The City of Greenville, South Carolina

Public Notice

To: Property Owners, Owners of property located within 500 feet of the following Applications, and Neighborhood Association Representatives.

From: Planning and Development Staff

Subject: Upcoming Applications for the Design Review Board – Urban Design Panel

Date: 4/17/2019

The City of Greenville Design Review Board – Urban Design Panel will hold a Public Hearing on Thursday, May 2, 2019 at 4:00 PM in the 10th Floor Council Chambers at City Hall, to consider the following Applications:

New Business

A. CA 19-230 Application by Ink and Ivy for a CERTIFICATE OF APPROPRIATENESS for an awning and rooftop canvas canopies on property located at 21 E COFFEE ST (TM# 0001000600900)

Documents:

CA 19-230 PUBLICNOTICEPACKET_20190417.PDF

Documents relating to these applications are available for review online at
The City of Greenville, South Carolina
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**A. CA 19-230 Application by Ink and Ivy for a CERTIFICATE OF APPROPRIATENESS for an awning and rooftop canvas canopies on property located at 21 E COFFEE ST (TM# 0001000600900)**

Documents relating to these applications are available for review online at greenvillesc.gov and in the Planning & Development Office on the 6th floor of City Hall, 206 S. Main St., Greenville, between 8:00 am and 5:00 pm, Monday through Friday. You may contact the Planning & Development Office at (864) 467-4476 for more information. You will have the opportunity to voice your comments at the public hearing. Written comments, emailed to planning@greenvillesc.gov, must be received by the Monday before the hearing in order to be forwarded to the Board before the hearing. Comments received after Monday will be provided to the Board at the hearing. All comments are part of the public record. Please reference the application number on all correspondence.

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

City of Greenville Planning and Development | 864-467-4476
**APPLICANT/OWNER INFORMATION**

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Property Owner</th>
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<tr>
<td>Name:</td>
<td>GRE, LLC</td>
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<tr>
<td>Title:</td>
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<tr>
<td>Address:</td>
<td>21 E Coffee St, Greenville 29601</td>
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<tr>
<td>Phone:</td>
<td>919-264-5809</td>
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<tr>
<td>Email:</td>
<td><a href="mailto:keving@bottlecagroup.com">keving@bottlecagroup.com</a></td>
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**PROPERTY INFORMATION**

- **Street Address**: 21 E. Coffee St, Greenville 29601
- **Tax Map #(#):** 001-00016-00900
- **Special District:**

**DESCRIPTION OF REQUEST**

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

**SEE ATTACHED NARRATIVE & PHOTOS**
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) ¼ original fee
      Minor (requires review by staff) $50.00

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

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

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

5. You must attach one (1) complete set of scaled drawings of the property at an appropriate scale such as 1”=20’ or ¼” = 1’, etc. Although construction drawings are not required, applicants for final approval should be able to provide construction drawings at the Design Review Board’s (DRB) request. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

SITE PLAN REVIEW

- Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, proposed exterior equipment, etc.).
- Massing Studies and Images (images shall be high resolution and should depict adjacent building, proposed building massing from various viewpoints, initial architectural details, photos of surroundings to review context, etc.).
- Model (physical or digital model that includes the surrounding context with massing only, no texture or articulation is required). The contextual model for the DRB boundary can be downloaded here: https://greenvillesc.sharefile.com/d-s4197849a61943358, and is provided as a .skp file. Data is updated monthly.
ARCHITECTURAL REVIEW

- Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, landscape drawings, design and location of signage, removal of existing building elements, addition to existing building, a streetscape elevation of building adjacent to and across the street from the site, including the proposed building).
- Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).
- Detail Drawings (include material and methods of each type of construction affecting the exterior appearance of the structure, samples, brochures and photographs of all exterior finishes, windows, fixtures, lighting and signage).
- Renderings (include perspective drawings, including views from pedestrian and public realm).
- Model (physical or digital model that includes the surrounding context and should include accurate scale, architectural detail to the extent that 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 ___ or is not ___ restricted by any recorded covenant that is contrary to, conflicts with or prohibits the requested activity.

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<th>Signatures</th>
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<td>Applicant</td>
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<td>Date</td>
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<tr>
<td>Property Owner/Authorized Agent</td>
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<tr>
<td>Date</td>
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<td>Public Hearing Information</td>
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<td>Public Hearing Signs</td>
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Application for Certificate of Appropriateness
CP2 Acquisition Co., LLC d/b/a Ink n Ivy and Vine
21 Coffee Street
Greenville, SC 29601

Description of Request:

Applicant has operated a restaurant and nightclub at 21 Coffee Street for the last three (3) years. The location is the significantly remodeled building that formerly housed the Corner Pocket Bar.

The applicant’s management has recently been advised that the decorative canopies on the rooftop bar should have been submitted to the Urban Design Panel for approval. This was not accomplished due to an oversight.

The issue came to light when the applicant determined that it would like to have some additional décor on the Brown Street side of the building that more appropriately identified the primary entrance to the Vine Nightclub. (the existing configuration is shown attached as Photo #4) To provide continuity with the decorative canopies on the roof and certain interior design components, and to "obscure" the existing but no longer functional louver adjacent to the door, applicant requested a purple canopy for the installation. (Graphically depicted here as photo #6; a sample of the proposed material also accompanies this application). Applicant understands and will comply with all regulations regarding encroachment over the sidewalk and required insurance coverages listing the City as an additional insured.

The rooftop canopies have been in place for some time as evidenced by the fact that the Greenville County aerial photo shows them (Photo #8).

Applicant respectfully requests that the Urban Design Panel grant the certificate of appropriateness for the decorative rooftop canopies to bring them into compliance and further to approve the installation of the entrance canopy to bring a little more sophistication to the entrance of this business.
List of photos and attachments

1. Ink n Ivy building at 21 Coffee Street

2. View North along Brown Street (toward Vine entrance). "Garage Door" openings are previously approved and subject to prior encroachment agreements.

3. View South along Brown Street showing Brown St. décor and Vine entrance

4. Direct view of existing entrance to Vine Nightclub

5. Existing sign for Vine (to remain); also this installation is subject to an existing encroachment permit.

6. Graphic design proposal for awning (which will not contain any design or lettering) which will comply with City requirements for height and projection etc.

7. Rooftop decorative canopies

8. County aerial photo showing rooftop decorative canopies.

9. Sample of Awning fabric
Application for Certificate of Appropriateness
Ink n Ivy / Vine
21 Coffee Street

View North along Brown Street
Proposed Vine Canopy

Side View

3' 6"
7- Decorative canopies on Rooftop Bar

Greenville County, SC

8- County aerial showing canopies
Supplemental Information for Design Review Board

Docket # CA 19-230

May 2, 2019

Vine Club Rooftop Facility
Handrail penetration

Canopy penetration