



City of Greer
Board of Architectural Review Minutes
September 11, 2018

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

Members Absent: Brandon Price

Staff Present: Brandon McMahan, Zoning Coordinator

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 August 14, 2018

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

III. Public Hearing

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

A. BAR 2018-14

Ms. Wood opened the public hearing for BAR 2018-14.

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 for BAR 2018-14.

IV. Old Business

There was no old business.

V. New Business

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

A. BAR 2018-14

Ms. Wood opened the business meeting for BAR 2018-14.

Mr. McMahan presented the details of the request and staff's recommendations.

He stated the property had been issued as stop work order until the proper permits for the site were obtained.

He advised that this building was a contributing building to the National Registry of Historic Places in 1997 and that the request could make this building a noncontributing building, if completed, so staff's recommendation was denial.

Ms. Harriet Johnson, applicant, stated that that they were advised that the wooden windows were not cost efficient and that they have rotted and caused leaking in the building.

Mr. Langley and Mr. Hannon stated that they think the metal clad windows are an acceptable alternative to the wooden windows but the Board is trying to maintain a balance in the Historic District.

Ms. Johnson stated that she beginning to hear criticism of the measure's Greer is taking to maintain the Historic District and that it is concerning to her. She stated that she feels it's intrusive to property owners.

The Board then cleared up some miseducation that the public has about the Historic District and how buildings are reviewed in the district.

Ms. Johnson stated that she doesn't recall ever being asked for the building to be in the Historic District.

Ms. Johnson asked if the new hotel coming to downtown will be told they have to maintain a certain look to be in the downtown area, even though that property will not be in the Historic District.

Mr. McMahan advised that that property will be in the downtown overlay and will have to maintain the downtown character.

Ms. Wood had staff to explain the difference between the downtown Historic District and the downtown overlay district.

Ms. Hiatt asked staff why there was a recommendation for denial when the structure across the street was just approved with the same windows. Mr. McMahan advised that the windows in that request were put in before coming before the Board and without a permit. He stated that because 214 Randall was a contributing building, and there is grant money in place to help offset the cost of wooden windows, that staff feels the character needed to be maintained.

Ms. Johnson stated that she feels the \$150 fee to appear before the Board was too high. Ms. Wood stated that this fee was set by Council.

ACTION – Mr. Langley made a motion to approve BAR 2018-14. Ms. Hiatt seconded the motion. The motion carried with a vote of 4 to 0.

IV. Other Business

Planning and Zoning Report

Mr. McMahan updated the Board on the process with the changes in the boundaries to the Historic District.

V. Executive Session

VI. Adjourn

There being no other business, Mr. Price made a motion to adjourn. Ms. Wood seconded the motion. The meeting adjourned at 10:36 am.