



City of Greer
Board of Architectural Review Minutes
September 26, 2017

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

Members Absent:

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

I. Advisory Meeting

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

a. Approval of Minutes for July 11, 2017

Ms. Wood asked that the minutes be amended to reflect opening and closing the public hearing and business meeting portions of the meeting.

Ms. Wood made a motion to approve the minutes as amended. Mr. Langley seconded the motion. The motion carried with a vote of 5 to 0.

II. Public Hearing

Ms. Wood opened the public hearing.

A. September BAR Cases

Brandon McMahan presented the following case.

1. BAR 2017-07 La Calle LLC 213 Trade St.

Elias Ja Falero, applicant, spoke in favor of BAR 2017-07 and answered questions from the Board.

BAR 2017-07 had three items that were reviewed and voted on separately.

Item 1 – Large window sign located in the front angled window.

Ms. Wood asked if the sign would cover the entire window. Mr. Falero stated yes, but the sign will be transparent and shows the Board which window the sign will be located in.

Mr. Price asked if the Board had ever reviewed a transparent sign and asked what percentage they would need to follow.

Ms. Wood advised that a window sign must not exceed more than 20% of the gross window area and not included windows above ground level.

Mr. Langley stated that transom windows would count towards the total window area of the façade. .

Ms. Wood stated that the measurements of the sign must be accurate.

Mr. Langley stated that the sign needed to cover the entire window if approved, not a portion.

Mr. Hannon asked Mr. Falero what signage the business is using now. Mr. Falero replied only a temporary banner at this time.

After a brief discussion, the Board moved on to the next item.

Item 2, hanging sign.

Mr. Falero advised that the hanging sign an engraved wooden sign is the same colors as the window sign but inverted, with the name only.

Mr. Price stated that the sign cannot hang below the required height.

After a brief discussion, the Board moved on to the next item.

Item 3, exterior paint colors.

Mr. Falero advised that they would like to paint the exterior of the building a light brown and showed the Board the color on the approved color pallet.

Mr. Falero stated that they may have the name of the business painted on the front of the building. Mr. Langley stated that painting the name on the building could exceed the 20% requirement for signage. Mr. Falero agreed with Mr. Langley that after discussion with the Board that the painted sign would not be necessary.

Mr. Falero and the Board discussed the benefits of keeping the contrast between the brick and the trim of the building.

Ms. Wood closed the public hearing and opened the business meeting.

Ms. Wood made a motion to approve the first item of discussion for BAR 2017-07, the window sign. Brandon Price seconded the motion. The motion carried with a vote of 5 to 0.

Mr. Price made a motion to approve the seconded item of discussion for BAR 2017-07, the hanging sign from the existing pole with inverted colors. Ms. Hiatt seconded the motion. The motion carried with a vote of 5 to 0.

Mr. Hannon made a motion to approve the third item of discussion for BAR 2017-07, the exterior paint on the brick to be changed to a light brown color chosen from the approved color pallet. Ms. Wood seconded the motion. The motion carried with a vote of 5 to 0.

III. Old Business

Ms. McCormick spoke to the Board again about adding 2 additional members to the Board to have a larger Commission to review public art. She stated that the next step is to proceed to have Council to make those recommendations. Mr. Langley asked if the 2 additional members would be added to the current Board or if those 2 seats would be considered separate. Ms. McCormick advised that they would be a part of the existing Board and it would make a total of 7 members.

After a brief discussion, Ms. McCormick advised the Board that the next item of discussion would be the Historic Survey and its findings. She advised the Board that administration was currently reviewing the document and there would be a public hearing about the findings at a later time.

Ms. McCormick advised the Board that there will be a meeting in November because the 2018 calendar would have to be approved.

Ms. McCormick advised the Board of upcoming training opportunities for required credit hours.

IV. New Business

VIII. Adjourn

Meeting Adjourned at 10:47 am.