



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

1250 Tiger Blvd., Suite 4 • Clemson, SC 29631-2662 • (864) 653-2050 • Fax (864) 653-2057 • www.cityofclemson.org

**BOARD OF ARCHITECTURAL REVIEW**  
**July 7, 2015 – 6:00 P.M.**  
**CITY COUNCIL CHAMBER**

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

**Members Absent:** Jane Brown and Gina McLellan

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

**1. Call to order:** Chairman Wayne Leftwich called the meeting to order at 6:02 p.m.

Staff requested that there be a change in the Agenda order. With the Board's approval, staff would like to change item number 7 to be presented before item number 6. Tom Henderson made a motion to approve this request. Davis Moorhead seconded the motion. Motion approved unanimously by a show of hands.

**2. Adoption of Minutes:** Davis Moorhead moved the minutes for the June 2nd meeting be accepted as presented. Curtis Arnold seconded the motion. Minutes adopted by a show of hands.

**3. Action Items**

**a. Building and Site Review:**

**1) 2015-AR-16:** Applicant Dale Masi is requesting approval to replace the front door at Nick's Tavern located at 107-2 Sloan Street.

**Staff Report:** Todd Steadman reported to the Board that this business is located in the C Zoning District and in Architectural Overlay District 1. Mr. Steadman said that this project is being presented for final review and approval. This is essentially an aesthetic review.

**Applicant:** The applicant was not present at the meeting.

Public Session opened and closed as no one chose to speak.

Davis Moorhead moved that the request be approved as presented. Tal Slann seconded the motion. Motion approved unanimously by show of hands.

**2) 2015-AR-17:** Applicant Julie Ibrahim is requesting approval to paint the old Kentucky Fried Chicken, located at 1106 Tiger Blvd to match The Tiger Sports Show which is adjacently located at 1102 Tiger Blvd.

**Staff Report:** Mr. Steadman informed the Board that this business is located in the CP-2 Zoning District and Architectural Overlay District number 3. Mr. Steadman said that the Applicant is requesting approval to repaint the vacant structure located at 1106 Tiger Blvd so that it matches her adjacent property, The Tiger Sports Shop. This is essentially an aesthetic review.

**Applicant:** Applicant Julie Ibrahim showed the Board a rendering on her I-pad and had paint swatches to show the actual color.

Public Session opened and closed as no one chose to speak.

The Board stated that this would be a big improvement.

Curtis Arnold moved that the request be approved as presented. Tom Henderson seconded the motion. Motion approved unanimously by show of hands.

**3) 2015-AR-18:** Applicant Matthew Thrasher is requesting approval to decorate a walk-in cooler and apply a Death Valley image to the back window of Skin's Restaurant located at 1070 Tiger Blvd.

**Staff Report:** Mr. Steadman reported that this business is in a CP-2 Zoning District and Architectural Overlay District number 3.

Mr. Steadman said that the Applicant has decided to paint the cooler to match the building rather than decorate the cooler. Mr. Steadman said that the Applicant still wishes to put a photographic applique of Death Valley on the rear window. Mr. Steadman said there were no code issues related to the request and that the Board had approved a similar request for Dunkin' Donuts which is located across the street from this site.

**Applicant Report:** Matt Thrasher said that painting the cooler the same as the brick, blends in with the patio. Mr. Thrasher feels this is a better choice realizing that the Tiger Paw and Skins Logo was too loud.

Mr. Thrasher said that the area where the applique will be is a storage area for the restaurant and the applique makes this area not visible. Mr. Thrasher also said that they will be updating the landscape this fall.

Public Session opened and closed as no one chose to speak.

Tom Henderson moved that the request be approved as presented without the graphics on the cooler. Davis Moorhead seconded the motion. Motion carried unanimously with a show of hands.

**4) 2015-AR-19:** Applicant Joe Holloway is requesting approval to add a covered porch to the front of the Student Baptist Center, located at 177 Old Greenville Hwy.

**Staff Report:** Mr. Steadman informed the Board that this location is in the CM Zoning District and Architectural Overlay District 6. Mr. Steadman said that the Applicant is requesting approval to add a front porch to the existing structure. The addition of the porch is within the required setback. Mr. Steadman said that there will have to be a guardrail added because there are 4 stairs.

Mr. Steadman said that from a codes standpoint, this is essentially an aesthetic review.

**Applicant Report:** No Applicant or representative present.

Public Session opened and closed as no one chose to speak.

Tom Henderson said that the porch looks nice, without any visual impact and feels that the railing will keep people from falling.

Tal Slann said that he has a problem with the letters. Others on the Board agreed with this. Mr. Steadman informed the Board that the letters were not allowed.

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

**5) 2015-AR-20:** Applicant Billy Zion is requesting approval of minor revisions at the University Inn, located at 1310 Tiger Blvd.

**Staff Report:** Mr. Steadman informed the Board that this business is in the CP-2 Zoning District and Architectural Overlay District number 3.

Mr. Steadman said that the Applicant is requesting approval for exterior renovations which focus on the covered entry to the building and the detailing of the roof. Mr. Steadman said that this is considered a remodel of an existing use and there is no change to the footprint, the project is exempt from site requirements typical of AR District 3. This approach to the application of standards has precedent.

Mr. Steadman told the Board that this is essentially an aesthetic review.

**Applicant Report:** Billy Zion described the colors, cornices and the drive-thru awning that they would like approval on using renderings that the Board received prior to meeting.

Mr. Zion described the rooftop HVAC units and pointed out that they would only be visible from 600 +/- feet away.

Public Session opened and closed as no one chose to speak.

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

**7) 2015-AR-22:** Applicant Mark Johnson is requesting approval of a revised plan for a mixed-use building for Mellow Mushroom located at 189 Old Greenville Hwy.

**Staff Report:** Mr. Steadman informed the Board that this business is in the CM Zoning District and Architectural Overlay District 6. Mr. Steadman reminded the Board that this project has been reviewed before, but changes have been made, so the Board needs to review again.

Mr. Steadman told the Board that the new building will house Mellow Mushroom, one other commercial tenant yet to be determined and 9 rental units with a total of 36 bedrooms.

Mr. Steadman said that the project supports the Comprehensive Plan through multiple Economic Development Objectives, Housing Objective, and multiple Land Use Objectives.

Mr. Steadman said that Staff has addressed/identified the following issues/questions/concerns related to the following:

- Building Height
- Set Backs/Bufferyards
- Stepbacks

- Curb Cuts
- Parking
- Loading Space
- Bicycle Parking
- Trash
- Storm Water
- Signage

Staff would like to see another solution to the wall in front of the terrace facing Highway 93. Staff would like to see it broken up in some way to soften the appearance. Should the project move forward the City will need an easement from Clemson University and SCDOT to install a City sidewalk. The City would build a new sidewalk to replace the current one that will be removed during construction. The applicant has agreed to install and maintain the landscape along the sidewalk.

Mr. Steadman said that District standards do not allow balconies to abut R-20 property, which the rear of this building abuts. Mr. Steadman said that one could construe the breezeway shown as something other than a balcony, but Staff's concern is that this area will be used as a balcony. Mr. Steadman said that the developer has been made aware of these concerns and is being cooperative.

Mr. Steadman informed the Board that the Building Officials, Fire Marshal and Chief of Police all have requirements involving the private and public terraces, however there are no zoning issues. Mr. Steadman said that these concerns will be addressed and resolved at the Plan Review/Permitting level.

**Applicant Report:** Jeremy White, Entasis Design and Architect, explained that the heart of the project has been maintained. Mr. White described the proposed changes with the use of the site plans and materials.

Mr. White talked about partnering with the City Arts Council to help softening the wall.

Mr. Arnold asked about how they might modify the wall. Mr. White said he wasn't sure, but, perhaps they could use recessed sections to hold art by a bolt on type hanger so that it could be interchangeable. Mr. White said that this is one proposal, as they have not spoken with the Arts Council yet.

Mr. Leftwich asked about the way they would segregate the parking between the commercial properties and the residential. Mr. Leftwich said that it appears to be one big parking area that is open with 1 level underneath the other. Mr. White confirmed that the parking would not be segregated. Mr. White said that the cars would go in and out via the ramp.

Mr. Leftwich asked about the tarp over balconies facing Highway 93. Mr. White said that it would be like the awnings seen around the City in an off white/muted color.

Mr. Leftwich expressed concern about the limited bicycle parking, feeling that there are too few available and the project will end up having bicycles everywhere. Mr. White said that the bicycle racks would be the u-shaped type and feels there is room to grow along those lines.

Mr. Leftwich asked about the design guidelines regarding outdoor seating area. Mr. White said that it would not be permanent, more reactive to special functions.

Public Session opened and closed as no one chose to speak.

Concerns were expressed regarding the balconies. Such concerns as the types of housekeeping items out there, as well as the prohibiting of glass items. Mr. Steadman said that there are no regulations regarding the use of glass, but would share the concern with City Council.

Additional concern about the height of the wall on the corner was expressed. It was suggested that the wall be brought back before the Board to see how it was aesthetically treated.

Mr. Slann said he didn't feel that the wall was not by choice, but necessary.

Mr. White expressed concern about the possible delay in proceeding with the site and development work if the project was not approved.

Wayne Leftwich moved that the request be approved as presented with the following conditions:

- The Board sign off on the final plan for mitigating the retaining wall facing Highway 93;
- Ensure that the outdoor eating areas (on all levels) adhere to Section 19-1110; and
- Ensure that any "sails" or tarps be of a muted color.

Davis Moorhead seconded the motion. Motion carried unanimously by show of hands.

**6) 2015-AR-21:** Applicant Todd Kennedy is requesting approval for a mixed-use building located at 412 College Avenue.

Tal Slann recused himself from this discussion as he owns property adjacent to the proposed project.

**Staff Report:** Mr. Steadman reported that at this time this project is un-named. This project is located in the CM Zoning District and Architectural Overlay District 2.

Mr. Steadman said that the proposed project is a mixed-use building, which will have 28 rental units with 66 bedrooms, and 5500 square feet of commercial space. Mr. Steadman has worked with the design team over the last few months.

Mr. Steadman said that the project supports the Comprehensive Plan through multiple Economic Development Objectives, Housing Objective, and multiple Land Use Objectives.

Mr. Steadman said that Staff has addressed/identified the following issues/questions/concerns related to the following:

- Building Height
- Set Backs/Bufferyards
- Stepbacks
- Curb Cuts
- Parking
- Loading Space
- Bicycle Parking

- Fire Marshal – continuous fence will have knock box and 2 panels of the fence will be removable to allow firetrucks to get in
- Trash
- Storm Water
- Signage

Mr. Steadman pointed out that on the south side of the property is private property and there will need to be a fence along that side to keep lights from shining onto the property.

Discussion followed.

Mr. Steadman that the City streetscape for that section of College Avenue has not been finalized and that the City and developer would need to work with one another install the streetscape with shared expenses.

Mr. Steadman said that Staff has concerns about the balconies facing College Avenue. The concern being how unkempt balconies can look and this being a prominent location. Mr. Steadman stated that the developer shares these concerns and said that there will be restrictions in the lease. Staff feels that this could become troublesome to police.

Concern was expressed regarding how the traffic leaving the property will travel down Knox Lane, which is narrow. At present there is a 15' right of way, but if all that width gets paved there will be large trees lost as well as fences, etc. Knox Lane is currently 10'3" wide and one way. Board feels this is a legitimate concern.

Mr. Leftwich pointed out that the wider you make the road, the faster people will go.

Mr. Steadman said that the existing width of Knox Lane Avenue may not change and that Staff was not advocating that the road be widened and was simply responding to citizen concerns about the width of Knox Lane.

Mr. Henderson asked was the travel distance to the nearest street was. Amr. Steadman said it was approximately 400' and that was confirmed by the applicant.

**Applicant Report:** Brett Naïve, Studio BNA, in response to concern about the balconies and their appearance, said that the developer would be providing furniture and that would be the only things allowed on the balconies. This would be the same way at the pool area.

The Applicant said that they were aiming for an "Urban loft-like" feel with openness.

The Applicant described the bicycle parking which will be on the lower level and they would be offering tenant storage for bikes, canoe, kayak, etc.

The Applicant described the front streetscape as having 2 plazas with a cobblestone walkway. The pool/amenity area would be private within the complex with landscaping.

Mr. Arnold asked about options for balconies. Mr. Arnold pointed out that his concern is based on the fact that this location is a gateway to downtown Clemson.

Discussion followed.

Mr. Leftwich asked about the fence on the southern portion, between residence and along Knox Lane. The Applicant said that they would be adding 60 trees as landscaping is very important to developer. Mr. Steadman said that a fence and taller landscape along the property would be an option.

Public Session Open:

Allen Hodges, 100 Strode Circle, stated that he owns about 400' of property on Knox Lane and does not want to see it widened. Mr. Hodges does not want any access from project onto Knox Lane. Mr. Hodges said that there is more traffic now and there are young families on the street with children. Mr. Hodges feels this is a historic site.

Public Session Closed

Mr. Steadman assured Mr. Hodges that Staff was not promoting the widening of Knox Lane, just looking into expressed concerns.

Board talked about the possibility of changing the entrance onto College Ave to make it a two-way road.

Mr. Leftwich stated that he would prefer to have a preliminary review and not go right to a final review. Mr. Leftwich pointed out that the materials were not addressed, the Board just received the tree survey, balcony concerns and Knox Lane concerns.

Mr. Steadman said that there are 3 steps of review: Conceptual, Preliminary and Final. Mr. Steadman said that the client may request a final review at any time but it is up to the discretion of the Board whether to grant it.

Mr. Leftwich recommended that this be a preliminary review.

The Board expressed concerns/questions regarding but not limited to the following:

- Balconies – would like to see alternative to balconies
- Knox Lane – not just residential, but delivery truck traffic
- Emergency access – Fire Marshal is aware of the emergency access and is fine with it
- Window treatments
- Pedestrian traffic flow through complex

Mr. Moorhead feels that there are too many issues for a final approval.

Todd Kennedy, Developer, pointed out that balconies are allowed 20' from College Ave. Mr. Kennedy said that he would have no problem showing the materials used for furniture and window treatments.

Discussion followed.

The Applicant informed the Board that he did have information on the lighting and the materials to be used. The Applicant distributed a handout explaining that there would be white lights used that are night sky compliant and showing the different fixtures that would be used and the landscape lighting.

The Applicant also presented samples of the building materials to be used and the colors for the Board's approval.

Further discussion on all matters of concern.

Mr. Kennedy pointed out to the Board that they had just approved Mellow Mushroom conditionally and requested that they consider passing his project conditionally so the project could move forward.

Curtis Arnold moved to approve the request as presented with the following stipulations:

- Return and discuss personnel traffic flow through property
- Presentation on control of balconies in regards to:
  - standard materials
  - standard furniture
  - window treatments in apartments that have frontage on College Avenue.

Wayne Leftwich seconded the motion. Motion carried unanimously by show of hands.

- 4. Staff Reports:** Mr. Steadman informed the Board that the Duke's Center (University House) has proposed a couple of changes. Mr. Steadman said that the Board had authorized him to sign off on minor aesthetic changes but had told the Board that he would inform them of any proposed changes.

Mr. Steadman pointed out, using the previous rendering, 3 changes:

- Aluminum around windows is lighter in color;
- One section of windows have been changed from 5 panes of glass to 3; and
- Columns were added to frame the entrance.

Mr. Steadman said that there were site plan changes and had Jeremy White, Entasis Design and Architect, using a new version of the site plan describe them:

- Change to the stairway on College Avenue and alteration of the planters
- Extension of the canopy along the front facade
- Less retaining walls facing the conservation easement

The Board unanimously approved these changes by show of hands.

- 5. Other Business:** None

- 6. Adjourn:** 8:45 p.m.

Respectfully submitted,

Beth Connor  
Recording Secretary

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