MINUTES

**CITY OF GOOSE CREEK**

**ARCHITECTURAL REVIEW BOARD MEETING**

**MONDAY, JUNE 19, 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, Sharon Clopton, David Cantrill, Chris Cook

Absent: Lisa Burdick, Tom Risso

Staff Present: Kara Browder

# Review of Minutes from April 17, 2017

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

*Discussion:* There was none.

*Vote*: All voted in favor.

1. **New Business – Minor Applications**
2. **Kidz Planet Pediatric Dentistry – Monument Sign**

Mr. Swasty presented the application to the Board. He described the size of the sign, and added that the planet rotates. Chairperson Clopton inquired about the moving sign, and expressed concern for the location and type of sign. Mr. Arenson expressed concern for the location at the entry to the Hamlets. Mr. Becker asked the representative if they had any ideas to revise the sign. Mr. Swasty stated that he could use less intense colors palette. Ms. Browder cited the ordinance to prohibit any moving sign. There was discussion about resubmitting a concept that would be less intense colors and no moving parts of the sign.

*Motion*: Mr. Becker made a motion to deny the application as submitted. Mr. Cook seconded.

*Discussion:* The Board recommended taking other signs into consideration for the design, and revisiting with a new proposal. Mr. Cook suggested taking the surrounded materials and incorporating it into the sign.

*Vote*: Chairperson Clopton requested a roll call vote. Joel Arenson, no; Gary Becker, no; David Cantrill, no; Chris Cook, no; Sharon Clopton, no. The vote was unanimous.

1. **Sprint – Wall Mount Sign, Tenant Panel**

The applicant presented the sign application with a color sample to the Board. The applicant explained the signage currently contains Radio Shack, and they would be removing that portion of the sign, using the existing “Sprint”, and relocating on the facade.

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

*Discussion:* There was none.

*Vote*: All voted in favor.

1. **All Star Storage – Formerly Universal Storage – Sign Face Replacement**

The General Contractor presented the application to the Board. Chairperson Clopton inquired if only one sign panel would be replaced. The representative stated yes. Mr. Arenson inquired if the ownership had changed hands. The representative stated no.

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

*Discussion:* There was none.

*Vote*: All voted in favor.

1. **Precision Kutz – Wall Mount**

The representative presented the sign application and samples to the Board. There was some discussion about the entry and where the sign would be located. Mr. Arenson inquired if it was illuminated. Mr. Welch stated it is internally lit.

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

*Discussion:* There was none

*Vote*: All voted in favor.

1. **Mevers School of Excellence – Monument Sign**

The representative presented the sign application and materials to the Board. Mr. Arenson inquired how the signage was enclosed to change out the lettering. The representative stated that it was enclosed with locking covers that allowed the school to change out the reader boards, and would have spot lights and landscaping. There was discussion regarding the location and line of vision. There was discussion about the material to include the aluminum and stucco to match the building.

*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. **Leo’s Beer and Tobacco – Wall Mount Sign, tenant panel**

The representative presented the sign application, with color samples to the Board. Mr. Arenson inquired about the grey squares. Chairperson Clopton inquired about the business name, and the sign as proposed that did not include the name “Leo’s”. There was discussion about the sign letters as proposed, and center within the grey. Chairperson Clopton invited the Board to motion, and suggested further discussion after review of all applications.

*Motion*: Mr. Arenson made a motion to table the application as submitted, until the end of the meeting. Mr. Becker seconded.

*Discussion:* There was none.

*Vote*: All voted in favor.

1. **Caliber Collision - Canopy**

The representative presented the application with a sample to the Board. There was discussion about the lighting to be installed under the canopy.

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

*Discussion:* There was none

*Vote*: All voted in favor.

**New Business – Major Applications**

1. **Sapphires – Up fit, Exterior Covered Patio**

The owner of the business presented the concept to the Board to include a painted metal roof with covered patio. There was discussion about covering the entire existing patio, and continuing the same material to replace all roofing. There was discussion about the post used, and the structure. Mr. Becker inquired about the status of enclosing the dumpster. The owner stated that the property owner was not interested in enclosing the dumpster.

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

*Discussion:* Chairperson Clopton stated she would like to see the dumpster enclosed. The owner inquired what materials would be required to enclose a dumpster. Chairperson Clopton stated the materials would be required to match the building. The owner stated he would approach the landlord regarding the enclosure of the dumpster.

*Vote*: All voted in favor.

1. **Fresenius Kidney Center – Dialysis Clinic Cobblestone**

Mr. Richard King, Architect introduced the developer David Baker, along with the civil engineers. Chairperson Clopton inquired about the location. Staff presented the location on GIS on the overhead screen. Mr. King presented the application with elevations and paint samples to the Board.

There was discussion regarding the buffer between the commercial parcel and the residential properties that are directly behind this property. Mr. Arenson inquired about what would be around the detention pond. Mr. King stated it would have some water in it and would tie into an existing pond off Cobblestone Village Drive, and would have plantings around it. The engineer pointed out the location of the pond, and how it would tie into the existing pond. Mr. Arenson inquired about the buffer and what type of landscaping it would contain, and if there is lighting at the back. The landscape architect stated there would be no lighting, but the buffer would contain a nice mix of canopy trees, understory, and evergreen shrubs. There was some discussion about the plants, and the size at maturity. Chairperson Clopton inquired how wide the buffer would be. The landscape architect stated it would be 15’ in width. There was discussion regarding the ingress\egress for access to 176, and the location and if it is an adequate detention pond for both parcels, after it is sub-divided. Chairperson asked for the architect to clarify the dumpster location and HVAC location. The architect stated the dumpster would be located on the Cobblestone Village side of the development, and the HVAC unit would be located at grade level at the front right corner towards 176. There was discussion about the materials to include brick and an architectural gate for the dumpster enclosure.

*Motion*: Mr. Arenson made a motion to accept the application as submitted, and discussed by the Board at this meeting. Mr. Becker seconded.

*Discussion:* There was none

*Vote*: All voted in favor.

*Motion*: Mr. Cook made a motion to bring Leo’s Beer and Tobacco back to the table. Mr. Arenson seconded.

*Discussion:* There was none

*Vote*: All voted in favor.

1. **Leo’s Beer and Tobacco – Wall Mount Sign, tenant panel**

Mr. Becker inquired with the representative if they had given any thought to the application as submitted. The representative stated he would take the Boards suggestion into consideration. Mr. Becker suggested the representative discuss the colors with the owner. Mr. Cantrill stated the tenant panel and wall mount sign was inconsistent as presented.

*Motion*: Mr. Becker made a motion to deny the application as submitted, and requested the representative resubmit with the suggestions from the Board. Mr. Arenson seconded.

*Discussion:* There was none.

*Vote*: All voted in favor.

The applicant questioned what exactly the Board is looking for in the sign. Chairperson Clopton stated that the representative come back with some drawings that the business owner has in mind, and give the Board some options. There was discussion that the application did not include the full business name, and needs to be consistent with the tenant panel.

*Motion*: Mr. Cantrill made a motion to bring Kidz Planet back to the table. Mr. Becker seconded.

*Discussion:* There was none

*Vote*: All voted in favor.

1. **Kidz Planet Pediatric Dentistry – Monument Sign**

Mr. Swasty stated he could create a sign that would blend with the area, using varied materials with lighter colors. Chairperson Clopton stated blending materials may offer a more consistent sign with the area. She inquired if the sign is one sided or two sided. The applicant stated the sign would be two sided. There was a detailed discussion regarding the sign to be consistent with surrounding businesses. The applicant stated they would redesign the sign, incorporating materials and colors, to blend with the surroundings. Mr. Cantrill suggested the applicant bring back more than one idea for the next review.

*Motion*: Mr. Arenson made a motion to table the Kidz Planet application to the July meeting pending resubmittal of sketches of the sign at that meeting for the ARB’s review, and approval. Mr. Cantrill seconded.

*Discussion:* There was none.

*Vote*: All voted in favor.

1. **Comments from the Board**

Mr. Becker asked staff about a banner at the liquor store at the shopping center within Crowfield. Chairperson Clopton added banners are also located at Bi-Lo off St. James. Mr. Arenson stated Boost Mobile also was using vertical banners.

Mr. Cook stated that there was not enough information or time for the Fresenius Review. Chairperson Clopton stated there was too much time spent discussing items that are not under the purview of the Board. Staff stated that the developer was already in route for the meeting, and information was emailed earlier that day. Ms. Browder mentioned that the developer would be responsible to contact SCDOT. There was a brief discussion about applications, and being submitted in a timely fashion.

1. **Comments from Staff**

Ms. Browder stated that there was research continuing with the white paper. There was discussion about training. There was a lengthy discussion about clear cutting.

1. **Adjournment**

Mr. Becker made a motion to adjourn. Mr. Arenson seconded the motion. All voted in favor. The meeting adjourned at or about 7:54 p.m.

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Sharon Clopton, Chairperson