



**AGENDA**  
**BOARD OF ARCHITECTURAL REVIEW**  
**City Hall, 301 E. Poinsett Street, Greer, SC 29651**  
**August 14, 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. July 2018 Minutes

**II. PUBLIC HEARING**

- A. BAR 2018-13 Application and Site Plan
- B. Public Hearing Presentation

**III. NEW BUSINESS**

**IV. OTHER BUSINESS**

- A. Planning and Zoning Report

**V. EXECUTIVE SESSION**

**VI. ADJOURN**

Category Number: I.  
Item Number: A.



**AGENDA**  
**BOARD OF ARCHITECTURAL REVIEW**  
**8/14/2018**

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**July 2018 Minutes**

**ATTACHMENTS:**

Description	Upload Date	Type
☐ July 2018 Minutes	8/8/2018	Cover Memo



**City of Greer**  
**Board of Architectural Review Minutes**  
**July 10, 2018**

**Members Present:** Linda Wood, Chairman  
Marney Hannon, Vice Chairman  
Joda Hiatt

**Members Absent:** Brandon Price  
David Langley

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

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**I. Advisory Meeting**

**Call to Order – Opening Remarks**

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

**II. Approval of Minutes for June 12, 2018**

Ms. Wood made a motion to accept the minutes as submitted. Ms. Hiatt seconded the motion. The motion carried with a vote of 3 to 0. Mr. Price and Mr. Langley were absent from the vote.

**III. Public Hearing**

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

**A. BAR 2018-11**

Ms. Wood opened the public hearing for BAR 2018-08.

Mr. 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 2018-12**

Ms. Wood opened the public hearing for BAR 2018-12.

Mr. 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.

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

There was no old business.

#### **V. New Business**

Ms. Wood read a brief statement about conducting the business meeting.

##### **A. BAR 2018-11**

Ms. Wood opened the business meeting for BAR 2018-11.

Mr. McMahan presented the details of the request and staff recommendation. He advised the Board that the applicant had started work at the site prior to the Boards review.

Warren Dill, contractor and representative of the applicant, stated that the material used is stained hardie board.

Ms. Hiatt asked if the historic character was altered previous to the work they are currently completing. Mr. Dill advised yes, when Utility Sales purchased the building in 1979.

Mr. Hannon advised that the Board would have made more suggestions to keeping in the historic character of the area if the applicant had come to the Board prior to beginning work.

**ACTION** – Mr. Hannon made a motion to approve BAR 2018-11 by accepting the work that had already been completed at the site and allowing them to continue. Ms. Wood seconded the motion. The motion carried with a vote of 3 to 0.

##### **B. BAR 2018-12**

Ms. Wood opened the business meeting for BAR 2018-12.

Mr. McMahan presented the details of the request and staff recommendation.

Layne and Jeff Austin, applicants, discussed the details of their request with the Board and stated that they would like for their request to be changed to allow them to either stain the wood trim or paint the wood trim Roycroft Pewter.

**ACTION** – Ms. Wood made a motion to approve the requests for BAR 2018-12 and to allow the wood trim to be stained or painted Roycroft Pewter. Ms. Hiatt seconded the motion. The motion carried with a vote of 3 to 0.

#### **IV. Other Business**

Planning and Zoning Report

Mr. McMahan advised the Board that the changes to the historic district would go before the Planning Commission on Monday, July 16, 2018 for their consideration.

**V. Executive Session**

**VI. Adjourn**

There being no other business, Ms. Hiatt made a motion to adjourn. Ms. Wood seconded the motion. The meeting adjourned at 10:41 am.

**Category Number: II.**  
**Item Number: A.**



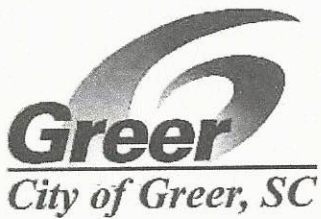
**AGENDA**  
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**BAR 2018-13 Application and Site Plan**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ BAR 2018-13 Application	8/8/2018	Cover Memo
☐ BAR 2018-13 Site Plan	8/9/2018	Cover Memo



# Board of Architectural Review Application

Date 19 July 2018

Business Name Grace Community Church of South Carolina  
Property Address 139/141 E. Poinsett Street Tax Map Number G021000 101 200 2  
Greer S.C. 29651 ~~G021000 101 200 2~~ 7522

## Applicant Information

## Property Owner Information

Name Jeffrey B Randolph  
Address 2801 Pelham Road  
Greenville S.C. 29615  
Contact Number 864.420.2504  
Email jrandolph@trgcommunities.com

Name Greer Poinsett Properties, LLC  
Address 2801 Pelham Road  
Greenville S.C. 29615  
Contact Number 864.420.2504  
Email jrandolph@trgcommunities.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 ATTACHED DESCRIPTION.

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

Print Name

Jeffrey B Randolph

\$150.00 FEE DUE AT TIME OF SUBMITTAL

## OFFICE USE ONLY

District Confirmed-Staff Name \_\_\_\_\_

Staff Recommendation \_\_\_\_\_

Date Received \_\_\_\_\_

Date of Meeting \_\_\_\_\_



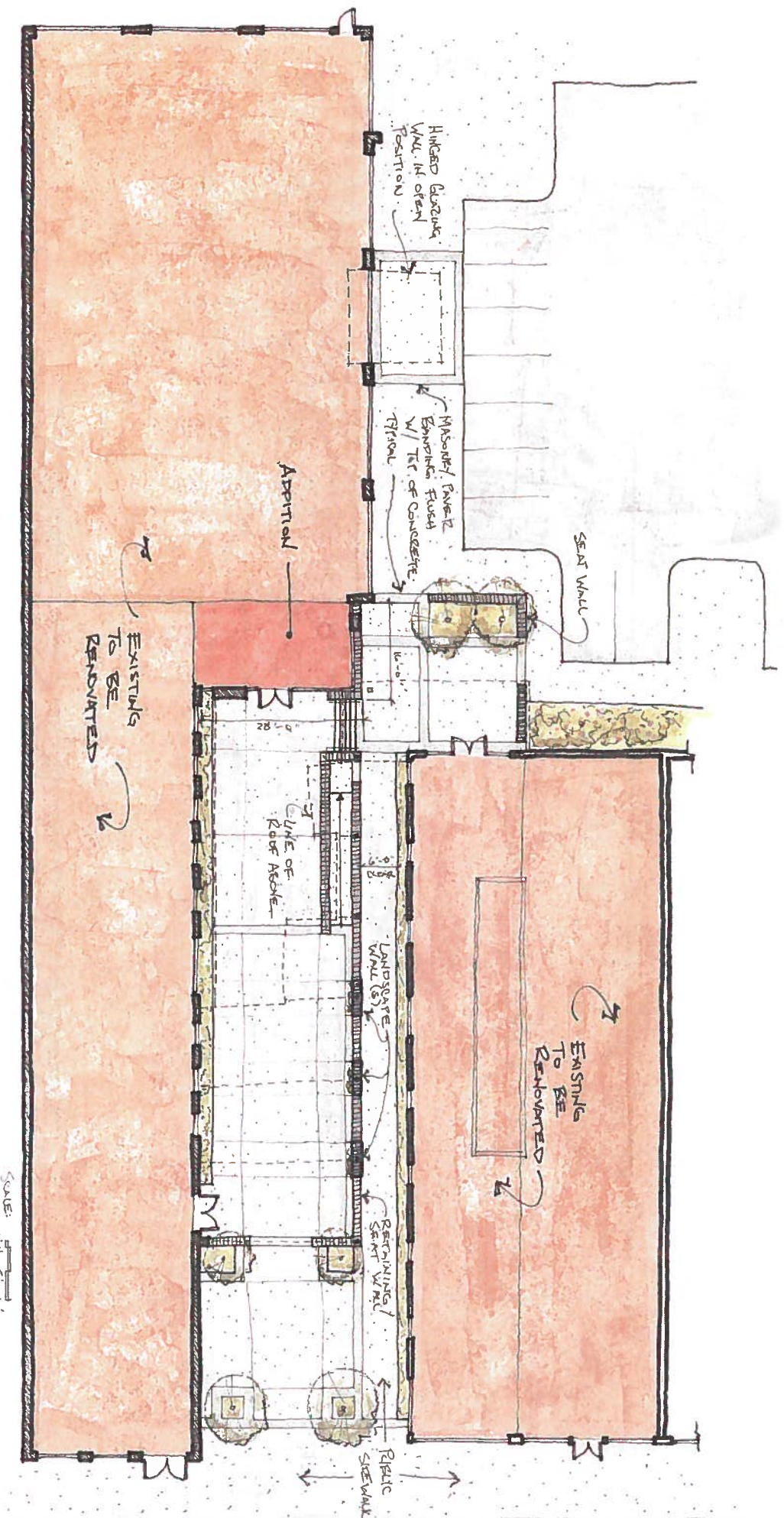
## Grace Church Greer Project Description

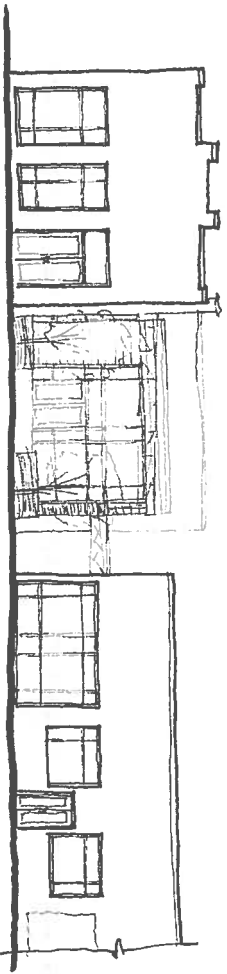
*one lot*  
*PM* The project includes ~~two adjacent lots~~ (Tax Map No. G021000101200 and Tax Map No. ~~G021000101000~~). All portions of the existing structures will be renovated, but the lot known as the former Mutual Home Store will be subdivided. The two west most storefront units / structures of the former Mutual Home Store is to be renovated to function as a church children's worship area. ~~The remainder of the lot will be occupied by a separate owner (Tribe).~~ The lot known as the former D&D Ford Dealership includes one structure with two different volumes and an exterior courtyard. All existing floor areas of this lot will be renovated to function as a church.

The lot known as the former D&D Ford Dealership (Tax Map No. G021000101200) will keep the existing structural volumes intact. A new one story entry lobby addition (approximately 400 SF in area) will be added where the existing two structural volumes connect. The exterior cladding will consist of aluminum storefront system(s) and a metal cladding rain screen system (IMETCO Element Series is the basis of design). New TPO roofs will be installed as required at existing roof areas (including new scuppers / collector boxes / down spouts). All existing openings not impacted by the addition will become aluminum storefront / door systems. Existing exterior brick veneer will remain where not impacted by new construction. A new exterior canopy / roof structure utilizing exposed bar joist, steel columns, and exposed metal roof panels will be added in the existing court yard area. The court yard area will be renovated and landscaped, allowing for a public walkway from the Poinsett Street Sidewalk to / through the new parking area (planned by Tribe) located north of the existing structures. New exterior lighting will be installed. New building / way finding signage will be installed.

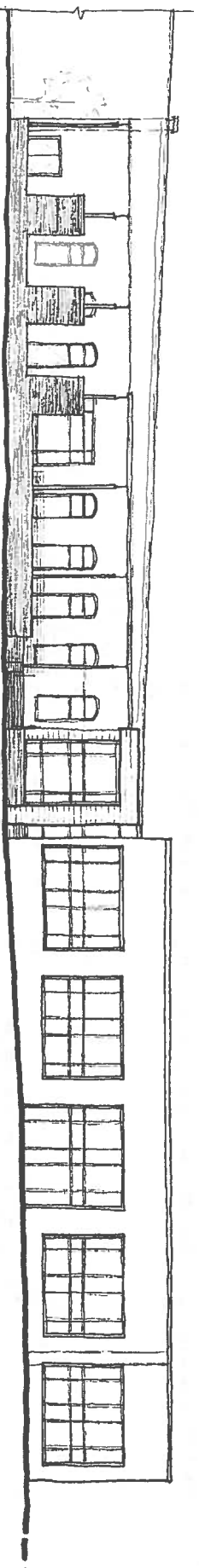
*Former*  
*F&S*  
*PM* Pertaining to the two west most storefront units / structures for the lot known as the former Mutual Home Store (~~Tax Map No. G021000101000~~), the renovation will keep the existing structural volumes intact. New TPO roofs will be installed as required at existing roof areas (including new scuppers / collector boxes / down spouts). A new clerestory will be added in the center area where the two units join (away from exterior walls and will not be visible from Poinsett Street). All existing openings will become aluminum storefront / door systems. A new aluminum storefront entry system will be installed at the north (parking) elevation of the structure. A new exterior canopy / roof structure utilizing exposed bar joist, steel columns, and exposed metal roof panels will be added to cover the new north entry. Existing / damaged awnings will be removed from the south (Poinsett Street) elevation. The existing exterior brick veneer will remain where not impacted by new openings. New exterior lighting will be installed. New building / way finding signage will be installed.



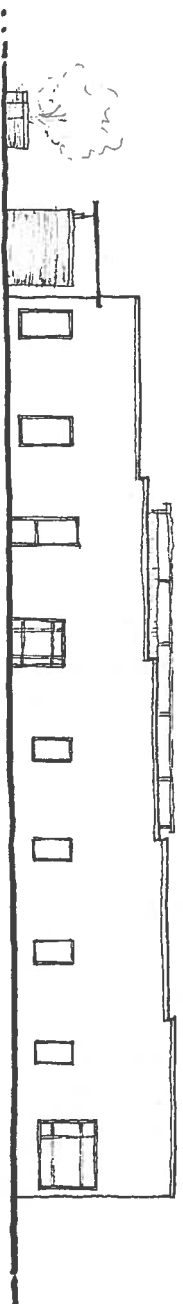




POINSETT STREET ELEVATION



WEST COURTYARD ELEVATION / EAST ELEVATION WORSHIP BUILDING



EAST COURTYARD ELEVATION / WEST ELEVATION OF CAMP GRACE BUILDING





















Category Number: II.  
Item Number: B.



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**Public Hearing Presentation**

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☐ Public Hearing Presentation	8/9/2018	Cover Memo



***Greer***

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***City of Greer, SC***

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***Board of Architectural Review***



# Docket - BAR 2018-13

 Location: E. Poinsett St

 Parcel Identification Number (PIN): G021000101200

 Request: Exterior Building Alteration

 Owner: Greer Poinsett Properties, LLC

 Applicant: Jeff Randolph

 Business: Grace Community Church of South Carolina

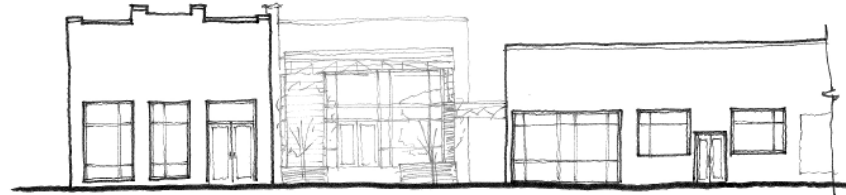
# Docket - BAR 2018-13



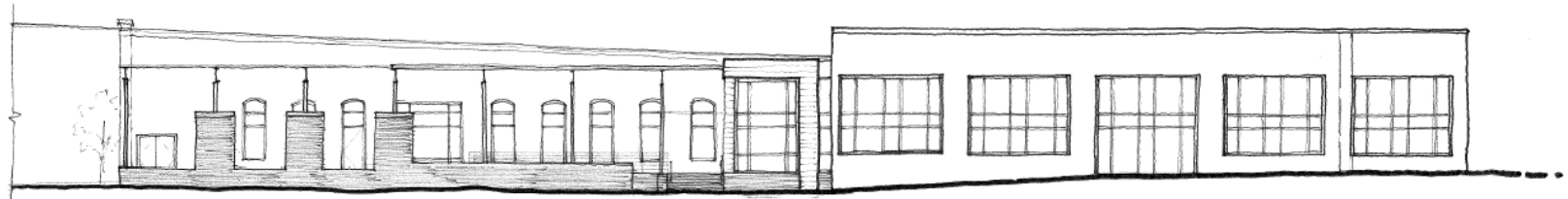
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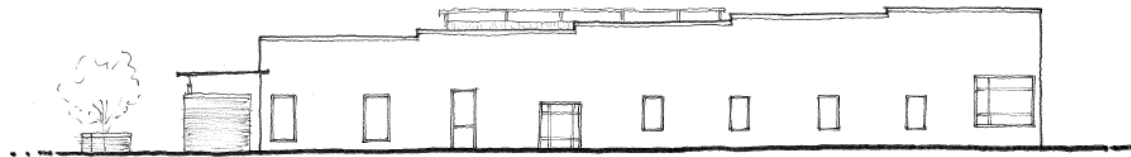
# Docket - BAR 2018-13



POINSETT STREET ELEVATION



WEST COURTYARD ELEVATION / EAST ELEVATION WORSHIP BUILDING



EAST COURTYARD ELEVATION / WEST ELEVATION OF CAMP GRACE BUILDING



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***

Several concentric circular ripple effects in a lighter blue shade, located in the bottom right corner of the image.



Category Number: IV.  
Item Number: A.



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**Planning and Zoning Report**