Architectural Review Board
Monday, March 19, 2018
6:30 p.m.

City of Goose Creek
Marguerite H. Brown Municipal Center
519 N. Goose Creek Blvd.
Goose Creek, South Carolina
MEMORANDUM

TO: Members of the Architectural Review Board

FROM: Brenda Moneer
Planning and Zoning Specialist

DATE: March 13, 2018

SUBJECT: Notification of ARB Meeting

This is to inform you that the Architectural Review Board (ARB) will meet Monday, March 19, 2018, 6:30 p.m. at City Hall. Enclosed please find agenda material for the meeting.

If you have any questions or comments, please don’t hesitate to contact me at 797-6220 ext. 1116, or Kara at ext. 1118. We look forward to seeing you Monday evening.
AGENDA
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, MARCH 19, 2018 6:30 P.M.
MARGUERITE BROWN MUNICIPAL CENTER
CITY HALL COUNCIL CHAMBERS
519 N. GOOSE CREEK BLVD.

VISION STATEMENT:
Goose Creek is a city that has achieved a balance between growth, the environment, and the preservation of its small town character. The city’s primary concern is for the lifelong needs of all its citizens. Goose Creek is a partnership between its government and its people in the determination of the city’s future.

MISSION STATEMENT:
Objectively guide the evolution of commercial and industrial projects creating a synergy between the business and residential community consistent with the city of Goose Creek’s vision statement.

THE PROCEDURE FOR PARTICIPATION WILL BE AS FOLLOWS:
Minor applications will be allotted three (3) minutes to present to the Board, major applications will be allotted five (5) minutes to present. Board members will be allowed to ask questions and to discuss merits of the application following the presentations. The question/discussion period by the Board will be limited to five (5) minutes for minor applications and ten (10) minutes for major applications.

AGENDA:

I. Call to Order – Chairperson Sharon Clopton

II. Review of Minutes from February 19, 2018

III. Old Business – Major Applications
A. Popeyes – Elevations, Colors, Materials
B. E-Z Auto Now – Site, Landscaping, Elevations, Colors, Materials

IV. Comments from Board

V. Comments from Staff

VI. Adjournment

Please note this Agenda was posted at City Hall and on the City Website prior to meeting.
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, David Cantrill, Sharon Clopton, Tom Risso.
Absent: Lisa Burdick
Staff Present: Kara Browder, Brenda Moneer

II. Review of Minutes from December 18, 2017, and January 16, 2018

Motion: Approve the minutes as presented., Moved by Joel Arenson,
Seconded by Gary Becker.
Discussion: There was none.
Vote: All voted in favor. (summary: Yes = 5).

III. Old Business – Minor Applications

A. CiCis – Wall Mount Sign

The applicant was not present.

B. Splash-N-Dash Vacuum Systems

The applicant presented the revised application to the Board. He mentioned the color of the hoses would be changed to black, and the stantions would also be black. The applicant mentioned the coin vacuums would remain per the owner. Chairperson Clopton inquired to the applicant if the new system would consist of ten vacuuming arches. The applicant confirmed it would, and stated the design would still be installed at an angle as shown in the submittal. Chairperson Clopton inquired if the vacuums would have a cover over them. The applicant stated no. There was discussion about the recoating of the equipment with a satin black.
Motion: Approve the application as submitted contingent upon the arches and hoses to be a black and satin color., Moved by Joel Arenson, Seconded by Gary Becker.

Discussion: Chairperson Clopton inquired about the location and color of the collection container. The applicant stated that it would be located at the front left corner of the property, and is a chrome color. Mr. Arenson inquired if each arch had individual pumps. The applicant stated it would all be contained in the one vacuum pump. The applicant also noted they could provide landscaping around the pump area along Red Bank Road if needed, and presented a landscaping plan. There was discussion about the types of shrubs to be used for screening. Mr. Cantrill inquired about the height of the pump. The applicant stated it is approximately 3’ x 3’ x 5’ tall.

Vote: All voted in favor. (summary: Yes = 5).

A. CiCis – Wall Mount Sign and Tenant Panel

The applicant presented the application to the Board with the modifications to the tenant panel. Chairperson Clopton inquired to the applicant if the building signage had been installed, and if the tenant panel would match the façade signage. The applicant stated that was correct. Mr. Becker inquired if the background would be red as submitted. The applicant answered yes. There was a brief discussion about the condition of the building. There was also discussion about the modified tenant panel not matching the façade signage. Staff mentioned that the applicant and the owner was informed that the Board would like to see both signs match. The applicant presented alternate options. The Board discussed and chose Alternative “A”.

Motion: Approve the application as submitted with the application modification of the alternative “A” tenant panel., Moved by David Cantrill, Seconded by Gary Becker.

Discussion: There was none.

Vote: All voted in favor. (summary: Yes = 5).

C. American Heritage Ambulance - Signage

The representative presented the application to the Board. There was a brief discussion about the location of the proposed and previous signage. Staff noted the applicant had amended the application for the freestanding sign to meet the ordinance criteria. Chairperson Clopton inquired about the frame on the building sign. The applicant stated black. It was confirmed this would remain black. There was discussion about the road signage colors, and the panel on the building to be replaced. Mr. Cantrill inquired if it was lit. The applicant stated no. Chairperson Clopton asked if the road signage was dual sided. There was a detailed discussion about the road sign base, landscaping and color, lettering font to be a navy color and matching on both the building and road signage.
Motion: Approve the application as submitted with the stipulation that the font and color of the lettering match on the building and road signage which is a dark blue., Moved by Joel Arenson, Seconded by Gary Becker.

Discussion: There was none.

Vote: All voted in favor. (summary: Yes = 5).

D. All State Insurance – Signage

The representative presented the application to the Board. There was discussion regarding the criteria for maximum allowable tenant panels. Staff stated that the tenant panels are within the size of the shopping center signage

Motion: Approve the application as submitted for the wall mounted sign., Moved by Joel Arenson, Seconded by Tom Risso.

Discussion: Mr. Cantrill suggested the tenant panel be white with blue in keeping with the practice of matching the tenant panel and wall mount sign.

Motion: Mr. Arenson amended his motion to add the stipulation that the tenant panel consist of a white panel with blue lettering, Seconded by Tom Risso

Vote: All voted in favor. (summary: Yes = 5).

E. State Farm – Signage

The representative presented the application to the Board. Chairperson Clopton verified the tenant panel would be white with red lettering. The applicant agreed it would.

Motion: Approve the application as submitted for the wall mounted sign., Moved by Tom Risso, Seconded by David Cantrill.

Discussion: There was none.

Vote: All voted in favor. (summary: Yes = 5).

F. MoMo - Signage

The representative presented the application to the Board. Chairperson Clopton inquired if the awnings were existing. The applicant stated yes. There was discussion about the type of business.

Motion: Approve the application as submitted for the wall mounted sign., Moved by Tom Risso, Seconded by Joel Arenson.

Discussion: Chairperson Clopton inquired if the previous signage was still there, and inquired about the condition of the façade of the building. The applicant
stated he thought it was gone. The applicant stated he would relay that to the business.

**Motion:** Mr. Risso amended his motion contingent upon refurbishing the raceway as necessary. The applicant stated he would relay to the business. Mr. Arneson seconded the amended motion.

**Discussion:** Mr. Cantrill inquired about the height of the signage. The applicant stated it would be installed as shown in the proposal.

**Vote:** All voted in favor. *(summary: Yes = 5).*

### G. Pet Rest – Front Elevation Modifications

The representative presented the application, material and color samples to the Board. There was discussion about the scope of work, included the materials specifications and colors to match the existing. The applicant added the colors would match the existing.

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

**Discussion:** There was none.

**Vote:** All voted in favor. *(summary: Yes = 5).*

### IV. New Business – Major Applications

#### H. Popeyes – Site, Landscaping, Elevations, Colors and Materials

Mr. David Banks presented the application to include the site, landscaping, elevations, colors and materials to the Board. There was discussion about the current building demo. Mr. Banks stated that the landscaping was altered a bit due to the power lines that run diagonally across the property. He added the signage would come later. Chairperson Clopton inquired about buffers. Staff added with like uses a buffer would not be required because of the like zoning at the side and rear. There was discussion about the fencing on the adjacent property. Mr. Arenson inquired about the HVAC system location, and the dumpster enclosure. Mr. Banks stated the HVAC would be a roof top system and the dumpster enclosure would match the building. There was a lengthy discussion about the colors as proposed, and the drive-thru location. Chairperson Clopton stated concern for the yellow beige color.

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

**Discussion:** Mr. Cantrill asked for clarification on the green accents. The representative stated they were a fixed shutter. Staff pointed out the rendering did not show the roof top equipment completely screened. The applicant stated the plans did address that, however, they had not incorporated that into the color rendering. The Board requested the spacing be a more equal
space between each shutter. Mr. Becker asked if they could propose a
different color in lieu of the gold.

**Vote:** Chairperson Clopton requested a roll call vote. Joel Arenson, No; Gary
Becker, No; David Cantrill, No; Sharon Clopton, No; Tom Risso, Yes. Motion
Failed. (summary: Yes = 1; No 4).

**Discussion:** Chairperson Clopton requested that the applicant bring back the
application with an alternate color scheme. Mr. Banks asked the Board if
they would consider approval of site and landscaping, and review colors at
a future date.

**Motion:** Approve the application as submitted minus the color scheme, and revisit
the colors at a later date. **Moved by** Tom Risso, **Seconded by** David
Cantrill.

**Vote:** All voted in favor. (summary: Yes = 5).

I. **E-Z Auto Now – Site, Landscaping, Elevations, Colors and Materials**

Ms. Ashley Blauser-Silva presented the application to include the site, landscaping, floorplans,
elevations, colors, and materials to the Board. She detailed the location on Red Bank Road. There
was a lengthy discussion about the landscaping, lighting, and lack of architectural interest in the
elevations. There was additional discussion about the signage, fencing, landscaping buffer,
easements and setbacks. Chairperson Clopton stated concern for the elevations, and lack of
architectural interest with materials or color. The applicant stated she was looking for a clean
look, and proposed an awning over the entry doors.

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

**Discussion:** There were suggestions to add some architectural features to the
elevations.

**Vote:** Chairperson Clopton requested a roll call vote. Joel Arenson, No; Gary
Becker, No; David Cantrill, No; Sharon Clopton, No; Tom Risso, Yes. Motion
Failed. (summary: Yes = 1; No 4).

J. **Walmart - Elevations, Colors and Signage**

Mr. Chris Carlson presented the application to include the elevations, colors and signage to the
Board, along with color samples. There was discussion about the modifications to the signage
proposal to meet the sign ordinance regulations. The Board stated concern for the use of the
orange on the entire corner. Mr. Carlson stated he could box an area of orange behind the “pick-
up” signage. The Board stated favor for that modification. There was discussion about the
quantity of signage on the front elevation, and the sides to meet the zoning ordinance. Staff also
mentioned the square footage exceeded the maximum allowance, however if the calculations
were per channel letter, they would meet the requirements. Mr. Cantrill inquired about the tree
located in front of the Plantation North Corner. Mr. Carlson stated they would propose to relocate the tree and freshen up the landscaping in that corner. The applicant detailed the colors with the color samples.

Motion: Approve the application as submitted with the stipulation that the orange be limited to a box around the pick-up sign rather than the entire corner portion of the facade., Moved by Tom Risso, Seconded by Joel Arenson.

Discussion: There was none.

Vote: All voted in favor. (summary: Yes = 5).

V. Comments from the Board

Chairperson Clopton mentioned the shopping center signage on Red Bank Road still did not have the landscaping installed as per the approval. She also mentioned the Mattress Firm was using a waving balloon on weekends, and that there was a banner with permanent wording information located at the First Baptist Church that needed Staff to check into. She mentioned it was hanging over their LED sign. Chairperson Clopton inquired to staff about the number of shopping center signage for the Crowfield Village. Staff stated they would address this with the owners. Chairperson Clopton informed staff that the Mexican Tequileria had been painted a different color with no ARB review. Mr. Cantrill inquired about the Starbucks. Staff noted the applicant was approved to remove the asbestos from DHEC, however they are waiting on Corporate. There was a brief discussion about the pumps at the Time to Shine, and how Staff is currently working with the owner to resolve the screening issue around the pumps.

VI. Comments from Staff

Ms. Browder had no additional comments.

VII. Adjournment

Motion: Motion to adjourn at 8:16 pm., Action: Adjourn, Moved by Tom Risso, Seconded by Joel Arenson.

Discussion: There was none.

Vote: All voted in favor. (summary: Yes = 5).

________________________________________ Date____________________________
Sharon Clopton, Chairperson
PROJECT: Popeyes

LOCATION: 135 St James Ave

This commercial development is located on the corner lot at St. James Ave. and Etling Ave. where the Berchador was located years ago.

The applicant will be presenting plans to build a Popeyes sitdown restaurant with drive thru.

The applicant has been working in conjunction with SCDOT to configure the access/egress for this property as shown on the civil plans submitted to Planning.

Site – Street View – Existing Berchador Building provided by Google™ “street view January 2017”
SPECIFICATIONS:

DIVISION 7: THERMAL AND MOISTURE PROTECTION

1. INSULATION: 2" EPS (EXTERIOR) - INDOOR "S" STANDING SEAM FLUSHING (INSULATED DIAMOND FACE), 1" EPS STANDING SEAM FLUSHING (INSULATED DIAMOND FACE)

2. METAL SHEATHING:
   a. SPECIAL: 24" X 24" INSULATED SHEET METAL, GUTTER, CABLE TIE BOWS, FLUSHING, STANDARD GUTTER, STANDARD BOW, STANDOFF BOW, STANDARD GUTTER
   b. SPECIAL: 24" X 24" INSULATED SHEET METAL, GUTTER, CABLE TIE BOWS, FLUSHING, STANDARD GUTTER, STANDARD BOW, STANDOFF BOW, STANDARD GUTTER

3. METAL SHEATHING:
   a. SPECIAL: 24" X 24" INSULATED SHEET METAL, GUTTER, CABLE TIE BOWS, FLUSHING, STANDARD GUTTER, STANDARD BOW, STANDOFF BOW, STANDARD GUTTER
   b. SPECIAL: 24" X 24" INSULATED SHEET METAL, GUTTER, CABLE TIE BOWS, FLUSHING, STANDARD GUTTER, STANDARD BOW, STANDOFF BOW, STANDARD GUTTER

4. METAL SHEATHING:
   a. SPECIAL: 24" X 24" INSULATED SHEET METAL, GUTTER, CABLE TIE BOWS, FLUSHING, STANDARD GUTTER, STANDARD BOW, STANDOFF BOW, STANDARD GUTTER
   b. SPECIAL: 24" X 24" INSULATED SHEET METAL, GUTTER, CABLE TIE BOWS, FLUSHING, STANDARD GUTTER, STANDARD BOW, STANDOFF BOW, STANDARD GUTTER

5. METAL SHEATHING:
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   b. SPECIAL: 24" X 24" INSULATED SHEET METAL, GUTTER, CABLE TIE BOWS, FLUSHING, STANDARD GUTTER, STANDARD BOW, STANDOFF BOW, STANDARD GUTTER

6. METAL SHEATHING:
   a. SPECIAL: 24" X 24" INSULATED SHEET METAL, GUTTER, CABLE TIE BOWS, FLUSHING, STANDARD GUTTER, STANDARD BOW, STANDOFF BOW, STANDARD GUTTER
   b. SPECIAL: 24" X 24" INSULATED SHEET METAL, GUTTER, CABLE TIE BOWS, FLUSHING, STANDARD GUTTER, STANDARD BOW, STANDOFF BOW, STANDARD GUTTER

7. METAL SHEATHING:
   a. SPECIAL: 24" X 24" INSULATED SHEET METAL, GUTTER, CABLE TIE BOWS, FLUSHING, STANDARD GUTTER, STANDARD BOW, STANDOFF BOW, STANDARD GUTTER
   b. SPECIAL: 24" X 24" INSULATED SHEET METAL, GUTTER, CABLE TIE BOWS, FLUSHING, STANDARD GUTTER, STANDARD BOW, STANDOFF BOW, STANDARD GUTTER

8. METAL SHEATHING:
   a. SPECIAL: 24" X 24" INSULATED SHEET METAL, GUTTER, CABLE TIE BOWS, FLUSHING, STANDARD GUTTER, STANDARD BOW, STANDOFF BOW, STANDARD GUTTER
   b. SPECIAL: 24" X 24" INSULATED SHEET METAL, GUTTER, CABLE TIE BOWS, FLUSHING, STANDARD GUTTER, STANDARD BOW, STANDOFF BOW, STANDARD GUTTER

9. METAL SHEATHING:
   a. SPECIAL: 24" X 24" INSULATED SHEET METAL, GUTTER, CABLE TIE BOWS, FLUSHING, STANDARD GUTTER, STANDARD BOW, STANDOFF BOW, STANDARD GUTTER
   b. SPECIAL: 24" X 24" INSULATED SHEET METAL, GUTTER, CABLE TIE BOWS, FLUSHING, STANDARD GUTTER, STANDARD BOW, STANDOFF BOW, STANDARD GUTTER

10. METAL SHEATHING:
   a. SPECIAL: 24" X 24" INSULATED SHEET METAL, GUTTER, CABLE TIE BOWS, FLUSHING, STANDARD GUTTER, STANDARD BOW, STANDOFF BOW, STANDARD GUTTER
1. INSTALLATION: INSTALL IN ACCORDANCE WITH MANUFACTURER'S DEFLECTION. INSURE FRAMING PROFILES MEET INSTALLATION PERFORMANCE HARDWARE SCHEDULE.

2. ALUMINUM ENTRANCE DOORS: REFER TO CONSTRUCTION DRAWINGS AND SPECIFICATIONS.

3. PANIC HARDWARE: WHEN PANIC HARDWARE IS REQUIRED ON EXTERIOR WALL TRIM. SEE EXTERIOR ELEVATIONS FOR FINISH.

4. DRIVE-THRU SERVICE WINDOW: THE DRIVE-THRU SERVICE WINDOW WILL BE BASED UPON DRAWINGS. COLOR TO BE DARK BRONZE - MANUFACTURER'S SPECIFICATIONS.

GENERAL PROVISIONS

SUPPLIED & INSTALLED BY G.C. VERIFY EXACT TYPE OF WINDOW WITH PLANS.

SEC. 8D: GLAZING

NOTE: VERIFY DIMENSIONS.

NOTE: SEE 6/A12 FOR EFFECT A WATERTIGHT JOB.

NOTE: PROVIDE COMPLIANCE WITH LOCAL CODE REQUIREMENTS INCLUDING WIND RESISTANCE, 25 PSF MIN., SNOW LOAD, 20 PSF MIN. GLAZING PANELS REQUIRED TO VALIDATE MATERIALS REPLACEMENT WARRANTY.

ULTRA VIOLET DEGRADATION LEVELS ARE TO MEET MANUFACTURER'S REQUIREMENTS TO PROVE THE INSTALLATION WATERTIGHT BY SPRAYING ALL JOINTS WITH A GARDEN HOSE WITH NOZZLE SET FOR MAXIMUM PRESSURE.

OWNER SHALL BE REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER.

GUARANTEES AND WARRANTIES: AT THE COMPLETION OF THE GLAZING, THE FOLLOWING COMPONENTS TO BE MANUFACTURED AND INSTALLED BY THE GENERAL CONTRACTOR:

- DUMPSTER GATES
- SHUTTERS
- LADDER
- AWNINGS
- GUARD RAIL
- MENU CANOPY
- CLEARANCE BAR
- D/T WINDOW CANOPY

THE FOLLOWING COMPONENTS CAN BE PURCHASED AND INSTALLED BY THE GENERAL CONTRACTOR:

- GREASE & CO2
- GREASE REMOVAL PIPE
- SAFETY YELLOW (EP-9)
- 6" Ø STEEL BOLLARD TOP @ 4'-6" A.F.F.
- 5'-0" STANDING SEAM ROOF

THE FOLLOWING COMPONENTS TO BE MANUFACTURED AND INSTALLED BY THE GENERAL CONTRACTOR:

- POPE031020S - MOCHA BROWN* STANDING SEAM ROOF
- POPE021028S - EXOTIC RED EFIS TRIM
- (3) LARGE VARIOUS EXPRESSED POSTS 5'-0" TO MATCH STOREFRONT
- (5) SMALL VARIOUS EXPRESSED POSTS 2'-10" TO MATCH STOREFRONT

EXTERIOR FINISH SCHEDULE

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<tr>
<th>WORK</th>
<th>FLOOR</th>
<th>MATERIAL</th>
<th>SPECIFICATION</th>
<th>COLOR</th>
<th>PRICE</th>
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POPEYES 46-SEAT BLDG
2268 S.F. GROSS

20' REAR SETBACK
20' FRONT SETBACK
10' FRONT SETBACK

ZONED: GC

Symbol
Qty
Label
Arrangement
LLF
Lum. Watts
Description

Calculation Summary; LMF = 1.00

Label
Units
Avg
Max
Min
Avg/Min
Max/Min

Popeyes Lot
Fc
4.50
9.1
1.1
4.09
8.27

ADDITIONAL EQUIPMENT REQUIRED:
(5) CL-SSP-4011-25-07-BZ
(5) PB-2A-BZ
(10) OSQ-A-BZ

PROPOSED POLES MEET 120MPH SUSTAINED WIND LOADS

**CUSTOMER TO VERIFY MOUNTING, VOLTAGE, AND COLOR PRIOR TO PLACING ORDER

The total height of the light pole is 27 feet.
STAFF REPORT ARCHITECTURAL REVIEW BOARD

APPLICATION FOR
PROPERTY LOCATED AT 207 RED BANK ROAD
TMS # 244-13-03-008, 244-13-03-009, 244-13-03-010, 244-13-03-011

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<tr>
<th>Date of Meeting:</th>
<th>02/19/2018</th>
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<tr>
<td>Subject:</td>
<td>New Construction, Bldg. Elev., Site, Landscaping, Lighting</td>
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Proposal:
The applicant Ashley Blauser-Silva, E-Z Auto Now will be presenting an application for a new commercial building consisting of plans for building to include elevations, colors, materials, landscaping, site, and photometrics.

Background: The .084 acre site will be the result of combining the four parcels currently addressed as 207, 209, 211 and 213 Red Bank Rd.