

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, FEBRUARY 17, 2020, 6:30 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER
519 N. GOOSE CREEK BOULEVARD**

I. CALL TO ORDER

Vice Chairman Risso called the meeting to order at 6:30 p.m.

II. ROLL CALL

Present: Gary Becker; Ricky Dresel; Tom Risso; David Cantrill; Jen Wise
Absent: Sharon Clopton; Lisa Burdick
Staff Present: Assistant City Administrator Daniel Moore; Director of Planning and Zoning Mark Brodeur

III. REVIEW OF MINUTES FROM JANUARY 21, 2019

Motion: A motion was made to approve the minutes from January 21, 2019. **Moved by** Board Member Becker, **Seconded by** Board Member Cantrill.
Discussion: There was none.
Vote: All voted in favor(5-0). Motion carried.

IV. OLD BUSINESS - MINOR APPLICATIONS

A) FOOD LION – 142 ST. JAMES AVE- EXISTING AWNING PAINT

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

B) PLANTATION POINT – 5 S. ALLIANCE DRIVE – DUMPSTER ENCLOSURE EXPANSION PLAN

The representative stated he would like to expand the dumpster enclosure to store carts for his tenant Dollar General. He stated he would also like to add an additional dumpster bringing the quantity of dumpsters from two (2) to three (3). He stated he would like to expand twelve (12) feet in the back. Discussion regarding raising the height of the fence ensued as the dumpsters are currently visible over the fence. The representative stated currently he has two (2) eight-yard dumpsters located on the property. He stated he would like to change that to three (3) four-yard dumpsters. Board Member Becker inquired if the representative considered penalizing the renters for leaving a mess on the property. The representative stated he tries to work with his renters. He stated he asked Dollar General to pay for the expansion and they agreed to pay part of it. Mr. Brodeur

stated the board can condition their recommendation that the dumpsters will not be visible from the top of the fence.

- Motion:** A motion was made to approve the application with the condition that the dumpster's will not protrude above the dumpster enclosure. **Moved by** Board Member Dresel, **Seconded by** Board Member Becker.
- Discussion:** The applicant stated his intention is to replace the current eight-foot dumpster with four-foot dumpsters.
- Vote:** All voted in favor (5-0). Motion carried.

V. NEW BUSINESS - MINOR APPLICATIONS

C) Dunkin Donuts – 216 St. James Ave-Wall Mount and Tenant Panel Signage

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

D) Time to Shine Car Wash – 107 Thomason Blvd – Informational Signage

A representative presented the application and a sample of the proposed signage. He stated the entrance and exits are located next to each other and it confuses customers. Discussion occurred regarding the placement of the informational signage.

- Motion:** A motion was made to approve the application as submitted. **Moved by** Board Member Dresel, **Seconded by** no one.
- Discussion:** Board Member Becker stated his concern is the reliability as screws will be inserted in the asphalt to hold the sign in place. Board Member Wise stated no curb or median is present to keep customers from hitting the sign. Mr. Brodeur stated the City does not have a requirement for the placement of directional signage. The applicant stated the sign will be installed on the concrete using concrete anchors.
- Revisited Motion:** A motion was made to approve the application as submitted. **Moved by** Board Member Dresel, **Seconded by** Board Member Cantrill.
- Vote:** All voted in favor (5-0). Motion carried.

E) Aspire – 222 Red Bank Rd – Monument Sign Face Change

A representative presented the application. She stated the applicant would like to replace the sign that was blown out during the storm in September 2019. She stated the proposed sign is updated to include their logo. She stated this does present a small height increase but will fit in the existing brick pillars. The representative stated the location of the address is also changed. She stated the applicant is proposing to have the address number 222 located on the brick pillar.

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

Discussion: There was none.

Vote: All voted in favor (5-0). Motion carried.

F) Honey Blee Cosmetics LLC – 134 St. James Ave – Wall Mount and Tenant Panel Signage

A representative presented the application. He stated he proposed a cloud style sign on the front of the building which will be internally lit with LED's.

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

Discussion: There was none.

Vote: All voted in favor (5-0). Motion carried.

G) Bojangles – 431A ½ St. James Ave – Drive-Thru Canopy

A representative presented the application. He stated Bojangles located on St. James Ave has been closed; however, corporate has taken over this location and would like to install a drive thru canopy to bring it up to corporate standards. Board Member Wise inquired if another color besides orange can be proposed. The applicant stated the orange presented is Bojangles corporate color.

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

Discussion: There was none.

Vote: Board Member Becker, Board Member Dresel, Board Member Cantrill and Vice Chairperson Risso voted in favor. Board Member Wise opposed (4-1). Motion carried.

H) Royal Lanes Family Entertainment Center – 106 Central Ave – Exterior Paint

A representative presented the application to paint the exterior of the building. She stated she has been working with a Sherman Williams paint specialist to decide the best materials, types of paint and colors. She stated the awnings will be painted red and the brick will be painted white. Board Member Wise inquired if there was another option for the red as she feels it is too bright. The representative stated the red was chosen to match the logo that is currently on the building. She stated the current awning is actually painted red but over time has faded. Board Member Risso stated the building is set way back from the road. Board Member Becker stated the board looks more at earth tones than bright colors and agreed that the proposal shows a lot of red. The representative stated the other options would be to use the blue on the awnings. She stated currently

the colors are very dark and is not perceived as a family friendly place. She stated the business is looking to change that perception with the paint change. She stated the light poles will be painted to make it look uniformed.

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

Discussion: Board Member Wise stated she would like to see a darker red or blue used on the awnings. Board Member Becker inquired if the applicant could present a different color red. The representative stated she would need to discuss that with the architect. It was suggested to just add a band of red instead of painting the entire awning red.

Vote: Board Member Becker, Board Member Dresel and Vice Chairperson Risso voted in favor. Board Member Cantrill and Board Member Wise opposed (3-2). Motion carried.

VI. NEW BUSINESS - MAJOR APPLICATIONS

I) 638 Red Bank Rd – Site, Parking, Landscape, Elevations, Color, and Material Samples

A representative presented the application. He stated they are looking to develop the final portion of the six-and-a-half-acre track located by 7-11 Gas Station and Caliber Collision. He stated the proposed site has 1 ½ acres that is able to be developed. He is proposing a 6000 square foot flex building. He stated this site is not intended to be retail as it is located 120 feet off of Red Bank Road. He stated due to this we are proposing high bay garage doors which will be located in the rear of the building. He stated the elevation in the front of the building is 22-feet which will provide visibility from the road. He stated the position of the building allows for vehicles to easily ingress and egress around the facility. He stated the intentional use for this building is for trades such as plumbers, roofers and landscaping businesses that would need to locate their equipment inside a building and be close to an area of high development. He stated the exterior material will be EIFS Stucco and painted using Sherman William color palette which he presented to the board. *(Note: the supporting documents state the upper walls will be painted the proposed color Gray Matters; columns will be painted the proposed colors Alabaster, and the lower walls will be painted the proposed color Gauntlet Gray).*

Board Member Wise stated she was not in favor of the color choice and the building looks industrial. She stated if the tenants bring in colorful signage it may bring a pop of color to the building. There was some discussion regarding how this building will look next to Caliber Collision. The representative stated this building will block a portion of Caliber Collision. He stated he would be happy to put additional landscaping between the two properties to conceal Caliber Collision. He stated the high bay doors will be located on the back. He stated dumpsters and dumpster screening is located behind the building. The dumpster screen will consist of slatted wood and will be six feet high.

The representative stated he would plant some kind of low maintenance evergreen buffer between Caliber Collision and this proposed site, per the board's request. He stated he would also incorporate pampas grass around the Magnolia trees on the islands per the board's request.

Mr. Brodeur stated he would like to see the parapet wrapped around the back to obscure the units per the ordinance. Mr. Moore stated he would recommend the board make a requirement to include the parapet, of the same material, be wrapped around roof per the ordinance to conceal rooftop units.

- Motion:** A motion was made to approve the landscape plan as submitted with the addition of evergreen shrubbery in between the two trees shown against Caliber Collision and pampas grass planted under Magnolia trees. A motion was made to approve the building and elevation submittal contingent on the request by staff to meet the code requirements to extend the parapet all the way around the roof and to be made of the same material as the building. **Moved by** Board Member Cantrill, **Seconded by** Board Member Wise.
- Discussion:** Discussion regarding the color of the building and the types of material used for the parapet ensued.
- Vote:** All voted in favor (5-0). Motion carried.

J) 219 S. Goose Creek Blvd - Building and Site Renovations

The applicant was not present. Discussion regarding the color of the building and water table ensued. It was stated the colors proposed are Yellow and Charleston Green. Board Member Wise stated without color samples she could not make a determination. Mr. Moore stated with the renovations the applicant is proposing, this site will need to be brought up to architectural code. The board revisited this item later in the meeting.

AGENDA ITEM REVISITED: DUNKIN DONUTS – 216 ST. JAMES AVE-WALL MOUNT AND TENANT PANELS SIGNAGE

The board stated they are essentially replacing the sign that is already there.

- Motion:** A motion was made to accept the application as submitted. **Moved by** Board Member Wise, **Seconded by** Board Member Dresel.
- Discussion:** There was none.
- Vote:** All voted in favor (5-0). Motion carried.

VII. COMMENTS FROM THE BOARD

Board Member Wise inquired about the structure of the packet as it was different this month. Mr. Moore stated there is a current lawsuit in the City of North Augusta where a citizen has sued the City because they made changes to the agenda in a meeting. He stated any changes to the agenda requires 24 hours' notice. It was decided to separate the

agenda and supporting materials. He stated all documents coming from the City will be separated. Board Member Wise stated throughout the PowerPoint there were several places where letters were missing. Mr. Moore stated it will be something staff will look into.

Board Member Risso inquired about the spraying and flagging on Old Moncks Corner Road. Mr. Moore stated this is underground utility work. Mr. Moore stated the companies that do underground utility work do not have to notify the City if the work being done is in the right of way. He stated they have to get approval from Berkeley County.

Board Member Wise stated she appreciated the memo's that Mr. Brodeur included in the packet.

Board Member Wise stated the work that Pat's Auto did on there building is not what the board approved. Mr. Moore stated staff will look into it. It was stated the chairs in Dairy Queen and the banner on the flooring place has been removed. Mr. Moore stated the system works.

VIII. COMMENTS FROM STAFF

Staff did not have any comments.

AGENDA ITEM REVISITED: FOOD LION – 142 ST. JAMES AVE- EXISTING AWNING PAINT

Vice Chairperson Risso stated he will now bring Food Lion back into discussion. It was stated Food Lion did not incorporate the changes that the board recommended in their application that was submitted. Mr. Moore stated if the board does not want to see the same application, he recommends denying the application with conditions.

- Motion:** A motion was made to deny the Food Lion application with the comments incorporated from the previous meeting of review.
Moved By: Board Member Risso, **Seconded By:** Board Member Becker.
- Discussion:** A Board Member inquired if the comments were documented in the minutes. Staff stated yes.
- Vote:** All voted in favor (5-0). Motion carried.

Mr. Moore stated if the applicant brings back the same application, the board can deny it outright.

AGENDA ITEM REVISITED: 219 S. GOOSE CREEK BLVD - BUILDING AND SITE RENOVATIONS

Mr. Moore stated the board needed to vote to table this item until the next meeting.

- Motion:** A motion was made to table the application for 219 S. Goose Creek Blvd. **Moved By:** Board Member Dresel, **Seconded By:** Board Member Becker.

Discussion: Discussion regarding the term tabling ensued. Mr. Moore stated that tabling this item will continue it until the next meeting.

Vote: All voted in favor (5-0). Motion carried.

IX. ADJOURNMENT

Motion: A motion was made to adjourn (7:52 p.m.) **Moved By:** Board Member Wise, **Seconded By:** Board Member Dresel.

Discussion: There was none.

Vote: All voted in favor (5-0). Motion carried.

_____ Date_____

Tom Risso, Vice Chairperson