

**MINUTES  
CITY OF GOOSE CREEK  
ARCHITECTURAL REVIEW BOARD MEETING  
MONDAY, OCTOBER 17, 2016 6:30 P.M.  
MARGUERITE H. BROWN MUNICIPAL CENTER  
519 N. GOOSE CREEK BOULEVARD**

**I. Call to Order – Vice Chairperson Tom Risso**

Vice Chairperson Risso called the meeting to order at 6:30 p.m.  
Present: Joel Arenson, Gary Becker, Lisa Burdick and Tom Risso  
Staff Present: Sarah Hanson

**II. Review of Minutes from September 19, 2016**

*Motion:* Mr. Arenson made a motion to approve the minutes as submitted. Mr. Becker seconded.  
*Discussion:* There was none.  
*Vote:* All voted in favor.

**III. Old Business – Minor Applications**

**A. Circle K – Signage**

There was no representative present. No action was taken.

**B. Walmart Neighborhood Market – Canopy**

Mr. Brian Lorenz presented a revised color scheme for the canopy trim at the proposed pick-up area. The canopy top is to be gray with green trim that matches that which is used on the existing building

*Motion:* Mr. Arenson made a motion to approve the application as submitted. Mr. Becker seconded.  
*Discussion:* There was none.  
*Vote:* All voted in favor.

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

##### **A. Berkeley Coop - Reroof**

The applicant wishes to replace its existing brown shingle roof with a brown standing seam roof.

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

*Discussion:* There was none.

*Vote:* All voted in favor

##### **B. Allstate Insurance – Wall Mounted Sign**

Mr. Ray Metts of Metts Signs presented the application for both a wall mounted sign and window decals. There was discussion regarding the window decals, mostly regarding clarification of the location of the proposed blue oval as noted on the submitted rendering.

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

*Discussion:* There was none.

*Vote:* All voted in favor.

##### **C. Sun Station Tanning – Wall Mounted Sign**

A representative of the business presented the application. There was no discussion regarding the application.

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

*Discussion:* There was none.

*Vote:* All voted in favor.

##### **D. Royal Lanes – Wall Mounted Sign**

Linda Hoeft of Signs by Roberts and Sons presented the application. There was discussion regarding the portion of the sign, specifically the word “Alley,” which was proposed to extend 18” above the roof line. Ms. Hoeft discussed the challenges of fitting the signage on the roof area due to the slant of the roofline. There was concern among the members regarding the structural design for the sign because of the extension. Mr. Arenson asked for Staff’s opinion of the sign, and Staff stated they didn’t believe the extension above the roof was the best design

but would defer to the Board. Mr. Becker stated he would prefer the applicant come back with a different design.

*Motion:* Mr. Becker made a motion to deny the application. Mr. Arenson seconded.

*Discussion:* There was none.

*Vote:* All voted in favor to deny the applicant's application.

#### **E. Word of Life Ministries - Signage**

Mr. Hugh Welch, of Carolina Sign Company, presented the application and sample to the Board. There was discussion about the attached reader board and if that was to be used as well. Mr. Welch stated it would be left on the pole for their use. Mr. Arenson stated his concern regarding the appearance of the sign. Mr. Welch suggested it could be cleaned and a new cabinet face installed.

*Motion:* Mr. Arenson made a motion to approve the application to reface the sign contingent upon the reader board being cleaned and a new cabinet face being installed.

*Discussion:* There was none.

*Vote:* All voted in favor.

#### **F. Habitat for Humanity – Wall Mounted Signage**

Kathy with Habitat presented the application. She confirmed this sign was to replace their current sign at its current location facing North Goose Creek Blvd.

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

*Discussion:* There was none.

*Vote:* All voted in favor.

#### **G. Diamond Heroes – Wall Mounted Sign**

There was no representative present. No action was taken.

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

#### **A. Wendy's St. James – Exterior Renovations and Signage**

Mr. Ed Haas, owner of the Wendy's location at 601 St James Avenue, presented renderings for a proposed redevelopment of the store. There was brief discussion regarding the various design elements. Mr. Arenson asked Staff their opinion of the design, and Ms. Hanson responded that Staff liked the new design and supported the change. Ms. Hanson explained

that Mr. Haas had requested to present the renderings as a preliminary approval, as he wanted the Board's review and approval prior to investing additional money for the required final architectural and construction plans. The question of signage came up, and Ms. Hanson explained that the signage was to be presented by the sign company separately from the renderings.

*Motion:* Mr. Arenson made a motion to approve the renderings as submitted. Mr. Becker seconded.  
*Discussion:* There was none.  
*Vote:* All voted in favor.

Mr. Doug Rucker with Nelson Signs presented the proposed signage for the new Wendy's store.

*Motion:* Mr. Arenson made a motion to approve the application as submitted. Ms. Burdick seconded.  
*Discussion:* There was none.  
*Vote:* All voted in favor.

## **vi. Old Business – Minor Applications**

### **B. Royal Lanes – Wall Mounted Sign**

The applicant requested to Staff to present an alternate sign rendering for the Board's consideration. Staff asked if the Board wished to amend their agenda to hear the request.

*Motion:* Mr. Arenson made a motion to amend the agenda to hear the request. Mr. Becker seconded.  
*Discussion:* There was none.  
*Vote:* All voted in favor.

Ms. Hoeft presented a second illustration for an alternate design. There was brief discussion, and Ms. Hanson asked that any approval be subject to Staff's review of the specifics of the sign, particularly the dimensions. The Board expressed their concern that because there were no specifics regarding size and proportions they didn't feel comfortable approving the sign just from what was submitted.

*Motion:* Mr. Arenson made a motion to take no action on the revised application. Ms. Burdick seconded.  
*Discussion:* There was none.  
*Vote:* All voted in favor. No action was taken.

**VII. Comments from the Audience**

Mr. Risso recognized Mr. Josh Johnson who was in the audience and asked if he wished to comment or had any questions. Mr. Johnson stated he was there to speak regarding the application for the Circle K signage, but because there was no representative to present the application he would just ask the Board to be mindful of his previous request, on behalf of some of the residents in that area, that they perhaps suggest or request alternate sign designs, particularly in regard to height, along Red Bank Road. He stated the Circle K sign as proposed was much taller than they would like to see for the area, and they hoped the Board would take their concerns into consideration as applications came before them.

**VIII. Comments from the Board**

Staff was asked about the Big T's electronic message sign recently installed. Ms. Hanson said she had been in touch with the owners, and she had explained to them the electronic portion of the sign would have to be removed. There was brief discussion regarding window signage and the challenges of enforcing the vague ordinance language beyond the 50% coverage language.

**IX. Comments from Staff**

Ms. Hanson stated Staff would be scheduling training within the next month.

**X. Adjournment**

Mr. Arenson made a motion to adjourn. Mr. Becker seconded the motion. All voted in favor.

\_\_\_\_\_ Date \_\_\_\_\_  
Tom Risso, Vice Chairman