

**MINUTES  
CITY OF GOOSE CREEK  
ARCHITECTURAL REVIEW BOARD MEETING  
MONDAY, JANUARY 21, 2020, 6:30 P.M.  
MARGUERITE H. BROWN MUNICIPAL CENTER  
519 N. GOOSE CREEK BOULEVARD**

**I. CALL TO ORDER**

Chairperson Sharon Clopton called the meeting to order at 6:30 p.m.

**II. ROLL CALL**

**Present:** Gary Becker; Lisa Burdick; Sharon Clopton; Ricky Dresel; Tom Risso; Jen Wise  
**Absent:** David Cantrill  
**Staff Present:** Mark Brodeur; Brenda Moneer

**III. REVIEW OF MINUTES FROM DECEMBER 16, 2019**

**Motion:** A motion was made to approve the minutes from December 16, 2019. **Moved by** Board Member Risso, **Seconded by** Board Member Dresel.  
**Discussion:** There was none.  
**Vote:** All voted in favor(6-0). Motion carried.

**IV. OLD BUSINESS - MINOR APPLICATIONS**

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

The Property Manager, Mr. Craig Dillard, stated he was unaware that he needed to go through the review process before repainting. He stated the building was repainted from red to Food Lion Blue. He apologized for missing the last meeting as he was unaware that he had to be present. Mr. Dillard stated a letter was sent to his vendor notifying that they must be present, however he never received a copy. He provided a sample of the Food Lion Blue to the ARB. He stated Food Lion went through the approval process to paint their store front Popular Gray, Toney Taupe and the Food Lion Blue. Board Member Dresel stated Food Lion only received approval for signage and the board never received a proposal for paint. *(Upon reviewing the minutes and agenda packet of the October 21, 2019 ARB meeting, Food Lion did present blue signage as well as paint samples with the colors Popular Gray and Toney Taupe. The board approved the application as submitted.)* Mr. Dillard stated he was told by Food Lion that two (2) elevation plans with these colors were presented to the board and the board approved these colors. He stated the painters are supposed to apply for all required permits.

Mr. Brodeur stated most City's do not regulate color when it is a simple repainting. He stated he believes the property manager is now aware of the City's process. He stated, given that this is a color change in what he believes is maintenance and branding for the center, he feels that the decision to approve or deny is with the ARB. He stated, however, this has not been his experience with working in other communities.

Chairperson Clopton stated she disagrees. She stated this is a case of asking for forgiveness instead of permission and they did change colors as this was not a repainting for maintenance. Mr. Dillard stated if he was aware of the process, it would have been followed. He stated he manages properties all over the South-East and this is the first that he had to come forth for a change of color. He stated he will not make this mistake in the future and apologized.

**Motion:** A motion was made to approve the application as submitted after the fact. **Moved by** Board Member Risso, **Seconded by** Board Member Burdick.

**Discussion:** Board Member Becker stated he recalls when Food Lion appeared before the ARB, it was stated the rest of the building would be painted. Board Member Burdick stated they were considering painting the rest of the building. Board Member Dresel stated it was absolutely discussed the last time and it was stressed they were only approving the signage. Board Member Dresel stated this absolutely feels like this is begging for forgiveness rather than permission. Mr. Dillard stated again that with all the properties he has managed throughout the South-East, this is the first time he had to get a color change approved by a municipality. He stated he wants to keep a good relationship with the City. Board Member Becker inquired of the board what they think of the blue. He stated he thinks the issue the board has is with City Council, the processes in the City, and the lack of support the ARB receives. He stated his opinion is that the blue looks nice, but he does not care for the stripes down the pillars. Chairperson Clopton and Board Member Burdick both said they would not have approved the blue. Board member Becker stated to the applicant that the fact he did not know that he needed approval is not relevant. He stated since he is the manager, he needs to know the processes of doing business within the City. Mr. Dillard stated he has been a manager for four (4) years and in those four (4) years he has not repainted the shopping center. He stated Bi-Lo did appear before the board and that is a separate entity. Board Member Wise inquired as to the options. Board Member Dresel stated he would not have painted the down spouts entirely blue and that would be the main change he would like to see.

**Roll Call Vote:** Board Member Burdick voted in favor. Board Member Becker, Chairperson Clopton, Board Member Dresel, Board Member Risso and Board Member Wise opposed (1-5). Motion did not carry.

Mr. Dillard inquired as to his options. Chairperson Clopton stated if Mr. Dillard would like to wait until the end of the meeting, they can discuss this further. Mr. Dillard stated he would wait.

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

A representative was not present. Board Member Dresel stated the board has given the applicant two (2) opportunities to speak on behalf of his application and has chosen not to be present.

- Motion:** A motion was made to deny the application as submitted. **Moved by** Board Member Dresel, **Seconded by** Board Member Becker.
- Discussion:** Board Member Burdick inquired as to what recourse the City has regarding the junk in the parking lot. Mr. Brodeur stated staff can request Code Enforcement to site the property.
- Vote:** All voted in favor (6-0). Motion carried.

**V. NEW BUSINESS - MINOR APPLICATIONS**

**C) TOTAL FAMILY WELLNESS – 103 LAUREL AVENUE – WALL MOUNT SIGNAGE**

A representative presented the application. Board Member Wise inquired as to where the dark blue will be located. The representative stated the letters for “Total Family Wellness” will be dark blue. The representative stated the letters are individual ½ inch PVC letters attached to the front of the building. She stated the letters are not illuminated.

- Motion:** A motion was made to approve the application as submitted. **Moved by** Board Member Riso, **Seconded by** Board Member Wise.
- Discussion:** Discussion between the board and the representative ensued regarding the muted colors and size of the logo.
- Vote:** All voted in favor (6-0). Motion carried.

**D) ARMY NATIONAL GUARD – 214 ST. JAMES AVE – WALL MOUNT SIGNAGE**

A representative was not present. No action was taken.

**E) PUBLIC STORAGE – 101 PRESCOTT WAY – WALL MOUNT SIGNAGE AND PAINT COLORS**

A representative presented the application and color samples to the ARB. He stated he has a few items for signage. He presented a site map of where the signage will be located. He stated there will be LED Channel Letters on two different facades with an aluminum backer panel

that will be painted orange. He stated there will be directional/Id's for the different openings. The awning itself is being proposed to be painted to match the orange as well as the two bottom doors. He presented directional signage at the roadways and also vinyl for the front doors. It was stated the Channel Letters will be lit but not the orange. The representative stated the inside doors that are visible from the outside as well as the roll up doors located outside will be painted orange.

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

**Discussion:** Board Member Burdick stated she is not in favor of the exterior orange doors and would rather see them stay the way they are. She stated she also has an issue with the interior orange doors. Board Member Dresel stated he feels the same regarding the exterior doors. Chairperson Clopton inquired as to where the awning comes into play in the application. Mrs. Moneer stated as paint. Chairperson Clopton stated all she has is a request to paint interior doors. Mrs. Moneer stated a few months ago, the applicant requested to paint both the left and right portions of the building that have windows completely orange. She stated staff requested they provide a different alternative. She stated anything that is orange needed to be addressed with the signage, in order to rebrand. She stated this is part of the scope of work that was submitted.

**Roll Call Vote:** Board Member Risso voted in favor. Board Member Becker, Chairperson Clopton, Board Member Dresel, Board Member Burdick and Board Member Wise opposed. (1-5). Motion did not carry.

**Motion:** A motion was made to accept the application as submitted with the exception of the exterior doors to remain the color that they currently are instead of orange. **Moved by** Board Member Burdick, **Seconded by** Board Member Wise.

**Discussion:** Board Member Becker inquired as to the current color of the exterior doors. The board stated they are white.

**Roll Call Vote:** Board Member Becker, Board Member Burdick, Board Member Dresel, Board Member Risso and Board Member Wise voted in favor. Chairperson Clopton opposed. (5-1). Motion carried.

#### **ADDITIONAL DISCUSSION REGARDING FOOD LION – 142 ST. JAMES AVE- EXISTING AWNING PAINT**

**Motion:** A motion was made to bring the Food Lion discussion back to the table. **Moved by** Board Member Becker, **Seconded by** Board Member Dresel.

**Discussion:** There was none.

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

Mr. Dillard inquired as to what he can do to remedy the situation. Board Member Dresel stated the applications need to be submitted and processed as it should have been in the first place. Mr. Dillard inquired as to what the outcome will be if it is still not approved. Board Member Becker stated the board currently does not approve its current state and requested Mr. Dillard presents a proposal that the applicant feels is appropriate based on the comments the board provided. It was stated the board did not like that the down spouts were painted blue. Chairperson Clopton requested that Mr. Dillard not repaint until the board has approved the changes. The board requested the applicant present true color samples and a photo of the entire building.

**VI. COMMENTS FROM THE BOARD**

Board Member Wise stated that she and Chairperson Clopton have pointed out for the past couple of months that Dairy Queen still has chairs in their front yard. She stated the Flooring Factory still has a banner up on their sign. She stated also Subway has a banner flag in front of their sidewalk. Mr. Brodeur stated his department does a sign sweep on Friday's then follows up with a letter. He stated the City would need to hire an employee to be responsible for sign sweeps as it is difficult to maintain. He stated it is also impossible to keep up with them over the weekend. He stated he intends to seek a budget augmentation to his department in the new fiscal year for a part-time sign code enforcement person. He stated he is an office of two (2) and they often have more important matters dealing with long range planning than with removing signs on Friday afternoons. He asks the board to provide staff with the addresses where they see the violations and they can send a letter. Board Member Burdick stated Montague Plantation Road has a lot of signs from builders. Board Member Becker stated Midway Baptist Church sign is green and that is not what was approved. Board Member Risso stated if the City did not regulate color changes it would be unimaginable what the City would look like. Mr. Brodeur stated the City's he worked at in the past had regulations on colors that are allowed and that are not allowed. Board Member Dresel inquired as to the repercussion Food Lion will receive if the board does not approve of the revised proposal. Board Member Dresel inquired if the applicant could take his proposal above the ARB. Mr. Brodeur stated everything the board does is appealable, and the appealing body would be City Council.

**VII. COMMENTS FROM STAFF**

Nothing from staff.

**VIII. ADJOURNMENT**

**Motion:** A motion was made to adjourn (7:33 p.m.) **Moved By:** Board Member Wise, **Seconded By:** Board Member Burdick.  
**Discussion:** There was none.  
**Vote:** All voted in favor (6-0). Motion carried.

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Sharon Clopton, Chairperson

Date \_\_\_\_\_