

Town of Lexington

**BOARD OF APPEARANCE
Minutes**

August 8, 2023

BOARD MEMBERS PRESENT: Chairman Larry Wilund, Board Members Wayne Rogers, Jeremy Addy, and Ian MacLean and were present. Board Members Bob Britts and Carlton “Cocky” Oswald were absent. The meeting was held at Town Hall in the Council Chambers at 5:30 p.m.

Others in attendance were Assistant Zoning Administrator Jessica Lybrand, Digital Media Coordinator Michael Tolbert and Assistant Municipal Clerk Karen Hanner.

One citizen was present and no members of the news media were present.

Chairman Larry Wilund welcomed everyone to the meeting, read an Introductory Statement regarding the Board and called the meeting to order at 5:30 p.m.

ADDITIONS/DELETIONS: None.

APPROVAL OF MINUTES: June 13, 2023

Board Member Addy made a motion to approve the minutes of June 13, 2023, as submitted. Board Member Rogers seconded the motion. The motion was unanimously carried in favor by all those present at that meeting.

NEW BUSINESS

1. Review of a Proposed Canal Coffee Being Planned at 510 Columbia Avenue

Assistant Zoning Administrator Jessica Lybrand presented the item from Canal Coffee which has submitted a proposal to build a new drive-thru coffee shop at 510 Columbia Avenue. The project is located at the corner of Columbia Avenue and King Street in the heart of the downtown historic triangle. The proposed building is 857 square feet with a drive-thru, a walk-up window and an outdoor seating area. This project is essentially the same one that was approved on this site last year. Since then, The Human Bean has been rebranded to Canal Coffee and the building colors have been changed.

That staff committee reviewed the new proposal and determined that it should be reviewed by the Board due to concerns about the color palette being inconsistent with the recently approved buildings in the downtown overlay area. The majority of these buildings have been constructed using red or brown facades similar to the original Human Bean proposal. Some examples include the Clutch Coffee, the Murphy’s Express, the new Sonic restaurant or the Strickland Brothers Oil Change being constructed directly across the street from this location (handout attached).

Board of Appearance Minutes
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The Board is being asked to review the new proposal to determine if it meets the Town's appearance standards for the downtown overlay area.

Mr. Neal Kanipe of McMillan Pazdan Smith Architecture in Greenville introduced himself as the architect for the project and representing the owner. He stated he brought samples of the brick and paint colors because the photo printouts are not very clear and he shared those samples with the Board. Mr. Kanipe stated he brought photos of their location in Irmo showing the rebranded colors. He added the brick on that building was painted grey as opposed to a true grey brick which would be done here but the blue, grey and white paint samples are the actual colors.

Board Member Rogers asked if the navy blueish color sample was a corporate color. Mr. Kanipe said yes, all three samples are the corporate brand colors. He added they worked with a branding agency to figure out the name, colors, and look and feel of the new brand.

Chairman Wilund commented that he thought they did a handsome job with the building and the blue color was probably the biggest difference from some of the previous buildings but he felt it fell within the family from a visual standpoint.

Board Member Addy stated he was glad there were samples because some of the printed colors looked like seafoam or bright blue. Mr. Kanipe remarked they looked different on the copier. He added a lot of the building is brick which is the grey color and more of an earth tone.

Board Member Rogers asked about the concerns. Assistant Zoning Administrator Lybrand responded it was due to the grey color. She commented Clutch Coffee was originally planned a tan colored grey but they changed it to incorporate the brown brick along with some additional grey material. She added Strickland Brothers corporate colors are grey and blue but they changed from a grey block to a brown brick so it would be similar to Caliber Collision and Firestone beside them. She stated that staff saw the majority of the corridor incorporating the brown and red colored brick facades. She said individual corporate image trademark and color elements should only be incorporated as a secondary element of the overall district.

Board Member Addy asked if there was an option to use the colors with a different color brick. Mr. Kanipe responded they would have to come up with some options and go back to the owner and see if they were open to that. He added one of the colors that was in the palette early on was a red but it was a more intense deeper red. He said there may be an option to trade the grey brick for a red brick but that would end up as red, white and blue and that was his concern.

Board Member Rogers stated he understood the staff concerns and why they were meeting today. He said he did not think this was a bad arrangement of colors even given the context and neighbors and it was a well-done building. He stated he did not have any objection. Chairman Wilund said he agreed.

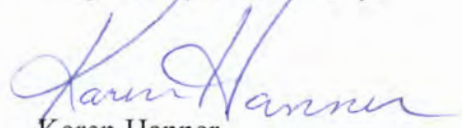
**Board of Appearance Minutes
August 8, 2023**

Board Member Rogers made a motion to approve as submitted. Board Member Addy seconded the motion. There was no further discussion. The vote was unanimous in favor.

Mr. Kanipe thanked the Board and asked if they wished to hold on to the samples. Assistant Zoning Administrator Lybrand said yes.

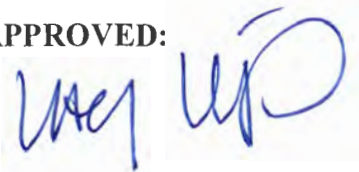
ADJOURNMENT: There being no further comments or questions, Chairman Wilund made a motion to adjourn the meeting which was seconded by Board Member Addy. The motion was unanimously carried in favor by all those present. The Board of Appearance meeting adjourned at 5:41 p.m.

Respectfully submitted by:



Karen Hanner
Assistant Municipal Clerk

APPROVED:



Larry Wilund
Chair

FOIA COMPLIANCE – Public notification of this meeting was published, posted and mailed in compliance with the Freedom of Information Act and the Town of Lexington requirements.



mcmillan
pasdan
emith
architects



APPROVED
Town of Lexington
With Conditions

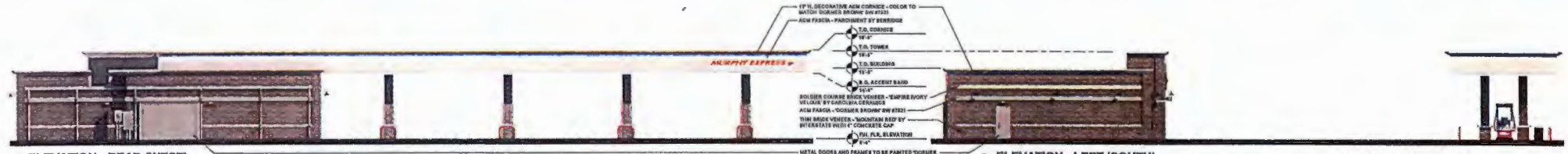
BOA - Tree-preservation
& signage restriction
9-24-19

APPROVED
Town of Lexington



1 ELEVATION - FRONT (EAST)

2 ELEVATION - RIGHT (NORTH)



3 ELEVATION - REAR (WEST)

4 ELEVATION - LEFT (SOUTH)



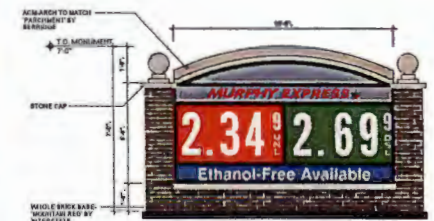
5 ELEVATION - FRONT BUILDING ONLY (EAST)



6 TRASH ENCLOSURE



7 MONUMENT SIGN 01



8 MONUMENT SIGN 02

NO.	QTY.	HEIGHT	WIDTH	AREA S.F.	TOTAL S.F.
BUILDING SIGNAGE					
MURPHY SIGN, 10'x10' LOGO	1	10'x10'	10'	100	100
MURPHY EXPRESS SIGN, 10'x10' SIGN (CHARACTER LETTER LOGO SIGNAGE)	1	10'x10'	10'	100	100
CANOPY SIGNAGE					
MURPHY EXPRESS CANOPY LOGO SIGN	2	10'x10'	10'	200	200
TOTAL SIGNAGE (S1)					400 SF
MONUMENT SIGN					
ULI 60L ETHANOL-FREE AVAILABLE	2	10'x10'	10'	200	200
TOTAL SIGNAGE (S2)					200 SF
TOTAL SIGNAGE (S)					600 SF



CLUTCH COFFEE LEXINGTON-MATERIAL STUDY
LEXINGTON, SC
9-27-2022

APPROVED
Town of Lexington

J-W
9.28.22



JAMES T. MANN, JR., ARCHITECT
ARCHITECTURE, PLANNING & SUSTAINABLE DESIGN

8446 HARRISON STREET
CLARKSVILLE, TN 37040
PH (615) 882-8982
JTM@JTMARCHITECTURE.COM

NO.	ISSUE/REVISIONS	DATE
0	CON SUBMITTAL	8/27/21
1	CON REVISION	8/28/21

APPROVED
Town of Lexington

J.T.M.
9-21-21



CONVERSION/
RELOCATION

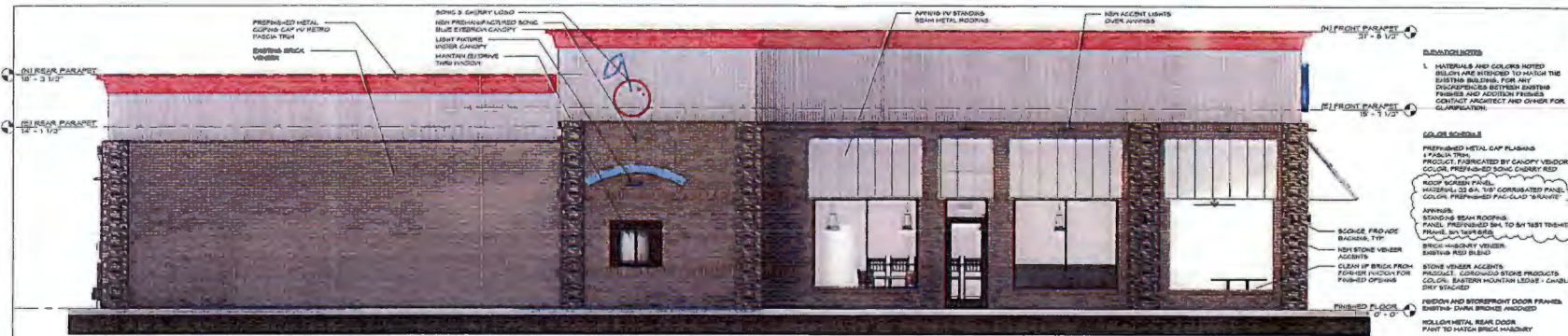
461 COLUMBIA AVENUE
LEXINGTON, SC 29072
STORE# 2491

PROJECT NO.: 2709
DATE: 8/9/21

SHEET TITLE:
RENOVATED
EXTERIOR
ELEVATIONS
COLOR

SHEET NO.:

A3.2

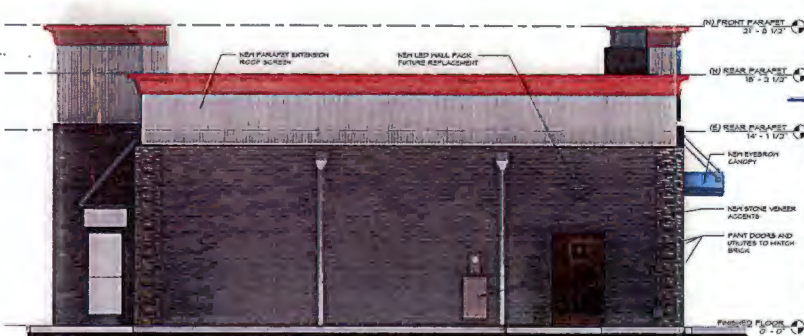


- GENERAL NOTES**
- MATERIALS AND COLORS NOTED BELOW ARE INTENDED TO MATCH THE EXISTING BUILDING. FOR ANY DISCREPANCIES BETWEEN EXISTING FINISHES AND ADDITION FINISHES CONTACT ARCHITECT AND OWNER FOR CLARIFICATION.
- GENERAL NOTES**
- PREPARED METAL CAP FINISHES & PANEL TRIM PRODUCT FABRICATED BY CANOPY VISOR COLOR. PREPARED METAL SONIC CHERRY RED
 - ROOF ROOFING PANEL MATERIALS IS OR. 100' CORUGATED PANEL COLOR: PREPARED METAL SONIC CHERRY RED
 - APRONS STAINLESS SEAM ROOFING PANEL PREPARED SH. TO AN 180° TIGHTEN PANELS ON TOP OF AWNINGS
 - SONIC BRICK VENEER ACCENTS BRICK VENEER VENEER BRICK VENEER VENEER BRICK VENEER
 - STONE VENEER ACCENTS PRODUCT: CANTONISH STONE PRODUCTS COLOR: EASTON HOUSTON USG&S - CHARLE SKY STAINED
 - FINISH AND SPOKE/SPRINT DOOR FINISHES EXISTING DARK BRONZE ANODIZED
 - HOLLOW METAL REAR DOOR PAINT TO MATCH BRICK HARBONY

1 RENOVATED LEFT SIDE ELEVATION
1/4" = 1'-0"



2 RENOVATED FRONT ELEVATION
1/4" = 1'-0"

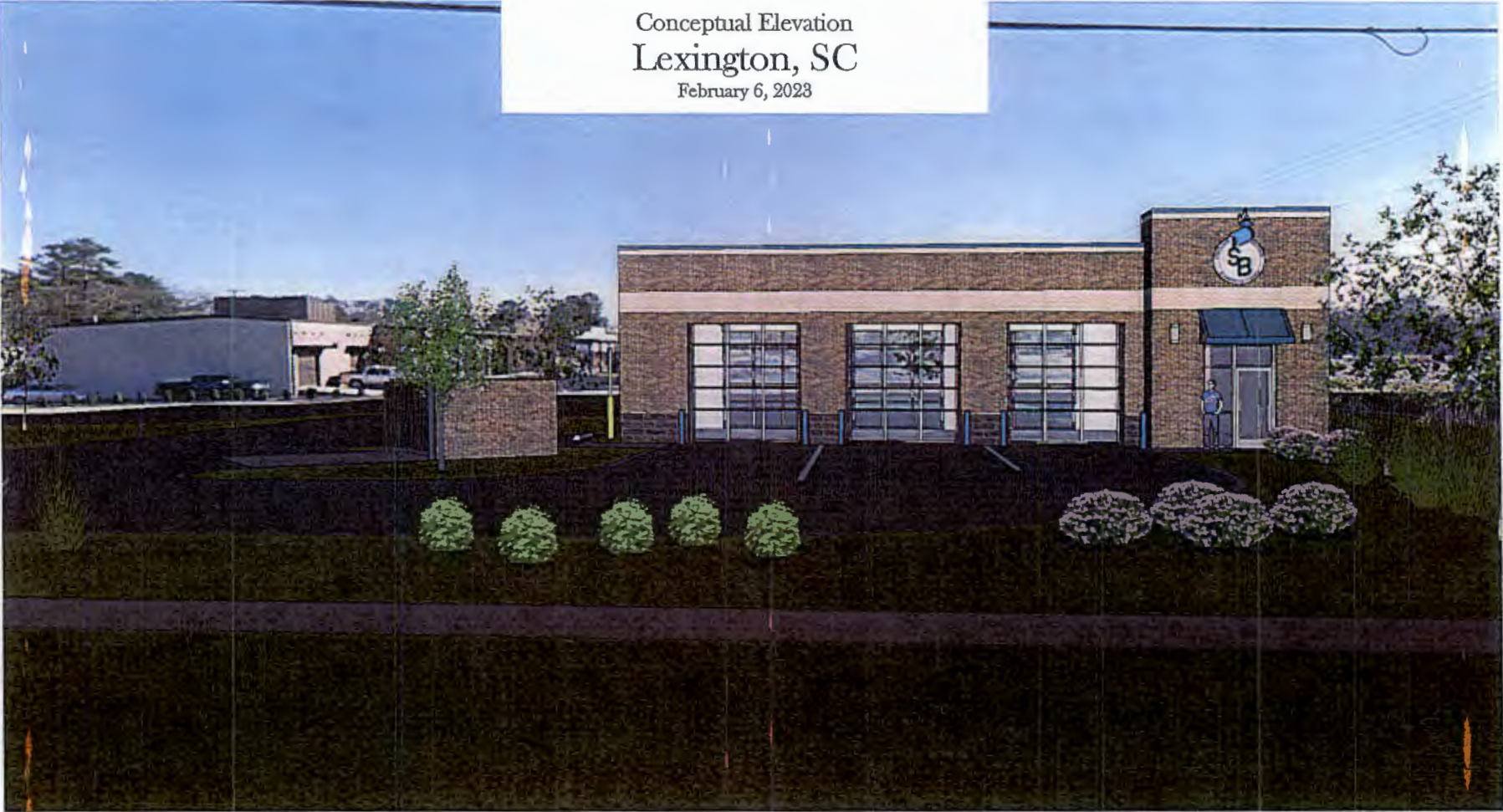


3 RENOVATED REAR ELEVATION
1/4" = 1'-0"



4 RENOVATED RIGHT SIDE ELEVATION
1/4" = 1'-0"

Conceptual Elevation
Lexington, SC
February 6, 2023



PRIMAX

