Design Review Board

Official Agenda

AGENDA

DESIGN REVIEW BOARD – URBAN DESIGN PANEL

AGENDA

Regular Meeting
February 7, 2019

4:00 PM

10th Floor Council Chambers, City Hall

1. Call to Order
2. Welcome and Opening Remarks from the Chair
3. Roll Call
4. Approval of Minutes – January 3, 2019
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. Old Business
9. New Business

A. CA 18-1054 Application by Clerestory Projects Group, Inc. for a CERTIFICATE OF APPROPRIATENESS to modify the building elevation, construct additions and modify the site on property located at 20 JAPANESE DOGWOOD LN
Documents:

18-1054 AGENDAPACKET_20190201.PDF

B. CA 18-775 Application by St. Clair Signs for a CERTIFICATE OF APPROPRIATENESS for an exception to sign standards on property located at 469 CONGAREE RD (TM# 054303-01-00501)

Documents:

18-775 AGENDAPACKET_20190201.PDF

C. CA 19-23 Application by Image Resource Group for a CERTIFICATE OF APPROPRIATENESS for an exception to sign standards on property located at 905 VERDAE BLVD (TM# 054501-01-02203)

Documents:

19-0023 AGENDAPACKET_20190201.PDF

D. CA 19-24 Application by Image Resource Group for a CERTIFICATE OF APPROPRIATENESS for an exception to sign standards on property located at 877 + 855 W FARIS RD (TM#s 010100-01-00208; 010100-01-00207; 010100-01-00201; 010100-01-00202)

Documents:

19-0024 AGENDAPACKET_20190201.PDF

10. Advice and Comment (No Public Comment)

A. MD 18-007 Application by Chip Dillard for a MULTI-FAMILY DEVELOPMENT on 15.74 acres located at HAYWOOD RD and TRANSIT DR (TM#s 025900-01-00600, 025900-01-00602, 025900-01-00603, 025900-01-00604, 025900-01-00605). This item goes before the Planning Commission on February 21, 2019.
Planning Staff Report to
Design Review Board - Urban
January 31, 2019
for the February 7, 2019 Public Hearing

Docket Number: CA 18-1054
Applicant: Clerestory Projects Group, Inc.
Property Owner: Center for the Performing Arts Foundation; JE Sirrene, WS Griffin, et al; City of Greenville
Property Location: 20 Japanese Dogwood Lane
Tax Map Number: 006000-02-00200, 006000-02-01400, 006000-03-00100, 005800-05-00100
Acreage: 3.412
Zoning: C-4, Central Business District
Proposal: Additions and modifications to Wyche Pavilion; site work (hardscape and landscape)

Staff Analysis
The applicant proposes modifications to Wyche Pavilion and the surrounding site. The subject property is located within the C-4 Zoning District and CBD Overlay for downtown.

The work will include the preservation, enclosure and conditioned air improvement of the existing Wyche Pavilion structure and the construction of an addition to house a commercial kitchen, restrooms and meeting space.

For the purpose of this staff analysis, there are four organizing elements for discussion:

- History of Wyche Pavilion
- Wyche Pavilion – Enclosure
- Wyche Pavilion – Additions
- Site Modifications

History of Wyche Pavilion
The Wyche Pavilion (Markley Carriage Factory Paint) is a contributing structure to the Reedy River Industrial Complex and is listed in the National Register, January 14, 1979, as a part of a nineteenth and early twentieth century industrial and commercial district. Six industrial or commercial structures, constructed between 1850 and 1914, were developed as portions of a related industrial complex which include: the Greenville Coach Factory Blacksmith Shop (ca. 1850); the Huguenot Mill (1882); the Huguenot Mill Office (ca. 1890-1900); the Markley Hardware Store (between 1905 and 1914); the Cotton Warehouse (between 1908-1913) and the Markley Carriage Factory Paint Shop (prior to 1915).

*In 1904, a two-story brick paint shop was built by J.E. Sirrine for the Greenville Coach Factory (as it was not called), but the coming of the automobile was the death knell for the production of wagons and carriages. Markley decided to sell the business in 1911, bringing a seventy-six-year industrial chapter in Greenville’s local history to a close. However, the closing of one chapter would soon lead to the start of
another. In 1925 the old carriage factory paint shop building became the first factory for the production of Duke's mayonnaise. Duke's mayonnaise was eventually sold to C.F. Sauer Co. in 1929, but still operates under the name that made the product famous." (Source: A Guide to Historic Greenville, South Carolina by John M. Nolan (2008, pgs. 53-54.)

The Wyche Pavilion (Markley Carriage Factory Paint Shop) is a two-story brick structure with large windows of the same size on each story. The near flat roof has a cupola at its center. This cupola may have been removed from an older building at the Greenville Coach Factory when it was torn down to make room for the Paint Shop. The building's interior was altered in 1922 to accommodate the Duke's Products Company, a mayonnaise factory later bought by the C.F. Sauer Company. The building has been vacant since 1958.

Purchased by the Peace Center, the vacant building was converted to an open air pavilion, due to the budgetary constraints of a fledgling performing arts center, and used ‘as is’ until such time as renovation would be feasible.

Today, the open air pavilion continues use for many private events in addition to being accessible to the general public.

Wyche Pavilion – Enclosure

The applicant proposes to enclose the existing Wyche Pavilion structure with glass doors and windows, featuring wood trim and mullions in a 12-lite pattern. The existing two-story pavilion is approximately 100’ in length and 40’ in width. Specific notes on each elevation, as it relates to the proposed enclosure, are as follows:

- **Front elevation (east and facing the Peace Center)**
  - On the lower level, six of the nine bays will incorporate a set of doors which open to the plaza. The remaining two, on either end of this lower level, will have windows with a solid pane below (material not listed).

- **Right side (north and facing the amphitheater)**
  - All doors open onto a proposed deck extension.

- **Left side (south and facing the Main St Bridge)**
  - This is where the addition, to be discussed in the next section, will connect to the existing pavilion.

- **Rear elevation (west and facing the river)**
  - Replicates efforts on front façade in terms of materials and colors, adding a cantilevered boardwalk along the River. The Main entry, associated with the glass connector, projects slightly into boardwalk. All ground-level doors open directly onto the boardwalk.

The Wyche Pavilion is proposed to be conditioned once enclosed. Rooftop mechanical screening is planned for placement of HVAC; the proposed screen is five feet tall. The roof is standing seam metal, painted.

While not typically noted, due to the uniqueness of this site and structure, staff has some concern of the visibility of the mechanical equipment, if not from Main Street, then from surrounding structures with higher vantage points.

**Wyche Pavilion: Two-story addition for Main Entry, Kitchen, Board Rooms and Restrooms**

A two-story addition is proposed to the southeast (side elevation facing the Main St Bridge) of the Wyche Pavilion; this addition will be physically connected to the existing pavilion via an architectural glass connector element. Looking right-to-left at the front elevation of this addition, it features an 18’ wide main entry connector constructed with metal/glass, a 3-bay brick center (36’ wide), and a southern end addition (20’8” wide) that includes a kitchen on the ground level (enclosed by brick walls) and meeting space.
above (glass enclosure), accessed either from internal stairs/elevator or a set of external stairs on this south end.

The glass connector and addition measure 74’8” in length and 40’ in width and match existing Wyche Pavilion width dimensions. Once added to the existing pavilion, the overall building length, not including elevated deck, will replicate the approximate footprint of the Markley Carriage Factory Paint Shop of +/- 174’8”.

- **Main level floor plan:**
  - The Main entry abuts the southern wall of the existing Wyche. This is an 18’-wide feature constructed with glass framing and a flat roof.
  - Within this glass connector, stairs and an elevator provide access to the upper level.
  - Restrooms, centered within the addition, with kitchen space to the west, are also located on the main level.
  - On the southernmost part of the addition, under the second floor meeting area, is space for mechanical, storage and additional kitchen area. Three windows, in the kitchen area on the west side, do not extend full length. Due to this condition, the first level does not appear to provide views into the space from the south and west.
    - Due to the absence of a window and door schedule, staff questions whether the kitchen windows facing the river are proposed as clear glass or spandrel?

- **Upper level floor plan:**
  - On the second level, an open Board Room is provided above the Main entry.
  - A second story balcony extends the width of one existing window bay, within the existing Wyche Pavilion, and provides views of the enclosed event space, open below.
  - Additional meeting room space, labeled as Green Rooms, are planned on the second level.
  - Also located on the second floor are additional restrooms and other associated amenities.

Architecturally, the brick body of the addition mimics the fenestration patterns set by the Wyche Pavilion, matching the rhythm and dimensions of the openings. Lime-washed brick, with vegetation growing on the all of the new brick façade faces, harkens to historic photos where unmaintained vegetation is prominent on the southeast side of previous industrial development.

The Main entry addition is glass, designed to provide a neutral visual break between the new addition and the existing pavilion. The upper level ‘Green Room’ on the south end is also wholly glass framed. Staff notes that the second level ‘Green Room’ glass framing isn’t consistent with the history or the architecture of the building. At present, this second level glass-box portion of the addition seems to speak a different architectural vocabulary than any other portion of the building and should be reconsidered.

The addition roof is a standing seam roof, proposed to match the roof pitch of the existing Wyche Pavilion. A matching mechanical equipment screen, identical to that proposed on the existing pavilion, is proposed on the roof (5’ depth). Similarly, staff notes concern about visibility of this equipment.

Lighting for the pavilion and addition is listed as “recessed up-lights.” No signage has been proposed as part of this application.

**Wyche Pavilion: Elevated Deck addition**

A deck addition, flush with the outdoor courtyard and elevated as the ground under it falls away to the river, measures 46’x40’ and is proposed to northwest side of Wyche. The deck floor level is flush to the interior and the surrounding ground plain on the courtyard side of Wyche. The elevated boardwalk on the west side of the building is cantilevered toward to the water’s edge of the Reedy River. Permeable ‘Green’
walls are proposed between columns supporting the deck and a portion of the boardwalk to provide a finished base look to the elevated portions and to facilitate additional flood storage capacity underneath. The deck and boardwalk will feature metal railing with a wood top rail.

Site Modifications

Site improvements include new utilities (water, sewer and gas) and several changes to the landscape/hardscape from Broad Street to Main Street.

A new hardscape outdoor courtyard for pedestrians and fire access is shown through the site, designed with a long, rectangular paver pattern. In grassy areas, ‘staylite’ will be employed to increase the weight support-capacity of turf areas so that fire trucks may drive over as needed.

A new boardwalk along the Reedy River and a deck between the Wyche Pavilion and TD Stage will allow public access around the building. The new boardwalk and deck are proposed improvements, by the Peace Center, to City-owned property.

Compensatory flood storage under the proposed deck and under the proposed addition is provided in response to calculated floodplain impacts and the proposal suggests more riparian-friendly plantings all along Reedy River’s edge.

A robust landscape plan is provided for each side of the pedestrian corridor between Broad and Main streets. Planting improvements, by the Peace Center, are also shown on city-owned land. Square and rectangular cast-stone furniture is shown placed along the pedestrian way.

Raised planters are featured around both the Wyche Pavilion and the addition.

Other city department’s staff received and reviewed the proposed design and provide the following questions/comments/observations:

- Reservations, expressed by Parks and Recreation, regarding the expansion of the deck +/- 25’ into park space were received. They noted the replacement of open lawn and green space with hardscape is not necessarily in keeping with the aesthetic of open park space along the river.
- Parks and Recreation noted the jagged edge design for the pavers will be difficult to install and maintain.
- The need to provide an ADA accessible route from PC plaza area to Duke Bridge was noted.
- Concern was expressed regarding maintenance responsibility for the new plant, tree, and hardscape improvements.
- Parks and Recreation, Fire and Events staff have questions and concern about drop-off and delivery points - where would these occur and what is the proposed circulation route for delivery vehicles? Will Japanese Dogwood Lane incorporate bollards east of the bridge?
- Staff suggested additional widening of the pedestrian sidewalk coming off the Duke Bridge toward Japanese Dogwood.
- Preservation of the river corridor view-shed. Consider a one story addition solution or a step down of the proposed two story addition.
- Parks & Recreation staff desire a stronger presence in the design/development process and note the linear path from Broad Street along the riverbank is an active trail and plays into future trail development.
- Staff noted the proposed deck, on the north end of the existing pavilion, will encroach onto City-owned property nearing the TD Stage and may potentially interrupt city service access to the stage.

Summary and Issue Considerations
In summary, the applicant proposes to enclose and condition the existing open-air Wyche Pavilion. Rooftop mechanical screens are provided for the placement of HVAC. Again, while not typically noted, due to the uniqueness of this site and structure, staff has some concern of the visibility of the mechanical equipment, if not from Main Street, then from surrounding structures with higher vantage points and would recommend a design treatment to protect these views as much as practicable.

A two-story addition to the southeast end of Wyche is proposed for the purpose of a kitchen, meeting rooms, restrooms and other associated uses. This addition is comprised of three distinct sections: a glass connector, a brick section designed to match and complement the existing Wyche Pavilion structure and fenestration rhythm, and a section that has a brick base, also designed to match and complement the existing Wyche Pavilion structure and fenestration rhythm, with a glass-box meeting space perched on top of the brick base. Due to the stark juxtaposition of this glass-box architectural vocabulary to the whole of the proposed design, staff recommends consideration of alternate design solutions such as an open rooftop patio, to step the building height toward the Main Street bridge, or a continuation of the proposed addition brick design, with matched openings of the existing pavilion, that would pay homage to the original brick façade that once was.

In closing, issues previously noted by other city staff, remain for comment and consideration moving forward in the discussion of this design proposal.

**Relevant Design Guidelines:**

**PUB 8. Publicly Accessible Parks and Plazas**

8.1 Maintain visual and physical access between public parks and plazas, including interior courtyards and the surrounding pedestrian network. External connection paths and interior circulation paths should be at least 8 feet in width.

8.5 If a publicly accessible park or plaza is adjacent or near an existing or proposed park or plaza, they should connect seamlessly.

8.6 Populate publicly accessible parks and plazas with vegetation that both provides shade and has rich human interest, including seasonal variety, multi-sensory appeal, or distinctive physical characteristics.

8.7 Strategically incorporate programmatic elements to enhance users’ experience of public parks or plazas. These elements could include public art, vending or retail opportunities, and interactive elements such as water features.

8.8 Ensure that publicly accessible parks and plazas provide adequate opportunities for ongoing user stewardship. This includes implementing Crime Prevention Through Environmental Design principles, especially visibility into and throughout the space, and providing adequate maintenance infrastructure like litter receptacles.

8.9 Place utility and mechanical uses like vents and trash storage away from parks and plazas.

8.12 Emphasize variety in seating types in publicly accessible parks and plazas. Provide at least two of the following seating options: movable seating, fixed benches, seat walls, fixed individual seating, planter ledges and seating steps. Parks and plazas larger than 5,000 square feet should provide three of these seating types, and those larger than 10,000 square feet should provide movable seating as one of the three required types.

**PUB 9. Lighting**

9.3 Light pole and lamp designs should correspond to existing downtown fixtures.

**PUB 10. Walls, Fences and Screening**
10.4 Design walls and fences to complement the architectural character of adjacent buildings and appear as extensions of building walls and bases.

River District: Avoid walls and fencing that obscure views of and across the Reedy River.

**PUB 11. Signage**

11.1 Synchronize signage design with its architectural surroundings. Apply the guidelines described in PRI 6. Materiality to both buildings and their corresponding signage, and preserve historic painted signs when feasible.

11.4 Emphasize legibility and simplicity in signage design, and subordinate signage to the overall building or streetscape composition.

**PUB 12. Utilities**

12.1 Do not locate electrical transformers, mechanical equipment or other “back-of-house” utilities along the ground floor street wall.

12.4 Locate all utility distribution lines, pipes and cable television utilities underground.

12.5 Mitigate the impact of surface mounted utilities in the pedestrian realm by siting them in softscape areas, screening them with vegetation and avoiding areas where tree roots are located.

**PRI 1. Placement**

River District: Some locations along the Reedy River provide opportunities for restoration and enhancement of the riverbank, floodplain area and river ecosystem. Where this occurs, restore and enhance the riverbank area with methods such as gentle slopes and tree planting at the river edge.

Locate public areas such as retail, dining and open spaces along Reedy River and ensure pedestrian access.

**PRI 2. Massing**

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

2.2 Use lower scale buildings or building elements to transition taller buildings towards lower scale buildings on adjacent properties.

2.6 Design street- and pedestrian-level stories at a human scale and massing such that they relate to the pedestrian user and adjacent properties.

**PRI 3. Entry**

3.1 Locate entrances at active locations that enable and promote pedestrian walkability and connectivity.

3.2 All public entrances that face the public realm must be designed to accommodate all levels of physical ability.

3.3 Enhance the design of entry areas with materials, architectural and landscape features such as outdoor gathering spaces, coverings, lighting and landscape elements so that they are clearly identified and will attract and guide pedestrians.

3.4 Entry glass must be highly transparent using non-reflective and minimally tinted glass.
3.5 Entries must be designed to pronounce their purpose as a destination while not overwhelming the scale, massing and articulation of the rest of the building.

PRI 4. Activated Ground Floor
4.1 Maximize the transparency of the ground floor to the street level to allow views of the use and activity within the building.
4.2 Use of darkly tinted and/or reflective glass is prohibited.
4.3 Locate publicly accessible commercial spaces, not private spaces, along the ground floor to facilitate a safer and more vibrant environment for pedestrians.
4.4 Maintain the simplicity of access to commercial and retail areas to avoid unnecessary or circuitous travel.
4.5 Provide ground floor design elements that promote pedestrian activity; for example, windows, retail displays, art, landscaping, canopy covering, etc.
4.6 Ensure that landscaping does not create a visual barrier between the building’s interior and pedestrians.
4.7 Use security systems that do not require the use of security bars or grilles.
4.8 Corner buildings have at least two façades visibly exposed to the street and should be designed to respond to their more prominent locations.

PRI 5. Articulation
5.1 Articulate buildings with dimensions that promote a sense of human scale.
5.2 Use horizontal and vertical articulation to help define and differentiate the street level of the building and to express façade widths that are compatible with adjacent context.
5.3 Enhance the design and better unify the architectural relationship within an area by complementing the articulation of adjacent buildings.
5.4 A design must have a proper balance of articulation. Lack of variety is discouraged. However, design elements and materials must work together to create a unified whole.

PRI 6. Materiality
6.1 Use high quality materials that are chosen to be compatible with their surrounding context but also to elevate the existing diversity and character of the area.
6.2 Materials used within proximity to pedestrian areas must have durability to withstand heightened activity and wear.
6.3 Reuse existing or refurbished materials.
6.4 Use materials that convey a sense of human scale; that is, meant to be experienced by the pedestrian, not vehicular, user.
6.5 Use authentic materials. When this is not possible, ensure that synthetic materials realistically convey the materials that they represent.
6.6 While excessive uniformity and monotony are discouraged, variations in materials and colors must be composed and balanced to create a unified whole.
6.7 Use light colored (high albedo) materials for roofing and landscaping to reflect radiant heat.

PRI 7. Architectural Lighting
7.1 Use light fixtures to accent and complement architectural elements.
7.2 Enhance building architecture with lighting. Incorporate accent lighting into the building design to create visual interest, depth and shadows. Ensure lighting does not have an adverse impact on adjacent properties and pedestrian areas.

7.3 Use shielded fixture housings to direct light distribution to pedestrian areas and to prevent trespass onto adjacent properties. For complex projects, lighting specialists should be retained to ensure light pollution will not adversely affect adjacent properties.

7.4 Lighting of building façades is discouraged if the lighting contributes to light pollution and off-site trespass. In-ground up lighting should not shine directly into pedestrian areas.

7.5 Safety and security of the building and surrounding area should be enhanced through lighting design.

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

PRI 8. Private Outdoor Spaces

8.1 Thoughtfully locate building equipment and utilities. Avoid placing building elements that will be interpreted as clutter, such as utilities, in private outdoor spaces that are within the public view including spaces that are at ground-level as well as rooftop areas.

8.2 Screen building equipment and utilities from view with built or landscaped buffering in a manner that contributes to the quality of the existing landscaping, building and public streetscape. This screening requirement applies to mechanical equipment on rooftops, such as HVAC units.

PRI 11. Existing Architecture

11.1 Buildings that are considered contributing to the West End Preservation Overlay District, or listed on the National Register of Historic Places are encouraged to consider rehabilitation, restoration, preservation, reconstruction or complementary additions. The National Park Service provides a comprehensive source of material that can assist owners with how to work with historic properties.

11.2 Maintain existing features, details and windows that contribute to the existing character of the building and its adjacent area.

11.3 Additions and renovations must be respectful of a building’s original architectural character.

11.4 An addition should not damage or obscure architecturally important features of the existing building.

11.5 Additions must be visually distinctive from the original building so that new and old elements can be distinguished from one another.

11.7 Additions must be subordinate in scale and character to the original building.

11.9 Inappropriate coating treatments are a major cause of damage to historic masonry buildings and should not be permitted. Applying any waterproof coating to existing brick exterior walls can cause interior and exterior damage. The National Park Service provides guidance on coating treatments for historic masonry buildings.
APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS
URBAN DESIGN PANEL
Contact Planning & Development:
(864) 467-4476

APPLICANT/OWNER INFORMATION

<table>
<thead>
<tr>
<th><em>Name:</em></th>
<th>Clerestory Projects Group, Inc.</th>
<th>Property Owner: Peace Center Foundation</th>
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<tbody>
<tr>
<td><em>Title:</em></td>
<td>Joseph Lauer, President</td>
<td>Megan Riegel, President &amp; CEO</td>
</tr>
<tr>
<td><em>Address:</em></td>
<td>PO Box 3524, Spartanburg, SC 29304</td>
<td>101 W. Broad Street, Greenville, SC 29601</td>
</tr>
<tr>
<td><em>Phone:</em></td>
<td>(864) 594-5984</td>
<td>(864) 679-9205</td>
</tr>
<tr>
<td><em>Email:</em></td>
<td><a href="mailto:jlauer@clerestoryprojects.com">jlauer@clerestoryprojects.com</a></td>
<td><a href="mailto:mriegel@peacecenter.org">mriegel@peacecenter.org</a></td>
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PROPERTY INFORMATION

<table>
<thead>
<tr>
<th><em>STREET ADDRESS:</em></th>
<th>20 Japanese Dogwood Lane, Greenville, SC 29601</th>
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<tbody>
<tr>
<td><em>TAX MAP #:S:</em></td>
<td>0060000200200, 0560000500100, 00600003000100, 060000201400</td>
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<tr>
<td><em>SPECIAL DISTRICT:</em></td>
<td>CBD Overlay District (C-4 Zoning)</td>
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DESCRIPTION OF REQUEST

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

The Peace Center is seeking Site Plan Review and Architectural Review for the historic Wyche Pavilion structure and surrounding area. This will include preserving, enclosing and conditioning the existing structure and an addition that will house a kitchen, restrooms, meeting space and an elevator. The new/renovated building will be fully ADA accessible. Sitework improvements will include new utilities - ReWa trunk line realignment, water main extension/service, gas service and grease traps. Compensatory storage will be provided as a result of floodplain impacts, which will provide more riparian plantings along the Reedy River. A new boardwalk along the Reedy River and deck between the Wyche and TD stage will allow public access around the building. The boardwalk and deck will be built out of the floodway. New concrete paving and a fire lane will connect the Camperdown development at Japanese Dogwood (under the Main Street bridge) past the Wyche and the TD stage and connect with Broad Street. Landscape improvements and vehicular access will be provided as outlined in the drawing set.

NOTE: the new Boardwalk and deck are located on City-owned property.
INSTRUCTIONS

1. Preliminary meeting with staff is required prior to application submittal.

2. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the Planning & Development office no later than 2:00 p.m. on the date reflected on the attached schedule.

   A. URBAN DESIGN PANEL
      Site plan review  $300.00
      Architectural review $300.00

   B. SIGNS
      $150.00

   C. APPLICATION FOR STAFF REVIEW
      Major (all site development activity, roof gardens, decks or accessory structures; or any project that requires consultation with a member of the DRB). $100.00
      Minor (color change; replacement of windows/doors; additions, deletions or replacement of awnings; re-roofing; and projects that do not involve structural alterations, increase/decrease in window/door area or removal of architectural features). $50.00

   D. INFORMAL REVIEW

   E. MODIFICATION TO AN APPROVED PROJECT
      Major (requires review by DRB) ½ original fee
      Minor (requires review by staff) $50.00

   F. REVISIONS (multiple required revisions may be subject to additional fees).

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

4. If the application requires review by the Urban Design Panel, public hearing signs must be posted on the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.

5. You must attach one (1) complete set of scaled drawings of the property at an appropriate scale such as 1"=20' or 1/4"=1', etc. Although construction drawings are not required, applicants for final approval should be able to provide construction drawings at the Design Review Board's (DRB) request. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

SITE PLAN REVIEW

- Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, proposed exterior equipment, etc.).

- Massing Studies and Images (images shall be high resolution and should depict adjacent building, proposed building massing from various viewpoints, initial architectural details, photos of surroundings to review context, etc.).

- Model (physical or digital model that includes the surrounding context with massing only, no texture or articulation is required). The contextual model for the DRB boundary can be downloaded here: https://greenvillesc.sharefile.com/d-s4197849061943358, and is provided as a .skp file. Data is updated monthly.
ARCHITECTURAL REVIEW

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

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

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

5. Please read carefully:

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

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

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

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

NOTE: PROPOSED BOARDWALK & DECK ARE LOCATED ON CITY-OWNED PROPERTY.

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<th>Signatures</th>
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<tr>
<td>Applicant</td>
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<td>Property Owner/Authorized Agent</td>
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CITY OF GREENVILLE APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
PAGE 3 OF 3
CA 18-1054 • 20 JAPANESE DOGWOOD LA.
Note to Contractor:

Any discrepancies, inconsistencies or ambiguities found between the drawings, specifications & site conditions shall be immediately reported to the architect in writing. The architect will promptly correct the same in writing. Work done by the contractor after discovery of such discrepancies, inconsistencies or ambiguities shall be done at the contractor's risk.
Note to Contractor:
Any discrepancies, inconsistencies or ambiguities found between the drawings, specifications & site conditions shall be immediately reported to the architect in writing. The architect will promptly correct the same in writing. Work done by the contractor after discovery of such discrepancies, inconsistencies or ambiguities shall be done at the contractor's risk.
WYCHE PAVILION ALTERATIONS AND ADDITION
101 BROAD STREET GREENVILLE SOUTH CAROLINA
HARDCORE SHEET 2

DATE DRAWN: 08/15/2018
LAST REVISED: 12/18/2018
DESIGNER: BROWN, OWINGS
DRAWN BY: JVM, CBB, HBO, PME

SHEET #: L3
JOB #: 18932

SCALE (IN FEET)
1 inch = 10 feet

Hardscape Matchline

SQUARE BENCH
SEE DETAIL 8/L9

RECTANGULAR BENCH
SEE DETAIL 9/L9
WYCHE PAVILION
ALTERATIONS AND ADDITION
101 BROAD STREET
GREENVILLE
SOUTH CAROLINA

LANDSCAPE DETAILS

CONCRETE EDGER

SCALE: 1" = 1"

LANDSCAPE DETAIL

SCALE: 1" = 4'

BOLLARD TBD

SCALE: 1" = 1"

NOT TO SCALE

RETRACTABLE BOLLARD

MANUFACTURER INFORMATION:
ATELIER VIERKANT INC
PLANTER
111 RHODE ISLAND STREET #15
SAN FRANCISCO, CA 94103
1-877-796-0647 (9AM-5PM PST)
info@ateliervierkant.com
www.ateliervierkant.com

ATELIER VIERKANT INC
PLANTER
PRODUCT NUMBER: A70
A70: a=29.5"; b=15.7"; h=27.5"; w=120lbs

SQUARE BENCH DETAIL

SCALE: 1" = 4'

RECTANGULAR BENCH DETAIL

SCALE: 1" = 4'

DATE DRAWN: 08/15/2018
LAST REVISED: 12/18/2018
DESIGNER: BROWN, OWINGS
DRAWN BY: JVM, CBB, HBO, PME
SHEET #: L9
JOB #: 18932

Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (<1/4" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting. (See root ball shaving container detail).
3- Settle soil around root ball of each groundcover prior to mulching.
SITE NOTES:

1. The contractor shall verify the location of all underground utilities by calling utility location service at 811 three (3) days prior to construction.

2. Dimensions shown are to face of curb, centerline of parking stall or face of building unless otherwise noted.

3. Refer to the architectural drawings for exact building dimensions and entry/exit porches.

4. Asphalt paving sections shall be constructed per the details.

5. Concrete sidewalks shall be constructed with 3000 psi concrete 4” thick with expansion joints and scoring per detail.

6. The contractor shall conduct all work in accordance with the latest requirements of the Occupational Safety and Health Administration.

7. All work on state, county, or city right-of-way including entrance areas and drive shall be done with pile-driving machines and proper tampers to ensure the work is done in compliance with the applicable agencies.

8. Truncated domes are typical at all handicapped ramps. Handicap spaces shall be marked with a freestanding or wall mounted sign. See detail sheets for specific type.
SITE NOTES:

1. The Contractor shall verify the location of all underground utilities by calling utility location service at 811 three (3) days prior to construction.

2. Dimensional notes are to face of curb, centerline of parking stall or face of building unless otherwise noted.

3. Refer to the architectural drawings for exact building dimensions and entry/exit porches.

4. Asphalt paving sections shall be constructed per the details.

5. Concrete sidewalks shall be constructed with 3000 psi concrete 4" thick with expansion joints and scored per detail.

6. The Contractor shall conduct all work in accordance with the latest requirements of the Occupational Safety and Health Administration.

7. All work on state, county, or city right-of-way including drainage, lighting, access, and signs, etc. shall comply with their own regulations and is subject to approval by the appropriate agencies.

8. All curbs to be 18" formed concrete curbing per detail with 3000 psi concrete.

9. Any material dimensioned on this plan is to be hauled off site to an approved landfill.

10. All materials are typical. At all handicap ramps, handicap spaces will be bordered with a fireblocking or rail mounted边上。See sheet details for profile strips.
UTILITY NOTES:

1. ALL UTILITIES LOCATED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL Cooperate LOCATION OF UNDERGROUND UTILITIES WITH THE UTILITY LOCATING SERVICE BY CALLING 811 THREE (3) DAYS PRIOR TO CONSTRUCTION, AND UTILITY PROVIDERS.

2. CONTRACTOR SHALL NOTIFY THE EngineER FOR A REVIEW SHOULD ANY DISCREPANCIES BE DISCOVERED AT THE SITE OR ON THE DRAWINGS.

3. NEW UTILITY TRENCH BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST (ASTM D-698). IN ADDITION, THE UPPER 18' OF ALL FILL MATERIALS BENEATH FLOOR SLABS AND PAVEMENTS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DRY DENSITY (ASTM D-698).

4. CONTRACTOR SHALL CONSTRUCT DOMESTIC WATER SERVICE TO BUILDINGS AS SHOWN ON DRAWING. EXACT LINE SIZE, TYPE AND LOCATION TO BE COORDINATED WITH MEP PLANS AND THE GOVERNING UTILITY AUTHORITY. TAPS TO BE INSTALLED TO THE SPECIFICATIONS OF THE GOVERNING UTILITY AUTHORITY.

5. CONTRACTOR SHALL CONSTRUCT SANITARY SEWER SERVICE TO BUILDINGS. EXACT SIZE, TYPE AND LOCATION TO BE COORDINATED WITH MEP PLANS AND THE GOVERNING UTILITY AUTHORITY. SERVICE TO BE INSTALLED TO THE SPECIFICATIONS OF THE GOVERNING UTILITY AUTHORITY. INSTALL CLEAN OUTS AT 75' INTERVALS (MAX) AND AT ALL DEFLECTIONS.

6. CONTRACTOR SHALL COORDINATE ALL OTHER UTILITY CONNECTIONS WITH LOCAL PROVIDERS. CONTRACTOR SHALL INSTALL ALL UTILITIES TO THE SPECIFICATIONS AND REQUIREMENTS OF THE ACCEPTING UTILITY AUTHORITY.

7. THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.

8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY UTILITY SCREENING TO MEET THE REQUIREMENTS OF THE CITY OF GREENVILLE.

9. CLEANOUTS SHALL BE INSTALLED AT INTERVALS NOT TO EXCEED 75 FEET, AT EVERY CHANGE OF PIPE DIRECTION GREATER THAN 45 DEGREES, AND AT THE PROPERTY LINE.
UTILITY NOTES:

1. ALL UTILITIES LOCATED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL COORDINATE LOCATION OF UNDERGROUND UTILITIES WITH THE UTILITY LOCATING SERVICE BY CALLING 811 THREE (3) DAYS PRIOR TO CONSTRUCTION, AND UTILITY PROVIDERS.
2. CONTRACTOR SHALL NOTIFY THE ENGINEER FOR A REVIEW SHOULD ANY DISCREPANCIES BE DISCOVERED AT THE SITE OR ON THE DRAWINGS.
3. CONTRACTOR SHALL COORDINATE ALL OTHER UTILITY CONNECTIONS WITH LOCAL PROVIDERS. CONTRACTOR SHALL INSTALL ALL UTILITIES TO THE SPECIFICATIONS AND REQUIREMENTS OF THE ACCEPTING UTILITY AUTHORITY.
4. CONTRACTOR SHALL PROVIDE ALL NECESSARY UTILITY SCREENING TO MEET THE REQUIREMENTS OF THE CITY OF GREENVILLE.
5. CLEANOUTS SHALL BE INSTALLED AT INTERVALS NOT TO EXCEED 75 FEET, AT EVERY CHANGE OF PUMP DIRECTION GREATER THAN 45 DEGREES, AND AT THE PROPERTY LINE.

APPROXIMATE LOCATION
DUKE 9 PHASE DUCT BANK EXTENSION BY OTHERS

EXISTING WATER MAIN (LOCATION IDENTIFIED BY GROUND PENETRATING RADAR)

APPROXIMATE LOCATION DUKE VAULT BY OTHERS

CITY PERMIT # 18-2605
SCDHEC PERMIT #41311-WW

EXISTING 18" SANITARY SEWER TRUNK LINE TO BE DEMOLISHED OR ABANDONED TO MANHOLE BELOW MAIN STREET (PREVIOUSLY PERMITTED)

APPROXIMATE LOCATION DUKE 9 PHASE DUCT BANK EXTENSION BY OTHERS

END OF REWA TRUNK LINE ABANDONMENT/REMOVAL

EXISTING DUKE DUCT BANK (LOCATION IDENTIFIED BY GROUND PENETRATING RADAR)
Docket Number: CA 18-775
Applicant: St. Clair Signs
Property Owner: CROWN ATLANTIC COMPANY, LLC
Property Location: 469 CONGAREE RD
Tax Map Number: 054303-01-00501
Acreage: 1.58 Acres
Zoning: C-3, Regional Commercial District
Proposal: CERTIFICATE OF APPROPRIATENESS FOR EXCEPTION TO SIGN STANDARDS

Staff Recommendation: Approval

Staff Analysis:

The applicant proposes to install an interstate monument sign for the Verizon building located at 469 Congaree Rd. The company is currently in the process of re-branding their signage, and would like to change out the existing interstate pylon sign visible from I-385. Because the sign is non-conforming in both type and size, it cannot be altered. Therefore, the applicant proposes a redesign of the sign to meet the City’s sign code requirements while still maintaining visibility from the interstate.

The proposed sign is 25 feet tall with a 36 square foot sign face. Freestanding signs are limited in height to 10 feet tall with a sign face no larger than 36 square feet. Applications that conform to these requirements may be approved by the administrator. However, the Design Review Board may allow a larger sign size and height upon finding the sign location meets the exception to sign standards and is in compliance with the administrative manual. Because the applicant is located along interstate frontage on I-385, staff believes the proposal does comply with the exception to sign standards.

Concerning the design, the applicant proposes a brick monument sign with a stone base. Staff finds the proposed sign design is consistent with the intent and purpose of the sign regulations and will not constitute a grant of special privilege compared to other properties in the vicinity. The proposal will not result in visual clutter in accordance with the exceptions to sign standards. In fact, the design review board has granted many sign exceptions over the years to properties that contain interstate visibility, which is expressly allowed under the ordinance as a reason to grant the exception to sign standards.

Staff finds this proposal and design is an improvement to what is currently in place. Not only does this sign contain a defined base and cap, it is eight (8) feet lower than the existing sign, which stands approximately 33’4” tall. Further, the design proposes halo-lit letters, attached to the cabinet base, with the letters as the only illuminated portion of the sign. Again, this approach is encouraged by the ordinance and is an improvement to the overall design.

During the City departmental review of the sign, the only other department comments generated were by the City Traffic Engineer who requires that the placement of the new sign on the property not
interfere with roadway sight distance. Staff will require a site line study to be submitted as part of the permitting process.

Applicable Land Management Ordinance sections pertaining to sign and exception to sign standards are outlined below.

**Freestanding signs:** Subsection 19-6.6.4(C)

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

1. **Lighting.** Freestanding signs may be illuminated internally, provided the background is opaque allowing only the letters and logo to light, or with a shielded spot light located at the base of the sign.

2. **Address.** The address of the property shall be displayed on the freestanding signs oriented to the street on which the address is assigned. The address shall be displayed using a character size of at least six inches tall.

3. **Landscaping.** It is the intent of this section to ensure that freestanding signs are an integral part of the overall built and landscaped environment of a site. Landscaping around the base of a freestanding sign may be used to soften a blank base of a sign and to help integrate a sign into its surroundings. Guidelines for the use of landscaping around a sign base are provided in the administrative manual. General landscape requirements are listed in subsection 19-6.2.2, landscaping requirements.

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

**Exceptions to sign standards:** Subsection 19-6.6.4(C)(7)

*Exceptions to sign standards.* Unusual site conditions or other design factors may warrant signs not otherwise permitted by these regulations. The design review board, through an application for a certificate of appropriateness, is authorized to grant an exception to allow an increase in sign area and or sign height, up to 25 feet, or other design-related modifications based on the following findings:

a. There are exceptional or unusual circumstances associated with the property involved, such as, but not limited to:
   1. Size of the development parcel.
   2. Frontage on an interstate highway.
   4. Unusual building location on-site.
   5. Certain uses which are primarily for entertainment, recreation, conference, or exhibition venues, which are open to the public and which have regularly-changing events, such as convention and exhibition halls, theaters and cinemas, sports stadiums and arenas.
The exception is consistent with the intent and purpose of the sign regulations and will not constitute a grant of special privilege or entitlement inconsistent with limitations applied to other properties in the vicinity with the same zoning.

The sign exception is for superior design that will not result in visual clutter and is consistent with the intent and purpose of these sign regulations.

Table 19-6.3-3: Freestanding Signs

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Sign Type</th>
<th>Number 1</th>
<th>Height</th>
<th>Size</th>
<th>Applicable Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>All nonresidential districts, all nonresidential uses permitted in residential districts, multifamily residential developments, and single-family residential subdivisions</td>
<td>Monument Sign</td>
<td>Two per street front for group development or one per street front for freestanding business or use ²</td>
<td>5 feet ³, ⁴</td>
<td>16 square feet ³, ⁴</td>
<td>Downtown Design Guidelines in C-4 and Preservation Overlay Districts, plus standards in subsection 19-6.6.4(C) and administrative manual</td>
</tr>
</tbody>
</table>

NOTES:

1. Allowed number of signs includes all freestanding sign types.
2. Group development is a building or group of buildings which consists of more than one business functioning as a unit, and which are inter-dependent on required site amenities such as parking, site access, landscaping and trash collection, regardless of the number of parcels the group development may be separated into. A freestanding business is a single business or use on a single parcel that is not dependent on another parcel for compliance with required site amenities.
3. Sign height may be increased up to a ten foot height and size may be increased up to 36 square feet based on standards described in subsection 19-6.6.4(C), and the administrative manual, and approval of the administrator.
4. Sign height may be increased up to 25 feet and size may be increased based on standards described in subsection 19-6.6.4(C), and the administrative manual, and compliance with exceptions described in subsection 19-6.6.4(C) and approval by the design review board.

Administrative Manual Appendix J – Sign Standards and Design Guidelines

Incentives: Additional height or size may be allowed by incorporating one or more of the following features

- Use of back-lighted (halo) lettering, or carved, routed, or sandblasted signs with a three-dimensional textured surface integral to the design.
- Use of native or natural materials on at least 75% of the sign face and structure.
- Incorporation of unique architectural features, materials, and colors of the development site appropriately into the sign design.
- Landscaping designed to soften any blank base of the sign.
- Reduction in the total number of signs allowed on a site.
- Removal of nonconforming signs existing on the site.
APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS
URBAN DESIGN PANEL
Contact Planning & Development:
(864) 467-4476

APPLICANT/OWNER INFORMATION

<table>
<thead>
<tr>
<th><em>Name</em></th>
<th>Donna Zielinski w/St. Clair Signs</th>
<th>Atlantic Company LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Title</em></td>
<td>Procurement</td>
<td></td>
</tr>
<tr>
<td><em>Address</em></td>
<td>1334 Miller Rd Greenville, SC 29607</td>
<td>4017 Washington Rd McMurray, PA</td>
</tr>
<tr>
<td><em>Phone</em></td>
<td>864-244-0040</td>
<td></td>
</tr>
<tr>
<td><em>Email</em></td>
<td><a href="mailto:donna@stclairsigns.com">donna@stclairsigns.com</a></td>
<td><a href="mailto:janemiller@verizonwireless.com">janemiller@verizonwireless.com</a></td>
</tr>
</tbody>
</table>

PROPERTY INFORMATION

*STREET ADDRESS* 469 Congaree Rd Greenville, SC 29607

*TAX MAP #(#S) 05430301000501

*SPECIAL DISTRICT* no

DESCRIPTION OF REQUEST

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

Alteration of free standing sign in back of property near I-385.
ARCHITECTURAL REVIEW

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

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

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

6. Please read carefully:

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

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

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

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

<table>
<thead>
<tr>
<th>Signatures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
</tr>
<tr>
<td>Date</td>
</tr>
<tr>
<td>Property Owner/Authorized Agent</td>
</tr>
<tr>
<td>Date</td>
</tr>
<tr>
<td>Public Hearing Signs</td>
</tr>
</tbody>
</table>
This map is a product of the City of Greenville, SC. Reasonable efforts have been made to ensure the accuracy of this map. The City of Greenville expressly disclaims any responsibility or liability with regard to the use of this map. Copyright The City of Greenville, SC.
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**D/S Pylon Sign**

**P1-1**

**Sign Code:**
Proposed Signage = 36 SqFt
Relevant Signage Code:
Max Height: 25' - Max 36 sqft.
Sign Calculation:
36 x 3 is the overall base dimensions

**Sign Type:**
New D/F Pylon Sign w/ Aluminum Cabinet & Halo-Lit LED Channel Letters
Stud Mounted to Cabinet

**Mounting:**
TBD

**Color Palette:**
- PMS Cool Gray 4
- PMS 485
- White Acrylic
- PMS Cool Gray 10
- N/A
- N/A
- N/A
- N/A

**Base to be brick**
(Color to match facade)

Halo-lit channel letters,
Stud mounted to aluminum cabinet
Painted SW 7075 Web Gray
QTY 2

*NEW BASE WILL NEED TO BE BUILT*
*BRICK BASE TO MATCH THE FACADE*

**Revision Date:** 01/07/19
**Rev. Details:** Revise OAH

**Project:** 180337
**ID:** 
**Location:** 460 Congaree Rd Greenville, SC 29607
**Date:** 04/02/18
**Manager:** N/A
**Engineer:** N/A

**Scale:** 1/4" = 1'
**Designer:** Stephanie
**Revision:** 0/1

**Identiti Resources**

---

**verizon**
**SPEC: M1-1 & P1-1**

**SIGN CODE:**
Proposed Signage = N/A

**SIGN TYPE:**
New D/F Sign w/ Aluminum Cabinet & Halo-Lit LED Channel Letters Stud Mounted to Cabinet

**MOUNTING:**
TBD

**COLOR PALETTE:**
- PMS Cool Grays
- PMS 485
- White Acrylic
- PMS Cool Gray 10
- N/A
- N/A
- N/A
- N/A

---

**VERIZON LETTERS**

1. Raw Aluminum Returns (2" depth)
   - Painted: MP #645 Satin PMS 468

2. Raw Aluminum Face
   - Painted: MP #645 Satin PMS 468

**CHECKMARK LOGO**

1. Raw Aluminum Returns (2" depth)
   - Painted: MP #645 Satin PMS 468

2. Raw Aluminum Face
   - Painted: MP #645 Satin PMS 468

**IDENTICAL SPECS**

3. Backer Mounting Clip
   - #1 Clip Mounted to Lamin Backer

4. LED Units: White LED Checkered LED

5. UL Listed Housing: Secondary Wiring Splice Point Shown Hidden

6. UL Listed Housing: Containing LED Power Supply Disconnect Switch for Dedicated Primary Power Circuit

7. Primary Power Circuit (Proven/Prearranged by Others) To Be Placed within 5 Feet of Center of Sign

8. Secondary Electrical Panel

9. White Laminated Backer
   - LED Modules Mounted Directly to Backer (Sheet 11) 1/4"

10. Mounting Hardware
    - Mains on Package Type and Support Structure

11. Spacers
   - 1/2" Blackout Spacers

12. Backer Mounting
    - Backer Secured to Returns with 5/16" Pan Head Screws

---

**LETTER SECTION**
Planning Staff Report to
Design Review Board - Urban
January 31, 2019
for the March 7, 2019 Public Hearing

Docket Number: CA 19-23
Applicant: IMAGE Resource Group
Property Owner: OND PROPERTIES LLC
Property Location: 905 VERDAE BLVD
Tax Map Number: 054501-01-02203
Acreage: 5.94 acres
Zoning: S-1, Service District
Proposal: CERTIFICATE OF APPROPRIATENESS FOR EXCEPTION TO SIGN STANDARDS

Staff Recommendation: Approve

Applicable Sections of the City of Greenville Code of Ordinances:
Sec. 19-6.6.4 (C) Freestanding Signs
Sec. 19-6.6.4 (C) (7) Exceptions to Sign Standards
Table 19-6.6-3 Freestanding Signs
Administrative Manual Appendix J Sign Standards and Design Guidelines

Staff Analysis:
The applicant proposes a group development monument sign for Prisma Health at 905 Verdae Blvd that exceeds the overall size and height for freestanding monument/group development signs as allowed by the sign ordinance. The sign is proposed to match the existing sign at 1025 Verdae Blvd which was installed at 15 feet. At the time that sign was permitted in 2009, staff had the ability to approve freestanding signs up to 15 feet tall. However, the Design Review Board may allow a larger sign size and height upon finding the sign meets the exception to sign standards and is in compliance with the administrative manual. The proposed sign face of 25.86 square feet is under the 36 square foot requirement that can be approved by staff so long as the sign meets the exception to sign standards set forth in the Administrative Manual.

The proposed sign is a 15-foot tall brick monument freestanding sign with a custom stone base and stone cap. Face/halo illuminated signage is proposed to be mounted to the brick monument. Per the City’s Administrative Manual regarding signs, additional height or size may be considered when certain features are incorporated into the sign design. The incorporation of the architectural features on the sign, including the materials and colors to match the rest of the development, as well as the use of the halo lettering, meet the incentives outlined in the manual. Staff is of the opinion the proposal complies with the administrative manual.

Because the development parcel is larger than 5 acres and the proposed design will match the existing sign at 1025 Verdae Blvd., staff believes the proposed design meets the intent of the exception to sign standards. Further, staff believes the proposed sign design is consistent with the intent and purpose of
the sign regulations and will not constitute a grant of special privilege compared to other properties in the vicinity (it matches the sign previously permitted). Finally, the proposal will not result in visual clutter in accordance with the exceptions to sign standards.

This sign design was also reviewed and approved by the architectural reviewer with Verdae properties. Applicable Land Management Ordinance sections pertaining to sign and exception to sign standards are outlined below.

**Freestanding signs:** Subsection 19-6.6.4(C)

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

1. **Lighting.** Freestanding signs may be illuminated internally, provided the background is opaque allowing only the letters and logo to light, or with a shielded spot light located at the base of the sign.

2. **Address.** The address of the property shall be displayed on the freestanding signs oriented to the street on which the address is assigned. The address shall be displayed using a character size of at least six inches tall.

3. **Landscaping.** It is the intent of this section to ensure that freestanding signs are an integral part of the overall built and landscaped environment of a site. Landscaping around the base of a freestanding sign may be used to soften a blank base of a sign and to help integrate a sign into its surroundings. Guidelines for the use of landscaping around a sign base are provided in the administrative manual. General landscape requirements are listed in subsection 19-6.2.2, landscaping requirements.

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

**Exceptions to sign standards:** Subsection 19-6.6.4(C)(7)

*Exceptions to sign standards.* Unusual site conditions or other design factors may warrant signs not otherwise permitted by these regulations. The design review board, through an application for a certificate of appropriateness, is authorized to grant an exception to allow an increase in sign area and or sign height, up to 25 feet, or other design-related modifications based on the following findings:

1. There are exceptional or unusual circumstances associated with the property involved, such as, but not limited to:
   1. Size of the development parcel.
   2. Frontage on an interstate highway.
   4. Unusual building location on-site.
   5. Certain uses which are primarily for entertainment, recreation, conference, or exhibition venues, which are open to the public and which have regularly-changing events, such as convention and exhibition halls, theaters and cinemas, sports stadiums and arenas.
(b) The exception is consistent with the intent and purpose of the sign regulations and will not constitute a grant of special privilege or entitlement inconsistent with limitations applied to other properties in the vicinity with the same zoning.

(c) The sign exception is for superior design that will not result in visual clutter and is consistent with the intent and purpose of these sign regulations.

Table 19-6.3-3: Freestanding Signs

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Sign Type</th>
<th>Number</th>
<th>Height</th>
<th>Size</th>
<th>Applicable Standards</th>
</tr>
</thead>
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NOTES:

¹ Allowed number of signs includes all freestanding sign types.

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

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

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Administrative Manual Appendix J – Sign Standards and Design Guidelines

Incentives: Additional height or size may be allowed by incorporating one or more of the following features

- Use of back-lighted (halo) lettering, or carved, routed, or sandblasted signs with a three-dimensional textured surface integral to the design.
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- Incorporation of unique architectural features, materials, and colors of the development site appropriately into the sign design.
- Landscaping designed to soften any blank base of the sign.
- Reduction in the total number of signs allowed on a site.
- Removal of nonconforming signs existing on the site.
APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS
URBAN DESIGN PANEL
Contact Planning & Development:
(864) 467-4476

APPLICANT/OWNER INFORMATION

<table>
<thead>
<tr>
<th>*Name:</th>
<th>Image Resource Group-BJ Letourneau</th>
<th>Sam Sims</th>
</tr>
</thead>
<tbody>
<tr>
<td>*Title:</td>
<td>SR. Project Manager</td>
<td>Project Manager</td>
</tr>
<tr>
<td>*Address:</td>
<td>130 pinnacle Point Ct Columbia 29223 700 West Paris</td>
<td></td>
</tr>
<tr>
<td>*Phone:</td>
<td>803-586-4218</td>
<td>864-455-5366</td>
</tr>
<tr>
<td>*Email:</td>
<td><a href="mailto:bj.letourneau@irgpm.com">bj.letourneau@irgpm.com</a></td>
<td><a href="mailto:sssims@ghs.org">sssims@ghs.org</a></td>
</tr>
</tbody>
</table>

PROPERTY INFORMATION

*STREET ADDRESS 905 Verdae Blvd

*TAX MAP #(S) 0545010102203

*SPECIAL DISTRICT

DESCRIPTION OF REQUEST

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

CITY OF GREENVILLE APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
PAGE 1 OF 3
INSTRUCTIONS

1. Preliminary meeting with staff is required prior to application submittal.

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      Site plan review $300.00
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      Major (all site development activity, roof gardens, decks or accessory structures; or any project that requires consultation with a member of the DRB). $100.00
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   E. MODIFICATION TO AN APPROVED PROJECT
      Major (requires review by DRB) ½ original fee
      Minor (requires review by staff) $50.00

   F. REVISIONS (multiple required revisions may be subject to additional fees).

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

4. If the application requires review by the Urban Design Panel, public hearing signs must be posted on the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.

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- Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, proposed exterior equipment, etc.).

- Massing Studies and Images (images shall be high resolution and should depict adjacent building, proposed building massing from various viewpoints, initial architectural details, photos of surroundings to review context, etc.).

- Model (physical or digital model that includes the surrounding context with massing only, no texture or articulation is required). The contextual model for the DRB boundary can be downloaded here: https://greenvillesc.sharefile.com/d-s4:97849a61943358, and is provided as a .skp file. Data is updated monthly.
ARCHITECTURAL REVIEW

- Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, landscape drawings, design and location of signage, removal of existing building elements, addition to existing building, a streetscape elevation of building adjacent to and across the street from the site, including the proposed building).

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

- Detail Drawings (include material and methods of each type of construction affecting the exterior appearance of the structure, samples, brochures and photographs of all exterior finishes, windows, fixtures, lighting and signage).

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- Model (physical or digital model that includes the surrounding context and should include accurate scale, architectural detail to the extent that if describes the design intent, proposed textures and proposed signage).

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

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

6. Please read carefully:

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

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

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

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

*Signatures*

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Public Hearing Information

Public Hearing Signs
The proposed sign has been designed to match the existing brick masonry monument sign at 1025 Verdae Boulevard with respect to size and design. The sign proposed for 905 Verdae, while matching the size of the sign at 1025 Verdae, will exceed height current and size restrictions. The sign, however, is in keeping with the City’s desire to use architecturally pleasing materials that are complimentary to the building architecture of the development. We believe that matching the size of the existing monument at 1025 Verdae will maintain consistency within the development. Both signs will be utilizing internally illuminated signs where only the lettering will be illuminated on a non-illuminated background which, based on our understanding, is in keeping with current City of Greenville design guidelines.
MONUMENT SIGN FOUNDATION SECTION

MONUMENT SIGN TOP VIEW

MONUMENT SIGN PLAN

MONUMENT SIGN BASE PLAN

MONUMENT SIGN CAP

MONUMENT SIGN SECTION

MONUMENT SIGN ELEVATION SIDE

MONUMENT SIGN ELEVATION FRONT

MONUMENT SIGN DETAILS

MEDICAL OFFICES
MD360
Convenient Care

VERDAE

PRISMA HEALTH
Site Name: Internal Medicine Associates of Greenville  Property ID: TBD
Address: 905 Verdae Boulevard  City/ST: Greenville/SC

NEW SIGN NO PHOTOGRAPH AVAILABLE

COMPOSITE NIGHT ILLUSTRATION with PROPOSED SIGNAGE

Verdae 2: New Sign #3

Existing Signage:
None

Existing Fascia:
Material: Brick
Condition: Good
SW Fascia Color: Brown

Fascia Restoration:
Standard

SPECIAL CONDITIONS
No special conditions.

VERDAE

PRISMA HEALTH

Medical Offices

MD360 Convenient Care

905

15'-0"

8'-0"

6'-4"

1'-10"

2'-3"

4"

10"

Face / Halo Illuminated Sign Mounted to New Brick Monument. Sign face and Returns painted White with a Pearl Topcoat. "Prisma Health" and all other copy to be routed out and push-thru graphics with Translucent (PRISMA) and Opaque (HEALTH and other copy) vinyl applied to the First Surface.
Docket Number: CA 19-24
Applicant: Image Resource Group
Property Owner: Greenville Hospital System
Property Location: 875/877 W Faris Rd
Tax Map Number: 010100-01-00207, 010100-01-00208 (site)
010100-01-00201, 010100-01-00202 (building pads)
Acreage: Approx. 13.01 (combined)
Zoning: OD, Office & Institutional District
Proposal: CERTIFICATE OF APPROPRIATENESS FOR EXCEPTION TO SIGN STANDARDS

Staff Recommendation: Approved with conditions/modification

Applicable Sections of the City of Greenville Code of Ordinances:
Sec. 19-6.6.4 (C) Freestanding Signs
Sec. 19-6.6.4 (C) (7) Exceptions to Sign Standards
Table 19-6.6-3 Freestanding Signs
Administrative Manual Appendix J Sign Standards and Design Guidelines

Staff Analysis:
The applicant proposes replacement of one (1) cabinet monument sign on a precast concrete base at the Prisma (formerly Greenville Health System) Medical Offices at 875/877 W. Faris Rd. The proposed sign exceeds the overall size for freestanding monument signs as allowed by the sign ordinance. The overall square footage of the proposed sign is approximately 50 square feet with an overall height of 8'-4". The sign ordinance allows staff to approve signs up to 10 feet tall and no more than 36 square feet. Larger signs must be approved by the Design Review Board as an exception to sign standards. The proposed sign exceeds the maximum height and sign face size as outlined in the ordinance for staff approval.

In addition, the sign ordinance only allows for logos and lettering to light. The applicant requests that the proposed illuminated fin on the side of the sign be considered as an extension of their logo and be allowed to light. The applicant states in his application that the illuminated fin is utilized as an identifying icon. Staff is not opposed to the illuminated fin to provide for consistent branding or the additional sign square footage, especially considering that the existing sign is approximately 45 square feet. However, staff does believe that the sign design for the base of the sign should be improved in order to meet the exception to sign standards.
Another consideration is the entire cabinet of the proposed monument signs appear to be internally lit in the photos of the night views, as provided by the applicant. However, in the application, the applicant states that the background will be non-illuminated to meet current City of Greenville ordinances. This issue of internally illuminated cabinet came up before with another medical facility. For certain medical facilities (hospitals, emergency rooms, urgent care), staff recognizes the need for the entire sign to be visible during darkness, especially due to the critical use of the property. In such cases, staff is not opposed to the internal illumination of the entire cabinet, as the additional lighting will aid motorists to more easily locate the property and entrances while at night under emergency conditions of duress. However, for most medical offices, such as this one, staff does not believe the conditions warrant the need for the entire cabinet to be internally illuminated. Staff visited the site during evening hours, and the existing green cabinet is internally illuminated. However, staff is concerned that the bright white background, if illuminated, would be too bright for the surrounding area.

Therefore, staff is in favor of the exception to sign standards, with the following conditions:

1) The applicant improve the base of the sign and/or provide a landscaping plan that softens the blank base of the sign.
2) The illuminated fin be allowed to light as the applicant is presenting it as the logo.
3) The background remain non-illuminated.

Due to the size of the development parcel, staff believes the proposed sign design, if modified as suggested above, would be consistent with the intent and purpose of the sign regulations and will not constitute a grant of special privilege compared to other properties in the vicinity. The proposal will not result in visual clutter in accordance with the exceptions to sign standards. Applicable guidelines follow below.

**Freestanding signs:** Subsection 19-6.6.4(C)

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

1) **Lighting.** Freestanding signs may be illuminated internally, provided the background is opaque allowing only the letters and logo to light, or with a shielded spot light located at the base of the sign.

2) **Address.** The address of the property shall be displayed on the freestanding signs oriented to the street on which the address is assigned. The address shall be displayed using a character size of at least six inches tall.

3) **Landscaping.** It is the intent of this section to ensure that freestanding signs are an integral part of the overall built and landscaped environment of a site. Landscaping around the base of a freestanding sign may be used to soften a blank base of a sign and to help integrate a sign into its surroundings. Guidelines for the use of landscaping around a sign base are provided in the administrative manual. General landscape requirements are listed in subsection 19-6.2.2, landscaping requirements.

5) **Standards for group development.** For group developments where multi-tenant freestanding signs are used, the number of tenant panels on each sign shall be limited to five, plus the name of the development; provided, however, that each tenant which occupies at least 10,000 square feet of space in the development shall be allowed a panel on one of the development's multi-tenant signs on each street frontage of the development.
Exceptions to sign standards: Subsection 19-6.6.4(C)(7)

Exceptions to sign standards. Unusual site conditions or other design factors may warrant signs not otherwise permitted by these regulations. The design review board, through an application for a certificate of appropriateness, is authorized to grant an exception to allow an increase in sign area and or sign height, up to 25 feet, or other design-related modifications based on the following findings:

(a) There are exceptional or unusual circumstances associated with the property involved, such as, but not limited to:
   1. Size of the development parcel.
   2. Frontage on an interstate highway.
   4. Unusual building location on-site.
   5. Certain uses which are primarily for entertainment, recreation, conference, or exhibition venues, which are open to the public and which have regularly-changing events, such as convention and exhibition halls, theaters and cinemas, sports stadiums and arenas.

(b) The exception is consistent with the intent and purpose of the sign regulations and will not constitute a grant of special privilege or entitlement inconsistent with limitations applied to other properties in the vicinity with the same zoning.

(c) The sign exception is for superior design that will not result in visual clutter and is consistent with the intent and purpose of these sign regulations.

Table 19-6.3-3: Freestanding Signs

<table>
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<th>Height</th>
<th>Size</th>
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# City of Greenville

## Application for Certificate of Appropriateness

**Urban Design Panel**

Contact Planning & Development:
(864) 467-4476

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### Applicant/Owner Information

*Indicates Required Field

<table>
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<tr>
<th>Applicant</th>
<th>Property Owner</th>
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<tbody>
<tr>
<td>Name</td>
<td>Sam Sims - GHS</td>
</tr>
<tr>
<td>Title</td>
<td>Project Manager</td>
</tr>
<tr>
<td>Address</td>
<td>130 Pinnacle Point Ct Columbia 29223 700 West Paris</td>
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<td>TAX MAP #(#S)</td>
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CITY OF GREENVILLE APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
PAGE 2 OF 3
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The proposed sign for 877 West Faris is part of the new Prisma Health family of signs that is being deployed throughout the State of South Carolina. It replaces a similar sized Greenville Health System sign. Prisma Health headquartered in Greenville has selected a brand that is distinctive with the use of a gradient color scheme to unify the variety of health facilities that exist and will exist within its footprint. The name of the company, Prisma Health, is a push through internally illuminated copy on a non-illuminated background that is keeping with current City of Greenville guidelines. The internally illuminated fin is utilized as an identifying icon to allow the public to feel continuity between facilities throughout the State. The fin will not only be located on signs that are final destinations, but on directional signs that lead visitors and patients to the destination. This will be extremely important on large campuses like the Greenville Memorial Campus. The lighted fin takes the place of the bright green illuminated background that tied rural facilities and services to services located on larger campuses within the City. The internal illumination of the fin is preferable to uplighting with external illumination as the source of the lighting is hidden and can be deployed more consistently between signs. Prisma Health requests that the internal illumination of the fin be approved for use within the City. This will be consistent with signs throughout the State. The name panel that lists the practices that are located at a location is a backlit white background with gray lettering. The contrast between the background and lettering allows for legibility that avoids the slowing down or stopping of traffic as patients seek confirmation that they are at the right facility or following the right path. The consistency of the signs throughout the State reassures patients and visitors that they are receiving the same high quality of care whether they are using a local rural practice or seeking additional care at facilities located within the City.
Site Recommendation Book
Center for Family Medicine ID #: GHS_A-009
877 West Faris Road, Suite A
Greenville, SC

Preliminary Recommendations
January 8, 2019

Revisions
January 9, 2019
Site Name: Center for Family Medicine  
Property ID: GHS_A-009  
Address: 877 West Faris Road, Suite A  
City/ST: Greenville, SC
Site Name: Center for Family Medicine  Property ID: GHS_A-009
Address: 877 West Faris Road, Suite A  City/ST: Greenville, SC

Plot Plan Symbols

- **E**: Wayfinding Large
- **E**: Wayfinding Small
- **E**: Building Signs Large
- **E**: Building Signs Small
- **L**: Legal Notice Signs
- **P**: Parking Signs
- **T**: Traffic Signs
- **V**: Vinyl Graphics / Door Fronts
- **I**: (Interior) Lobby / Waiting
- **S**: Specialty

Buildings and Locations

10: Entrance 10
27: Life Center
28: Carolina Cardiology Consultants
    Center for Family Medicine
    Cornerstone Family Medicine
    Endocrinology Specialists

Sign Type Code

**SIGN TYPE CODE:**

- **SEE SIGN TYPE LIST**
- **BUILDING / ENTRANCE #:**
  - **SEE BUILDINGS AND LOCATIONS LIST**
- **SIGN NUMBER**

EXTERIOR PLOT PLAN
Site Name: Center for Family Medicine  Property ID: GHS_A-009  Address: 877 West Faris Road, Suite A  City/ST: Greenville, SC

**E10.02**

**Existing Signage:**
Face Illuminated Pylon Sign  
Overall: 8'-0" tall 5'-7 1/2" wide 1'-6" deep  
Square Footage: 45.00 sq.ft.  
Lighting: LED  
Transformers: Self Contained  
Electrical: TBD

**No special conditions.**

**PRH_PYL-P_50**
50.00 sq.ft.  
LED Face Illuminated Pylon to be a fabricated aluminum cabinet painted Matthews “White Wonder” with Pearl Topcoat, Satin Finish. “Prisma Health” routed out and pushed thru 3/4” clear acrylic with first surface applied vinyl graphics. Secondary cabinet to hold clear acrylic face with first surface applied vinyl graphics.

**SPECIAL CONDITIONS**

No special conditions.