



City of Clemson
PLANNING & CODES ADMINISTRATION

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BOARD OF ARCHITECTURAL REVIEW
August 6, 2013 – 6:00 P.M.
CITY COUNCIL CHAMBER

Members Present: Russ Hebert, Curtis Arnold, Wayne Leftwich, Rob Seel, Davis Moorhead, Jane Brown and Alley Linder

Members Absent: None

Staff Present: Sharon Richardson, Director and Beth Connor, Recording Secretary

1. **Call to order:** Chairman Russ Hebert called the meeting to order at 5:58 p.m.
2. **Adoption of Minutes:** Curtis Arnold moved the minutes for the July 2nd meeting be accepted as presented. Jane Brown seconded the motion. Minutes adopted.
3. **Action Items**
 - a. **Building and Site Review:**

- 1) **2013-AR-06:** Signature Architects representing BLG Mason LLC, is requesting final review for a site plan and new building elevations for a professional office at 221 Shaw Street.

Staff Report: Sharon Richardson reported that this is the second building on Shaw Street, which will be built on the lot next to the property that Excel Rehabilitation now occupies. Ms. Richardson stated that this new building will sit on a separate parcel, but the owners desire to have the same look at the larger building next door. Ms. Richardson reminded the Applicant that they need to remember that there is a residential neighborhood there as well and that they need to be good neighbors.

Applicant: Paul Zugg, Signature Architects, apologized for missing the last meeting.

Mr. Zugg described the proposed location of the building. Mr. Zugg said that it would be approximately 6 feet below road. Mr. Zugg said that the building will be 3290 square feet with 4 tenants leasing office space. There will be more parking than required, 9 impervious spaces.

Mr. Zugg stated that there will be a 15 foot type C buffer with a fence. Mr. Zugg said that they would receive credit for the existing trees.

Mr. Zugg said that they would be marketing the space to small businesses.

Davis Moorhead asked how many steps there would be to the building. Mr. Zugg figured out that there would be approximately 16 steps.

Russ Hebert asked what type of material would be used for the pervious surface. Mr. Zugg said that it would probably be concrete because it is more economical and durable.

Mr. Zugg described the prototype of the space layout and emphasized that this structure would match the existing building.

Curtis Arnold asked if the fence would match the existing fence and Mr. Zugg said that it would.

Mr. Arnold asked about the lighting and Mr. Zugg said that they would use the same lighting that is currently being used.

Mr. Arnold asked about the shielding around the HVAC equipment. Mr. Zugg stated that all units will be in the back as there was no room on the side or front so there would be a natural shielding due to the topography and the fence.

Wayne Leftwich asked if they would be using a dumpster or push carts for the trash. Mr. Zugg said that the other building is currently using push carts, so the new building will also be using push carts.

Rob Seel commented on the fact that the new building is complimentary to the existing but questioned why the change in the gable condition between the 2 buildings. Mr. Zugg pointed out that the scale of the building is smaller, the parapet is too large.

Mr. Seel said that he would like to see more definition. Discussion followed on the difference in roof shape. Mr. Zugg said that they wanted to keep the focus on the entrance.

Alley Linder pointed out that there were canopies on the existing building and asked about canopies on the new building. Mr. Zugg said that there wouldn't be any, that they had pushed the doorways back for protection.

Mr. Arnold, in light of the heavy rains we have been receiving, questioned the handling of the stormwater. Mr. Zugg said that there was an existing catch basin and then described the route of the stormwater to the Board.

Jane Brown moved that the request be granted as presented. Wayne Leftwich seconded the motion. Motion unanimously approved.

- 2) 2013-AR-07:** Jonathon Silkworth is requesting final approval for the site plan and building Elevation for the relocation of the "Canoy Caboose" to a vacant parcel located at 559 Old Greenville Highway.

Rob Seel recused himself from this discussion as he is the Architect of record.

Staff Report: Sharon Richardson said that the site plan follows the BZA approval. Ms. Richardson informed the Board that the BZA approved a variance for a 5 foot encroachment. Ms. Richardson said that residents appeared before the BZA with a concern about the natural buffer that exists with gives privacy as well as noise reduction from the road. The BZA stated that instead of a fence they would require the existing trees be kept.

Ms. Richardson informed the Board that this would be a 15C buffer type which consists of 2-3 upper story trees, under story trees and shrubs.

Mr. Hebert asked if they would be preserving the existing trees and the response was that they would.

Ms. Richardson said that the site plan does meet the minimum parking space requirements, but the Caboose has not been cleared as far as the Codes standpoint.

Applicant: Jon Silkworth, 115 Fort Rutledge, stated that he had no problem with the 15C buffer in the back and the 5C buffer on the side. Mr. Silkworth said that he would be contacting the city regarding the retaining wall.

Mr. Hebert asked if there was any change in the design from the previous meeting and Mr. Silkworth said there was no change.

Mr. Hebert asked how he fixed the parking and Mr. Silkworth indicated where they had gained 3 more parking spaces. He informed the Board that he had spoken with the owner of the Clemson Pawn and he said that he would work with the Silkworth's.

Mr. Silkworth indicated that the primary use would be food service or an office.

Ms. Richardson said that Mr. Silkworth had met the bare minimum for parking. Ms. Richardson pointed out that this parcel is located in the CP-2 zoning district and she pointed out that this is a large parcel and that this is the best scenario for the parcel's use.

Mr. Hebert asked where there would be lighting. Mr. Silkworth said in the parking area and the sign.

Mr. Linder asked what material would be used for the retaining wall. Mr. Silkworth said that it would probably be segmented brick.

Mr. Hebert questioned Sharon Richardson on the code issues. Ms. Richardson stated that staff would like to see that the caboose is not moved until all code issues are resolved. Staff would also like to see the entire package permitted at the same time.

Jane Brown moved that the Board grant the request as presented with the stipulation that the caboose move onto the site after all code issues have been met. Davis Moorhead seconded the motion. Motion granted by unanimous vote.

- 3) 2013-AR-08:** Mark McInnis is requesting final approval for the site plan and elevation for the second building at 201 Frontage Road.

Ms. Richardson reported that she had sent concerns about their landscape plan, signage and package issues to Rich Bartels and presumes that is why the Applicant did not show this evening.

The Board tabled the agenda item until the September meeting.

4. Staff Reports:

Sharon Richardson asked the Board members for the cell phone numbers for staff only in case of any last minute changes in meetings.

5. Adjourn – 6:45 p.m.

Respectfully submitted,

Beth Connor
Recording Secretary

Note: Proceedings of this meeting have been recorded on audio tape.