



AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
TUESDAY, JANUARY 17, 2023 – 6:00 PM
CITY HALL - 519 N GOOSE CREEK BOULEVARD
GOOSE CREEK, SOUTH CAROLINA

BOARD MEMBERS: CHAIRPERSON JEN WISE, VICE CHAIRPERSON MARY KAY SOTO, DOUG DICKERSON, ARMANDO SOLARANA, ROBERT SMITH, TERI VICTOR

IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT, THE ELECTRONIC AND PRINT MEDIA WERE DULY NOTIFIED, ALONG WITH A HARD COPY POSTED AT CITY HALL. SHOULD YOU HAVE QUESTIONS OR COMMENTS, PLEASE CONTACT PLANNING AND ZONING AT (843)797-6220

I. CALL TO ORDER & ROLL CALL

II. APPROVAL OF MINUTES

- a. ARCHITECTURAL REVIEW BOARD MEETING MINUTES - NOVEMBER 21, 2022

III. NEW BUSINESS

- a. EXTERIOR MODIFICATION - 103 N. GOOSE CREEK BLVD. - TAQUERIA LA MEXICANA
- b. EXTERIOR MODIFICATION - 101 BUTTON HALL AVENUE - STONES THROW TAVERN

IV. OTHER BUSINESS

- a. ELECTION OF CHAIR AND VICE-CHAIR

V. CLOSING REMARKS & ADJOURNMENT



Request for Architectural Review Board Agenda Item

To: ARB Board Members and Kendra Wise, Planning and Zoning
Director

From: Lili Ortiz-Ludlum

Please check one box

Regular Meeting

Special Meeting

Work Session

Please check one box, if applicable

Ordinance

Resolution

Proclamation

Request to
Purchase

Ordinance/Resolution Title

ARCHITECTURAL REVIEW BOARD MEETING MINUTES - NOVEMBER 21, 2022

Background Summary

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD
MONDAY, NOVEMBER 21, 2022, 6:00PM
MARGUERITE H. BROWN MUNICIPAL CENTER**

I. CALL TO ORDER

Chairperson Wise called the meeting to order at 6:00 p.m.

Present: Doug Dickerson; Mary Kay Soto; Terri Victor; Jen Wise

Absent: Armando Solarana; Robert Smith

Staff Present: Planning and Zoning Director Kendra Wise; Assistant to City Administrator Alexis Kiser

II. APPROVAL OF MINUTES: OCTOBER 17, 2022

Motion: A motion was made to approve the minutes as submitted. **Moved by** Board Member Soto, **Seconded by** Board Member Victor.

Discussion: None.

Vote: All voted in favor (4-0). Motion carried.

III. ZONING PUBLIC HEARING

A. 2022-067RENO: CROWFIELD CLUBHOUSE: 300 HAMLET CIRCLE-RENOVATION

Mr. Eric Meckley with The Middleton Group presented the request. He stated this project is for improvements to the existing Crowfield Golf Clubhouse. He stated a general overview of the scope consists of the addition of a new exterior dining pavilion; expansion of the dining room; a kitchen addition and some Gable additions to accentuate the entries. A PowerPoint presentation with civil, landscape, floor plan, elevations and renderings were presented. He provided material samples. Mr. Meckley answered questions from the board.

Motion: A motion was made to approve the application as submitted. **Moved by** Board Member Victor, **Seconded by** Board Member Dickerson.

Discussion: None

Vote: All voted in favor (4-0). Motion carried.

B. 2022-070NBLD: HENRY E. BROWN JR BLVD MULTIFAMILY: HENRY E. BROWN JR. BLVD-NEW BUILD

Mr. Andrew Todd-Burke presented the request. The applicant is proposing a 300-unit multifamily community. The community will consist of ten (10) three-story buildings and an amenity center. He stated this is located on Henry E. Brown Jr. Blvd as part of an original PUD. Mr. Todd-Burke stated there is a Berkeley County Water Sewer and Pump Station to the West of the site, a large powerline and gas easement to the East

of the site and a large portion of wetlands to the North. A PowerPoint presentation was presented. Mr. Todd-Burke presented the site plan and stated the buildings are oriented around the central pond which will have a walking trail and landscaping. The parking is on the outside as this will minimize vehicle and pedestrian interactions. Located on the North West section of the site is a dog park. The main entrance is located on Henry E. Brown Jr. Blvd allowing a direct entrance into the clubhouse with mail kiosk and EV chargers. Behind the clubhouse is a pool area.

Mr. Todd-Burke presented the fire access, utility and drainage plan. He presented aerial photos of the site. He presented a conceptual landscape plan showing screening for the parking lot from the main road with a mixture of large shrubs and trees. A pond garden will be located by the southern four buildings. On the southwestern portion of the site another sitting area with string lights and a fire pit for a place to gather is proposed. Mr. Todd-Burke stated plant material will be used to screen mechanical units particularly an evergreen hedge that will be installed at sufficient height. He presented rendering of the apartment buildings in neutral colors for a modern farmhouse appearance. He presented elevations, materials, floorplans, site lighting. He stated it was noted that building and landscape lighting was not included in the plans presented. The applicant assured the board this will be provided. The applicant answered questions from the board.

A major concern the board had was traffic. Ms. Kiser stated the applicant will go through an encroachment process with Berkeley County and Berkeley County will be responsible for addressing all those concerns. The board inquired if the trees being planted along Henry E. Brown Jr. Blvd are starter trees. The applicant stated they will be 8-feet to 10-feet in height and predominantly Southern Magnolia. Concerns arose about no lighting being available on Henry E. Brown Jr. Blvd. Ms. Kiser stated that would be in the right of way and would be a different process,

Motion: A motion was made to accept the application with the following provisions: Work with city staff on lighting, in particular around the dog park; address the rear elevations, predominantly the clubhouse, maintenance building, and garage structures are as attractive as the front of the building, especially those buildings on the east side; the trees along the road are eight to ten feet high to provide an immediate border along Henry E. Brown Jr. Blvd, and to work with staff on signage placement around the development. **Moved by** Board Member Soto, **Seconded by Board Member** Victor.

Discussion: None

Vote: All voted in favor (4-0). Motion carried.

IV. OTHER BUSINESS

A. 2023 CALENDAR APPROVAL

Mrs. Wise stated the calendar provided to the board needs correction. The date of October 23, 2023 needs to be changed to October 16, 2023. The application deadline for November 20, 2023 needs to be revised from October 24, 2023 to October 17, 2023.

V. CLOSING REMARKS & ADJOURNMENT

Ms. Kiser stated Board Member Jordan Pace has resigned. The Boards and Commission will have a holiday party and an invite should have been sent out. Mrs. Wise thanked the board for completing their required training.

Motion: A motion was made to adjourn. **Moved by** Commissioner Soto; **Seconded by** Commissioner Victor.

Discussion: None

Vote: All voted in favor. Motion carried (4-0).

The meeting adjourned at approximately 6:41 pm.

Date: _____

Jen Wise, Chair



Request for Architectural Review Board Agenda Item

To: CITY OF GOOSE CREEK ARCHITECTURAL REVIEW BOARD

From: ALEXIS KISER, ASSISTANT TO CITY ADMINISTRATOR

Please check one box

Regular Meeting

Special Meeting

Work Session

Please check one box, if applicable

Ordinance

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Purchase

Ordinance/Resolution Title

EXTERIOR MODIFICATION - 103 N. GOOSE CREEK BLVD. - TAQUERIA LA MEXICANA

Background Summary

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date



MEMORANDUM

TO: City of Goose Creek Architectural Review Board
FROM: Alexis Kiser, Assistant to City Administrator
RE: 103 N. Goose Creek Blvd, Exterior Renovation (TMS# 243-08-06-041)
DATE: January 9, 2023

Staff has reviewed the submittal to the Architectural Review Board (ARB) and offers the following commentary:

General Conformance Analysis

1. This site is located at 103 N. Goose Creek Blvd. (TMS# 243-08-06-041) and is zoned General Commercial (GC). The applicant is expanding the existing use of one side of the building (restaurant) to occupy the entirety of the building. This is an approved use in the General Commercial district.
2. The site has road frontages along N. Goose Creek Blvd (Highway 52) and St. James Avenue (Highway 176).
3. The building is currently painted orange as result of work done without ARB approval. There was a stop work order placed on the site last year.
4. The applicant is purposing three (3) feet from the ground in "Chatfield Green". The remaining of the building will be white. The existing trim at the top of the building and the replacement trim for the windows will also be that color.

Architectural Review Design Guidelines Analysis

Site design

Not applicable for this project.

Architectural theme

The proposed color changes to the building will be more appealing from both street frontages. Moving away from the current building color will blend better with the surrounding built environment while still accomplishing the bright colors associated with this business.

Architectural interest

By painting the bottom three (3) feet of the building Chatfield Green, it will give the illusion that the structure has a defined base. Using the same color to accent trim around the windows and at the top of the structure will create continuity. Currently, there is no trim around the windows. The previous trim was removed due to rot. Accenting the number of windows will also add architectural interest from both street frontages.

Building design

Not applicable for this project.

Site Elements

Not applicable for this project.

Staff Recommendation

Since the property owner was notified of the stop work order, their representative and the business owner have consistently worked with staff to come to a consensus on the building changes. Staff asks the Architectural Review Board to approve the application as submitted.

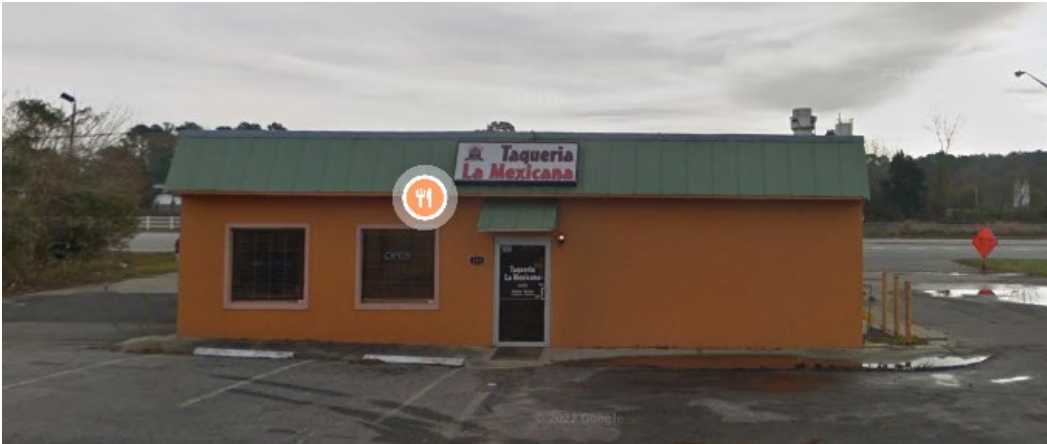


Figure 1: View of structure from parking lot on St. James Avenue side.



Figure 2: View of structure from parking lot on N. Goose Creek Boulevard side.



ARB SCOPE OF WORK FORM/

APPLICATION / INFORMATION SUMMARY

DEPARTMENT OF PLANNING AND ZONING 843-797-6220 EXT. 1118

P.O. Drawer 1768

519 N. Goose Creek Blvd.

Goose Creek, South Carolina 29445-1768

www.cityofgoosecreek.com

Fax: 843-863-5208

Property Address: 103 N. GOOSE CREEK BLVD		TMS No.: 243-08-06-041
Review request:	For:	Preliminary meeting date requested:
<input type="checkbox"/> Preliminary	<input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Alterations / Additions	<input type="checkbox"/> Appeal Decision of Architectural Review Board
<input type="checkbox"/> Final	<input checked="" type="checkbox"/> Color Change <input type="checkbox"/> Demolition <input type="checkbox"/> Other	

Property Owner: MRS HARRIETTA P. ALLEN	Daytime phone: (803) 345-3573
Applicant: MR JOSE ROBERTO LEAL	Daytime phone: (770) 616-5436
ARB Meeting Representative:	Contact Information:
Applicant's mailing address: 2665 ASHLEY HOSPITAL ROAD	
City: N. CHARLESTON	State: SC Zip: 29410
Applicant's e-mail address: LA.MEXICANA_SMKT@HOTMAIL.COM	
Applicant's relationship: <input type="checkbox"/> Owner <input type="checkbox"/> Design Professional <input type="checkbox"/> Contractor <input type="checkbox"/> Real Estate Agent/Broker <input checked="" type="checkbox"/> Other	

Materials/Colors Used: (specific color(s)/manufacture #'s listed: samples must be presented to Board attached) (Example: Building Materials, Exterior Colors, Landscaping, Lighting)

Wood trim
 Sherwin Williams - Chatfield Green, white

Scope of Work: (please give a detailed description)

① PAINT ENTIRE BUILDING - Bottom 3ft Chatfield green, remainder white
 Trim - chatfield green

② REPLACE ROTTED WOODEN WINDOW SUBROUNTS - wood trim
 to be painted Chatfield green

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property or an authorized representative. I authorize the subject property to be posted and inspected, and the application to be heard by the Architectural Review Board of the City of Goose Creek on the date specified.

Applicant's signature:

Jose Roberto Leal

Date:

01/09/23

Print name legibly:

Jose Roberto Leal

Please send completed application and supporting documents to Alexis Kiser at akiser@cityofgoosecreek.com



Request for Architectural Review Board Agenda Item

To: CITY OF GOOSE CREEK ARCHITECTURAL REVIEW BOARD

From: ALEXIS KISER, ASSISTANT TO CITY ADMINISTRATOR

Please check one box

Regular Meeting

Special Meeting

Work Session

Please check one box, if applicable

Ordinance

Resolution

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Ordinance/Resolution Title

EXTERIOR MODIFICATION - 101 BUTTON HALL AVENUE - STONES THROW TAVERN

Background Summary

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date



MEMORANDUM

TO: City of Goose Creek Architectural Review Board
FROM: Alexis Kiser, Assistant to City Administrator
RE: 101 Button Hall Avenue, Stones Throw Tavern, Exterior Renovation (TMS# 243-04-00-008)
DATE: January 6, 2023

Staff has reviewed the submittal to the Architectural Review Board (ARB) and offers the following commentary:

General Conformance Analysis

1. This site is located at 101 Button Hall Avenue (TMS# 243-04-00-008) and is zoned General Commercial (GC). This is an approved use in the General Commercial District. The site shares frontage with Button Hall Avenue and Etiwan Drive.
2. The applicant is proposing the addition of a deck on the west side of the property. Accompanied by shade sails and string lighting. The applicant also proposes a fence on the east side yard, along the walk-in cooler, and around the proposed deck.
3. The applicant is proposing to build the new deck around the four (4) existing trees on the property.
4. The applicant should note that the proposed fences may not extend from the property line.

Architectural Review Design Guidelines Analysis

Site design

The proposed wood deck is to be built along the existing concrete walkway on the west side of the building that shares frontage with Etiwan Drive. The deck will be approximately twenty (20) feet wide and extend seven (7) feet past the existing trees. The applicant intends to build the deck around the existing trees, incorporating them into the deck design. A three (3) feet tall white vinyl picket fence is proposed along the remaining grassy area to enclose the new deck with gate access to the parking lot.

On the east side of the property the applicant is proposing a six (6) feet tall white vinyl privacy fence. This is labeled in the attachments as "type 2". It was explained to staff that this is a safety feature to prevent pedestrians from access to this side of the building where equipment is located on the interior and the HVAC units on the exterior. Gate access from the rear of the property is shown in the site diagram. The same fence type is proposed around the walk-in cooler at the rear of the property.

Architectural theme

The proposed changes will create variation and interest in the built environment by using a mix of building materials, colors and architectural features. The proposed shade sails are to be a similar color to the existing doors which will bring visual balance to the property. The proposed wood deck will be stained to match the existing wooden trim along the southwest corner of the building.

Architectural interest

The incorporation of existing trees into the deck design and the addition of the shade sails and string lights will give the site visual interest from the right-of-way and from within the site itself.



Building design

Not applicable for this submission.

Site Elements

Currently, the walk-in cooler and HVAC units are visible from the right-of-way, the proposed changes would screen these site elements.

Staff Recommendation

Staff asks the Architectural Review Board to approve the application as submitted.



ARB SCOPE OF WORK FORM/

APPLICATION / INFORMATION SUMMARY
DEPARTMENT OF PLANNING AND ZONING 843-797-6220 EXT. 1118

P.O. Drawer 1768

519 N. Goose Creek Blvd.

Goose Creek, South Carolina 29445-1768

www.cityofgoosecreek.com

Fax: 843-863-5208

Property Address: 101 Button Hill Ave		TMS No.:
Review request:	For:	Preliminary meeting date requested:
<input type="checkbox"/> Preliminary	<input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Alterations / Additions	<input type="checkbox"/> Appeal Decision of Architectural Review Board
<input type="checkbox"/> Final	<input type="checkbox"/> Color Change <input type="checkbox"/> Demolition <input type="checkbox"/> Other _____	

Property Owner: CityVulv	Daytime phone:
Applicant: Steve Stanec	Daytime phone:
ARB Meeting Representative: Steve Stanec	Contact Information:
Applicant's mailing address: 101 Button Hill Ave	
City: Goose Creek	State: SC Zip: 29445
Applicant's e-mail address: Steve@stanec.com	
Applicant's relationship: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Design Professional <input type="checkbox"/> Contractor <input type="checkbox"/> Real Estate Agent/Broker <input type="checkbox"/> Other	

Materials/Colors Used: (specific color(s)/manufacture #'s listed: samples must be presented to Board attached)
(Example: Building Materials, Exterior Colors, Landscaping, Lighting)

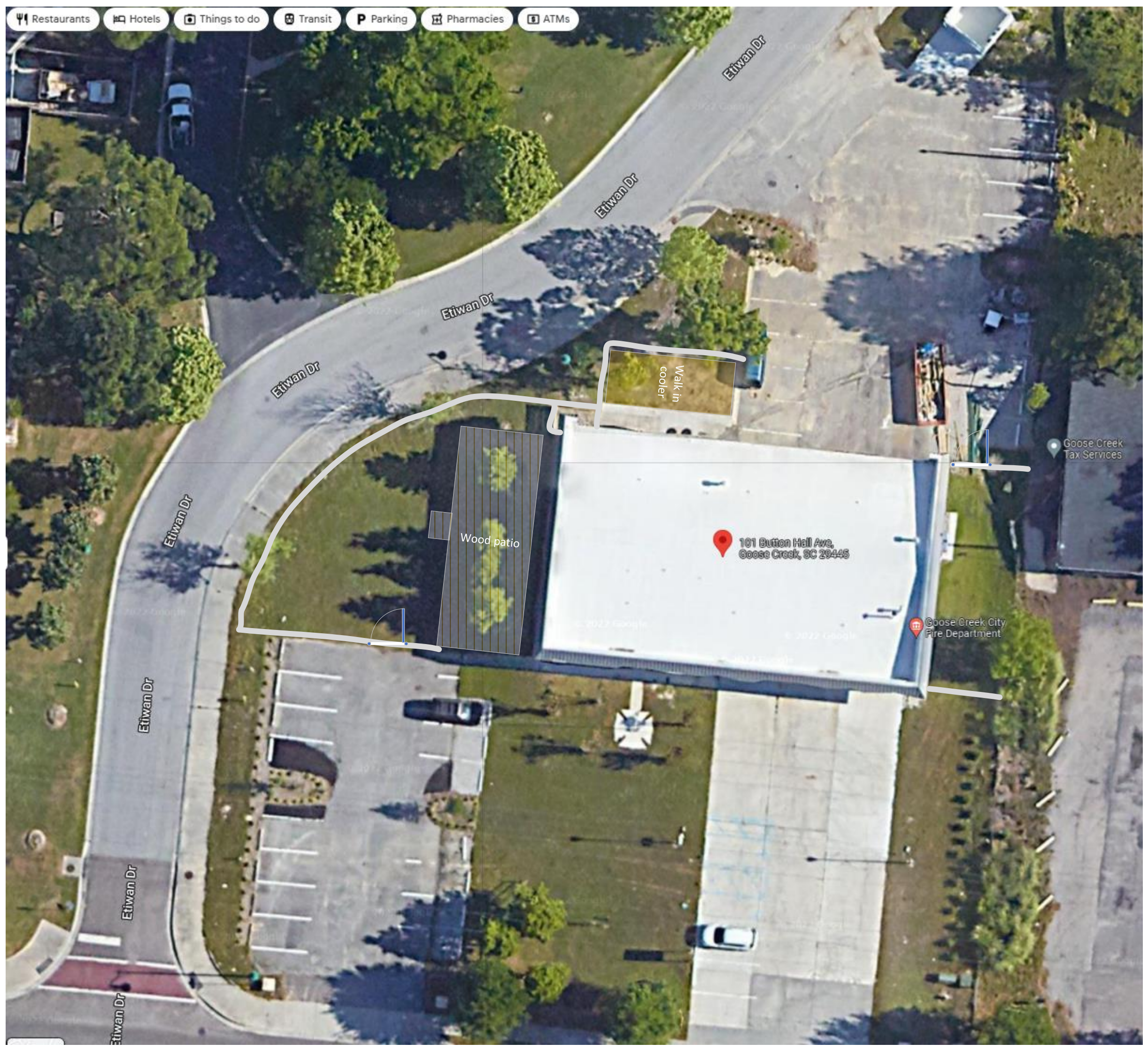
Scope of Work: (please give a detailed description)

Wooden post/rail along existing concrete walkway on west side of building - see attached drawing and details
 white Vinyl 3 ft fence along perimeter of grassy area on west side of building as marked in diagram
 white Vinyl 6ft fence along perimeter of AC Units and water cooler at Northwest corner of building
 white Vinyl 6ft fence on eastern side from building to existing fence on property line to hide cooler, condenser, and compressor

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property or an authorized representative. I authorize the subject property to be posted and inspected, and the application to be heard by the Architectural Review Board of the City of Goose Creek on the date specified.

Applicant's signature: [Signature] **Date:** 12/25/20
Print name legibly: Stephen J. Stanec Jr.

Please send completed application and supporting documents to Alexis Kiser at akiser@cityofgoosecreek.com



Walk in cooler

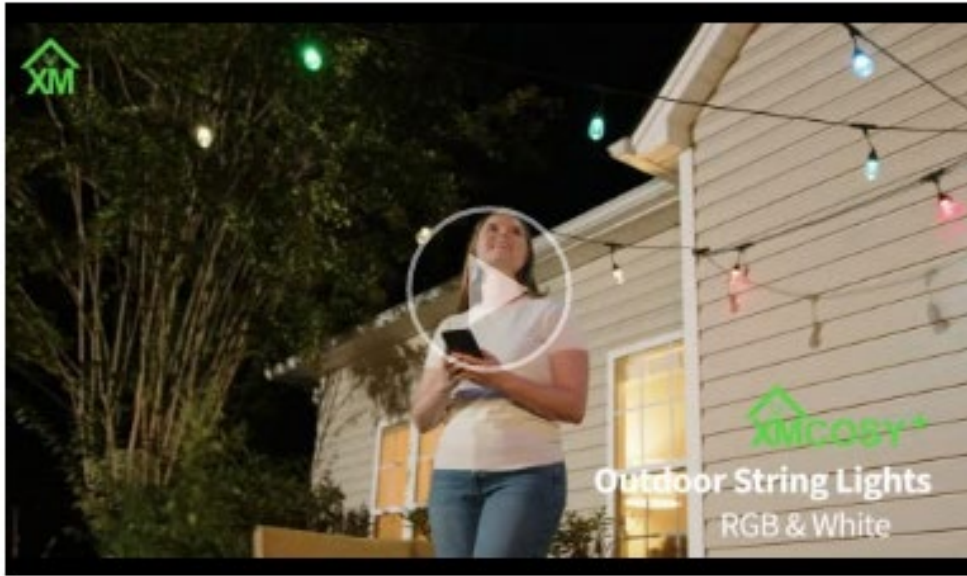
Wood patio

101 Button Hall Ave,
Goose Creek, SC 29445

Goose Creek
Tax Services

Goose Creek City
Fire Department

Etiwan Dr
Etiwan Dr
Etiwan Dr
Etiwan Dr
Etiwan Dr
Etiwan Dr
Etiwan Dr
Etiwan Dr





Type 1

3 Feet tall, white vinyl



Type 2

6 Feet tall, white vinyl