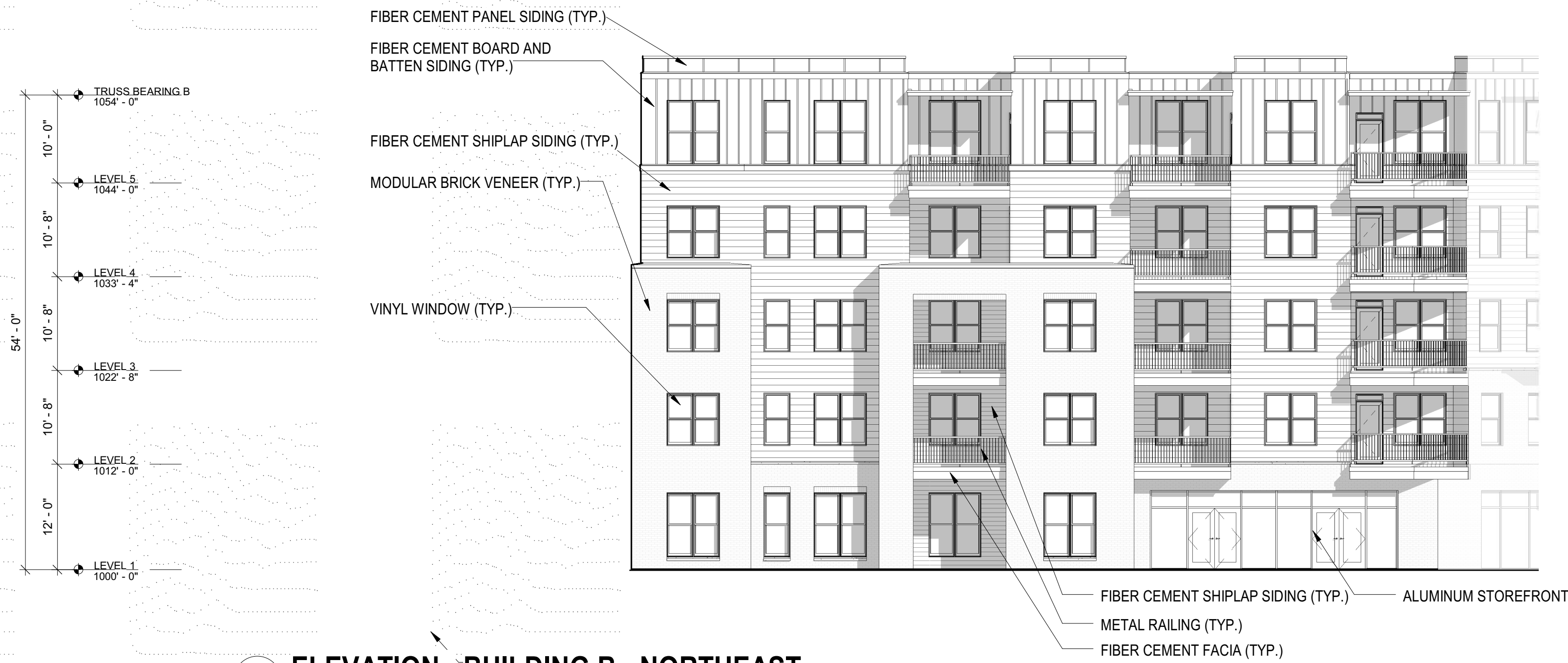
**ELEVATION - BUILDING A - SOUTH**

3/32" = 1'-0"



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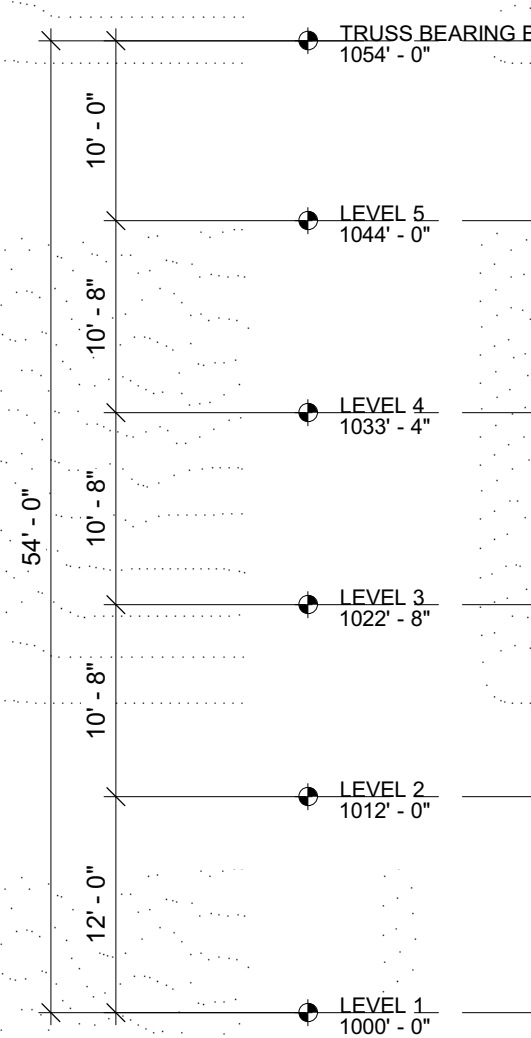
D



C1  
A302  
ELEVATION - BUILDING B - NORTHEAST  
3/32" = 1'-0"

ALUMINUM STOREFRONT

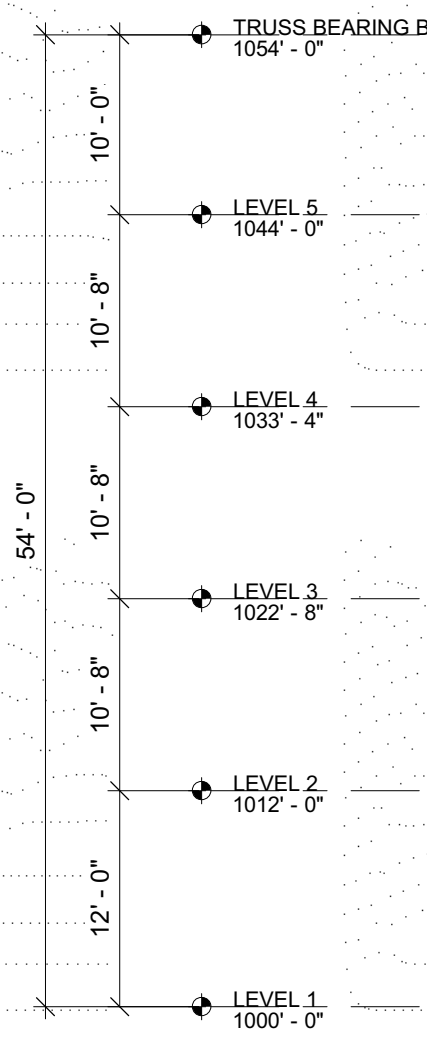
C



C3  
A302  
ELEVATION - BUILDING B - NORTH  
3/32" = 1'-0"

B

B1  
A302  
ELEVATION - BUILDING B - NORTHWEST (ALLEYWAY)  
3/32" = 1'-0"



A1  
A302  
ELEVATION - BUILDING B - SOUTHWEST (VARDRY STREET)  
3/32" = 1'-0"

ALUMINUM CANOPY

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DRAWN BY: Author

SHEET TITLE:  
**OVERALL  
EXTERIOR  
ELEVATIONS**  
SHEET NO. PROJ. NO.  
021265.00

A302



1015 SOUTH MAIN STREET

GREENVILLE, SC

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OVERALL  
EXTERIOR  
ELEVATIONS

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021265.0

A303



**ELEVATION - BUILDING B - SOUTHEAST (GREEN AVE)**

**ELEVATION - BUILDING B - EAST**



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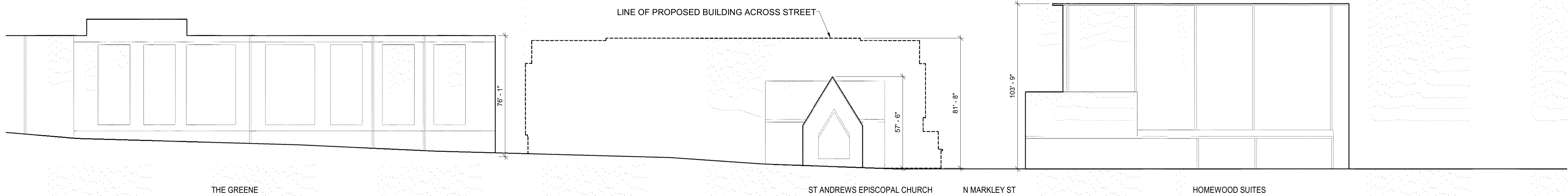
D



D1  
A304/ 1/32" = 1'-0"

**S MAIN STREET FACING SOUTH**

C



C1  
A304/ 1/32" = 1'-0"

**S MAIN STREET FACING NORTH**

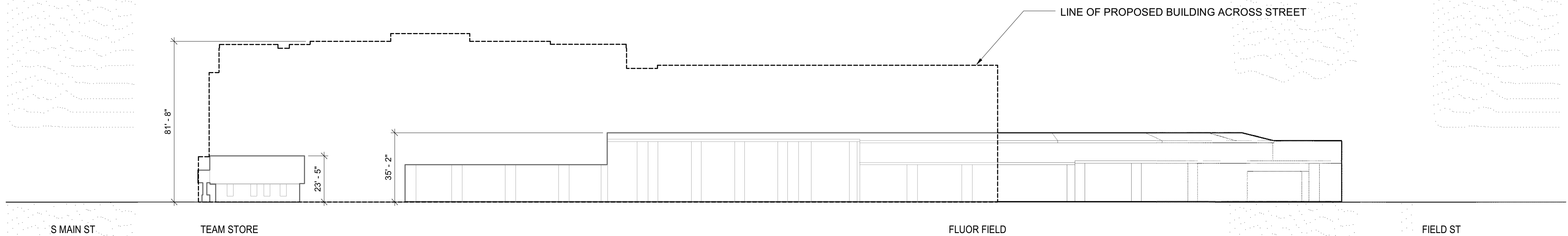
B



B1  
A304/ 1/32" = 1'-0"

**S MARKLEY STREET FACING WEST**

A



A1  
A304/ 1/32" = 1'-0"

**S MARKLEY STREET FACING EAST**

| SHEET ISSUE: |          |                          |    |
|--------------|----------|--------------------------|----|
| NO.          | DATE     | DESCRIPTION              | BY |
| A            | 08/02/21 | DRB ARCHITECTURAL REVIEW |    |

PRINCIPAL IN CHARGE:  
PROJECT ARCHITECT:  
DRAWN BY: Author

SHEET TITLE:  
**STREETSCAPE  
ELEVATIONS**

SHEET NO.  
PROJ. NO.  
021265.00

A304



1015 SOUTH MAIN STREET

GREENVILLE, SC

PRINCIPAL IN CHARGE: \_\_\_\_\_  
PROJECT ARCHITECT: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_ Auth

SHEET NO. PROJ. NO.  
021265

A305

8/20/2021 1:42:35 PM  
 BLM-100-100-000-00-001-5  
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| SHEET ISSUE: |          |                             |    |
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| NO.          | DATE     | DESCRIPTION                 | BY |
| A            | 08/02/21 | DRB ARCHITECTURAL<br>REVIEW |    |

SHEET TITLE:

**BUILDING  
SECTIONS**

# A330







C1 BUILDING B - NORTHEAST-SOUTHWEST SECTION  
A331 3/32" = 1'-0"

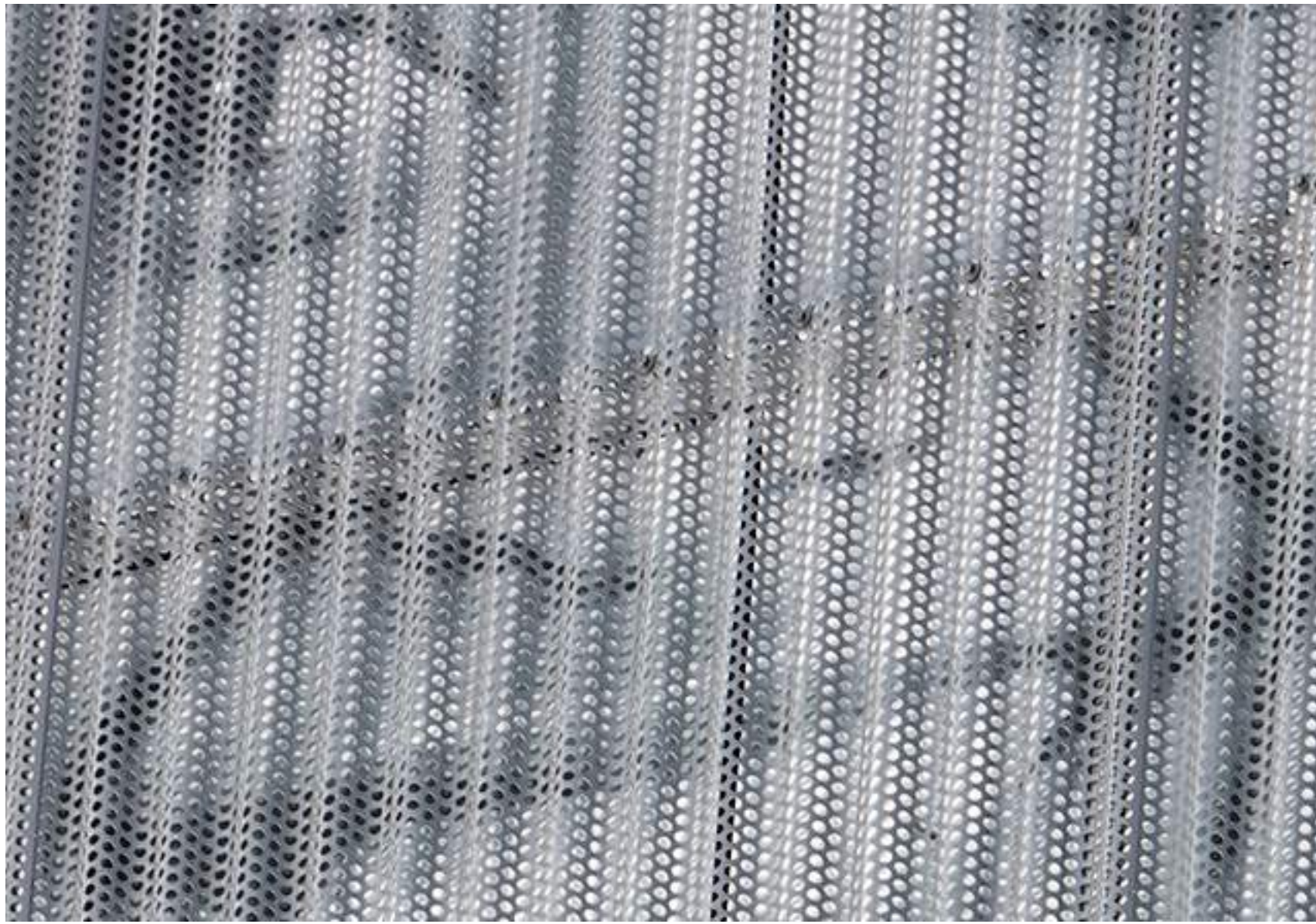


A1 BUILDING B - NORTHWEST-SOUTHEAST SECTION  
A331 3/32" = 1'-0"

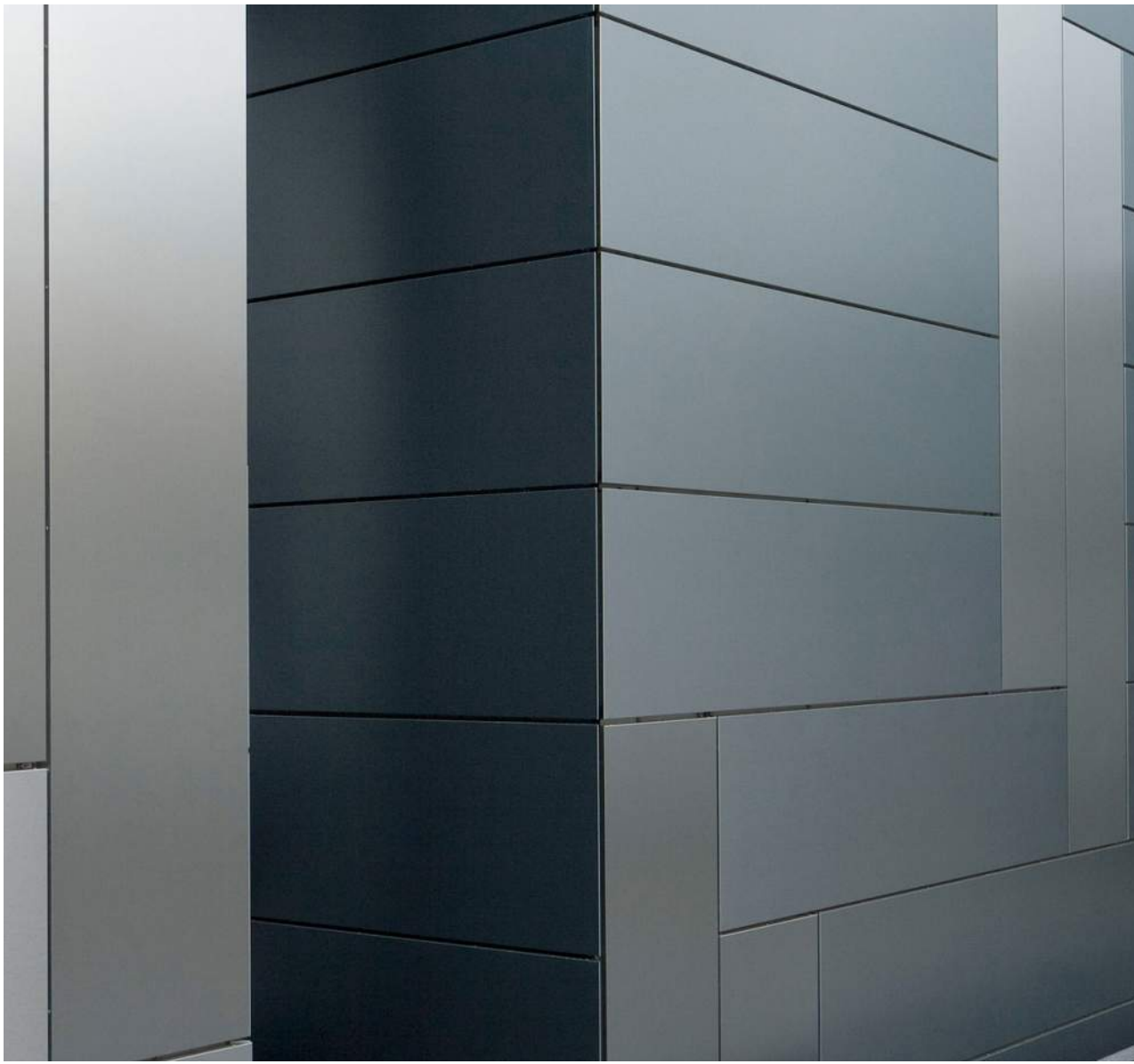




**FIBER CEMENT SIDING**  
LAP | BOARD AND BATTEN | SHIPLAP - MANUFACTURER AND FINISH T.B.D.



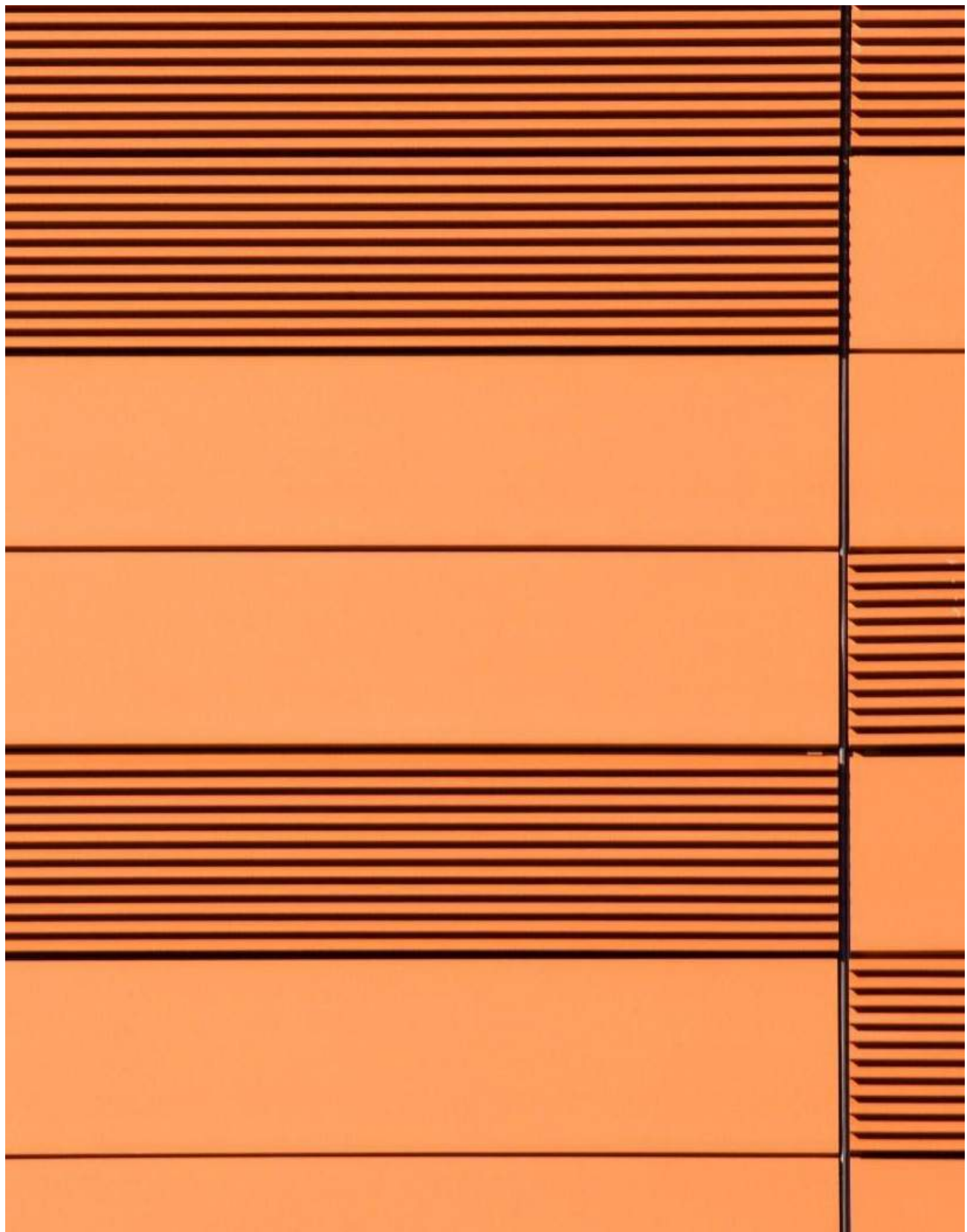
**PERFORATED, CORRUGATED METAL SCREEN**  
MANUFACTURER AND FINISH T.B.D.



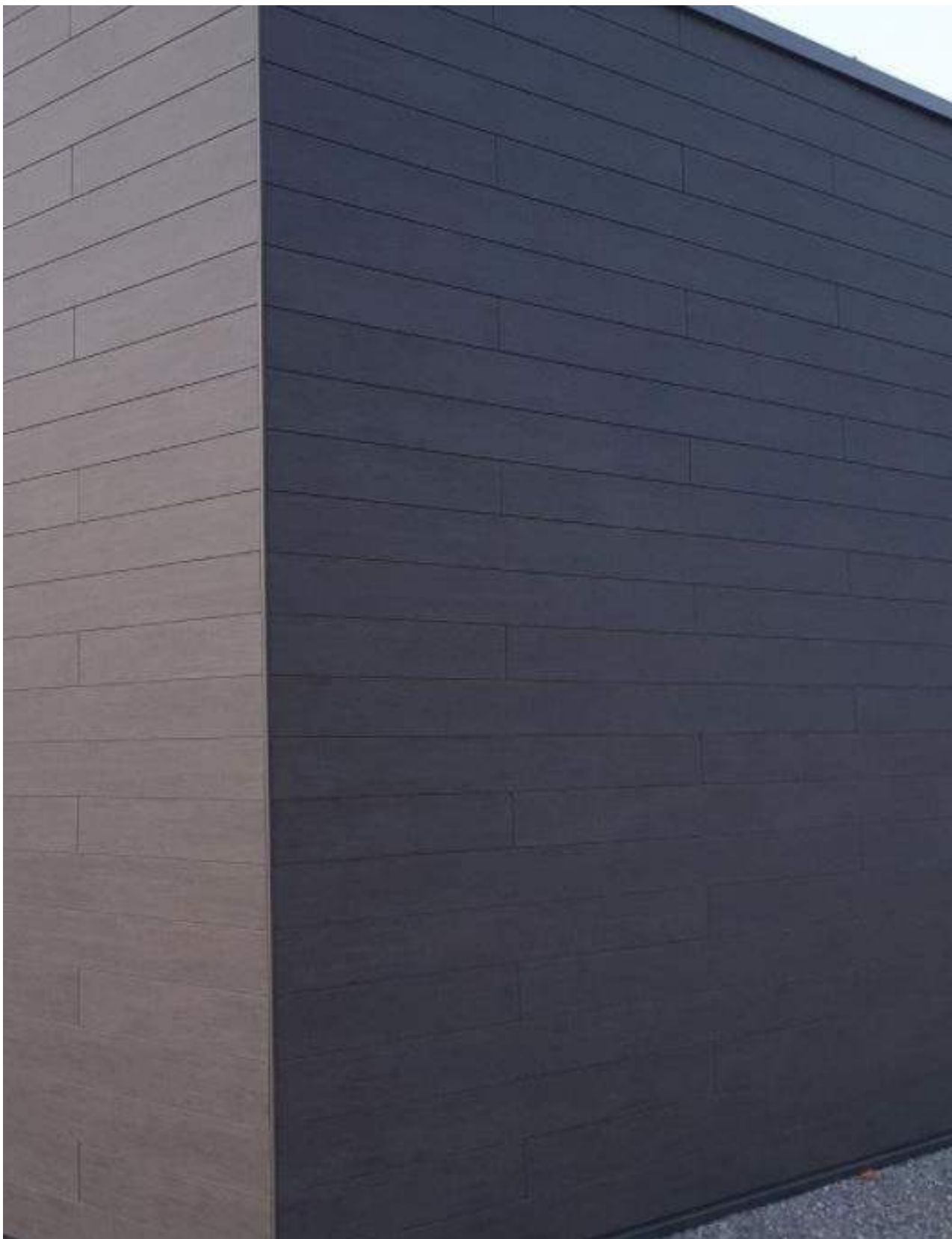
**ACM PANEL**  
MANUFACTURER AND FINISH T.B.D.



**MODULAR BRICK VENEER**  
VARIES - MANUFACTURER AND FINISH T.B.D.



**TERRACOTTA RAINSCREEN**  
MANUFACTURER AND FINISH T.B.D.



**AND/OR PHENOLIC PANEL RAINSCREEN**  
MANUFACTURER AND FINISH T.B.D.