

Design Review Board

Official Agenda



AGENDA

DESIGN REVIEW BOARD – URBAN DESIGN PANEL

AGENDA

Regular Meeting

January 6, 2022

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, January 6, 2022 at 4:00 PM** at the **Greenville Convention Center at 1 Exposition Drive**. Those wishing to provide comment on an item may either provide written comment to staff or attend the in-person meeting.

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

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

1. **Call to Order**
2. **Roll Call**
3. **Welcome and Opening Remarks from the Chair**
4. **Approval of Minutes – December 2nd, 2021 Regular Meeting**
5. **Call for Public Notice Affidavit from Applicants**

6. Acceptance of Agenda

7. Conflict of Interest Statement

8. Old Business

A. None

9. New Business (public hearing)

A. CA 21-943

Application by **BRODY GLENN** for a **CERTIFICATE OF APPROPRIATENESS** for sign package at 355 S Main Street, Camperdown Plaza (TM# 0061000304116)

Documents:

[21-943 AGENDA PACKET 355 SOUTH MAIN - CAMPERDOWN.PDF](#)

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B. CA 21-944

Application by **KRISTEN BRABBLE / FIRST CAROLINA BANK** for a **CERTIFICATE OF APPROPRIATENESS** for exterior renovation at 522 North Church Street (TM# 0041000200700).

Documents:

[21-944 AGENDA PACKET 522 NORTH CHURCH.PDF](#)

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C. CA 21-945

Application by **DAVID THOMPSON ARCHITECTS** for a **CERTIFICATE OF APPROPRIATENESS** for a new structure and plaza improvements at 40 W Broad Street (TM# 0059000400207).

Documents:

[21-945 AGENDA PACKET 40 WEST BROAD.PDF](#)

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D. CA 21-946

Application by **BILL DONOHUE** for a **CERTIFICATE OF APPROPRIATENESS** for a sign package at 200 West Washington Street (TM# 0049000200100).

Documents:

[21-946 AGENDA PACKET 200 WEST WASHINGTON.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

12. Informal Review (Not a Public Hearing)

A. FDP-10-2021 (PZ-21-319)

Application by NHE, Inc/Taylor Davis for a **FINAL DEVELOPMENT PLAN** on approximately 3.87 acre located at **1200 LAURENS ROAD** for Z-10-2021 ("The Alliance") (TM# 0198000403200, 0198000400200, 0198000400300).

B. MD-21-1004

Application by DHD Riley, LLC/Drew Schaumber for a **MULTI-FAMILY DEVELOPMENT** on approximately 5.75 acres located at **LOWNDES HILL ROAD AND I-385** for 88 units ("The Riley Overlook") (TM# 019500-01-00201).

13. Adjournment

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

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

Written comments must be received by 2PM Monday before the hearing in order to be given adequate time for consideration by the Board before the hearing. Comments received after 2PM Monday will be provided to the Board at the hearing. Please reference

the application number and include your name and address on all correspondence. All comments will be made part of the public record.

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

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
December 14, 2021**
for the January 6, 2022 Public Hearing

Docket Number: CA 21-943
Applicant: C Brody Glenn
Property Owner: CAP Camperdown Office LLC
Property Location: 355 S Main St
Tax Map Number: 0061000304116
Zoning: C-4, Central Business District
Proposal: **CERTIFICATE OF APPROPRIATENESS FOR GROUP DEVELOPMENT
COMPREHENSIVE SIGNAGE PACKAGE**
Staff Recommendation: **Approve with Conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-6.6.4(B) Building Signs
Sec. 19-6.6.4(B)(2) Standards for Group Development
Sec. 19-6.6.4(C) Freestanding Signs
Table 19-6.6-2 Building Signs
Table 19-6.6-3 Freestanding Signs

Application Request:

The applicant proposes to construct 36 new signs for “Falls Tower” at the corner of Broad Street, Main Street and Falls Street. The group development comprehensive sign package includes multiple new tenant canopy, wall, and projecting / blade signs, and multiple identification and wayfinding signs for the buildings and parking garages. The signs are located on all sides of the buildings.

Wall Signs: There will be a total of twelve (12), 10’ by 2’ (20 sf), wall signs. One sign located on the north elevation, one on the south elevation, three on the west elevation, one on the Falls Street elevation and six on the Camperdown Plaza elevation. Each wall sign will match in design and materiality and reflect the design language of the blade signs. The cabinets will be painted aluminum in a semigloss bronze color with routed aluminum letter faces backed with white translucent acrylic. The sides and front face of the sign are recessed and painted in a brushed aluminum semigloss. The sign cabinet will be internally illuminated so that the front trim and letters are lit.

Projecting / Blade Signs: There will be a total of five (5), 8’ by 3’ (24 sf), blade signs. One blade sign on the north elevation, two on the west elevation and two of the Falls Street elevation. These five signs will match in design and materiality and be placed at various heights and locations adjacent to unique tenant spaces. The cabinets will be painted aluminum in a semigloss bronze color with routed aluminum letter

faces backed with white translucent acrylic. The sides and front face of the sign are recessed and painted in a brushed aluminum semigloss. The sign cabinet will be internally illuminated so that the front trim and letters are lit.

Mini Projecting / Blade Signs: There will be a total of six (6) mini blade signs, 18" x 18" square, with a depth of 16". All six signs locations are in the Plaza elevation and are located within the public realm. No proposed height has been provided. The application submits the height is subject to the available height clearance and building architecture. These six signs will match in design and materiality. The cabinets will be painted aluminum in a semigloss bronze color with routed aluminum letter faces backed with white translucent acrylic. The sides and front face of the sign are recessed and painted in a brushed aluminum semigloss. The sign cabinet will be internally illuminated so that the front trim and letters are lit.

Hanging Projecting / Blade Signs: Two additional hanging blade signs will be located on the west elevation under the canopy. These signs will match the materiality and design of the other tenant wall signs and consist of painted aluminum in a semigloss bronze color with routed aluminum letter faces backed with white acrylic. The sides and front face of the sign are recessed and painted in a brushed aluminum semigloss. The sign cabinet will be internally illuminated so that the front trim and letters are lit. These signs will be mounted to the canopy via top brackets.

Existing Tenant Projecting / Blade Signs: Two round blade signs for the existing tenant, Channel 7 News WSPA, are proposed on the west and north elevations. These signs will consist of internally illuminated cabinets with a flat panel depicting the WSPA logo. The flat panel sign face will project 1.5 inches from the slightly larger aluminum base. The blade sign will be 2 feet wide and tall. No mounting height is provided.

Canopy Signs: One canopy sign will be located on the west elevation at ground level and another canopy sign will be located on the south elevation above the ground level. The signs will be internally illuminated, face-lit acrylic channel letters painted white. The letters will be 2-foot-tall and attached to an aluminum raceway painted to match the existing canopy.

Building Name / Address Signs: A wall sign that identifies the building's name will be located on the north elevation. The sign will consist of 2-foot-tall acrylic letters painted semigloss bronze to match the tenant signage. The letters will be 0.5" thick and mounted directly onto the wall. The letters will not be illuminated. The total copy area is +/- 42 sf.

An additional wall sign, that identifies the building's name, will be located on the west elevation. The sign will consist of 2-foot-tall face and reverse lit channel letters with trimless, shoulder-cut acrylic faces with first surface perforated vinyl. The letters will be internally illuminated and will be either painted bronze or printed in perforated dual color to allow light to shine through at night. A 0.125" aluminum reflector plate will be attached to each letter. The letters are attached from the bottom to an aluminum raceway painted to match the existing canopy. No thickness of the letters was provided but appear to be at least 1 inch thick. On the same elevation, two sets of address signs will be provided on either side of the wall sign. These signs will consist of 0.50" thick flat cut acrylic with a white painted finish directly mounted onto the brick fascia.

Parking Garage Signs: Parking garage signage is also provided and consists of two projecting and one monument sign. The projecting signs are +/-12 sf and consist of an aluminum cabinet painted black with

acrylic push-through letters that are internally illuminated. The signs identify the garage and have a +/- 6 sf of LED electronic messaging board. It is located 8 feet above the ground. The monument sign consists of a brushed aluminum monument with a 1-inch-thick push-thru acrylic letter for "PARKING" and a directional arrow symbol on the face. The address is 0.50-inch acrylic painted letters. The monument is 8 feet tall and +/- 29 sf. The sign addresses to Camperdown Way and advertises with a +/- 14 sf LED electronic messaging board.

Staff Analysis:

Staff finds that the proposed sign package is generally consistent with the design aesthetics of the C-4 Central Business District (CBD), but the design of the individual signs should be reconsidered. The proposed sign package consists of 36 individual signs, which may be considered visual clutter. A reduction in the total number of signs and a reduction of the individual tenant signs to one multitenant sign, per elevation, would ease the visual clutter.

The proposed wall signs (Sites 04, 07, 08, 10, 14, 27, 28, 29, 30, 31, 32 and 33) are essentially recessed cabinet signs and do not provide any projection of letters. As these signs are located within the visual public realm, more attention to detail should be provided. The letters should project at least 0.50 inches from a flat backer board and the electronics either integrated into the thinner backer board or the proposed cabinet should be recessed into the wall cavity for the sign to provide visual interest and to not be considered a prohibited cabinet sign per 19-6.6.4(B)(1)(d) Building Signs.

The proposed smaller blade projecting signs (Sites 34-39) are shown with no proposed height. All projecting signs must be located at least 7 feet from the finished grade. These signs are located directly in the public realm of Camperdown Plaza.

Per Land Management Ordinance Section 19-6.6.4 (B), Table 19-6.6-2, only one projecting sign per tenant is allowed (Channel 7 WSPA signage, sites 03 and 05).

The canopy sign located at Site 13 is not located on the ground level. Canopy signs are only allowed on the ground level as per 19-6.6.4 (B) Building Signs.

The standard sign regulations do not provide specific standards for the use of electronic messaging boards (EMB) on projecting / blade signs. In addition, staff finds that the garage signs do not match the design language of the other signs proposed in this package. The proposed garage signs should, at a minimum, be painted bronze aluminum to match the other proposed signs in this package. Therefore, the proposed design, inclusive of the EMB, for the garage signs shall be reviewed and considered by the DRB.

The monument sign for the parking garage does not meet the height requirement for monument signs. This sign will be in the public realm and does not require additional height for visibility. The monument should be scaled appropriately. The sign also contains a nonconforming electronic messaging board that exceeds the 30% limit.

Staff recommends approval of the Group Development Comprehensive Sign Package with the following conditions:

1. All tenant signs should have projecting letters of at least 0.50 inches and be internally lit.
2. The proposed wall signs (Sites 04, 07, 08, 10, 14, 27, 28, 29, 30, 31, 32 and 33) shall have letters that project at least 0.50 inches from a flat backer board and the electronics either integrated into the thinner backer board or the proposed cabinet should be recessed into the wall cavity for the sign to provide visual interest and to not be considered a prohibited cabinet sign per 19-6.6.4(B)(1)(d) Building Signs.
3. Per Table 19-6.6-2 of the Land Management Ordinance, only one projecting sign is allowed per tenant; however, these are existing signs and may be approved under this Group Development Comprehensive Sign Package (Channel 7 WSPA signage, sites 03 and 05).
4. The canopy sign, located above the ground floor, should be removed from the sign package.
5. The projecting garage sign should be redesigned to reflect the design language of the other projecting signs. The intent of the electronic messaging board should be removed or better described, through applicant testimony, prior to approval.
6. The monument garage sign should be redesigned and scaled to appropriately fit within the public realm and reflect the design language of the other signs in this sign package. The electronic messaging board should be scaled to fit within the 30% constraint and cannot advertise businesses outside of Falls Tower.
7. All changes, recommended by the Board, should be subject to further review by a two-person panel of the Board before issuance of the final Certificate of Appropriateness.
8. Due to spelling errors contained in the application, all verbiage shall be reviewed for spelling accuracy prior to submittal for permit.
9. 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.
10. 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 may be granted up to five annual extensions upon a written request for an extension and 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.

Window Signs. Window signs are those signs which are attached to or located within 12 inches of the interior of a window. Window signs may be displayed in ground floor windows only. Allowances for the number and size of window signs are provided in table 19-6.6-1, window signs.

Building signs: Subsection 19-6.6.4(B)

Building signs. Building signs are those types of signs attached to a building, and include wall signs, awning signs, and projecting signs. Allowances for the number and size of building signs are provided in table 19-6.6-2, building signs. Applicants are encouraged to submit sign plans for evaluation during the building permit review process.

(1) *Standards for all building signs.*

- a. The application of extraneous information on a building sign, such as services provided by the business, telephone numbers, hours of operation, etcetera, is not permitted. This information may be allowed in certain cases as window graphics.
- b. Building signs for businesses occupying space above the ground floor of a building are generally not allowed. Identification for these businesses should be limited to an area on or adjacent to the ground floor door leading to the upper floor space. However, wall signs may be allowed on the upper story, parapet, or penthouse of a building as part of a comprehensive sign program for the building approved by the administrator.
- c. The use of awnings for the primary purpose of providing signage is generally not appropriate. The application of text or graphics to an awning must be compatible with the design standards provided in the administrative manual. Internal illumination of semi-opaque awnings is not permitted.
- d. The use of flat panel, cabinet or box signs is prohibited unless used in a multi-tenant development where the predominant sign type is flat panel, cabinet, or box.
- e. Building signs may only be displayed on facades that include a customer entrance or the appearance of display windows.

(2) *Standard for group development.* Group developments which are subject to the provisions of the nonresidential design standards in section 19-6.5 shall submit a comprehensive sign program for design review by the administrator. Standards for evaluating sign programs are listed in the administrative manual. Applicants are encouraged to submit a comprehensive sign program for evaluation during the building permit review process.

Freestanding signs: Subsection 19-6.6.4(C)

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

- (1) *Lighting.* Freestanding signs may be illuminated internally, provided the background is opaque allowing only the letters and logo to light, or with a shielded spotlight located at the base of the sign.
- (2) *Address.* The address of the property shall be displayed on the freestanding signs oriented to the street on which the address is assigned. The address shall be displayed using a character size of at least six inches tall.

- (3) *Landscaping.* It is the intent of this section to ensure that freestanding signs are an integral part of the overall built and landscaped environment of a site. Landscaping around the base of a freestanding sign may be used to soften a blank base of a sign and to help integrate a sign into its surroundings. Guidelines for the use of landscaping around a sign base are provided in the administrative manual. General landscape requirements are listed in subsection 19-6.2.2, landscaping requirements.
- (4) *Electronic message boards and "pre" and "menu" boards.* Electronic message boards and "pre" and "menu" boards shall incorporate a photocell, or similar technology, that adjusts brightness of the sign relative to outdoor ambient light, and may be included on monument and pylon signs, subject to the following conditions.
- a. Electronic message boards.
 1. When such signs are to be located within the OD, C-1, C-2, C-3, C-4, S-1, RDV, or I-1 districts, the area of the electronic sign face shall not exceed 30 percent of the overall sign face, and the electronic message shall maintain a static message for at least six seconds and shall not utilize any of the techniques prohibited by subsection 19-6.6.2(B).
 2. When such signs are to be located in the R-9, R-6, RM-1, RM-1.5, RM-2, or RM-3 districts, such signs may be approved only as a special exception by the board of zoning appeals, and the area of the electronic sign face shall not exceed 30 percent of the overall sign face area, the electronic message shall maintain a static message for at least 12 seconds, the sign shall display no message between 9:00 p.m. and 6:00 a.m., and shall not utilize any of the techniques prohibited by subsection 19-6.6.2(B). The size of such signs may not exceed the limits provided in subsection 19-6.6.4(C)(6)(d), unless an exception to the sign standards is granted pursuant to subsection 19-6.6.4(C)(7).
 - b. "Pre and "Menu" boards. One pre-menu board and one menu board in conjunction with each drive-through lane use and shall not count toward the maximum signage for a property, subject to the following standards:
 1. Maximum sign area shall be 48 square feet.
 2. Maximum sign height shall be 8 feet.
 3. "Pre" and "Menu" boards shall be set back a minimum of 15 feet from the street right-of-way line and from lot lines of abutting property improved with non-residential uses.
 4. At any time when the drive-through use is closed to the public, the "pre" and "menu" board shall be turned off and shall remain off until the drive-through use is open to the public.
 5. Speakers shall be directed away from adjacent residential dwellings and noise shall be subject to provisions of chapter 16, article II, division 3, Noise.
 6. "Pre" and "Menu" boards shall be skirted to the ground with permitted materials.
- (1) *Standards for group development.* For group developments where multi-tenant freestanding signs are used, the number of tenant panels on each sign shall be limited to five, plus the name of the development; provided, however, that each tenant which occupies at least 10,000 square feet of space in the development shall be allowed a panel on one of the development's multi-tenant signs on each street frontage of the development.
- (2) *Design review.*

- a. All signs proposed in the C-4, central business district, or a PO, preservation overlay district, require review by the design review board, which shall supersede subsections 19-6.6.4(C)(6)(c) and (d).
- b. The application of extraneous information to a sign, such as services provided by the business, telephone numbers, hours of operation, etcetera, is not permitted. This information may be allowed in certain cases as window graphics.
- c. Freestanding signs that do not exceed the size and height limits provided in table 19-6.6-3, freestanding signs, do not require design review.
- d. The applicant for a sign permit may obtain an increase in sign area and/or sign height by requesting design review by the administrator. The administrator may allow sign height up to ten feet and or sign area up to 36 square feet for a sign that meets the design standards listed in the administrative manual. All signs are reviewed on a case-by-case basis for quality of design, compatibility with the aesthetic quality of the site, and the character of the district, in which they are proposed.

Table 19-6.6-1: Window Signs

Zoning District	Sign Type	Number ¹	Copy Area	Applicable Standards
All nonresidential districts	Internally illuminated or exposed neon window sign	2 per tenant	4 square feet per sign, not to exceed a total of 20 percent of tenant window area for all window signs.	Downtown Design Guidelines in C-4 and Preservation Overlay Districts, plus standards in subsection 19-6.6.4(C) and administrative manual
	Non-illuminated window sign	2 per tenant	20 percent of tenant window area for all window signs	

Table 19-6.6-2: Building Signs

Zoning District	Sign Type	Number ¹	Height	Size	Applicable Standards
All nonresidential districts, all nonresidential uses permitted in residential districts, multifamily	Wall Sign or Awning Sign	One per tenant exterior wall (but not more than three total)	Not above roof line or parapet	10 percent of wall area, not to exceed 200 square feet ¹	Downtown Design Guidelines in C-4 and Preservation Overlay Districts, plus standards in

residential developments, and single-family residential subdivisions	Projecting Sign	One per tenant	Not above roof line or parapet	20 square feet	subsection 19-6.6.4(C) and administrative manual
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NOTES:

¹ For building signs exceeding ten stories, wall sign to be located at the top of the building façade shall not exceed 350 square feet in area.

Table 19-6.6-3: Freestanding Signs

Zoning District	Sign Type	Number ¹	Height	Size	Applicable Standards
All nonresidential districts, all nonresidential uses permitted in residential districts, multifamily residential developments, and single-family residential subdivisions	Monument Sign	Two per street front for group development or one per street front for freestanding business or use ²	5 feet ^{3, 4}	16 square feet ^{3, 4}	Downtown Design Guidelines in C-4 and Preservation Overlay Districts, plus standards in subsection 19-6.6.4(C) and administrative manual
	Decorative Post Sign	Same as above	5 feet ³	16 square feet ^{3, 4}	
	Freestanding Suspended Sign	Same as above	8 feet	16 square feet	
Special Sign Overlay District- 1	Pylon Sign	2 per street front for group development or one per street front for freestanding business or use ²	10 feet ⁴	16 square feet ^{3, 4}	

NOTES:

¹ Allowed number of signs includes all freestanding sign types.

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

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

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

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**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:	C Brody Glenn	CAP Camperdown Office LLC CAP Camperdown Retail LLC CAP Camperdown LLC
*Title:	Member	
*Address:	PO 10588 Greenville SC 29603	
*Phone:	864-271-3894	
*Email:	jasont@capllc.com	

PROPERTY INFORMATION

*STREET ADDRESS 355 S Main St, CAP Camperdown Plaza and 328 Falls St

*TAX MAP #(S) #0061000304116

*SPECIAL DISTRICT C-4 Downtown

DESCRIPTION OF REQUEST

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

Total Sign package for CAMPERDOWN

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).

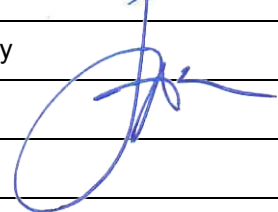
6. Please read carefully:

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.

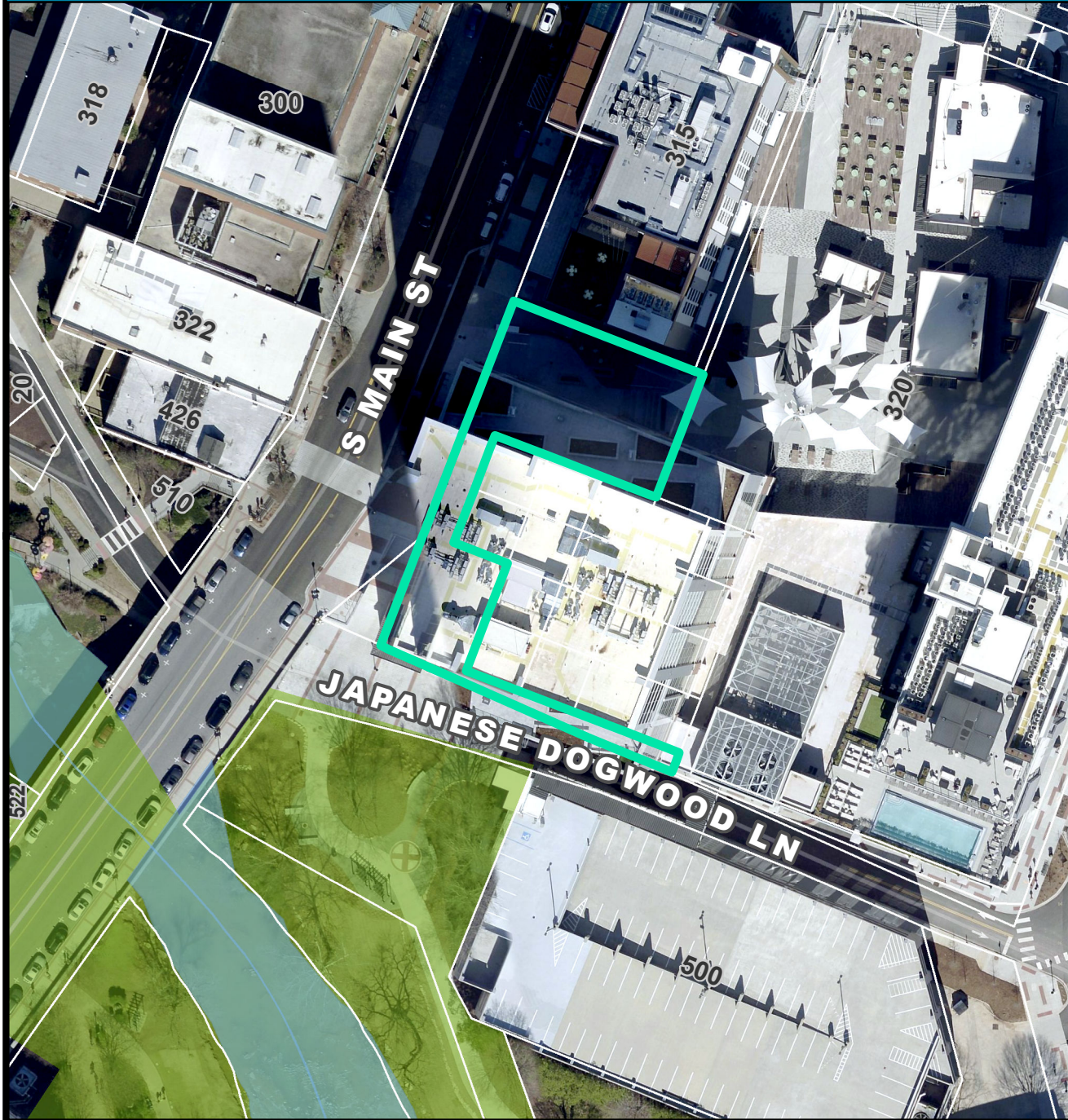
If the Planning & Development office, by separate inquiry, determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner or act to have the restriction terminated or waived, the Planning & Development office will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

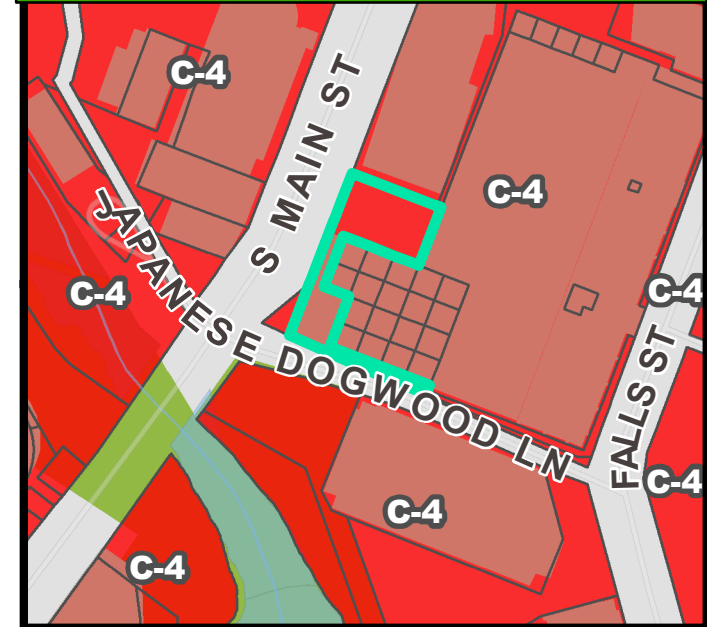
*Signatures	
Applicant	C Brody Glenn 
Date	11/29/21
Property Owner/Authorized Agent	Jason Tankersley 
Date	11/29/21
Public Hearing Information	
Public Hearing Signs	

CA 21-943 • 355 SOUTH MAIN STREET, CAMPERDOWN PLAZA

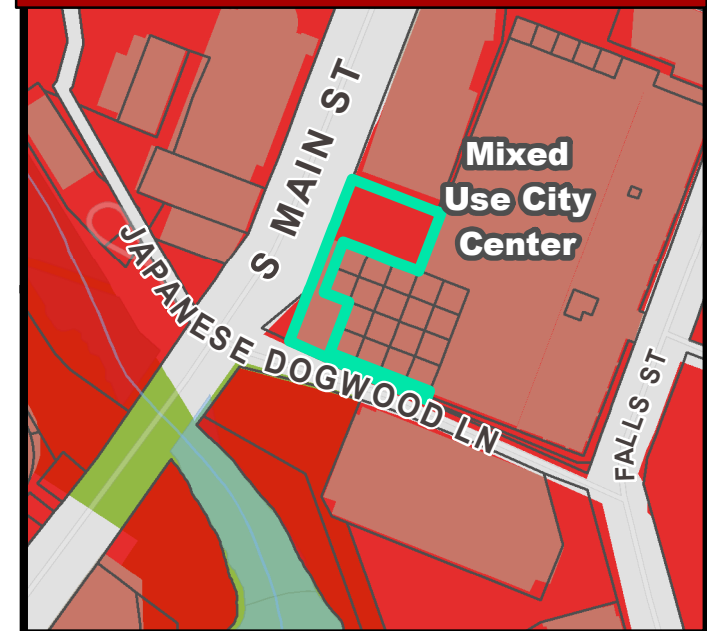
AERIAL VIEW



CURRENT ZONING

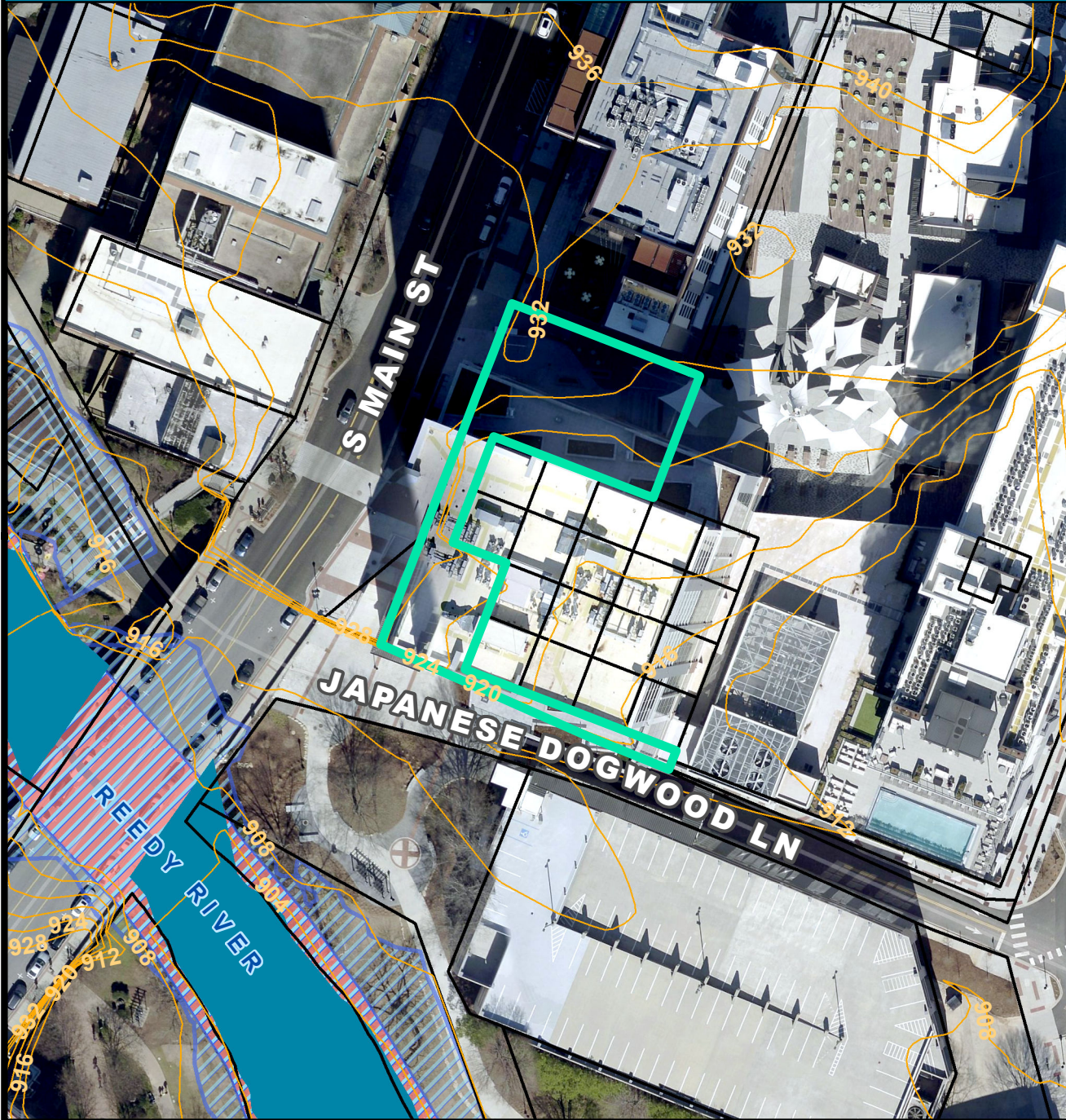


FUTURE LAND USE

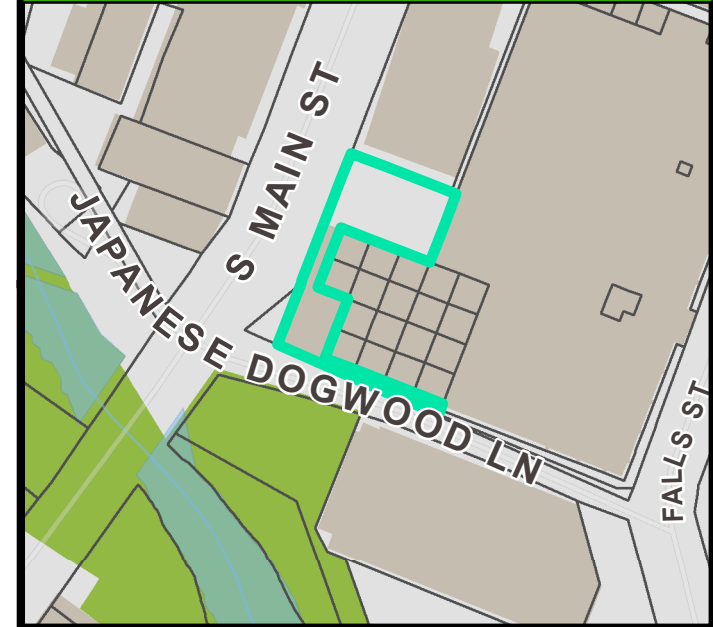


CA 21-943 • 355 SOUTH MAIN STREET, CAMPERDOWN PLAZA

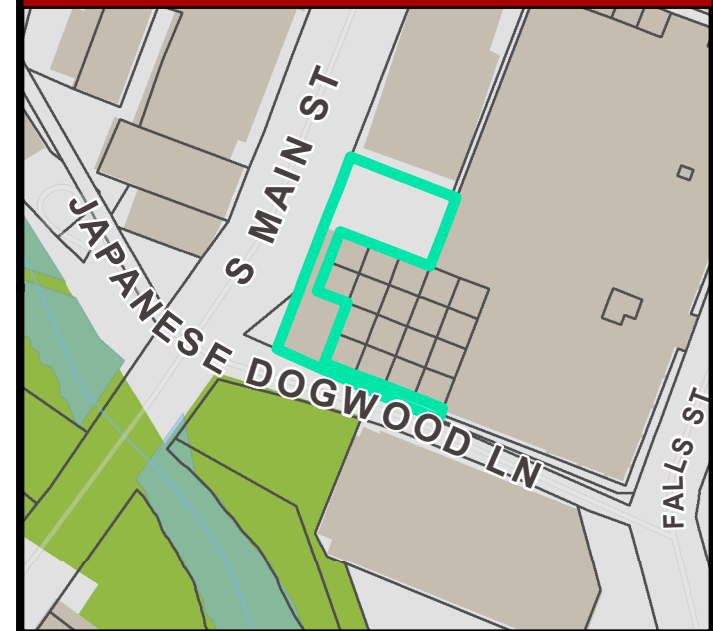
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



Falls Tower

Greenville, SC

Signage Package

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Art for Approval

Thank you for your business. Following you will find drawings that have been generated for your review and consent. These drawings represent our interpretations of your request. As the customer you will assume all financial responsibility for products manufactured in compliance with the signed drawings. Please read carefully before signing.

Please inspect these drawings carefully, making sure they are an exact, complete, and accurate reflection of what you are wanting us to build. A mounting detail may also be included. Make certain that it matches the expected conditions of the site and answers any concerns that you or any of your contractors may have. If the drawings meet with your approval please sign them to indicate your approval. If you have any questions or concerns, please contact your DeNyse Representative and they will be more than happy to assist you. If you have changes, please mark up the drawings and get them back to us so that we can make the necessary adjustments.

Upon approval, these drawings will be put into manufacturing and an estimated completion date will be generated and forwarded to you. An estimated completion date is only generated upon receipt of your signed approval. It is important that you approve these drawings in a timely manner to ensure prompt completion of your project.

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Management Company
N/A

Property Name & Address
Falls Tower
305 S Main
Greenville SC 29601

Opportunity Number
39548

DeNyse Representative
Alex Eison

Designer
WJB

Date
11.02.2021

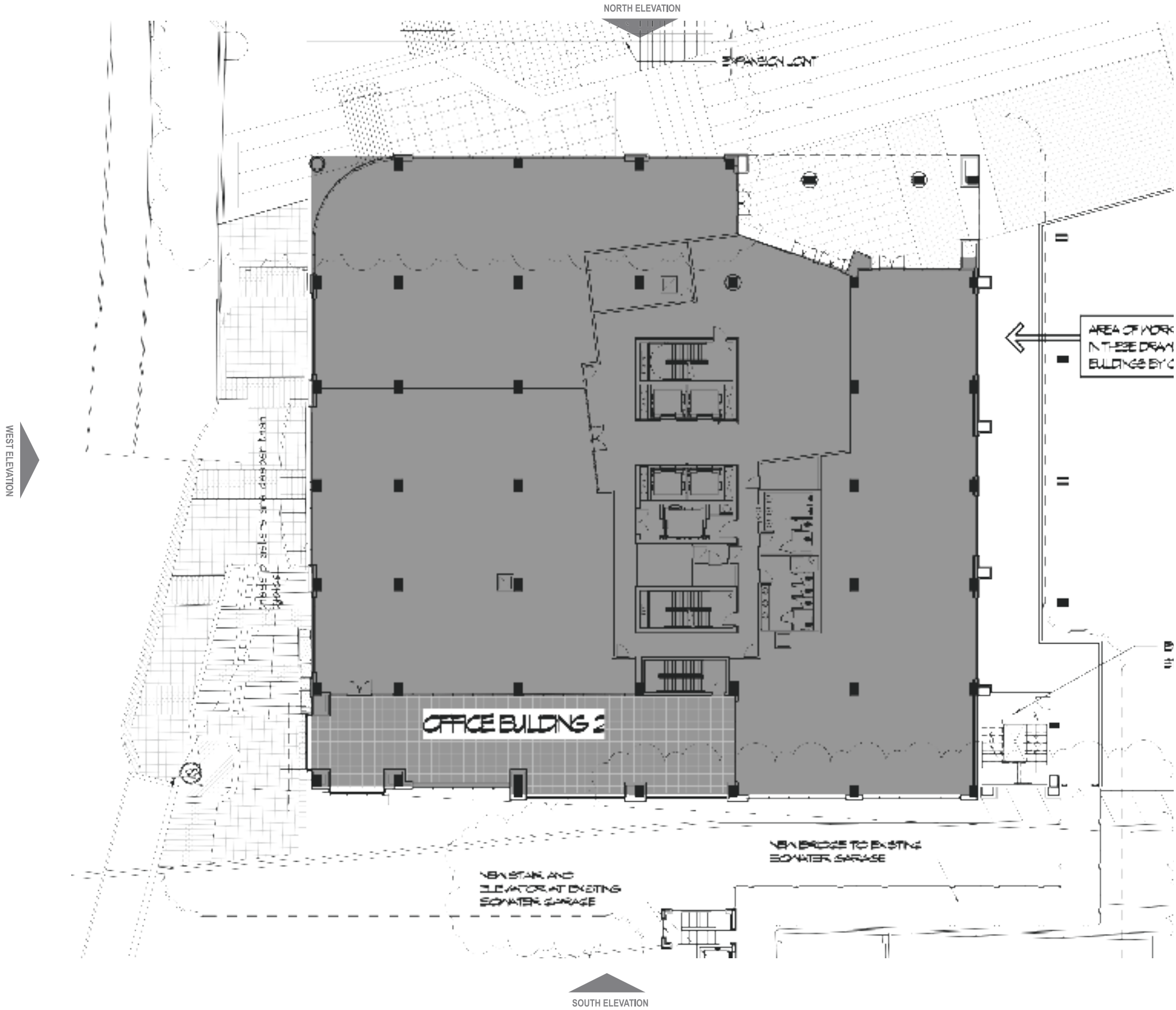
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2	11.04.2021 wjb 12.02.2021 ac

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- Concept

Preliminary

Production

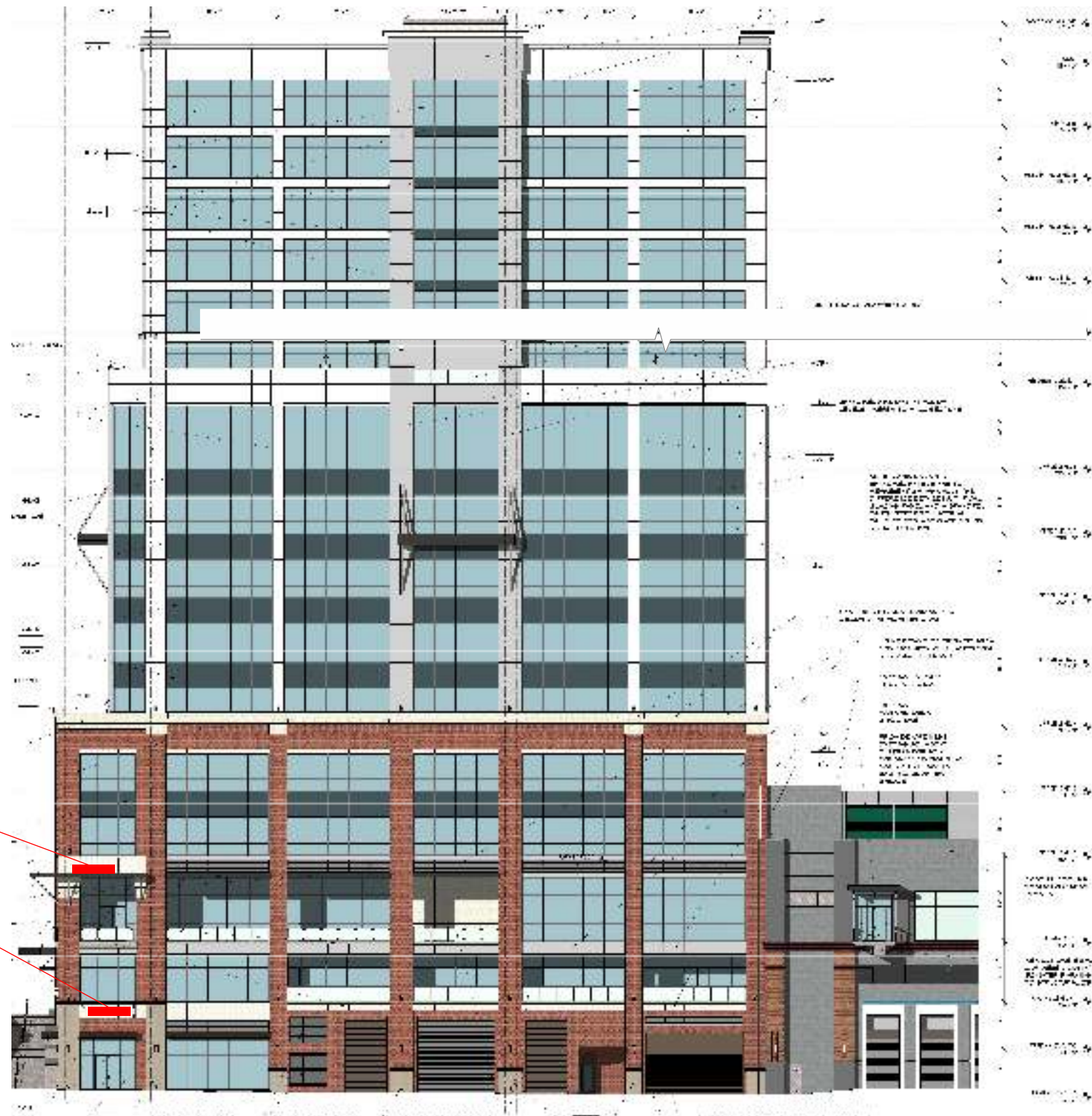


Scale
Not To Scale

 Customer Signature Required

Sign Location Map

Site Location Overview w/Elevations



SOUTH ELEVATION
Scale: 1/32"=1'-0"

South Elevation

Scale
Noted



Customer Signature Required



Scale
Noted



6



North Elevation

Scale
Noted



Customer Signature Required

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Property Name & Address
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305 S Main
Greenville SC 29601

Opportunity Number
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DeNyse Representative
Alex Eison

Designer
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Revision Date	
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Tower - Greenville,
SC\Preliminary\Exterior
Signage 1 v4

- Concept

Preliminary

Production

Proposed Sign Location
Site 25

Proposed Sign
Location Site 26

Proposed Sign
Location Site 27

FALL STREET ELEVATION
Scale: 1/32"=1'-0"

Falls Street Elevation

Scale
Noted

Customer Signature Required

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305 S Main
Greenville SC 29601

Opportunity Number
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DeNyse Representative
Alex Eison

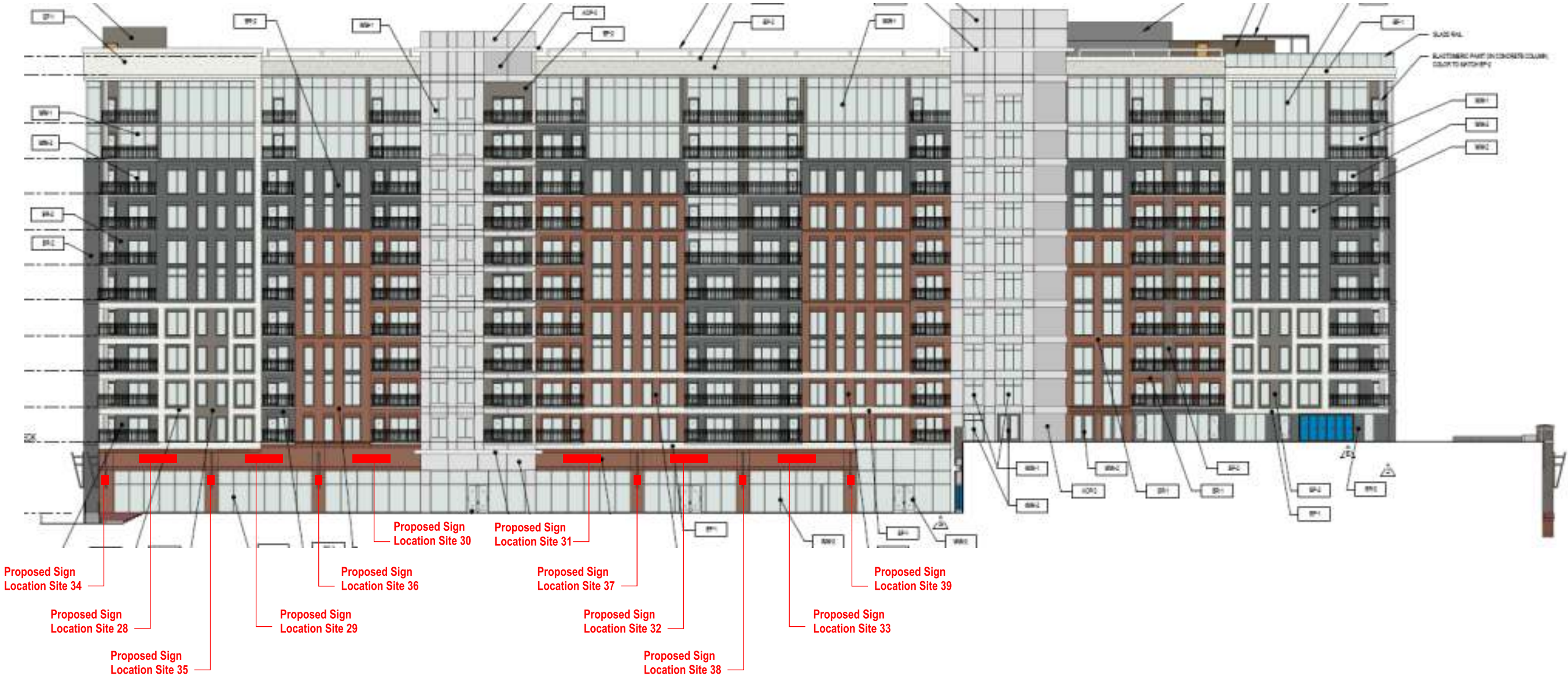
Designer
WJB

Date
11.02.2021

Revision Date	
2	11.04.2021 wjb 12.02.2021 ac

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- ☐ Concept
- ☒ Preliminary
- ☐ Production



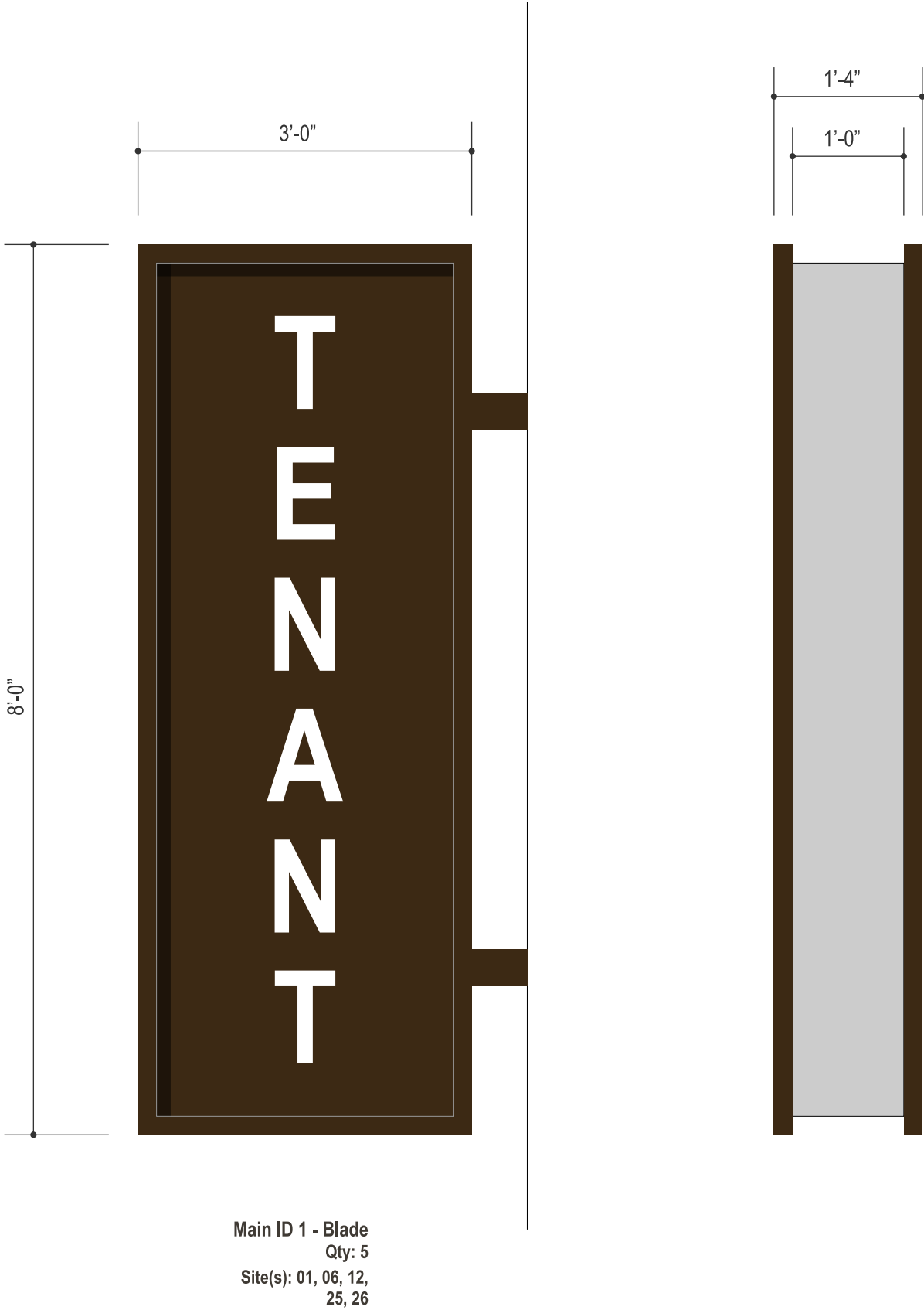
PLAZA ELEVATION
Scale: 1/32"=1'-0"

Plaza Elevation

Scale
Noted

Customer Signature Required

Main ID 1 Site Locations w/Elevations



Site Locations on Following Page



Field Survey Required

All measurements & site conditions are to be field verified prior to production. Patterns may be required for production.



Architectural Plans Needed

Architectural and/or Construction drawings are needed to help determine appropriate fabrication and mounting methods.



Vector Artwork Required

Vector artwork needs to be provided to produce this product. Must be an AI, EPS, or CDR file and formatted for a PC.

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1

Bronze - Semigloss
- C2

White
- C3

Matthews® Brushed Aluminum - Semigloss

Construction Specifications

- A

Cabinet - Aluminum Fabricated Construction Internally Illuminated by LEDs. Edge Trim for Indirect Cove Lighting by LEDs
- B

Graphics - Routed Aluminum Faces backed with Acrylic.
- C

Mounting - Cantilever Steel Support Arms are assumed for projecting from building fascia. Coordination with Architect/Owner/GC for Blocking is assumed. Engineering is assumed for structural connection.
- D

Electrical Provision - Brought to site by others within 5' of sign location, Final Connection by Others, Dedicated Branch Circuit(s) to be provided and coordination with Client, GC and Architect may be required.

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ELEMENTS

1.800.941.7446
denyseco.com

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Property Name & Address
Falls Tower
305 S Main
Greenville SC 29601

Opportunity Number
39548

DeNyse Representative
Alex Eison

Designer
WJB

Date
11.02.2021

Revision Date	
2	11.04.2021 wjb 12.02.2021 ac

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- Concept
- Preliminary
- Production

Site 01
Main ID 2 - Blade

Scale

3/4" = 1'-0"



Customer Signature Required

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Management Company
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Property Name & Address
Falls Tower
305 S Main
Greenville SC 29601

Opportunity Number
39548

DeNyse Representative
Alex Eison

Designer
WJB

Date
11.02.2021

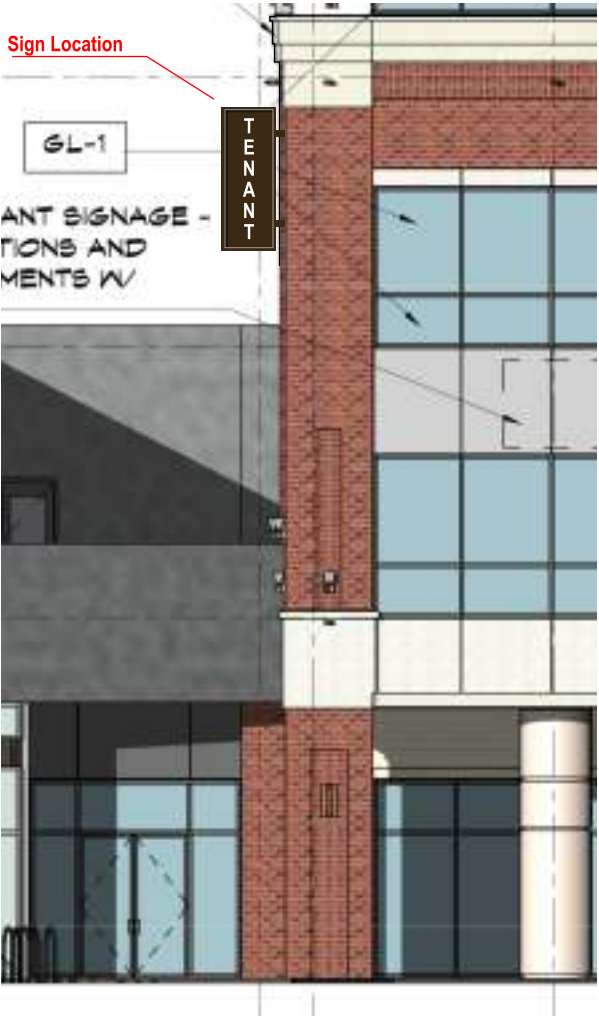
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2	11.04.2021 wjb 12.02.2021 ac

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- Concept

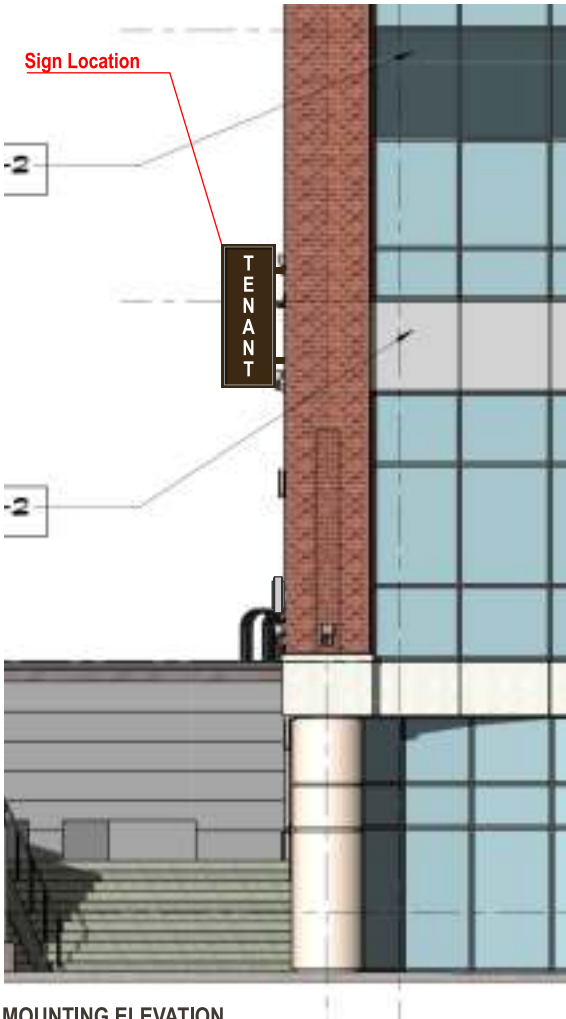
Preliminary

Production



MOUNTING ELEVATION
Scale: 3/32"=1'-0"

Site 01



MOUNTING ELEVATION
Scale: 3/32"=1'-0"

Site 06



MOUNTING ELEVATION
Scale: 3/32"=1'-0"

Site 01
Main ID 2 - Blade

Scale
Noted



Customer Signature Required



Field Survey Required

All measurements & site conditions are to be field verified prior to production. Patterns may be required for production.



Architectural Plans Needed

Architectural and/or Construction drawings are needed to help determine appropriate fabrication and mounting methods.



Vector Artwork Required

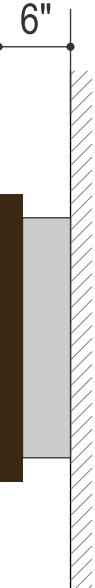
Vector artwork needs to be provided to produce this product. Must be an AI, EPS, or CDR file and formatted for a PC.

Wall 4 Site Locations w/Elevations



FRONT VIEW

Wall 4 - Wall Sign
Qty: 12
Site(s): 04, 07, 08, 10,
14, 27, 28, 29,
30, 31, 32, 33



END VIEW

Site Locations on Following Page

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1 Bronze - Semigloss
- C2 White
- C3 Matthews® Brushed Aluminum - Semigloss

Construction Specifications

- A Cabinet - Aluminum Fabricated Construction Internally Illuminated by LEDs. Edge Trim for Indirect Cove Lighting by LEDs
- B Graphics - Routed Aluminum Faces backed with Acrylic.
- C Mounting - Flush Mounted to building fascia is assumed. Coordination with Architect/Owner/GC for Blocking is assumed.
- D Electrical Provision - Brought to site by others within 5' of sign location, Final Connection by Others, Dedicated Branch Circuit(s) to be provided and coordination with Client, GC and Architect may be required.

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Management Company
N/A

Property Name & Address
Falls Tower
305 S Main
Greenville SC 29601

Opportunity Number
39548

DeNyse Representative
Alex Eison

Designer
WJB

Date
11.02.2021

Revision Date	
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- ☐ Concept
- ☒ Preliminary
- ☐ Production



Field Survey Required

All measurements & site conditions are to be field verified prior to production. Patterns may be required for production.



Architectural Plans Needed

Architectural and/or Construction drawings are needed to help determine appropriate fabrication and mounting methods.



Vector Artwork Required

Vector artwork needs to be provided to produce this product. Must be an AI, EPS, or CDR file and formatted for a PC.

Scale

3/4" = 1'-0"



Customer Signature Required

Wall 4 - Wall Sign

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Management Company
N/A

Property Name & Address
Falls Tower
305 S Main
Greenville SC 29601

Opportunity Number
39548

DeNyse Representative
Alex Eison

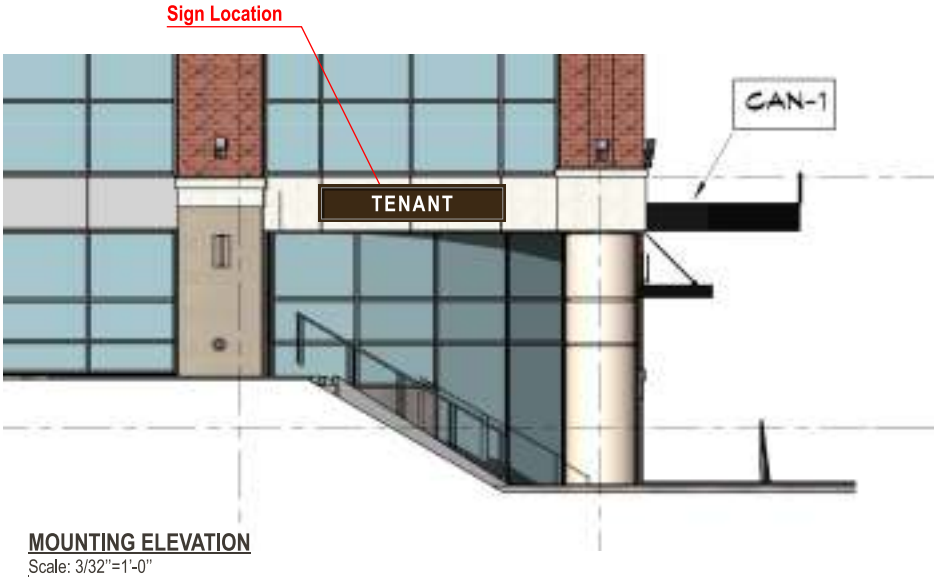
Designer
WJB

Date
11.02.2021

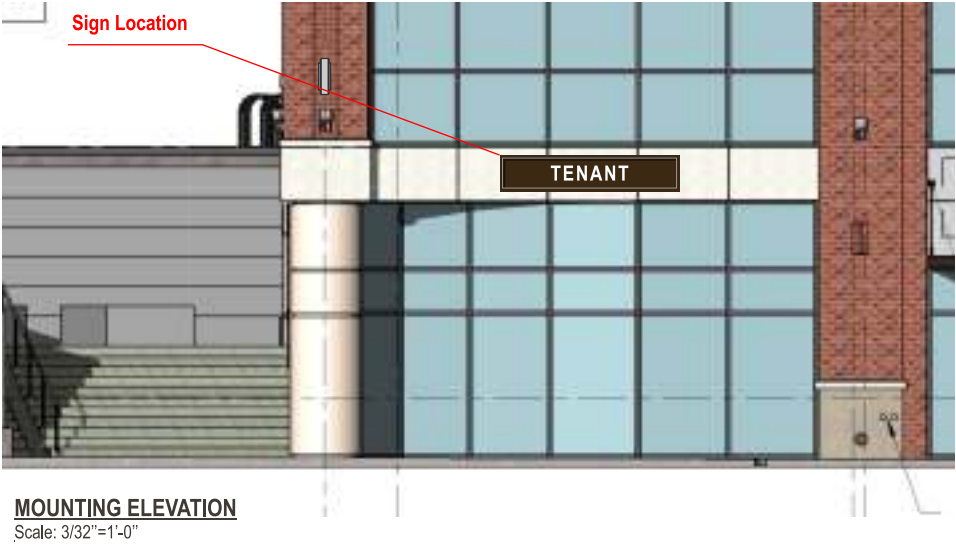
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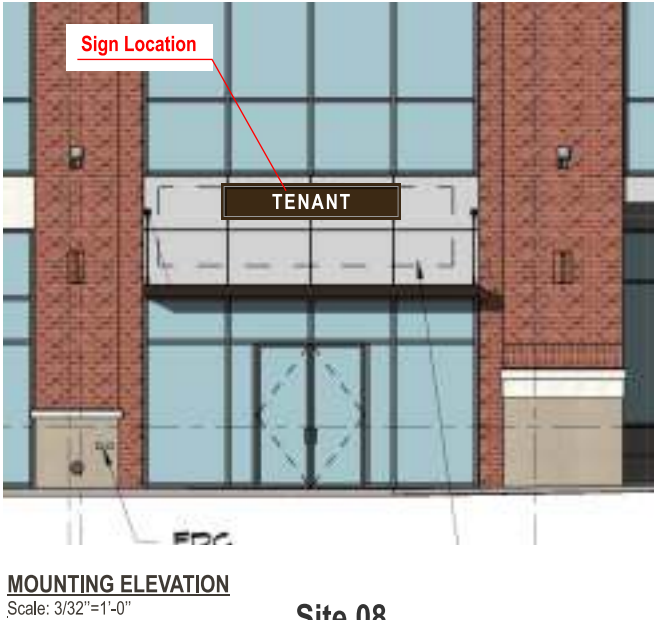
- ☐ Concept
- ☒ Preliminary
- ☐ Production



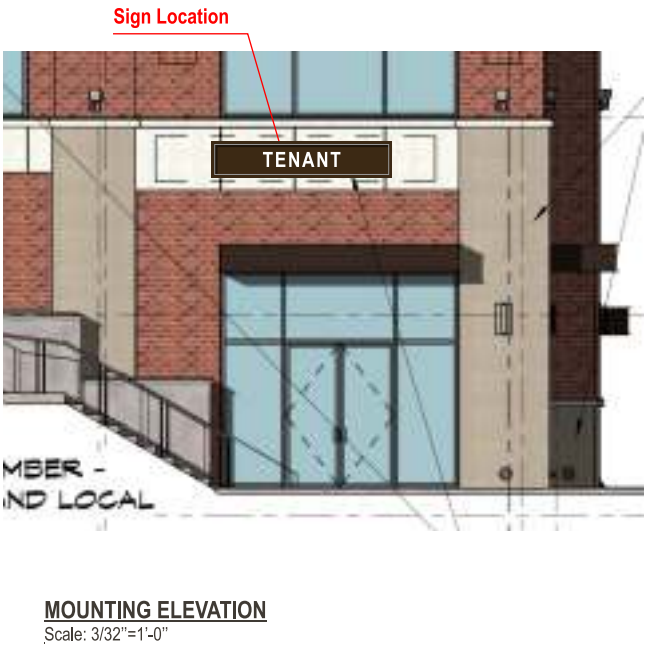
Site 04



Site 07



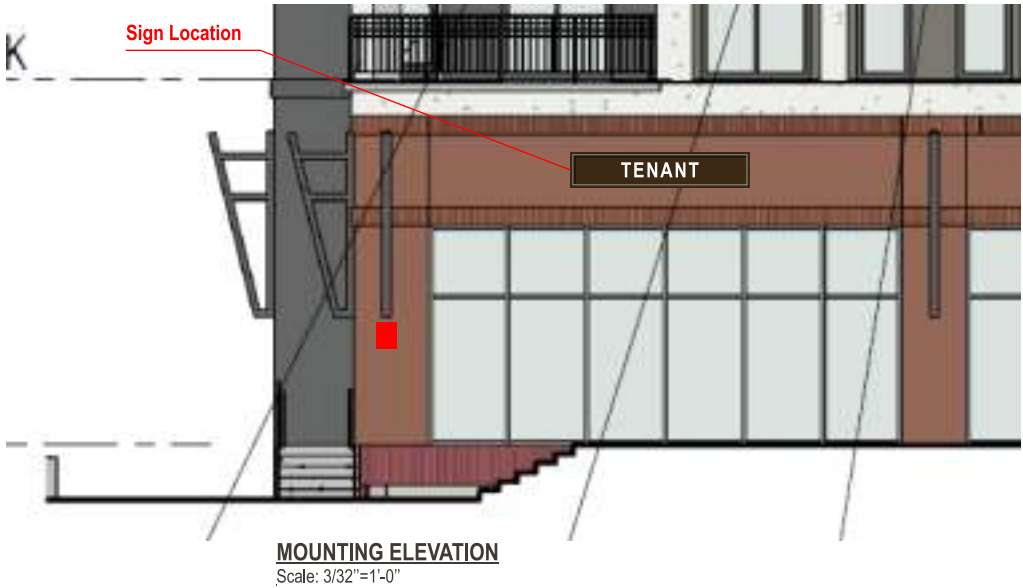
Site 08



Site 10



Site 14



Site 28

Wall 4 - Wall Sign



Field Survey Required

All measurements & site conditions are to be field verified prior to production. Patterns may be required for production.



Architectural Plans Needed

Architectural and/or Construction drawings are needed to help determine appropriate fabrication and mounting methods.



Vector Artwork Required

Vector artwork needs to be provided to produce this product. Must be an AI, EPS, or CDR file and formatted for a PC.

Scale

3/4" = 1'-0"



Customer Signature Required

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305 S Main
Greenville SC 29601

Opportunity Number
39548

DeNyse Representative
Alex Eison

Designer
WJB

Date
11.02.2021

Revision Date	
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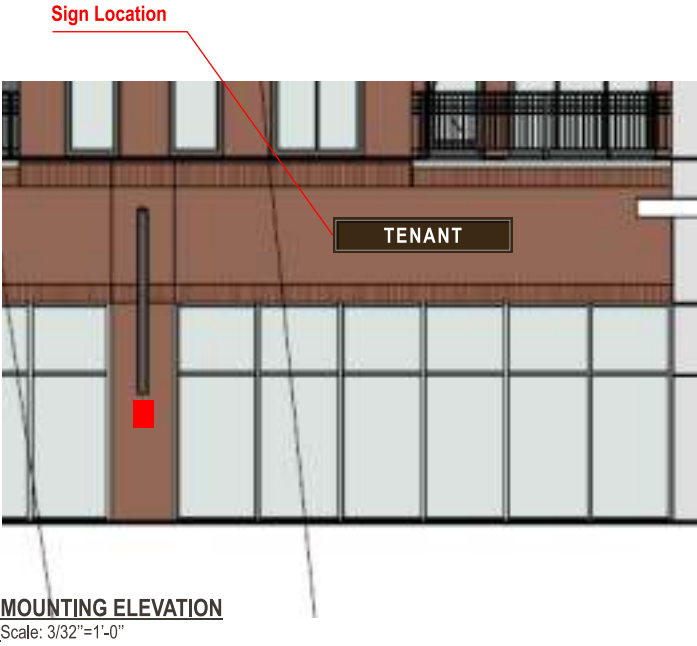
- Concept

Preliminary

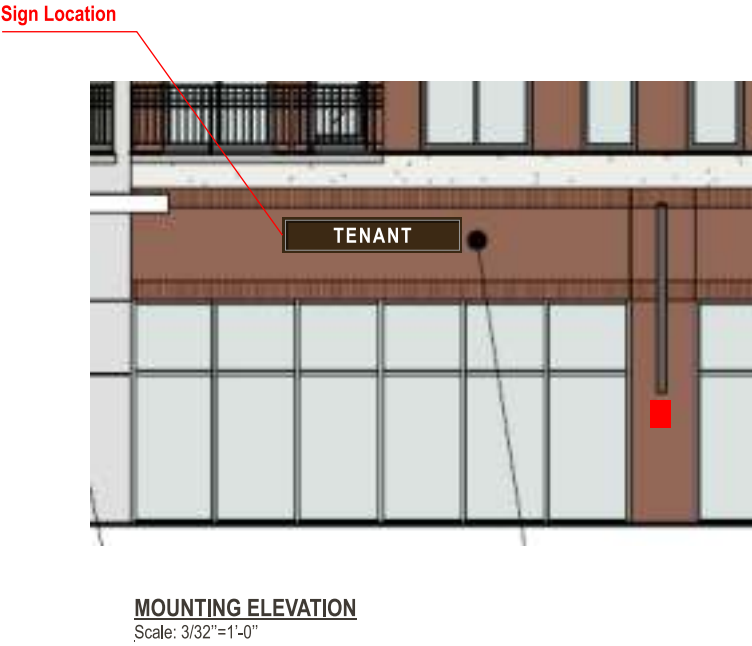
Production



Site 29



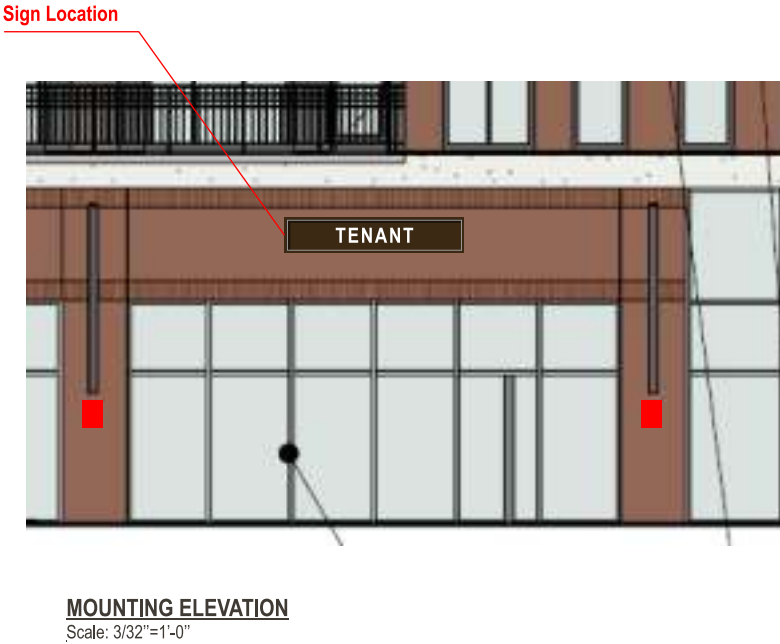
Site 30



Site 31



Site 32



Site 33



Field Survey Required

All measurements & site conditions are to be field verified prior to production. Patterns may be required for production.



Architectural Plans Needed

Architectural and/or Construction drawings are needed to help determine appropriate fabrication and mounting methods.



Vector Artwork Required

Vector artwork needs to be provided to produce this product. Must be an AI, EPS, or CDR file and formatted for a PC.

Scale

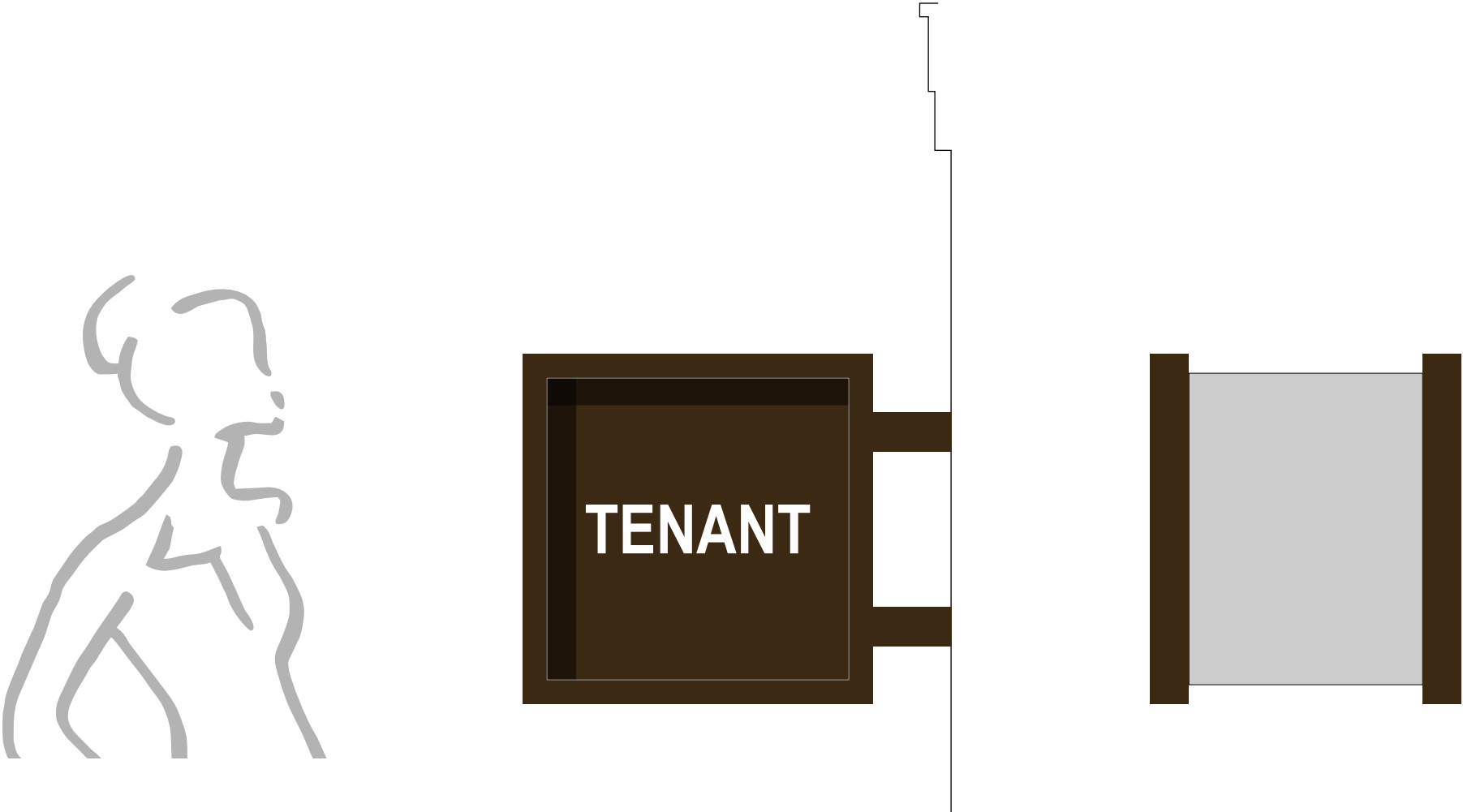
3/4" = 1'-0"



Customer Signature Required

Wall 4 - Wall Sign

Main ID 4 Site Locations w/Elevations



FRONT VIEW
Scale: 1-1/2"=1'-0"

END VIEW
Scale: 1-1/2"=1'-0"

Main ID 4 - Blade
Qty: 6
Site(s): 34, 35, 36,
37, 38, 39

Site Locations on Following Page



Field Survey Required

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Architectural Plans Needed

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Colors & Finishes

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- C1**  Bronze - Semigloss
- C2**  White
- C3**  Matthews® Brushed Aluminum - Semigloss

Construction Specifications

- A Cabinet** - Aluminum Fabricated Construction Internally Illuminated by LEDs. Edge Trim for Indirect Cove Lighting by LEDs
- B Graphics** - Routed Aluminum Faces backed with Acrylic.
- C Mounting** - Cantilever Steel Support Arms are assumed for projecting from building fascia. Coordination with Architect/Owner/GC for Blocking is assumed. Engineering is assumed for structural connection.
- D Electrical Provision** - Brought to site by others within 5' of sign location, Final Connection by Others, Dedicated Branch Circuit(s) to be provided and coordination with Client, GC and Architect may be required.

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Management Company
N/A

Property Name & Address
Falls Tower
305 S Main
Greenville SC 29601

Opportunity Number
39548

DeNyse Representative
Alex Eison

Designer
WJB

Date
11.02.2021

Revision Date

	11.04.2021 wjb
	12.02.2021 ac

Filepath
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Tower - Greenville,
SC\Preliminary\Exterior
Signage 1 v4

-  Concept
-  Preliminary
-  Production

Main ID 4 - Blade

Scale
Noted



Customer Signature Required

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Opportunity Number
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DeNyse Representative
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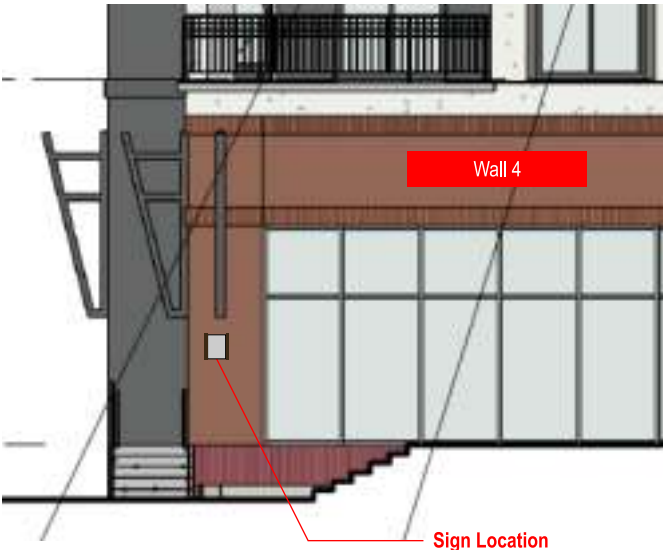
Designer
WJB

Date
11.02.2021

Revision Date	
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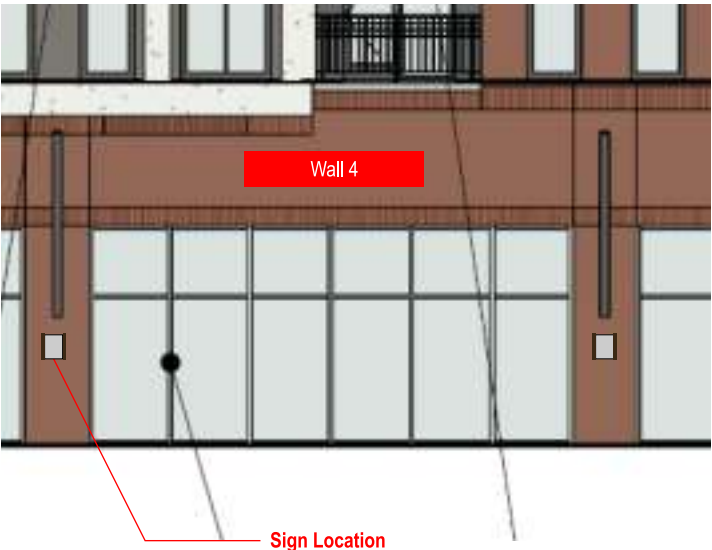
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- Concept
- Preliminary
- Production



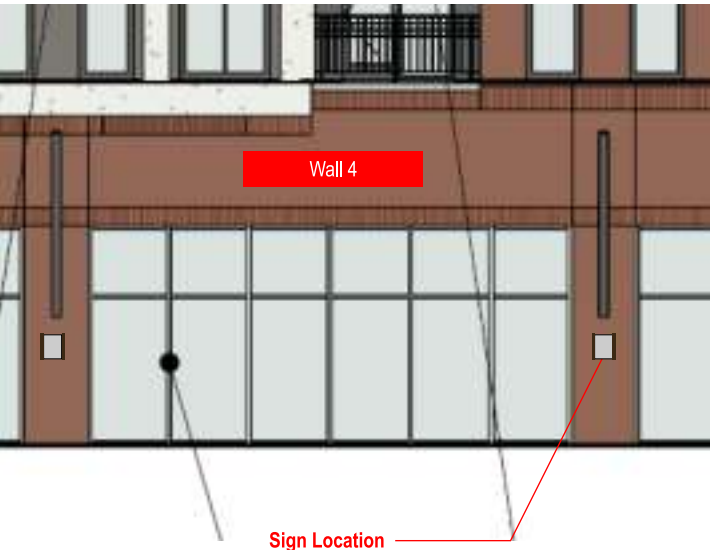
MOUNTING ELEVATION
Scale: 3/32"=1'-0"

Site 34



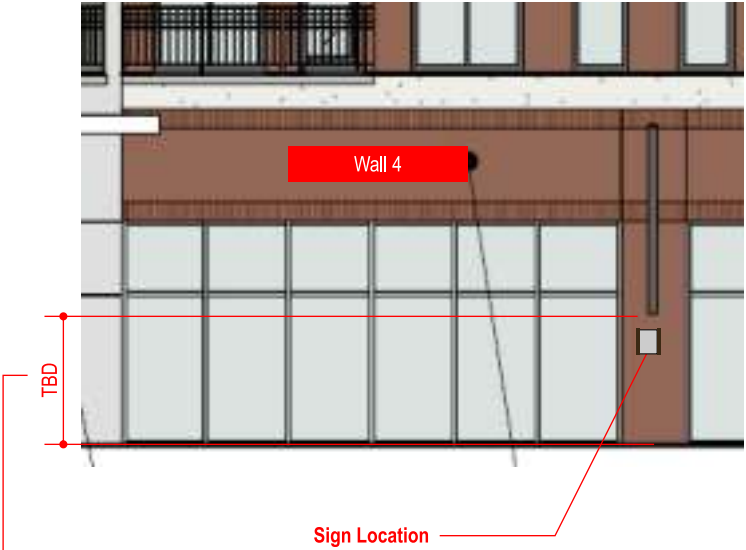
MOUNTING ELEVATION
Scale: 3/32"=1'-0"

Site 35



MOUNTING ELEVATION
Scale: 3/32"=1'-0"

Site 36



MOUNTING ELEVATION
Scale: 3/32"=1'-0"

Site 37



MOUNTING ELEVATION
Scale: 3/32"=1'-0"

Site 38



MOUNTING ELEVATION
Scale: 3/32"=1'-0"

Site 39

Available height clearance and building architecture to be confirmed



Field Survey Required

All measurements & site conditions are to be field verified prior to production. Patterns may be required for production.



Architectural Plans Needed

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Vector Artwork Required

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Scale

3/4" = 1'-0"

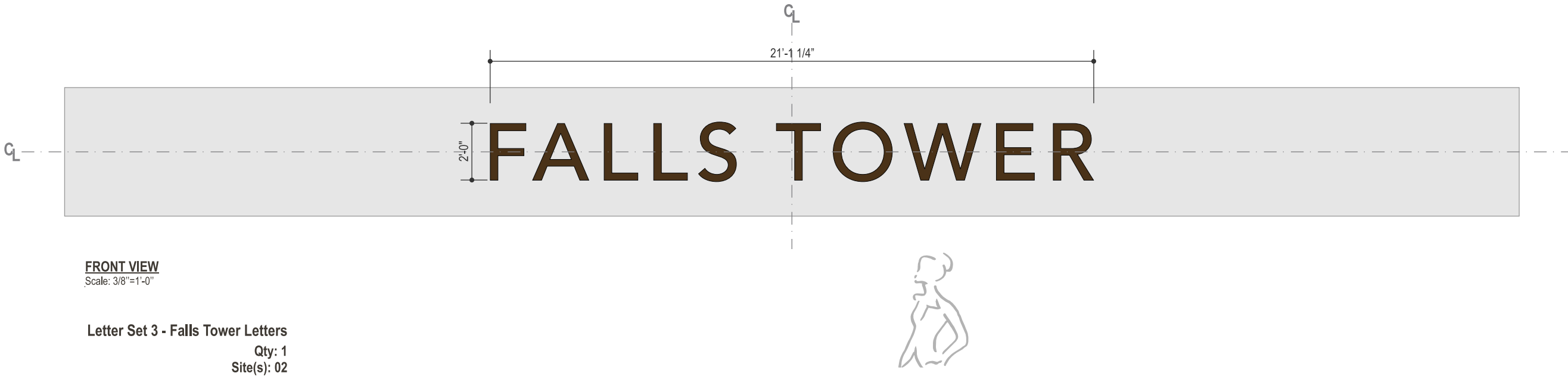
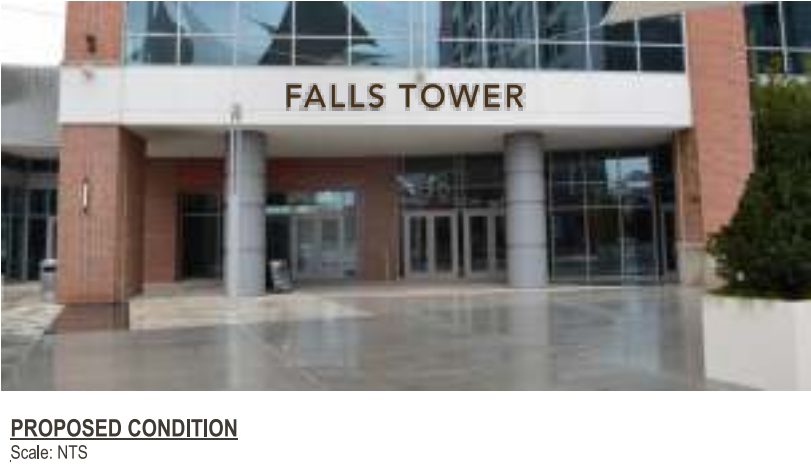
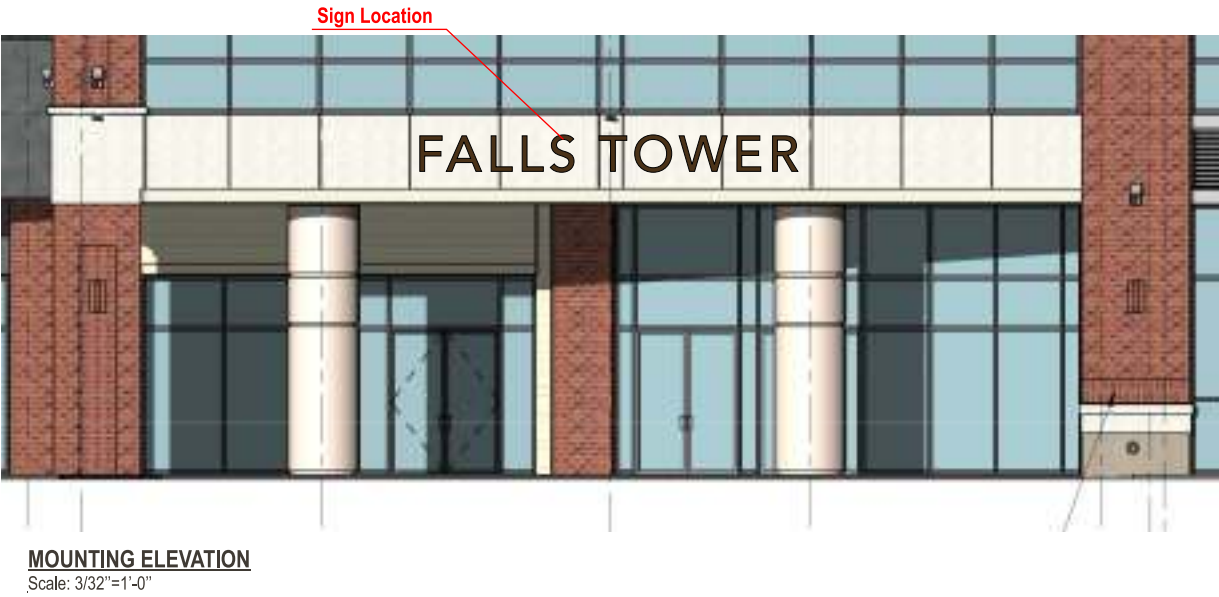


Customer Signature Required

Main ID 4 - Wall Sign

Building Identification Signs w/Elevations

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Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

C1 Bronze - Semigloss

Construction Specifications

A Dimensional Letters - 0.500" thick Flat Cut Out Acrylic, Painted

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Management Company
N/A

Property Name & Address
Falls Tower
305 S Main
Greenville SC 29601

Opportunity Number
39548

DeNyse Representative
Alex Eison

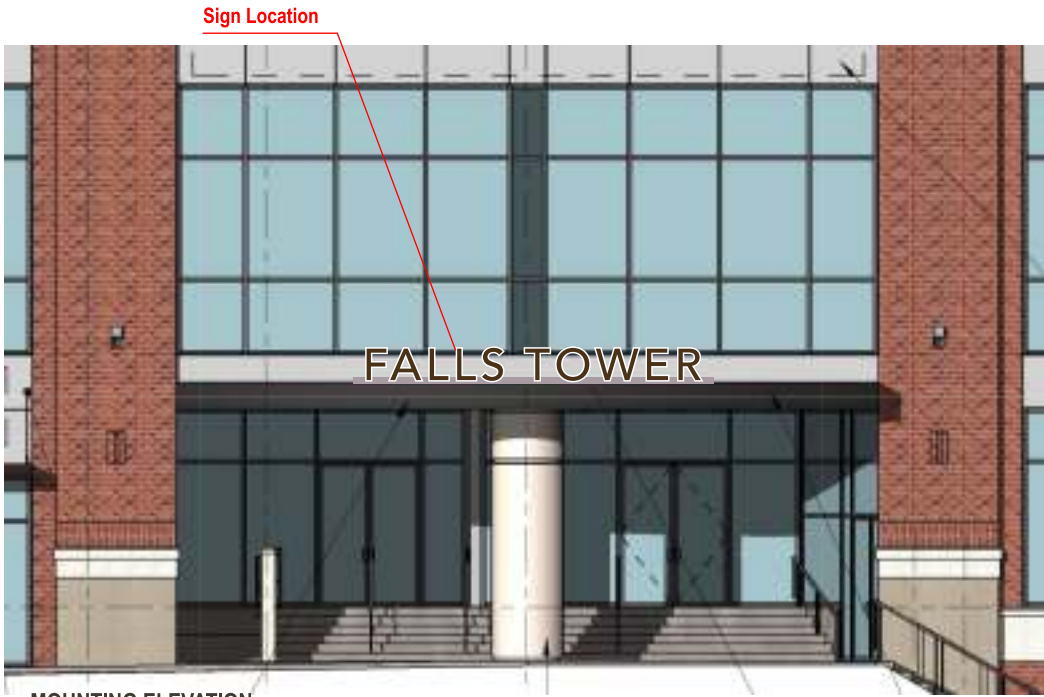
Designer
WJB

Date
11.02.2021

Revision Date	
2	11.04.2021 wjb 12.02.2021 ac

Filepath
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Signage 1 v4

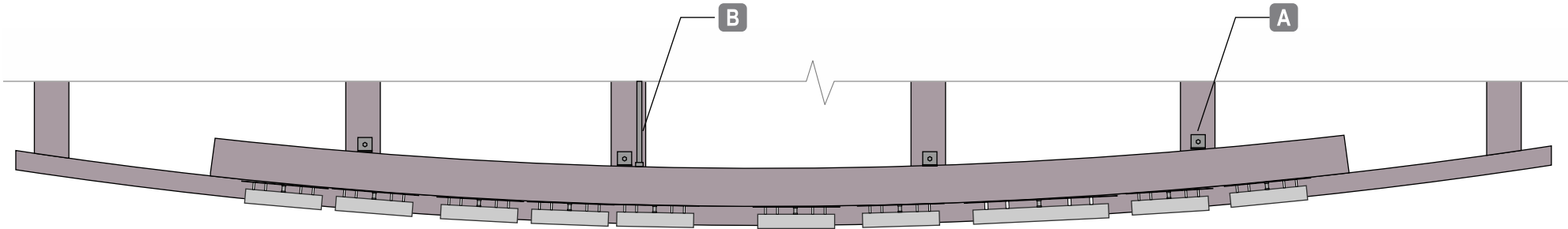
- ☐ Concept
☒ Preliminary
☐ Production



MOUNTING ELEVATION
Scale: 3/32"=1'-0"



PROPOSED CONDITION
Scale: NTS



PLAN VIEW
Scale: 3/8"=1'-0"



FRONT VIEW
Scale: 3/8"=1'-0"

Letter Set 1 - Falls Tower
Qty: 1
Site(s): 09



NIGHT VIEW
Scale: 3/8"=1'-0"

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1** White - Semigloss
- C2** Bronze Painted or Printed Perforated Dual Color Day Night
- C3** Matthews® Brushed Aluminum - Semigloss
- P1** Match Existing Canopy
- L1** White LEDs

Construction Specifications

- A** **Mounting Provision** - Structural Connection to building to be
- B** **Electrical Provision** - Brought to site by others, Final Connection by Others, Dedicated Branch Circuit(s) to be provided in coordination with Client, GC and Architect may be required.
- C** **Letter Forms** - Face & Revers Lit Channel letters. Trimless Shoulder cut acrylic faces with first surface perf vinyl, Internally Illuminated by LEDs
- D** **Reflector** - 0.125" Aluminum Plate
- E** **Raceway** - Custom Radius Aluminum Fabricated Raceway

Electrical Notes

- Disconnect switch(s) UL & ID labels
- Vent Location

FINAL ELECTRICAL HOOK UP BY OTHERS

Suitable for Wet Location

Electrical Requirement: 120 Volts

Number of Circuits: 1 20 amp Dedicated Branch Circuit(s)

Max. Line Current: Circuit #01: < 16 Amps

Connection Type: permanent continuous operation

Primary Wire Size: 12 AWG / conduit size: ½", Secondary Wire Size: 18 awg



Inspected and labeled in accordance with UL Standard for Electric Signs
Installed using UL listed parts and methods of installation in accordance with Article 600 of the National Electric Code and other applicable local codes. This includes proper grounding and bonding.



This lighted product may contain Fluorescent, Neon, HID lamps or components that use Mercury in them. Dispose of these lamps & components according to the laws of the authority having jurisdiction.

LORD® This sign is fabricated using UL approved LORD® 406/19 Acrylic Adhesive

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Management Company
N/A

Property Name & Address
Falls Tower
305 S Main
Greenville SC 29601

Opportunity Number
39548

DeNyse Representative
Alex Eison

Designer
WJB

Date
11.02.2021

Revision Date

2 11.04.2021 wjb
12.02.2021 ac

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- Concept
- Preliminary
- Production

Site 09
Letter Set 1 - Falls Tower

Scale
Noted



Customer Signature Required



Field Survey Required

All measurements & site conditions are to be field verified prior to production. Patterns may be required for production.



Architectural Plans Needed

Architectural and/or Construction drawings are needed to help determine appropriate fabrication and mounting methods.



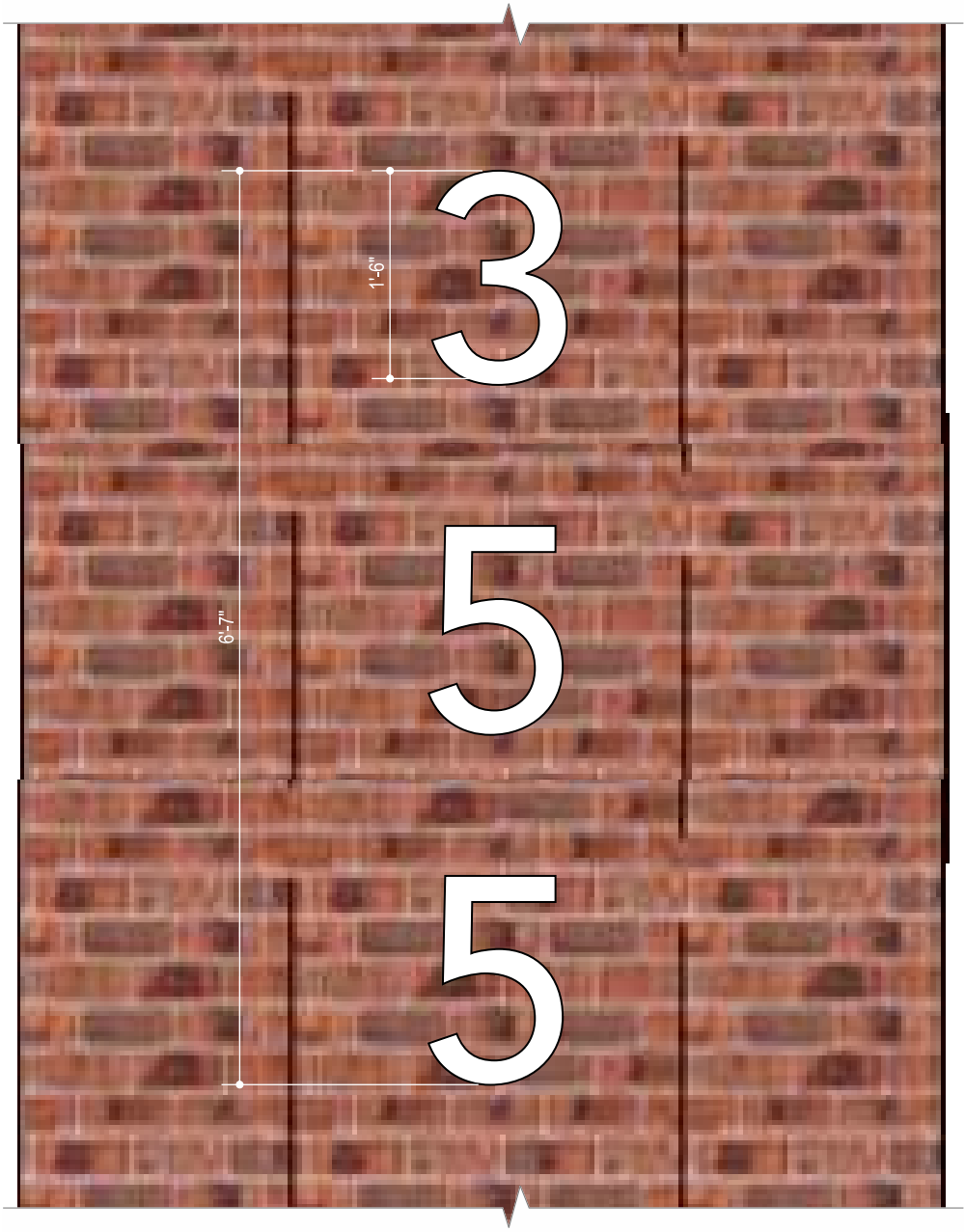
Vector Artwork Required

Vector artwork needs to be provided to produce this product. Must be an AI, EPS, or CDR file and formatted for a PC.

Match Canopy Color - TBD

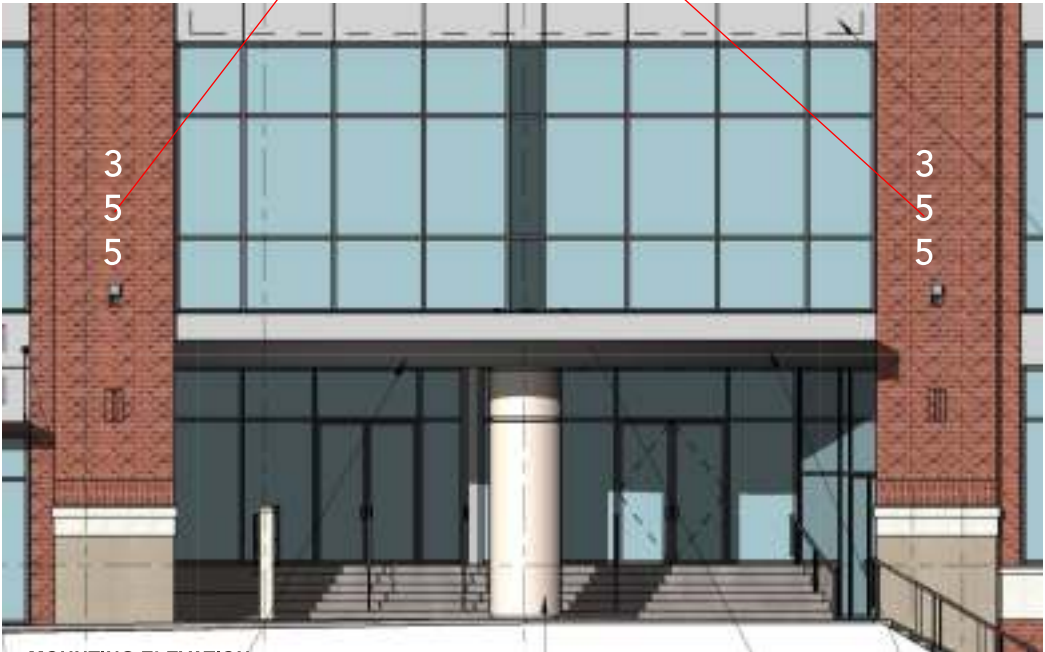
Match Canopy Radius - TBD

Need Field Survey and or drawings of Canopy Construction for Attachment

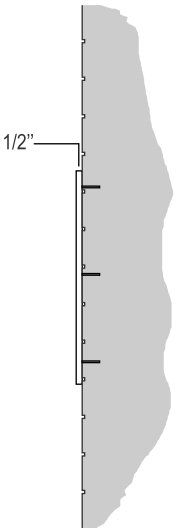


FRONT VIEW
Scale: 3/4"=1'-0"

Address Numbers
Qty: 2
Site(s): 09.3, 09.4



MOUNTING ELEVATION
Scale: 3/32"=1'-0"



SIDE VIEW
Scale: 3/8"=1'-0"

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

C1 ☐ White

Construction Specifications

A Address - 1/2" thick flat cut out acrylic with painted finish. Numbers are flush mounted to existing brick fascia.

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Management Company
N/A

Property Name & Address
Falls Tower
305 S Main
Greenville SC 29601

Opportunity Number
39548

DeNyse Representative
Alex Eison

Designer
WJB

Date
11.02.2021

Revision Date
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12.02.2021 ac

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☐ Concept
☒ Preliminary
☐ Production

Site 09.3, 09.4
Address Numbers

Scale
Noted



Customer Signature Required

**Hanging Tenant & Channel
Letter Signs
Site Locations w/Elevations**

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MOUNTING ELEVATION
Scale: 3/32"=1'-0"



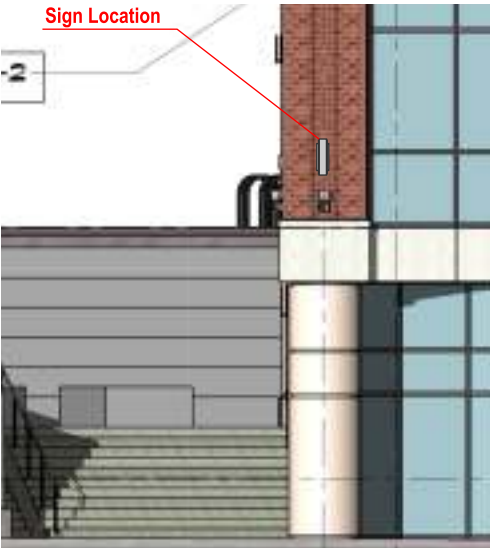
PROPOSED CONDITION
Scale: NTS

Site 03



FRONT VIEW
Scale: 1 1/2"=1'-0"

Wall 1 - WSPA News Blade
Qty: 02 DF
Site(s): 03, 05

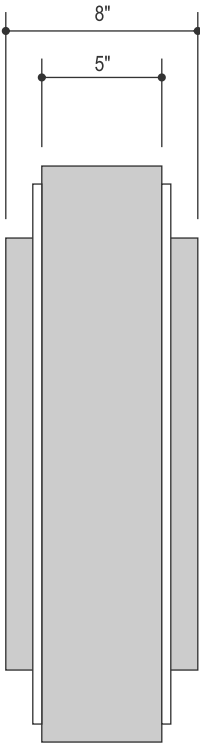


MOUNTING ELEVATION
Scale: 3/32"=1'-0"



PROPOSED CONDITION
Scale: NTS

Site 05



SIDE VIEW
Scale: 1 1/2"=1'-0"

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1** ☐ White
- C2** ☒ Logo Red - TBD
- C3** ☐ Black
- C4** ☐ Yellow - TBD
- C5** ☐ Matthews® Brushed Aluminum - Semigloss
- L1** ☒ White LEDs

Construction Specifications

- A** **Mounting Provision** - Structural Connection to building to be
- B** **Electrical Provision** - Brought to site by others, Final Connection by Others, Dedicated Branch Circuit(s) to be provided in coordination with Client, GC and Architect may be required.
- C** **Cabinet** -Aluminum Fabricated Construction, Internally Illuminated by LEDs
- D** **Face** - 3/4" Shoulder Cut Clear Acrylic with First Surface Translucent Spot Vinyl Colors is assumed
- E** **Support Arm** - 3"x3"x 0.188" Aluminum Tube

Electrical Notes

- ☒ Disconnect switch(s) UL & ID labels
- ☒ Vent Location

FINAL ELECTRICAL HOOK UP BY OTHERS

Suitable for Wet Location

Electrical Requirement: __120__Volts

Number of Circuits: __1__ 20 amp Dedicated Branch Circuit(s)

Max. Line Current: Circuit #01: __< 16 Amps__

Connection Type: permanent continuous operation

Primary Wire Size: 12 AWG / conduit size: 1/2", **Secondary Wire Size:** 18 awg



Inspected and labeled in accordance with UL Standard for Electric Signs Installed using UL listed parts and methods of installation in accordance with Article 600 of the National Electric Code and other applicable local codes. This includes proper grounding and bonding.



This lighted product may contain Fluorescent, Neon, HID lamps or components that use Mercury in them. Dispose of these lamps & components according to the laws of the authority having jurisdiction.

LORD®

This sign is fabricated using UL approved LORD® 406/19 Acrylic Adhesive

DeNyse

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Management Company
N/A

Property Name & Address
Falls Tower
305 S Main
Greenville SC 29601

Opportunity Number
39548

DeNyse Representative
Alex Eison

Designer
WJB

Date
11.02.2021

Revision Date

2	11.04.2021 wjb 12.02.2021 ac

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SC\Preliminary\Exterior
Signage 1 v4

- ☐ Concept
- ☒ Preliminary
- ☐ Production



Field Survey Required

All measurements & site conditions are to be field verified prior to production. Patterns may be required for production.



Architectural Plans Needed

Architectural and/or Construction drawings are needed to help determine appropriate fabrication and mounting methods.

Scale

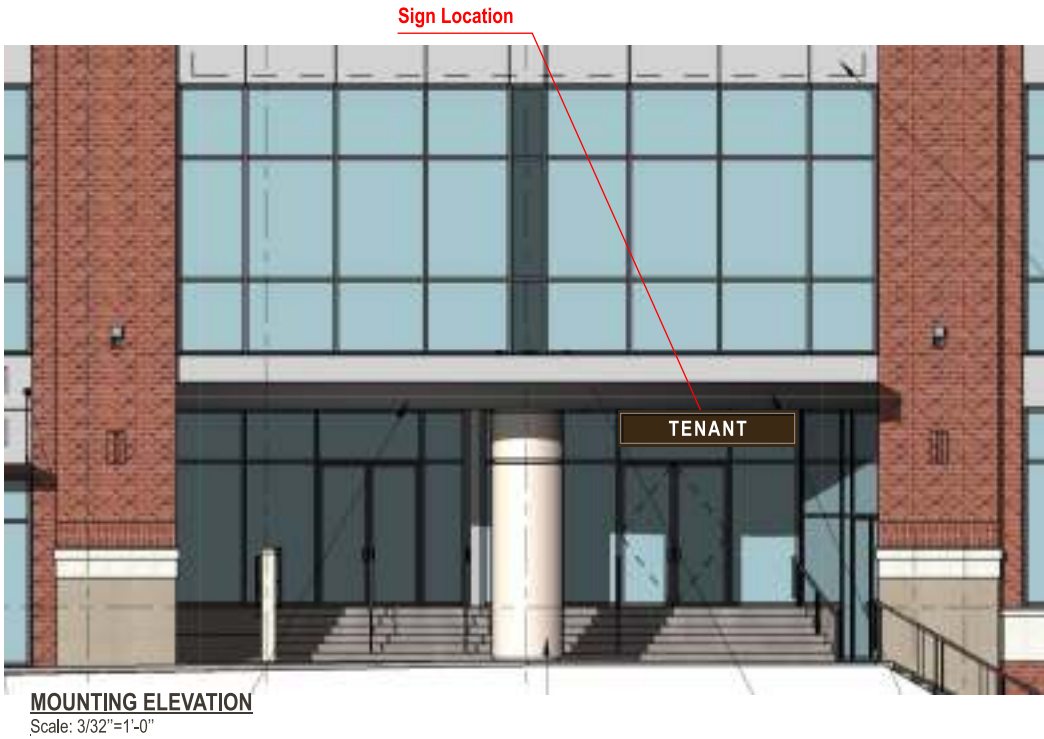
Noted



Customer Signature Required

Site 03
Wall 1 - WSPA News Blade

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Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1 Bronze - Semigloss
- C2 White
- C3 Matthews® Brushed Aluminum - Semigloss

Construction Specifications

- A Cabinet - Aluminum Fabricated Construction Internally Illuminated by LEDs. Edge Trim for Indirect Cove Lighting by LEDs. Additional Back Plate for Reflector
- B Graphics - Routed Aluminum Faces backed with Acrylic.
- C Mounting - Suspended from existing steel framing is assumed. Coordination with Architect/Owner/GC for approved attachment and penetrations is assumed.
- D Electrical Provision - Brought to site by others within 5' of sign location, Final Connection by Others, Dedicated Branch Circuit(s) to be provided and coordination with Client, GC and Architect may be required.

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Management Company
N/A

Property Name & Address
Falls Tower
305 S Main
Greenville SC 29601

Opportunity Number
39548

DeNyse Representative
Alex Eison

Designer
WJB

Date
11.02.2021

Revision Date		
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	12.02.2021	ac

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Tower - Greenville,
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Signage 1 v4

- Concept
- Preliminary
- Production



Field Survey Required

All measurements & site conditions are to be field verified prior to production. Patterns may be required for production.



Architectural Plans Needed

Architectural and/or Construction drawings are needed to help determine appropriate fabrication and mounting methods.



Vector Artwork Required

Vector artwork needs to be provided to produce this product. Must be an AI, EPS, or CDR file and formatted for a PC.

Match Canopy Color - TBD
Match Canopy Radius - TBD
Need Field Survey and or drawings of Canopy Construction for Attachment

Scale

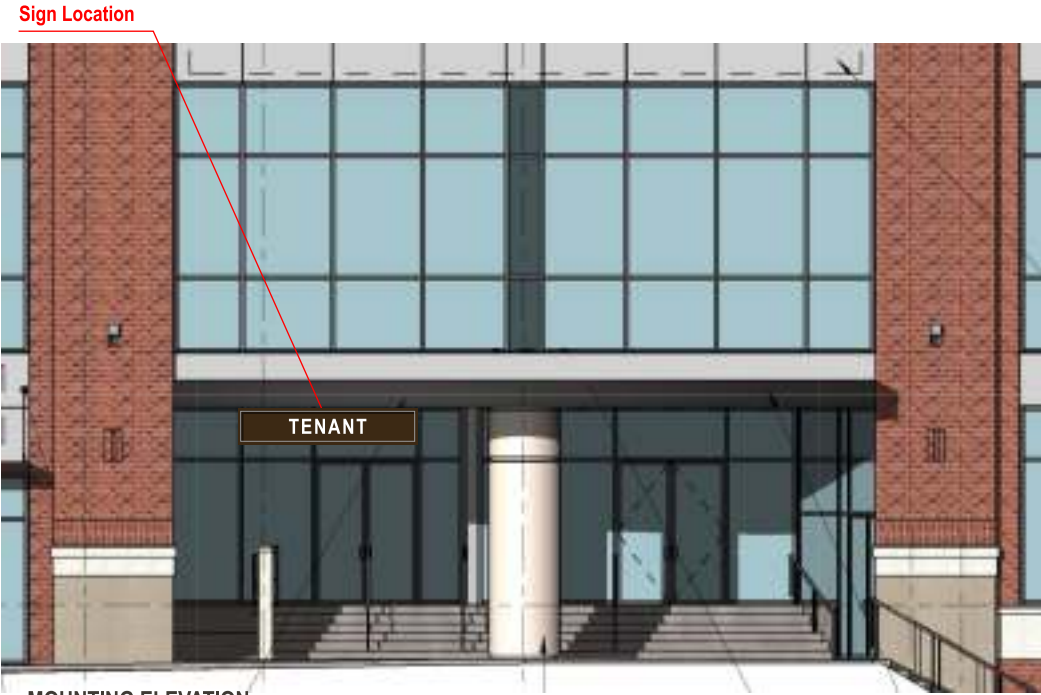
Noted



Customer Signature Required

Site 09.2
Wall 4 - Wall Sign

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Colors & Finishes

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- C1 Bronze - Semigloss
- C2 White
- C3 Matthews® Brushed Aluminum - Semigloss

Construction Specifications

- A Cabinet - Aluminum Fabricated Construction Internally Illuminated by LEDs. Edge Trim for Indirect Cove Lighting by LEDs. Additional Back Plate for Reflector
- B Graphics - Routed Aluminum Faces backed with Acrylic.
- C Mounting - Suspended from existing steel framing is assumed. Coordination with Architect/Owner/GC for approved attachment and penetrations is assumed.
- D Electrical Provision - Brought to site by others within 5' of sign location, Final Connection by Others, Dedicated Branch Circuit(s) to be provided and coordination with Client, GC and Architect may be required.

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Management Company
N/A

Property Name & Address
Falls Tower
305 S Main
Greenville SC 29601

Opportunity Number
39548

DeNyse Representative
Alex Eison

Designer
WJB

Date
11.02.2021

Revision Date	
2	11.04.2021 wjb 12.02.2021 ac

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- ☐ Concept
- ☒ Preliminary
- ☐ Production

Site 09.1
Wall 4 - Wall Sign

Scale
Noted



Customer Signature Required



Field Survey Required

All measurements & site conditions are to be field verified prior to production. Patterns may be required for production.



Architectural Plans Needed

Architectural and/or Construction drawings are needed to help determine appropriate fabrication and mounting methods.



Vector Artwork Required

Vector artwork needs to be provided to produce this product. Must be an AI, EPS, or CDR file and formatted for a PC.

Match Canopy Color - TBD
Match Canopy Radius - TBD
Need Field Survey and or drawings of Canopy Construction for Attachment

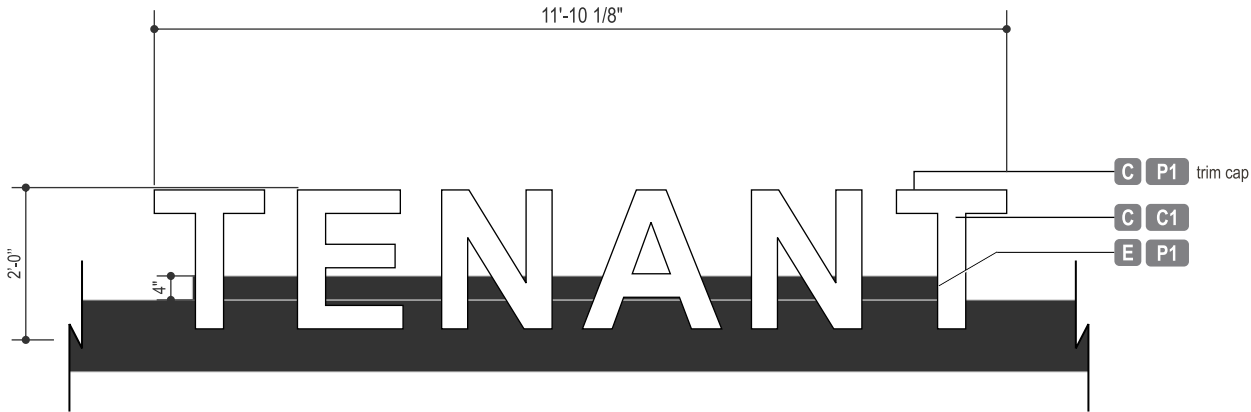


PROPOSED CONDITION
Scale: NTS



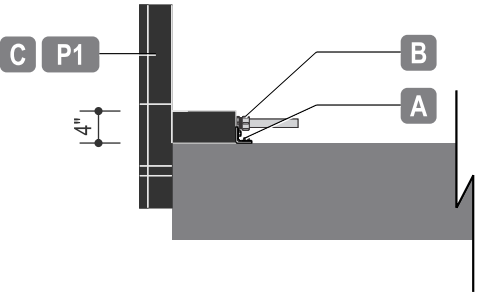
NIGHT VIEW
Scale: NTS

MOUNTING ELEVATION
Scale: 3/32"=1'-0"



FRONT VIEW
Scale: 3/8"=1'-0"

Letterset 2 - Stir
Qty: 1
Site(s): 11



SIDE VIEW
Scale: 1/2"=1'-0"

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1** ☐ White Acrylic
- C2** ☒ 3M Slate Gray 3630-61
- V1** ☒ Match Existing Canopy
- L1** ☒ White LEDs

Construction Specifications

- A Mounting Provision** - Structural Connection to building to be Coordinated with Client, GC, Architect and Engineer may be required.
- B Electrical Provision** - Brought to site by others, Final Connection by Others, Dedicated Branch Circuit(s) to be provided in coordination with Client, GC and Architect may be required.
- C Letter Forms** - Face Lit Channel letters. Internally Illuminated by LEDs
- D Raceway** - Custom Aluminum Fabricated Raceway

Electrical Notes

- ☒ Disconnect switch(s) UL & ID labels ☒ Vent Location

FINAL ELECTRICAL HOOK UP BY OTHERS

Suitable for Wet Location

Electrical Requirement: __120__Volts

Number of Circuits: __1__20 amp Dedicated Branch Circuit(s)

Max. Line Current: **Circuit #01:** ____< 16 Amps____

Connection Type: permanent continuous operation

Primary Wire Size: 12 AWG / conduit size: 1/2", **Secondary Wire Size:** 18 awg



Inspected and labeled in accordance with UL Standard for Electric Signs
Installed using UL listed parts and methods of installation in accordance with Article 600 of the National Electric Code and other applicable local codes. This includes proper grounding and bonding.



This lighted product may contain Fluorescent, Neon, HID lamps or components that use Mercury in them. Dispose of these lamps & components according to the laws of the authority having jurisdiction.

LORD® This sign is fabricated using UL approved LORD® 406/19 Acrylic Adhesive

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Management Company

N/A

Property Name & Address

Falls Tower
305 S Main
Greenville SC 29601

Opportunity Number

39548

DeNyse Representative

Alex Eison

Designer

WJB

Date

11.02.2021

Revision Date

11.04.2021 wjb
12.02.2021 ac

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- ☐ Concept
- ☒ Preliminary
- ☐ Production



Field Survey Required

All measurements & site conditions are to be field verified prior to production. Patterns may be required for production.



Architectural Plans Needed

Architectural and/or Construction drawings are needed to help determine appropriate fabrication and mounting methods.

Scale

Noted



Customer Signature Required

Site 11
Letterset 2 - Stir



PROPOSED CONDITION
Scale: NTS



NIGHT VIEW
Scale: NTS

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1** ☐ White Acrylic
- C2** ☒ 3M Slate Gray 3630-61
- V1** ☒ Match Existing Canopy
- L1** ☒ White LEDs

Construction Specifications

- A Mounting Provision** - Structural Connection to building to be Coordinated with Client, GC, Architect and Engineer may be required.
- B Electrical Provision** - Brought to site by others, Final Connection by Others, Dedicated Branch Circuit(s) to be provided in coordination with Client, GC and Architect may be required.
- C Letter Forms** - Face Lit Channel letters. Internally Illuminated by LEDs
- D Raceway** - Custom Aluminum Fabricated Raceway

Electrical Notes

- ☒ Disconnect switch(s) UL & ID labels
- ☒ Vent Location

FINAL ELECTRICAL HOOK UP BY OTHERS

Suitable for Wet Location

Electrical Requirement: __120__Volts

Number of Circuits: __1__ 20 amp Dedicated Branch Circuit(s)

Max. Line Current: **Circuit #01:** ____ < 16 Amps____

Connection Type: permanent continuous operation

Primary Wire Size: 12 AWG / conduit size: 1/2", **Secondary Wire Size:** 18 awg



Inspected and labeled in accordance with UL Standard for Electric Signs
Installed using UL listed parts and methods of installation in accordance with Article 600 of the National Electric Code and other applicable local codes. This includes proper grounding and bonding.



This lighted product may contain Fluorescent, Neon, HID lamps or components that use Mercury in them. Dispose of these lamps & components according to the laws of the authority having jurisdiction.

LORD® This sign is fabricated using UL approved LORD® 406/19 Acrylic Adhesive



FRONT VIEW
Scale: 3/8"=1'-0"

Letterset 2 - Stir
Qty: 1
Site(s): 11



SIDE VIEW
Scale: 1/2"=1'-0"

Site 13
Letterset 2 - Tenant

Scale
Noted



Customer Signature Required

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Management Company

N/A

Property Name & Address

Falls Tower
305 S Main
Greenville SC 29601

Opportunity Number

39548

DeNyse Representative

Alex Eison

Designer

WJB

Date

11.02.2021

Revision Date

2 11.04.2021 wjb
12.02.2021 ac

Filepath

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Tower - Greenville,
SC\Preliminary\Exterior
Signage 1 v4

- ☐ Concept
- ☒ Preliminary
- ☐ Production

MATERIALS/SPECS

OVERALL SIZE: **dimensions here**

SINGLE FACE: ☐

DOUBLE FACE: ☒

QTY: 1

VINYL COLORS: **details here**

1st SURFACE: ☒

2nd SURFACE: ☐

PAINT COLORS: **details here**

PAINT FORMULA ATTACHED ☐

ALUMINUM ☐ PVC ☐

ACRYLIC ☐ Non-Glare Acryl. ☐

OTHER ☒ **details here**

1/8" ☒ 3/4" ☐

1/4" ☐ OTHER ☐

1/2" ☐

VHB ☐ STUD ☐

ILLUM. ☐ Cap/Barrel ☒

NON-ILLUM. ☒

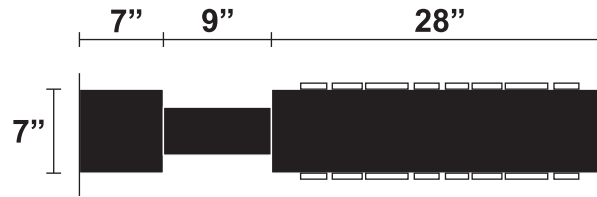
ADDITIONAL NOTES

Projecting Aluminum Sign
w/ Push Through Acrylic
Letters

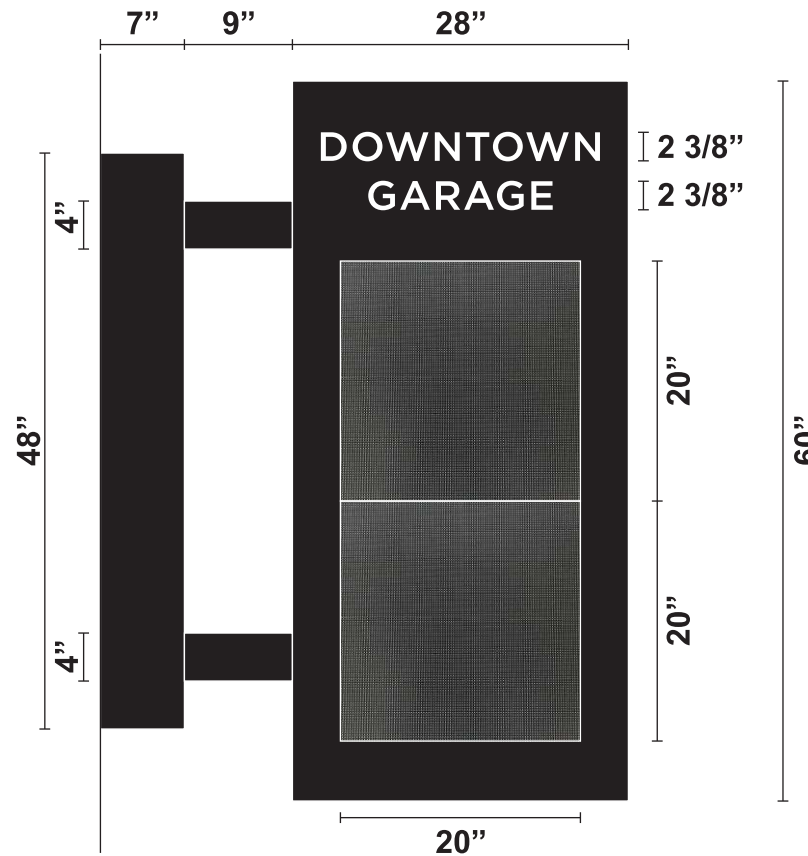
Internally Illuminated
and LED Panels
Painted Black

D/F

Qty: 2



Top View



End View

MATERIALS/SPECS

OVERALL SIZE: **dimensions here**

SINGLE FACE: ☐

DOUBLE FACE: ☒

QTY: **1**

VINYL COLORS: **details here**

1st SURFACE: ☒

2nd SURFACE: ☐

PAINT COLORS: **details here**

PAINT FORMULA ATTACHED ☐

ALUMINUM ☐ PVC ☐

ACRYLIC ☐ Non-Glare Acryl. ☐

OTHER ☒ **details here**

1/8" ☒ 3/4" ☐

1/4" ☐ OTHER ☐

1/2" ☐

VHB ☐ STUD ☐

ILLUM. ☐ Cap/Barrel ☒

NON-ILLUM. ☒

ADDITIONAL NOTES

details here



MATERIALS/SPECS

OVERALL SIZE: 44" x 96"

SINGLE FACE: ☐

DOUBLE FACE: ☒

QTY: 1

VINYL COLORS: **Black, white**

1st SURFACE: ☒

2nd SURFACE: ☐

PAINT COLORS: **Brushed aluminum,
Duranodic bronze**

PAINT FORMULA ATTACHED ☐

ALUMINUM ☒ PVC ☐

ACRYLIC ☒ Non-Glare Acryl. ☐

OTHER ☐ [details here](#)

1/8" ☐

3/4" ☐

1/4" ☐

OTHER ☒ 1"

1/2" ☒

VHB ☐

STUD ☐

ILLUM. ☐

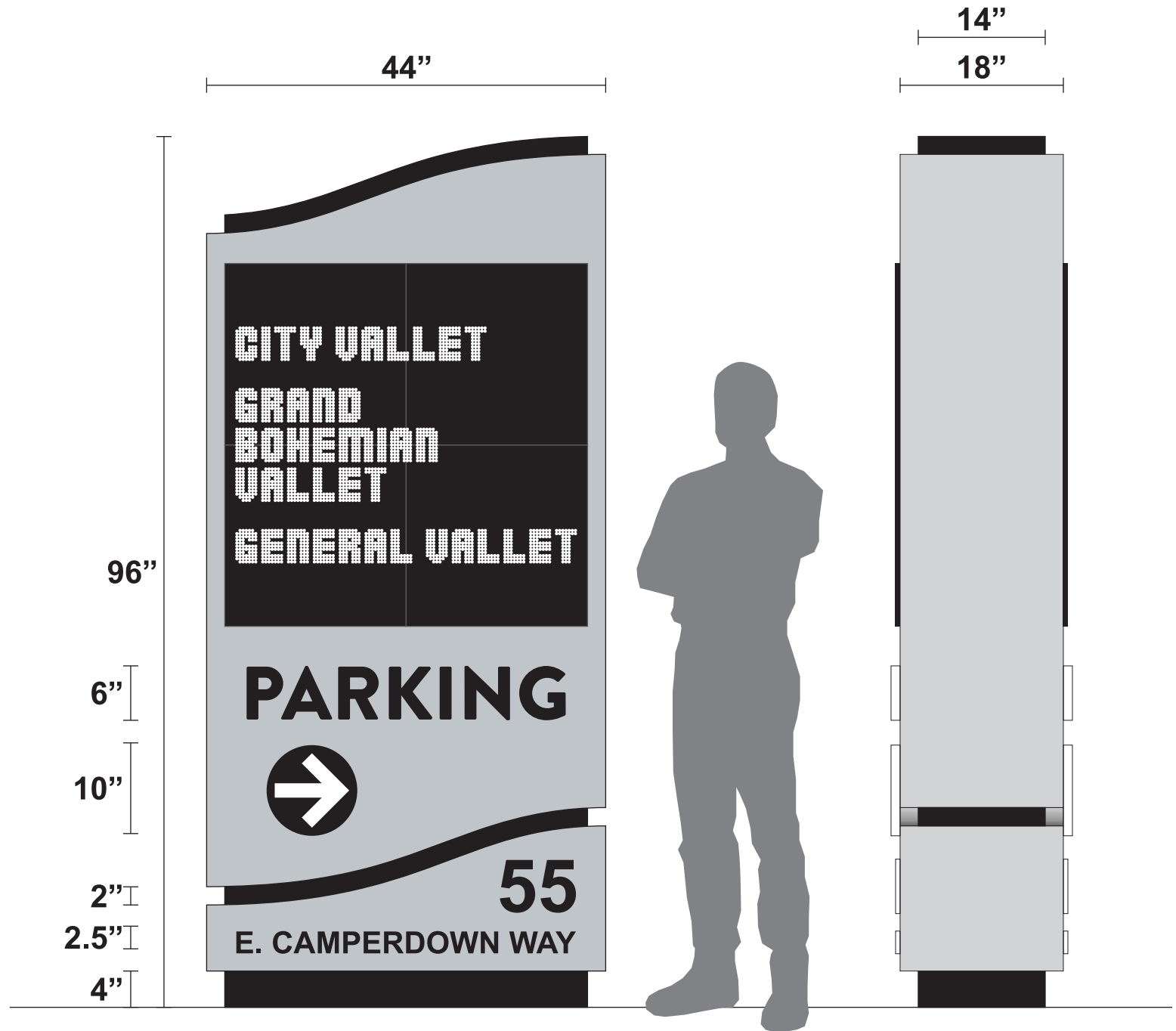
Cap/Barrel ☐

NON-ILLUM. ☒

ADDITIONAL NOTES

Internally illuminated monument
with 1" thick push-thru acrylic
(parking, arrow)

1/2" thick acrylic painted black
(address) secured with VHB tape
LED message board





**Planning Staff Report to
Design Review Board - Urban
December 14, 2021**
for the January 6, 2022 Public Hearing

Docket Number:	21-944
Applicant:	Kristen Brabble
Property Owner:	522 North Church, LLC
Property Location:	522 N. Church Street
Tax Map Number:	0041000200700
Acreage:	.8
Zoning:	C-4, Central Business District;
Proposal:	Exterior modifications & rehabilitation of existing building and parking lot
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:

An existing structure and use on the parcel is proposed for renovation from business use to a drive through bank. Application for a special exception to establish a “Bank” use with drive-through in the C-4, CBD, was approved by the Board of Zoning Appeals on 11/11/21 (S 21-796).

Applicant proposes renovations to the existing building, which includes modifications to all facades and the existing parking lot, to accommodate a new bank use. Proposed façade improvements include the removal of a decorative wall and portions of three existing walls and one storefront, the incorporation of a new parapet wall with longboard architectural metal cladding and louvered aluminum awning, and the addition of a new aluminum storefront and aluminum drive thru awning to match the remaining storefronts.

The proposed site plan reconfigures the existing parking lot to incorporate a one-way entry from Church Street, a new drive thru lane, and right in/right out access onto Academy Street. A small paver and concrete plaza and walkway connection to the parking lot are also proposed.

The project is in the C-4 District.

The scope of work and provided materials are as follows:

- Southeast Elevation (Church Street)
 - Removal of decorative wall
 - Removal of existing storefront

- Addition of new aluminum storefront and parapet wall for secondary entrance
- Addition of recessed ceiling lights at entry
- Painting of existing walls and cornices
- Addition of internally illuminated box letters above entrance
- Southwest Elevation (Academy Street)
 - Removal of large portion of exterior wall
 - Addition of new storefront, louvered aluminum awning, and parapet wall for primary entrance
 - Addition of rooftop HVAC unit (screened by parapet wall)
 - Addition of recessed ceiling lights at entry
 - Painting of existing walls and cornices
- Northwest Elevation (Parking Lot)
 - Removal of large portion of exterior wall
 - Removal of exterior door
 - Addition of new storefront, louvered aluminum awning, and parapet wall for primary entrance
 - Addition of recessed ceiling lights at entry
 - Addition of internally illuminated box letters above entrance
 - Painting of existing walls and cornices
- Northeast Elevation (Drive Thru)
 - Removal of exterior door
 - Removal of awning
 - Removal of small portion of exterior wall
 - Addition of new drive thru awning
 - Addition of new drive thru window and night drop
 - Painting of existing walls and cornices
- Site
 - Reconfiguration of existing parking lot for a one-way entry from Church Street, and a right-in/right-out configuration from Academy Street
 - Addition of new drive thru aisle and ATM along the southwest side of the building
 - Connection of concrete walkway from secondary Church Street entrance to existing public sidewalk
 - Addition of new paver and concrete plaza and walkway to connect parking lot to primary entrance and ADA parking space
 - Addition of new buffer perimeter plantings, parking lot trees, and street trees

Staff Analysis:

Overall, staff finds that the proposed modifications to the existing structure comply with the Downtown Design Guidelines given the site's context on the edge of the C-4 District, surrounded by major thoroughfares and the Bon Secours Wellness Arena.

Staff does continue to have concern about pedestrian safety and circulation, expressed in the staff report for a special exception request to the BZA in November 2021, and recommends modifications to the site plan to improve walkway connections within the interior of the site, as well as to the surrounding network of public sidewalks. Given the organization of vehicular access from Academy Street, the primary pedestrian entrance, as shown, creates a safety conflict and does not create direct connections between the parking lot or the adjacent public sidewalks.

Staff recommends a 5' curb lawn and 5' sidewalk on Academy Street, per City Engineering staff recommendations.

Connection of all new walkways to existing sidewalks (PUB 3.1), addition of planted areas to separate public walks from the adjacent streets (PUB 3.3), and reorganization of the pedestrian entry plaza, to prioritize safety and connectivity (PRI 3.1), would serve to satisfy the goals of the Downtown Design Guidelines.

During the Board of Zoning Appeals public hearing on 11/11/21, the Board commented on the queueing lines and granted conditional approval that the use substantially conform to the applicant's testimony that the queueing lines would not back up onto N. Church Street.

Staff recommends Approval with Conditions:

1. Applicant shall submit an updated site plan, for staff approval, that includes a new sidewalk and planting strip along Academy and Church Streets, and reorganized pedestrian access from the parking lot, for increased safety and connectivity, prior to submittal for building permits.
2. A five-foot curb lawn shall be installed along Academy Street with a five foot sidewalk.
3. Any signage will require a separate sign permit and Certificate of Appropriateness and must adhere to the sign regulations and Appendix J.
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.

Relevant Design Guidelines:

PUBLIC REALM

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 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.

PRIVATE REALM

PRI 3. ENTRY

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

PRI 9. PARKING LOTS

- 9.1 On-street parking and use of existing parking structures is encouraged. When unavoidable, on-site parking must be designed to be subordinate to the pedestrian experience.
- 9.2 Locate parking behind buildings that front the street. Where there is a view of parking lots from a street and/or private access way, the parking lot/spaces must be buffered with landscaping or low walls. Discourage parking lots on corners.
- 9.3 Access from alleys and side streets is preferred. Minimize the number and dimensions of curb cuts and driveways to maintain the continuity of sidewalks.
- 9.4 Cultivate tree canopies to reduce ground-level heat and screen parking areas from public view.
- 9.5 In areas that cannot be shaded, avoid the use of dark, non-reflective surfaces as they contribute to ground level radiant heat absorption.
- 9.6 Incorporate low-impact site development principles to make efficient use of land and natural resources.
- 9.7 Replacing existing buildings with on-site parking lots is strongly discouraged.



**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:	Kristen Brabble	522 North Church, LLC
*Title:	Chief Operating Officer	
*Address:	171 N. Winstead Avenue, Rocky Mount, NC	522 North Church Street
*Phone:	(252) 822-2265	864-659-3461
*Email:	KristenBrabble@firstcarolinabank.com	

PROPERTY INFORMATION

*STREET ADDRESS 522 North Church Street, Greenville, SC 29601

*TAX MAP #(S) 0041000200700

*SPECIAL DISTRICT

DESCRIPTION OF REQUEST

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

Application for Special Exception to establish a "Bank" use with a drive-through in a C-4, Central Business District was approved by the Board of Zoning Appeals on November 11, 2021 (S 21-796).

An existing office building is being renovated with new exterior finishes and features as indicated in the attached submittal package.

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).

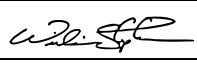
6. Please read carefully:

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.

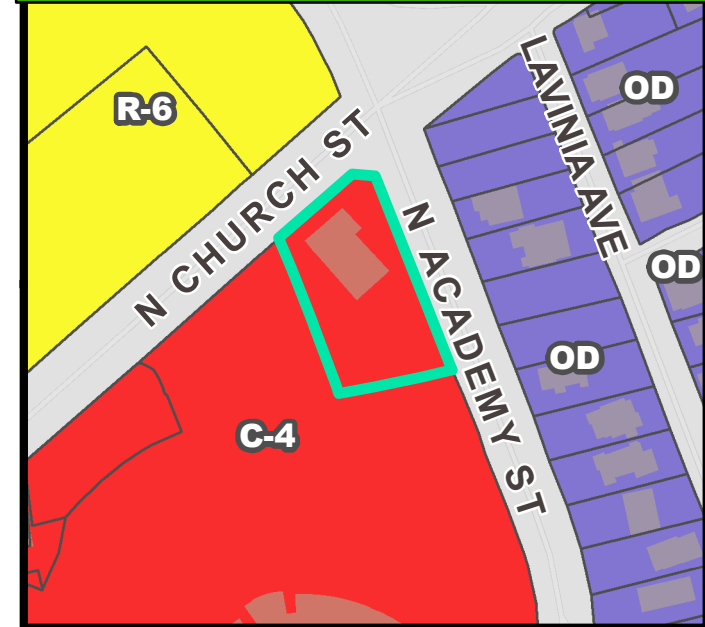
*Signatures	
Applicant	
Date	November 29, 2021
Property Owner/Authorized Agent	
Date	November 29, 2021
Public Hearing Information	January 6, 2022
Public Hearing Signs	

CA 21-944 • 522 NORTH CHURCH STREET

AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

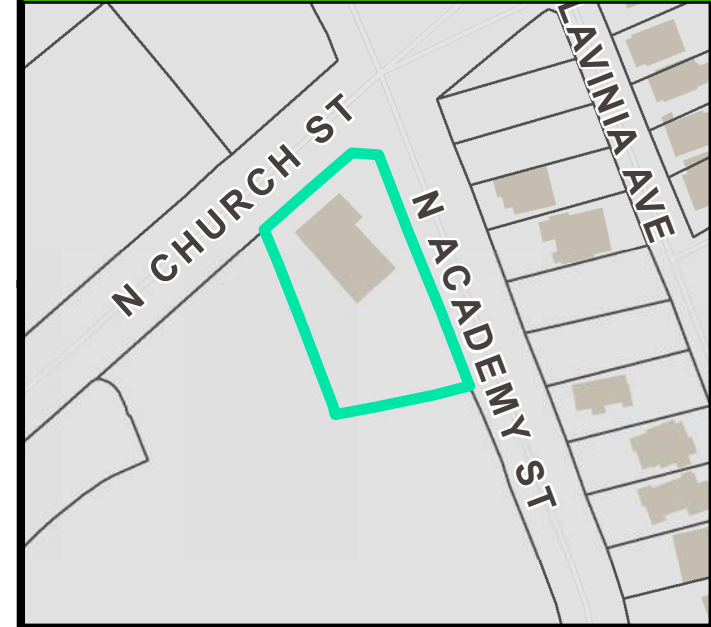


CA 21-944 • 522 NORTH CHURCH STREET

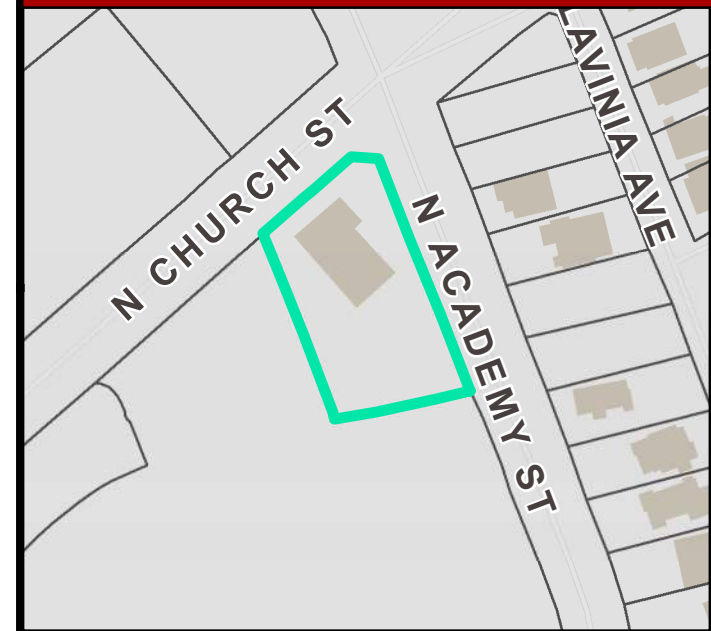
NATURAL / ENVIRONMENTAL FEATURES

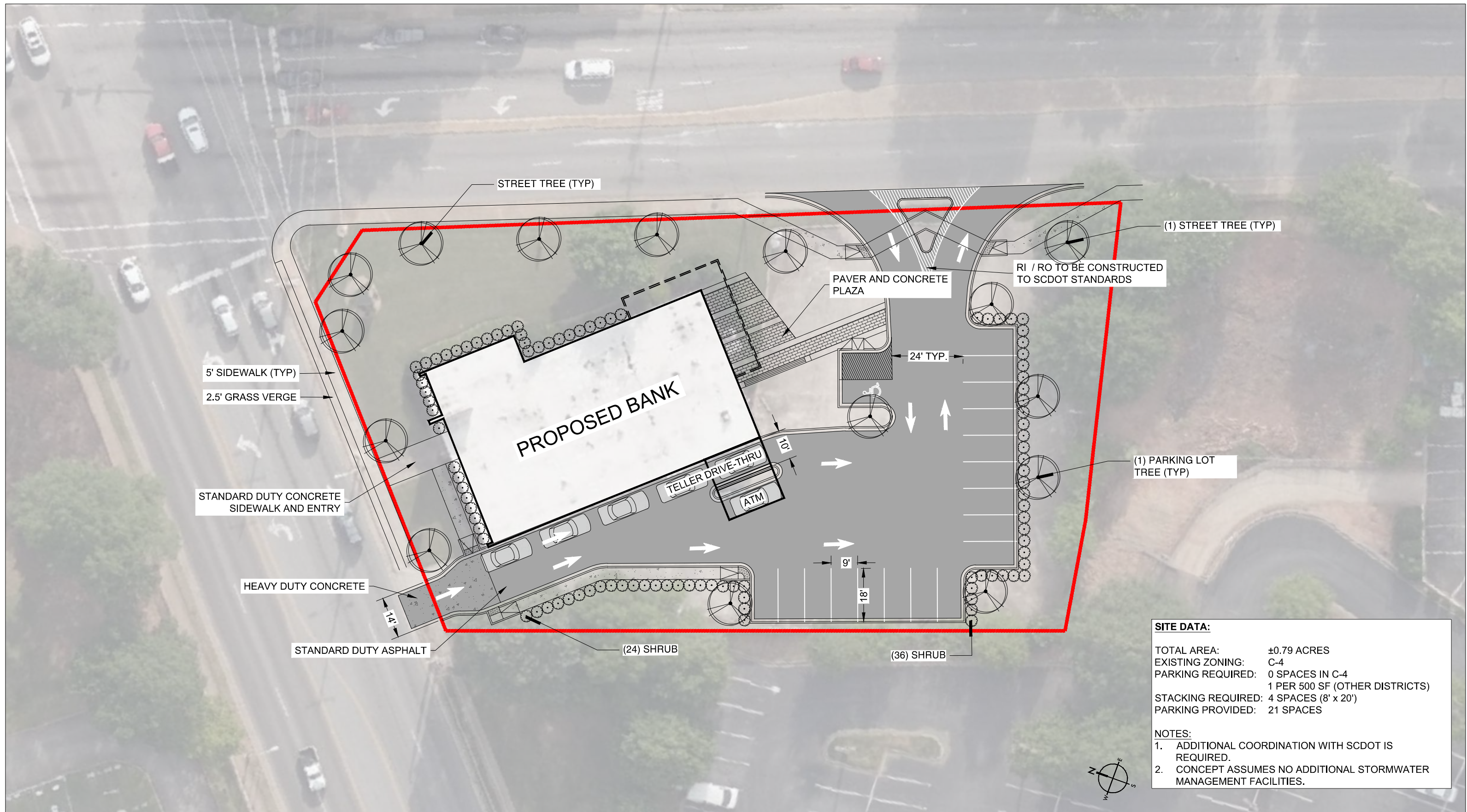


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





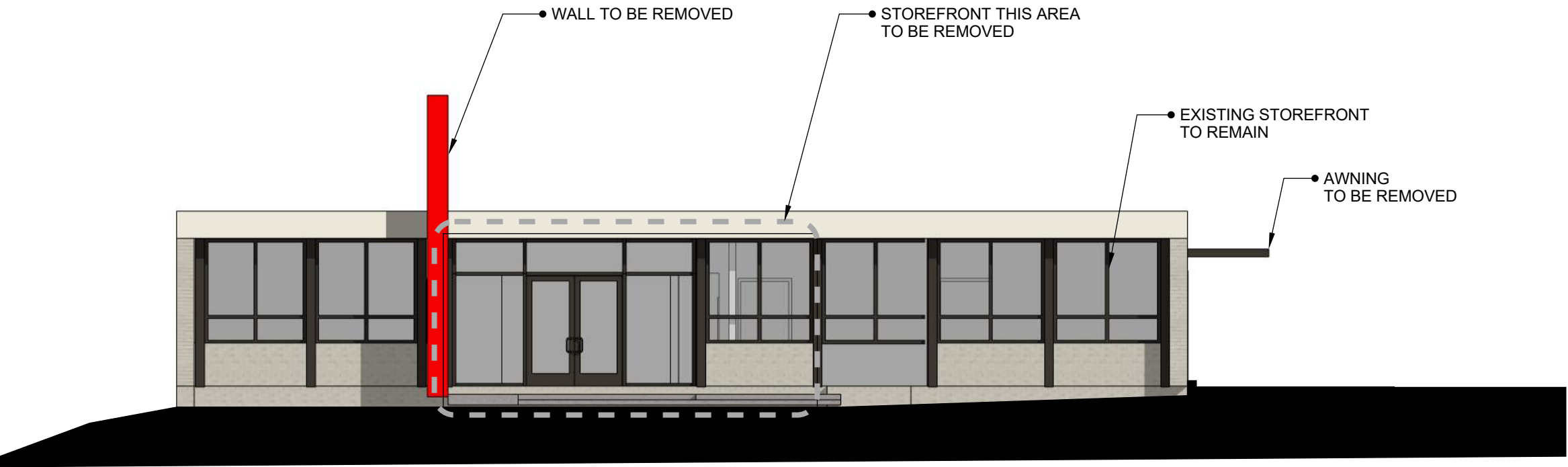
SITE DATA:	
TOTAL AREA:	±0.79 ACRES
EXISTING ZONING:	C-4
PARKING REQUIRED:	0 SPACES IN C-4 1 PER 500 SF (OTHER DISTRICTS)
STACKING REQUIRED:	4 SPACES (8' x 20')
PARKING PROVIDED:	21 SPACES
NOTES:	
1.	ADDITIONAL COORDINATION WITH SCDOT IS REQUIRED.
2.	CONCEPT ASSUMES NO ADDITIONAL STORMWATER MANAGEMENT FACILITIES.



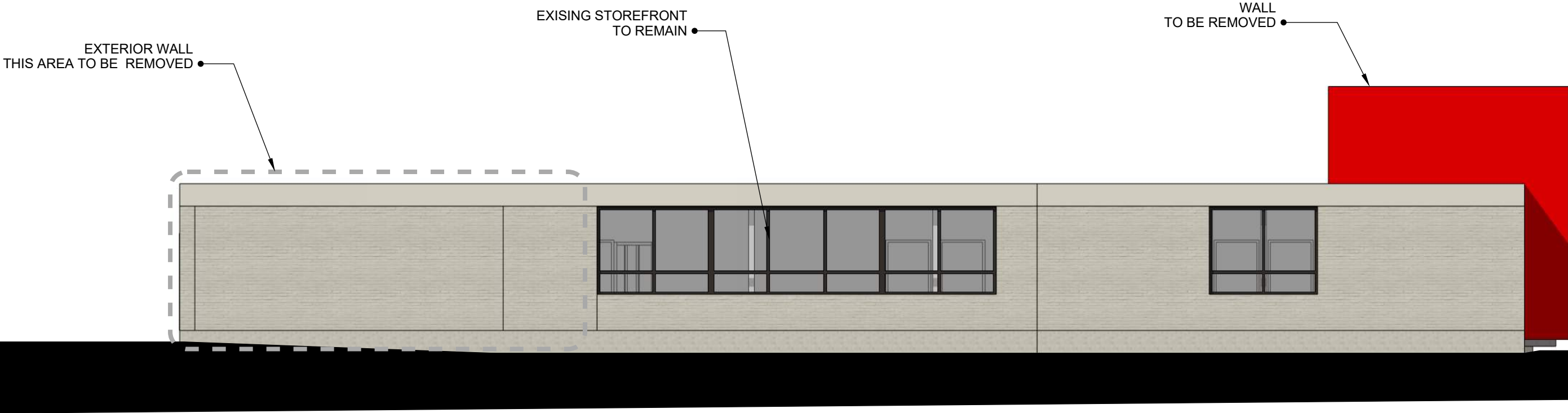
FIRST CAROLINA BANK
PROJECT: GR3891
DATE: 2021-11-23
SCALE: 1" = 30'

CONCEPTUAL SITE PLAN 1.3

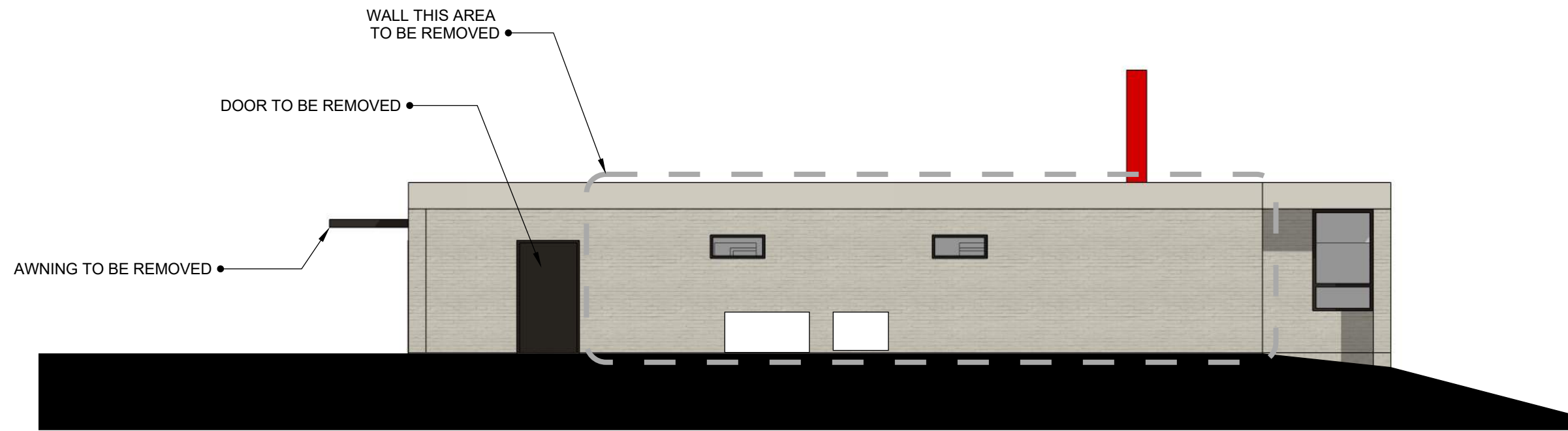




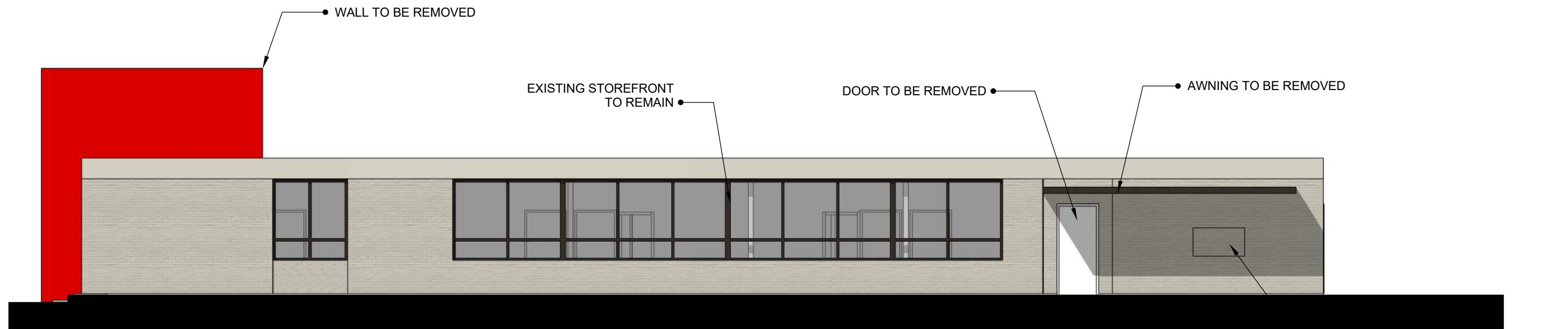
ELEVATION CHURCH STREET
1/8"=1'-0"



ELEVATION ACADEMY STREET
1/8"=1'-0"



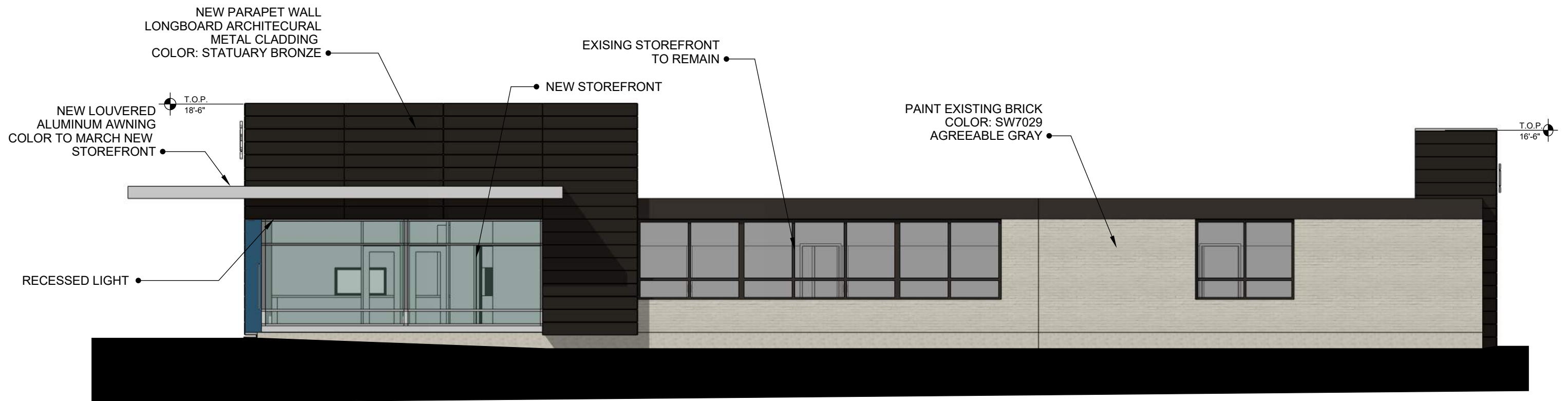
ELEVATION PARKING NEW ENTRANCE
1/8"=1'-0"



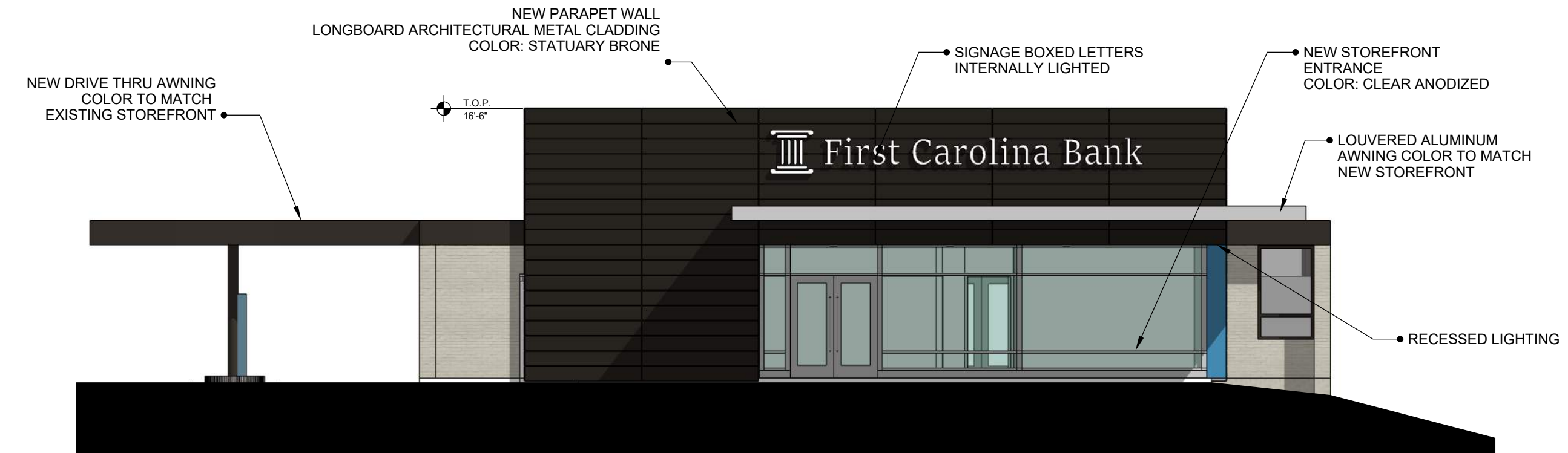
ELEVATION DRIVETHRU
1/8"=1'-0"



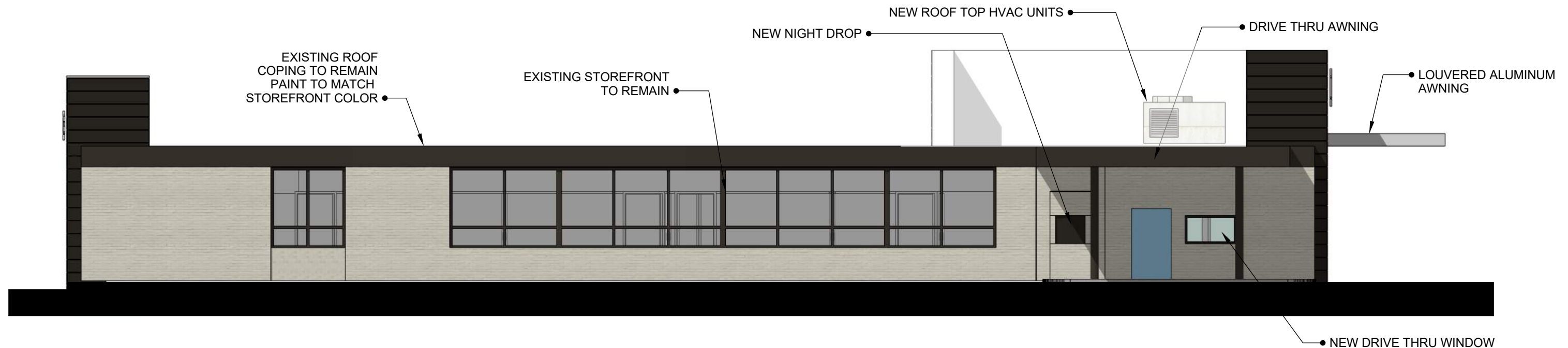
ELEVATION CHURCH STREET
1/8"=1'-0"



ELEVATION ACADEMY STREET
1/8"=1'-0"



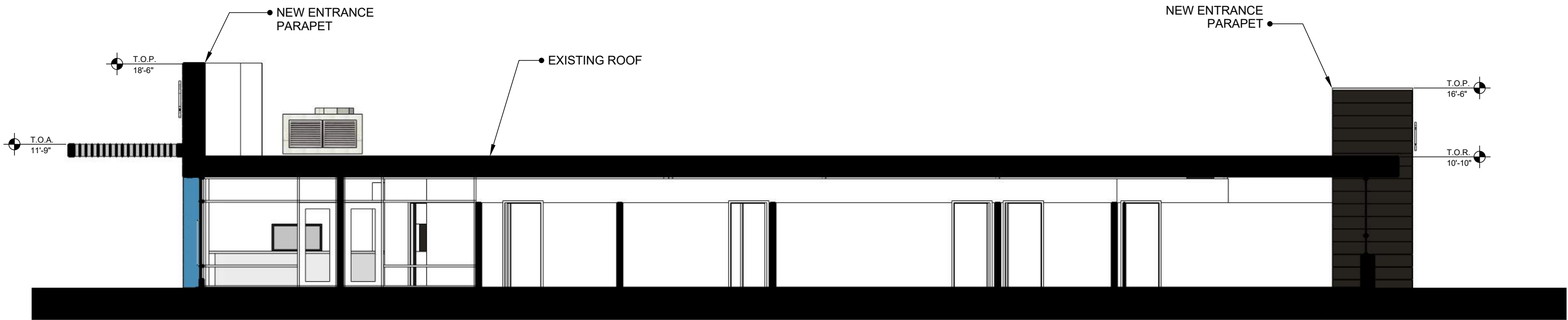
ELEVATION PARKING NEW ENTRANCE
1/8"=1'-0"



ELEVATION DRIVETHRU
1/8"=1'-0"



SEC2



BUILDING SECTION
1/8"=1'-0"







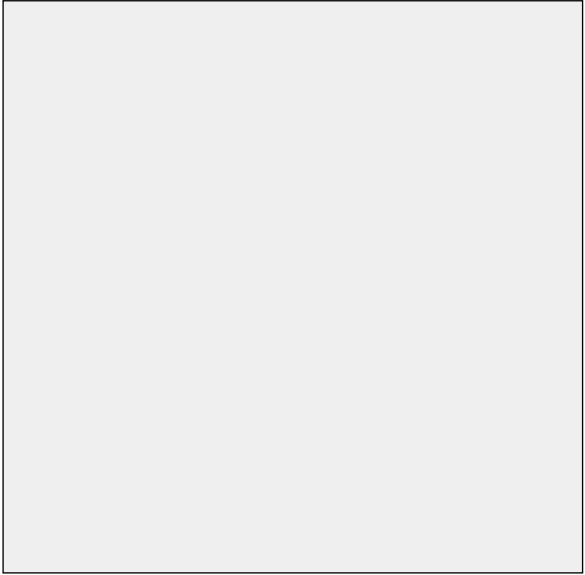
VIEW PUBLIC ENTRANCE



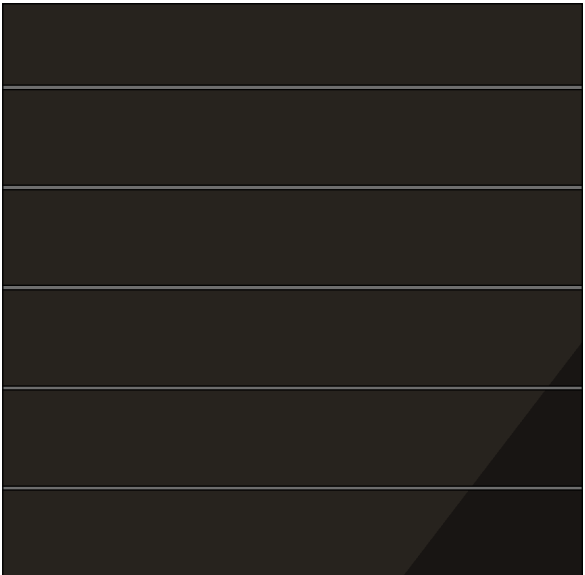
VIEW ENTRANCE CHURCH ST



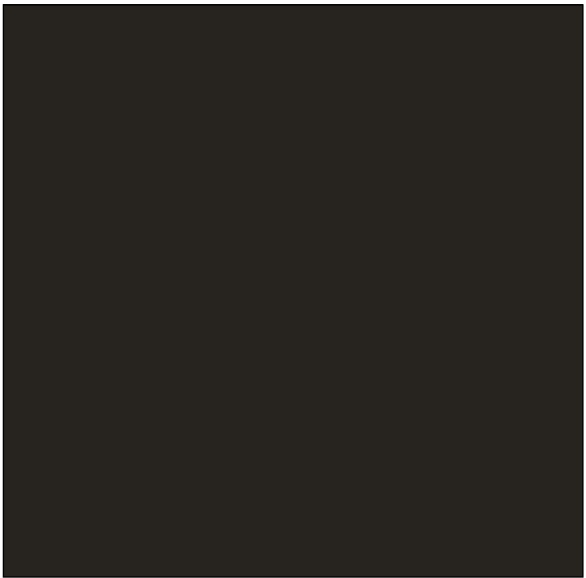
BRICK
PAINT: SW7029 AGREEABLE GRAY



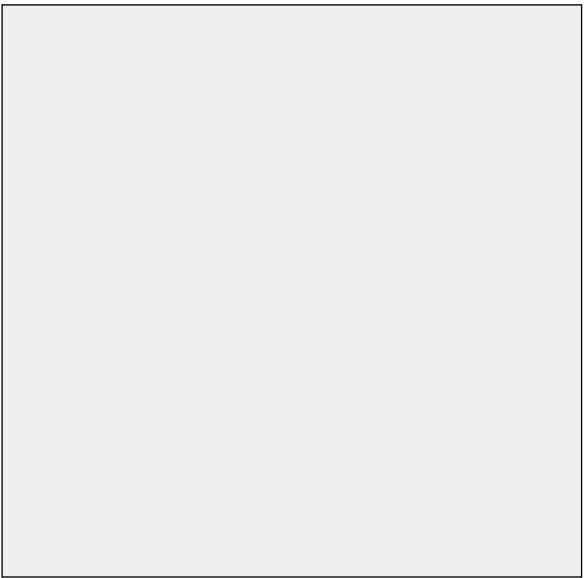
STOREFRONT
CLEAR ANODIZED



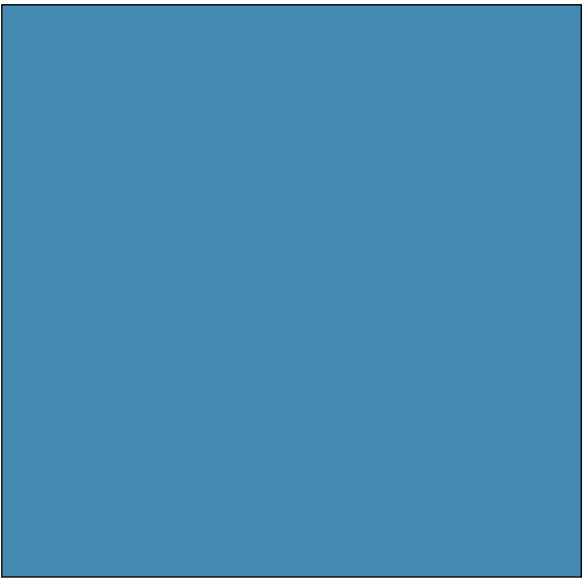
WALL CLADDING
LONGBOARD ARCHITECTURAL METAL PANEL
COLOR: STATUARY BRONZE



AWNING DRIVE THRU
ALUMINUM
COLOR: BRONZE TO MATCH
EXISTING STOREFRONT



AWNING NEW PUBLIC ENTRANCE
ALUMINUM
COLOR: CLEAR ANODIZED TO MATCH
NEW STOREFRONT



WALL CLADDING UNDERSIDE
LONGBOARD ARCHITECTURAL METAL PANEL
COLOR: CUSTOM BLUE PMS 292



**Planning Staff Report to
Design Review Board - Urban
December 14, 2021**
for the January 6, 2022 Public Hearing

Docket Number:	21-945
Applicant:	David Thompson, Architect
Property Owner:	Kirk Crawford, Windsor Aughtry
Property Location:	40 W. Broad Street
Tax Map Number:	0059000400206, 00590004002070
Acreage:	.36, .22
Zoning:	C-4, Central Business District, Halprin District, Court Square District
Proposal:	Construction of new structure and amenities in existing building courtyard and exterior modifications to plaza storefront of existing building
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 construction of a new open-air, steel framed roof structure in the courtyard space commonly known as 'Village Green.' The structure will house outdoor dining, a bar, and fireplace with lounge seating to serve restaurant guests. Existing fabric awnings, three trees, and a small portion of existing artificial turf are identified for removal. New masonry pavers, to match the existing plaza, are proposed as an extension to accommodate this new amenity. The existing fabric awnings along the courtyard and along Broad Street are also identified for removal and existing plaza storefronts are intended to be replaced in-kind to match the existing storefronts.

The project is in the C-4, Central Business District, Halprin District, and Court Square District.

The scope of work and provided materials are as follows:

- Remove three (3) existing canopy trees, grind stumps, and patch tree wells with brick to match existing hardscape.
- Remove three (3) existing light posts, cap all electrical.
- Remove approx. 1,050 square feet of existing artificial turf and replace with brick paving to match existing hardscape.

- Remove approx. 70 linear feet of existing storefront facing the interior courtyard and approx. 17 linear feet of existing plaza storefront that faces Broad Street and replace with new storefronts to match existing.
- Remove existing canvas awnings facing the interior courtyard and Broad Streets.
- Construct a new steel framed roof structure within the interior courtyard with tube steel columns, steel open web joists, cedar tongue and groove decking, and white thermoplastic roof membrane.
- Construct a new fireplace and bar and add new furnishings within the extent of the new brick paved area.

Staff Analysis:

Staff finds that each of the proposed improvements comply with the goals established in the Downtown Design Guidelines and are acceptable with minor modifications to improve legibility and delineation between public and private space. Given the high visibility of the site from Main Street and the elevation of the courtyard, staff recommends further study of the roof membrane material and views from the street to ensure a positive pedestrian experience. Staff also notes that the proposed fireplace is subject to specific review by the City Fire Department and recommends that the fireplace be gas-fired to prevent any nuisances posed by wood fires.

Concerning the removal of the existing canvas awnings, staff finds that these awnings are redundant with the adjacent canopy trees, and their removal would not adversely affect the articulation of the building.

Therefore, staff recommends approval with the following conditions:

1. **The applicant must continue to work with the City to reach agreement on the proposed modified use of the existing plaza space. No permits can be issued until there is a Resolution by Council on this matter. In addition, any changes necessitated by City Council deliberation, will require resubmittal to the DRB.**
2. **Applicant shall work with staff and two members of the Board for final approval of the design of the public/private edge to create an inviting and legible entry into the plaza and building per Downtown Design Guidelines sections PRI 3.1, 3.3, and 3.5.**
3. **The applicant shall work with staff and two members of the Board to ensure proper material selection for the roofing membrane per sections PRI 6.1 and 6.4.**
4. **Proposed outdoor fireplace shall be gas not wood**
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 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:

Environmental Engineer Comments

Date: 12/10/2021

Recommend: Approve w/ Comments

Comments:

No permanent structures shall be erected over the Sanitary Sewer main located in the courtyard.

Fire Department Comments

Date: 12/17/2021

Recommend: Approve w/ Conditions

Comments:

At time of plan submittal, compliance with all applicable International Fire Code (IFC) requirements must be indicated.

Relevant Design Guidelines:

PRIVATE REALM

PRI 3. ENTRY

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

- 3.9 Use lower scale buildings or building elements to transition taller buildings towards lower scale buildings on adjacent properties.
- 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.
- 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 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 façades.
- 5.7 For buildings on corner lots, accentuate the corner's unique location with architectural features that actively engage the public realm and create a visual presence at the corner, such as:
 - Chamfered or rounded corners
 - Projecting and recessed balconies and entrances,
 - Accentuating features such as embellished doorways and volumetric manipulations (e.g., corner tower),
 - Enhanced window designs that may include floor-to-ceiling windows, display windows, clerestory windows, or distinctive glass design or colors.
- 5.LP 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 the durability to withstand heightened activity and wear.
- 6.3 Reuse existing or refurbished materials.
- 6.4 Use materials that convey a sense of human scale; that is, meant to be experienced by the pedestrian, not vehicular, user.
- 6.5 Use authentic materials. When this is not possible, ensure that synthetic materials realistically convey the materials that they represent.

- 6.6 While excessive uniformity and monotony are discouraged, variations in materials and colors must be composed and balanced to create a unified whole.
- 6.7 Use light colored (high albedo) materials for roofing and landscaping to reflect radiant heat.
- 6.8 Brighter, bolder colors (including corporate branding colors) may be applied to areas or elements of the building where they are secondary in application compared to the main body or features of the building (such as signage, canopies, or accent trim), or are otherwise applied in ways that do not dominate the overall color palette or cause the building to look out of place relative to the area. Counteract stronger colors by integrating natural materials and textures into the overall design.
- 6.WE West End Historic District: Brighter colors may be applied more predominantly to contribute positively 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.
- 7.5 Safety and security of the building and surrounding area should be enhanced through lighting design.
- 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 11. EXISTING ARCHITECTURE

- 11.1 Buildings that are considered contributing to the West End Preservation Overlay District, or listed on the National Register of Historic Places are encouraged to consider

- rehabilitation, restoration, preservation, reconstruction or complementary additions. The National Park Service provides a comprehensive source of material that can assist owners with how to work with historic properties.
- 11.2 Maintain existing features, details and windows that contribute to the existing character of the building and its adjacent area
 - 11.3 Additions and renovations must be respectful of a building's original architectural character.
 - 11.4 An addition should not damage or obscure architecturally important features of the existing building.
 - 11.5 Additions must be visually distinctive from the original building so that new and old elements can be distinguished from one another.
 - 11.6 Rooftop additions to existing buildings should be set back from the primary façade so that new and old elements can be distinguished from one another and the scale of the original building can be perceived.
 - 11.7 Additions must be subordinate in scale and character to the original building.
 - 11.8 An application for building demolition must be accompanied by a post-demolition site plan.
 - 11.9 Inappropriate coating treatments are a major cause of damage to historic masonry buildings and should not be permitted. Applying any waterproof coating to existing brick exterior walls can cause interior and exterior damage. The National Park Service provides guidance on coating treatments for historic masonry buildings.



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

Contact Planning & Development:
(864) 467-4476

Office Use Only:

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	David Thompson Architect	Kirk Crawford, Windsor Aughtry
*Title:	Architect	Asset Manager
*Address:	704 Meeting Street, Charleston SC 29403	40 W. Broad Street, Suite 500, Greenville SC 29601
*Phone:	843-297-8939	864-516-4390
*Email:	dthompson@dthompsonarchitect.com	kcrawford@windsoraughtry.com

PROPERTY INFORMATION

*STREET ADDRESS 40 W Broad Street _____

*TAX MAP #(S) 0059000400206, 0059000400207 _____

*SPECIAL DISTRICT n/a _____

DESCRIPTION OF REQUEST

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

Requesting approval for new structure in the courtyard space with outdoor dining, bar, and fireplace feature. Requesting approval for modifications to the existing storefront on courtyard and Broad Street side. Requesting approval for removal of existing fabric awnings.

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).

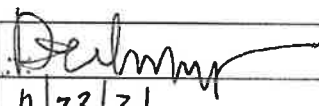
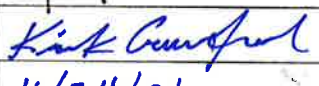
6. Please read carefully:

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	11/23/21
Property Owner/Authorized Agent	
Date	11/24/21
Public Hearing Information	
Public Hearing Signs	

CA 21-945 • 40 WEST BROAD STREET

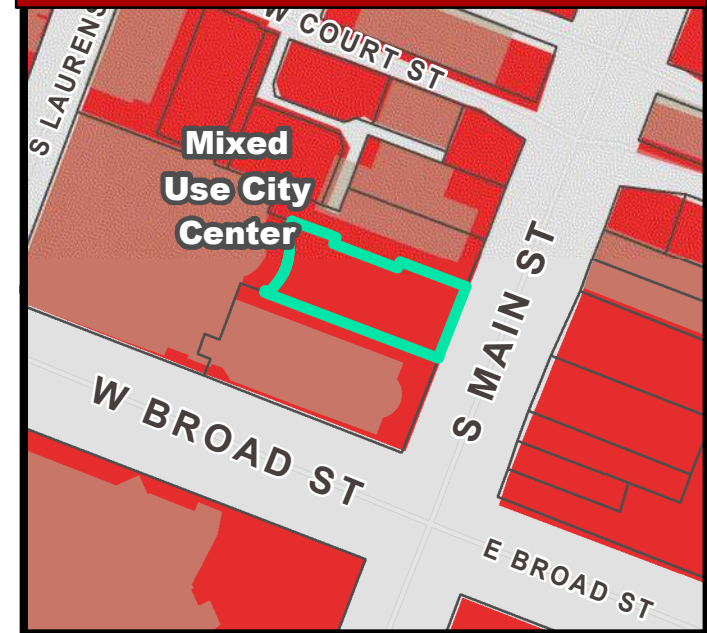
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

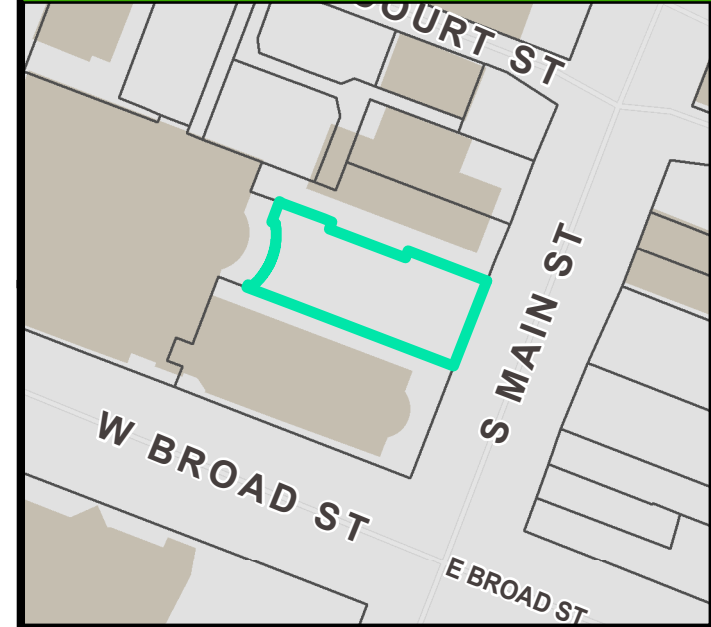


CA 21-945 • 40 WEST BROAD STREET

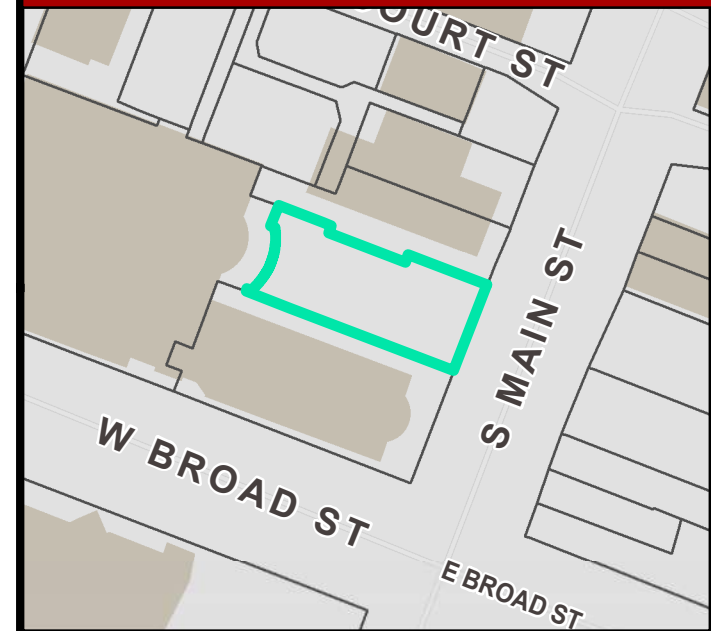
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS

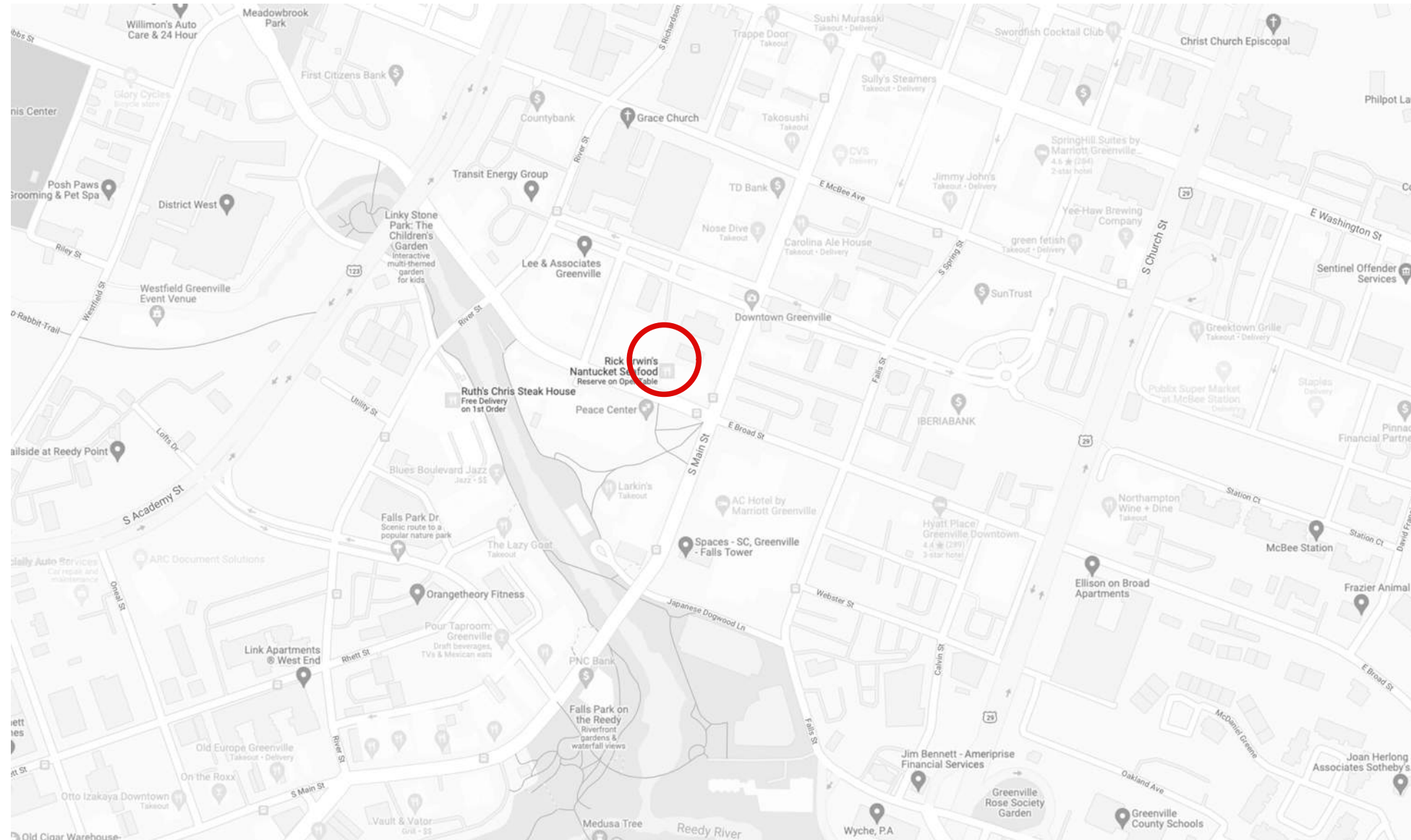


1. GENERAL CONTRACTOR SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF THE EXISTING CONDITIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS PRIOR TO BEGINNING WORK.
2. DRAWINGS SHALL NOT BE SCALED. GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IF DIMENSIONAL CLARITY IS REQUIRED.
3. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY CONFLICTS IN THE DRAWINGS PRIOR TO BEGINNING WORK.
4. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR REVIEWING THE ENTIRE SET OF CONTRACT DOCUMENTS.
5. WHERE DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, CONTRACTOR SHALL CLARIFY WITH THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
6. ALL WORK SHALL CONFORM TO APPLICABLE LOCAL CODES, LAWS, AND ORDINANCES ASSIGNED BY THE AUTHORITIES HAVING JURISDICTION.
7. USE PRACTICES COMMON TO THE STANDARDS OF THE TRADES UNLESS SPECIFICALLY NOTED OTHERWISE.
8. GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR COMPLETION OF THE WORK SHOWN. PERMITS SHALL BE OBTAINED PRIOR TO BEGINNING WORK.
9. GENERAL CONTRACTOR SHALL OBTAIN AND SCHEDULE ALL FIELD INSPECTIONS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION.

5 PROJECT GENERAL NOTES

A.F.F. = ABOVE FINISH FLOOR	O.P.O.I. = OWNER PROVIDED, OWNER INSTALLED
CL = CENTER LINE	OPP = OPPOSITE
CONC = CONCRETE	PEMB = PRE ENGINEERED METAL BUILDING
CONT = CONTINUOUS	PT = PRESSURE TREATED
ELEV. = ELEVATION	PTD= PAINTED
EQ = EQUAL	SIM = SIMILAR
EXT = EXTERIOR	SYP = SOUTHERN YELLOW PINE
F.O.B. = FACE OF BLOCK	TBD = TO BE DETERMINED
F.O.S. = FACE OF STUD	TBS = TO BE SELECTED
F.O.W. = FACE OF WALL, (BRICK OR FINISH)	TYP = TYPICAL
FTG = FOOTING	VIF = VERIFY IN FIELD
HDG = HOT DIPPED GALVANIZED	WD = WOOD
INT = INTERIOR	WRC = WESTER RED CEDAR
KD = KILN DRIED	# DOOR DESIGNATION SYMBOL
N.I.C. = NOT IN CONTRACT	A WINDOW DESIGNATION SYMBOL
MR = MOISTURE RESISTANT	DIMENSION TO CENTER LINE
O.C. = ON CENTER	A STRUCTURAL COLUMN LINE
O.P.C.I. = OWNER PROVIDED, CONTRACTOR INSTALLED	INSULATION

4 ABBREVIATIONS & SYMBOLS



3 LOCATION MAP

SCALE: N/A

- G101 - TITLE SHEET
- G104 - SITE PHOTOS
- D100 - DEMO SITE PLAN
- A100 - PROPOSED SITE PLAN
- A105 - ENLARGED COURTYARD PLAN
- A106 - ENLARGED COURTYARD ROOF PLAN
- A201 - EXTERIOR ELEVATIONS
- A203 - EXTERIOR ELEVATIONS
- A204 - EXTERIOR VIEW 1
- A205 - EXTERIOR VIEW 2
- A301 - SECTION

2 DRAWING LIST

SCALE: N/A

40 W. Broad Street, Suite 500
Greenville, SC 29601

PIN # 0059000400206 & 0059000400207

DESIGN REVIEW BOARD SUBMITTAL 11.29.2021

WINDSOR
AUGHTRY

OWNER
WINDSOR AUGHTRY COMPANY
KIRK CRAWFORD - 864-516-4390
K.CRAWFORD@HOSPITALITYAMERICA.COM

DAVID THOMPSON ARCHITECT

ARCHITECTURE AND PROJECT MANAGEMENT
DAVID THOMPSON - 843-297-8939
DTHOMPSON@DTHOMPSONARCHITECT.COM

PROFICIENT
ENGINEERING

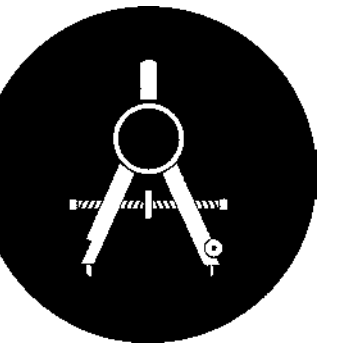
MECHANICAL, ELECTRICAL, PLUMBING ENGINEERING
PROFICIENT ENGINEERING
BRIAN ARMENTA - 404.330.9798 x103
BRIAN@PROFICIENTENGINEERING.COM

MobileFixture
THE KITCHEN & RESTAURANT STORE
SINCE 1927

KITCHEN EQUIPMENT CONSTULTANT
MOBILE FIXTURE
HANK CANTRELL - 615-426-4854
HANK.CANTRELL@MOBILEFIXTURE.COM

1 PROJECT TEAM

SCALE: N/A



DAVID THOMPSON ARCHITECT, LLC
CHARLESTON SC / 843-297-8939
WWW.DTHOMPSONARCHITECT.COM

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ISSUED DATE / REVISIONS
DRB SUBMITTAL 11.29.2021

40 W. Broad St Suite 500
Greenville, SC 29601

G101



VILLAGE GREEN - VIEW FROM HOTEL EXIT



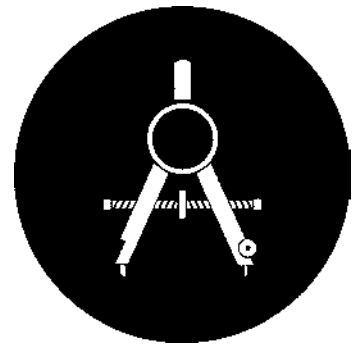
VILLAGE GREEN - VIEW FROM BOTTOM OF S. MAIN STREET STAIRS



W. BROAD STREET STOREFRONT



VILLAGE GREEN - VIEWED FROM S. MAIN STREET SIDEWALK



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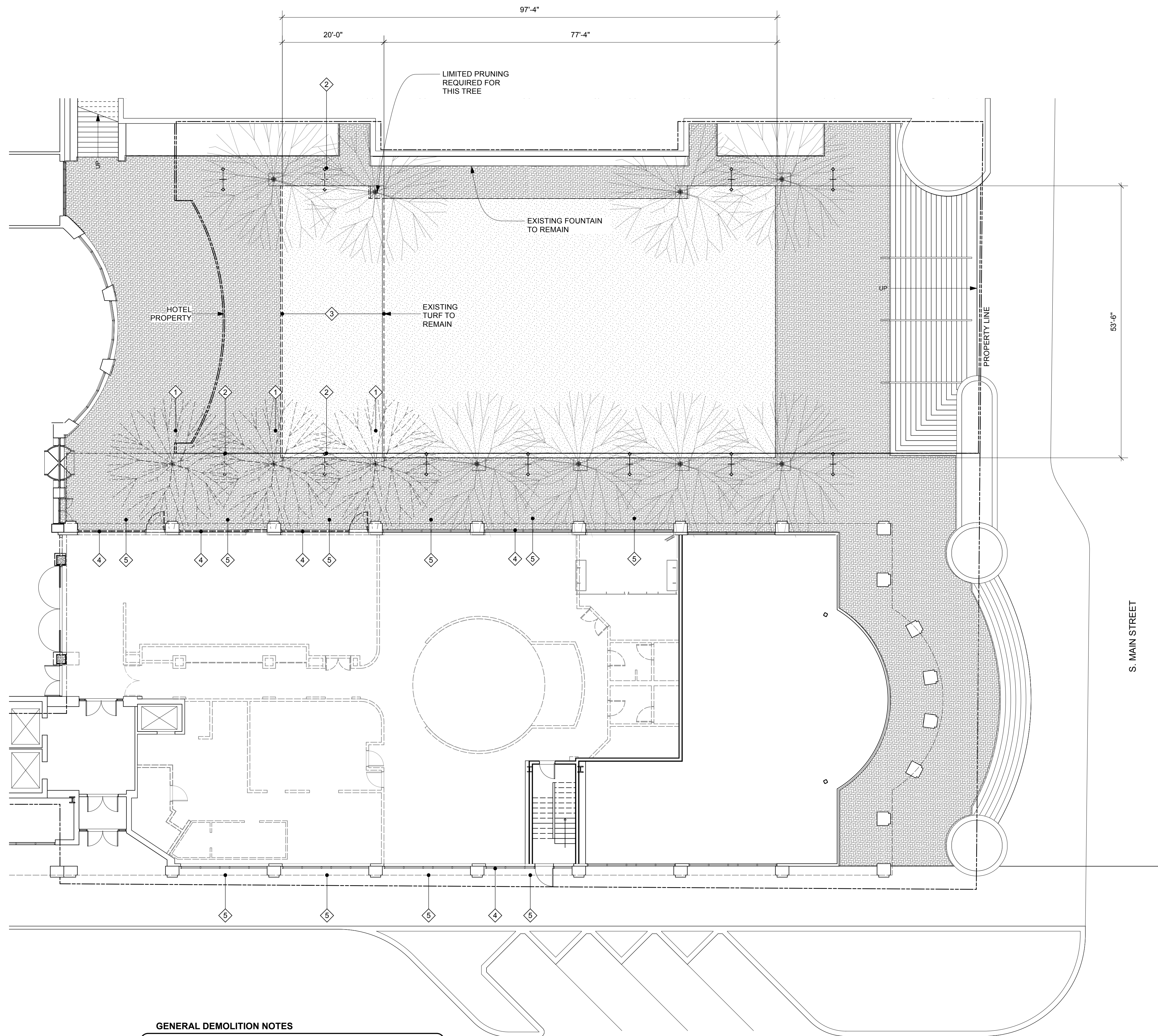
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GENERAL DEMOLITION NOTES

1. DASHED LINES INDICATE DEMOLITION ITEMS. SOLID LINES INDICATE EXISTING ITEMS TO REMAIN.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF DEMOLITION AND CONSTRUCTION. THESE DRAWINGS ARE FOR DESIGN INTENT ONLY.
3. SHOULD THE G.C. ENCOUNTER HAZARDOUS MATERIALS, THEY ARE RESPONSIBLE FOR NOTIFYING THE OWNER AND ARCHITECT PRIOR TO PROCEEDING ANY FURTHER. A PLAN WILL BE DEVELOPED FOR THE SAFE AND LAWFUL REMOVAL AND DISPOSAL OF SAID MATERIALS.
4. THE G.C. SHALL BE RESPONSIBLE FOR THE VERIFICATION OF NON-LOAD BEARING PARTITIONS AND COLUMNS TO BE REMOVED. PROVIDE ALL APPROPRIATE AND NECESSARY SHORING OR SUPPORT FOR OVERHEAD WORK.
5. THE G.C. SHALL NOTIFY THE ARCHITECT AND OWNER IMMEDIATELY IF ANY UNFORSEEN CONDITIONS ARE ENCOUNTERED.
6. SURFACES NOT BEING DEMOLISHED SHOULD BE PROTECTED.
7. REMOVE ANY ABANDONED DEVICES INCLUDING BUT NOT LIMITED TO SWITCHES, CONDUITS, WALL PROTECTIVE SHELVING OR CURTAIN RODS.

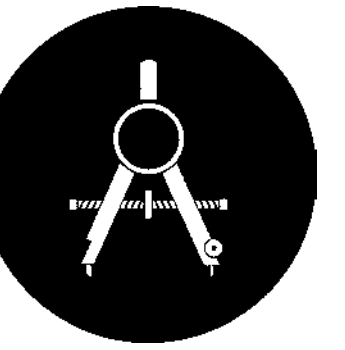
DEMOLITION KEY

- | | |
|---|--|
| 1 | REMOVE EXISTING TREES, GRIND STUMPS, AND PATCH TREE WELLS W/ BRICK TO MATCH EXISTING HARDSCAPE |
| 2 | REMOVE EXISTING LIGHT POSTS. CAP ALL ELECTRICAL TO CODE. |
| 3 | REMOVE PORTION OF EXISTING TURF. |
| 4 | REMOVE PORTION OF EXISTING STOREFRONT FOR MODIFICATION. |
| 5 | REMOVE EXISTING CANVAS AWNINGS. |



1
D100

DEMOLITION SITE PLAN
SCALE: 3/32" = 1'-0"



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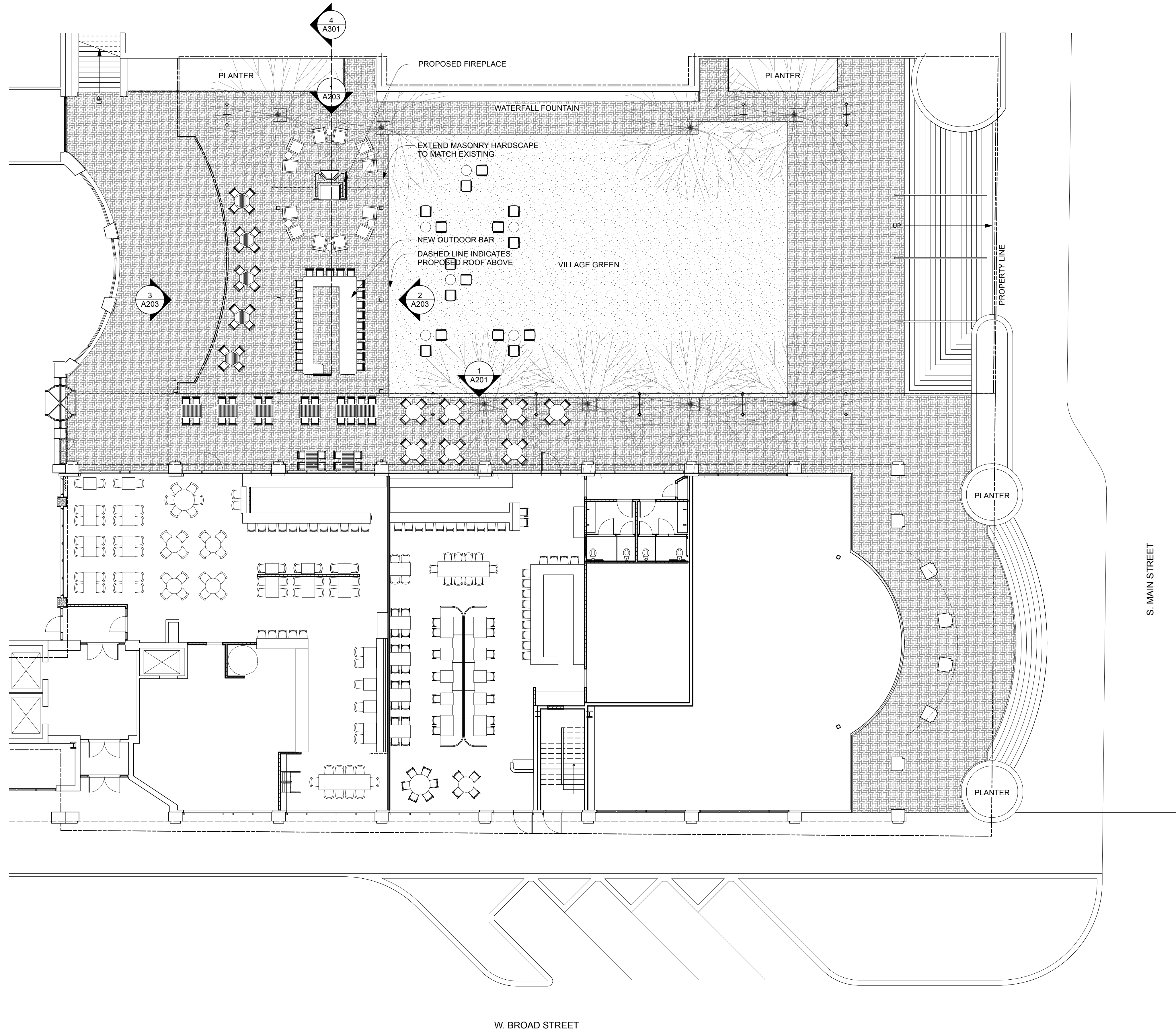
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Greenville, SC 29601

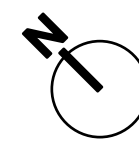
D100



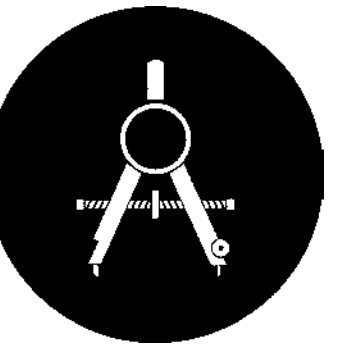
NOTES

- SEE G103 FOR WALL TYPES
- INDICATES NEW WALL
- SEE A500 FOR DOOR SCHEDULE

NOTE: FURNITURE SHOWN FOR REFERENCE AND DESIGN INTENT ONLY



1
A100
PROPOSED ARCHITECTURAL SITE PLAN
SCALE: 3/32" = 1'-0"



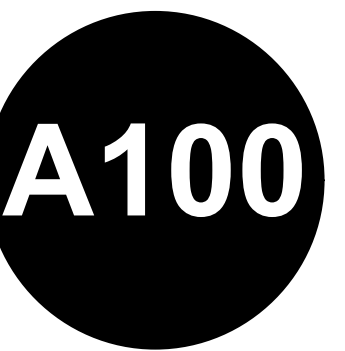
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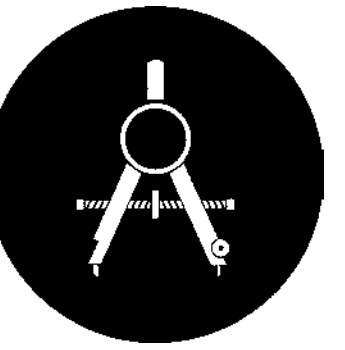
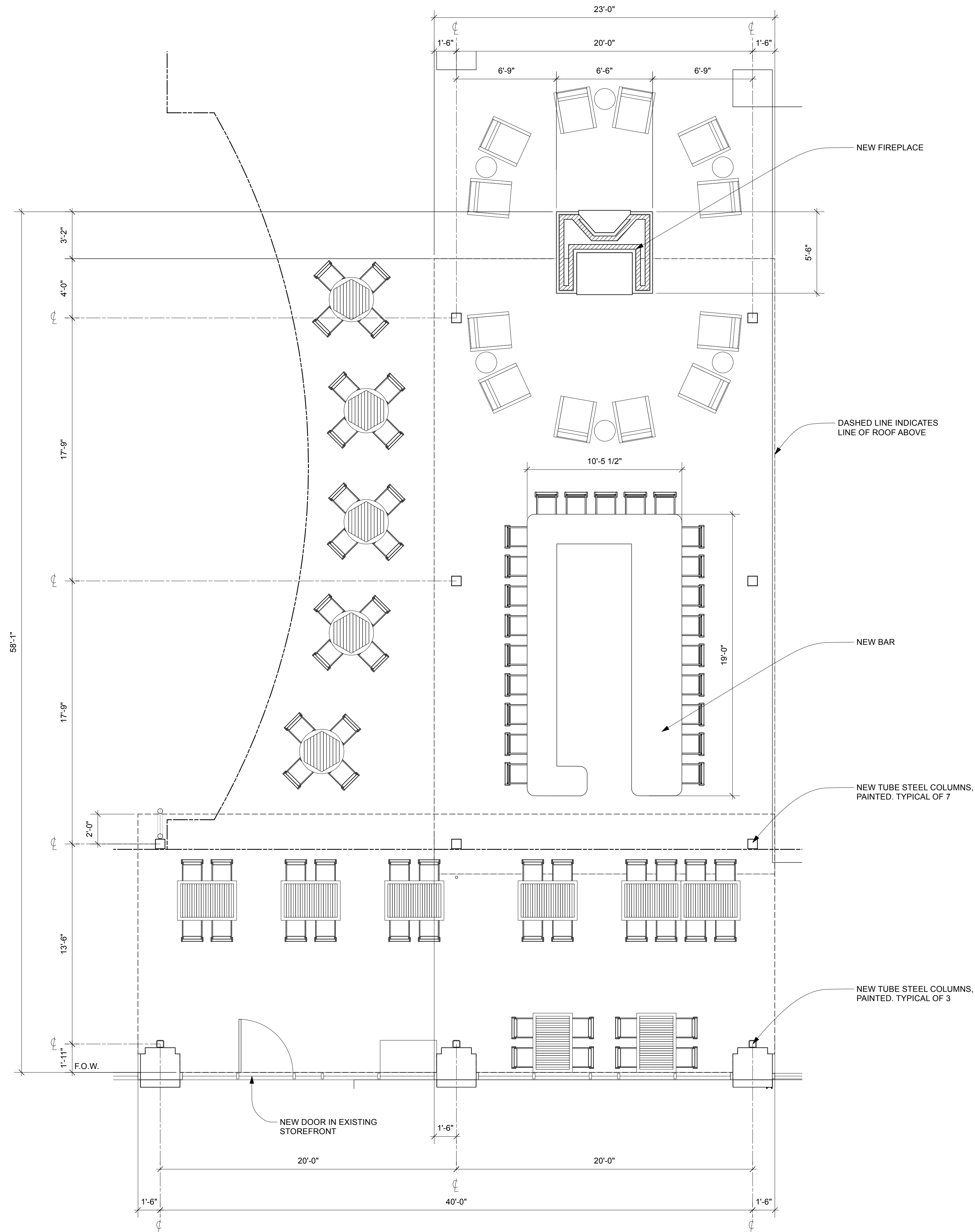
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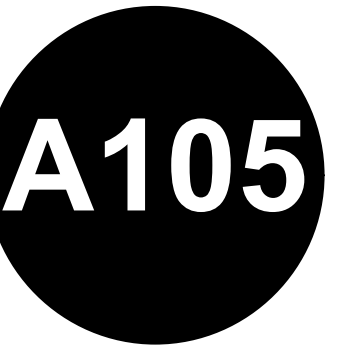
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ISSUED DATE / REVISIONS
DRB SUBMITTAL 11.29.2021

40 W. Broad St Suite 500
Greenville, SC 29601





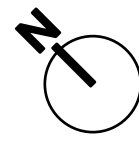
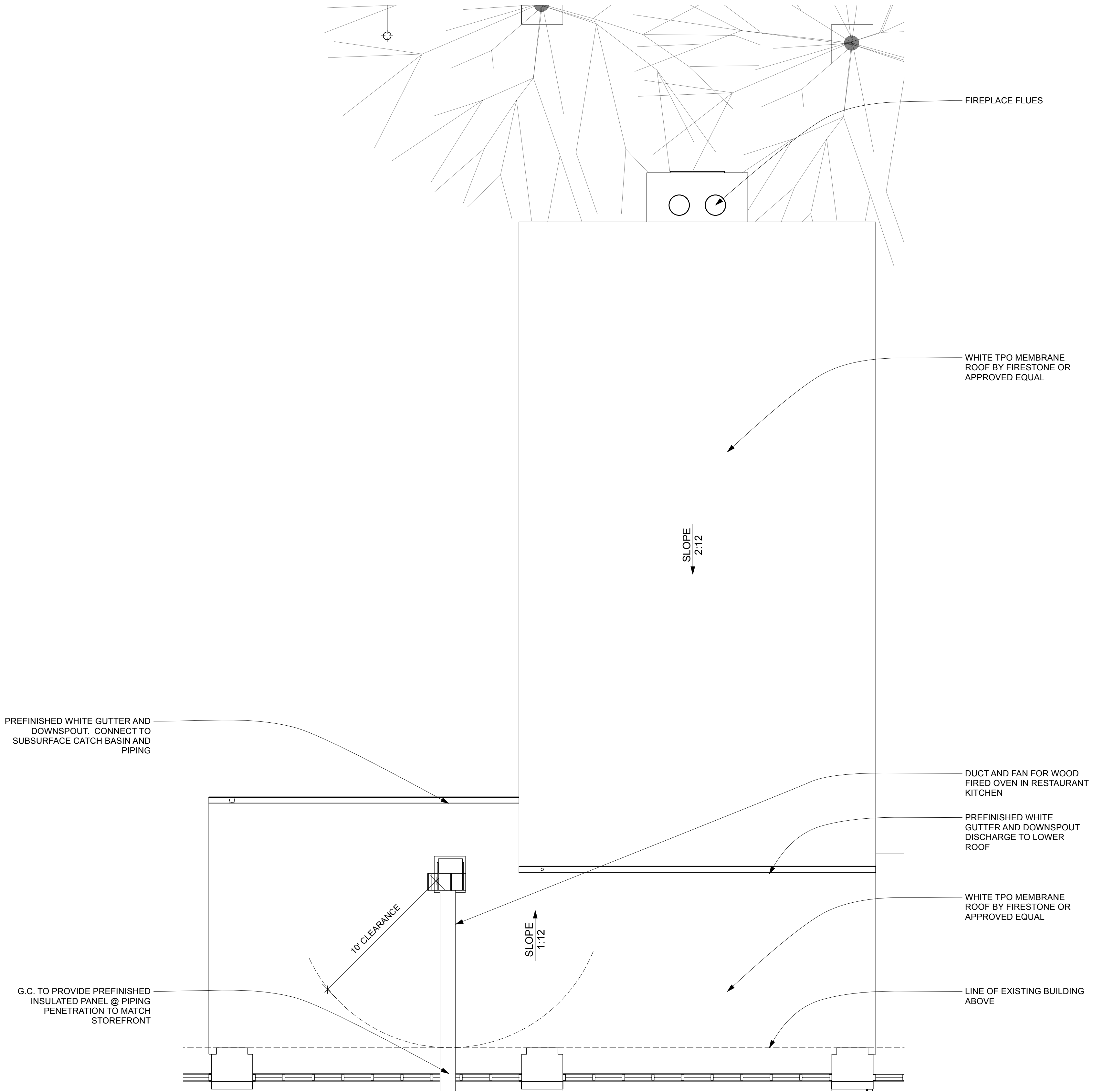
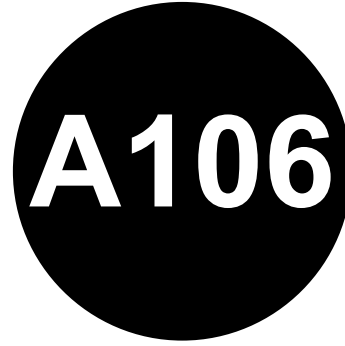
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WWW.DTHOMPSONARCHITECT.COM

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1
A106 ENLARGED ROOF PLAN
SCALE: 1/4" = 1'-0"



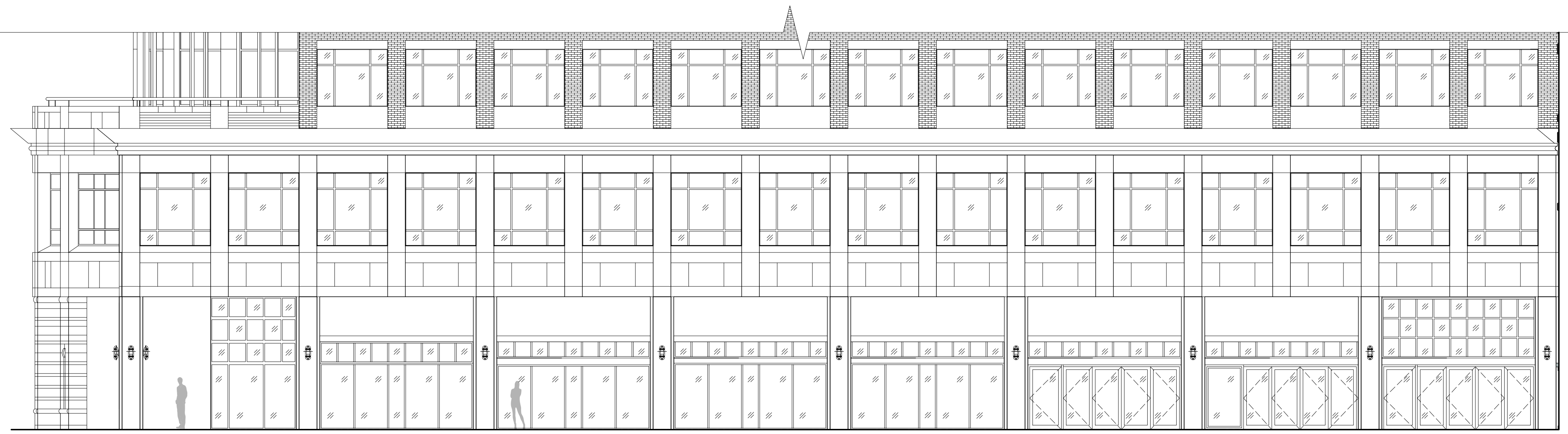
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2 EXISTING NORTH EXTERIOR ELEVATION
A201 SCALE: 1/8" = 1'-0"



NEW STOREFRONT BELOW EXISTING SPANDREL BEAM. STOREFRONT SHALL MATCH EXISTING.

NEW STOREFRONT BELOW EXISTING SPANDREL BEAM. STOREFRONT SHALL MATCH EXISTING.

NEW STOREFRONT BELOW EXISTING SPANDREL BEAM. STOREFRONT SHALL MATCH EXISTING.

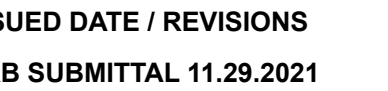
NEW STOREFRONT BELOW EXISTING SPANDREL BEAM. STOREFRONT SHALL MATCH EXISTING.

NEW EXHAUST FAN FOR RESTAURANT
NEW STEEL FRAMED ROOF STRUTURE AT PROPOSED OUTDOOR BAR

1 PROPOSED NORTH EXTERIOR ELEVATION
A201 SCALE: 1/8" = 1'-0"

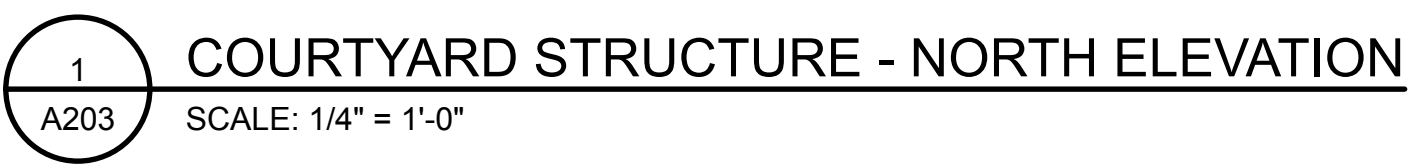
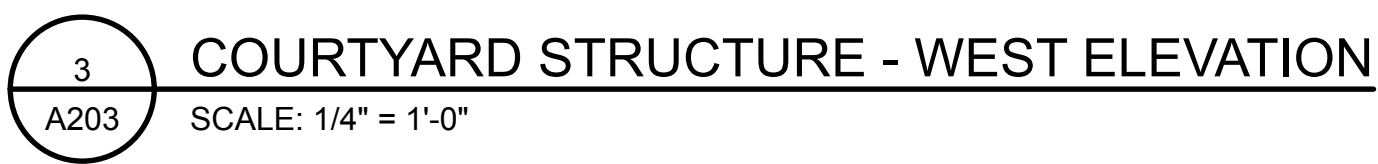


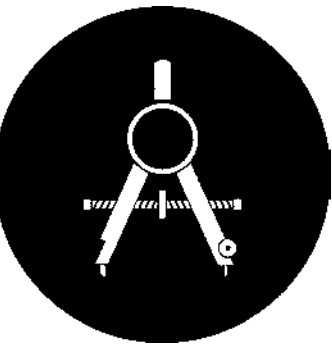
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Greenville, SC 29601**

A203





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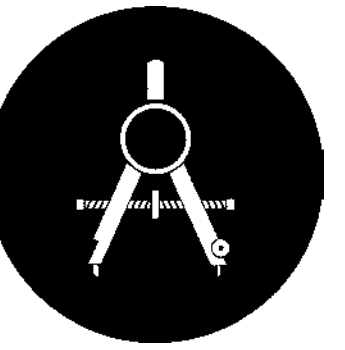
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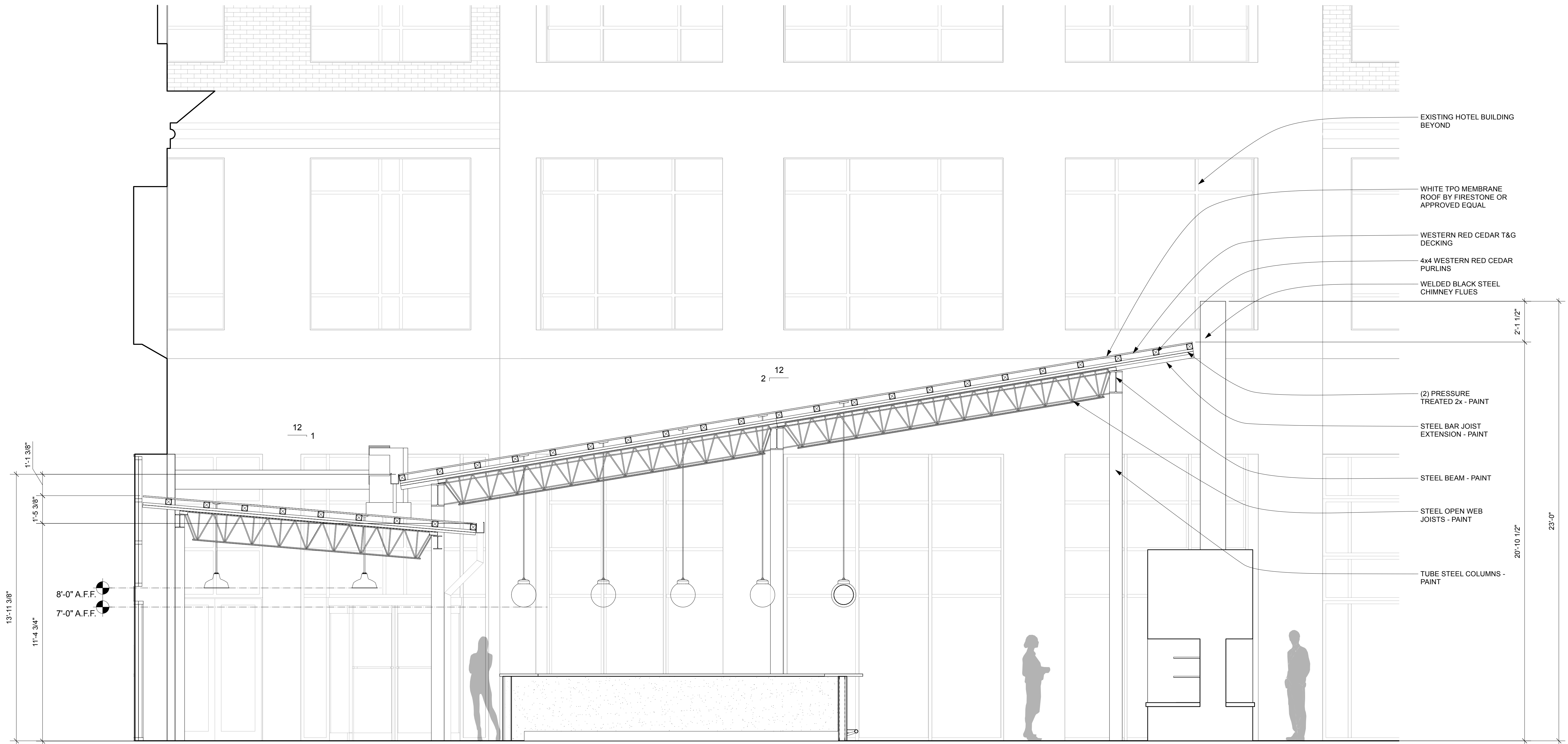
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Greenville, SC 29601



1
A301
COURYARD STRUCTURE BUILDING SECTION
SCALE: 3/8" = 1'-0"



**Planning Staff Report to
Design Review Board - Urban
December 15, 2021**
for the January 6, 2022 Public Hearing

Docket Number: CA 21-946
Applicant: Bill Donohue
Property Owner: First Presbyterian Church
Property Location: 200 W Washington St
Tax Map Number: 004000200100
Zoning: C-4, Central Business District
Proposal: **CERTIFICATE OF APPROPRIATENESS FOR SIGNAGE PACKAGE**
Staff Recommendation: **Approve with Conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-6.6.4(A) Window Signs
Sec. 19-6.6.4(B) Building Signs
Sec. 19-6.6.4(C) Freestanding Signs
Table 19-6.6-1 Window Signs
Table 19-6.6-2 Building Signs
Table 19-6.6-3 Freestanding Signs

Application Request:

The applicant proposes to construct eight new signs for First Presbyterian Church at the corner of W Washington Street, Richardson Street, and N Academy Street. The applicant will remove all existing signage on the property and replace with new signage.

The sign package includes the following:

- One main entrance monument sign (A) oriented toward W Washington Street
Sign will consist of stone backer to match the stone façade of the building with a rusted Corten steel ¼ inch plate with back-lit halo lighting. The sign will consist of the church's logo in back-lit acrylic push-through letters and logo, and the text "Main Entrance W. Washington" in flush mounted, ¼ inch painted acrylic. The monument is 80 inches tall and a total of 20 sf.
- One secondary entrance monument sign (B) oriented toward N Academy Street
Sign will identify the parking lot and consist of the same material and appearance as the monument on W Washington Street. This monument is not visible from the southbound Academy Street lane because the entrance is a northbound right-in, right-out only.

- One secondary entrance monument sign (C) oriented toward Richardson Street
Sign will identify the portico entrance and consist of the same material as the other monuments with the exception of an aluminum painted panel for the text. This monument will be a little over 4 feet in height and a little over 7 feet in width.
- One monument sign (D) oriented toward the corner of W Washington Street and Richardson Street
Sign will be the main monument sign for the church. The sign will consist of the same material and appearance as the monument on W Washington Street.
- One wall sign (E) mounted on the N Academy Street building elevation
Sign will consist of aluminum painted channel letters with 4-inch returns. The sign will read "First Presbyterian" and be painted an orange color. The letters will be approximately 2 feet in height and span 25.5 feet on the wall. The sign will be externally up lit by three wall-mounted lights located below the sign.
- One wall sign (F) mounted on the W Washington Street building elevation
Sign will consist of aluminum painted channel letters with 4-inch returns. The sign will also read "First Presbyterian" and be painted an orange color. The letters will be approximately 2 feet in height and span approximately 38 feet on the wall. The sign will not be illuminated.
- One wall sign (G) mounted on the W Washington Street Plaza building elevation
Sign will consist of aluminum painted channel letters with 1.5-inch returns and read "The Intersection." The letters will be painted a tan color and be 10.5 inches in height and span approximately 13 feet on the wall.
- One window sign on the glass panes oriented toward W Washington Street
Sign will be a frost vinyl logo adhered to the inner surface of the large glass panes spanning the facade oriented toward W Washington Street.

Staff Analysis:

Staff believes the proposed sign package is consistent with the design aesthetics of the C-4 Central Business District. The proposed signs meet the intent of 19-6.6.4 (A) Window Signs, 19-6.6.4(B) Building Signs, and 19-6.6.4(C) Freestanding Signs with an exception to 3 monument signs which are slightly larger than the standard approvable size. However, due to the design detail staff feels they should be approved.

Staff recommends approval of the Sign Package Certificate of Appropriateness with the following conditions:

1. **Landscaping shall be added to base of monument signs, as recommended in Appendix J 'incentives.' Landscape plans shall be submitted to staff for review and approval prior to issuance of final Certificate of Appropriateness.**
2. **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.**

3. 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 and 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.
-

Window signs: Subsection 19-6.6.4(A)

Window Signs. Window signs are those signs which are attached to or located within 12 inches of the interior of a window. Window signs may be displayed in ground floor windows only. Allowances for the number and size of window signs are provided in table 19-6.6-1, window signs.

Building signs: Subsection 19-6.6.4(B)

Building signs. Building signs are those types of signs attached to a building, and include wall signs, awning signs, and projecting signs. Allowances for the number and size of building signs are provided in table 19-6.6-2, building signs. Applicants are encouraged to submit sign plans for evaluation during the building permit review process.

(1) Standards for all building signs.

- a. The application of extraneous information on a building sign, such as services provided by the business, telephone numbers, hours of operation, etcetera, is not permitted. This information may be allowed in certain cases as window graphics.
- b. Building signs for businesses occupying space above the ground floor of a building are generally not allowed. Identification for these businesses should be limited to an area on or adjacent to the ground floor door leading to the upper floor space. However, wall signs may be allowed on the upper story, parapet, or penthouse of a building as part of a comprehensive sign program for the building approved by the administrator.
- c. The use of awnings for the primary purpose of providing signage is generally not appropriate. The application of text or graphics to an awning must be compatible with the design standards provided in the administrative manual. Internal illumination of semi-opaque awnings is not permitted.
- d. The use of flat panel, cabinet or box signs is prohibited unless used in a multi-tenant development where the predominant sign type is flat panel, cabinet, or box.
- e. Building signs may only be displayed on facades that include a customer entrance or the appearance of display windows.

(2) Standard for group development. Group developments which are subject to the provisions of the nonresidential design standards in section 19-6.5 shall submit a comprehensive sign program for design review by the administrator. Standards for evaluating sign programs are listed in the

administrative manual. Applicants are encouraged to submit a comprehensive sign program for evaluation during the building permit review process.

Freestanding signs: Subsection 19-6.6.4(C)

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

- (1) *Lighting.* Freestanding signs may be illuminated internally, provided the background is opaque allowing only the letters and logo to light, or with a shielded spotlight located at the base of the sign.
- (2) *Address.* The address of the property shall be displayed on the freestanding signs oriented to the street on which the address is assigned. The address shall be displayed using a character size of at least six inches tall.
- (3) *Landscaping.* It is the intent of this section to ensure that freestanding signs are an integral part of the overall built and landscaped environment of a site. Landscaping around the base of a freestanding sign may be used to soften a blank base of a sign and to help integrate a sign into its surroundings. Guidelines for the use of landscaping around a sign base are provided in the administrative manual. General landscape requirements are listed in subsection 19-6.2.2, landscaping requirements.
- (4) *Electronic message boards and "pre" and "menu" boards.* Electronic message boards and "pre" and "menu" boards shall incorporate a photocell, or similar technology, that adjusts brightness of the sign relative to outdoor ambient light, and may be included on monument and pylon signs, subject to the following conditions.
 - a. Electronic message boards.
 1. When such signs are to be located within the OD, C-1, C-2, C-3, C-4, S-1, RDV, or I-1 districts, the area of the electronic sign face shall not exceed 30 percent of the overall sign face, and the electronic message shall maintain a static message for at least six seconds and shall not utilize any of the techniques prohibited by subsection 19-6.6.2(B).
 2. When such signs are to be located in the R-9, R-6, RM-1, RM-1.5, RM-2, or RM-3 districts, such signs may be approved only as a special exception by the board of zoning appeals, and the area of the electronic sign face shall not exceed 30 percent of the overall sign face area, the electronic message shall maintain a static message for at least 12 seconds, the sign shall display no message between 9:00 p.m. and 6:00 a.m., and shall not utilize any of the techniques prohibited by subsection 19-6.6.2(B). The size of such signs may not exceed the limits provided in subsection 19-6.6.4(C)(6)(d), unless an exception to the sign standards is granted pursuant to subsection 19-6.6.4(C)(7).
 - b. "Pre and "Menu" boards. One pre-menu board and one menu board in conjunction with each drive-through lane use and shall not count toward the maximum signage for a property, subject to the following standards:
 1. Maximum sign area shall be 48 square feet.
 2. Maximum sign height shall be 8 feet.

3. "Pre" and "Menu" boards shall be set back a minimum of 15 feet from the street right-of-way line and from lot lines of abutting property improved with non-residential uses.
4. At any time when the drive-through use is closed to the public, the "pre" and "menu" board shall be turned off and shall remain off until the drive-through use is open to the public.
5. Speakers shall be directed away from adjacent residential dwellings and noise shall be subject to provisions of chapter 16, article II, division 3, Noise.
6. "Pre" and "Menu" boards shall be skirted to the ground with permitted materials.

(1) *Standards for group development.* For group developments where multi-tenant freestanding signs are used, the number of tenant panels on each sign shall be limited to five, plus the name of the development; provided, however, that each tenant which occupies at least 10,000 square feet of space in the development shall be allowed a panel on one of the development's multi-tenant signs on each street frontage of the development.

(2) *Design review.*

- a. All signs proposed in the C-4, central business district, or a PO, preservation overlay district, require review by the design review board, which shall supersede subsections 19-6.6.4(C)(6)(c) and (d).
- b. The application of extraneous information to a sign, such as services provided by the business, telephone numbers, hours of operation, etcetera, is not permitted. This information may be allowed in certain cases as window graphics.
- c. Freestanding signs that do not exceed the size and height limits provided in table 19-6.6-3, freestanding signs, do not require design review.
- d. The applicant for a sign permit may obtain an increase in sign area and/or sign height by requesting design review by the administrator. The administrator may allow sign height up to ten feet and or sign area up to 36 square feet for a sign that meets the design standards listed in the administrative manual. All signs are reviewed on a case-by-case basis for quality of design, compatibility with the aesthetic quality of the site, and the character of the district, in which they are proposed.

Table 19-6.6-1: Window Signs

Zoning District	Sign Type	Number ¹	Copy Area	Applicable Standards
All nonresidential districts	Internally illuminated or exposed neon window sign	2 per tenant	4 square feet per sign, not to exceed a total of 20 percent of tenant window area for all window signs.	Downtown Design Guidelines in C-4 and Preservation

	Non-illuminated window sign	2 per tenant	20 percent of tenant window area for all window signs	Overlay Districts, plus standards in subsection 19-6.6.4(C) and administrative manual
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Table 19-6.6-2: Building Signs

Zoning District	Sign Type	Number ¹	Height	Size	Applicable Standards
All nonresidential districts, all nonresidential uses permitted in residential districts, multifamily residential developments, and single-family residential subdivisions	Wall Sign or Awning Sign	One per tenant exterior wall (but not more than three total)	Not above roof line or parapet	10 percent of wall area, not to exceed 200 square feet ¹	Downtown Design Guidelines in C-4 and Preservation Overlay Districts, plus standards in subsection 19-6.6.4(C) and administrative manual
	Projecting Sign	One per tenant	Not above roof line or parapet	20 square feet	

NOTES:

¹ For building signs exceeding ten stories, wall sign to be located at the top of the building façade shall not exceed 350 square feet in area.

Table 19-6.6-3: Freestanding Signs

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

and single-family residential subdivisions	Decorative Post Sign	Same as above	5 feet ³	16 square feet ^{3, 4}	administrative manual
	Freestanding Suspended Sign	Same as above	8 feet	16 square feet	
Special Sign Overlay District- 1	Pylon Sign	2 per street front for group development or one per street front for freestanding business or use ²	10 feet ⁴	16 square feet ^{3, 4}	

NOTES:

¹ Allowed number of signs includes all freestanding sign types.

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

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

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



**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**

Contact Planning & Development (864) 467-4476

Office Use Only:

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	Bill Donohue	
*Title:		
*Address:	101 Falls Park Drive, Suite 104, Greenville	
*State:	South Carolina	
*Zip:	29601	
*Phone:	864-202-6812	
*Email:	billd@emanatebrands.com	

PROPERTY INFORMATION

*STREET ADDRESS 200 W Washington Street, Greenville, SC 29601

*TAX MAP #(S) 0049000200100

*PRESERVATION DISTRICT/SPECIAL DISTRICT C-4

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

DESCRIPTION OF REQUEST

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

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

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

Package includes:

Please see attached word document

INSTRUCTIONS

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

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

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

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

(To be filled out at time of application submittal)

_____ Public Hearing signs are acknowledged as received by the applicant

***APPLICANT SIGNATURE**



1. You must attach one (1) complete set of scaled drawings of the property at an appropriate scale such as 1"=20' or 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.gov/364/Access-GIS-Data>, and is provided as a .skp file. Data is updated monthly.**

ARCHITECTURAL REVIEW

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

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

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

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

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

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

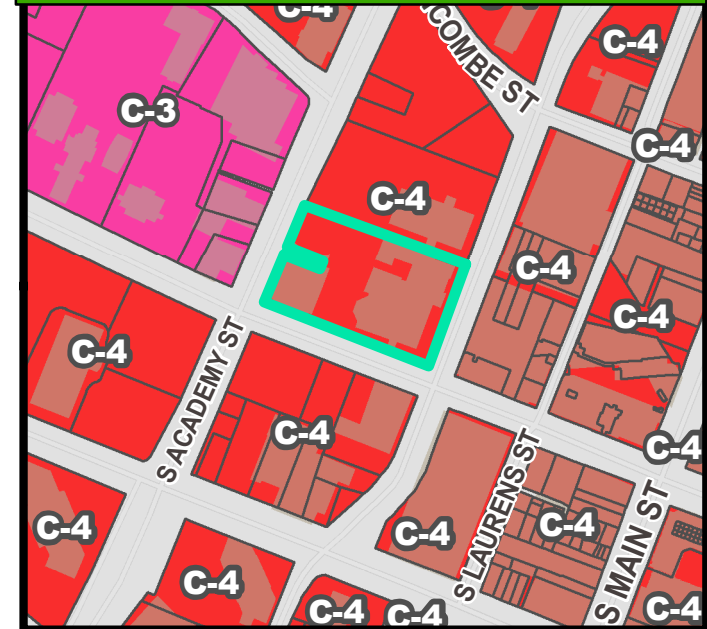
To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ___ or is not ___ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures	
Applicant	
Date	12.1.2021
Property Owner/Authorized Agent	
Date	
Public Hearing information	
Public Hearing signs	

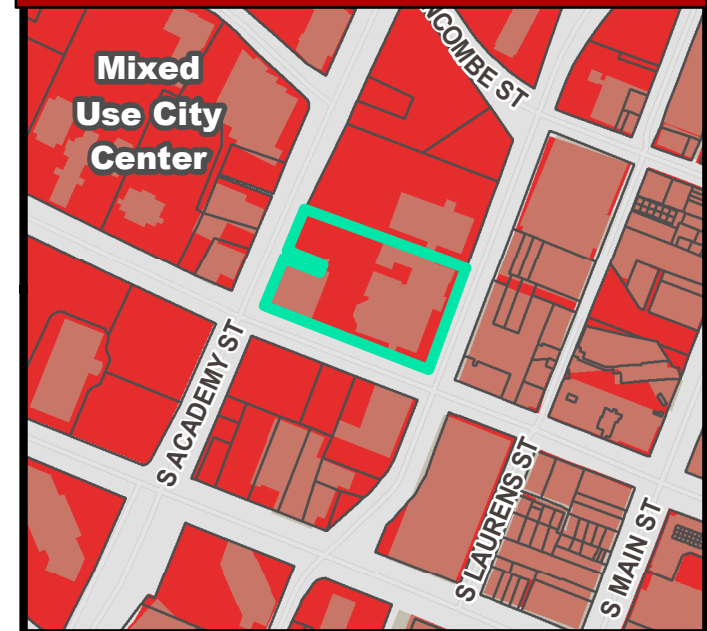
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

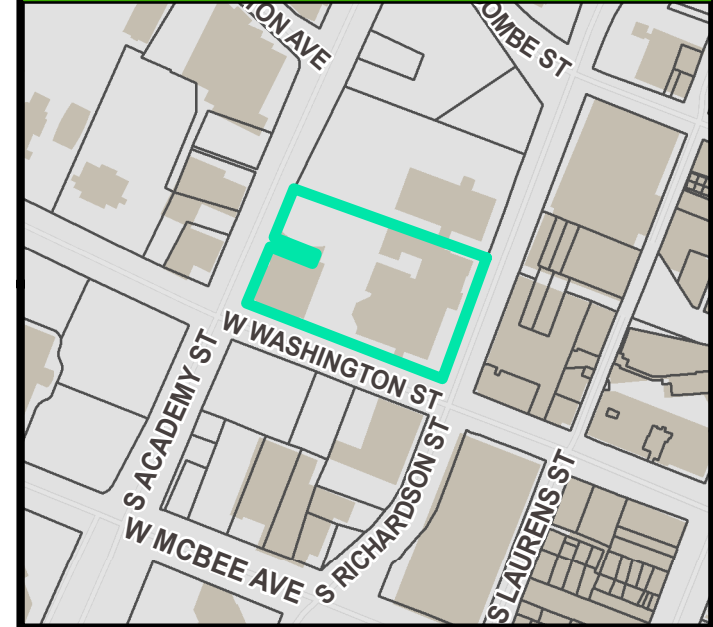


CA 21-946 • 200 WEST WASHINGTON STREET

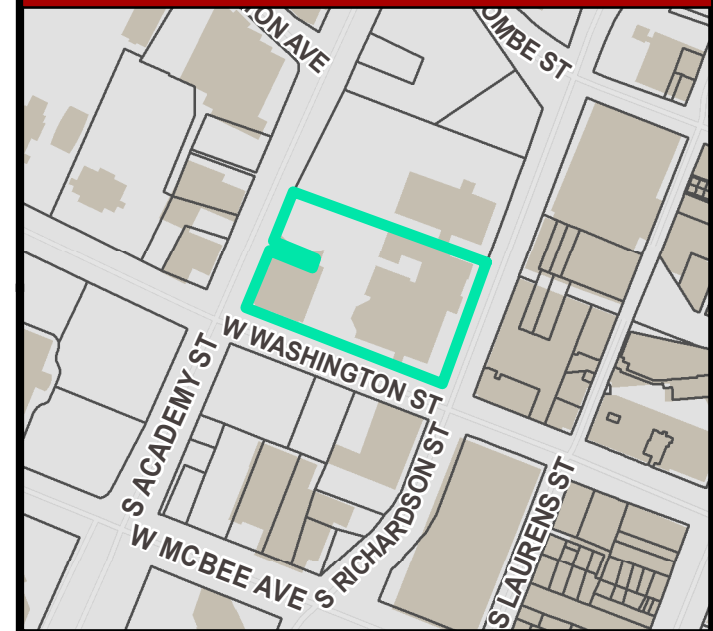
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



Scope of project – for First Presbyterian signage package – DRB submittal

Package includes the following signs:

****Proposing to remove all existing signage on the property.**

- A. Main Entrance West Washington St. Monument sign** – One internally illuminated double-faced monument sign with dimensional push through back-lit logo with flat acrylic back-lit type. Address will appear on this sign as this is the street recognizing the address – 200 W. Washington St. Address and “Main Entrance” will be painted stud mounted dimensional text.
 - a. **Materials**—Stone backer to match stone façade of building with a rusted Core-ten ¼” plate with back-lit halo lighting
- B. Secondary Entrance North Academy St. Monument sign** – One internally illuminated double-faced monument sign with dimensional push through back-lit logo with flat acrylic back-lit type and “Main Entrance” painted stud mounted dimensional text.
 - a. **Materials**—Stone backer to match stone façade of building with a rusted Core-ten ¼” plate with back-lit halo lighting
- C. Secondary Entrance Richardson St. Monument sign** – One internally illuminated double-faced monument sign with dimensional push through back-lit logo with flat acrylic back-lit type and “Main Entrance” will be painted stud mounted dimensional text.
 - a. **Materials**—Stone backer to match stone façade of building with a rusted Core-ten ¼” plate with back-lit halo lighting
- D. Corner of W. Washington St. & Richardson St. Monument sign** – One internally illuminated single-faced monument sign with dimensional push through back-lit logo with flat acrylic back-lit type. Flush mounted acrylic painted type for “Transforming the heart of the city”.
 - a. **Materials**—Stone backer to match stone façade of building with a rusted Core-ten ¼” plate with back-lit halo lighting. Aluminum painted panel for the logo text.
- E. “First Presbyterian” text building sign N. Academy St. side** – Painted dimensional channel text to be post mounted on the facade of the building as shown in shop drawing.
- F. “First Presbyterian” text building sign W. Washington St. side** – Painted dimensional channel text to be post mounted on the facade of the building as shown in shop drawing.
- G. “The Intersection” text building sign** – Cast stone dimensional letters to be flush mounted to the facade of the building as shown in the shop drawing.

Overall site plan with sign locations

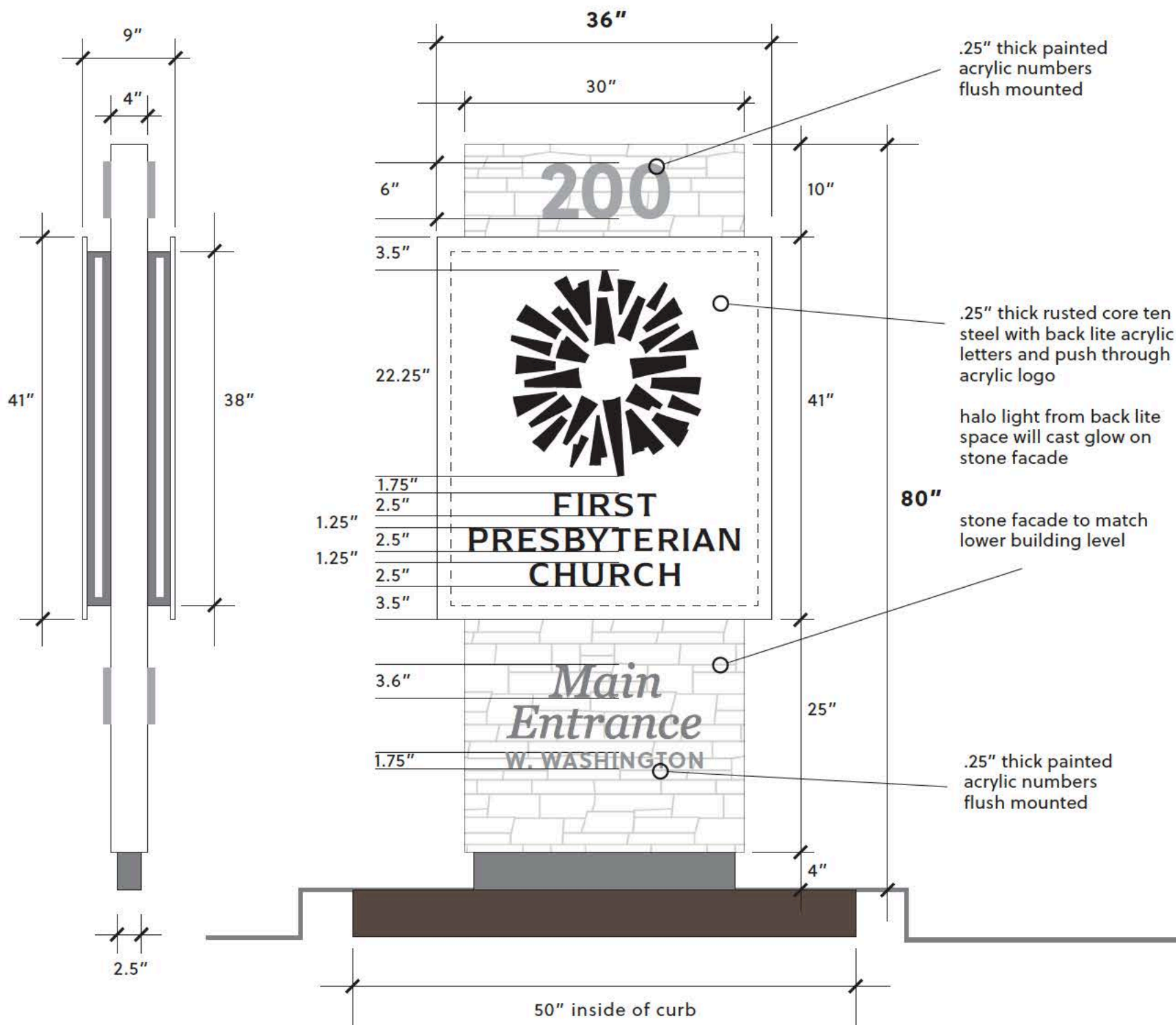
- A.** New Verticle Main Entrance Monument on W. Washington at Drive drop-off
- B.** Secondary Entrance Monument to replace old sign on N. Academy St.
- C.** Secondary Entrance Monument to replace old sign on Richardson St.
- D.** Corner of Washington and Richardson Horizontal Monument
- E.** Building Facade Text on N. Academy St.
- F.** Building Facade Text on W. Washington St.
- G.** Building Facade Text as small retail identification W. Washington St. court yard



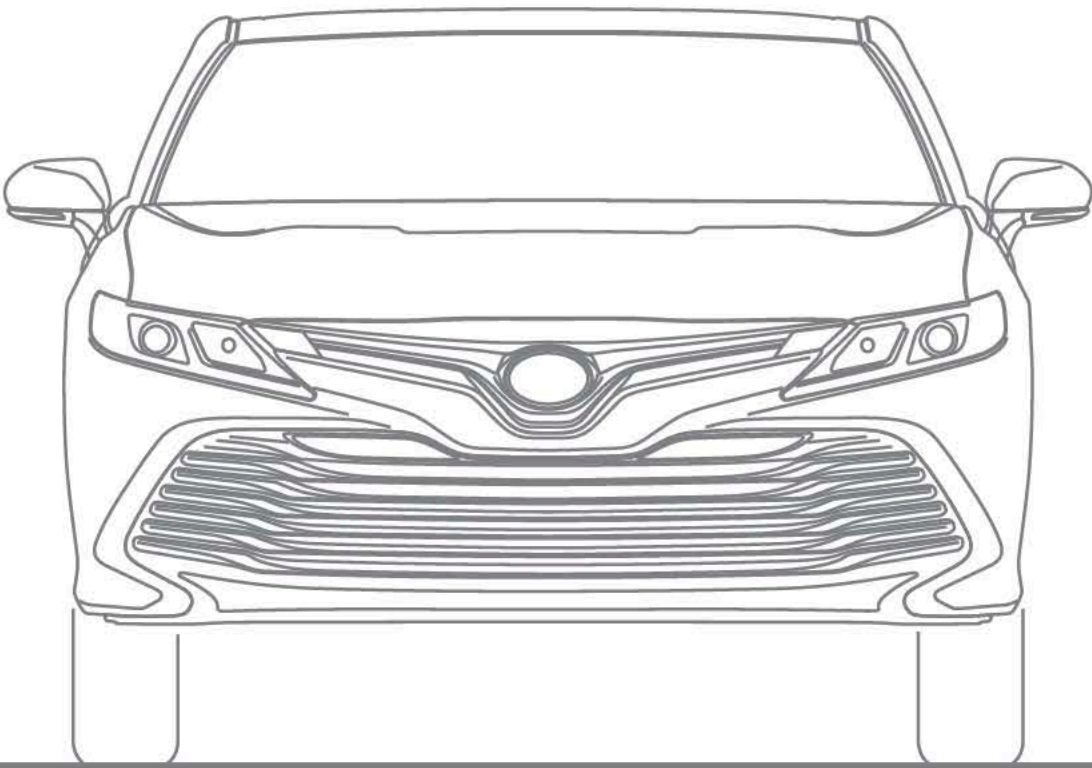
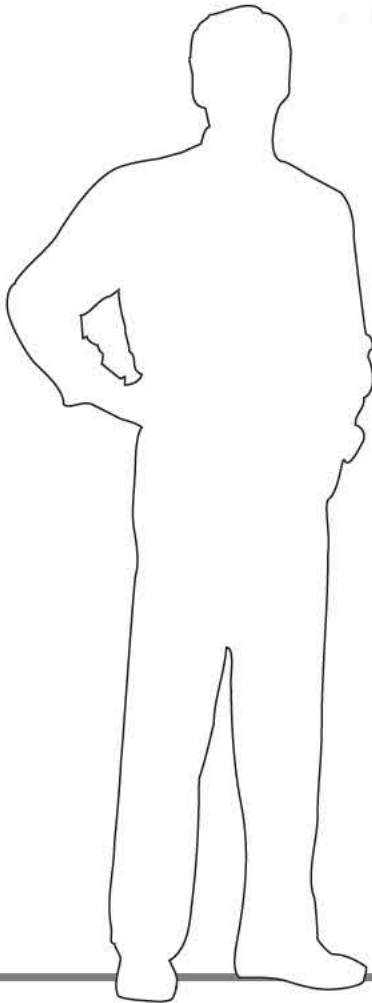
LOWER LEVEL

WEST NORTH STREET

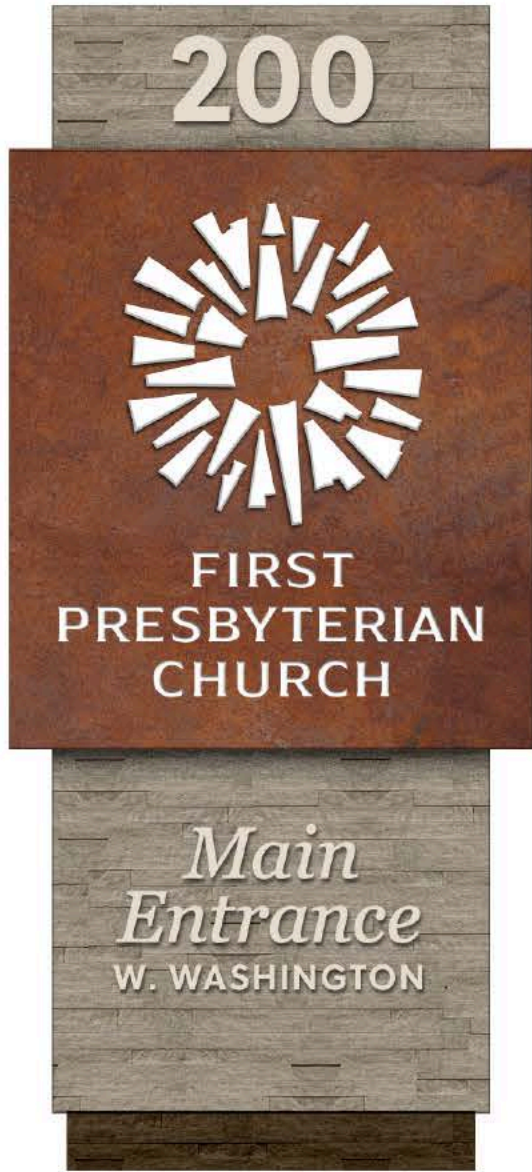
A. Main Entrance W. Washington St. Monument sign



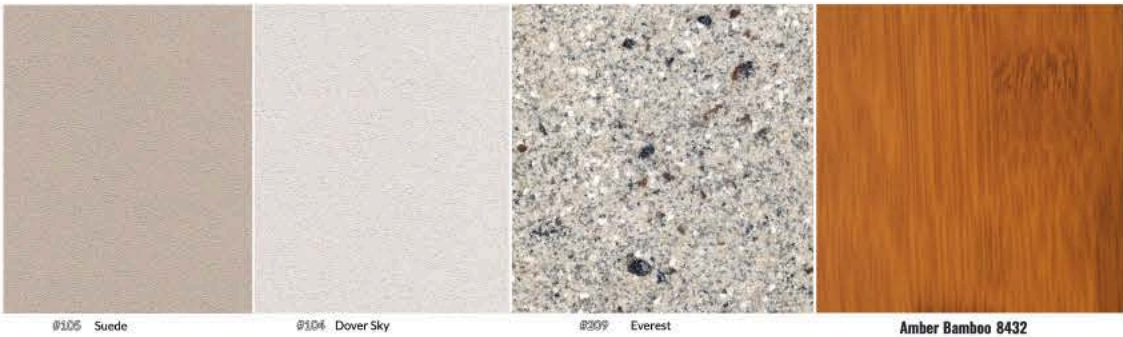
This is a new Main Entrance off W. Washington Street with pull through drop-off



A/B/C/D. finish, day-night view.

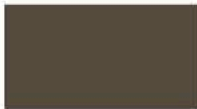


This is a new Main Entrance off W. Washington Street with pull through drop-off



MEDIUM BRONZE

Reference Number: 03
SRI: 34
TSR: 33



COPPERTONE

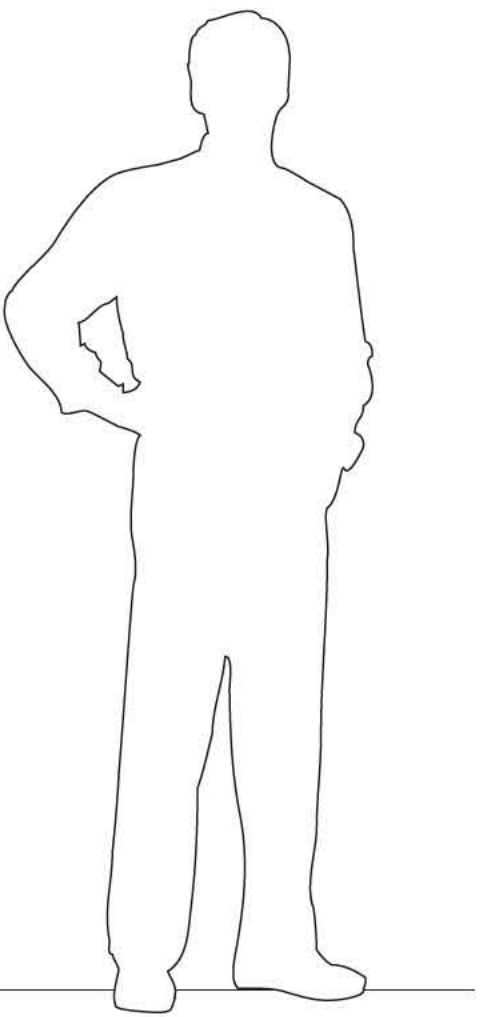
Reference Number: 23
SRI: 58
TSR: 0.52



EIFS 1 - Company: Dryvit 1 Color: 05 Suede
EIFS 2 - Company: Dryvit Color: 14 Dover Sky
EIFS 3 - Company: Dryvit Color: Terraneo 209 Everest
MP-1 - Company: ATAS International, Inc. (Design Wall - DWF .040 with smooth texture) Color: Coppertone 23
MP-2 - Company: ATAS International, Inc. (Design Wall - DWF .040 with smooth texture) Color: Medium Bronze 03
CS (canopy soffit): Company: Hunter Douglas Ceilings (linear metal soffit system) Color: amber Bamboo

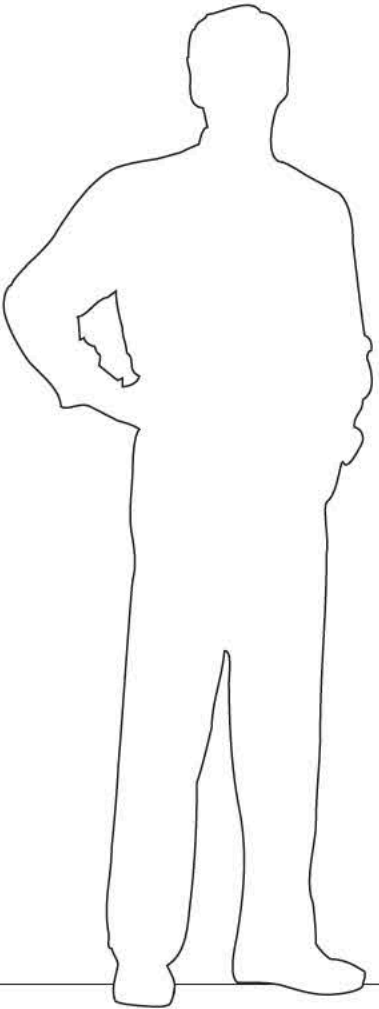
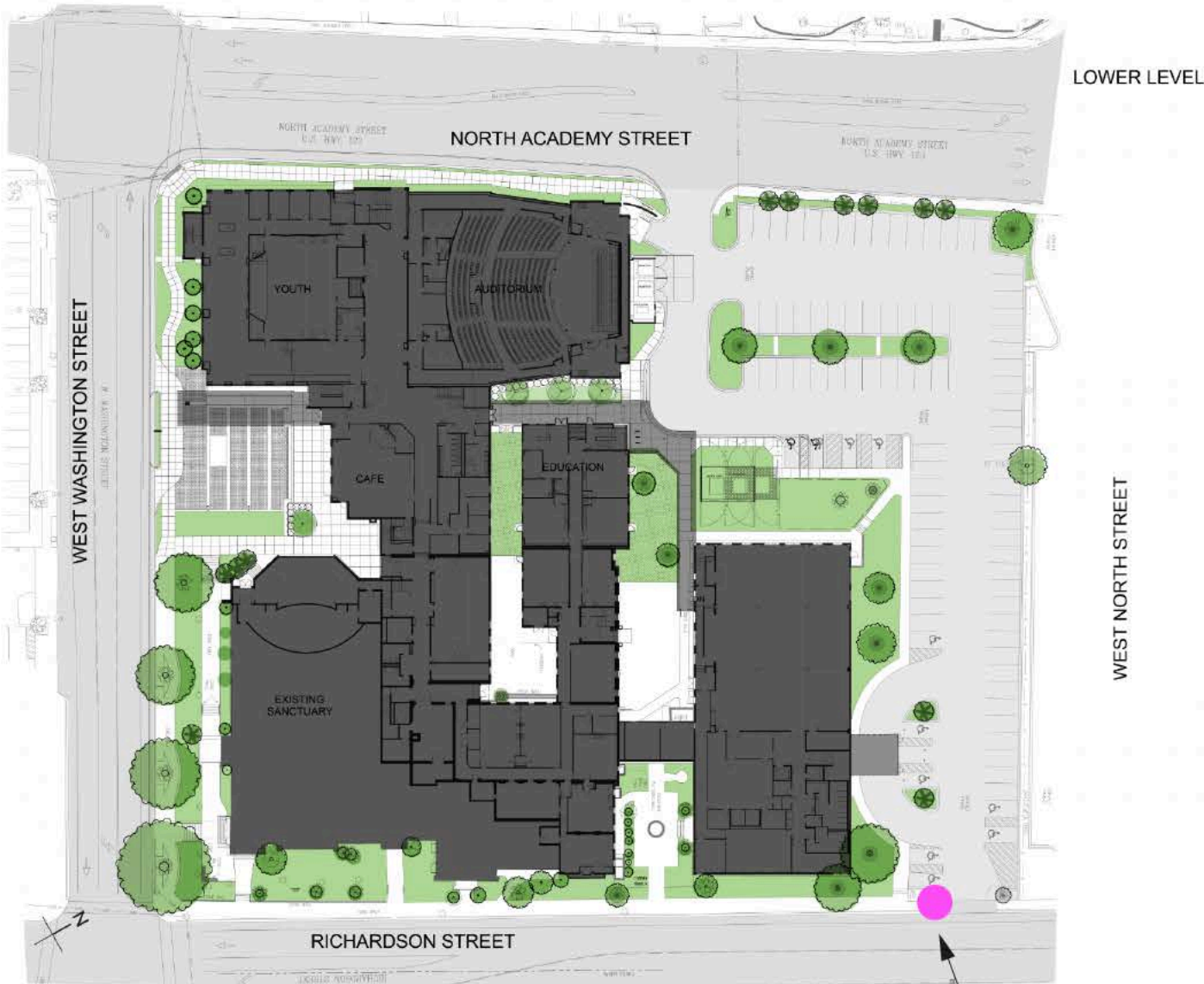
B. Secondary Entrance N. Academy St.
right-in right-out Monument Sign

This replaces an
existing steel
frame with insert
sign that will
be removed.



Sign not visible to right lanes out of town.
Right-In, Right-Out only.

C. Secondary Entrance
Richardson St. Monument sign

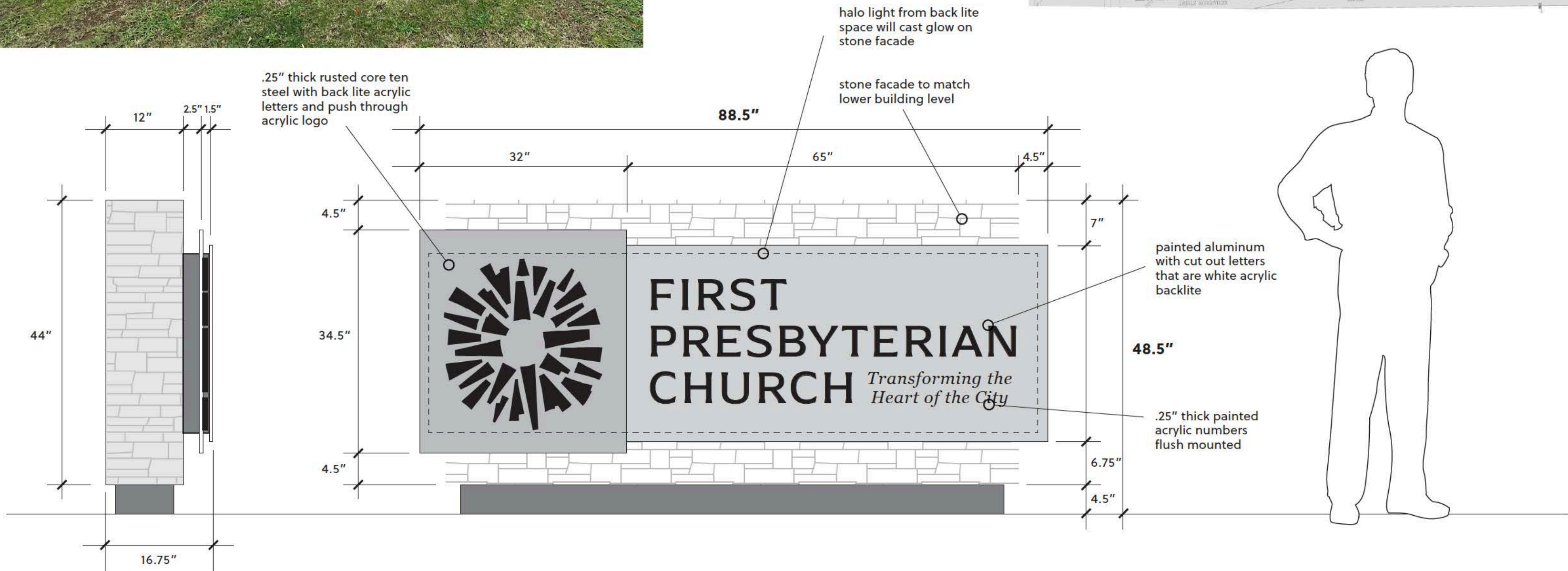


This replaces an existing steel frame with insert sign that will be removed.

D. Corner of W. Wahington St. and Richardson St. Monument sign

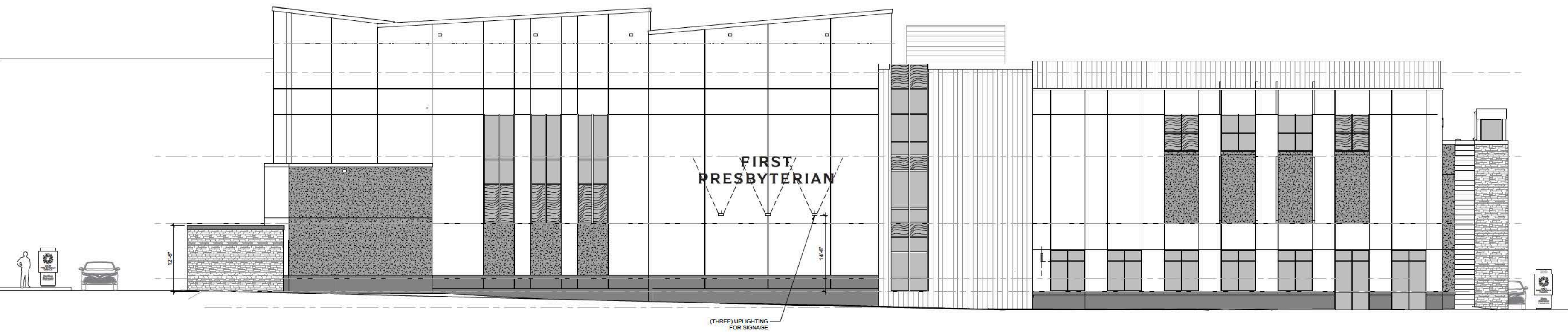
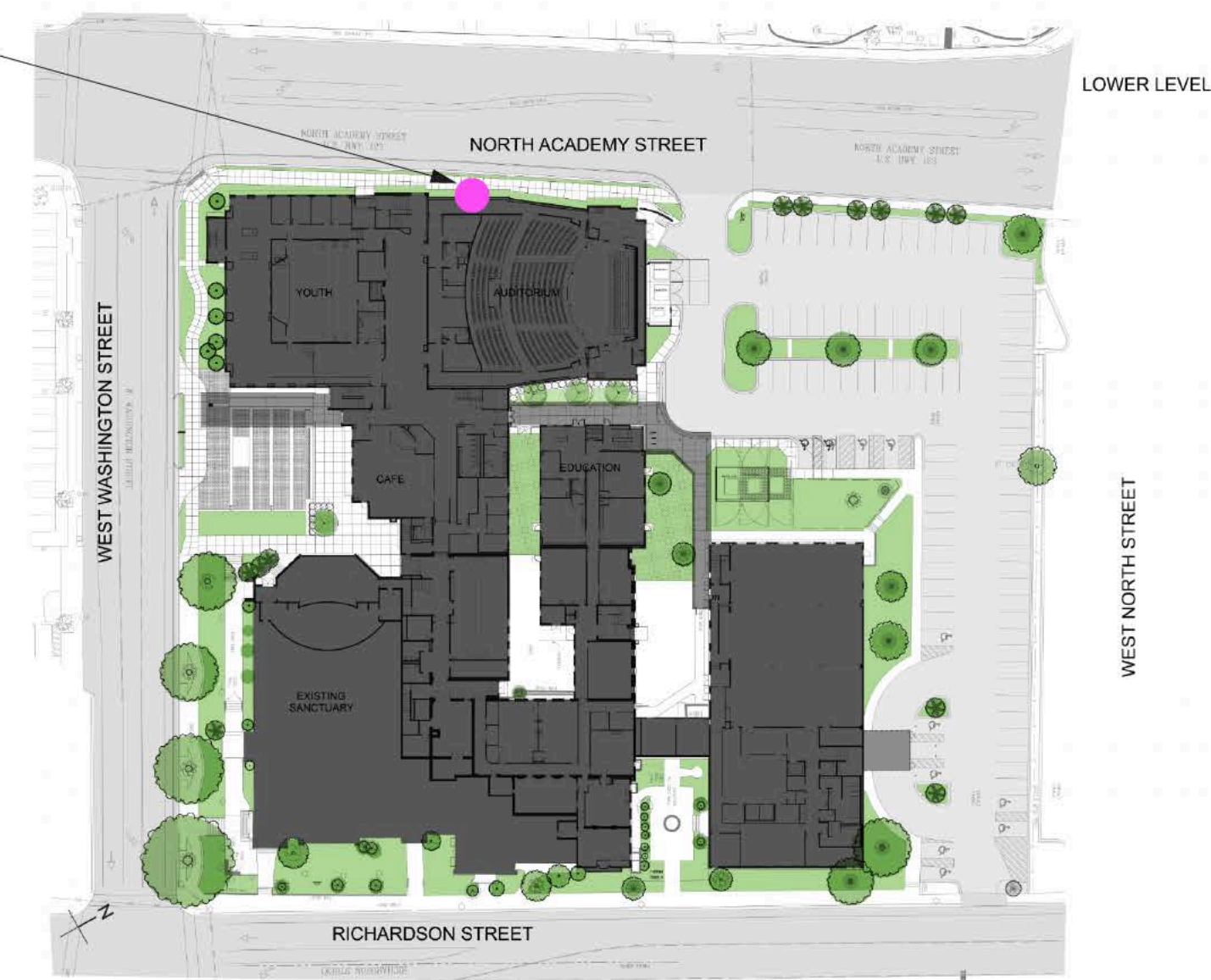
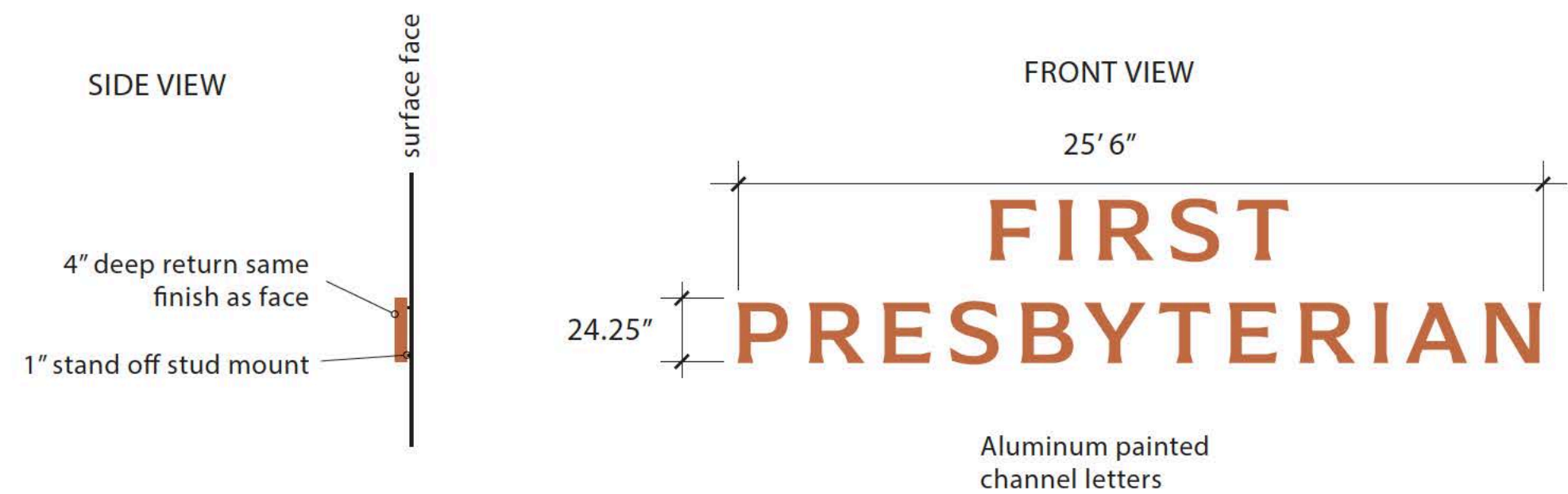


This replaces an existing two sided sign on a 90° corner with a single 45° facing the corner



E. Building mounted Lettering on N. Academy St. side of building

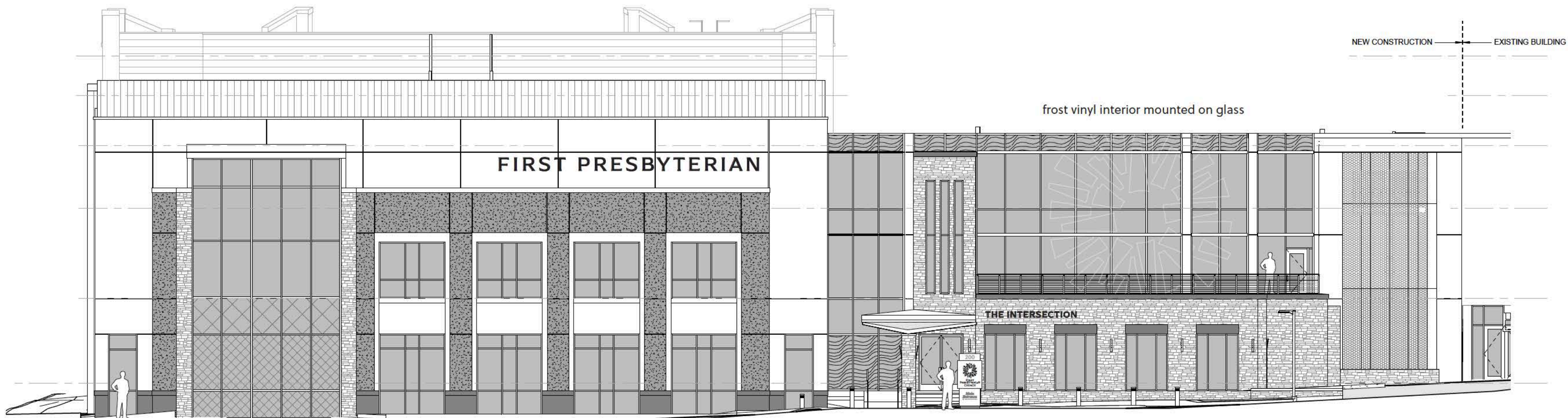
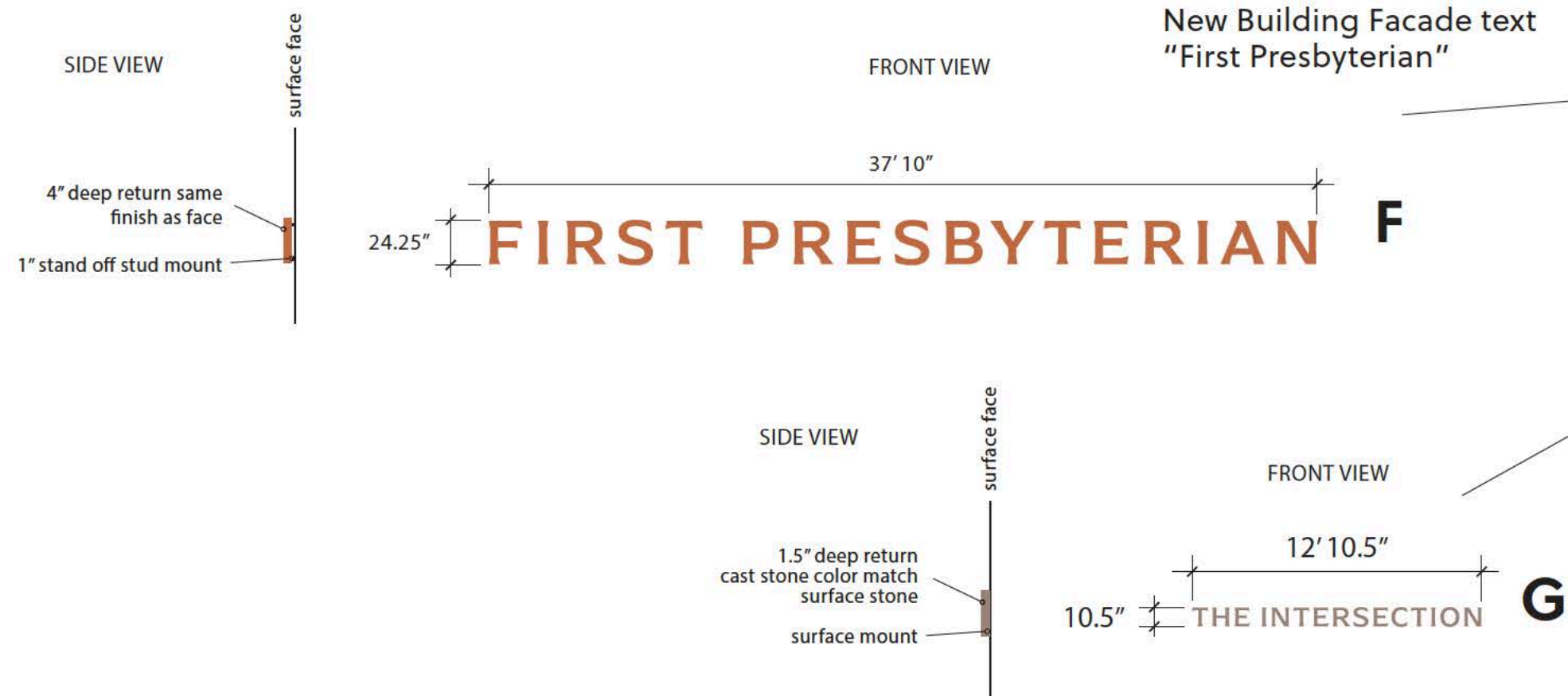
New Building Facade text "First Presbyterian" lit by 3 sconce lights below.



2 BUILDING A WEST ELEVATION
A302 1/8" = 1'-0"

N. ACADEMY ST. VIEW

F/G. Building mounted Lettering on N. Academy St. side of building



W. WASHINGTON ST. VIEW

1 BUILDING A SOUTH ELEVATION
A301 1/8" = 1'-0"