city of greenville

APPLICATION FOR MULTIFAMILY DEVELOPMENT

Contact Planning & Development (864) 467-4476

Office Use Only:
Application#_____ Fees Paid_____
Date Received_____ Accepted By_____
Date Complete_____ App Deny Conditions

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	David Anderssen for Johnston Design Group	Terry Birch
*Title:	Principal	Owner
*Address:	411 University Ridge	183 Faris Circle
*State:	South Carolina	South Carolina
*Zip:	29601	29605
*Phone:	864-325-1352	704-634-1160
*Email:	david@johnstondesigngroup.us	terrybirch@gmail.com

PROPERTY INFORMATION

*STREET ADDRESS 301 East Broad Street

*TAX MAP # 0062000100100

*CURRENT ZONING DESIGNATION OD

*TOTAL ACREAGE 1.9

PROPOSED DEVELOPMENT INFORMATION

*TYPE OF APPLICATION: _____New X____Modification – Major _____Modification – Minor

*ORIGINAL APPLICATION # (put N/A if new application) MD 10-002

*NUMBER OF UNITS 38

*MULTIFAMILY DEVELOPMENT TYPE Condominium

*AGE RESTRICTED HOUSING (Y / N) N

NUMBER OF UNITS AND/OR PERCENTAGE OF AGE RESTRICTED UNITS (If applicable)_____

INSTRUCTIONS

1. The applicant is **required** to schedule a pre-application meeting according to the dates outlined on the Board calendar. Call (864) 467-4476 to schedule an appointment.

   *PREAPPLICATION MEETING DATE 12/17/2021

2. If the application includes more than one (1) parcel and/or more than one (1) owner, the applicant must provide the appropriate deed book/page references, tax parcel numbers, and owner signatures as an attachment.
3. All applications and fees (made payable to the City of Greenville) for designation as a Multifamily Development must be received by **no later than 2:00 pm** of the date reflected on the Board schedule.

A. Multifamily development - New $550.00 – *public hearing required*

B. Multifamily development – Major Modification $275.00 – *public hearing required*

C. Multifamily development – Minor Modification $150.00 – *administrative review*

4. Staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency. If the application is deemed insufficient, staff will notify the applicant and request that the application be revised and resubmitted to address insufficiency comments. In this event, the item will go back into the queue for review. Please refer to ***section 19-2.3.13 (D), Multifamily residential development*** for additional information.

5. **Public Notice Requirements.** Multifamily development applications require a Planning Commission public hearing. There is also an informal review from the Design Review Board required prior to the planning commission hearing.

6. The applicant is responsible for sign posting the subject property. Instructions will be provided at the time of submission.

7. Multifamily development applications also **require** a developer-led neighborhood meeting which is to be held at least eight (8) days prior to the scheduled Planning Commission hearing (Sec. 19-2.2.4, Neighborhood meetings). Information will be emailed within a few days of submittal to the listed applicant email provided on page one of this application.

8. Upon planning commission recommendation, the application item will be scheduled for city council hearing.

To be filled out at time of application submittal

X_____ Public Hearing signs are acknowledged as received by the applicant

X_____ Posting sign instructions and affidavit are acknowledged as received by the applicant

*APPLICANT SIGNATURE David Anderssen Digitally signed by David Anderssen Date: 2022.02.13 09:54:09 -05'00'

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

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

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

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

David Anderssen *APPLICANT ACKNOWLEDGEMENT SIGNATURE

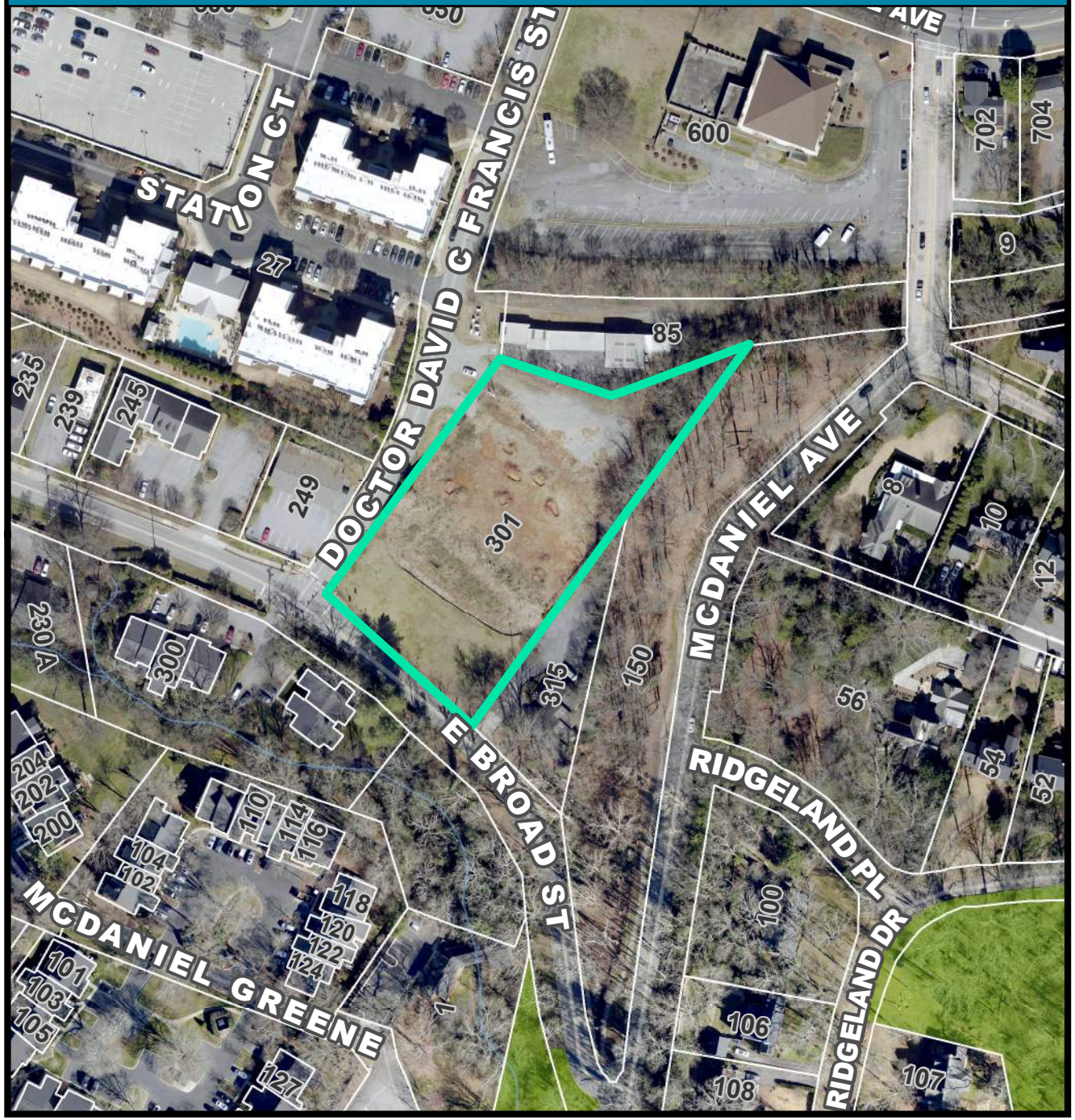
2/14/2022 *DATE

11. Per acknowledgement and understanding of item #8, 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.

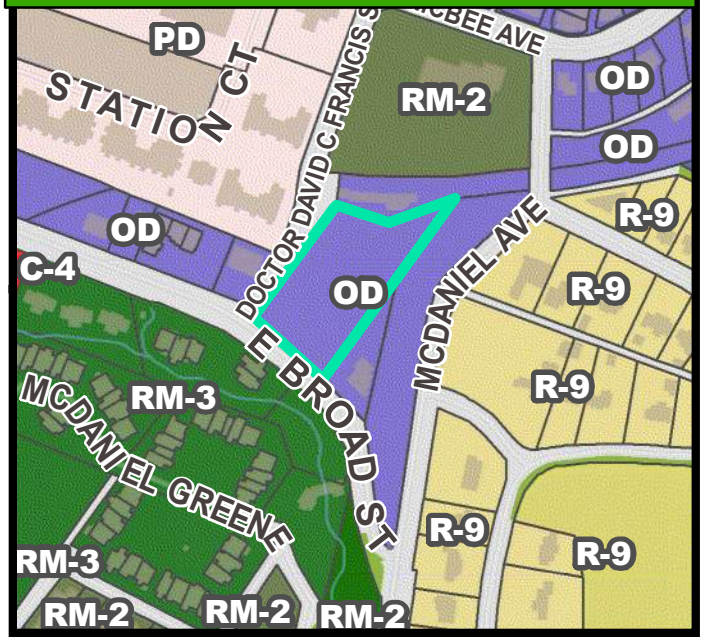
*Signatures	
*Applicant	David Anderssen
*Date	2/14/2022
*Property Owner/Authorized Agent	Terry L. Birch
*Date	02/14/22

MD-19-237M • 301 E. BROAD STREET

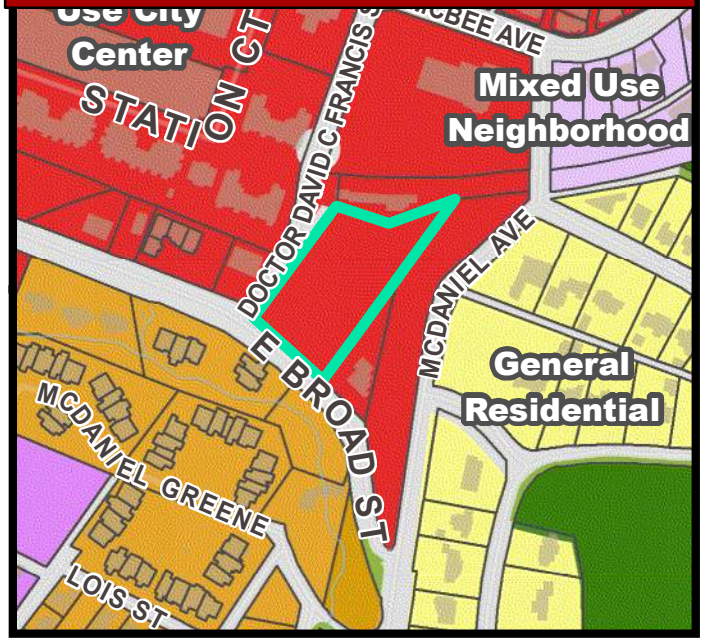
AERIAL VIEW



CURRENT ZONING

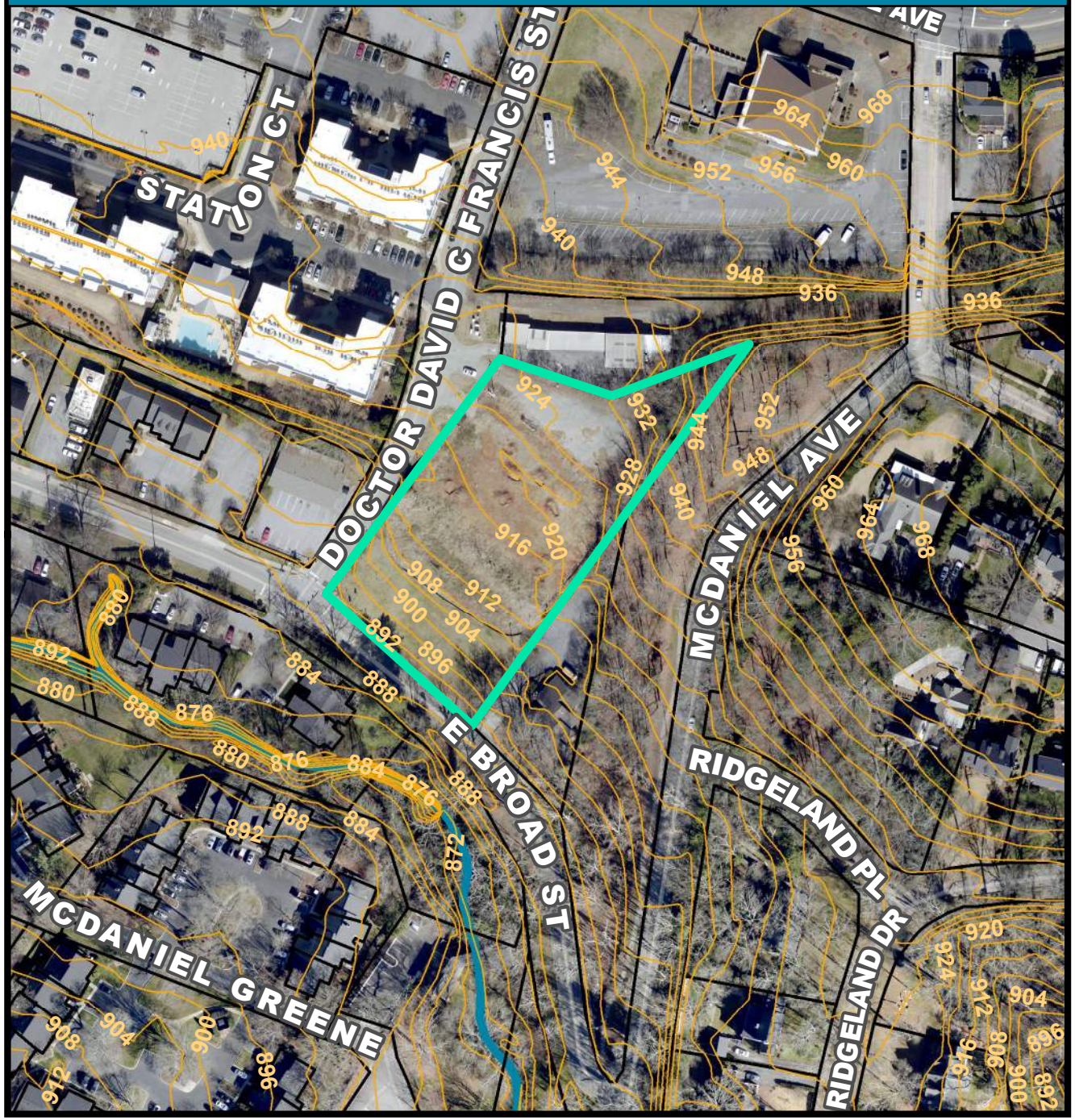


FUTURE LAND USE

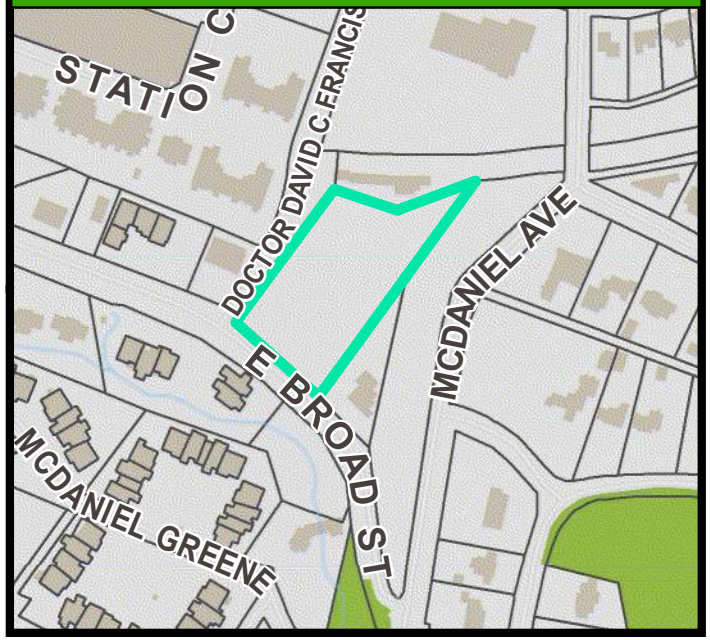


MD-19-237M • 301 E. BROAD STREET

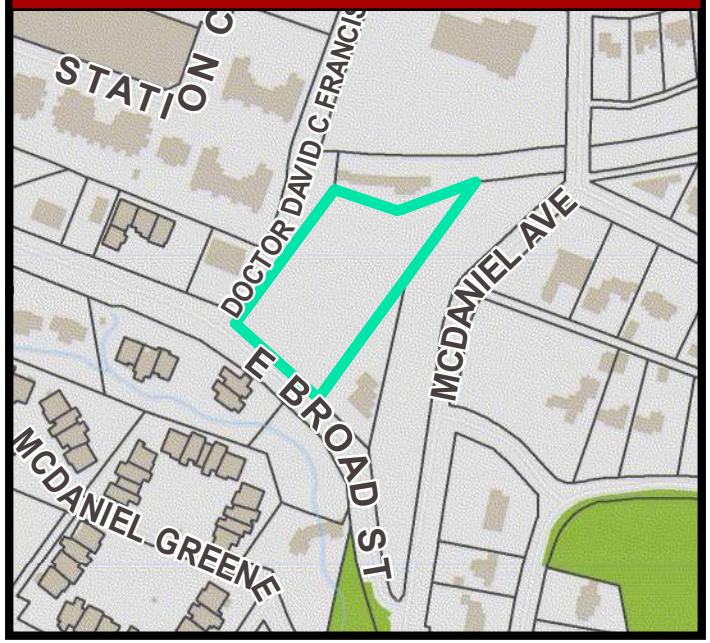
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



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*Signatures	
*Applicant	David Anderssen
*Date	2/14/2022
*Property Owner/Authorized Agent	Terry L. Birch
*Date	02/14/22

APPLICATION REQUIREMENTS

1. Multifamily development format and content requirements are reflected in the City of Greenville Administrative Manual at Appendix 'H'.
2. The submitted information shall include at a minimum:
   - *a.* Completed application for Multifamily development;
   - *b.* Context map, showing relationship of proposed development to the surrounding neighborhood;
   - *c.* Photographs of surrounding area;
   - *d.* Site plan, showing building(s) footprint, parking lot layout, pedestrian and vehicular access, internal walkways, amenities (i.e. pool, playground, picnic area, etc.), and service areas (i.e. dumpster pad/trash collection area, HVAC units, car wash area, etc.);
   - *e.* Grading plan, showing existing and proposed topographic contours, storm drainage collection facilities, existing and proposed retaining walls (with top-of-wall and bottom-of-wall elevations for at least the ends of the walls and the high point of the walls);
   - *f.* Building elevations, of all sides of the building(s), with exterior materials and colors indicated;
   - *g.* Plan showing elevation of proposed buildings in relation to adjoining structures;
   - *h.* Building floor plans;
   - *i.* Landscape plan, showing existing vegetation that will remain and the new plants to be added;
   - *j.* Lighting plan, showing location of light fixtures (on the site and on the building), cut sheets of the proposed light fixtures, and wattage; and
   - *k.* Materials board.
3. Please refer to ***Section 19-6.8, Design standards for multifamily residential development*** for additional information.

Agenda for Developer-led Neighborhood Meeting

February 10, 2022

project update

design development review

revision to previously approved multi-family development application

BROAD VIEW GREENVILLE

02.14.2022 UPDATE

Johnston DESIGN GROUP

View from upper David C. Francis St.

BROAD VIEW GREENVILLE

02.14.2022 UPDATE

Johnston DESIGN GROUP

View from lower David C. Francis St.

BROAD VIEW GREENVILLE

02.14.2022 UPDATE

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View from Broad St.

BROAD VIEW GREENVILLE

02.14.2022 UPDATE

Johnston DESIGN GROUP

Original Corner Balcony

2019 Approval

Revised Corner Balcony

2022 Proposed

BROAD VIEW GREENVILLE

Major Revision:
CORNER BALCONY RELOCATION

02.14.2022 UPDATE

Johnston DESIGN GROUP

Thank You

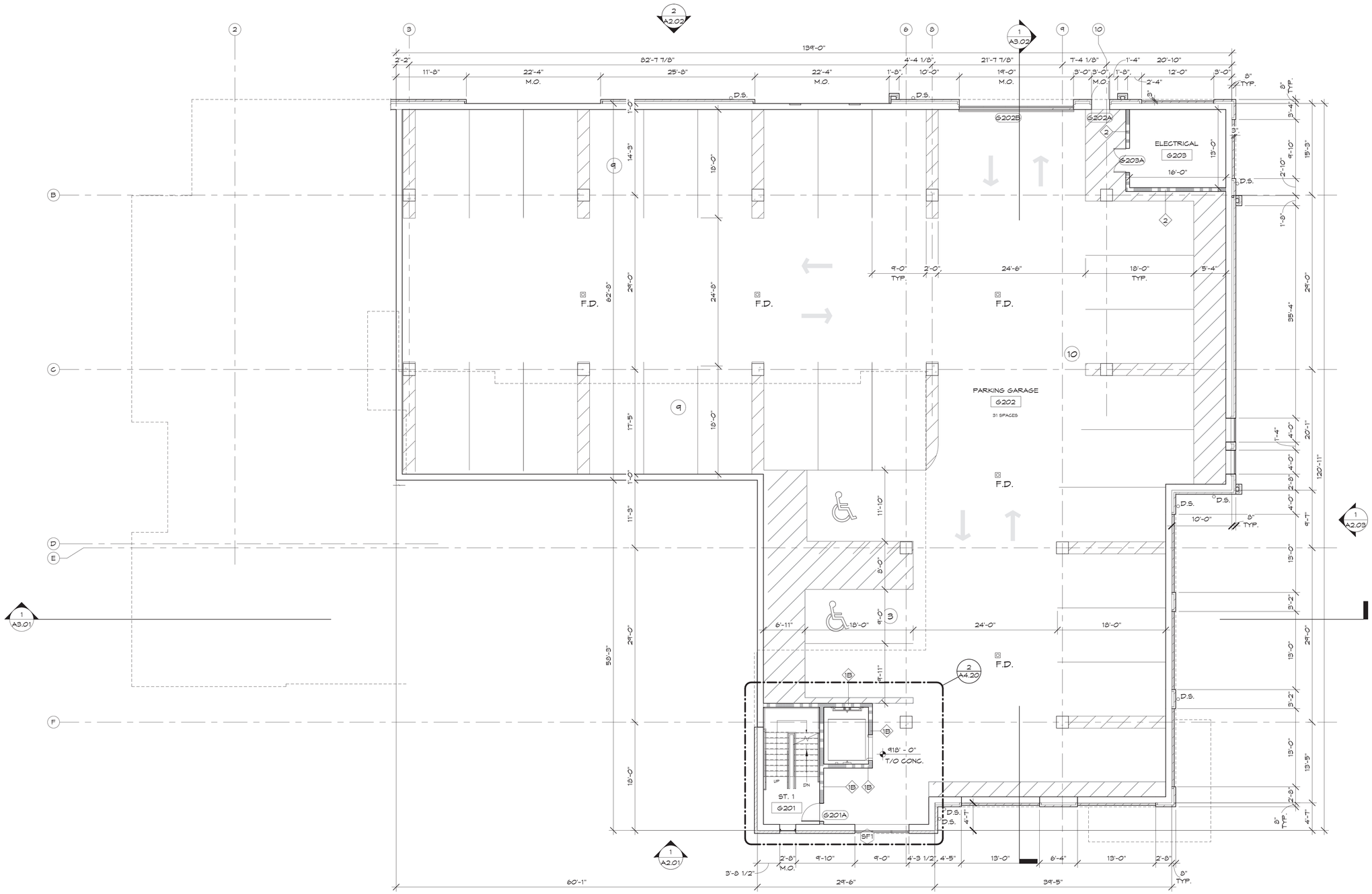
Development Manager: Terry Birch
terryrbirch@gmail.com

Architect: David Anderssen for Johnston Design Group
david@johnstondesigngroup.us

BROAD VIEW GREENVILLE

02.14.2022 UPDATE

Johnston DESIGN GROUP



1 A1.02 GARAGE ENTRY LEVEL 2
1/8" = 1'-0"

INTERIOR WALL LEGEND

- 1 HR FIRE PARTITION/BARRIER
- 2 HR FIRE PARTITION/BARRIER
- 3 HR FIRE PARTITION/BARRIER
- LOAD BEARING WALL RATED FOR CONSTRUCTION TYPE

NOTE: REFER TO OVERALL FLOOR PLANS FOR ADDITIONAL RATING INFORMATION

02/14/2022 UPDATE

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Johnston DESIGN GROUP

STATE OF SOUTH CAROLINA KEVIN N. DAVIS GREENVILLE, SC 6673 REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA JOHNSTON DESIGN GROUP, LLC GREENVILLE, SC 01025 REGISTERED ARCHITECTS

2/11/22

BROADVIEW MULTI-FAMILY

95 DR. DAVID C. FRANCIS ST, GREENVILLE, SOUTH CAROLINA 29601

JOHNSTON DESIGN GROUP, LLC
Suite D
411 University Ridge
Greenville, SC
29601
ph: 864.250.0701
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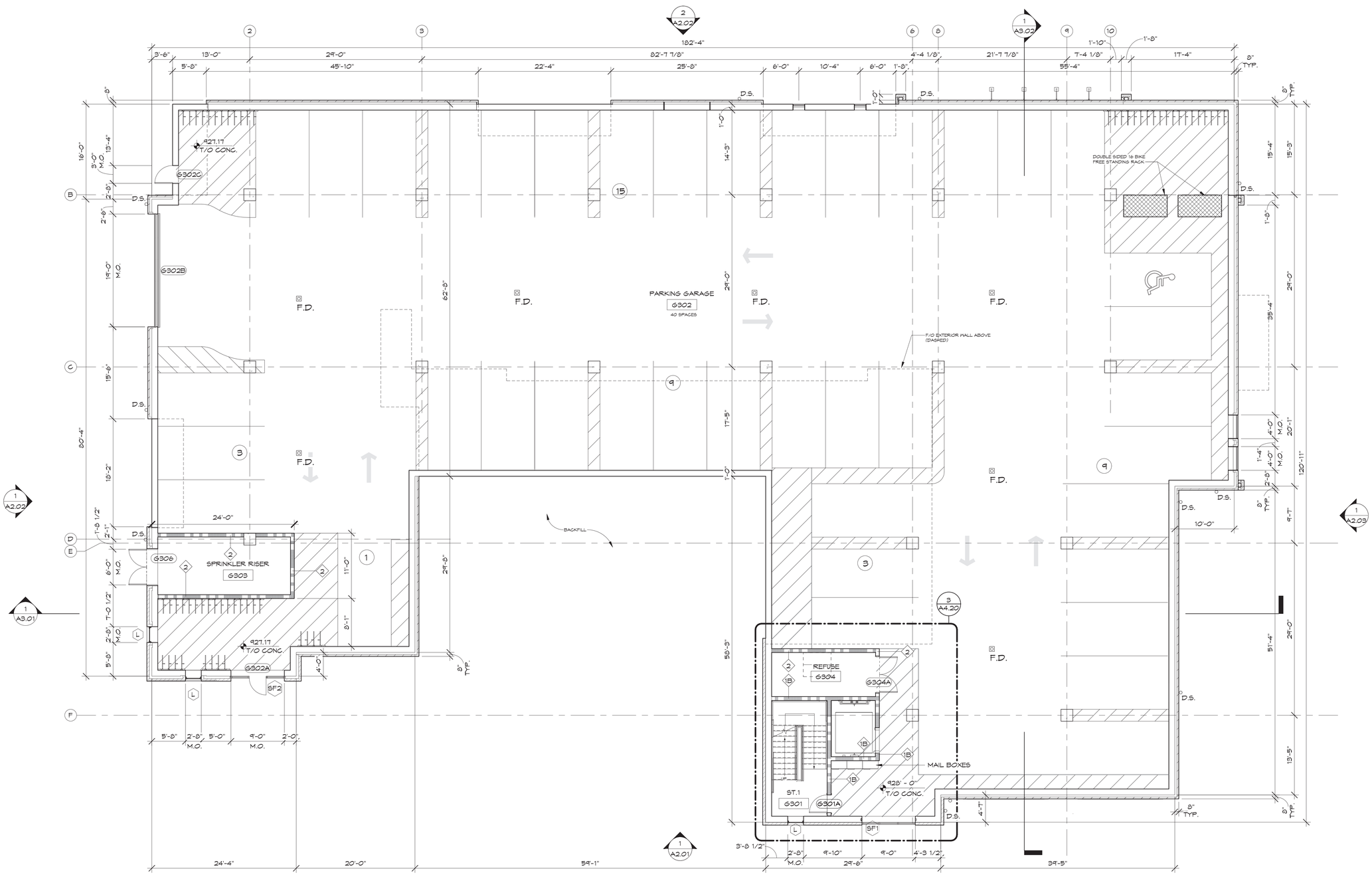
Revisions:

no.	date	by	checked	description
0	11.10.21			PODIUM PERMIT
1	02.11.22			BLDG PERMIT

Commission: 218017
Drawn By: CS, MP
Checked By: DAA

PODIUM LEVEL 2 FLOOR PLAN

A1.02



1 A1.03 GARAGE / ENTRY LEVEL 3

1/8" = 1'-0"

INTERIOR WALL LEGEND

- 1 HR FIRE PARTITION/BARRIER
- 2 HR FIRE PARTITION/BARRIER
- 3 HR FIRE PARTITION/BARRIER
- LOAD BEARING WALL RATED FOR CONSTRUCTION TYPE

NOTE: REFER TO OVERALL FLOOR PLANS FOR ADDITIONAL RATING INFORMATION

02/14/2022 UPDATE

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0	11.10.21			PODIUM PERMIT
1	12.28.21			PLAN REVIEW COMMENTS
2	02.11.22			BLDG PERMIT

Commission: 218017
Drawn By: CS, MP
Checked By: DA, JSJ

PODIUM LEVEL 3 FLOOR PLAN

A1.03

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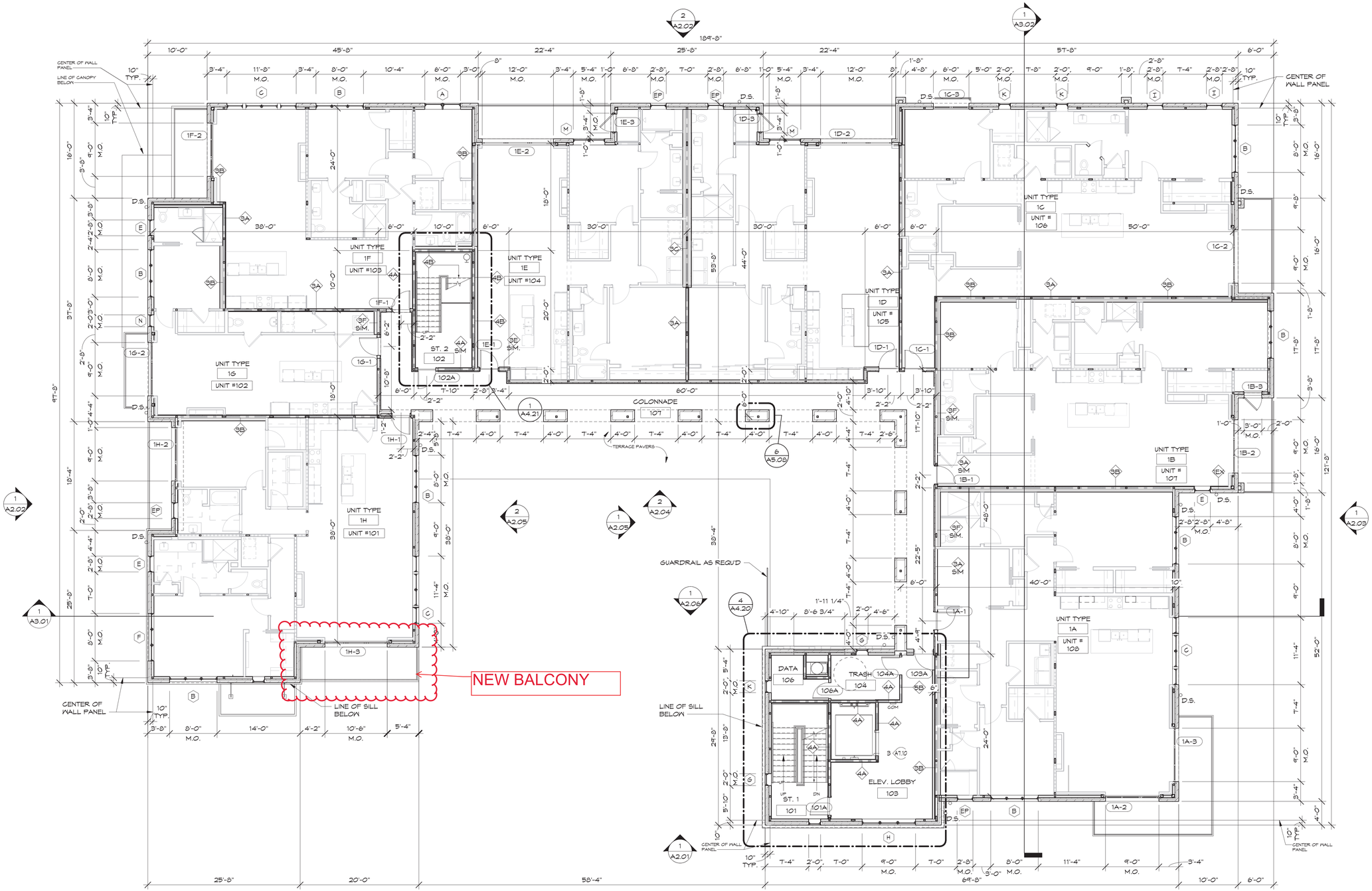

1 A1.04 FIRST FLOOR PLAN
1/8" = 1'-0"

INTERIOR WALL LEGEND

- 1 HR FIRE PARTITION/BARRIER
- 2 HR FIRE PARTITION/BARRIER
- 3 HR FIRE PARTITION/BARRIER
- LOAD BEARING WALL RATED FOR CONSTRUCTION TYPE

NOTE: REFER TO OVERALL FLOOR PLANS FOR ADDITIONAL RATING INFORMATION

02/14/2022 UPDATE

2/12/2022 1:07:05 PM

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Johnston DESIGN GROUP

STATE OF SOUTH CAROLINA KEVIN M. DAMICO GREENVILLE, SC 6673 REGISTERED ARCHITECT 2/11/22

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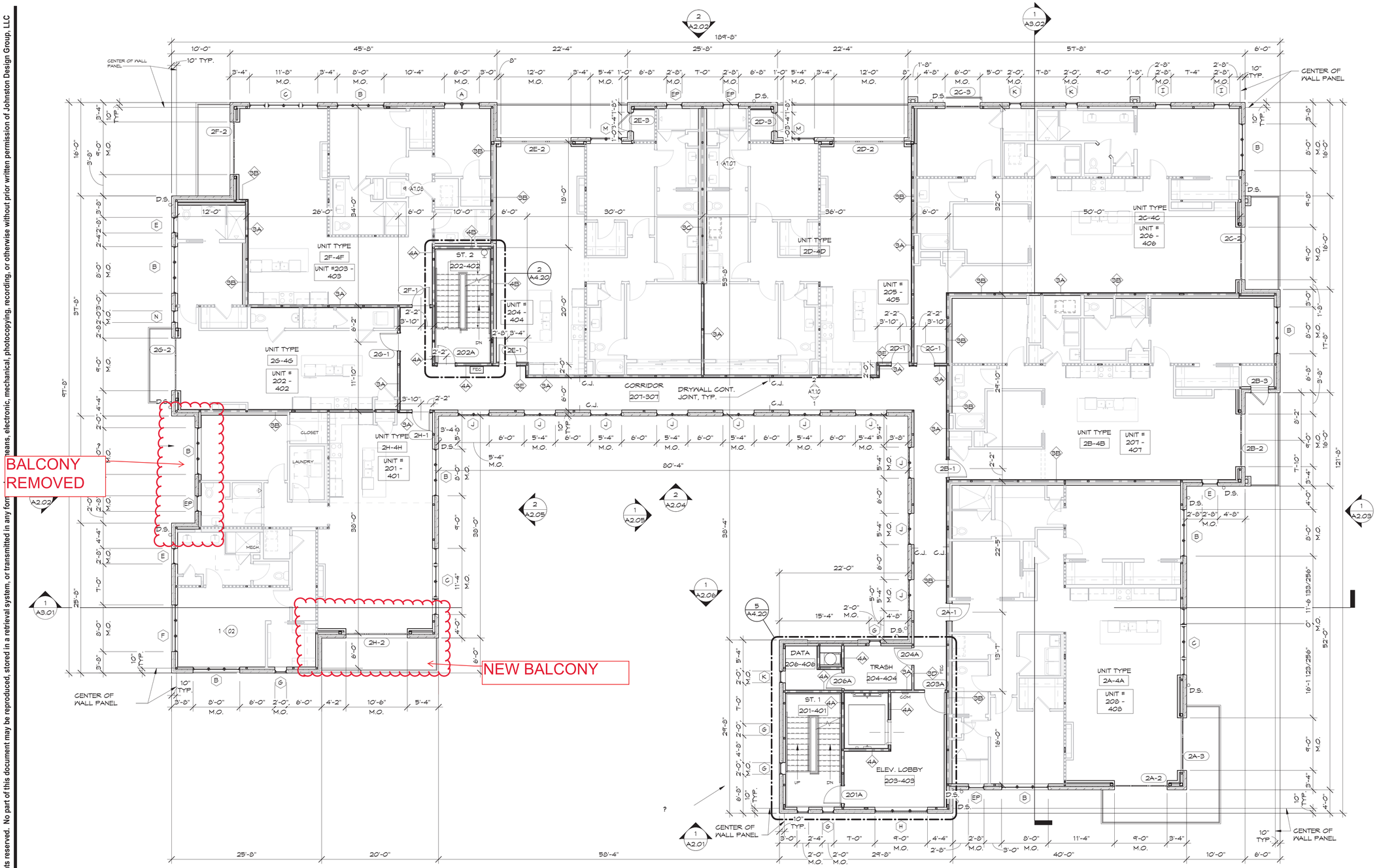
1ST FLOOR PLAN

A1.04



SECOND - FOURTH FLOOR PLANS

1/8" = 1'-0"

INTERIOR WALL LEGEND	
	1 HR FIRE PARTITION/BARRIER
	2 HR FIRE PARTITION/BARRIER
	3 HR FIRE PARTITION/BARRIER
	LOAD BEARING WALL RATED FOR CONSTRUCTION TYPE

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2ND - 4TH FLOOR PLANS

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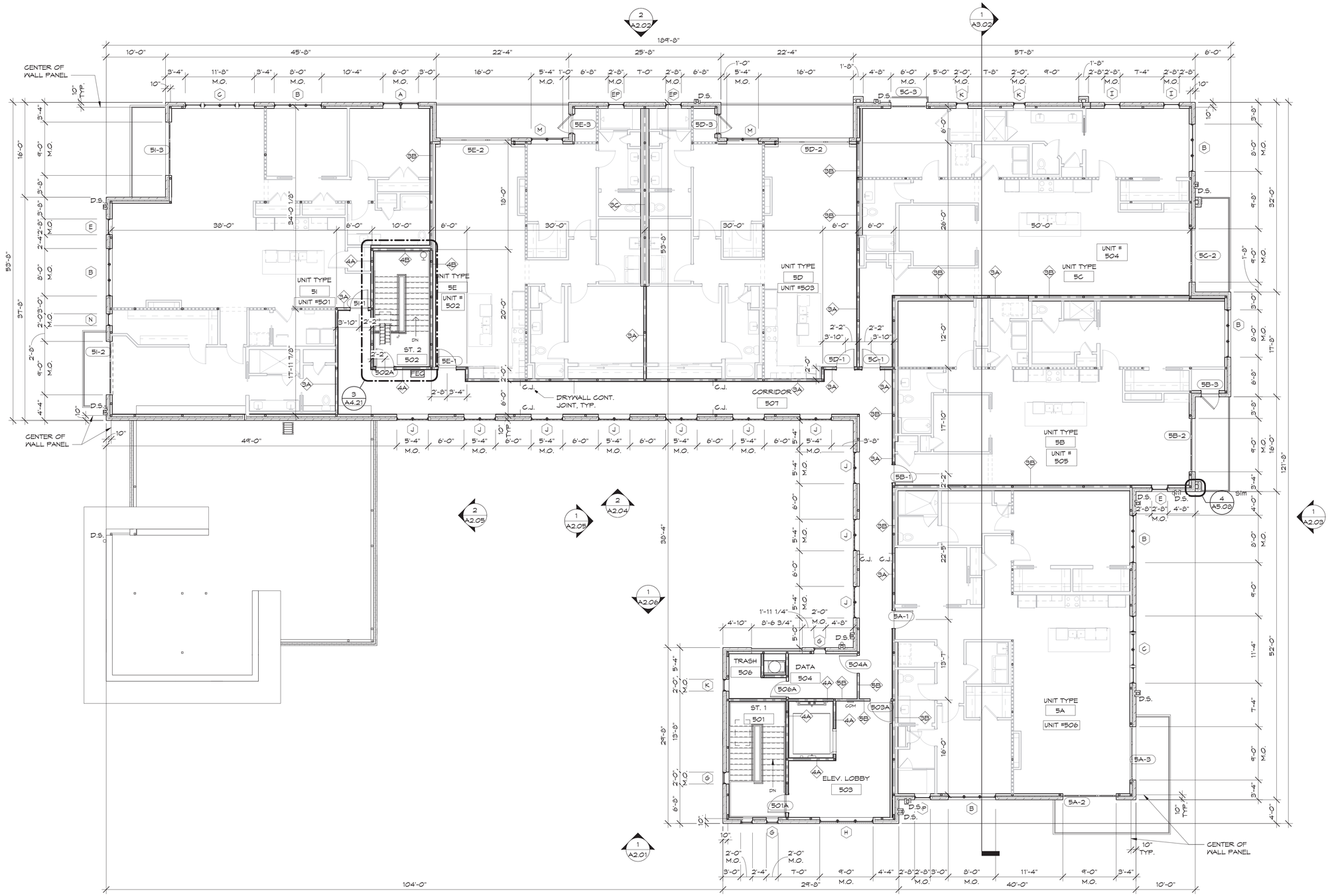

1 A1.06 **5TH FLOOR PLAN**

1/8" = 1'-0"

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Johnston
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5TH FLOOR PLAN

A1.06

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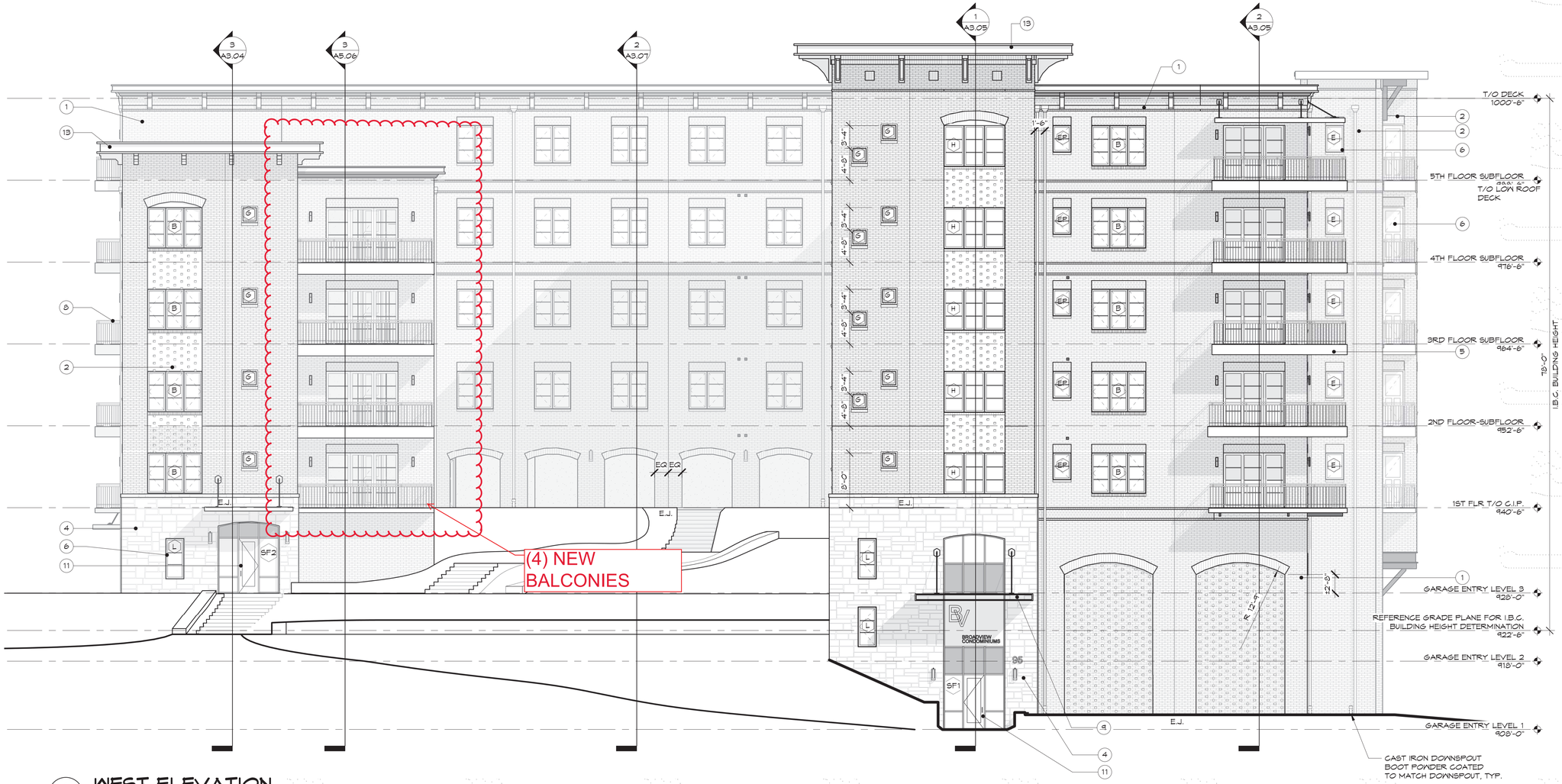
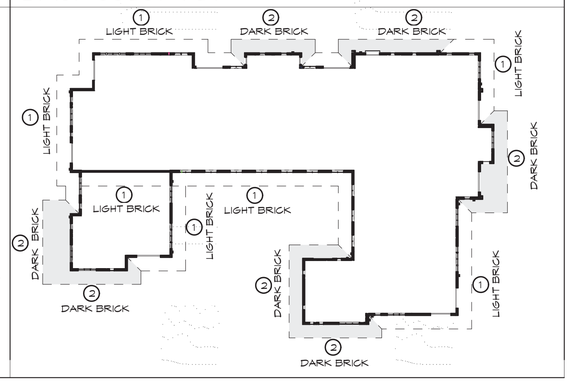


1 A2.01 **WEST ELEVATION**
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

1. BRICK - LIGHT GREY SELECTED BY ARCHITECT
2. BRICK - DARK GREY SELECTED BY ARCHITECT
3. STAINED PARGED CONCRETE - MEDIUM GREY, COLOR SELECTED BY ARCH.
4. NATURAL STONE VENEER, RANDOM RECTANGULAR COURSING
5. PREFINISHED METAL, COLOR SELECTED BY ARCH.
6. PREFINISHED ALUMINUM CLAD WINDOWS- DARK CHARCOAL, COLOR SELECTED BY ARCH.
7. STAINED WOOD ENTRY DOORS
8. STEEL RAILING, PTD. DARK CHARCOAL
9. PREFINISHED METAL CANOPY - DARK CHARCOAL GREY
10. PAINTED METAL DOORS AND FRAMES, COLOR SELECTED BY ARCH.
11. ALUMINUM STOREFRONT - COLOR SELECTED BY ARCH.
12. ALUMINUM OVERHEAD DOOR, PREFINISHED MTL. FRAME W/ ETCHED GLASS, COLOR SELECTED BY ARHC.
13. PREFINISHED FRP CORNICE, COLOR SELECTED BY ARCH.
14. MECHANICAL VENTS, PTD TO MATCH BRICK
15. ARCHITECTURAL CONCRETE, COLOR SELECTED BY ARCH.
16. STUCCO

BRICK COLOR KEY



NOTE: FIELD MOCK-UP PANEL SHALL BE CONSTRUCTED ON SITE DEMONSTRATING ALL EXTERIOR FINISHES FOR APPROVAL BY OWNER AND ARCHITECT. MOCK-UP SHALL BE APPROX. 12'X8' & BE MAINTAINED ON SITE UNTIL APPROVED TO BE REMOVED BY ARCHITECT.

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Commission: 218017
Drawn By:
Checked By: DA

EXTERIOR ELEVATIONS

A2.01

2 A2.02 EAST ELEVATION
1/8" = 1'-0"

1 A2.02 NORTH ELEVATION
1/8" = 1'-0"

02/14/2022 UPDATE

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2/12/2022 2:03:42 AM

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STATE OF SOUTH CAROLINA JOHNSTON DESIGN GROUP, LLC GREENVILLE, SC 01025 REGISTERED ARCHITECTS

BROADVIEW MULTI-FAMILY

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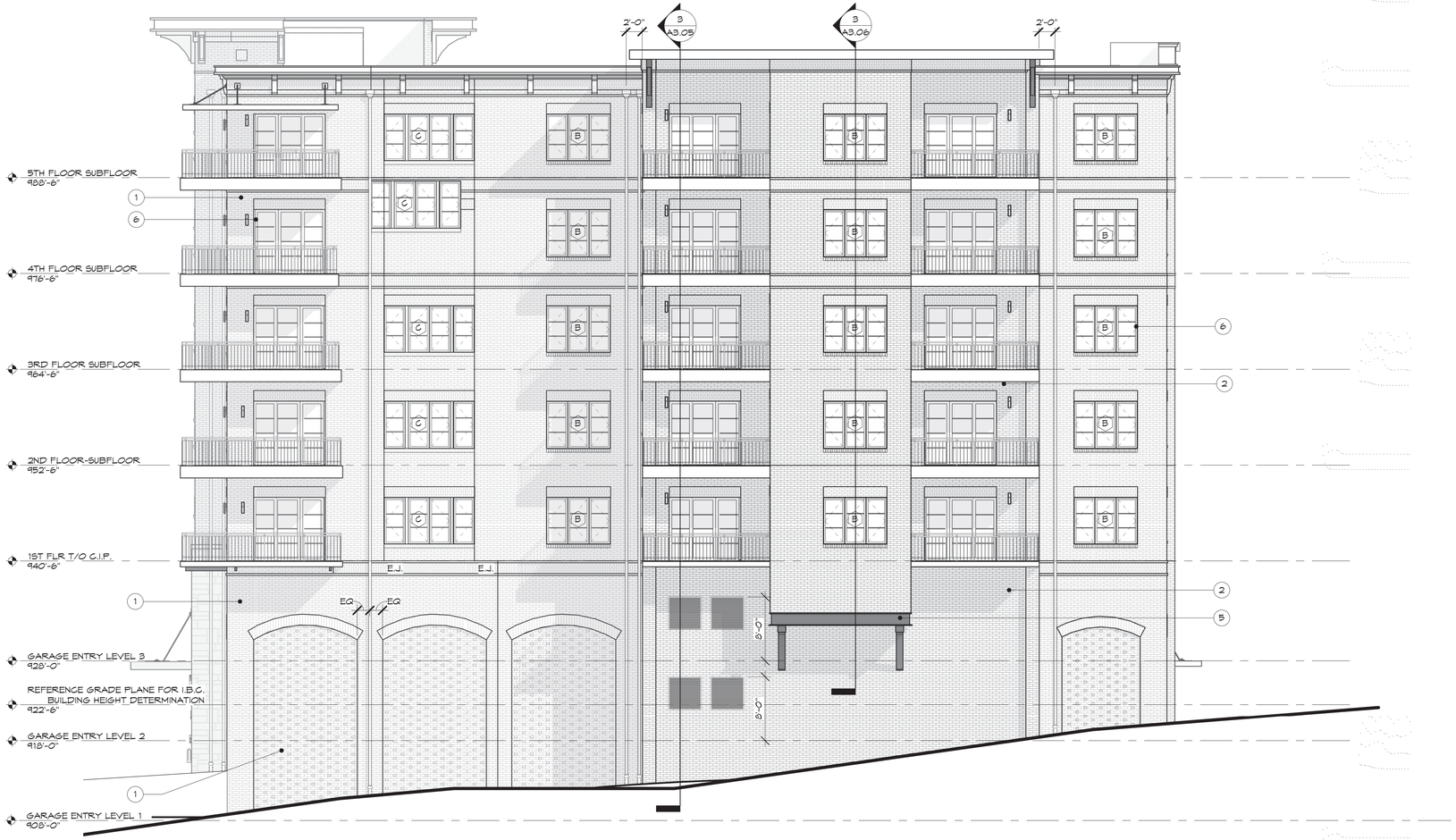
EXTERIOR ELEVATIONS

A2.02



1
A2.03

SOUTH ELEVATION

1/8" = 1'-0"

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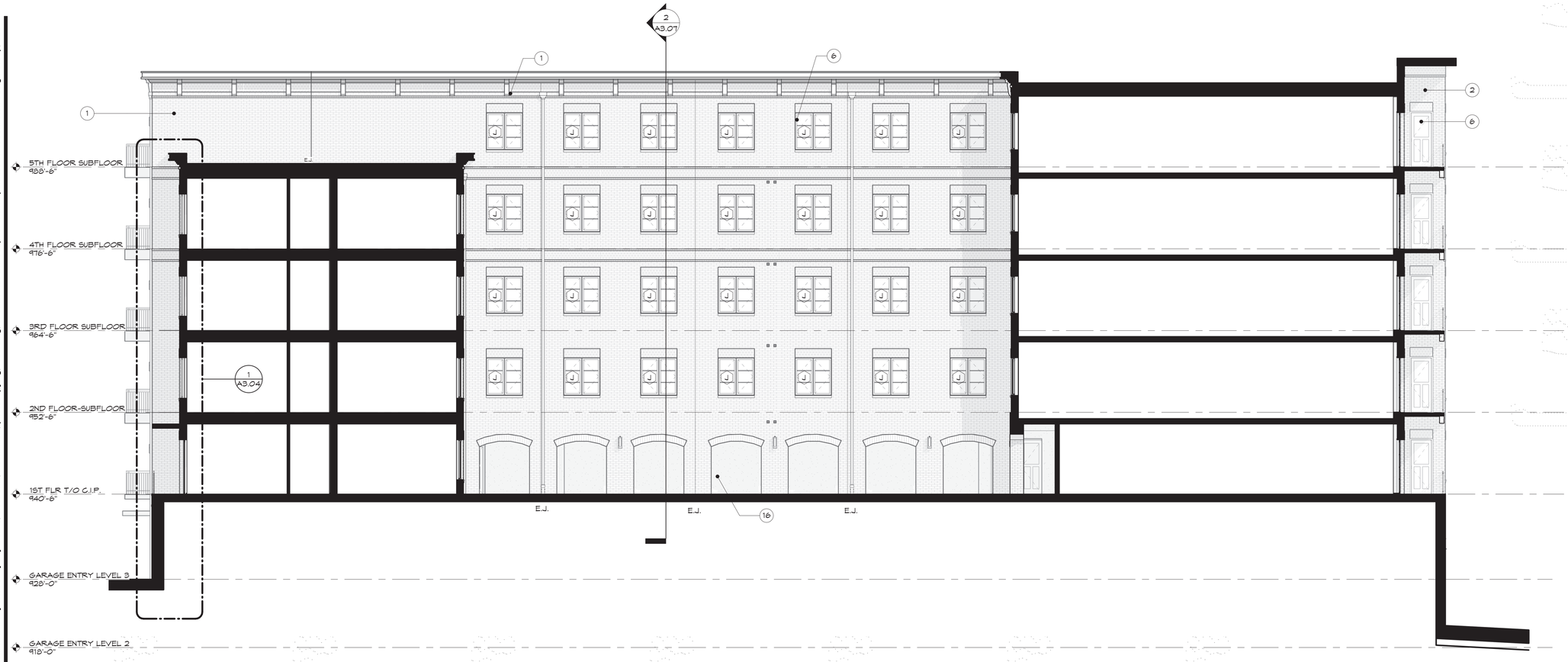
EXTERIOR ELEVATIONS

A2.03



2 A2.04 EXTERIOR ELEVATION WEST COURTYARD

1/8" = 1'-0"

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EXTERIOR ELEVATIONS

A2.04

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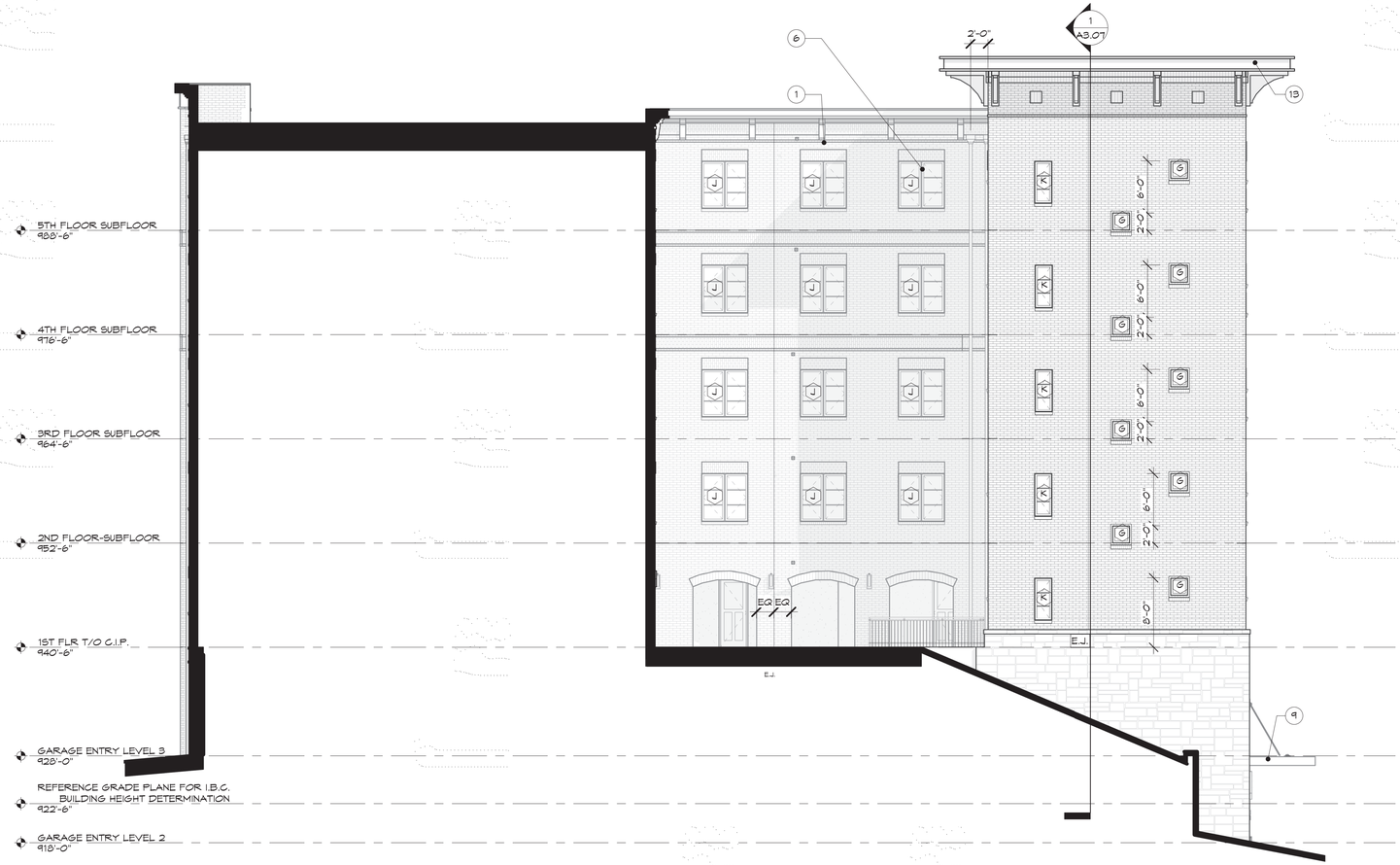
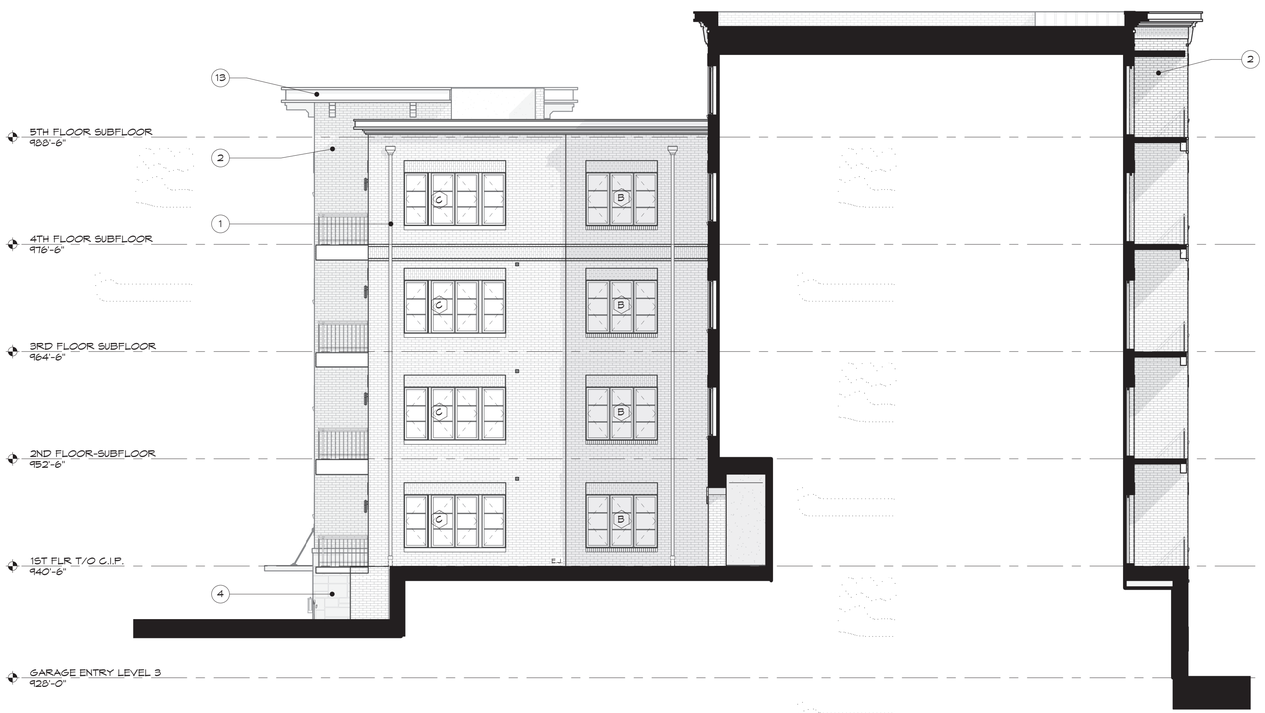


1 A2.05 EXTERIOR ELEVATION NORTH COURTYARD
1/8" = 1'-0"



2 A2.05 EXTERIOR ELEVATION SOUTH COURTYARD
1/8" = 1'-0"

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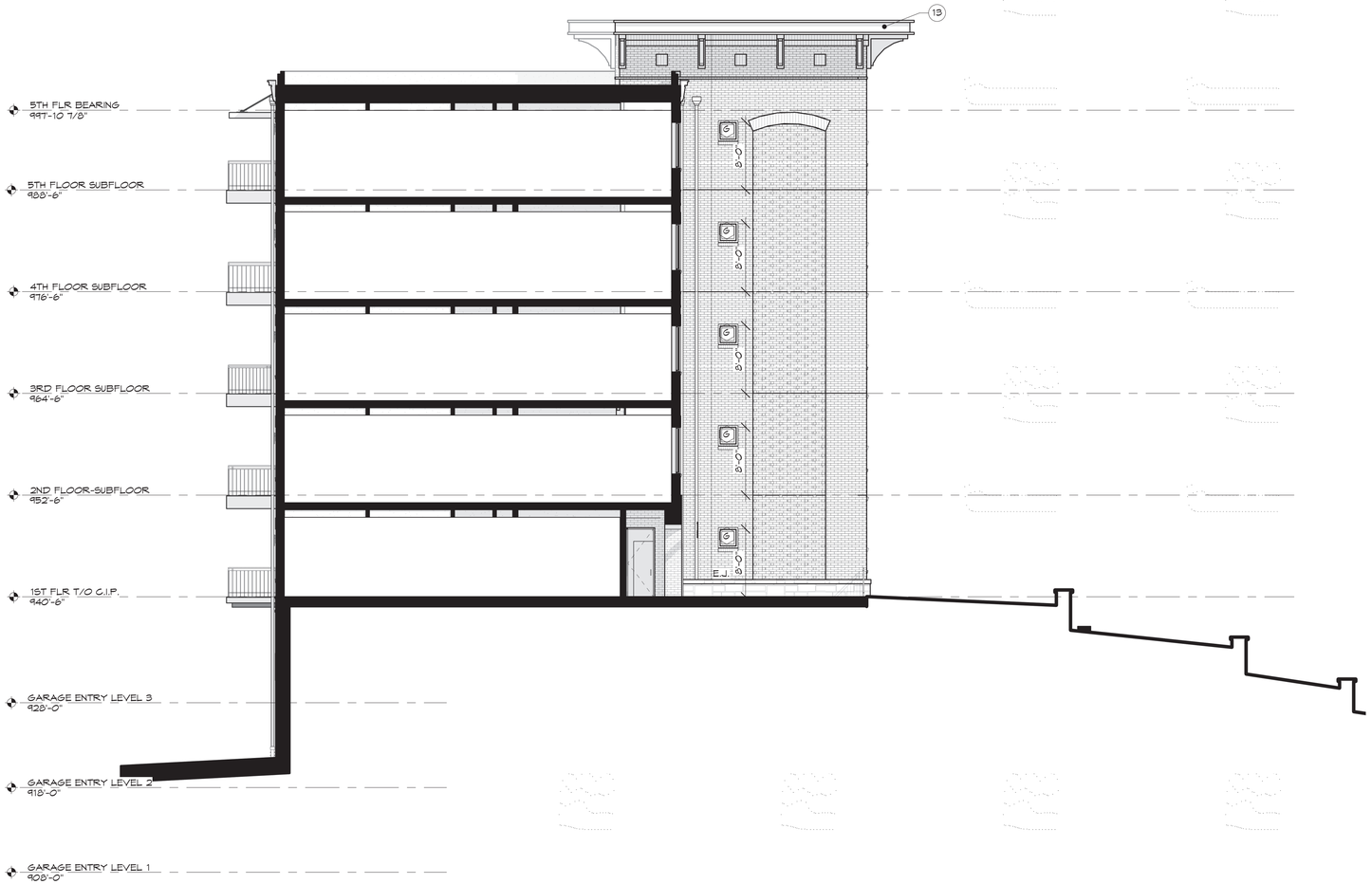
EXTERIOR ELEVATIONS

A2.05



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A2.06

EXTERIOR ELEVATION EAST COURTYARD

1/8" = 1'-0"

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EXTERIOR ELEVATIONS

A2.06

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2/12/2022 2:10:59 AM

1 A9.01 NORTHWEST VIEW

2 A9.01 SOUTHEAST VIEW

3 A9.01 WEST VIEW

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Commission: 218017
Drawn By: CS, MP
Checked By: DA, JSJ

CONCEPTUAL RENDERINGS

A9.01

02.14.22 MINOR REVISIONS NOTED IN RED

EXTERIOR MATERIALS SELECTION

3/18/2019

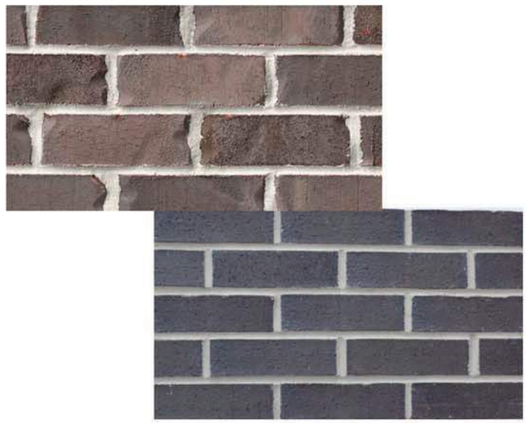
1 BRICK (FIELD)
MATERIAL: NORMAN BRICK & MORTAR SELECTED BY ARCHITECT
COLOR: WHITE - LIGHT GRAY

3 STAINED CONCRETE
MATERIAL: PENETRATING STAIN APPLIED TO SMOOTH CONCRETE
COLOR: MEDIUM-TONE, WARM GRAY

5 CORTEN STEEL
MATERIAL: CORTEN STEEL PANEL
COLOR: NATURAL PATINA

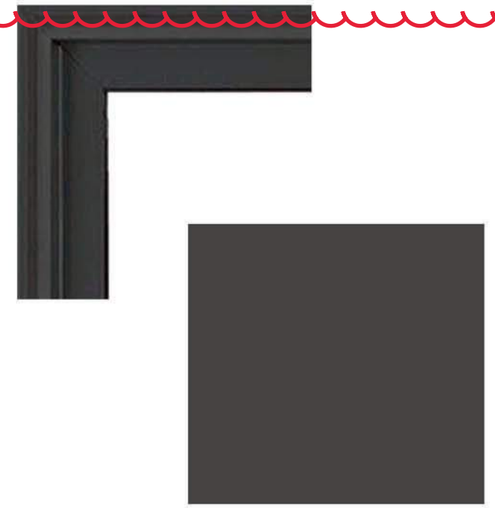
#5 NOT USED (reference to this material was omitted from the original MF application as approved)

02.14.2022



2 BRICK (ACCENT)
MATERIAL: NORMAN BRICK & MORTAR SELECT3ED BY ARCHITECT
COLOR: BLACK/DARK GRAY

4 NATURAL STONE VENEER
MATERIAL: NATURAL STONE VENEER, RANDOM RECTANGULAR COURSING
COLOR: THREE RIVERS SWANNANOA BLEND (SIMILAR)



6 METAL WINDOWS & DOORS
MATERIAL: PREFINISHED ALUMINUM
COLOR: DARK GRAY/BLACK

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EXTERIOR MATERIALS SELECTION

3/18/2019

GROUND FLOOR ENTRY

RESIDENTIAL BALCONY

7 SPECIALITY WOOD ENTRY DOORS

MATERIAL: WOOD
COLOR: NATURAL STAIN

#7: ground floor common pedestrian entrances to to be metal and glass (prefinished aluminum storefront)

02.14.2022

8 ARCHITECTURAL METAL & RAILINGS

MATERIAL: ALUM/STEEL
COLOR: DARK GRAY/BLACK

9 EXTERIOR BUILDING LIGHTING

02.14.2022

Frisco

Open Flame:

Natural Gas or Propane Gas

Electric: (optional)

Candelabra Socket – Max 60 watt bulb

Edison Base Socket – Max 660 watt bulb

Automatic Ignition:

Either Natural Gas or Propane Gas, requires 110 line voltage and allows you to operate your gas lantern with a light switch or other device.

Alternate/Option fixture selection for GROUND FLOOR ENTRY

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EXTERIOR MATERIALS SELECTION

2/14/2022

Brick selection proposed to comply with prior approved range, size shall be queen or modular (oversized) engineer.

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301 E. BROAD ST. GREENVILLE

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Meeting Minutes

Re: **BroadView Developer Led Neighborhood Meeting**
Attendees: Re. online attendance report attached
Mtg. Date: February 10, 2022
Distribution: City of Greenville Planning c.o. Austin Rutherford
Author: David Anderssen

Developer let neighborhood meeting was held to review project development in the context of application for major modification to the multi-family development application. The meeting was hosted by Johnston Design Group at the main conference room in the Next Innovation Center with virtual option via Microsoft teams. All attendees opted to join the virtual web conference. City planning and engineering staff were in attendance in addition to several neighbors. The following was discussed:

1. Developer gave a brief overview of the purpose of the meeting with a description of the major revision to multi-family application summarized by planning staff.
2. Developer and Architect presented revised perspective renderings depicting general design development to the building to date.
3. Developer and Architect presented perspective views illustrating the revised balcony locations that are considered a major change to the previously approved multi-family application.
4. Attendees were advised of the upcoming public hearings and encouraged to attend.
5. Ben Abdo provided a link to communicate comments for those who may not be able to attend the planning commission meeting.

If contents of these notes omit topics or deviate from original discussion