

**MINUTES  
CITY OF GOOSE CREEK  
ARCHITECTURAL REVIEW BOARD MEETING  
TUESDAY, FEBRUARY 18, 2019, 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  
**Present:** Gary Becker, Lisa Burdick, David Cantrill, Sharon Clopton, Ricky  
Dresel, Tom Risso, Jen Wise  
**Absent:** Lisa Burdick  
**Staff Present:** Daniel Moore, Brenda Moneer  
**Council Present:** none

**II. Review of Minutes from January 22, 2019**

**Motion:** Approve the minutes as presented., **Moved by** Gary Becker,  
**Seconded by** David Cantrill.  
**Discussion:** There was none.  
**Vote:** All voted in favor. 6-0

**III. New Business – Minor Applications**

**A. Roper Medical Center, 149 St. James Ave. – Signage**

A representative presented the application and color samples to the Board. He noted that this submittal is rebranding existing signage with logo and brand colors. Chairperson Clopton inquired about the freestanding sign. The applicant stated the directory sign would be material and color changes only.

**Motion:** Approve the application as submitted. **Moved by** Tom Risso, **Seconded by**  
David Cantrill.  
**Discussion:** There was none.  
**Vote:** All voted in favor. 6-0

## **B. Pinnacle 1 Goose Creek, 300 Red Bank Road - Signage**

The representative presented the application with color samples to the Board. There was discussion about the wall mount sign, lighting and mounting. The representative stated the wall mount would not be lit. The representative outlined the freestanding sign, with aluminum panels for the base. He stated that rocks and gravel were at the sign base, therefore he did not add any landscaping. There was discussion regarding the sign base color matching the building. The Board requested that the sign base would need to match the building. Staff mentioned the property lines, and the street access/egress, Tomanda Court.

**Motion:** Approve the application as submitted contingent upon painting the sign base to match the building. **Moved by** Tom Risso, **Seconded by** Gary Becker.

**Discussion:** Mr. Cantrill inquired if the approval would be contingent upon Staff to determine whether the sign could be installed there. Mr. Moore stated the application could receive approval, and Staff would ensure that the location would conform to the ordinance.

**Vote:** All voted in favor. 6-0

## **IV. Old Business – Major Applications**

### **C. Goose Creek Villages, Plantation North Blvd.**

Kevin Whalley, Project Architect, presented the revised elevations to the Board. Mr. Whalley pointed out a unique sundial feature within the roundabout. He noted the building materials had been modified, adding that the applicant would prefer the blue canopies as shown in the renderings. There was some discussion as to the actual color for the blue. The applicant stated that they were wanting to vary from the Walmart blue. There was some discussion regarding HVAC RTU screening, parking requirements, and dumpster enclosures.

**Motion:** Approve the application as submitted, noting the materials for the roundabout match the building materials, and the blue is approved through City Planning. **Moved by** Gary Becker, **Seconded by** David Cantrill.

**Discussion:** There was also a discussion regarding sign uniformity for the entire project.

**Vote:** All voted in favor. 6-0

## **V. New Business – Major Applications**

### **D. Fresenius – Waters Creek – Baxter Brown Way - Site, Landscape, Elevations, Materials, Colors**

Mr. Richard King, of Dunn and Dalton Architects, presented the application to the Board. He noted that this was brought to the Board back in June of 2017 for a different site location. Mr. King noted that the other location did not move forward which led them to find a new site for the project. He noted the application was basically the same with few modifications. Mr. Will Rogan, of Cypress Engineering, noted the location, site, and orientation of the proposed structure, along with building entrance, parking lot, landscaping, and the dumpster enclosure location. There was discussion regarding dumpster enclosure materials. Chairperson Clopton inquired if the dumpster enclosure could incorporate some brick. Mr. Rogan stated they could utilize brick similar to the building. There was a detailed discussion about the orientation of the building.

**Motion:** Approve the application as submitted with the exception that the dumpster is screened on three sides in the same fashion as the screening for the generators and transformer with the wooden front doors. **Moved by** Tom Risso, **Seconded by** David Cantrill.

**Discussion:** There was none.

**Vote:** Five voted in favor, one opposed. (5-1) Motion carried.

#### **E. Hire Quest – Crowfield Plantation – 111 Springhall Drive – Site, Landscape, Elevations, Materials, Colors**

Mr. John Crouch, Project Architect, presented the application and materials to the Board. Mr. Crouch noted this addition would match the existing materials and colors as the existing building. There was detailed discussion regarding existing and proposed building materials, landscaping, parking and the dumpster enclosure.

**Motion:** Approve the application as submitted. **Moved by** Tom Risso, **Seconded by** Gary Becker.

**Discussion:** Mr. Dresel inquired if the Crowfield ARB had given approval. The applicant stated yes.

**Vote:** All voted in favor. 6-0

#### **F. Southern Twist – 117 S. Goose Creek Blvd. – Parking Lot, Dumpster Encl., Landscaping**

Mr. Trey Linton, Civil Engineer with Forsberg Engineering and Surveying presented the application to the Board. Mr. Linton presented the application to include curb and gutter along with the 5' landscape buffer along S. Goose Creek Blvd. and additional landscaping around the parking lot perimeter. There was discussion regarding the properties to abandon property lines to create one lot and create parking for the building to conform with the ordinance. Mr. Cantrill inquired if the lot would connect with the Auto repair business. Mr. Linton stated that they do not own lot 3, with the owner allowing them access. Mr. Moore stated that the parking would

be required to be combined into one lot and added that the area designated on the proposed plans as hydroseeded would not be able to be used for overflow parking. He stated it is acceptable as proposed, noting an intention for overflow would not be conforming to the ordinance. Chairperson Clopton inquired about the dumpster enclosure materials. Mr. Linton stated that it would be a typical concrete dumpster pad with a wooden privacy fence. She inquired if it would be painted to match the building. Mr. Linton stated he did not believe there were plans to paint it. There was discussion regarding the dumpster enclosure and current location, and materials and color of the building. Mr. Becker inquired about the RTU screening. Mr. Carr stated he was aware that they would be required to provide RTU screening. There was discussion that the building review would be forthcoming.

**Motion:** Approve the application as submitted, contingent upon the dumpster screening being painted to match the building. **Moved by** David Cantrill, **Seconded by** Ricky Dresel.

**Discussion:** Mr. Risso inquired about specification for the materials of the dumpster enclosure. There was concern expressed for the RTU screening. Staff stated that could be addressed at time of the building application.

**Vote:** Chairperson Clopton requested a roll call vote: Gary Becker, Yes; David Cantrill, Yes; Sharon Clopton, No; Rickey Dresel, Yes; Tom Risso, Yes; Jen Wise, Yes. Motion carried (5-1).

Chairperson Clopton inquired if anyone in the audience had comment. One person in the audience inquired why the requirements were not previously enforced. Chairperson stated that location at one time was not in the City. Staff stated that it was prior to the ordinance language revisions and is required to be brought into conformance at time the structure is modified.

## VI. Comments from The Board

There was a brief discussion about signage in the Crowfield Industrial Park.

## VII. Comments from Staff

Mr. Moore updated the Board regarding the Director position.

## VIII. Adjournment

**Motion:** Motion to adjourn at 7:57 pm., **Action:** Adjourn, **Moved by** Tom Risso, **Seconded by** Rickey Dresel.

**Discussion:** There was none.

**Vote:** All voted in favor. (6-0)

\_\_\_\_\_ Date \_\_\_\_\_  
Sharon Clopton, Chairperson