MINUTES

**CITY OF GOOSE CREEK**

**ARCHITECTURAL REVIEW BOARD MEETING**

**MONDAY, APRIL 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, Sharon Clopton, Tom Risso

Absent: David Cantrill, Chris Cook

Staff Present: Kara Browder, Brenda Moneer

# Review of Minutes from March 20, 2017

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

*Discussion:* There was some discussion about the minutes regarding the recusal for Item F, Lee-La’s. It was determined that the minutes were acceptable as written.

*Vote*: All voted in favor.

1. **Old Business – Minor Applications**
2. **139 Red Bank Road – Shopping Center**

The applicant presented the application to the Board, along with a new sketch to include the enlargement of the planter box. There was a brief discussion regarding the exact location and dimensions from the property line to the signage. Chairperson Clopton verified with the appliant the location of the sign to be proposed within the center of the central parking space. The applicant confirmed. There was discussion regarding the location of the sign located 10’ from the property line

*Motion*: Mr. Arenson made a motion to accept the application as submitted, with the stipulation that the sign be half way through the parking spaces that face the curb. Mr. Risso seconded.

*Discussion:* Chairperson Clopton inquired with the Board if they were accepting of the plans for the planter box. All agreed.

*Vote*: All voted in favor.

1. **New Business – Minor Applications**
2. **World Finance and Loans – Wall Mount Sign**

The applicant presented the sign application with a color sample to the Board. Mr. Arenson inquired if the window signage would allow the window to remain clear, and if the canopy was typical of the other tenants. The applicant stated yes.

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

*Discussion:* There was none.

*Vote*: All voted in favor.

1. **Walmart Neighborhood Market – Wall Mount Sign - Relocation**

The applicant presented the application to the Board. Chairperson Clopton inquired for the specifics of the relocation. The applicant stated that the pharmacy signage would be relocated to the right corner, and the Pick-up would remain in the same location. Mr. Arenson inquired why they were moving it. The applicant stated that the signage as originally proposed would not fit in the location. Mr. Becker inquired for the location of the actual pick up parking area. The applicant clarified.

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

*Discussion:* There was none.

*Vote*: All voted in favor.

1. **China Gourmet – Wall Mount**

The representative presented the sign application and samples to the Board. Mr. Arenson inquired to Staff if the sign as proposed met the criteria and requirements, measuring each individual channel letter. Staff stated yes. The applicant stated the sign raceway would be painted to match the building. There was discussion about the channel letters, the interior lighting, and the capsule signage below the lettering. Ms. Browder stated the owner of the China Gourmet would need to take care of the unpermitted banner prior to the issuance of the permanent sign permit.

*Motion*: Mr. Arenson made a motion to accept the application as submitted, with the stipulation that the business owner apply for a banner permit to cover the installation of a temporary banner sign, prior to the installation of the permanent sign. Mr. Becker seconded.

*Discussion:* There was none

*Vote*: All voted in favor.

1. **Faith Assembly – Wall Mount Sign**

The representative presented the sign application and materials to the Board. Mr. Welch stated that it would be a non-illuminated sign, of brushed silver. There was discussion about painting the façade of the building black.

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

*Discussion:* There was none

*Vote*: All voted in favor.

1. **Caliber Collision – Monument Sign**

The representative presented the sign application to the Board. Chairperson Clopton asked for clarification on the location. There was discussion about the metal structure and cars located on the property.

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

*Discussion:* Mr. Arenson inquired if the sign would be illuminated. The applicant stated the letters for Caliber Collision would be illuminated, and the rainbow portion would be a vinyl decal that will go across the sign. There was some discussion regarding the type of sign, along with the proposed location.

*Vote*: All voted in favor.

1. **Walmart Super Store – Employee Outdoor Break Area**

The representative presented the application with a site plan, and example of the covered structure as proposed to the Board. Staff provided the Board with photos to include aerial and street views. The applicant stated the structure is a requirement by the store to provide an associate area that would be installed and anchored in, along with anchored seating. He also mentioned that the structure would be screened from view on Plantation North Boulevard with 4 Leland Cypress trees, and Azaleas planted between the trees. The applicant added the color of the structure would be sandstone to match the existing store. Mr. Arenson expressed concerns for this type of structure. There was some discussion about the aesthetics of covered structures, providing sufficient landscape screening, along with the pick-up canopy, and color scheme.

*Motion*: Mr. Risso made a motion to accept the application as submitted with additional plantings to screen the structure from Plantation North Boulevard. Mr. Becker seconded.

*Discussion:* There was none

*Vote*: Four voted in favor. One voted against.

1. **Waters Creek Village – Development and Shopping Center Signage**

Staff stated the application had been withdrawn from the Agenda.

1. **Captain D’s – Up-fit**

The representative presented the application with elevations and paint samples to the Board. Chairperson Clopton requested the applicant to provide details for the up-fit. The applicant presented paint colors and explained modifications to the Board. Ms. Burdick inquired if they would be doing any maintenance to the sign. The applicant stated they would be painting the pole white and refreshing the sign.

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

*Discussion:* There was none

*Vote*: All voted in favor.

1. **Comments from the Board**

Mr. Risso expressed concerns for the accessibility to the Wi-Fi within the Council Chambers, and requested a hard copy if he was unable to resolve the issue. Chairperson Clopton inquired to Staff if any progress had been made on the St. James dumpster. Staff stated that it currently was being addressed and should only be a matter of time before it is resolved. Ms. Browder stated she would follow up with it. There was discussion regarding the purview of what the ARB reviews, including review of multi-family, assisted living facilities, and schools.

1. **Comments from Staff**

There was none.

1. **Adjournment**

Mr. Risso made a motion to adjourn. Mr. Arenson seconded the motion. All voted in favor. The meeting adjourned at or about 7:17 p.m.

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Sharon Clopton, Chairperson