



City of Clemson
PLANNING & CODES ADMINISTRATION

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BOARD OF ARCHITECTURAL REVIEW
June 2, 2015 – 6:00 P.M.
CITY COUNCIL CHAMBER

Members Present: Davis Moorhead, Tal Slann, Wayne Leftwich, Gina McLelland, and Curtis Arnold

Members Absent: Tom Henderson and Jane Brown

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. Mr. Leftwich introduced the Board members and informed the public of the guidelines of the Board of Architectural Review.
2. **Adoption of Minutes:** Curtis Arnold moved that the Minutes be approved as prepared. Gina McLellan seconded the motion. Minutes adopted by a show of hands.
3. **Action Items**
 - a. **Building and Site Review:**

1) **2015-AR-14:** Applicant Eric Newton is requesting approval to add shutters on both sides of exterior windows on the Think Tank 2 building located 101 Fendley Street.

Staff Report: Todd Steadman reported to the Board that this business is located in the C Zoning District and Architectural Overlay District 1. Mr. Steadman said that there are no codes issues related to this proposal and is before the Board for aesthetic review and approval.

The Board asked for verification of the shutter color and the building color.

Applicant: The applicant was not present at the meeting.

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

2) **2015-AR-15:** Applicant Tom Winkopp is requesting approval of drawings and plans for a hotel located at 163 and 157 Old Greenville Hwy.

Staff Report: Mr. Steadman informed the Board that this proposed hotel will be located where the old Outdoor Adventures and Larry's are currently located. Mr. Steadman said that this will be a 41 room suite hotel. This project is being presented for final review.

The project is located in the CM Zoning District and Architectural Overlay District 6. Mr. Steadman said that this project supports the Comprehensive Plan via Economic Development Objective IV.3.1, Land Use Objective XII.2.2 and Land Use Objective XII.2.4.

Staff has addressed the following issues:

- Building Height
- Set Backs
- Landscape

- Façade
- Stepbacks
- Curb Cuts
- Parking
- Loading Space
- Bicycle Parking
- Fire Marshal
- Trash
- Lighting
- Stormwater
- Signage

Mr. Steadman said that all District standards and AR Standards have been met.

Applicant Report: Frank Travaglio, Signature Architects, represented the Applicant. Mr. Travaglio described the project as a 41 unit hotel. He described how the building will be placed on the parcel so that there would be an open spot on Addison Lane with views of the University.

Mr. Travaglio said that they would be using the existing curb cuts as it is directly across from a street and hopefully a traffic light will be installed at a later date.

Mr. Travaglio, using material samples that he had brought, described the different colors and textures to be used on the structure. Mr. Travaglio said that the windows would be a dark bronze aluminum and the roof would be a dark bronze metal.

Mr. Travaglio addressed the concerns expressed about lighting acknowledging that he is aware of the night sky requirements and said that there will be no outward projection of light. The final lighting plan will meet code and be staff approved during the permitting phase.

Mr. Leftwich asked about accent lights. Mr. Travaglio said that they weren't sure at this point but that they would be white light and either 2000K or 4000K.

Mr. Leftwich asked about the dumpster screening. Mr. Travaglio said that it would be masonry on 3 sides with a wooden gate.

Gina McLellan commended the Developer for the orientation of building.

Public Session Open:

Derek Hodgin, 20 Shorecrest Drive, who is a Professional Engineer and Registered Building Envelope Consultant, expressed concern about the standing seam metal roof and the front elevation.

Mr. Hodgin went on to express concern about the growth in Clemson and the type of wooden structures that are being built. Mr. Hodgin feels that the longevity of these structures are minimal and that developers should be designing building using concrete and steel. Mr. Hodgin suggested adopting higher building standards or a moratorium of large multi-family residential or commercial development.

Mr. Hodgkin ended his comments with a quote from Oliver Wendell Holmes: *“A hundred years after we are gone and forgotten, those who have never heard of us will be living with the results of our actions.”*

Public Session Closed

Ms. McLellan asked if the building would be maintained by the owners. Tom Winkopp responded that he was not sure at this point, but the project will be built as a hotel. Mr. Winkopp said that parents and guests would love to be able to park their cars and walk to campus and this would be the only hotel downtown.

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

4. **Staff Reports:** Mr. Steadman told the Board that there is lots happening and there will be a meeting next month.
5. **Other Business:** None
6. **Adjourn:** 6:30 p.m.

Respectfully submitted,

Beth Connor
Recording Secretary

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