

**Board of Architectural Review Meeting
November 5, 2024 - 6:00 P.M.
CITY COUNCIL CHAMBER**

Members Present: Todd Howard, Andrew Neptune, David Allison, Pete Matsko and Nathan Schaupp

Members Absent: 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 August 6, 2024 meeting be approved as presented. David Allison seconded the motion. Minutes were adopted by unanimous vote. (2:30)

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. (2:48)

Applicant Report: Applicant was not present. (10:42)

b. Public Hearing

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. (2:54)

Staff Report: Mr. Peabody informed the board the district no longer allows for freestanding signs and an applicant is required to go before the board for review to change the face. The intention of the ordinance that, if is the building were to be rebuilt, the new building would come forward and signs would be on the building. This is an existing building that is off the road, and there is nowhere to place a wall-mounted sign on the building. (3:15)

Applicant Report: Applicant Rebecca Talafous informed the board the application is to replace the face of the sign only. There is no place on the building to mount a sign, as it has columns and window fronts. (4:25)

No public comment. (5:20)

Discussion Followed. (5:21)

In regards to the criteria for the Variance approval (8:39):

Chairman Howard asked the board members if the application of regulations would result in unnecessary hardships. Board members agreed by unanimous vote.

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

Chairman Howard asked the board members if the character of the district will not be harmed by the Variance. Board members agreed by unanimous vote.

Variance was approved with the stipulation that the variance will expire should the property be redeveloped. (9:51)

4. Staff Reports

5. Other Business

- a. David Allison requested BAR approval for all PDs be readdressed. He made the motion for all Planned Developments in the City of Clemson to receive BAR approval. Nathan Schaupp seconded the motion. Motion was approved by unanimous vote. (12:53)

6. Adjourn: 6:19 p.m.

Respectfully submitted,

Rebekah Wilbanks
Recording Secretary