

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, SEPTEMBER 21, 2020, 5:30 P.M.
VIA VIDEO CONFERENCE (ZOOM)**

I. CALL TO ORDER

Vice Chairman Risso called the meeting to order at 5:30 p.m.

II. ROLL CALL

Present: Gary Becker; Sharon Clopton, Ricky Dresel; Tom Risso; Jen Wise; Lisa Burdick; David Cantrill
Absent: None
Staff Present: Director of Planning and Zoning Mark Brodeur; Planning Technician Brenda Moneer

III. REVIEW OF MINUTES – AUGUST 26, 2020

Motion: A motion was made to accept the minutes as presented. **Moved by** Board Member Dresel, **Seconded by** Board Member Burdick.
Discussion: There was none.
Vote: All voted in favor (7-0). Motion carried.

IV. MINOR APPLICATIONS – NEW BUSINESS

A) LIDL: 435 ST. JAMES AVE, SIGNAGE

A representative presented the application, stating that the application included adding the words “Food Market” to the existing signs. Mr. Becker inquired if the monument sign would be modified. The applicant stated yes. Mr. Becker inquired to staff if the wall mount sign was within the maximum allowance for square footage. Staff stated yes.

Motion: A motion was made to accept the application as submitted. **Moved by** Board Member Burdick, **Seconded by** Board Member Dresel.
Discussion: There was none.
Vote: All voted in favor (7-0). Motion carried.

B) YES AUTO SALES: 201 S. GOOSE CREEK BLVD., SIGNAGE

A representative presented the application. The applicant explained the sign material would be FLEXFACE™, stretched and clamped into the cabinet to prevent sagging. There was discussion on the material and if it would mildew. The applicant explained that it could be cleaned off. Mr. Becker inquired about the height and size of the sign face. The

applicant stated that the sign is 9'-6" tall and 48 square feet for the sign face. The Board stated concern for the use of material fabric in lieu of acrylic.

- Motion:** A motion was made to accept the application as submitted. **Moved by** Board Member Burdick, **Seconded by** Board Member Cantrill.
- Discussion:** Ms. Clopton stated she would like to see a physical sample. The applicant stated she would drop off a sample to staff.
- Motion:** The motion was amended to include review of the materials by staff and members of the ARB. **Moved by** Board Member Burdick, **Seconded by** Board Member Cantrill.
- Vote:** A roll call vote was requested: David Cantrill (Yes), Lisa Burdick (Yes), Gary Becker (No), Sharon Clopton (No), Ricky Dresel (Yes), Tom Risso (Yes), Jen Wise (Yes). (5-2) Motion carried.

C) METRO BY T-MOBILE: 607 ST. JAMES AV., SIGNAGE

A representative presented the application. The applicant presented two versions of the tenant panel. The original submittal consisted of white letters on a hot pink background, the 2nd choice consisted of hot pink letters on a white background. Ms. Wise inquired if there would be wall mounted signs. The applicant stated they would bring to the ARB at a later date.

- Motion:** A motion was made to accept the application as submitted with the white background. **Moved by** Board Member Wise, **Seconded by** Board Member Burdick.
- Discussion:** There was none.
- Vote:** A roll call vote was requested: David Cantrill (Yes), Lisa Burdick (Yes), Gary Becker (Recused), Sharon Clopton (No), Ricky Dresel (Yes), Tom Risso (Yes), Jen Wise (Yes). (5-1-1) Motion carried.

V. MAJOR APPLICATIONS – NEW BUSINESS

D) OFFICE BUILDING: 116 SPRING HALL DR., SITE PLAN, LANDSCAPING, PARKING, ELEVATIONS, COLORS AND MATERIALS.

Mr. Jeff Carper presented the building, landscaping and site proposal to the Board. He explained the color and materials as proposed in the packet. The Board discussed the location of the dumpster enclosure. The applicant stated it would be an enclosure for roll carts on the south front corner of the building. He also mentioned it would be painted Charleston Green. There was discussion regarding the sign. It was suggested that a sign permit with artwork come before the ARB at a future date in order to review the sign adequately.

- Motion:** A motion was made to accept the application as submitted and asked that a sign company resubmit the sign permit application

at a later date. **Moved by** Board Member Dresel, **Seconded by** Board Member Cantrill.

Discussion: There was none.

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

E) OFFICE BUILDING: 503 N. GOOSE CREEK BLVD., SITE PLAN, LANDSCAPING, PARKING, ELEVATIONS, COLORS AND MATERIALS

The representative presented a preliminary review of the application to gain insight and feedback from the ARB. There was lengthy discussion regarding the site, orientation, amount of parking and neighboring residential properties. Concern for the type of use and intensity was discussed.

F) BUILDING RENOVATION: 408 REDBANK RD., CHAO GOYANO-ELEVATIONS, COLORS, MATERIALS AND SIGNAGE

Mr. Dennis Schumm presented the application to the Board. There was discussion regarding the sign height above the parapet, sign max allowance, and permit. Staff noted that a revised sign permit had not been received. The applicant explained everything had been submitted for the building proposal. Mr. Dresel inquired about the Roof Top Units. Mr. Schumm mentioned there was one existing on the roof. There was discussion regarding the terms of items being grandfathered. Staff noted this location had been dark for over 6+ years. The applicant noted that the parking and landscaping was previously approved for this location. Mr. Brodeur stated a C.O. would not be issued until all items are completed. There was discussion regarding the canopies out front and over the dumpster enclosure at the rear corner of the building. Staff pulled documents submitted for the previous ARB meeting as per the applicant's comments containing additional information. It was determined that the application was incomplete and needed additional information in order to assist the Board with rendering a decision.

Motion: A motion was made to deny the application as submitted, along with a request for the applicant to provide additional information as discussed and come back at a future date for review. **Moved by** Board Member Dresel, **Seconded by** Board Member Becker.

Discussion: There was none.

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

VI. COMMENTS FROM THE BOARD

There was discussion regarding the state of the rear property at Dollar General, and also status of the flashing lights at the Vape Shop in Goose Creek Village. There was a lengthy discussion on projects submitted without sufficient information for the Board to review and make their decision. Ms. Clopton inquired when the Board could go back to a live format for the meetings. There was discussion regarding this, and it was determined that this would be a more effective way to review projects. Mr. Brodeur stated the next meeting would be in person.

VII. COMMENTS FROM STAFF

In answer to Mr. Becker’s question, Mr. Brodeur mentioned City staff is currently working to help rewrite the City Sign Ordinance language. He added that this would help provide a clearer language to give developers and sign companies direct guidelines with less interpretation for confusion. Mr. Brodeur provided information regarding a checklist for upcoming projects that would be given to developers to provide the ARB with clearer applications and documents necessary to evaluate the projects.

VIII. ADJOURNMENT

Motion: A motion was made to adjourn (7:30p.m.) **Moved By:** Board Member Wise, **Seconded By:** Board Member Burdick.
Discussion: There was none.
Vote: All voted in favor (7-0). Motion carried.

_____ Date _____
Tom Risso, Vice Chairman