

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, AUGUST 20, 2018, 6:30 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER
519 N. GOOSE CREEK BOULEVARD**

I. Call to Order – Chairperson, Sharon Clopton

Motion: at 6:30 pm, **Action:** Called Meeting to Order, **Moved by** Sharon Clopton

Roll Call-

Present: Gary Becker, Lisa Burdick, David Cantrill, Sharon Clopton, Tom Risso

Absent: none

Staff Present: Kara Browder, Brenda Moneer

II. Review of Minutes from July 18, 2018

Motion: Approve the minutes as presented., **Moved by** Gary Becker, **Seconded by** David Cantrill.

Discussion: There was none.

Vote: All voted in favor. 5-0

III. New Business – Minor Applications

D. Charleston Orthodontics – 217 St. James Ave. – Wall Mount

The applicant presented the application to the Board. There was discussion regarding the colors. There were no samples provided. Mr. Risso inquired about the façade.

Motion: Approve the application as submitted, contingent upon submittal of the color samples to City Planning, and the façade behind the sign is painted the same as the building. **Moved by** Tom Risso, **Seconded by** Gary Becker.

Motion: Amend the motion to include the submittal of color samples to City Planning prior to installation. **Moved by** Tom Risso, **Seconded by** Gary Becker.

Discussion: There was none.

Vote: All voted in favor. 5-0

E. Ace Nails – 607 St. James Avenue – Wall Mounted Sign

The applicant presented the application to the Board. There was discussion regarding the raceway to match the building.

Motion: Approve the application as submitted. **Moved by** Gary Becker, **Seconded by** David Cantrill.
Discussion: There was none.
Vote: All voted in favor. 5-0

F. McDonalds – Signage packet

The applicant presented the application to the Board. There was some discussion regarding wall mounted signs as submitted and their locations, along with the directional signage as submitted on the permit application. Staff inquired to the applicant to clarify the wall mounted signage. Ms. Bates stated that there would be 3 arches and the wording welcome over the entry doors.

Motion: Approve the application as submitted. **Moved by** Tom Risso, **Seconded by** Lisa Burdick.
Discussion: There was
Vote: All voted in favor. 5-0

G. South Carolina Federal Credit Union – ATM Kiosk

The applicant presented the application with color samples to the Board. There was discussion regarding the location at the Publix shopping center. The applicant stated they would be removing the existing and replacing with a new ATM and Canopy. There was a brief discussion about the orange and blue color scheme.

Motion: Approve the application as submitted contingent on submitting to City Staff a modified proposal showing all four sides utilizing predominantly the blue color. **Moved by** Tom Risso, **Seconded by** David Cantrill.
Discussion: There was a brief discussion about the orange.
Vote: All voted in favor. 5-0

H. DreamAlot Books – 206 N. Goose Creek Blvd. – Wall Mount

Alex with Carolina Sign Company presented the application with color sample to the Board.

Motion: Approve the application as submitted. **Moved by** Tom Risso, **Seconded by** David Cantrill.
Vote: All voted in favor. 5-0

I. Carolina Complete Dental – Wall Mount Sign

Mr. Andy Bonner, of Signarama, presented the application to the Board. There was a detailed discussion about the building being painted white without the proper permit, and ARB review and approval. Chairperson Clopton requested actual color samples.

Motion: Approve the application as submitted, contingent upon actual color samples being provided to City Planning staff prior to sign installation. **Moved by** David Cantrill, **Seconded by** Gary Becker.
Discussion: There was none.
Vote: All voted in favor. 5-0

J. Chick-Fila – Canopies

No applicant was present.

K. Ra Coffee – Front Elevation and Landscaping modifications

Ms. Sonya Guzman presented the Board with the request to add a window to the front elevation, and planters throughout the site with seasonal plantings. The locations for the planters were presented on the overhead, along with the proposed tile to cover the concrete pillars, and the planter bowl, and suggested plantings that would thrive in this climate.

Motion: Approve the application as submitted. **Moved by** Tom Risso, **Seconded by** Lisa Burdick.
Discussion: Staff presented the concept for the planters on the overhead.
Vote: All voted in favor. 5-0

L. Parkers Convenience – Site, Landscape, Lighting and Elevations

Adam Caracci, Project Manager, presented handouts of the proposal, the application, building materials and colors to the Board. There was discussion on the location at the corner of Red Bank Road and Old State Road. The applicant mentioned there would be a 10' buffer along old state road and a 5' buffer on the property line that runs parallel with the church to the North that would run in perpetuity with the land. Mr. Caracci pointed out the detention pond at the corner

of the site. He noted that as many trees as possible were being saved and presented the landscape plan to the Board. Chairperson Clopton requested the materials. Mr. Caracci described the details of materials and colors for the building, awning, and canopy. There was some discussion about the site, and existing foundations and billboard signage. Ms. Burdick inquired about the site being sub-divided at a future date. Mr. Caracci stated that it would be subdivided in the future, and they would share access easements to develop the remaining land under a separate parcel. Elevations of the gas pumps were presented for review. There was discussion about the signage on the canopies along with the rest of the sign packet at a future meeting for review and approval. Chairperson Clopton inquired what color the lighting would be. The applicant stated they would be dark bronze. There was discussion that there would be eight pumps at this location. Mr. Cantrill inquired if there would be roof top units, to ensure they would be screened. Mr. Caracci stated that it would be screened on all four sides.

Ms. Browder requested the Board allow Mr. Johnson to speak on behalf of The Oaks Estates community which neighbors this development. Mr. Johnson presented a layout of the site, stating concerns for the site to save as many trees as possible. He cited the ordinance to protect trees that are “regulated and significant”. Mr. Caracci stated they are sensitive to the neighboring properties and are working to save as many trees as possible. He reiterated the buffer locations. There was discussion regarding the 48” oak tree on the site, and the significant oaks located along Howe Hall Road. Ms. Browder gave a brief overview of the initial review of the site and work with the developers to save as many trees as possible as the project progresses. Mr. Todd Simmons pointed out that the grading effects some of the trees to be saved. Mr. Becker inquired about the landscaping around the pond. Mr. Caracci stated that there would be Crepe Myrtles that would screen the parking lot from Howe Hall and Red Bank, along with Dwarf Indian Hawthorne Hollies which would stay green to provide a year-round screening. Mr. Johnson stated concerns for trees to be saved with development.

Motion: Approve the application as submitted, with the stipulation that the applicant work with City Planning to save as many trees as possible on the site. **Moved by** Tom Risso, **Seconded by** David Cantrill.

Discussion: There was none.

Vote: All voted in favor. 5-0

Mr. Caracci presented the Board with a sign proposal to get feedback prior to bringing the application before the Board. The proposal included two freestanding signs, LED in nature. Ms. Moneer explained the proposal is not a permitted use within the ordinance and they would need to request a variance if they wished to pursue the request. There was a detailed discussion regarding the sign ordinance, and the type of signs permitted.

IV. Comments from The Board

There was discussion regarding signage allowance as outlined in the ordinance. There was also discussion about the buffer for the Parker site, and how it staff would ensure it runs with the

property. Ms. Burdick inquired about the Boards purview in relationship to trees. Ms. Browder stated it relates to the landscape plan review.

V. **Comments from Staff**

Ms. Browder noted requesting a tree survey overlay on the site would give insight to the project landscaping. She also stated a running list of reported violations throughout the City would be kept by Planning and invited the Board to report any concerns. Ms. Browder stated the First Baptist Church of Goose Creek are requesting to remove the palm trees that front St. James Avenue. There was some discussion about replacing the trees should they need to remove them. There was some discussion about the parking and vehicle storage at the storage facility off Bridgetown. The Board discussed concern with businesses painting the exterior of their business without obtaining proper permits and approvals. Mr. Becker inquired to Mayor Habib if there was any progress on filling the vacancies with the ARB. Mr. Mayor stated they are currently evaluating the process for recruiting, and the approval of applicants for Boards and Commissions. There was some discussion about working with the business community to inform them about finding out how they can go about doing things within the city. Mayor Habib touched on long term goals to help support the business community.

VI. **Adjournment**

Motion: Motion to adjourn at 8:20 pm., **Action:** Adjourn, **Moved by** Tom Risso
Seconded by David Cantrill.
Discussion: There was none.
Vote: All voted in favor.

_____ Date _____
Sharon Clopton, Chairperson