

**MINUTES  
CITY OF GOOSE CREEK  
ARCHITECTURAL REVIEW BOARD MEETING  
MONDAY, JUNE 21, 2021, 6:30 P.M.  
MARGUERITE H. BROWN MUNICIPAL CENTER  
519 N. GOOSE CREEK BOULEVARD**

**I. CALL TO ORDER, PLEDGE OF ALLEGIANCE AND ROLL CALL**

Chairperson Dresel called the meeting to order at 6:30 p.m. and initiated the Pledge of Allegiance. Mrs. Moneer initiated roll call.

**Present:** Ricky Dresel, Gary Becker, David Cantrill, Sharon Clopton, Mary Kay Soto, Teri Victor

**Absent:** Jen Wise

**Staff Present:** Planning and Zoning Technician Brenda Moneer

**II. APPROVAL OF MINUTES - MAY 17, 2021**

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

**Discussion:** None.

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

**III. MINOR APPLICATIONS - NEW BUSINESS**

**A. 2021-038 SIG: BLUE TEQUILA: 121 PLANTATION NORTH BLVD, UNIT A - SIGNAGE**

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

**B. 2021-040 SIG: DREAM LEARNING ACADEMY: 100 S. GOOSE CREEK BLVD - SIGNAGE**

Mr. Hugh Welch with Carolina Moon Signs presented the application. He stated the sign will be lowered to a height of 10 feet and will be printed vinyl. Mr. Welch stated the size of the boxes will remain the same. Discussion regarding the line of vision for cars ensued due to shrubbery and the sign being lowered. The board stated the address will need to be included on both sides of the sign. The board shared their concerns with how the building will look. Concerns were raised as Mr. Welch stated Dream Learning Academy have already installed new exterior doors for classrooms. The board stated this modification did not come before them for approval.

**Motion:** A motion was made to table the decision on Dream Learning Academy until the board receives information about their plans for the exterior of the building. **Moved by** Board Member Clopton, **Seconded by** Board Member Becker.

**Discussion:** Board Member Clopton stated if they are making changes to the exterior of the building it needs to come before the board for approval. She stated we need color and materials samples. Board Member Dresel stated the board needs to see the proposed signed with the renderings of the new building. It was stated there is not a problem with the sign, they just want to see how it fits with the building. It was stated the address needs to be included in the new rendering of the signs.

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

**C. 2021-041 SIG: CREEK CITY GRILL/WIDE AWAKE BREWING COMPANY: 101 BUTTON HALL – SIGNAGE**

Mr. Hugh Welch with Carolina Moon Signs presented the application. He stated this is a standard channel letter sign with white letter and black trim. The applicant is looking to have two (2) different signs as these are two (2) different businesses. Mr. Welch stated the building is a hundred feet long. He stated one (1) sign is fifty-one (51) square feet and the other is forty-six (46) square feet.

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

**Discussion:** It was inquired if a street sign was also being proposed. Mr. Welch stated no, as of right now only the building signs are being proposed.

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

**IV. NEW BUSINESS: MAJOR APPLICATIONS**

**A. 2021-042 RENO: MILLER CONWAY LAWYERS: 124 S. GOOSE CREEK BLVD – SECOND FLOOR ADDITION RENOVATION**

Mr. Adam Ferrara with Ferrara Buist Contractors presented the application. He stated they are proposing adding a second floor to the top of the Miller Conway Lawyers as a continuation of the Goose Creek Family Dentistry that was already approved. He presented a rendering of what the board already approved. He stated they are continuing this to the back half of the building.

The board was concerned with utilities and HVAC. The applicant stated there is only one HVAC that will be added to the back half of the building. The applicant stated shrubbery will be added to match what has already been approved to screen the new HVAC unit. The board inquired if an emergency exit will be added from the lawyer's office. Mr. Ferrara stated they are adding a single stair inside. He stated there is not enough occupant load to require two sets of stairs.

Mrs. Moneer read Mr. Brodeur's Staff Report into the record.

**The Site Plan:**

It may not be readily apparent, but the Site Plan for this project remains the same. The existing parking on-site is adequate to allow the additional building square footage.

**The Architecture:**

The proposal before ARB is to extend the recently approved second floor over the entire first floor. You may recall, the previous submittal was for a second floor over the Dentist office only.

Staff extended the deadline of the submittal of this project to accommodate the applicant. Unfortunately, we cannot comment on the architecture of the second floor because we have yet to see a color rendering of what the building will look like with a FULL second floor.

ARB approved the partial second floor with conditions to strengthen the appearance of the building. Staff recommends that the ARB take a critical look at this new second floor extension and require the same level of quality that was suggested for the first half.

**Recommendation:**

Staff recommends that the ARB consider placing the same type of requirements on this half of the second floor that were required on the first half. These include a beefier cornice, window surrounds and other window enhancements.

Board Member Dresel shared his concerns. He stated he feels the application is incomplete. He stated it is basically the same drawing we looked at last time just transposed over. Location of HVAC, landscaping, and signage details are not presented on the rendering provided. Board Member Dresel stated an extension was given for the submission and these details still were not added. Board Member Becker agreed with Board Member Dresel.

The applicant stated we took all the guidance that was approved for the prior submittal and included it on this application. He stated we did not have the HVAC on the prior submittal, we demonstrated where it was going to be placed and how we were going to protect it with shrubbery and that was okay. The applicant apologized for not providing a color rendering. He stated the focus is not to put something up that is haphazard and rushed. He stated the entire goal is not build the project twice. He stated he is trying to be reasonable and fair to the project and the business owners.

Board Member Dresel stated we want to keep the businesses in mind also, but with that kind of urgency he would have expected a complete application. Last time we asked for landscaping and got it on the second submission of that project, he stated he would have expected it on the first submission this time.

The applicant asked what the board wants to see regarding screening for HVAC. Board Member Becker made a few suggestions regarding bushes, fencing, or materials that match the building.

**Motion:** A motion was made to deny the application until current elevations are provided showing in detail their proposal. **Moved by** Board Member Clopton, **Seconded by** Board Member Becker.

**Discussion:** Board Member Becker stated the resubmission should include screening. Board Member Clopton stated we want to see more detail.

**Vote:** Board Member Dresel, Board Member Becker, Board Member Clopton, Board Member Soto and Board Member Victor voted in favor. Board Member Cantrill opposed (5-1). Motion carried.

The board revisited **2021-038 SIG BLUE TEQUILA**. Mrs. Moneer stated the applicant did request to present their application via zoom. She stated we are no longer doing zoom presentations. Mrs. Moneer stated staff calculated that each sign is really 45.7 square feet in total which is an allowable amount because of the width of the building. She stated they are allowed 97.2 square feet of signage; this brings them to 91.46 with both signs.

**Motion:** A motion was made to accept the application as submitted. **Moved By:** Board Member Soto, **Seconded By:** Board Member Victor.

**Discussion:** There was none.

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

## V. CLOSING REMARKS AND ADJOURNMENT

The board resumed discussion regarding the second-floor addition to Miller Conway Lawyers. Board Member Cantrill inquired how to clarify screening for HVAC. Mrs. Moneer stated screening should complement the primary structure. Mr. Brian Cook, Assistant City Administrator, introduced himself. He stated we are looking to redo the Zoning Ordinance in the near future. He stated we will be looking specifically at potential overlay districts for the city. He stated ideally, we will create a design guideline booklet that is either specific to the entire city or specific to the overlay district if Council approves it.

**Motion:** A motion was made to adjourn (7:36p.m.) **Moved By:** Board Member Becker, **Seconded By:** Board Member Victor.

**Discussion:** There was none.

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

\_\_\_\_\_ Date \_\_\_\_\_  
Ricky Dresel, Chairperson