Agenda
Board of Architectural Review
July 7, 2026
6:00 PM
1250 Tiger Blvd.
Council Chamber, Clemson City Hall

Call to Order

Adoption of Minutes

a. May 5, 2026

Action Items

Please note that Public Comments will be heard during each of the Action Items presentation.

a. Building and Site Review

i. 2026-AR-06: Applicant Tim Leonard is requesting approval of new signage at 199 Old Greenville Hwy.

Staff Reports

Other Business

Adjourn

Board of Architectural Review Meeting
May 5, 2026 - 6:00 P.M.
CITY COUNCIL CHAMBER

Members Present: Shannon Calloway, Cason Collins, Todd Howard, Andrew Neptune, Pete Matsko and Nathan Schaupp

Members Absent: Hunter Hanahan

Staff Present: Jacob Peabody, Zoning and Codes Administrator, and Rebekah Wilbanks, Recording Secretary

1. Call to Order: The meeting was called to order at 6:00 p.m.

Chairman Todd Howard read the opening statement and had board members introduce themselves. Mr. Howard continued to explain how the meeting will be conducted and invited attendees to use the Speaker Sign-in form to register to speak during the meeting. Mr. Howard also informed the audience that the BAR meetings are now being live streamed through the City of Clemson YouTube website.

2. Adoption of Minutes: Cason Collins moved the minutes from the March 3, 2026, meeting be approved as presented. Pete Masko seconded the motion. Minutes were adopted by unanimous vote. (2:20)

3. Action Items

a. Building and Site Review

1. **2026-AR-02:** Applicant WJ Bev StandCo 30, LLC, is requesting approval of a new commercial building at 614 Old Greenville Hwy. (2:53)

Staff Report: Mr. Peabody informed the board this project is returning with a site plan. The building was rotated, and the drive-thru is now on the opposite side. Based on the feedback from the previous meeting with this applicant, a 3.5ft tall masonry wall between the two parking spaces along Skyview Drive has been included in the plans, additional canopy trees have been added to the plan, and the urn planters recommended in the drive-thru between the menu boards were not added. (3:07)

Applicant Report: Mr. David Moore, with Piedmont Beverage Company, informed the board the curb cut on Old Greenville Hwy was eliminated and the curb line is continuous all the way to Skyview Drive. Ingress and egress will now be on Skyview Drive only. The reorientation of the building will flow traffic to flow naturally from Skyview around the east side of the property. The 3ft masonry knee wall will be a dark thin brick façade on both sides with shrubs. A rear facing light shield has been added to

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the sight lighting fixtures abutting the residential properties. Six canopy trees were added to the landscape plan. Additionally, in regards to the urn planters, the design team believed these would be an obstruction to the new traffic flow. (4:31)

Public Comment. (7:59)

Mr. Robert Fennell, 421 Skyview Dr, asked if the sidewalk along Skyview Drive would still be in place going to Old Greenville Hwy. He also asked how far the canopy trees would be in the setback, as he was concerned the line of sight.

Discussion followed. (12:42)

Cason Collins made a motion to approve the application as presented. Nathan Schaupp seconded the motion. The motion was approved by unanimous vote. (18:22)

2. **2026-AR-06:** Applicant Frank Towe, with Betsch Associates, is requesting preliminary approval of a commercial upfit for a new Goodwill at 1051 Tiger Blvd. (18:48)

Staff Report: Mr. Peabody informed the board this property was an old bank building and the applicant is doing a small addition and upfit. He also stated that as the addition is small, it does not require the building be brought to full code compliance. The building has a deficiency in regards to the glazing requirements. Under the current code, there would be more glass. Staff would be amenable to the board grating a waiver for this requirement. (19:00)

Applicant Report: Mr. Frank Towe, with Betsch Associates, informed the board the project will be demolishing the existing drive-thru canopy, adding a new donations canopy, and also adding an additional 580 square feet to the right of the donation canopy. There will be renovations to add more storefront on the side and front of the building. A new sidewalk will be included, which will connect to the main road. The parking will be redone all the way around the building, to include the reversing of the angled parking. All landscaping will remain the same with no additions. (20:05)

Discussion followed. (22:10)

Nathan Schaupp made a motion to approved with stipulations:

- The canopy over the donation drop-off be lowered to not exceed the building's roofline.
- Any landscaping damaged during construction be replaced in kind.
- Add additional signage to the rear of the building to direct donations to the correct location.

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- Explore the possibility to connect to the church parking lot in the South West corner of the lot for a safer vehicle circulation path.

Shannon Calloway seconded the motion. The motion was approved by unanimous vote. (31:31)

3. **2026-AR-02:** Applicant Doug Smythe, with Kennedy Wilson, is requesting preliminary approval of a new development at 1310 Tiger Blvd. (32:12)

Staff Report: Mr. Peabody informed the board this project is a straight by-right option, which is being run concurrently as a proposed Planned Development application. A list of staff concerns includes the articulation of the roofline, articulation of the building, landscaping idea, and the parking garage. According to code, an open garage is not allowed. There are three options available: the applicant can cover the garage in a façade identical to the building, a green wall, or do artwork. The lights will need to be clocked. (32:31)

Applicant Report: Mr. Josh Sacks, with Dwell Designs, informed the board there will be retail spaces fronting Tiger Blvd, Hwy 76 and Greenlee Place. The entry to the building will be located on Greenlee Place because it made more sense for a residential use, and because this entry location will set the parameters for overall building height. The creation of a plaza will access the lobby, leasing office and some amenity spaces. Working up the building with a traditional floor plan ranging from one-, two- and four-bedroom units for a five-story building. Due to the grade, there will actually be only three-stories on Greenlee Place. (34:25)

Discussion followed. (39:23)

4. Staff Reports

5. Other Business

6. Adjourn: 7:05 p.m.

Respectfully submitted,

Rebekah Wilbanks
Recording Secretary

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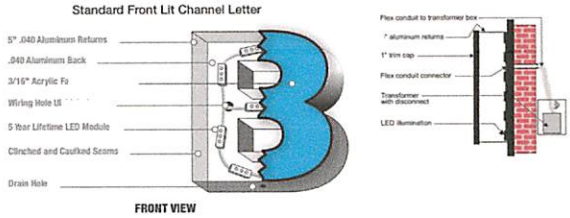
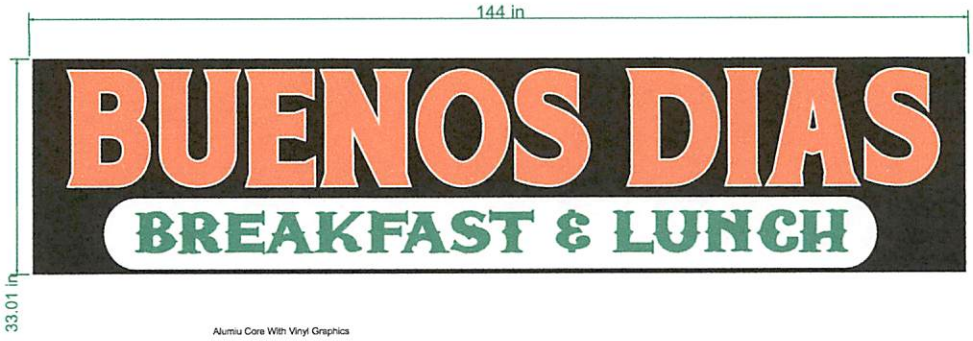
199 Old Greenville Hwy.

Tim Leonard Signs & Graphics
864-901-7684
Custom Built Channel Letters and Lighted Signs

1104 Broadway School Road
Belton, SC 29627

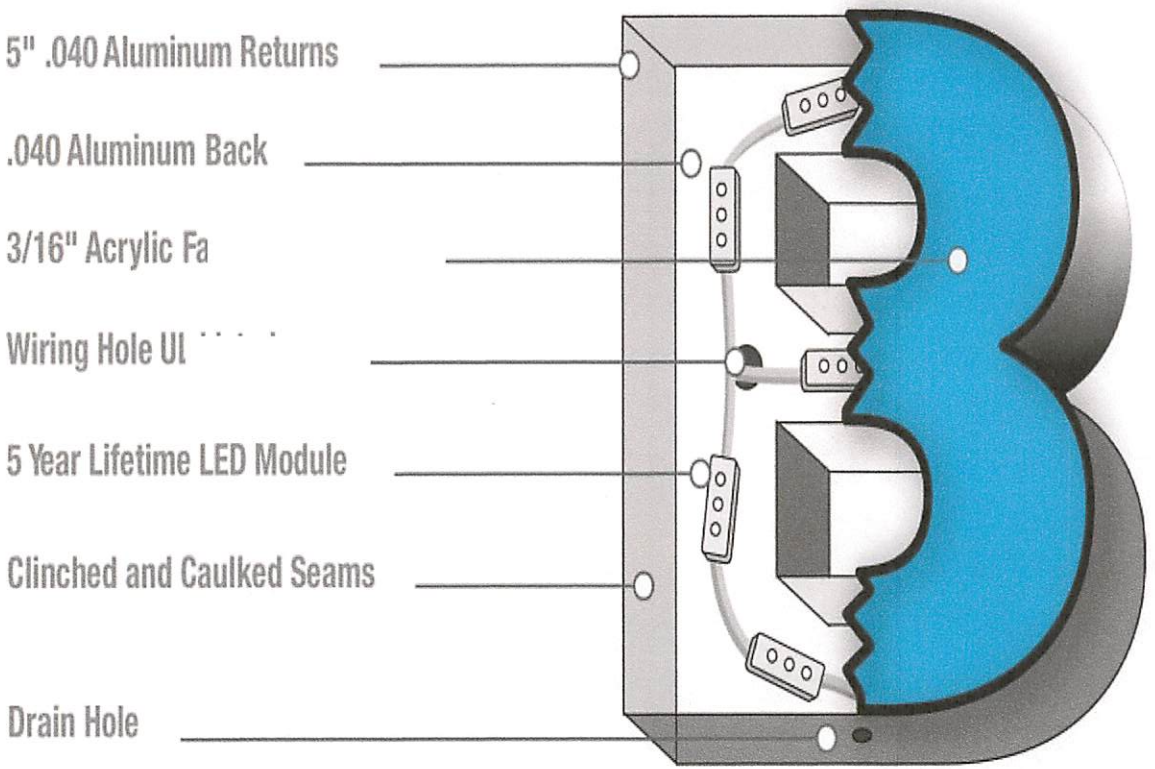
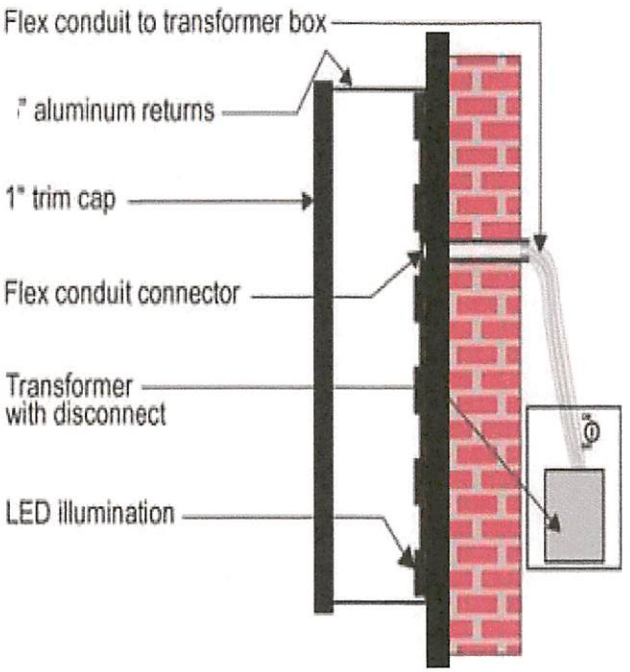
JOB NO.	ORDER DATE	SALESPERSON	DELIV. DATE	TERMS	SHIPPING	P.O. NO.
		TML			<<Shipping>>	

work must be paid on day of completion

QUANTITY	DESCRIPTION	
	  Alumiu Core With Vinyl Graphics	

Customer Signature: *Date:*

Standard Front Lit Channel Letter



FRONT VIEW