MINUTES

**CITY OF GOOSE CREEK**

**ARCHITECTURAL REVIEW BOARD MEETING**

**MONDAY, SEPTEMBER 18, 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: Gary Becker, David Cantrill, Sharon Clopton, Chris Cook (arrived at 6:32pm), Tom Risso

Absent: Joel Arenson, Lisa Burdick

Staff Present: Kara Browder, Brenda Moneer

# Review of Minutes from August 23, 2017

*Motion*: Mr. Cantrill made a motion to accept the minutes as submitted. Mr. Risso seconded.

*Discussion:* There was none.

*Vote*: All voted in favor. (4-0)

**New Business – Minor Applications**

1. **Circle K – Red Bank Road – Monument Sign**

The representative presented the application, and color samples to the Board. The applicant explained this branding change would include taking down the freestanding pole sign and replacing it with a monument type sign, meeting the new 10’ sign height requirement. There was inquiry regarding the sign lighting and pricing system. It was determined the application consisted of proposing a manual price with interior lighting. There was reference to the signage on Stephanie Drive. Chairperson Clopton requested clarification for the sign base material. The applicant stated it would a 2’ high concrete base. There was a lengthy discussion about the base material.

*Motion*: Mr. Risso made a motion to accept the application as submitted with the addition of base landscaping around the sign base, to be evergreen in nature. Mr. Cantrill seconded.

*Discussion:* There was discussion about the pricing on the Polar Pop portion of the sign and if it would need to be revisited when pricing changed. The Board agreed it would be treated the same as gas pricing, and would not require a review of the red circular pricing. There was an in-depth discussion regarding the concrete base.

*Vote*: Chairperson Clopton Requested a Roll Call vote:

4 voted for, 1 voted against. The motion carried.

1. **Circle K – Stephanie Drive – Monument Sign**

The representative presented the application with color samples to the Board. She stated that the nonconforming sign would be completely removed and a new sign monument meeting the new sign ordinance criteria. Chairperson Clopton inquired to the applicant regarding the base. The representative stated this base would be a plain concrete base.

*Motion*: Mr. Risso made a motion to accept the application as submitted with the addition of low base landscaping, evergreen in nature. Mr. Becker seconded.

*Discussion:* There was none.

*Vote*: Chairperson Clopton Requested a Roll Call vote:

4 voted for, 1 voted against. The motion carried.

1. **Kentucky Fried Chicken – Up-fit**

Staff stated to the Board that the applicant had requested tabling the application until the next meeting, and would include signage.

1. **Goose Creek Samurais – Monument Sign**

Mr. Hugh Welch presented the sign with color samples to the Board. He explained that he did not place the sign, but was merely representing the applicant for the sign permit. He stated that the applicant would be painting the bare wood black to match the existing signage. Chairperson Clopton inquired about the materials sample. Mr. Welch stated the panels would have UV laminate on them. Mr. Cantrill inquired if the sign would be the same on both sides. Mr. Welch stated it would be the same sign on both sides. Mr. Risso requested the sign frame that holds the panel in be evened out. Mr. Welch stated he would relay this directly to the owner, and confirmed that the sign would be black. Mr. Becker inquired to the applicant about the condition of the 6x6 posts. Mr. Welch stated that they were new posts. Mr. Becker inquired regarding the height. Mr. Welch stated the total height is 9’-8”. There was discussion about the sign post being set into concrete. Mr. Welch stated the post are mounted in concrete, with an empty brick base. Mr. Risso suggested that would be a suitable location for landscaping. Mr. Welch stated he would relay to the owner to add dirt and some landscaping. There was discussion about the original signage for that location.

*Motion*: Mr. Risso made a motion to approve the application as submitted with the addition of base landscaping, the trim surrounding the panels to be evened out at the top and bottom of the sign, and paint the wood trim the same color as the posts. Mr. Cantrill seconded.

*Discussion:* There was discussion regarding base landscaping.

*Motion:* Mr. Risso amended his motion to include a recommendation of base landscaping. Mr. Cantrill seconded the amendment.

*Vote*: All voted in favor. (5-0)

1. **Care Now - Signage**

The representative presented the sign to the board, along with color samples. Chairperson expressed concerns about the color of the brick on the sign as proposed not matching the building. The applicant stated they could request the brick to match. There was discussion about the signage materials matching the building for aesthetics.

*Motion*: Mr. Risso made a motion to accept the application as submitted with the addition that the brick sign base matches the building. Mr. Cantrill seconded.

*Discussion:* Mr. Cantrill asked for clarification about the materials to be used to match the darker shade of brick on the building. There was discussion that it would tie into the building, giving the designer the option of choosing a material to match the building.

*Motion:* Mr. Risso amended the motion to request the material(s) and color(s) of the monument sign tie into the material and color of the brick or stone on the building, at the discretion of the developer per the discussion of the motion. Mr. Cantrill seconded.

*Vote*: All voted in favor. (5-0)

1. **Flooring Factory – Wall Mount Sign**

The representative presented the application with a color sample to the Board. Mr. Becker inquired about the color, specifically the orange, and if it is a national brand. The applicant stated that the colors were the branding colors, and it is a new brand.

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

*Discussion:* There was none.

*Vote*: All voted in favor. (5-0)

**New Business – Major Applications**

1. **Immaculate Conception - Columbarium**

Staff noted that the applicant had tabled the application for the October meeting.

1. **Etiwan Apartment Community – Site and Elevation Conceptual**

Mr. Cantrill recused himself. Mr. Jay Bernstein presented the conceptual, along with color and material samples to the Board. He explained the project to the Board to include 60 units, 3 story garden style walk up apartment complex within the development. He noted there would be two residential buildings as well as a club house and amenity area. Mr. Bernstein stated that due to the wetlands on the site, they were submitting the general preliminary site layout and elevations to the Board before proceeding. He noted, depending on the wetlands, that they may try to shift building 200 and the club house building further back, insert an additional row of parking along the property boundary with the church, and eliminate the top area of parking. Mr. Bernstein stated these would be two alternatives that would be the developer’s preference if the wetlands allow. He added this development would consist of 60 units, funded through the South Carolina State housing finance and development authority and will be affordable housing affordable to residents earning between fifty and sixty percent of the area median income. Mr. Bernstein stated the development would be designed to energy star 3.0 certification and the developer will obtain a signed statement from the architect stating that it meets all the criteria, not the actual certificate. Chairperson Clopton inquired about the number of apartment units per building. Mr. Bernstein stated that one building would consist of 24 units and the other would consist 36 units. He added there would be a total of 135 parking spaces. Mr. Becker inquired to the applicant about the landscaping buffer between the church and the buildings. Mr. Bernstein stated that it is shown as a 15-foot buffer. Mr. Becker inquired to Staff what the requirement is for buffers with a neighboring church. Ms. Browder stated the buffer requirement would be reviewed after the preliminary layout is reviewed, and Staff would ensure the appropriate buffer would be met. Mr. Cook inquired about the extension of Etiwan Drive for this development, and if the drive to the west is proposed as a new drive off Central Avenue. Mr. Bernstein stated yes.

*Motion*: Mr. Risso made a motion to accept the application of site and building elevations as submitted. Mr. Becker seconded.

*Discussion:* Chairperson Clopton requested the applicant bring back the color and material samples at a future date. Mr. Cook inquired to the applicant regarding the elevations of the community building, and if it was in the package, along with the parking changing if the wetlands allow. It was determined the community building elevations were within the package. Mr. Bernstein added that the buildings would shift only if the wetlands determined it would be permissible. There was some discussion regarding the color samples and elevations.

*Vote*: All voted in favor. (5-0)

1. **Wells Fargo – Lighting**

Ms. Browder presented the application with a lighting fixture sample to the Board. Staff outlined the fixtures were being replaced and upgraded, with additional lighting added for security. There was discussion about the poles and the height of 25’. Staff requested the review and approval of location of poles and fixtures, Staff would ensure that the height requirement meet the zoning ordinance. There was discussion about the canopy lighting. Chairperson Clopton inquired if the lighting plan had to go before Berkeley Electric. Mr. Cook stated they only get involved if the pole is leased through them, not if it’s a private fixture. He added that some businesses own their own poles, and contract to have them installed. Mr. Cantrill inquired if the lighting color was specified, i.e.: mercury or sodium vapor within the ordinance. Staff stated the requirements outline intensity and direction of lighting in relationship to residential developments. Chairperson Clopton requested if the pole height met the ordinance, would the Board make a motion to determine the approval or disapproval of the application.

*Motion*: Mr. Risso made a motion to accept the application as submitted provided that the light heights meet the ordinance criteria. Mr. Cantrill seconded.

*Discussion:* There was none.

*Vote*: All voted in favor. (5-0)

1. **Comments from the Board**

There was discussion regarding the copies of the newly printed ordinance. Chairperson Clopton requested the applicants include more specific information for base landscaping, and Staff follow up. Mr. Becker stated concerns for illegal signage throughout the City. Chairperson Clopton inquired about the signage on Red Bank Road plantings. She also inquired about the base landscaping, and the requirements for monument signage. Staff stated it is the purview of the Board would determine what would be appropriate base landscaping. Chairperson Clopton stated that some of the landscaping needs maintenance, along with illegal signage needs removed. Chairperson Clopton stated concerns for the lack of enforcement. There was discussion about the process for business development within the boundaries of the City. Mr. Cantrill stated he was concerned about keeping the vision for the City for homeowners as well. Mr. Cook stated that Goose Creek is one of the easier Municipalities to work with for development.

1. **Comments from Staff**

Ms. Browder inquired to the Board regarding an application for a Columbarium at the Immaculate Conception Church if Staff could review and approve the application since it is not visible from St. James Avenue. She explained the applicant had to pull the application from the agenda due to being unable to attend the meeting. Ms. Browder described the project to the Board to include 118 niches for urns and a garden with lighted pathway and landscaping. There was discussion about the submittal as included in the packet. Mr. Cantrill inquired about the zoning for ashes. There was discussion about the view from properties behind the Church property. The Board agreed it was an attractive addition to the Church. There was discussion about the sale of the Niches.

*Motion*: Mr. Cook made a motion that the application does not need to come before the ARB for review. Mr. Cantrill seconded.

*Discussion:* There was none.

*Vote*: Four voted in favor, one recusal.

1. **Adjournment**

Mr. Risso made a motion to adjourn. Mr. Cantrill seconded the motion. All voted in favor. The meeting adjourned at or about 7:40 p.m.

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Sharon Clopton, Chairperson