MINUTES

**CITY OF GOOSE CREEK**

**ARCHITECTURAL REVIEW BOARD MEETING**

**TUESDAY, JANUARY 17, 2017, 6:30 P.M.**

MARGUERITE H. BROWN MUNICIPAL CENTER

**519 N. GOOSE CREEK BOULEVARD**

# Call to Order – Chairperson, Sharon Clopton

Chairperson Clopton called the meeting to order at 6:30 p.m.

Present: Joel Arenson, Gary Becker, Lisa Burdick, David Cantrill, Sharon Clopton, Tom Risso

Absent: Chris Cook

Staff Present: Sarah Hanson

# Review of Minutes from November 21, 2016 and December 19, 2016

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

*Discussion:* There was none.

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

1. **New Business – Minor Applications**
2. **Viper Auto Sales – Wall Mount and Window Signage**

Mr. Ed Carlos Pinto, of Layout Signs, presented the application with a color sample to the Board. Chairperson Clopton inquired to the representative in regards to the condition of the cabinets. Mr. Pinto stated they are in good shape, and would not require a coat of paint. Mr. Becker inquired about the square footage of the window signage, and if the entire window would be a sign. Staff inquired to the representative if the entire window would be covered. Mr. Carlos Pinto stated it would not, and would only consist of the red wording and white graphic vinyl’s.

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

*Discussion:* There was none.

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

1. **Dogwood Dentistry – Freestanding and Wall Mount Sign**

Representatives from PHD Signs, presented the application with material and color samples to the Board. Mr. Arenson inquired about an existing banner. The representative stated it would be removed. There was inquiry about if the sign would be lit. The representative stated it would not have lighting. There was discussion about lighting within the eaves that would illuminate the sign. Chairperson Clopton inquired if the sign would be one piece. The representative stated it would be individual letters flush mounted to the wall, that would be mounted with studs and silicone. There was discussion about the existing stucco surface on the building and the acrylic panel on the pole sign. Mr. Arenson inquired if the side sign would be replaced. The representative stated no. Mr. Becker inquired about landscaping at the base of the pole. The representative stated it was all asphalt. Chairperson Clopton stated base landscaping is required. There was discussion about the freestanding sign as proposed in the photo, along with discussion regarding the location to be clear of the right-of-way. Staff stated it would be verified, and suggested the approval, if given, be conditional upon it meeting the setback requirement of the ordinance.

*Motion*: Mr. Arenson made a motion to accept the application with the stipulation that the freestanding sign pole is cut back to be flush with the edge of the sign, pending Staff’s review of the location of the pole in verifying the location to be within the requirements of the ordinance, relocating the pole to meet the ordinance if necessary, and landscaping at the base of the pole evergreen in nature with approval from the City Planner. Mr. Becker seconded.

*Discussion:* Chairperson Clopton inquired if anyone needed clarification. There were no additional comments.

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

1. **Goose Creek Antique Mall – Wall Mounted Sign**

Mr. Burt Welch presented the application along with color samples to the Board. The representative described the sign to include replacing the sign panel only in the existing cabinet.

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

*Discussion:* There was none.

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

1. **Old Business – Major Applications**
2. **Wendy’s – Site Design, Elevations, Materials, Landscaping**

Ms. Hanson presented the elevations, site plan, and landscape plan to the Board. She detailed the site and landscape plan, noting the landscaping changes. Staff presented the Board with the renderings. Mr. Arenson inquired if Staff felt the landscaping is sufficient as proposed. Staff stated the plan included removing, relocating, and adding some new landscaping to some of the existing landscaping, along with planting street trees as required by the ordinance. Mr. Arenson inquired if there was an existing sprinkler system in place. Staff stated that there was not, thus the reason for the landscape architect selecting evergreen plantings and grasses that do not require an excessive amount of watering. Mr. Cantrill inquired about the visibility of the parking lot exit that directly accesses the Walmart parking lot. Ms. Hanson stated it is sufficient. There was discussion about the dumpster enclosure materials. Staff mentioned the enclosure is in good shape. There was a brief discussion about parking lot lighting, and what is required as per the current ordinance. Staff stated she would make sure lighting was taken care of. Mr. Becker inquired as to the location of the HVAC equipment. Ms. Hanson stated the parapet height has been increased to screen the RTU’s. There was discussion in regards to ensuring the units will be screened.

*Motion*: Mr. Arenson made a motion to accept the application as submitted contingent upon the parapet height being sufficient to hide the mechanical equipment placed on the roof, contingent upon the existing parking lot lighting being concurred in by the City Planner, and the Landscaping Plan comments being made by the City Planner being incorporated by the developer. Mr. Becker seconded.

*Discussion:* There was none.

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

1. **Comments from the Board**

Mr. Becker inquired about the landscaping at the Walmart parking lot. Mr. Arenson inquired if Wendy’s would be refurbishing their other stores. Staff stated that the owner has stated this store will be the only one completely refurbished within the City limits for now. Mr. Cantrill inquired in regards to the Viper Auto Sale limitations on window signage. There was discussion about the ordinance criteria for window signage.

1. **Comments from Staff**

Ms. Hanson updated the Board in regards to the position for Planning Director. There was a brief discussion in regards to training. Ms. Burdick mentioned the training she attended. Mr. Arenson inquired about Universal Storage materials. Staff stated it is a mixture of stacked stone, stucco, and metal.

1. **Adjournment**

Mr. Risso made a motion to adjourn. Mr. Becker seconded the motion. All voted in favor. The meeting adjourned at or about 7:12 p.m.

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Sharon Clopton, Chairperson