

**MINUTES  
CITY OF GOOSE CREEK  
ARCHITECTURAL REVIEW BOARD MEETING  
MONDAY, SEPTEMBER 19, 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 (6:34), Gary Becker, David Cantrill, Sharon Clopton, Chris Cook, Tom Risso

Absent: Lisa Burdick

Staff Present: Sarah Hanson

**II. Review of Minutes from August 15, 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. (5-0)

**III. New Business – Minor Applications**

**A. Arby's – Rebranding and Signage**

Ms. Heather English, of Permit Solutions, presented the application to the Board on behalf of Allen Industries. Ms. English mentioned the rebranding was much needed to replace worn exterior canopies, and explained the signage proposal. Chairperson Clopton inquired if the red to be replaced would be the same color. Ms. English stated it would be the same color, and presented the color samples to the Board. Mr. Becker inquired to Staff if the signage was within the square footage allowance. Ms. Hanson confirmed that it meets the ordinance requirements.

*Motion:* Mr. Arenson made a motion to approve the application as submitted contingent on Staff reviewing the existing window signage. Mr. Risso seconded.

*Discussion:* There was none.

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

## **B. O2 Fitness – Signage color change**

Mr. David Kenerro, representative for Charleston Sign and Banner, presented the application to the Board. He explained the proposal included changing out the facing of the channel letters to day/night vinyl, channel to flush mount lettering, and the tenant panel would consist of black lettering on a white background.

*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)

## **C. The Space Shop – Wall Mounted Sign**

Mr. Cliff Hite, representative for The Space Shop storage, presented the application to the Board. Mr. Arenson inquired if the application consisted of three wall mount signs. Mr. Hite confirmed it does consist of three wall mount signs. Chairperson Clopton inquired if there was a detail of the main entry sign. Mr. Hite described the cabinet sign over the main entry. Mr. Arenson inquired about the color scheme for the tower signage. Mr. Hite stated it would match the main entry sign consisting of black cabinet's with green letters. Mr. Becker inquired if the lettering color was the same green as the Publix signage. Mr. Hite stated all three business's have different shades of green. Chairperson Clopton inquired if Mr. Hite had a color sample or specific name for the color as proposed. Mr. Hite stated the color code is 368. Mr. Cantrill inquired if the canopies over the windows would be the same color. Mr. Hite stated they would be the same color as the letters.

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

*Discussion:* There was none.

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

## **D. St. James Shopping Center - Monument Sign**

Mr. Cliff Hite, representative for the shopping center, presented the application to the Board. Mr. Arenson inquired if the sign was a new sign. Mr. Hite stated it would be a new sign for the shopping center located at 208 St. James Avenue. He described the proposed materials to match the building that is currently being renovated, and presented the materials to the Board. He noted that the sign is being designed for three tenant panels, and could be modified to include up to six panels for an out parcel. Mr. Hite also added the signage is back lit, and there would be evergreen shrubs planted at the sign base. Chairperson Clopton inquired as to the color of the painted aluminum. Mr. Hite stated the painted aluminum would be Greek Villa, and presented the sample to the Board.

- Motion:* Mr. Risso made a motion to accept the monument sign as presented. Mr. Becker seconded.
- Discussion:* Mr. Cantrill inquired if the applicant could confirm that evergreens would be planted instead of seasonal plantings as originally included in the application.
- Motion:* Mr. Risso amended his motion to include base landscaping to consist of evergreens. Mr. Becker seconded.
- Vote:* All voted in favor. (6-0)

### **E. Christ Center Church – Monument Sign**

Mr. Hugh Welch, of Carolina Sign Company, presented the application and sample to the Board. He mentioned the Church had relocated to Etiwan Drive, and that they are requesting to add a road side sign. Mr. Welch stated it would be a wood structure, painted the same brown as the signage. He added the letters along with the logo would be acrylic, stud mounted to the wood panel that would leave approximately a one inch gap between the panel and lettering. Mr. Arenson inquired if the black outline as shown on the copy would be on the final sign. Mr. Welch stated that was a screen shot, and the sign would not have the black outline on it. Chairperson Clopton asked for further clarification in regards to the sign base. Mr. Welch stated they were not constructing the sign, the Church had requested to construct it. There was some discussion about the design and construction of the sign as proposed. Chairperson Clopton inquired with Staff on the status of the construction of the sign and lack of information for the materials and construction of it. Ms. Hanson stated the Board could give specifications on the details of the design of the sign, or the Board could send it back to the church committee requesting additional information to come before the Board for review next month.

- Motion:* Mr. Arenson made a motion to approve the sign face as presented in the application, contingent upon the Church bringing the sketch to the Planning Director that shows how the sign will be mounted, contingent upon the City Planner's acceptance of that mounting, and providing the definition of the base landscaping. Mr. Risso seconded.
- Discussion:* There was discussion in regards to clarifying the approval given upon the City Planner to approve of the design of the construction of the sign.
- Vote:* (5-1) 5 voted in favor and 1 voted against. The motion carried.

### **F. Mami and Me & International Cuts – Exterior Building Repaint**

Ms. Jenny Irizarry-Valladares, of Mami and Me, presented the application to the Board. There was a brief discussion about a previous application to paint the building. Mr. Arenson inquired about the location being split into two separate businesses. Ms. Irizarry stated that the inside

was already divided into two spaces. She added one would be a barber shop and the other side would be a boutique. Chairperson Clopton inquired if the Board was reviewing the painting of the exterior only, and that the application did not include signage at this time. Ms. Irizarry stated they were currently working on getting the signage design prepared to bring before the Board. Mr. Arenson inquired about the canvas above the entry way. The applicant stated the existing canopy would remain, and they would paint it Tricorn Black to cover up the lettering for Bev-Town. Mr. Cook inquired about what areas of the building would be painted. The applicant stated the front and sides that pertain to their businesses would be painted. There was some discussion about the color palette for the business that is located on the St. James Avenue side.

- Motion:* Mr. Risso made a motion to approve the application as submitted. Mr. Cantrill seconded.
- Discussion:* There was discussion about the sides of the building to be painted, and the ordinance requirements.
- Vote:* All voted in favor. (6-0)

### **G. Walmart Neighborhood Market – Pickup Signage and Canopy**

Mr. Brian Lorenz, of WD partners, introduced the proposal to paint a portion of the building knockout orange (SW6885), add signage for the pickup service, and a canopy above the parking spaces for the pickup service. Mr. Lorenz presented the color samples to the Board. Chairperson Clopton expressed concerns for painting a large wall on the front elevation the knockout orange color. Mr. Cantrill inquired about the purpose for the canopy. Mr. Lorenz explained the process for the customer to place and pickup an order. He added the canopy would provide a covered area in case of inclement weather. There was discussion about the size of the canopy to include a six bay canopy. Mr. Becker inquired if the applicant had alternate colors to propose. Mr. Lorenz stated the knockout orange is a corporate branding identifier. There was discussion about the current signage and what is proposed in the packet, the existing canopy, and roof colors. Mr. Lorenz suggested amending the application to remove the orange paint from the front elevation, and proceed with the sign and the canopy. There was some discussion in regards to the color as proposed for the canopy, and the pickup signage above the pharmacy signage. Mr. Cantrill inquired with Staff if the signage is within the maximum allowable square footage. Staff confirmed the sign does meet the requirement. Mr. Arenson inquired about the signage color scheme. Mr. Lorenz stated the color scheme will remain the same as the existing signage. Mr. Arenson inquired to the applicant about the color scheme on the canopy. The applicant stated that the orange is the branding for the pickup service, and may deter the store from putting the canopy up if not permitted to use that color. Mr. Arenson inquired to the applicant if the canopy is completely free standing, and if there is parking under it. Mr. Lorenz stated yes. Mr. Cantrill inquired about the canopy roof color. Mr. Lorenz stated it is a gray color, and could be painted if the Board preferred. Mr. Cantrill verified with the applicant that the application consisted of the pickup sign, orange paint on the wall, and a proposed canopy to be painted orange. Mr. Lorenz confirmed that this was correct, and

would be willing to omit the orange wall in keeping with the other items as originally proposed if possible. Staff pointed out a door had already been painted orange, and wanted to make sure the Board recognized this within their discussion. There was a brief discussion about the door being painted orange prior to the proposal. Chairperson Clopton stated the Board was in agreement to delete the orange painted wall and keep the pickup and the starburst sign. Mr. Cantrill inquired to Chairperson Clopton if the parking signs for pickup would need to be approved by the Board. Staff noted that typically those types of signs would be considered informational signs, and would be approved by the Board. Ms. Hanson stated that orange directional signs have been erected, and do meet the ordinance requirements. There was discussion about the process for picking up an order. Mr. Cantrill inquired if there was any alternate color for the posts. Mr. Lorenz stated that the client wanted to stay with the “knockout orange” color. He added that if the Board was not in favor of the canopy to be painted the orange color, he would like to remove that from the application and ask strictly for the pickup signage approval. There was a lengthy discussion about the use of the orange color.

*Motion:* Mr. Cantrill made a motion to approve the proposed pickup sign with the starburst, without orange paint, and without the canopy as proposed. Mr. Becker seconded.

*Discussion:* There was discussion in regards to the approval consisting of the pickup sign only, and stating the applicant come back if they wish to proposed a different color canopy.

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

#### **IV. Comments from the Board**

Chairperson Clopton inquired to Staff about the St. James Shopping Center dumpster, and the Pizza Hut window signage. Staff stated the dumpster matter was currently being addressed to be taken care of quickly, and Staff had noticed the window shades at the Pizza Hut location being used as signage. Ms. Hanson detailed the specifics of the window signage ordinance. There was some discussion in regards to the ordinance criteria and restrictions for window signage.

Mr. Becker inquired about training. Staff stated details were currently being looked into, and was waiting to hear from the COG. There was discussion about the requirements for Boards and Commission members.

Mr. Becker inquired if the Board would be required to approve of any changes in regards to the City logo. Staff stated the Board would not be required to review any proposed changes, and that decision would be the responsibility of City Council. She added they currently did not have anything to vote on at this time.

Mr. Arenson inquired if Staff needed additional input in regards to the Christ Center Church monument sign. Ms. Hanson stated yes, and suggested a wooden picture frame type around

the border of the face of the sign, with two painted post no less than two feet above the ground, giving them room to landscape around the base. Mr. Arenson added that the Board would prefer something that is aesthetically pleasing.

Mr. Cook inquired about the chain link fence that is running across the middle of the parking lot at Plantation Square at the front of Crowfield. Staff stated that fence was a temporary fence for construction, and added that once the buildings go up the rest of the decorative fencing will be installed.

Mr. Cantrill inquired about the property at 210 St. James Avenue. Staff stated that a few inquiries have been made about the property, but nothing to disclose at this time. There was some discussion about the future of phase II to include an outparcel fronting the Pet Supplies Plus and the Space Shop. There was discussion about the Publix and chinese restaurant building being a separate shopping center than the Kimbrell's, pet store and storage facility.

There was a brief discussion about the completion of Montague Plantation Road. Mr. Arenson inquired about the status of the auto repair business by Lowes. Staff stated the permit had been signed off on after receiving the storm water approval letter from Berkeley County. Mr. Cantrill inquired if the new fire station by DPW would have an access to Liberty Hall Road. Ms. Hanson stated they would have access to Liberty Hall Road.

**v. Comments from Staff**

Ms. Hanson stated Staff had no further comments.

**vi. Adjournment**

Mr. Arenson made a motion to adjourn. Mr. Risso seconded the motion. All voted in favor (6-0). the meeting adjourned at or about 6:39 p.m.

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