MINUTES

**CITY OF GOOSE CREEK**

**ARCHITECTURAL REVIEW BOARD MEETING**

**MONDAY, DECEMBER 19, 2016 6:30 P.M.**

MARGUERITE H. BROWN MUNICIPAL CENTER

**519 N. GOOSE CREEK BOULEVARD**

# Call to Order – Chairperson, Sharon Clopton

Vice Chairperson Risso called the meeting to order at 6:32 p.m.

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

Absent: David Cantrill,

Staff Present: Sarah Hanson

# Review of Minutes from November 21, 2016

Minutes were not complete. It was determined the minutes would be reviewed at a future meeting.

1. **New Business – Minor Applications**
2. **Mami and Me – Freestanding Sign**

Mr. Hugh Welch, of Carolina Signs, presented the application with Color samples to the Board. He explained the proposal included two new acrylic panels within the existing pylon sign, for the two tenants. Ms. Burdick inquired about the legibility of the “Mami and Me” signage as proposed. Mr. Welch stated the section available was approximately 3’x3’. There was discussion about the two types of businesses at that location. Mr. Risso inquired about if there was any plan for planter boxes at the base of the sign. Mr. Welch stated he would be happy to mention it to the tenants, as it is currently solid concrete. Chairperson Clopton inquired about the current condition of the sign cabinet, and if the pole and cabinet needed painted. Mr. Welch stated it is in good working condition, and he did not think that the cabinet or pole needed painted. There was a brief discussion in regards to the details of the logo for “Mami and Me”.

*Motion*: Mr. Risso made a motion to approve the application as submitted, with the addition of base landscaping in the form of a planter box containing evergreen plantings. Mr. Becker seconded.

*Discussion:* There was none.

*Vote*: All voted in favor.

1. **Mt. Holly Veterinary Clinic – Signage**

Mr. Hugh Welch, of Carolina Signs, presented the application and color samples to the Board. He stated the pylon signage would use the existing sign and cabinet, with new panels installed. There was discussion about the location, lighting of, and proximity of the proposed wall mounted sign, and the pylon sign. There was a brief discussion about the base of the sign, and suggestion of base landscaping. Chairperson Clopton asked Staff for input. Ms. Hanson stated Staff would prefer the wall mounted sign be centered on the side of the building, and did not have a problem with both signs being lit.

*Motion*: Mr. Risso made a motion to approve the application as submitted, with the wall mounted signage centered between the side door and the front corner of the building, and that there be base landscaping provided around the base of the freestanding sign in the form of a planter box with evergreen plantings. Mr. Cook seconded.

*Discussion:* Mr. Arenson inquired about the location of the wall mounted sign being too close to the pylon sign.

*Motion:* Mr. Risso amended the motion to have the wall mounted sign moved as close to the door as possible and lowered a little bit on the side elevation. Mr. Cook seconded.

*Discussion:* Mr. Arenson inquired if the signage met the ordinance criteria in regards to square footage calculations. Staff confirmed it does. Mr. Becker suggested the sign company relay the concerns to the tenant.

*Vote*: All voted in favor.

1. **Old Business – Major Applications**
2. **Charter Schools USA – Elevations, Site Plan and Landscape Plan**

Mr. Max Bosso, of Ryan Companies, addressed the Board with the changes as suggested by the ARB at the previous meeting. He pointed out key concerns the Board had with the lack of architectural interest and the new outline of the perimeter of the building. Mr. Bosso stated the changes included color changes, roof areas at all exit doors, awnings at windows on the South and West sides, and 1 foot staggered panels every 20 to 30 feet. He presented photographs of examples of the panels to illustrate the offset as proposed. Mr. Arenson inquired about the depth of the offset. Mr. Bosso stated it would be approximately 1’, and presented a rendering to the Board that was recently created. Mr. Arenson inquired to Staff for an opinion in regards to the offset. Ms. Hanson stated that the 1’ does meet the ordinance, along with the staggering of the panels. Mr. Becker inquired to Mr. Bosso about the roof design as shown in the photo. Mr. Bosso stated that design would not be used for this particular school. Mr. Cook requested clarification for the correct elevation as included in the packet. Mr. Bosso pointed out the latest design for submittal with the requested modifications. There was some discussion about the elevations with offsets and those without.

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

*Discussion:* Mr. Cook inquired if the landscaping package was the same as previously submitted. Staff confirmed it is.

*Vote*: All voted in favor.

1. **New Business – Major Applications**
2. **Starfish – Elevations, Site Plan and Landscape Plan**

There was discussion in regards to the number of entry and exit points to the location. The landscape architect outlined the landscape plan as submitted. The applicant presented the sample materials to the Board. There was some discussion in regards to the material for the canopy, windows, and parapet. There was discussion about the skyrocket junipers location. The landscape architect pointed out the location. Mr. Arenson inquired about the patio, and refuse location. The applicant stated the patio is proposed at the back of the building, and the dumpster is proposed at the northeast corner of the property. There was discussion about the location and materials of the dumpster to be of like materials of the building. Ms. Hanson added Staff would ensure the materials are like the building and the area is heavily landscaped. Ms. Burdick inquired about the drive-thru order location. The applicant noted the location it would be on the back side of the building close to the curved area.

*Motion:* Mr. Risso made a motion to approve the application as submitted with the stipulation that the dumpster enclosure is constructed with brick material that matches the building with heavy landscaping. Mr. Arenson seconded.

*Discussion:* Mr. Cook inquired to Staff if the signage application could include information on the order board and decorative fence location. Mr. Becker inquired about the timeline. The applicant stated fall of 2017.

*Vote*: All voted in favor.

1. **Comments from the Board**

There was discussion about the paraphet at the Dairy Queen, and the roof top unit.

1. **Comments from Staff**

Ms. Hanson mentioned upcoming training, and her retirement.

1. **Adjournment**

Mr. Becker made a motion to adjourn. Mr. Arenson seconded the motion. All voted in favor. The meeting adjourned at or about 7:27pm.

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Sharon Clopton, Chairperson