



AGENDA
BOARD OF ARCHITECTURAL REVIEW
Greer City Hall, 301 E. Poinsett St, Greer, SC 29651
November 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. September 2018 Minutes

II. BUSINESS MEETING

- A. Workshop PowerPoint

III. NEW BUSINESS

- A. Proposed 2019 BAR Calendar

IV. OTHER BUSINESS

- A. Planning and Zoning Report

V. EXECUTIVE SESSION

VI. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
BOARD OF ARCHITECTURAL REVIEW
11/13/2018

September 2018 Minutes

ATTACHMENTS:

Description	Upload Date	Type
☐ September 2018 Minutes	11/7/2018	Cover Memo

Board of Architectural Review Meeting Details for Chairman

(Black Italicized Font is to be read aloud)

I. Advisory Meeting

Call to Order – Opening Remarks

I call today's Board of Architectural Review meeting for the City of Greer to order. This meeting is being recorded and will be on file for public view.

If there anyone present on the Board whom would need to disqualify themselves from the cases being reviewed this today, please state your name and the case for the record and complete a Recusal Form from staff.

****Pause and give them time to speak****

At the time the case is being heard and voted on, that person will need to step down from the panel.

II. Minutes of Board of Architectural Review

To start the meeting we will receive the minutes from the last meeting on August 14, 2018.

Do I have a motion? 2nd?

*Are there any items of notice for staff? **(Call for vote)***

III. Public Hearing

Now we will move onto the public hearing section of the meeting. This is where I will open and close a public hearing for each case, during which, staff will present the basic information about each case.

Anyone wishing to speak for or against an item, should speak during the public hearing for that case. All speakers should come to the podium to make their comments, beginning with their name and address. If you have not already, please be sure to sign in with staff to speak.

In addition, the applicant for a case should wait until the business meeting to make their request.

***(if you see a large crowd, read this statement)** - *If your concerns have been addressed by a previous speaker, please refrain from speaking about the same point repeatedly. We welcome all concerns, but in order to keep the meeting flowing in a timely manner, I may request that new information be presented if the same point is made by multiple speakers. You may wish to elect a spokesperson for your group if you are all here for the same concern. That spokesperson may ask all persons here for that issue to stand or raise their hand in support or opposition of a case.*

****(Open the public hearing for the first case)****

A. BAR 2018-14

At this time, I will open the public hearing for BAR 2018-14. We will start with staff giving us the basic information for this request.

Staff reads the docket information and shows slides.

*****BE SURE TO ALLOW STAFF TO FINISH*****

Thank you Mr. McMahan, Is there anyone here that is not the applicant to speak in favor or against this request?

If so, please come to the podium state your name and address for the record.

****Allow speaker to finish****

Is there anyone else here to speak in favor or against? (make sure no one comes up)

Seeing none, I close the public hearing for BAR 2018-14.

That concludes the public hearing portion of the meeting.

IV. Old Business

There is no old business

V. New Business

We will now move onto the business meeting. This is where staff will make an official recommendation on each item.

Afterwards, the applicant should come forward and present their request. There is no public debate during this process. If the Board has questions of the applicant, staff, or anyone in the audience, it is within their right to ask such questions.

The Board will vote on each request during this time. After the Board has voted on your case, please contact the Planning and Zoning Staff at your convenience to move forward with next steps. You may be excused from the meeting after your case is complete.

***(if you see a large crowd, read this statement)** *However, to keep the meeting running smoothly and to ensure that applicants and the Board can hear the comments being presented by applicants and Staff, please exit quietly and take up any additional conversations outside of this room.*

A. BAR 2018-14

At this time, I will open a business meeting for BAR 2018-14.

Staff will now provide their analysis and recommendation. (allow staff to present)

***** BE SURE TO ALLOW STAFF TO FINISH*****

Is the applicant present? (let them speak).

Are there any questions of the applicant or staff from the Commission? (allow them to ask questions).

Is there any discussion? (have discussion and once complete, vote)

Do I have a motion? (conduct vote)

*This motion **PASSES/FAILS**. Please contact Planning Staff for the next steps.*

That concludes the business meeting portion of the meeting.

VI. Other Business

Planning and Zoning Report – Staff, is there anything to report this month?

VI. Executive Session

VII. Adjourn

*If there is no other discussion, do I have a motion to adjourn? 2nd **Meeting is adjourned***

Category Number: II.
Item Number: A.



AGENDA
BOARD OF ARCHITECTURAL REVIEW
11/13/2018

Workshop PowerPoint

ATTACHMENTS:

Description	Upload Date	Type
📎 PowerPoint	11/9/2018	Cover Memo



Greer

City of Greer, SC

Board of Architectural Review

Docket - BAR 2018-14

 Location: 214 Randall St

 Parcel Identification Number (PIN): G020000500801

 Request: Exterior Building Alteration - Windows

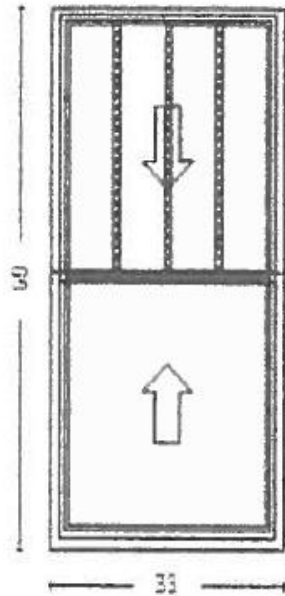
 Owner: Loft@Randall, LLC

 Applicant: Harriet C. Johnson

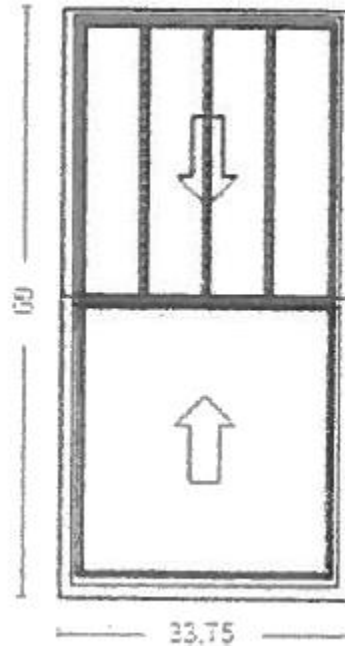
 Business: Utility Sales, Inc

Docket - BAR 2018-14

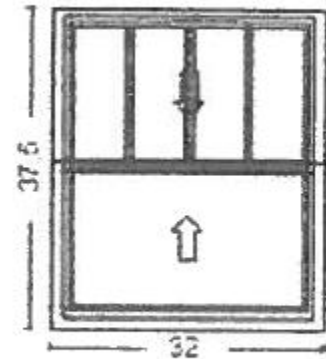
Pella Double Hung Metal Clad



Qty 4



Qty 4



Qty 1


Staff Recommendation: Denial, this building is a contributing building in the District and should be maintained with wooden windows.

Docket - BAR 2016-04

 Location: 109A Trade Street

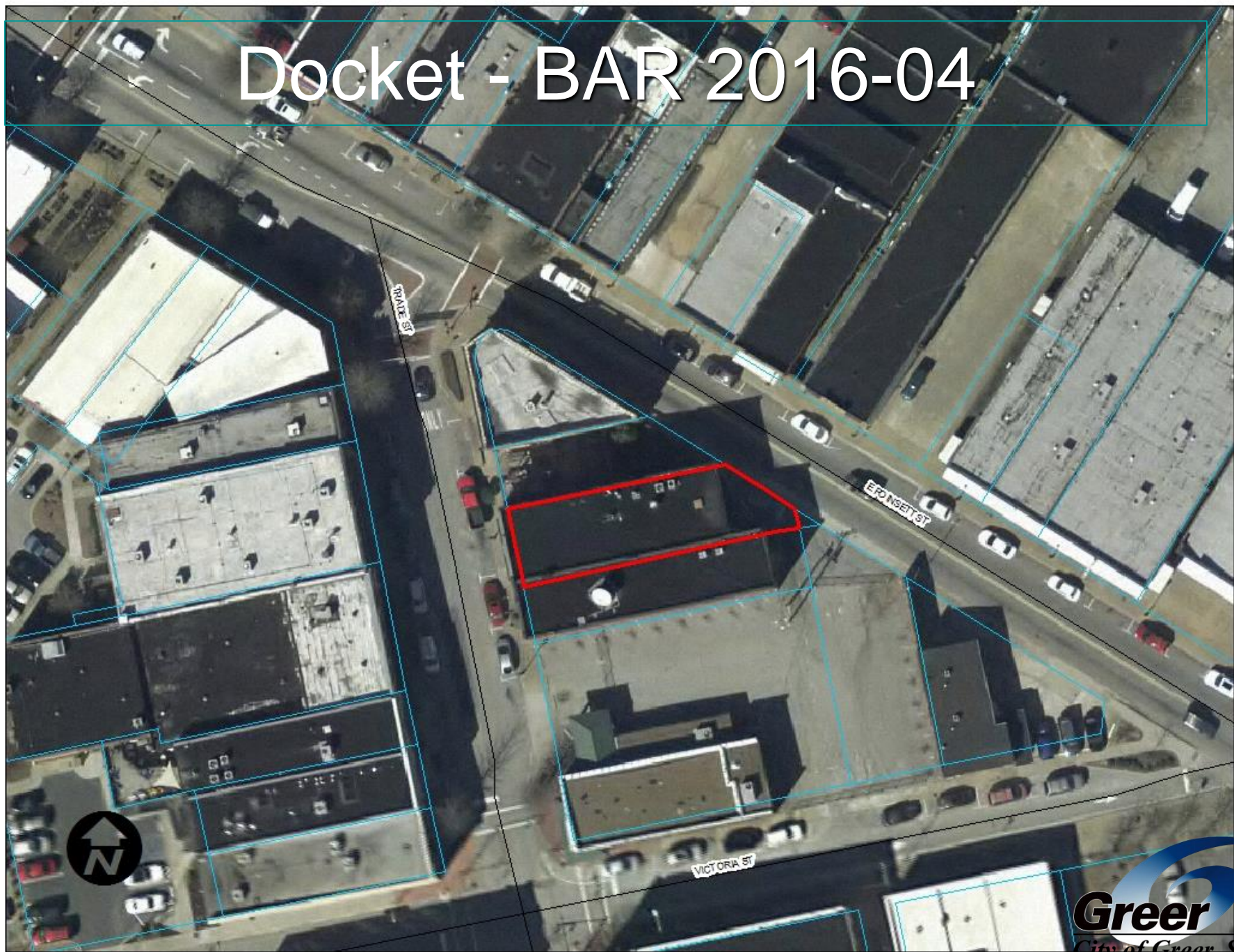
 Parcel Identification Number (PIN): G020000200300

 Request: Exterior Building Alteration

 Owner: Dreamway LLC
3 Northcote Ct
Greer, South Carolina

 History: Property was in original incorporation of 1876 with original zoning of C-1, Central Business District in 1953.

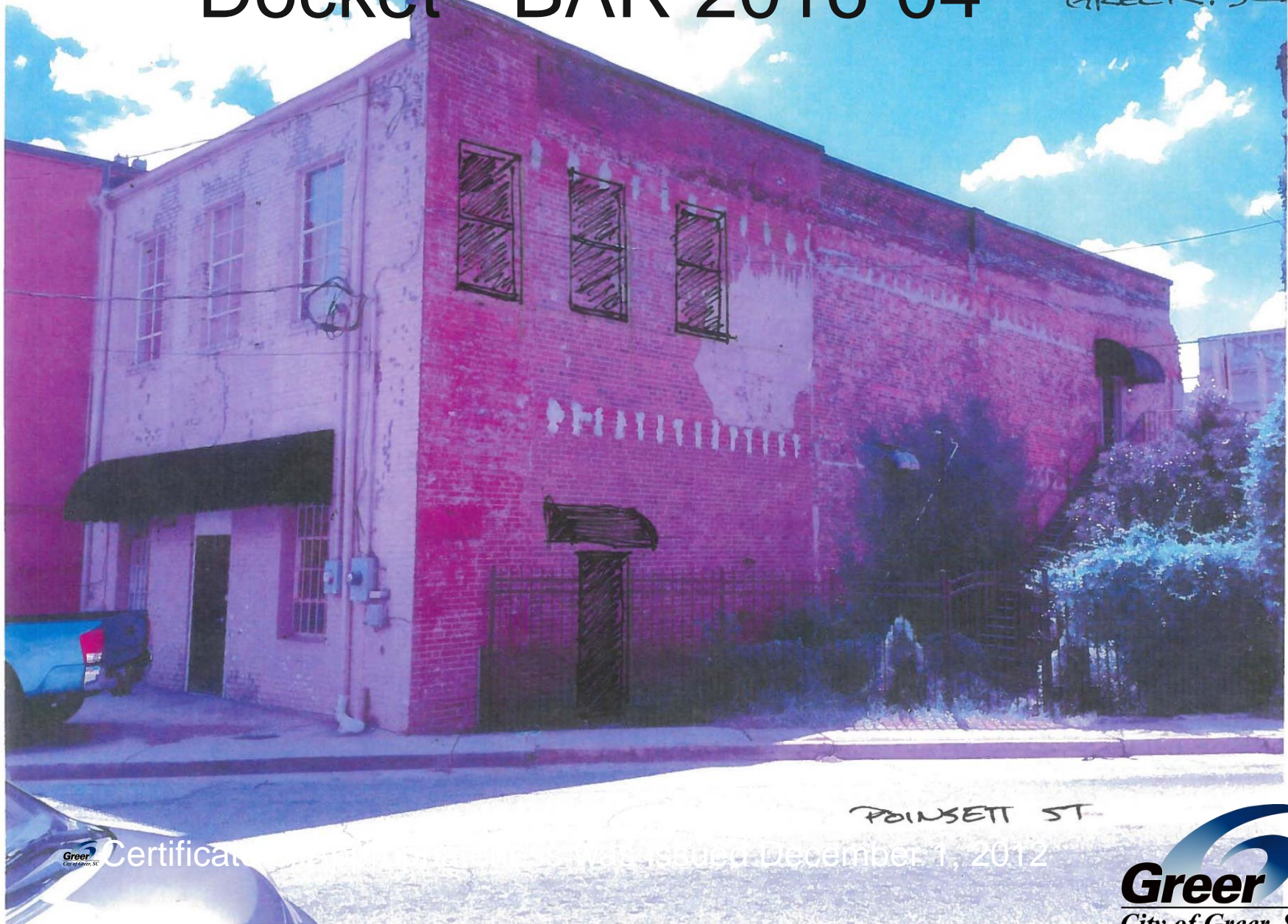
Docket - BAR 2016-04



Docket - BAR 2016-04



RESIDENCE @
109 A TRADE ST
GREER, SC.



POINSETT ST

Greer
City of Greer, SC

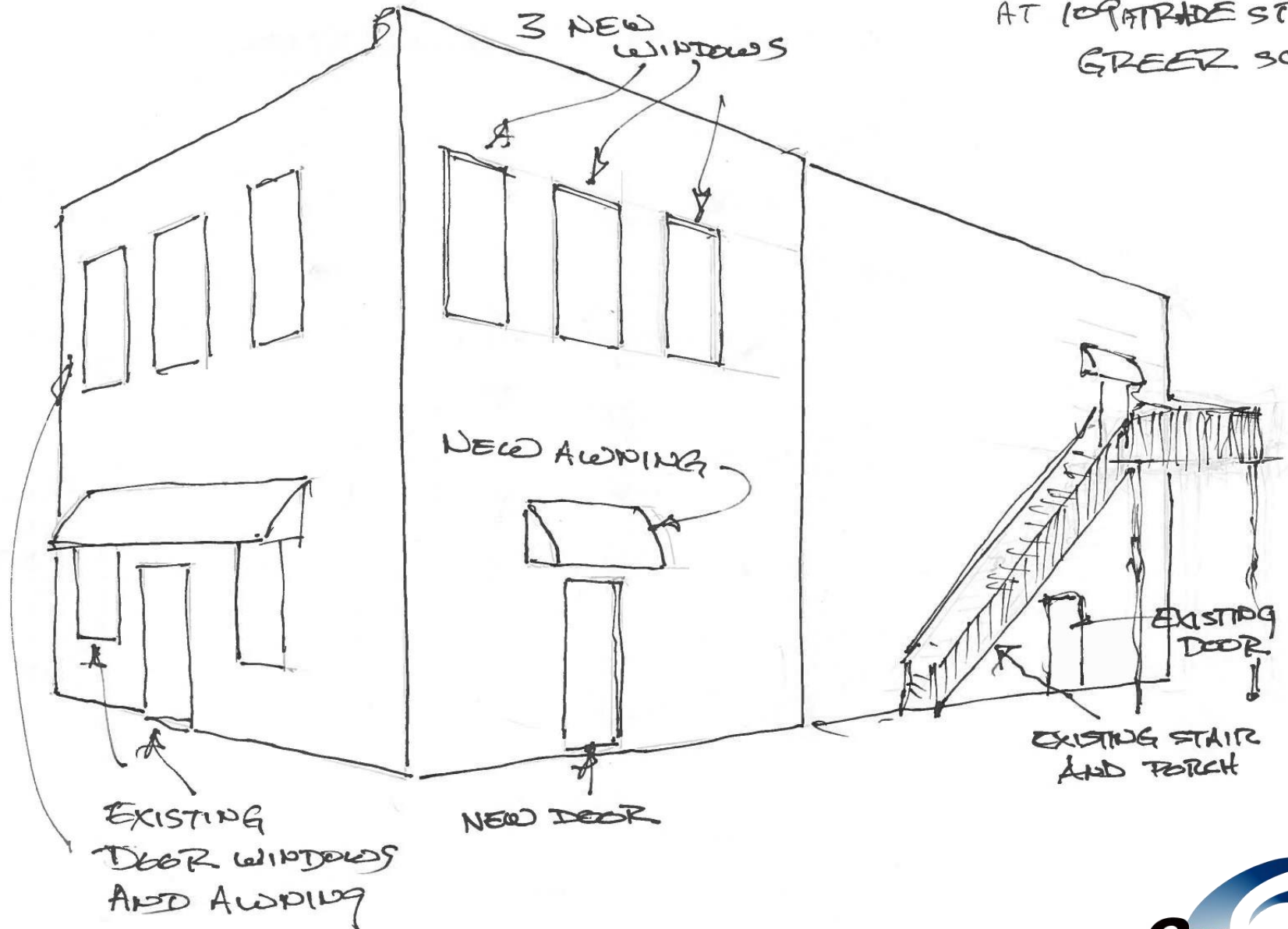
Certificat



Greer
City of Greer, SC

Docket - BAR 2016-04

RESIDENCE
AT 10 PATRIDE ST
GREER SC



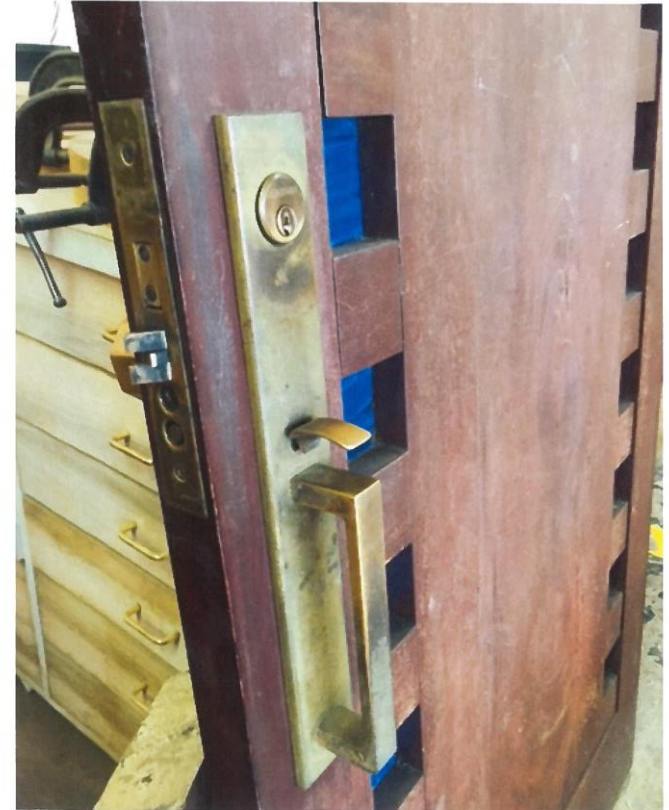
Docket - BAR 2016-04

SFB Woodworks Inc
3 Northeast Ct.
Greer SC.
864 982 2014

Door in proposal was made
in 1988

Md. using mahogany-solid-honduras.
with stunglers squares as seen.

Door is 36" x 80" x $\frac{3}{4}$ " thick
using Baldwin mortise lockset
- 1 D. 1. 4x1 RR liners





Docket - BAR 2015-07

 Location: 119 East Poinsett Street

 Parcel Identification Number (PIN): G021000101704

 Request: Exterior Building Alteration

 Owner: Demetruos Chulkas
604 Ladykirk Lane
Greer, South Carolina

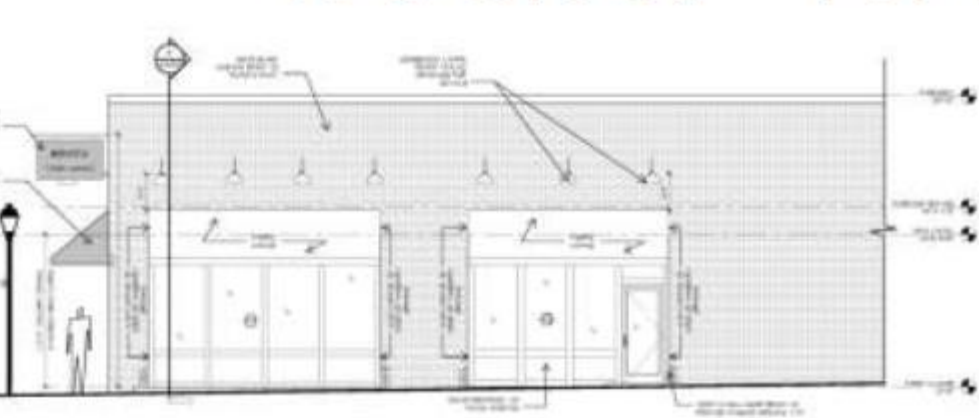
 History: Property was in original incorporation of 1876 with original zoning of C-1, Central Business District in 1953. November 2012 the façade improvements were submitted as BAR 2012-05 and approved.

Docket - BAR 2015-07



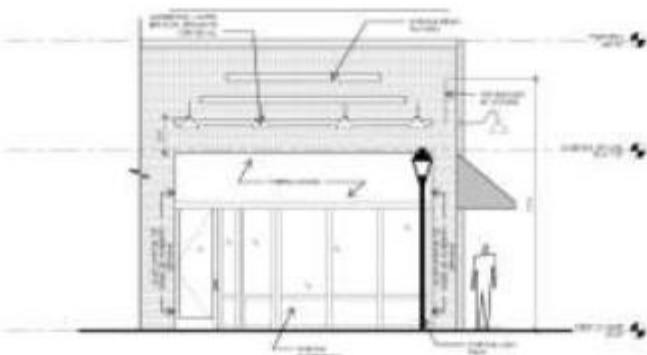
Docket - BAR 2015-07





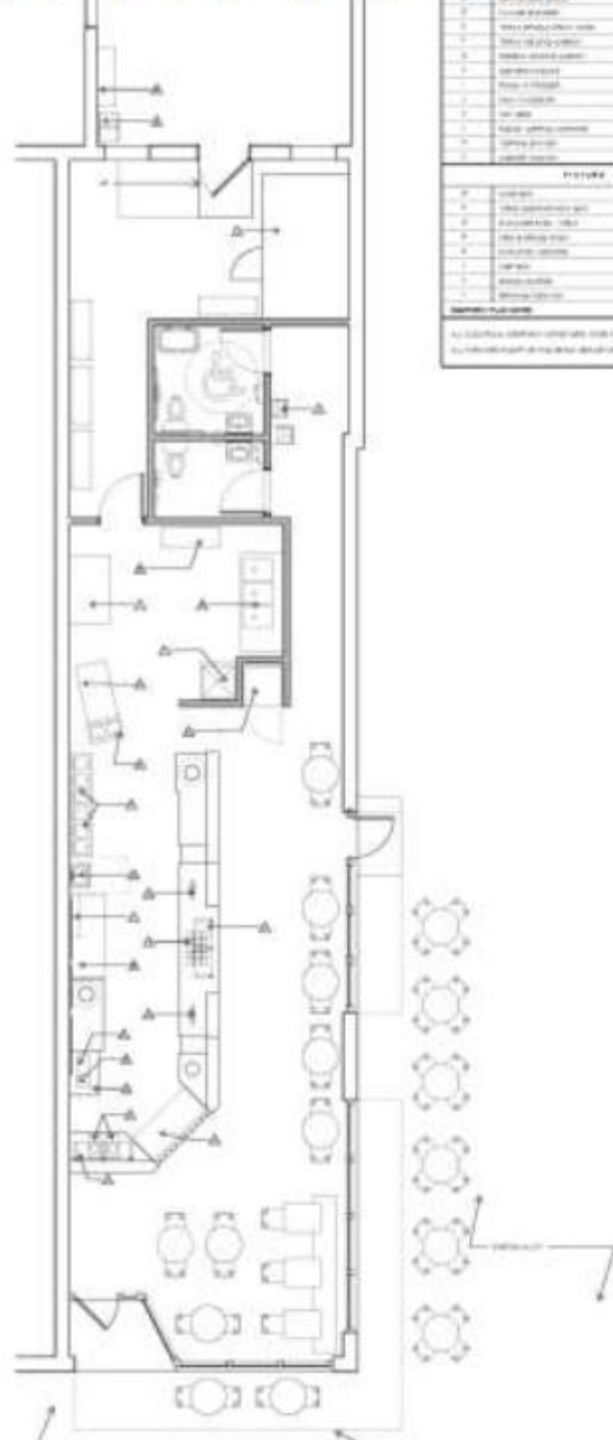
EAST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"



1	Living Room	12' x 12'
2	Dining Room	12' x 12'
3	Kitchen	10' x 10'
4	Bathroom	5' x 7'
5	Bedroom	10' x 10'
6	Bedroom	10' x 10'
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100	Bedroom	10' x 10'

NOTES: 1. All dimensions are approximate and should be verified by the owner before construction. 2. All dimensions are approximate and should be verified by the owner before construction.

Type of Request	Reviewing Authority	
	Staff	Board of Architectural Review
Primary Structure		
Repairs and ordinary maintenance to existing primary structure when there is no change in design, material, color or outer appearance.	X	
Painting - from approved palette *	X	X
Replacement of wood windows with aluminum clad (same color)	X	
All other exterior changes to existing primary structure		X
Accessory Structure and Site Design Components		
Signs**	X	X
Light Fixtures**	X	X
Roof Solar Panels	X	
Additions		X
Other		
Relocation of historic structures		X
Demolition		X
Reconstruction of historic structures		X
Appeals of staff decisions		X

Staff review: If it is reviewed at a staff level, staff will discuss the request with the applicant and generally will determine whether the standards have been met to grant the request or whether the request will require further review by the BAR.

* If not currently painted it must be reviewed by the Board

** If currently not installed and requires new hardware, must be reviewed by the Board

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: A.



AGENDA
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11/13/2018

Proposed 2019 BAR Calendar

ATTACHMENTS:

Description	Upload Date	Type
☐ Proposed 2019 BAR Calendar	11/7/2018	Cover Memo



**BOARD OF ARCHITECTURAL REVIEW
2019 CALENDAR**

301 E. POINSETT ST, GREER CITY HALL

10:00 AM

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
APPLICATION DEADLINE	DEC 4	JAN 8	FEB 12	MAR 12	APR 9	MAY 14	JUNE 11	JULY 9	AUG 13	SEPT 10	OCT 8	N O M E E T I N G
BOARD MEETING DATE	JAN 8	FEB 12	MAR 12	APR 9	MAY 14	JUNE 11	JULY 9	AUG 13	SEPT 10	OCT 8	NOV 12	

Category Number: IV.
Item Number: A.



AGENDA
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11/13/2018

Planning and Zoning Report