

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, JUNE 15, 2020, 6:30 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER
519 N. GOOSE CREEK BOULEVARD**

I. CALL TO ORDER

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

II. ROLL CALL

Present: Sharon Clopton; Gary Becker; Ricky Dresel; David Cantrill; Jen Wise; Lisa Burdick
Absent: Tom Risso
Staff Present: Director of Planning and Zoning Mark Brodeur; Planning Technician Brenda Moneer

III. REVIEW OF MINUTES – APRIL 20, 2020 AND MAY 18, 2020

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

Discussion: It was stated a correction was made regarding a typo that was written in the minutes. Discussion regarding Food Lion ensued. It was stated that a note for Item A on the April 20th minutes should state to reference the January minutes for details. It was stated that the Brick Hope Storage Facility should include that the board was concerned with security. Board Member Becker withdrew his motion.

Revised Motion: An amended motion was made to approve the minutes with the inclusion of the discussion regarding the Board's safety concerns at the Brick Hope Storage Facility and to reference the January minutes for a detailed discussion regarding Food Lion. **Moved by** Board Member Becker, **Seconded by** Board Member Cantrill.

Discussion: There was none.

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

IV. MINOR APPLICATIONS – NEW BUSINESS

A) Hoods Tax and Accounting – 105 Etling Ave – Signage

A representative from Carolina Sign Company presented the request. He stated the proposed sign is white with printed vinyl. He stated it is double sided and is ten millimeters alumacorr. He stated it will be mounted to two 4x4 posts. Mrs. Moneer stated the sign has been moved behind the power pole as it is currently shown located in the right of way. Discussion regarding landscaping ensued. Mrs. Moneer stated this is a continued business that has not gone dark hence they are not required to bring the landscaping for the entire lot up to current code. She stated the item before the board is to approve signage and if the board wishes to have landscaping at the sign base incorporated, then that would need to be included in the motion.

Motion: A motion was made to accept the application as submitted contingent upon providing evergreen landscaping around the base of the sign. **Moved by** Board Member Cantrill, **Seconded by** Board Member Burdick.

Discussion: A Board Member stated he noticed there were no free-standing signs on the road and inquired if there were any restrictions. Mrs. Moneer stated this business is located in a General Commercial (GC) zone and they are permitted to have a free-standing sign.

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

B) Joints in Motion – 209 St. James Ave - Signage

A representative from Charleston Sign presented the request. He stated their client is moving to a new location. He stated they will remove the existing channel letters set on the old building and relocate it at 209 St. James Ave. He stated the monument panel will be new with translucent vinyl. He provided samples to the board.

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

Discussion: A Board Member requested that the paint be consistent on the facade before installation is done.

Amended Motion: Board Member Becker amended his motion to include painting the background of where the new sign will be located.

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

C) Smile Care 360 – 125 Plantation North Blvd -Signage

A representative from Fast Signs North Charleston presented the request. She stated the client is interested in face lit channel letters to be cohesive with the businesses in the area. The applicant did not have samples to provide to the board.

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

Discussion: A Board Member requested the motion be amended to include that the teal sample color be provided to City staff. (*Note: A formal amended motion was not made.*)

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

V. MAJOR APPLICATIONS – NEW BUSINESS

D) 219 S. Goose Creek Blvd – Parking, Elevations, Materials, Colors and Landscaping

The general contractor presented the application. He stated the owner is trying to improve the building for a future flooring business and there is a possibility of a phase two. He stated the color existing on the front of the building was previously approved by the ARB. The contractor stated the metal siding will be painted the same color as the siding located on the front of the building. He stated it will have wainscoting made of hardy panels 40 inches high around the perimeter to help with the appearance and to stabilize the building. The contractor stated wainscoting could be painted a Charleston Green (*Note: Charleston Green sample was not provided*) if the board decides they do not like the proposed colors (*Note: proposed colors are Morning Sun SW 6672 and Snowbound SW 7004*). He stated a window will be added to the front elevation. The contractor stated paving is being installed to come into conformance with the zoning ordinance. He stated the paving will be done in two phases and the wainscoting will be on three sides only.

He presented the landscape plan. He stated the board recommended foundation planting on the grass strip by the side of the building and he suggested a few understory trees. He stated mowed grass will be installed in phase two. Discussions regarding wainscoting, landscaping and dumpster enclosure ensued.

Motion: A motion was made to accept the application as submitted contingent that if a dumpster is required, the dumpster enclosure will match the building; landscaping plan be altered to add greenery in front of the building; wainscoting coloring on all three sides be changed from white to Charleston Green as approved by City Staff, and that parking for phase one is approved to meet City requirements. **Moved by** Board Member Dresel, **Seconded by** Board Member Cantrill.

Discussion: There was none.

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

E) SC Federal Credit Union – Renovation, Elevations, Parking Lot, Landscaping

A representative presented the application, colors, and landscaping. He stated simple bump outs will be added to the building as well as simple landscaping. He stated a stucco base will be added and wainscot around the building. He stated a similar project was done in Mt. Pleasant that was well received. It was stated a new metal roof will be added. The moon and palmetto burst are aluminum channel lettering and sits on the front of the building and will be back lit. Discussion ensued regarding if the moon and palmetto burst

that is proposed on the building is considered signage. Mr. Brodeur stated logos are counted as signage. The application for this agenda item did not include signage.

- Motion:** A motion was made to accept the application as submitted with the exception of the signage/logo. **Moved by** Board Member Becker, **Seconded by** Board Member Wise.
- Discussion:** There was none.
- Roll Call Vote:** Board Member Clopton; Board Member Becker; Board Member Cantrill; Board Member Wise and Board Member Burdick voted in favor. Board Member Dresel voted against (5-1). Motion carried.

VI. COMMENTS FROM THE BOARD

Board Member Wise inquired if painting the façade when installing or changing a new sign needs to be put in every motion. Mr. Brodeur stated he recommends that it is put in every motion as it is not in the zoning code. Board Member Cantrill inquired about training. Mr. Brodeur stated a three-hour focus training will be in October or November. Board Member Cantrill stated he would like a refresher on Roberts Rule of Order. Chairperson Clopton inquired if the sign at Medway Baptist is being monitor for its intensity and color at night. Board Member Wise asked if anyone contacted Navy Federal Credit Union as there is signage in the window that was not approved. Board Member Burdick stated the Dollar General in Creekside Shopping Center has the same messy problem as the one in Crowfield. Mr. Brodeur stated the City is only as good as the ordinance. Concerns regarding the traffic for Chick-fil-a and Lowes using the parking lot for product were shared.

VII. COMMENTS FROM STAFF

Mr. Brodeur stated today is the first day for the new City Administrator Natalie Zeigler.

VIII. ADJOURNMENT

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

Charon Clopton, Chairperson

Date _____