

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, JUNE 18, 2018, 6:30 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER
519 N. GOOSE CREEK BOULEVARD**

I. Call to Order – Chairperson, Sharon Clopton

Motion: at 6:28 pm, **Action:** Called Meeting to Order, **Moved by** Sharon Clopton

Roll Call-

Present: Joel Arenson, Gary Becker, Lisa Burdick, Sharon Clopton, Tom Risso

Absent: David Cantrill

Staff Present: Kara Browder

II. Review of Minutes from May 21, 2018

Motion: Approve the minutes as presented., **Moved by** Joel Arenson,
Seconded by Tom Risso.

Discussion: There was none.

Vote: All voted in favor.

III. Old Business – Minor Applications

A. Viper Auto Sales – Signage

The applicant was not present.

IV. New Business – Minor Applications

B. Ra Coffee – Signage

Mr. Hugh Welch presented the application to the Board. There was discussion about the wall mount sign, road signage, colors, height, and landscaping.

Motion: Approve the application as submitted. **Moved by** Tom Risso, **Seconded by** Gary Becker.

Discussion: There was none.

Vote: All voted in favor.

C. Bi-Lo – Signage Branding Upfit

The sign applicant presented the application to the Board. There was discussion regarding the colors to be modified, and the rebranding of all stores. Chairperson Clopton stated concern for the remaining portions of the shopping center that would remain the same as the old colors.

Motion: Deny the application as submitted. **Moved by** Gary Becker, **Seconded by** Joel Arenson.

Discussion: There was discussion regarding concerns for the use of color.

Vote: Chairperson Clopton called for a roll call vote. Joel Arenson, Yes; Gary Becker, Yes; Lisa Burdick, No; Sharon Clopton, Yes; Tom Riso, Yes. The motion carried to deny the signage application as submitted.

D. Bi-Lo – Exterior Paint/Rebrand

The applicant presented the application to the Board along with the Sign representative. Ms. Burdick inquired about the white, and if it could be painted beige to blend more with the building. The representative stated he could inquire with his client.

Motion: Deny the application as submitted. **Moved by** Tom Riso, **Seconded by** Joel Arenson.

Discussion: There was none.

Vote: Chairperson Clopton called for a roll call vote. Joel Arenson, Yes; Gary Becker, Yes; Lisa Burdick, No; Sharon Clopton, Yes; Tom Riso, Yes. The motion carried to disapprove the application as submitted.

E. Active Day – Signage

The applicant presented the application with color samples, and a material sample of the sandblasted wood to the Board. He explained that the company was changing over to the new logo for all locations. Chairperson Clopton inquired if the applicant brought color samples. The applicant stated that he could provide them to staff.

Motion: Approve the application as submitted contingent upon Staff being able to look at the color samples to be used and decide based on the submittal. **Moved by** Tom Riso, **Seconded by** Gary Becker.

Discussion: There was none.

Vote: All voted in favor.

F. Kidz Planet Pediatric Dentistry – Monument Sign

The applicant presented the application with color sample to the Board. The applicant noted this submittal was a re-design with a brick base to mimic the brick on the building, and a soft blue (Longitude) vs. the bright orange previously submitted. He added the planet would not be spinning as originally requested. There was a discussion about the sign having two sides. Chairperson Clopton stated concern about the additional lettering for Swasty Orthodontics. The applicant stated he could reduce the size.

Motion: Approve the application as submitted. **Moved by** Tom Risso, **Seconded by** Lisa Burdick.

Discussion: There was none.

Vote: Chairperson Clopton called for a roll call vote. Joel Arenson, Yes; Gary Becker, Yes; Lisa Burdick, Yes; Sharon Clopton, No; Tom Risso, Yes. The motion carried to approve the application as submitted.

G. Metro North Church – Roof color change

The applicant presented the application with material and color samples to the Board. He explained that the church is requesting to change the metal roof, the membrane, along with the trim color to charcoal from the current green.

Motion: Approve the application as submitted. **Moved by** Joel Arenson, **Seconded by** Tom Risso.

Discussion: There was none.

Vote: All voted in favor.

H. Bank of America – ATM replacement

The applicant presented the application with color samples and artwork to the Board.

Motion: Approve the application as submitted. **Moved by** Tom Risso, **Seconded by** Lisa Burdick.

Discussion: Chairperson Clopton inquired if the ends and sides would be red. There was some discussion about the intensity of the red. Mr. Risso inquired to the applicant if the red was the Bank of America red. The applicant stated yes.

Vote: Chairperson Clopton called for a roll call vote. Joel Arenson, Yes; Gary Becker, No; Lisa Burdick, Yes; Sharon Clopton, No; Tom Risso, Yes. The motion carried to approve the application as submitted.

A. Viper – Signage

Mr. Ed Carlos presented the application to the Board. He noted this was a pre-existing sign they would lower the signage to meet the 10' requirement and paint black. Chairperson Clopton requested a red color sample. The applicant stated he could provide another one to Staff. Lisa Burdick inquired if it would be the same red as the Goose Creek Boulevard location. Mr. Carlos stated that it would be Cherry red. Mr. Becker inquired if the sign was lit. Mr. Carlos answered yes.

Motion: Approve the application as submitted. **Moved by** Tom Rizzo, **Seconded by** Lisa Burdick.

Discussion: Chairperson Clopton inquired to Ms. Browder if Staff would feel comfortable looking at and making sure the red would be as shown. Ms. Browder inquired if they were wanting the red to be a shown or more subdued.

Vote: Chairperson Clopton called for a roll call vote. Joel Arenson, No; Gary Becker, No; Lisa Burdick, Yes; Sharon Clopton, No; Tom Rizzo, Yes. The motion did not carry to approve the application as submitted. Chairperson Clopton requested additional information to include a red color sample and an alternate design to the applicant.

Motion: Bring Bi-Lo back to the table. **Moved by** Tom Rizzo, **Seconded by** Gary Becker.

Discussion: There was none.

Vote: All voted in favor.

C. Bi-Lo – Signage Branding Upfit

D. Bi-Lo – Exterior Paint/Rebrand

Chairperson Clopton stated the concerns for the existing building and the proposal. Mr. Arenson expressed the intent of the Board to create a certain vision for the City development. The sign applicant inquired what the Board needed to approve the sign application. Chairperson Clopton stated that the paint scheme needed approval to go along with the sign permit together. The applicant for the exterior paint and re-brand stated concerns for the plaza with any development. There was discussion about the entire plaza needing a reface. There was a lengthy discussion about the Boards responsibilities to achieve certain standards and aesthetics. Mr. Rizzo expressed concern for the lack of uniformity with the other portions of the shopping center. Chairperson Clopton stated the Board would not be able to act on the application at this time. The sign applicant inquired about the steps to appeal the decision. Chairperson Clopton stated they could get that information from City Staff.

V. Comments from the Board

Mr. Arenson thanked the Board, as this would be the last meeting for him. Chairperson Clopton stated concerns for Corporate re-branding proposals not fitting within the design guidelines of the City. There was discussion about options and alternate designs for companies, especially those that hold the majority of tenant space within a shopping center. The Board discussed the appeal process with Staff.

VI. Comments from Staff

Ms. Browder read the appeal process to the Board. There was discussion about the other Bi-Lo locations and if they had re-branded yet. Ms. Browder presented Mr. Arenson with an appreciation award for his years of service to the Architectural Review Board.

VII. Adjournment

Motion: Motion to adjourn at 7:28 pm., **Action:** Adjourn, **Moved by** Tom Risso
Seconded by Lisa Burdick.

Discussion: There was none.

Vote: All voted in favor.

_____ Date _____
Sharon Clopton, Chairperson