



AGENDA
BOARD OF ARCHITECTURAL REVIEW
City Hall, 301 E. Poinsett Street, Greer, SC 29651
March 13, 2018 @ 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 Ruthie Helms, ADA Coordinator at (864) 848-5397 or City Administrator (864) 848-5387 as soon as possible, but no later than 48 hours before the scheduled event.

I. ADVISORY MEETING

- A. January 2018 Minutes
January 9, 2018 BAR Minutes (Action Required)

II. PUBLIC HEARING

- A. Public Hearing Presentation

III. OLD BUSINESS

IV. NEW BUSINESS

- A. BAR 2019-02 Application and Sign
- B. BAR 2018-03 Application and Proposal

V. EXECUTIVE SESSION

VI. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
BOARD OF ARCHITECTURAL REVIEW
3/13/2018

January 2018 Minutes

Applicant:

January 9, 2018 BAR Minutes (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
□ Jan 2018 BAR Minutes	3/5/2018	Cover Memo



City of Greer
Board of Architectural Review Minutes
January 9, 2018

Members Present: Marney Hannon, Vice Chairman
Joda Hiatt
David Langley
Brandon Price

Members Absent: Linda Wood, Chairman

Staff Present: Kelli McCormick, Planning Manager
Brandon McMahan, Zoning Coordinator
Brandy Blake, Development Coordinator

I. Advisory Meeting

Mr. Hannon, Acting Chairman, called the meeting to order and read the opening remarks.

Brandon Price advised that he would be recusing himself from BAR 2018-01.

a. Approval of Minutes for November 20, 2017

Ms. Hiatt made a motion to approve the minutes as submitted. Mr. Price seconded the motion. The motion carried with a vote of 4 to 0.

II. Public Hearing

Mr. Hannon opened the public hearing.

A. January BAR Cases

Brandon McMahan presented the following cases.

1. BAR 2018-01 Insight-Onsight Coworking 228 Trade Street

Mr. McMahan presented staff report and the proposed signage for BAR 2018-01.

Mr. Langley asked Mr. McMahan if the applicants will be replacing the current hanging sign as well as the other signs they had presented. Mr. McMahan advised, yes.

Frank Condon, applicant, spoke in favor of BAR 2018-01. He stated that they were keeping the hanging sign two-sided but using their own graphics. He then gave a brief overview of the concept of the business.

Brandon Price, owner of the building, spoke in favor of BAR 2018-01. He stated that they had just finished the two condo's upstairs from the space where this business will be. He then stated that the canopy does need to be replaced and he was working on a façade grant program to help with that as well as other items.

Mr. Price stated he had spoken with Mr. Driggers, City Administrator, and requested a workshop to help citizens learn about façade grants and how to get that process started.

Ms. McCormick stated that GCRA requires business owners to create a low to moderate job to get the grant and she's found that that is difficult for some small business owners and that she would look into that for Mr. Price. Mr. Langley stated that he had researched that and he understands that the business owner must create or preserve the job as a requirement and you could argue that the business is preserving a job by doing the work the grant is funding.

Mr. Hannon closed the public hearing.

Mr. Hannon opened the business meeting.

Vote - David Langley made a motion to approve BAR 2018-01. Joadia Hiatt seconded the motion. The motion carried with a vote of 3 to 0. Brandon Price recused himself from the vote.

III. Old Business

A. Commission Assistance and Mentoring Program

Ms. McCormick stated that the upcoming C.A.M.P would be on January 26, 2018 and she asked the Board members to confirm their attendance. Mr. Price, Ms. Hiatt, and Mr. Hannon stated they would attend. Mr. Langley declined to go.

B. Review Results for Historic Survey

Ms. McCormick stated that in December 2018 we had the results meeting for the Historic Survey and that staff would be moving forward with the progress from that survey.

Mr. Langley asked staff to make a game plan and decide how the document could be used to enhance the districts the survey outlined.

C. Upcoming Changes to Board of Architectural Review for 2018

Ms. McCormick advised that the Board would be expanding in 2018 by adding 2 members, possibly a landscape professional and an arts professional. She stated that staff would be coming up with a plan of action to present to the Board and to Council. She stated that currently we have a historian, an architect, a business owner, and two at large members serving on the Board.

Ms. McCormick informed the Board of a training session in the next few months that would cover the rules of procedure.

Mr. Mike Sell, Assistant City Administrator, addressed the Board and thanked them for their service. He stated that the recent survey of the historic area indicated two new possible districts to look at, Arlington/Mountain View area and Greer Mill Hill area.

Mrs. Sell also spoke about the training in the upcoming year for the Board and the possible addition of the new members. He advised that the training could happen after the addition of the new Board members and that the Board follow up with planning staff for any feedback.

IV. New Business

Nomination/Election of Officers for 2018

Ms. McCormick stated that she spoke with Ms. Wood before the meeting and she was willing to serve as chairman for another term. Ms. McCormick recommended that the Board wait to nominate officers until the next meeting that all members are present.

The Board agreed to wait until the next meeting to discuss the nomination/election of officers.

V. Executive Session

VI. Adjourn

Meeting Adjourned at 10:39 am.

Category Number: II.
Item Number: A.



AGENDA
BOARD OF ARCHITECTURAL REVIEW
3/13/2018

Public Hearing Presentation

ATTACHMENTS:

Description	Upload Date	Type
□ Public Hearing Presentation	3/2/2018	Cover Memo



Greer

City of Greer, SC

Board of Architectural Review

Docket - BAR 2018-02



Location: 109 Trade St



Parcel Identification Number (PIN): G020000200300



Request: Signage/Graphics



Owner: Dreamway, LLC

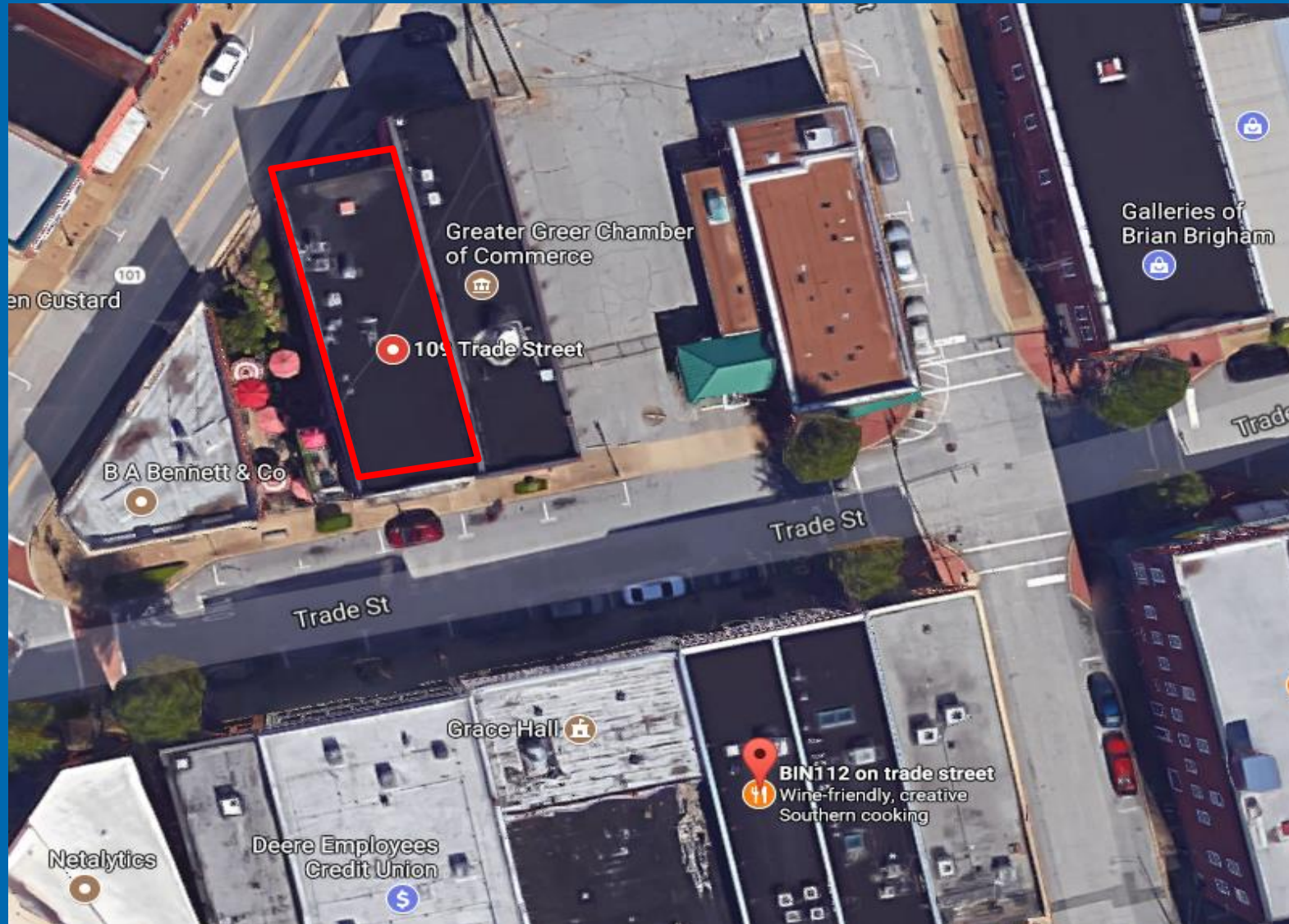


Applicant: Ricardo Parra



Business: Los Portales Mexican Restaurant

Docket - BAR 2018-02



Docket - BAR 2018-01



Docket - BAR 2017-09



Docket - BAR 2018-03

 Location: 205 Trade St

 Parcel Identification Number (PIN): G020000300105

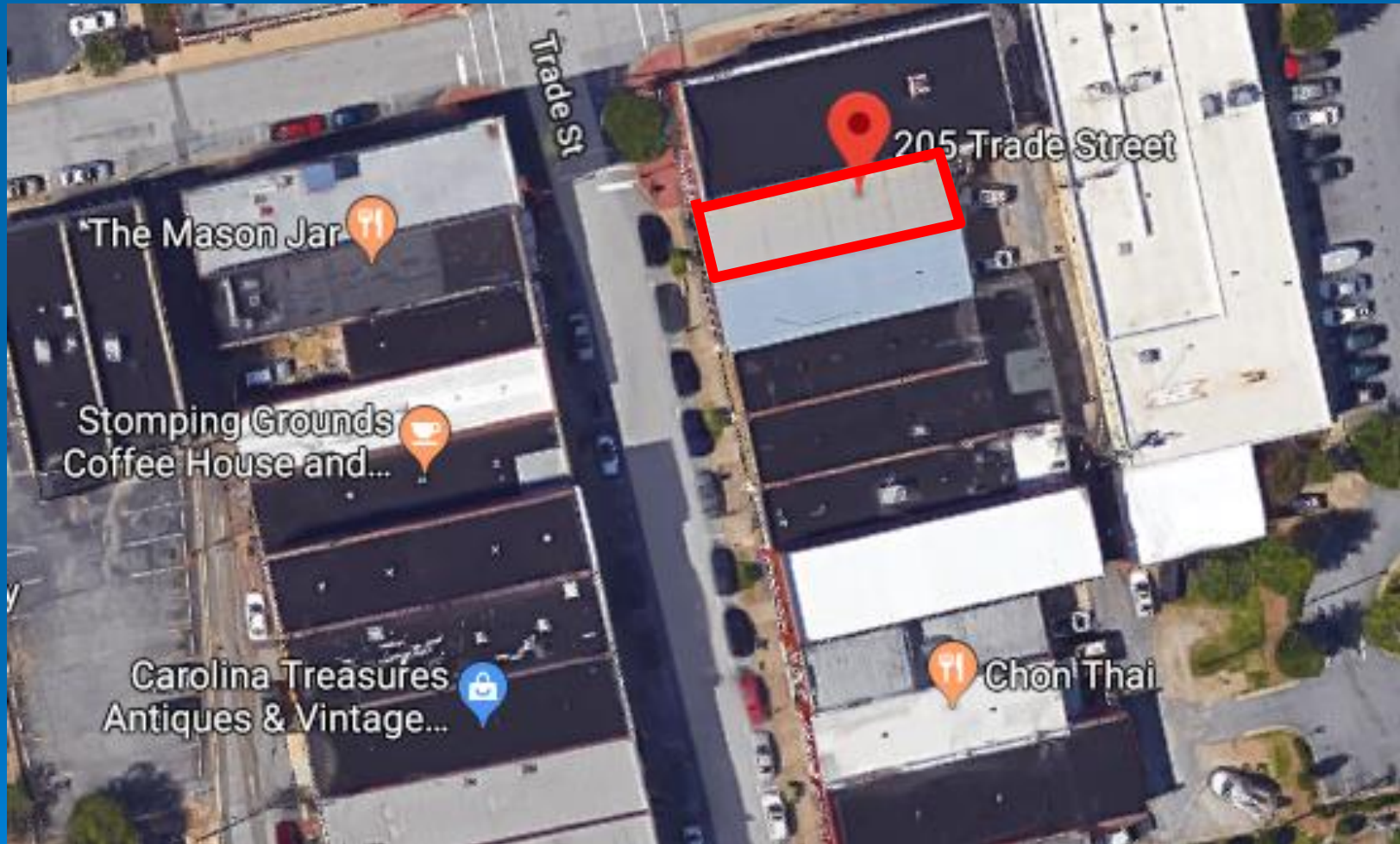
 Request: Exterior Building Alterations, Lights, Signage/Graphics

 Owner: Carter and Carter Properties, LLC

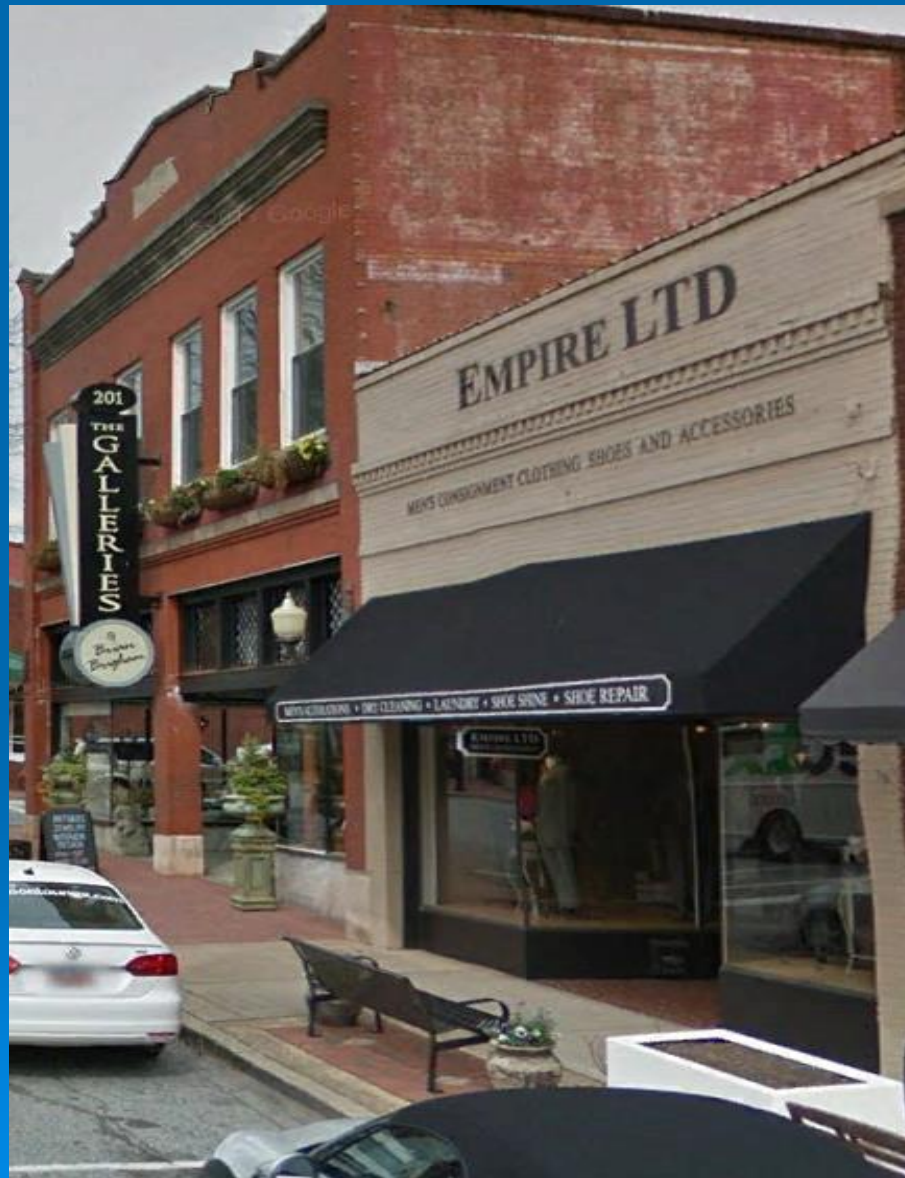
 Applicant: James Carter

 Business: Empire LTD

Docket - BAR 2018-03



Docket - BAR 2018-03



A large, stylized wave graphic in shades of blue and white, curving around the word 'Greer'.

Greer

City of Greer, SC

Board of Architectural Review

Category Number: III.
Item Number: B.



AGENDA
BOARD OF ARCHITECTURAL REVIEW
3/13/2018

BAR 2019-02 Application and Sign

ATTACHMENTS:

Description	Upload Date	Type
☐ Application	3/2/2018	Cover Memo
☐ Sign	3/2/2018	Cover Memo



Board of Architectural Review Application

Date 02/01/18

Business Name LOS PORTALES MEXICAN RESTAURANT
Property Address 109 TRADE ST. Tax Map Number _____

Applicant Information

Name RICHARDO PARRA
Address 207 MONTGLEN CT
GREENVILLE, SC
Contact Number (404) 200 0744
Email richard.parrar77@hotmail.com

Property Owner Information

Name DREAMWAY LLC
Address 3 NORTHCOTE CT
CIRCLE SC 29650
Contact Number (864) 982 2014
Email lightsprint50@hotmail.com

If the applicant is not the property owner, an Acting Agent Authorization form will be required at time of submittal.

Work Description - Describe the proposed project in detail, including all changes to the building, site, lot, or zoning. Include all features to be removed, altered and/or added. Indicate all materials to be used and the manufacture. Attach additional sheets if needed.

Window Sign, Hawaiian Sign

Is this application in response to an Exterior Code Violation Order? ☐ YES ☐ NO

Classification (Check all boxes that apply) **Applicant must provide supplement material to fully explain the project**

☐ New Construction ☐ Exterior Building Alterations ☐ Landscaping ☐ Lighting ☒ Signage/Graphics
☐ Demolition ☐ Conceptual Review (preliminary design ideas) ☐ other _____

Signature [Signature] Print Name RICHARDO PARRA

\$150.00 FEE DUE AT TIME OF SUBMITTAL

OFFICE USE ONLY

District Confirmed-Staff Name BB Staff Recommendation Approval
Date Received 2-1-18 Date of Meeting 3-13-18

Catrina M. Woodruff

From: ricardo parra <richard.parra77@hotmail.com>
Sent: Friday, January 26, 2018 3:01 PM
To: Business Office
Subject: Los Portales Mexican Restaurante Sign

Dimensions of the sign are 60"x 30"



Sent from my iPhone

Category Number: III.
Item Number: C.



AGENDA
BOARD OF ARCHITECTURAL REVIEW
3/13/2018

BAR 2018-03 Application and Proposal

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Application	3/2/2018	Cover Memo
<input type="checkbox"/> Proposal	3/7/2018	Cover Memo
<input type="checkbox"/> Revised Rear Signs	3/7/2018	Cover Memo



Board of Architectural Review Application

Date 2/22/18

Business Name Empire LTD

Property Address 205 TRADE ST GREER SC Tax Map Number G020000300105 ✓

Applicant Information

Name JAMES CARTER
Address 205 TRADE ST
GREER SC 29651
Contact Number 864-201-4613
Email JAMESCARTER40@hotmail.com

Property Owner Information

Name CARTER & CARTER LLC ^{PROPERTY}
Address 102 PLAMONDON DR
SIMPSONVILLE SC 29680
Contact Number 864-201-4613
Email JAMESCARTER40@hotmail.com

If the applicant is not the property owner, an Acting Agent Authorization form will be required at time of submittal.

Work Description - Describe the proposed project in detail, including all changes to the building, site, lot, or zoning. Include all features to be removed, altered and/or added. Indicate all materials to be used and the manufacture. Attach additional sheets if needed.

SEE Attachment

Is this application in response to an Exterior Code Violation Order? ☐ YES ☒ NO

Classification (Check all boxes that apply) **Applicant must provide supplement material to fully explain the project**

☐ New Construction ☒ Exterior Building Alterations ☐ Landscaping ☒ Lighting ☒ Signage/Graphics
☐ Demolition ☐ Conceptual Review (preliminary design ideas) ☐ other PAINT REAR OF Building

Signature [Signature] Print Name JAMES CARTER

\$150.00 FEE DUE AT TIME OF SUBMITTAL

OFFICE USE ONLY

District Confirmed-Staff Name BB Staff Recommendation _____
Date Received 2-27-18 Date of Meeting _____

Raycroft Vellum

Empire LTD

Haberdashery

Tuxedo

Barber Salon



Facade Proposal

We are grateful for the opportunity to participate in the upcoming revitalization of our great City of Greer historic downtown. Our plan is to launch Empire LTD's expanded brand with new and exciting services, signage and amenities like no other!

Starting in the front of our building just above the existing black awning we will add three additional signs to help consolidate all of Empire LTD's products and services. At the bottom of all six windows we will add Gold Ribbon signage with white lettering showcasing more of Empire LTD's product and service. On our front door we are changing the logo and print to reflect our new and exciting expanded brand. Underneath the black awning facing the pedestrians we will replace our old hanging medallion sign with a new one specifically identifying our new updated logo, products and services. On each side of the front of the building there will be two decorative Barber Pole sconces to help identify to our walking and driving clients we offer traditional Barbers Services inside.

In the rear of the building is where we expect the magic to happen during the revitalization construction on Trade Street. Expecting more of our clients to use our rear entrance during this time we would like to take full advantage of introducing Empire LTD's newest service and amenities: Empire Ltd Studio Barber Salon & Spa and Empire's Stixx and Stones Cigar Garden complete with a full 14Ft x 20Ft Flat Pan cover with an integrated gutter system that will tie directly into our existing gutter system, shade curtains, benches, chairs, tables and plant scape. The entire rear of the building will be painted the same color as the front and four additional graphic signs specifically designed to maximize Empire LTD's branding potential. Each sign will be strategically placed on available walls and 1 free standing surface 6" away from an adjoining building. A new logo and print will be added to the rear doors matching the front door. Security lighting and a lighted open sign above the back door will complete this very attractive transformation.

See attached specifications from each contractor concerning products and installation.



864-574-3689

Order # : Concept_G.fs

PM : Mike Hyde

Date : 2/8/2018

Notes :

"Haberdashery" - 11" x 73"
"Tuxedos" - 11" x 45"
"Barber Salon" - 11" x 70"
Overall Size - 11" x 201"



HABERDASHERY

TUXEDOS

BARBER SALON

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Order # : Concept_c.FS

PM : Mike Hyde

Date : 1/19/2018

Notes :

864-574-3689

Window Ribbon Sizes

- 8" x 67"
- 8" x 50"
- 8" x 70"
- 8" x 71"
- 8" x 49"
- 8" x 65"

Window Door Graphics

Total Size
40" x 23"



3" Off Bottom of Glass

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864-574-3689

Order # : Concept_c.FS

PM : Mike Hyde

Date : 1/19/2018

Notes :

13" x 32" Hanging Sign



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864-574-3689

Order #: Concept_E.fs

PM: Mike Hyde

Date: 2/7/2018

Notes:

48" x 96"



Request for this sign
has been withdrawn.

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864-574-3689

Order #: Concept_E.fs

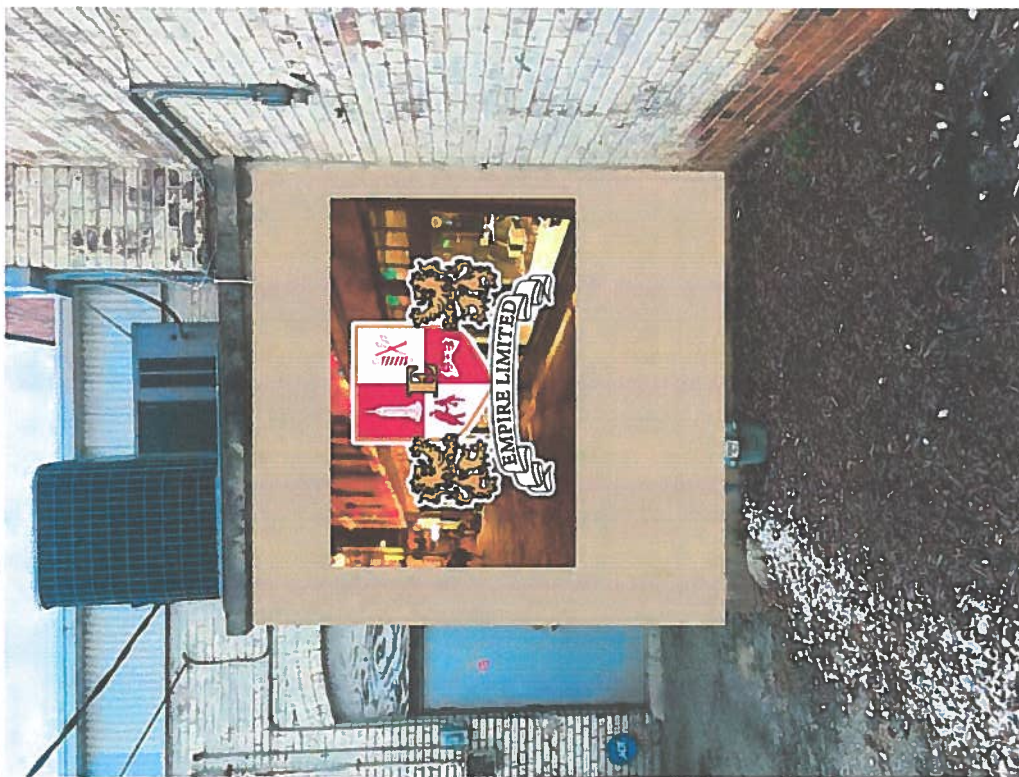
PM: Mike Hyde

Date: 2/7/2018

Notes:

48" x 72"

Request for Rear Facade sign has been revised to file
205 Trade St - Updated Sign. Under New Business
BZA 2018-03 Application and Proposal



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Order # : Concept_c.FS

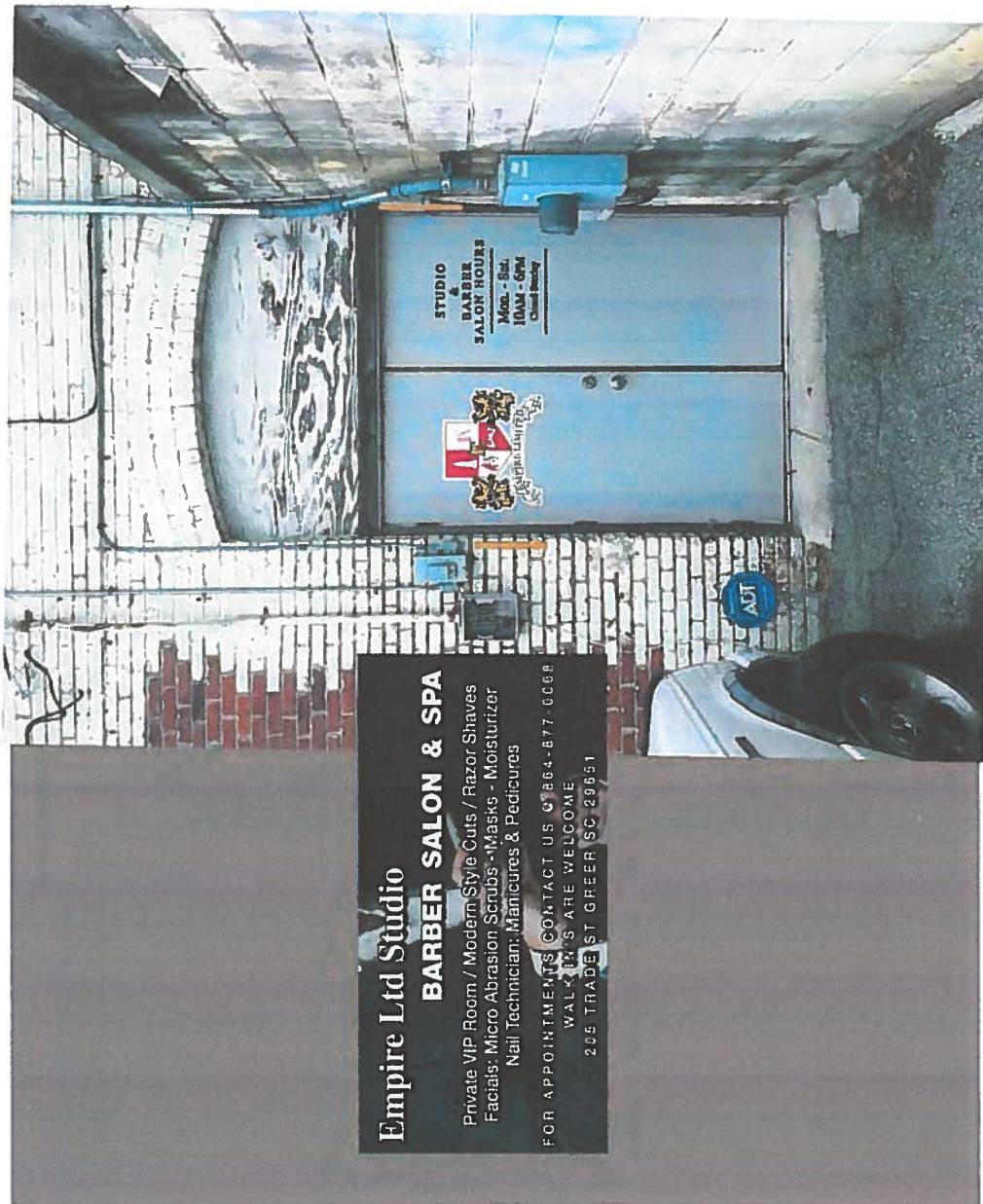
PM : Mike Hyde

Date : 1/19/2018

Notes :

48" x 96"

Request for Rear Facade sign has been revised to file
205 Trade St - Updated Sign. Under New Business
BZA 2018-03 Application and Proposal



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Order #: Concept_E.fs

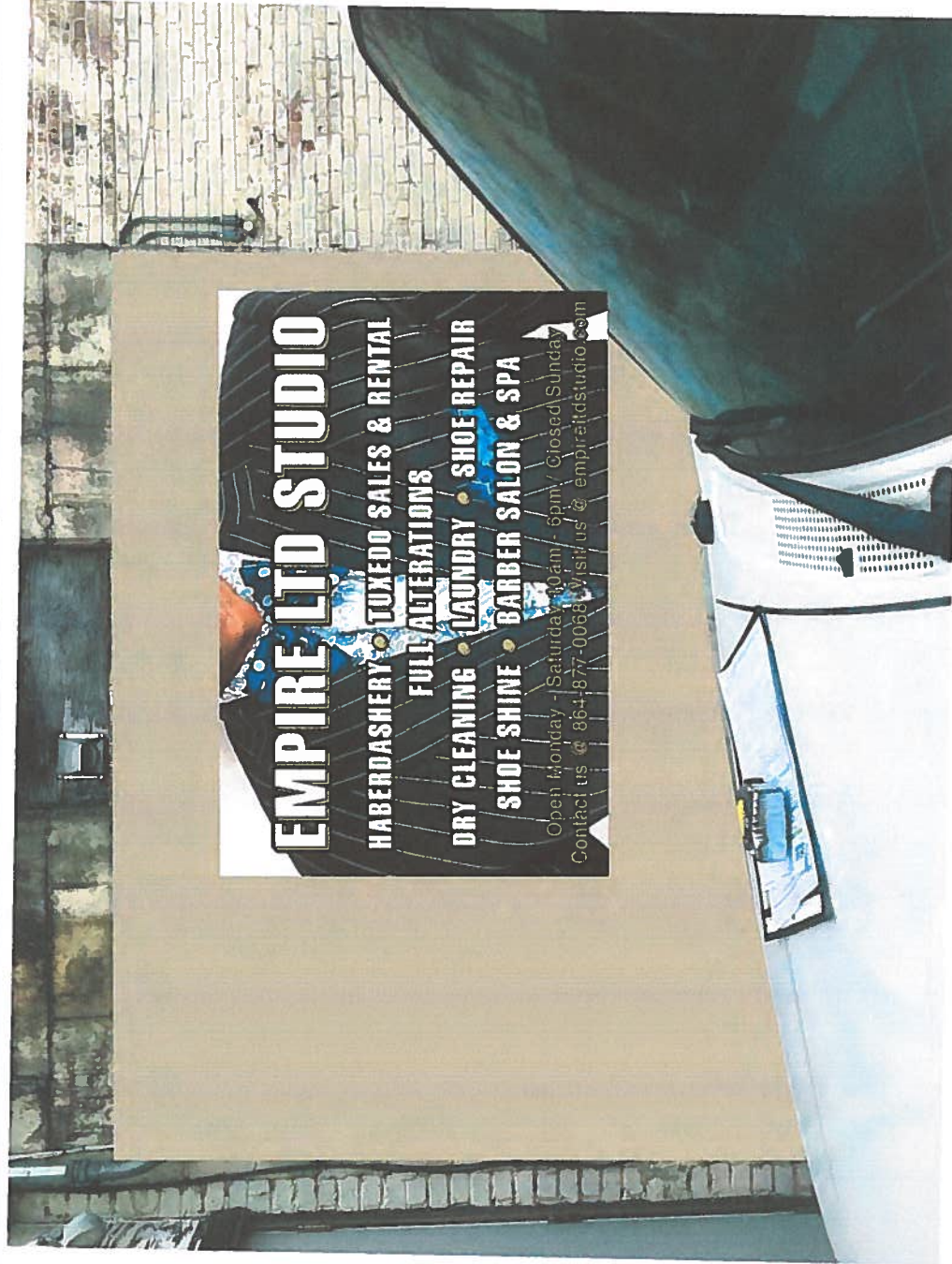
PM: Mike Hyde

Date: 2/7/2018

Notes:

48" x 72"

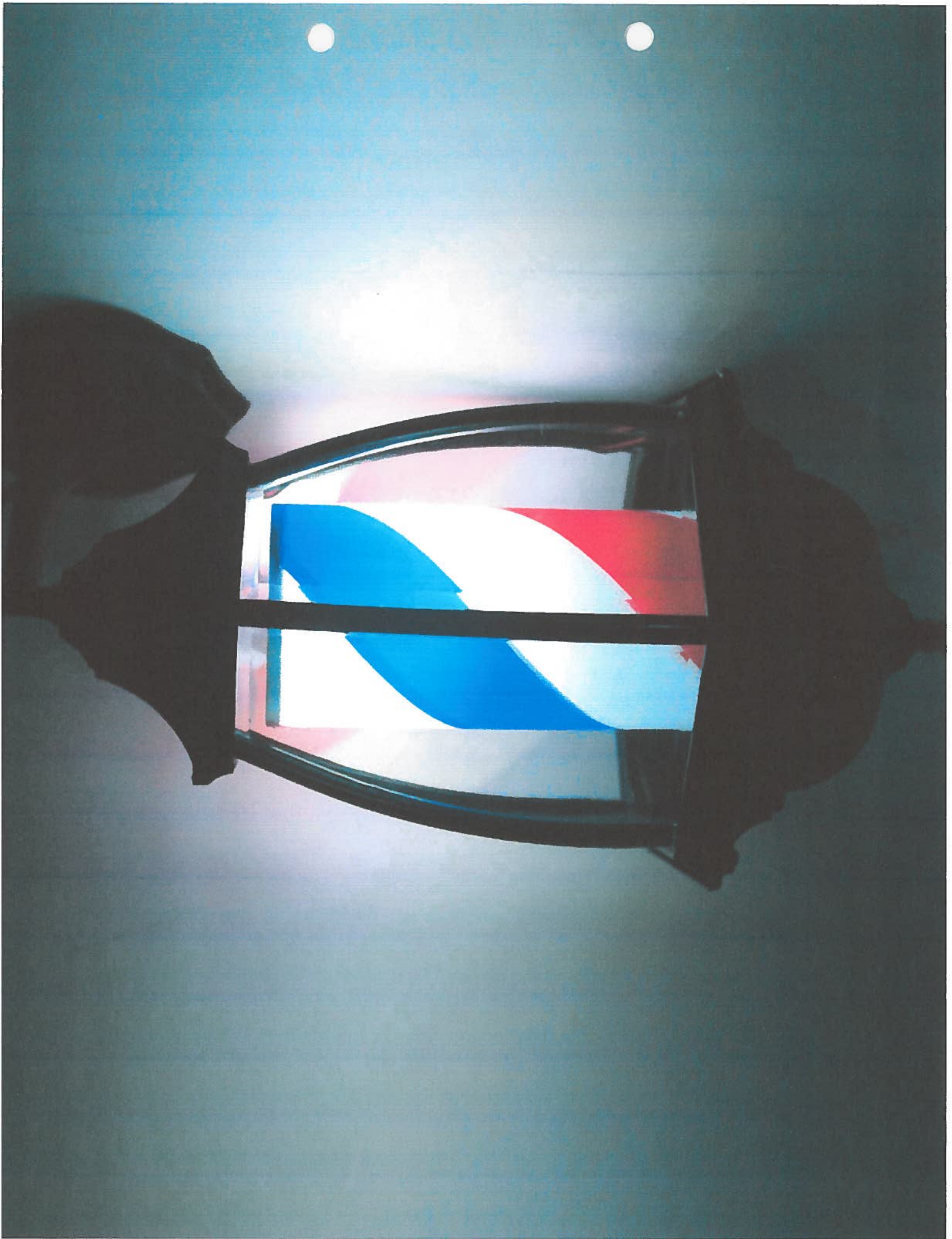
Request for this sign has been withdrawn



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NO SEW

Drop Cloth Patio Curtains

RMG Contractors

Vendor--0022984

DATE: NOVEMBER 29, 2017

223 Tymberbrook Dr, Lyman, SC, 29365

Phone 864-630-8634

rmgcontractors057@gmail.com

TO EMPIRE LTD.

205 TRADE STREET

GREER, SC 29651

Phone: (864) 877-0068

EMAIL: jamescarter40@hotmail.com

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1.0000	MATERIAL <i>Paint</i>		
1.0000	PRESSURE WASHING		
1.0000	LABOR		
		SUBTOTAL	
		SALES TAX	
		TOTAL	

Make all checks payable to RMG Contractors
THANK YOU FOR YOUR BUSINESS!



P.O. Box 14776
Greenville, S.C. 29610

Greenville Aluminum Products

Your Energy Savings Dealer

www.greenvillealuminum.com

1-800-728-2745



Phone 269-8300
Fax (803) 269-3206

Date 11/7/17
Purchaser EMPIRE LTD.
Address 205 TRADE ST.
City GREER State SC
Zip 29651 Phone () 201-4613
Terms ESTIMATE

NOTICE TO CUSTOMERS REQUIRED BY FEDERAL LAW:
YOU HAVE ENTERED INTO A TRANSACTION ON _____.
YOU HAVE A LEGAL RIGHT UNDER FEDERAL LAW TO
CANCEL THIS TRANSACTION, IF YOU DESIRE TO DO SO,
WITHOUT ANY PENALTY OR OBLIGATION WITHIN THREE
BUSINESS DAYS FROM THE ABOVE DATE. IF YOU CANCEL,
THIS TRANSACTION IS AUTOMATICALLY VOID. YOU ARE
ALSO ENTITLED TO RECEIVE A REFUND OF ANY DOWN
PAYMENT OR OTHER CONSIDERATION IF YOU CANCEL.
IF YOU DECIDE TO CANCEL THIS TRANSACTION, PLEASE
CALL US OR WRITE ABOVE ADDRESS.

SIGNATURE _____

SIGNATURE _____

QUANTITY	WIDTH	DROP LENGTH	PROJ.	SQ. FEET	STYLE	FRINGE COLOR		QUANTITY	LENGTH	TYPE		AMOUNT
1	14'	X	22'	Aluminum Flat Pan Cover		RED	BLACK			CORNERS		
						YELLOW	WHITE			FLATS		
						CREAM	MOCHA TAN			SQUARE 3 INCH	STEEL ALUM	
						IVORY	AUTUMN BROWN			SQUARE		
2	14' - 10"			Aluminum C Beams		GRAY	TERRA COTTA			V SQUARE		
						WM'BURG. BLUE	FERN GREEN	POST IN GROUND		WHITE		
4	12' - 4"			HEAVY WALL Aluminum Post		ANTIQ. WHITE	IVORY GREEN	POST ON SLAB		BLACK	SALES TAX	
						CLAY	BLUE			TOTAL		
NO FRINGE												
INCLUDES MATERIAL + LABOR						OFFICE USE ONLY						
SKETCHES												

JOB SITE SIGN? YES NO

TITLE SHALL NOT PASS TO PURCHASER UNTIL ACTUALLY PAID FOR. SELLER HAS THE RIGHT TO REMOVE AND REPOSSESS SAID PRODUCTS UNLESS CUSTOMER LIVES UP TO THE TERMS OF THIS CONTRACT. THE PAINT FINISH ON THE ABOVE DESCRIBED ALUMINUM PRODUCTS IS HEREBY WARRANTED TO BE A BAKED ON ENAMEL FINISH. AS A PART OF THE CONSIDERATION FOR THIS CONTRACT, THE UNDERSIGNED PURCHASER HEREBY ACKNOWLEDGES THAT THERE ARE NO OTHER EXPRESSED OR IMPLIED WARRANTIES OF ANY KIND OR NATURE WITH RESPECT TO THE ABOVE DESCRIBED PRODUCTS OR THE INTENDED USE THEREOF BY THE PURCHASER. ALL WRITTEN OR VERBAL WARRANTIES CONTRARY TO THE TERMS HEREIN SET FORTH, WHETHER MADE BEFORE OR AFTER THE DATE OF EXECUTION OF THIS AGREEMENT BY THE PURCHASER SHALL NOT BE VALID. WE HIGHLY RECOMMEND THAT CUSTOMER GET HOMEOWNERS INSURANCE TO COVER LOSSES DUE TO SNOW, ICE, WIND HAIL, FIRE OR ANY OTHER ACTS OF NATURE.

SUBMITTED BY
Tom E. Howell
SALESMAN

SQUARE FEET RATE

LEAD SOURCE _____

THIS IS YOUR AUTHORITY TO BUILD AND INSTALL ABOVE PRODUCTS

ESTIMATE
PURCHASER

APPROVED BY _____ BUILD ORDER NO. _____

ESTIMATE



Empire LTD.
205 Trade St
Greer, Sc 29651

(864) 201-4613

TLC Electrical , LLC.

590 Center Dr.
Taylors, SC. 29687

Phone: (864) 385-4630

Email: tlcelectricsc@gmail.com

Estimate # 000011
Date 12/22/2017
Business / Tax # 82-0736221

Description	Total
Install motion lighting	
Install motion light in back w/ 2 plugs	
Add junction box above awning for fans	
Run wire for light sconces on front of building	
Add recess light above entry at front door	
Add two switches for lights at front	
Add four switches for lights, plugs, and fan at back of building	
Add sign above back door	

Subtotal

Total

Estimate


Signs By Tomorrow - Spartanburg

9108 Warren H. Abernathy Hwy
Spartanburg, SC 29301

Phone: (864) 574-3689

Fax: (864) 574-6418

<http://www.signsbytomorrow.com/spartanburg/>

Estimate #:17234

Created:1/25/2018

Salesperson:Phil Eskew

Email:spartanburg@signsbytomorrow.com

Entered By:Phil Eskew

Email:spartanburg@signsbytomorrow.com

ATTN: Empire LTD
James Carter
205 Trade Street
Greer, SC 29651

Customer Contact Information:
Office Phone: (864) 877-6077
E-mail: jacarter@empirebowties.com
Terms: Standard

Estimate Description: Qty 2 door graphics / Qty 6 Window graphics / Qty 1 Hanging Sign / Qty 3 Building Front 3mm ACM panels / Qty 2 48" x 96" 3mm ACM signs / Qty 2 48" x 72" 3mm ACM signs / City permit & procurement / Survey, Design & Installation

Item #	Product	Quantity	Unit Price	Subtotal
1	Wide Format Prints Description: Wide Format Prints: Front door graphics with white lettering & white outline Back door graphics with no outline & black lettering • 2- 20 in (H) x 40 in (W) Single Sided Print(s) made from 3M Calendar Vinyl • Laminated with 3M - Calendar Laminate 54" on face	2		
2	Wide Format Prints Description: Wide Format Prints for windows 8" simulated gold digital print with shading 26 SF of material needed • 1- 8 in (H) x 30 in (W) Single Sided Print(s) made from 3M Calendar Vinyl • Laminated with 3M - Calendar Laminate 54" on face	1		
3	Misc Description: 1.5" HDU sign 13" 32" with digital print on black 3 mm ACM mounted on both sides See concept Use existing hardware • 1 Ea., HDU sign with Black ACM on both sides	1		
4	Wide Format Prints Description: Wide Format Prints Qty 3 HABERDASHERY TUXEDOS BARBER SALON • 1- 8 in (H) x 200 in (W) Single Sided Print(s) made from 3M Calendar Vinyl • Mounted on: 3mm D/S Aluminum Composite 48" x 96" • Laminated with 3M - Calendar Laminate 54" on face	1		

A convenience fee of 3% will be applied if paying with credit/debit cards.

Item #	Product	Quantity	Unit Price	Subtotal
5	Wide Format Prints	2		
Description: Wide Format Prints Qty 2 48" x 96" • 2- 48 in (H) x 96 in (W) Single Sided Print(s) made from 3M Calendar Vinyl • Mounted on: 3mm D/S Aluminum Composite 48" x 96" • Laminated with Avery Super Cast Lam 54" on face				

Item #	Product	Quantity	Unit Price	Subtotal
6	Wide Format Prints	2		
Description: Wide Format Prints Qty 2 48' x 72" see concepts • 2- 48 in (H) x 72 in (W) Single Sided Print(s) made from 3M Calendar Vinyl • Mounted on: 3mm D/S Aluminum Composite 48" x 96" • Laminated with 3M - Calendar Laminate 54" on face				

Item #	Product	Quantity	Unit Price	Subtotal
7	Misc	1		
Description: SBT permit procurement \$100.00 plus actual cost of permit * Actual cost of permit will be added to invoice once determined • 1 Ea., Greer city permit procurement plus actual cost of permit				

Item #	Product	Quantity	Unit Price	Subtotal
8	Installation of Non-Electric Signs	1		
Description: Installations - Non-Electric Signs & Door/ Window graphics Survey & Design • 6 hr of Install Time. • Using a Crew of 2 Personnel. • 1 hr of Travel Time. • Install height is 20 ft above ground.				

Customer Signature:

Date: ____/____/____

Line Item Total:

Subtotal:

Taxes:

Total:

Deposit Required:

A convenience fee of 3% will be applied if paying with credit/debit cards.

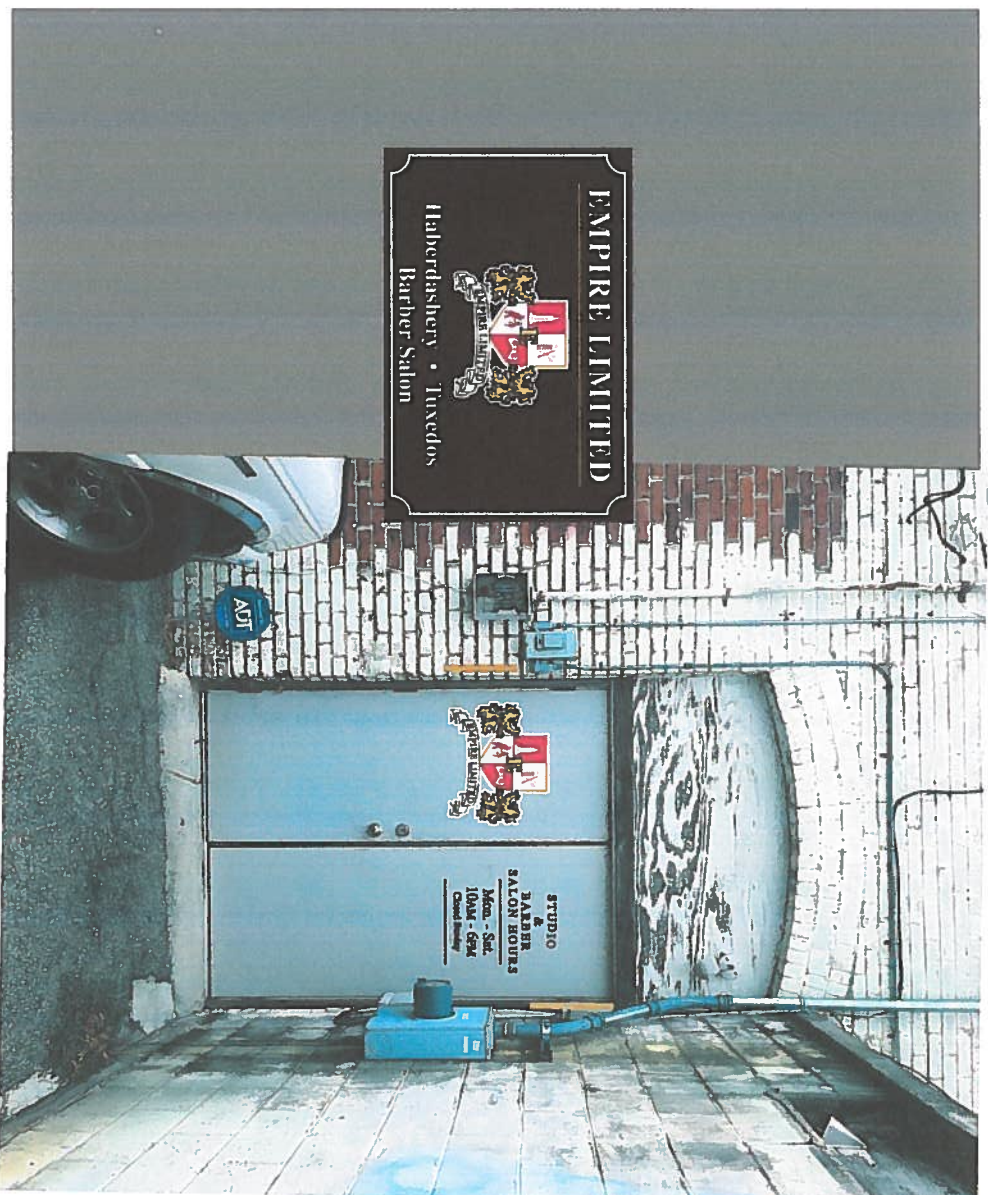
Order #: Concept_H.fs

PM: Mike Hyde

Date: 3/2/2018

Notes:

48" x 72"



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PLEASE NOTE: We work diligently to meet customer expectations when designing their signs. However, mistakes are possible and do sometimes occur. Approval of this proof acknowledges that you have thoroughly checked it for possible errors and the design meets with your satisfaction including wording, text, telephone numbers, etc. Errors found by customer's after production will result in additional customer cost to reproduce their signs and will delay customers receiving their final product unnecessarily. Please check thoroughly.

Order #: Concept_H.fs

PM : Mike Hyde

Date : 3/2/2018

Notes :

48" x 48"



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