

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, MAY 21, 2018, 6:30 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER
519 N. GOOSE CREEK BOULEVARD**

I. Call to Order – Chairperson, Sharon Clopton

Motion: at 6:28 pm, **Action:** Called Meeting to Order, **Moved by** Sharon Clopton
Roll Call-
Present: Joel Arenson, Gary Becker, Lisa Burdick, David Cantrill, Sharon Clopton,
Tom Risso
Absent: none
Staff Present: Kara Browder, Brenda Moneer

II. Review of Minutes from April 16, 2018

Motion: Approve the minutes as presented., **Moved by** Joel Arenson,
Seconded by Tom Risso.
Discussion: There was none.
Vote: All voted in favor.

III. New Business – Minor Applications

A. Goose Creek Senior Living – Signage

Mr. Greg Canterbury presented the application to the Board. He requested locating the sign 15' from back of curb.

Motion: Approve the application as submitted. **Moved by** Tom Risso, **Seconded by** Lisa Burdick.
Discussion: Mr. Arenson inquired if this was just for the monument. Mr. Canterbury confirmed it was the only signage.
Vote: All voted in favor.

B. Republic Finance – Signage

The applicant presented the application to the Board. There was discussion about the condition of the façade of the building.

Motion: Approve the application as submitted. **Moved by** Tom Risso, **Seconded by** David Cantrill.
Discussion: There was none.
Vote: All voted in favor.

C. Stoners Pizza – Signage

The applicant presented the application to the Board. There was discussion about replacing the signage with the new signage that is the same size.

Motion: Approve the application as submitted. **Moved by** Tom Risso, **Seconded by** Joel Arenson.
Discussion: There was discussion about the red tenant panel.
Vote: All voted in favor.

D. Walgreens – Branding Signage Upfit

The applicant presented the application to the Board. He noted that this would not affect the sign sizes, only the new sign face.

Motion: Approve the application as submitted. **Moved by** Tom Risso, **Seconded by** Lisa Burdick.
Discussion: There was none.
Vote: All voted in favor.

E. Big T's – Canopy Signage

The applicant presented the application to the Board. There was discussion about alternate designs using the logo only, and concern for the aesthetics of the proposal.

Motion: Deny the application as submitted, with the exception that the Big-T's logo could remain and the remaining text be omitted from the application. **Moved by** Tom Risso, **Seconded by** Joel Arenson.
Discussion: There was none.
Vote: All voted in favor.

F. Big T's Liquor – Wall Mount Sign

The applicant presented the application to the Board. There was discussion about this being a separate business from the convenience store and matching the raceway to 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.

G. Beltone Hearing Aid Center – Wall Mount Sign

The applicant presented the application to the Board.

Motion: Approve the application as submitted. **Moved by** Tom Risso, **Seconded by** Lisa Burdick.
Discussion: There was none.
Vote: All voted in favor.

IV. New Business – Minor Applications – Signage and Exterior Modifications

H. Viper Auto Sales – Signage and Exterior Modifications

Mr. Fernando Sampaio presented the exterior scope of work to the Board. There was discussion about the existing and proposed fence, and existing building color and proposal to include 6' of red around the bottom of the building. The Board stated confusion for the options as called out on the application. There was a brief discussion about the color of the garage doors. Mr. Risso stated concern for the aesthetics of the color as proposed. Mr. Cantrill inquired about the fencing. Mr. Sampaio stated he would add fencing around the lift and could paint or leave it treated wood.

Motion: Deny the application as submitted. **Moved by** Joel Arenson, **Seconded by** Tom Risso.
Discussion: There was discussion regarding the fence, and the non-conforming sign as submitted exceeding the height restriction.
Vote: All voted in favor.

V. New Business – Major Applications

I. 111 Lumber Lane – Exterior Modifications

Mr. John Bell presented the elevations, a color rendering, fencing, and site landscaping to the Board. They noted that the chain link would be replaced with incorporated slats, of a matt black vinyl. Mr. Bell explained the enclosures for the mechanical units. There was discussion about the modifications all the way around the building, landscaping and fencing.

Motion: Approve the application as submitted. **Moved by** Tom Risso, **Seconded by** David Cantrill.

Discussion: Ms. Burdick inquired about the landscaping.

Vote: All voted in favor.

J. Dunbar – 105 Button Hall – Exterior Modifications

Mr. Brian Cain presented the elevations, photo's, with exterior mantraps proposed to the Board. Mr. Cain explained the purposed of the louvers for exhaust, and the mantraps. There was discussion about the mantrap chain link enclosures. He added the lighting above each lighting over the roll up doors and mantrap lighting above each door. Chairperson Clopton inquired if Staff had any concerns. Ms. Browder stated concerns for the mantraps and suggested to screen them as much as possible. Mr. Cain stated they could match the fencing with the building and provide low profile shrubbery. There was discussion about the mechanics of the door to the mantrap and access entry.

Motion: Approve the application as submitted with the addition that the chain link match the building with low level landscaping added around the mantraps. **Moved by** David Cantrill, **Seconded by** Joel Arenson.

Discussion: There was none.

Vote: All voted in favor.

K. Ra Coffee – Exterior Modifications, Landscaping, Parking Lot

Mr. and Mrs. Guzman presented a power point to the Board outlining the plans to develop their business for Ra Coffee. There was a brief discussion about the signage coming at a future date. Ms. Burdick inquired about the roofing. The applicant stated that they would be adding a new roof.

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

Discussion: There was none.

Vote: All voted in favor.

L. Islamic Center – Exterior Modifications

Staff noted that the signage information was not provided to Staff as requested for the Boards review. Mr. Ibrahim Azab stated what it would look like. Staff noted that the Board requires the proposal to be on paper, as previously requested prior to the meeting.

- Motion:** Deny the application due to lack of information. **Moved by** Joel Arenson **Seconded by** David Cantrill.
- Discussion:** Staff noted some of the details of the development of the project. The Board invited the applicant back with additional details to provide the vision for the project development.
- Vote:** All voted in favor. The application was denied.

M. Wendy's – Parking Lot Modifications, Landscaping

Mr. Danny Forsberg presented the parking lot modifications to the Board to alleviate the issue of egress for customers. He explained the need for an escape lane for drive thru, and the tall signage would be replaced with a monument type sign. There was discussion about the entrance/exit at the rear to provide additional egress.

- Motion:** Approve the application as submitted. **Moved by** Tom Risso, **Seconded by** Lisa Burdick.
- Discussion:** There was none.
- Vote:** All voted in favor.

Added Discussion – Pumps at Time to Shine Car Wash

Staff noted that per the Boards request a representative of Time to Shine was present to discuss the exposed pump area. Mr. Roper, owner of Time to Shine Car Wash, stated he was present to discuss a possible solution for the pumps. He mentioned he had hired a landscaper to plant plantings around the base of the vacuums to provide a natural screening. Mr. Roper presented photos to the Board of the type of plantings, noting the height at maturity. Chairperson Clopton Expressed concern for the size of the plantings. There was discussion about providing fencing and relocating the plantings around the fencing to provide screening. Mr. Roper stated he would do what the Board suggest. The Board suggested a three-sided fence, with a height to conceal the height of the pumps. The Board requested the fencing be a natural material and stained a color to match the building. Staff recommended that it match the building in materials and color and be treated such as requirements for a dumpster enclosure. Mr. Arenson inquired if the Board could see a sketch. Ms. Burdick suggested Staff approve the materials and colors. There was discussion about access to the pumps. Staff suggested the enclosure would have a swing door.

It was determined that Staff could meet with Mr. Roper to determine a final design to enclose the pumps.

VI. Comments from the Board

Mr. Cantrill inquired about the Big T's application. Staff noted the details of the application. There was discussion about the condition of the exterior of the building at 408 Red Bank Rd. Ms. Browder mentioned she had been working with the applicant on the modifications to the site. There was discussion regarding the improvements to that property. Mr. Arenson addressed the Board that he would be leaving the Board as he is relocating out of the City.

VII. Comments from Staff

Ms. Browder mentioned that she had set up a conference call about the Landscaping at All Star Storage.

VIII. Adjournment

- Motion:** Motion to adjourn at 8:02 pm., **Action:** Adjourn, **Moved by** Joel Arenson, **Seconded by** David Cantrill.
- Discussion:** There was none.
- Vote:** All voted in favor.

_____ Date _____
Sharon Clopton, Chairperson