



*City of Clemson*  
**PLANNING & CODES ADMINISTRATION**

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**BOARD OF ARCHITECTURAL REVIEW**  
**February 3, 2015 – 6:00 P.M.**  
**CITY COUNCIL CHAMBER**

**Members Present:** Wayne Leftwich, Davis Moorhead, Tom Henderson, Gina McLellan, Curtis Arnold and Tal Slann

**Members Absent:** Jane Brown

**Staff Present:** Todd Steadman, Zoning and Codes Administrator and Beth Connor, Recording Secretary

- 1. Call to order:** Acting Chairman Curtis Arnold called the meeting to order at 6:00 p.m. Mr. Arnold welcomed the Board members and public and read the guidelines of the Board of Architectural Review.
- 2. Adoption of Minutes:** Davis Moorhead moved the minutes for the January 6, 2015 meeting be accepted as presented. Tom Henderson seconded the motion. Minutes approved unanimously.
- 3. Election of Officers:** Gina McLellan nominated Jane Brown for Vice Chairman, Davis Moorhead seconded the nomination. Jane Brown was unanimously voted in as Vice Chairman.

Davis Moorhead nominated Curtis Arnold for Chairman. Gina McLellan nominated Wayne Leftwich for Chairman. Curtis Arnold withdrew his nomination and seconded Wayne Leftwich for Chairman. Wayne Leftwich was unanimously voted in as Chairman.

**4. Action Items**

**a. Building and Site Review:**

- 1) 2015-AR-04:** Applicant Joseph Turner is requesting approval of the proposed remodel of the existing Wendy's located at 1048 Tiger Blvd.

**Staff Report:** Todd Steadman informed the Board that this request is to remodel the existing Wendy's which is located in the CP-2 Zoning district and Architectural Overlay District 3. This request has no bearing on the Comprehensive Plan.

Mr. Steadman has met with the Applicant on several occasions to ensure that all proposed changes adhere to applicable codes and standards. Because this is considered a remodel of an existing use and the basic footprint of the building is not changing by more than 10% the project is exempt from site requirements typical of AR District 3. This is essentially an aesthetic review.

**Applicant Report:** Joe Turner, 1048 Tiger Blvd, introduced Kelly Durham and Richard Cole. Mr. Turner explained that the remodel is governed by Wendy's International and is the square building design.

Using display boards, Mr. Turner described the proposed changes. Mr. Turner said that they would be using existing brick so that the changes will match. Mr. Turner said that they plan to be closed from May 3, 2015 to the reopening on July 31, 2015.

Mr. Turner described the proposed landscape plan which will include the strip that runs between Wendy's and Small World Travel.

Davis Moorhead asked if there would be an increase in footage in the back of the building. Mr. Turner responded that there are two 300 square-foot free standing buildings in back, one for storage and one for the refrigerator unit and they will be enclosed.

Mr. Arnold asked for clarification as to the color of the block. Mr. Turner said it would be a copper brown.

Chairman Leftwich opened the discussion for public input.

No one from the public came forward to speak, so Chairman Leftwich closed the public input session.

Tom Henderson moved that request be approved as presented. Davis Moorhead seconded the motion. Motion passed unanimously by a show of hands.

Mr. Steadman informed the Board that Mr. Turner is looking at ways to take advantage of the lakefront behind Wendy's and the City will be improving the existing picnic area to be more inviting to customers.

**2) 2015-AR-05:** Applicant Hiten Patel is requesting approval of the proposed exterior of the University Inn and Conference Center located at 1310 Tiger Blvd.

**Staff Report:** Todd Steadman informed the Board that the applicant is requesting approval of the proposed exterior renovations of the University Inn and Conference Center located at 1310 Tiger Blvd. This property is located in the CP2 zoning district and Architectural Overlay District 3.

Mr. Steadman told the Board that there will be further renovation of the interior, but the Board's purview involves only the exterior renovations. The exterior renovations focus on the covered entry to the building and the detailing of the roof. Because this is considered a remodel of an existing use and the footprint of the building is not changing, the project is exempt from site requirements typical of AR District 3. This is essentially an aesthetic review.

**Applicant Report:** Andrew Washington, Atlanta, informed the Board that the University Inn and Conference Center will become part of the Best Western family. Mr. Washington said that the main changes will be to change the cornice at the top of the building and the portico. Mr. Washington described these changes by using boards that he displayed. Mr. Washington also supplied color samples that were distributed.

Tal Slann complimented the Applicant on the proposed changes and asked if the parking lot would be resurfaced and questioned the landscape proposal. Mr. Washington pointed out that the landscape that will be refreshed in the front. Mr. Washington said that they would be supplying a landscape plan for staff approval. Mr. Washington wanted the Board to know that the intent of the proposal is to make the property look new.

Ms. McLellan asked about the material to be used to resurface the exterior walls. Mr. Washington said it would be a type of stucco and described the material for the Board.

Mr. Slann asked about the green roof structure and Mr. Washington said it would be gone.

Mr. Arnold asked if there would be any changes to the windows and Mr. Washington said there would not be.

Mr. Arnold asked if the lighting would be changed. Mr. Washington said that the lighting would remain the same as it is now.

Chairman Leftwich opened the discussion for Public input. No one from the public chose to speak and Chairman Leftwich closed the public session.

Tom Henderson moved that request be approved as presented. Tal Slann seconded the motion. Motion granted unanimously by a show of hands.

5. **Staff Reports:** Todd Steadman said that there were no staff reports at this time. Mr. Steadman did let the Board know that staff was trying to come up with a way, using the City Website, to keep the public informed of projects in for Plan Review and permitting. This would only pertain to the larger projects.

Ms. McLellan asked if there would be a public hearing regarding the Garrett's property. Mr. Steadman informed her that there was a public hearing on February 2<sup>nd</sup>. The developers are exploring a PD which will be an Agenda item at the March 9<sup>th</sup> Planning Commission meeting. Mr. Steadman then explained the PD process to the Board.

Ms. McLellan asked staff to place signs so that they can be easily read when driving by.

6. **Other Business - none**

7. **Adjourn – 6:32 p.m.**

Respectfully submitted,

Beth Connor  
Recording Secretary

*Note: Proceedings of this meeting have been recorded.*