

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, MAY 16, 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, David Cantrill, Tom Risso

Absent: Chris Cook

Staff Present: Sarah Hanson, Brenda Moneer

II. Review of Minutes from April 18, 2016

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

Discussion: There was none.

Vote: All voted in favor. (5-0)

III. New Business – Minor Applications

A. Stokes Kia - Signage

Ms. Bobbie Stephens, with AAA signs, presented the application to the Board. Ms. Stephens explained Stokes was changing the logo branding, thus requiring the signage to be updated as per the Kia Corporation. Chairperson Clopton inquired with Staff if the size issues were resolved for the signage to meet the ordinance criteria. Staff stated they were resolved. There was a brief discussion about the size of the “delivery” and “service” signs that were modified to meet the ordinance in order to bring them into compliance. Mr. Becker inquired if the informational signs were lighted. Ms. Stephens stated they are.

Motion: Mr. Arenson made a motion to approve the amended Stokes package for the revised signs as submitted to the ARB at the meeting. Mr. Risso seconded.

Discussion: There was none.

Vote: All voted in favor. (5-0)

B. Kenneth Shuler School of Cosmetology - Signage

Mr. Doug Nelson, of The Whitefield Company, presented color and material samples to the Board. Mr. Nelson expressed the signage requested to consist of the “Kenneth Shuler School of Cosmetology” at the left corner of the six unit building, and the large “KS” logo in the center of the building. Mr. Nelson offered a sketch to the Board illustrating the proposed sign designs on the elevations of the new building. There was discussion about the size of the signage, and the square footage maximum allowable amount. Mr. Becker inquired if Staff had any comments about the size of the sign. Ms. Hanson stated as long as it meets the ordinance criteria and is consistent with the area; it is the Board’s purview to decide the aesthetics of the proposed signs.

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

Discussion: There was none.

Vote: Four voted in favor, Mr. Becker voted against. (4-1) the motion carried.

C. Mutiny Vapors – Wall Mount Sign

Mr. Hugh Welch, of Carolina Moon Signs and Graphics Co. LLC, presented the application with color samples to the Board. Mr. Welch described the business to be located within the Shannon Park Shopping Center. Mr. Welch stated the proposed sign to be 4’ x 7’ cabinet wall mounted sign with black vinyl lettering on a white acrylic lit sign.

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

Discussion: There was none.

Vote: All voted in favor. (5-0)

D. First Baptist Church of Goose Creek – Accessory Structure – Storage and Picnic Shelter

Mr. Robert Stihl, of First Baptist Church, presented the Board with color, material samples, along with drawings of the proposed storage building. He stated the previous building had been taken down. Mr. Stihl stated they are proposing a 46’ x 50’ wood storage building with a garage door and access doors. He added the building would consist of Hardiplank™ on the side with a brick curtain at the bottom. He presented the color, brick and shingle samples to the Board. Mr. Stihl also mentioned they were requesting to add the covered walk ways back to the property, which had once been removed, to rejoin the buildings. Chairperson Clopton inquired about the site plan. Ms. Hanson presented the drawings to the Board. Mr. Arenson inquired if the building would be Hardiplank™. Mr. Stihl stated it would be Hardiplank™ above the 3-1/2’ brick curtain. Mr. Arenson inquired about the material on the existing buildings. Mr. Stihl stated the Sanctuary is brick up to the eaves, and the second building back is a

combination of brick and siding. Mr. Cantrill asked for clarification on the drawings. Mr. Stihl noted where the covered walkways used to be, and explained where they were proposing to place the new covered walkways. There was a detailed discussion about the site, proposed building plans, and covered walkways.

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

Discussion: Mr. Arenson inquired if the drawings were stamped by a professional engineer, and if the submittal was adequate according to the City. Staff stated they were.

Vote: All voted in favor. (5-0)

IV. Comments from the Board

Mr. Arenson stated he would prefer to see a copy of plans for the building for the Church. There was some discussion in regards to the details of the building, and including those documents with the packet to the Board members.

Chairperson Clopton inquired about the current St. James dumpster with the temporary surrounding tarp, and noted that the Goose Creek Dental across from Wells Fargo had recently been painted. Staff stated the owner would be proceeding with the approved dumpster enclosure as approved by the ARB. Chairperson Clopton mentioned dead landscaping at the rear of Creek Side. Staff noted the owner had been recently notified.

Mr. Becker inquired about the progress of Universal Storage and the buildings that had been approved. Ms. Hanson noted that permission had been given to remove the old parking islands to start preparing the parking lot. Staff also noted a new landscape plan had been approved, noting the ARB had given previous approval subject to the façade meeting design requirements, and that the landscape plan was required to meet Staff's approval. Ms. Hanson stated she had met with the landscape architect to discuss modifications, and had approved the plan after the modifications had been made. She added the landscape plan approval is subject to: 1) screening to be added to the very back of the property across from the Townhomes, 2) removal of the dead and unattractive landscaping, and 3) prepare and create landscape beds with plantings and mulch as shown on the landscape plan providing a nice perimeter along Bridgetown Road. Ms. Hanson discussed the architectural aesthetics of the elevations and the non-conformities to the zoning ordinance. She noted the suggested changes that were discussed with the owners. Mr. Arenson inquired if the ARB would need to re-approve the modifications to the plans. Ms. Hanson mentioned Staff would appreciate the Board's input. She noted that per the original approval by the Board, approval was contingent on Staff's approval of the architectural design of the elevations, landscape plan, and aesthetics. However, Ms. Hanson wanted to inform the Board of what was currently being proposed. There was discussion about the elevations, site and landscaping design with recent modifications as suggested by Staff, along with incorporating the recent ordinance design guideline revisions.

Mr. Arenson inquired about the gate, and the fencing around the perimeter. Staff stated the property would be completely enclosed with fencing, gated and heavily landscaped with a watering system to keep the landscaping viable. Mr. Becker inquired about the size of the trees to be installed. Ms. Hanson stated the ordinance requires 2-1/2" caliper at 8' to 10' tall. She noted they would also have a hedge around the entire perimeter with ornamental grasses, to give a layered look. There was discussion about the lot between Universal Storage and the Walmart Neighborhood Market. Mr. Arenson inquired if the roof was staying the same and if the stucco was EIFS, and suggested Staff clarify the type of stucco not to be EIFS. Staff stated the roof would be staying the same. Mr. Cantrill inquired about the color of the brick. Ms. Hanson stated the brick would be made to match the existing building brick color. Mr. Becker inquired about the garage doors. Staff noted it would match the existing garage doors. There was some discussion about the garage doors facing St. James Avenue, and the amount of time they may be open. There was some discussion about the awnings, landscaping at the entrance of the office doors, and the landscaping at the main island at the entrance off of Bridgetown Road.

There was discussion about giving developers a time limit for projects. Chairperson Clopton inquired if Staff wanted the Board to take action on this modified plan for Universal Storage at this meeting. Staff stated she would leave that to the Board, but would appreciate the Board coming to a decision to allow the owner to move forward with the project. Staff noted the parking lot would be first and the buildings would be last. Chairperson Clopton inquired about the purple trim. Staff stated it currently remains in the proposal. Chairperson Clopton inquired if the Board wanted to see material samples. Mr. Becker expressed concerns for the landscaping. Mr. Cantrill noted Staff would have the approval of the landscaping to meet the conditions as proposed in the landscape plan. Staff noted the materials and colors were approved by the Board at the initial approval of the design. There was discussion about the design with changes as noted. Mr. Cantrill inquired if the HVAC units would be roof top units. Staff noted the units would be within the lower part of the water table to match the brick, and will be required to be screened with light landscaping.

Motion: Mr. Arenson made a motion to accept the revised rendering of the Universal Storage buildings as annotated by the City Planner, along with the stipulation that all stucco to be applied and used in the buildings be masonry stucco, and that no artificial stucco shall be applied to the buildings. Mr. Becker seconded.

Discussion: Mr. Cantrill inquired if there was a need to make a continuation of Staff having the over site or delegation for landscaping. Chairperson Clopton stated that portion stands from the last motion. Staff added they were welcome to add that to the motion if they preferred.

Motion: Mr. Cantrill modified the motion to make an amendment to confirm Staff has approval of the over site of the landscaping. Mr. Risso seconded.

Vote: All voted in favor. (5-0)

v. Comments from Staff

Ms. Hanson mentioned the upcoming June meeting. Staff stated letters were being sent out for applicants for Boards and Commission members for interviews with City Council. Mr. Cantrill inquired when the July meeting date would be. Staff stated it would be July, 18th.

vi. Adjournment

Mr. Arenson made a motion to adjourn. Mr. Becker seconded the motion. All voted in favor (5-0). the meeting adjourned at or about 7:18 p.m.

_____ Date _____
Sharon Clopton, Chairperson