

1. Remote Participation And Viewing

Public Comments can be made in two ways:

1. In person during the appropriate point(s) of the meeting
2. [VIA THE MYCIVIC APP](#) up to 2pm the day of the meeting.

Public Meetings are livestreamed and recordings are archived on the [CITY OF CLEMSON YOUTUBE PAGE](#).

2. Agenda

Documents:

[2025_07_01_BAR_AGENDA.PDF](#)

3. Meeting Materials

Documents:

[2025_04_01_BAR_MINUTES DRAFT.PDF](#)

[2025_AR__04_501 OLD GREENVILLE HWY_ELEVATIONS AND PLANS V2.PDF](#)



CITY OF
Clemson
PLANNING &
DEVELOPMENT

AGENDA

Board of Architectural Review Meeting
July 1, 2025 at 6:00 P.M.
1250 Tiger Blvd.
City Hall - City Council Chambers

You can also view these meetings on the City of Clemson's YouTube channel.

How to Submit Public Comments

1. In-person during appropriate portions of meetings
2. On the City's MyCivic web platform no later than 5:00 p.m. the day before the meeting

1. Call to Order

2. Adoption of Minutes – April 1, 2025

3. Action Items

a. Building and Site Review

- 1) 2025-AR-04: Applicant Robert Canipe, Harris Teeter, is requesting final review for construction of a fuel kiosk, canopy and pumps at 501 Old Greenville Hwy. (ABAR-000457-2025)

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

4. Staff Reports

5. Other Business

6. Adjourn

Board of Architectural Review Meeting
April 1, 2025 - 6:00 P.M.
CITY COUNCIL CHAMBER

The meeting was livestreamed and recorded on YouTube (Note: due to technical issues, a portion of the video recording was lost; a full audio recording is available on request.)

Members Present: David Allison, Hunter Hanahan, Todd Howard, Andrew Neptune, Pete Matsko, Nathan Schaupp 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.

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:** Nathan Schaupp moved the Minutes from the March 4, 2025, meeting be approved as presented. Pete Matsko seconded the motion. Minutes were adopted by unanimous vote. (2:27)

3. Action Items

a. Building and Site Review

1. **2025-AR-03:** Applicant David Ramirez is requesting approval of new awning covering at 378 College Ave. (2:54)

Staff Report: Mr. Peabody informed the board the property is in AR District 1 Core, zoned C. The proposal is to reface the existing awning. The only concern from staff is the awning is out of proportion compared to surrounding awnings. Lettering meets sizing requirements. (3:07)

Applicant Report: Applicant David Ramirez informed the board they are requesting to replace the cloth of the existing awning. Treehaus is a townhome and apartment building in Seneca that will be offered to the Clemson University students. This location will serve as the leasing office. (3:50)

Discussion followed. (4:19)

Christine Tedesco made the motion to approve the project as presented with the stipulation a material sample is provided to the Zoning Administrator for the board members to review. Pete Matsko seconded the motion. Motion was passed by unanimous vote. (20:10)

4. **Staff Reports**
5. **Other Business**
6. **Adjourn: 6:24 p.m.**

Respectfully submitted,

Rebekah Wilbanks
Recording Secretary

DRAFT

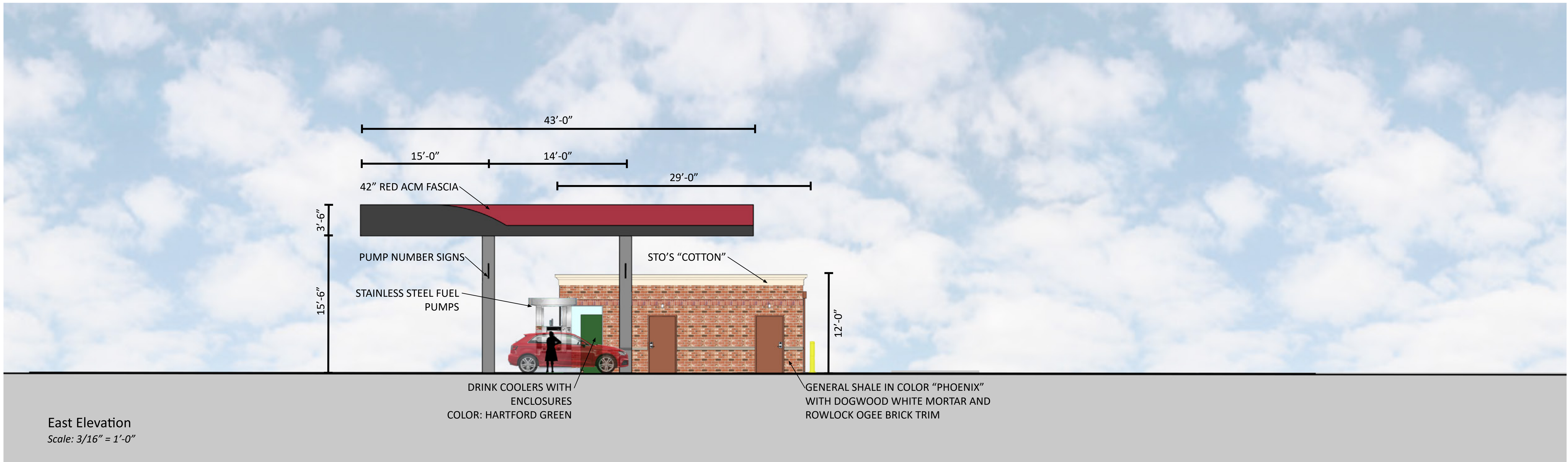
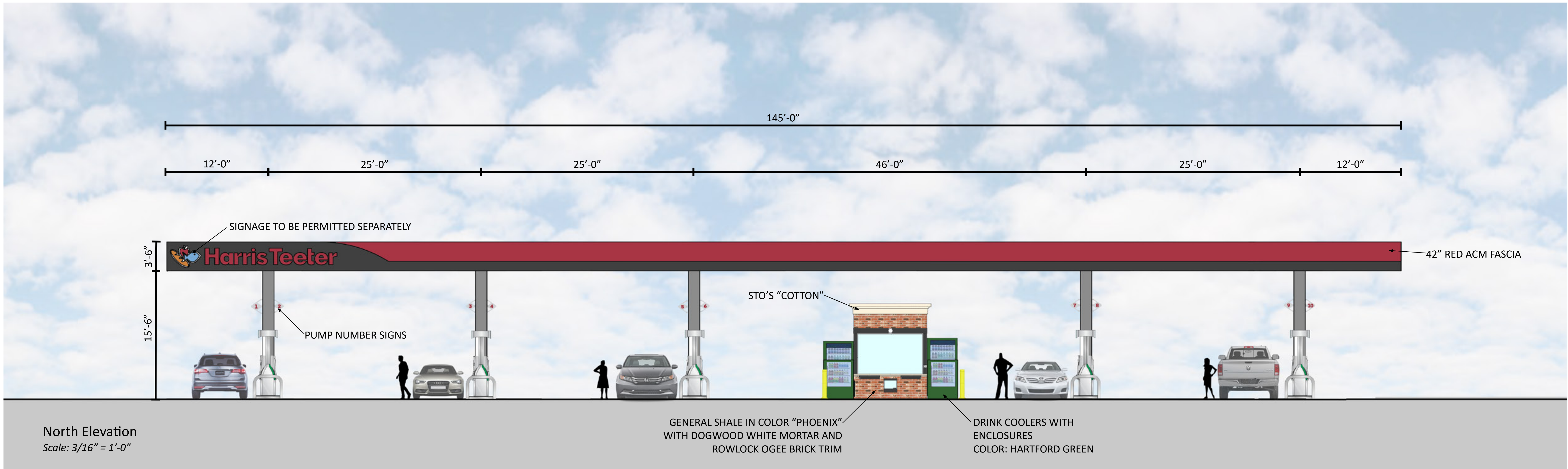


Proposed Elevation



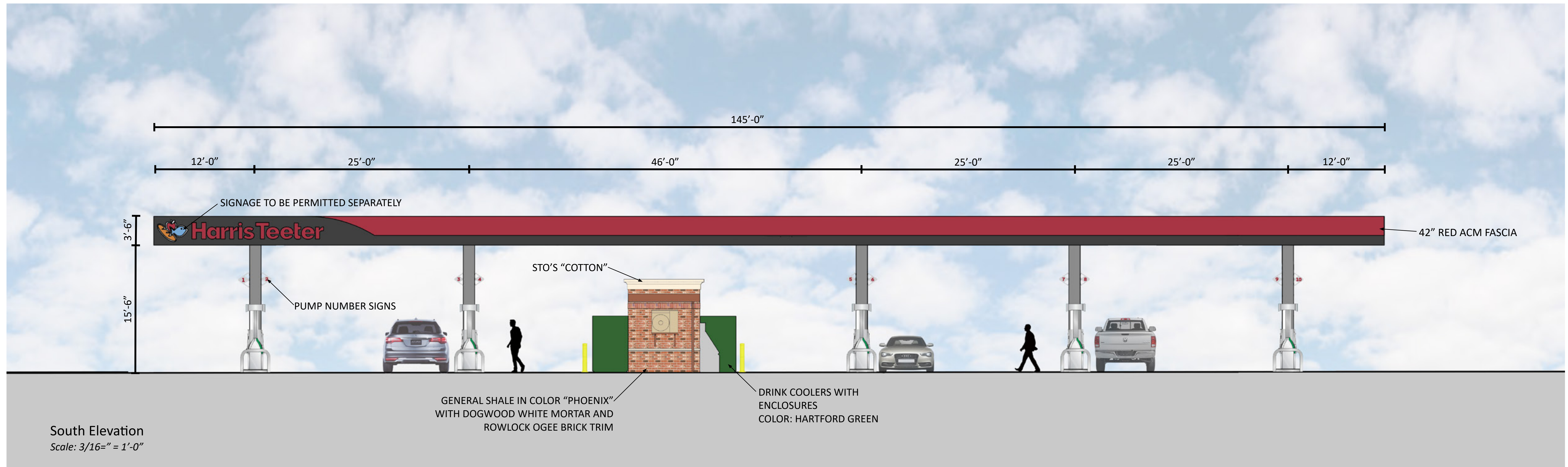
Existing Elevation

Legend	
General Shale - Phoenix Brick	
EIFS 1 Sto - 31257	
EIFS 2 Sto - Cotton	
Sheet Metal	



Harris Teeter Fuel Center - Clemson

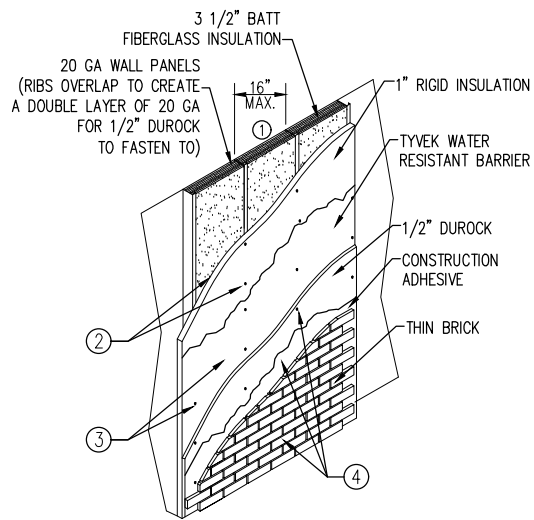
Clemson, SC - Store #400



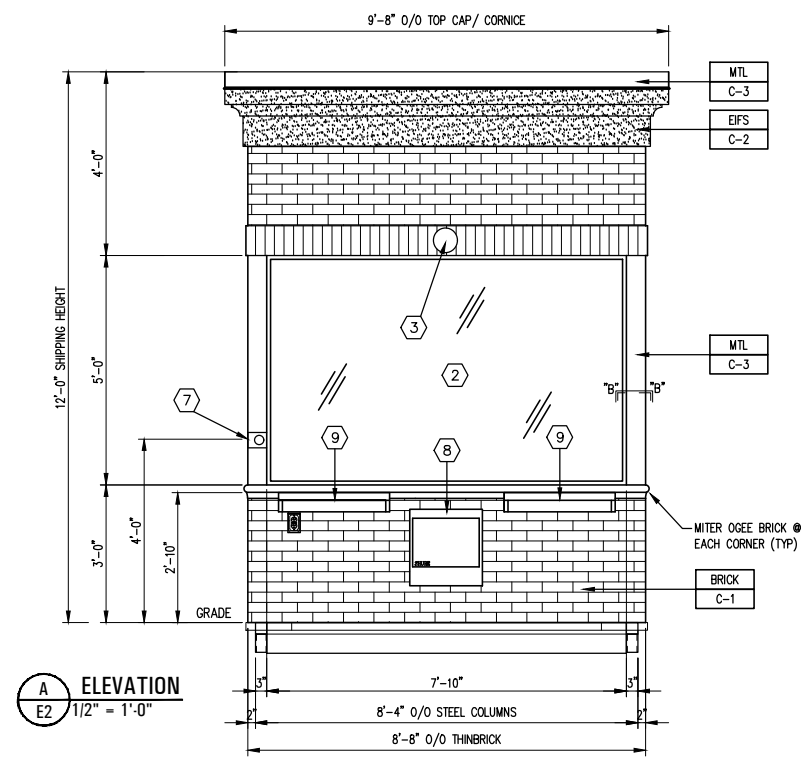
Harris Teeter Fuel Center - Clemson

Clemson, SC - Store #400

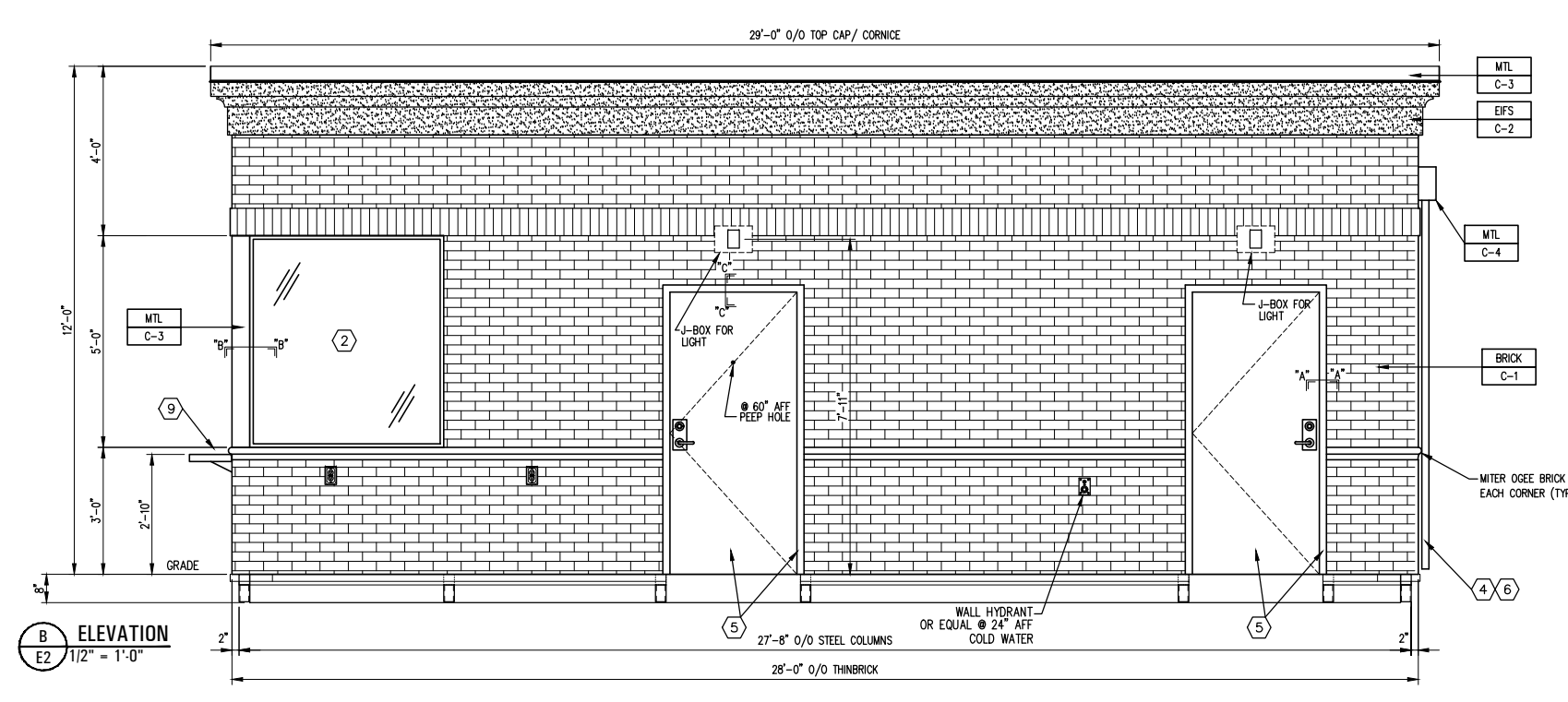
THIN BRICK PANEL



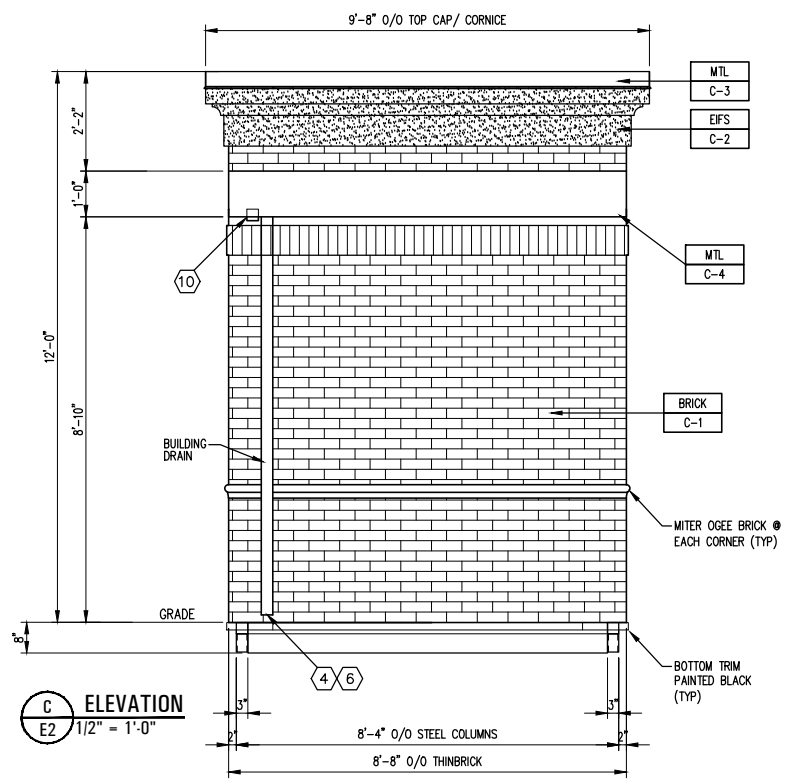
- BRICK PANEL MATERIAL LIST**
- 20 GA WALL PANELS WITH OVERLAPPING RIBS 16" O/C.
 - #10 SHEET METAL SCREWS 1/4" FROM THE EDGE AND EVERY 16" VERTICALLY INTO THE 3" SHEET METAL RIBS. TO SECURE THE 20 GA SHEET METAL
 - #10 SHEET METAL SCREWS 1/4" FROM THE EDGE AND EVERY 16" VERTICALLY THROUGH THE 1" RIGID INSULATION AND WATER RESISTANT BARRIER INTO THE 20 GA SHEET METAL
 - ONE (1) LAYER OF 1/2" THIN-BRICK OVER ONE (1) LAYER OF 1/2" DUROCK.



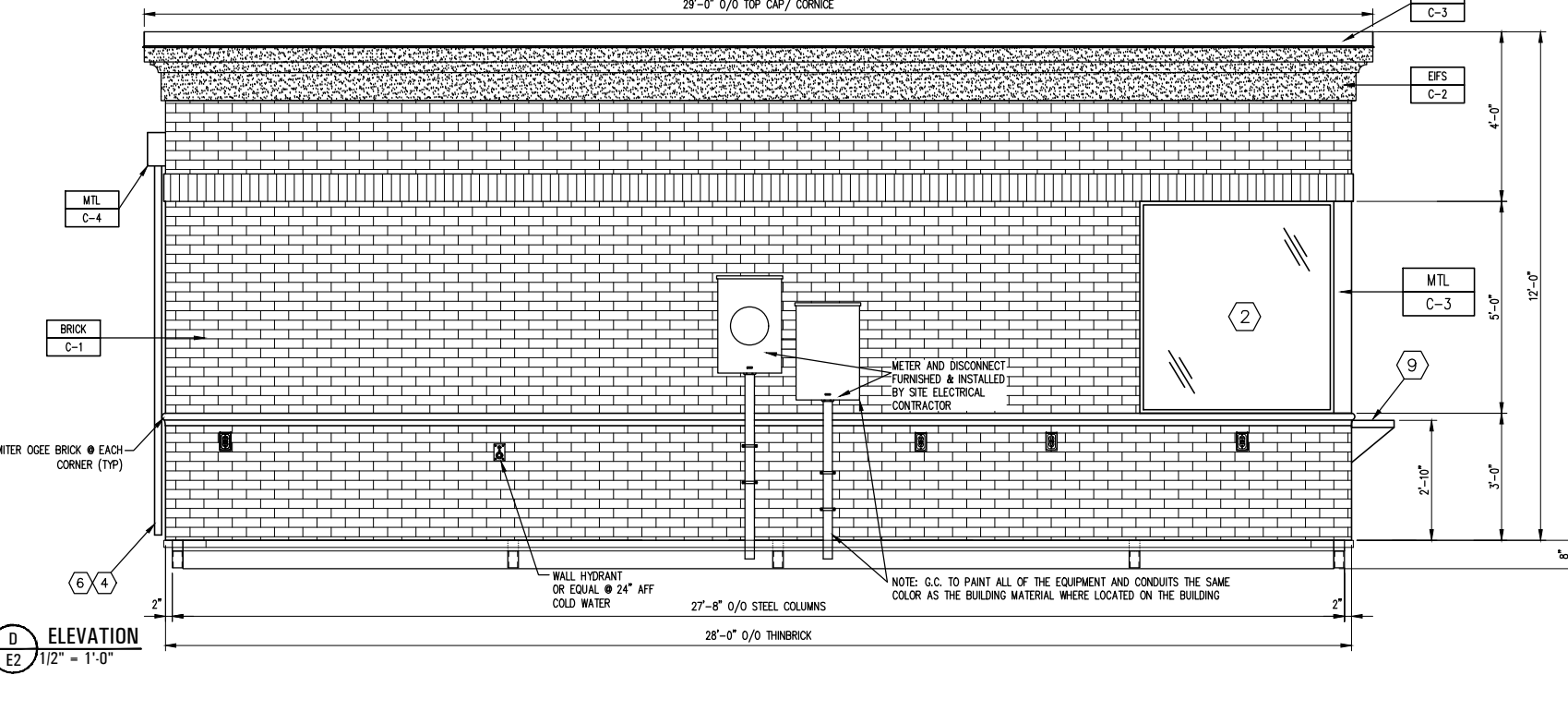
A ELEVATION
E2 1/2" = 1'-0"



B ELEVATION
E2 1/2" = 1'-0"



C ELEVATION
E2 1/2" = 1'-0"



D ELEVATION
E2 1/2" = 1'-0"

IMPACT RESISTANT GLAZING SET IN ANGLE SASH
PAINTED SEMI-GLOSS

KEYED NOTES:

- OPEN
- BULLET RESISTANT GLASS SET IN BLACK ANODIZED ALUMINUM SASH
- 3M SECURITY SPEAKER #78-8028-9196-6 BY FMS FLUSH MOUNT w/ NO CALL BUTTON
- 3 X 2 PAINTED METAL DOWN SPOUT C-4
- DOORS AND DOOR FRAMES PAINTED (SEMI-GLOSS) EXTERIOR SIDE C-4
- GC TO TIE DOWNSPOUTS TO UNDERGROUND SEWER
- EMERGENCY STOP BUTTON "STI SERIES 2000" W/ CLEAR COVER FURNISHED BY HT INSTALLED BY FME
- SHURE MO # SPT310 SECURITY DRAWER BY FMS
- BRUSHED STAINLESS STEEL SHELF BY FMS
- 2" PVC OVERFLOW BY FMS

EXTERIOR FINISHES:

- EIFS STO'S "COTTON" #79-32-1-38 STOLIT 1.0 BY FMS
- BRICK THIN BRICK w/ CORNER BRICK BY FMS
- MTL 20 GA. SHEETMETAL BY FMS

EXTERIOR PAINTS/COLORS

- C-1 THIN BRICK - GENERAL SHALE "PHOENIX" WIRE CUT WITH "DOGWOOD WHITE" MORTAR AND ROWLOCK OGEE BRICK TRIM BY FMS
- C-2 STO'S "COTTON" #79-32-1-38 STOLIT 1.0 BY FMS
- C-3 "BLACK" BY FMS
- C-4 SHERWIN WILLIAMS #6054 "CANYON CLAY" BY FMS

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DATE	BY	CHK	REVISIONS

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Silvertown, Oregon 97381

Voice: (800) 366-6385
Fax: (770) 483-6037

www.freymoss.com fms@freymoss.com

ENGINEER OF RECORD:

Charles H. Moss, PE
P.O. Box 28
Covington, GA 30015
Email: chmai@aol.com

CUSTOMER:

Harris Teeter Markets
2025 Next Generation Fiber Kiosk
Exterior Elevations

DRAWN BY:
Michael Hall

DATE: 11/16/22

CHECKED BY:

DATE:

SEAL:

JOB #

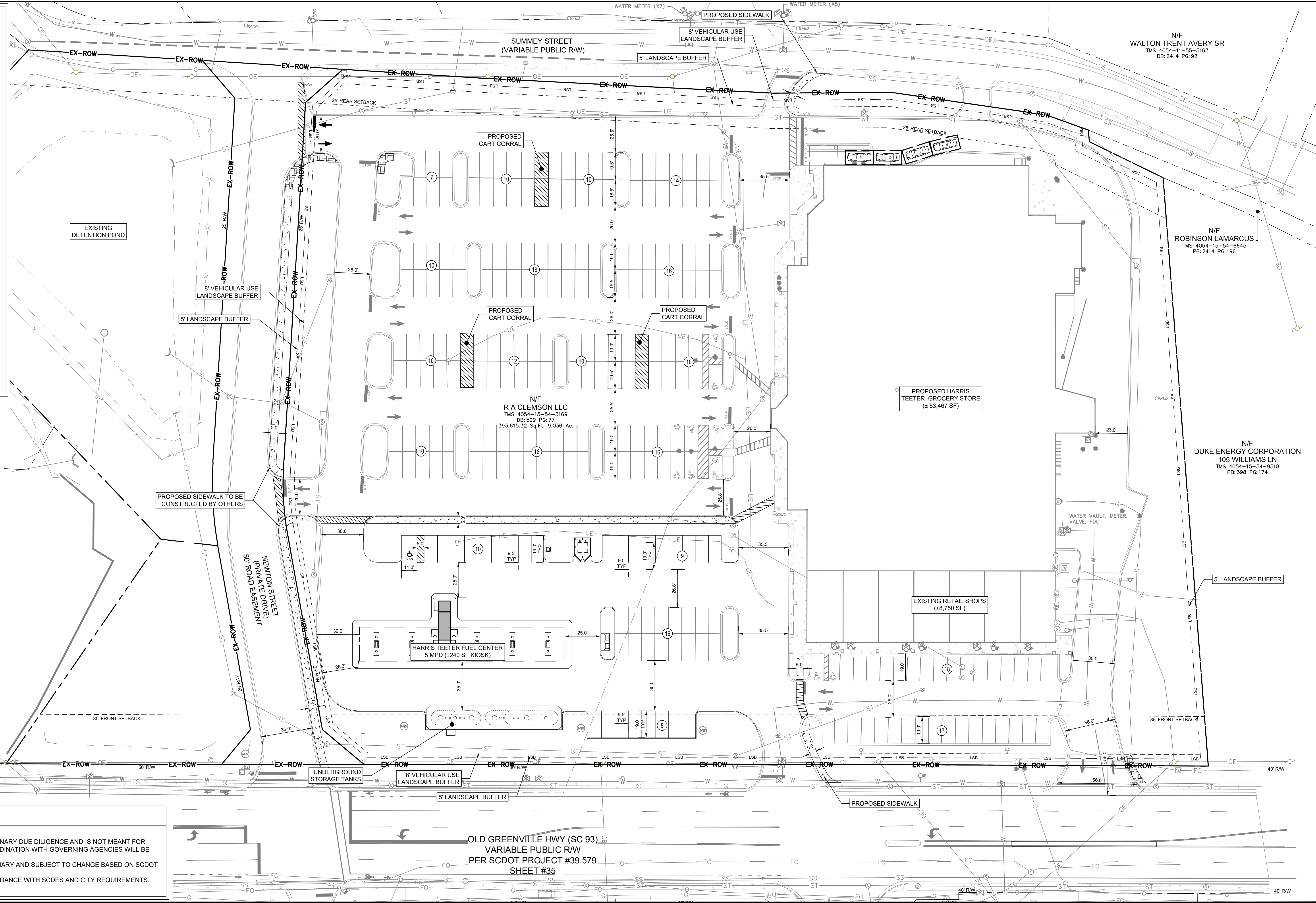
Anywhere USA

SCALE: 1/2" = 1'-0"

DRAWING #

OVERALL SITE DATA TABLE

OVERALL DEVELOPMENT DATA:	
PARCEL ID	4054-15-54-3169
TOTAL SITE AREA	±6.76 ACRES
ZONING DATA:	
ZONING DISTRICT:	COMMUNITY BUSINESS(CP-2)
BUILDING SETBACKS:	
FRONT SETBACK	8 FEET
SIDE SETBACK	0 FEET
REAR SETBACK	25 FEET
LANDSCAPE BUFFERS:	
FRONT	5 FEET
SIDE	5 FEET
REAR	5 FEET
ABUTTING RESIDENTIAL STREET	10 FEET
	8 FEET
BUILDING SQUARE FOOTAGE:	
EXISTING GROCERY	53,467 SF
EXISTING RETAIL	8,750 SF
EXISTING TOTAL	62,217 SF
PROPOSED FUEL CENTER	240 SF
PROPOSED TOTAL	62,457 SF
GROCERY AND RETAIL PARKING:	
PARKING REQUIRED	
1 SPACE PER 300 SF OF BUILDING GFA	
62,217 SF / 300 SPACES = 208 SPACES	
EXISTING PARKING	306 SPACES (1:4.92)
TOTAL PARKING REMOVED	48 SPACES
PROPOSED PARKING	258 SPACES (1:4.11)
FUEL PARKING:	
PARKING REQUIRED	
2 SPACES PER PUMP & 1 PER 300 SF (GFA)	
	11 SPACES
PARKING PROVIDED	12 SPACES



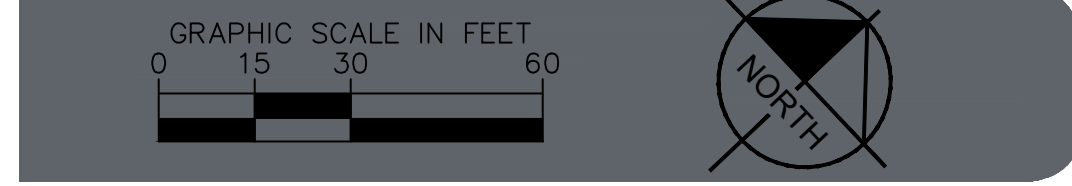
- NOTES**
1. QUICK LOOK SITE PLAN IS BASED ON PRELIMINARY DUE DILIGENCE AND IS NOT MEANT FOR CONSTRUCTION. FULL RESEARCH AND COORDINATION WITH GOVERNING AGENCIES WILL BE NECESSARY TO FINALIZE SITE PLAN.
 2. DRIVEWAY LOCATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON SCDOT AND CITY DIRECTION.
 3. STORMWATER MUST BE PROVIDED IN ACCORDANCE WITH SCDES AND CITY REQUIREMENTS.

OLD GREENVILLE HWY (SC 93)
 VARIABLE PUBLIC R/W
 PER SCDOT PROJECT #39.579
 SHEET #35



HARRIS TEETER #400 CLEMSON - SC-93 & NEWTON ST, CLEMSON, SC

PRELIMINARY SITE PLAN
 SHEET 1 of 3
 June 10, 2025

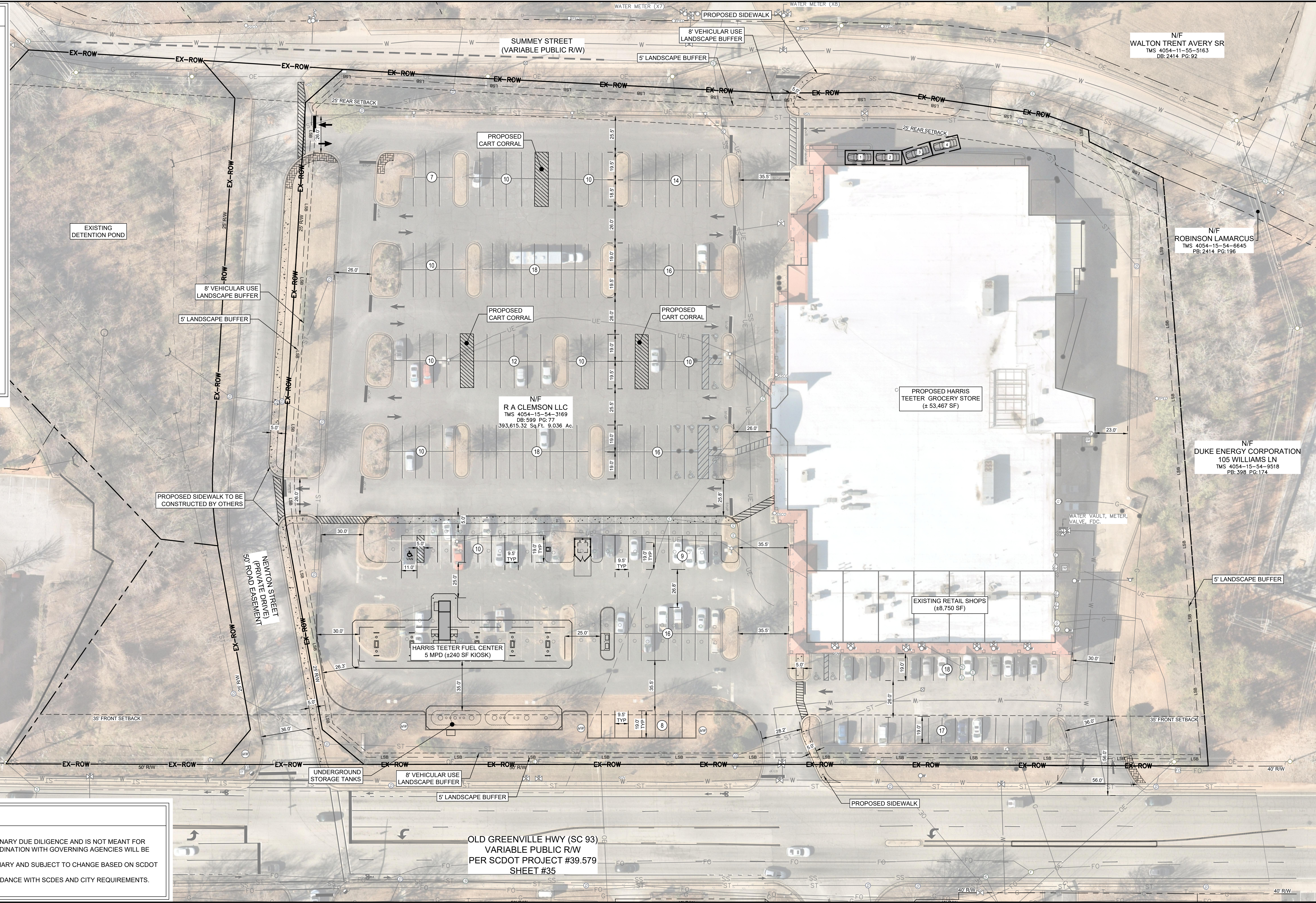


200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202
 PHONE: 704-333-5131 WWW.KIMLEY-HORN.COM
 NORTH CAROLINA LICENSE No F-0102
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 Plotted By: Beaser, Justin Layout: GROCERY & FUEL June 10, 2025 05:13:31pm K:\CHL_P\J\015640 Harris Teeter\246 Clemson SC Fuel Center\02 - DWG\Exhibit\Grocery\400 Clemson Site Plan.dwg

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OLD GREENVILLE HWY (SC 93)
 VARIABLE PUBLIC R/W
 PER SCDOT PROJECT #39.579
 SHEET #35

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N/F
JSI CLEMSON LLC
TMS 4054-15-53-0896
PB: 590 PG: 6

N/F
WAB INVESTMENTS LLC
TMS 4054-15-53-2820
PB: 2069 PG: 137

N/F
R A CLEMSON LLC
TMS 4054-15-54-3169
DB: 599 PG: 77
393,615.32 Sq.Ft. 9.036 Ac.

N/F
WALTON TRENT AVERY SR
TMS 4054-11-55-5163
DB: 2414 PG: 92

N/F
ROBINSON LAMARCUS
TMS 4054-15-54-6645
PB: 2414 PG: 196

N/F
DUKE ENERGY CORP
105 WILLIAM
TMS 4054-15-54-3998
PG: 1

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HARRIS TEETER #400 CLEMSON - SC-93 & NEWTON ST, CLEMSON, SC

PRELIMINARY SITE PLAN
SHEET 3 of 3
June 10, 2025



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Contact:

Luminaire Schedule

Symbol	Qty	Tag	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	3	A2	OPF-M-A14-750-T4M-HIS_1	2 @ 90 degrees	1.000	25180	189.6	1137.6
	5	A	OPF-M-A14-750-T4M-HIS	Single	1.000	25180	189.6	948
	2	B	OPF-M-A14-750-T5W	3 @ 120 Degrees	1.000	31892	189.6	1137.6
	2	C	OPF-M-A12-750-T5W	3 @ 120 Degrees	1.000	26236	150.2	901.2

Calculation Summary

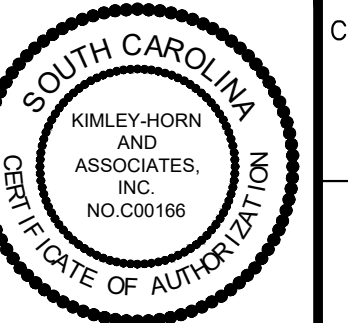
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Background_76_Planar	Illuminance	Fc	2.61	12.2	0.0	N.A.	N.A.
Main Parking Field	Illuminance	Fc	4.30	12.2	1.4	3.07	8.71
Side Parking	Illuminance	Fc	3.47	6.5	1.4	2.48	4.64



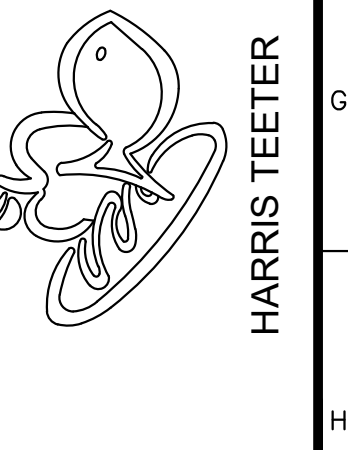
#	Date	Comments

Drawn By: _____
 Checked By: _____
 Date: 5/21/2025
 Scale: _____

Harris Teeter #400



NO.	DATE	REVISIONS



PROJECT:
HARRIS TEETER FUEL CENTER
STORE #400 CLEMSON
501-7 OLD GREENVILLE HWY
CLEMSON, SOUTH CAROLINA, 29631
PICKENS COUNTY

TITLE:
LANDSCAPE
PLAN

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE:

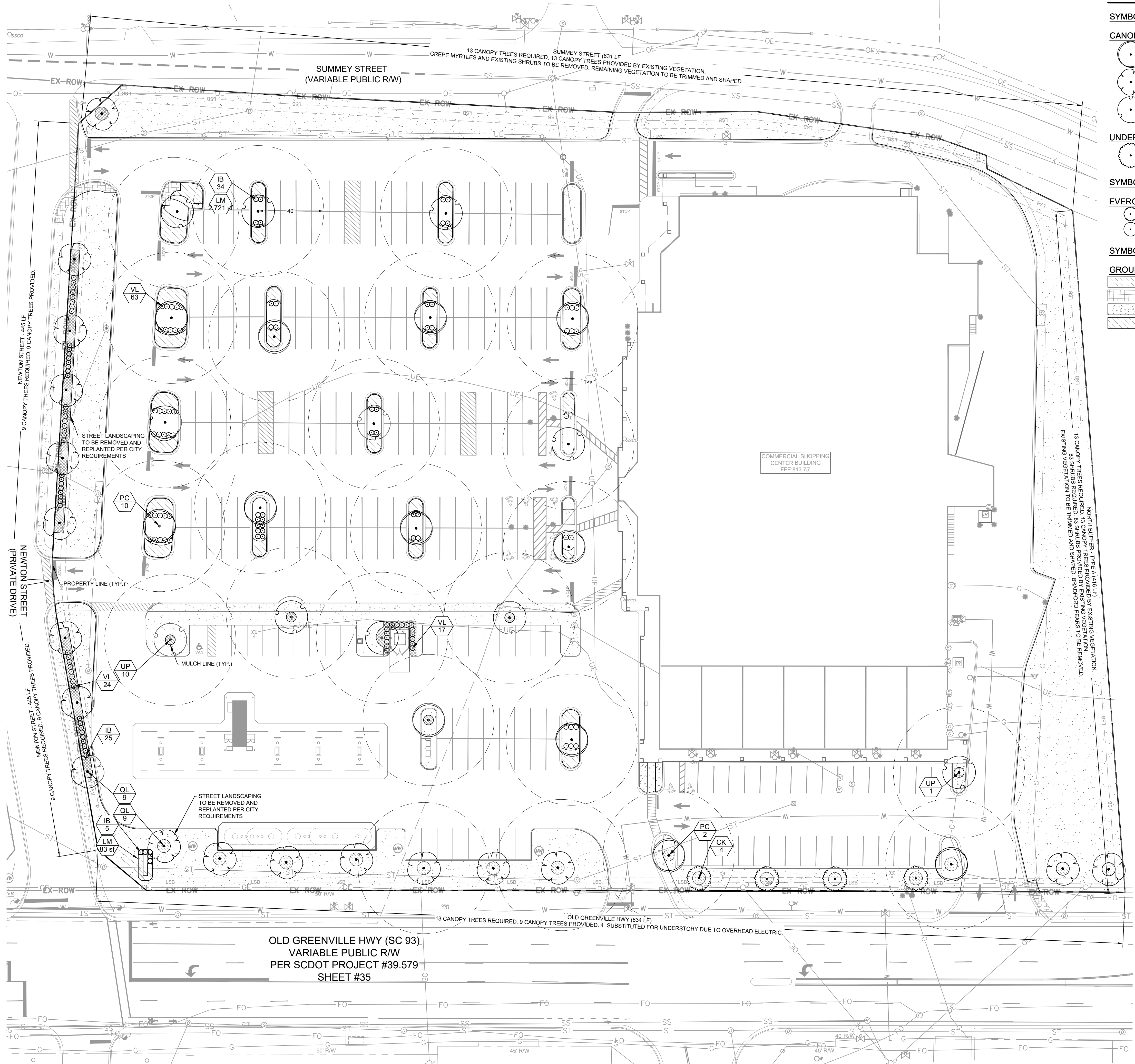
PROJECT#: 015640246

L100

PLANT SCHEDULE

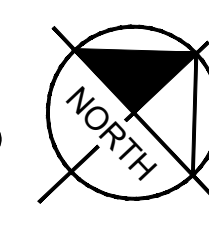
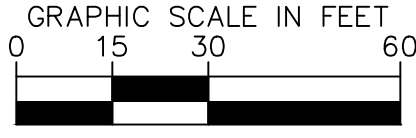
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	METHOD	SIZE	CAL
CANOPY TREES							
	PC	12	CHINESE PISTACHE FULL, SINGLE, STRAIGHT LEADER, 5' C.T.	PISTACIA CHINENSIS	F.G., B & B	12' MIN HEIGHT	2" MIN CAL.
	QL	18	OVERCUP OAK FULL, SINGLE, STRAIGHT LEADER, 5' C.T.	QUERCUS LYRATA	F.G., B & B	12' MIN HEIGHT	2" MIN CAL.
	UP	12	LACEBARK ELM FULL, SINGLE, STRAIGHT LEADER, 5' C.T.	ULMUS PARVIFOLIA	F.G., B & B	12' MIN HEIGHT	2" MIN CAL.
UNDERSTORY TREES							
	CK	4	KOUSA DOGWOOD FULL, SINGLE, STRAIGHT LEADER, 5' C.T.	CORNUS KOUSA	F.G., B & B	8' MIN HEIGHT	1.5" MIN CAL.
EVERGREEN SHRUBS							
	IB	64	BURFORD HOLLY FULL	ILEX CORNUTA 'BURFORDII'	CONT.	36" O.C.	24" FULL
	VL	86	LEATHERLEAF VIBURNUM FULL	VIBURNUM RHYTHIDOPHYLLUM	CONT.	36" O.C.	24" FULL
GROUND COVERS							
	MM	736 SF	PINE NEEDLE MULCH		MULCH		
	MW	1,934 SF	WOOD CHIP MULCH		MULCH		
	CD	48,855 SF	BERMUDA GRASS SOD	CYNODON DACTYLON	SOD		
	LM	2,804 SF	LILYTURF	LIRIOPE MUSCARI	FLAT	12" O.C.	8" FULL

* SEE SHEET L101 FOR PLANT SCHEDULE AND NOTES



OLD GREENVILLE HWY (SC 93)
VARIABLE PUBLIC R/W
PER SCDOT PROJECT #39.579
SHEET #35

COMMERCIAL SHOPPING
CENTER BUILDING
FFE:813.79'



K:\CHL_Plan\15640 Harris Teeter\348 Clemson SC Fuel Center\02 - DWG\CD\PP\Sheet\L100 - LANDSCAPE PLAN.rvt

BEAUTY IS ON THE OUTSIDE.



- MAINTENANCE FREE MATERIALS
- PROFESSIONAL GRADE EXTRUDED ALUMINUM FRAME
- EASY INSTALL, NO SPECIAL TOOLS REQUIRED

Elegant, durable and long lasting screening for today's modern businesses, Covrit® provides a complete line of screening solutions to hide, protect, or partition anything on your property.

Our modular, made-to-order system is available in a wide variety of styles and colors and can be customized to fit any size space.

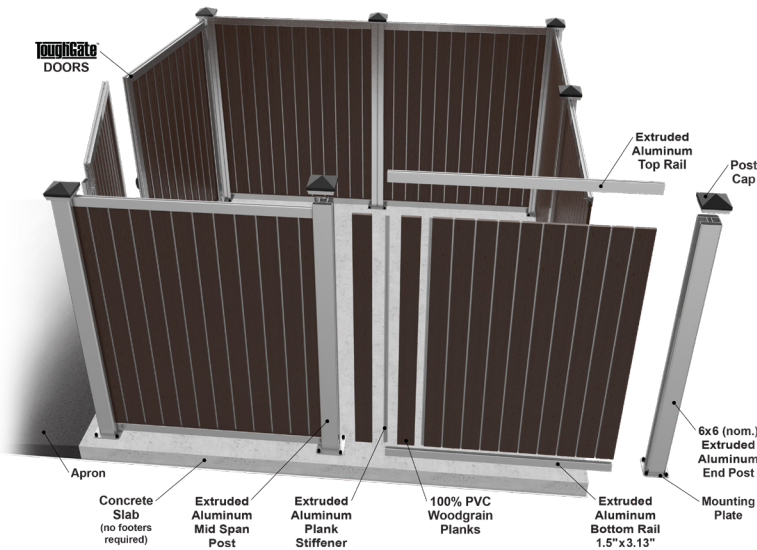


covrit[®]
SCREENING SYSTEMS

CityScapes
ARCHITECTURAL INNOVATIONS

Designed by our in-house engineering team and manufactured in our state-of-the-art facility, our professional grade screen wall systems and gates have transformed property at big box retailers, shopping centers, restaurants, community parks, apartment complexes, and more. We are your ideal partner for all your screening needs.

PLANKWALL™ SYSTEM



We mount our planks using professional grade aluminum posts and rails to complete the finest modular wall system on the market. A proprietary aluminum stiffener is integrated between each plank, providing an attractive reveal while reinforcing the screen wall structure, eliminating the need for horizontal stringers.

PlankWall™ is completely maintenance-free and comes with a 20-year fade and stain resistance warranty.

TYPICAL ENCLOSURE SIZES



SINGLE

Hold up to one 10 yard box or slant



DOUBLE

Hold up to two 10 yard boxes or slants



SINGLE WALK-IN

Hold up to one 10 yard box or slant



CUSTOM

For multiple unit enclosures, please reach out to a CityScapes Representative

CUSTOM ENCLOSURES

Create a custom enclosure to shield outdoor equipment such as generators or transformers. Use it as a partition for condominiums, restaurant patios or courtyards. Have a special request? No problem. Our made-to-order process enables custom shapes and sizes to suit your unique project requirements. Simply contact us for your custom quote.

PANEL STYLES

1-INCH PVC PLANK INFILL SERIES



Vertical Plank
(Standard Stiffener)



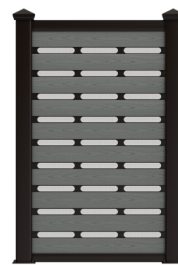
Vertical Plank
(Wide Stiffener)



Horizontal Plank
(Standard Stiffener)



Horizontal Plank
(Wide Stiffener)



Ventilated
Plankwall



PlankArt™

COLOR OPTIONS

Textured Woodgrain Surface On One Side Only



Brownstone



Kona



Slate
Gray



Coastline



English
Walnut



Weathered
Teak



French
White Oak



Dark
Hickory

Textured Woodgrain Surface On Both Sides



Ashwood



Cedar



Sequoia



Slate

METAL INFILL SERIES



7.2 Rib



7.2 Rib Perforated



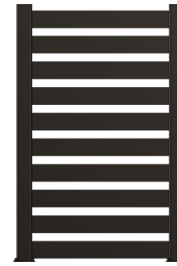
Planar



True Louver



1" x 4" Slat Wall



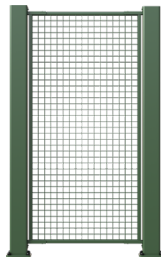
1" x 6" Slat Wall



Varying Width
Slat Wall

For current color availability, please contact your CityScapes® representative.

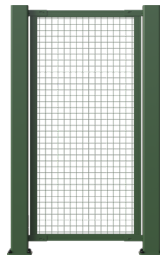
NATURESCREEN® INFILL SERIES



NatureScreen®
DMT



NatureScreen®
GMT



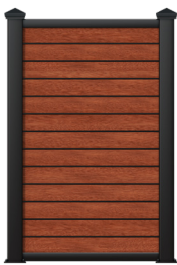
NatureScreen®
SMT



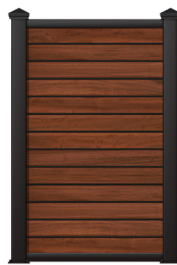
NatureScreen®
SMT E

For current color availability, please
contact your CityScapes® representative.

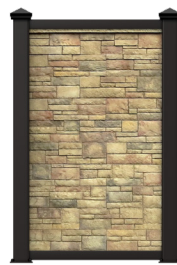
NATURAL WOOD & STONE INFILL SERIES



Cedar



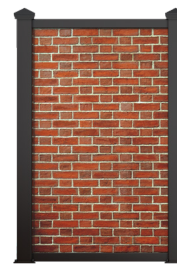
Ipe



Versetta Stone
Tight Cut



Versetta Stone
LedgeStone



Brick



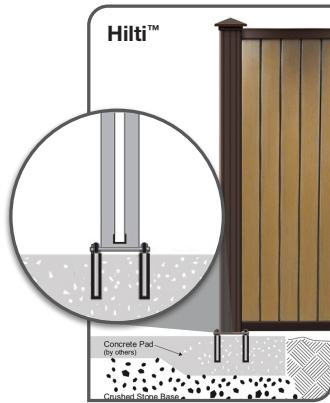
Ipe Wood &
Versetta Stone

For current color availability, please contact your CityScapes® representative.

POST OPTIONS

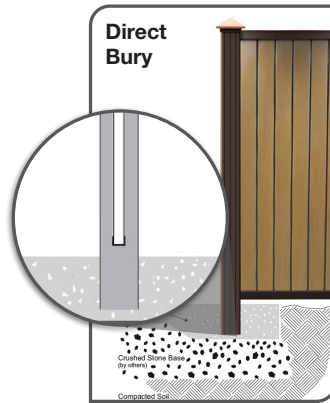
POST MOUNTING

Choose from several mounting options. Our installation guides provide a clearly-defined process from start to finish.

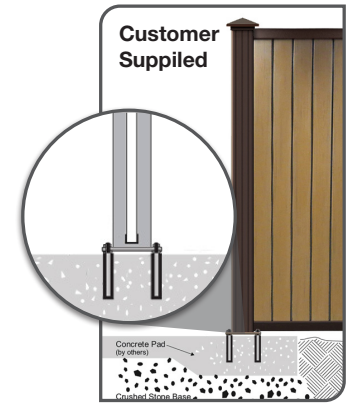


Mount posts into a pre-existing pad using Hilti™ epoxy anchors.

(preferred method)

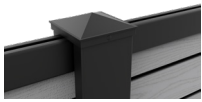


Direct bury posts are embedded into a concrete pad.



Customer provides their own fastening system.

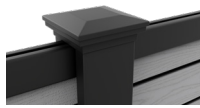
POST CAP STYLES



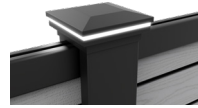
Pyramid Cap



Pyramid Hip



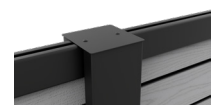
Shallow Hip



Shallow Hip with Lighting



Plateau Cap



Fitted Cap

POST COLORS

The most common colors are shown below.



White Satin



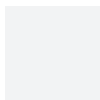
Black Textured



City Green Textured



City Brown Textured



Silver Satin



NightHawk Textured

We use Sherwin Williams 4000 Series Powder Coat products to finish all of our metal parts—with many standard colors in stock and the full array of RAL colors available with short lead times. We've got custom colors, too. Get in touch with a project manager and chat about a color that precisely meets your specs.