



AGENDA
BOARD OF ARCHITECTURAL REVIEW
301 E. Poinsett St., Greer, SC 29651
April 9, 2024 @ 10:00 AM
Public Hearing and Business Meeting

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service or activity of the City of Greer Planning Division, should contact Catrina Woodruff, ADA Coordinator at (864) 479-0965 or City Administrator (864) 848-5387 as soon as possible, but no later than 48 hours before the scheduled event.

I. ADVISORY MEETING

- A. July 2023 Minutes
- B. March 2024 Worksession Minutes

II. ELECTION OF OFFICER

- A. Election of Chair
- B. Election of Vice-Chair

III. PUBLIC HEARING

- A. Presentation

IV. NEW BUSINESS

- A. Presentation

V. OTHER BUSINESS

- A. Proclamation Review

VI. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
BOARD OF ARCHITECTURAL REVIEW
4/9/2024

July 2023 Minutes

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> July 2023 Minutes	4/9/2024	Cover Memo



City of Greer
Board of Architectural Review Minutes
July 11, 2023

Members Present: Linda Wood, Chairman
Betsy Potter, Vice-Chair
Eddie Burch
Brandon Price

Absent: David Langley

Staff Present: Ashley Kaade, Planning Manager
Claire Byers, Planner
Heather Stahl, Planner

I. Call to order- Opening remarks

Ms. Wood called the meeting to order and read the opening remarks.

II. Minutes of Board of Architectural Review Meeting

ACTION – Ms. Potter made a motion to approve the minutes from the February 14, 2023 Board of Architectural Review meeting. Mr. Price seconded the motion. Ms. Wood abstained from the vote because she was not present at the February 2023 meeting. The motion carried with a vote of 3 to 0. The motion passed.

III. Public Forum

There were no speakers for public forum.

IV. Public Hearing

Ms. Wood read a brief statement about conducting the public hearing section of the meeting.

A. BAR 23-02 – Mason Jar Façade Updates

Ms. Wood opened the public hearing for BAR 23-02.

Staff presented the basic information for this request.

Mr. Jason Marudo was present as the applicant and Brent Edgerton, Keller-Williams was also present as the applicant's agent. Mr. Edgerton explained that the lighting will be mild, no colors, and there will be some up-lighting above the canopy.

Mr. Burch asked if there would be an elevation change. Mr. Edgerton answered yes, there will be leveling for ADA compliance and the brick will tie into the existing Trade Street brick. He also explained

that the existing metal cladding on the facade will remain and be painted with a gray from the approved color palette.

Ms. Potter asked if the applicants were familiar with the GCRA façade grants. Mr. Edgerton said yes, and they would be applying for one.

Ms. Wood closed the public hearing for BAR 23-02.

V. New Business

A. BAR 23-02 – Mason Jar Façade Updates

Ms. Wood opened the business meeting for BAR 23-02.

Staff gave their recommendation of approval for the changes.

ACTION – Mr. Burch made a motion to approve the request. Mr. Price seconded the motion. The motion passed with a vote of 4-0. The motion was approved.

VI. Other Business

Planning and Zoning Staff Report – Ms. Kaade reminded the board that online training opportunities are available for the board to fulfill their training hours for the year

VII. Adjourn

Ms. Wood made a motion to adjourn. The meeting was adjourned at 10:20 am.

Category Number: I.
Item Number: B.



AGENDA
BOARD OF ARCHITECTURAL REVIEW
4/9/2024

March 2024 Worksession Minutes

ATTACHMENTS:

Description	Upload Date	Type
☐ March 2024 Worksession Minutes	4/9/2024	Cover Memo



City of Greer

Board of Architectural Review Minutes

March 12, 2024

Members Present: Linda Wood, Chairman
Betsy Potter, Vice-Chair
Eddie Burch
Brandon Price

Absent: David Langley

Staff Present: Ashley Kaade, Planning Manager
Heather Stahl, Planner

I. Call to order- Opening remarks

Ms. Wood called the meeting to order.

II. Work Session

Ms. Potter began the work session explaining that the Board's purpose is essential to preserving the historic fabric of Greer. The recent adoption of the Unified Development Ordinance will create pressure for residential development. Establishing a historic district in the Mill Village near Pennsylvania Avenue and the Davenport neighborhood would protect.

Ms. Wood said that it would be good to see some investment from the city in addition to the rules. Special lights and neighborhood signs would highlight the historic significance of the neighborhoods.

Mr. Burch agreed that the ordinance calls for the Board of Architecture to protect historic character.

The board asked what the next steps are, and Ms. Kaade explained that the next step will be to work towards a National Register listing with State Historic Preservation Office (SHPO). If there are 50+ homes that will be impacted, staff from SHPO will attend community meetings.

If the neighborhood does not want to be listed, Ms. Potter stated that a majority of homeowners must send in a notarized statement opposing the designation in order for the neighborhood not to be added to the National Register. Mailers will need to be sent, advertising the community meetings in order to notify homeowners of the initiative.

VI. Other Business

Planning and Zoning Staff Report – Ms. Kaade reminded the board that online training opportunities are available for the board to fulfill their training hours for the year

VII. Adjourn

Ms. Wood made a motion to adjourn. The meeting was adjourned at 11:00 am.

Category Number: II.
Item Number: A.



AGENDA
BOARD OF ARCHITECTURAL REVIEW
4/9/2024

Election of Chair

Category Number: II.
Item Number: B.



AGENDA
BOARD OF ARCHITECTURAL REVIEW
4/9/2024

Election of Vice-Chair



Greer

City of Greer, SC

Board of Architectural Review

BAR 24-01

DOCKET NUMBER: BAR 24-01

APPLICANT: Camron Gilstrap

ADDRESS: 300 Connecticut Ave

PARCEL ID NUMBER: G008001600100

REQUEST: Recertification for Special
Tax Assessment

BAR 24-01

Aerial Map



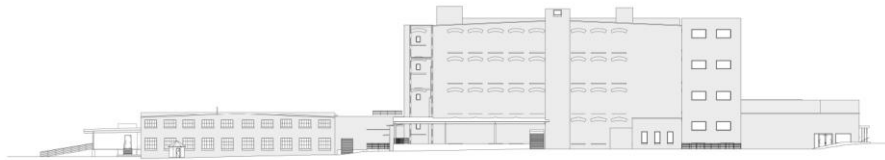
BAR 24-01

Existing Conditions



BAR 24-01

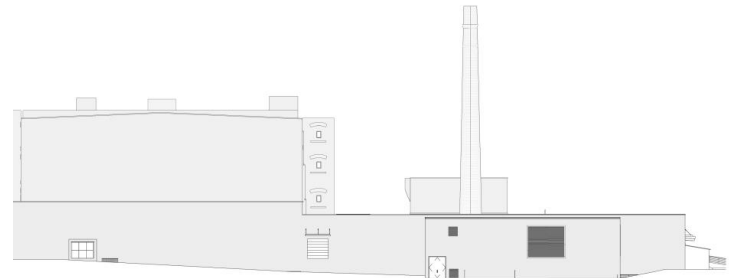
East & West Elevations



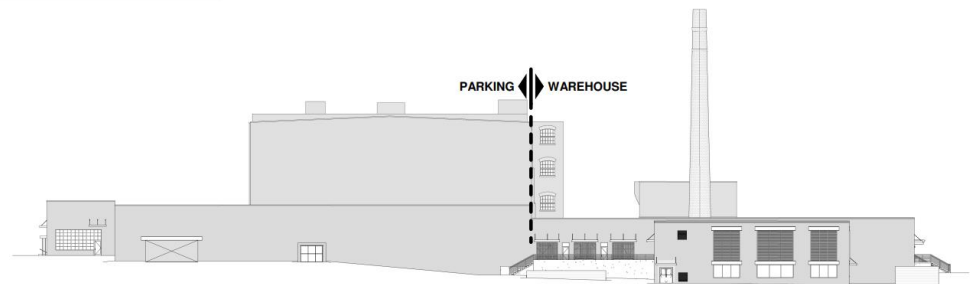
B5 EAST ELEVATION - EXISTING CONDITIONS
1/32" = 1'-0"



D5 EAST ELEVATION - PROPOSED
1/32" = 1'-0"



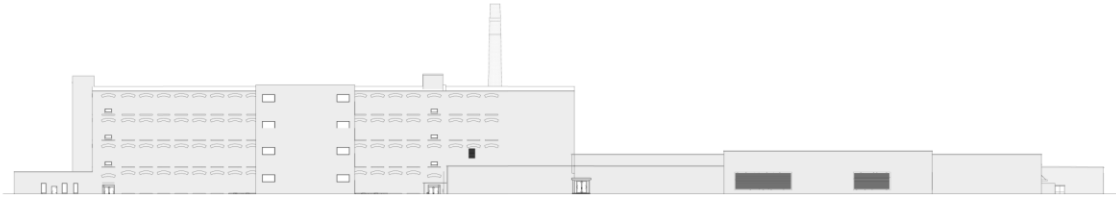
ING CONDITIONS



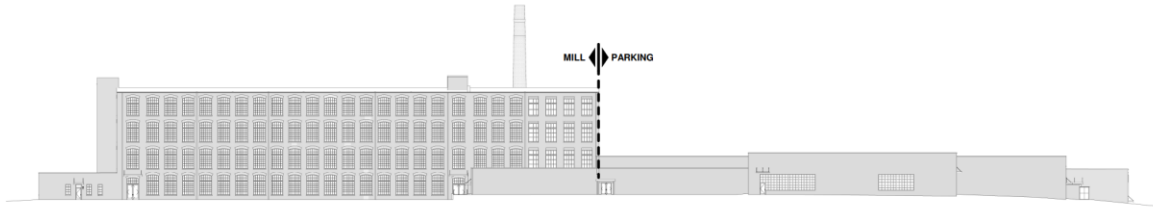
H5 WEST ELEVATION - PROPOSED
1/32" = 1'-0"

BAR 24-01

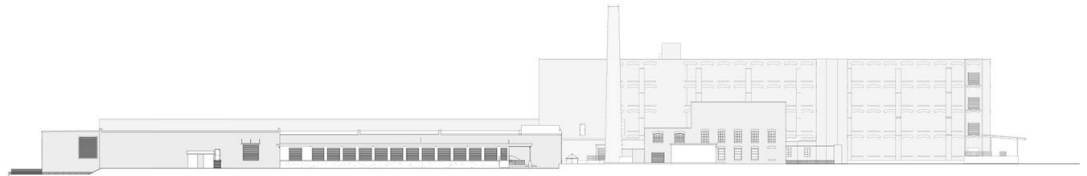
North and South Elevations



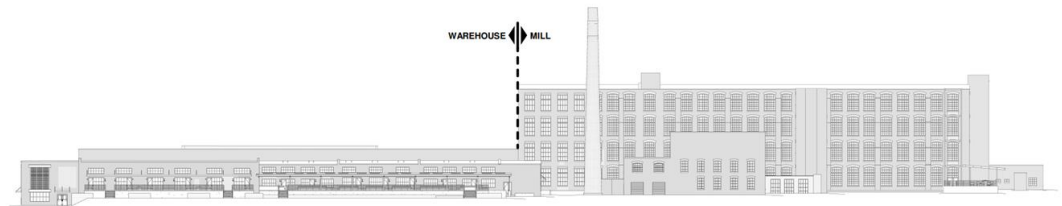
B3 NORTH ELEVATION - EXISTING CONDITIONS
1/32" = 1'-0"



D3 NORTH ELEVATION - PROPOSED
1/32" = 1'-0"



F3 SOUTH ELEVATION - EXISTING CONDITIONS
1/32" = 1'-0"



H3 SOUTH ELEVATION - PROPOSED
1/32" = 1'-0"

BAR 24-01

Bailey Bill Special Tax Assessment

The Bailey Bill was passed by the state legislature in 1992 to give local governments the option of granting property tax abatement to encourage the rehabilitation of historic properties.

Per Sec. 38-91(g) of the City's Historic Preservation ordinance, in order to receive the special tax assessment for rehabilitated historic properties:

(g) Time limits: To be eligible for the special tax assessment, rehabilitations must be completed within two years of the preliminary certification date. If the project is not complete after two years, but the minimum expenditures for rehabilitation have been incurred, the property may continue to receive the special assessment until the project is completed, with the prerequisite of recertification by the BAR.

BAR 24-01

Section 38-88 Special Property Tax Assessment for Rehabilitated Historic Properties				
Property Owner: Name Greer Mill LLC				
Address 228 Mill St				
City Taylors	State	SC	Zip	29687
Property Address: 300 Connecticut Ave				
Property Parcel Identification Number: G008001600100				
Approval Granted by Board of Architectural Review Date: May 2022				
Special Assessment Period: 20 Years				
Years (Maximum 20 Years)				

[illegible]

BAR 24-01

Expenses to date

Document Date:		3/7/24	
Greer Mill Construction Budget			
Construction Uses		Budget (3/7/24)	Expenses to Date (3/7/24)
Acquisition	\$	1,400,000	\$ 1,400,000
Sitework	\$	1,500,000	\$ 100,000
Interior Demo/Abatement	\$	1,000,000	\$ 1,000,000
Rehabilitation	\$	22,000,000	\$ 3,658,000
Bonding	\$	600,000	\$ 600,000
GC Fees	\$	1,000,000	\$ 250,000
Contingency	\$	2,200,000	\$ -
Tenant Improvements	\$	1,250,000	\$ -
Total Hard Costs	\$	29,550,000	\$ 5,608,000
Architectural	\$	852,313	\$ 852,313
Engineering	\$	250,000	\$ 250,000
Permits/TAP/Zoning	\$	50,000	\$ 50,000
Environmental	\$	20,000	\$ 20,000
Title, Survey, and Recording Fees	\$	110,000	\$ 110,000
Insurance	\$	30,000	\$ 30,000
Construction Period RE Taxes	\$	120,000	\$ 70,000
Construction Period Utilities	\$	70,000	\$ 10,000
Security / FFE / Signage	\$	100,000	\$ 75,000
Appraisal / Market Study	\$	10,000	\$ 10,000
P&CR / Inspections	\$	30,000	\$ 3,000
Advertising / Marketing	\$	5,000	\$ 2,500
Construction Loan Fees and Interest	\$	1,500,000	\$ -
Bridge Loan Fees and Interest	\$	750,000	\$ 300,410
Financing Costs	\$	296,062	\$ 296,062
Misc. Legal	\$	150,000	\$ 150,000
Soft Cost Contingency	\$	400,000	\$ -
HTC Transaction / Closing Costs	\$	450,000	\$ 450,000
Soft Cost Subtotal	\$	5,193,375	\$ 2,679,285
Reserves	\$	500,000	\$ -
Total Uses	\$	36,643,375	\$ 9,687,285

Minimum Expenditures Test			
Fair Market Value (FMV) per Tax Assessor	\$		1,393,840
Expenditures to Date (Total Expenses to Date - Acquisition)	\$		8,287,285
Expenditures to Date as a Percentage of FMV			595%
Expenditures as a Percentage of Basis > 50%			YES

STAFF RECOMMENDATION: APPROVAL



Greer

City of Greer, SC

Board of Architectural Review



AGENDA
BOARD OF ARCHITECTURAL REVIEW
4/9/2024

Presentation

ATTACHMENTS:

Description	Upload Date	Type
☐ Meeting Presentation	3/28/2024	Cover Memo



Greer

City of Greer, SC

Board of Architectural Review

BAR 24-01

DOCKET NUMBER: BAR 24-01

APPLICANT: Camron Gilstrap

ADDRESS: 300 Connecticut Ave

PARCEL ID NUMBER: G008001600100

REQUEST: Recertification for Special
Tax Assessment

Aerial Map



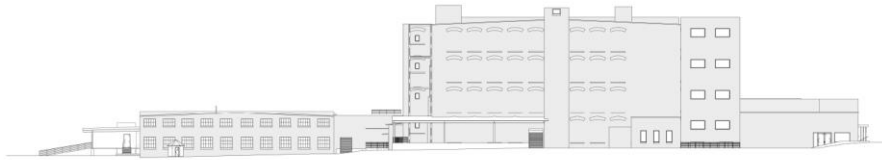
BAR 24-01

Existing Conditions



BAR 24-01

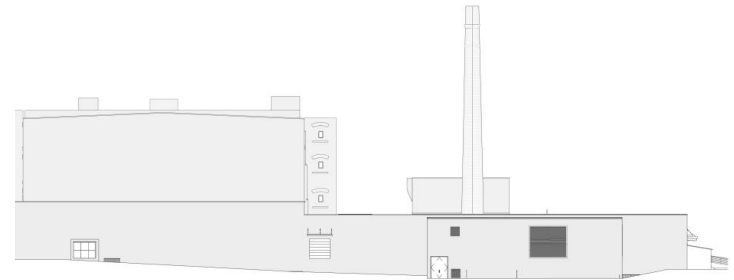
East & West Elevations



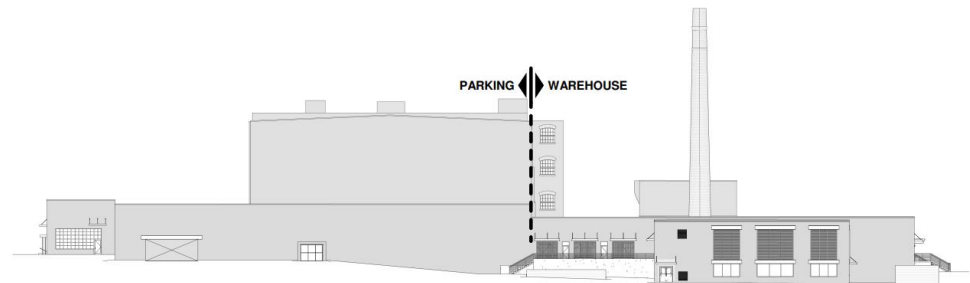
B5 EAST ELEVATION - EXISTING CONDITIONS
1/32" = 1'-0"



D5 EAST ELEVATION - PROPOSED
1/32" = 1'-0"



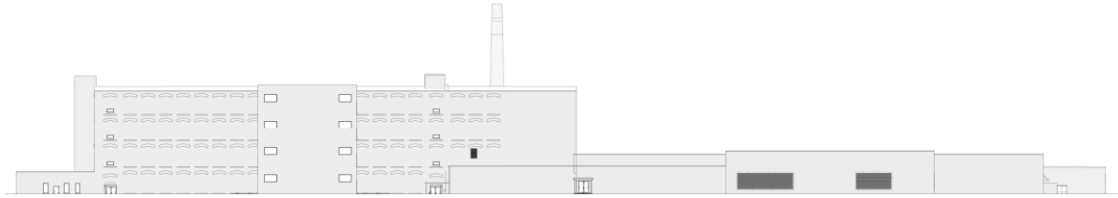
ING CONDITIONS



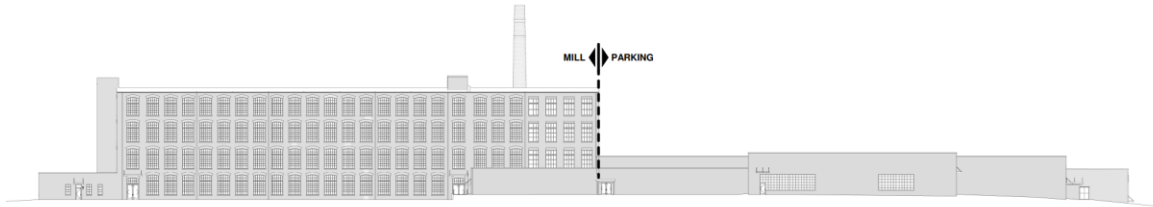
H5 WEST ELEVATION - PROPOSED
1/32" = 1'-0"

BAR 24-01

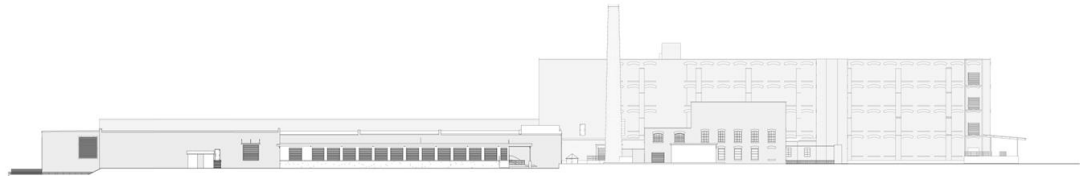
North and South Elevations



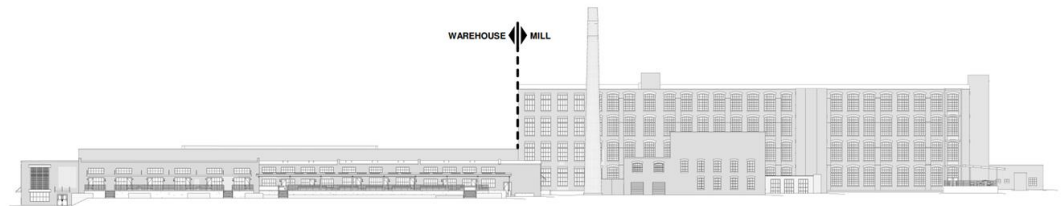
B3 NORTH ELEVATION - EXISTING CONDITIONS
1/32" = 1'-0"



D3 NORTH ELEVATION - PROPOSED
1/32" = 1'-0"



F3 SOUTH ELEVATION - EXISTING CONDITIONS
1/32" = 1'-0"



H3 SOUTH ELEVATION - PROPOSED
1/32" = 1'-0"

BAR 24-01

Bailey Bill Special Tax Assessment

The Bailey Bill was passed by the state legislature in 1992 to give local governments the option of granting property tax abatement to encourage the rehabilitation of historic properties.

Per Sec. 38-91(g) of the City's Historic Preservation ordinance, in order to receive the special tax assessment for rehabilitated historic properties:

(g) Time limits: To be eligible for the special tax assessment, rehabilitations must be completed within two years of the preliminary certification date. If the project is not complete after two years, but the minimum expenditures for rehabilitation have been incurred, the property may continue to receive the special assessment until the project is completed, with the prerequisite of recertification by the BAR.

BAR 24-01

Section 38-88 Special Property Tax Assessment for Rehabilitated Historic Properties				
Property Owner: Name Greer Mill LLC				
Address 228 Mill St				
City Taylors	State	SC	Zip	29687
Property Address: 300 Connecticut Ave				
Property Parcel Identification Number: G008001600100				
Approval Granted by Board of Architectural Review Date: May 2022				
Special Assessment Period: 20 Years				
Years (Maximum 20 Years)				

[illegible]

BAR 24-01

Expenses to date

Document Date:	3/7/24		
Greer Mill Construction Budget			
Construction Uses	Budget (3/7/24)	Expenses to Date (3/7/24)	
Acquisition	\$ 1,400,000	\$	1,400,000
Sitework	\$ 1,500,000	\$	100,000
Interior Demo/Abatement	\$ 1,000,000	\$	1,000,000
Rehabilitation	\$ 22,000,000	\$	3,658,000
Bonding	\$ 600,000	\$	600,000
GC Fees	\$ 1,000,000	\$	250,000
Contingency	\$ 2,200,000	\$	-
Tenant Improvements	\$ 1,250,000	\$	-
Total Hard Costs	\$ 29,550,000	\$	5,608,000
Architectural	\$ 852,313	\$	852,313
Engineering	\$ 250,000	\$	250,000
Permits/TAP/Zoning	\$ 50,000	\$	50,000
Environmental	\$ 20,000	\$	20,000
Title, Survey, and Recording Fees	\$ 110,000	\$	110,000
Insurance	\$ 30,000	\$	30,000
Construction Period RE Taxes	\$ 120,000	\$	70,000
Construction Period Utilities	\$ 70,000	\$	10,000
Security / FFE / Signage	\$ 100,000	\$	75,000
Appraisal / Market Study	\$ 10,000	\$	10,000
P&CR / Inspections	\$ 30,000	\$	3,000
Advertising / Marketing	\$ 5,000	\$	2,500
Construction Loan Fees and Interest	\$ 1,500,000	\$	-
Bridge Loan Fees and Interest	\$ 750,000	\$	300,410
Financing Costs	\$ 296,062	\$	296,062
Misc. Legal	\$ 150,000	\$	150,000
Soft Cost Contingency	\$ 400,000	\$	-
HTC Transaction / Closing Costs	\$ 450,000	\$	450,000
Soft Cost Subtotal	\$ 5,193,375	\$	2,679,285
Reserves	\$ 500,000	\$	-
Total Uses	\$ 36,643,375	\$	9,687,285

Minimum Expenditures Test		
Fair Market Value (FMV) per Tax Assessor	\$	1,393,840
Expenditures to Date (Total Expenses to Date - Acquisition)	\$	8,287,285
Expenditures to Date as a Percentage of FMV		595%
Expenditures as a Percentage of Basis > 50%		YES

STAFF RECOMMENDATION: APPROVAL



Greer

City of Greer, SC

Board of Architectural Review

Category Number: V.
Item Number: A.



AGENDA
BOARD OF ARCHITECTURAL REVIEW
4/9/2024

Proclamation Review

ATTACHMENTS:

Description	Upload Date	Type
❏ Proclamation Draft	4/4/2024	Exhibit

City of Greer, South Carolina
National Historic Preservation Month

DRAFT Proclamation

WHEREAS, The National Trust for Historic Preservation established May as Historic Preservation Month in 1973, as a way to promote historic places for the purpose of instilling nation and community pride, promoting heritage tourism, and showing the social and economic benefits of historic preservation; and

WHEREAS, Historic Preservation Month can instill awareness of the local historically significant buildings and landmarks to the residents of Greer and surrounding communities; and

WHEREAS, historic preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life and all backgrounds; and

WHEREAS, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and

WHEREAS, the City of Greer contains six individual properties on the National Register of Historic Places as well as one Historic District, comprised on seventeen properties in downtown Greer; and

WHEREAS, the City of Greer continues to demonstrate its commitment to preservation as it grows and develops; the protection of its resources both built and natural; and the recognition, rehabilitation and restoration of historic properties, as overseen by the Board of Architectural Review.

NOW, THEREFORE, I, Rick Danner, Mayor of the City of Greer, along with City Council, do hereby proclaim the month of May as National Preservation Month in Greer and call upon our residents to join others across the United States in recognizing and participating in this special observance.