

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, JULY 20, 2020, 5:30 P.M.
VIA VIDEO CONFERENCE (ZOOM)**

I. CALL TO ORDER

Vice Chairman Risso called the meeting to order at 5:30 p.m.

II. ROLL CALL

Present: Sharon Clopton; Gary Becker; Ricky Dresel; Tom Risso; Jen Wise; Lisa Burdick; David Cantrill
Absent: None
Staff Present: Director of Planning and Zoning Mark Brodeur; Planning Technician Brenda Moneer

III. REVIEW OF MINUTES – JUNE 15, 2020

Board Member Dresel stated his name was misspelled under item D of the June 15th minutes.

Motion: A motion was made to accept the minutes with corrections. **Moved by** Board Member Dresel, **Seconded by** Board Member Burdick.
Discussion: There was none
Vote: All voted in favor (7-0). Motion carried.

IV. MINOR APPLICATIONS – NEW BUSINESS

A) Quality Inn: Signage -103 Red Bank Road

A representative presented the application. She stated the only sign that is up for ARB review is the monument sign. She stated the directional and roof signage that was included in the application will be removed. She stated the monument sign will be lowered to the ten (10) foot maximum allowance and will include an updated logo with landscaping.

Motion: A motion was made to accept the application as submitted. **Moved by** Board Member Burdick, **Seconded by** Board Member Dresel.
Amended Motion: A motion was made to accept the application as submitted with only the monument sign. **Moved by** Board Member Burdick, **Seconded by** Board Member Dresel.
Discussion: There was none.
Vote: All voted in favor (7-0). Motion carried.

B) First Baptist Church: Door Replacement – 141 St. James Ave

A representative presented the application. He stated he is requesting approval to replace the door. He stated the proposed door will be made of mahogany and fiber glass. The representative stated a transom, which is located above the door, will match. He stated 1x6 or 1x8 lap wood siding will be added above the existing painted glass, leaving the cross exposed. He stated he wants to use a fifty-year warranted, engineered wood, smart siding that is pre-painted white.

- Motion:** A motion was made to accept the application as submitted. **Moved by** Board Member Dresel, **Seconded by** Board Member Wise.
- Discussion:** Mrs. Moneer requested that the diagonal wood siding be added to the motion.
- Amended Motion:** A motion was made to accept the application to include the diagonal wood siding. **Moved by** Board Member Dresel, **Seconded by** Board Member Wise.
- Vote:** All voted in favor (7-0). Motion carried.

C) Chao Goiano Brazilian Steak House & Bakery: Signage – 408 Red Bank Road

Mrs. Moneer stated the applicant was asked to come back in August with the building proposal for paint and canopy.

- Motion:** A motion was made to table the application pending submittals for the building. **Moved by** Board Member Dresel, **Seconded by** Board Member Wise.
- Discussion:** There was none
- Vote:** All voted in favor (7-0). Motion carried.

D) That's So Brisha: Signage – 142 St. James Ave Suite L

The representative presented the application. He stated it will be a cloud sign internally lit. The size is 19.94 square feet and will be wall mounted.

- Motion:** A motion was made to accept the application as submitted. **Moved by** Board Member Becker, **Seconded by** Board Member Burdick.
- Discussion:** Board Member Cantrill stated he feels it will be difficult to see from a distance.
- Vote:** All voted in favor (7-0). Motion carried.

E) Village Wine & Spirits: Signage - 129 Plantation North Blvd Suite 1B

The representative stated this sign is the basic liquor store red circles. He stated the business has to split their signage between the front and the back of the building. He stated the three (3) red circles are twenty-four (24) inches high and eighty (80) inches long with the square footage being 9.42. He stated the sign will be wall mounted, internally lit, and include the Village Wine & Spirits logo in the center red circle.

Motion: A motion was made to accept the application as submitted.
Moved by Board Member Burdick, **Seconded by** Board Member Wise.

Discussion: There was none.

Vote: All voted in favor (7-0). Motion carried.

F) 540 Smoke and Vape: 129 Plantation Blvd, Unit C

The representative presented the application. He stated they are proposing two identical signs for the front and rear elevations. Both signs will be internally lit channel letters located on a raceway totaling 19.18 square feet.

Motion: A motion was made to accept the application as submitted.
Moved by Board Member Burdick, **Seconded by** Board Member Cantrill.

Discussion: Chairperson Clopton inquired about samples. Mrs. Moneer stated they are available at City Hall.

Vote: All voted in favor (7-0). Motion carried.

G) Charleston Sports Pub: 125 Plantation North Blvd, Unit A

A representative presented the application. He stated this property is a free-standing building located in the Goose Creek Village Plaza. He is proposing two identical signs that are LED internally lit, consisting of channel letters and a logo box mounted on a raceway that will be painted the color of the façade. He stated the size is 65 inches tall and 214 inches wide totaling 96.8 square feet. Mrs. Moneer stated samples will need to be dropped off at City Hall to have on file.

Motion: A motion was made to accept the application as submitted.
Moved by Board Member Dresel, **Seconded by** Board Member Wise.

Discussion: There was none.

Vote: All voted in favor (7-0). Motion carried.

H) Metro by T-Mobile: 220 Red Bank Road, Unit 8

A representative presented the application. She stated the proposed sign is an opaque illuminated channel sign with the trademark colors of T-Mobile.

- Motion:** A motion was made to approve the application as submitted. **Moved by** Board Member Becker, **Seconded by** Board Member Dresel.
- Discussion:** It was inquired if the background will be painted to match the raceway. Mrs. Moneer stated yes as this is referenced in the application.
- Vote:** All voted in favor (7-0). Motion carried.

V. MAJOR APPLICATIONS – NEW BUSINESS

A) Chick-Fil-A: Elevations, Parking, Site Plan, Landscape, Lighting -516 St. James Ave

The representative presented the application. He stated the goal is to rectify the traffic issue. The proposal is to construct a new service yard addition along the rear of the existing building; to install new canopies at the menu order point locations and the pick up windows; to reconstruct the existing parking lot to provide a separate entry for the stacking lanes and a dual lane system; to reconstruct the parking lot to separate the drive-thru customers from walk-in customers; and to reconfigure the existing storm water detention pond to accommodate new site improvements. The representative provided photos showing examples at other Chick-fil-a locations in the Lowcountry that have these improvements. He stated the site lighting will be redone to be more energy efficient. He stated the proposal expands the pickup window to include a tarmac door and a person door to allow employees to deliver meals. He stated all colors will stay the same and match. It was inquired if a traffic barrier will be installed to protect the employees. The representative stated there is a guard rail already installed and it will stay in place.

- Motion:** A motion was made to accept the application as submitted. **Moved by** Board Member Dresel, **Seconded by** Board Member Becker.
- Discussion:** There was none.
- Vote:** All voted in favor (7-0). Motion carried.

B) 101 Button Hall Avenue LLC: Elevations, Site Plan, Landscaping, Materials, Paint

The representative presented the application and mentioned Cityvolve purchased this property, which is the City's old fire station. He stated the ultimate goal for this project is to make it a brewery. He stated the building sits on a nice well acre site and there is also existing hard scape. He stated minor demolition will take place. He explained that an old shed will be removed as well as saw cutting some of the existing pavement. He stated

new trees and a new shrub edge will be added. He stated currently no signage has been proposed.

The board inquired if some landscaping or planters could be incorporated along the concrete area. It was stated color samples were not provided and there was some concern from the board as to the shade of red being proposed. Mr. Brodeur stated the color is called Tawney Port and the Pantone number is 19-1725 TCX. He stated this color represents a brown red.

Motion: A motion was made to approve the application as submitted with the addition of landscaping as mentioned by the board. **Moved by** Board Member Dresel, **Seconded by** Board Member Burdick.
Discussion: There was none.
Vote: All voted in favor (7-0). Motion carried.

VI. COMMENTS FROM THE BOARD

Board Member Dresel inquired about the signage at Navy Federal Credit Union. Mrs. Moneer stated Navy Federal Credit Union application was on the March agenda. She stated at that time Mr. Broom approved the application as submitted as City Hall was closed due to Covid 19. Board Member Wise inquired if Staff is planning on speaking to them as it has been three months that they have had illegal window signage. Mr. Broder stated he will send a letter regarding the signage in the windows.

Board Member Cantrill inquired if the board could have a training session regarding signs. Mrs. Moneer stated she feels it is a great idea. She stated we could check with the American Planning Association if they had a class on signage. Mr. Brodeur stated he would be glad to do a presentation to the ARB regarding signage.

VII. COMMENTS FROM STAFF

There was none.

VIII. ADJOURNMENT

Motion: A motion was made to adjourn (6:53 p.m.) **Moved By:** Board Member Dresel, **Seconded By:** Board Member Wise.
Discussion: There was none.
Vote: All voted in favor (7-0). Motion carried.

Tom Risso, Vice Chairman

Date_____