City of Clemson
PLANNING & CODES ADMINISTRATION
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BOARD OF ARCHITECTURAL REVIEW
January 7, 2014 – 6:00 P.M.
CITY COUNCIL CHAMBER

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

Members Absent: None

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

1. **Call to order:** Chairman Russ Hebert called the meeting to order at 5:58 p.m. Mr. Hebert welcomed Todd Steadman.

2. **Adoption of Minutes:** Jane Brown moved the minutes for the November 5th meeting be accepted. Davis Moorhead seconded the motion. Minutes adopted.

3. **Action Items**
   a. Building and Site Review: (Please note that the numbers have been changed from the original agenda, due to an error in numbering.)

   i. **2014-AR-01:** Applicant Jim McKibben is requesting a review for renovating the former Big Dave's BBQ facility (at the corner of Hwy 123 and Keowee Trail) into a Smoothie King franchise.

   Staff Report: Todd Steadman reported that this property is located in the CP-2 zoning district, Architectural Overlay District number 3. Mr. Steadman stated that the project does support the Comprehensive Plan section 6.23.

   Mr. Steadman pointed out to the Board that there is a parking issue. The zoning ordinance requires 1 parking space per 100 square feet. As the building shown is approximately 1000 square feet there is a requirement of 10 parking spaces. Mr. Steadman, as the Zoning and Codes Administrator, has the authority to reduce the parking requirement by 10% for commercial property within 1000' of a CAT bus route, which would reduce the number of parking spaces required to 9. Mr. Steadman said that the site plan indicates 4 parking spaces in the front and 3 on the side, which still leaves the project 2 parking spaces short.

   Mr. Steadman informed the Board that he has met with the Architect and the owner regarding this concern and they have been exploring options available to correct this problem.

   Russ Hebert asked what the exact square footage of the building is. Jim McKibben responded that the square footage was closer to 1100.

   Rob Seel asked for clarification as to the parking spaces being a Zoning requirement. The Applicant would have to go before the Board of Zoning Appeals to request a variance. Mr. Seel pointed out that they might consider reducing the footprint, but the Architect told the Board that this was not a desirable option and said that they have been in contact with a neighboring business regarding the possibility of leasing the needed parking spaces from them.

Applicant: Jim McKibben, Project Architect, Seneca, using the site plan, explained that they may be able to fit 8 parking spaces on the site. Mr. McKibben stated that they may have to obtain 1 or 2 parking spaces from a neighboring business. Mr. McKibben said that one option was to lease the needed spaces from Pixie and Bill's.

Mr. Hebert asked if the site was .2 acres. Mr. McKibben said that it was.

Mr. McKibben said that the setbacks are to the site boundary lines.

Mr. Seel pointed out that there appears to be limited site disturbance and they have 2 entrances. Mr. Seel asked if they have considered making one of the entrances into parking spaces.

Mr. McKibben said they feel that the site needs a right and left exit but they may redefine an entry to get 1 space, but the owner also wants an outdoor seating area using the current smoker area, adding a fireplace to encourage outdoor seating.

Davis Moorhead feels that the Board would need some documentation from Pixie and Bill's verifying the parking agreement.

Curtis Arnold asked about the lighting and signage package. Mr. McKibben said that he cannot speak of the signage, but as for the site lighting, he believes that the intent is to use the current lighting if it is still legal.

Mr. Arnold asked if this is a corporate design and Mr. McKibben responded that the franchise owner needs to provide a shell and then Corporate provides a design that fits within the shell.

Mr. McKibben informed the Board that Corporate has 2 color schemes. The newest scheme is earth tones, but the owner and architect prefer the older color scheme.

Mr. McKibben described the size of the 3 structures to the Board using the site plan. He explained that they were unsure of the use of the roofed over area and that would be removed, as well as the cooler.

Mr. McKibben showed the new site plan and explained the customer flow in and out of restaurant. Mr. McKibben said that they feel the main source of income will be the drive through area.

Mr. Arnold asked about the color scheme, wondering if the shutters would be green. Mr. McKibben said that Smoothie King wants shutters, roof, etc. to be red.

Jane Brown asked if the Applicant would return to the next meeting with the final site plan including parking and the actual color scheme. Ms. Brown asked about the material for the roof and Mr. McKibben said the roof would be metal and the structure would be a synthetic stone.

Alley Linder asked is the signage would only be on the building or would there be more. Mr. McKibben said that he believed that there would signage on the ground.

Mr. Seel said that he feels the project is attractive and is in favor of the concept. He pointed out that he feels they should really look at manipulating the entrances, possibly modifying the traffic flow to accommodate additional parking. Mr. Seel asked that the Applicant come back with the signage package, lighting plan and samples of the materials to be used.

Mr. Hebert agreed that it was conceptually ok'd, but agreed with Mr. Seel regarding the request for the next meeting.

Mike McNulty, owner told the Board about himself and the other businesses he is owner of and his philosophy on what Smoothie King can do for the students, studying outside with a hearty meal in a cup, or grabbing a smoothie and continue on their way.

Mr. Seel said that he felt the Board was supportive of the idea.

The Board decided to table the item until the next meeting and gave the Applicant a basic list of what they would be looking for.

Mr. Arnold asked about walk-ways as well.

ii. **2014-AR-02:** Applicant Jonathan Starkey is requesting a review of proposed changes to the exterior of the building at 101 Sloan Street (Study Hall). Russ Hebert recused himself from this discussion as he will be leasing units within this project.

Staff Report: Todd Steadman reminded the Board that they should be familiar with this project. The only code issues which are the fire escape and the railing heights have been reviewed. Mr. Steadman reported that the railing meet code and the Fire Marshal has approved an interior stairway for an additional exit. Mr. Steadman also spoke with Chief Dixon of the Clemson Police Department and he has approved the street level windows.

Mr. Steadman reported that the Architect is working with the Public Works Department regarding the trash issues. Mr. Steadman offered to have the staff make the approval rather than the Applicant coming before the Board again, if the Board is in agreement. Mr. Steadman assured the Board that this would be a condition that would need to be met prior to the issuance of a Certificate of Occupancy.

Mr. Steadman reminded the Board that this is primarily an aesthetic review.

Applicant: Christine Tedesco, RSCT Architect and Design informed the Board that the parking space will be leased with the apartment. Ms. Tedesco said that the owners will be moving here this week.

Ms. Tedesco said that the spotlights are for the signage. Ms. Tedesco gave a brief description of the roof bar and the stairs coming off the upper level.

Mr. Seel asked about the construction at parapet, asking if it was stucco. Ms. Tedesco said yes and it will be gray in color.

Mr. Seel asked about the color of the roof panels. Ms. Tedesco said they wanted it to more subtle than the Tiger orange…it's more of a burnt orange.

Mr. Moorhead asked if it would be the same color as the University uses on their roofs. Ms. Tedesco said it was not that bright.

Wayne Leftwich moved that the request be approved conditionally with the trash issued handled by the staff. Rob Seel seconded the motion. Motion approved.

iii. **2014-AR-03:** Applicant Tom Winkopp is requesting a conceptual review of architectural plans and drawings for the proposed Dukes Centre located at 386 College Avenue. Jane Brown recused herself as Mr. Winkopp has his license through Carolina Real Estate.

Staff Report: Todd Steadman reported that this project is located in the C zoning district and the Architectural Overlay District number 2. Mr. Steadman informed the Board that this project is on the Agenda for a Conceptual Review.

Mr. Steadman reported that this project supports the Comprehensive Plan sections: Housing Objective 3.4, Economic Development Objective 6.2 and the Natural Resources Objective 6.3. Mr. Steadman also pointed out that the project appears to be in compliance with all applicable codes with the exception of the number of parking spaces.

Mr. Steadman noted that there is no minimum front setback required but a maximum of 15'. This has been met. There is a 10' setback in the rear of the property and this has been met. Mr. Steadman said that though there is no side setback there will be a landscape buffer on each side.

There are 2 curb cuts within the width of the parcel which is what code allows.

Mr. Steadman said that this is a mixed use project with 305 bedrooms which require 305 parking spaces. There is no required parking for the commercial portion of the project. Mr. Steadman pointed out that there is a required 305 parking spaces for the residential portion, but the project plan shows 476 parking spaces. Per Code Section 19-802 – *The amount of parking spaces shall not exceed 50% of the required amount unless expressly permitted within these regulations.* Therefore the maximum allowed parking spaces is 458. This project is 19 parking spaces over the allowed amount.

Mr. Steadman informed the Board that in order to stay within code the number of spaces needs to be reduced, a variance requested or another solution explored.

Mr. Steadman stated that a loading space measuring 45' x 10' with adequate turnaround space is required. This requirement has been met.

Mr. Steadman said that there is a requirement for bicycle parking. This project will be required to have 41 bicycle spaces available for residential and commercial use. Mr. Steadman has met with Architect and owner regarding this and bicycle parking will be shown on the final plan. The owner and Architect are taking under consideration a room inside for residential bicycle parking with a public rack outside for visitors.

Davis Moorhead asked about the rationale for the limiting of parking spaces. Mr. Steadman said that is the way the code is currently written and staff plans to revisit this to assess this issue of parking as it relates to parking garages.

Mr. Steadman said that there are approximately 24 substantive trees at site that will be removed. He informed the Board that they have the option of requiring a tree survey of the site.

Mr. Steadman said that he has spoken with the City Fire Marshal and Chief Daniel of the Clemson Fire Department and there is no concern regarding the height of the building.

As far as storm water issues, Mr. Steadman has met with the City Engineer and there are no concerns. Mr. Steadman said that the embankment at the north end of the property may become a retaining wall.

Mr. Hebert asked about the code for the replacement of trees. Mr. Steadman said that City Code provides a formula to determine the number of trees to be replaced and the caliper of those trees.

Applicant: Paul Zugg, Signature Architecture, gave a history of the parcel. Mr. Zugg said that Mr. Winkopp asked him to redesign the project eliminating the Carolina Real Estate parcel, hearing the concerns of the public. Mr. Zugg said that the location was kept at 60' off property line. The new design reduced the road frontage by 130'. The existing 60' buffer will be maintained.

Mr. Zugg gave the following details of the project:
17,000 square feet of Commercial space
78,000 square feet of heated space
96 residential units
452 parking space in deck
28 parking spaces outside the Commercial space
The plazas will be on the north and south corner of building which will accommodate bike racks.

Mr. Zugg said that the slope on the north property line will be filled and there will be an underground detention pond.

Mr. Zugg also pointed out that there will be 2 short 4' stepped retaining walls with plantings between the walls. Mr. Zugg that they will do a tree survey.

Mr. Zugg said that the site lighting will be 18' shoe box fixtures in parking lots, ground lighting for building, and the building lighting will be up and down not outward.

Mr. Zugg brought samples of the building materials. Mr. Zugg said that it would be a stone-like base, either shot blast or polished. The brick will be a burgundy/velour, brown/red color with stucco accents.

Mr. Zugg said the curtain wall will be aluminum store front type windows with casement windows in the apartments.

Mr. Zugg stressed that there will be no balconies.

Mr. Hebert asked if there were 3 street level commercial entrances, on northwest and southern sides. Mr. Zugg said that was correct.

Mr. Hebert asked what the glass columns on the front of the building were. Mr. Zugg said they were the living rooms of the apartments.

Mr. Hebert asked about the sign package. Mr. Zugg said it will be similar to the Clemson Center with monument signs on the north and south entrances.

Mr. Hebert asked about the landscape plan. Mr. Zugg said that it is indicated on the site plans, although there were no species indicated.

Mr. Hebert stated that he felt that up and down lighting on the building would be more appealing and it would soften the building.

Mr. Linder asked about the entrances to the parking garage. Mr. Zugg said that there would be one entrance on the north and one on the south sides.

Mr. Arnold asked about the placement of the HVAC equipment. Mr. Zugg said there would be roof top units for the residential and that the commercial part will have some on the ground, but assured the Board that they would be shielded so as not to be seen.

Mr. Linder asked about the height of the parapet. Mr. Zugg said it would be 2'.

Mr. Linder asked about the height of the elevator floor. Mr. Zugg said it would be 10' from floor to floor.

Mr. Hebert asked about the trash location. Mr. Zugg said it would be on the north property line and there would be 2 compactors in the building.

Mr. Hebert asked about loading zones. Mr. Zugg said there were 2.

Mr. Hebert asked about the pool area. Mr. Zugg said there would be a door on the back southwest corner as access to the pool area which will be fenced with a cabana.

Mr. Leftwich stated that he felt this was a great mixed-use project, but he has some concerns about the window side facing College Avenue which are bedroom windows. He realizes that they are 6-8' above the sidewalk. Mr. Leftwich asked if they would consider making these units commercial or office space as it seems to invade the pedestrian field. Mr. Leftwich would like to see the first floor kept pedestrian friendly. Mr. Zugg said that he would study this. Mr. Leftwich showed Mr. Zugg on the site plan exactly where his concern lies.

Mr. Hebert asked if there is a step down off College Avenue. Mr. Zugg said there is a step down to the Plaza.

Mr. Seel said that it is a very handsome building with broad horizontals. Mr. Seel expressed his concern that the building is too big and way out of scale for the rest of the area. Mr. Seel said he realizes that they can do it, but asked should you? Mr. Seel feels it dwarfs everything around it and diminishes the village element.

Mr. Hebert said to get the plan down, work on parking. Mr. Hebert asked that when they come back to the BAR if they will have it worked out. Mr. Zugg said they will.

Mr. Hebert asked that he come back with elevations in color and the view from the main thoroughfare. Mr. Zugg said he would do his best.

Mr. Leftwich asked about the bicycle parking within the deck. Mr. Leftwich mentioned that he didn't remember this being a concern in the past. Sharon Richardson said that this requirement is now a part of the adopted codes.

4. Staff Reports:

1) Todd Steadman gave a brief update on the Comprehensive Plan and strongly encouraged Board members to participate or encourage others that they feel would be an asset to the process to participate.

2) Mr. Steadman also pointed out that the applications for vacancies on the Boards closed last month. Alley Linder did not submit an application, so Gina McLelland, will be the At-large member and will be notified this week

3) Tommye Hearst asked to remember that there are ways to make items such as bike racks artistically appealing. Ms. Hearst asked to consider art when making decisions for the city.

5. Adjourn – 7:30 p.m.

Respectfully submitted,

Beth Connor
Recording Secretary

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