MINUTES

**CITY OF GOOSE CREEK**

**ARCHITECTURAL REVIEW BOARD MEETING**

**MONDAY, NOVEMBER 20, 2017, 6:30 P.M.**

MARGUERITE H. BROWN MUNICIPAL CENTER

**519 N. GOOSE CREEK BOULEVARD**

# Call to Order – Chairperson, Sharon Clopton

**Motion:** at 6:31pm, **Action:** Called Meeting to Order, **Moved by** Sharon Clopton

**Roll Call**

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

**Absent:** Chris Cook, David Cantrill.

**Staff Present:** Kara Browder

# Review of Minutes from October 16, 2017

**Motion:** Accept the minutes as submitted, **Moved by** Joel Arenson, **Seconded by** Gary Becker.

**Discussion:** There was none.

**Vote:** All Voted in favor.

1. **Old Business – Minor Applications**

1. **KFC – Wall Mount Signage**

The representative presented the application, and color samples to the Board. Chairperson Clopton inquired about the backing for the “World Famous Chicken” portion of the signage. The representative stated it would be painted on. There was discussion about any lighting above the drive-thru being omitted from the current application. It was verified that only the two signs would be on this application.

**Motion:** Approve the application as presented, noting no LED down lighting., **Moved** **by** Gary Becker, **Seconded by** Lisa Burdick.

**Discussion:** There was none.

**Vote:** All voted in favor. (**summary:** Yes = 5).

1. **New Business – Minor Applications**
2. **219 S. Goose Creek Blvd. – Up-fit, front façade.**

The representative, with Atrium Builders, presented the application with color and material samples to the Board. There was discussion about the location. Ms. Clopton inquired about the nature of this business. The representative stated it was currently being used as personal storage. He added that the building needed to be closed in, as the eave was currently open to the elements. There was discussion about the business history and the building materials.

**Motion:** Accept the application as submitted., **Moved by** Tom Risso, **Seconded by** Lisa Burdick.

**Discussion:** Mr. Arenson inquired if the building would require any further improvements relative to the City ordinance. Ms. Browder stated the ordinance criteria, and added that these improvements were not substantial. She added this would repair the building and increase the aesthetic appeal of the façade of the building. Mr. Arenson inquired if the front portion of the parcel would be buildable. Staff stated yes. Mr. Becker inquired about the sign. The applicant stated the sign is for the neighboring property.,

**Vote:** All voted in favor. (**summary:** Yes = 5).

1. **O’Reilly Auto Parts – Wall Signage**

The applicant presented the application to the Board, with color samples. Chairperson Clopton inquired to the applicant if the company was changing their branding. The applicant stated no, they were painting the walls and putting up the same signs, with the additional sign proposed to the back of the building. There was discussion regarding the red being used for only one sign. Chairperson Clopton inquired to Staff about the placement of signage on the back of the building per the ordinance. Ms. Browder stated there was not any language within the ordinance preventing them from adding it. She also mentioned that this situation was unique as it does have exposure from three sides. Chairperson Clopton stated this may open the door for all businesses on Button Hall to place signage on the rear of their businesses. Mr. Becker inquired about the painting. The applicant stated they would be painting the darker green. Mr. Becker inquired if there were any other options other than the red. The applicant stated that the red is part of the color scheme for the company. There was a detailed discussion about the painting of the shopping center.

Chairperson Clopton stated concerns for the building painting, and the sign in the back.

**Motion:** Table application for further discussion, to ensure application meets guidelines., **Action:** Table, **Moved by** Tom Risso, **Seconded by** Joel Arenson.

1. **401 N. Goose Creek Blvd. – Exterior Paint**

The representative presented the application to the Board, along with color samples for the paint, and photos of the current colors and proposed colors. There was discussion about the colors being changed to the new branding, however the roof would remain the same.

**Motion:** Approve the application as submitted., **Moved by** Tom Risso,

**Seconded by** Gary Becker.

**Discussion: There was none**.

**Vote:** All voted in favor. (**summary:** Yes = 5).

1. **Synovus – Wall Mount and Monument Sign**

The representative presented the application and color samples to the Board. Mr. Arenson inquired if the colors were corporate. The representative confirmed it is the corporate color scheme. Chairperson Clopton inquired to the applicant if there was any plan to paint the building in the near future. The representative stated he did not know, and was not aware of any plans to do so.

**Motion:** Approve the application as submitted., **Moved by** Joel Arenson,

**Seconded by** Gary Becker.

**Discussion: There was none**.

**Vote:** All voted in favor. (**summary:** Yes = 5).

1. **Extra Space Storage – Wall Mount Signage**

The representative presented the application and color samples to the Board.

**Motion:** Approve the application as submitted., **Moved by** Joel Arenson,

**Seconded by** Lisa Burdick.

**Discussion:** There was none.

**Vote:** All voted in favor. (**summary:** Yes = 5).

**Old Business – Major Applications**

1. **Phoenix Landscaping – Site Design, Landscaping**

The representative presented the application and color samples to the Board. He noted that the project had been modified, to include the site plan with moving the building and parking area forward. Ms. Burdick inquired for clarification of the grassed area. The applicant explained that the parking was now in front of the building. There was discussion about the buffers remaining the same, with the new location of the building farther away from the residential area. Chairperson Clopton inquired about the changes to the landscaping. The representative presented the revised drawing to the Board, pointing out the changes. Mr. Arenson inquired if there would be any trucks parked behind the building. The representative stated no. Mr. Arenson inquired if there was any lighting behind the building. The representative stated no. Mr. Arenson inquired to Staff if they could add buildings to the site in the future. Staff stated yes.

There was discussion regarding the applicant wanting to decrease the amount of curb, gutter and asphalt on the site, which prompted moving the building forward to save cost.

**Motion:** Approve the application as submitted., **Moved by** Joel Arenson,

**Seconded by** Tom Risso.

**Discussion:** Mr. Arenson inquired about the location. The representative stated it was still in the same location.

**Vote:** All voted in favor. (**summary:** Yes = 5).

**New Business – Major Applications**

1. **Agape Hospice – Site Design, Landscaping, Elevations, Lighting, Materials**

Ms. Cindy Wright, the Architect and representative, presented the application, materials, plans and color samples to the Board. She highlighted the project stating it would consist of a 30-bed unit facility, noted the dumpster enclosure, landscaping plan with foundation plantings around the building, storm water pond, and street side. Ms. Wright added that there was also landscaping designated at the rear. She presented a color rendering, and photograph to the Board. Ms. Wright then presented the lighting plan to the Board, to include a photometrics plan and the light fixture of choice. There was discussion about the location within the City of Goose Creek boundaries. Ms. Browder showed an overhead, and pointed out the location.

**Motion:** Approve the application as submitted., **Moved by** Joel Arenson,

**Seconded by** Gary Becker.

**Discussion:** Chairperson Clopton thanked the Architect for the presentation.

**Vote:** All voted in favor. (**summary:** Yes = 5).

1. **Alliance Offices – Phase II – Site Design, Landscaping, Elevations, Lighting, Materials**

The representative presented photo’s, the application, material and color samples to the Board. He explained the building would mimic the existing building, and noted the underground storage for storm water. Mr. Arenson inquired about the specifics of the underground retention. The representative stated that the plans were included, and noted they chose this option to utilize more of the land, in lieu of a surface pond. There was discussion about the detention system, and the approval of the storm water. Chairperson Clopton inquired if this building would have the same features. The representative stated yes.

**Motion:** Approve the application as submitted., **Moved by** Joel Arenson,

**Seconded by** Tom Risso.

**Discussion:** Chairperson Clopton inquired about the landscaping. The representative deferred to the landscaping plan and City Staff. Ms. Browder stated Staff had found the landscape plan met the ordinance requirements.

**Vote:** All voted in favor. (**summary:** Yes = 5).

**Motion:** Bring O'Reilly Auto Parts back to the table., **Moved by** Tom Risso, **Seconded by** Joel Arenson.

**Discussion:** There was none.

**Vote:** All voted in favor. (**summary:** Yes=5).

1. **O’Reilly Auto Parts – Wall Mounted Signage (continued)**

Chairperson Clopton welcomed back the applicant. Chairperson Clopton stated she was good with proceeding with the front and side signage as presented, and requested Staff find out what is going on with the painting of the building. She added that they should have a permit. There was discussion about the permit process for painting. Chairperson Clopton stated concern for the sign on the back of the building. Mr. Becker stated concern for the red.

**Motion:** Approve the front and side sign, denying the applicants request for the sign in the rear of the building., **Moved by** Joel Arenson, **Seconded by** Gary Becker.

**Discussion:** There was none.

**Vote:** The motion carried. (**summary:** Yes=4, No=1).

**Discussion:** The applicant inquired why they were denied placing a sign at the rear of the building. There was a discussion about the ordinance and the sign placement. Chairperson Clopton stated the signage at the rear would not be approved at this time. Staff noted the application had been reviewed and did meet the ordinance guidelines.

1. **Reorganization of Board – Election of Chairperson & Vice Chairperson for calendar year 2018**

Chairperson Clopton opened the floor for nominations. Staff noted Chris Cook would be leaving the Board at year end.

**Motion:** Nominate Sharon Clopton for Chairperson., **Moved by** Tom Risso,

**Discussion:** There was discussion of terms.

**Motion:** Nominate Tom Risso for Vice Chairperson., **Moved by** Lisa Burdick,

**Seconded by** Gary Becker.

**Discussion:** Staff noted Mr. Risso needed to express if he would like to renew his term. Mr. Risso stated he wished to continue to serve, and accepted the nomination.

**Vote:** All voted in favor. (**summary:** Yes = 5).

**Discussion:** Mr. Cantrill was not present to state his intent for 2018.

1. **Approval of ARB Calendar - 2018**

Chairperson Clopton inquired if there was a motion to accept the calendar for 2018.

**Motion:** Approve the Calendar as submitted., **Moved by** Tom Risso,

**Seconded by** Joel Arenson.

**Discussion:** Staff highlighted a note added to the calendar requiring the major

Applications to be approved by Staff at time of application deadline.

**Vote:** All voted in favor. (**summary:** Yes = 5).

1. **Comments from the Board**

Chairperson Clopton inquired about the vacuum tanks for the Time to Shine. There was discussion about requesting landscaping to screen around the tanks. Mr. Arenson inquired about the minutes, and requested Staff send a copy. Chairperson Clopton requested Staff research, and if it was not part of the packets, request the business come back with a plan to screen the tanks. Staff stated she would check into the application as submitted.

Chairperson Clopton inquired about the landscaping at the rear of the building for the Optical Impressions. Ms. Browder stated she would check into it.

1. **Comments from Staff**

Ms. Browder mentioned the Quality Inn on Red Bank Road had suffered damage to the roof, and Staff had recently approved repairs that they were cited by Code Enforcement. Staff mentioned that the repair would be with the same color shingles that previously existed.

Ms. Browder mentioned the upcoming Holiday gathering.

1. **Adjournment**

**Motion:** Motion to adjourn at 7:51 pm., **Action:** Adjourn, **Moved by** Joel Arenson,

**Seconded by** Tom Risso.

**Discussion: There was none.**

**Vote:** All voted in favor. (**summary:** Yes = 5).

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Sharon Clopton, Chairperson