

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, APRIL 18, 2022, 6:00 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER
519 N. GOOSE CREEK BOULEVARD**

I. CALL TO ORDER AND ROLL CALL

Chairperson Wise called the meeting to order at 6:00 p.m. and Mr. Cook initiated roll call.

Present: Doug Dickerson; Jordan Pace; Armando Solarana; Robert Smith; Mary Kay Soto; Terri Victor; Jen Wise

Absent: None

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

II. APPROVAL OF MINUTES - MARCH 21, 2022

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

Discussion: None.

Vote: All voted in favor (7-0). Motion carried.

III. OLD BUSINESS

A. 2022-008SIG: NY VAPE AND TOBACCO: 216 ST. JAMES AVE-SIGNAGE

The owner, Sam Aldailam, attended the meeting instead of his sign company. Mr. Aldailam was confused as to why he had to be there. Board Member Soto explained the process to Mr. Aldailam. Chairperson Wise stated since Mr. Aldailam is at maximum for the building sign, he is not allowed to have any more window signage. The board stated flag and yard signs are not permitted in the city limits.

Motion: A motion was made to defer the project until appropriate materials are provided from the sign company. **Moved by** Board Member Smith, **Seconded by** Board Member Pace.

Discussion: None

Vote: All in favor. Motion carried (7-0).

IV. NEW BUSINESS

A. 2022-012SIG: CHIPOTLE MEXICAN GRILL: 220 ST. JAMES AVE-SIGNAGE

The applicant presented color samples to the board. She stated they are proposing adding three wall signs, directional and monument signage. Discussion ensued regarding the amount of square footage allowed for signage. Chairperson Wise stated she would prefer if the monument sign matched the other signs with the opaque background. Chairperson Wise wanted to make sure that all the signs had opaque backgrounds instead of white. The applicant stated they were.

Chairperson Wise summarized the application stating they have exceeded their maximum square footage and will need to come down to 98.3 square feet. She stated the board also requests using opaque background on all signage and not white.

Motion: A motion was made to accept the application contingent on reducing the maximum square footage for signage to 98.3 square feet and all signage have opaque background. **Moved by** Board Member Soto, **Seconded by** Board Member Solarana.

Discussion: None

Vote: All in favor. Motion carried (7-0).

B. 2022-014SIG: BP: 215 RED BANK ROAD-SIGNAGE

The applicant presented the application. He stated they are rebranding the existing Circle K to BP. He stated they are trying to upgrade to an LED sign. He stated there are no structural changes just a face change.

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

Discussion: None

Vote: All in favor. Motion carried (7-0).

C. 2022-015SIG: 7ELEVEN: 915 ST. JAMES AVE -SIGNAGE

Planning Director Kendra Wise stated 7Eleven will be moved to May's ARB meeting. No action was taken.

D. 2022-019SIG: SKYMARKET: 117 S. GOOSE CREEK BLVD-SIGNAGE

The applicant was not present. The board revisited this application at the end of the meeting.

E. 2022-020SIG: MAMA'S BAKERY: 209 ST. JAMES AVE-SIGNAGE

The applicant was not present. The board revisited this application at the end of the meeting.

F. 2022-017RENO: PET REST: 132 RED BANK ROAD – RENOVATION

The applicant presented the application. This proposal is to demolish the second floor of a duplex structure and upfit the remaining structure. The parcel is zoned General Commercial, and the proposed use is an approved use by right for the zoning classification.

The application is for a renovation to the rear structure. The applicant stated at one time this was used as a rental property on top of a garage. The owner now desires to put a low-profile pitch roof after the second floor is demoed. This structure will house a new piece of cremation equipment. The applicant stated new windows, doors, and painting of the inside and outside will be done.

Motion: A motion was made to accept the application as submitted. **Moved by** Board Member Smith, **Seconded by** Board Member Pace.

Discussion: None

Vote: All in favor. Motion carried (7-0).

G. 2022-016NBLD:MOD CAR WASH: TMS# 252-01-03-053(NO ADDRESS)-NEW BUILD

The proposal is for the construction of a new automatic car wash on TMS# 252-01-03-053 totaling 1.82 acres with 1.66 acres of disturbed area. The parcel is zoned General Commercial (GC), and this is an approved use by right for the zoning classification. The site of this development has some street frontage along Red Bank Road, but the majority of the street frontage is on Old State Road with access through the lot with Parker's Kitchen. The proposed site plan appears to meet all standards by zone for the GC zoning district as outlined in Appendix D of the Zoning and Land Use Ordinance. Ms. Kiser stated new plans were provided to staff late Friday which was given to the board on the day of the meeting. They are not the same plans that were submitted in the packet.

The applicant stated this site is located next to Parkers Kitchen and is currently wooded. The driveway would be off the current Parkers driveway, no new curb cuts will be made. Retention pond will be close to Red Bank Road to control storm water. It was stated there is a forty-eight (48) inch oak tree on the site and the applicant proposes to take it down. The board stated they would prefer to save it. It was stated the new trees going in will take a couple of years to fully grow.

The applicant presented material samples to the board. Discussion regarding fencing ensued. Discussion regarding topiary ensued.

Chairperson Wise summarized the application. She stated per the new site plans, not the one in the packet, the board request that fuchsia not be used other than in the signage. The board requests that the great tree be saved, if at all possible. The board requests the applicant to work with staff about their privacy fence on the church side and the fuchsia structure be replaced with silver. The board also request hardy plank be added on the north tunnel elevation.

Motion: A motion was made to accept the application that was submitted today, not the plans that are in the packet with the following conditions: Fuchsia only be used on signage, save the existing tree, to work with staff regarding the privacy fence, hardy plank be added to the north tunnel elevation, and add a goose topiary in the front. **Moved by** Board Member Soto, **Seconded by** Board Member Victor.

Discussion: None

Vote: All in favor. Motion carried (7-0).

H. 2022-018NBLD: SPECULATIVE WAREHOUSE: 4 ALLIANCE DRIVE- NEW BUILD

The proposal is for the construction of a new 225,073 square foot speculative warehouse/distribution warehouse with office space located on TMS# 234-00-00-095. The parcel is 22.82 acres on a cleared lot and is zoned Light Industrial (LI). The proposed use is an approved use by right for the zoning classification.

The applicant presented the application. It is a concrete tilt up building. The materials are concrete, glass and garage doors. The applicant provided photos of projects they have done in the past. Chairperson Wise stated the applicant is limited to plantings on one side of the property due to wetlands; she asked that those plantings be moved to the North side as it is next to Berkeley County residential properties. The applicant answered questions from the board.

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

Discussion: None

Vote: All in favor. Motion carried (7-0).

The board revisited **SkyMarket** Application. The applicant did not show. Chairperson Wise stated they do not meet the ordinance as submitted as they have asked for a hundred and fifty-six (156) square feet and are only allowed seventy-one (71) square feet.

Motion: A motion was made to deny the application as submitted until they meet the allowable signage limit. **Moved by** Board Member Soto, **Seconded by** Board Member Solarana.

Discussion: None

Vote: All in favor. Motion carried (7-0).

The board revisited **Mama's Bakery**. The applicant did not show.

Motion: A motion was made to defer the application until next month. **Moved by** Board Member Pace, **Seconded by** Board Member Victor.

Discussion: None

Vote: All in favor. Motion carried (7-0).

V. **CLOSING REMARKS AND ADJOURNMENT**

Ms. Kiser stated this is the first-time staff has included staff reports for ARB. She stated the process may change a bit as we figure out how this may work best. It was stated the new sign code will be brought to the May City Council workshop. Mr. Cook stated Multifamily projects will be coming before the board and information will be provided.

Motion: A motion was made to adjourn (7:11p.m.) **Moved By:** Board Member Pace, **Seconded By:** Board Member Victor.

Discussion: There was none.

Vote: All voted in favor (7-0). Motion carried.

_____ Date _____
Jen Wise, Chairperson