

**Board of Architectural Review Meeting
May 7, 2024 - 6:00 P.M.
CITY COUNCIL CHAMBER**

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

Members Absent: David Allison, 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 6:05 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. Pete Matsko seconded the motion. Minutes were adopted by unanimous vote. (2:12)

3. Action Items

a. Building and Site Review

- 1) 2024-AR-03:** Applicant Serji Amirkhanian is requesting preliminary review of a new gymnastics center and office building at 120 Liberty Dr. (2:40)

Staff Report: Mr. Peabody informed the board the property is zone CP2 and is in AR District 5. The proposal is for two separate buildings. One will be an office building and the other will be a gymnastics studio. Mr. Peabody explained that in order for the application to be approved, several variances will need to be granted. The following are concerns that will need to be addressed at the next meeting: all mechanical units must be screened from view of the street and parking lot, and window graphics may not cover more than 20% of the window. (3:05)

Applicant Report: Applicant Robert Steel informed the board half of the site is under Duke Energy right of way due to power lines, which is intended for parking. Mr. Steel has asked for the board's feedback as part of the preliminary review. In regards to the site, the intent is to maintain the existing trees. The office building will be a pre-engineered building with a roof slope in the middle toward the center of the two buildings. The gymnasium is also a pre-engineered building with ribbed metal siding and it is white. The parking lot will have 45-50 parking spaces. There will also be potential for underground storm water detention. In regards to the mechanical equipment, the intent is to use a geothermal system which will reduce the amount of rooftop equipment as it is underground. (6:38)

Discussion followed. (13:48)

The following guidance was provided regarding this project:

- Bring the calculations and material boards to the next meeting.
- Consider changing the window graphics away from gymnastic related images or a tint
- Consider using a smaller tree rather than larger trees that will be cut back by Duke Energy later
- High Tower oaks can be “thin skinned” and may experience bark splitting during winter

- 2) **2024-AR-02:** Applicant Deiby Jimenez is requesting approval of shed placement for additional storage at 906 Tiger Blvd, Suite 3. (31:55)

Staff Report: Mr. Peabody informed the board the property is zoned CP2 and is in AR District 3. Per the codes any alterations or additions that are up to 1,000sqft or 25% of the gross area of the building can be done without bringing the property up to full compliance with the BAR. The applicant can ask for a waiver rather than a variance from this conditions. For this application, the board can give a waiver for the parking being in front of the building. There are waivers for this project: the accessory structure must be the same material ad color scheme as the primary structure, no off street parking in front of the building, and parking area shall be designed as a series of smaller lots space not more than 20 cars and no more than 10 in a single row without a planting island, and predominant building materials. Additionally, due to a single family house behind this property, the buffer should be a 25ft B Buffer. (32:11)

Applicant Report: Jason Jimenez informed the board the shed is a solution to a lack of dry storage for the restaurant. There will be no power run to the shed, it is only insulated. (34:50)

Public Comment:

Ms. Jane Brown, 236 Holiday East, addressed the board requesting a fence be installed in the area where required buffering had died. The existing re-plantings are not at a height that is acceptable to block the area between the neighborhood and the rear of the businesses. Ms. Brown expressed concerns for invasion of privacy and safety. (37:16)

Discussion followed. (39:17)

Pete Matsko made the motion to approve the proposal as presented. Nathan Schaupp seconded the motion. Motion was passed by unanimous vote. (56:33)

- 3) **2024-AR-04:** Applicant Signet Tiger Realty, LLC, is requesting approval of materials for the Planned Development at 412 College Ave. (56:50)

Staff Report: Mr. Peabody informed the board this project is part of the Planned Development requirement for approval of materials and colors before building permits can be issued. The applicant will return later for final landscape, hardscape and signage. (57:06)

Applicant Report: Applicant Spencer Hyatt informed the board that since the joint Planning Commission meeting, the feedback provided from the committees was incorporated into the design aspects of the project. Mr. Hyatt provided a materials board to the board members for review. (58:25)

Discussion followed. (59:55)

Pete Matsko made the motion to approve the proposal with the following stipulation:

-All exterior mechanical related elements such as vents, gutters, conduit, electrical boxes, etc., must be painted to match the siding it is mounted on

Andrew Neptune seconded the motion. Motion was passed by unanimous vote. (1:09:04)

4. Staff Reports

5. Other Business

6. Adjourn: 7:15 p.m.

Respectfully submitted,

Rebekah Wilbanks
Recording Secretary