

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
TUESDAY, MARCH 21, 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, Sharon Clopton, Tom Risso

Absent: David Cantrill, Chris Cook

Staff Present: Sarah Hanson, Brenda Moneer

II. Review of Minutes from February 15, 2016

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

Discussion: There was none.

Vote: All voted in favor. (4-0)

III. New Business – Minor Applications

A. Rio Café Sadores do Brazil – Window Signage

The applicant was not present.

B. Unique Styles Hair – Wall Mount Sign

Mr. Hugh Welch presented the application along with color samples to the Board. Mr. Becker inquired if the materials would remain the same. Mr. Welch stated the materials and size would remain the same.

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

Discussion: There was none.

Vote: All voted in favor. (4-0)

C. Crowfield Golf Course – Monument Sign

Mr. Hugh Welch presented the application along with a color photo to the Board. He mentioned the sign would be updated to look like the new firestation signage. Mr. Arenson inquired about landscaping. Mr. Welch stated it currently has grass around it. There was a brief discussion about landscaping on each side of the sign. Mr. Becker inquired about lighting. Mr. Welch stated the lighting would remain as it currently exist.

Motion: Mr. Risso made a motion to accept the original application as submitted with plantings at each side of the sign. Mr. Becker seconded.

Discussion: There was none

Vote: All voted in favor. (4-0)

D. Be Original Clothing Co. – Wall Mount Sign

Mr. Hugh Welch presented the application along with color samples to the Board. Mr. Welch stated the existing cabinet is currently empty and the new tenant would be replacing the panel with a white acrylic panel with red letters. Mr. Arenson inquired if the cabinet has lighting. Mr. Welch confirmed it does.

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

Discussion: There was none

Vote: All voted in favor. (4-0)

IV. New Business – Major Applications

E. Christian Brothers Automotive – Site Design, Elevations, Materials, Landscaping and Signage

Mr. Jonathan Wakefield, Christian Brothers Automotive Development Director, presented the application along with color, material samples and color elevations. Chairperson Clopton inquired if this business was a chain. Mr. Wakefield stated yes. Mr. Arenson inquired if the business is a body shop. Mr. Wakefield stated no. He described the business as a service to provide warranty work when your auto warranty runs out. There was a brief discussion about the location of the property to be developed. Ms. Hanson described the parcel between Lowe's, the shopping center, and behind Chick-fil-a on St. James Avenue. Mr. Wakefield presented the site design to the Board, describing the bays that open on the Lowe's garden side. Mr. Arenson inquired if the bays were a drive thru type. Mr. Wakefield stated they were only accessible on the Lowe's side. Mr. Becker inquired about plans for fencing along the property that abuts the cemetery. Mr. Wakefield stated there were not any plans to add fencing. Mr. Arenson inquired about the roofing material. Mr. Wakefield presented the roofing materials to the Board. Mr.

Becker inquired about the location for the HVAC. Mr. Wakefield stated it would be located on the back side of the building and will be screened as per Staff's recommendation. Mr. Arenson inquired if there would be any artificial stucco used. Mr. Wakefield stated there would not be any type of stucco. Mr. Arenson inquired with Staff if the lighting and landscaping plans meet the required ordinance criteria. Ms. Hanson stated the applicant had added landscaping as per Staff's recommendation. She also mentioned that no pole lighting will be used, with some minor exterior building lighting. Mr. Wakefield stated due to the hours of operation, there is not a need for extensive exterior lighting. Chairperson Clopton inquired about utilities and the dumpster enclosure. Mr. Wakefield presented the Board with the plans detailing a fully enclosed masonry dumpster pad with locked double metal access doors. Mr. Wakefield described the power, and general utilities provided to the site. Mr. Becker inquired about drainage run off. Mr. Wakefield stated the site is part of the Lowe's drainage system. He added their site contributes a very small percentage of impact to the drainage pond. He stated this would be supported in a document from Berkeley County stating they would not exceed the maximum, utilizing the legacy system Lowe's has put into place. There was a brief discussion about customer parking, and the location of the parking lot.

Mr. Wakefield presented the sign permit application to the Board. Mr. Arenson inquired if the business is a franchise. Mr. Wakefield stated they are a franchise.

- Motion:* Mr. Risso made a motion to accept the application as submitted. Mr. Arenson seconded.
- Discussion:* There was none.
- Vote:* All voted in favor. (4-0)

F. City of Goose Creek Activity Center, Phase II – Site Design, Elevations, Materials, Landscaping

Mr. Herman Denzinger, of Thomas & Denzinger Architects, presented the Site Design, Elevations, Materials and Landscape Plan to the Board. He described the location of the new facility to be right next to the existing community center. Mr. Denzinger highlighted the areas for additional parking, and a second entrance. He noted the new facility would consist of a large gymnasium, a variety of classrooms and exercise rooms. Mr. Denzinger presented the material samples to the Board, and mentioned they are similar to the other municipal buildings. Mr. Arenson inquired about the square footage and where the HVAC equipment is located. Mr. Denzinger stated it consists of 33,000 square feet, and the HVAC equipment is located inside and on the lowered roof so that it cannot be seen from the outside. There was some discussion about the roof types, trash location and screening. Mr. Arenson inquired about parking. Mr. Denzinger outlined the areas for the proposed parking.

Chairperson Clopton inquired about Landscaping. Mr. Bryant Stowe, Jr., ASLA of ADC Engineering, presented the proposed Landscape plans to the Board. There was some discussion

about landscaping at the existing entrance, and keeping consistent with similar types of plantings. Mr. Stowe stated the landscaping would be consistent with the current species.

- Motion:* Mr. Risso made a motion to accept the application as submitted. Mr. Arenson seconded.
- Discussion:* Staff stated the project has been very well done. Mr. Arenson inquired if the new building has a second floor and an elevator. Mr. Denzinger stated the only second level is a mezzanine with approximately 50 seats, and there would not be an elevator. There was some discussion about the flooring type to be used for the gymnastics area.
- Vote:* All voted in favor. (4-0)

A. Rio Café Sadores do Brazil – Window Signage

Chairperson Clopton inquired if there was a representative present. Staff stated there was not, and offered to present the application on behalf of the applicant. Ms. Hanson presented the application to the Board and noted the application met the ordinance criteria. Chairperson Clopton inquired if the entire window would be covered. Ms. Hanson stated it would just be the logo. There was discussion about the window signage as proposed.

- Motion:* Mr. Arenson made a motion to accept the application as submitted. Mr. Risso seconded.
- Discussion:* There was none
- Vote:* All voted in favor. (4-0)

v. Comments – Josh Johnson, President of The Oaks HOA

Mr. Johnson expressed concerns and requested the Boards assistance with ensuring quality development when reviewing applications along Red Bank Road. He also requested if they would take the residential areas adjacent to commercial properties into consideration when reviewing future development of commercial businesses. There was discussion about recent commercial development adjacent to The Oaks residential community.

vi. Comments from the Board

There were none.

vii. Comments from Staff

Staff stated the importance of information included in packets to assist members with reviewing applications.

viii. Adjournment

Mr. Risso made a motion to adjourn. Mr. Arenson seconded the motion. All voted in favor (4-0). The meeting adjourned at or about 7:41 p.m.

_____ Date _____
Sharon Clopton, Chairperson