APPICANT/OWNER INFORMATION

APPLICANT

Name: Bryan Zeiger (The Sphinx Company)
Title: Vice President of Alternative Formats
Address: 1414 E Washington St, Greenville, SC 29607
Phone: (864) 451-6657
Email: bzeiger@spinxco.com

PROPERTY OWNER

Name: Peter F Cureton Jr Foundation (C/O Wells Fargo Trust D3018-153)
Title: W. Kenneth Swing, Jr., VP.
Address: 1441 Main St, 15th Floor, Columbia, SC 29201
Phone: 843-754-7829
Email: ken.swing@wellsfargo.com

PROPERTY INFORMATION

STREET ADDRESS 650 S Man St, Greenville, SC
TAX MAP #S 0089000101500
SPECIAL DISTRICT Central Business District (C-4 Zoning)

DESCRIPTION OF REQUEST

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

The Sphinx Company is seeking a Certificate of Appropriateness to revitalize and uplift the existing building and site at the referenced location for establishment of their new Alternative Format business. This format seeks to primarily serve both pedestrian traffic and nearby downtown residents with quick service food offerings, prepared on-site, similar to their offerings at traditional Sphinx formats. In addition, typical offerings of high-demand convenience and grocery items will be provided in limited varieties. Further, limited alcohol sales (beer and wine) will be provided for on-premises consumption within the proposed outdoor patio areas. Please see below for a brief description of the design guidelines and refer to the submitted drawings for more detailed information.

Pub 1. Block Pattern - the existing pattern will be altered; an existing curb cut/land behind S Main currently serves this property and is intended to remain in place for utilization
Pub 2. Pedestrian Realm - the existing sidewalk zone, street furnishing zone, and planting zone will remain unchanged, and building transition zone will be slightly altered for a new covered patio
Pub 3. Sidewalk Zone - the existing sidewalk along S Main will remain unchanged
Pub 4. Street Furnishing Zone - the existing street furnishing zone, which currently includes a bench along this frontage, will remain unchanged
Pub 5. Planting Zone on page - the planting zone, which currently includes established canopy trees and shrubbery, will remain unchanged
Pub 6. Building Transition Zone - the existing exterior building wall along S Main will remain in place, however, a new covered patio will extend out toward S Main, while providing pedestrian and delivery access to the west side of the building, as well as access to the rear patio and lower parking area
Pub 7. Alleys and Pedestrian Cut-Throughs - due to the width of the existing building and parcel, no new alleys are planned
Pub 8. Publicly accessible Parks and Places - a glassed open space children's play area will be provided within the area between the proposed new parking and accessible ramp
Pub 9. Lighting - The exterior spaces will have a mixture of string lighting and down lighting under the canopies, and exterior wall sconces on the building.
Pub 10. Walls, Fencing, and Screening - site retaining walls will be utilized to create accessible routes connecting the front and rear portions of the property, materials utilized will be extensions of the building walls, materials.
Pub 11. Signage - Signage is shown for location only at this time, and will be addressed separately.
Pub 12. Utilities - all necessary underground utilities currently service this building; however, a new grease trap will be required and is currently planned to be located outside of pedestrian access areas near the rear of the property.
Pub 13. On-Street Parking - no opportunity to provide on-street parking for this property location.

PRI 1. Placement - Though it is an existing building, we are renovating it to increase activity on the site. Green spaces will be added on the rear of the building, and pedestrian connectivity to the adjacent properties will be improved. Alternative modes of transportation will be encouraged through the inclusion of bike racks.
PRI 2. Massing - The overall massing of the existing building will remain. The new exterior patio and a larger, more inviting entrance will increase the human scale elements at both the front and rear of the building.
PRI 3. Entry - The entry will be enlarged and remain facing Main Street. The new front patio is directed toward the pedestrian traffic, and will add visual interest to the front façade. A new entry canopy will double as a signage wall, and will add visual interest to the building entrance.
PRI 4. Activated Ground Floor - We are using the new exterior patios on both the front and rear of the building to activate the outdoor space. The outdoor spaces encourage pedestrian flow through the rear of the building is being converted from a forced area that is closed off to the public, an open green space accessed from the existing parking area that leads the visitor to and through the building.
PRI 5. Articulation - The new ribbon metal panels emphasize the entrance and break up the existing monochromatic façade, and a new exterior covered patio will provide shade.
PRI 6. Materiality - New materials include a ribbon metal panel to emphasize the entrance, while providing a contrast to the painted existing façade that will remain. The entry canopy and exterior ceilings will be a reclaimed wood (or reclaimed wood appearance) to add warmth to the exterior spaces. New storefront windows and entrances will be added, along with a glass garage door on the front of the building.
PRI 7. Architectural Lighting - The exterior spaces will have a mixture of string lighting and down lighting under the canopies, and exterior wall sconces on the building.
PRI 8. Private Outdoor Spaces - Exterior patios and green spaces will be provided on the front and rear of the building.
PRI 9. Parking Lots - Two parking spaces will be maintained in front of the building, while new parking will be provided in the rear of the property, with access from the existing Falls River parking lot.
PRI 10. Parking Structures - N/A
PRI 11. Existing Architecture - The existing architecture will largely remain in place, and the modifications to the existing building are being done with respect to the building's original use as a filling station. The scale and form of the exterior patio are an homage to the canopies prevalent in the filling stations of this era. We are also adding storefront and a garage door to the façade under the canopy to emphasize this prior use.
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 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-s41978490a61943358, 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 sections 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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**Signatures**

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<tr>
<th>Applicant</th>
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<tr>
<td>Date</td>
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<tr>
<td>Property Owner/Authorized Agent</td>
<td>[Signature]</td>
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CITY OF GREENVILLE APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PAGE 3 OF 3
NEW FRONT FACADE
NEW DECK WITH CABLE RAILING AND STAND-UP BAR

NEW STOREFRONT EXIT DOOR

NEW STOREFRONT EXIT DOOR

PAINTED EXTERIOR WALL

NEW STOREFRONT CANOPY WITH STANDING SEAM METAL ROOF

ACCESSIBLE RAMPS FROM FRONT PARKING AREA

RECLAIMED WOOD ENTRY CANOPY

NEW DECK WITH CABLE RAILING AND STAND-UP BAR

NEW DECK WITH CABLE RAILING AND STAND-UP BAR

NEW STOREFRONT ENTRY DOOR

NEW STOREFRONT ENTRY DOOR

16' - 9"

22' - 4"

16' - 9"

13' - 0"

13' - 0"

25' - 6"

15' - 5 1/2"

18' - 2 1/2"

SIGNAGE DESIGN TBD

RECLAIMED WOOD PLANTERS

GLULAM TIMBER COLUMN

RIBBED PANEL

COPPER WALL SCONCE

EXTERIOR TO BE PAINTED

GLULAM TIMBER COLUMN

STANDING SEAM METAL ROOF

NEW DECK WITH CABLE RAILING AND STAND-UP BAR

NEW DECK WITH CABLE RAILING AND STAND-UP BAR

SIGNAGE DESIGN TBD

EXTERIOR TO BE PAINTED

STANDING SEAM METAL ROOF

NEW DECK WITH CABLE RAILING AND STAND-UP BAR

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NEW DECK WITH CABLE RAILING AND STAND-UP BAR
CURRENT FRONT FACADE

NEW FRONT FACADE

CURRENT VIEW FROM MAIN STREET

NEW VIEW FROM MAIN STREET

CURRENT VIEW FROM MAIN AND AUGUSTA

NEW VIEW FROM MAIN AND AUGUSTA

SPINX MARKET CONCEPT
690 S. MAIN STREET
GREENVILLE, SC 29601

EXTERIOR VIEWS

REVISION SCHEDULE

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NOT FOR CONSTRUCTION - REVIEW ONLY -