



AGENDA

MEETING OF DESIGN REVIEW BOARD
THURSDAY, OCTOBER 16, 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 25-783**
Application by Harrison Horowitz for a **Certificate of Appropriateness** for Exterior Renovations at **505 North Main Street**
 - b. **CA 25-784**
Application by Nathan Asire for a **Certificate of Appropriateness** for an Addition at **105 River Street**
 - c. **CA 25-809**
Application by the City of Greenville for a **Certificate of Appropriateness** for Exterior Renovations at **15 South Main 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
October 7, 2025**
for the October 16, 2025 Public Hearing

Docket Number: 25-783
Applicant: Harrison Horowitz
Property Owner: Oxford Capital Partners
Property Location: 505 N. Main Street
Tax Map Number: 0003000200100
Zoning: MX-2, Mixed Use - 2 and MX-3, Mixed Use - 3
Proposal: Site and Building Renovations
Staff Recommendation: **Approval with Conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

Div. 19-6.2.9 Major Urban Certificate of Appropriateness

Project Scope:

The applicant intends to fully renovate the existing 2-story building and surrounding site to improve pedestrian access and activation and to improve the commercial storefronts and overall façade appearance. Ultimately the goal of the applicant is to “reactivate this key site into a modern retail destination for the community’s benefit,” as shared with the City . The building will remain in its current general configuration, and the existing parking areas on either side of the building will be improved in-place.

Staff Analysis:

Greenville Development Code (GDC) Overview

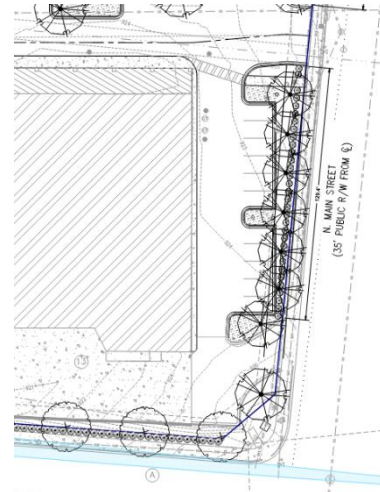
This project type is considered both a “Site Modification” and “Façade Modification” under the GDC, which will require the site to comply with all site development standards. All pedestrian and vehicular access, parking design, and screening requirements appear to have been satisfied. Per 19-4.4.1.C., curb lawns are required along all District and Neighborhood Streets unless existing conditions reasonably prevent their incorporation. **Final coordination with the city’s Civil Engineering division is needed to confirm appropriate sidewalk and curb lawn dimensions on all public streets.** Additional recommendations regarding sidewalks can be found below under section PUB 3 – Sidewalk Zone.

As a Façade Modification, the project is expected to comply with all Signage, Lighting, and Materials standards within the GDC. As is typical with signage applications, all new signage will require a separate sign permit and Certificate of Appropriateness. Additional recommendations regarding signage can be found below under section PUB 11 – Signage.

Staff also notes that EIFS is not an approvable material on any facades visible from streets, adjacent parking areas, and residential dwellings. All new applications of this material must be revised before submitting for permits.

PUB 3. Sidewalk Zone

While the project is successful in improving the existing parking lot to meet Development Code standards, the existing sidewalks are not shown to be improved. Given the prominence of the Main and Academy Street intersection, staff finds that additional priority should be placed on the pedestrian realm in this location. **Per PUB 2.2 and 3.3, a minimum 5-foot curb lawn and 6-foot sidewalk should be provided. Staff recommends further study of the site configuration in this area to better engage this prominent intersection through the creative use of wider sidewalks, landscaping, and architectural enhancements.** The guidelines outlined in PUB 4. Street Furnishing Zone, PUB 5. Planting Zone, and PUB. 6 Building Transition Zone should also be referenced for any new solutions identified in this area.



PUB 9. Lighting

Typical area lighting is provided within the parking lot, and will be expected to meet all Greenville Development Code requirements with regard to fixture heights, light levels, shielding, etc. No pedestrian lights are indicated along any of the public sidewalks. As recommended in PUB 9.1, lighting should feature a combination of pedestrian-scaled streetlights and spillover from adjacent buildings. **Additional pedestrian light fixtures and locations must be identified and included in an updated CA prior to permitting.**

PUB 10. Walls, Fencing and Screening

Safety railings are indicated along the Academy Street frontage; however, no details or specifications have been provided. As shown in the renderings, the fence appears to be a simple metal picket fence painted to match the branding colors applied elsewhere within the project. Per PRI 10.2 and 10.4, the fence must be constructed of durable, lasting materials and must complement the architectural character of the project. If the final appearance of the fence varies from what is shown in the renderings it must be reviewed and approved by 2 members of the DRB.



PUB 11. Signage

The package features a clear and consistent approach to signage and branding for the project. While signage is not typically reviewed and approved at this stage of a project, staff finds that this approach successfully complements the design intent of the overall project.

Given the number of anticipated new tenants and the intentional branding suggested within the DRB application, staff recommends that the applicant submit a comprehensive sign package consistent with signage represented in these renderings. The signs should be of uniform design and branding standards as presented to the City in this submittal. All signage requires a future sign Certificate of Appropriateness to ensure consistent and complementary signage with each tenant upfit.



PUB 12. Utilities

All utilities will remain in the same general location at the back of the building beneath the parking structure. Any utilities visible from the public right-of-way will require screening per the Greenville Development Code.

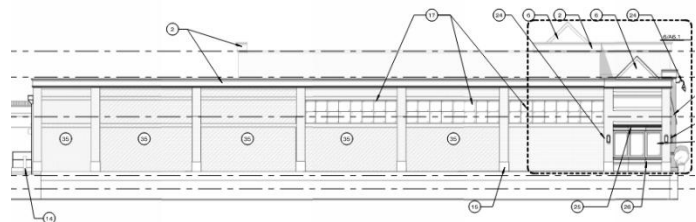
PRI 3. Entry

All new and existing entrances into the building will receive new storefronts, canopies, signage, and lighting to attract and guide pedestrians, per PRI 3.3. and 3.6. The existing stairs are also pronounced and clearly identified as shared access to the upper-level tenants.

PRI 4. Activated Ground Floor

Significant improvements have been made to the building's ground floor activation facing W. Park Ave. through the incorporation of transparency, coordinated branding, architectural detailing, and outdoor gathering spaces. Staff notes that final glazing specifications have not been provided. Per PRI 4.2, the use of darkly tinted and/or reflective glass is prohibited.

In contrast with the north elevation, the east elevation facing Main Street is largely a blank brick wall with very little transparency. Some new clerestory windows are shown, and a large mural location has been identified; however, **staff notes that an alternate approach is needed in this area given the prominence of the Academy and N. Main Street intersection. As previously noted, improvements to the architectural detailing, pedestrian access, and site configuration should be studied for a more engaging solution.**



Existing storefronts are shown to remain along the south elevation facing Academy Street. Given the location of the existing parking lot and limited visibility to these storefronts, staff finds the applicant's approach to this elevation acceptable. The modification of the roofline, painting of the building, and updates to simple elements like scuppers, downspouts, and architectural lighting help to create a more engaging appearance from this side.



Additional storefront windows have been added to the west elevation for improved activation. Although one span of blank wall is shown along Townes St, staff finds the activation of this façade acceptable given the building's limited width in this location.

PRI 5. Articulation

Highly detailed storefronts and canopies create a unique and elevated façade on the north elevation facing Park Avenue. These additions break down the scale of the building and introduce a pedestrian-scaled rhythm to the building in alignment with the requirements of PRI 5. While this same approach is not feasible along the west elevation, **additional articulation is needed along this highly visible side of the building to improve its appearance as previously noted.** Modification of the rooflines, subtle detailing and fixture selection, and the application of a consistent color scheme and branding help to unify the building, per PRI 5.4.

PRI 6. Materiality

Proposed materials and fixtures include:

- Drainable EIFS system
- Existing brick veneer to be painted or limewashed (color TBD)
- Aluminum storefront
- Custom fabricated canvas awnings
- Scalloped copper awnings on metal frames
- Aluminum frame canopy
- PVC Prefabricated crown, dentil molding, boards, and casing
- Standing seam metal roof (color TBD)
- New steel handrails
- Custom pendant lights and decorative wall sconces

As noted within the GDC review section, **EIFS does not conform with the code material standards.** PRI 6.1 also states that projects should use high-quality materials that are compatible with their surrounding context and should elevate the existing character of the area. Materials used in proximity to pedestrian areas must also be able to withstand heightened activity and wear.

While general colors are indicated in the renderings provided, final color selections have not been identified in the packet. **Staff notes that final material selections and colors must be reviewed and approved by 2 members of the DRB.**

PRI 7. Architectural Lighting

Decorative wall sconces are identified in the plans which are consistent with the overall architectural style. The placement of these elements complements the rhythm of the storefronts and elevates the pedestrian engagement along the building's primary façade.

PRI 8. Private Outdoor Spaces

The placement of new planters at the front of the building help to create a positive transition from the parking lot to the retail entrances. Species selection for these planters should complement and enhance the design of the building per PRI 8.3. Final plant selections will be reviewed at the time of permitting.



PRI 9. Parking Lots

As stated under the GDC summary, significant improvements are being made to the parking lot to bring it into conformity with Greenville Development Code standards. While large surface parking lots are generally not preferred within the downtown area, the preservation of the existing site and building combined with the number of anticipated new commercial tenants make this approach acceptable.

Summary:

Overall, staff finds that the proposed improvements are in keeping with the Downtown Design Guidelines and therefore makes the following recommendation.

Staff recommends approval with the following conditions:

- 1. Per GDC standards, EIFS is not an allowable material for any facades visible from streets, adjacent parking areas, or residential dwellings. All new applications of this material must be revised to an alternate material selection.**
- 2. Additional study of the site configuration along the N. Main Street edge must be conducted to better engage this prominent intersection through the creative use of wider sidewalks, landscaping, and architectural enhancements. Final review by staff and 2 members of the DRB is required for approval.**
- 3. Additional pedestrian lighting must be added and included in an updated CA prior to permitting.**
- 4. Final material and color samples must be reviewed and approved by staff and 2 members of the DRB. This include glass selections, which are not permitted to be darkly tinted or reflective.**

5. As it is an important component to the overall design, all new signage will require a separate sign permit and Certificate of Appropriateness and must adhere to the sign regulations of the Greenville Development Code. A comprehensive sign package complete with brand standards must be submitted with the future sign CA, and all future tenant signage must adhere to this package.
6. An Affidavit of Substantial Compliance must be signed and notarized by the property owner prior to the issuance of the Certificate of Conformity.
7. 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:	Harrison Horowitz	NP OX 505 Greenville LLC
*Title:		
*Address:		
*State:		
*Zip:		
*Phone:		
*Email:		

PROPERTY INFORMATION

*STREET ADDRESS 505 North Main Street, Greenville, SC 29601

*TAX MAP #(S) 0003000200100

*ZONING CLASSIFICATION MX-2 and MX-3

*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: HH

*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 request is to receive a Major Certificate of Appropriateness for a project within the Downtown Overlay. We intend to redevelop the shopping center at 505 North Main Street in Greenville, South Carolina. Proposed improvements include new storefronts, improved pedestrian access from the public sidewalks, landscape upgrades, lighting upgrades, and facade improvements. The intent is to reactivate the shopping center into a modern retail destination with classic service retail categories including restaurant, grocery, fitness, coffee, clothing, and general convenience. We intend to regrade and restripe the parking lot in addition to other site improvements. Overall, the scope reflects a dramatic upgrade of the existing improvements to reactivate this key site into a modern retail destination for the community's benefit.

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, *site plan review*
\$300.00, *architectural review*
 - 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.

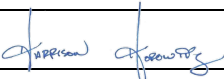
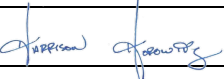
For more detail on these submittal requirements, please refer to the [Greenville Downtown Design Guidelines](#), adopted May 2017.

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

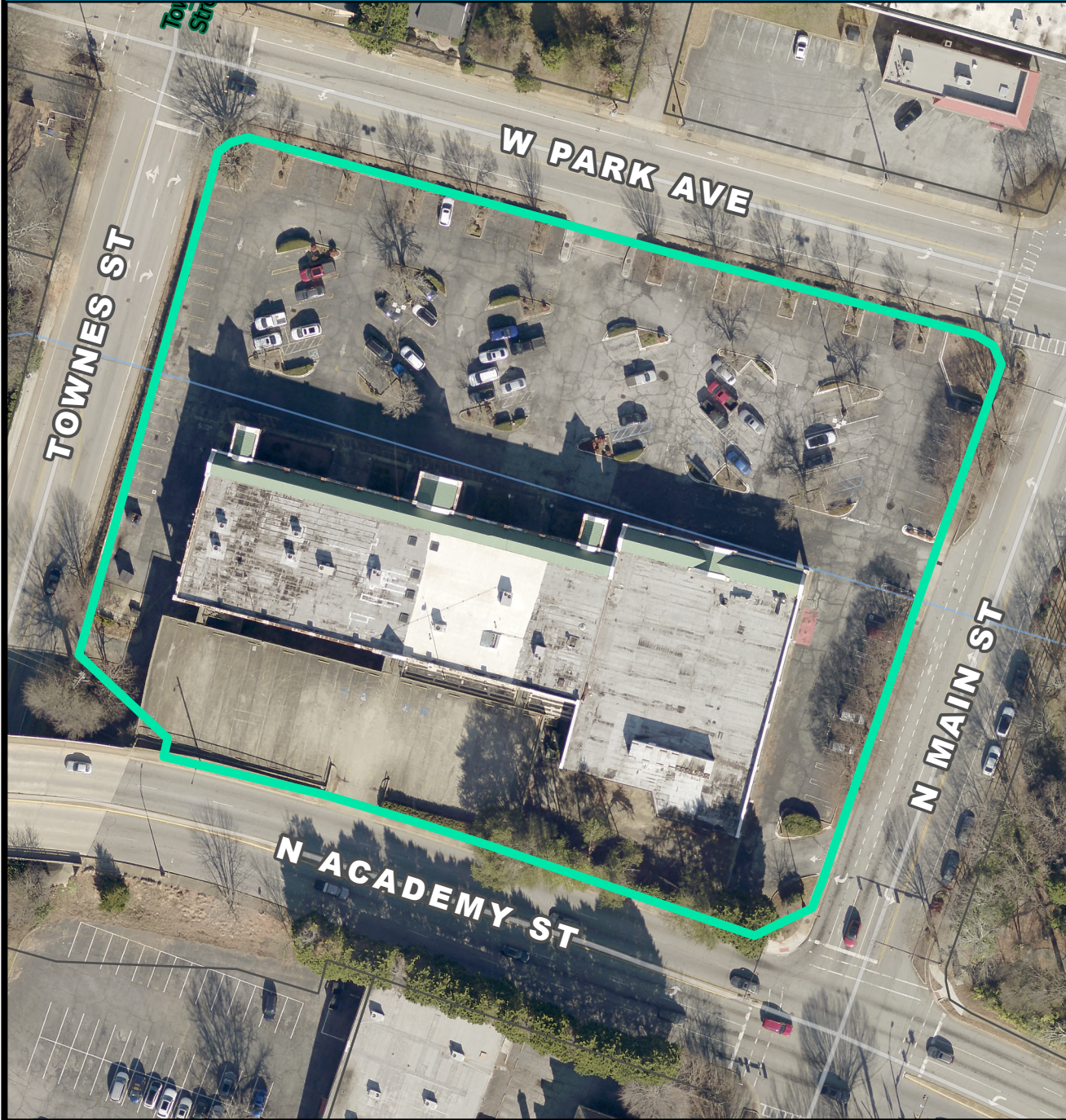
6. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

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.

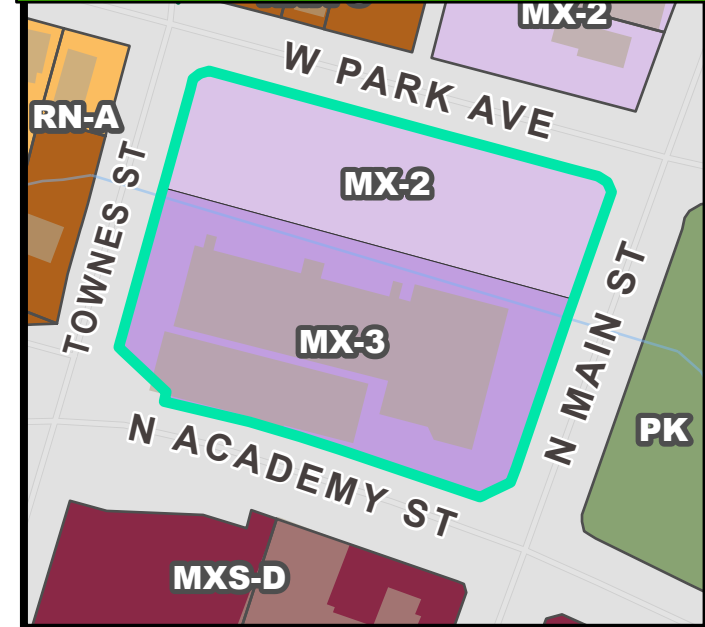
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report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

*Signatures	
Applicant	
Date	September 2, 2025
Property Owner/Authorized Agent	
Date	September 2, 2025
Public Hearing information	DRB Public Meeting on October 16, 2025
Public Hearing signs	To be posted no later than October 1, 2025

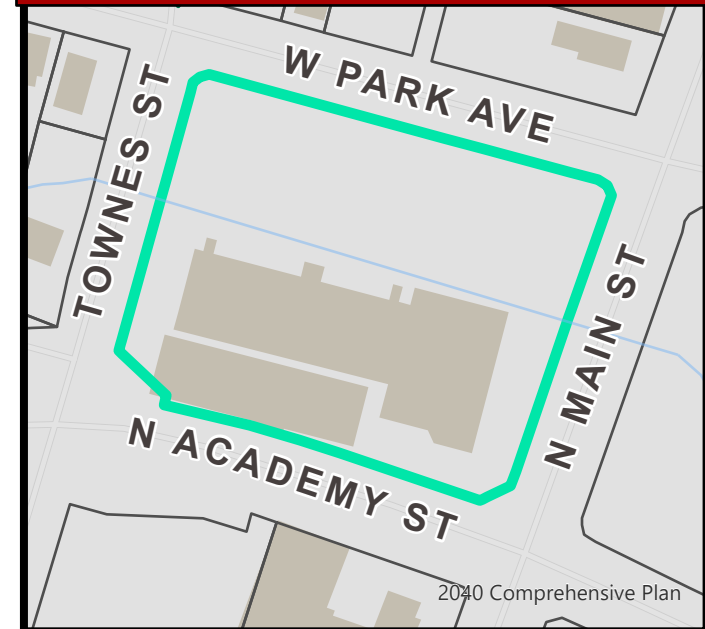
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE



NATURAL / ENVIRONMENTAL FEATURES

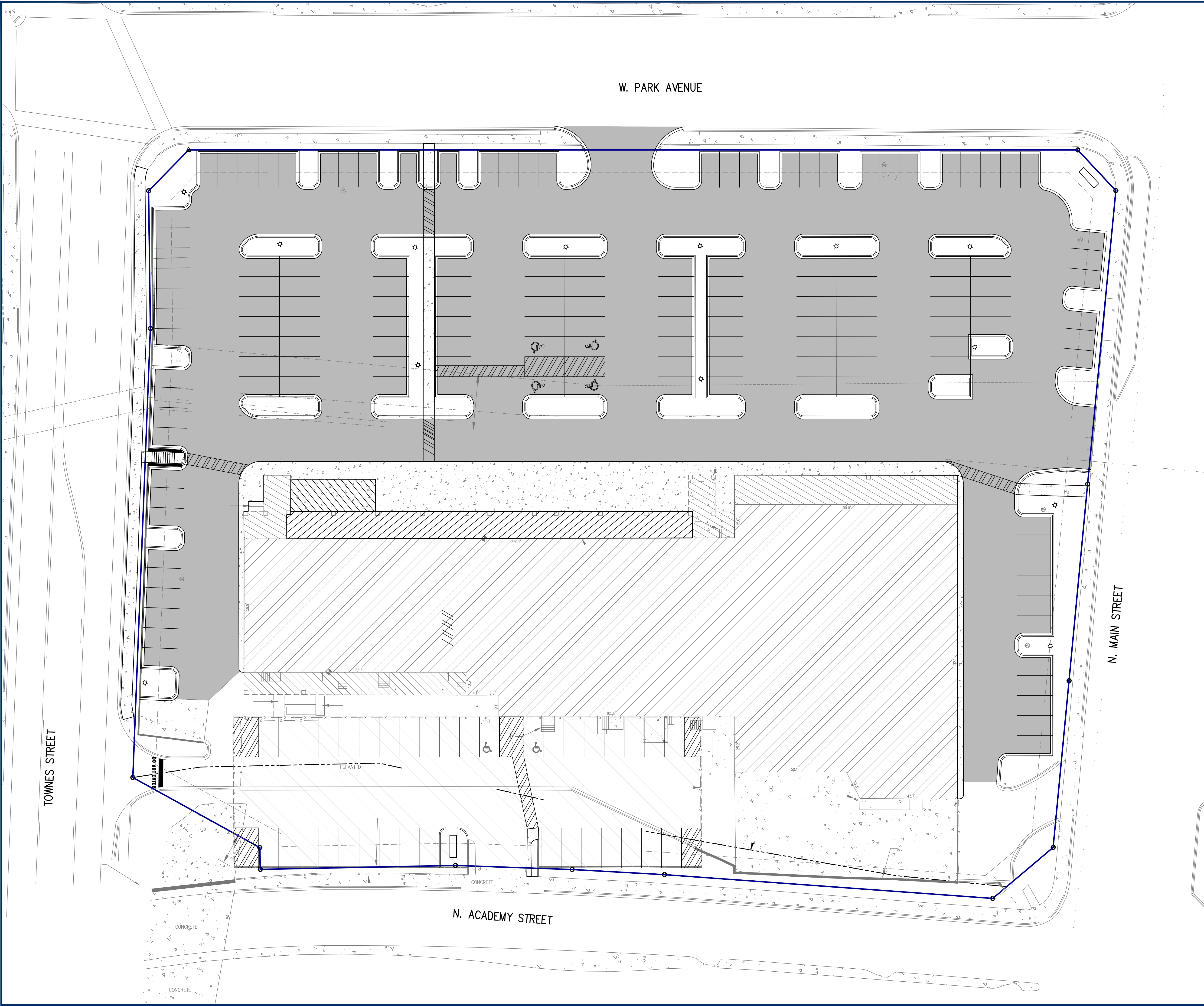


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



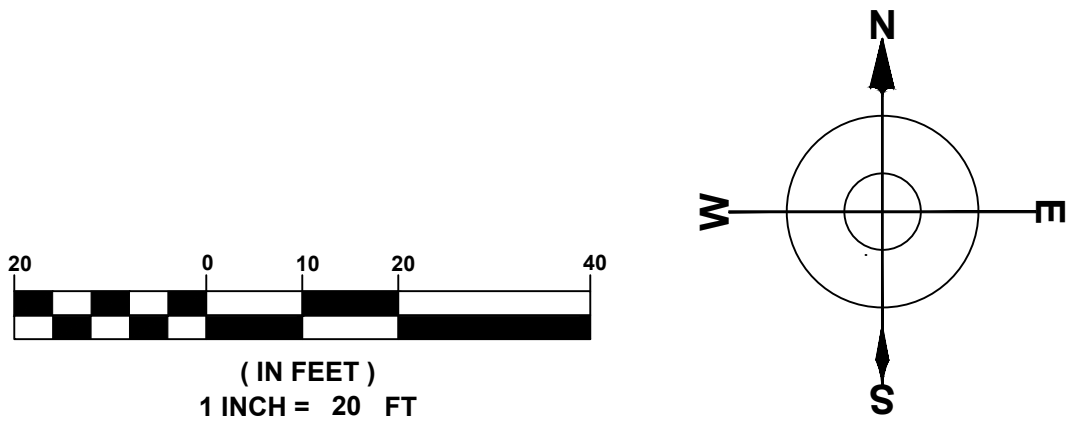


SITE DATA

LOCATION	OWNER	NP OX 505 GREENVILLE LLC
	ADDRESS	505 N MAIN ST
	TMS #	0003000200100
	PARCEL AREA	3.12 ACRES

PARKING	MINIMUM PARKING REQUIRED	115 SPACES (230 MAX)
	GENERAL RETAIL (1 PER 500 SF MIN, 1 PER 250 SF MAX)	
	43,578 SF / 500 = 88 SPACES MIN	
	43,578 SF / 250 = 175 SPACES MAX	
	TOTAL PARKING PROVIDED	178 SPACES
	MINIMUM ADA REQUIRED	6 SPACES
	TOTAL ADA PROVIDED	6 SPACES
	MIN. STALL DIMENSIONS	9 FT x 18 FT (16 FT ADJ TO LANDSCAPE)
	MIN. AISLE WIDTH	20 FT

ZONING	JURISDICTION	CITY OF GREENVILLE
	ZONING DISTRICT	MX-3
	PROPOSED USE	MIXED COMMERCIAL



**505 N MAIN ST
DRB SITE PLAN**

SITE DATA:
TAX MAP #: 0003000200100
ADDRESS: 505 N MAIN ST
GREENVILLE, SC 29601
ZONING: MX-3
MUNICIPALITY: CITY OF GREENVILLE
CLIENT: OXFORD CAPITAL PARTNERS

S241366
08/05/2025
DRAWN BY: MCJ

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

225 Rocky Creek Road
Greenville, SC 29615
(864) 271-0496
www.SiteDesign-Inc.com

PLAN BASED ON SURVEY DATA.
NOT FOR CONSTRUCTION OR SUBMITTAL



THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CITY OF GREENVILLE LANDSCAPE ORDINANCES

STREET TREES

TOWNES STREET - DISTRICT, 40 FT O.C.
264 LF/40 = 7 CANOPY TREES
PARK AVENUE - DISTRICT, 40 FT O.C.
315 LF/40 = 8 CANOPY TREES
N. MAIN STREET - DISTRICT, 40 FT O.C.
263 LF/40 = 7 CANOPY TREES
N. ACADEMY STREET - THOROUGHFARE, 40 FT O.C.

PARKING LOTS

FRONTAGE SCREEN PROVIDED WHERE POSSIBLE:
 - LOW IMPACT L-1: 8', 3 TREES PER 50', 10 SHRUBS, 3.5' FENCE
 - LOW IMPACT L-2: 10', 3 TREES PER 50', 12 SHRUBS
 - PARK AVENUE: $162' + 153' = 315' / 50 = 6.3 \times 3 = 19$ TREES, 76 SHRUBS
 - TOWNS STREET: $264' / 50 = 5.3 \times 3 = 16$ TREES, 64 SHRUBS
 - N. MAIN STREET: $96' + 167' = 263' / 50 = 5.3 \times 3 = 16$ TREES, 64 SHRUBS

INTERIOR:

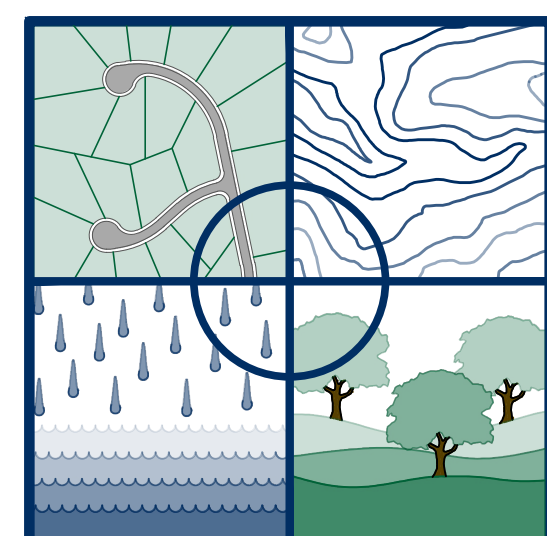
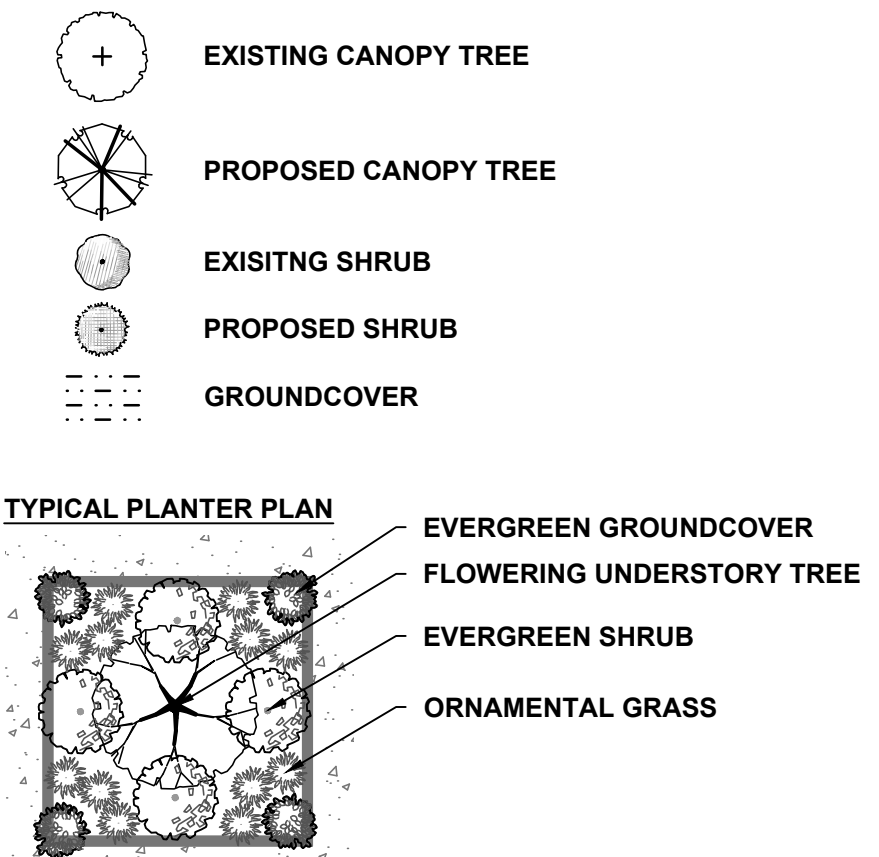
- NO MORE THAN 10 SPACES WITHOUT AN ISLAND, EACH ISLAND MUST INCLUDE 1 CANOPY TREES AND GROUND COVER FOR FULL COVERAGE OF ISLAND AT MATURITY.
- LANDSCAPE MEDIAN AISLE EVERY 4 SINGLE PARKING ROWS, MUST CONTAIN PLANTINGS FOR FULL COVERAGE OF ISLAND AT MATURITY.
- 29 TREES REQUIRED FOR PARKING LOT PER CITY OF GREENVILLE TREE CREDIT PLAN

PARKING STRUCTURES:

- SCREEN WITH A PERMANENT STRUCTURE THAT IS 60% OR MORE OPAQUE AND OPENINGS MUST BE 4 INCHES OR LESS IN ONE DIRECTION.

***EXISTING TREES TO BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE.

PLANT LEGEND



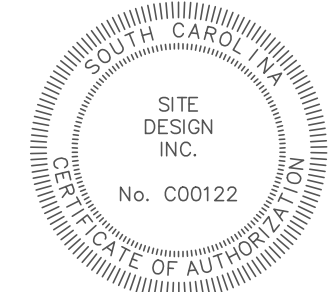
SITE DESIGN, INC.

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NO.	DATE

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**NOT FOR
CONSTRUCTION**

**505 N. MAIN STREET
GREENVILLE, SC 29601**

CITY OF GREENVILLE

SOUTH CAROLINA

**OXFORD CAPITAL
PARTNERS**

DESIGNED BY: MAB

DRAWN BY: MAB

CHECKED BY:	AGB
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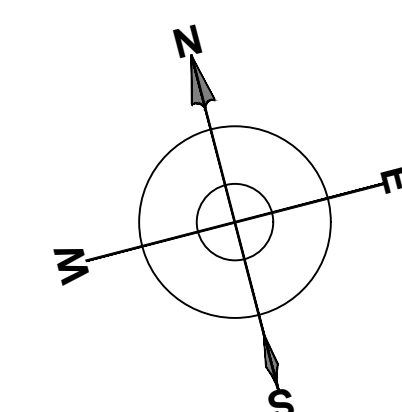
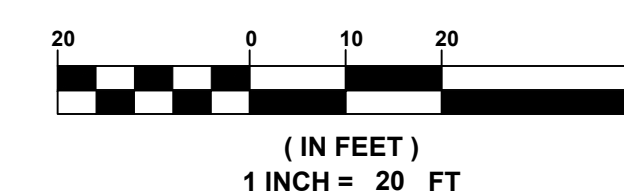
DATE: 09/16/2025

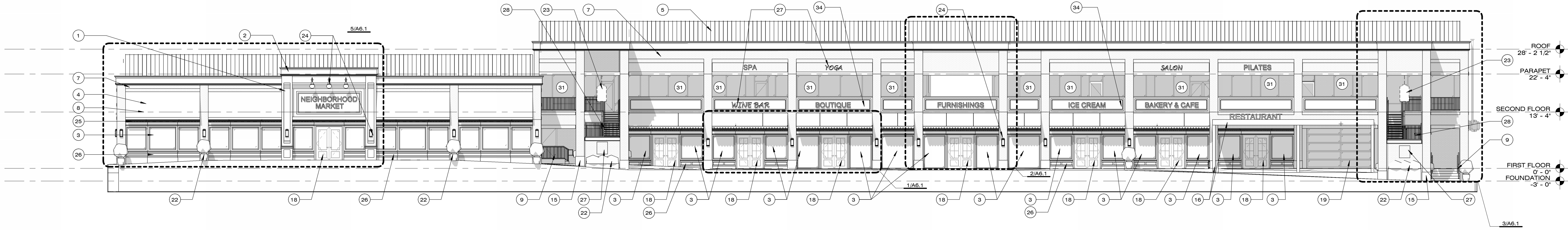
S241366_LANDSCAPE

**LANDSCAPE PLAN FOR
DRB**

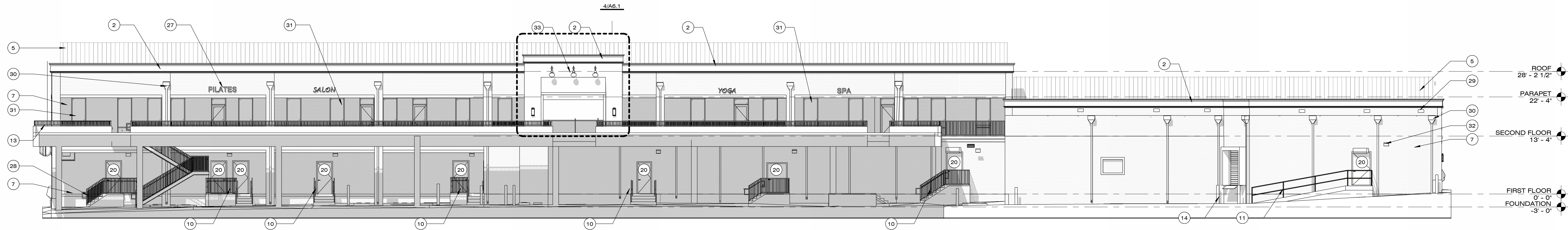
SHEET 1 OF 1

L100

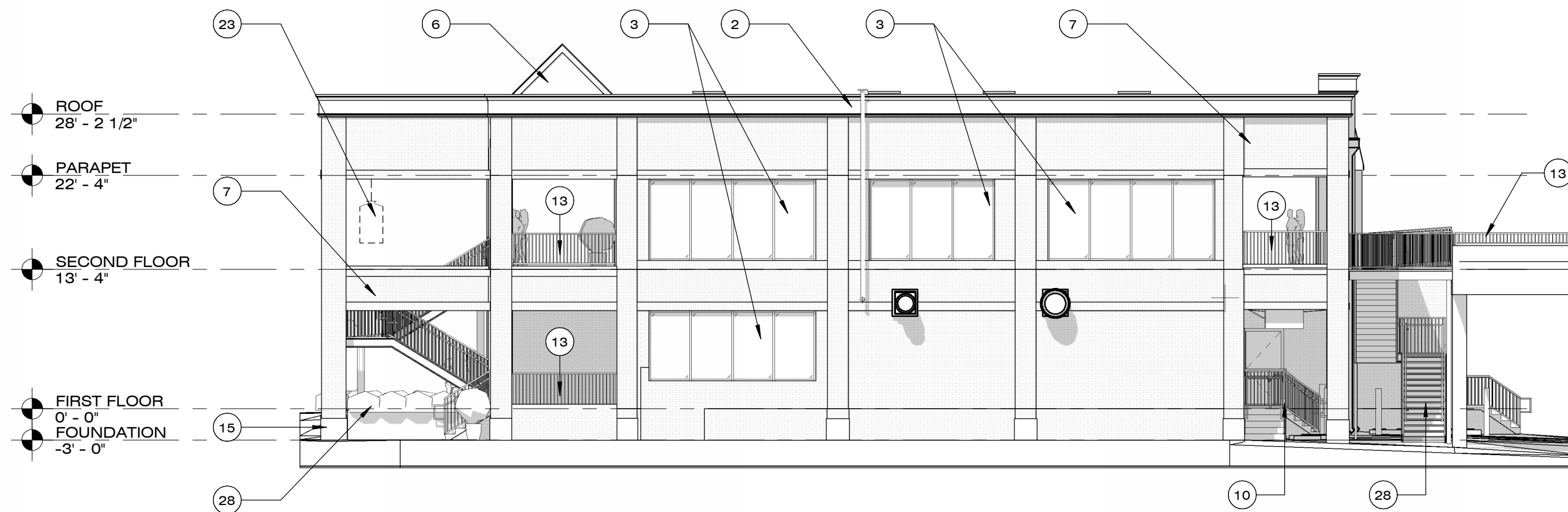




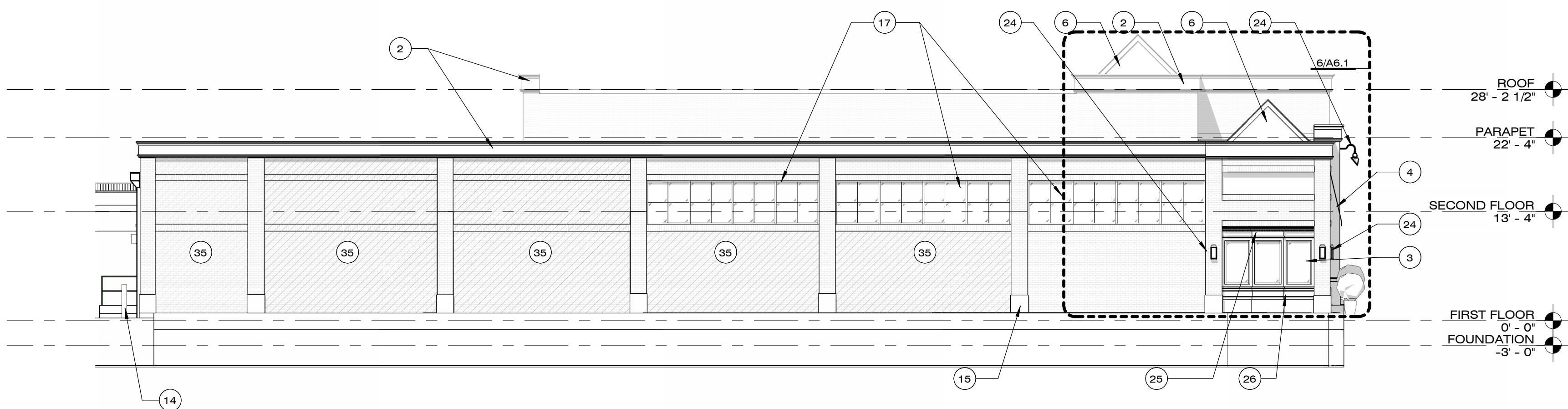
1 NEW CONSTRUCTION - EXTERIOR ELEVATION - NORTH
SCALE:3/32" = 1'-0"



2 NEW CONSTRUCTION - EXTERIOR ELEVATION - SOUTH
SCALE:3/32" = 1'-0"



3 NEW CONSTRUCTION - EXTERIOR ELEVATION - WEST
SCALE:3/32" = 1'-0"



4 NEW CONSTRUCTION- EXTERIOR ELEVATION - EAST
SCALE:3/32" = 1'-0"

ELEVATION KEY NOTES					
1	EXISTING BRICK FACADE TO RECEIVE DRAINABLE EIFS SYSTEM OVER LIQUID APPLIED WRB AND 5/8" EXTERIOR SHEATHING.	9	PROVIDE NEW STEEL HANDRAILS AND GUARDRAILS AT EXISTING STAIR TOWER.	19	NEW ELECTRICALLY OPERATED GLASS SECTIONAL OVERHEAD DOOR EQUAL TO: OVERHEAD DOOR COMPANY - ALUMINUM GLASS DOOR MODEL 921. ALL SECTIONS TO BE GLASS W/ CUSTOM PREFINISHED PAINT COLOR.
2	NEW PARAPET WALL ASSEMBLY: DRAINABLE EIFS SYSTEM OVER LIQUID APPLIED WRB AND 5/8" EXTERIOR SHEATHING OVER 6" METAL STUD FRAMING. ROOF SIDE OF PARAPET TO RECEIVE 5/8" EXTERIOR SHEATHING AND ROOFING MEMBRANE. PARAPET TO BE CAPPED WITH 6"RC CUSTOM PROFILED CORING ASSEMBLY	10	EXISTING EXTERIOR STAIR TO REMAIN - PROVIDE NEW STEEL GUARD/ HANDRAILING AS SHOWN.	20	EXISTING EXTERIOR DOOR TO REMAIN - PATCH AND REPAIR AND RE-PAINT TO MATCH BUILDING FACADE. PROVIDE ADD ALTERNATE TO REPLACE WITH NEW DOOR PANEL TO MATCH EXISTING. IN EITHER CASE, REPLACE HARDWARE WITH NEW AND ESTABLISH NEW MASTER KEYING SYSTEM.
3	NEW EXTERIOR ALUMINUM STOREFRONT SYSTEM - REFERENCE ENLARGED ELEVATIONS FOR MORE INFORMATION.	11	EXISTING EXTERIOR RAMP TO REMAIN - REPAIR AND PAINT EXISTING HANDRAILS.	21	NOT USED.
4	NEW CUSTOM FABRICATED CANVAS AWNING ASSEMBLY. REFER TO EXTERIOR ELEVATIONS FOR MORE INFORMATION.	12	EXISTING EXTERIOR CONCRETE STAIR TO REMAIN - PROVIDE NEW STEEL HANDRAILS AND GUARDRAILS PER ELEVATIONS.	22	FURNITURE / PLANTERS FOR REFERENCE ONLY - PROVIDED BY OWNER.
5	NEW STANDING SEAM METAL ROOFING. DEDUCT: EXISTING STANDING SEAM METAL ROOFING TO BE PAINTED, COLOR TO BE DETERMINED.	13	PROVIDE NEW STEEL RAILING. REFERENCE EXTERIOR ELEVATIONS.	23	LED CUSTOM BUILT PENDANT LIGHT FIXTURE, SEE RCP.
6	END WITH FLUSH WALL ASSEMBLY BY SAME MANUFACTURER AS STANDING SEAM METAL PANELS. PROVIDE IN MATCHING FINISH TO STANDING SEAM ROOF.	14	EXISTING METAL BOLLARDS TO BE PAINTED, TYP.	24	DECORATIVE WALL SCONCES, SEE RCP.
7	PAINT EXISTING BRICK VENEER. COLOR TO BE DETERMINED. ADD ALTERNATE: PROVIDE WHITEWASHED PAINT FINISH IN LIEU OF AN OPAQUE APPLICATION. WHEREBY A SMALL PERCENTAGE OF THE ORIGINAL BRICK CAN BE SEEN THROUGH THE PAINTED FINISH.	15	EXISTING PAINTED PRECAST STONE WATERTABLE OVER EXISTING BRICK COLUMNS AND PILASTERS TO REMAIN.	25	NEW PVC PREFABRICATED CROWN, DENTIL MOULDING, BOARDS, AND CASING EQUAL TO AZEK EXTERIORS.
8	PAINT EXISTING EIFS BEHIND AWNING. COLOR TO BE DETERMINED.	16	NEW ALUMINUM FRAME CANOPY WITH SLIDING PVC FABRIC AWNING. PROVIDE ADD ALTERNATE TO CHANGE TO PREMANUFACTURED CANOPY SYSTEM WITH ELECTRICALLY OPERATED LOUVERS BY "STRUKORE".	26	NEW PVC PREFABRICATED BOARD AND CASING MOULDING EQUAL TO AZEK EXTERIORS.
		17	NEW CLORESTORY WINDOWS - REFERENCE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION. PROVIDE STRUCTURAL BRACING AS REQUIRED FOR NEW MASONRY OPENING. (THIS IS AN EXISTING SHEAR WALL)	27	SIGNAGE TO BE PROVIDED BY TENANT'S SIGNAGE VENDOR. GC TO PROVIDE CONDUIT SLEEVES FOR ELECTRICAL ROUGH-INS. FUTURE DESIGN INTENT IS FOR TENANT SIGNAGE TO BE ILLUMINATED AS STANDARD.
		18	NEW 3/4 LITE STOREFRONT DOOR W/ APPLIED MUNTINS AS SHOWN ON EXTERIOR ELEVATIONS. PROVIDE W/ 4'-0" LONG WOOD / STEEL BAR PULLS. PROVIDE DEDUCT OPTION FOR LEVERS.		



REDLINE

925 Tuckaseegee Rd.
Suite 110
Charlotte, NC 28208
704.377.2990
www.redlinedg.com

XX.XX.XXXX

505 NORTH MAIN RENOVATION

505 NORTH MAIN ST
GREENVILLE, SC
29601

#	△	DESCRIPTION	DATE
1	0	PROGRESS SD PRICING SET	07.17.25
2	1	PROGRESS DD SET	09.04.25
3			
4			
5			
6			
7			
8			
9			
10			

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ARCH. PROJECT # CLT 25-036

EXTERIOR ELEVATIONS

SCALE: As Indicated

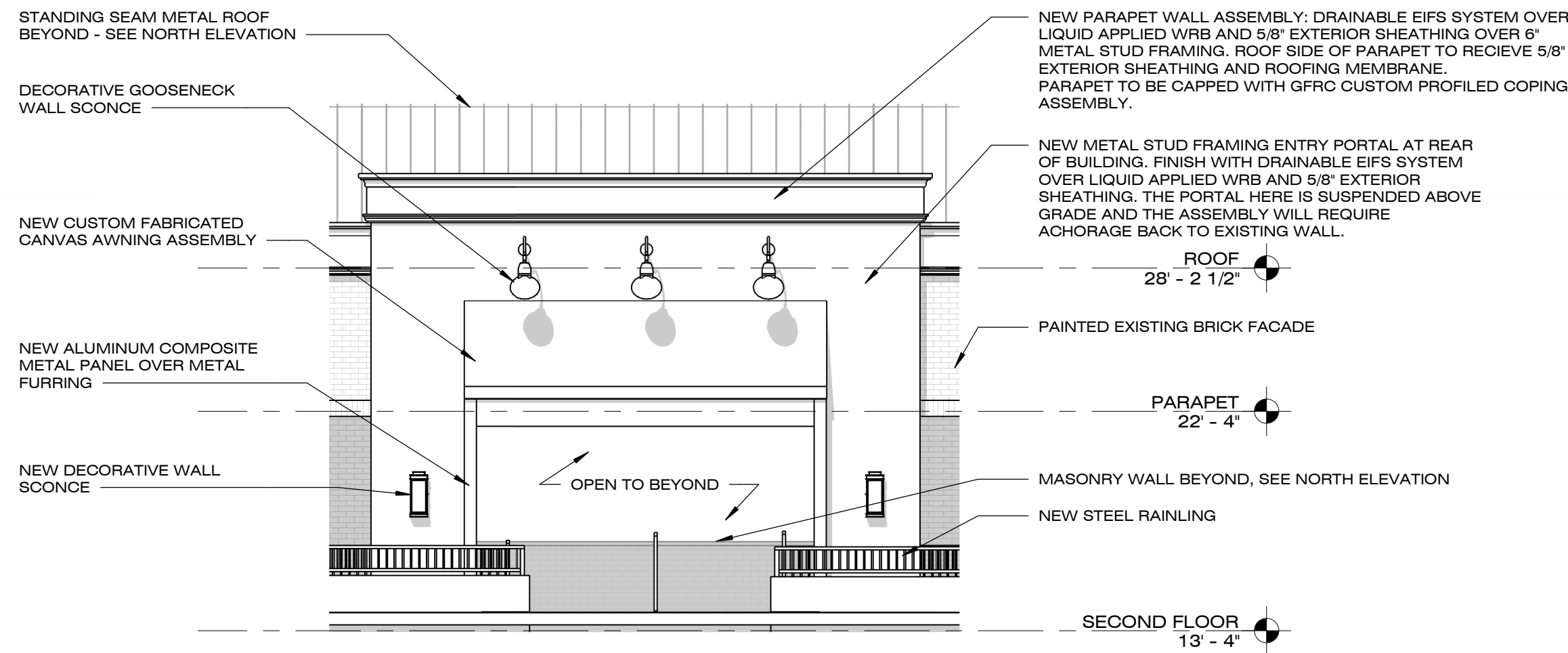
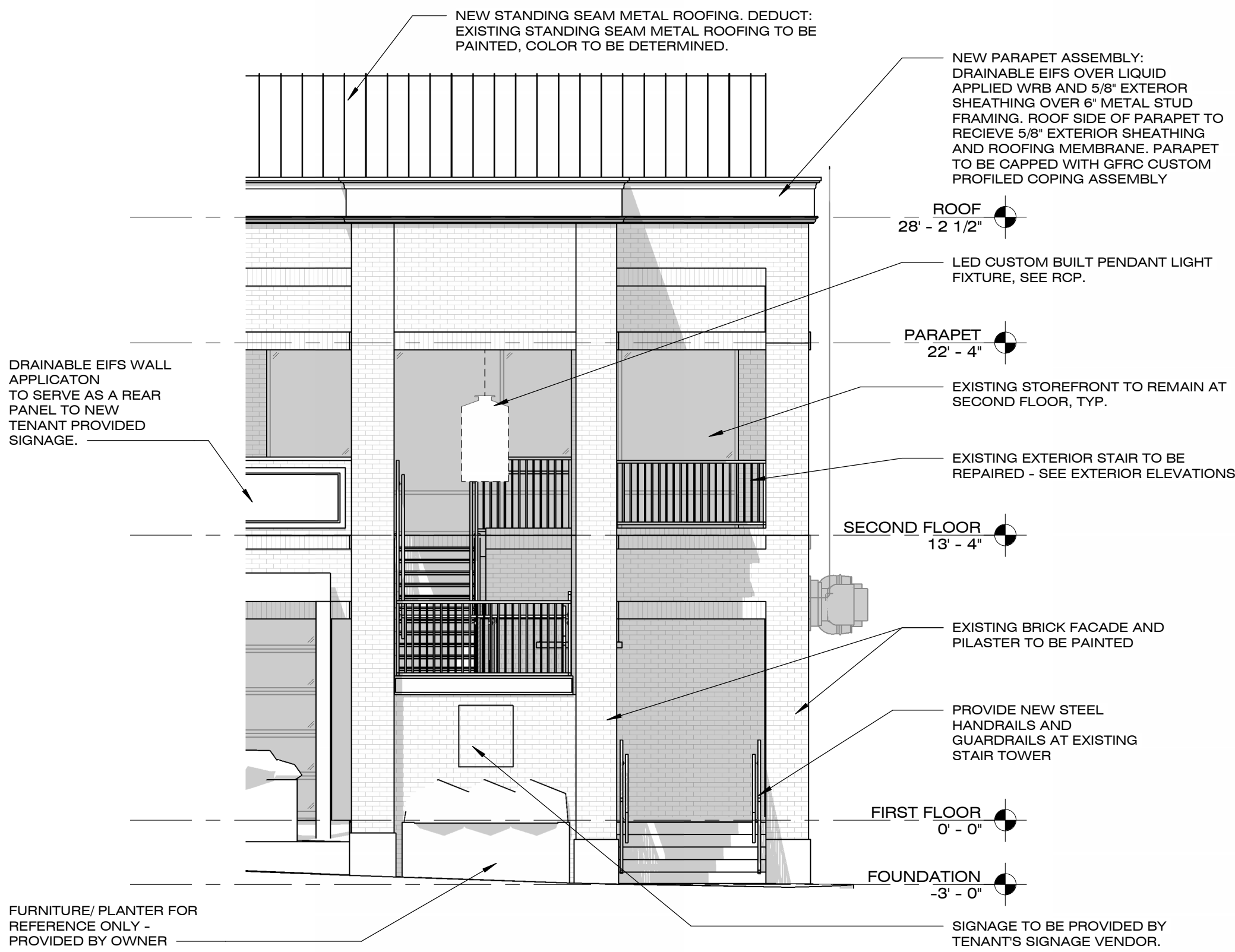
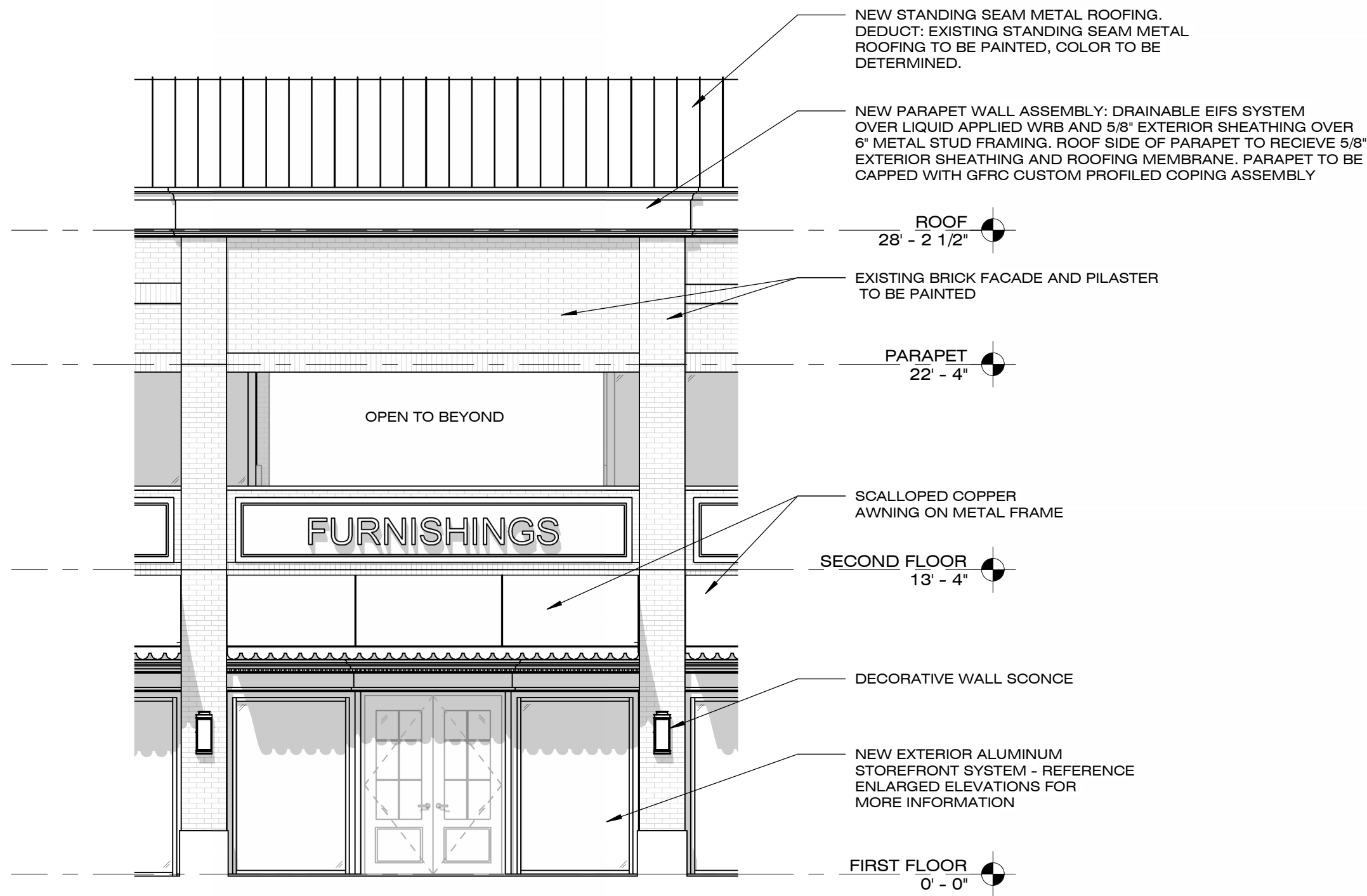
SHEET #

A6.0



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925 Tuckaseegee Rd.
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XX.XX.XXXX

505 NORTH MAIN RENOVATION

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GREENVILLE, SC
29601

#	DESCRIPTION	DATE
1	0 PROGRESS SD PRICING SET	07.17.25
2	1 PROGRESS DD SET	09.04.25
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ARCH. PROJECT # CLT 25-036

ENLARGED EXTERIOR ELEVATIONS

SCALE: As indicated

SHEET #

A6.1

5 ENLARGED EXTERIOR ELEVATION - ANCHOR TENANT

SCALE: 3/16" = 1'-0"



6 ENLARGED EXTERIOR ELEVATION - ANCHOR TENANT EAST

SCALE: 3/16" = 1'-0"



Square Feet - Existing Conditions	40,044 sf
Square Feet - As-Redeveloped	42,274 - 43,578 sf
Net Increase	2,230 - 3,534 sf

Parking Count - Existing Conditions	154
Parking Count - As-Redeveloped	178
Net Increase	24





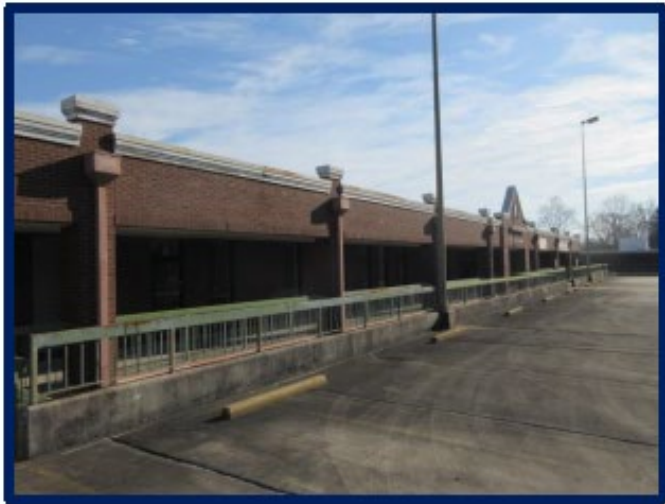






FRONT VIEW





Subject property exterior



Subject property exterior



Subject property exterior





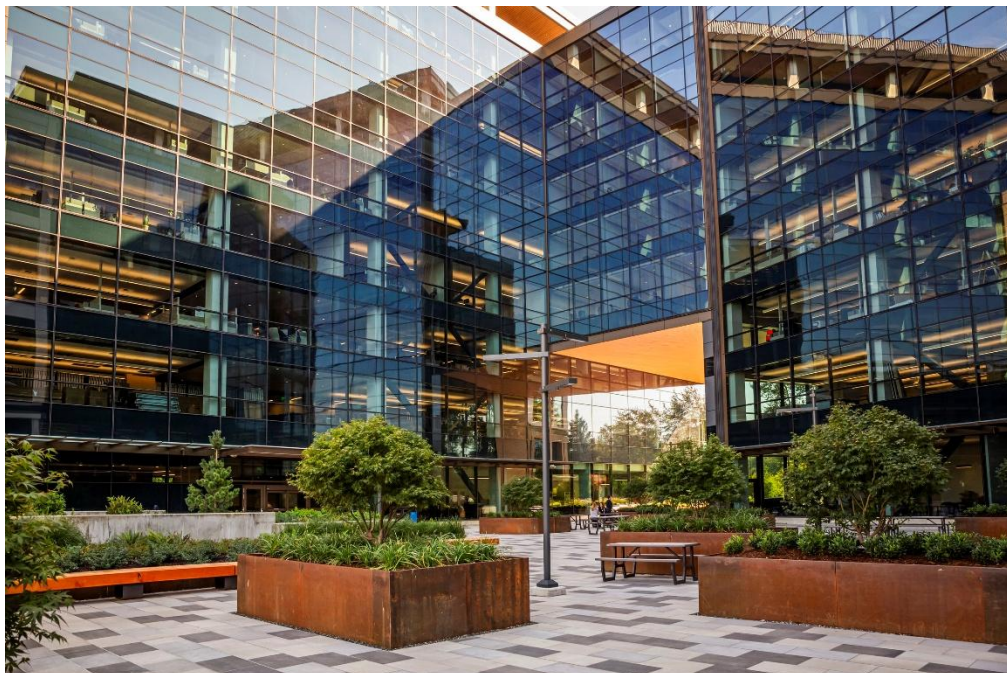
Monument Signage / Parking Structure Screening



Concrete Planters



Corten Steel Planter



Concrete Planters

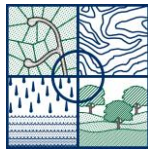


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Duke Energy Light Fixture (Acorn)
(to comply with city of Greenville lighting ordinance 19-4.12)



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City of Greenville Design Review Board Plant Imagery

Canopy Trees

Nyssa sylvatica – Black Gum



Pistacia chinensis – Chinese Pistache



225 ROCKY CREEK ROAD
GREENVILLE, SOUTH CAROLINA 29615
864.271.0496
www.sitedesign-inc.com

Quercus shumardii – Shumard Oak



Ulmus parvifolia – Lacebark Elm



Acer buergerianum – Trident Maple



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Understory Trees

Chionanthus virginicus – Fringetree



Cornus kousa – Kousa Dogwood



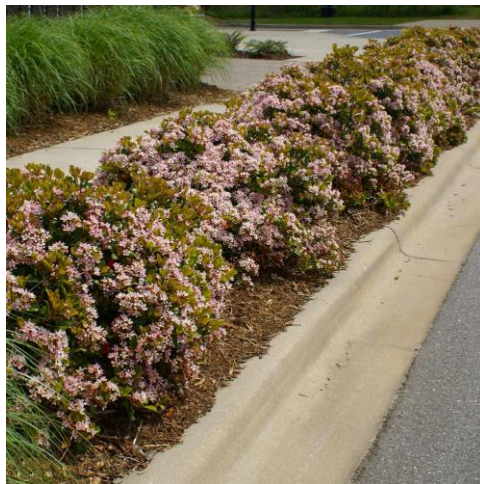
SITE DESIGN, INC.
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Shrubs and Groundcovers

Ilex glabra 'Shamrock' – Inkberry Holly



Rhapiolepis indica – Indian Hawthorn



Rhododendron x var. – Encore Azalea



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Distylium – Blue Cascade Distylium



Fothergilla major – Witch Alder



Itea virginica – Little Henry Sweetspire



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Muhlenbergia capillaris – White Cloud Muhly Grass



Panicum virgatum – Switchgrass



Schizachyrium scoparium – Little Bluestem



SITE DESIGN, INC.
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**Planning Staff Report to
Design Review Board
October 3, 2025**
for the October 16, 2025 Public Hearing

Docket Number:	CA 25-784
Applicant:	Nathan Asire – LS3P Architects
Property Owner:	Second Presbyterian Church of Greenville
Property Location:	105 River Street
Tax Map Number:	0071000101300
Zoning:	MX-D, Downtown Overlay District
Proposal:	Certificate of Appropriateness for Addition
Staff Recommendation:	Approve with Conditions

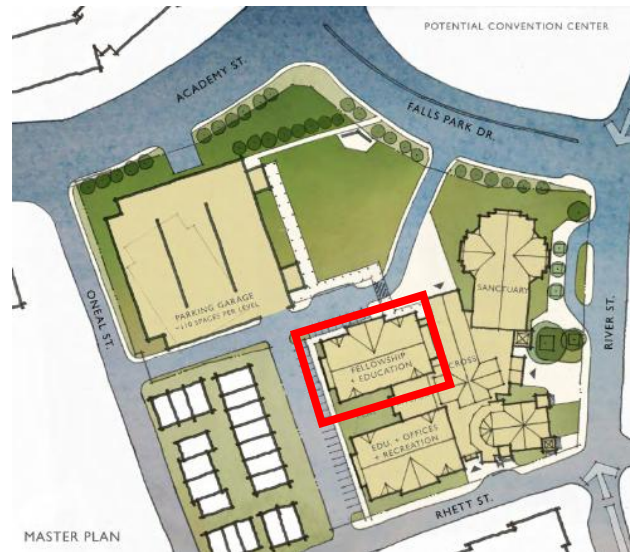
Applicable Sections of the City of Greenville Code of Ordinances:

Div. 19-6.2.9 Major Urban Design Certificate of Appropriateness

Application Request:

The applicant proposes to construct a new two-story building to house a fellowship hall and classrooms. The new building will be an addition to a Gothic Revival style primary structure, built in 1909 and listed on the City's historic architectural inventory. The new structure will be situated within an existing surface parking lot.

The addition is part of a long-term master plan. A new parking lot along Academy Street was approved at the August 21st DRB meeting via CA 25-587 but would be replaced with a parking garage per the master plan to replace the majority of the existing surface parking on the site. Staff notes that, while this long-term vision can should be considered, the proposed addition must be in conform with the Downtown Design Guidelines within its *current* context.



Staff Analysis:

Greenville Development Code

Should the project cost exceed 50% of the current Fair Market Value of the property, the following Development Code requirements will apply and will be addressed during permit review. Any exterior modifications would require an amendment to this CA.

- Sidewalk Upgrades: Sidewalk widening and curb lawn may be required.
- Outdoor Amenity Space: Outdoor amenity space must be provided per the standards of 19-2.11.4 at a minimum of 10% of the total building coverage.
- Parking: Two parking spaces along River Street may encroach into the required 20-foot parking setback and require removal. Parking Design standards apply per 19-4.6.3. Bicycle parking is required per 19-4.5.
- Transparency: A minimum of 50% transparency must be provided along the River Street facing ground floor.
- Screening: All equipment and waste receptacles must be screened per 19-4.8.4.
- Lighting: Architectural lighting must be shielded per 19-4.12.3.

Design Guidelines

PRI 1. Placement

PRI 1 states that the placement of improvements on a site is important to the pattern of a downtown. Placement should promote an unhindered walk within the public right of way and facilitate a lively public realm.

- Per PRI 1.1, building frontage should be aligned along the sidewalk edge. The uniform alignment of building fronts along a block defines a street wall and sense of human scale. The positioning of the proposed addition is set back from River Street and does not conform with this guideline. However, staff notes that the master plan provided accounts for the infill of new structures, including a new sanctuary, which will bring the development into alignment with the street frontage.



- The proposed addition conforms with PRI 1.2, which suggests that public areas such as lobbies should be located along the building walls which face the street. A first-floor lobby and second floor gathering space face River Street.

PRI 2. Massing

Massing should be complementary to a building's surroundings. Abrupt contrasts in building size, height, and form could be detrimental to pedestrian activity and neighboring buildings.

- PRI 2.1 states that a building's scale and form should be compatible with surrounding context. Staff finds the scale and form of the proposed addition to be in keeping with the surrounding architecture.

PRI.3 Entry

Buildings should interact seamlessly with adjoining sidewalks. Entrances should be clearly identified with visual cues directed toward pedestrian traffic.

- Per PRI 3.2, the entrances are designed to accommodate all levels of physical ability.
- The primary entry is recessed and enhanced with materials and lighting, in keeping with PRI 3.3.
- The entries pronounce their purpose as a destination, per PRI 3.4.
- **Per the intent of PRI.3 and the entry spacing requirements of the Greenville Development Code, an additional entry should be added along the northern façade.**



PRI 4. Activated Ground Floor

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.

- PRI 4.1 states that transparency should be maximized on the ground floor to allow views of the activity within the building. Although the proposed addition is set back from the street, the ground floor facing River Street should be oriented toward the pedestrian. **Staff recommends that the ground floor windows be expanded to provide greater visibility of activity within the building.**
- Per PRI 4.2, use of darkly tinted or reflective glass is prohibited.
- The proposed addition is in conformance with PRI 4.3, which recommends that publicly accessible uses be located along the ground floor.

PRI 5. Articulation

A building's distinct parts and their relationship to the building should be emphasized.



- The proposed addition is articulated with dimensions that promote a sense of human scale, per PRI 5.1.
- Per PRI 5.3, the design is complementary to adjacent buildings.

PRI 6. Materiality

Finishes and materials that are of high quality and durability confirm a sense of permanence and contribute to the continuity of Greenville's reputation for design excellence.

The following materials are proposed:

- Grand Manor Asphalt Shingle Roofing
 - Brick Veneer
 - 3-Coat Stucco
 - Metal-Era Creative Design Stone Look Coping
 - Aluminum Storefront Windows
- PRI 6.1 states that high quality materials should be selected that are compatible with the surrounding context. **The materials must be evaluated via an on-site mockup by staff and 2 members of the Design Review Board for final approval.**
 - Per PRI 6.5, synthetic materials must adequately convey the materials that they represent.
 - Windows on the proposed addition should be trimmed in white as original church, which will be reviewed at a 2-member review. Also, designers should explore wider widths or curved windows to reflect the original structure.



PRI 9. Parking Lots

Parking lots should be located and designed to aid the convenience of pedestrians.

Per PRI 9.4 tree canopies should be cultivated to reduce ground level heat and screen the parking lot from public view. The Parking Design standards of the Greenville Development Code must be referenced for specific requirements.

PRI 11. Existing Architecture

New additions to existing buildings should be complementary in a way that does not replicate the existing architecture in a disingenuous way.

Per PRI 11.3, the addition is respectful of the original building's character.



The addition is visually distinctive from the original structure, with subdued architectural detailing and modern brick which will distinguish it from the historic primary structure, per PRI 11.4.

Per PRI 11.7, the addition is subordinate in scale and detailing to the original building.

Summary:

Staff recommends approval with the following conditions:

1. An additional entry should be added along the northern façade, to be reviewed by staff prior to permitting.
2. The materials must be evaluated via an on-site mockup by staff and 2 members of the Design Review Board for final approval.
3. 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.

Engineering Comments

Fire Marshal

Comments: A twenty-six-foot drive aisle is required along the longest portion of the new proposed building. Applicant indicated that this may be accommodated by removing two feet from the new proposed building. Any modification to the design would require an amendment to this CA.

Civil Engineer

Recommendation:

Approved with no comments.

Traffic Engineer

Approve w/ Conditions

Comments: Traffic Impact Analysis form is required for all proposed developments. It can be found at: <https://greenvillesc.gov/TIAForm>. Please fill out and submit online.



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:	Nathan Asire - LS3P Architects	Nate Johnson - Second Presbyterian Church
*Title:		
*Address:		
*State:		
*Zip:		
*Phone:		
*Email:		

PROPERTY INFORMATION

*STREET ADDRESS 105 River Street, Greenville, SC, 29601

*TAX MAP #(S) 0071000101300

*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: NA

*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 Church is seeking to construct a new 2-story building to house a fellowship hall and classrooms. The new building will be located to the north of their existing gym, in an area that is currently parking.

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).

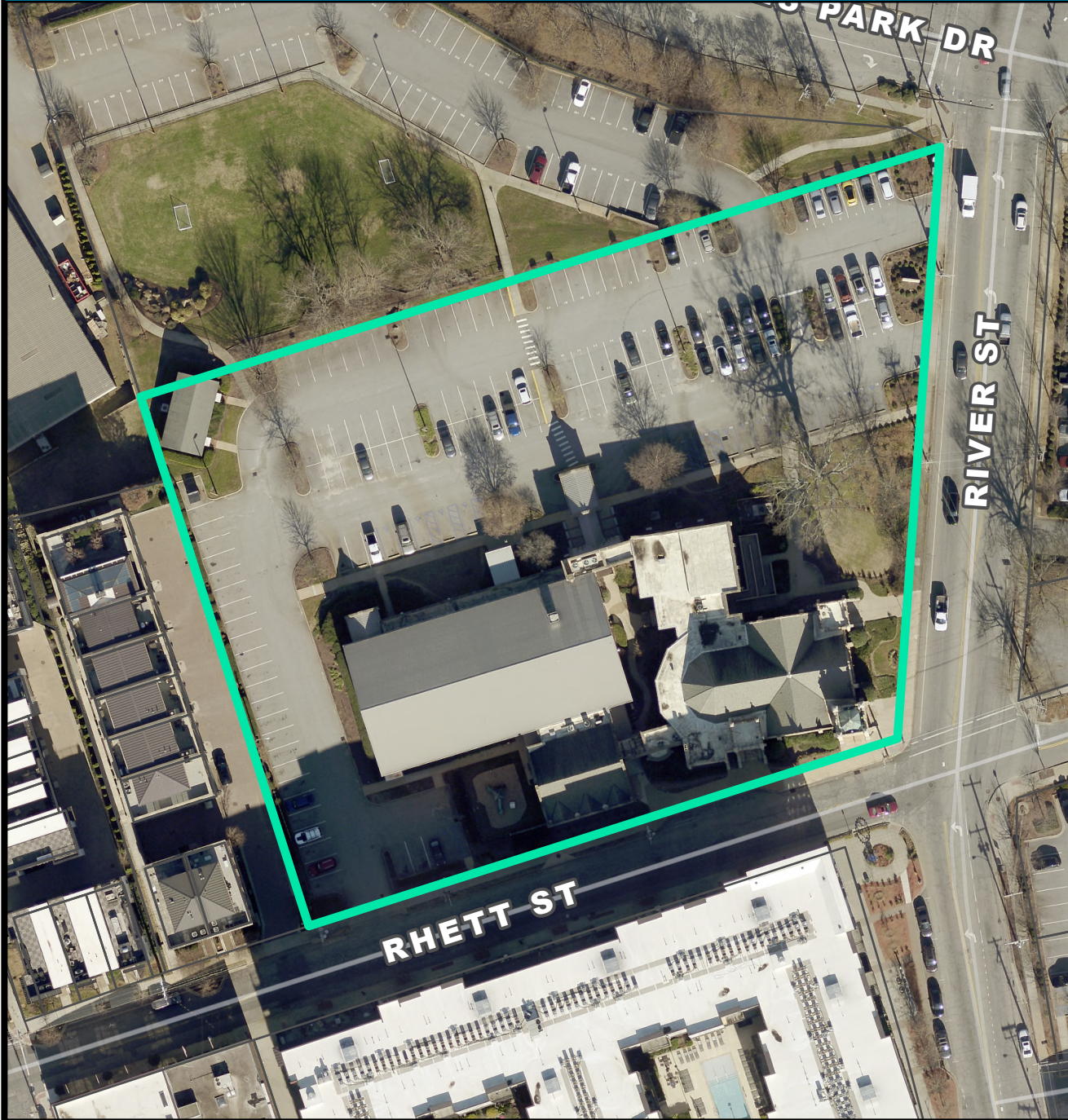
6. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

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.

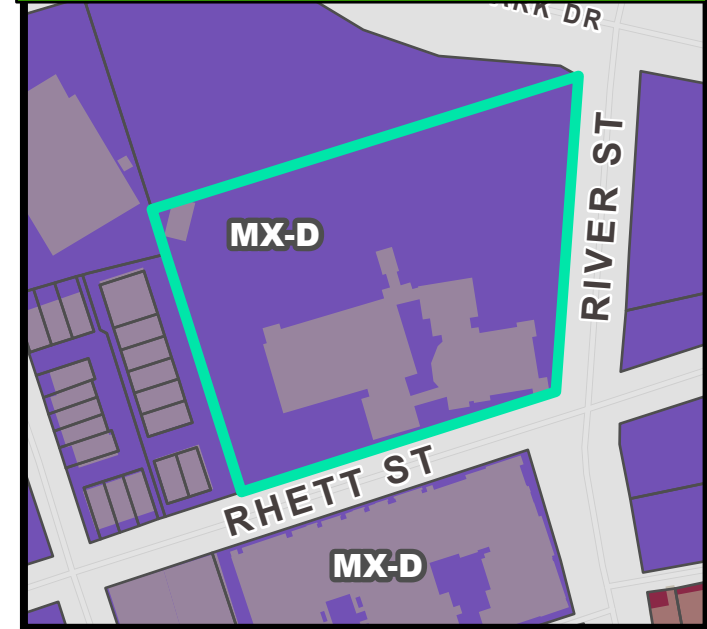
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report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

*Signatures	
Applicant	
Date	September 2, 2025
Property Owner/Authorized Agent	
Date	September 2, 2025
Public Hearing information	PPM = 8/26/25, Public Notice = 10/1/25, Public Meeting = 10/16/25
Public Hearing signs	October 1, 2025

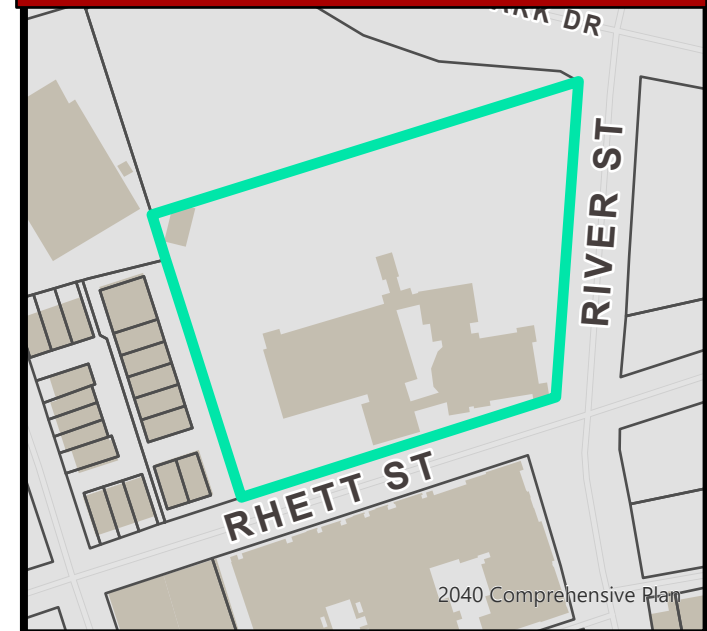
AERIAL VIEW



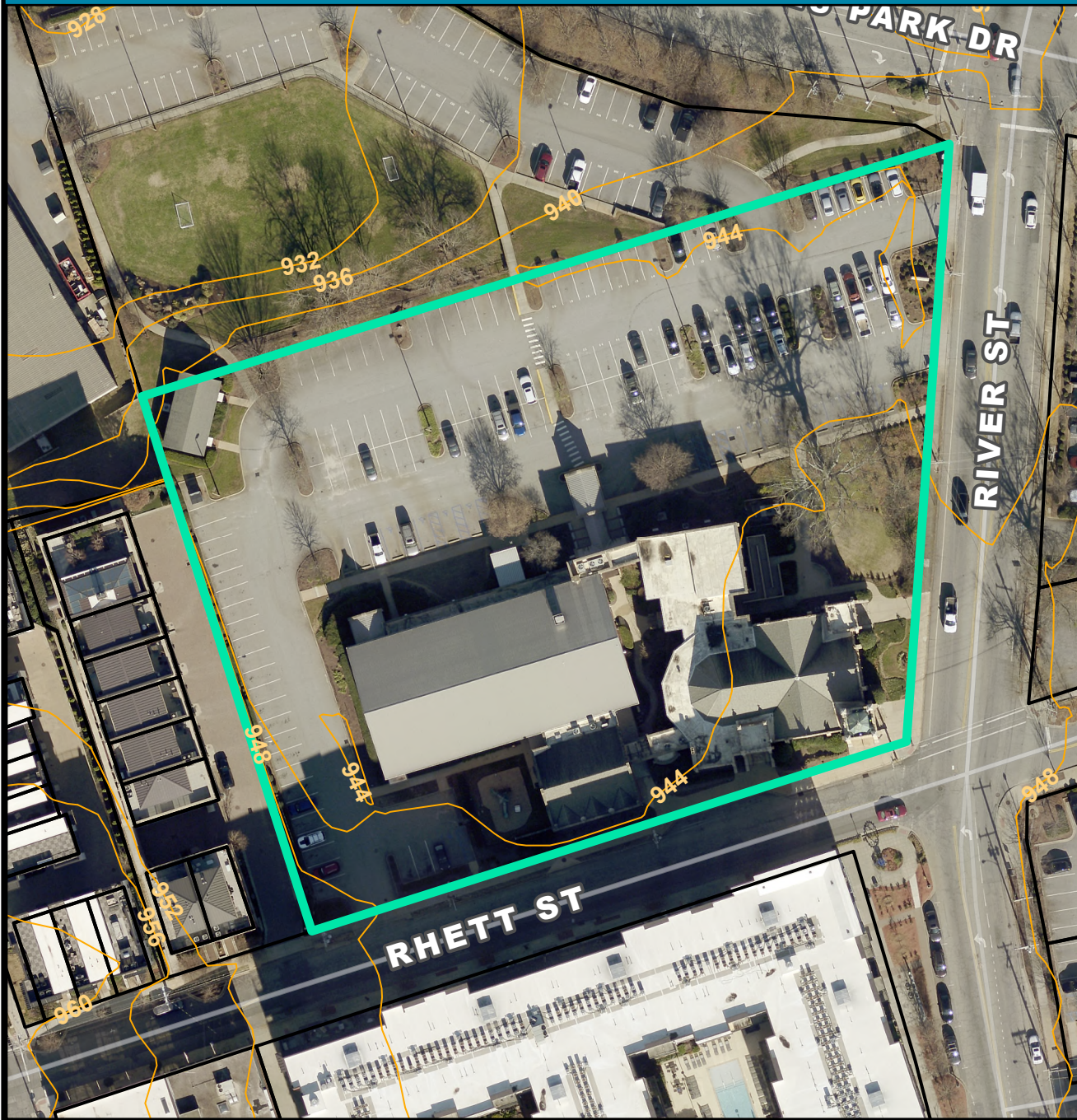
CURRENT ZONING



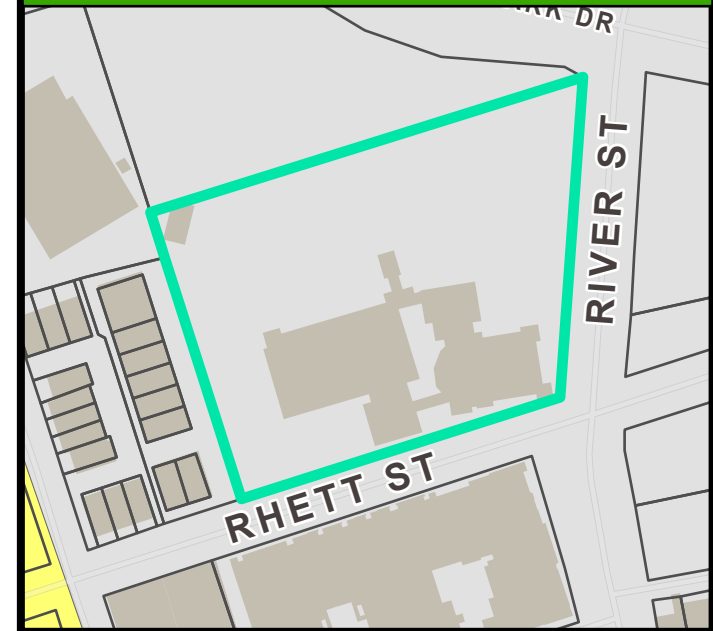
FUTURE LAND USE



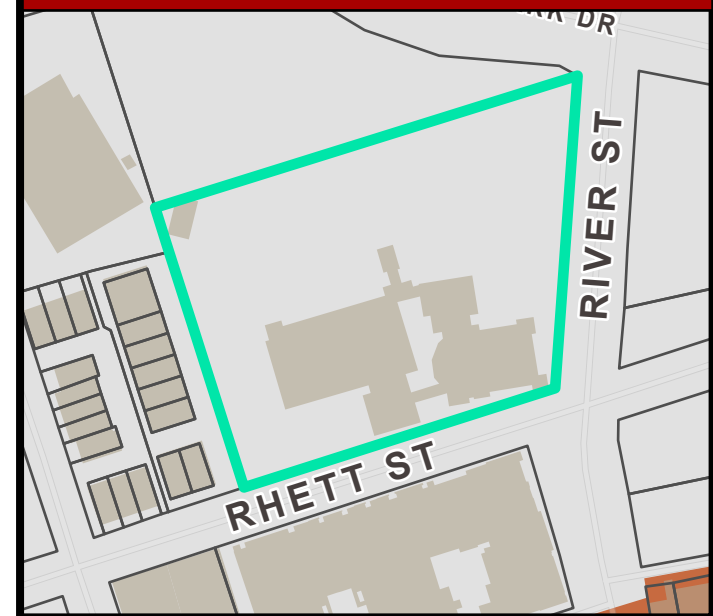
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS

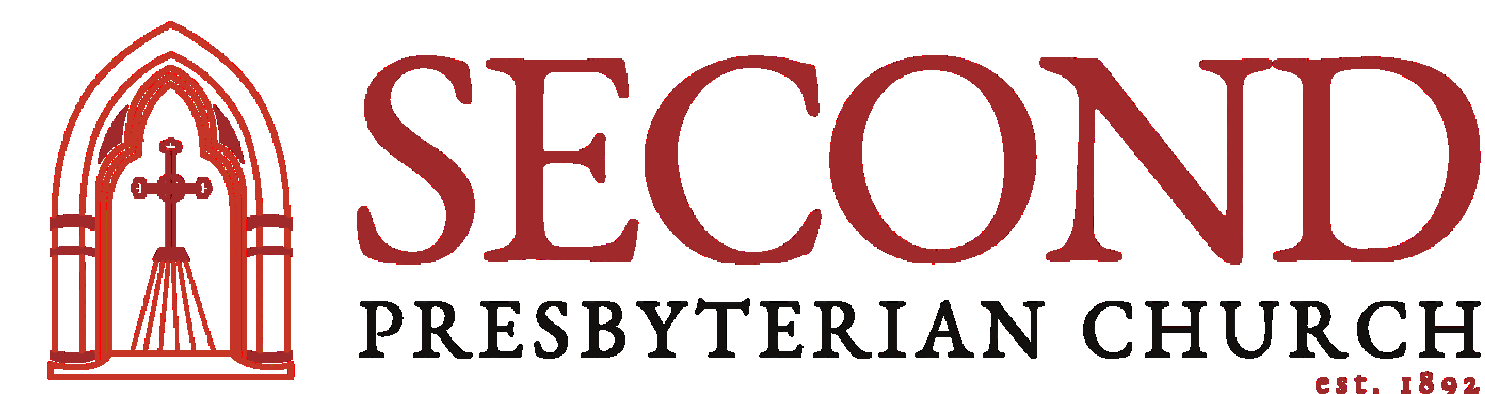


PRESERVATION OVERLAYS



SECOND PRESBYTERIAN CHURCH **FELLOWSHIP HALL ADDTION**

1. COVER SHEET
2. EXISTING CONDITIONS
3. MASTER PLAN PHASES
4. MASTER PLAN PHASES - 3D
5. AERIAL
6. CONTEXTUAL PLAN
7. ARCHITECTURAL SITE PLAN
8. FLOOR PLAN - LEVEL 1
9. FLOOR PLAN - LEVEL 2
10. ROOF PLAN
11. LANDSCAPE PLAN
12. LANDSCAPE IMAGERY
13. EXTERIOR ELEVATIONS
14. EXTERIOR ELEVATIONS
15. BUILDING SECTIONS
16. DETAILS
17. RENDERINGS
18. RENDERINGS - STREET ELEVATIONS
19. RENDERINGS - STREET VIEWS
20. RENDERINGS - NIGHT





EXISTING SANCTUARY TO REMAIN



VIEW 1. PARKING ENTRANCE



VIEW 2. EXISTING PARKING / NEW BUILDING SITE



VIEW 3. PARKING & GYM OFF RHETT ST. / BROWNSTONE ADJACENCY



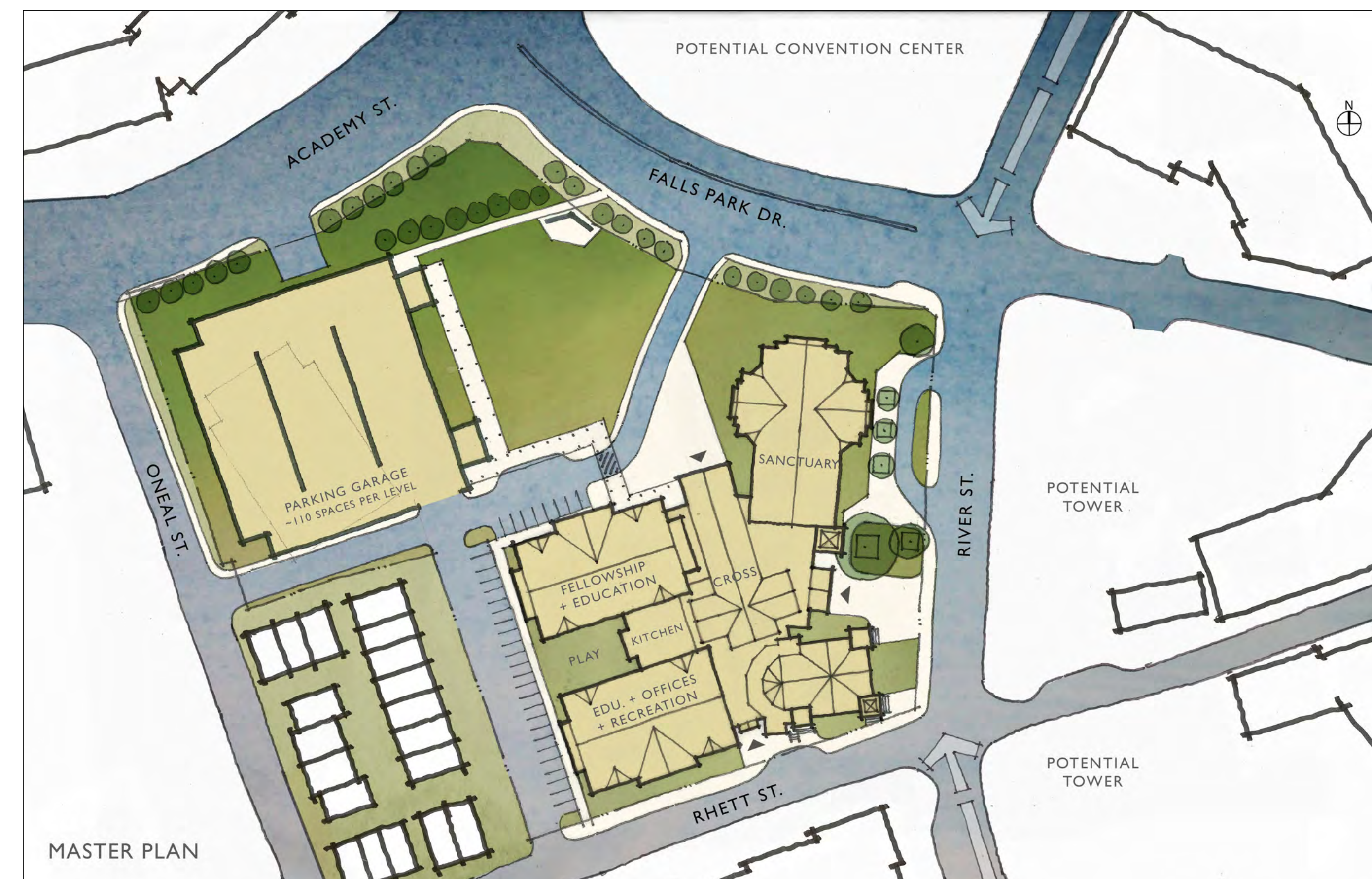
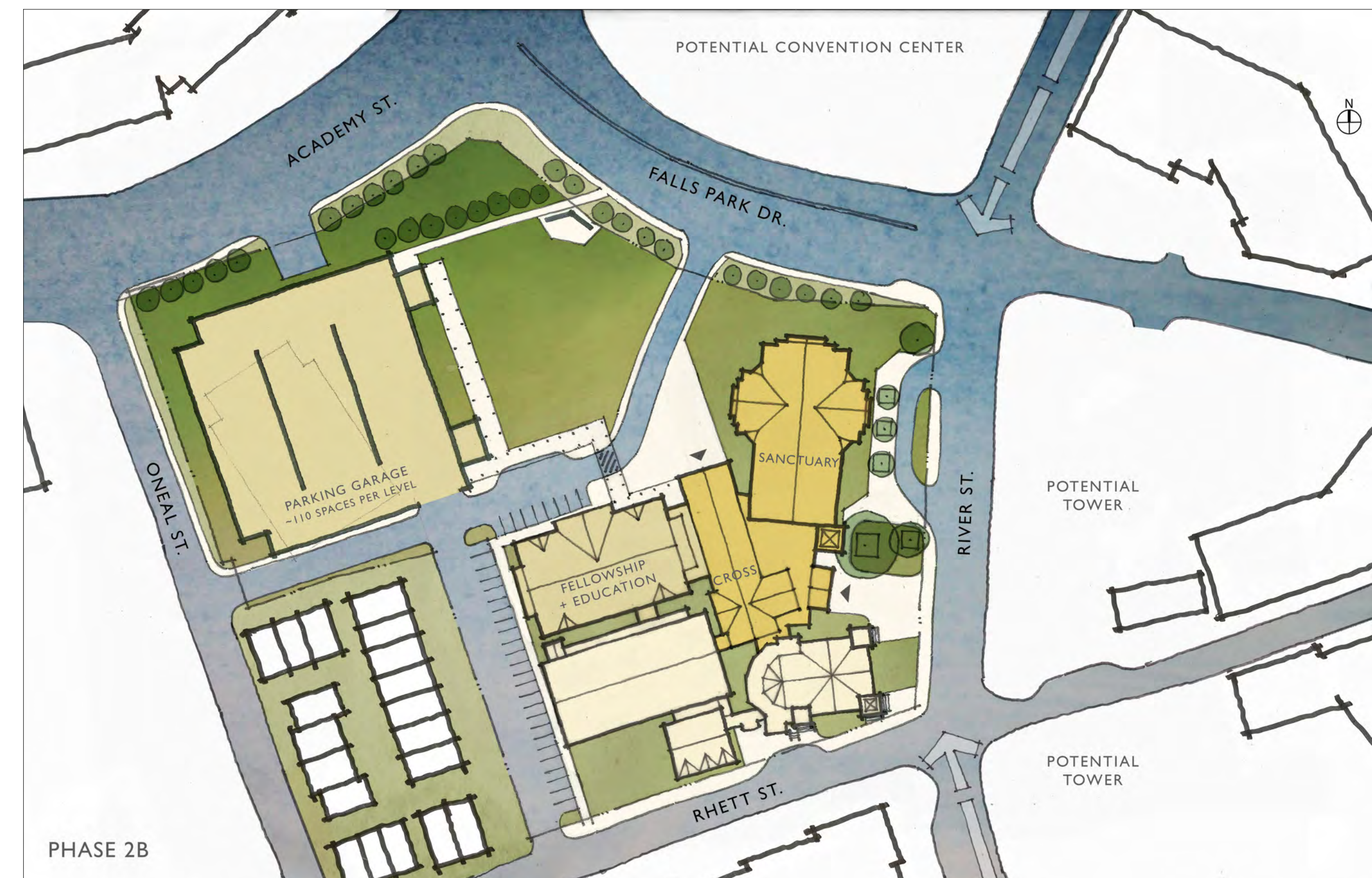
VIEW 4. EXISTING PLAYGROUND & PARKING OFF RHETT STREET

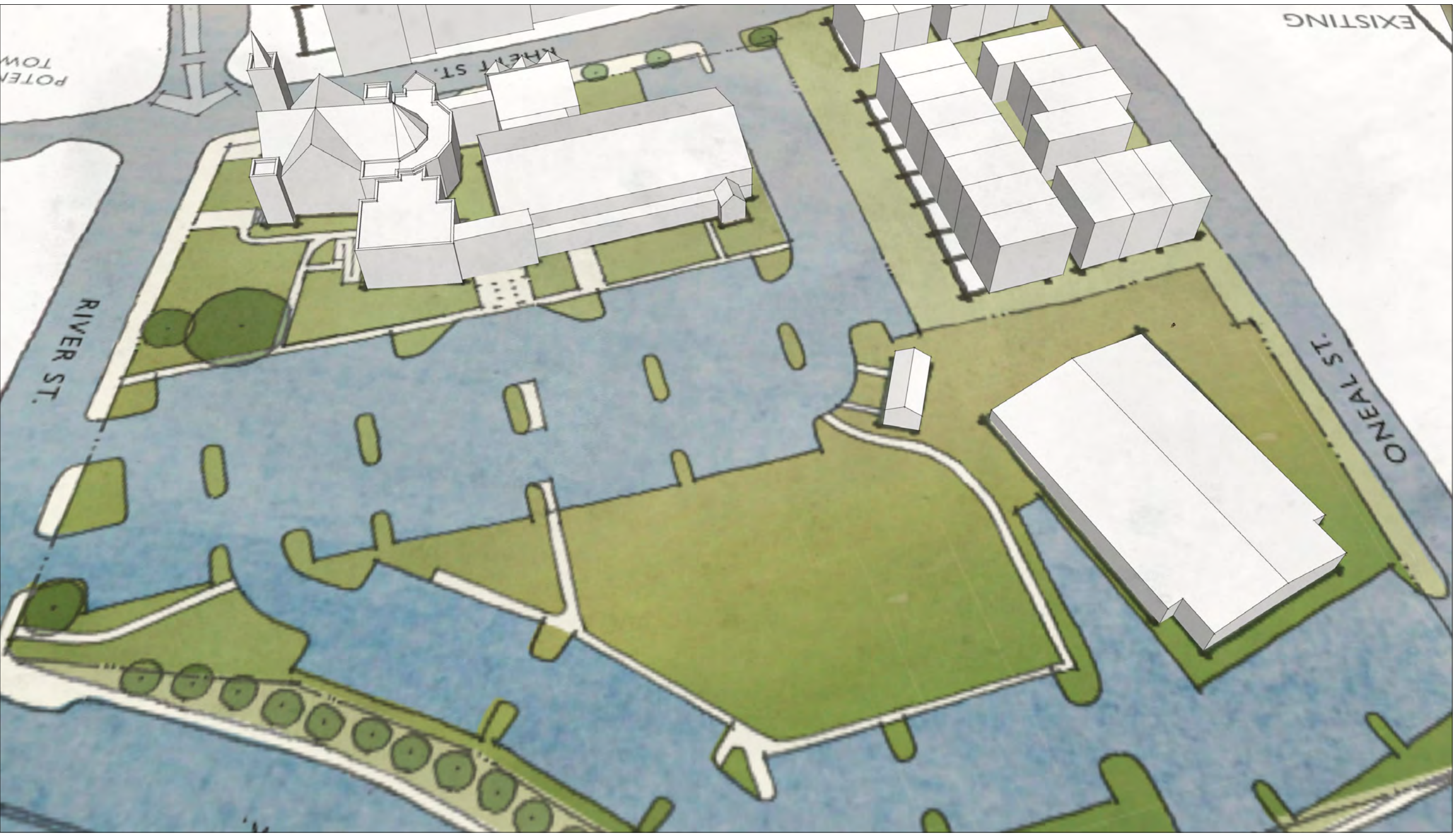


VIEW 5. PEDESTRIAN WALKWAY TO NEW BUILDING SITE



VIEW 6. VIEW FROM ACADEMY STREET SIDEWALK





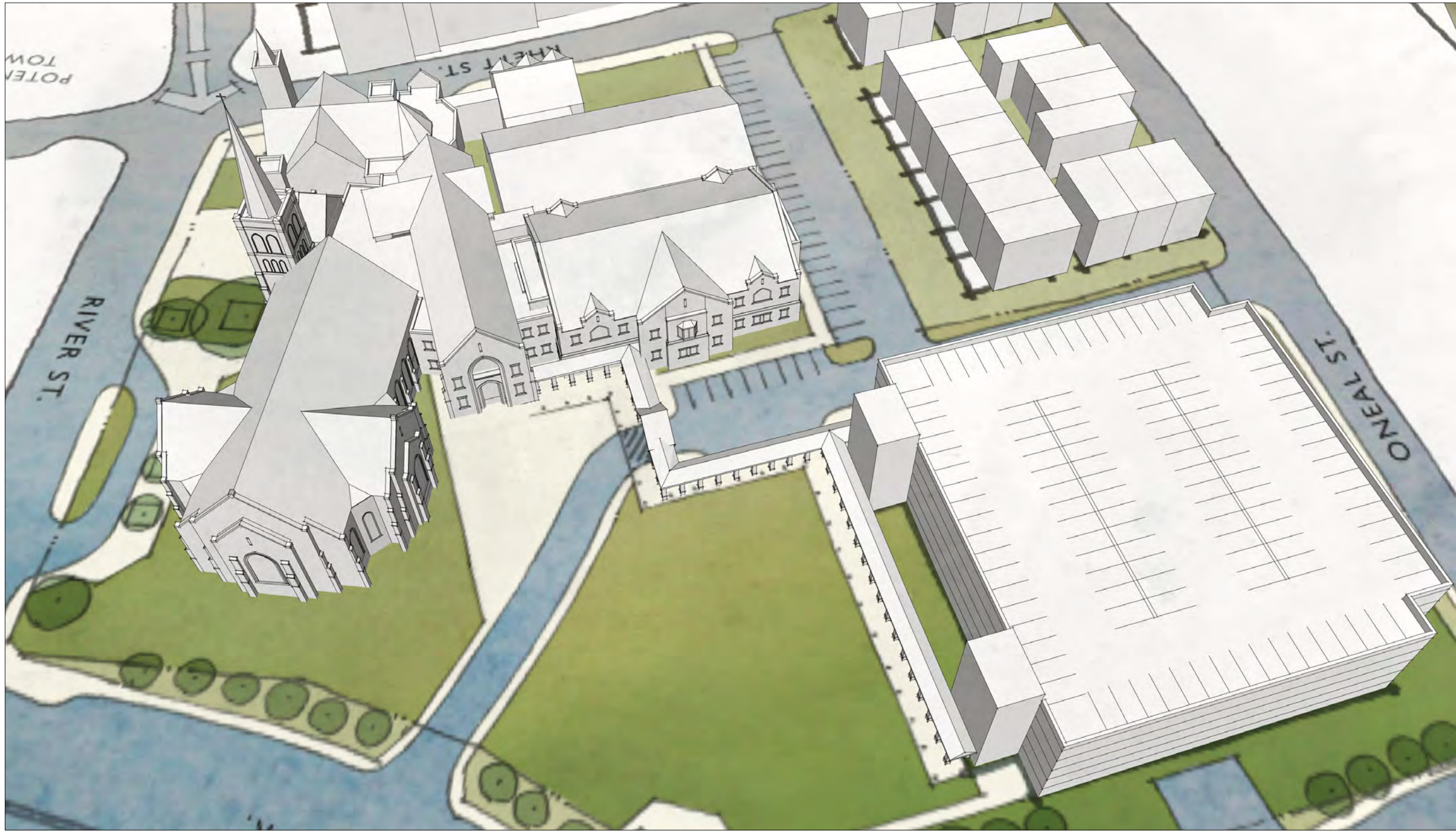
EXISTING



PHASE 1



PHASE 2A



PHASE 2B



PHASE 3



MASTER PLAN RENDERING

SECOND PRES EXISTING

SECOND PRES PROPOSED ADDITION



AERIAL VIEW WITH CONTEXT





ARCHITECTURAL SITE PLAN





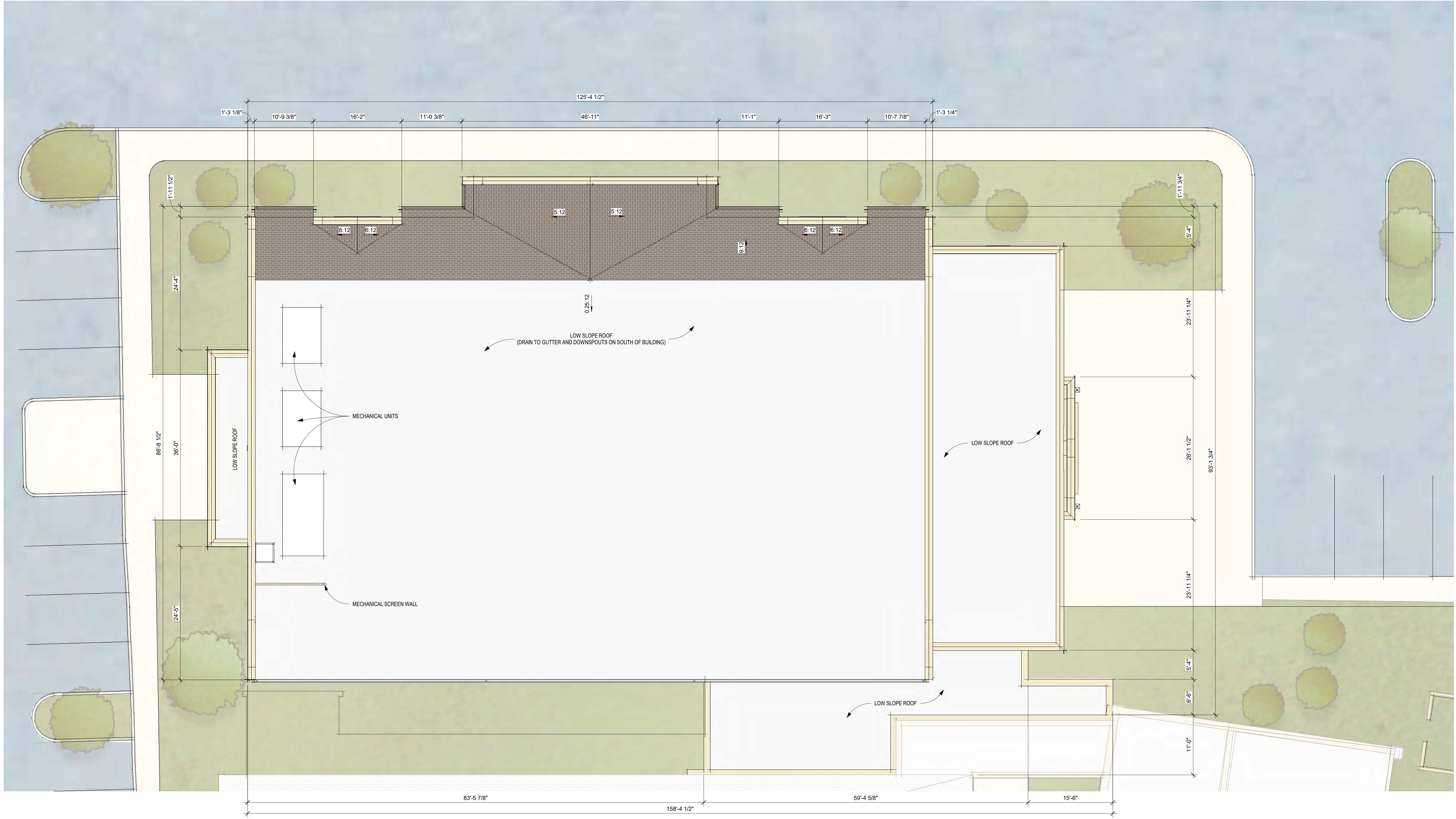
FLOOR PLAN - LEVEL 1





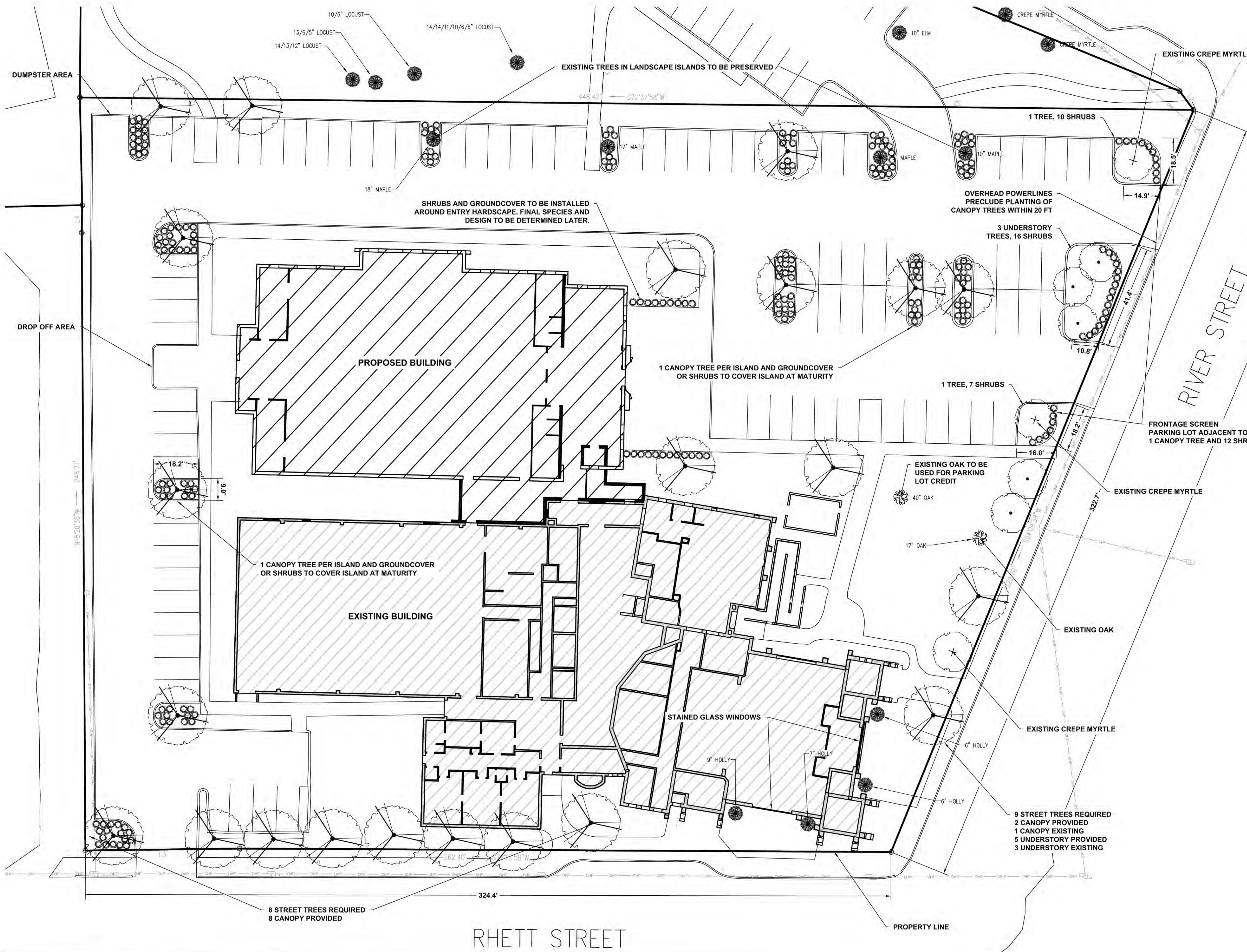
FLOOR PLAN - LEVEL 2





ROOF PLAN





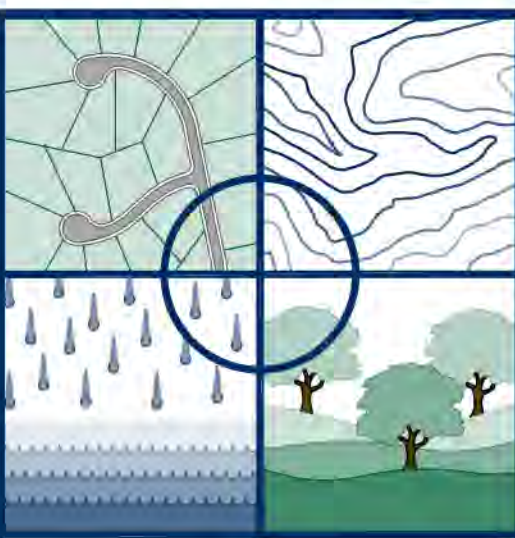
SITE DATA

LOCATION	OWNER	SECOND PRESBYTERIAN CHURCH
	ADDRESS	105 RIVER ST
	TMS #	0071000101300
SITE AREA	PARCEL AREA	2.62 ACRES
	ZONING	
ZONING	JURISDICTION	CITY OF GREENVILLE
	ZONING DISTRICT	MX-D
	PROPOSED USE	CHURCH WITH PARKING LOT

- CITY OF GREENVILLE LANDSCAPE ORDINANCES**
- STREET TREES**
- 1 CANOPY TREE EVERY 40 FT
 - 648 LF ROAD FRONTAGE = 17 STREET TREES REQUIRED
 - 12 PROVIDED AND 5 EXISTING TREES
- TREE CREDITS**
- 1 TREE REQUIRED PER 2,000 SF DISTURBED AREA LESS PARKING LOT AND BUILDING FOOTPRINTS
 - 9,439 SF / 2,000 SF = 5 TREES
- FRONTAGE SCREEN**
- LOW IMPACT SCREEN BETWEEN PARKING LOT AND PUBLIC RIGHT OF WAY
 - L1: 10 FT WIDE, 3 CANOPY TREES AND 12 SHRUBS PER 50 LF
- INTERIOR PARKING LOT**
- 1 CANOPY TREE PER LANDSCAPE ISLAND AND GROUND COVER OR SHRUBS TO COVER ISLAND AT MATURITY
 - 41,465 SF / 2,000 SF = 21 CANOPY TREES REQUIRED IN PARKING LOT
 - 12 CANOPY TREES PROVIDED
 - 9 CANOPY TREES EXISTING

PLANT LEGEND

- CANOPY TREE
- UNDERSTORY TREE
- SHRUB



SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
225 Rocky Creek Road
Greenville, SC 29615
(864) 271-0499
www.SiteDesign-inc.com

NO.	DATE	DESCRIPTION
1	08/22/2025	LANDSCAPE PLAN

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NOT FOR CONSTRUCTION

SECOND PRESBYTERIAN EXPANSION
105 RIVER ST
GREENVILLE, SC 29601
CITY OF GREENVILLE
GREENVILLE COUNTY
SC

SECOND PRESBYTERIAN CHURCH

DESIGNED BY:	MAB
DRAWN BY:	MAB
CHECKED BY:	AGB
DATE:	08/22/2025
S230007.01_LANDSCAPE	

LANDSCAPE PLAN

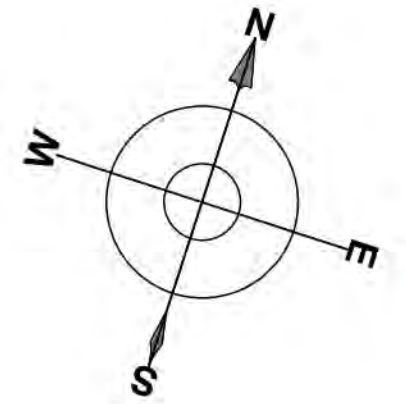
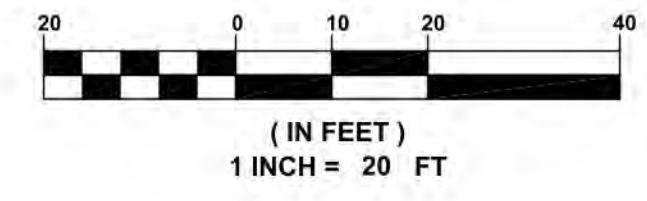
SHEET 1 OF 1

L100



THE UTILITIES SHOWN ARE BASED ON THE CONTRACTOR'S SURVEY. THE CLIENT SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION.

SITE PLAN PROVIDED BY LS3P. PLAN SHOWS LANDSCAPE IMPROVEMENTS ONLY PER THIS PROVIDED PLAN.





SITE DESIGN, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

**City of Greenville Design Review Board
Plant Imagery**

Canopy Trees

Nyssa sylvatica – Black Gum



Pistacia chinensis – Chinese Pistache



225 ROCKY CREEK ROAD
GREENVILLE, SOUTH CAROLINA 29615
864.271.0496
www.sitedesign-inc.com

Quercus shumardii – Shumard Oak



Ulmus parvifolia – Lacebark Elm



Acer buergerianum – Trident Maple



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Understory Trees

Chionanthus virginicus – Fringetree



Cornus kousa – Kousa Dogwood



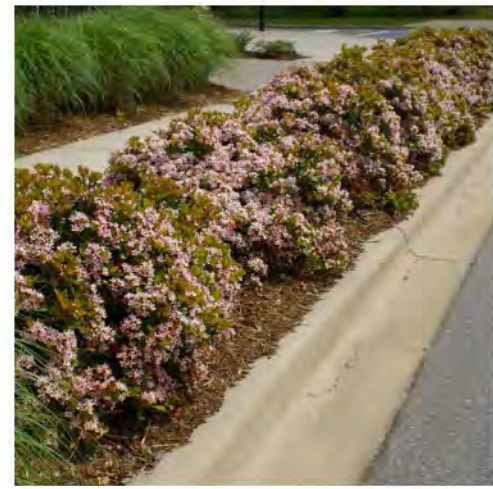
SITE DESIGN, INC.
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Shrubs and Groundcovers

Ilex glabra ‘Shamrock’ – Inkberry Holly



Rhapiolepis indica – Indian Hawthorn



Rhododendron x var. – Encore Azalea



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Distylium – Blue Cascade Distylium



Fothergilla major – Witch Alder



Itea virginica – Little Henry Sweetspire



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Muhlenbergia capillaris – White Cloud Muhly Grass



Panicum virgatum – Switchgrass



Schizachyrium scoparium – Little Bluestem



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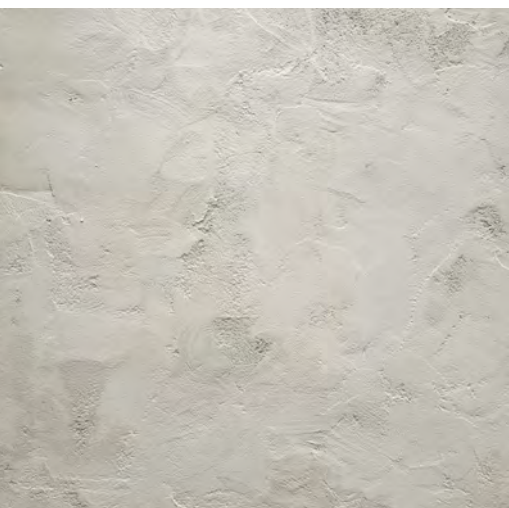
EXTERIOR MATERIAL LEGEND



"GRAND MANOR"
ASPHALT SHINGLE ROOF



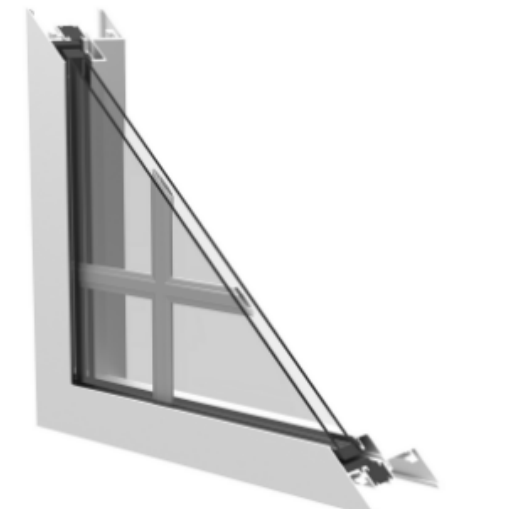
BRICK VENEER



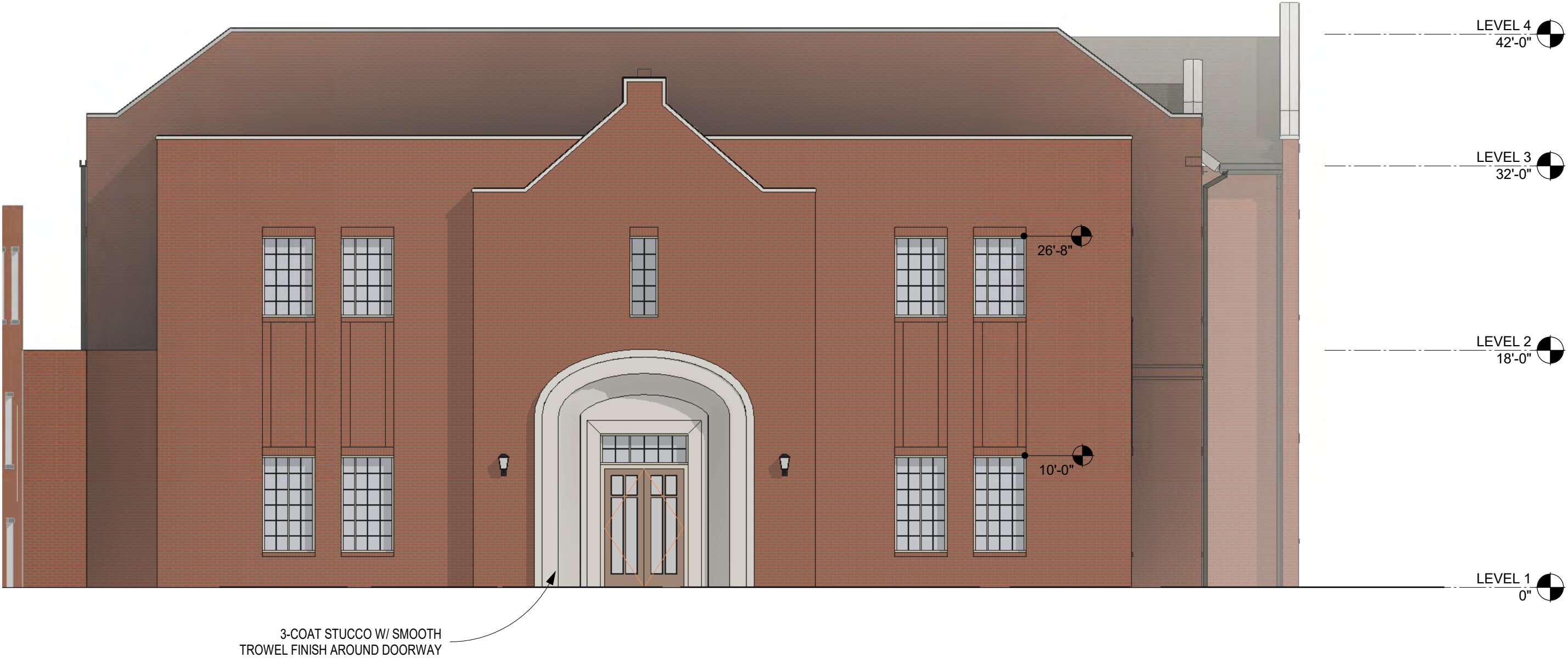
3-COAT STUCCO
SMOOTH TROWEL FINISH



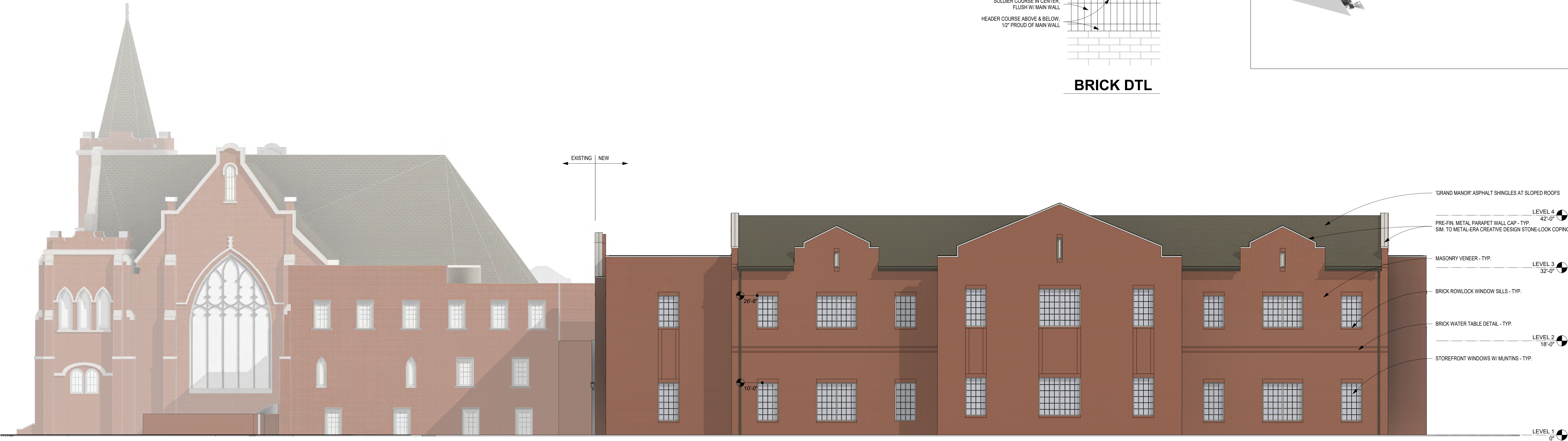
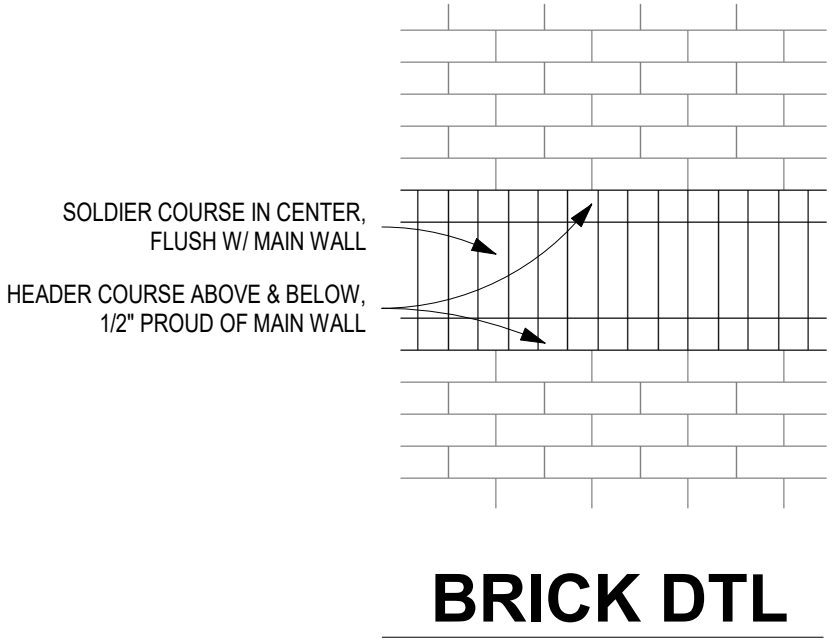
METAL-ERA CREATIVE DESIGN
STONE LOOK COPING



ALUMINUM STOREFRONT
WINDOWS WITH MUNTINS



ELEVATION - EXTERIOR - EAST



ELEVATION - EXTERIOR - NORTH

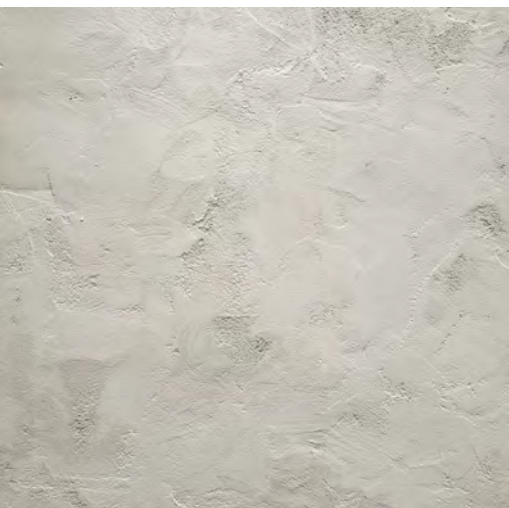
EXTERIOR MATERIAL LEGEND



"GRAND MANOR"
ASPHALT SHINGLE ROOF



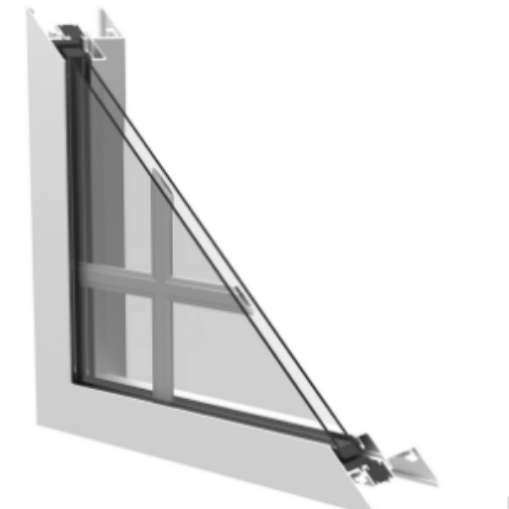
BRICK VENEER



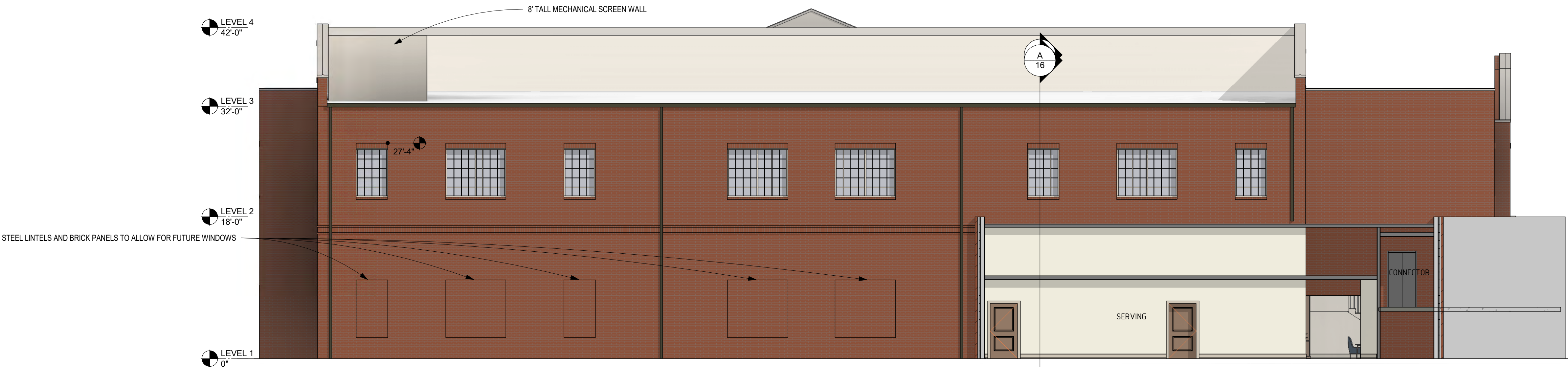
3-COAT STUCCO
SMOOTH TROWEL FINISH



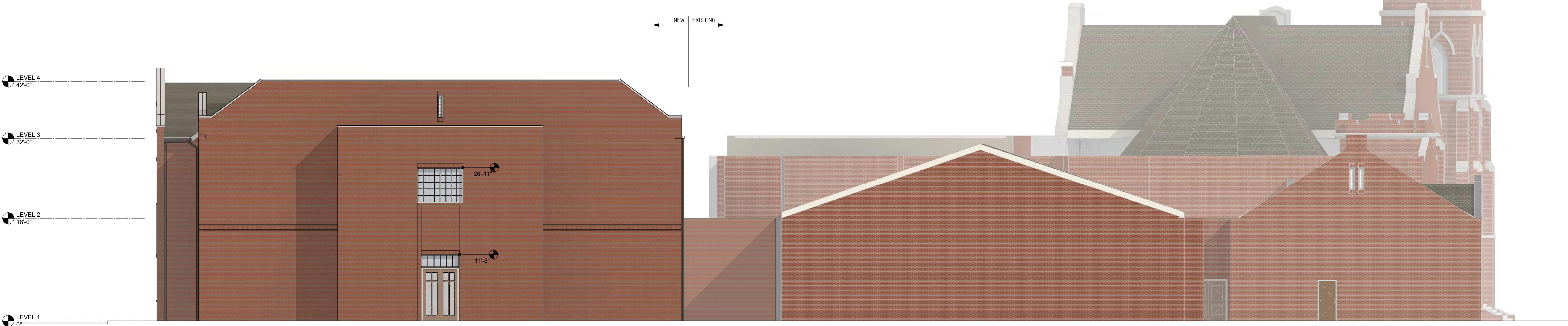
METAL-ERA CREATIVE DESIGN
STONE LOOK COPING



ALUMINUM STOREFRONT
WINDOWS WITH MUNTINS



ELEVATION - EXTERIOR - SOUTH



ELEVATION - EXTERIOR - WEST



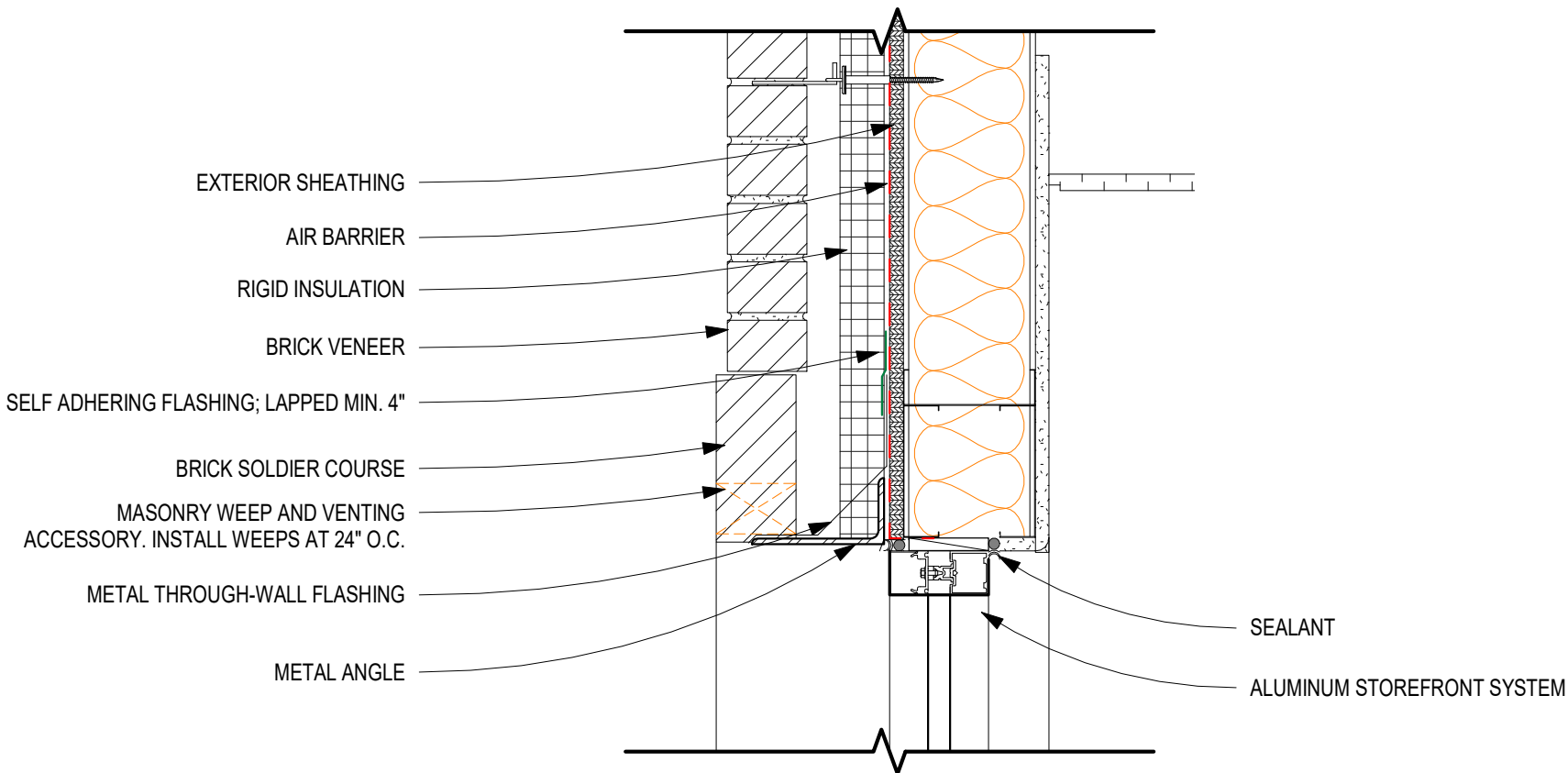
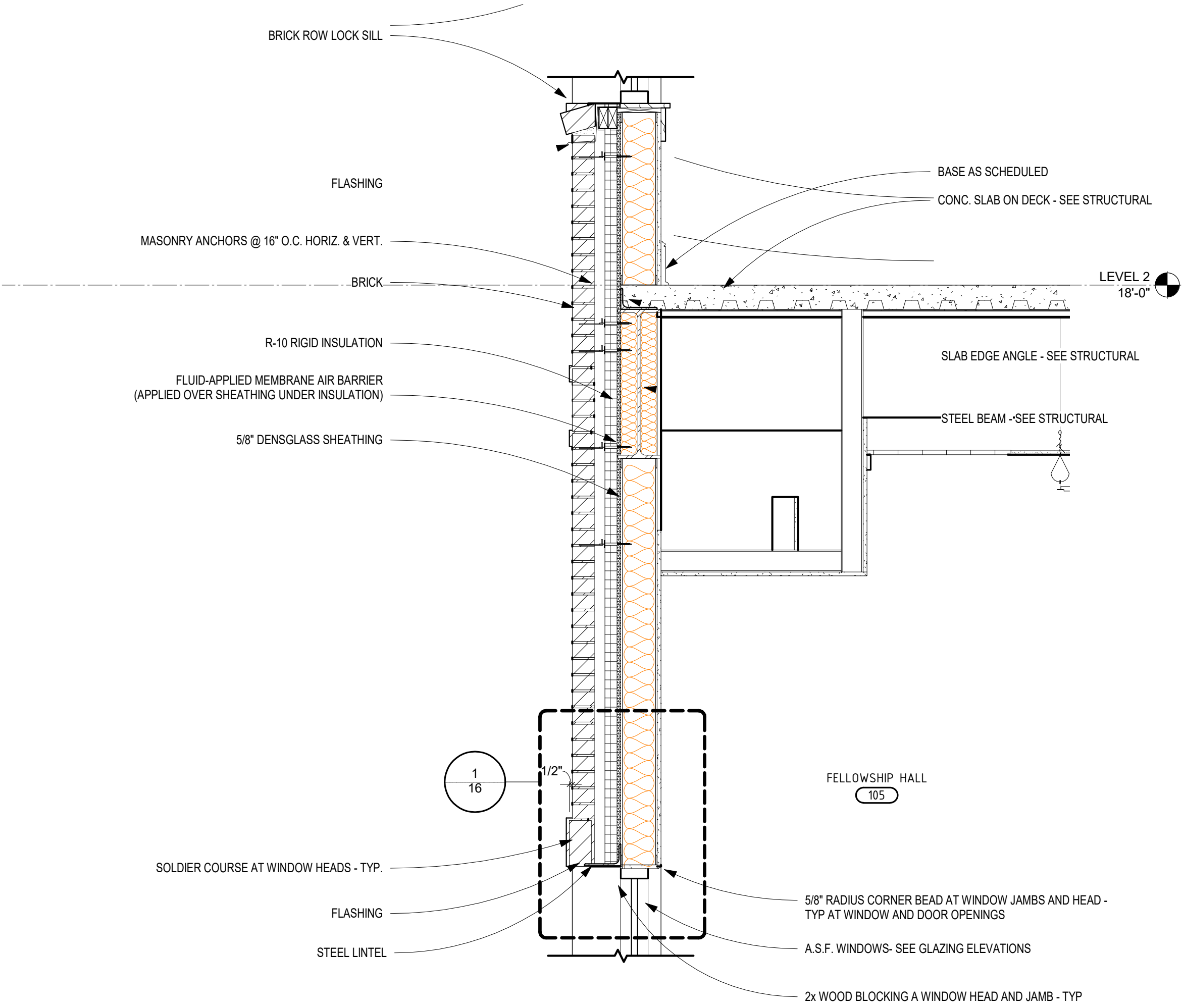
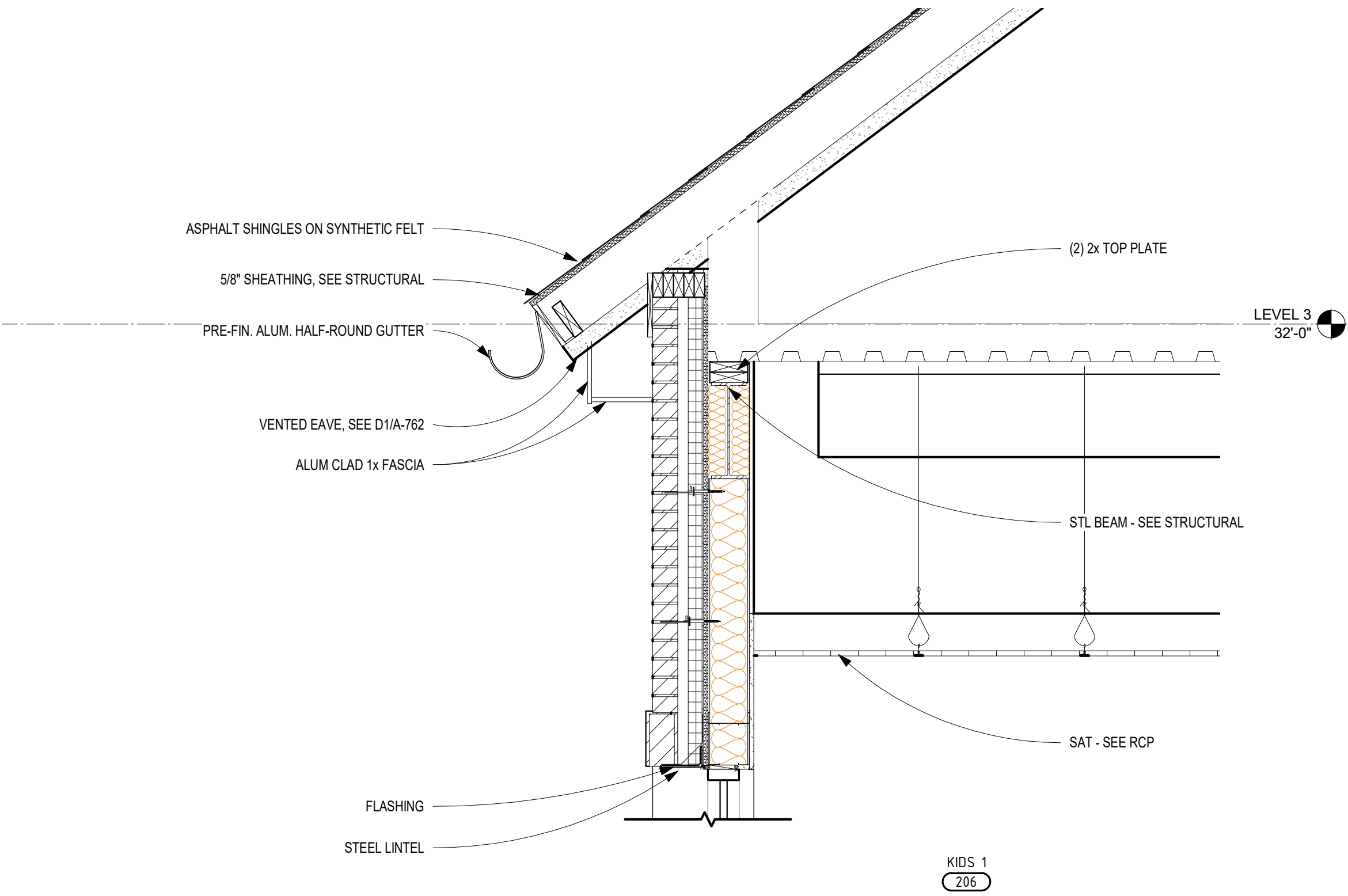
BUILDING SECTION- CLASSROOMS



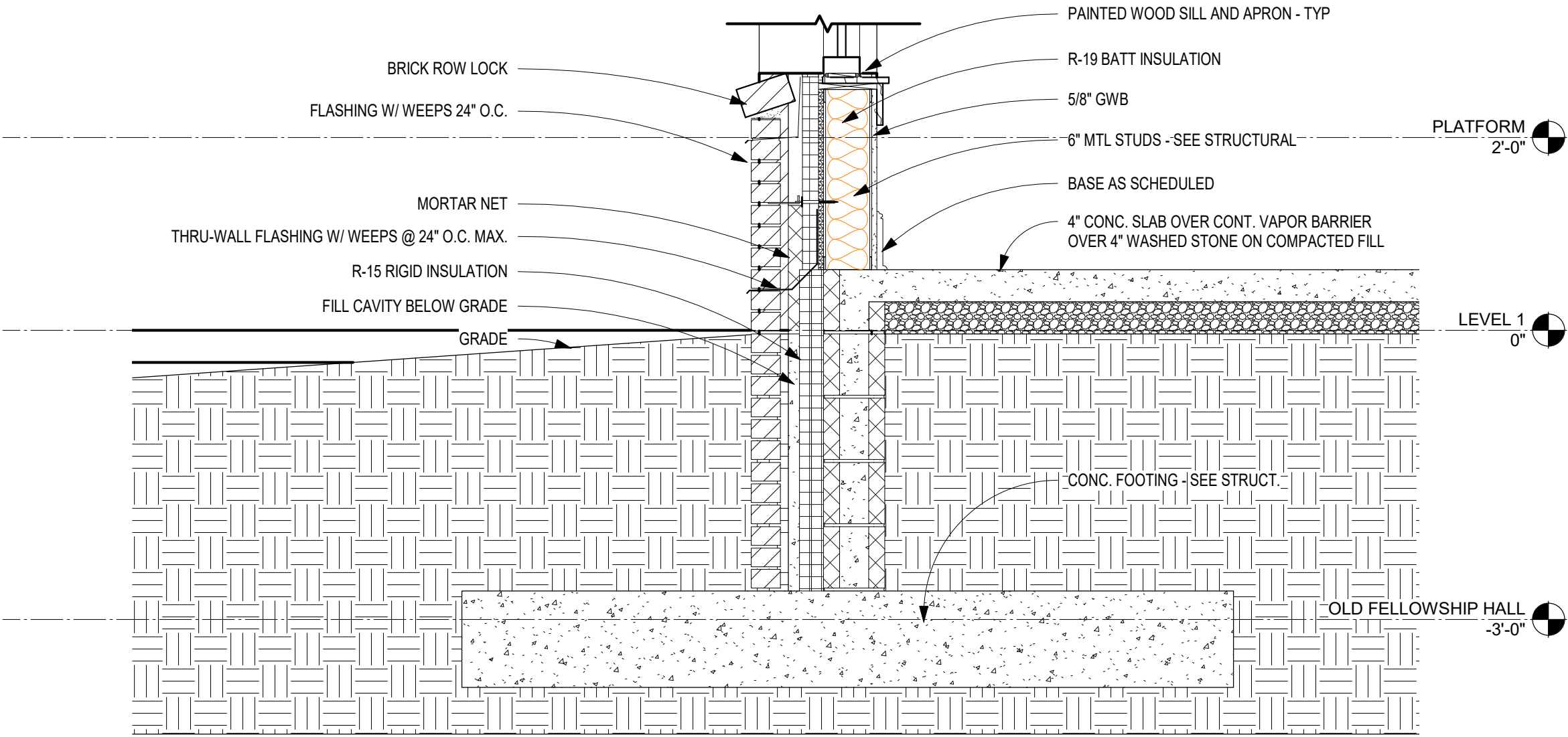
BUILDING SECTION- LOBBY



BUILDING SECTION 1 - FELLOWSHIP HALL



HEAD DETAIL



WALL SECTION AT EAVE - DETAIL



VIEW FROM NORTHEAST



VIEW FROM NORTH



RIVER STREET ELEVATION



VIEW FROM RIVER STREET



VIEW FROM ACADEMY STREET



VIEW AT NIGHT



**Planning Staff Report to
Design Review Board
September 29, 2025**
for the October 16, 2025 Public Hearing

Docket Number: 25-809
Applicant: City of Greenville
Property Owner: CAPROQ Greenville LLC / Madison Roach
Property Location: 15 S. Main Street
Tax Map Number: 0001000400300
Zoning: MXS-D, Shopfront Mixed Use – Downtown
Proposal: Exterior Renovations
Staff Recommendation: **Approval with Conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

Div. 19-6.2.9 Major Urban Certificate of Appropriateness

Project Scope:

The applicant proposes updates to the existing ground-level office space fronting an interior courtyard. The upfit includes a new building entrance and storefronts facing the courtyard, exterior paint, interior renovations, and minor site improvements to accommodate the City of Greenville's Civic Design Center. New signage is also shown, which will require a separate Certificate of Appropriateness.

Staff Analysis:

PUB 8. Publicly Accessible Parks and Plazas

While the plans do not include significant changes to the courtyard itself, a new entrance will be created into the building from the courtyard and better pedestrian activation will be created through the incorporation of clear storefronts and the placement of an active use at the front of the space. Per PUB 8.6 and 8.11, plantings and furnishings should provide rich human interest and create a safe and comfortable environment. Final furnishing selections as shown at the building entrance must be reviewed and approved as an update to this CA.



PUB 11. Signage

Signage will require a separate staff-level Certificate of Appropriateness. Staff notes that the conceptual signage shown in the renderings adheres to PUB 11.4, emphasizing legibility and simplicity as viewed from the Main Street breezeway. Scale and positioning prioritize the pedestrian experience and perception from Main Street, per 11.3 and 11.5, and letters and graphics are also mounted directly onto the exterior wall, as specified in PUB 11.6. Final sign designs must adhere to the sign regulations of the Greenville Development Code and the Downtown Design Guidelines.

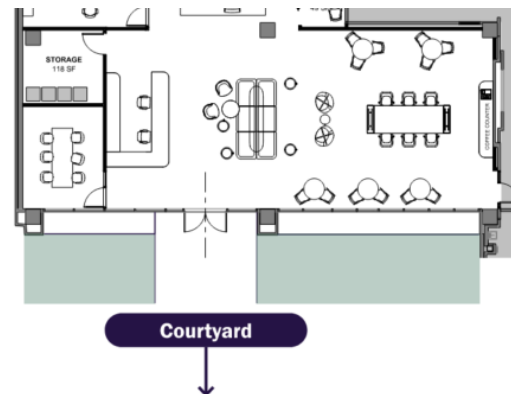
PRI 3. Entry

Per PRI 3.1 and 3.2, the building entry is placed at a highly active location, visible from Main Street, and accommodates all levels of physical ability from the courtyard. The entrance is also enhanced through the addition of a wide walkway and expanded seating areas; and leverages the existing architecture to create a recessed entrance per PRI 3.3 and 3.6.

Clear glazing is identified for the storefronts, per PRI 3.4.

PRI 4. Activated Ground Floor

Activation of the ground floor, as stated in the Design Guidelines, means that the use happening inside the building is intense and visible from the sidewalk zone. Per PRI 4.1, transparency has been maximized to allow views of activity and use within the building, and publicly accessible studio space has been located along the ground floor to facilitate a safer and more vibrant environment for pedestrians within the courtyard per PRI 4.3. Landscaping has also been reduced along the front of the space to remove any visual barriers to the building's interior, per PRI 4.6.

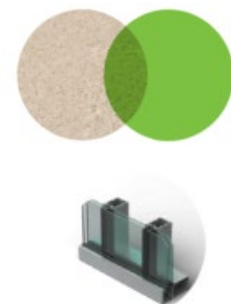


PRI 6. Materiality

Proposed materials include:

- Painted stucco (existing) - PMS 376 / City of Greenville brand standard green
- Clear anodized aluminum storefront

Despite the project's limited scope, staff finds that the incorporation of new storefronts along the building's ground-level frontage serves to elevate the character of the area, per PRI 6.1.



Summary

Overall, staff finds that the proposed alterations to the storefront are in conformance with the Downtown Design Guidelines.

Staff recommends approval with the following conditions:

- 1. All new exterior furnishing selections associated with the proposed entrance must be submitted, reviewed, and approved as an update to this CA.**
- 2. All new signage will require a separate sign permit and Certificate of Appropriateness and must adhere to the sign regulations of the Greenville Development Code.**
- 3. An Affidavit of Substantial Compliance must be signed and notarized by the property owner prior to the issuance of the Certificate of Conformity.**
- 4. This CA is considered a specific site development plan. As such, the CA issued for this project shall be subject to 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.**



city of greenville

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:	
*Title:	
*Address:	
*State:	
*Zip:	
*Phone:	
*Email:	

PROPERTY INFORMATION

*STREET ADDRESS 15 S. Main Street

*TAX MAP #(S) 0001000400300

*ZONING CLASSIFICATION MXS-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: DB

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

DESCRIPTION OF REQUEST

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

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

Facade modifications to a ground-level office space facing the building's interior courtyard. This space will be
utilized as the City of Greenville's Civic Design Center. Exterior improvements include new windows and
storefront, new entry and walkway into the courtyard, paint, and signage.

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, *site plan review*
\$300.00, *architectural review*
 - 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 as well as mailers to all properties within 500 feet of the 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, a mailing list, 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

- d. 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).
- e. Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).
- f. 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).

- g. Renderings (include perspective drawings, including views from pedestrian and public realm).
- h. 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).

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).

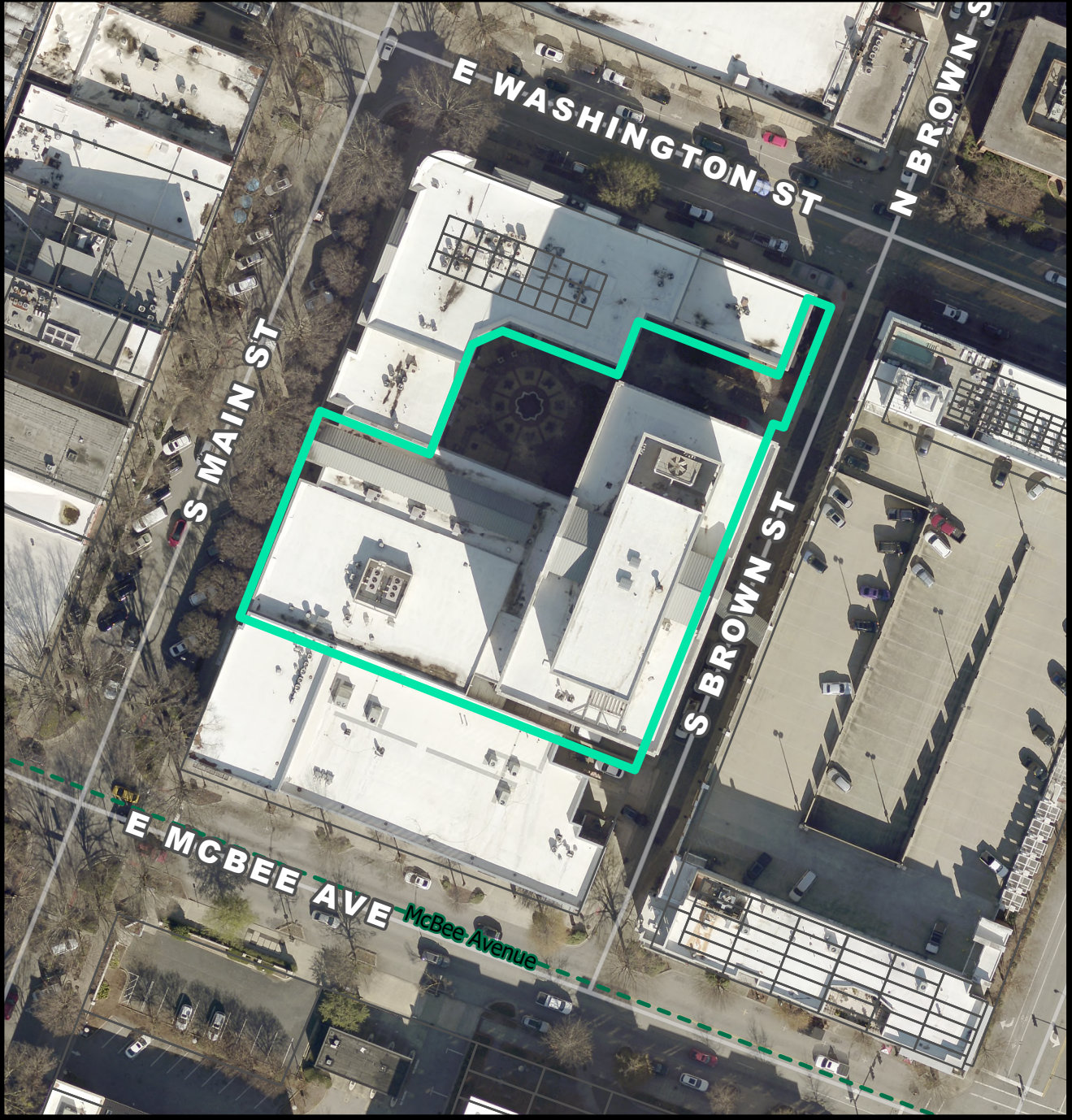
6. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

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.

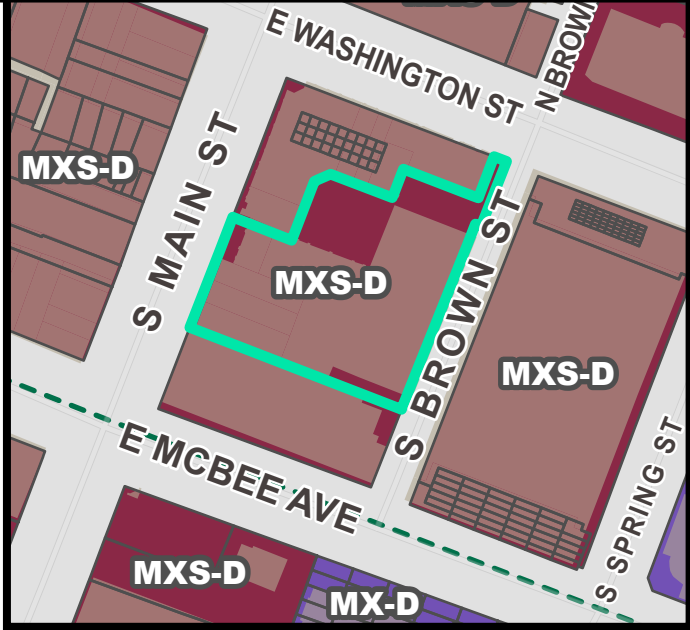
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report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

*Signatures	
Applicant	Mary Douglas Hirsch
Date	9/26/25
Property Owner/Authorized Agent	Dwight H. Smith III
Date	09/25/2025
Public Hearing information	
Public Hearing signs	

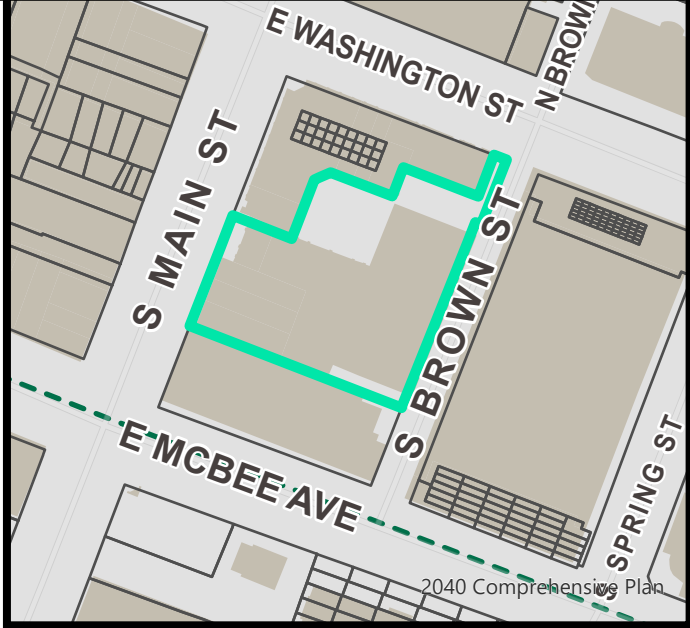
AERIAL VIEW



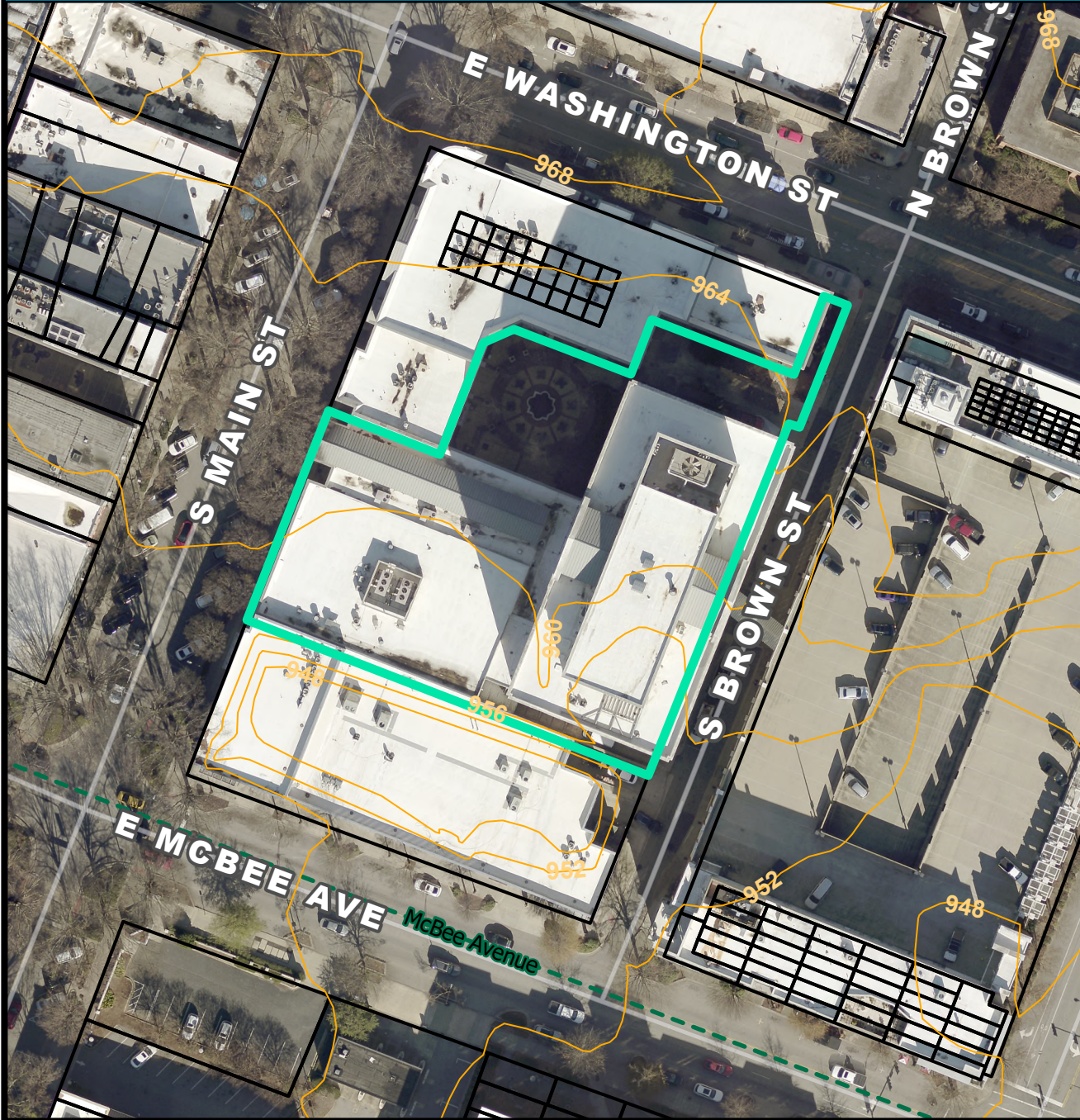
CURRENT ZONING



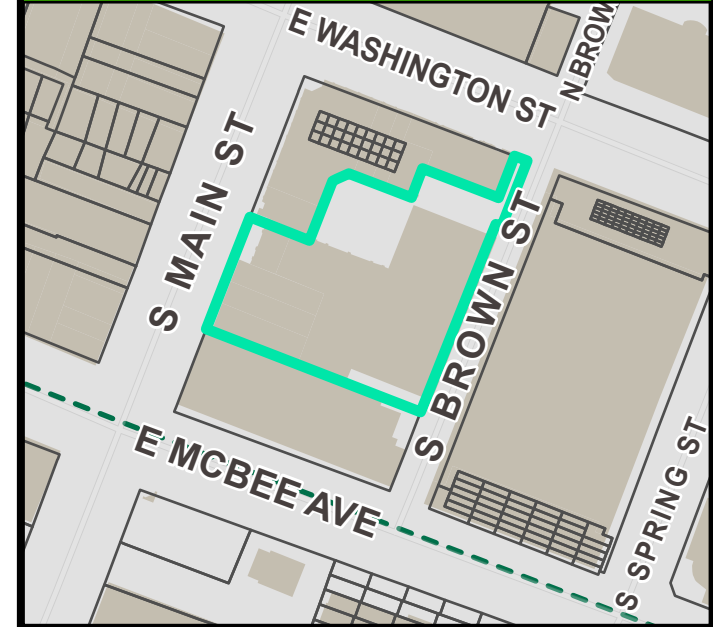
FUTURE LAND USE



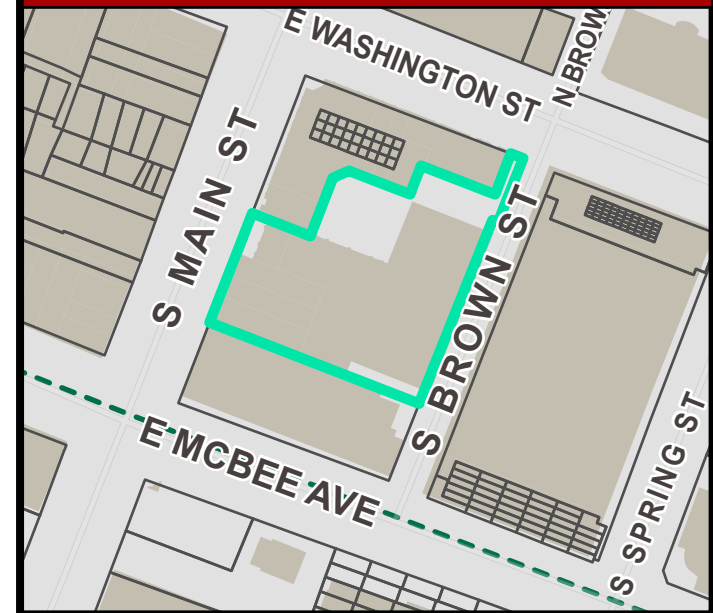
NATURAL / ENVIRONMENTAL FEATURES



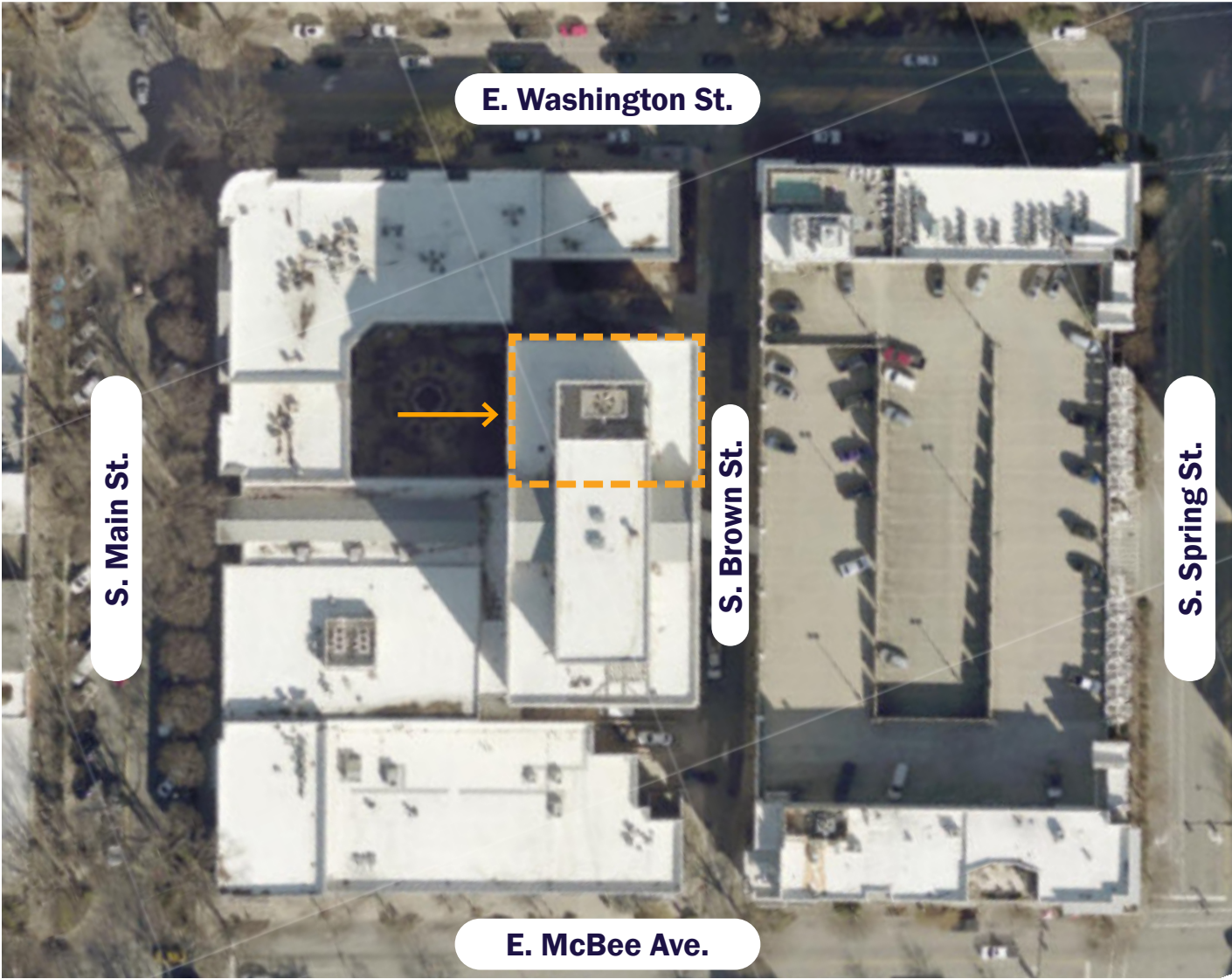
SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



Location & Floor Plan



Location
NTS



1st Floor - Proposed Plan
1/16" = 1'-0"

Existing Conditions



Exterior Improvements



New signage location
(requires separate CA)

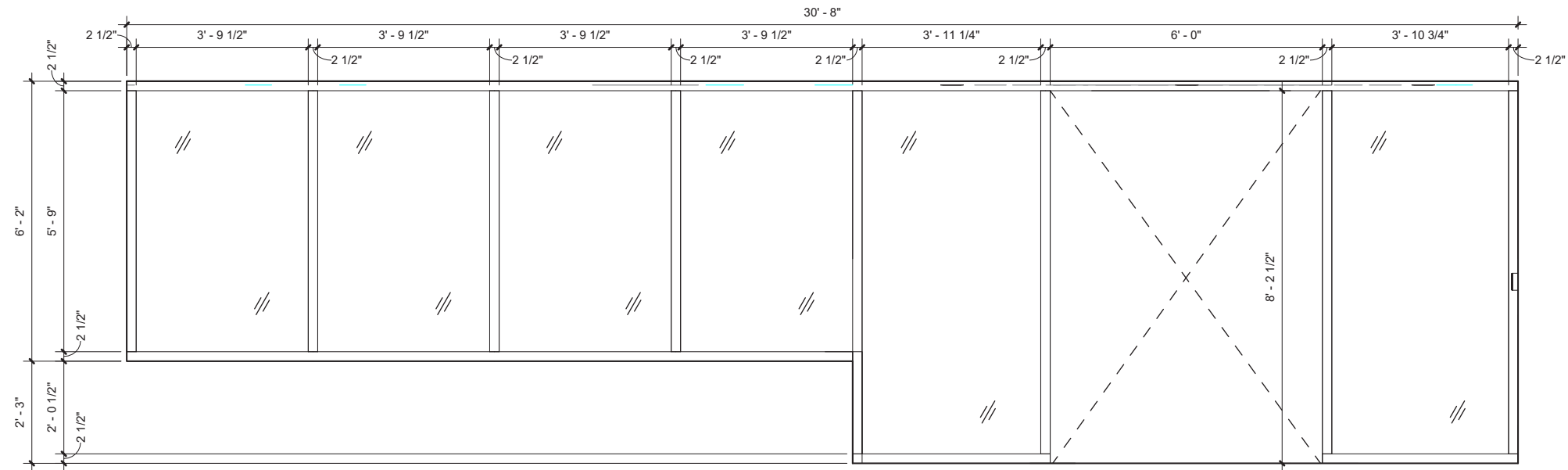
Painted facade (COG Green)

New aluminum storefront
Glazing: Clear, Tempered
Finish: Clear Anodized

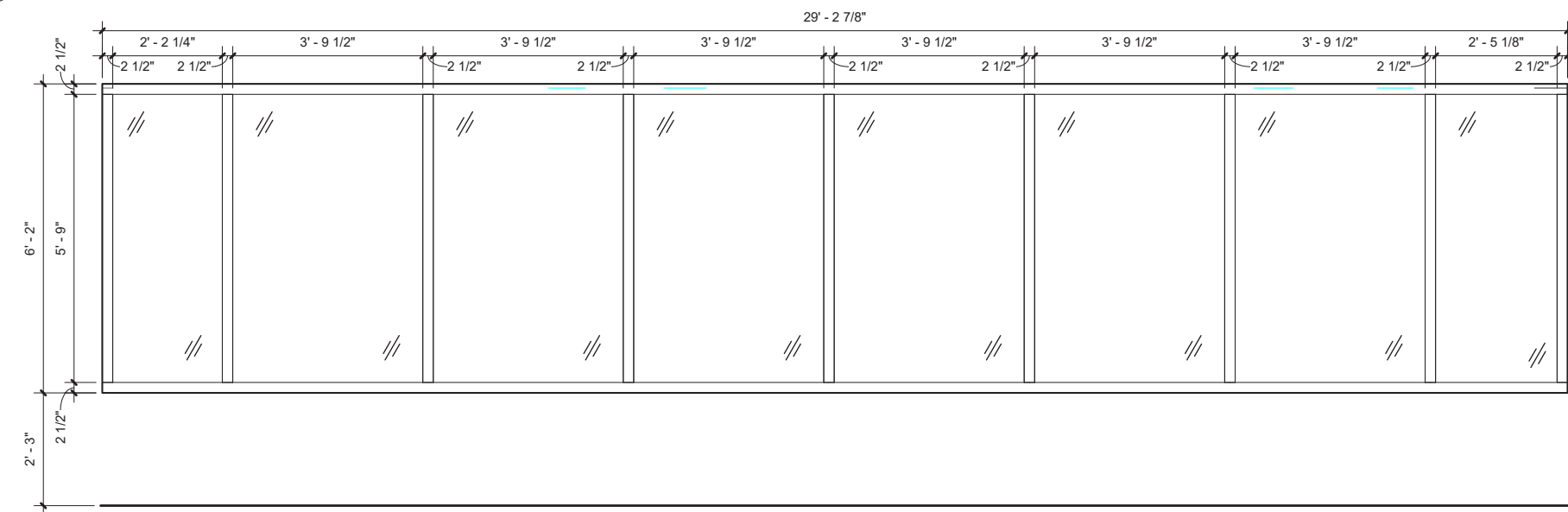
Future furnishings (TBD)

New courtyard entry

Details & Materials



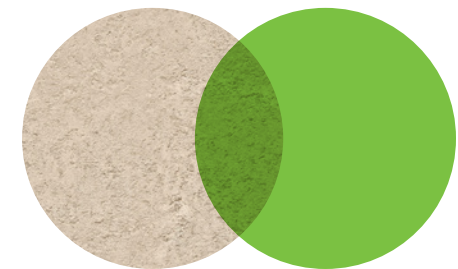
1 STOREFRONT A
A10.02 1/2" = 1'-0"



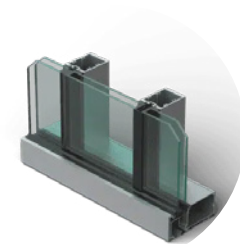
2 STOREFRONT B - SEE ALTERNATE #1
A10.02 1/2" = 1'-0"

Storefront Dimensions

Materials



Painted Stucco / PMS 376



Clear Anodized Aluminum Storefront
Kawneer Trifab 451T / Single Pane, Clear, Tempered