

1. Agenda

Documents:

[2024_11_05_BAR_AGENDA.PDF](#)

2. Meeting Materials

Documents:

[2024_AR_17_521 COLLEGE AVE.PDF](#)

[2024_AR_16_364 COLLEGE AVE.PDF](#)



CITY OF
Clemson
PLANNING &
DEVELOPMENT

AGENDA

**Board of Architectural Review Meeting
November 5, 2024 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 – August 6, 2024

3. Action Items

a. Building and Site Review

- 1) **2024-AR-16:** Applicant Chris Craft, Signsouth, is requesting approval of marquee style lighting along the perimeter of the building at 364 College Ave. (SIGN-000344-2024)

b. Public Hearing

- 1) **2024-AR-05:** Applicant Rebecca Talafous, North Atlantic Installation, is requesting a variance from Table 19-1110 3.m – to replace the faceplate of an existing freestanding sign at 521 College Ave. (VAR-000346-2024)

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

4. Staff Reports

5. Other Business

6. Adjourn



CITY OF
Clemson
PLANNING &
DEVELOPMENT

1250 Tiger Blvd, Suite 4 • Clemson, SC 29631-2662
(864) 653-2050
Fax (864) 653-2057
www.cityofclemson.org

BOARD OF ARCHITECTURAL REVIEW
NOTICE OF APPEALS FOR A VARIANCE

Please complete in ink and return to the Planning and Codes Administration Department with required attachments information, and filing fee. Variance applications require a current survey of the property, a filing fee of \$100 and a designation of agent if owner is not the applicant. **Both sides of this application must be completed; incomplete applications will not be accepted.**

2024
File no.: AR 17 PIN: 4044-16-84-4225 Date submitted: 10/9/24 Board meeting date: 11/5/24

OWNER(S) INFORMATION

Last name: Fox First: Tom Middle: Interest
521 College Ave Partners, LLC
Mailing address: 24 Cleveland St City: Greenville State: SC ZIP Code: 29607

Daytime phone no.: (864) 323-0000 Fax no.: () E-mail: tomfox@fxcommercial.com

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name: Talafous First: Rebecca Middle: Mailing address: 48 Bloodroot Ave Cleveland GA 30528
Daytime phone no.: () 706 219 1225 Fax no.: () N/A E-mail: rebecca@naiserma.com

PROPERTY INFORMATION

Property address: 521 College Ave Property dimensions: Property area: Zoning district: acres

DESIGNATION OF AGENT

To be completed by Owner(s) only if Owner is not Applicant:

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request for a variance.

Owner name 521 College Ave. Partners, LLC Owner signature Tom Fox Date 10/7/24

Owner name Owner signature Date

To be completed by Applicant:

I certify that the information in this request is correct.

Rebecca Talafous Applicant name Applicant signature Date 9/10/24

REQUIRED INFORMATION

1. Request for variance

Applicant hereby appeals to the Board of Architectural Review for a variance from the following architectural standard(s) for the property described on this application:

We are asking for relief from Sec. 19-113 Table 19-11103.
We want to keep our existing monument sign.

2. Justification for variance

The applicant must demonstrate to the BAR that the following standards have been met:

- a. To adhere to the regulations would result in unnecessary hardship:

We don't have any wall storage as there is no room on the building so we need to keep the monument.

- b. The alternative site planning and/or building design approach meets the same design objectives as the regulations:

The sign size and structure will remain.
We are only doing a face replacement.

- d. The character of the district will not be harmed by the variance being granted:

The sign already exists. We just want to do a sign face replacement.

3. Documents provided

The following documents are submitted to support this appeal:

drawings attached.

SITE OVERVIEW



EXT-001



Stratus®

stratusunlimited.com

8959 Tyler Boulevard
Mentor, Ohio 44060

888.503.1569

CLIENT:

BANK OF AMERICA

ADDRESS:

521 College Ave
Clemson, SC 29631-1444

PAGE NO.:

2

ORDER NUMBER:

1221635

SITE NUMBER:

5219

ELECTRONIC FILE NAME:

K:\ACCOUNTS\BANK OF AMERICA\2024\SC\5219_Clemson\
4306_5219_Clemson.cdr

PROJECT NUMBER:

4306

PROJECT MANAGER:

Salvatore Carollo

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	487748	08/05/20 SV					

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Clemson, South Carolina

Google Street View

Jan 2020



Google

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BOARD OF ARCHITECTURAL REVIEW AGENDA APPLICATION

Please complete this and return to the Planning and Development Department, 1250 Leavelle Blvd, Suite 100, Clemson, SC 29634-2907, and a filing fee of \$50 for sign review and a \$500.00 fee for all other reviews. There will be a \$50.00 resubmittal fee for major revisions. All applications require ten (10) copies of each supporting document and a set of color photographs. A color rendering may be presented in color, but the colors must be indicated on the submitted documents. The applicant understands that the Board of Architectural Review will not be held responsible for the applicant's judgments, recommendations, or conclusions regarding the review and set back of the request. The applicant will be responsible for the representation of the project and the results of the review.

2024
 File # 16 4044 20 71 7727 10 1 24 Board meeting date 11 5 24

TheTiger Sports Shop Inc OWNER(S) INFORMATION

Last name: Ibrahim First: Julie Title: Owner
 Mailing address: P O Box 1469 City: Clemson State: SC ZIP Code: 29633
 Daytime phone no: (864) 654-1719 Email: julie@tigersports.com

APPLICANT INFORMATION

File # 4044 20 71 7727 10 1 24
 Applicant's last name: CRAFT First: CHRIS Title: S
 Mailing address: 116 SINGING PINES DR City: GREENVILLE State: SC ZIP Code: 29611
 Daytime phone no: (864) 414-8275 Email: CHRISCRAFT@SIGNSOUTH.COM

PROPERTY INFORMATION

Property address: 364 COLLEGE AVE Property dimensions: 6988 sq ft building, 8698 sq ft lot Property area: 10.0 acres Zoning district: Downtown

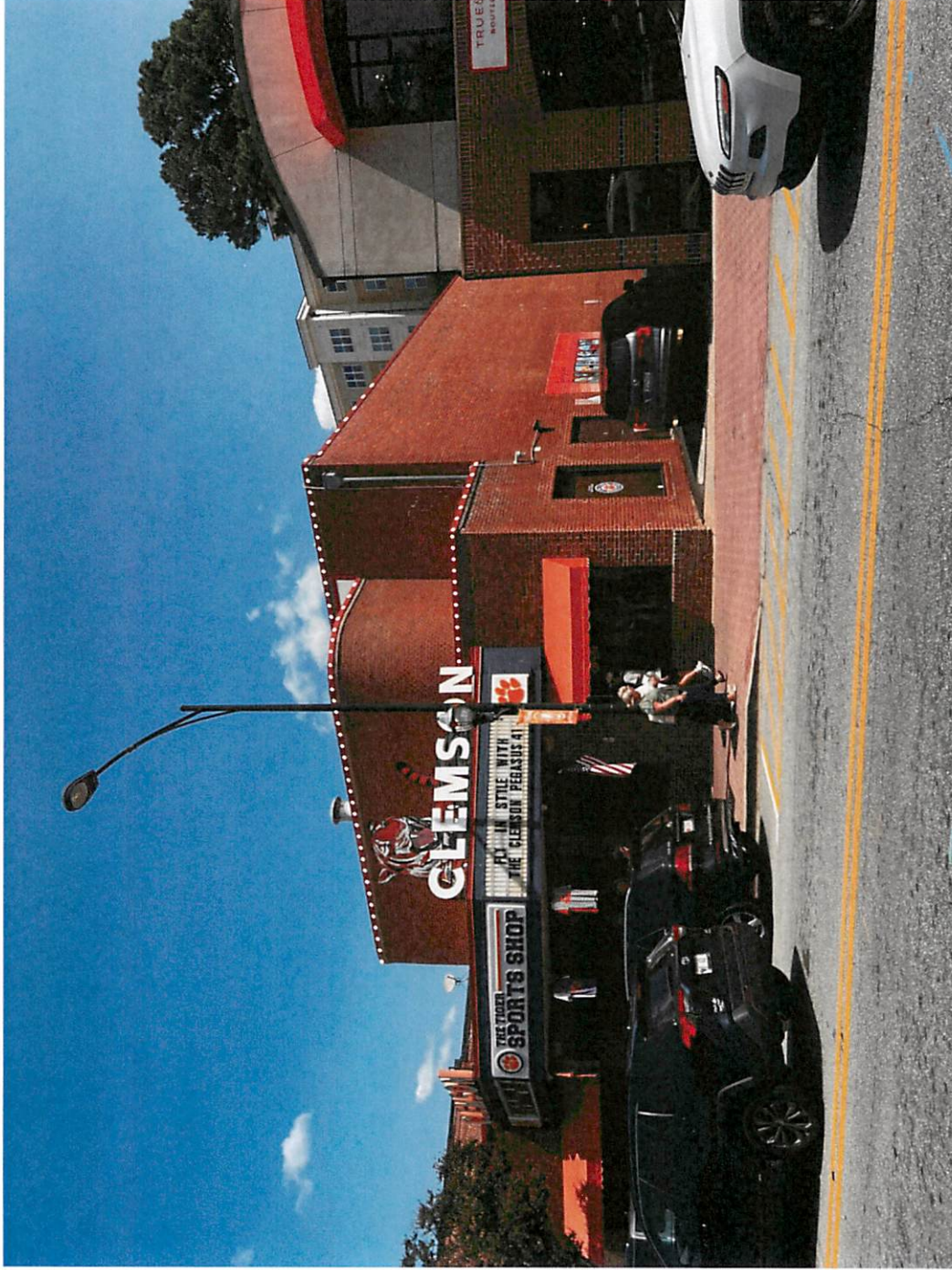
DESCRIPTION OF REQUEST

I request that the board review the following:

ADDING MARQUEE STYLE LIGHTING AROUND THE PERIMETER OF THE BUILDING.
 THE BULBS WILL BE LED AND WILL BE STATIC WITH A DIMMER CONTROL TO CONTROL LUMENS.

SIGNATURE

Candice L. Diggins Admin SignSouth Candace Diggins 10-1-24
 Applicant name Applicant signature Date



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DRAWING INFORMATION	COLORS	REVISIONS	APPROVALS	PROPRIETARY INFORMATION
CLIENT: Tiger Sports LOCATION: Clemson SC SALES PERSON: CRAFT DATE: 9-25-24			THIS SIGN WILL BE CONSTRUCTED AS SHOWN. BY SIGNING THIS ARTWORK, THE SALES PERSON IS PROMISING THAT THE INFORMATION AND FOUND IT TO BE CORRECT. THE SALES PERSON IS AUTHORIZING THIS INFORMATION FOR MANUFACTURE. SALESMAN APPROVAL: _____ CLIENT APPROVAL: _____ DATE: _____ COLORS PRINTED ON THIS SHEET ARE FOR REFERENCE ONLY.	SIGNSOUTH RETAINS ALL COPYRIGHT AND OTHER PROPRIETARY RIGHTS IN AND TO THE SIGN LAYOUT DESIGNS PROVIDED WITH THIS PROPOSAL. IN THE EVENT YOU ELECT TO HAVE SIGNSOUTH CREATE A SIGN BASED ON ONE OR MORE OF THE DESIGN LAYOUTS, ALL DESIGN GRAPHICS SHALL BE DEEMED TO HAVE BEEN GRANTED TO YOU AND ARE NON-REVOCAABLE. PERPETUAL LICENSE TO USE THE DESIGN LAYOUTS PROVIDED IN THIS PROPOSAL. OTHER DESIGN LAYOUTS PROVIDED IN THIS PROPOSAL, YOU SHALL PAY TO SIGNSOUTH AS LIQUIDATED DAMAGES FOR THE INFRINGEMENT OF REVOLUTION GRAPHICS' INTELLECTUAL PROPERTY RIGHTS. AN AMOUNT EQUAL TO THE TOTAL FEES AS PROVIDED IN THIS PROPOSAL FOR SIGNSOUTH TO CREATE THE SIGN.