

**MINUTES  
CITY OF GOOSE CREEK  
ARCHITECTURAL REVIEW BOARD MEETING  
TUESDAY, JANUARY 19, 2021, 6:30 P.M.  
MARGUERITE H. BROWN MUNICIPAL CENTER  
519 N. GOOSE CREEK BOULEVARD**

**I. CALL TO ORDER**

Chairperson Clopton called the meeting to order at 6:30 p.m. and initiated the Pledge of Allegiance.

**II. ROLL CALL**

**Present:** Sharon Clopton; Ricky Dresel; Gary Becker; Lisa Burdick; Mary Kay Soto; Jen Wise  
**Absent:** David Cantrill.  
**Staff Present:** Director of Planning and Zoning Mark Brodeur; Planning and Zoning Technician Brenda Moneer

**III. REVIEW OF MINUTES – DECEMBER 21, 2020**

**Motion:** A motion was made to accept the minutes with corrections. **Moved by** Board Member Dresel, **Seconded by** Board Member Wise.  
**Discussion:** None.  
**Vote:** All voted in favor (6-0). Motion carried.

**IV. MINOR APPLICATIONS – NEW BUSINESS**

**A. VERIZON: 117 ST.JAMES AVE – SIGNAGE**

A representative presented the application. She is proposing changing the black to gray and installing a new monument sign. Board Member Dresel stated he would like to see the address added to both sides of the monument sign. She stated they are relocating the dumpsters and adding pavement. The applicant stated they repainted part of the building gray to match the sign. It was stated this did not come before the board. Chairperson Clopton stated she would like to see the rest of the building to match what was already painted.

**Motion:** A motion was made to approve the application as submitted with the addition that the rest of the building be painted the same color that was already painted, and to include the address on both sides of the monument sign. **Moved by** Board Member Burdick, **Seconded by** Board Member Dresel.  
**Discussion:** The board inquired if landscaping was required. The applicant stated she will include the landscaping around the monument sign that is shown in the application.

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

**B. AGAPE CARE: 374 MYERS ROAD – SIGNAGE**

A representative was not present. The board revisited this agenda item later in the meeting.

**C. ST. JAMES UNITED METHODIST CHURCH: 512 ST. JAMES AVE – SHED**

A representative presented the application. He stated they need to expand their storage and is proposing a 10x20 shed that will be placed in the rear of the building. The representative stated the proposed shed is brown in color with a black shingled roof. The board inquired if there are plans for landscaping around the shed. The representative stated no.

**Motion:** A motion was made to approve the application as submitted.  
**Moved by** Board Member Dresel, **Seconded by** Board Member Wise.  
**Discussion:** None.  
**Vote:** All voted in favor (6-0). Motion carried.

**V. NEW YEAR BUSINESS**

**A. ELECTION OF CHAIRMAN FOR 2021**

**Motion:** A motion was made to nominate Ricky Dresel for Chairman.  
**Moved by** Board Member Wise, **Seconded by** Board Member Soto.  
**Discussion:** None.  
**Vote:** All voted in favor (6-0). Motion carried.

**B. ELECTION OF VICE CHAIRMAN FOR 2021**

**Motion:** A motion was made to nominate Lisa Burdick for Vice Chairman.  
**Moved by** Board Member Dresel, **Seconded by** Board Member Wise.  
**Discussion:** None.  
**Vote:** All voted in favor (6-0). Motion carried.

**V. COMMENTS FROM THE BOARD**

Board Member Wise stated the window at the dentist office still has signage covering the entire window and inquired as to the estimated time it will be brought into compliance. Mr. Brodeur stated he sent a return receipt request to the owner and has not received any response. Chairperson Clopton stated Title Max has two banners up. Chairperson

Clopton stated that at the time of signage approval for Barbers Inc, a condition for approval was that they take down the sign on the end of their property from the previous business and paint the façade, this has not been done. She also stated there are signs on Farm Drive.

## **VI. COMMENTS FROM STAFF**

### **A. SIGN DESIGN GUIDELINES DRAFT**

Mr. Brodeur presented a draft sign design guideline to the board. He asked the board to e-mail him any modifications. He currently stated the City Attorney is reviewing the City's Sign Ordinance. Discussion regarding regulating sign content ensued.

Mr. Brodeur stated at the last meeting the Chipotle project came before the board. He stated the approval gave the staff some flexibility in improving the exterior wall. He stated they have come back to us with a new problem. He stated he would like to read a letter from the project manager it into the record.

“Per our discussion last week, we would like to request a small change to the site plan that was approved. As it turns out, the existing driveway access that is behind the bank and part of the original shopping center design (built in the early 1990's) was never coordinated with Santee Cooper, the owner of the power line easement. Additionally, this stub is in close proximity to the existing power structure (picture below helps to show this). Our intention was to extend from this existing access to the new development. Well Santee Cooper disagreed and will not allow us to utilize this access. Their reasoning is safety and security of the existing pole (fear of it getting hit) and maintenance and replacement. We did take this up the chain of command with Santee Cooper and kept getting shot down. However, I think we have come up with a design solution that works for all parties: The Developer, Santee Cooper, and the City. Our new concept would be to continue the drive aisle that is directly behind the Dunkin Donuts (running parallel to the existing buildings) through the existing parking lot and loop into the Chipotle site. This continues to allow access for Chipotle to the existing shopping center. We have increased the separation between the existing power structure and the drive aisle. We have also added new landscape islands to the existing parking lot in front of Los Arcos and Sushi 101. In these new tree islands, we would propose planting trees similar to what is on the new site (Red Oak, Elm or Maple). This new access also sets up potential future development for more retail in the open space left over. Given the direction from Santee Cooper, we think this is a good second option with a lot of benefits. Santee Cooper has seen this new layout and would be willing to approve. Plans are attached for your review (be sure to see the second page showing the improvements to the existing parking lot).“

Mr. Broder reviewed the changes with the board. Mr. Brodeur stated he would like to be able to approve the new driveway and the exterior wall at the same time.

**Motion:** A motion was made to allow Staff to approve the new access in conjunction with the exterior wall. **Moved By:** Board Member Becker, **Seconded By:** Board Member Burdick.  
**Discussion:** None.  
**Vote:** All voted in favor (6-0). Motion carried.

**THE BOARD REVISITED AGAPE CARE**

**Motion:** A motion was made to table this item based on a representative not attending and samples not provided. **Moved By:** Board Member Dresel, **Seconded By:** Board Member Wise.  
**Discussion:** None.  
**Vote:** All voted in favor (6-0). Motion carried.

Chairperson Sharon requested if Staff could ask the applicant to come back with a revised colored. Mrs. Moneer stated we can ask the applicant.

**VII. ADJOURNMENT**

**Motion:** A motion was made to adjourn (7:13p.m.) **Moved By:** Board Member Burdick, **Seconded By:** Board Member Wise.  
**Discussion:** There was none.  
**Vote:** All voted in favor (6-0). Motion carried.

\_\_\_\_\_ Date \_\_\_\_\_  
Sharon Clopton, Chairperson