

**MINUTES  
CITY OF GOOSE CREEK  
ARCHITECTURAL REVIEW BOARD MEETING  
WEDNESDAY, AUGUST 26, 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:** Gary Becker; Ricky Dresel; Tom Risso; Jen Wise; Lisa Burdick;  
David Cantrill  
**Absent:** Sharon Clopton  
**Staff Present:** Director of Planning and Zoning Mark Brodeur; Planning  
Technician Brenda Moneer

**III. REVIEW OF MINUTES – JULY 20, 2020**

Board Member Dresel stated his name was misspelled under Major Application section B of the June 20<sup>th</sup> 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 (6-0). Motion carried.

**IV. MINOR APPLICATIONS – NEW BUSINESS**

**A) BARBERS INC: SIGNAGE – 142 ST. JAMES AVE**

A representative presented the application. He stated the proposal is for a wall mounted, channel letter, internally lit sign located in the Food Lion shopping center. He stated the letters will be twenty inches tall, totaling twenty square feet. Board Member Burdick inquired about an existing sign on the side of the building and stated she would like the fascia to be painted once the existing sign is removed. Discussion ensued regarding if the tenant or landlord is responsible for removing the sign from a previous tenant that is located on the side of the building. It was stated that the tenant is only looking to change the sign located on the front of the building. Mr. Brodeur stated it is the tenant's responsibility. Board Member Becker reiterated that the fascia would need to be painted once the existing sign is removed.

**Motion:** A motion was made to accept the application as submitted conditional on the removal of the former tenant's sign located on the side of the building and conditioned on painting or repair

to be done by the new tenant. **Moved by** Board Member Burdick, **Seconded by** Board Member Dresel.

**Discussion:** Board Member Cantrill stated the contingency would be for the paint to match the side of the building.

**Vote:** All voted in favor (6-0). Motion carried.

## V. MAJOR APPLICATIONS – NEW BUSINESS

### A) MCDONALDS: ELEVATIONS, SITE PLAN, STRUCTURAL PLAN, MENU BOARD – 109 N GOOSE CREEK BLVD

A representative presented an application for a double drive thru. A brief discussion regarding site and landscaping occurred. *(Note: Due to technical difficulties, there is not a full recording of this agenda item, this item of the minutes was taken from Mrs. Moneer's notes.)*

**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 (6-0). Motion carried.

### B) TAKE 5: SITE PLAN, LANDSCAPING, PARKING, ELEVATION – TMS# 243-00-00-072

The representative presented the application. *(Note: Due to technical difficulties, there is only a brief portion of this agenda item that is recorded.)* Board Member Burdick inquired if the transformers located at the front will remain. She inquired if they will be camouflaged. The representative stated the transformers are for the underground power lines and will remain. He presented a landscaping plan that he believes will screen some of the transformers. Mr. Broder stated this property will be seeking a variance from the ZBA for a modification for the side yard setback due to the placement of the underground power lines. Board Member Wise shared concerns about maintaining the landscaping without having to go on the neighboring property. Mr. Brodeur suggested climbing vine on the side of the building in lieu of shrubs to alleviate Board Member Wise concerns. Discussion regarding access on St. James Ave, materials and the location of the utilities ensued.

**Motion:** A motion was made to approve the application as submitted contingent upon ZBA granting the variance from the 10' side setback scheduled for September 3, 2020. **Moved by** Board Member Cantrill, **Seconded by** Board Member Becker.

**Discussion:** There was none.

**Vote:** All voted in favor (6-0). Motion carried.

**VI. COMMENTS FROM THE BOARD**

Board Member Becker shared his concerns regarding trucks being used as advertisements in business parking lots. Board Member Burdick shared her concerns regarding a project being done at Trident Baptist Church that was not reviewed by ARB. She also shared her concerns regarding the appearance of the Take 5 project. Board Member Cantrill commented he prefers muted colors for the vacuum hoses at car washes. He also inquired if the rear fencing was added at Easy Auto.

**VII. COMMENTS FROM STAFF**

Mr. Brodeur provided an update regarding the Comprehensive Plan and stated he is working on updating the City's Sign Ordinance.

Mrs. Moneer stated Board Member's whose terms are expiring will receive an e-mail from the City Clerk. She stated there is a new online application process in place. She stated Ricky Dresel, Jen Wise, and Tom Risso's terms are up on 12/31/2020.

**VIII. ADJOURNMENT**

**Motion:** A motion was made to adjourn (6:47 p.m.) **Moved By:** Board Member Becker, **Seconded By:** Board Member Cantrill.

**Discussion:** There was none.

**Vote:** All voted in favor (6-0). Motion carried.

\_\_\_\_\_ Date \_\_\_\_\_  
Tom Risso, Vice Chairman