

**Board of Architectural Review Meeting
July 2, 2024 - 6:00 P.M.
CITY COUNCIL CHAMBER**

Members Present: David Allison, Todd Howard, Andrew Neptune, Nathan Schaupp and Christine Tedesco

Members Absent: Pete Matsko and Kyle McCormick,

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 be approved as presented. Christine Tedesco seconded the motion. Minutes were adopted by unanimous vote. (2:37)

3. Action Items

a. Building and Site Review

- 1) 2024-AR-12:** Applicant Michael Hammond, Apollo Sign, is requesting approval of new signage at 391 College Ave Ste 101. (SIGN-000271-2024) (4:50)

Staff Report: Mr. Peabody informed the board this property is zoned C and is in AR District 1 Core. The sign will be halo lit with a metal face, and the light will shine through the sides of the letters. It meets all standards for the district. (5:07)

Applicant Report: Applicant Michael Hammond informed the board that the faces will not be illuminated; they will be opaque with an aluminum front. The background is flat black and will not be illuminated. The logos will be illuminated. (5:48)

Discussion followed. (12:51)

David Allison made the motion to approve the project with the following stipulations:

- The sign's internal lights be on a dimmer

Nathan Schaupp seconded the motion. Motion was passed by unanimous vote. (14:35)

- 2) 2024-AR-13:** Applicant John Earle, Tigertown Graphics, is requesting approval of a new awning at 360 College Ave. (SIGN-000276-2024) (14:58)

Staff Report: Mr. Peabody informed the board this project is removing the existing awning and replacing it with a metal matte black awning. It meets all zoning and district standards. (15:12)

Applicant Report: Applicant John Earle informed the board this will be an aluminum awning for longevity, and the paint on the front of the building will be updated with a color similar to what currently exists. Mr. Earle provided the Sherman Williams Perfect khaki paint sample for the building. (16:18)

Discussion followed. (18:05)

David Allison made the motion to approve the project as presented. Andrew Neptune seconded the motion. Motion was passed by unanimous vote. (18:13)

- 3) **2024-AR-14:** Applicant Carson Barcklow, St. Clair Signs, is requesting approval of new signage at 101 McCollum St. (SIGN-000282-2024) (18:30)

Staff Report: Mr. Peabody informed the board this project is in the C District, AR District 1. There are two basically matching internally lit channel letter signs being proposed with one sign facing McCollum and the other facing Keith Street. The signs meet AR District Standards. (18:43)

Applicant Report: Applicant Carson Barcklow informed the board all signs will be on raceways and face lit. The butterfly and all text, except the word "Clemson," will be illuminated. Signs will be on dimmers. The raceways will be color matched to the elevations. (20:24)

Discussion followed. (24:44)

Nathan Schaupp made the motion to approve the project with the following stipulation:

- The sign on Keith Street elevation will be centered between the top of the parapet and the top of the window.

Christine Tedesco seconded the motion. Motion was passed by unanimous vote. (26:04)

- 4) **2024-AR-09:** Applicant Austin Allen is requesting preliminary review of a new restaurant, Caferacer, at 1112 Tiger Blvd. (ABAR-000258-2024) (26:24)

Staff Report: Mr. Peabody informed the board this property is zoned CP2 and AR District 3. The applicant was asked to return with a cross section and photometric plan as requested by the board. (26:35)

Applicant Report: Applicant Brad Gallond informed the board the intention is to fill and raise the grade six to eight feet, bring this lot up closer to road grade but not meeting.

Lauren McLemore informed the board the interior would house the kitchen and staff, with two restrooms accessed from the exterior of the building. The building is vertical

metal panels that will be painted a navy blue color. The top half of the building has a higher parapet to hide mechanical and exhaust equipment on roof. The patio area will have a canopy covering with glass and roll down plastic shades to be used during inclement weather. The trash enclosure walls will be eight feet tall. (27:28)

Discussion followed. (36:09)

David Allison made the motion to approve the project with the following stipulations:

- The free standing sign will be reviewed at a later time;
- Final design of the dumpster enclosure will be reviewed at a later time;
- Example of the roll down plastic shades will be presented to the BAR.

Christine Tedesco seconded the motion. Motion was passed by unanimous vote. (56:02)

b. Public Hearing

- 1) **2024-AR-05:** Applicant Preston Kendall, Ingles Market LLC, is requesting a variance from Section 19-701 I.6, to exceed the maximum of 25 percent of the surface area of the window to be used for signage at 854 Old Greenville Hwy. (57:20)

Staff Report: Mr. Peabody informed the board the applicant is not present, but has removed all window graphics at this time. (57:20)

- 2) **2024-AR-11:** Applicant Austin Allen is requesting a variance from Section 19-706 D.7.b, freestanding sign be no higher than eight feet above finished grade.

Applicant has requested to postpone this variance until the completed sign package is ready to present to the board. (41:39)

4. Staff Reports

5. Other Business

6. Adjourn: 6:59 p.m.

Respectfully submitted,

Rebekah Wilbanks
Recording Secretary