



AGENDA

MEETING OF DESIGN REVIEW BOARD
THURSDAY, JUNE 19, 2025 - 4:00 PM

Greenville City Hall, Council Chambers, 206 S. Main Street

Citizens may access the meeting at the following web address:

<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 the Minutes
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. Old Business
9. New Business (public comment)
 - a. **CA 25-295**
Application by Kavneet Sethi for a **Certificate of Appropriateness at 426 and 430 North Main Street**
 - b. **CA 25-385**
Application by Ross Kirby for a **Certificate of Appropriateness for Architectural Detailing and Materials at 2 Oneal Street**
10. Advice and Comment (no public comment)
11. Other Business (no public comment)
12. Informal Review (no public comment)
13. Adjournment



**Planning Staff Report to
Design Review Board
June 11, 2025**
for the June 19, 2025 Public Meeting

Docket Number:	25-295
Applicant:	Johnston Design Studios & Kavneet Sethi
Property Owner:	American Legion Post #3; City of Greenville
Property Location:	426 & 430 N Main St.
Tax Map Number:	0033000101000; 0033000101101
Acreage:	2.8
Zoning:	MXS-D, Downtown Design Review Boundary
Proposal:	Site Plan and Massing
Staff Recommendation:	Approve with conditions

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-6.2.9 Major Urban Certificate of Appropriateness

Project Overview:

The applicant requests approval of the proposed site plan and massing for a new mixed-use development. The proposed development will consist of three primary mixed-use structures with a parking deck. Building one will be 13 stories of residential over 2 stories of commercial on the north end of Main Street facing Academy. Building two will be 14 stories of residential over 1 story of commercial on the south end of Main Street facing the neighboring property to the south. Building three massing is not eligible for review at this time, although its location and approximate footprint may be approved as a part of the overall site plan. Buildings one and two will house approximately 600 units in total, with the interior parking deck hosting approximately 750 parking stalls.

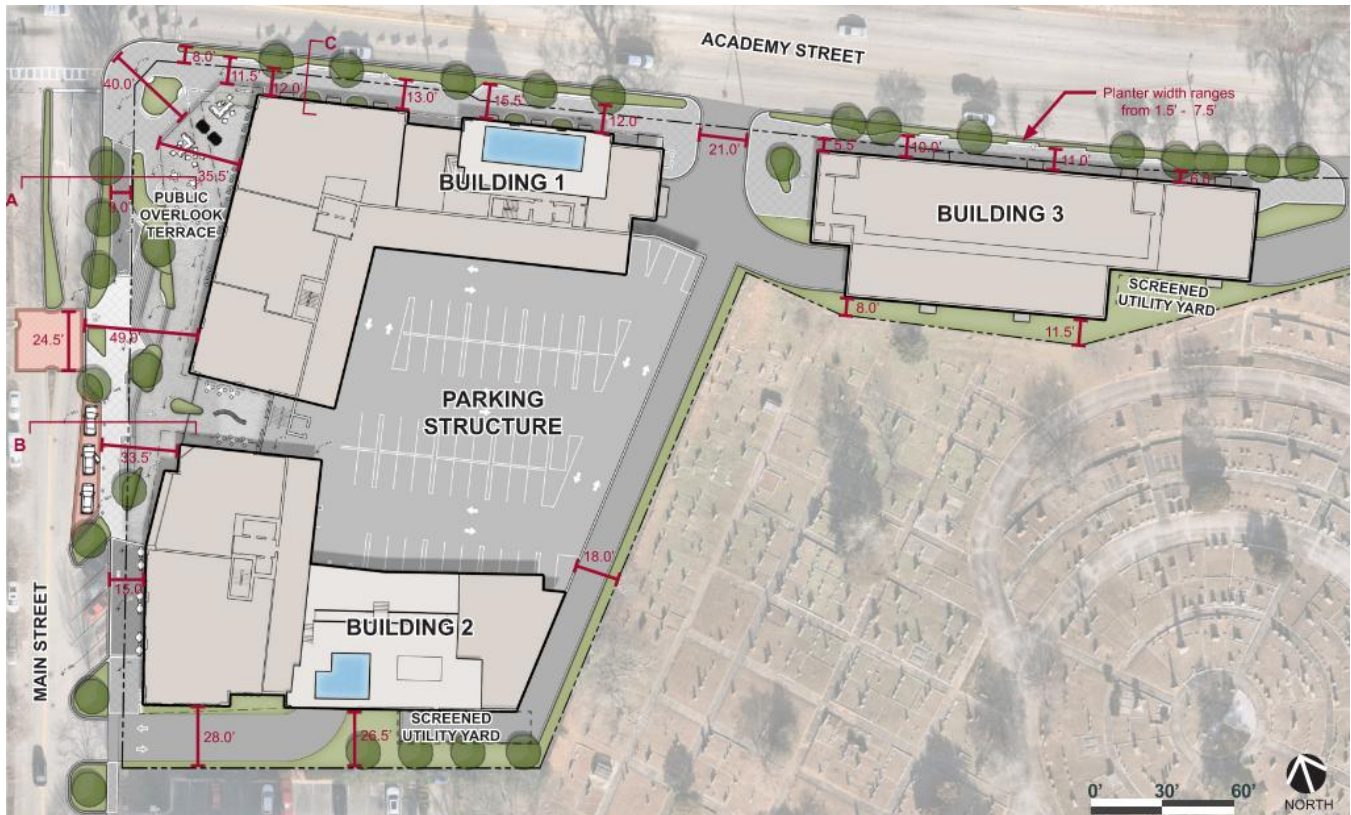
This application is for site plan only, and massing only of buildings One and Two. **An additional CA will be required for review of the proposed architectural detailing and materials. An additional CA will be required for massing of Building Three.**

This review will focus on the following elements:

- **Building footprint**
- **Building Massing, Form, and Scale**
- **Building entrances**
- **General Site Plan Elements including:**

- Open space and planting areas
- Vehicle / pedestrian circulation and screening
- General planting scheme
- Compatibility of external and internal adjacencies

The property is zoned MXS-D and is located within the Downtown Design Review Boundary. The site sits on the southeast corner of N. Main Street and N. Academy Street. The site is currently occupied by the former Greenville Municipal Court Building and the former American Legion building. The American Legion building received a DRB approval to demolish via UH 24-966 on February 20, 2025. A demo permit will be required for the former Court Building as well.



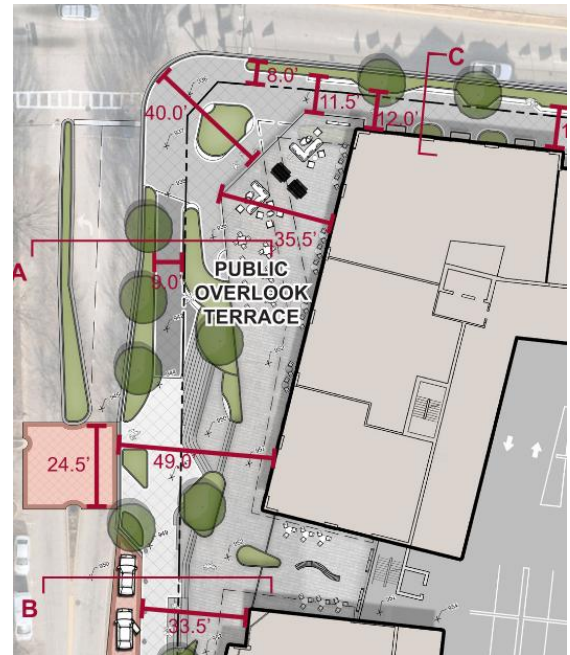
Staff Analysis:

Site Plan

- PUB 1 – Block Pattern
 - Per PUB 1.1, the existing block pattern and existing driveways are being re-used to maintain vehicle entrances and exits. Other than an increase in volume, entry and exit patterns will remain the same as is currently configured. Vehicle access points have been established in concert with new and expanded pedestrian areas so as to minimize conflict per PUB 1.5. Smaller curb radii have been employed as is best-practice in pedestrian-dominant areas.

- PUB 2 – Pedestrian Realm

- Expansive pedestrian zones are provided along all street frontages. Along Main Street, the pedestrian zone has been greatly increased from a current sidewalk width of +/-6' to approximately 15' at the narrowest area, up to 70' width in the pedestrian / plaza zones. The project owner will maintain these areas. A site plan strategy of angling the building has enabled plazas and pedestrian corridors to work with the topography and provide unique and active spaces along Main Street. The project exceeds PUB.2's recommended pedestrian realm size of 6 feet.
- Along Academy Street, separations between building façade and curb exceeds 24', providing ample room for trees, plantings, sidewalks, and other pedestrian safety features. All to be maintained by project maintenance staff.



- PUB 3 – Sidewalk Zone

- Sidewalks are consistent with the development patterns of Main Street, providing safe pedestrian transit, as well as generous gathering spaces between foot-traffic areas and retail / restaurant areas. Per PUB 3.3, pedestrian areas and traffic are well separated by planting beds; per PUB 3.6, bump-outs have been supplied where on-street parking is provided.
- All sidewalks are connected to pedestrian crossings, and all will be constructed per ADA requirements.

- PUB 4 – Street Furnishing Zone

- The project addresses grade challenges along N Main Street through the incorporation of steps, landings, and large pedestrian areas. Seat walls and planters have been built into the solution. As individual ground-floor commercial units are leased, separate CAs for storefronts and furnishings will be addressed at that time.
- Ground plane materials will be addressed during the detailing and material phase of the CA process.
- Furniture areas are appropriate in width and placement; selections will be determined through a future CA.



- PUB 5 – Planting Zone
 - Per PUB 5.1, the project team includes a licensed landscape architect. The plan features planting areas to separate vehicles and pedestrians on both Main Street and Academy. Roadway planting standards have been met and exceeded, with planting strips ranging between 6' and 10'. Plantings are utilized to frame open areas and plazas, direct pedestrian flow, break up grade, and provide shade. Individual species selections will be approved during permit phase.



- PUB 6 – Building Transition Zone
 - A dining terrace is indicated on the northeast corner of the building, elevated above the ground level pedestrian zone. Furnishing and façade detailing shall be required as a future CA once tenant selection is known.
 - Pedestrian activation via outdoor seating, dining, planting, and retail displays are encouraged along all other ground floor non-residential spaces per PUB 6.1. Material and spatial details will be reviewed with a future DRB submittal.
- PUB 8 – Publicly Accessible Parks & Plazas
 - The entirety of public space being created along street edges, between buildings, and within private property as plazas, sidewalks, and terraces is approximately 29,500 square feet.
 - Per PUB 8, all areas of public access have been designed by a licensed landscape architect. All areas have unimpeded access to public rights-of-way; are aligned with internal uses; have well-defined pedestrian circulation; and are populated with furnishings, lighting, and plantings.

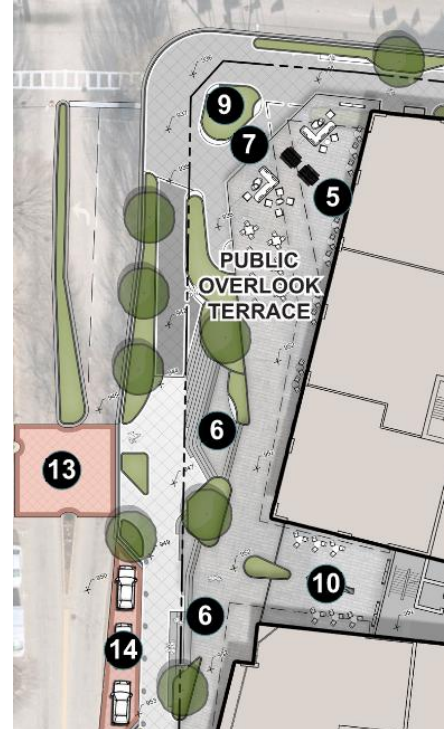


- Streetlights shall be in conformance with City of Greenville standards for Main Street but are not a part of this site plan and massing application.
- PUB 10 – Walls, Fencing & Screening
 - Both utility yards have been placed toward the rear of the property, away from public travel, and shall be screened with fencing.
- PUB 12 – Utilities
 - The applicant notes that the electrical service is discreetly located within the building podium and is accessed off of Academy Street.
- PUB 13 – On-street Parking
 - There are currently 8 angled stalls on Main Street. This project proposes the removal of 3 of those stalls, and the installation of a drop-off pull-out in anticipation of shared-economy transit uses (i.e. Uber, Lyft, etc). This parking request will be further refined during the permitting stage, as there are currently no designated shared-economy spaces on Main Street.

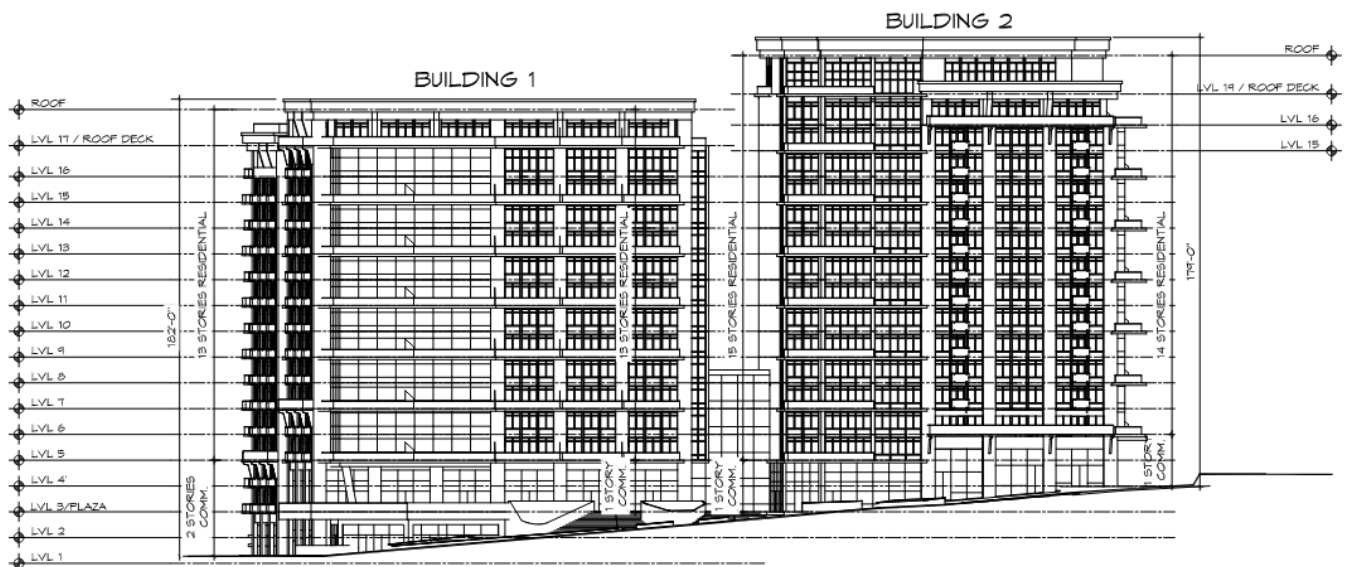


Massing

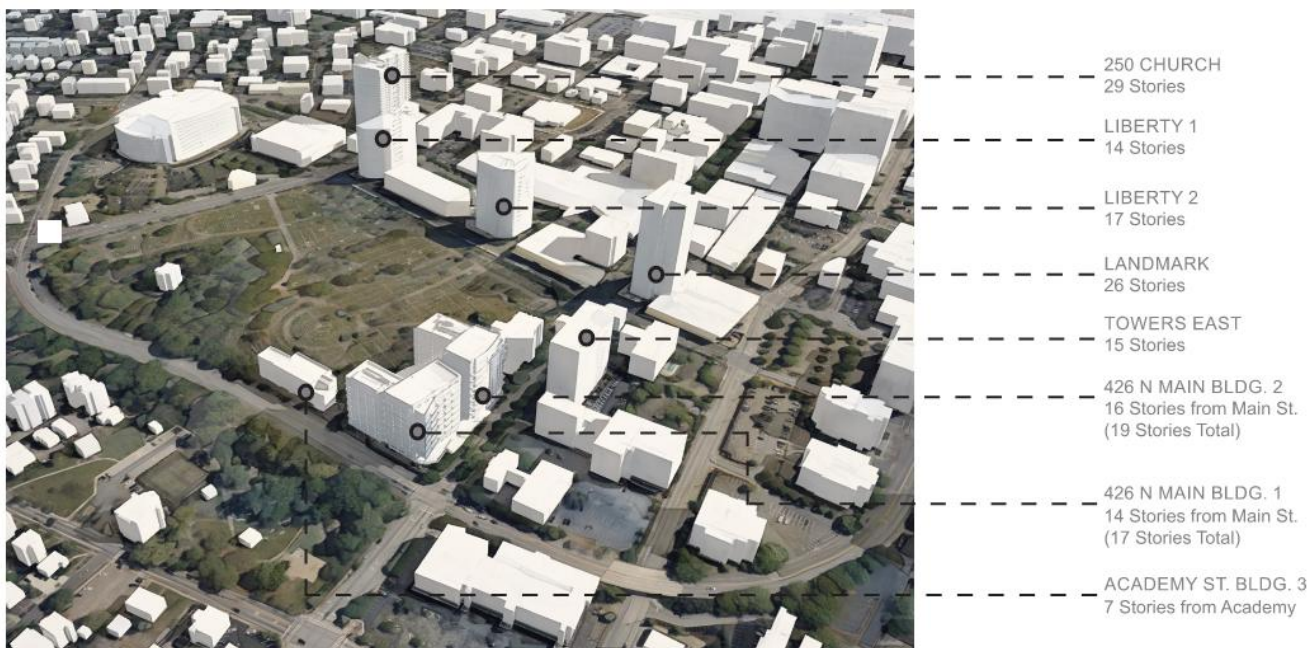
- PRI 1 – Placement
 - Per PRI 1.1, buildings are primarily aligned along N Main Street and Academy Street, in conformance with the development code. Severe grade challenges have pushed the structures back off of N Main Street and have created large and unique pedestrian areas.
 - Per PRI 1.2, all ground floor uses are publicly oriented, i.e. restaurants, retail, or tenant amenities.
 - Per PRI 1.4, on street parking is available, and additional parking has been provided toward the rear of the property. Vehicular / pedestrian conflicts have been minimized by separating all entrances.
 - Per 1.SS (Steep Slopes), the site has been designed to benefit from existing topography by dividing large grade changes with seating, terraces, and other pedestrian circulation techniques.



- PRI 2 – MASSING
 - Per PRI 2.LP (Large Parcels), larger parcels should be divided into multiple buildings with differing height and scale. Building One is approximately 180' in length along N Main at 15-stories (13 residential over 2 commercial), while Building Two is approximately 150' in length at 15 stories (14 residential over 1 commercial).
 - Per PRI 2.G (Gateway), prominent massing and height that announces entry into the downtown area is appropriate. As Academy Street is a clear delineator between downtown and the North Main residential neighborhoods, the concept of 'gateway' massing is appropriate.
 -



- Per PRI 2.1, the massing should not be in stark contrast to the buildings within the area. Staff would note that this proposed project is across the street from a 15-story residential building and is within 500' of the 20-story Landmark Building. The block-adjacent One Liberty Square and Two Liberty Square are each of comparable height. A five-story residential complex completed twenty-years ago is south-adjacent and will be approximately 90' away from the proposed building, separated by two drive aisles and a parking lot.
- Per PRI 2.4, 20' stepbacks are recommended when structures are adjacent to roadways or shorter buildings. However, despite the development code's allowance of zero-lot line development, the proposed structures are 30' off of the side property lines, 20' off the Academy curb line, and 16'-70' off of the Main Street curb line. The nearest adjacent building not separated by a street is 90' away. Clear massing and material distinction between ground story and upper stories further serves to delineate and break up the massing.
- Per PRI 2.6, the pedestrian level floors are at a human scale and are differently designed from the upper floors.



- PRI 3 - ENTRY
 - Per PRI 3, entries are all prominently located and designed with architectural elements, furnishings, and landscaping clearly articulating and accentuating tenant and retail space.
 - Per PRI 3.1, all entries are located at active corners and are consistent with existing pedestrian patterns and crossings.
 - Per PRI 3.4, all entry glass will be transparent.
- PRI 4 – Activated Ground Floor
 - Per PRI 4.5, the majority of the outward facing ground floor must be activated via retail uses or other elements that promote pedestrian activity such as windows, retail displays, art, landscaping, or canopy coverings. The ground-floor programmatic plan appears to

meet this condition as the applicant is proposing restaurant, retail, and amenity spaces along N Main Street, as is compatible with current development.

- Per PRI 4.SS (Steep Slopes), the foundation steps with the grade such that facades remain active and visually inviting.
- PRI 10 – Parking Structures
 - Per PRI 10, the parking deck is not visible from Main Street and is wrapped by mixed-use development. One prominent pedestrian entrance to the deck is available between Buildings One and Two, but is severely recessed, and creates a prominent interior plaza space that is furnished, well lit, and fronted by retail and amenities. Appropriate screening and/or articulation of the visible deck will be required and reviewed as part of the material CA. Entrances to the parking deck occur at existing curb cuts on N Main and Academy Streets.

Summary:

Staff finds this project to be in alignment with the development patterns of downtown and Main Street in particular, which naturally plays host to taller, mixed-use structures. Massing is compatible with development patterns and with nearby developments. A prominent and well-articulated pedestrian space is a natural continuation of the well-established pedestrian prominence of Main Street. As with other similar developments, a rigorous analysis of traffic, utilities, and other infrastructure concerns will proceed any construction permits.

Regarding the appropriateness of site plan design and massing, as outlined by the Downtown Design Guidelines, Staff finds this application to be in conformance. The proposed site plan, proposed massing, form, scale, and height is appropriate to downtown Greenville.

Therefore, staff recommends approval with the following conditions:

- 1. This approval is limited to the proposed site plan and massing of Buildings One and Two. It does not constitute an approval of the architectural detailing of the structures. This CA approves building footprint, sidewalk placement and width, plaza placement, open space placement, pedestrian / vehicular circulation, and overall height, massing, and scale of the structures. Any future submittal to the DRB must reflect this approval. If revisions are required, a new approval must be secured from the DRB.**
- 2. Building Three will require a separate CA for its height, massing, and scale.**
- 3. Detail elements such as lighting, planting, materials, paving patterns, signage, individual storefront designs, and furnishings are not approved by this application and shall be a part of future submittals.**
- 4. 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 Greenville Development Code Section 19-6.2.F 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.



APPLICATION FOR URBAN DESIGN CERTIFICATE OF APPROPRIATENESS

Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT		PROPERTY OWNER
*Name:	Kavneet Sethi	Cmdr. Kirk Conover for James F. Daniel
*Title:	426 N. Main LLC	American Legion Post # 3, Dept. of SC
*Address:	15 Wilkinson Ave Jersey City	430 N Main St, Greenville
*State:	NJ	South Carolina
*Zip:	07305	29601
*Phone:	201.239.1600	443.745.3795
*Email:	kavsethi@greenpropertyllc.com	kirk.conover@gmail.com

PROPERTY INFORMATION

*STREET ADDRESS 426 and 430 N Main St, Greenville, SC 29601

*TAX MAP #(S) 0033000101000 & 0033000101101

*ZONING CLASSIFICATION MXS-D & CV

*PRESERVATION DISTRICT/SPECIAL DESIGNATION:

☒ Downtown Review District ☐ West End Overlay ☐ Pettigru ☐ East Park ☐ Overbrook
☐ Hampton-Pinckney ☐ Heritage ☐ Colonel Elias Earle ☐ Local Landmark ☐ National Register

*Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity. Initial: **KS**

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

DESCRIPTION OF REQUEST

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

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

Refer to attached memorandum.

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 prior to review. Applications requiring review by the Design Review Board or Historic Review Board must be submitted no later than 2:00 pm of the date reflected on the posted calendar.

A. DESIGN REVIEW BOARD	\$300.00, <i>site plan review</i>
	\$300.00, <i>architectural review</i>
B. SIGNS	\$150.00
C. MINOR APPLICATION (STAFF REVIEW)	\$100.00
D. MODIFICATION TO AN APPROVED PROJECT	
Major (requires review by DRB)	½ Original Fee
Minor (requires review by staff)	\$50.00
E. INFORMAL REVIEW	\$50.00
2. Staff will review the application per Section 19-6.2.1(b)(3) for completeness and per Section 19-6.2.6-6.2.9 to determine the applicable fee structure and reviewing body.
3. **Public Notice Requirements (not applicable for minor applications).** Certificate of Appropriateness applications require public notice. The applicant is responsible for sign posting to the subject property at least 15 days (but no more than 18 days) prior to the scheduled design review board meeting date. Staff will provide the applicant with instructions, sign, and an affidavit of substantial compliance upon receipt of the application fee. The signed affidavit will be required with attached photos of the posted notice prior to review.
4. You must attach a complete digital set of scaled drawings of the property. A printed set of drawings is NOT required. Although construction drawings are not required, applicants should be able to provide construction drawings at the request of the DRB or HRB. Additional information may be requested at any time to fully understand the proposal. **Projects may require a two-phase DRB review process (Site Plan Review followed by Architectural Review), dependent on the scale of the proposed plans. Staff will notify the applicant upon receipt of the application if a two-phase review is required.**
5. Unless expressly determined by the administrator, all applications must contain the following:

☒ SITE PLAN REVIEW

- a. Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, conceptual landscape plan with materials notated, conceptual lighting, conceptual furnishing package, proposed exterior equipment, etc.).
- b. 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.).
- c. Model (digital model that includes the surrounding context with massing only, no texture or articulation is required). ***The contextual model for the Design Review boundary can be downloaded here: <https://greenvillesc.gov/364/Access-GIS-Data>, and is provided as a .skp file.***

☐ ARCHITECTURAL REVIEW

- a. Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, 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).
- b. Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).
- c. 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).
- d. Renderings (include perspective drawings, including views from pedestrian and public realm).
 - e. Model (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 sign location).
 - f. Comparative Images (images of existing conditions and proposed modifications for all alterations to existing structures with proposed changes highlighted)
 - g. Labeled Physical Samples of exterior finishes must be provided at the Public Meeting to the DRB.

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).

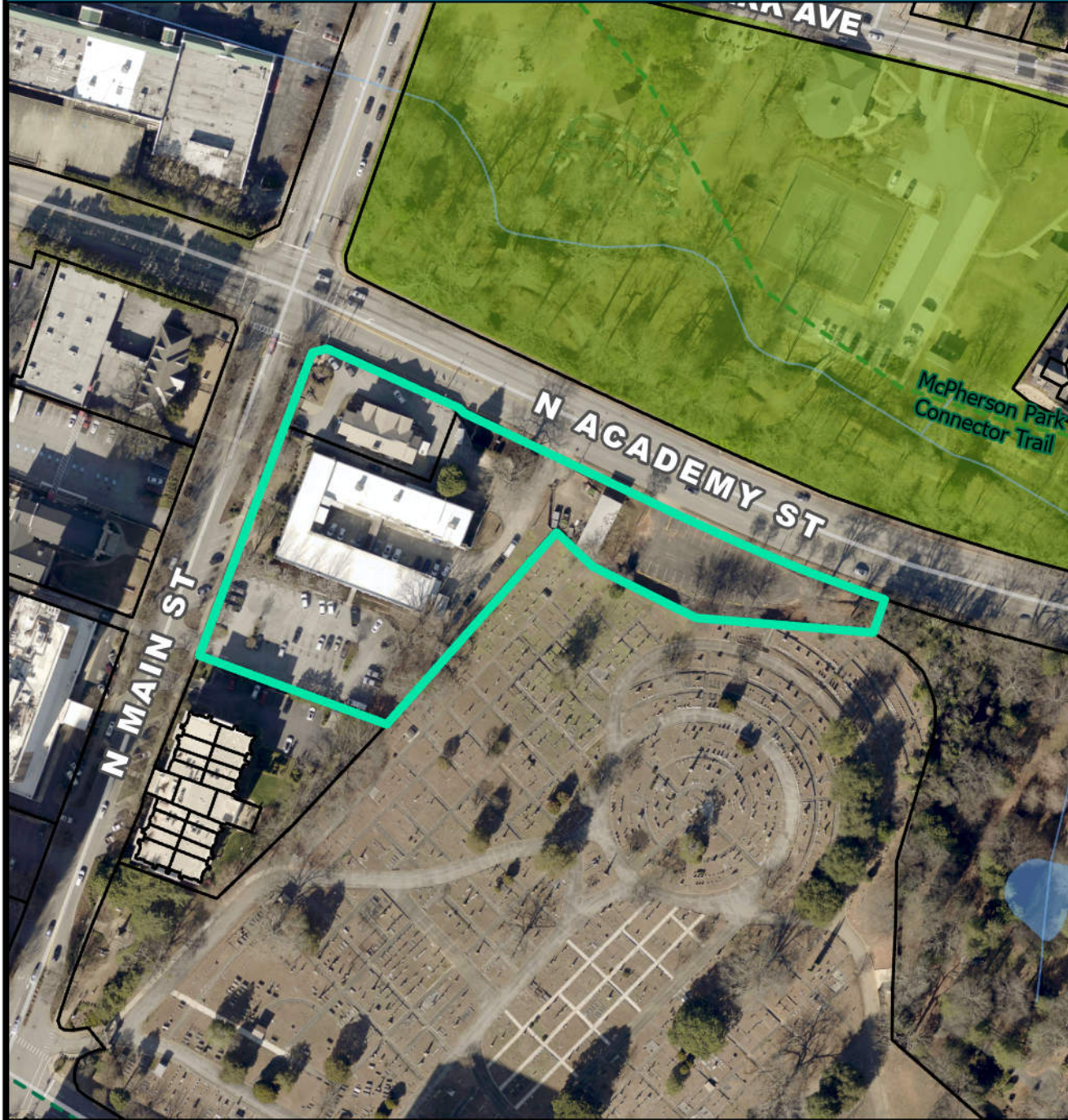
6. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

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.

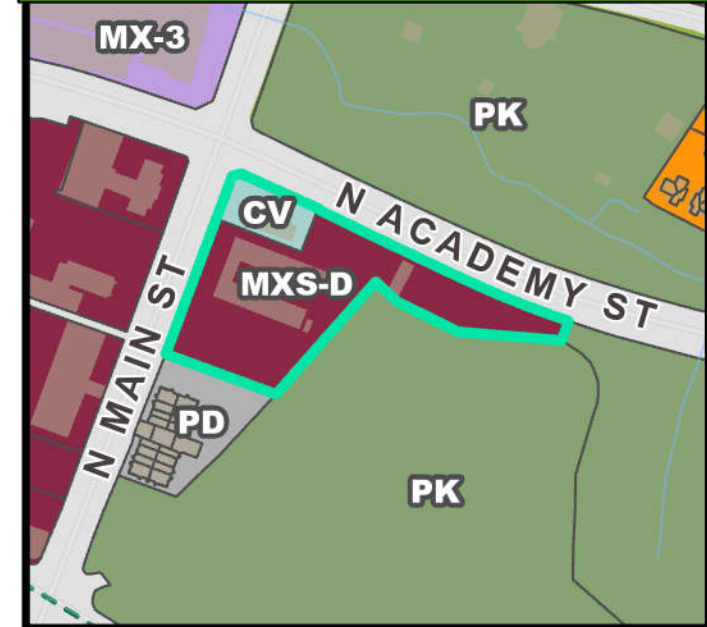
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report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

*Signatures	
Applicant	
Date	Signed by: 3/28/2025
Property Owner/Authorized Agent	 0E84C4C3C9D44A/...
Date	3/28/2025
Public Hearing information	
Public Hearing signs	

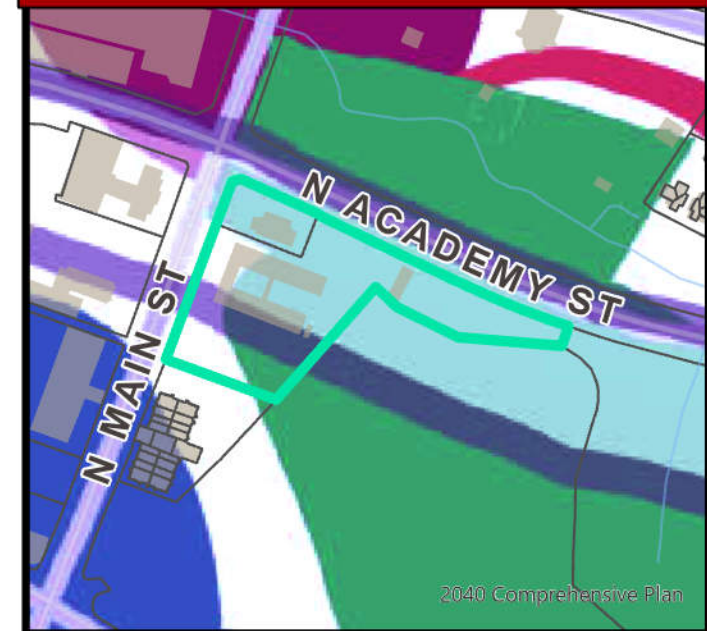
AERIAL VIEW



CURRENT ZONING



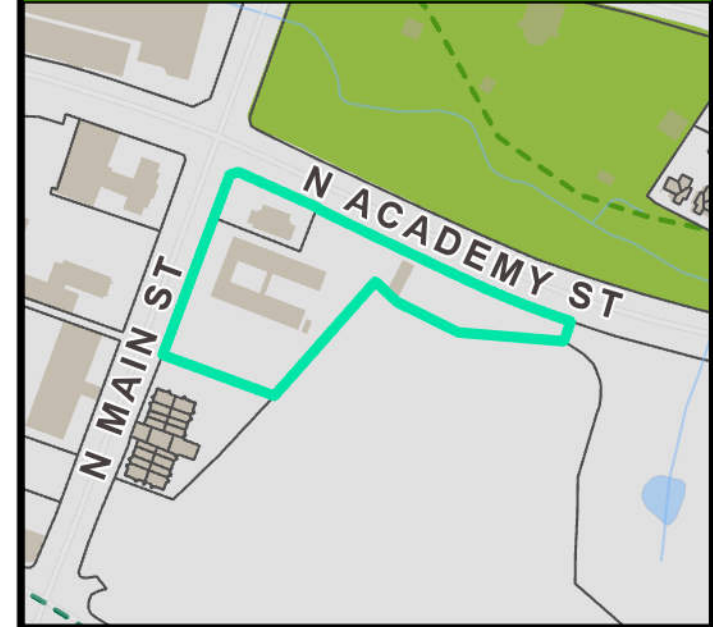
FUTURE LAND USE



NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



Memorandum

To: Design Review Board Urban Panel

From: Scott Johnston

Date: March 31, 2025

Project: 426-430 N Main Street

Re: Site Plan Review Certificate of Appropriateness
Urban Design Panel

This application for a Certificate of Appropriateness is for Master Plan approval of a mixed use development. The scope of the development and the requested Certificate of Appropriateness are as follows...

Scope

The development includes up to 17,500 sf of street level restaurant, commercial spaces, and creative studios; a mix of upper level commercial spaces and up to 600 apartments, and up to a 750 car parking structure. The urban design intent of this development is to...

1. Extend and anchor the north end of the Halprin District;
2. Serve as a gateway and arrival experience into the urban core as approached by vehicle from the north; and
4. Significantly enhance the pedestrian experience along the 400 block of N Main Street as it approaches McPherson Park.

Master Plan Certificate of Appropriateness Request (Site Plan Review)

1. Site Plan Approval; and
2. Massing and Scale Approval.

Memorandum

Response to Primary Guidelines of Relevance

PUB 1. Block Pattern – The Master Plan responds to all 9 General Guidelines with the primary design response provided by a large, terraced public plaza beginning at mid-block and extending north to the Academy Street intersection. Restaurant/retail-activated pedestrian oriented spaces walk provide connectivity between the Halprin District and McPherson Park.

PUB 2. Pedestrian Realm – The design responds to all 4 General Guidelines and specifically offers gracious sidewalks exceeding 10' wide, generous curb lawns, allowances for street furnishings and public art, and the public plazas at the Main Street and Academy intersection and at the mid-block access to a proposed publicly accessible parking structure. The Applicant has obtained preliminary approval from SC Department of Transportation of two full access locations on Academy Street in an effort to reduce vehicular traffic and maximize the pedestrian experience on N Main Street as much as possible.

PUB 3-7 - Spatial allowances are made in the Master Plan to address all of these guidelines. The architectural and landscape detail response will be provided at the Architectural Review.

PUB 7. Alleys and Pedestrian Cut-Throughs – The design responds by locating all service areas internal to the building or discreetly to the rear of the property and screened from the pedestrian experience in accordance with Guideline 7.1

PUB 8. Publicly Accessible Parks and Plazas – The Master Plan provides for the large publicly accessible elevated terrace to the north west, thoughtfully terraced and landscape sidewalk along N Main Street, an appropriately scaled mid-block pedestrian cross walk near Trinity Lutheran Church, and gracious access into the proposed publicly accessible parking garage.

PUB 9. Lighting - The façade lighting, the design of the terraced seating, the public art, the raised public terrace, and the loggia stair are specifically designed to facilitate thoughtful and dramatic architectural lighting. A nationally recognized architectural lighting consultant will be retained to develop final lighting design that will be presented at the Architectural Review.

PUB 10 - N/A PUB 11 – These guidelines will be addressed at the Architectural Review

PUB 12. Utilities - The electrical services are discreetly located within the building podium and at the rear of the property within landscape screened areas. The building podium

Memorandum

electrical services will be accessed by translucent glass overhead doors along Academy Street and the motor court. The waste compactors and all long term parking are located within the podium and screened from the public way.

PUB 13 – A new parallel parking loading zone is proposed mid-block and the balance of angled parking is preserved.

PRI 1. Placement - General Guidelines 1.1 and 1.2 are respected by the Master Plan. Ample bicycle storage will be provided in the parking podium in accordance with 1.3. (1.4 is N/A.)

PRI 2. Massing - The prominent massing and height announce entry into the Halprin District as one approaches from the north. The mass is transitioned to the pedestrian scale through the use of generous plazas and public space that are defined by a building base that is generally two to four stories in height relative to the sidewalk elevation as it transitions down hill to McPherson Park. The recessed storefronts are predominantly transparent and are partially covered to define outdoor dining and gathering spaces.

PRI 3. Entry – The primary entrances viewed as pedestrians approach from the downtown area are prioritized for public uses such as restaurants and other publicly accessible commercial spaces and proposed publicly accessible parking. The residential entrances are also provided at two locations along N Main Street and one location along Academy Street.

PRI 4. Activated Ground Floor – The 400 block of N Main Street is activated at the pedestrian way with restaurant, retail, and business shop fronts.

PRI 5. Articulation - The massing is conceived to intentionally create scale and prominence of this gateway site. Special emphasis in the massing and transparency is in response to Guidelines 5.1, 5.5, and 5.7. PRI.5 will be further addressed at the Architectural Review.

PRI 6. Materiality – The basic materiality is conceived as a warm gray stone base (likely cut limestone) with coordinating aluminum wall panels and aluminum framed window walls above. Reclaimed stone from the American Legion Post 3 will be thoughtfully incorporated into the site design. Materials will be further addressed at the Architectural Review.

PRI.7 Architectural Lighting - see response to PUB 9.

Memorandum

PRI 8. Private Outdoor Spaces – Private residential amenity spaces are provided at roof terraces on the North and South Towers.

PRI 9. Parking Lots - N/A

PRI 10. Parking Structures - all 10 General Guidelines are addressed by the Master Plan.

PRI 11. Existing Architecture - N/A

426 NORTH MAIN

Greenville, SC



426 N Main Street
Development Summary

Development Area Including Parking	up to +/- 925,000 sf
Development Area Excluding Parking	+/- 700,000 sf
Commercial Space	+/- 29,000 sf
Apartment Count	+/- 645 dwellings
On-Site Parking	+/- 675

View from North-West

Disclaimer: This image is intended to communicate design intent. This design is preliminary and subject to change.



426 NORTH MAIN

Greenville, SC



View from 426 N Main across Main Street



View from 426 N Main of Academy Street Intersection



View from 426 N Main of McPherson Park



View from 426 N Main toward Springwood Cemetery



View from Main Street



View from Academy Street

SITE CONTEXT

426 NORTH MAIN

Greenville, SC



View of site from Main Street



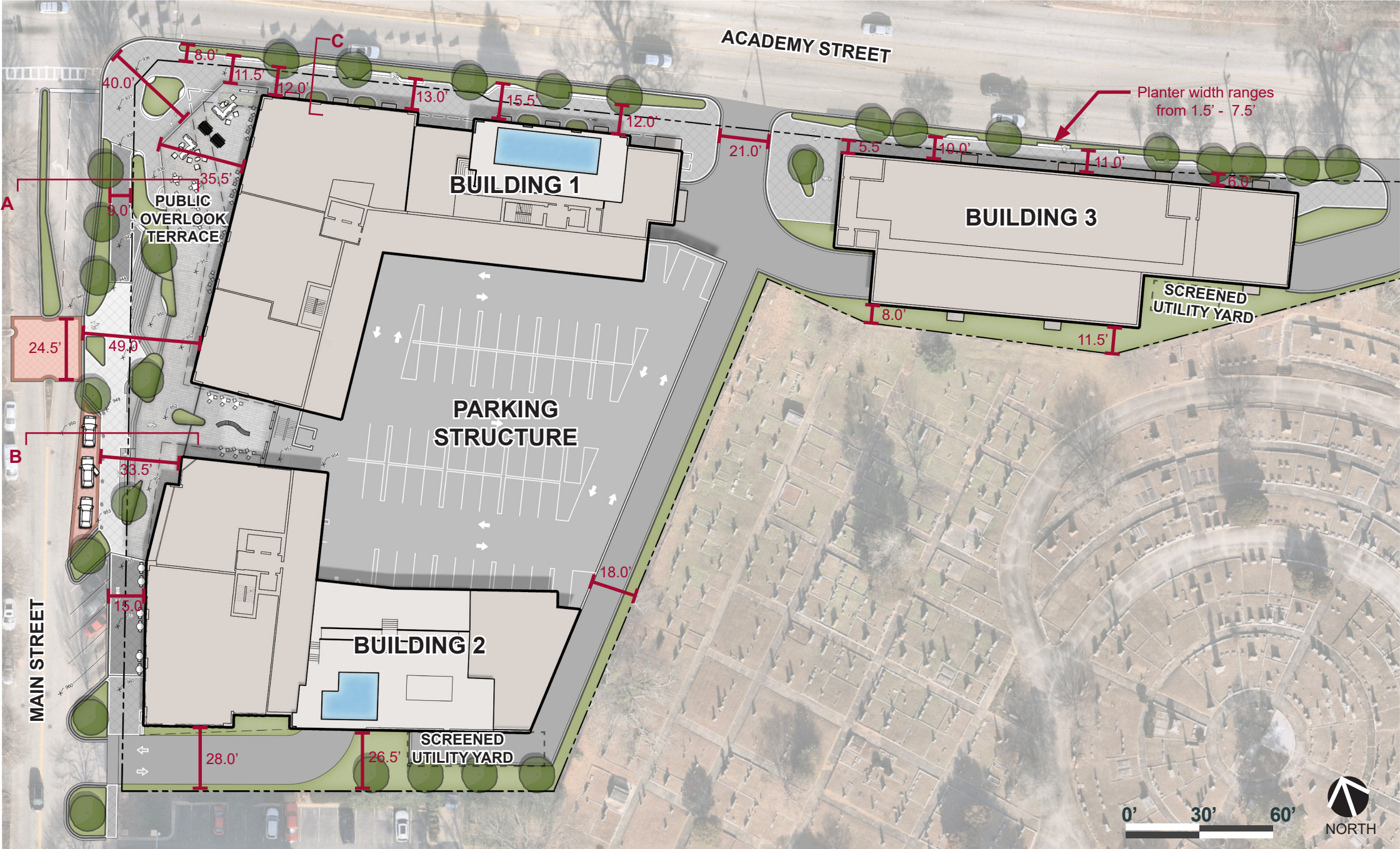
View of site from Academy Street



View of site from intersection of Academy and Main Street

EXISTING SITE

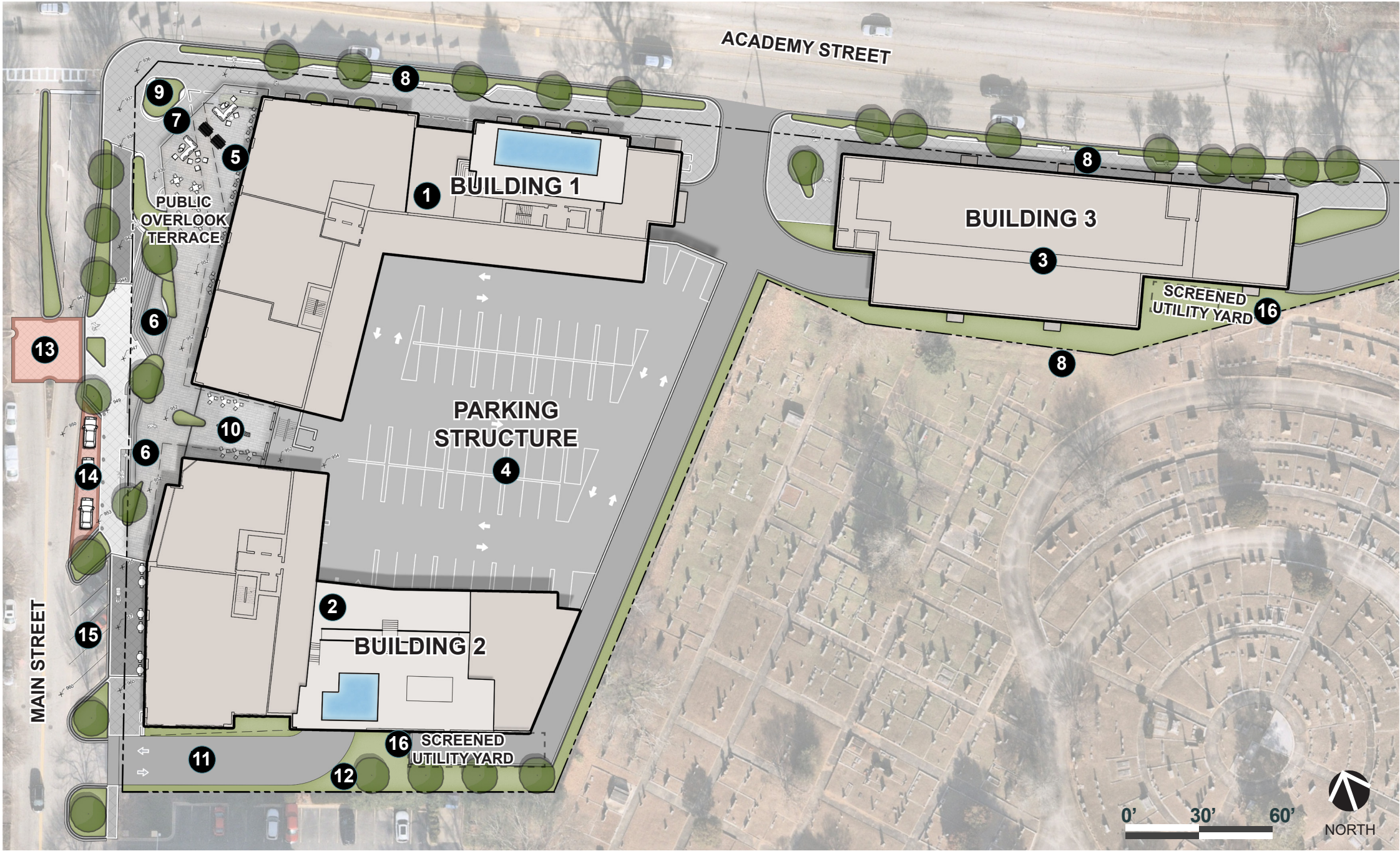
426 NORTH MAIN
Greenville, SC



DIMENSIONAL SITE & LANDSCAPE PLAN

426 NORTH MAIN

Greenville, SC



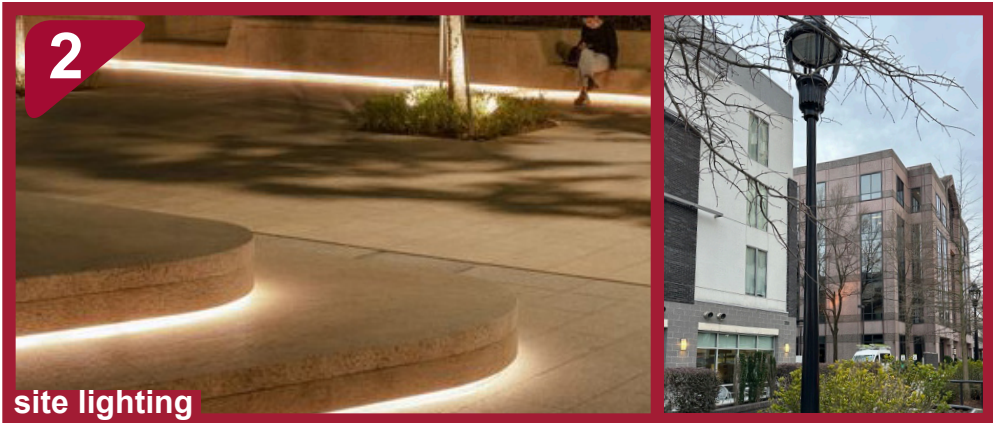
LEGEND

- 1. BUILDING 1
- 2. BUILDING 2
- 3. BUILDING 3
- 4. PUBLIC PARKING GARAGE
- 5. PUBLIC OVERLOOK TERRACE
- 6. LANDSCAPED STAIR TRANSITIONS
- 7. STREET LEVEL RETAIL ENTRANCE
- 8. ACADEMY ST. PEDESTRIAN ACTIVATION
- 9. PUBLIC ART MURAL
- 10. PUBLIC COURTYARD
- 11. VEHICULAR ACCESS
- 12. LANDSCAPE BUFFER
- 13. WIDENED PEDESTRIAN CROSSWALK
- 14. VEHICULAR PICK-UP & DROP OFF WITH BOLLARDS
- 15. ANGLED PARKING
- 16. SCREENED ELECTRICAL TRANSFORMER

DIAGRAMMATIC SITE & LANDSCAPE PLAN



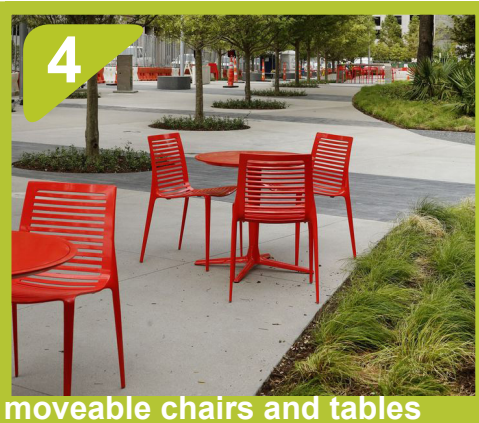
landscaped stair transitions



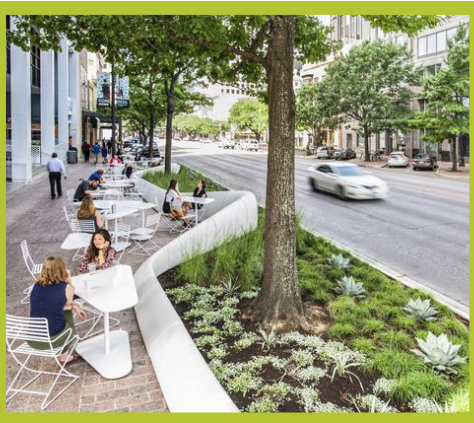
site lighting



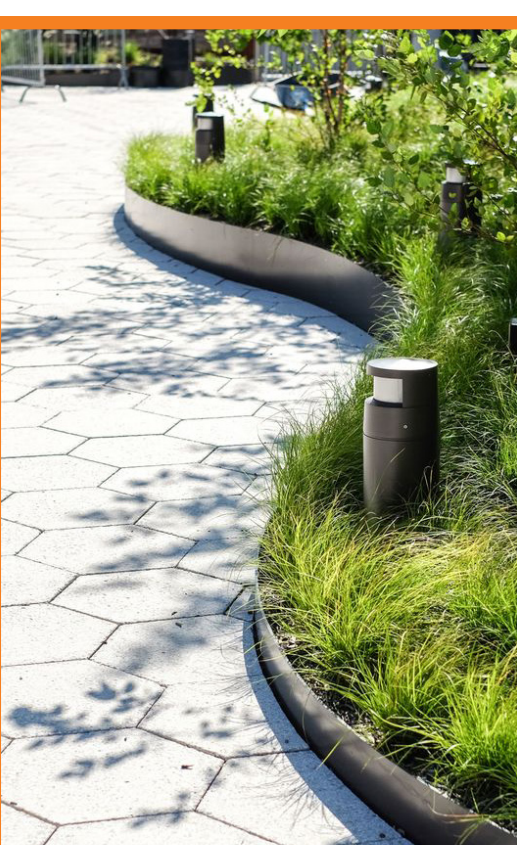
built-in benches



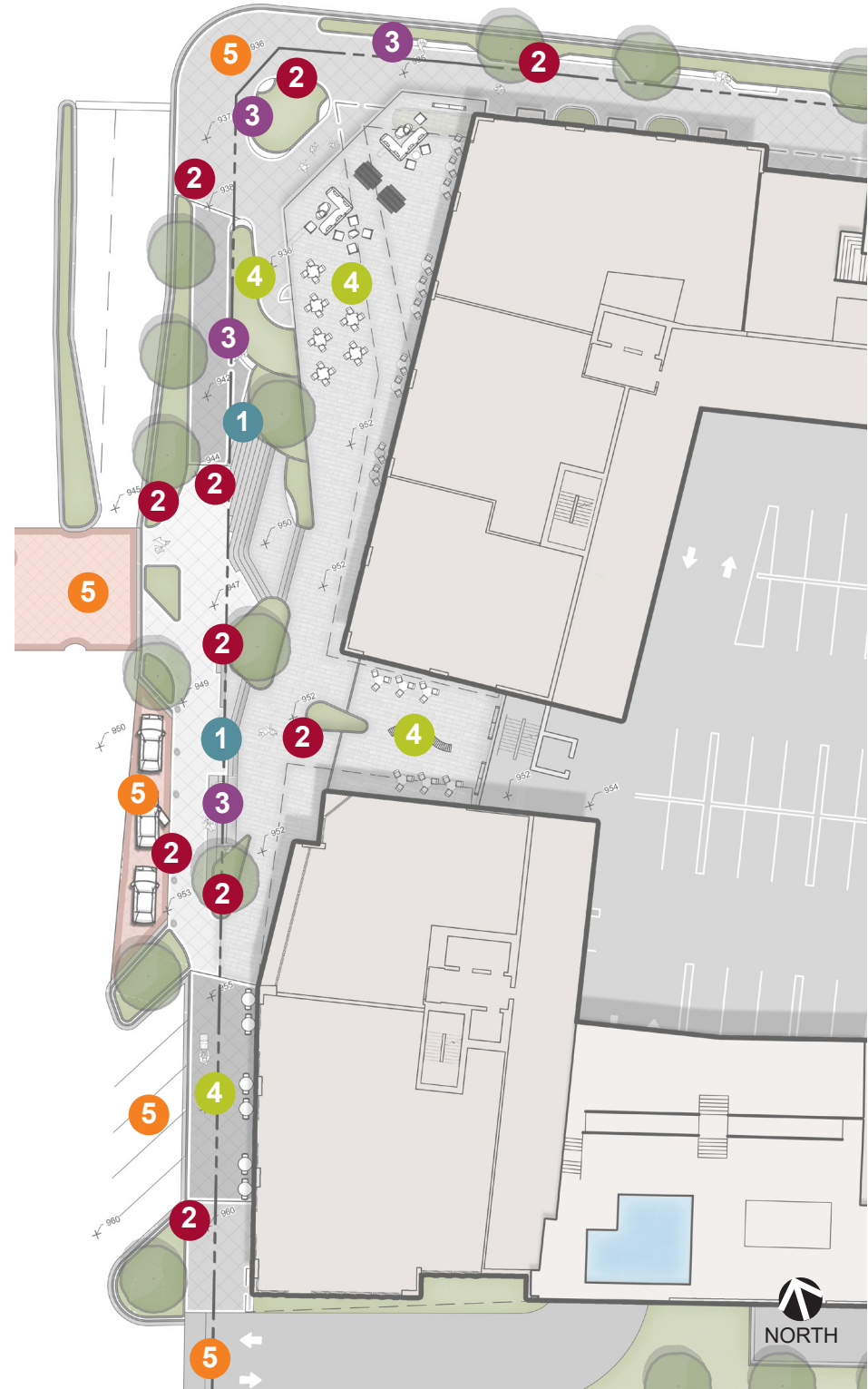
moveable chairs and tables



hardscape finishes and bollards



426 NORTH MAIN Greenville, SC

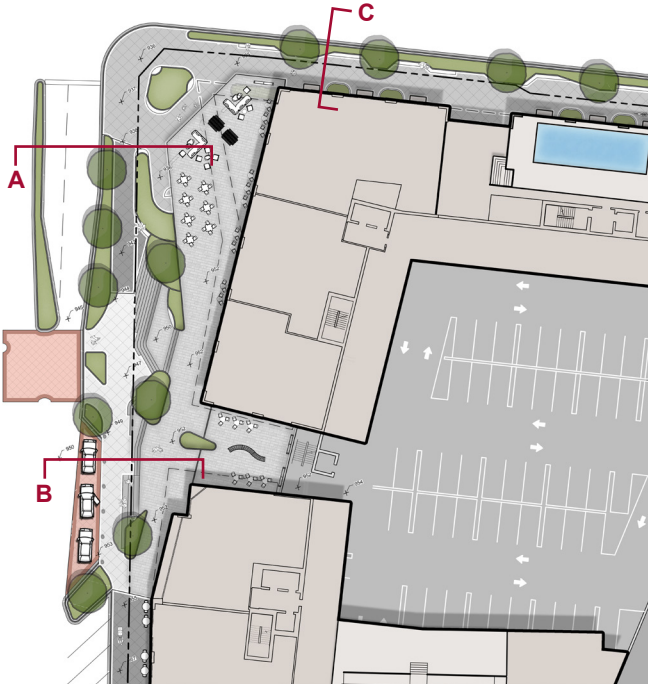


CONCEPTUAL SITE DETAILS

Kimley»Horn
Expect More. Experience Better.

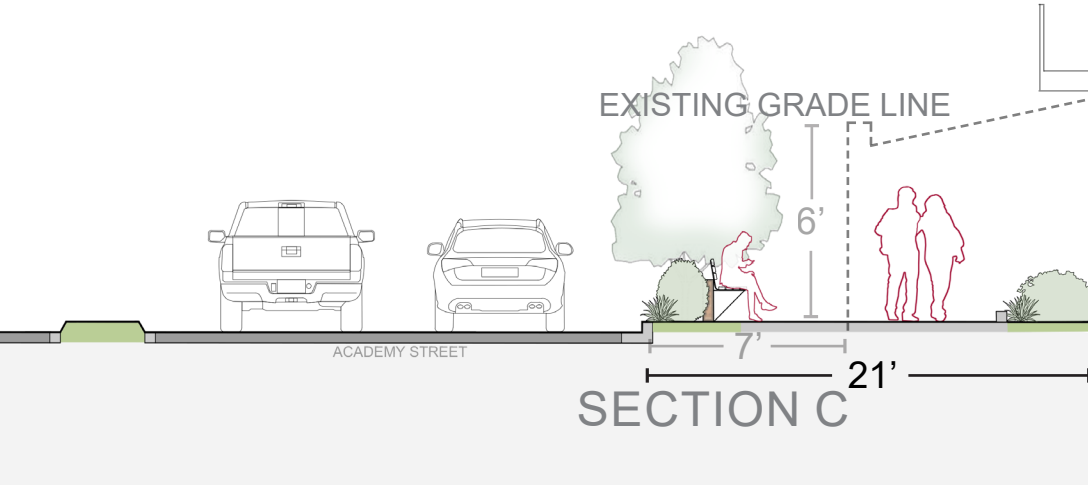
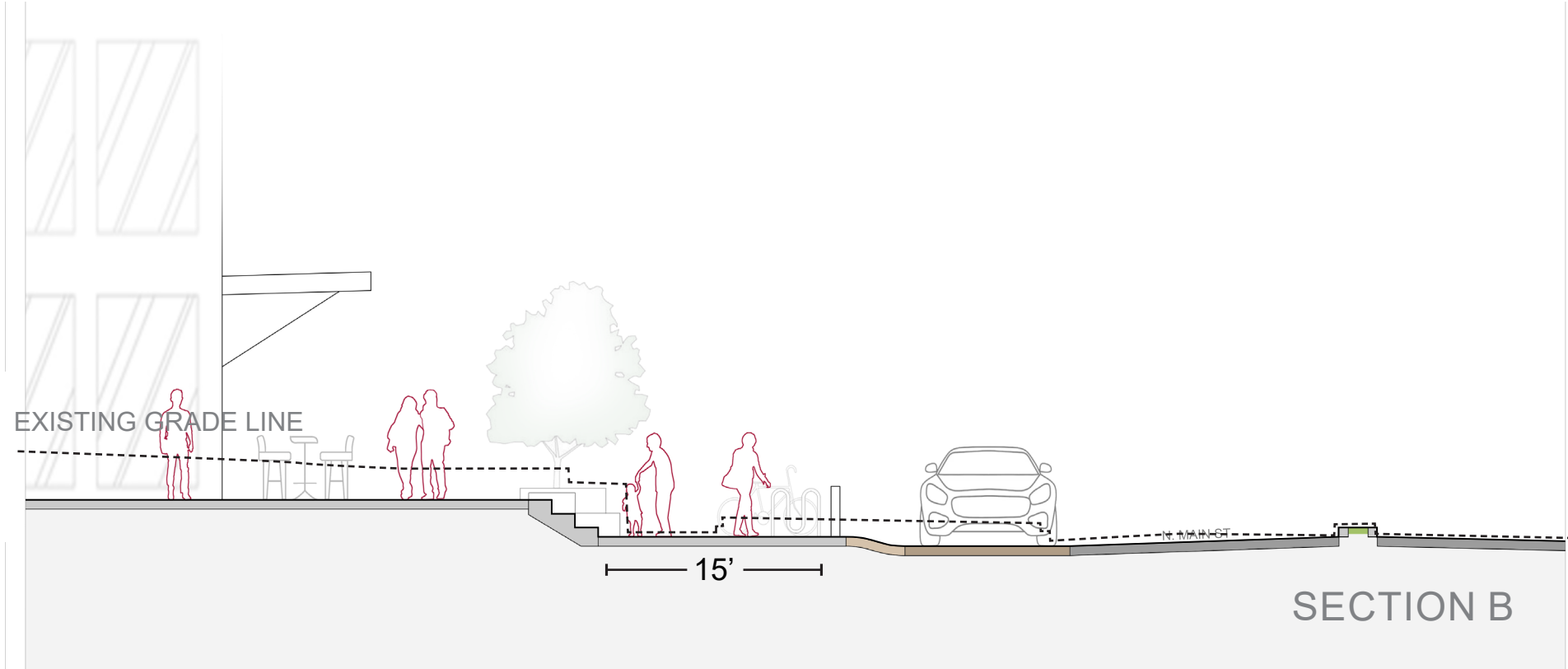
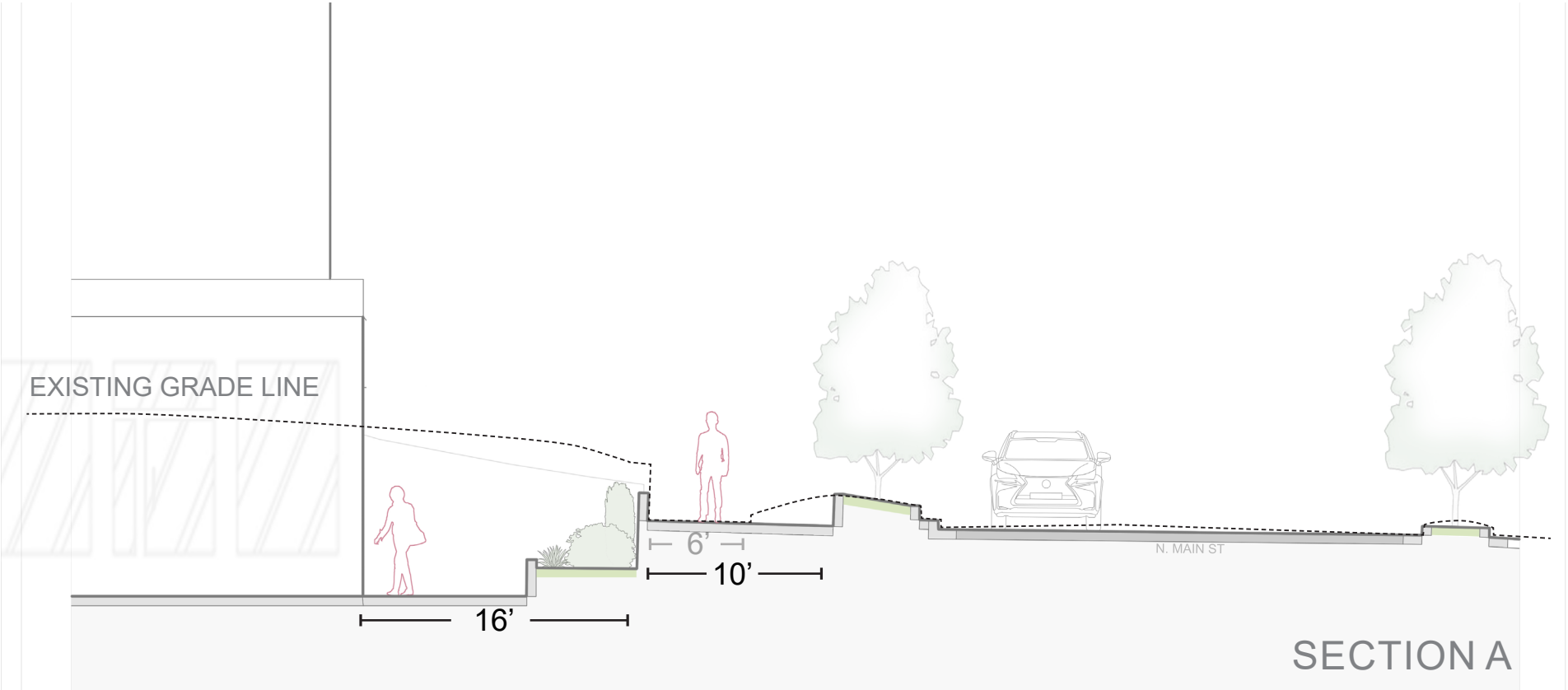


426 NORTH MAIN
Greenville, SC



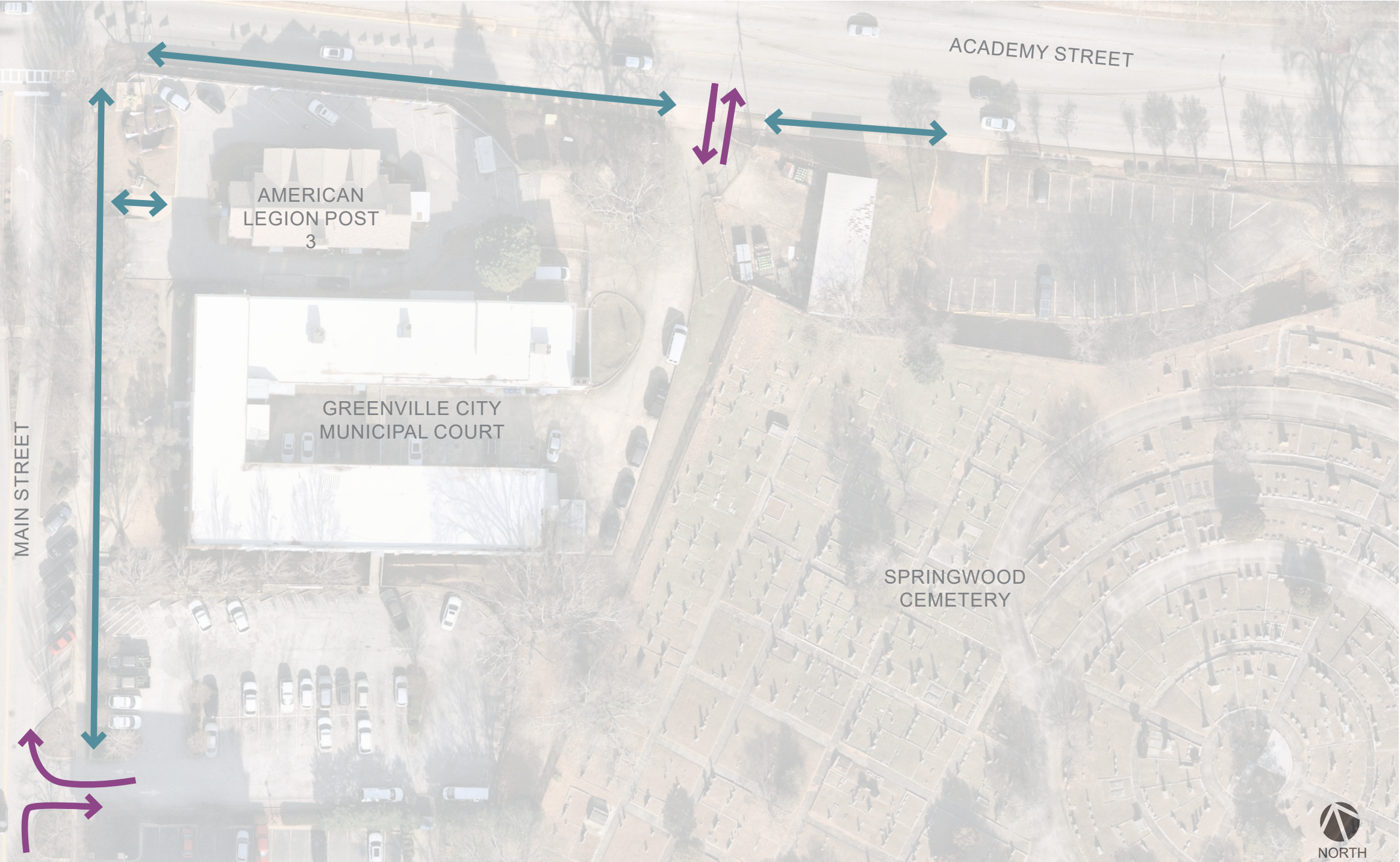
KEY MAP

NORTH



PROPOSED SECTIONS

426 NORTH MAIN
Greenville, SC



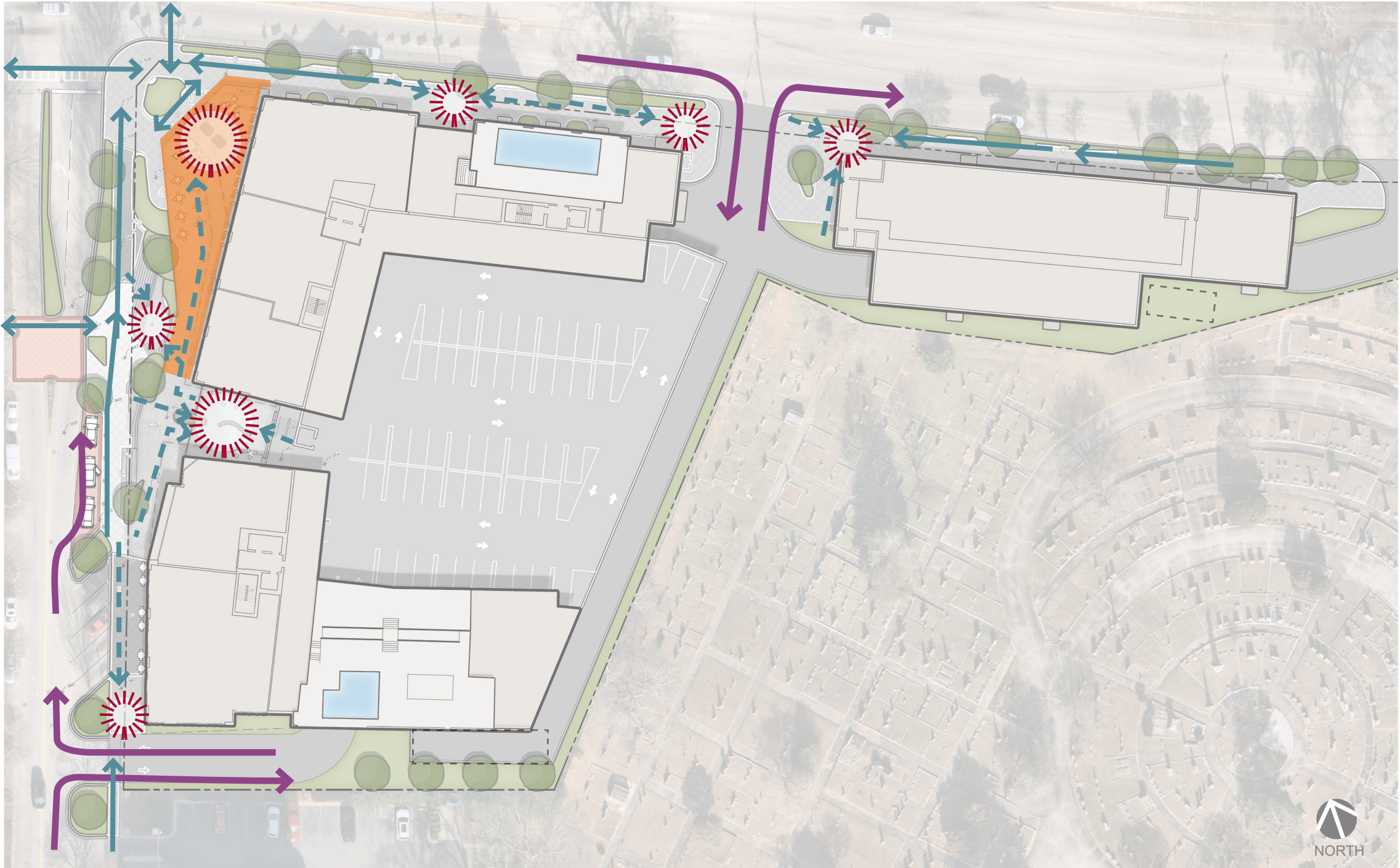
LEGEND

- VEHICLES
- PEDESTRIANS

EXISTING SITE CIRCULATION

426 NORTH MAIN

Greenville, SC



LEGEND

- VEHICLES
- PEDESTRIANS
- PLAZA
- GATHERING

PROPOSED SITE CIRCULATION

426 NORTH MAIN

Greenville, SC

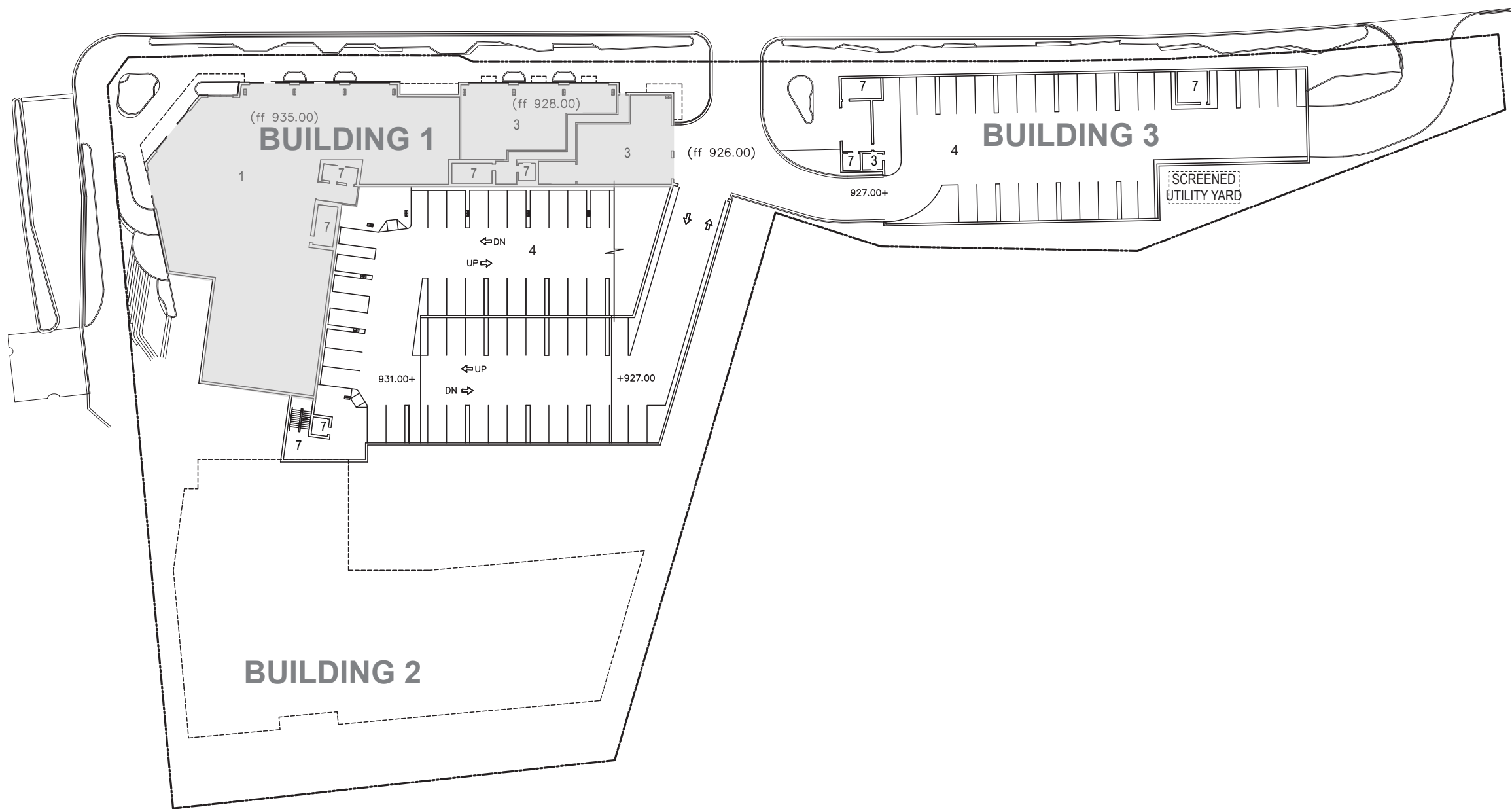


- 250 CHURCH
29 Stories
- LIBERTY 1
14 Stories
- LIBERTY 2
17 Stories
- LANDMARK
26 Stories
- TOWERS EAST
15 Stories
- 426 N MAIN BLDG. 2
16 Stories from Main St.
(19 Stories Total)
- 426 N MAIN BLDG. 1
14 Stories from Main St.
(17 Stories Total)
- ACADEMY ST. BLDG. 3
7 Stories from Academy

SKYLINE VIEW

426 NORTH MAIN

Greenville, SC



KEY

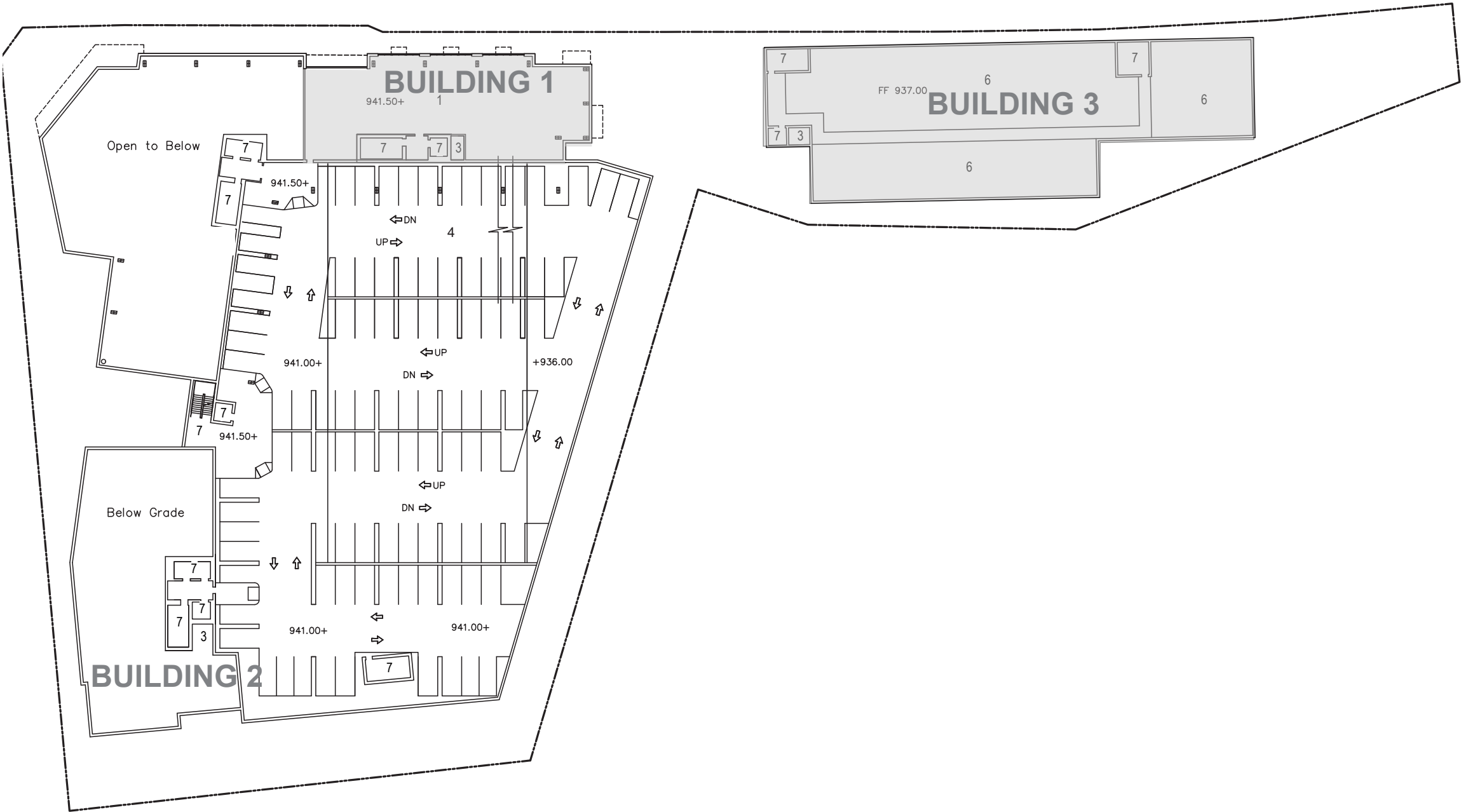
1. COMMERCIAL
2. RESIDENTIAL AMENITY
3. SERVICE
4. PARKING
5. PEDESTRIAN GARAGE ACCESS
6. RESIDENTIAL
7. VERTICAL CIRCULATION
8. TOTAL PUBLIC/PRIVATE SITE IMPROVEMENTS:
+/- 29,000SF
PUBLICLY ACCESSIBLE PLAZA AREA :
APX. 7,500 SF

NOTE: REFER TO EXTERIOR ELEVATIONS FOR BALCONY LOCATIONS

L1 FLOOR PLAN

426 NORTH MAIN

Greenville, SC



L2 FLOOR PLAN

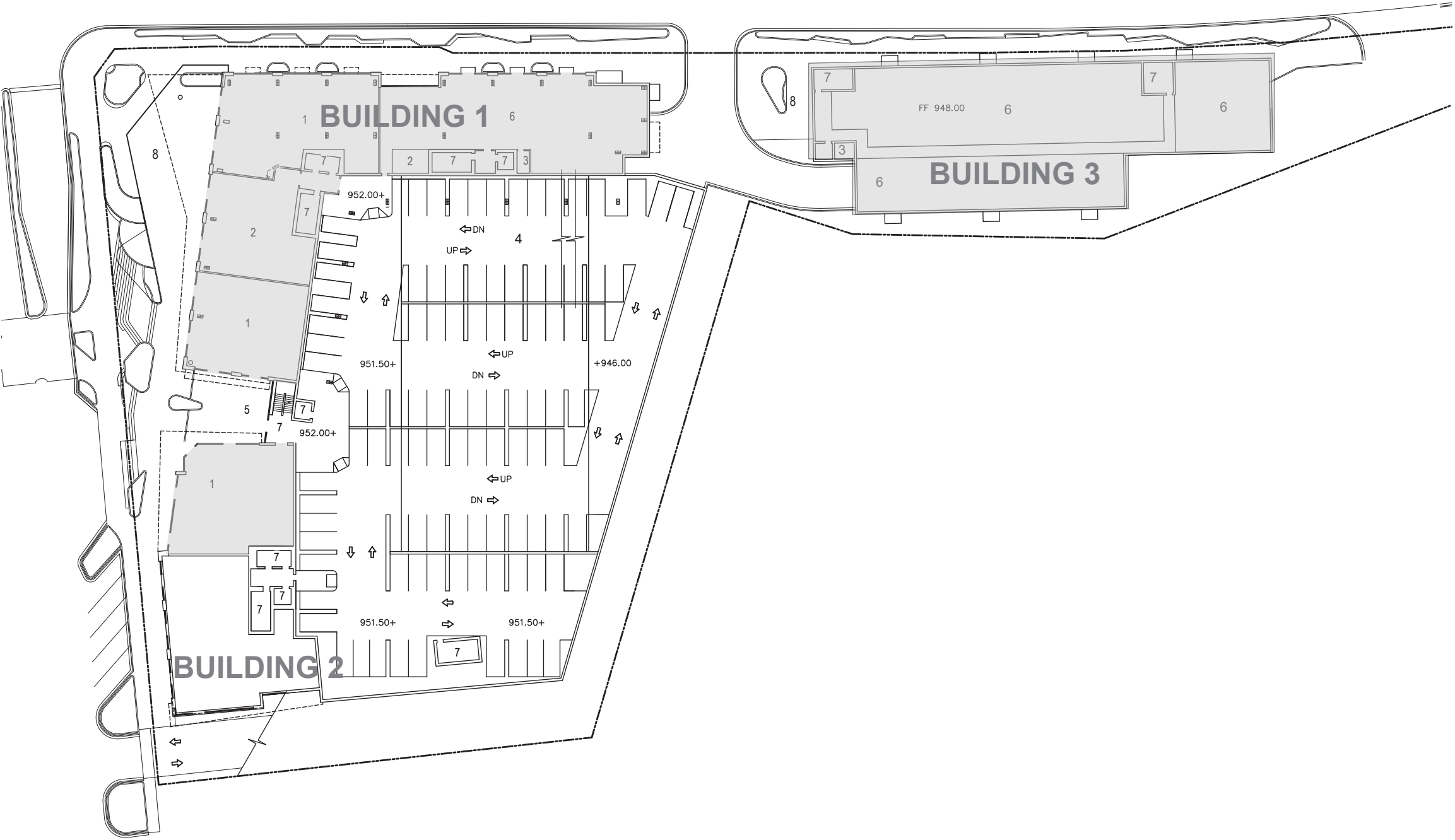
KEY

1. COMMERCIAL
2. RESIDENTIAL AMENITY
3. SERVICE
4. PARKING
5. PEDESTRIAN GARAGE ACCESS
6. RESIDENTIAL
7. VERTICAL CIRCULATION
8. TOTAL PUBLIC/PRIVATE SITE IMPROVEMENTS:
+/- 29,000SF
PUBLICLY ACCESSIBLE
PLAZA AREA :
APX. 7,500 SF

NOTE: REFER TO EXTERIOR ELEVATIONS FOR BALCONY

426 NORTH MAIN

Greenville, SC



KEY

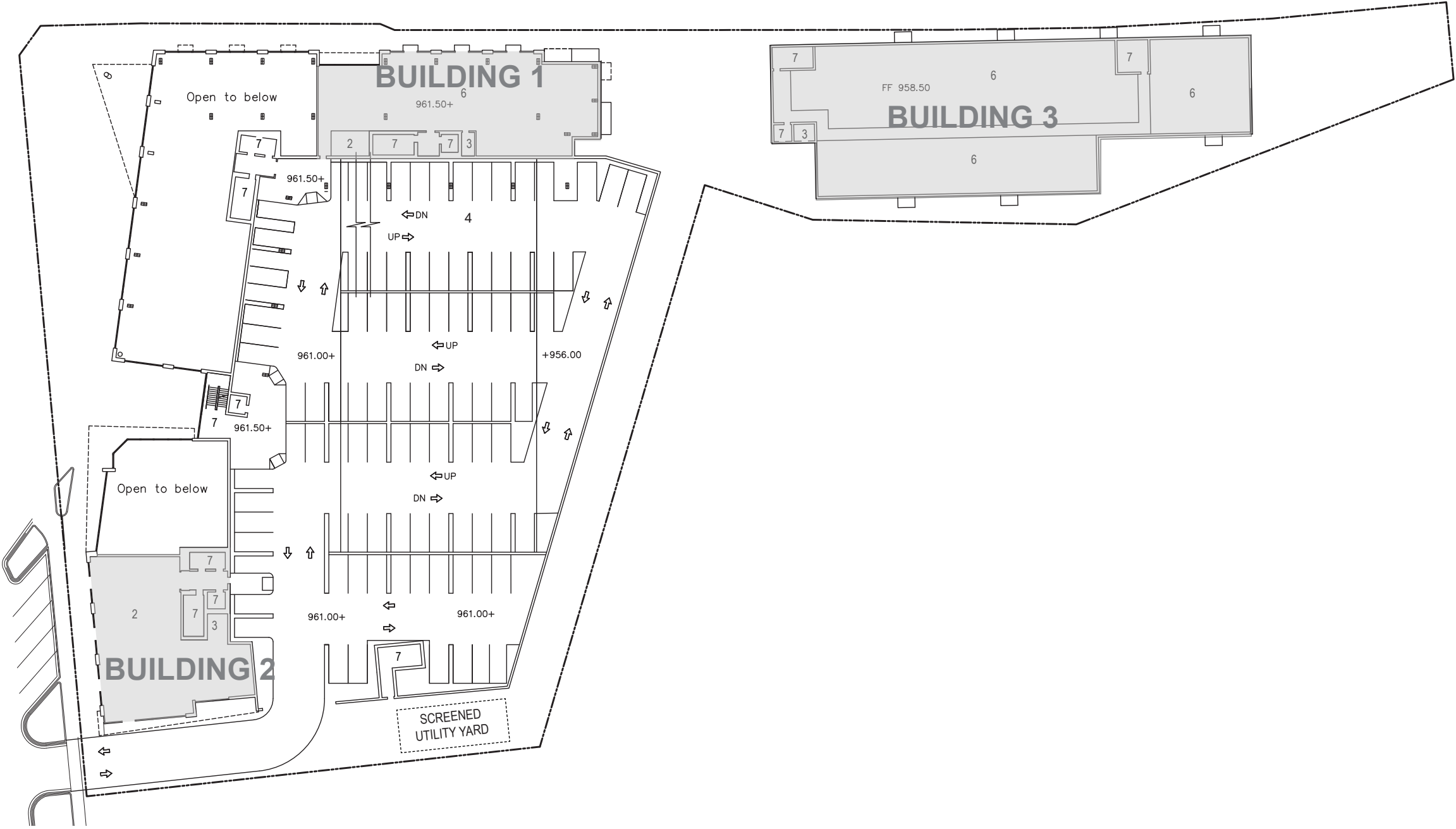
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- 2. RESIDENTIAL AMENITY
- 3. SERVICE
- 4. PARKING
- 5. PEDESTRIAN GARAGE ACCESS
- 6. RESIDENTIAL
- 7. VERTICAL CIRCULATION
- 8. TOTAL PUBLIC/PRIVATE SITE IMPROVEMENTS:
+/- 29,000SF
PUBLICLY ACCESSIBLE PLAZA AREA :
APX. 7,500 SF

NOTE: REFER TO EXTERIOR ELEVATIONS FOR BALCONY

L3 - PLAZA LEVEL FLOOR PLAN

426 NORTH MAIN

Greenville, SC



KEY

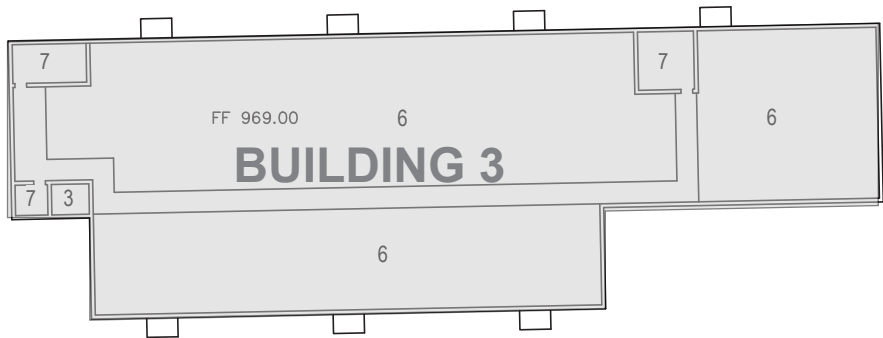
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- 3. SERVICE
- 4. PARKING
- 5. PEDESTRIAN GARAGE ACCESS
- 6. RESIDENTIAL
- 7. VERTICAL CIRCULATION
- 8. TOTAL PUBLIC/PRIVATE SITE IMPROVEMENTS:
+/- 29,000SF
PUBLICLY ACCESSIBLE PLAZA AREA :
APX. 7,500 SF

NOTE: REFER TO EXTERIOR ELEVATIONS FOR BALCONY

L4 - N MAIN GARAGE ENTRY FLOOR PLAN

426 NORTH MAIN

Greenville, SC

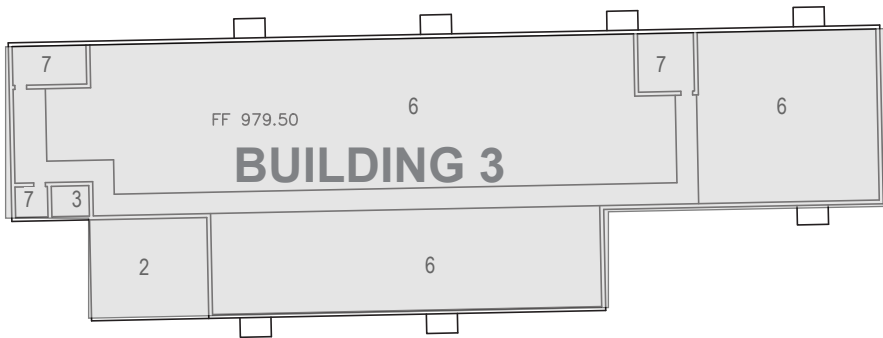
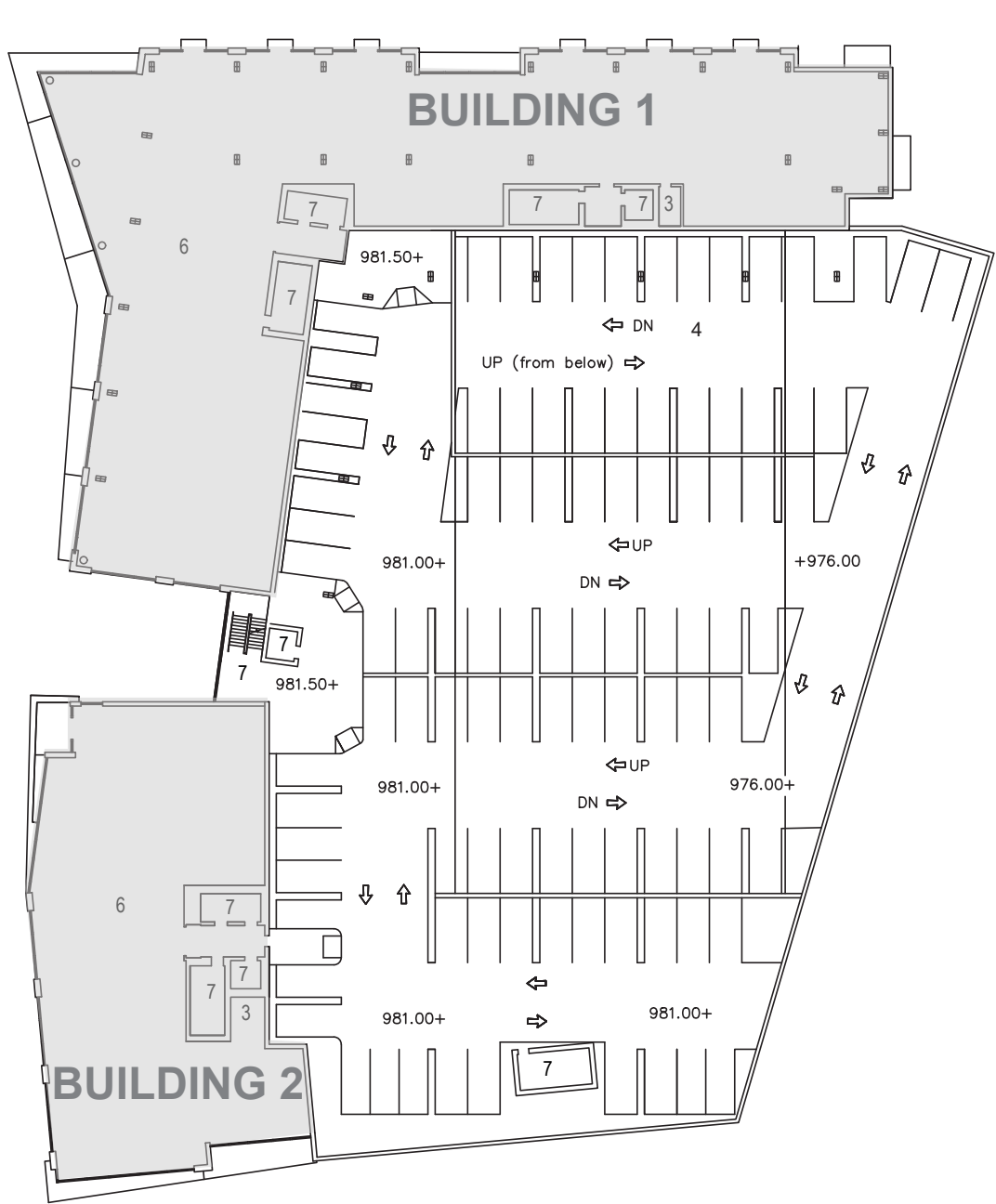


- KEY**
- 1. COMMERCIAL
 - 2. RESIDENTIAL AMENITY
 - 3. SERVICE
 - 4. PARKING
 - 5. PEDESTRIAN GARAGE ACCESS
 - 6. RESIDENTIAL
 - 7. VERTICAL CIRCULATION
 - 8. TOTAL PUBLIC/PRIVATE SITE IMPROVEMENTS:
+/- 29,000SF
PUBLICLY ACCESSIBLE PLAZA AREA :
APX. 7,500 SF
- NOTE: REFER TO EXTERIOR ELEVATIONS FOR BALCONY

L5 - FLOOR PLAN

426 NORTH MAIN

Greenville, SC



KEY

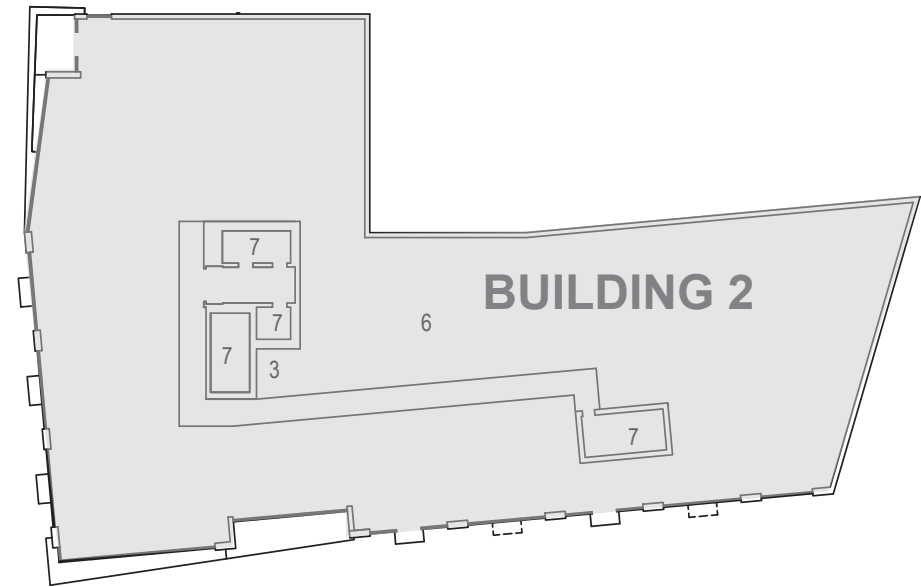
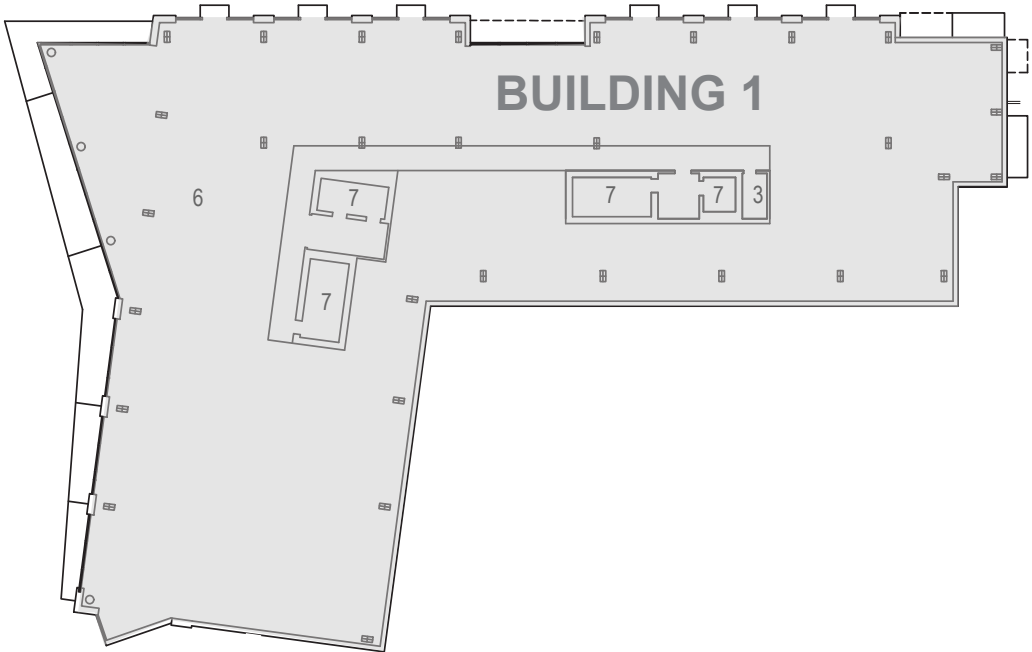
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- 3. SERVICE
- 4. PARKING
- 5. PEDESTRIAN GARAGE ACCESS
- 6. RESIDENTIAL
- 7. VERTICAL CIRCULATION
- 8. TOTAL PUBLIC/PRIVATE SITE IMPROVEMENTS:
+/- 29,000SF
PUBLICLY ACCESSIBLE PLAZA AREA :
APX. 7,500 SF

NOTE: REFER TO EXTERIOR ELEVATIONS FOR BALCONY

L6 & L7 (SIM.) - FLOOR PLAN

426 NORTH MAIN

Greenville, SC



KEY

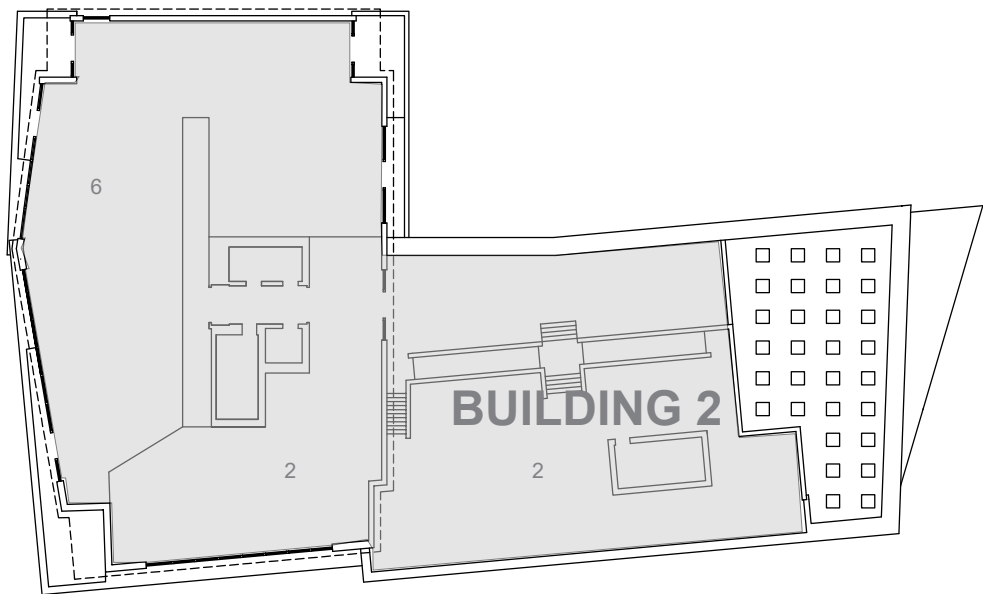
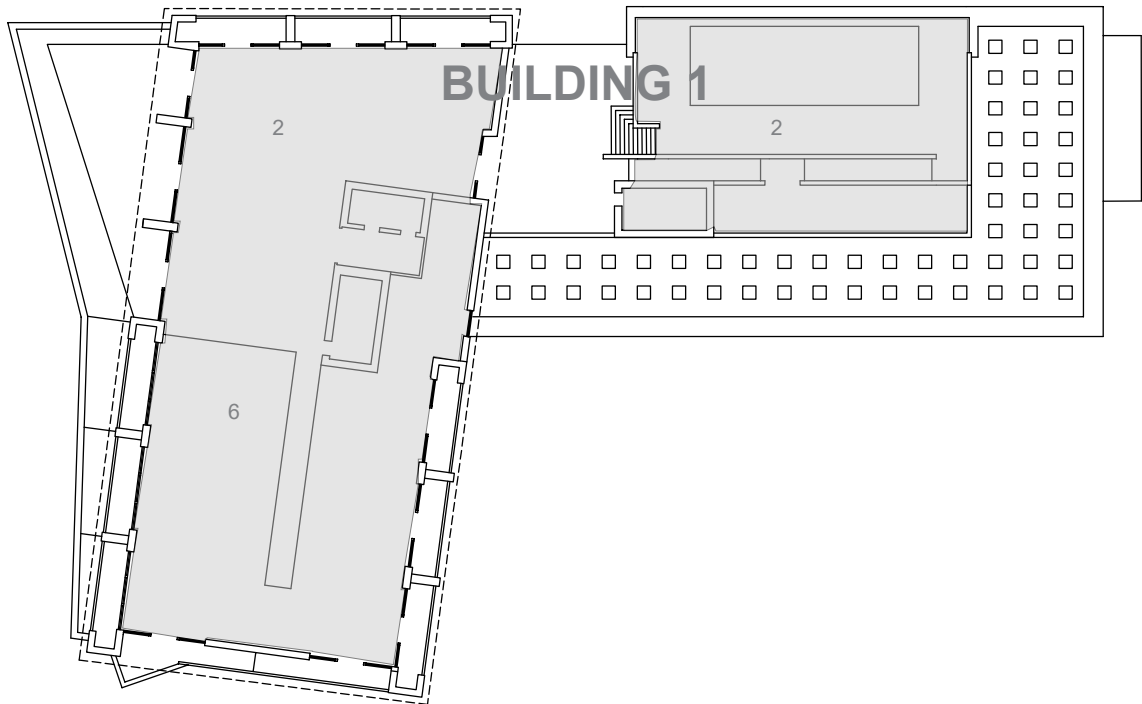
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- 3. SERVICE
- 4. PARKING
- 5. PEDESTRIAN GARAGE ACCESS
- 6. RESIDENTIAL
- 7. VERTICAL CIRCULATION
- 8. TOTAL PUBLIC/PRIVATE SITE IMPROVEMENTS:
+/- 29,000SF
PUBLICLY ACCESSIBLE PLAZA AREA :
APX. 7,500 SF

NOTE: REFER TO EXTERIOR ELEVATIONS FOR BALCONY

BLDG 1 - APARTMENT LEVEL FLOOR PLAN L8-L16
BLDG 2 - APARTMENT LEVEL FLOOR PLANS L8-L18

426 NORTH MAIN

Greenville, SC



- KEY**
- 1. COMMERCIAL
 - 2. RESIDENTIAL AMENITY
 - 3. SERVICE
 - 4. PARKING
 - 5. PEDESTRIAN GARAGE ACCESS
 - 6. RESIDENTIAL
 - 7. VERTICAL CIRCULATION
 - 8. TOTAL PUBLIC/PRIVATE SITE IMPROVEMENTS:
+/- 29,000SF
PUBLICLY ACCESSIBLE PLAZA AREA :
APX. 7,500 SF
- NOTE: REFER TO EXTERIOR ELEVATIONS FOR BALCONY

BLDG 1 - APARTMENT LEVEL FLOOR PLAN L17
BLDG 2 - APARTMENT LEVEL FLOOR PLANS L19

426 NORTH MAIN

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SOUTH CORNER VIEW

Disclaimer: This image is intended to communicate design intent. This design is preliminary and subject to change.

426 NORTH MAIN

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Sidewalk Perspective

Disclaimer: This image is intended to communicate design intent. This design is preliminary and subject to change.

426 NORTH MAIN

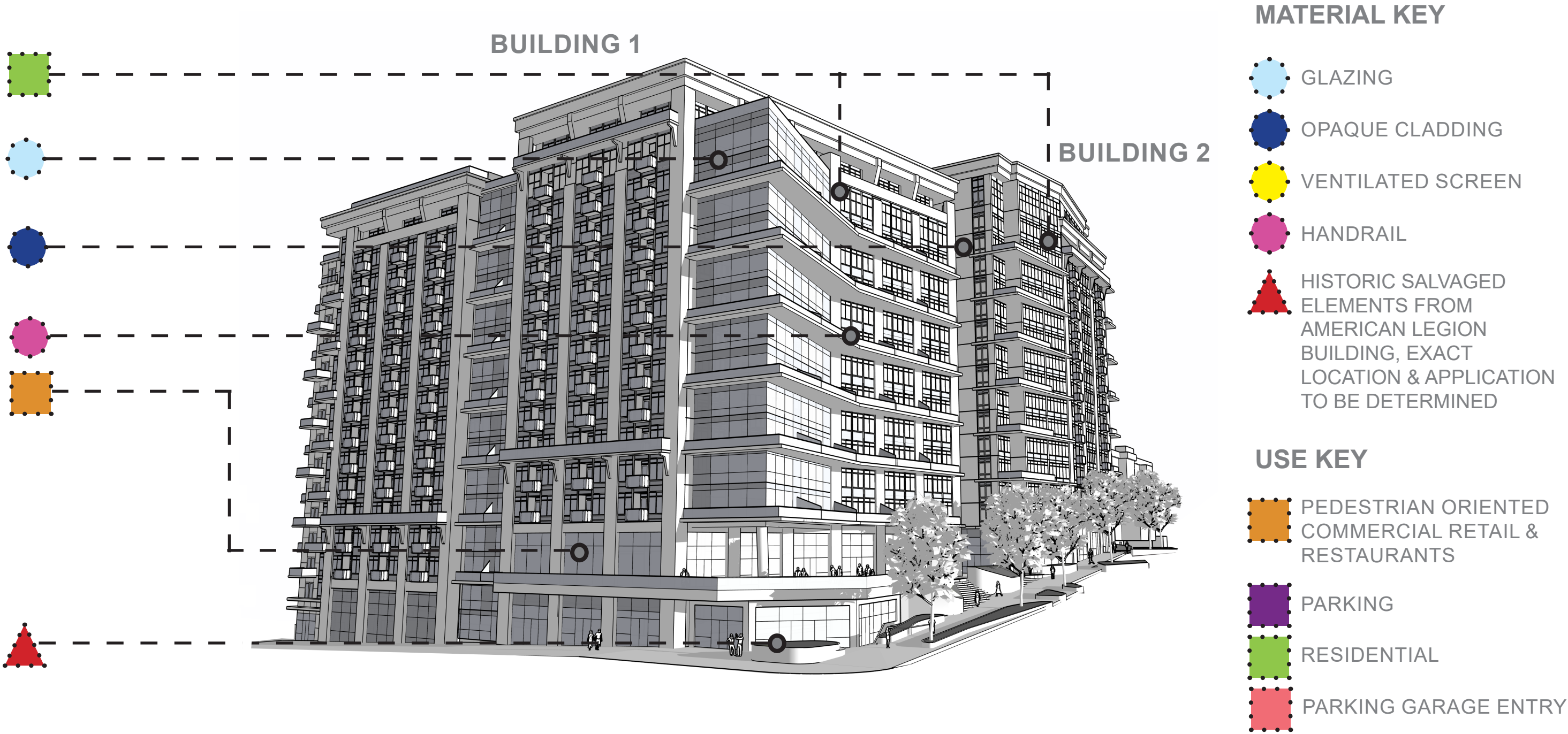
Greenville, SC



North Main Perspective

Disclaimer: This image is intended to communicate design intent. This design is preliminary and subject to change.

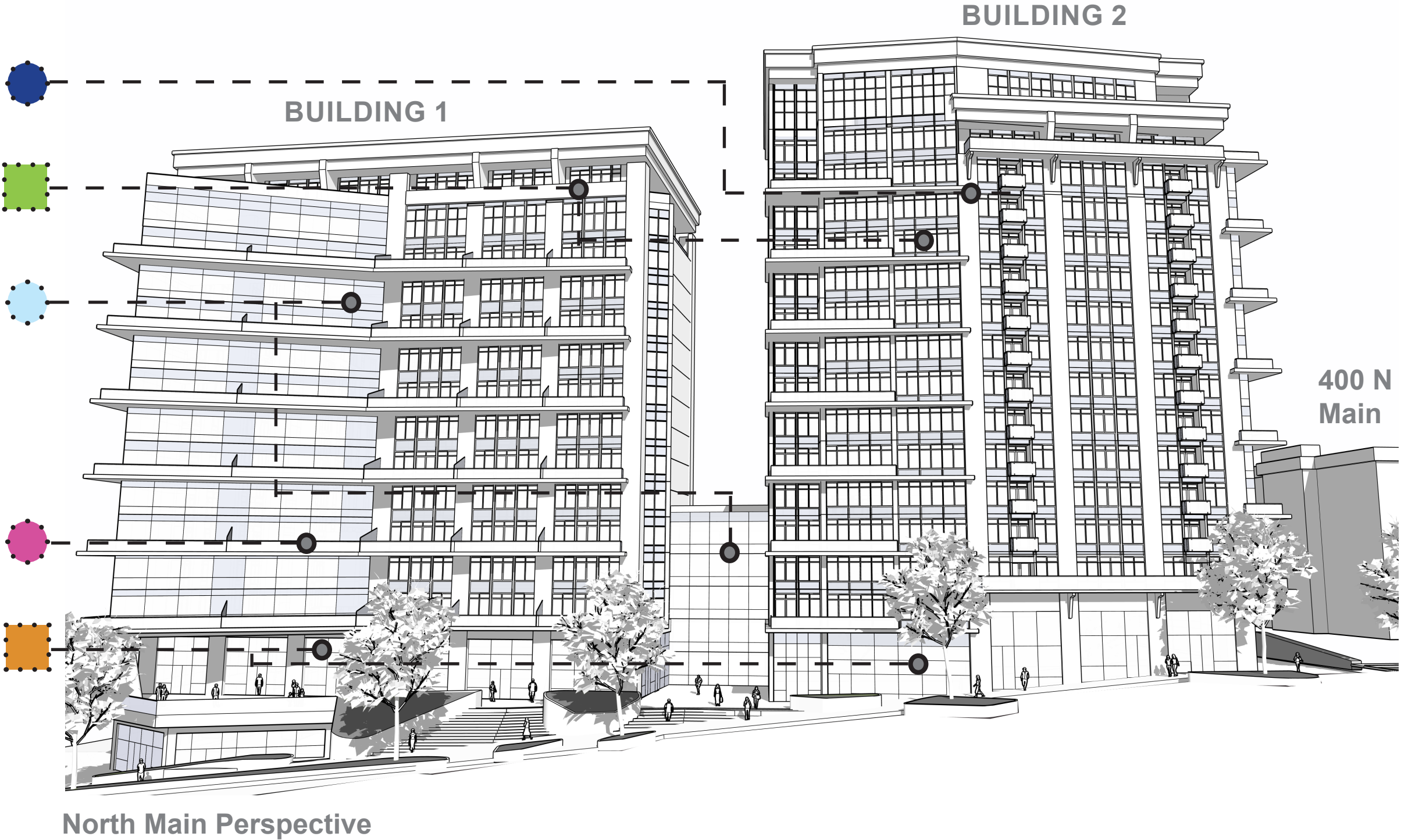
426 NORTH MAIN
Greenville, SC



Corner Overview Perspective

426 NORTH MAIN

Greenville, SC



MATERIAL KEY

- GLAZING
- OPAQUE CLADDING
- VENTILATED SCREEN
- HANDRAIL
- HISTORIC SALVAGED ELEMENTS FROM AMERICAN LEGION BUILDING, EXACT LOCATION & APPLICATION TO BE DETERMINED

USE KEY

- PEDESTRIAN ORIENTED COMMERCIAL RETAIL & RESTAURANTS
- PARKING
- RESIDENTIAL
- PARKING GARAGE ENTRY

426 NORTH MAIN

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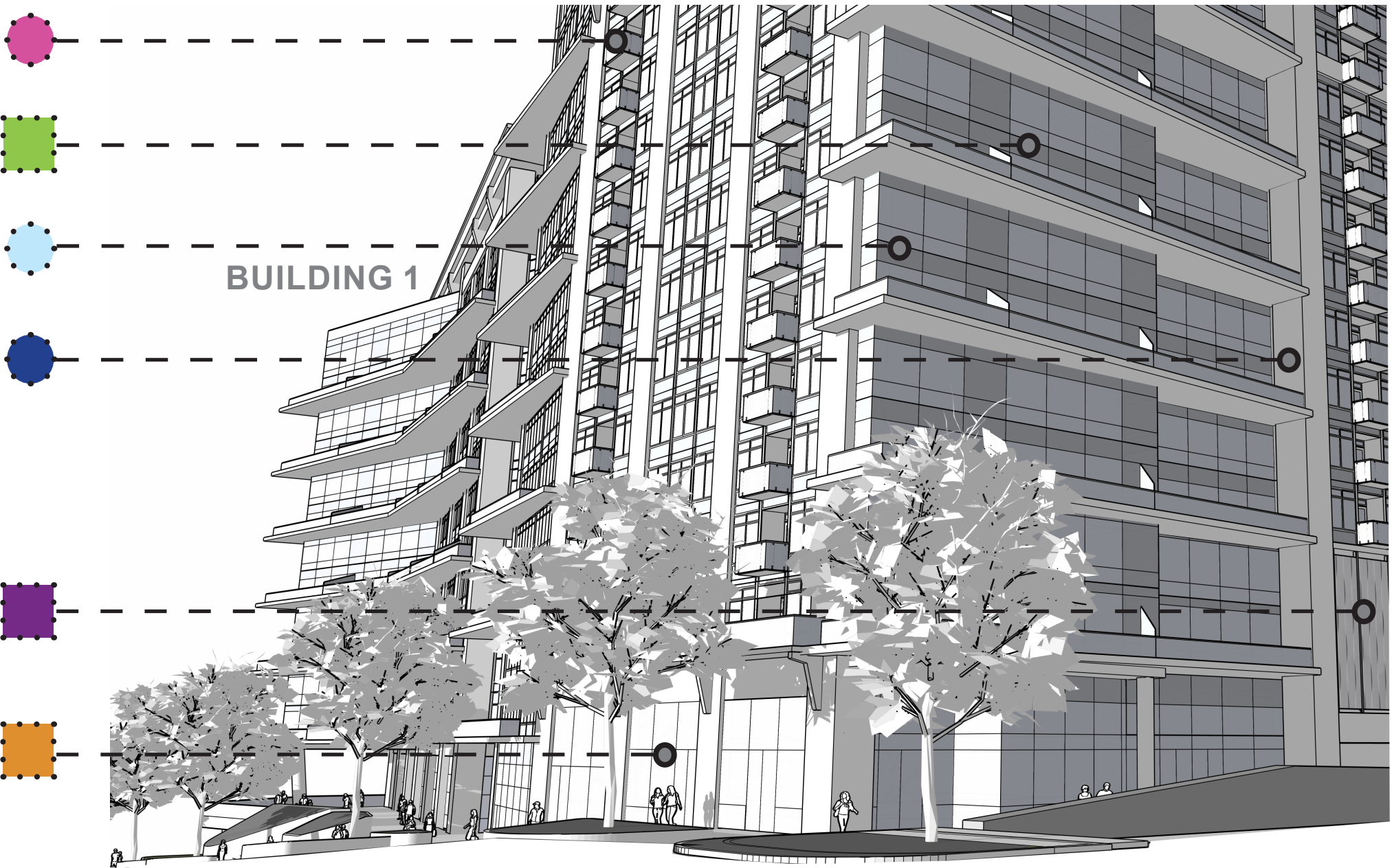
BUILDING 2

MATERIAL KEY

- GLAZING
- OPAQUE CLADDING
- VENTILATED SCREEN
- HANDRAIL
- HISTORIC SALVAGED ELEMENTS FROM AMERICAN LEGION BUILDING, EXACT LOCATION & APPLICATION TO BE DETERMINED

USE KEY

- PEDESTRIAN ORIENTED COMMERCIAL RETAIL & RESTAURANTS
- PARKING
- RESIDENTIAL
- PARKING GARAGE ENTRY

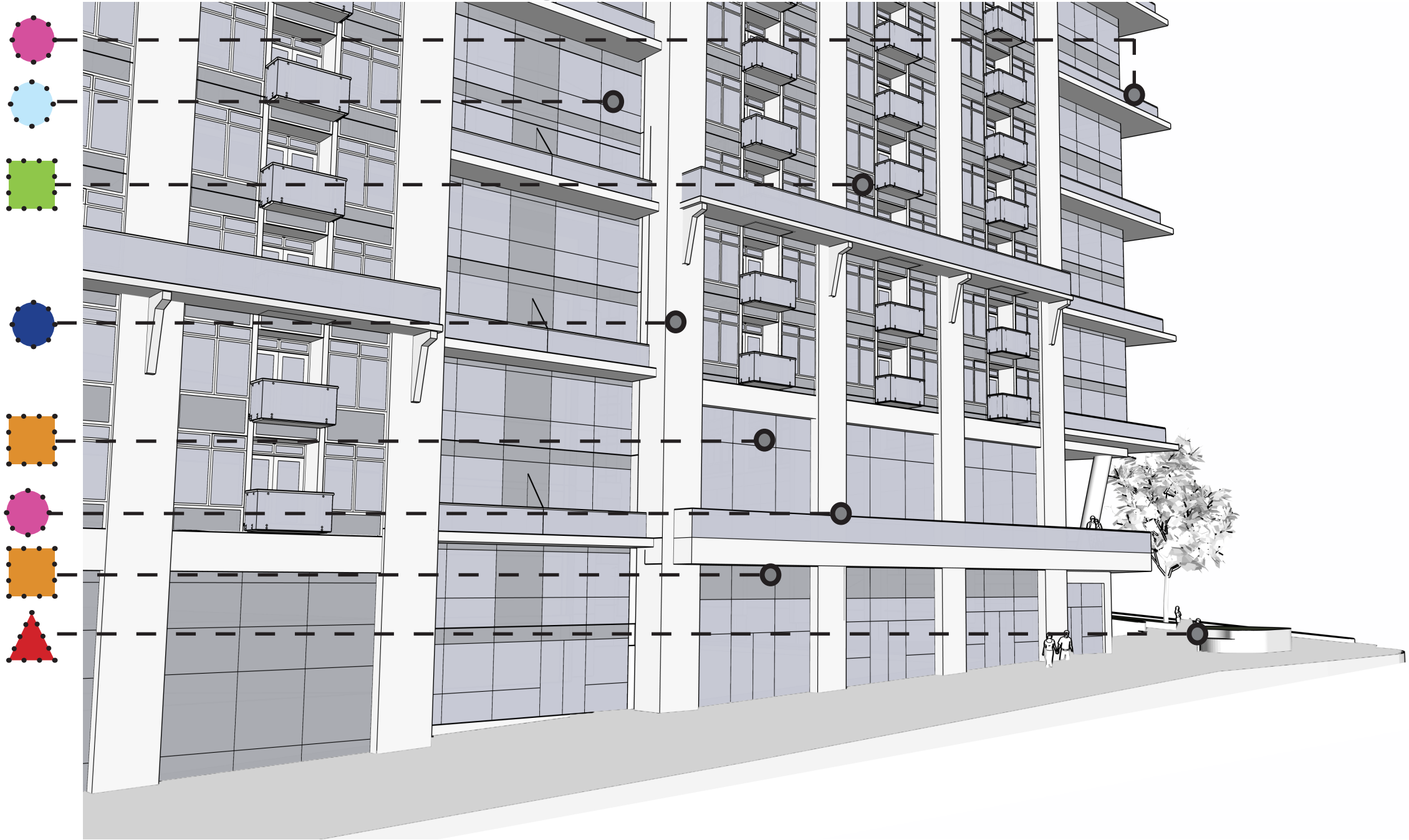


Sidewalk Perspective

426 NORTH MAIN

Greenville, SC

Building 1



Academy Perspective

MATERIAL KEY

-  GLAZING
-  OPAQUE CLADDING
-  VENTILATED SCREEN
-  HANDRAIL
-  HISTORIC SALVAGED ELEMENTS FROM AMERICAN LEGION BUILDING, EXACT LOCATION & APPLICATION TO BE DETERMINED

USE KEY

-  PEDESTRIAN ORIENTED COMMERCIAL RETAIL & RESTAURANTS
-  PARKING
-  RESIDENTIAL
-  PARKING GARAGE ENTRY

426 NORTH MAIN

Greenville, SC



Q & A

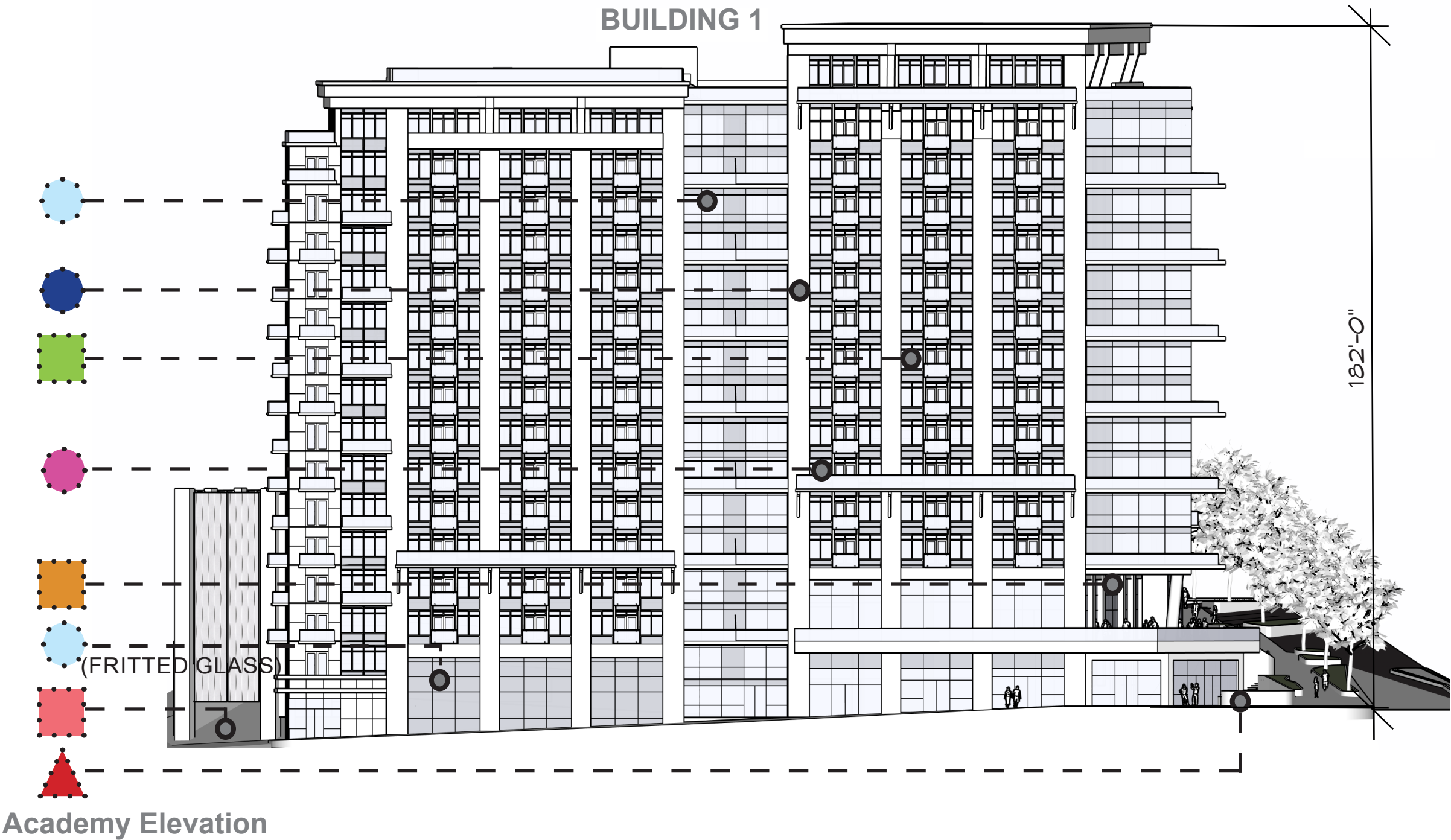
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Greenville, SC

MATERIAL KEY

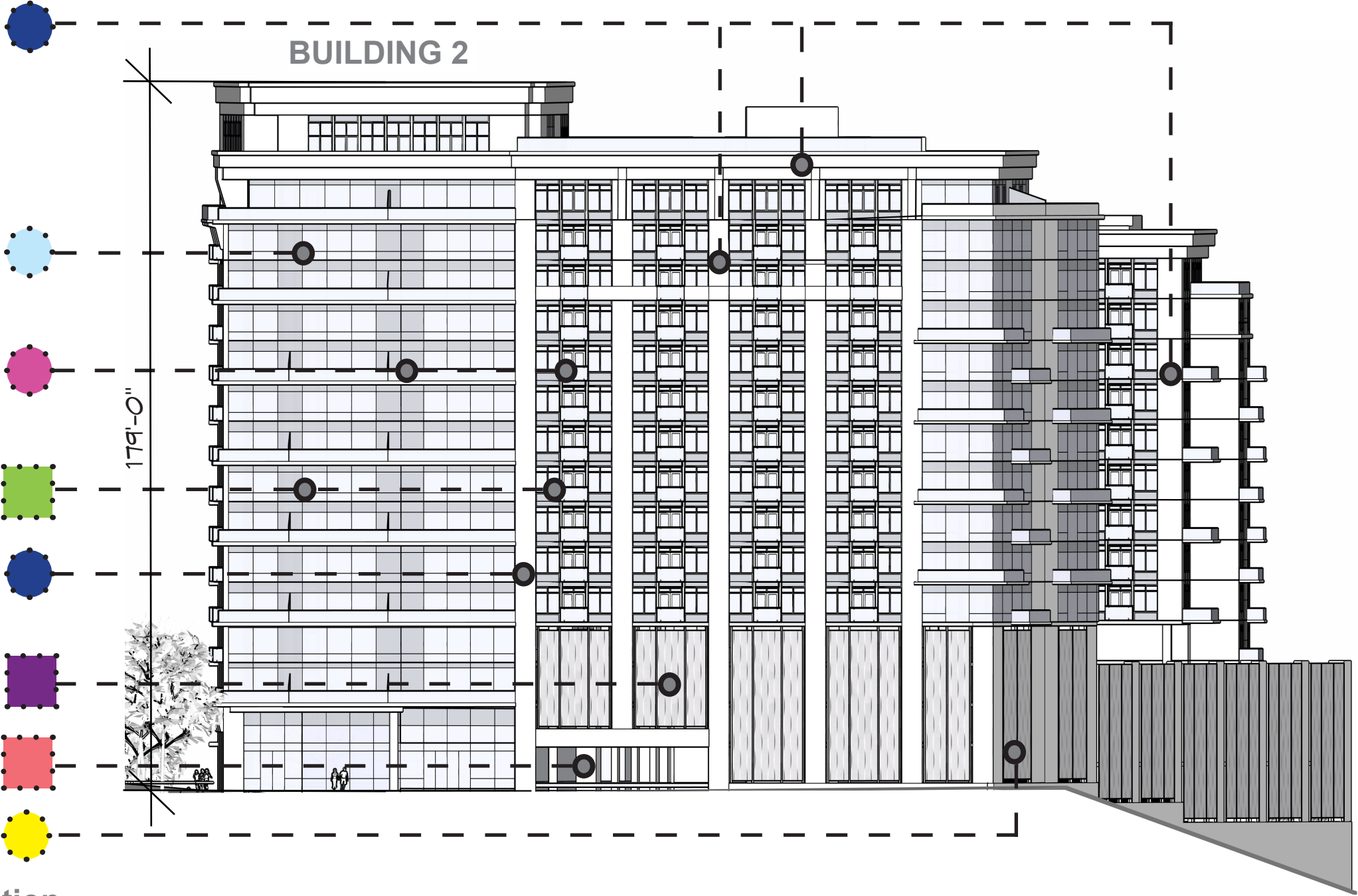
- GLAZING
- OPAQUE CLADDING
- VENTILATED SCREEN
- HANDRAIL
- HISTORIC SALVAGED ELEMENTS FROM AMERICAN LEGION BUILDING, EXACT LOCATION & APPLICATION TO BE DETERMINED

USE KEY

- PEDESTRIAN ORIENTED COMMERCIAL RETAIL & RESTAURANTS
- PARKING
- RESIDENTIAL
- PARKING GARAGE ENTRY



426 NORTH MAIN
Greenville, SC



South Elevation

MATERIAL KEY

- GLAZING
- OPAQUE CLADDING
- VENTILATED SCREEN
- HANDRAIL
- HISTORIC SALVAGED ELEMENTS FROM AMERICAN LEGION BUILDING, EXACT LOCATION & APPLICATION TO BE DETERMINED

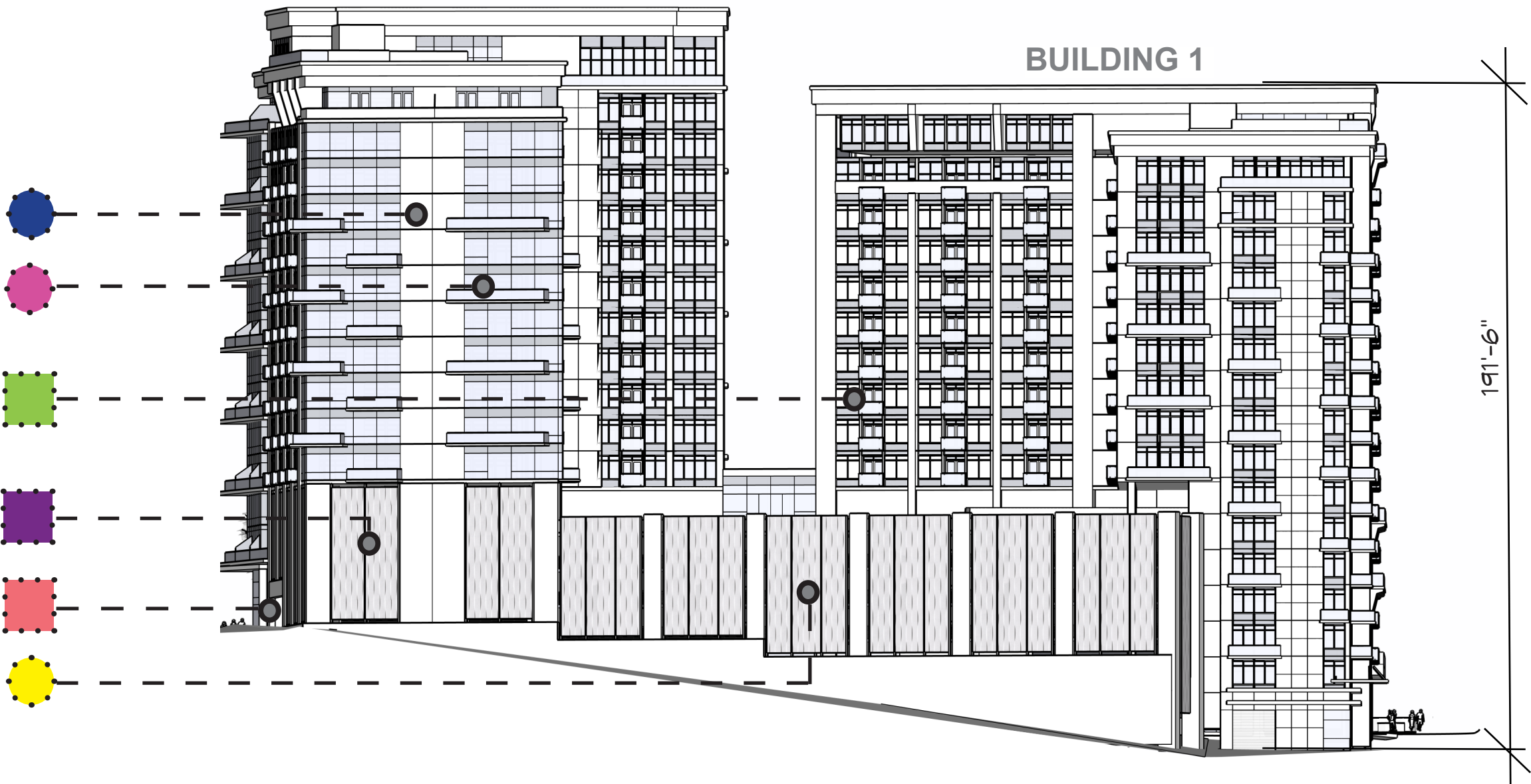
USE KEY

- PEDESTRIAN ORIENTED COMMERCIAL RETAIL & RESTAURANTS
- PARKING
- RESIDENTIAL
- PARKING GARAGE ENTRY

426 NORTH MAIN
Greenville, SC

BUILDING 2

BUILDING 1



Cemetery Elevation

MATERIAL KEY

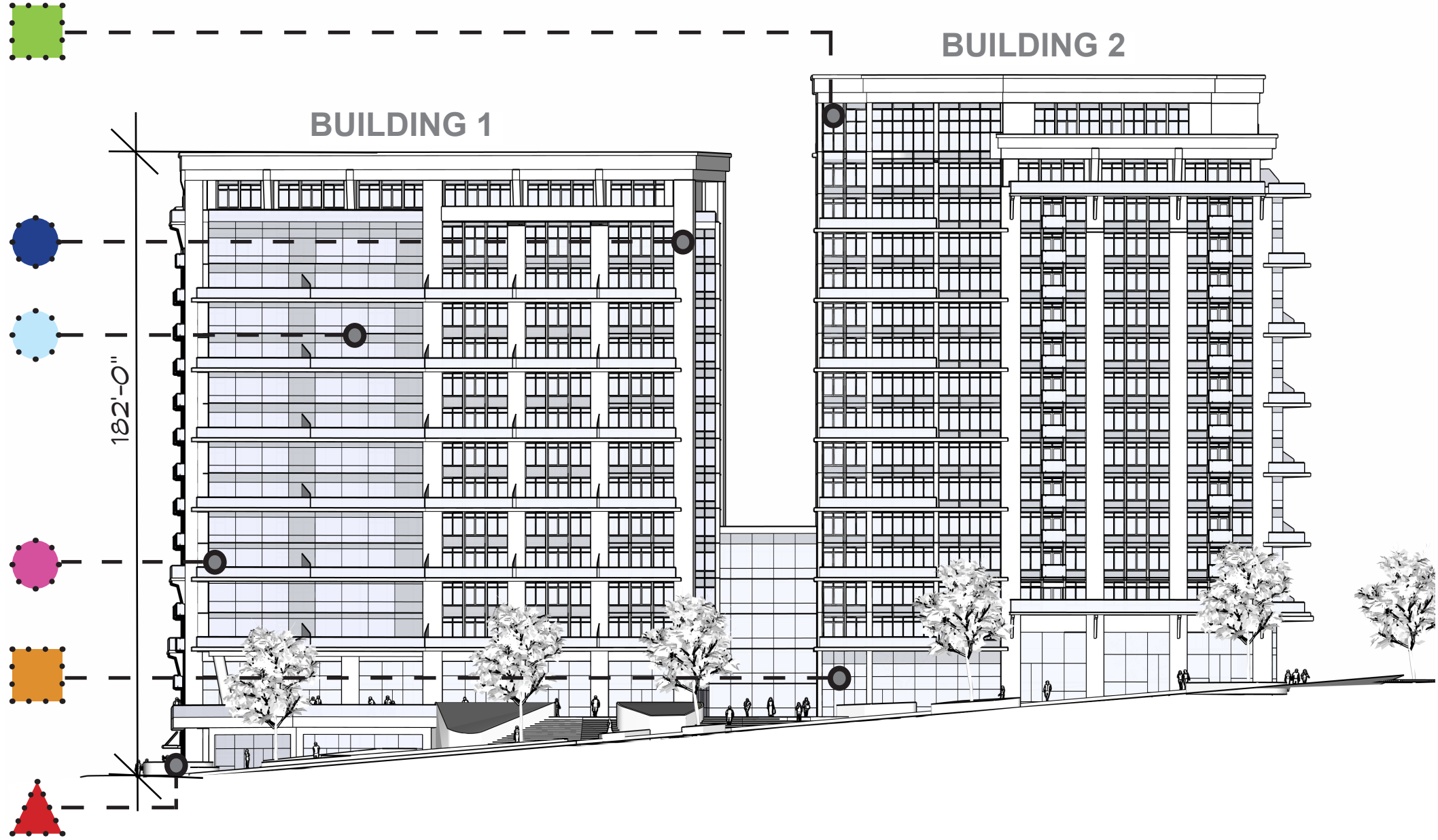
- GLAZING
- OPAQUE CLADDING
- VENTILATED SCREEN
- HANDRAIL
- HISTORIC SALVAGED ELEMENTS FROM AMERICAN LEGION BUILDING, EXACT LOCATION & APPLICATION TO BE DETERMINED

USE KEY

- PEDESTRIAN ORIENTED COMMERCIAL RETAIL & RESTAURANTS
- PARKING
- RESIDENTIAL
- PARKING GARAGE ENTRY

426 NORTH MAIN

Greenville, SC



N Main Elevation

MATERIAL KEY

- GLAZING
- OPAQUE CLADDING
- VENTILATED SCREEN
- HANDRAIL
- HISTORIC SALVAGED ELEMENTS FROM AMERICAN LEGION BUILDING, EXACT LOCATION & APPLICATION TO BE DETERMINED

USE KEY

- PEDESTRIAN ORIENTED COMMERCIAL RETAIL & RESTAURANTS
- PARKING
- RESIDENTIAL
- PARKING GARAGE ENTRY



**Planning Staff Report to
Design Review Board
June 10, 2025**
for the June 19, 2025 Public Meeting

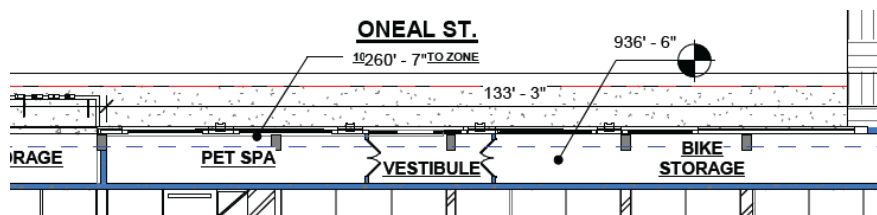
Docket Number: 25-385
Applicant: Ross Kirby, Dynamik Design
Property Owner: Steve Allen
Property Location: 2 O'Neal Street
Tax Map Number: 0071000101000
Zoning: MX-D, Downtown Design Review Boundary
Proposal: Architectural Detailing and Materials
Staff Recommendation: Approve with conditions

Applicable Sections of the City of Greenville Code of Ordinances:

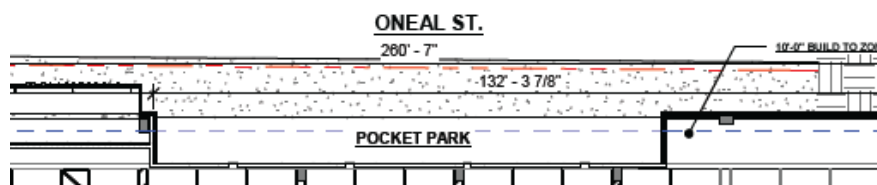
Sec. 19-6.2.9 Major Urban Certificate of Appropriateness

Project Overview:

The applicant requests approval of the architectural detailing and materials for a new 8-story, +/- 175 unit residential development. The site plan and massing for the proposed project were approved by the Design Review Board on April 17th, 2025 via CA 25-197. Additionally, a 2-member panel of the DRB reviewed recommended variations of the roof planes and modifications to the ground floor along a portion of Oneal Street, below an elevated pool deck, on May 12th, 2025. The modifications included replacement of proposed interior residential amenities on the ground floor with a recessed pocket park. The detailing of that pocket park was not approved at that time and remains unresolved with this application.



O'Neal Street Activation – April 17th, 2025



O'Neal Street Activation – Approved May 12th, 2025



This following elements were approved with CA 25-197:

- **Building footprint**
- **Building Massing, Form, and Scale**
- **General Site Plan Elements including:**
 - **Open space locations and planting**
 - **General planting scheme**
 - **Vehicle / pedestrian circulation and screening**
 - **Compatibility of external and internal adjacencies**



The property is zoned MX-D and located within the Downtown Design Review Boundary. The site is located at the corner of the SCDOT-owned South Academy Street and the City-owned Oneal Street.

Staff Analysis:

This application is focused on the Private Realm section of the design guidelines with a specific focus on entry, activated ground floor, articulation, materiality, and parking structure. Private realm sections including placement and massing were previously approved.

PRI 3. Entry

PRI 3 states that the appropriate positioning, design and convenience of an entrance can play a role in persuading a building's inhabitants to come and go and become active participants in the city. A building's access and use are enhanced by visual interest and cues directed toward the pedestrian. Buildings should interact seamlessly with adjoining sidewalks and streets.

PRI 3.1 and 3.2 state that building entrances should be located at areas which promote pedestrian walkability and should accommodate all levels of physical ability. Staff finds that the entry is located appropriately per this criteria. Per PRI 3.3, the entry is enhanced with a canopy, lighting, and proposed conceptual signage. Per PRI 3.4 and 3.5, the entry is designed to pronounce its purpose and is highly transparent.



PRI 4. Activated Ground Floor

PRI 4 states that urban areas thrive when there is active pedestrian activity. Ground floor areas that are exclusive, opaque or separated discourage pedestrian use and consequently disconnect areas of the

city. Urban buildings are intended to be experienced by people walking along sidewalks and public places; ground levels must be designed primarily to attract and appeal to the pedestrian user.

Per PRI 4.1 and 4.2, ground floor glass must be transparent and non-reflective.

Staff finds the modification to Oneal Street to replace the proposed interior resident amenities with a pocket park to be an overall enhancement to the pedestrian experience at the ground floor. **A 2-member review by the DRB and staff is required in order to identify plant selections and further articulate the pocket park, as the design and planting material is vital to the success of this public space.**



Details on pedestrian street lighting provided by the developer on both sides of the project that are consistent with the West End will be included during permitting by the applicant.

PRI 5. Articulation

The guidelines state that a building's distinct parts and their relationship to the building as a whole should be emphasized. Visible aspects of buildings in urban spaces must be scaled and interrelated in a way that is responsive to people walking and bicycling.

PRI 5.1 recommends that buildings be articulated with dimensions to promote a sense of human scale. The visual distinction of the ground level from the upper levels, along with the expansive glass and detailing, creates this sense of human-scale at the ground floor. Additionally, the variation in colors and materials serves to visually break the building down with a proper balance of articulation, per PRI 5.5.

Per PRI 5.6, monotony should be avoided. All building facades visible from the public realm should be well articulated. Staff recommends that the wood tone material wrap around the southern elevation of the structure, to avoid the monotonous expanses of proposed board and batten on this façade of the building, which is highly visible from Academy Street.



PRI 6. Materiality

PRI 6 states that large expanses of the same material are discouraged. A building's rhythm can be reinforced with materials. Overall, the proposed materials are in keeping with these guidelines.

Further information is needed to evaluate the pool deck trellis and the garage screening material. **Detailing of the proposed pool deck trellis and parking garage screening must be submitted to staff for further review by 2 members of the DRB prior to the final approval of the CA.**

Staff notes that vibrant materials and colors should be utilized more prominently within the West End Preservation Overlay District in which the project is located. Therefore, specific to this project, Staff recommends the use of pops of color or more vibrant colors in the project. **In order to conform with the character of the West End Preservation Overlay District, details such as signage must be vibrant and unique. Additionally, a final material mock-up shall be reviewed on site during construction by a two-member panel of the DRB and staff.**

PRI 10. Parking Structures

Ground-level façades on parking structures must encourage pedestrians to use adjacent sidewalks. Parking structure circulation elements must flow seamlessly into adjoining sidewalks, streets and open spaces. PRI 10.7 states that all visible façades of parking structures must reflect the character, materiality, and articulation of its surrounding architecture. The majority of the proposed parking structure is concealed from public view. As previously noted, the proposed mesh screening material must be further evaluated by staff. However, staff finds that the overall articulation of the garage screening is successful.

Summary:

Staff finds the proposed architectural detailing to be in general conformance with the Downtown Design Guidelines.

Therefore, staff recommends approval with the following conditions:

- 1. A 2-member review by the DRB and staff is required to further define the pocket park including plant selection, furnishings, and general design.**
- 2. A 2-member review by the DRB and staff is required to review and approve detailing of the proposed pool deck trellis.**
- 3. A 2-member review by the DRB and staff is required to further study and approve the parking garage screening.**
- 4. A 2-member review by the DRB and staff is required to further refine the façade colors, as the City desires more colorful buildings or elements of a façade in the West End.**
- 5. Per PRI 4.1 and 4.2, ground floor glass must be transparent and non-reflective.**
- 6. All signage will require a separate staff-level CA and sign permits. In order to conform with the character of the West End Preservation Overlay District, details such as signage must be vibrant and unique.**
- 7. A final material mock-up shall be reviewed on site during construction by a two-member panel of the DRB and staff.**

- 8. An Affidavit of Substantial Compliance must be signed and notarized by the property owner prior to the issuance of the Certificate of Conformity.**
- 9. This CA is considered a specific site development plan. As such, the CA issued for this project shall be subject to Greenville Development Code Section 19-6.2.F 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.**



APPLICATION FOR URBAN DESIGN CERTIFICATE OF APPROPRIATENESS

Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT		PROPERTY OWNER
*Name:	ROSS KIRBY	Steve Allen
*Title:	PRINCIPAL	Owner
*Address:	5901 PEACHTREE DUNWOODY RD, BUILDING C, SUITE 250, ATLANTA	2 Oneal St Greenville
*State:	GA	South Carolina
*Zip:	30328	29601
*Phone:	404-731-9250	864-420-5068
*Email:	rkirby@dynamikdesign.com	seallen1021@gmail.com

PROPERTY INFORMATION

*STREET ADDRESS 2 ONEAL ST, GREENVILLE SC 29601

*TAX MAP #(S) 0071000101000

*ZONING CLASSIFICATION MX-D

*PRESERVATION DISTRICT/SPECIAL DESIGNATION:

☐ Downtown Review District ☐ West End Overlay ☐ Pettigru ☐ East Park ☐ Overbrook
☐ Hampton-Pinckney ☐ Heritage ☐ Colonel Elias Earle ☐ Local Landmark ☐ National Register

*Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity. Initial: RK

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

DESCRIPTION OF REQUEST

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

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

THE PROJECT CONSISTS OF 175 "FOR-RENT" MULTI-FAMILY RESIDENTIAL APARTMENT UNITS LOCATED IN GREENVILLE, SOUTH CAROLINA. THE BUILDING IS 8 STORYS WITH BASEMENT - 5 STORY TYPE III-A ABOVE 4 LEVELS OF TYPE 1-A CONSTRUCTION. PARKING IS PROVIDED ON LEVELS B1 TO LEVEL 2. AMENITIES INCLUDE LEASING, MAIL AND FITNESS ON LEVEL 01, CLUBROOM ALONG WITH POOL AND POOL DECK ON LEVEL 03, AND SKY LOUNGE AT LEVEL 08 WITH VIEWS TO DOWNTOWN GREENVILLE.

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 prior to review. Applications requiring review by the Design Review Board or Historic Review Board must be submitted no later than 2:00 pm of the date reflected on the posted calendar.

A. DESIGN REVIEW BOARD	\$300.00, <i>site plan review</i>
	\$300.00, <i>architectural review</i>
B. SIGNS	\$150.00
C. MINOR APPLICATION (STAFF REVIEW)	\$100.00
D. MODIFICATION TO AN APPROVED PROJECT	
Major (requires review by DRB)	½ Original Fee
Minor (requires review by staff)	\$50.00
E. INFORMAL REVIEW	\$50.00
2. Staff will review the application per Section 19-6.2.1(b)(3) for completeness and per Section 19-6.2.6-6.2.9 to determine the applicable fee structure and reviewing body.
3. **Public Notice Requirements (not applicable for minor applications).** Certificate of Appropriateness applications require public notice. The applicant is responsible for sign posting to the subject property at least 15 days (but no more than 18 days) prior to the scheduled design review board meeting date. Staff will provide the applicant with instructions, sign, and an affidavit of substantial compliance upon receipt of the application fee. The signed affidavit will be required with attached photos of the posted notice prior to review.
4. You must attach a complete digital set of scaled drawings of the property. A printed set of drawings is NOT required. Although construction drawings are not required, applicants should be able to provide construction drawings at the request of the DRB or HRB. Additional information may be requested at any time to fully understand the proposal. **Projects may require a two-phase DRB review process (Site Plan Review followed by Architectural Review), dependent on the scale of the proposed plans. Staff will notify the applicant upon receipt of the application if a two-phase review is required.**
5. Unless expressly determined by the administrator, all applications must contain the following:

☒ **SITE PLAN REVIEW** Ammended application

- a. Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, conceptual landscape plan with materials notated, conceptual lighting, conceptual furnishing package, proposed exterior equipment, etc.).
- b. 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.).
- c. Model (digital model that includes the surrounding context with massing only, no texture or articulation is required). ***The contextual model for the Design Review boundary can be downloaded here: <https://greenvillesc.gov/364/Access-GIS-Data>, and is provided as a .skp file.***

☒ **ARCHITECTURAL REVIEW**

- a. Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, 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).
- b. Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).
- c. 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).

- d. Renderings (include perspective drawings, including views from pedestrian and public realm).
- e. Model (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 sign location).
- f. Comparative Images (images of existing conditions and proposed modifications for all alterations to existing structures with proposed changes highlighted)
- g. Labeled Physical Samples of exterior finishes must be provided at the Public Meeting to the DRB.

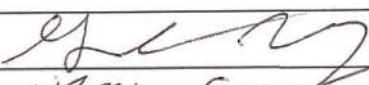
For more detail on these submittal requirements, please refer to the [Greenville Downtown Design Guidelines](#), adopted May 2017.

Please verify that all required information is reflected on the plan(s).

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 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.

*Signatures	
Applicant	 
Date	05/02/2025
Property Owner/Authorized Agent	Gordon Huey
Date	05/02/2025
Public Hearing information	
Public Hearing signs	

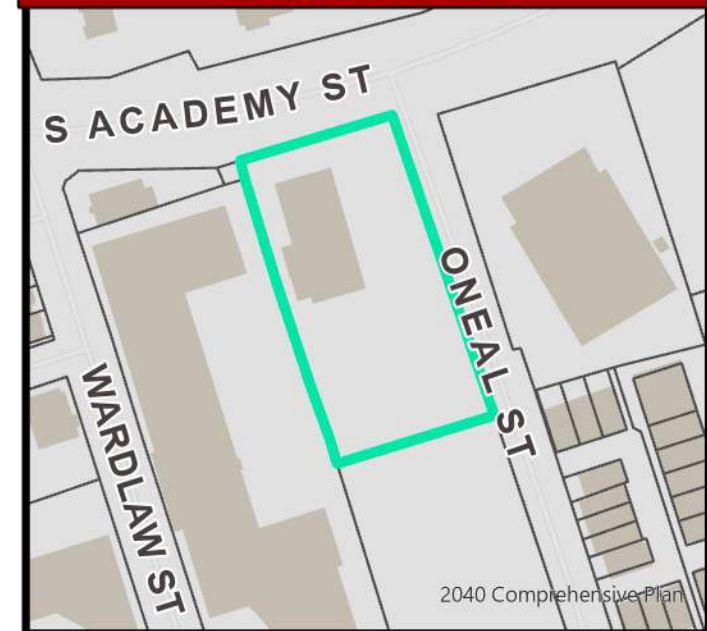
AERIAL VIEW



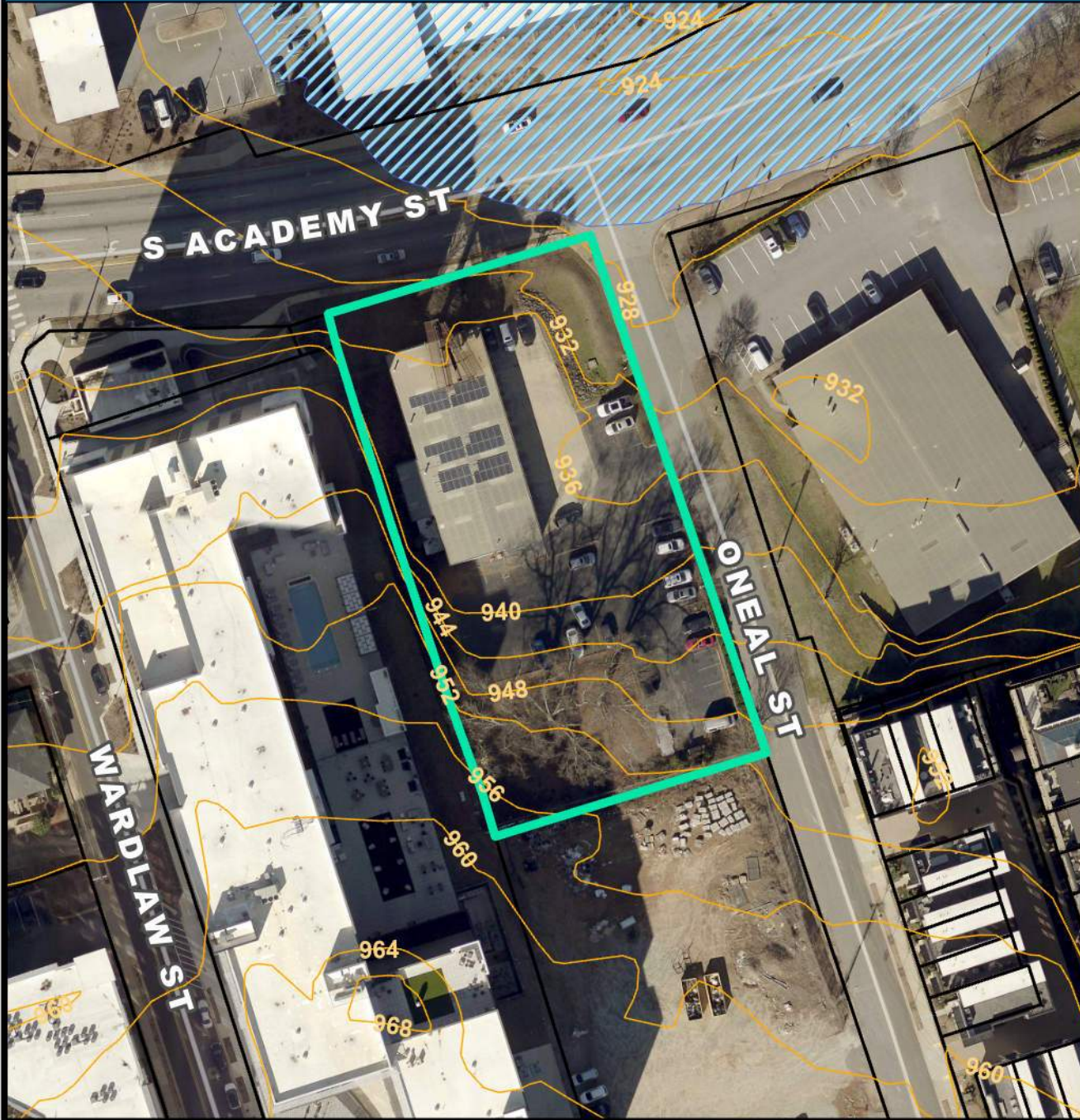
CURRENT ZONING



FUTURE LAND USE



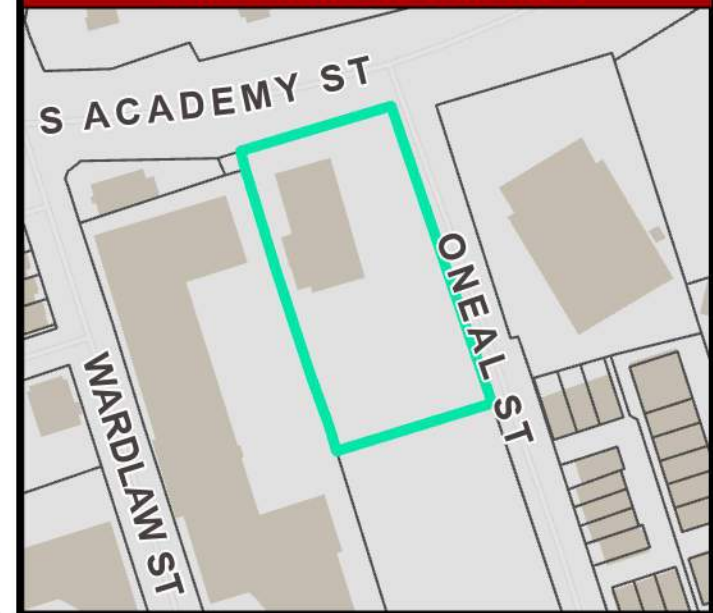
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS

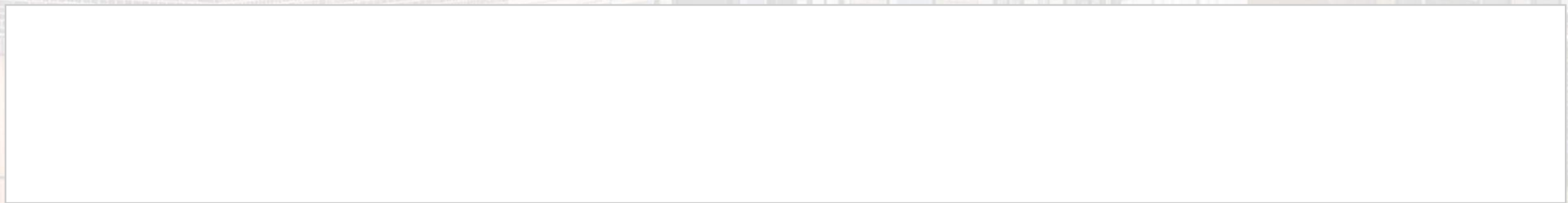


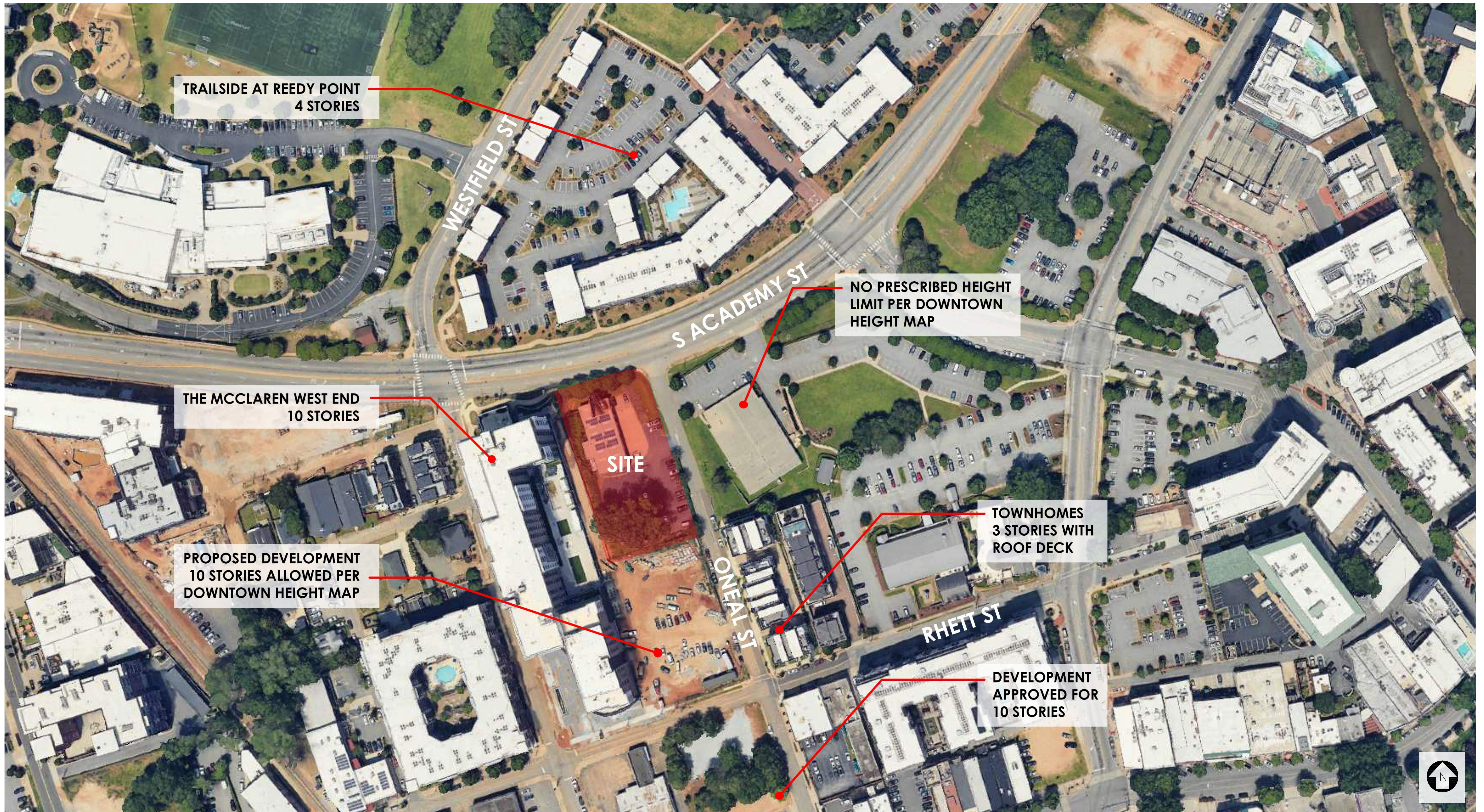
PRESERVATION OVERLAYS





2 ONEAL ST
GREENVILLE, SC





CONTEXTUAL PLAN

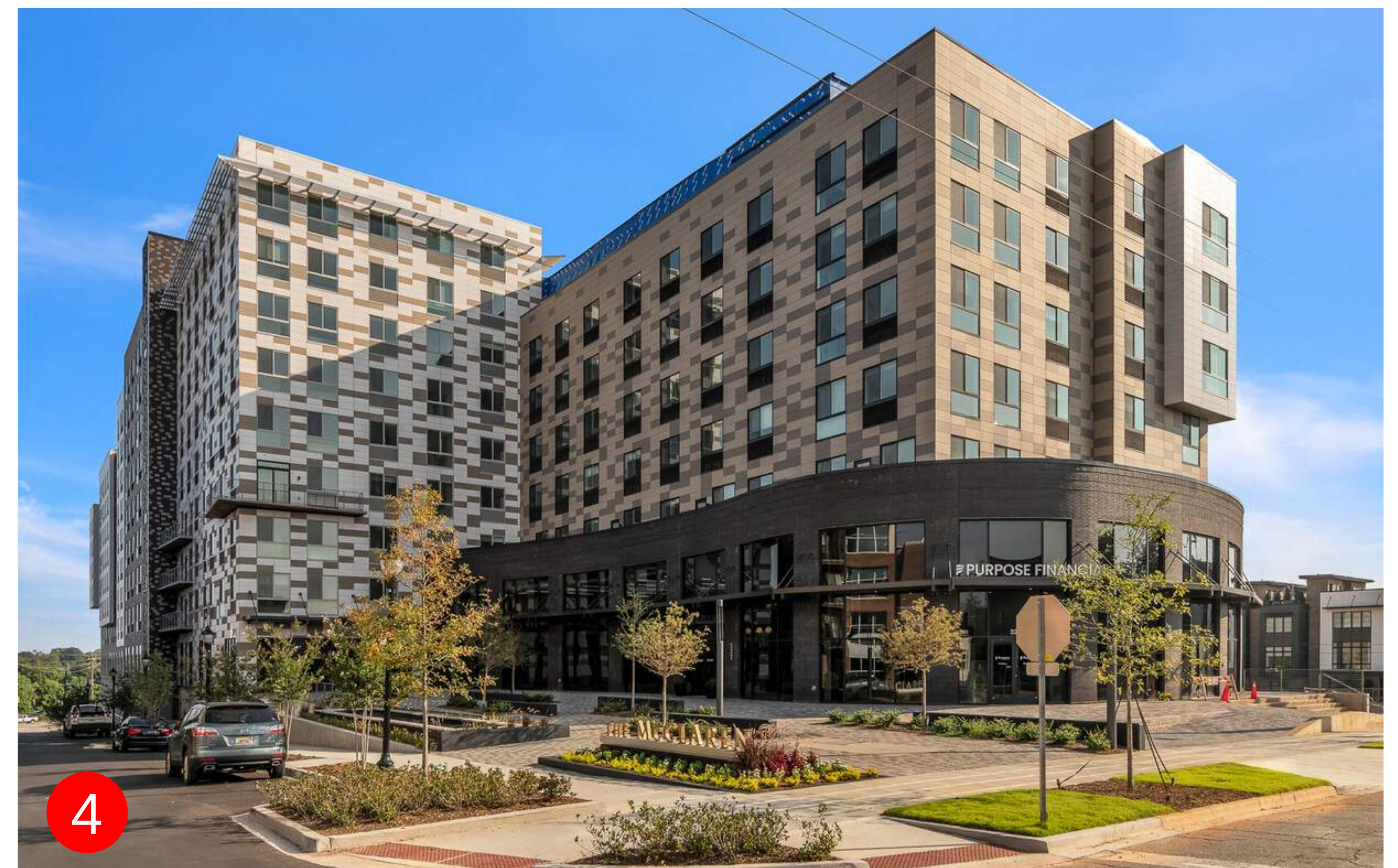


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400 RHETT APARTMENTS



THE MCCLAREN WEST END



ONEAL ST. TOWNHOMES



SECOND PRESBYTERIAN CHURCH



TRAILSIDE AT REEDY POINT

CONTEXTUAL PHOTOGRAPHS



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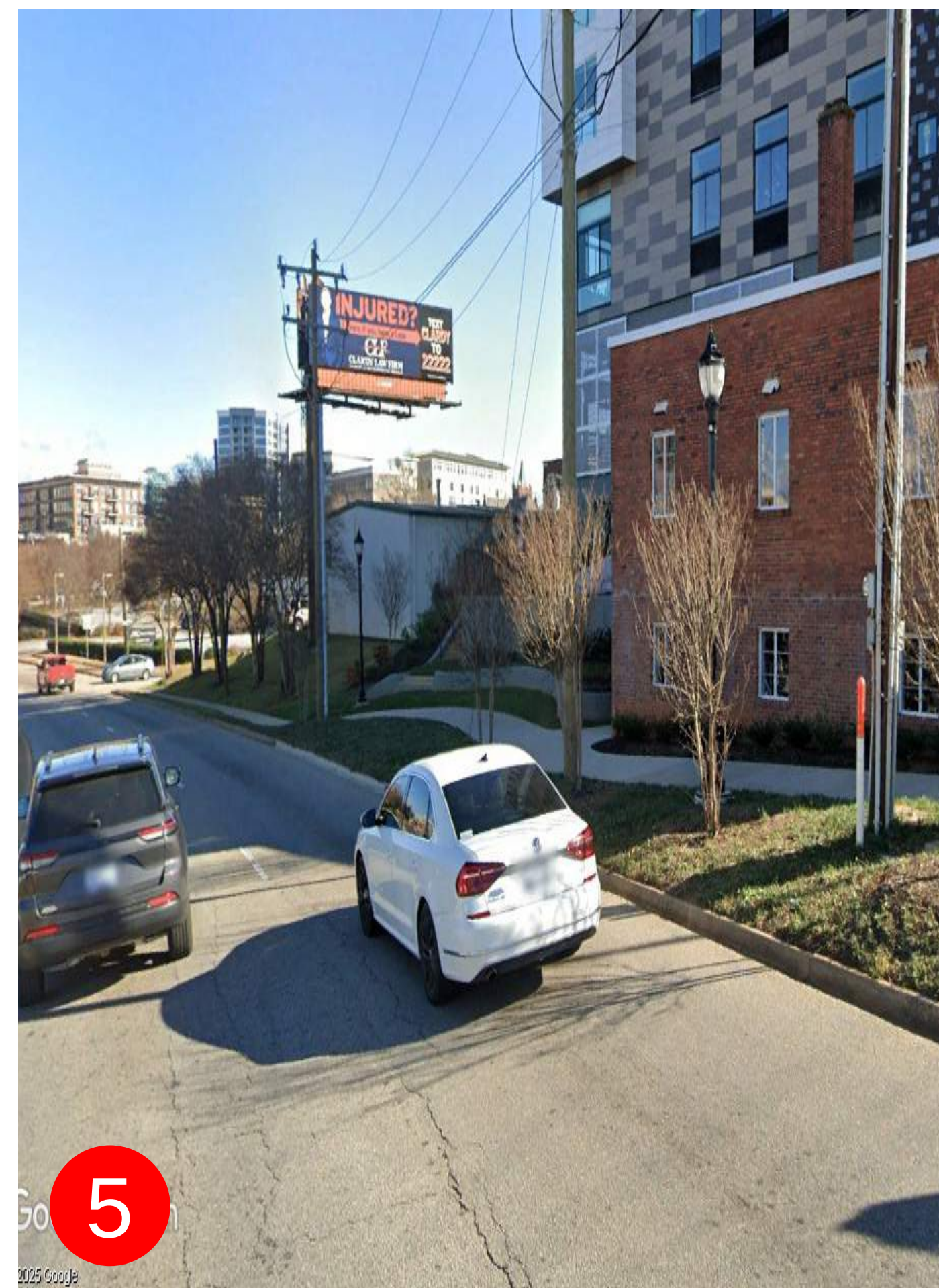
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SITE PLAN - EXISTING CONDITION



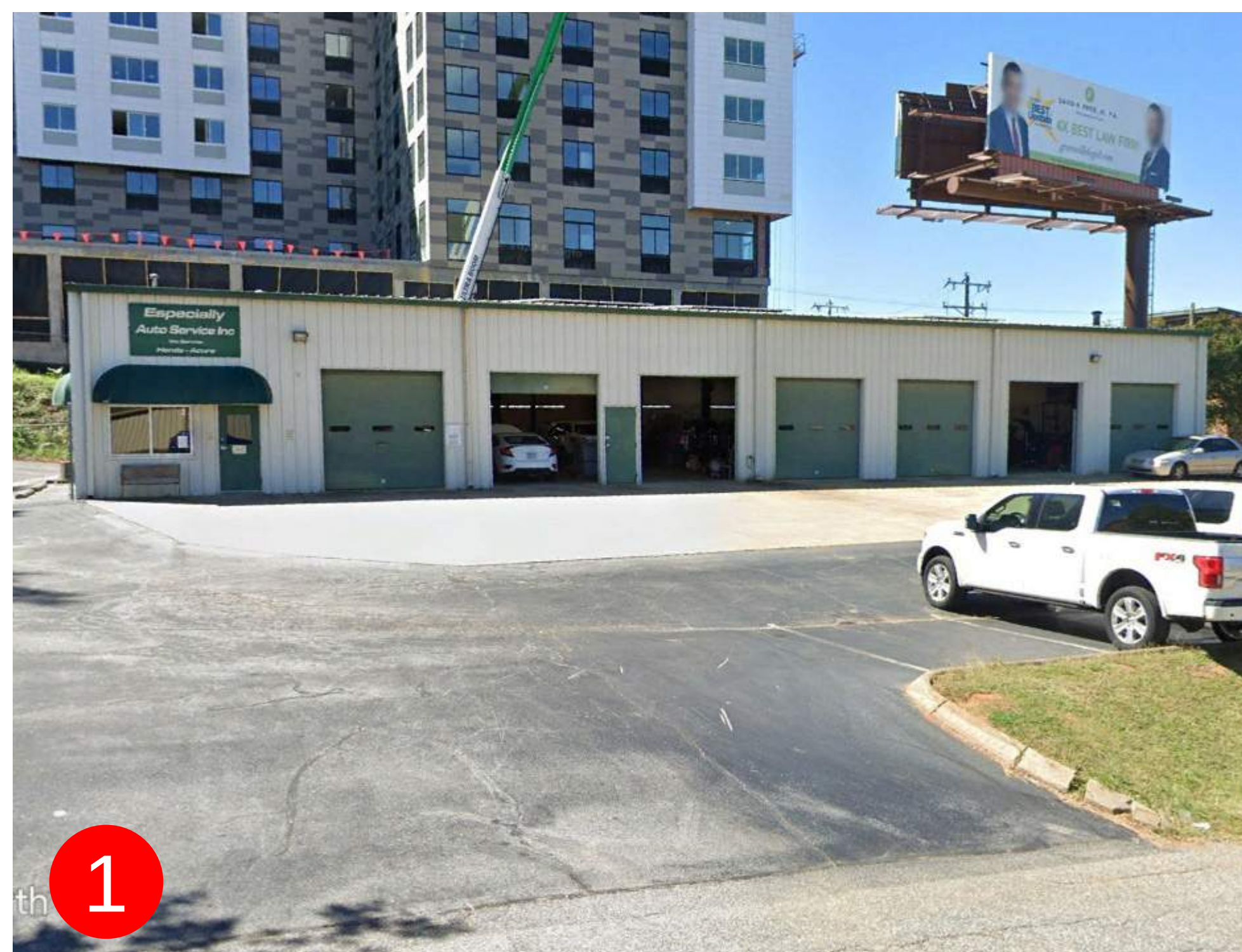
SITE PLAN - PROPOSED CONDITION



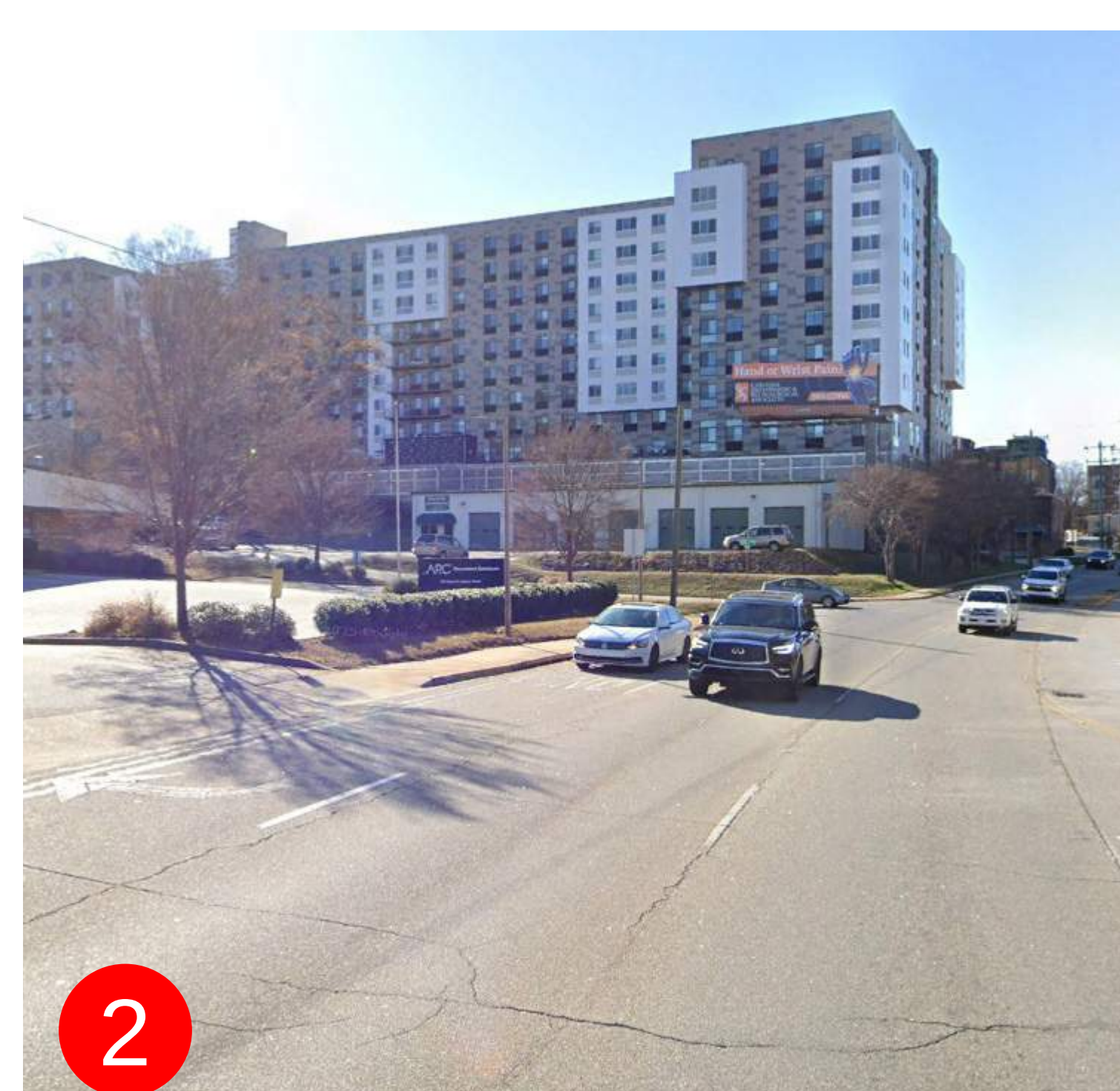
S ACADEMY ST



S ACADEMY & ONEAL - DRONE VIEW



EXISTING BLDG FROM ONEAL ST



S ACADEMY ST



ONEAL ST & RHETT ST- DRONE VIEW

SITE PHOTOGRAPHS



SITE

SITE INFORMATION

TOTAL SITE AREA (APPROX.) : .99 AC
CURRENT ZONING : MX-D

LEGEND

MULTIFAMILY

(M1) 5 STORY WOOD FRAMED TYPE III-A OVER 3 STORY TYPE I-A CONCRETE PODIUM WITH PARTIAL SUBTERRANEAN PARKING DECK
TOTAL UNITS : 175
AVG HEATED AREA - MF : 812 SF (APPROX.)
TOTAL PARKING : 207 SPACES
PARKING RATIO PROVIDED : 1 PER BED + 5 GUEST

AMENITIES

(C1) LEASING, MULTIFAMILY CLUB & SKYLounge
TOTAL : 15,000 SF (NET SF)

SQUARE FOOTAGE CALCULATIONS:

AREA TO BE DEMOLISHED: 6,182 SF
NEW GROSS CONSTRUCTION AREA: 273,350 SF
- RESIDENTIAL : 168,250 SF
- AMENITIES : 13,700
- LEASING : 1,300
- UTILITY (BOH): 10,100
- PARKING : 80,000

0 15' 30' 60'



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MASSING STUDY: BIRD'S EYE VIEW - LOOKING SOUTH - WEST



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MASSING STUDY: BIRD'S EYE VIEW - LOOKING NORTH - WEST



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MASSING STUDY: BIRD'S EYE VIEW - LOOKING EAST



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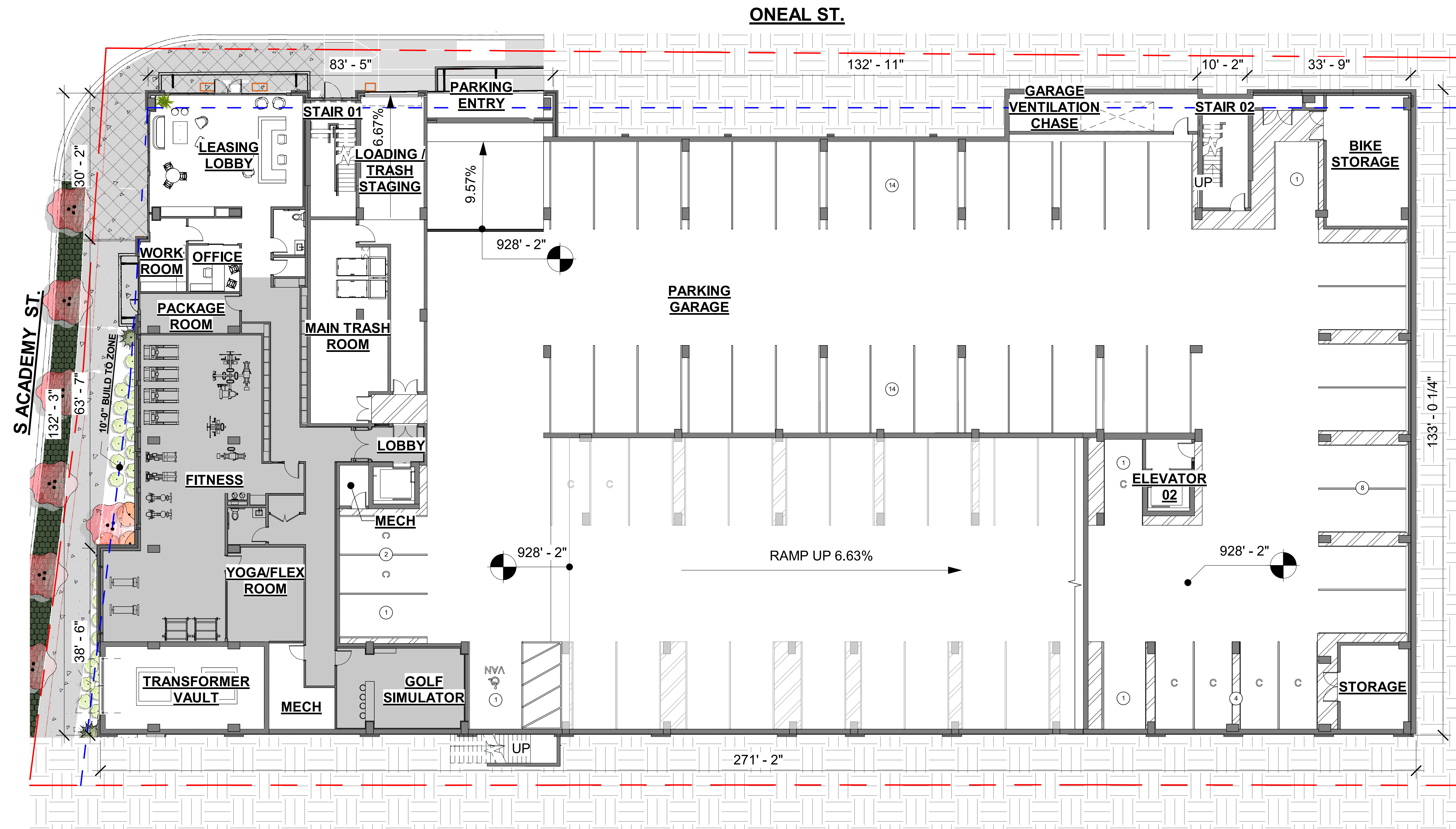


RENDERING - VIEW FROM ACROSS THE STREET
(S ACADEMY - APPROACHING TOWARDS MCCLAREN IN CONTEXTUAL BACKGROUND)

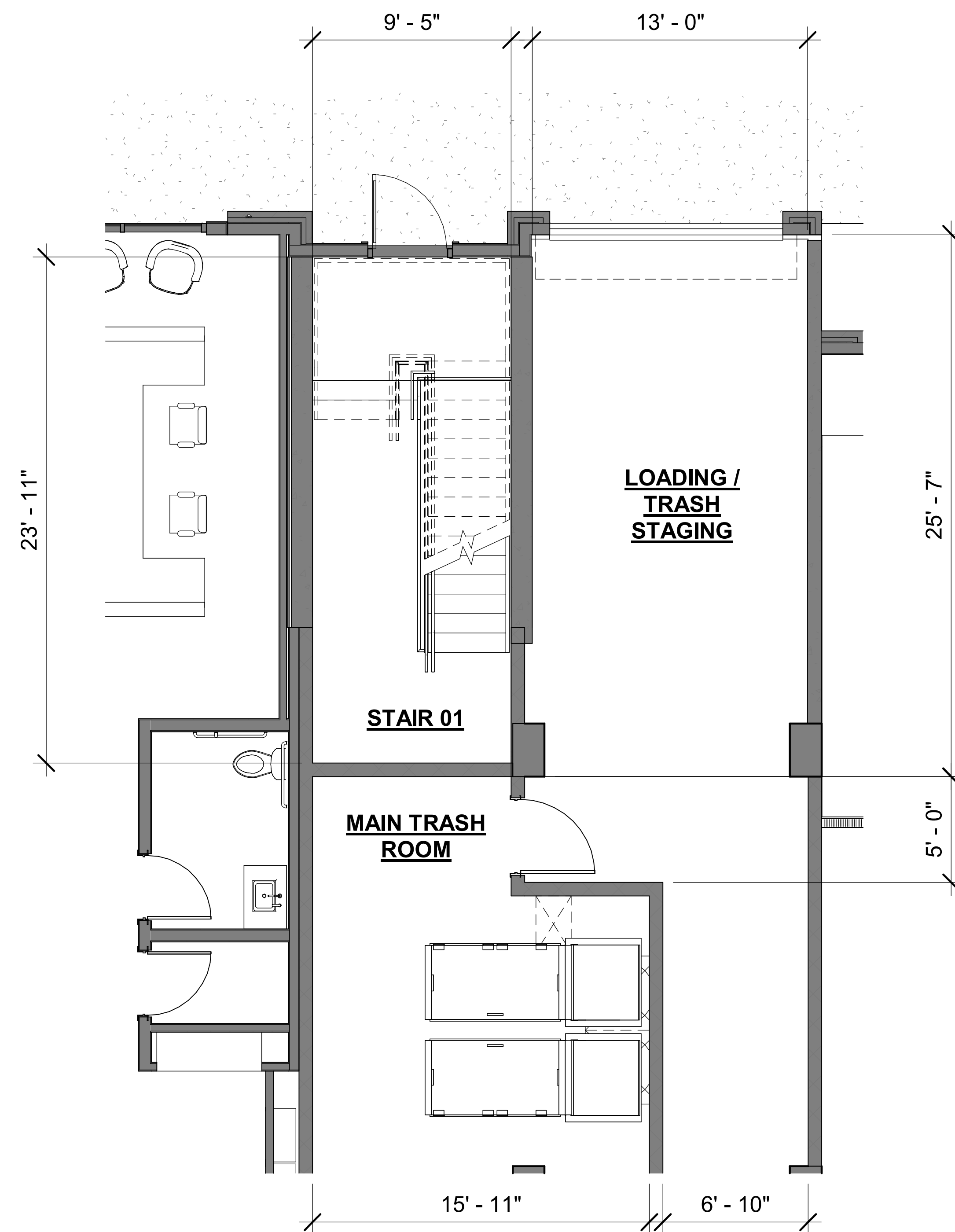


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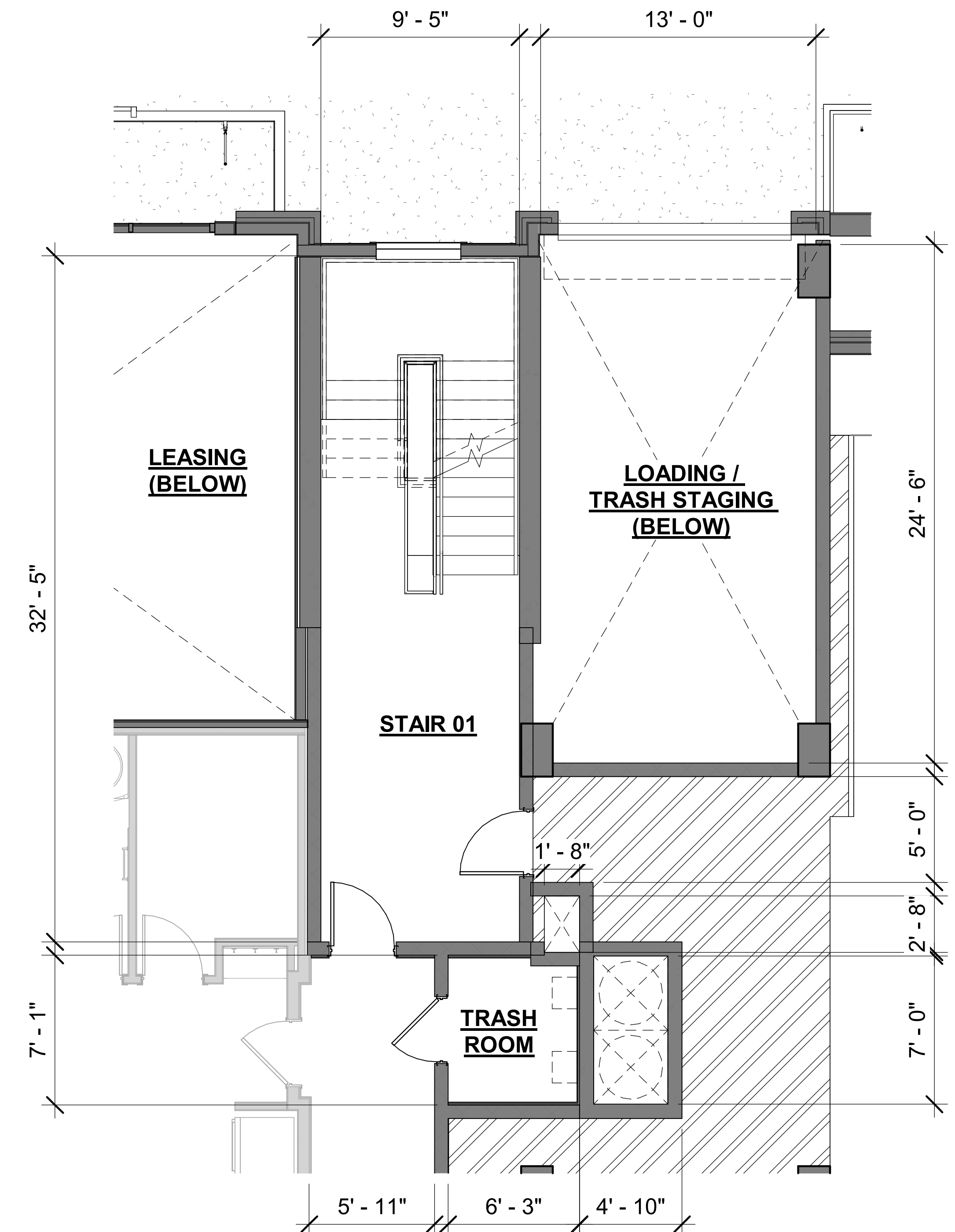


FLOOR PLAN - LEVEL 00
SCALE: 3/32" = 1'-0"



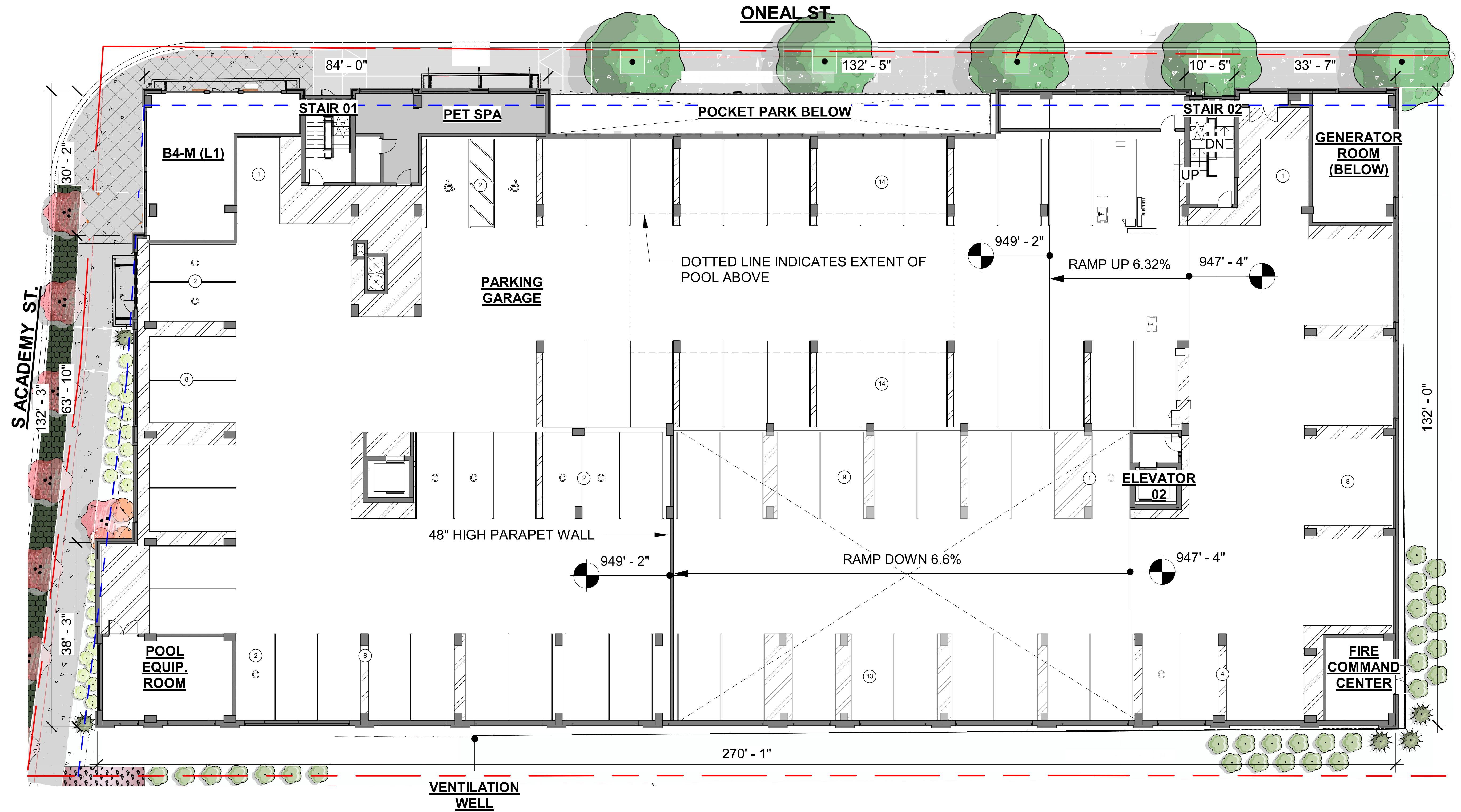
ENLARGED FLOOR PLAN - LEVEL 00 - LOADING / TRASH STAGING

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

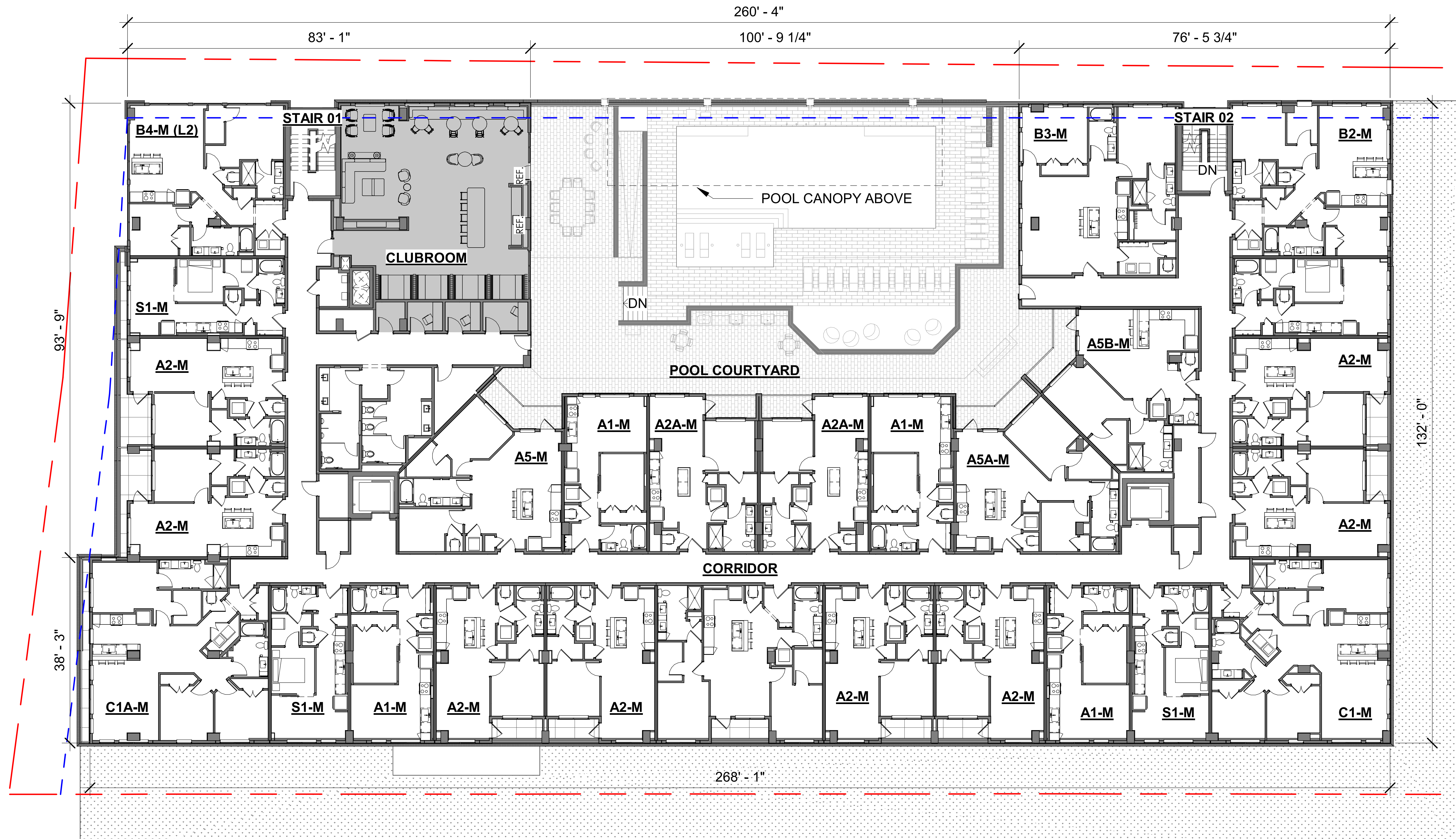


ENLARGED FLOOR PLAN - LEVEL 01 - LOADING / TRASH STAGING

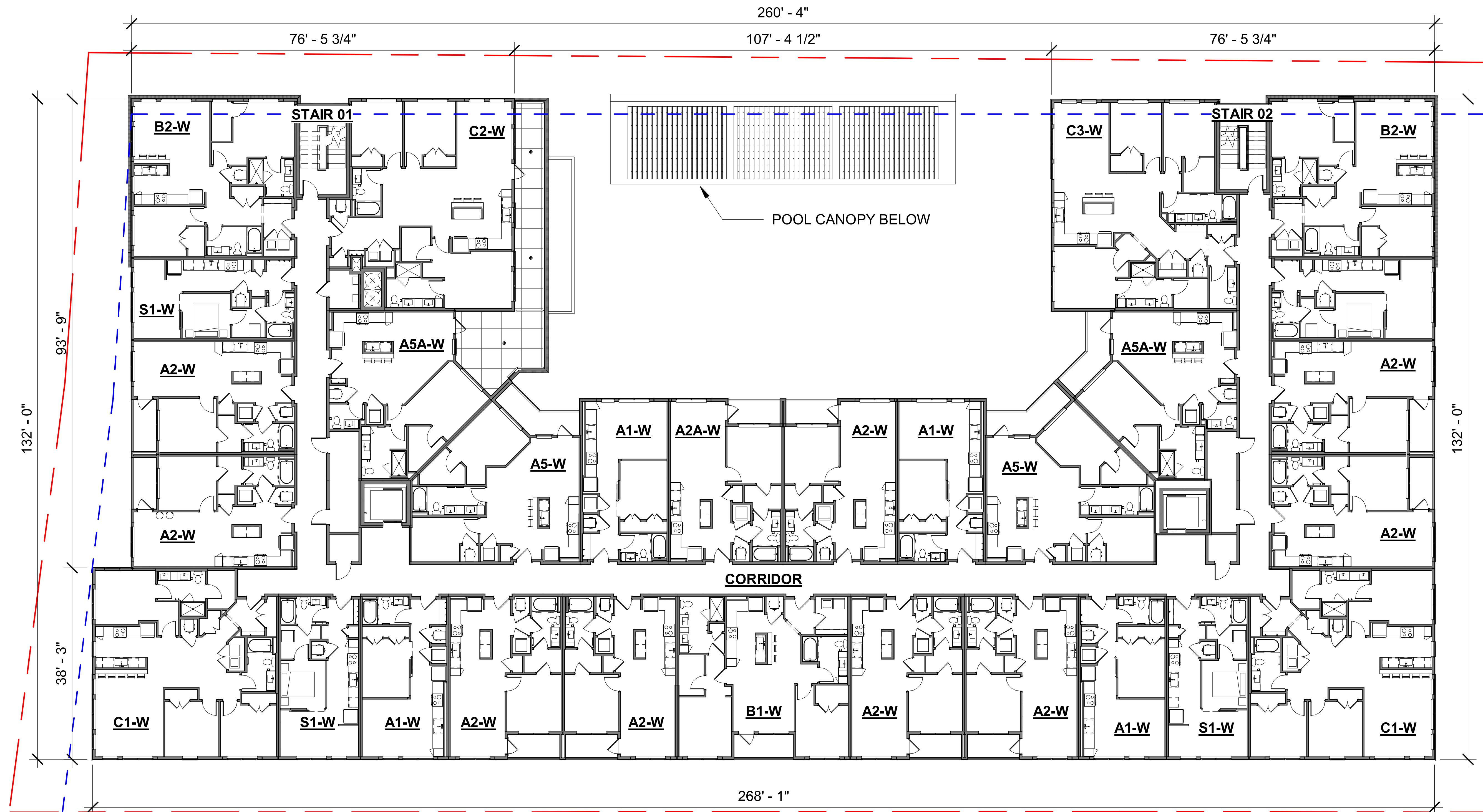
SCALE : 1/8" = 1'-0"



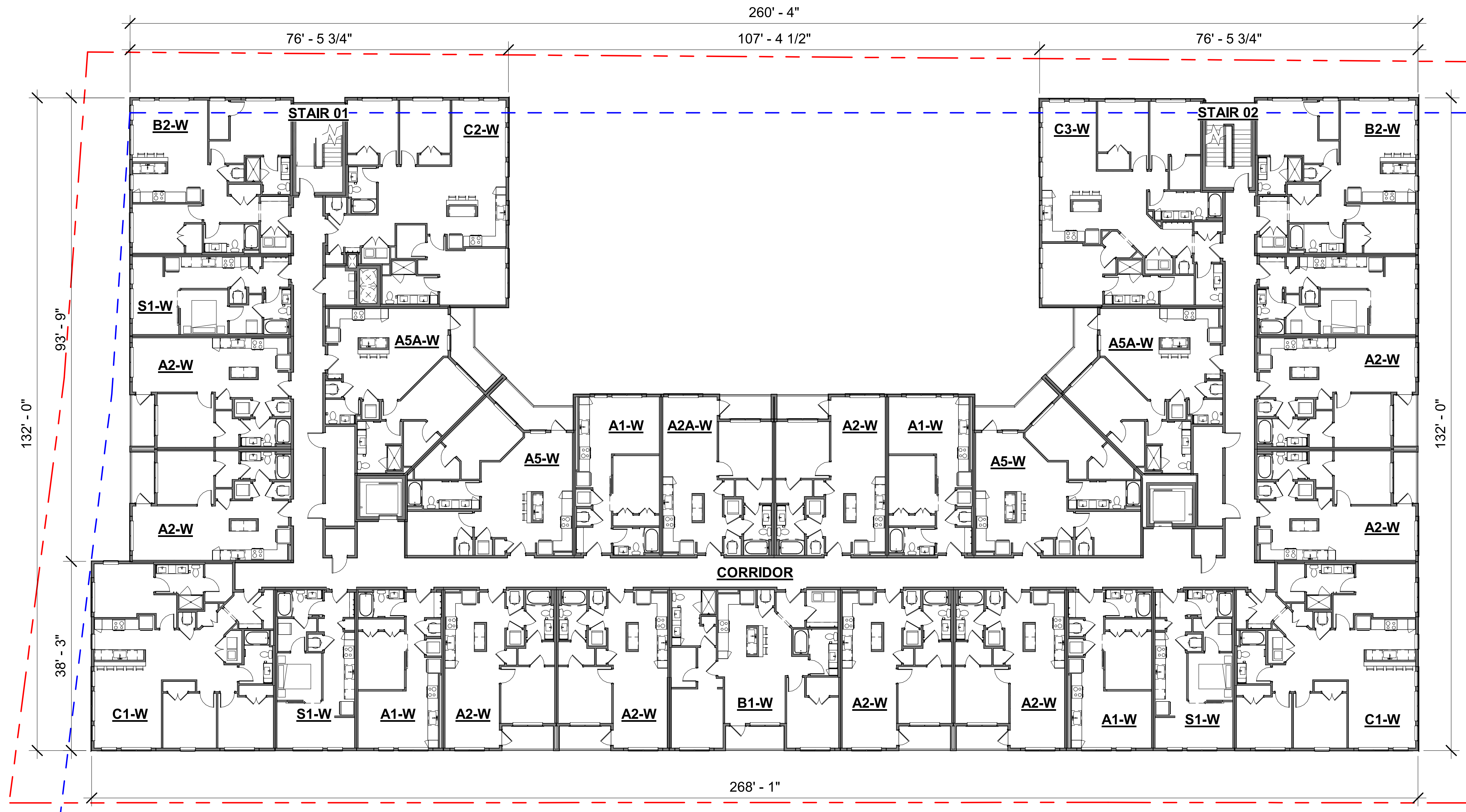
FLOOR PLAN - LEVEL 02
SCALE: 3/32" = 1'-0"



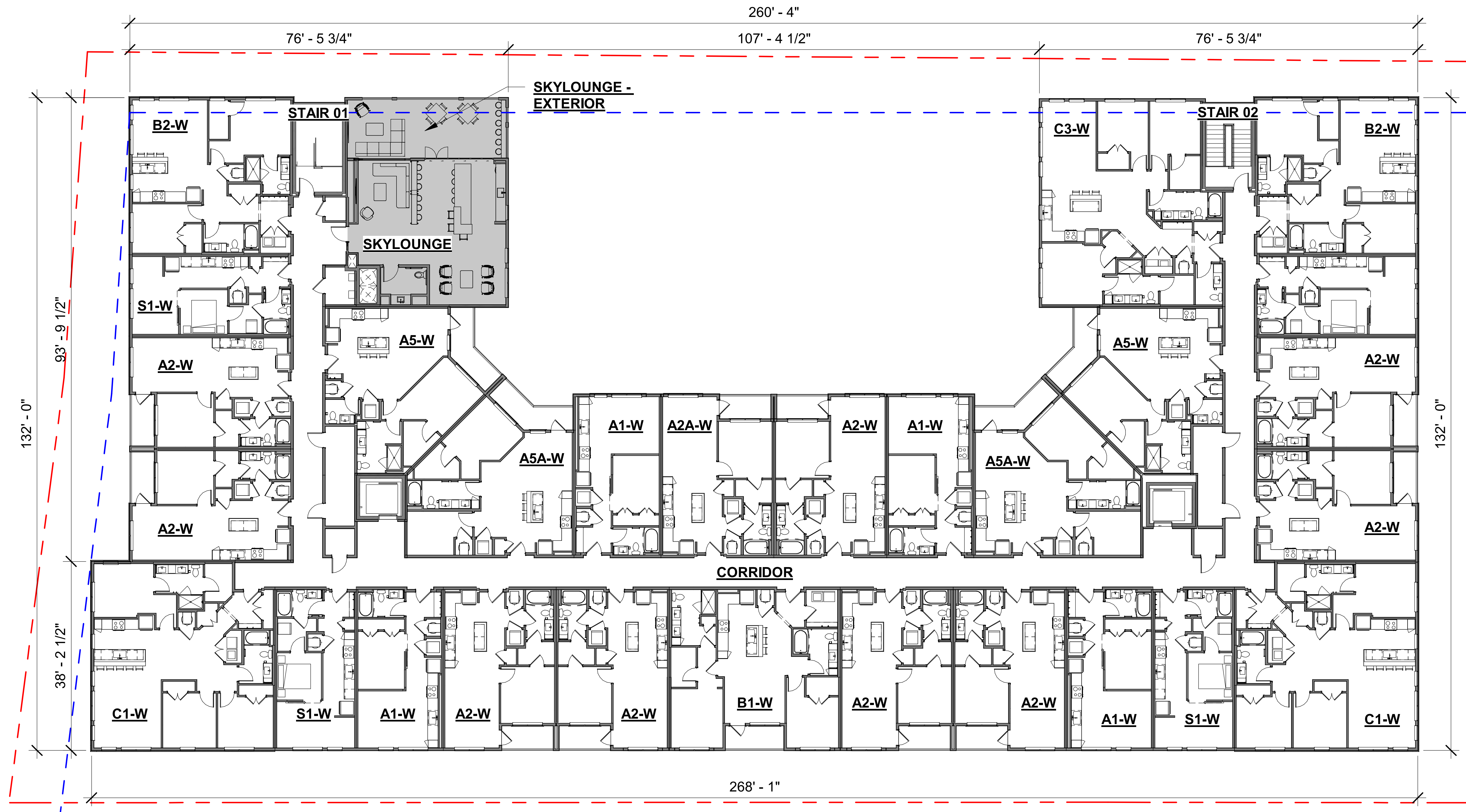
FLOOR PLAN - LEVEL 03
SCALE: 3/32" = 1'-0"



FLOOR PLAN - LEVEL 04
SCALE: 3/32" = 1'-0"



FLOOR PLAN - LEVEL 05-07
SCALE: 3/32" = 1'-0"



FLOOR PLAN - LEVEL 8
SCALE: 3/32" = 1'-0"



RENDERING - VIEW FROM ACROSS THE STREET
(S ACADEMY - APPROACHING TOWARDS MCCLAREN IN CONTEXTUAL BACKGROUND)



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RENDERING - VIEW FROM ACROSS THE STREET - DUSK VIEW
(ONEAL STREET VIEW WITH POCKET PARK)



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RENDERING - VIEW FROM ACROSS THE STREET
(S ACADEMY - APPROACHING TOWARDS MCCLAREN IN CONTEXTUAL BACKGROUND)



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RENDERING - STREET VIEW AT PEDESTRIAN LEVEL FROM ACROSS THE STREET
(DRIVING NORTHBOUND ON S ACADEMY)



BR-1
BRICK VENEER, SIENNA IRONSPOT



BR-2
THIN BRICK, 101 NEWBURY



VW-1
VINYL WINDOW



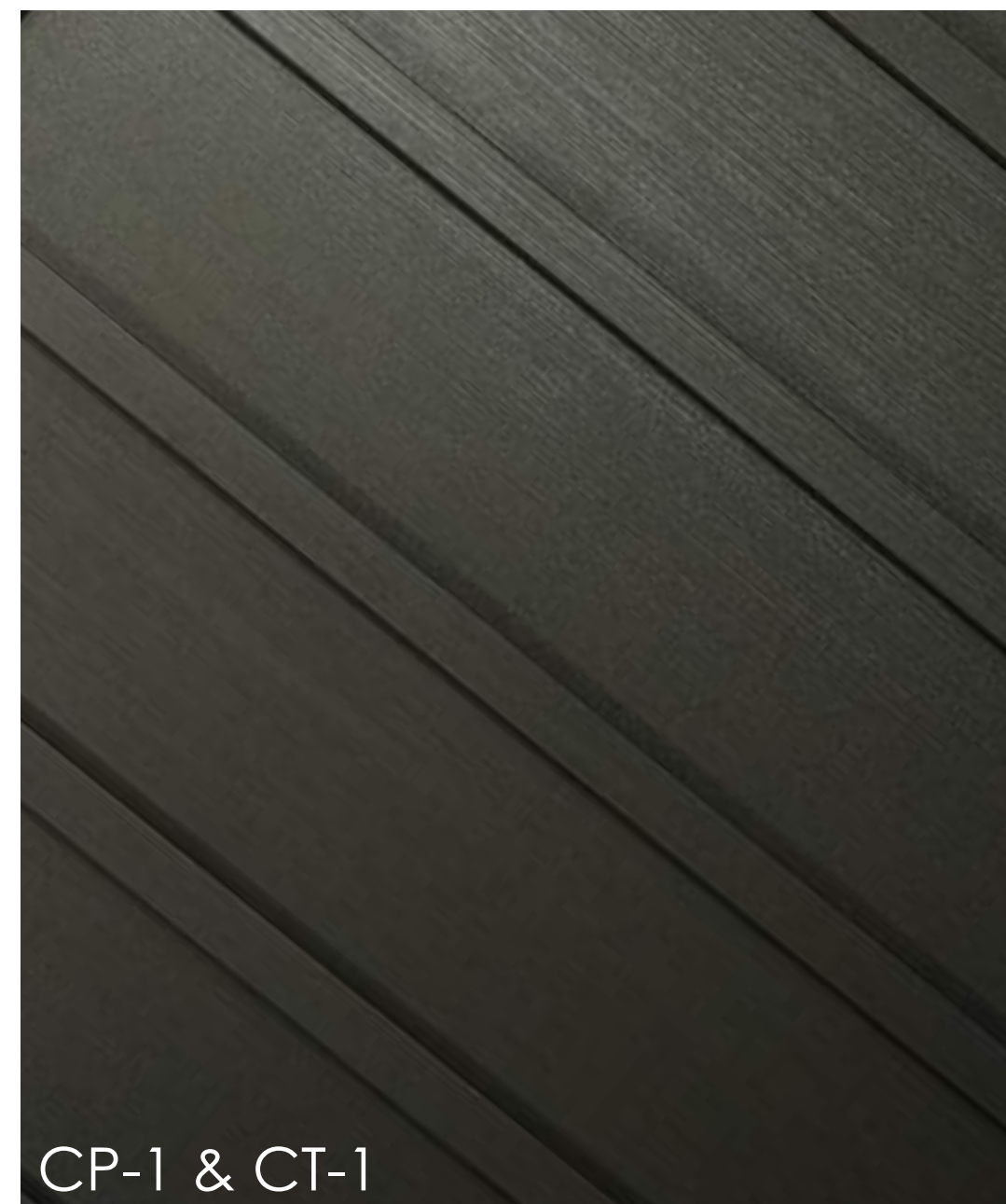
SF-1
STOREFRONT



CLS-1
WOODTONE CEILING, MOUNTAIN CEDAR



LOUVERED DOOR



CP-1 & CT-1
DIAGONAL BOARD AND BATTEN



CLS-2
BLACK MAGIC, LAP SIDING



LT-1
UP DOWN LIGHT



LT-2
WALL SCONCE



MM-1
METAL MESH SCREEN

MATERIAL MOOD BOARD



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REAR ELEVATION
SCALE: 3/32" = 1'-0"



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SIDE ELEVATION
SCALE: 3/32" = 1'-0"



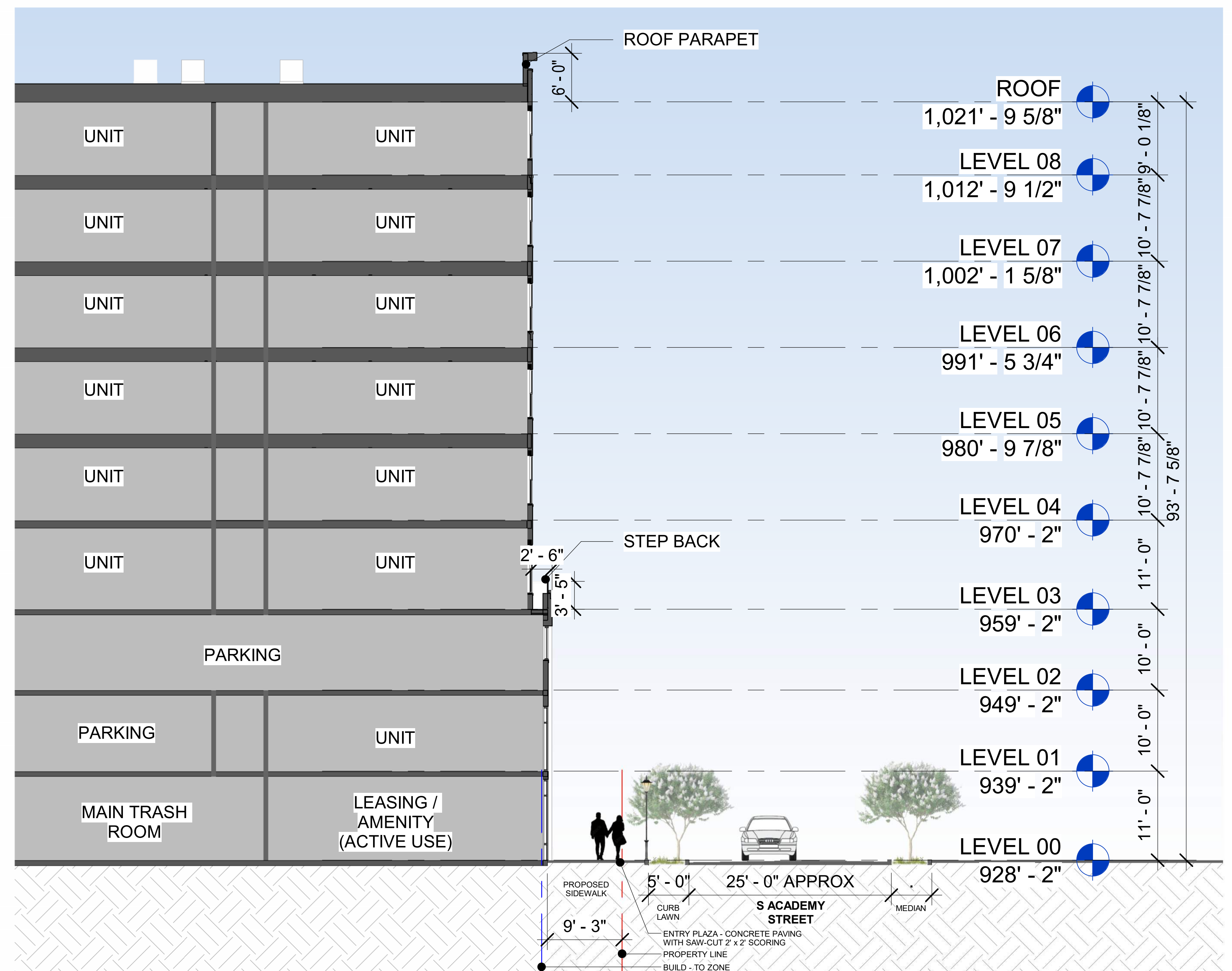
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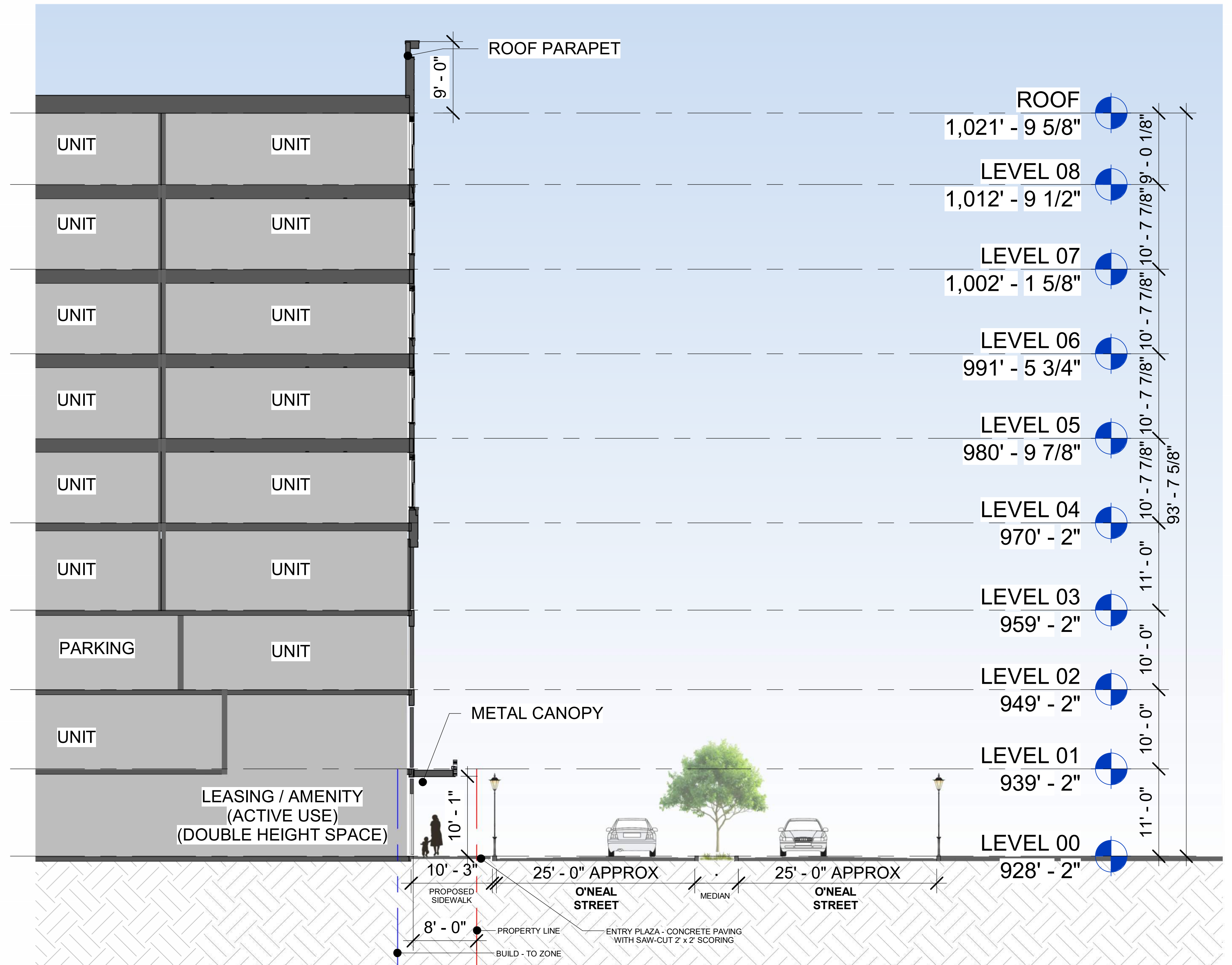
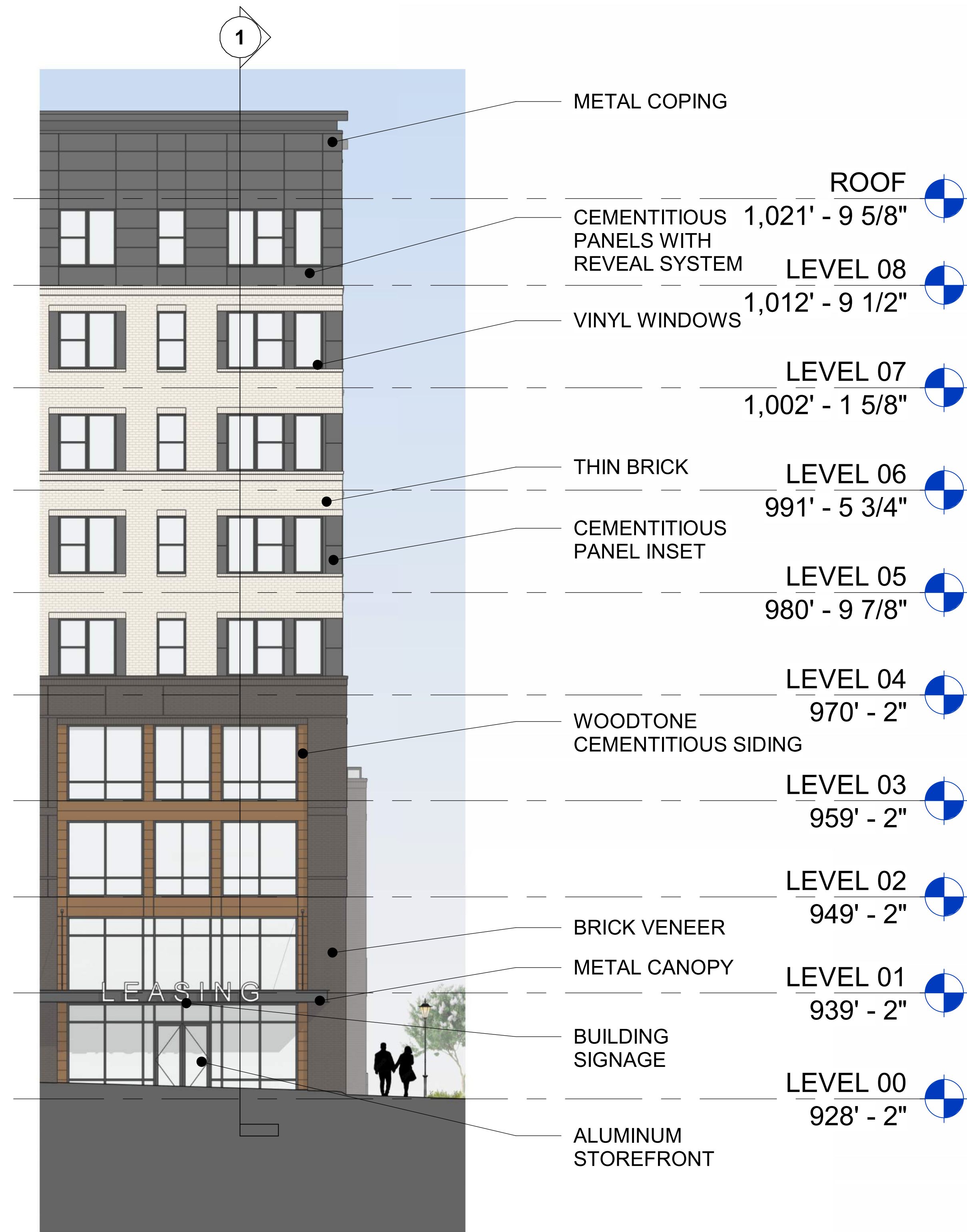
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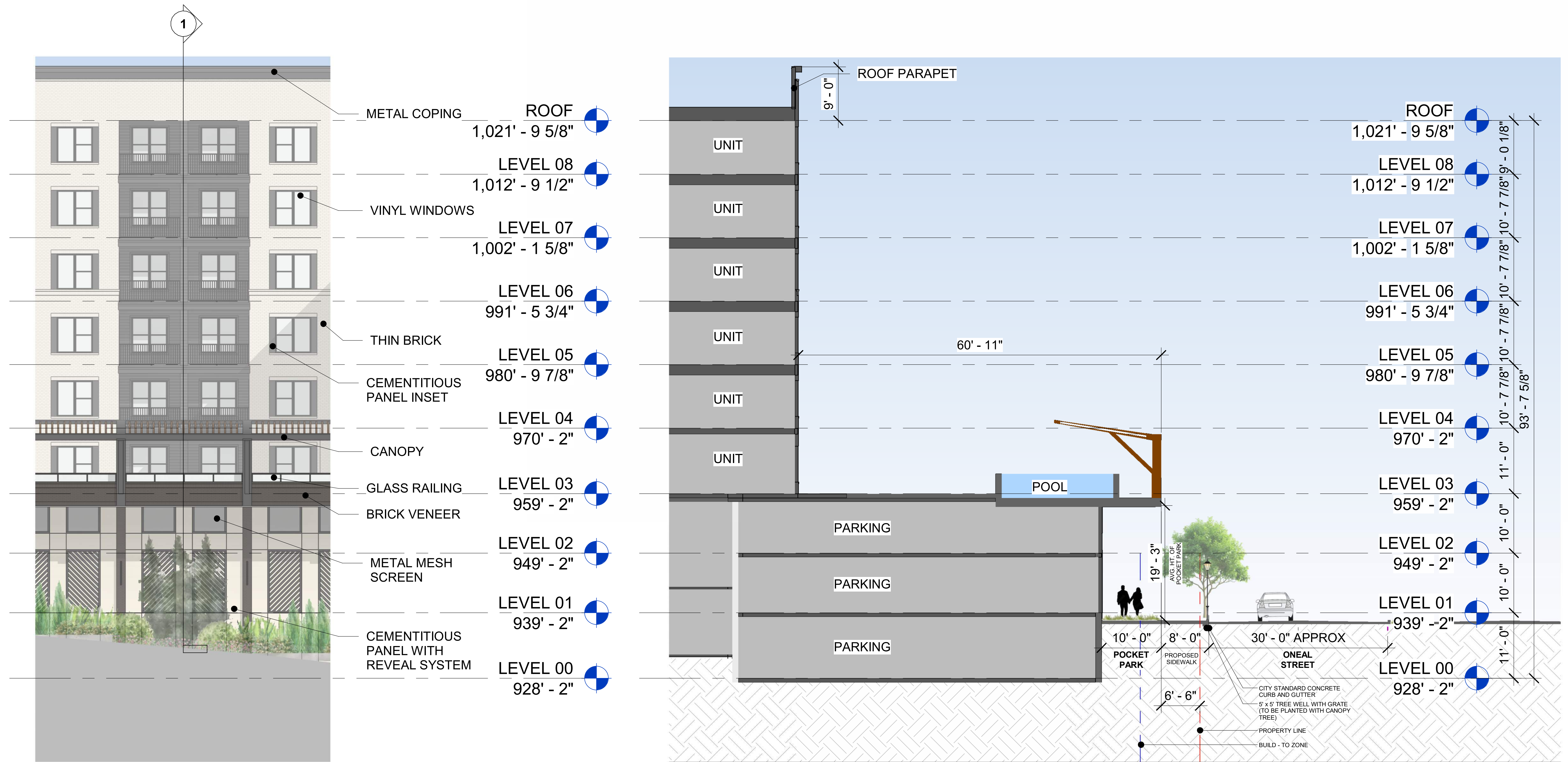


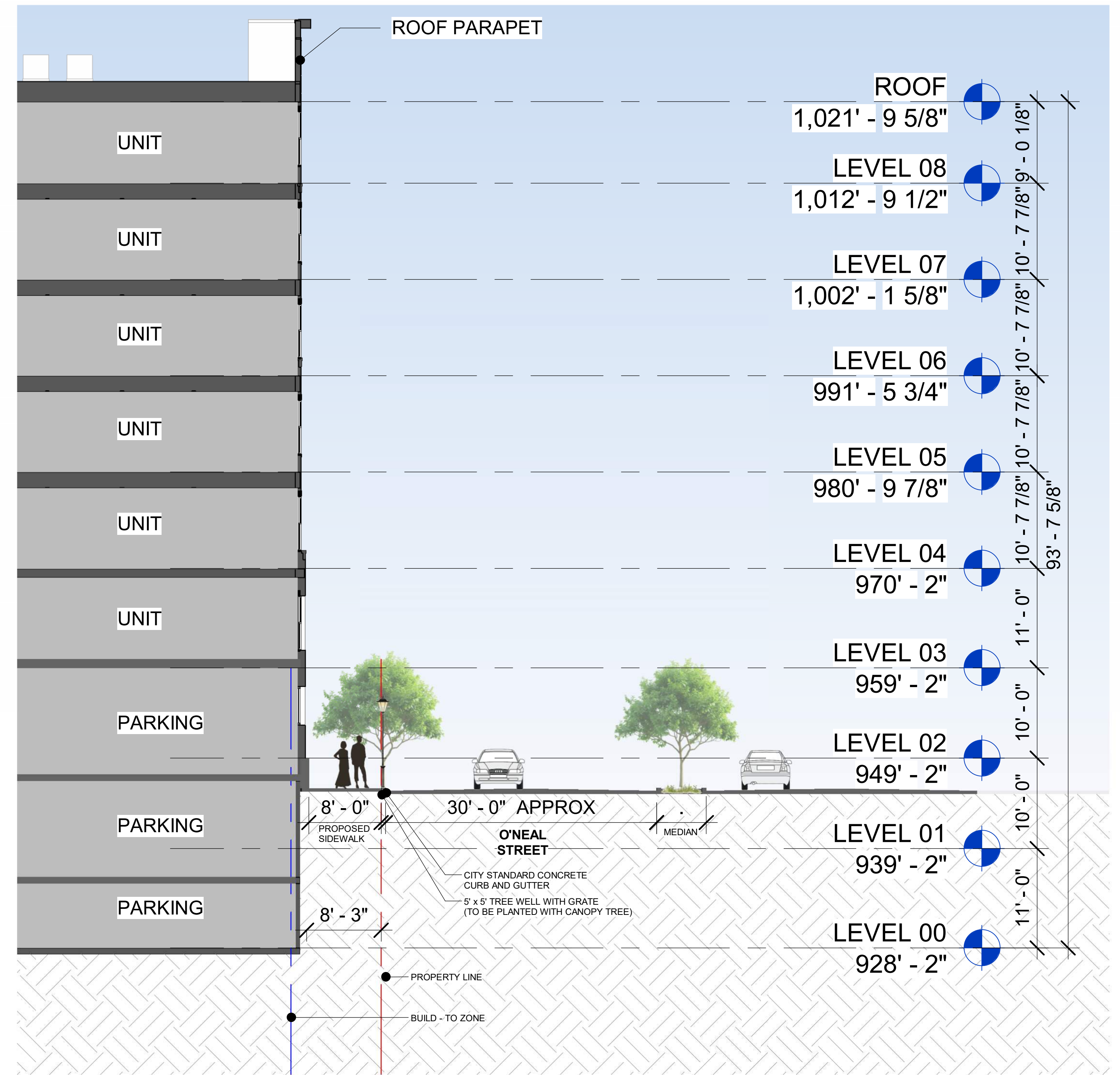
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CP-28



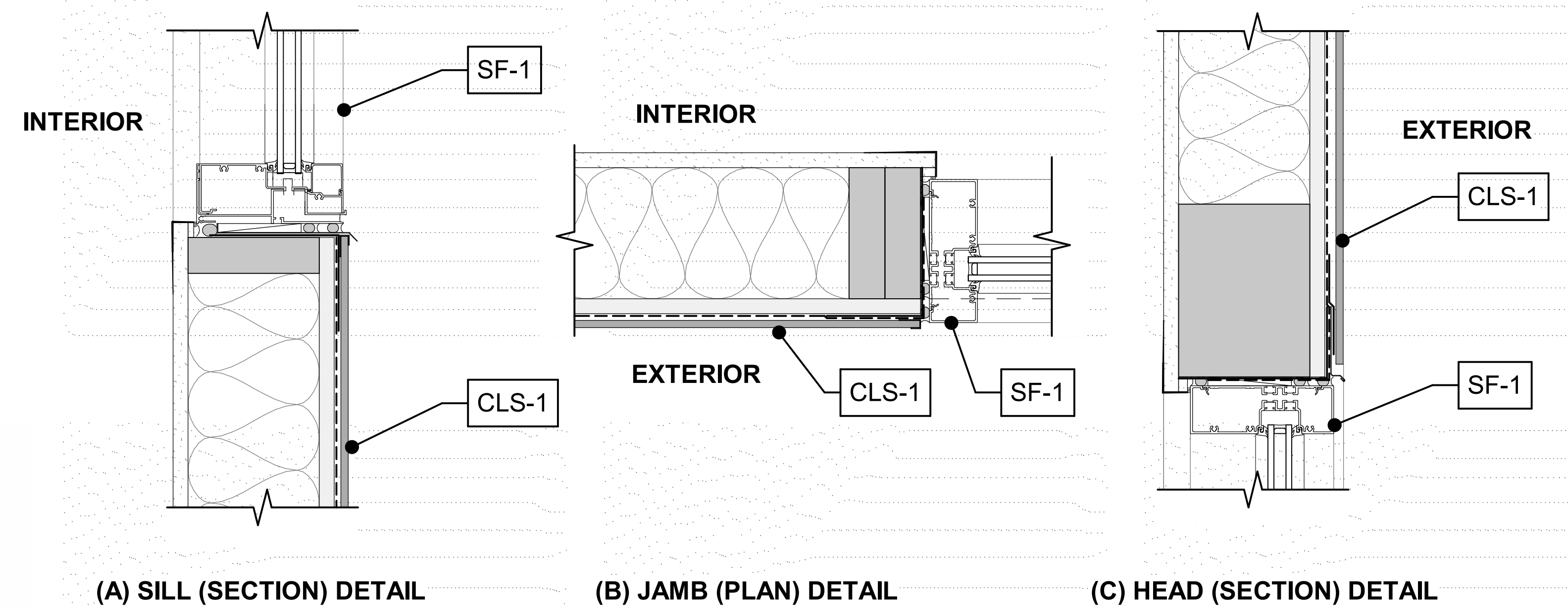








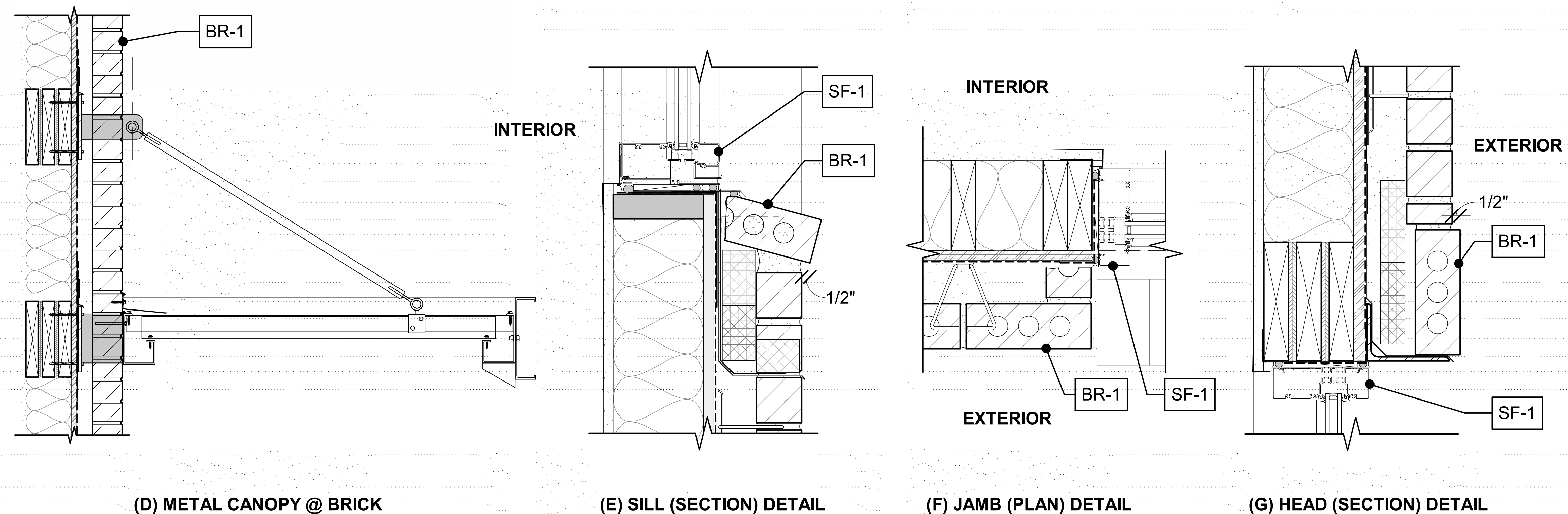
BUILDING ELEVATION - ONEAL STREET - LEASING ENTRY
SCALE: 1" = 10'-0"



STOREFRONT FRAME @ CEMENTITIOUS LAP SIDING



ONEAL STREET - LEASING ENTRY



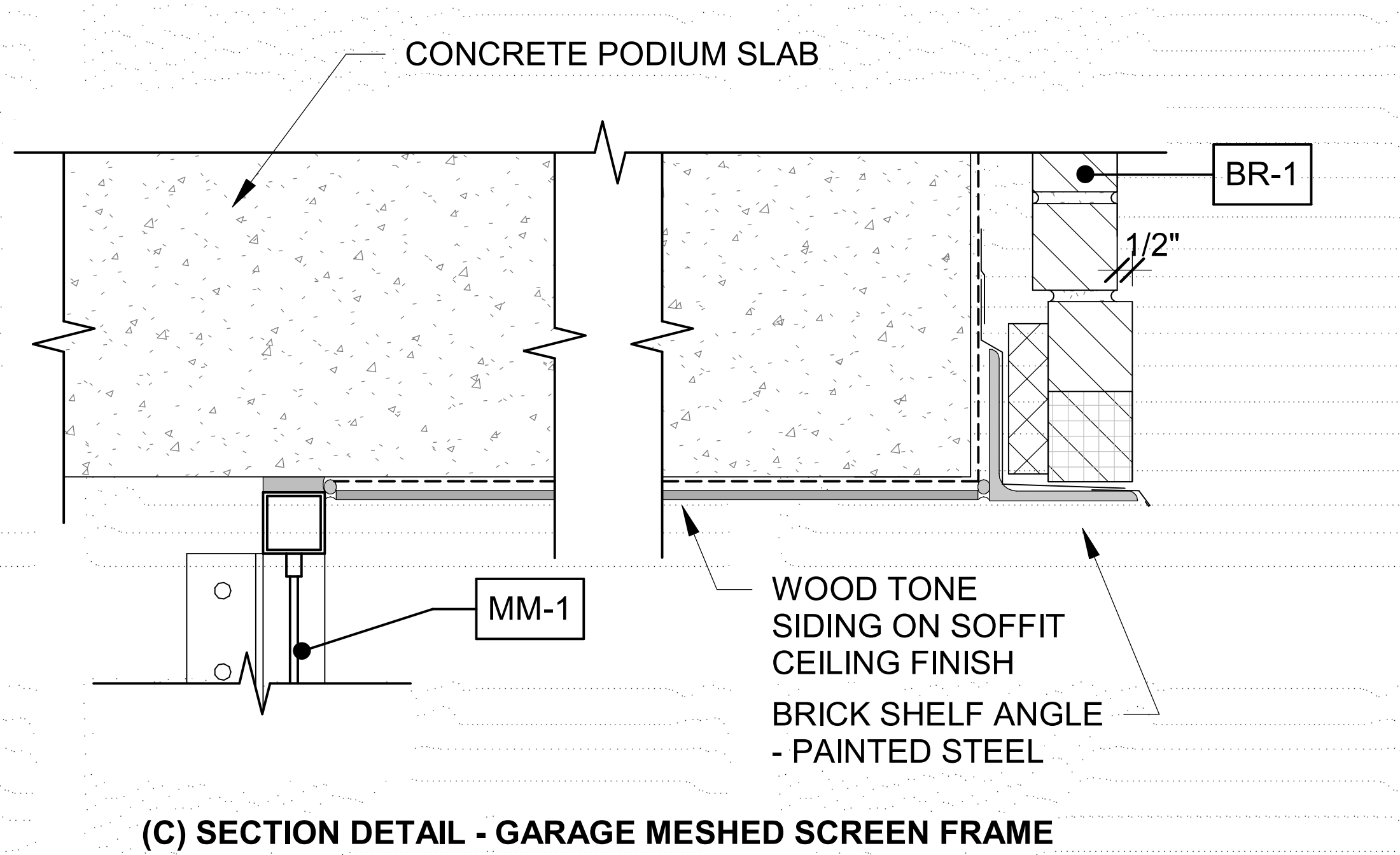
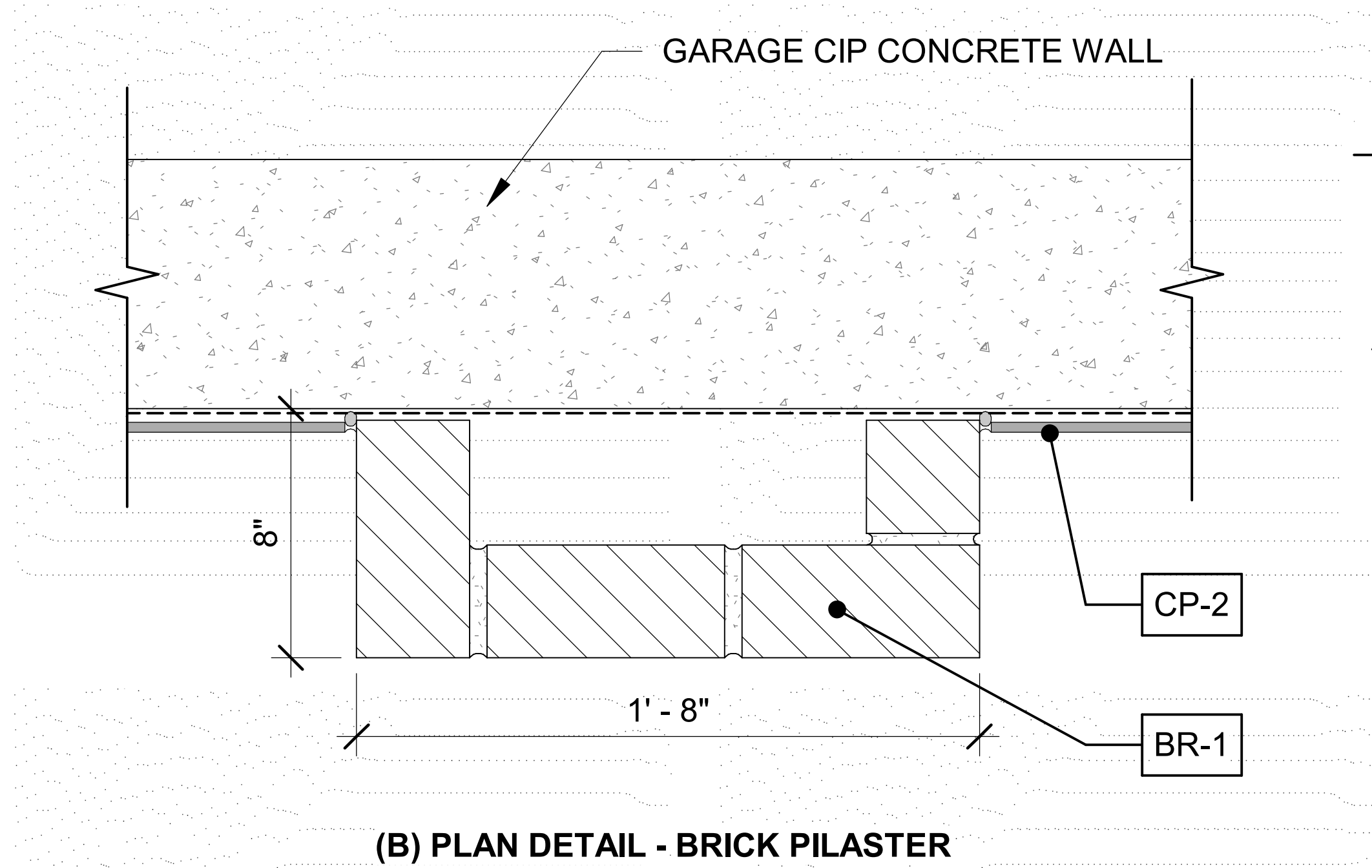
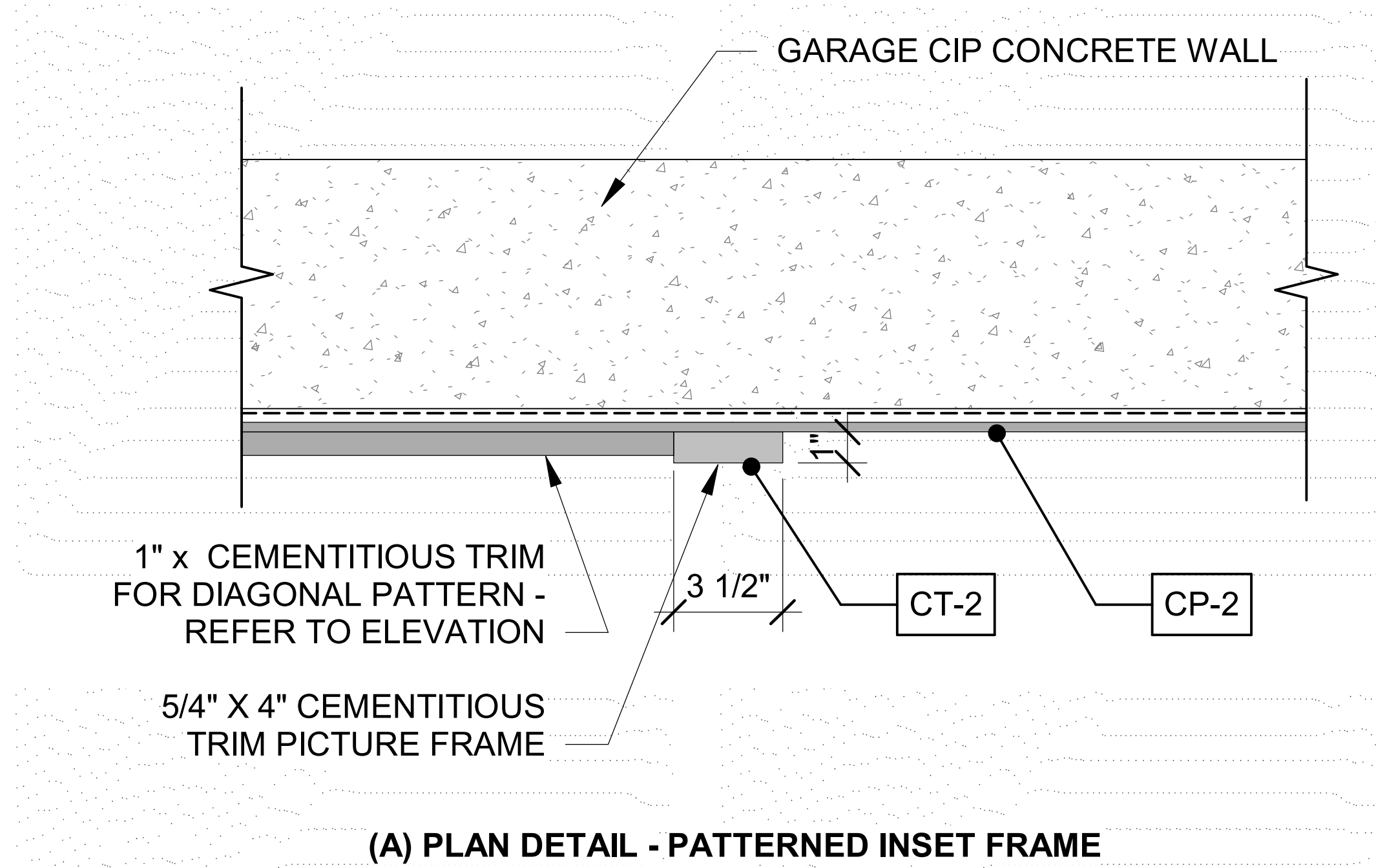
STOREFRONT FRAME @ BRICK



ENLARGED BUILDING ELEVATION - ONEAL STREET - POCKET PARK
SCALE: 1" = 10'-0"

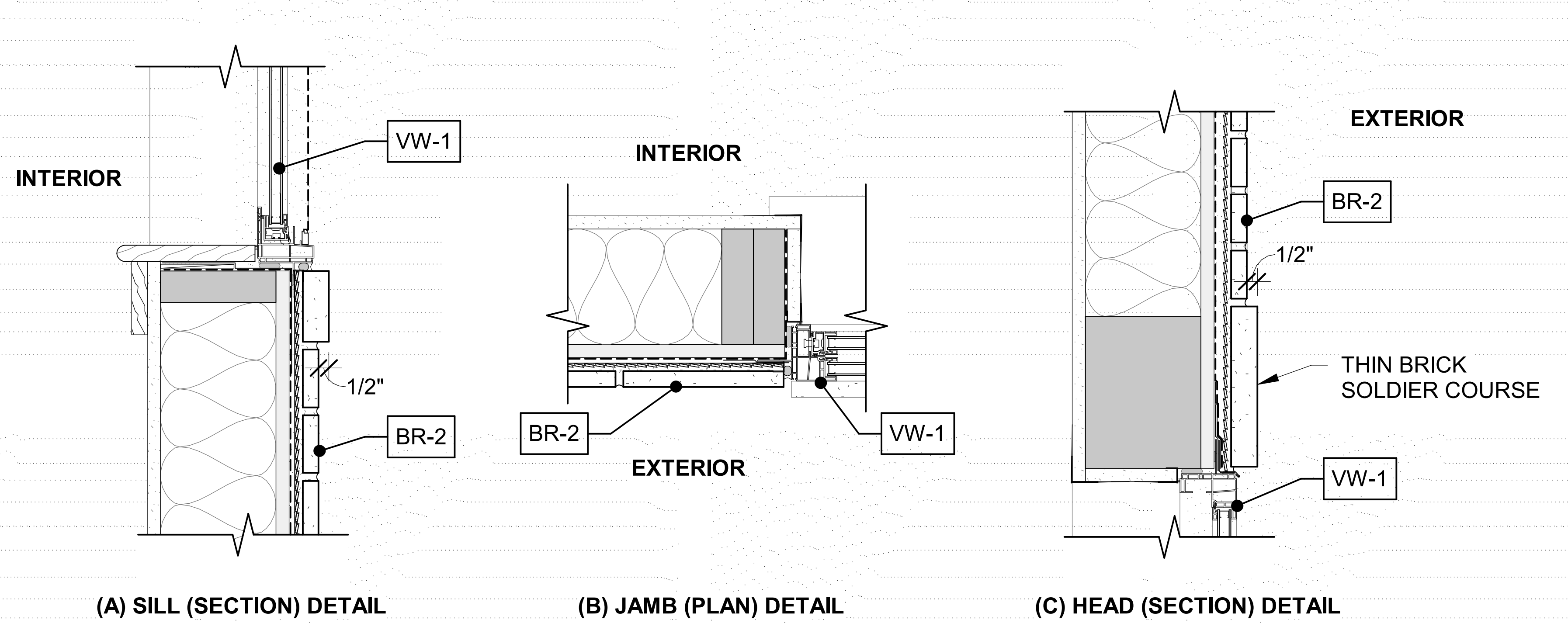


ONEAL STREET - POCKET PARK





ENLARGED BUILDING ELEVATION - ONEAL STREET
SCALE : 1/8" = 1'-0"

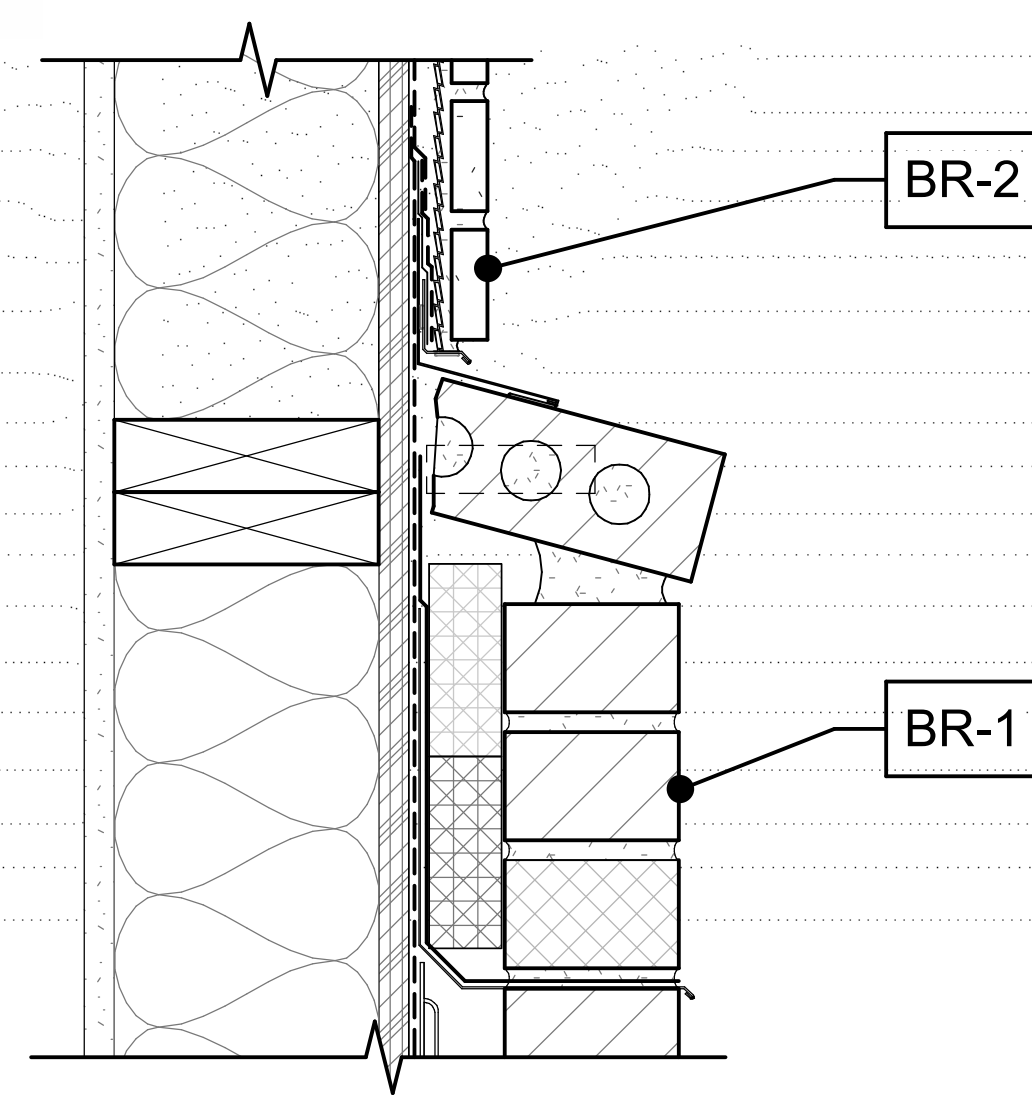


(A) SILL (SECTION) DETAIL

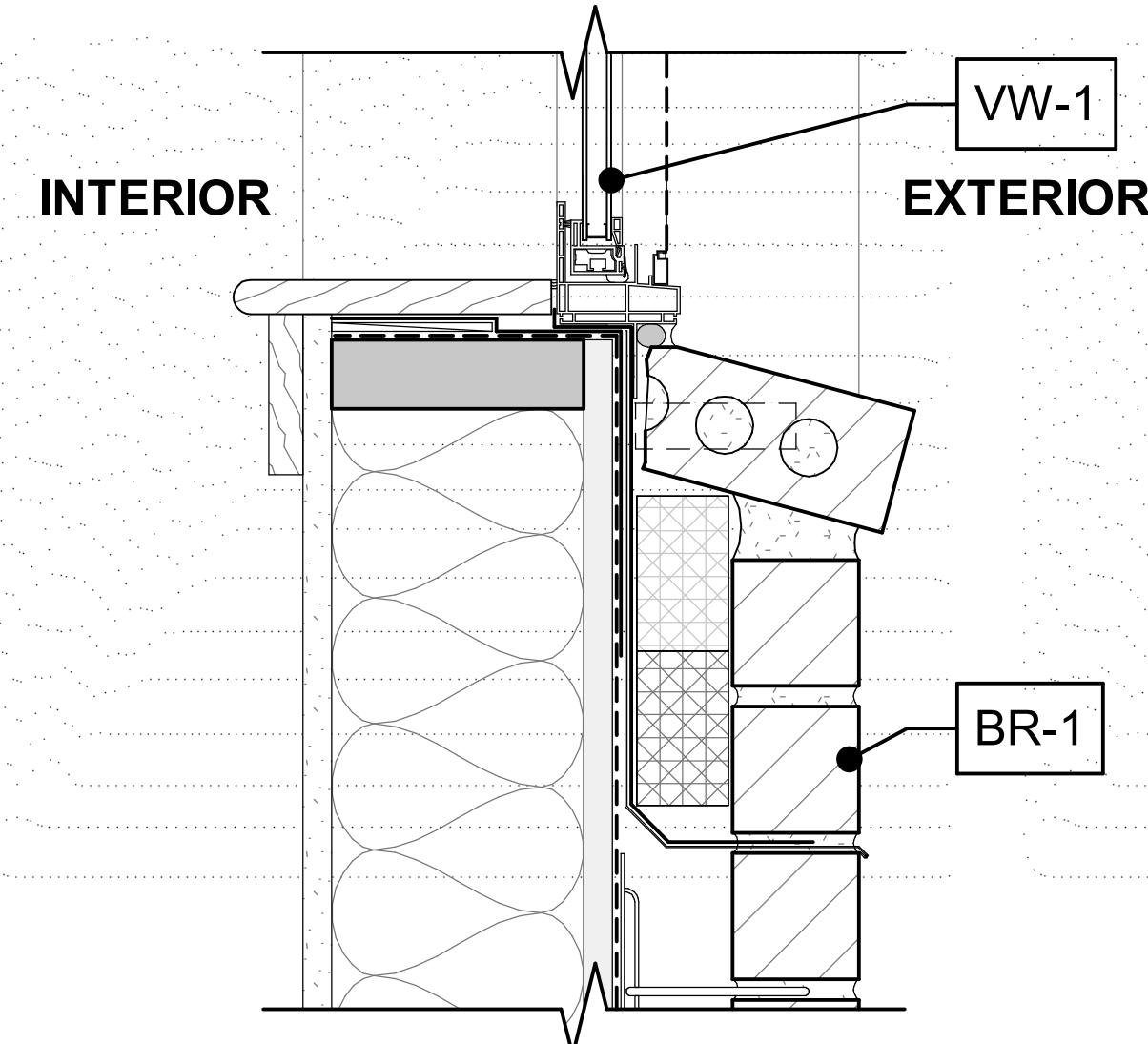
(B) JAMB (PLAN) DETAIL

(C) HEAD (SECTION) DETAIL

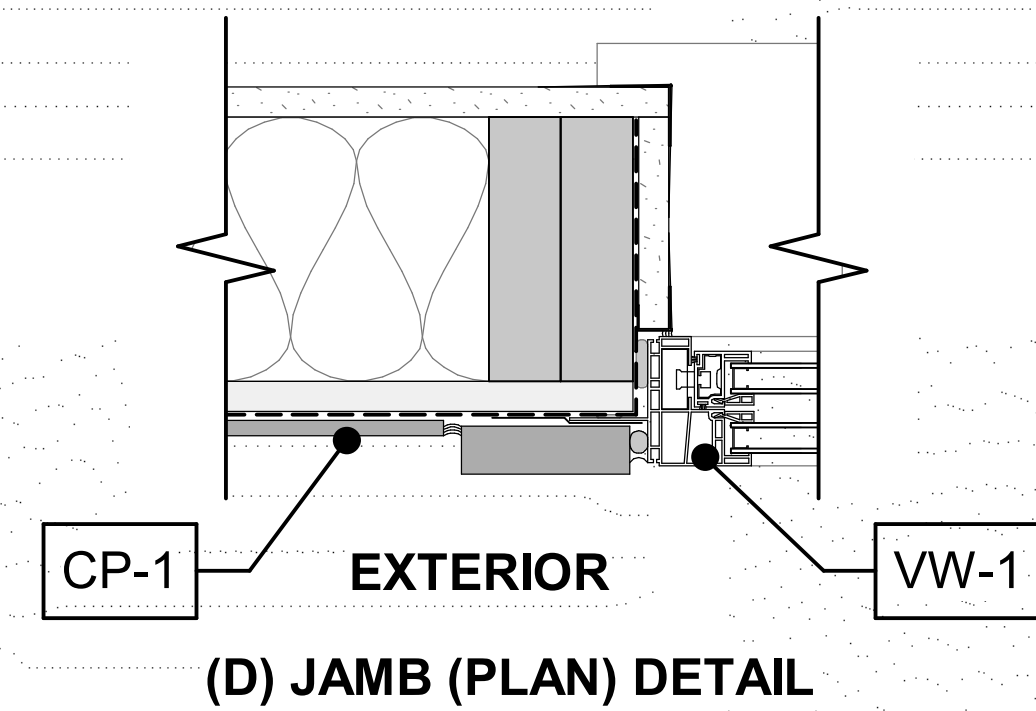
WINDOW DETAILS @ THIN BRICK



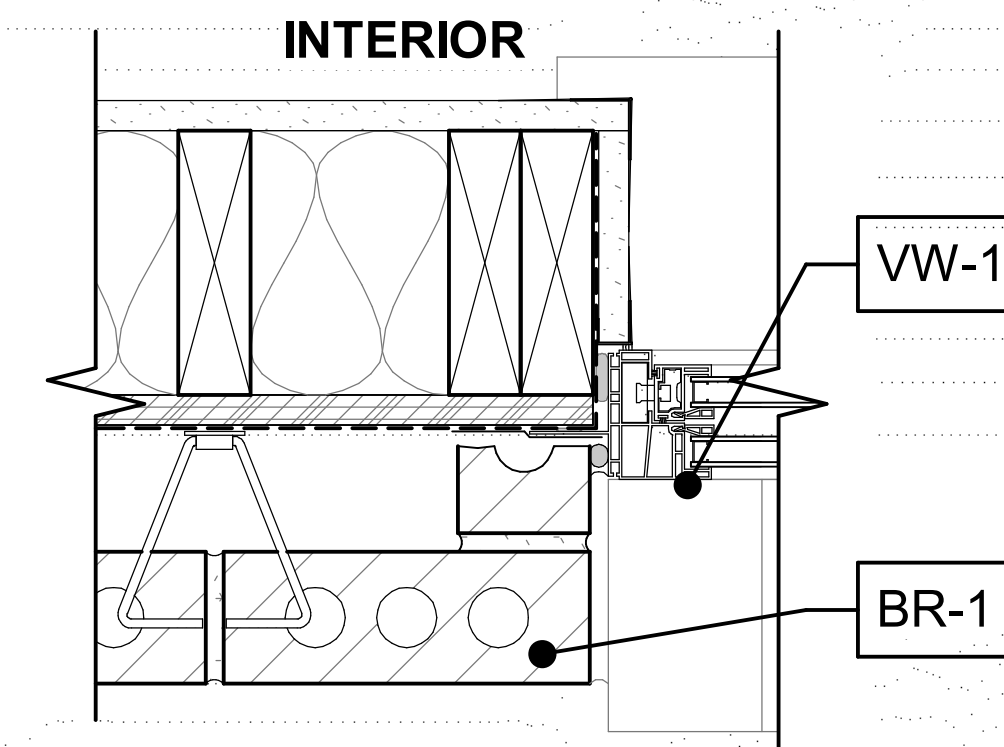
(E) BRICK WATER TABLE



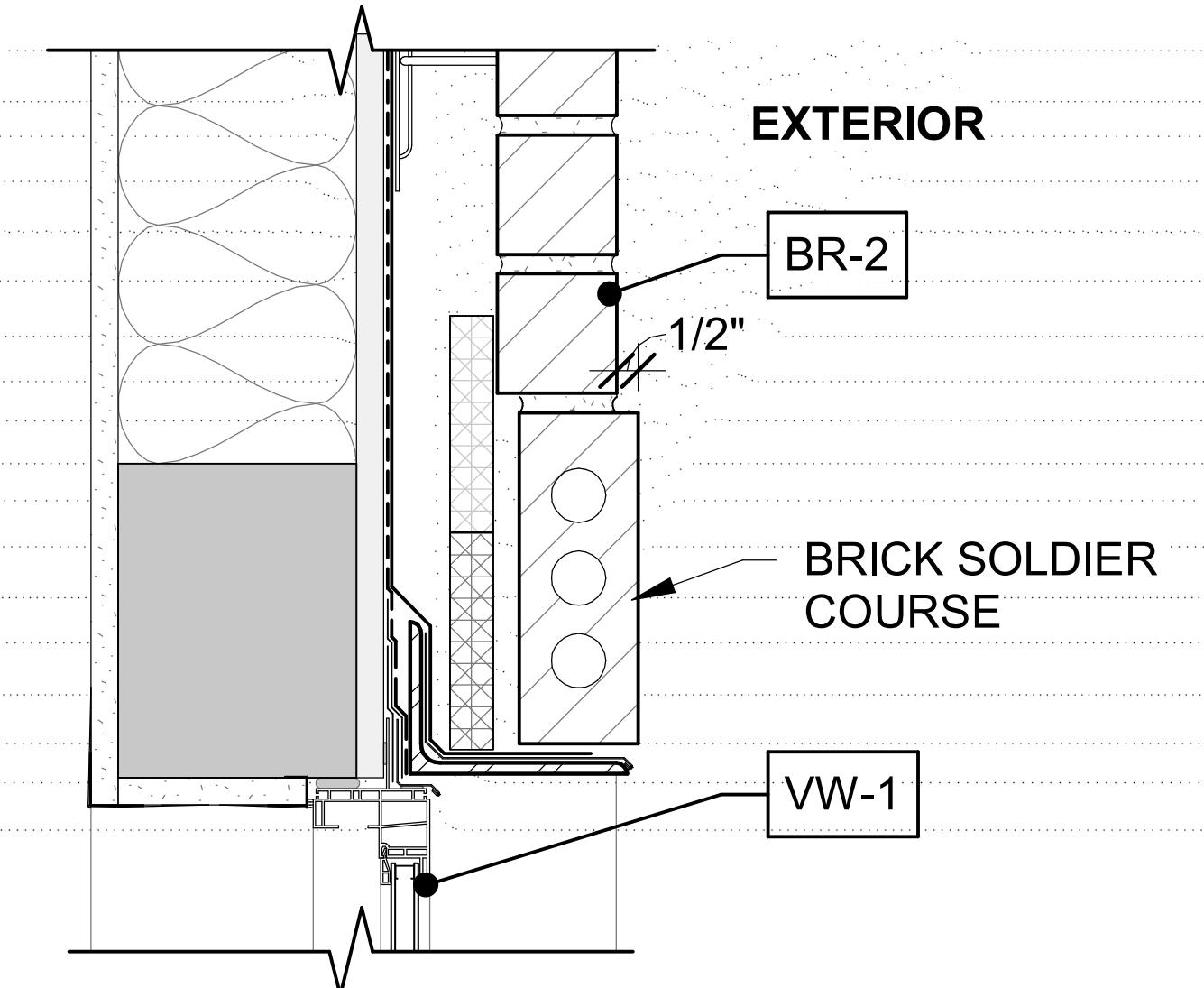
(F) SILL (SECTION) DETAIL



(D) JAMB (PLAN) DETAIL



(G) JAMB (PLAN) DETAIL

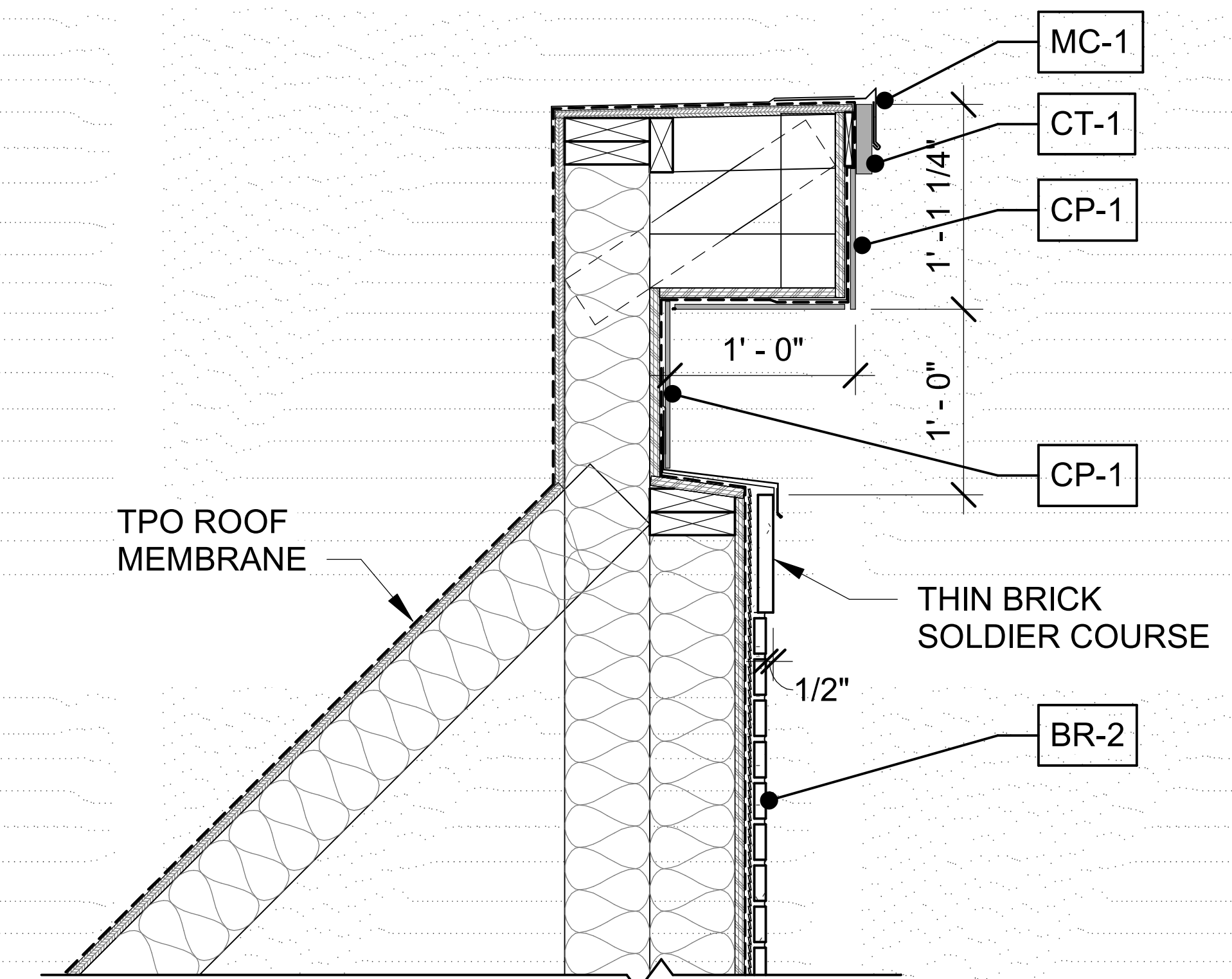


(H) HEAD (SECTION) DETAIL

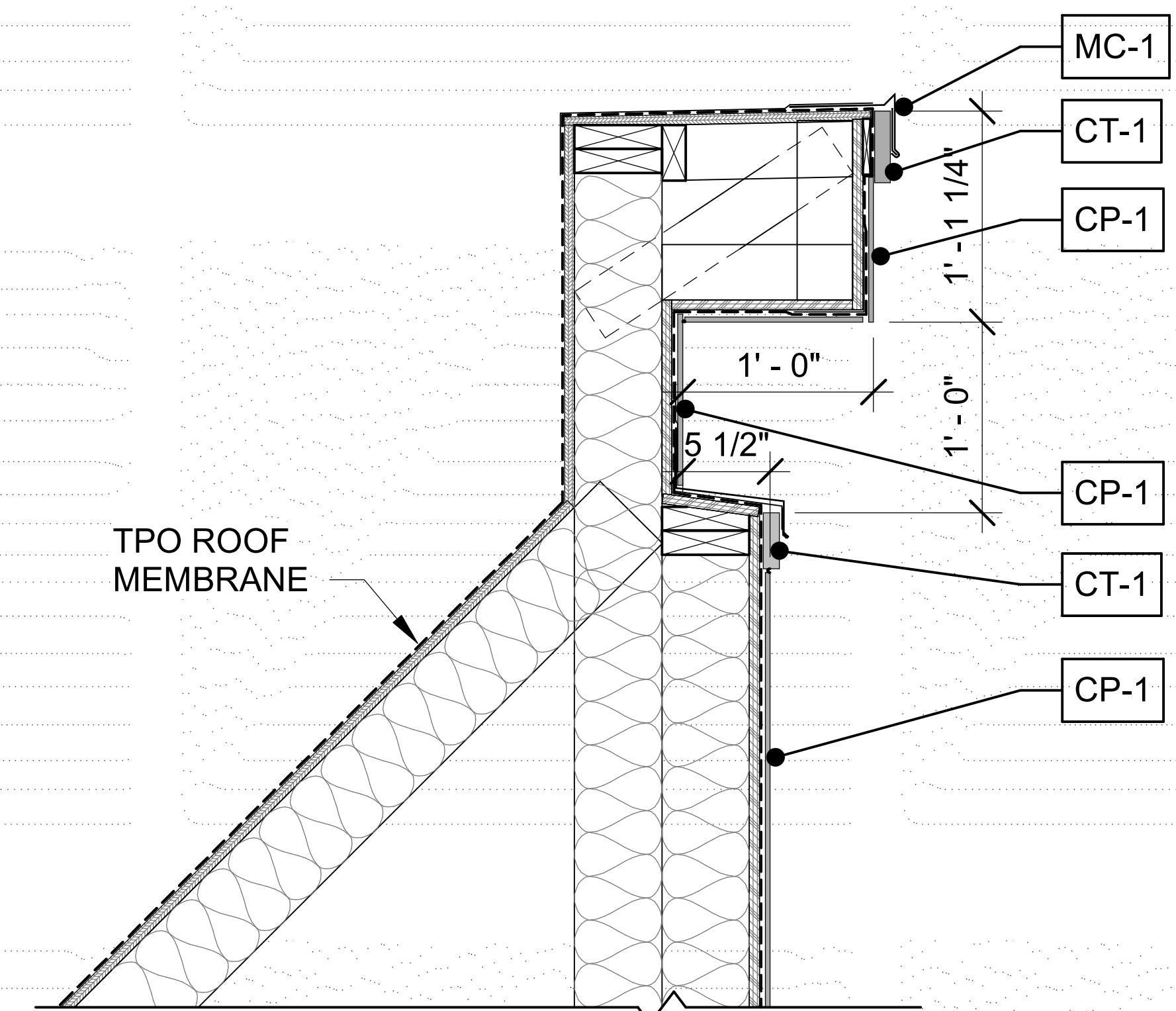
WINDOW DETAILS @ BRICK



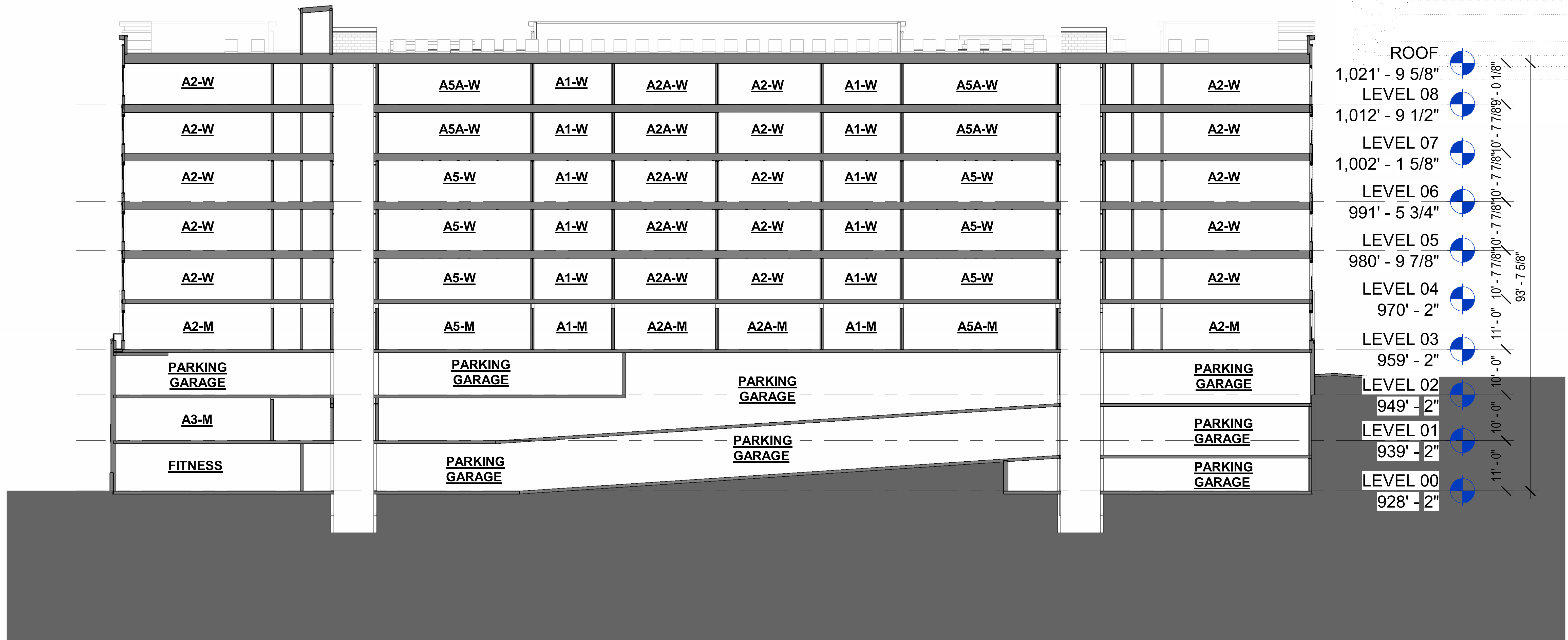
ENLARGED BUILDING ELEVATION - ONEAL STREET
SCALE: 1/8" = 1'-0"



(A) PARAPET (SECTION) DETAIL @ THIN BRICK



(B) PARAPET (SECTION) DETAIL @ CEMENTITIOUS PANEL



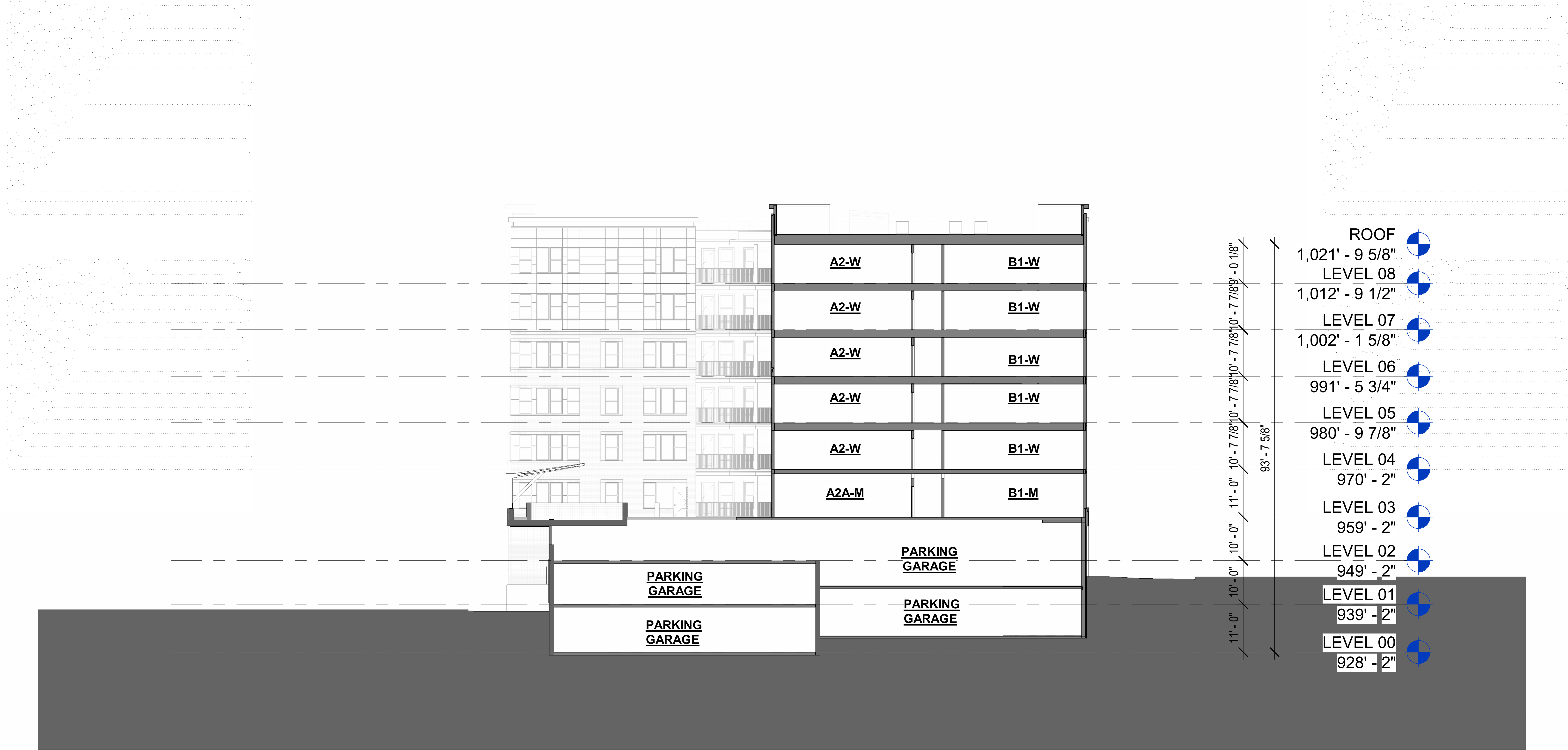
BUILDING SECTION - LONGITUDINAL
SCALE: 3/32" = 1'-0"



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BUILDING SECTION - TRANSVERSE
SCALE: 3/32" = 1'-0"



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501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | JACOBSON MILLS BUILDING GROUP, 701 E. FIRST STREET, SUITE 600 | GREENVILLE, SC 29611 | 230 PETERSBURG | SPARTANBURG, SC 29161 | 154 N. DANIEL MORGAN AVENUE, SUITE 300 | SPARTANBURG, SC 29306
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TRAILSIDE
MULTI-FAMILY

FORMER ARC
DOCUMENT
SOLUTIONS

ONEAL STREET

ACADEMY STREET

PROPOSED
MULTI-FAMILY

MCCLAREN
MULTI-FAMILY

CONCRETE MEDIAN

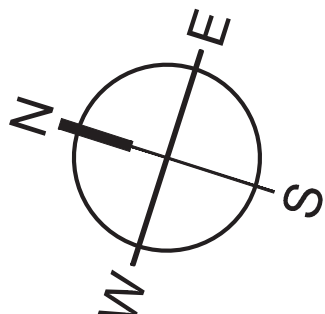
CURB AND GUTTER (TYP)

TRANSFORMER
SHAFT

UTILITY

40' OAK

0 10 20 40
SCALE: 1" = 20'



MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM



2/28/25

2 ONEAL STREET

TMG

GREENVILLE, SOUTH CAROLINA

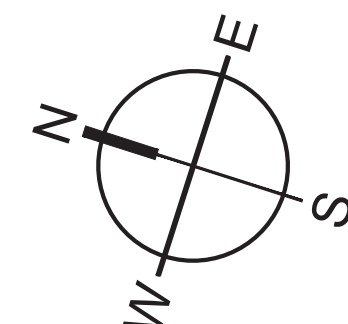
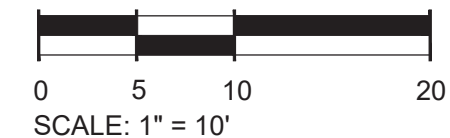
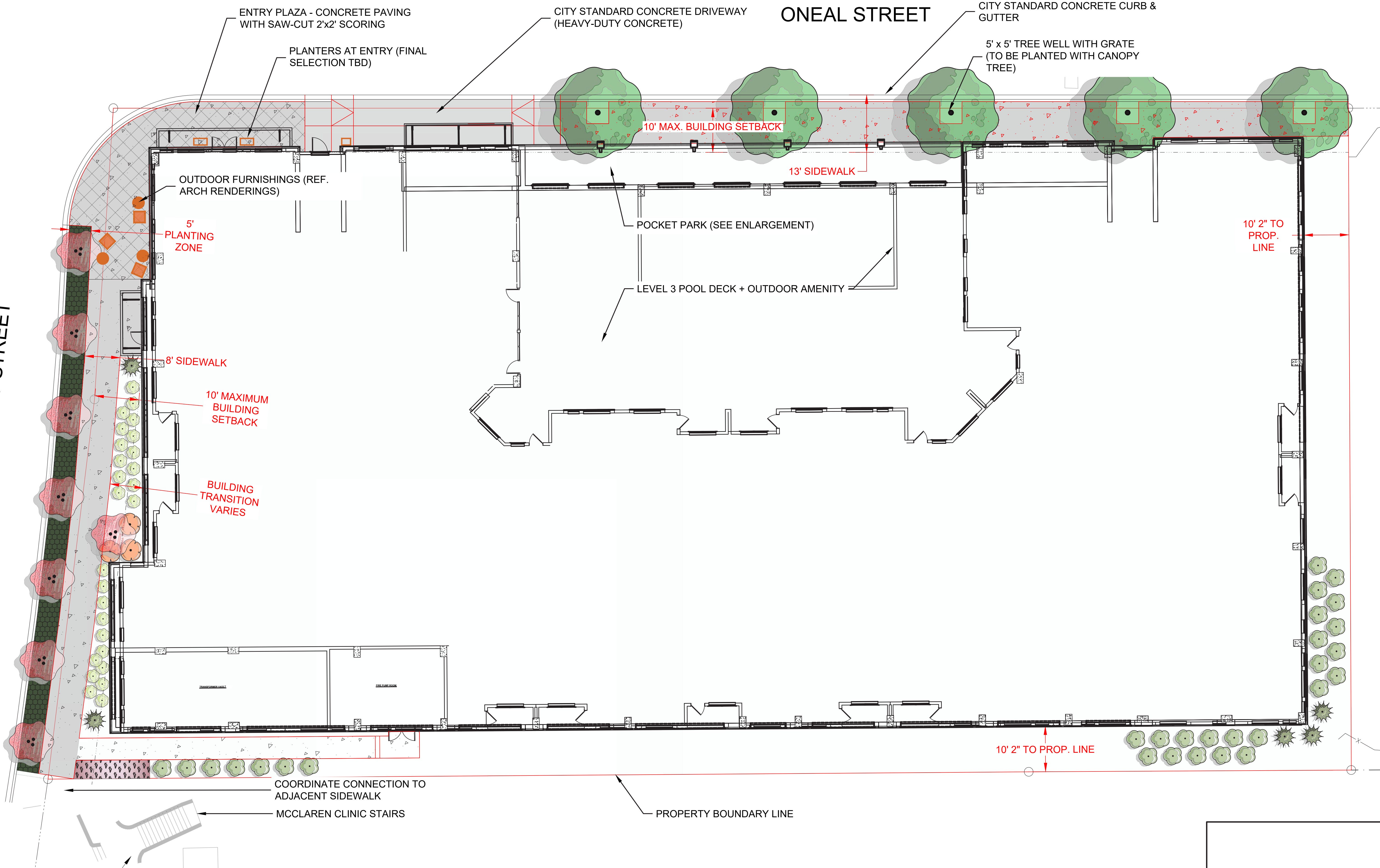
SW+ PROJECT: 10626
DATE: 09/27/23
DRAWN BY: WDM
CHECKED BY: CB

REVISION HISTORY

DRB CONTEXT
PLAN

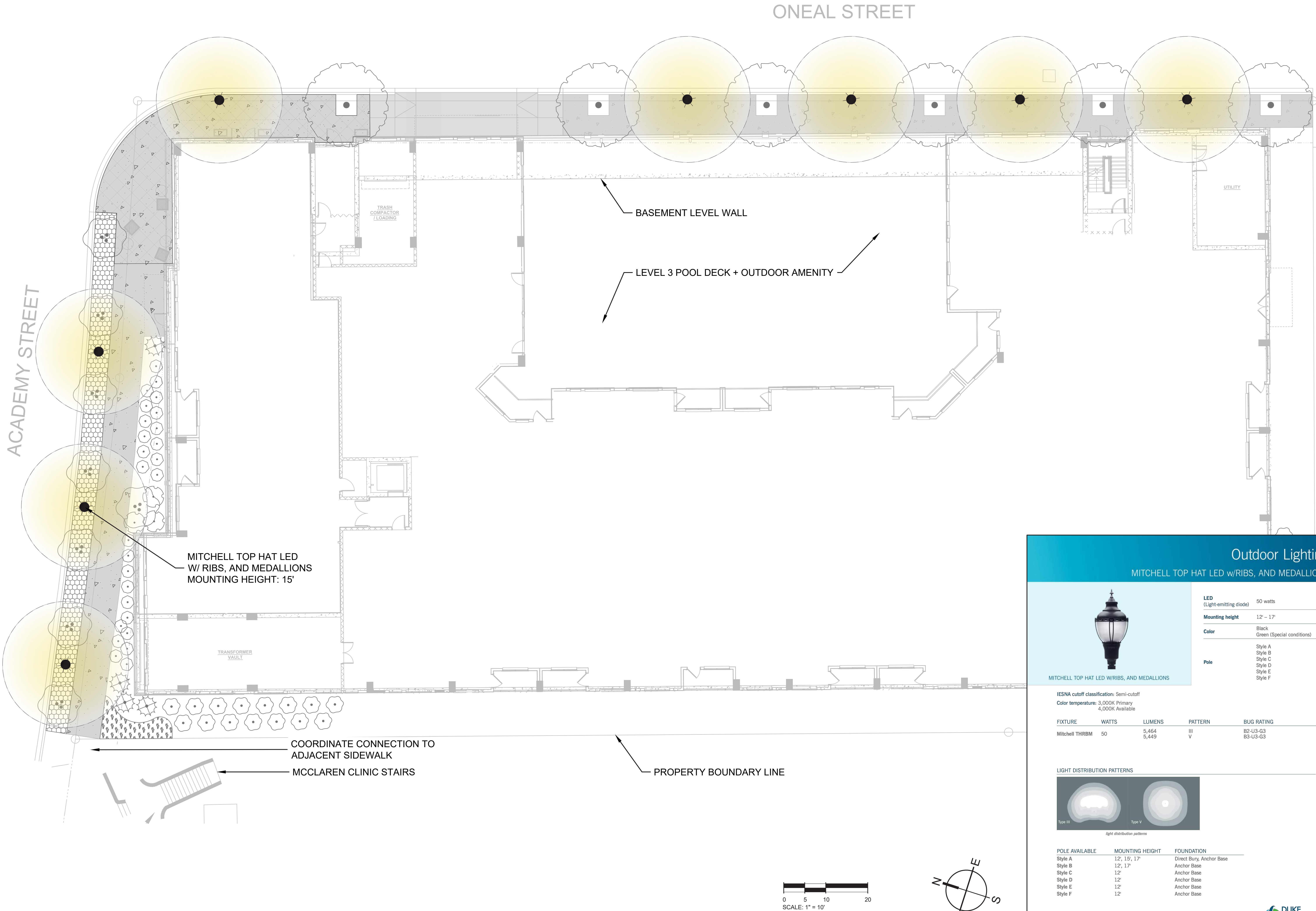
501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6000 | GREENVILLE, SC 29611 | 120 PETERSON DR. | CHARLOTTE, NC 28217 | 712 N CEDAR STREET | SUMMERVILLE, SC 29483 | 104 N DANIEL MORGAN AVENUE, SUITE 300 | SPARTANBURG, SC 29306
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ACADEMY STREET



REVISION HISTORY	

501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29564 | JUDSON MILLS BUILDING 6000, 7th FLOOR | PROJECT: SUITE 6000 | GREENVILLE, SC 29611 | 230 PETERSBURG | CHARLOTTE, NC 28217 | 701 N. GERRARD STREET | SUMMERVILLE, SC 29586 | 101 N. DANIEL MORGAN AVENUE, SUITE 300 | SPARTANBURG, SC 29306
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Outdoor Lighting

MITCHELL TOP HAT LED w/RIBS, AND MEDALLIONS

LED
(Light-emitting diode)

50 watts

Mounting height

12' - 17'

Color

Black
Green (Special conditions)

Pole

Style A
Style B
Style C
Style D
Style E
Style F

MITCHELL TOP HAT LED w/RIBS, AND MEDALLIONS

IESNA cutoff classification: Semi-cutoff
Color temperature: 3,000K Primary
4,000K Available

FIXTURE	WATTS	LUMENS	PATTERN	BUG RATING
Mitchell THRBM	50	5,464 5,449	III V	B2-U3-G3 B3-U3-G3

LIGHT DISTRIBUTION PATTERNS

light distribution patterns

POLE AVAILABLE	MOUNTING HEIGHT	FOUNDATION
Style A	12', 15', 17'	Direct Bury, Anchor Base
Style B	12', 17'	Anchor Base
Style C	12'	Anchor Base
Style D	12'	Anchor Base
Style E	12'	Anchor Base
Style F	12'	Anchor Base

For additional information, contact
us at ODL.Carolinas@duke-energy.com.

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SW
SEAMON WHITESIDE

MOUNT PLEASANT, SC 843.884.1667
GREENVILLE, SC 864.298.0534
SUMMERVILLE, SC 843.972.0710
SPARTANBURG, SC 864.272.1272
CHARLOTTE, NC 980.312.5450
WWW.SEAMONWHITESIDE.COM



2 ONEAL STREET
TMG
GREENVILLE, SOUTH CAROLINA

SW+ PROJECT: 10626
DATE: 09/27/23
DRAWN BY: WDM
CHECKED BY: CB

REVISION HISTORY

NO.	DESCRIPTION	DATE

DRB LIGHTING PLAN



SARAH'S FAVORITE CRAPE MYRTLE



HIGHBEAM OVERCUP OAK



DEGROOT'S SPIRE ARBORVITAE



ENCORE AZALEA



SNOW QUEEN OAKLEAF HYDRANGEA



'MISS SCHILLER'S DELIGHT' VIBURNUM



SUPER BLUE LILYTURF



LITTLE ARROW BLUESTEM



CONCRETE WITH SAWCUT SCORING



GROUND COVER



COLUMNAR EVERGREEN



FLOWERING EVERGREEN



GROUND COVER



BROADLEAF EVERGREEN



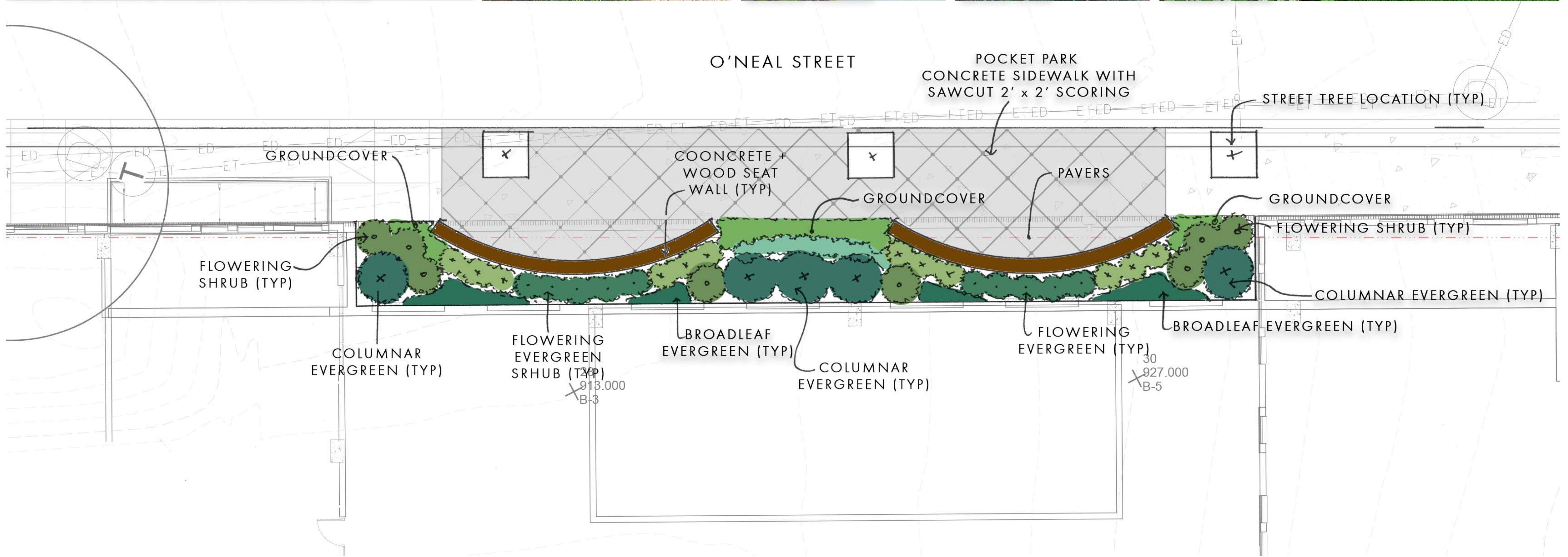
GROUND COVER



FLOWERING SHRUB



WOOD TOP BENCH (TO BE INSTALLED ON CONCRETE SEAT WALL)



NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

2 ONEAL STREET
CONCEPTUAL POCKET PARK DESIGN
GREENVILLE, SOUTH CAROLINA
2025.05.08





NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



2 ONEAL STREET | POCKET PARK

DYNAMIK DESIGN
GREENVILLE, SOUTH CAROLINA
2025.05.09