

**MINUTES  
CITY OF GOOSE CREEK  
ARCHITECTURAL REVIEW BOARD MEETING  
MONDAY, JULY 18, 2016 6:30 P.M.  
MARGUERITE H. BROWN MUNICIPAL CENTER  
519 N. GOOSE CREEK BOULEVARD**

**I. Call to Order – Chairperson, Sharon Clopton**

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

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

Absent: Chris Cook

Staff Present: Sarah Hanson

**II. Review of Minutes from June 20, 2016**

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

*Discussion:* Joel Arenson presented Staff a mark-up with minor corrections.

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

**III. Old Business – Minor Applications**

**A. Circle K Store – 100 Stephanie Drive – Signage, Canopy**

The representative presented the application with color samples and explained the modifications were similar to the Red Bank Road location rebranding. He noted that the freestanding sign had been removed from the application. The representative noted the application submitted included a wall mounted sign, fascia banding, logo signage on the canopy, and painting the building. Chairperson Clopton inquired to the representative if the word “Shell” would be removed from the canopy and the emblem would be added. The representative stated the wording “Shell” would be removed. There was some discussion in regards to the freestanding signs for both locations to be brought into conformity with the ordinance.

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

*Discussion:* There was none.

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

## **B. Kings Plaza – Freestanding Sign**

Mr. Hugh Welch, presented the re-design of the freestanding signage as requested by 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. (6-0)

## **IV. New Business – Minor Applications**

### **C. Stokes Kia – Monument Sign**

Ms. Hanson stated the applicant had withdrawn the application.

### **D. Layout Signs – Wall Mounted Sign**

The representative was not present.

## **V. New Business – Major Applications**

### **E. LIDL – Grocery – Site Design, Elevations, Materials, Landscaping**

Mr. John Elliott, Project Architect, along with Andrew Moriarty, Project Engineer, presented the application on behalf of LIDL. Mr. Elliott explained LIDL is a large European company new to the U.S. market with 10,000 stores across the world. He explained their iconic branding along with their building design has been developed to enhance the shopper's experience. Mr. Elliott presented examples to the Board. Mr. Moriarty highlighted the site, orientation of the building, parking, landscaping layouts, and mentioned the store consisted of approximately 36,000 square feet.

There was some discussion about the location of the site in relationship to St. James Avenue, and the type of product to be offered. Chairperson Clopton expressed concerns for the building architectural style not being consistent with the City of Goose Creek, and expressed concerns for the long blank walls. There was discussion about using different colors and materials to give variation to the elevation and to give it depth. Chairperson Clopton inquired if the elevation that faced St. James Avenue was all glass, and if the store would have a lot of interior lighting. She also expressed concerns for the effect it would have at night. Mr. Arenson inquired about

the distance of the front of the store to the road. Mr. Moriarty stated the store sits back from St. James Avenue approximately 160 feet.

Mr. Becker inquired if Staff could provide a Google view of the site. Staff presented the aerial of the property to the Board, and pointed out the surrounding residential and the commercial properties adjacent to the parcel. Staff noted the property is currently well buffered with existing natural landscaping. Ms. Burdick inquired about the buffer size. There was discussion about the location of the 30' and 50' buffers, and the drainage pond in the northwest corner. Mr. Arenson inquired about the landscape plan for the rear elevation. Mr. Elliott stated the landscape plan has a mixture of varying sizes of plantings, a 30' wide buffer with canopy trees, understory trees, shrubs consisting of five canopy trees per 100', 7 understory trees per 100', and 20 shrubs in addition to a privacy fence along the property line. Mr. Becker inquired about the location of the loading dock at the back end. Mr. Elliott stated the loading dock is located on the West side of the building. There was some discussion in regards to the location and materials of the landscaping and the 6' privacy fence.

Mr. Cantrill inquired about the lighting, and requested the applicant point out the locations of the fixtures for the parking lot. Mr. Elliott noted the locations and described the types of lighting to be used. Mr. Cantrill inquired if the majority of the glass that exposes interior lighting at night faces St. James Avenue. Mr. Elliott stated yes. Mr. Arenson inquired if the design would consist of EIFS. Mr. Elliott stated it would be a Sto Polo masonry wall system. There was discussion in regards to adding additional architectural design elements to the side elevations. Mr. Cantrill inquired if the only entry/egress was located off of St. James Avenue. The applicant stated yes.

Chairperson Clopton inquired if Staff had any concerns. Ms. Hanson mentioned the one in and one out is SCDOT determined. She added DOT has certain criteria in determining how many curb cuts go into a project, and they will be adding a de-acceleration right turn lane into the parking lot of the store. Staff also mentioned an extensive traffic study had been done. Ms. Hanson expressed concerns about the buffer between the back of the store and Fairfax. She noted that, although it is heavily vegetated, she would like to get additional information to ensure that no additional canopy trees would be necessary. Ms. Hanson also noted that Staff does not have any concerns in regards to architectural interest on the back side. She added that they had done a really good job buffering from the apartments to the West back portion of the property. Staff agreed that the 6' privacy fence would also provide the necessary screening. Ms. Hanson stated the parking lot landscaping had been updated utilizing the current zoning ordinance requirements.

Staff did note that this type of architecture is different than any other within the City. She stated the wall on the parking lot side, in Staff's opinion, is long and monotonous. Ms. Hanson expressed the importance of creating architectural interest. There was discussion about the architectural details on the elevations. Chairperson Clopton inquired if they could add a brick water table to the front of the building. Mr. Elliott stated that LIDL would like to keep the glass design element at the storefront all the way to the slab. There was discussion about the

location and screening of the (RTU) roof top units, and any easements that may prohibit the landscaping. There was a detailed discussion about the design as presented, a driveway for cross connections at the rear of the property, and the grey roof color. The representative presented a roof sample.

There was discussion about the signage to be proposed at a future date. Mr. Cantrill inquired about the recessed storefront entry as per the drawings. The applicant confirmed the covered angled entry. Ms. Burdick commented the brick sample looked different than those as presented. Mr. Arenson inquired about the dumpster enclosure. Mr. Elliott pointed out the location of the refuse containers. One of the representatives stated LIDL is one of the largest grocers in the world, in 27 countries, and this is part of their expansion within the United States. She mentioned they would be developing hundreds of stores up and down the east coast within the next couple of years.

Mr. Becker expressed concerns for lighting and the impact on neighboring properties. Staff mentioned that lighting is part of the Staff review and Staff requires the applicant to ensure there will be no bleed off of the site onto adjacent sites, in addition the review is required to be completed by Berkeley Electric Co-op. Mr. Arenson inquired about the location and type of cart return. The representative stated the cart return is located near the front door.

- Motion:* Mr. Cantrill made a motion to accept the application as proposed. Mr. Arenson seconded the motion.
- Discussion:* Mr. Arenson suggested the architectural pillars have a deeper depth. Ms. Burdick stated favor for the brick veneer.
- Vote:* Chairperson Clopton called for a roll call vote: Joel Arenson-yes, Gary Becker-no, Lisa Burdick-yes, David Cantrill-yes, Sharon Clopton-no, Tom Risso-yes. The motion carried.

#### **F. Persimmon Hill CCSSF – Site Design, Elevations, Materials, Landscaping**

Mr. Gary Berenyi, of Hoyt Berenyi, along with the project architect Ashley Scott, presented the proposed storage facility to be located off of St. James Avenue behind the new dental office and firestone. Mr. Berenyi described the building to be front facing the access road that runs behind the dental building. He added the building would consist of an approximately 30,000 square foot climate controlled storage facility.

Ms. Scott detailed the topography, along with the architectural elements of the building, and presented the material and color samples to the Board. Mr. Arenson inquired if the site plan shows the building in relationship to St. James Avenue. Ms. Scott presented the elevation that will face St. James Avenue. There was discussion in regards to the size of the building and the buildings that surround the site. Staff presented an overhead of the site using Google earth, noting surrounding properties. Mr. Arenson inquired about what type of fence would be used for the project. Mr. Berenyi stated they are not proposing a fence. Mr. Arenson inquired if the

HVAC equipment would be on the roof. Mr. Berenyi stated the units are not roof top units (RTU), and noted that the HVAC units are located at grade level, and will be completely screened. There was discussion about what type of screening would be used. Ms. Scott stated the screening had not been designed at this time because the units had not been determined. However she noted the material for the screening would be fiber cement board, with horizontal louvers. There was some discussion about the size of the units, and the building materials to include ground face block varying from 4' to 6' in height for the base and transition to EIFS or fiber cement board. There was a brief discussion about the entrance and the access entry for storage customers.

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

*Discussion:* There was none.

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

Chairperson Clopton inquired if a representative was present for Layout Signs. Staff stated no.

#### **vi. Comments from the Board**

There was discussion about the past and current development within the City. Chairperson Clopton inquired about the status of the dumpster currently located at the side of the St. James Shopping Center. Staff stated she would address that with the owner in the upcoming week.

Mr. Becker inquired about training. Ms. Hanson proposed having a dual session to include training on the same evening. Staff explained training is required to be presented by a certified facilitator.

#### **vii. Comments from Staff**

Ms. Hanson discussed some of the currently reviewed developments, in working with developers. There was discussion about the design elements in recent proposed applications. Staff outlined the process of development for a new business within an existing building. There was a brief discussion about the number of businesses similar in type, and the 50' height maximum for General Commercial (GC) as per the ordinance in Appendix "D".

There was also some discussion about the signage for the major developments on this Agenda to come back to present to the Board. Mr. Becker inquired about Phase II of the City Recreation Center. Staff noted it currently just went through the bidding phase.

Ms. Hanson thanked and welcomed Lisa Burdick to the Board.

Mr. Arenson inquired about the status of the development at Universal Storage. Ms. Hanson stated Staff is currently working with the owner to develop the elevations in order to be aesthetically pleasing, and meet the current zoning ordinance. She added the owner is currently working on the fencing and landscaping.

**viii. Adjournment**

Mr. Risso made a motion to adjourn. Mr. Cantrill seconded the motion. All voted in favor (6-0). the meeting adjourned at or about 7:52 p.m.

\_\_\_\_\_ Date \_\_\_\_\_  
Sharon Clopton, Chairperson