

BOARD OF ARCHITECTURAL REVIEW (BAR)

May 18, 2022 – 12:03 p.m.

**MINUTES**

---

PRESENT

Chairwoman Leslie Lane, Co-Chairman Courtney Furman, Katie Funderburk, Anne Gunby, Rebecca Harrison, Bobbie Jean Rogers, and Walter Roark; BAR Staff Liaison Josh Skinner, City/County Planning Director Phil Lindler, Planner Draper Carlile, Assistant City Manager Ryan Thomas, City Clerk Tiffany L. Albert, and City Attorney Tripp Padgett.

---

CALL TO ORDER

Chairwoman Leslie Lane called the meeting to order at 12:03 p.m. and she welcomed everyone in attendance.

---

APPROVAL OF MINUTES

A motion to approve the minutes from the February 16, 2022, meeting was made by Walter Roark, seconded by Katie Funderburk.

The motion passed unanimously.

---

H-22-05-06 by the Greenwood Community Theater. This is a request for a temporary door wrap sign advertising Cinderella at 110 Main Street (GPIN# 6848-885-013) in the Uptown Overlay District.

BAR Liaison Josh Skinner discussed the request for a temporary door wrap advertising the upcoming "Cinderella" play at the Greenwood Community Theatre. It can be considered as public art that can be used as photo ops, or a window sign. Because the wrap exceeds more than 20% of the gross window area, a variance will be needed from the BAR, if approved. After reviewing Uptown Greenwood Overlay District regulations regarding signage and public art, he noted that the Planning Staff recommended approval of the request.

A motion to approve the request for a variance to allow a temporary door wrap sign at the Greenwood Community Theatre was made by Anne Gunby, seconded by Bobbie Jean Rogers.

There was no discussion from the BAR.

Those who voted in favor were Chairman Lane, Co-Chairman Furman, Anne Gunby, Rebecca Harrison, Bobbie Jean Rogers and Walter Roark. Katie Funderburk abstained due to a conflict of interest.

The motion passed 6-0.

---

H-22-05-01 by City of Greenwood. This is a request for window signs in the storefront at 104 Amin Street (GPIN# 6846-872-013) in the Uptown Overlay District.

BAR Staff Liaison Josh Skinner discussed a retro request from the City of Greenwood for two window signs that were placed at 104 Main Street (the old PALS Building) in April. Although these signs cover 53% of the building's gross window area, City Manager Julie Wilkie suggested larger window coverings should be considered on empty buildings to improve it's appearance in the community. After reviewing the Uptown Greenwood Overlay District regulation regarding window signs, Josh Skinner informed the BAR that Planning staff recommended denial of the request but will allow for a future text amendment in the Zoning Ordinance.

BAR staff Liaison Skinner confirmed to Co-Chairman Courtney Furman that staff denied the request because window coverings are not considered as public art. He also confirmed to Rebecca Harrison and Katie Funderburk that window coverings do not have the same classification as the Greenwood Theatre's door coverings because it will be more permanent.

Assistant City Manager Ryan Thomas spoke in favor of the request by noting the City is looking for a way to make empty buildings in Uptown to look more appealing. He confirmed the following:

Rebecca Harrison: The old PALS Building will be the new Discover Greenwood office and serve as the gateway into Uptown.

Katie Funderburk: City staff has not had any conversations with property owners to remove newspapers from vacant building windows but is something they can consider. A Lander themed window was chosen as a relationship builder between Uptown Greenwood and the University.

Anne Gunby: Installing window coverings without permission was an oversite from the City but staff is requesting a variance for this building only.

City/County Planning Director Phil Lindler confirmed to Chairman Furman that hanging a display at the window inside of a building would not be in violation of the Uptown Overlay.

Carson Henderson of 109 Oak Avenue (Senator Billy Garrett Office) also spoke in favor of the request by stating the Senator is in support of community development and funding the old PALS Building renovation to be a tourism center.

No one spoke against the request.

A motion to only approve window signs in the storefront at 104 Main Street was made by Rebecca Harrison, seconded by Courtney Furman.

There was no further discussion from the BAR.

Those who voted in favor were Co-Chairman Courtney Furman, Anne Gunby, Rebecca Harrison, Bobbie Jean Rogers, and Walter Roark. Chairwoman Leslie Lane voted against.

The motion passed 5-1.

---

H-22-05-02 by Carla Riley. This is a request for new signage at 318 Main Street. (GPIN# 6845-892-950) in the Uptown Overlay District.

BAR Liaison Josh Skinner discussed the request to approve three signs at the former Rudd's Camera and Video that equals a combined 12.3 sq. ft. which is in the allowable 20% maximum gross window area which is 90 sq. ft. After reviewing Uptown Greenwood Overlay District regulations, he confirmed that staff recommended approval.

Carla Riley of 318 Main Street spoke in favor of this request for signage at the nonprofit bakery and bookstore. She noted to Rebecca Harrison that one of the signs is a designation of the SC Orthodox Christian Foundation.

Josh Skinner confirmed to Chairwoman Lane that all signs are within the allowable space allowed per window.

A motion to approve the request for new signage at 318 Main Street was made by Katie Funderburk, seconded by Walter Roark.

There was no further discussion from the BAR.

The motion passed unanimously.

---

H-22-05-03 by Carson M. Henderson. This is a request for additional accessory buildings at 109 Oak Avenue (GPIN# 6845-874-908) in the Uptown Overlay District.

BAR Staff Liaison Josh Skinner discussed a request from Senator Billy Garrett, Jr. for two shipping container accessory buildings, located at 109 Oak Avenue, that are used to store client files. There are two existing shipping containers that were placed on-site before the property was included in the 2018 Uptown Greenwood Overlay expansion. After reviewing the Uptown Greenwood Overlay District regulations regarding accessory uses and structures, he noted that the Planning Department staff recommended denial.

BAR Staff Liaison Skinner confirmed to Chairwoman Lane that the Planning Department has no permit on record for their existing shipping containers and the BAR will decide if additional storage bins will be allowed. He also confirmed to Katie Funderburk that those shipping containers were not at 109 Oak Avenue in 2008, but was there in 2011, prior to the expansion of the Uptown Historic Overlay District and a proposed zoning change will depend on BAR's decision.

Carson Garrett, from Senator Garrett's Office located 109 Oak Avenue, spoke in favor of the request by acknowledging the permit was done in the Zoning Office and noted there is ample room to add these new units on their premises.

No one spoke against the request.

Carson Henderson informed Rebecca Harrison that he and Senator Garrett hope to be retired before proposed additional units are full. If this request is denied by the BAR, then they must file off premises. However, if approved, they do not plan to request any more storage containers.

Josh Skinner confirmed to Chairwoman Lane that Planning Staff recommended denial of the request.

A motion to deny the request for additional accessory buildings at 109 Oak Avenue was made by was made by Walter Roark, seconded by Rebecca Harrison.

There was no further discussion from the BAR.

The motion passed unanimously.

H-22-05-04 by the Greenwood County Voter Registration. This is a request for an accessory building at Park Plaza, 600 Monument Street (GPIN# 6845-871-833) in the Uptown Overlay District.

BAR Liaison Josh Skinner discussed the request from the Greenwood County Voter Registration office for an accessory building to house their equipment. The proposed location would be located on the rear side of Washington Avenue, in the grassy area at the end of the sidewalk, that will be painted the same color as Park Plaza. After reviewing the Uptown Greenwood Overlay District regulation regarding accessory buildings, he noted that the Planning Department staff recommended denial.

Mr. Leland Elledge of 600 Monument Street spoke in favor of the request by discussing the need for additional space. Greenwood County recommended this area because that structure would be an improvement to that space. He also believed that it would beautify the area and confirmed to Rebecca Harrison that the building would be sitting on a leveled, wooden platform.

Assistant City Manager Thomas noted that the City will provide space to store their equipment.

Greenwood County Director of Elections Connie Moody also spoke in favor of the proposed accessory building by stating the equipment needs to be in close proximity for monitoring.

She confirmed the following:

Katy Funderburk: The machinery will be located inside Park Plaza, but the accessory building would need to be close and under 24 hour surveillance.

Walter Roark: Close proximity will be needed to transport equipment during elections. Assistant City Manager Thomas noted the City can provide a trailer to transport equipment to and from their storage location.

Rebecca Harrison: The building will house simple signage and, although surveillance is not needed, it would be good to have.

Anne Gunby: Signage will be replaced from time to time due to wear and tear.

Barry Edwards of 117 Rutledge Road spoke in favor of the request by providing examples of carts needed to hold signage at each of the 50 precincts.

He confirmed to Katy Funderburk that more personnel will be needed to retrieve signage from another location. Connie Moody added that it will be a logistical nightmare to have signage in a different location during a General Election and confirmed to Walter Roark that, at the last election, equipment was left in the parking lot to prep for primaries.

Chairwoman Lane stated that now would be a great time to consider a future text amendment to address this.

Ms. Michelle Powers of 215 Park Avenue spoke against the request, not because of the location but for things that may be living under it, since her staff uses that parking lot. Leland Elledge confirmed that the wooden slab would be placed directly on the ground.

A motion to deny the request for an accessory building at 109 Oak Avenue was made by Courtney Furman, seconded by Walter Roark.

There was no further discussion from the BAR.

The motion passed unanimously.

---

H-22-05-05 by Connie Schultz. This is a request for accessory buildings at 514 Main Street (GPIN# 6845-909-857) in the Uptown Overlay District.

BAR Staff Liaison Josh Skinner discussed a request from Connie Schultz for one accessory building at Mike's Muffler located at 514 Main Street. She already agreed to move two accessory buildings, but is requesting to leave the larger one, sized 20 x 10 feet, onsite. If approved, she would move it to the northwest corner of the property, out of view from the street. After discussing the Uptown Greenwood Overlay District regulation regarding accessory buildings, he noted that Planning Staff recommended denial of the request, and confirmed to Chairwoman Lane that two of those accessory buildings are grandfathered. Assistant City Manager Thomas noted that there are three more accessory buildings located beside the First Citizens Bank Building.

Connie Schultz spoke in favor of the request by confirming the larger accessory building holds equipment and surplus parts that are necessary for their growing business, but will build around it, if not approved. She confirmed the following:

Rebecca Harrison: The building is full of mufflers, equipment, and everything that is in use.

Walter Roark: The area has been cleaned up and all buildings are accessible.

Katie Funderburk: The other two buildings can be removed or sold, but storage is needed because her business is growing.

**DISCUSSION:**

Katie Funderburk noted there were no accessory buildings as of 2018 and, if the business is growing, those buildings that are currently there will not be enough.

Chairwoman Lane instructed Rebecca Harrison and BAR Members to consider the request "as is".

Co-Chairman Furman noted that, if approved, it will not meet property line setback requirements.

A motion to deny the request for accessory buildings at 314 Main Street South was made by Katie Funderburk, seconded by Rebecca Harrison.

There was no further discussion from the BAR.

The motion passed unanimously.

---

OTHER BUSINESS:

City Clerk Tiffany L. Albert, CAP-OM re-administered the oath of office to present members.

Re-Administer Oaths of Office – Tiffany Albert, CAP-OM.

---

ADJOURN

A motion to adjourn the meeting was made by Co-Chairman Furman, seconded by Katie Funderburk.

The motion passed unanimously.

Chairwoman Lane adjourned the meeting at 1:10 p.m.

---

Respectfully submitted,

[Tiffany L. Albert, CAP-OM](#)  
Executive Secretary/Clerk to Council  
City of Greenwood