

BOARD OF ARCHITECTURAL REVIEW (BAR)

December 15, 2021 - 12 noon

MINUTES

PRESENT

Co-Chairman Courtney Furman, Katie Funderburk, Anne Gunby, and Bobbie Jean Rogers; BAR Staff Liaison Josh Skinner, City/County Planner Chris Hudson, Assistant City Manager Ryan Thomas, and City Clerk Tiffany L. Albert.

Walter Roark entered the meeting at 12:02 p.m.

ABSENT

Chairwoman Leslie Lane, and Rebecca Harrison.

CALL TO ORDER

Co-Chairman Courtney Furman called the meeting to order at 12 noon and he welcomed everyone in attendance.

APPROVAL OF MINUTES

A motion to approve the minutes from the November 17, 2021, meeting was made by Bobby Jean Rogers, seconded by Katie Funderburk.

Those who voted in favor were Co-Chairman Furman, Katie Funderburk, Anne Gunby, and Bobbie Jean Rogers.

The motion passed 4-0.

(Walter Roark entered the meeting at 12:02 p.m. and did not vote.)

H-21-12-01 by Bryan Hooper. This is a request for an electronic sign at The Inn on the Square, 104 East Court Street (GPIN# 6845-942-879) in the Uptown Greenwood Overlay District.

BAR Staff Liaison Josh Skinner discussed the request to replace The Inn on the Square's free standing sign with a dark green, aluminum sign that has illuminated letters at the top and a digital reader board located at the bottom. Although the size of the existing sign was grandfathered into the Uptown overlay, staff recommended denial based on BAR standards and regulations regarding electronic reader boards. He also noted that Uptown Manager Lara Hudson and the City of Greenwood are opposed to the request because of the precedence that would allow digital reader board signs in the Uptown Greenwood Overlay district.

Mr. Bryan Hooper of St. Clair Signs, located at 1313 Miller Road in Greenville, SC, spoke in favor of the request by stating the owner wants a newer digital reader board sign that the hotel can also use to advertise City functions and confirmed to Co-Chairman Furman and Bobbie Jean Rogers that their intent is to display full color messages and pictures. He also confirmed to Katie Funderburk that the hotel will have control of the software and will consider a smaller sign to meet current code standards.

Claire Griffith, General Manager of The Inn on the Square, stated the hotel needs a better sign for a better representation of the hotel and community. She suggested setting up the sign once and nothing would have to flash or scroll. The hotel is also willing to share content with the community.

Jim McGuinness, owner of the Inn on the Square, stated that monument signs can have color and scrolling signs. He is not objective of the City's regulations and guidelines because of their working relationship and believed the proposed sign will be benefit the hotel and the City.

Evelyn Harmon of 407 Jennings Avenue spoke in favor of the Inn of the Square because of their upstanding business practices.

Barbara Brogan of 403 Jennings Avenue spoke in favor of the Inn of the Square because of what they do for Uptown Greenwood.

Assistant City Manager Ryan Thomas spoke against the request because granting a variance will cause a precedence for Uptown businesses. He noted that more variances the BAR allows will diminish Uptown Greenwood Overlay standards.

DISCUSSION:

City/County Planner Chris Hudson volunteered to explain the process of electronic reader boards to the BAR.

Katy Funderburk and Walter Roark confirmed that monument signs are not in the Uptown Greenwood overlay regulation and sign standards that Staff Liaison Skinner confirmed are more restrictive.

Mr. McGuinness confirmed to Walter Roark that their Plan B is more expensive for just red letters.

Claire Griffith thought to have more cooperation from the City. She confirmed to Anne Gunby that they were only advised of sign colors and Mr. McGuinness only saw Core Commercial guidelines, not the Uptown Greenwood Overlay.

Assistant City Manager Thomas noted that previous Uptown Managers were also denied electronic reader boards requests. He confirmed to Durrell Benjamin that the Uptown Greenwood overlay was established in 2006. Katie Funderburk added that it was designed to maintain the original character of Uptown Greenwood.

Staff Liaison Skinner confirmed that he sent St. Clair Signs Permit Expeditor Donna Zielinski information on overlay standards when she requested an application on November 5, 2021.

Walter Roark stated that he understood Greenwood needs to grow but he is charged to uphold the rules and regulations of the BAR.

Katy Funderburk is torn because she cannot make exceptions out of shared concerns with the Uptown and the City of Greenwood but wanted to encourage the Inn on the Square to continue what they do for the community.

There was no further discussion from the BAR.

A motion to deny the request for an electronic sign at the Inn on the Square was made by Bobby Jean Rogers, seconded by Katy Funderburk.

The motion unanimously.

Vice-Chairman Furman informed Bryan Hooper, Claire Griffith, and Jim McGuinness that this denial does not prevent them from making sign changes within the Uptown Greenwood Overlay guidelines.

H-21-12-02 by Carol Clements. This is a request to install a mini-split HVAC system on the rear wall of 318 main Street (GPIN# 6845-892-950) in the Uptown Greenwood Overlay District.

BAR Liaison Josh Skinner informed the BAR that he was alerted by Building Official James Whittaker of Ms. Clements' request to install an outdoor mini-split AC unit on the back wall of the Rudd's building that was built in 1892.

City/County Planner Chris Hudson confirmed to Vice-Chairman Furman that there is a zero set back from the sidewalk and his conjecture would be to consider installation to be similar to a windowsill. Josh Skinner stated that Mathis Plumbing provided stats indicating the proposed AC unit would be located 15 feet above ground level.

Ms. Carol H. Ruddock (Clements), owner of the building, spoke in favor of the request by stating it is not a massive piece of machinery, but is a hazard to have it placed on the roof. This process has been more involved than the renters thought but may locate their bakery there.

Durrell Benjamin confirmed that no quotes have been established yet.

No one spoke for or against the request.

DISCUSSION:

Ms. Ruddock confirmed to Walter Roark that the renters backed out because of pending expenses.

Co-Chairman Furman suggested placing the unit behind a boarded middle window of the building. Ms. Ruddock noted that it would affect the sale of the second floor and confirmed that the old unit still works but it is dangerous to access.

Mr. Benjamin confirmed to Co-Chairman Furman and Katie Funderburk that AC units only drains in the winter when it defrosts, and a line can be added to the downspout for drainage. The other option would be to get permission to locate the unit on the roof of the adjacent building. Staff Liaison Skinner confirmed to Katie Funderburk that Buenavista's roof is also being used by the building on the other side. He also noted that Uptown Greenwood Manager Lara Hudson was concerned the unit would take away from the mural and wanted to keep that area clear.

Co-Chairman Furman confirmed to Katie Funderburk that there are other options, other than using that back wall, to provide both exterior and interior access for repairs without a variance.

A motion to deny the request to install a mini-split HVAC system on the rear wall of 318 Main Street was made by Katie Funderburk, seconded by Bobby Jean Rogers.

The motion passed unanimously.

H-21-11-01 by Evelyn Harmon. This is a request for new fencing in the rear and side yard of 407 Jennings (GPIN# 6856-008-275) in the Greenwood Village Overlay District.

BAR Staff Liaison Josh Skinner reminded the BAR of Ms. Harmon's retroactive request to install a metal chain link fence in the side and rear yards of 407 Jennings Avenue. The owner built the fence when she bought the home because of her two dogs and was advised by the contractor to get a fence to match that of her next door neighbor. Because of BAR standards, staff recommended denial.

Ms. Evelyn Harmon, owner of 407 Jennings Avenue, spoke in favor of the request by stating both real estate agents did not tell her of BAR regulations when she bought the house and was advised by her contractor to add a chain link fence to her neighbor's fence. Her plan is to add landscaping along the fence to hide it and asked for 12 months to cover it with shrubbery. Staff Liaison Skinner confirmed that Ms. Harmon's neighbors are in favor of any type of fencing.

Ms. Harmon confirmed to Katie Funderburk and Walter Roark that she is not willing to spend any more money on painting the fence, because chipping paint is not a good lifetime option, but does not mind painting the gate to meet the ordinance guidelines and landscaping the rest.

Barbara Brogan of 403 Jennings Avenue spoke in favor of the request because she's the only one who would see the fence and stated her fence was there when she moved in. She also talked with other neighbors who did not even notice it.

No one spoke against the request.

DISCUSSION:

Bobby Jean Rogers confirmed to Katie Funderburk that other fences on that dead end street are not green. Staff Liaison Skinner confirmed that the chain link fence next door was grandfathered in.

Assistant City Manager Thomas stated that, on the City's perspective, residents must be notified of historical overlays. The middle ground would be for shrubbery to be planted along the fence. Josh Skinner suggested to Katie Funderburk that a time period can be placed in the motion for compliance and enforcement issues. Walter Roark suggested up to 12 months.

Katie Funderburk preferred a colored fence.

There was no further discussion from the BAR.

A motion to approve new fencing in the rear and side yard of 407 Jennings Avenue with a stipulation that detailed landscaping plans be submitted to the BAR within the next six months, and 12 months to add shrubbery to screen across the fence, except for the gate, was made by Walter Roark, seconded by Katie Funderburk.

The motion unanimously.

OTHER BUSINESS:

Oaths of Office for
BAR members.

City Clerk Tiffany L. Albert, CAP-OM, administered the oath of office to Katy Funderburk.

City/County Planner Chris Hudson informed the BAR that four members must have their six hour training before the end of this year for there to be a quorum next year. Training can take place online.

ADJOURN

A motion to adjourn the meeting was made by Anne Gunby, seconded by Walter Roark.

The motion passed unanimously.

Chairman Furman adjourned the meeting at 1:25 p.m.

Respectfully submitted,

Tiffany L. Albert

Tiffany L. Albert, CAP-OM
Executive Secretary/Clerk to Council
City of Greenwood