

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

Members Present: David Allison, Todd Howard, Pete Matsko, Kyle McCormick, Andrew Neptune, 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. Election of Officers

Nathan Schaupp nominated Todd Howard for Chairman. Pete Matsko seconded the nomination. Mr. Howard was elected Chairman unanimously by show of hands. (2:58)

Pete Matsko nominated Kyle McCormick for Vice-Chairman. Christine Tedesco seconded the nomination. Mr. McCormick was elected Vice-Chairman unanimously by show of hands. (3:16)

3. Adoption of Minutes: Nathan Schaupp moved the Minutes be approved as presented. Christine Tedesco seconded the motion. Minutes were adopted by unanimous vote. (5:10)

4. Action Items

a. Building and Site Review

- 1) 2024-AR-01:** Applicant Carson Barcklow, St. Clair Signs, is requesting approval of new signage at 1057 Tiger Blvd. (5:25)

Staff Report: Mr. Peabody informed the board this project is in zoning district CP2 and AR district 3. Due to a specific caveat in the ordinance, the BAR must approve lighting that outlines a roofline. Every light in the plan is on a dimmer and all signs meet size standards. (5:43)

Applicant Report: Ms. Carson Barcklow informed the board Taco Bell is doing a rebranding nationwide right now that includes the purple LED lighting along the trim of the building. (6:35)

Discussion followed. (7:38)

David Allison made the motion to approve the proposal as presented. Pete Matsko seconded the motion. Motion was passed by unanimous vote. (11:05)

- 2) **2023-AR-18:** Applicant Ross Kistler, Project Plus, is requesting approval of a freestanding rooftop structure to existing building at 376 College Ave. (11:19)

Pete Matsko recused himself from discussing this action item as he owns a business adjacent to this property. (11:34)

Staff Report: Mr. Peabody informed the board this project is zoned C and is in AR district 1 Core. The changes since the applicant was last before the board include: the structural posts removed from the outside of the existing structure, the new structure painted all one color, strip lights used around each structural bay, the number of heaters reduced, string lights removed, the grease duct no longer visible over the parapet, a second-floor lockable gate added, and renderings supplied as requested. (12:02)

Applicant Report: Applicant Ross Kistler informed the board that everything was addressed from the previous meeting except extending the roofline over the open space. The owners wanted to maintain a rooftop feel. (13:51)

Discussion followed. (16:00)

Kyle McCormick made the motion to approve the proposal with the following stipulations:

- Extend the soffit beyond the front horizontal beam of the roof
- Alternative lighting method be explored that will illuminate the floor area while not directing light toward public sidewalk
- A material board with physical materials be submitted for review and approval by the BAR.

David Allison seconded the motion. Motion was passed by unanimous vote. (33:40)

4. **Staff Reports**

5. **Other Business**

6. **Adjourn:** 6:35 p.m.

Respectfully submitted,

Rebekah Wilbanks
Recording Secretary