

**Board of Architectural Review Meeting
June 4, 2024 - 6:00 P.M.
CITY COUNCIL CHAMBER**

Members Present: David Allison, Pete Matsko, Kyle McCormick, Andrew Neptune and Nathan Schaupp

Members Absent: Todd Howard and Christine Tedesco

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.

Vice Chairman Kyle McCormick read the opening statement and had Board members introduce themselves. Mr. McCormick 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. McCormick also informed the audience that the BAR meetings are now being live streamed through the City of Clemson YouTube website.

2. Adoption of Minutes: Nathan Schaupp moved the Minutes be approved as presented. David Allison seconded the motion. Minutes were adopted by unanimous vote. (2:37)

3. Action Items

a. Building and Site Review

- 1) 2024-AR-03:** Applicant Serji Amirkhanian is requesting approval of a new gymnastics center and office building at 120 Liberty Dr. (4:35)

Staff and Applicant reports were given during the presentation of 2024-AR-07.

Discussion followed. (40:28)

David Allison made the motion to approve the project with the following stipulations:

- All exterior mechanical features such as louvers, vents, gutters, conduits, electrical boxes and other mechanical elements to be painted the same color as the siding it is mounted on.
- Photometric plan be submitted on conformance with city standards.
- Revised Landscaping plan be submitted and approved.

Andrew Neptune seconded the motion. Motion was passed by unanimous vote. (46:05)

- 2) 2024-AR-06:** Applicant Brad Benjamin is requesting preliminary/final review of a new restaurant, HipBurger, at 896 Tiger Blvd. (1:07:46)

Staff Report: Mr. Peabody informed the board the project will focus more on aesthetics with no structural changes. The major change worth noting is the addition of a new

ingress/egress near Dockside. This is a renovation with no additional square footage. (1:08:06)

Applicant Report: Applicant Brad Benjamin informed the board this will be the second location of this store and will be a renovation of the existing Subway. The main issue is taking the existing building and the design standards, while also addressing some existing non-compliance zoning issues. SCDOT has required the site to do a right turn in and out on Highway 123. The proposal is have an easement in place with the adjacent property owner to put in an entrance and exit at the rear of the parking lot. All of the service utilities and freezer/cooler will be screened at the back of the building. Hailey Mahon explained the existing roof overhang and repairing the roof. Additionally, she explained all aspects of the materials and colors that are associated with the project. (1:09:28)

Discussion followed. (1:18:00)

Andrew Neptune made the motion to approve the project with the following stipulations:

- The screening wall around the cooler must be a minimum of 12ft tall but must be tall enough to shield the cooler and condenser. This screening wall must be painted to match the gray of the lower level of the building.
- No fence is needed around the Sutera in-ground dumpster. The bushes to screen them should be carried in variety and distributed through the planting island.
- The landscaping around the building will be protected. Before CO is issued, the Zoning Official will inspect the landscaping. Damaged plants will be replaced in kind.

Pete Matsko seconded the motion. Motion was passed by unanimous vote. (1:35:35)

- 3) 2024-AR-09:** Applicant Austin Allen is requesting preliminary review of a new restaurant, Caferacer, at 1112 Tiger Blvd. (ABAR-000258-2024)

Staff and Applicant reports were given during the presentation of 2024-AR-10.

The board provided the following feedback to the applicant to address at the next presentation of this project (2:12:19):

- Site Section
- Rework dumpster screening
- Stairs next to the ADA ramp along Hwy 123
- Detail soil and soil drainage around site grassy areas
- Photometric plan

b. Public Hearing

- 1) 2024-AR-07:** Applicant Serji Amirkhanian is requesting a variance from Table 19-1110 2.a.2, predominant exterior building materials at 120 Liberty Dr. (4:35)

Staff Report: Mr. Peabody informed the board this variance is part of the larger application for two buildings. The strip mall in the front which will be office space and the building behind which will be the gymnastics center. This variance is in regards to the second building of this project, the gymnastics studio, as the predominant material will be corrugated metal which is over 70%. Both buildings will need a variance for fenestration (2024-AR-08). (4:54)

Applicant Report: Mr. Robert Steel, representing the applicant, informed the board the project consists of two buildings. The first is an office building and the second building is a gymnastics studio. The office building will screen the gymnasium. The office building is planned to be a pre-engineered metal structure with a single slope towards the alley which provides the front elevation toward Liberty Drive. There will be a combination of split faced concrete block up to waist height and light blue stucco. The metal panel will match that of the gymnasium. Glass has been added to the front of the gymnasium and the desire to cover the windows is meant to maintain a level of privacy for the customers. The graphics have been changed to a star design per the board's recommendation from the previous meeting. The proposed graphics will cover up to 5ft of the 9ft window height. (6:17)

Public Comment Open and Closed, no one chose to speak (12:40)

Discussion followed. (13:05)

In regards to the criteria for the Variance approval (37:53):

With the following stipulation:

- A row of 10ft tall, 10ft on center Fortune's Osmanthus be planted the length of the building to buffer the rear of the building from Hwy 123.

Vice Chairman McCormick asked board members if the application of regulations would result in unnecessary hardships. Board members agreed it would cause unnecessary hardship by unanimous vote.

Vice Chairman McCormick asked board members if the property or structure to be protected and the alternative site planning and building design approach meets the same design objectives pending final design review. Board members agreed by unanimous vote.

Vice Chairman McCormick asked board members if the character of the district will not be harmed by the Variance. Board members agreed it would not harm the character of the district by unanimous vote.

Variance was approved by unanimous vote.

- 2) 2024-AR-08:** Applicant Serji Amirkhanian is requesting a variance from Table 19-1110 2.e.1, for exterior building design fenestration. (4:35)

Staff and Applicant reports were given during the presentation of 2024-AR-07.

In regards to the criteria for the Variance approval (39:28):

Vice Chairman McCormick asked board members if the application of regulations would result in unnecessary hardships. Board members agreed it would cause unnecessary hardship by unanimous vote.

Vice Chairman McCormick asked board members if the property or structure to be protected and the alternative site planning and building design approach meets the same design objectives pending final design review. Board members agreed by unanimous vote.

Vice Chairman McCormick asked board members if the character of the district will not be harmed by the Variance. Board members agreed it would not harm the character of the district by unanimous vote.

Variance was approved by unanimous vote (39:34).

- 3) 2024-AR-05:** Applicant Preston Kendall, Ingles Market LLC, is requesting a variance from Section 19-701 I.6, to exceed the maximum of 25 percent of the surface area of the window to be used for signage at 854 Old Greenville Hwy. (46:58)

Staff Report: Mr. Peabody informed the board this application is a result of a city-wide attempt to ensure businesses are adhering to the ordinance. During this time it came to light that Ingles was out of compliance. (47:20)

Applicant Report: Applicant Preston Kendall informed the board the store was built in 2005 and since then the screening on the windows has varied from some advertising to Clemson Tiger paws to stick drawn art. The reason for the screening is because the office is positioned between the two entrances and is backs up to the windows. To block customers in the parking lot from being able to view the cash tills and daily office activity, the window screens have been used for many years. (48:00)

Discussion followed. (51:50)

David Allison made a motion to table the variance. Nathan Schaupp seconded the motion. Motion was passed by unanimous vote. (1:07:31)

- 4) 2024-AR-10:** Applicant Austin Allen is requesting a variance from Table 19-1110 1.a.1, allowing for off street parking in front of building. (1:37:14)

Staff Report: Mr. Peabody informed the board the variances are related to the site. One for the sign to not be a solid base, and another to allow parking in front of the building. The applicant has already received a variance from the Board of Zoning Appeals to allow the building to be further than the maximum setback to the front of the property. (1:38:00)

Applicant Report: Mr. Brad Gowan, representing the applicant informed the board the intent is to bring this up and out of the hole, bring it more front facing to Tiger Boulevard again and bring new life to this parcel. Christian Crear, Project Engineer, addressed the site constraints that driving the variances. Specifically the constraint of grade, which is intended to be built up some, but the parking will still be below street grade. (1:39:54)

Discussion followed. (1:45:30)

Public Comment session open (1:58:42)

Mr. Peabody read comments submitted to Planning and Development from citizens.

Mr. Stephen Becker submitted the following statement: Like other restaurants on Tiger Blvd, high demand throughout the day often leads to traffic congestion on Tiger Blvd. How much daily traffic does Caferacer (Austin Allen) expect to generate, and does Caferacer (Austin Allen) have plans to manage potential high traffic columns that could obstruct the only entrance/exit of Village Green Townhouses (preventing residents from exiting or entering)? (1:58:59)

Mr. Stephen Becker submitted the following statement: How does Caferacer plan to use plants/trees/vegetation to reduce noise and light pollution that will affect Village Green Townhouses? (1:59:30)

Vice Chairman McCormick asked board members if the application of regulations would result in unnecessary hardships. Board members agreed it would cause unnecessary hardship by unanimous vote.

Vice Chairman McCormick asked board members if the property or structure to be protected and the alternative site planning and building design approach meets the same design objectives pending final design review. Board members agreed by unanimous vote.

Vice Chairman McCormick asked board members if the character of the district will not be harmed by the Variance. Board members agreed it would not harm the character of the district by unanimous vote.

Variance is approved by unanimous vote. (2:11:35)

- 5) **2024-AR-11:** Applicant Austin Allen is requesting a variance from Section 19-706 D.7.b, freestanding sign be no higher than eight feet above finished grade. (2:04:58)

Staff and Applicant reports were given during the presentation of 2024-AR-10.

Discussion followed. (2:04:58)

Variance was approved by unanimous vote. (2:09:44)

4. Staff Reports

5. Other Business

6. Adjourn: 8:30 p.m.

Respectfully submitted,

Rebekah Wilbanks
Recording Secretary

DRAFT