

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, OCTOBER 17, 2016 6:30 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER
519 N. GOOSE CREEK BOULEVARD**

I. Call to Order – Vice Chairperson Tom Risso

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

Present: Joel Arenson, Gary Becker, Lisa Burdick, David Cantrill, Sharon Clopton, Chris Cook, and Tom Risso

Staff Present: Sarah Hanson

II. Review of Minutes from October 17, 2016

Motion: Mr. Arenson made a motion to approve the minutes as submitted. Mr. Becker seconded.

Discussion: There was none.

Vote: All voted in favor.

III. Old Business – Minor Applications

A. Diamond Heroes – Wall Mount Sign

Mr. Woody Poole, of Fast Signs of North Charleston, presented the wall mounted sign proposal along with color samples for Diamond Heroes. He described the sign consist of channel letters on two raceways with two lit cabinets that would be mounted directly to the wall.

Motion: Mr. Risso made a motion to approve the application as submitted. Ms. Burdick seconded.

Discussion: Mr. Arenson inquired about the square footage calculations, and if the logo was the branding or copyrighted. Mr. Poole stated this is the first, and the owner hopes to expand using this logo. Chairperson Clopton inquired to Staff if the sign met the square footage allowance as submitted. Ms. Hanson stated it does meet the square footage requirements as per the ordinance.

Vote: Six voted in favor, one voted against. The motion carried.

IV. New Business – Minor Applications

B. The Hair Boutique – Wall Mounted Sign

The representative from identityGraphics presented the sign to the Board. There was some discussion about the sign colors, cabinet, and if it is lit. The applicant confirmed the sign is lit.

Motion: Mr. Arenson made a motion to approve the application as submitted. Mr. Risso seconded.

Discussion: There was none.

Vote: All voted in favor

C. Boost Mobile – Wall Mounted Sign

There was no applicant present.

D. Sprint Radio Shack – Wall Mounted Signs

Mr. David Pineiro, of Charleston Sign and Banner, presented the sign proposal with color samples to the Board. He explained the sign would be modified to include the words “Sprint Radio Shack” in lieu of “Radio Shack”, consisting of channel letters, and trademark logo’s. Mr. Pineiro stated the signage proposal included the Davenport side, the St. James frontage, and the tenant panel reface. Mr. Arenson inquired about the existing signage on the St. James Avenue side, and if the combination of the “Sprint” and “Radio Shack” was common. Mr. Pineiro stated that it is a nationwide change.

Motion: Mr. Risso made a motion to approve the application as submitted. Mr. Arenson seconded.

Discussion: There was none.

Vote: All voted in favor.

E. Dr. Stephen Huch – Wall Mounted Sign and Freestanding Sign

Ms. Laurie Teats, of American Artist Signs, presented the sign proposal with color samples to the Board. She mentioned that Dr. Huch’s sign was damaged during Hurricane Matthew. Mr. Arenson inquired if the freestanding sign design has been changed to withstand winds. Ms. Teats stated the 6 x 6 post would be set in concrete footings. There was some discussion in regards to the previous signage installment, and the landscaping.

Motion: Mr. Risso made a motion to approve the application as submitted. Mr. Cook seconded.

Discussion: There was none.
Vote: All voted in favor.

F. We Gotcha Covered Upholstery – Wall Mounted Sign

Mr. Burt Welch, representing Carolina Sign Company, presented the application and color samples to the Board. There was some discussion about the wording “embroidery” as submitted on the application, and the wording “upholstery” as submitted on the artwork. It was determined that the name shall include “upholstery”.

Motion: Mr. Risso made a motion to approve the application as submitted. Mr. Arenson seconded.
Discussion: Mr. Becker stated concerns about the inconsistency of this sign including a cabinet versus other tenant’s signage with channel letters. It was determined that there are a mixed use of sign types.
Vote: All voted in favor.

G. Big T’s – Wall Mounted Sign and Freestanding Sign

Mr. Burt Welch, representing Carolina Sign Company, presented the application and color samples to the Board. Mr. Welch stated they would be removing an LED section at the top of the freestanding sign and replacing it to conform with the ordinance along with removal of the digital pricing. Mr. Welch stated the other sign proposed is a wall mounted sign. Chairperson Clopton inquired what would be placed in lieu of the digital pricing and electronic reader. Mr. Welch stated it would consist of the acrylic panels with a reader board. It was determined the sign would be brought into conformity. Mr. Arenson inquired if the sign structure was the original frame. Ms. Hanson stated they would be using the original posts and have it painted. Mr. Becker inquired if there was landscaping. Staff stated it was in concrete. Mr. Risso inquired if it was the sign located by the dumpster and fencing. Staff confirmed that location.

Motion: Mr. Arenson made a motion to approve the application as submitted. Mr. Risso seconded.
Discussion: There was none.
Vote: Six voted in favor, one voted against. The motion carried.

v. New Business – Major Applications

H. Optical Impressions – Elevations, Site Plan and Landscape Plan

Mr. Curt Wriggle, of Tidewater Architects, presented the application with color samples to the Board. Chairperson Clopton inquired as to the location for the project. Mr. Wriggle stated it is

located at 119 St. James Avenue. Mr. Arenson inquired if the Optical Impressions would occupy the entire building, and if this building is existing. Mr. Wriggle stated they would occupy the end unit, while leaving the other spaces available for lease. He also added that there currently is an existing building to be demolished, and this building would be new construction. There was discussion about the location and access to the site. Mr. Becker inquired as to what was located behind the property. Chairperson Clopton stated law offices were located on the property behind this property. Mr. Arenson inquired as to the location of the HVAC unit and the screening. Mr. Wriggle stated it would be located at the rear of the building, and pointed out the location of the units to the Board. He added it would be a brick screening, and presented a brick sample. Chairperson Clopton inquired with Mr. Wriggle if the entire building would be brick. He stated it would have brick with a split face CMU on the bottom. Mr. Arenson asked Staff if signage would be presented at a future date. Staff confirmed it would be submitted separately. There was discussion about the screening of the HVAC, and the view from the street. Chairperson Clopton questioned the lighter colored panels on the elevations. Mr. Wriggle stated that this was to create architectural interest to the façade of the building.

Motion: Mr. Risso made a motion to approve the entire application package as submitted. Mr. Becker seconded.

Discussion: Mr. Cantrill noted the screens need to be rotated 180 degrees, to screen the HVAC units from the street.

Motion: Mr. Risso made a motion to include amending the motion to add rotating the screening for the two back HVAC units to block the view from the street. Mr. Becker seconded the amendment.

Discussion: Mr. Cook inquired about the types of trees to be planted. Ms. Hanson stated the parking lot and street trees would be live oaks, and the other landscaping would consist of Crepe Myrtle's, Allee Elm's, Holly's and Japanese Evergreen Oak's. Mr. Cook inquired to Staff about the AR designation on the landscape plan. Staff stated those had all been changed to live oaks. There was discussion about the parking lot spaces, landscaping plan and ordinance requirements. There was also some discussion in regards to the materials to be used for the refuse screening to mimic the building materials.

Vote: All voted in favor.

I. Charter Schools USA – Elevations, Site Plan and Landscape Plan

Ms. Hanson presented the concept of the project and introduced Mr. Max Bosso to the Board. Mr. Max Bosso, of Ryan Companies, presented the Elevations, Site Plan and Landscape Plan to the Board. He explained the Charter School is open to the public, first come first serve. Ms. Burdick inquired if the school would be K-12. Mr. Bosso stated it would consist of K-8, with a capacity for 1,250 students. He mentioned that Charter Schools USA currently has 81 schools throughout the US, with most of them in the Illinois, Indiana, North Carolina, Florida, and Louisiana areas. Mr. Bosso stated this is the first school to be proposed in South Carolina, and added that Ryan Companies has previously developed 25 of the 81 schools within those states.

He mentioned the difference for South Carolina is the building permit is unique because it is not reviewed by the local municipality, adding that the South Carolina Department of Education is responsible for the reviewing and permitting of all the schools within the entire state. Mr. Bosso stated they are currently waiting for the permit from the South Carolina Department of Education, and have submitted all other applications, including a traffic impact to the Department of Transportation. He added that they have submitted storm water, sewer, and right of way permit to Berkeley County; with site, landscape, and water plans to the City. Mr. Bosso stated consultants had completed and submitted the wetlands analysis, endangered species analysis, and soil report to the U.S. Army Corp of Engineers. He mentioned DHEC is waiting for the Berkeley County letter, and the Coastal Zone letter to issue the permit, adding that Coastal Zone indicated the permit should be coming shortly. Mr. Bosso noted that Berkeley County would be discussing the opening of the main road that connects Henry Brown Boulevard to Montague Plantation Road, with hopes to open it by the end of the month. Mr. Arenson inquired if there was a cost involved to attend the school. Mr. Bosso stated it is free to the students to attend, and explained the operations of the Charter School.

Chairperson Clopton requested the material samples. Mr. Bosso presented the elevations and materials to the Board. He stated the exterior would consist of stucco. Mr. Arenson inquired if it would be a masonry stucco, or an artificial stucco. Mr. Bosso stated it would be painted masonry stucco over concrete tilt panel construction. Mr. Arenson inquired if the project was designed to withstand hurricane level winds. Mr. Bosso stated it would be designed accordingly in conjunction with the requirements of the South Carolina Department of Education. Mr. Cook inquired if the façade consisted of all painted stucco. Mr. Bosso stated yes. There was discussion of the lack of depth and architectural interest with the elevations.

Mr. Arenson inquired to Mr. Bosso where the HVAC unit is located. Mr. Bosso stated the units are located on the roof. There was discussion in regards to screening the units to meet the ordinance requirements. There was also some discussion about current development and the proposed location for the Charter School. Ms. Burdick inquired about the drop off location. Mr. Bosso pointed out the covered drop off and pick-up area. There was a detailed discussion about the access road and the impact this development would have on traffic. Staff requested to add information. Ms. Hanson noted the developer is currently working with SCDOT as well Berkeley County, and Seamon Whiteside. She added the plans for the Henry Brown Boulevard connection currently consist of a two-lane road that will connect with Montague Plantation Road at the round-a-bout. She also mentioned the original plan and the current design to keep the round-a-bout with the connection.

Motion: Mr. Risso made a motion to approve the application as submitted. Mr. Arenson seconded.

Discussion: Mr. Cook expressed concerns with the design of the elevations lacking depth to the façade of the building. There was a discussion on the architectural elements of the elevation.

Vote: Chairperson Clopton requested a roll call vote. Joel Arenson-No, Gary Becker-No, Lisa Burdick-No, David Cantrill-No, Sharon Clopton-No, Chris Cook-No, and Tom Risso-No. The motion did not pass.

Discussion: Mr. Bosso inquired what the Board suggested for the modifications. The Board requested to modify the long façade and change in materials to add depth to break up the long expansion of the walls to add architectural interest to the elevations.

Continuation of IV – New Business – Minor Applications

Boost Mobile – Wall Mounted Sign

Chairperson Clopton inquired if Staff could present the application for the Boost Mobile signage. Staff presented the application to the Board.

Motion: Mr. Risso made a motion to approve the application as submitted. Mr. Becker seconded.

Discussion: There was none.

Vote: All voted in favor.

VI. Reorganization of Board – Election of Chairperson & Vice Chairperson for Calendar Year 2017

The floor was opened for the nomination of Chairperson.

Motion: Mr. Risso nominated Sharon Clopton for the position of Chairperson. Mr. Cantrill seconded.

Discussion: Chairperson Clopton inquired if there were any other nominations. There were none. Chairperson Clopton accepted the nomination.

Vote: All voted in favor.

The floor was opened for Vice Chairperson.

Motion: Mr. Arenson nominated Tom Risso for the position of Vice Chairperson. Mr. Cantrill seconded.

Discussion: Chairperson Clopton inquired if there were any other nominations. There were none. Mr. Risso accepted the nomination.

Vote: All voted in favor.

VII. Approval of ARB Calendar 2017

Chairperson Clopton opened the discussion for approval of the 2017 Architectural Review Board meetings.

- Motion:* Mr. Cantrill made a motion to approve the calendar as submitted. Ms. Risso seconded.
- Discussion:* There was none.
- Vote:* All voted in favor.

VIII. Comments from the Board

Mr. Cantrill inquired about the dental signage as proposed. Staff stated the freestanding sign met the ordinance criteria. Mr. Cantrill inquired about the signage for Big T's, and the internal LED versus external LED. Staff stated internal LED bulbs are the typical type bulbs used with signage. Ms. Hanson also detailed the zoning ordinance language for scrolling LED signage.

Chairperson Clopton mentioned to Board members that would need to state if they would like to request to be reappointed. Mr. Arenson, Mr. Becker, Ms. Burdick, and Chairperson Clopton all requested to be reappointed.

There was discussion about the Big T's signage being installed in concrete without landscaping. There was also some discussion about the new projects proposed within the City.

IX. Comments from Staff

Ms. Hanson stated Staff would address the concerns of base landscaping with Big T's. Staff thanked the Board for their input with the proposed projects. Ms. Hanson reminded the Board of the upcoming meeting scheduled for December 21, 2016. Staff also mentioned the Planning Commission would be holding a public hearing December 6th to amend the Zoning Ordinance to require that ARB approvals expire after one year.

x. Adjournment

Mr. Arenson made a motion to adjourn. Mr. Cantrill seconded the motion. All voted in favor.

_____ Date _____
Sharon Clopton, Chairperson