



**AGENDA**  
**BOARD OF ARCHITECTURAL REVIEW**  
**City Hall, 301 E. Poinsett Street, Greer, SC 29651**  
**April 10, 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.

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**I. ADVISORY MEETING**

- A. March 2018 Minutes

**II. PUBLIC HEARING**

- A. Public Hearing Presentation

**III. NEW BUSINESS**

- A. BAR 2018-04  
Insite / Onsite Co-Working  
228 Trade St
- B. BAR 2018-05  
Chelsea's  
224 Trade St
- C. BAR 2018-06  
Carolina Treasures  
214 Trade St

**IV. OTHER BUSINESS**

- A. Planning and Zoning Report

**V. EXECUTIVE SESSION**

**VI. ADJOURN**

Category Number: I.  
Item Number: A.



**AGENDA**  
**BOARD OF ARCHITECTURAL REVIEW**  
**4/10/2018**

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**March 2018 Minutes**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ March 2018 Minutes	4/5/2018	Cover Memo



**City of Greer**  
**Board of Architectural Review Minutes**  
**March 13, 2018**

**Members Present:** Linda Wood, Chairman  
Joda Hiatt  
David Langley  
Brandon Price

**Members Absent:** Marney Hannon, Vice Chairman

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

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**I. Advisory Meeting**

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

**B.** Approval of Minutes for January 9, 2018

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**

Ms. Wood stated that the applicant for BAR 2018-02 wasn't present so she moved onto the next case on the docket.

**A. BAR 2018-03**

Ms. Wood opened the public hearing for BAR 2018-03

Brandon McMahan presented the basic information of the case with an aerial view and street view of the property.

There was no one to speak for or against the request so Ms. Wood closed the public hearing.

**B. BAR 2018-02**

Ms. Wood opened the public hearing for BAR 2018-03

Brandon McMahan presented the basic information of the case with an aerial view and street view of the property.

There was no one to speak for or against the request so Mr. Hannon closed the public hearing.

### **III. New Business**

#### **A. BAR 2018-03**

Ms. Wood opened the business meeting for BAR 2018-03.

Mr. McMahan presented the staff analysis and recommendation for the request. He advised the Board that Mr. Carter is completing the work for the façade grant program the City is offering in conjunction with GCRA.

Mr. McMahan and Ms. McCormick advised the Board of the process for the façade grant and the details for completing the work.

Mr. Langley asked Mr. McMahan if there was a provision in the downtown district for the total signage as a percentage of the façade. Mr. McMahan advised that in this request there is 50sqft. of signage allowed per façade and Mr. Carter's request is within that amount.

Mr. Langley verified with staff that there is no size limitation on hanging signs. Mr. McMahan did confirm that.

Mr. Langley asked staff to confirm that there are no restrictions on sign size in the rear of the building. Staff advised that the ordinance doesn't address this. Mr. Langley stated that he wanted to be sure that in considering this request the Board stays within the parameters of the city ordinance.

Mr. James Carter, applicant, gave the information and details for his request.

**ACTION** - Ms. Hiatt made a motion to approve all the requests on each item. Mr. Langley seconded the motion. The motion carried with a vote of 5 to 0.

#### **B. BAR 2018-02**

Mr. McMahan advised the Board that the applicant wasn't present for the request and the sign for this request is already up, so if they Board would like, it would be reasonable to review the request.

Ms. Wood opened the business meeting for BAR 2018-02.

Mr. McMahan presented the staff analysis and recommendation for the request.

**ACTION** - There being no discussion, Mr. Price made a motion to approve the request. Mr. Langley seconded the motion. The motion carried with a vote to 5 to 0.

#### **IV. Old Business**

##### **A. Nomination/Election of Officers for 2018**

Mr. Langley made a motion to nominate Ms. Wood as Chairman for 2018. Mr. Price seconded the motion. The motion carried with a vote of 5 to 0.

Mr. Langley made a motion to nominate Mr. Hannon as Vice Chairman for 2018. Mr. Price seconded the motion. The motion carried with a vote of 5 to 0.

The Board and staff discussed the flow of the meeting and the last C.A.M.P. session the Board attended.

#### **V. Executive Session**

#### **VI. Adjourn**

Meeting Adjourned at 10:52 am.

Category Number: II.  
Item Number: A.



**AGENDA**  
**BOARD OF ARCHITECTURAL REVIEW**  
**4/10/2018**

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**Public Hearing Presentation**

**ATTACHMENTS:**

Description	Upload Date	Type
☐ Public Hearing Presentation	4/2/2018	Cover Memo



**Greer**

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*City of Greer, SC*

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*Board of Architectural Review*

# Docket - BAR 2018-04

 Location: 228 Trade St

 Parcel Identification Number (PIN): G020000601500

 Request: Exterior Building Alterations and Signage/Graphics

 Owner: PGH Properties, LLC

 Applicant: Brandon Price

 Business: Insite / OnSite Co-Working



# Docket - BAR 2018-04



# Docket - BAR 20188-04



# Docket - BAR 2018-04

 Location: 228 Trade St

 Parcel Identification Number (PIN): G020000601500

 Request:

 Exterior Building Alterations and Signage/Graphics

 Change Awning

 Repaint exterior ceiling

 Replace plate glass with tempered glass, replace rear lower windows, replace rear lower door

 Add awning and signage on the rear of the building

# Docket - BAR 2018-05

 Location: 224 Trade St

 Parcel Identification Number (PIN): G020000601400

 Request: Exterior Building Alterations, and Signage/Graphics

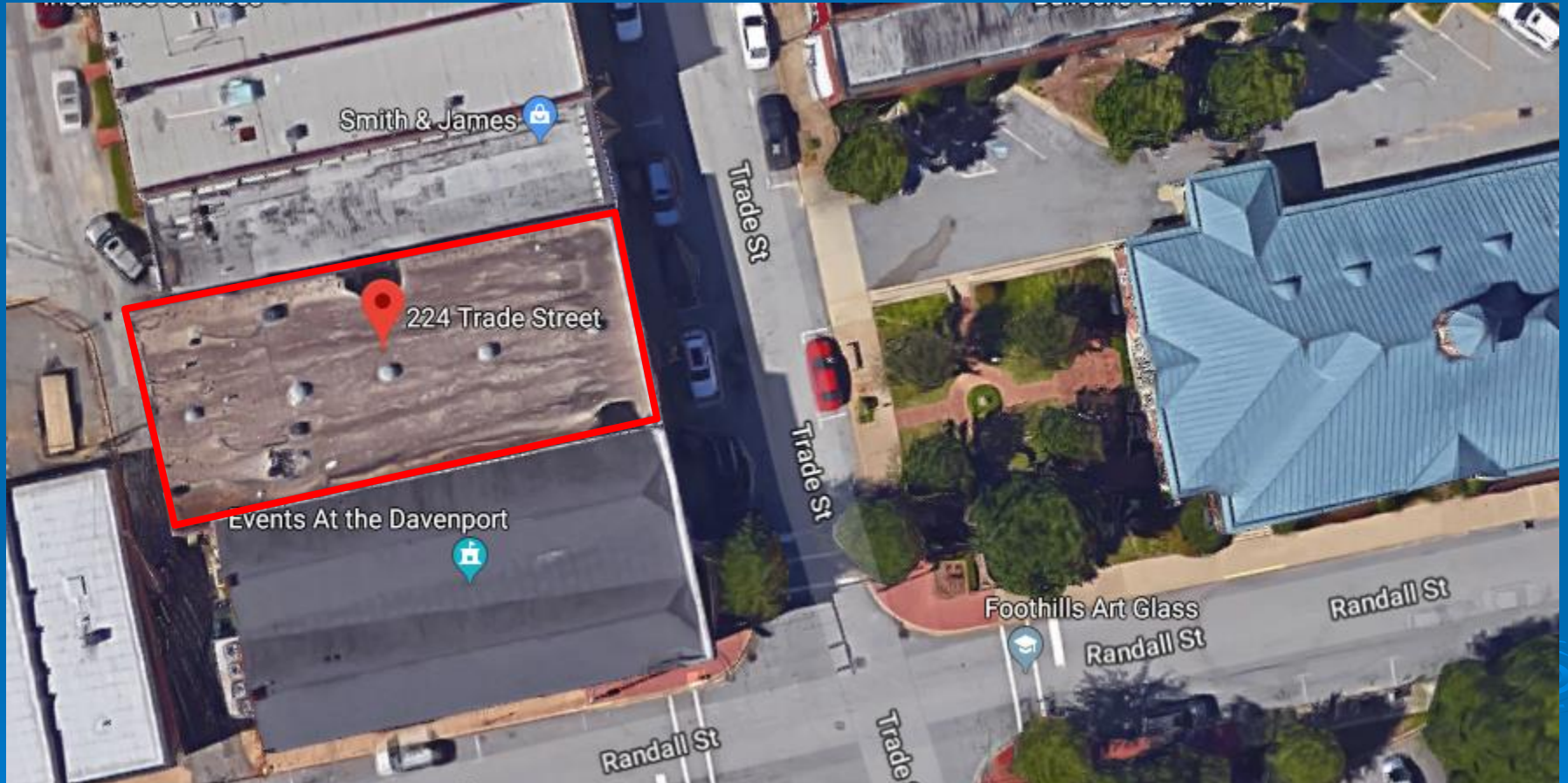
 Owner: M&B Properties, LLC

 Applicant: Brandon Price

 Business: Trade Street Development / Chelsea's



# Docket - BAR 2018-05



# Docket - BAR 2018-05



# Docket - BAR 2018-05

 Location: 224 Trade St

 Parcel Identification Number (PIN): G020000601400

 Request:

 Exterior Building Alterations and Signage/Graphics

 Pressure wash and paint front and rear of the building

 New Signage for Chelsea's

 Replace rear windows

 Replace awning on the front of the building and add new awning on the rear of the building

# Docket - BAR 2018-06

 Location: 214 Trade St

 Parcel Identification Number (PIN): G020000600900

 Request: Exterior Building Alterations

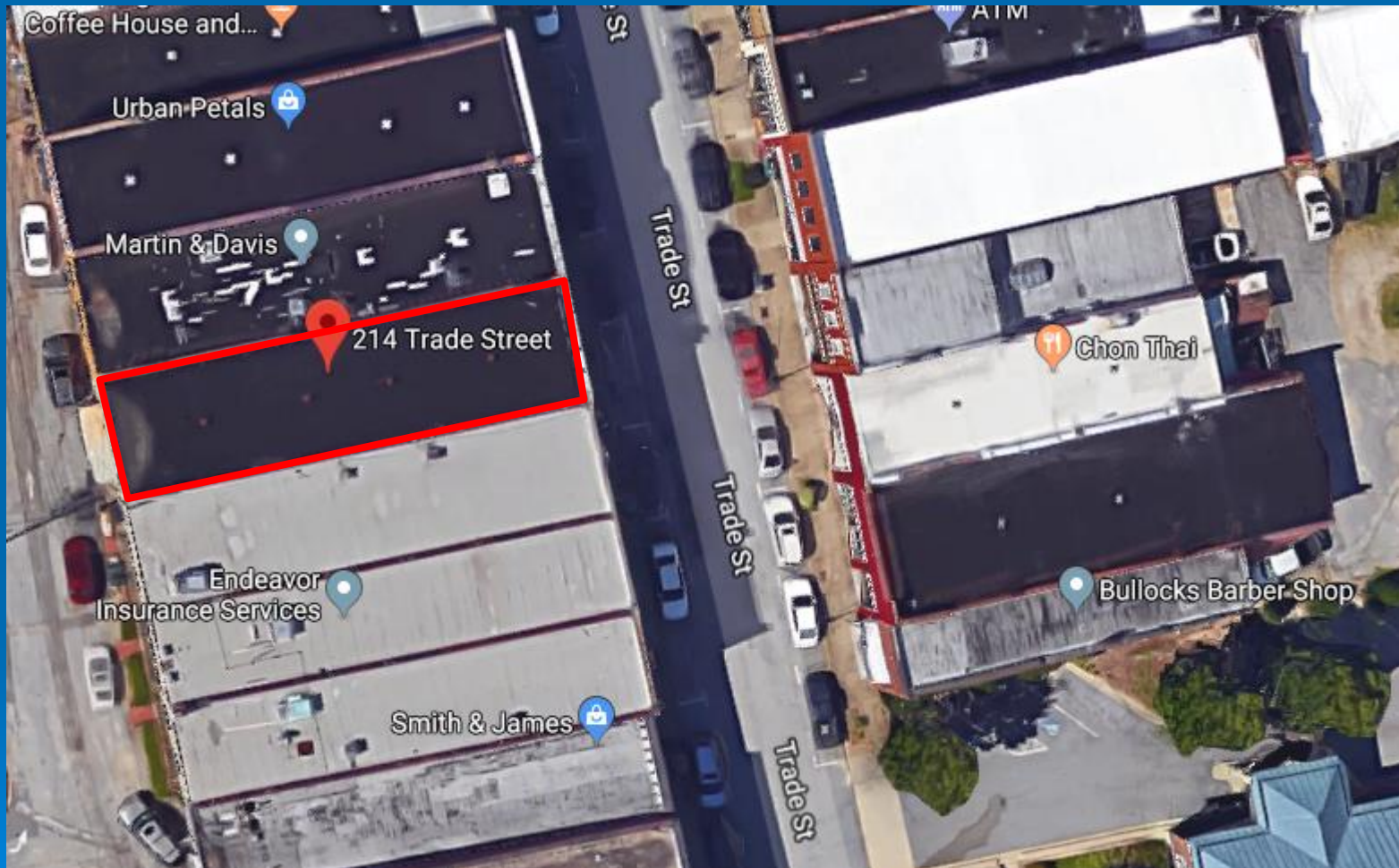
 Owner:

 Applicant: William Yarborough

 Business: Carolina Treasures



# Docket - BAR 2018-06



# Docket - BAR 2018-06



# Docket - BAR 2018-06

 Location: 214 Trade St

 Parcel Identification Number (PIN): G020000600900

 Request:

 Exterior Building Alterations

 Rehabilitate the Front Façade

 Replace existing windows with insulated temper windows

 Relocate and replace aluminum doors with wooden doors

 Pressure wash and paint exterior building

 New foyer light

 Rear of the building - Replace gutters

 Rear of the building – Pressure wash and paint

 Rear of the building – Install new sign

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

***Greer***

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***City of Greer, SC***

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***Board of Architectural Review***

Category Number: III.  
Item Number: B.



**AGENDA**  
**BOARD OF ARCHITECTURAL REVIEW**  
**4/10/2018**

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**BAR 2018-04**

**Applicant:**

Insite / Onsite Co-Working

**Address:**

228 Trade St

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
❏ Application	4/5/2018	Cover Memo





## Board of Architectural Review Application

Date 3/13/18

Business Name In Site / Onsite Co-Working

Property Address 228 Trade Street Tax Map Number G020006601500

### Applicant Information

Name Brandon Price  
Address 125 Cunningham Drive  
Greer, SC 29651  
Contact Number (864) 979-5012  
Email brandonsandj@yahoo.com

### Property Owner Information

Name P6H Properties LLC  
Address 222 Trade Street  
Greer, SC 29651  
Contact Number (864) 877-0551  
Email brandonsandj@yahoo.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.

change awning, strip all old paint off of copper gutters / paint dividers  
+ restore back to original copper, repaint exterior ceiling, replace plate glass  
w/ tempered glass, replace rear lower windows, replace lower rear door, rear signage  
(store windows) add awning to back.

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 Brandon Price

**\$150.00 FEE DUE AT TIME OF SUBMITTAL**

### OFFICE USE ONLY

District Confirmed-Staff Name BB Staff Recommendation \_\_\_\_\_  
Date Received 3-13-18 Date of Meeting 4-10-18

BAR 2018-04

City of Greer  
CASH RECEIPT

RECEIPT NO: 138364

DATE: 03/15/2018

RECEIVED FROM: INSITE/ONSITE CO-WORKING      AMOUNT:    \$      150.00

ZONING ZONING AND SIGN PERMITS      150.00  
BOARD OF ARCHITECTURAL REVIEW PAYMENT

RECEIVED BY: HSMITH

CHECK # 4079:    150.00

DEBIT: 11-1-0101-0-01000-000    GREER STATE BANK OPERATING ACCT  
CREDIT: 11-4-0322-0-04056-000    ZONING FEES

Category Number: III.  
Item Number: C.



**AGENDA**  
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**4/10/2018**

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**BAR 2018-05**

**Applicant:**

Chelsea's

**Address:**

224 Trade St

**ATTACHMENTS:**

Description	Upload Date	Type
❏ Application	4/5/2018	Cover Memo





## Board of Architectural Review Application

Date 3/13/18

Business Name Trade Street Development / Chelsea's  
Property Address 224 Trade St Tax Map Number G020000601400

### Applicant Information

Name Brandon Price  
Address 125 Cunningham Drive  
Greer, SC 29650  
Contact Number (864) 979-5012  
Email brandonsandj@yahoo.com

### Property Owner Information

Name M+B Properties LLC  
Address 222 Trade Street  
Contact Number (864) 877-0551  
Email brandonsandj@yahoo.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.

Pressure Wash +  
Paint front of building a new color / Paint rear of building a new color  
New signage for Chelsea's / Rear windows / New awning  
in rear + front

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 Brandon Price

**\$150.00 FEE DUE AT TIME OF SUBMITTAL**

### OFFICE USE ONLY

District Confirmed-Staff Name BB Staff Recommendation \_\_\_\_\_  
Date Received 3-13-18 Date of Meeting 4-10-18

BAR 2018-05

City of Greer  
CASH RECEIPT

RECEIPT NO: 138363

DATE: 03/15/2018

RECEIVED FROM: TRADE STREET DEVELOPMENT/CHEL AMOUNT: \$ 150.00

ZONING ZONING AND SIGN PERMITS 150.00  
BOARD OF ARCHITECTURAL REVIEW PAYMENT

RECEIVED BY: HSMITH

CHECK # 7013: 150.00

DEBIT: 11-1-0101-0-01000-000 GREER STATE BANK OPERATING ACCT  
CREDIT: 11-4-0322-0-04056-000 ZONING FEES

**Smith & James**  
**222 Trade St**

## **WORK DESCRIPTION**

### **FRONT:**

- New Awning
- Replace rotted wood on store front
- Re-stain and clear-coat all wood
- Sand and repaint existing sign in front of building

### **REAR:**

- Pressure wash and re-paint rear of building
- Paint store name on back of building

**Chelsea's**  
**224 Trade Street**

## **WORK DESCRIPTION**

### **FRONT:**

- Re-Paint front of building a different color, using tile as a starting point (Downing Sand as main color and Rookwood Clay as accent)
- Change awning in front to compliment new paint colors

### **REAR:**

- Pressure wash and re-paint rear of building (Downing Sand)
- Possibly replace 2 rear windows
- Make and add signage in rear of building
- Take down gate in back
- Replace rear door with new door
- Add signage to door also like front

**PGH Properties**  
**228 Trade Street**

## **WORK DESCRIPTION**

**FRONT:** • *Pressure Wash front Brick / Concrete Cornice + Dayreport*

- Replace awning with new design in front
- Strip paint off window moldings/mutton that holds picture windows, and go back to original copper
- Replace all windows (3 broken) with tempered glass
- Sand and re-stain front door

### **REAR:**

- Replace 2 bottom windows to match new windows installed upstairs in rear
- Add awning on top of stairs entering back entrance of apartments
- Possibly re-point brick and mortar on areas in rear needing attention
- New back door to match door installed on second floor

Category Number: III.  
Item Number: D.



**AGENDA**  
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**4/10/2018**

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**BAR 2018-06**

**Applicant:**

Carolina Treasures

**Address:**

214 Trade St

**ATTACHMENTS:**

Description	Upload Date	Type
❏ Application	4/5/2018	Cover Memo



## Board of Architectural Review Application

Date 2-7-18

Business Name Carolina Treasures Antiques and Vintage Goods

Property Address 214 Trade St Tax Map Number \_\_\_\_\_

### Applicant Information

Name William D. YArborough

Address 28 Simmons St

Welford SC 29385

Contact Number 864-590-2981

Email carolina.treasures@yahoo.com

### Property Owner Information

Name william D. yarborough

Address 28 Simmons St

Welford SC 29385

Contact Number 864-590-2981

Email carolina.treasures@yahoo.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.

Replace damaged and decayed wood facade at this address (see attached Sketch) also replace existing windows to insulated tempered glass. Move entrance closer to street and replace aluminum and glass doors with period correct doors paint new surfaces. Also included replacement of gutters along back of bulding and repaint.

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 william yarborough Print Name william D. Yarborough

**\$150.00 FEE DUE AT TIME OF SUBMITTAL**

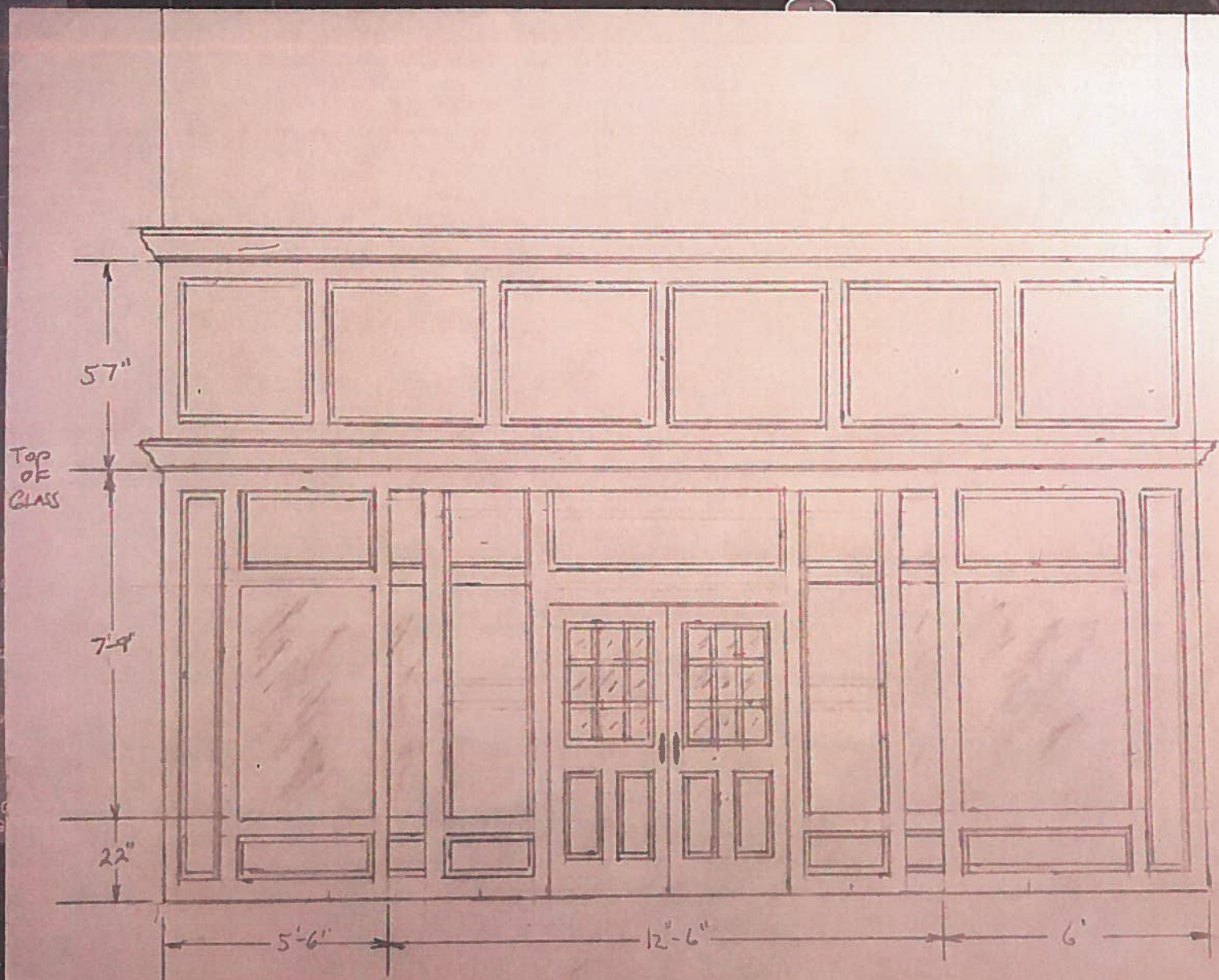
### OFFICE USE ONLY

District Confirmed-Staff Name BB Staff Recommendation \_\_\_\_\_

Date Received 3-15-18 Date of Meeting 4-10-18

BAR 2018-06





Category Number: IV.  
Item Number: A.



**AGENDA**  
**BOARD OF ARCHITECTURAL REVIEW**  
**4/10/2018**

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**Planning and Zoning Report**