



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
September 1, 2015 – 6:00 P.M.
CITY COUNCIL CHAMBER

Members Present: Tom Henderson, Tal Slann, Davis Moorhead, Jane Brown, Gina McLellan and Curtis Arnold

Members Absent: Wayne Leftwich

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

1. **Call to order:** Co-Chairperson Jane Brown called the meeting to order at 6:02 p.m.
2. **Adoption of Minutes:** Davis Moorhead moved the minutes for the August 4 meeting be accepted with corrections. Tom Henderson seconded the motion. Minutes adopted by a show of hands.
3. **Action Items**
 - a. **Building and Site Review:**
 - 1) **2015-AR-21:** Applicant Todd Kennedy is requesting approval of the patio furnishings and window treatments for the mixed-use building located at 412 College Avenue.

Staff Report: Todd Steadman reminded the Board that they had given approval for the project at the August meeting conditional on the handling of balcony furniture and window treatments. Mr. Steadman said that the Applicant shared the concerns expressed and agreed to have this condition be included in the lease.

Applicant: The applicant was not present at the meeting.

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

The Board agreed that the Applicant did everything asked for and actually made the language much stiffer than asked for. The Board feels that they couldn't have asked for a better document.

Concern was expressed about the enforcement action if the tenant does not abide by the conditions. Mr. Steadman said that the City really does not have any enforcement ability unless the offense is obscene, dangerous, accumulation of trash, etc. Mr. Steadman said that Management of the complex would be responsible for the enforcement, very little the City can do.

Mr. Steadman suggested that the language relating to balconies in the AR Standards, which is currently being reviewed, be revisited again.

Concern was expressed regarding the continuing of the balcony/window treatment condition if Management changes. Mr. Steadman said that the Board may want to think about making this condition a perpetual component of the lease with the property.

Tal Slann pointed out that the City is really at the mercy of the landlord. Mr. Steadman did say that the current owners have been very cooperative. Mr. Steadman said that the Board may be

able to create this condition as a form of covenant that goes with the property. Mr. Steadman did say that he was not sure if the Board can require it legally and the covenant would have to be registered with the County.

Curtis Arnold moved to adopt the verbiage for the special provisions of Exhibit K presented to address the requirements of the tenants to abide by the requirements regarding the balconies and blinds and all other items and require the owner to develop a covenant that would incorporate this as a finding and agreement for all leaseholders of the property in perpetuity. Tom Henderson seconded the motion. Motion approved unanimously by show of hands.

2) 2015-AR-27: Applicant Brenda Mathison is requesting approval of the installation of a lift arm gate at the entrance to the private parking lot for 393 College Avenue.

Staff Report: Mr. Steadman described the location of the property. There are 3 or 4 apartments in the upper story that have private parking in the rear of the building. Mr. Steadman said that the Homeowners Association unanimously agrees with the need for this lift gate. There are no code issues. This is an aesthetic review.

Mr. Steadman showed a picture of the proposed parking gate unit and said that the gate will replace the pylon that is opposite the fire hydrant.

Gina McLellan asked what color the unit would be. Mr. Steadman said that he has asked if the unit could be enclosed and the Applicant said that they were not sure of the options. Mr. Steadman said that the lift arm would probably be black with yellow cross hatch marks.

Applicant: The Applicant was not present.

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

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

3) 2015-AR-28: Applicant Eric Newton is requesting a preliminary review of the request to move and remodel a 20x30 structure onto a .26 acre parcel located at 559 Old Greenville Highway.

Staff Report: Mr. Steadman described the location of the parcel. Mr. Steadman explained that this was a difficult parcel because of the shape that tapers and is narrow in places. Mr. Newton has explored multiple ways to use the parcel since he purchased it in 2013. Mr. Steadman said that this parcel would only be allowed 3 parking spaces. Mr. Steadman said that there are no code issues. However, the Building Official has given a list of possible items that will need to be addressed, including the possible hiring of a Structural Engineer to determine the stability of the structure and what will need to be done to bring the building up to code.

Applicant Report: Applicant Eric Newton, 501 Village Walk Lane, Clemson, described the structure that he would like approval to move onto this parcel which he purchased in 2013. Mr. Newton said that it would fit within the setbacks and would be used as an office.

Mr. Newton said that he would be adding a porch on the front of the building, shutters and an ADA ramp. Mr. Newton feels that the roof, which is asphalt shingles, is in good shape. There doesn't appear to be any leaks. Mr. Newton said that he would be building a bathroom onto the back of the structure. Mr. Newton said that he would be landscaping the parcel.

Davis Moorhead asked if the entrance to the parcel would be off of Summey. Mr. Newton said that there are curb cuts off of 93 and that the curb cut closest to the Pawn Shop would be designated as the entrance.

Mr. Slann stated that Mr. Newton would make the building aesthetically pleasing. Mr. Slann pointed out that either the Board approves the building or the site will sit empty forever.

Ms. Brown asked how long would it take to complete the project once the building was moved. Mr. Newton said that he will move as fast as the City allows.

Curtis Arnold questioned whether or not the roof was in good shape due to the fact it has been sitting out a long time. Mr. Arnold asked about the underpinning and Mr. Newton said it was brick.

Mr. Arnold asked about the exterior color. Mr. Newton said that there was vinyl siding and would be accenting with the porch and shutters. Mr. Newton said that the door would be Terra Cota which is the color used on the doors of the Think Tanks.

Ms. McLellan asked about window replacements. Mr. Newton said that he didn't think so.

Board expressed the following concerns such as but not limited to:

- Holes in vinyl siding where utilities, etc. were attached
- Lack of a landscape plan – Board wants to see the plan before approval
- Setting precedent/change of procedure of approving project without all the information
- Lack of other staff comments regarding the project – initially on agenda as a preliminary review, now Applicant wanting final review. Mr. Steadman acknowledged Board's frustration.

The Board asked Staff for clarification as to how the motion could be worded.

- Preliminary review – give direction to the Applicant
- Approve
- Approve with conditions
- Deny

Mr. Steadman again pointed out that the intent at the start of the discussion was for a Preliminary review.

Gina McLellan moved to consider request a Preliminary review with the Applicant coming back to next meeting for final review.

Jane Brown added "general approval but want to see landscape plan and more professional sketches of what it will look like.

Mr. Steadman reminded the Board that the Building Official gave the Applicant a long list of things that have to be done prior to Building Code approval.

Gina McLellan moved to approve the contingency with return to next meeting with landscape plan and site work plan for approval. Tal Slann seconded the motion. Motion approved unanimously by show of hands.

4. **Staff Reports:** Mr. Steadman informed the Board that there will be a Committee Meeting of the AR Standards rewrite on September 10. Mr. Steadman encouraged the Board to share their thoughts and comments. Staff would be distributing all comments and thoughts received for discussion.
5. **Other Business:** None
6. **Adjourn:** 6:59 p.m.

Respectfully submitted,

Beth Connor
Recording Secretary

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