MINUTES

**CITY OF GOOSE CREEK**

**ARCHITECTURAL REVIEW BOARD MEETING**

**MONDAY, DECEMBER 18, 2017, 6:30 P.M.**

MARGUERITE H. BROWN MUNICIPAL CENTER

**519 N. GOOSE CREEK BOULEVARD**

# Call to Order – Chairperson, Sharon Clopton

**Motion:** at 6:30 pm, **Action:** Called Meeting to Order, **Moved by** Sharon Clopton

**Roll Call.**

**Present: Gary Becker, Lisa Burdick Chris Cook, David Cantrill, Joel Arenson, Sharon Clopton, Tom Risso.**

**Absent:** None

**Staff Present:** Kara Browder

# Review of Minutes from November 20, 2017

**Motion:** Accept the minutes as submitted, **Moved by** Joel Arenson, **Seconded by** David Cantrill.

**Discussion:** There was none.

**Vote:** All voted in favor. (**summary:** Yes = 7).

1. **New Business – Minor Applications**
2. **209 St. James Avenue – Shopping Center Sign Up-fit**

The representative presented the application to the Board. There was discussion about the name of the center. The representative stated the name was undecided. There was discussion about the sign face changing for the tenant panels and painting the structure black. Mr. Arenson inquired to Staff if the Board was able to approve the application with the name undecided. The applicant stated that it would come back with the name added at a later date.

**Motion:** Accept the application as submitted with the contingency that the applicant come back to the ARB to get the final name of the plaza approved, and the placement of that name on the sign approved., **Moved by** Joel Arenson, **Seconded by** Chris Cook.

**Discussion:** Ms. Clopton inquired if they were going to change All About Hair on the front of the business. The applicant stated that they currently have two existing signs. Chairperson Clopton expressed concerns for the same design. The representative stated it would be the same as what is currently on the building. There was discussion about the name having to come back to the Board.

**Vote:** All voted in favor. (**summary:** Yes = 7).

1. **Stella Nails – Wall Mount Sign**

The applicant presented the application to the Board, with color samples. There was discussion about the acrylic panels and changing from dark to light once illuminated. There was discussion about the raceways being painted the same color as the building.

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

**Seconded by** Tom Risso.

**Discussion: There was none**.

**Vote:** All voted in favor. (**summary:** Yes = 7).

1. **La Mexicana Taqueria – Wall Mount Sign**

The applicant presented the application to the Board, along with color samples. Chairperson Clopton inquired if this was an existing sign. The applicant stated yes. There was discussion about using the existing sign frame and the existing building colors.

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

**Seconded by** Tom Risso.

**Discussion: There was none**.

**Vote:** All voted in favor. (**summary:** Yes = 7).

1. **Juiceria – Wall Mount Sign**

The representative presented the application and color samples to the Board. There was a brief discussion about the location.

**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 = 7).

1. **New Business – Major Applications**
2. **McDonalds – Exterior Up-fit, Signage and Playland Demo**

The representative presented the application to the Board, with material and color samples. There was discussion about the elimination of the play land completely. The representative explained this would involve a full remodel of the interior and exterior of the building. There was discussion about the new colors and the mansard style roof being replaced by a parapet.

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

**Seconded by** Gary Becker.

**Discussion:** Mr. Arenson inquired to the representative if the dumpster location would remain the same. The representative stated yes, it would be painted and new trex board on the gate to match the building. Chairperson Clopton inquired about the band. The representative stated that it was a silver canopy system. Mr. Cantrill inquired what would become of the area where the playland would be removed. The representative stated that it would be a landscaped area with season color and sod. Mr. Arenson inquired if there would be outside seating. The representative stated no. There was discussion about the new signage proposed with 2 arches. Ms. Browder added that Staff had discussed ensuring the parapet would screen the RTU’s from view.

**Vote:** All voted in favor. (**summary:** Yes = 7).

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

Due to lack of a second, the Board was tasked with nomination of Chairperson.

**Motion:** Nomination of Sharon Clopton for Board Chairperson., **Moved by** Tom Risso, **Seconded by** David Cantrill.

**Discussion:** There was none.

**Vote:** All voted in favor. (**summary:** Yes = 7).

The Board re-stated their previous motions as stated in November for Vice Chair.

**Motion:** Nomination of Tom Risso for Board Vice Chairperson., **Moved by** Joel Arenson, **Seconded by** David Cantrill.

**Discussion:** There was none.

**Vote:** All voted in favor. (**summary:** Yes = 7).

1. **Comments from the Board**

Mr. Becker inquired about the pumps at the car wash. Ms. Browder presented the Board with photographs of the carwash and what was submitted and approved by the Board. She mentioned that the original plans did not show anything in this location. Ms. Browder added that they would contact and work with the owner to address the issue. The Board discussed options to screen the pump units. They also discussed the lack of the flag pole, landscaped area as originally proposed.

There was some discussion about downloading issues with the packet.

1. **Comments from Staff**

Ms. Browder mentioned §151.196, denoting that review of multi-family is not included in the purview under the ARB. There was discussion about signage for apartment communities still being reviewed by the Board. Staff presented pictures of the Optical Impressions, and mentioned the landscaping as originally submitted and approved by the ARB. Ms. Browder inquired what the Boards thoughts were for landscaping to be a sufficient screening for that portion of the building closest to St. James at the back corner, close to Verizon. Chairperson Clopton mentioned the HVAC locations and the screening.

Ms. Browder mentioned it was the last meeting for Chris Cook, and thanked him for his service and contribution to the Board. Staff also noted the upcoming holiday party to remind the Board.

1. **Adjournment**

**Motion:** Motion to adjourn at 7:21 pm., **Action:** Adjourn, **Moved by** Tom Risso, **Seconded by** Joel Arenson.

**Discussion: There was none.**

**Vote:** All voted in favor. (**summary:** Yes = 7).

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Sharon Clopton, Chairperson