MINUTES

**CITY OF GOOSE CREEK**

**ARCHITECTURAL REVIEW BOARD MEETING**

**MONDAY, JULY 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 6:28 p.m.

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

Absent: None

Staff Present: Kara Browder

# Review of Minutes from June 19, 2017

Mr. Arenson requested Staff review the portion of the minutes, and include additional details regarding specifications of how the message board for the Mevers School of Excellence signage is changed out be added to the June 19th minutes. Staff agreed to verify the recording and modify the minutes.

*Motion*: Mr. Becker made a motion to accept the minutes with the additional specifications per Mr. Arenson’s request. Mr. Cantrill seconded.

*Discussion:* There was none.

*Vote*: All voted in favor.

1. **Old Business – Minor Applications**
2. **Leo’s Beer and Tobacco – Wall Mount Sign**

The representative presented the application with the modifications to the Board. He added that the name “Leo’s” would be added to the sign. Mr. Arenson inquired about the gray portion behind the signage. The representative stated it is the raceway and the building. Mr. Arenson inquired if it would be a white background behind the lettering. There was discussion about the existing color of the building. The applicant stated that they would paint the raceway as close as possible to the color of the building so that it blends in. There was a lengthy discussion about the arrangement of the raceway and the position of the lettering as presented. Chairperson Clopton commented about the window signage. The representative stated he had expressed this concern to the owner, at Staff’s request, and the owner had removed the signage to conform with the ordinance. Mr. Becker inquired about the ice machine outside the store, and if it is allowed. Staff agreed to check into it.

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

*Discussion:* Mr. Arenson inquired if the motion included the raceway to be painted to match the building. Mr. Becker stated he felt it was included in the motion due to the discussion. Chairperson Clopton elaborated that the request to paint the signage to match the building is typical. The representative agreed that it would be painted to match. Mr. Arenson made multiple comments regarding concerns of the raceway matching the building.

*Motion:* Mr. Becker modified the approval of the application to state that the color of the raceway match the building color, and the word Tobacco fit within the frame of the background. Mr. Cook seconded.

*Vote*: Chairperson Clopton requested a roll call vote. Joel Arenson, yes; Gary Becker, yes; Lisa Burdick, yes; David Cantrill, yes; Sharon Clopton, no; Chris Cook, yes; Tom Risso, yes. The motioned carried 6-1.

**New Business – Major Applications**

1. **Brandywine Townhomes – Monument Signs**

The representative presented the application to the Board. Chairperson Clopton inquired about having two signs. The representative stated the signs proposed would replace and update the two existing signs. These would be two updated and nicer looking signs, with landscaping, irrigation and up lighting. Chairperson Clopton stated concerns for the size of the proposed signs and the line of vision. The applicant stated the signs were clear of the right of way, and mentioned there is a sidewalk, noting the distance to be 15’+/- back of curb. Mr. Arenson requested staff present a street view. Ms. Browder presented the street view on the overhead.

Chairperson Clopton inquired about the size of the current existing signs. The representative stated they did not know. There was a brief discussion about the location, and the orientation of the proposed signs.

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

*Discussion:* Mr. Arenson inquired if the signs had lighting. The applicant stated there is up lighting, and would replace with new fixtures. Chairperson Clopton inquired if Staff had concerns for the signage as proposed. Ms. Browder stated no, and mentioned the criteria taking into consideration by staff as part of the initial review prior to the ARB review. There was discussion about the line of vision, plantings, and tree removal. Chairperson Clopton inquired if the applicant could revisit the ARB with the Landscape proposal. The applicant stated that they would need to remove a tree behind the existing signs in order to install each proposed sign.

*Vote*: All voted in favor.

1. **Comments from the Board**

Mr. Arenson inquired about the status of the Planet Dentistry Sign Application. Ms. Browder stated Staff had left messages and emailed the applicant, but had not heard back at this time. Mr. Arenson requested Staff present the pictures he submitted to the overhead when they do come back for review. Ms. Browder agreed.

Chairperson Clopton inquired about the enforcement of illegal signage. Ms. Browder stated it is the responsibility of the Planning and Zoning Department. Chairperson Clopton stated concerns for various vertical banners and weekend signage. Mr. Arenson inquired about the vehicles being used as signage, and if they are nonconforming to the ordinance. Ms. Browder stated this issue is currently being addressed. There was a lengthy discussion about the status of the ordinance amendment, and including the discussion at the City Council workshop.

Chairperson Clopton commented that the dumpster at Shannon Park shopping center had been moved to the rear of the property, and was not enclosed. Staff stated they would check into it, as the new property owners were addressing these concerns.

There was a discussion about the status of current development within the City. Mr. Arenson expressed concerns for the lengthy time of development for the storage facility off Bridgetown.

1. **Comments from Staff**

Ms. Browder addressed some fencing concerns from Crowfield for the development of the storage facility off Bridgetown.

1. **Adjournment**

Mr. Risso made a motion to adjourn. Mr. Cantrill seconded the motion. All voted in favor. The meeting adjourned at or about 7:04 p.m.

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Sharon Clopton, Chairperson