

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, JANUARY 16, 2018, 6:30 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER
519 N. GOOSE CREEK BOULEVARD**

I. Call to Order – Chairperson, Sharon Clopton

Motion: at 6:30 pm, **Action:** Called Meeting to Order, **Moved by** Sharon Clopton
Roll Call.
Present: Joel Arenson, Gary Becker, Lisa Burdick, David Cantrill, Sharon Clopton, Tom Risso.
Absent: None
Staff Present: Kara Browder, Brenda Moneer

II. New Business – Minor Applications

A. Big Lots – Wall Mount Sign

The applicant presented the application to the Board, with color samples.

Motion: Approve the application as submitted., **Moved by** Tom Risso, **Seconded by** David Cantrill.
Discussion: Mr. Becker inquired to the applicant about the total square footage. The applicant explained the size in working with Staff. Staff explained the tenant panel is not included in the overall calculation for wall mounted signage. Mr. Becker addressed ensuring the façade is painted prior to installing that in the new sign
Motion: Amended motion to require the façade be painted prior to putting up the sign. **Moved by** Tom Risso, **Seconded by** David Cantrill.
Discussion: There was a brief discussion about the LED lighting.
Vote: All voted in favor. (**summary:** Yes = 6).

B. 843 Beauty Collective – Wall Mounted Sign

Ms. Browder addressed the Board with the location of the business. There was discussion about the unit the tenant would occupy.

Motion: Approve the application as submitted., **Moved by** Tom Risso,
Seconded by Joel Arenson.
Discussion: **There was none.**
Vote: All voted in favor. (**summary:** Yes = 6).

C. Optical Impressions – Wall Mount Sign

The applicant presented the application to the Board.

Motion: Approve the application as submitted., **Moved by** Joel Arenson,
Seconded by David Cantrill.
Discussion: **There was none.**
Vote: All voted in favor. (**summary:** Yes = 6).

D. Happy Hour Art – Roof Mount Sign

The representative presented the application and color samples to the Board. There was a brief discussion about how much space the business occupies, previous tenants, and previous signage. Chairperson Clopton inquired about the ordinance criteria for roof signage. Staff cited the ordinance regulations.

Motion: Approve the application as submitted., **Moved by** Tom Risso,
Seconded by David Cantrill.
Discussion: There was some discussion regarding the street view, and the section that the business proposed for the roof mounted sign. There was also discussion regarding other tenants and the existing freestanding sign. Ms. Burdick inquired if the sign would be lit. The representative stated no. Mr. Arenson suggested mounting to the wall. The representative stated if any vehicles park there, you cannot see it. There was discussion about the color. Staff noted the sample.
Vote: All voted in favor. (**summary:** Yes = 5; No = 1).

E. Cici's Pizza – Wall Mounted Sign

The representative presented the application to the Board. There was discussion about the tenant occupying two units, and how the sign is centered between the columns at the entry. Staff noted the tenant panel was installed without permit or review. Chairperson Clopton stated concern for the tenant panel and the signage with two different logos. The representative stated the tenant panel shows the old logo, while the wall mounted shows the new logo.

- Motion:** Approve the application as submitted for the wall mounted sign., **Moved by** Joel Arenson.
- Motion:** Withdrew the motion., **Moved by** Joel Arenson.
- Discussion:** Chairperson Clopton stated concern for approval with the tenant panel as is. There was discussion about the overall square footage of the wall mount sign.
- Motion:** Deny the application as submitted, and that the applicant revise the application to include the tenant panel to match the wall mount branding, along with the calculations for the square footage of the wall mount sign. **Seconded by** Gary Becker.
- Discussion:** Mr. Risso restated that the sign is not approved until the applicant comes back with the tenant panel to match the wall mount. Mr. Arenson clarified the motion to the applicant.
- Vote:** All voted in favor. (**summary:** Yes = 6).
- Discussion:** There was discussion with the applicant about the tenant panel issues needing to be addressed prior to approval for the wall mount sign.

F. Splash and Dash - Vacuum Systems

Chairperson Clopton addressed the Board with the Staff Report. The applicant presented the application to the Board. He addressed the foliage, stating that it would not be affected by the installation of the vacuum systems. There was discussion about the yellow for the pipes. The representative stated no color had been decided for the hoses. Mr. Arenson requested clarification about the piping coming up from underground, and requested the location for the pumps. The representative stated yes, the piping would come up from underground and the single pump would be located inside the building. Mr. Risso inquired if there would be visibility from Red Bank Road. The representative answered yes. Mr. Arenson requested the representative clarify the location of the vacuum systems. The representative stated they would be located along the front and the side. There was discussion about relocated from the front to the rear of the property, and the size of the stanchions. The representative stated that there was not enough room at the rear with the location of the building. There was discussion if the vacuum systems and parking would be straight or angled. The Board stated heavy concern for the yellow color. The representative stated that he could revisit with the owner to come up with a less intense color. Mr. Becker offered some color options. The representative stated he could come back with an alternate color after consulting with his client. Chairperson Clopton inquired if the owner was intending to remove the existing vacuums in the rear. The representative stated not to his knowledge. There was discussion about the size of the units along Red Bank Road.

- Motion:** Deny the application as submitted., **Moved by** Joel Arenson, **Seconded by** Tom Risso.
- Discussion:** **There was none.**

Vote: All voted in favor. (**summary:** Yes = 6).

There was a discussion about colors, screening, and vacuum locations to address concerns, and suggestions to incorporate into the application.

III. **Comments from the Board**

Mr. Becker stated concerns for calculating the individual channel letters, and requested that Staff visit this method. Staff stated it is within the ordinance under definitions. Mr. Becker requested Staff bring information to the Board at the next meeting. There was a discussion detailing the concerns for screening the pumps at the new car wash on the corner of Thomason and St. James Avenue, along with the large signage issue with the mascot. Mr. Arenson suggested adding language to the ordinance for future car wash development. Mr. Cantrill inquired about training. Ms. Browder stated she was checking into applying to be able to be a trainer, and information would be forthcoming. Chairperson Clopton addressed some signage issues with the location at Dream A Lot Books, the 2nd sign at Big Lots, and Plantation Storage signage uniformity. Staff stated she would reach out to the owner to establish criteria. Mr. Becker Stated concern for signage at the liquor store on the outside of the business.

IV. **Comments from Staff**

Ms. Browder updated the Board with the previous concerns for Time to Shine, and the Optical Impressions landscaping. She also added appreciated Board input with sign issues. Mr. Arenson stated concern for vehicles being used as signs. Chairperson Clopton inquired about Starbucks. Staff stated that it was currently submitted for permitting, and they should get started soon. Ms. Moneer thanked the Board for their input with applications. She explained some new methods that may streamline the sign permit process, with the potential for online forms with the sign companies. She also reiterated Staff had suggested that the applicant for the car wash go back to the owner that yellow would probably not be an acceptable color. Mr. Arenson inquired about the previous signage as proposed for the property within the Hamlets.

V. **Adjournment**

Motion: Motion to adjourn at 7:38 pm., **Action:** Adjourn, **Moved by** David Cantrill, **Seconded by** Tom Risso.

Discussion: **There was none.**

Vote: All voted in favor. (**summary:** Yes = 6).

Sharon Clopton, Chairperson

Date _____