

**MINUTES  
CITY OF GOOSE CREEK  
ARCHITECTURAL REVIEW BOARD MEETING  
MONDAY, JUNE 20, 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, David Cantrill, Sharon Clopton, Chris Cook, Tom Risso

Absent: Lisa Burdick

Staff Present: Brenda Moneer

**II. Review of Minutes from May 16, 2016**

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

*Discussion:* There was none.

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

**III. Old Business – Minor Applications**

**A. Circle K Store – 215 Red Bank Road - Signage**

The representative presented the application with color samples and explained the modifications to the Board. The representative explained the existing boxes on the freestanding sign would be used, the three sign faces would be replaced with the proposed branding change, the paint color nuthatch would be used for the roof color of the building, along with the Circle K wall mount sign on the front of the building. He noted this was an existing box sign they were proposing to reface with the Circle K logo. The applicant stated they are proposing a neutral white canopy with one 44" BP™ emblem on one side of the canopy. There was a brief discussion in regards to the branding. Staff explained the roof color as proposed with the original submittal was red, and staff had requested a more neutral color. Staff also mentioned the freestanding sign is currently non-conforming and will need to be designed to meet the current zoning ordinance criteria. Chairperson Clopton, requested the applicant confirm the signage proposed for the building as presented. The applicant confirmed it would be one Circle K wall mounted sign on the building as submitted on page 6. Mr. Becker inquired when the roof color would be painted the neutral color. The representative stated

they were awaiting the Board's decision. There was a discussion about the branding change due to a merger. Mr. Becker inquired about the non-conforming signage with the application as proposed. Staff noted the details of the current existing sign and the non-conformities. Mr. Cantrill inquired about the current canopy color and the proposed color. The representative noted the current canopy is green and they are requesting to change it to white. Mr. Becker inquired about the fuel pumps. Staff noted that the fuel pumps are considered part of the branding, similar to ATM kiosk. There was some discussion about how the Circle K wall mounted sign is mounted, and if it was lit. The representative stated the face would be changed out of the existing box, and is lit. Mr. Becker inquired if the freestanding sign had landscaping. The representative stated the landscaping could be discussed with the owner.

*Motion:* Mr. Arenson made a motion to approve the Circle K sign that is on the existing box on the roof of the building, and the canopy sign with BP logo as submitted.

*Motion:* Mr. Arenson withdrew his motion.

*Motion:* Mr. Risso made a motion to accept the application as submitted, contingent upon bringing the freestanding sign into compliance with the sign ordinance to include base landscaping, size change, and ensure the location would not be in the right-of-way. Mr. Arenson seconded.

*Discussion:* Mr. Becker inquired if there could be a specific timeframe on the repaint, due to the concerns of it being painted red without prior ARB approval.

*Motion:* Mr. Risso amended the motion to include approval of the red roof to be painted the nuthatch brown color within 30 days. Mr. Arenson seconded the amended motion.

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

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

##### **B. Pet Supplies Plus – 208 St. James Avenue - Signage**

No applicant was present.

##### **C. Metro North Church - Signage**

Mr. Hugh Welch, presented the sign permit application, with color and material samples to the Board. Mr. Welch explained the applicant is requesting to replace the existing sign, which was recently damaged in a wind storm. Mr. Welch explained the sign would be brown; two sided, with the wording in brushed silver, on the existing monument. Mr. Arenson inquired if the structure would withstand the higher winds. Mr. Welch stated the new sign would be constructed of a material that would be rot and weather resistant. There was discussion about the landscaping on the other side of the sign. Mr. Welch stated that it currently is landscaped, and they would be making additional improvements to the landscaping.

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

*Discussion:* There was none.

*Vote:* Five voted in favor. (5-1) Mr. Cantrill recused himself. The motion carried.

#### **D. Roper St. Francis - Signage**

Mr. Doug Rucker, of Nelson Signs, presented the application with color and material samples to the Board. Mr. Rucker explained they were refurbishing the existing signs with the new logo, and noted the PVC lettering as proposed. Chairperson Clopton inquired if the road sign would have the raised PVC lettering. Mr. Rucker stated it would have the raised PVC lettering and stay in the same location with the new logo added. Mr. Arenson inquired if Roper St. Francis occupied and currently occupies the entire building. Mr. Rucker confirmed they do. Mr. Arenson asked Mr. Rucker to clarify the difference between Roper Hospital and Medical Services, and if it was an emergency facility. The applicant stated that this is a subsidiary of Roper Hospital consisting of two separate entities; general practice physicians' offices, and diagnostics with two separate entrances.

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

*Discussion:* There was none.

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

#### **E. Y & E Auto Sales – Freestanding Sign**

Mr. Hugh Welch presented the application with color samples to the Board. Mr. Welch explained the location and the proposed pylon sign using new graphics on the existing panels. Mr. Welch stated the applicant had a late request to change the originally proposed color from brown to orange. Mr. Welch mentioned the applicant would be removing the lettering from the face of the building. There was discussion about the cabinet border and the color to be used. Mr. Welch stated the border could be brown if the Board preferred. Mr. Becker stated concern for the lettering that would be removed from the building façade, and what it would look like when removed. Mr. Becker also suggested it may need to be painted. There was discussion about the façade of the building, in addition to discussion about landscaping at the base of the sign. Staff mentioned the City Planner had previously met with the business owner and walked the site to discuss with the owner what would need to be completed in order to bring it into compliance with the current zoning ordinance.

*Motion:* Mr. Arenson made a motion to approve the application as submitted with brown lettering for the freestanding sign contingent upon the applicant submitting a plan to redo the building façade and paint scheme to the City

Planner within 30 days of this meeting, and that the City Planner approve the color scheme as representing the ARB. Mr. Becker seconded the motion with the caveat to include the landscaping at the base of the sign.

*Discussion:* Mr. Arenson inquired to Staff if the Board is within the guidelines to require a landscape plan. Staff noted that it has been discussed with the owner and the City Planner as to the landscape requirements.

*Motion:* Mr. Arenson amended his motion to include that the applicant submits a landscape plan to the City Planner within the 30 day period for subsequent approval by the City Planner on behalf of the ARB. Mr. Becker seconded.

*Discussion:* Mr. Cook inquired if the motion included painting the post and the cabinet frame of the sign to match the signage. There was a brief discussion in regards to the application as submitted.

*Motion:* Mr. Arenson motioned to further amend the motion to further clarify, and to stipulate that the approved sign color scheme shall be reflected in the support for the sign post to be brown as well as the cabinet.

*Discussion:* Mr. Cantrill inquired, in order to clarify the motion, that the Board was approving the sign, color of the sign, with landscaping. Mr. Arenson noted he added the landscape plan to be submitted within the 30 days for approval by the City Planner. There was a lengthy discussion in regards to the exterior of the building. Chairperson Clopton stated the owner would coordinate with Staff to paint the building. Mr. Cantrill inquired if the new owner would be required to come back for a review with the changes. Staff explained the City Planner is working with the owner to ensure the business is brought into conformance.

*Motion:* Mr. Arenson withdrew his motion. Mr. Becker withdrew his second.

*Discussion:* Chairperson Clopton asked to clarify the decision before another motion was made. There was discussion about taking the letters off the building and painting the building façade white. Chairperson Clopton restated that the Board's decision is giving Staff permission to act on the Board's behalf to let the owner paint it white once the letters are removed. She reiterated that this would be the only color allowed to be painted to the building façade unless he came back to the Board with an alternate color scheme.

*Motion:* Mr. Risso made a motion to accept the application as submitted, providing that the paint the box cabinet and pole brown with base evergreen plants, contingent upon the painting of the building façade white once the existing lettering is removed, working with Staff. Mr. Cantrill seconded.

*Discussion:* There was discussion about incorporating a landscape plan in the motion. Chairperson Clopton stated she felt Staff would be able to work with the owner. Staff agreed and stated the City Planner had explained to the owner what would be required when they met for a site and preliminary design conference. Chairperson Clopton inquired if the Board had any further concerns in regards to landscaping that they wanted to add to the motion. Mr. Becker stated concerns for the lot and outcome of where cars would be parked. Staff stated the City Planner discussed the parking requirements,

and the City Planner had explained all criteria and requirements to be completed by the owner.

*Motion:* Mr. Risso amended his motion to include the owner work with Staff on landscaping at the front of the building. Mr. Cook seconded.

*Vote:* Chairperson Clopton called for a roll call vote: Joel Arenson-yes, Gary Becker-yes, David Cantrill-yes, Sharon Clopton-yes, Chris Cook-yes, Tom Risso-yes. The motion carried.

## **F. Kings Plaza - Signage**

Mr. Hugh Welch presented the application with color samples to the Board. Mr. Welch stated modifications were made to the size of the sign in order to comply with the current zoning ordinance. Chairperson Clopton inquired if Staff had concerns with the sign as proposed. Staff stated the City Planner stated the design was not the best option, and added that the elongated sign as proposed was not much different than the current existing sign. There was discussion about the height and size of the existing signage, and the new proposed design. Mr. Welch stated the King's Plaza portion was reduced in size to allow tenant panels in order to meet the fifty square feet maximum requirement. There was discussion in regards to the design of the King's Plaza portion of the sign.

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

*Discussion:* There was none.

*Vote:* Chairperson Clopton called for a roll call vote: Joel Arenson-no, Gary Becker-no, David Cantrill-no, Sharon Clopton-no, Chris Cook-yes, Tom Risso-yes. The motion did not carry.

*Motion:* Mr. Cantrill made a motion to request the applicant bring back an alternate design. Mr. Arenson seconded.

*Discussion:* There was none.

*Vote:* Five voted in favor, Mr. Cook abstained. (5-1) the motion carried.

## **G. Hardees – Color Changes**

Mr. Jeff Ferguson, the project manager, presented color samples, photographs and renderings to the Board. Chairperson Clopton inquired about a red sample. Mr. Ferguson stated the red currently exist, and was not part of the application. There was some discussion about the red roof, and timeframe it was modified.

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

*Discussion:* Chairperson Clopton expressed her dislike of the amount of red.

*Vote:* Chairperson Clopton called for a roll call vote: Joel Arenson-yes, Gary Becker-yes, David Cantrill-yes, Sharon Clopton-no, Chris Cook-yes, Tom Risso-yes. The motion carried.

Chairperson Clopton inquired with the Board that Staff had requested the Board include the application for Liquor-ton for review. The Board allowed the application to be added.

#### **H. Liquor-ton – Wall Mount Sign**

Mr. Doug Nelson presented color samples, photographs and renderings to the Board.

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

*Discussion:* There was none.

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

Chairperson Clopton inquired if a representative was present for Pet Supplies Plus. Staff stated they were not present.

#### **v. Comments from the Board**

There was a brief discussion about the colors proposed by Hardees. There was some discussion about the review process for new businesses and those businesses that have been vacant for more than 30 days. The Board requested Staff address this process for the Board at the next meeting.

#### **vi. Comments from Staff**

Ms. Moneer thanked the Board. She noted information as provided for each member to review of the new ARB member, Lisa Burdick. Staff noted the next meeting would be July 18<sup>th</sup>.

#### **vii. Adjournment**

Mr. Risso made a motion to adjourn. Mr. Arenson seconded the motion. All voted in favor (6-0). the meeting adjourned at or about 7:46 p.m.

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