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
March 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:** 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 the minutes for the February 3, 2015 meeting be accepted as presented. Tom Henderson seconded the motion. Minutes approved unanimously.

3. **Action Items**

   a. **Building and Site Review:**
   1) 2015-AR-06: Applicant Wayman J Henry is requesting approval of the proposed renovations of the former Huddle House, located at 1001 Tiger Blvd., to house Clemson Cleaners.

   Staff Report: Todd Steadman informed the Board that the Applicant wants to convert the former Huddle House into the Clemson Dry Cleaners. Mr. Steadman pointed out that the vast majority of the renovations will occur on the interior. The exterior changes include the addition of a covered drive-through drop off area, new façade treatment and building signage.

   Mr. Steadman said that this project supports the Economic Development Objective VI.3.1 of the Comprehensive Plan.

   Mr. Steadman said that this essentially is an aesthetic review.

   Applicant Report: Jim McKibben, representing the Applicant pointed out that there would be a canopy added. Mr. McKibben informed the board that there would be 400 square feet added to the back which will house the boilers and other equipment. Mr. McKibben explained the exterior remodel which will consist of new paint on the brick as well as cultured stone under the window. Mr. McKibben presented samples of the paint, the stone to be used and a roofing sample. Mr. McKibben said that there will also be new signage.

   Wayne Leftwich stated that this is a good reuse of the building.

   Public Session open

   No one requested an opportunity to speak.

Public Session closed

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

2) 2015-AR-05: Applicant Matthew Thrasher is requesting approval of the proposed renovations to the former BB&T building, located at 1070 Tiger Blvd, to house Skins Restaurant and additional retail/commercial space.

Staff Report: Todd Steadman informed the Board that the Applicant is requesting approval to convert the former BB&T bank located at 1070 Tiger Blvd into a commercial space to house Skins Restaurant and one other tenant, which is yet to be determined. Mr. Steadman reported that the vast majority of the renovations will occur on the interior. Mr. Steadman said that the exterior changes will include the re-organization of the parking layout in the rear, utilizing the existing teller drive-through area for outdoor seating and there will be awnings added to the front of the building.

Mr. Steadman said that this remodel is exempt from the site requirements typical of AR District 3 because it is a remodel of an existing use and there will be no change to the footprint of the building.

Mr. Steadman said that this project supports Economic Development Objective VI.3.1 of the Comprehensive Plan.

Applicant Report: Mike Sutherland, General Contractor representing the Applicant reported that there will be a metal awning across the front of the building. They have already had the building pressure washed. Mr. Sutherland stated that the proposed tenant space will also have an awning.

Mr. Sutherland said that there will be 6 canopy trees planted.

Gina McLellan asked if the current brick and facing will change. Mr. Sutherland said it would not.

Ms. McLellan asked if the awnings will be bi-colored. Mr. Sutherland said that the awning would match the existing building color.

Mr. Leftwich pointed out the single level concrete pad. Mr. Sutherland said that there was an opening in the wall at Wall Street which they would make stairs. Mr. Sutherland pointed out that this is an odd shaped building with 3 entrances.

Mr. Leftwich asked if Mr. Sutherland would speak to the use of the drive-through. Mr. Sutherland explained that the drive-through will be used as an outdoor seating area.

Mr. Sutherland said that the intent of the Applicant is to make this a pedestrian friendly area.

Tal Slann asked how they planned to utilize the vault. Mr. Sutherland admitted this is a challenge, but they hoped that a jeweler might be interested in being a tenant.

Mr. Sutherland said that the sign will be a monument sign in the same location as the current sign is.

Curtis Arnold asked about the lighting. Mr. Sutherland said that they would be changing the bulbs used. Currently the bulbs are T-12 but would be changed to T-8 bulbs. Mr. Sutherland said that the wall packs will be changed to LED.

Mr. Arnold asked about the handrail in the front of the building. Mr. Sutherland said that it would be removed and this entrance would be the tenant entrance.

Public Session opened

No one requested an opportunity to speak.

Public Session closed

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

3) 2015-AR-08: Applicant Mark Johnson is requesting approval of a proposed development of a commercial mixed-use building to be located at 189 Old Greenville Hwy. (Mellow Mushroom)

Staff Report: Todd Steadman informed the Board that the proposed project is a mixed-use building located at the current location of Mellow Mushroom Restaurant and several duplexes. The new building will house Mellow Mushroom, one other commercial tenant yet to be determined and 28 rental units with 66 bedrooms housing 104 tenants.

Mr. Steadman met with Mark Johnson, property owner, and the design team multiple times. Mr. Steadman reported that at the time of the initial discussion with Mr. Johnson the CM district did not exist.

Mr. Steadman stated that all setbacks have been met and that the project supports multiple objectives of the Comprehensive Plan, which Mr. Steadman read for the public and Board members' understanding.

Mr. Steadman discussed in length and itemized some of the issues/questions/concerns addressed/identified by Staff. He summarized that all major code issues have been resolved.

Mr. Steadman said that the sidewalk in the front is on the Applicant's property. Mr. Steadman has met with Andy Blondeau, Assistant City Administrator to try to determine who owns the land between the sidewalk and Highway 93. The applicant will get the property surveyed and the City is willing to get an easement or encroachment and install a sidewalk. The Applicant will install and maintain a streetscape.

The Staff expressed concern of the imposing size of the wall in front of the Terrace, possibly using planters and a public area for the displaying of local art.

Another concern expressed is the parking configuration. The Applicant and development team agreed to have the lower level be for commercial parking.

There was a concern regarding the loading zone area and deliveries. Mr. Johnson said that a lot of the deliveries can use smaller trucks plus the Student Baptist Center said they would allow trucks to use their lot. Mr. Johnson also said that the large deliveries are made after midnight.

The impact this project will have traffic was also a concern. Mr. Steadman said that the use has not changed and the addition of student tenants creates an unknown. He pointed out that Campus View has not impacted traffic and that project – like the one being proposed - is within walking distance to campus.

Gina McLellan informed the Board that she had walked Addison lane and feels the width of roads in the area is a concern. Mr. Johnson said that the restaurant traffic pulls in off of Hillcrest and suspects that the traffic pattern will be the same as it is now.

Tal Slann asked about the existing dwellings and the density today. Mr. Johnson said that the houses are duplexes with a total of 12 tenants. These structures will be eliminated.

Mr. Slann agreed that Hillcrest is a narrow street with line of sight concerns. Mr. Steadman said that it is not a conforming street. Streets are supposed to have 50' right of way, which is not possible on this street as it is one of the oldest streets in town. To accomplish such a right of way would involve removing existing stone walls and landscaping.

Curtis Arnold asked if the lower section of the parking area was for commercial use and the upper for residents. Mr. Arnold pointed out that there is a large percentage of compact spaces on the lower level indicated on the site plan. Mr. Steadman pointed out that the compact car ration was within the limits allowed by code. The upper deck has 53 spaces, which is quite a few more than the lower level.

Discussion followed regarding the number of spaces required by Code in relation to the 66 bedrooms. It was stated that each bedroom requires a parking space and that the occupancy allowed would be 4 people per unit regardless of the number of bedrooms in a unit.

Mr. Slann asked about trash and whether they would be using roll carts. Mr. Steadman suggested that this question be asked of the Applicant.

Applicant Report: Jeremy White of Entasis, Design Architects of record, gave a brief history of the discussions with Staff regarding this proposal and the purpose behind the proposal.

Mr. White explained that this is a complicated site and the design team worked to create a cohesive site. Mr. White described, with the use of the site plan, the layout of the project. Mr. White presented samples of the siding, brick and metal awnings. Mr. White said that the entrance would be on Hillcrest and an exit only onto Addison. Mr. White pointed out that the site has a 20' fall from Addison to Highway 93.

Mr. White said that the north elevation addresses the neighbors to rear and there would be an 8' terrace.

Tom Henderson pointed out that trucks get stuck trying to get up Hillcrest.

Mr. Henderson complimented the design team on the design and asked if there was a fresh air intake in the back of the parking garage. The response was yes there is. Mr. Henderson asked what size and Mr. White said that the current size is more than enough. Mr. Henderson asked if it was a window or fan opening to outside. Mr. White said it was a side vent.

Mr. Henderson asked if they were saving the 6 upper story trees and what the plan was if the trees are destroyed during construction. Mr. Steadman said that there is a formula in the Codes that gives credit for existing vegetation, and the trees would need to be replaced, but he is not sure how practical it is to try to save the trees and that whether given credit for saving them or planting new ones the landscape requirements will be met.

Mr. White said that if an existing tree is taken out it would be replaced in the same area as indicated on the landscape plan. Mr. Steadman detailed the buffer yard requirements.

Mr. Henderson said that the largest problem he has is with the parking. With 104 tenants and only 91 total spaces, he feels that they should get more spaces into the design. Mr. White said that they may be able to gain 1 or 2 parking spaces, but the details of the parking garage design have yet to be determined.

Mr. Henderson suggested redesigning the parking lot to keep people from parking on the street. Mr. Steadman pointed out that no one would be allowed to park on the street. Mr. Johnson said that the Student Baptist Center has agreed to allow overflow parking in their lot with the exception of Thursday nights.

Mr. Henderson asked how many spaces would be available and Mr. Johnson said 40 plus/minus. Mr. Henderson asked if this would be documented in writing and Mr. Johnson said that there would be a formal proposal drafted.

Mr. Arnold feels that there is a safety hazard with walking customers and deliveries in a dark area. Mr. Arnold asked about the outside lighting plan. Mr. White said that there will be security on the property, visibility of restaurant, and kick back lighting in the plaza space. The lighting in the back is very limited. Mr. Arnold said that it's important to keep lighting on the property and out of the neighborhoods.

Mr. Arnold asked about the upper terrace and if it would be open to the public. Mr. Johnson said that the residents would be segregated from the customers and that only paying customers would be using the terrace. The terrace is not residential space.

Mr. Arnold expressed concerned regarding security.

Mr. Steadman informed the Board that the Fire Marshal and Building Office have some issues and challenges that will need to be addressed at the time of plan review.

Ms. McLellan asked for clarification of the number of beds and tenants. Mr. Steadman reiterated that the occupancy rate is not more than 4 occupants per unit regardless of the number of bedrooms per unit. Some apartments have the same number of tenants as bedrooms, some fewer tenants than bedrooms, and some have more tenants than bedrooms (dormitory style).

Mr. White explained that there are a total of 91 parking spaces. Level 1 lost 1 to facilitate maneuvering.

Mr. White said that there would be double occupied and single occupied apartments.

Mr. Steadman explained that survey shows that some residents of Campus View don't use their kitchen. Mr. Johnson and the design team are exploring what the market is calling for and may investigate dormitory style living, but 66 bedrooms must have 66 parking spaces.

Mr. Slann feels it is wise to have minimal parking spaces to discourage the use of cars and asked the question of how to prevent residents from stealing commercial parking spaces. Mr. Slann suggested that Addison Lane and Hillcrest exit onto Highway 93 only.

Public Comment Session open

William Arnes, 112 Hillcrest Ave, expressed concern for the trees in the area, parking, and having Hillcrest Avenue bear the traffic load rather than Old Greenville Highway. He feels traffic is a major concern as well as the lack of parking.

Elizabeth Carney, 112 Hillcrest Ave, expressed concern regarding traffic on Addison Lane which is used as a pedestrian thoroughfare and is dangerous at night. Ms. Carney asked why they were putting traffic on Hillcrest and Addison Lane rather than Old Greenville Highway.

Mr. White responded that the parking is based on the shell not the upfits. Mr. Steadman explained that the spaces they have are more than required by Code.

Ms. McLellan expressed concern about people finding places to park and feels this is an ideal area for walking and possibly not even provide parking. Mr. Steadman responded that the Code requires parking. Ms. McLellan again stated that this is an ideal spot for no parking.

Wayne Leftwich asked if they were not required to segregate parking. Mr. Steadman said that a mixed-use building has the number of parking spaces determined by a formula, but that once built, there is no requirement for how those spaces are to be used. Steadman expressed concern about the lower level maneuvering even though the plan meets code.

Mr. White offered the solution that there is a tenant parking arm up with a temporary pass or open arm during the day to increase the parking. Mr. Steadman suggested using a sensor system with a sign on Hillcrest to alert customers when the parking lot was full.

Mr. Johnson informed the Board that it is up to him regarding the day and time that he receives deliveries. Mr. Johnson said that beer trucks, which deliver twice a week, have vans. Mr. Johnson said that he cannot control the main food truck deliveries but those deliveries are in the middle of the night.

Discussion followed about the line of sight, grade, how narrow Hillcrest Avenue is as well as the sidewalk along the front.

Mr. White pointed out that the duplexes currently are snugged up to the site and the new structure will be pulled back which will enhance the line of sight.

When Mr. White was asked about trash he said that the trash will be wheeled out to a location off Hillcrest and Mellow Mushroom currently has a private contractor that picks up. Currently the City was picking up the trash for the duplexes.

Public Session Closed

Mr. Leftwich feels the site design is ok, but has some concerns regarding the parking situation.

Mr. Leftwich stated that the retaining wall needs to be broken up with either public art or further landscape. Mr. Steadman said that the Arts Council will be contacted regarding this opportunity.

Mr. Slann thought that it was a requirement to segregate residential and commercial parking. Mr. Slann would like to see a decrease in the parking requirements specified by Code and go back the other way. Mr. Steadman said that there has been discussion regarding a parking space per occupant, but Staff and the Planning Commission support going the other direction and feel lower mandatory parking requirements reduces the number of vehicles.

Discussion followed regarding the concern about the turn radius on Hillcrest. In regard to widening Hillcrest where it meets 93, Mr. Steadman reminded the Board that this is under SC-DOT control and that some of the land is owned by Clemson University, and Staff is uncertain of what utilities are in the area.

Ms. McLellan suggested that the wider part of the terrace be towards Highway 93. Mr. Steadman again reminded the Board about the different entities owning land on Highway 93.

Mr. Leftwich stated that the Board has talked about trees, a formal agreement with the Student Baptist Center, and the Arts and Cultural Commission.

Mr. Slann understands the intent of the Agreement with Student Baptist Center, but pointed out that these are completely independent parcels and what if the SBC changes its mind down the road. Unless the agreement between the two entities becomes a deed restriction it may only be a temporary solutions.

Mr. Johnson said that the service trucks now pull in and back out onto Highway 93.

Mr. Steadman informed the Board that the Chief of Police has the discretion to allow delivery trucks to block a traffic lane on Highway 93, as is done for the Palmetto Smokehouse.

Mr. White said that the delivery and drop off is a 15 minute window.

Mr. Arnold reminded the Board that there was discussion regarding the sidewalk. Mr. Steadman said the Applicant agreed to get a survey and the City would seek easements (from CU) or an encroachment (from DOT) and build the sidewalk. The Applicant agreed to do the street tree plantings and landscaping and assume responsibility for maintenance. This would be a way for the City to get the streetscape they want and need.

Tal Slann moved that the request be approved as submitted without contingencies on deliveries. Davis Moorhead seconded the motion. The motion passed 5 – 1 (Tom Henderson opposed).

4. **Staff Reports:** Todd Steadman said that there were no staff reports at this time. Mr. Steadman wanted to let the Board know that the ruling on the Appeal of the Dukes Centre decision has been filed and the Court ruled in favor of the City and BAR. The Claimants have 30 days to Appeal the Judge's decision but have informed the Attorneys that they would not be appealing.

   Mr. Steadman also spoke of the proposed Garrett's Planning Development and encouraged the Board to participate in the public sessions.

5. **Other Business - none**

6. **Adjourn –** 8:30 p.m.

Respectfully submitted,

Beth Connor
Recording Secretary

Note: Proceedings of this meeting have been recorded.