



THE CITY OF
GOOSE CREEK

BERKELEY CO. EST. 1961 SO. CAROLINA

**SUPPORTING MATERIALS FOR
ARCHITECTURAL REVIEW BOARD**

**MONDAY, APRIL 20, 2020
5:00 PM**

**MARGUERITE BROWN MUNICIPAL CENTER
CITY HALL COUNCIL CHAMBERS
519 N. GOOSE CREEK BLVD.
GOOSE CREEK, SOUTH CAROLINA**

MEMORANDUM

TO: MEMBERS OF THE ARCHITECTURAL REVIEW BOARD

FROM: BRENDA MONEER, PLANNING TECHNICIAN

DATE: APRIL 6, 2020

SUBJECT: MEETING NOTIFICATION

WHERE: VIRTUAL ZOOM MEETING ONLINE

This is to remind everyone that the next meeting of the Architectural Review Board is scheduled for Monday, April 20, 2020 at 5:00 p.m. via the zoom link as provided.

Please review the enclosed packet. Should you have any questions or comments prior to Monday's meeting, please do not hesitate to contact myself @ (x1116) or Mark Brodeur, Planning and Zoning Director(x.1118) at 843-797-6220.



MINUTES

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, FEBRUARY 17, 2020, 6:30 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER
519 N. GOOSE CREEK BOULEVARD**

I. CALL TO ORDER

Vice Chairman Risso called the meeting to order at 6:30 p.m.

II. ROLL CALL

Present: Gary Becker; Ricky Dresel; Tom Risso; David Cantrill; Jen Wise
Absent: Sharon Clopton; Lisa Burdick
Staff Present: Assistant City Administrator Daniel Moore; Director of Planning and Zoning Mark Brodeur

III. REVIEW OF MINUTES FROM JANUARY 21, 2019

Motion: A motion was made to approve the minutes from January 21, 2019. **Moved by** Board Member Becker, **Seconded by** Board Member Cantrill.
Discussion: There was none.
Vote: All voted in favor(5-0). Motion carried.

IV. OLD BUSINESS - MINOR APPLICATIONS

A) FOOD LION – 142 ST. JAMES AVE- EXISTING AWNING PAINT

A representative was not present. The board revisited this item later in the meeting.

B) PLANTATION POINT – 5 S. ALLIANCE DRIVE – DUMPSTER ENCLOSURE EXPANSION PLAN

The representative stated he would like to expand the dumpster enclosure to store carts for his tenant Dollar General. He stated he would also like to add an additional dumpster bringing the quantity of dumpsters from two (2) to three (3). He stated he would like to expand twelve (12) feet in the back. Discussion regarding raising the height of the fence ensued as the dumpsters are currently visible over the fence. The representative stated currently he has two (2) eight-yard dumpsters located on the property. He stated he would like to change that to three (3) four-yard dumpsters. Board Member Becker inquired if the representative considered penalizing the renters for leaving a mess on the property. The representative stated he tries to work with his renters. He stated he asked Dollar General to pay for the expansion and they agreed to pay part of it. Mr. Brodeur

stated the board can condition their recommendation that the dumpsters will not be visible from the top of the fence.

- Motion:** A motion was made to approve the application with the condition that the dumpster's will not protrude above the dumpster enclosure. **Moved by** Board Member Dresel, **Seconded by** Board Member Becker.
- Discussion:** The applicant stated his intention is to replace the current eight-foot dumpster with four-foot dumpsters.
- Vote:** All voted in favor (5-0). Motion carried.

V. NEW BUSINESS - MINOR APPLICATIONS

C) Dunkin Donuts – 216 St. James Ave-Wall Mount and Tenant Panel Signage

A representative was not present. The board revisited this item later in the meeting.

D) Time to Shine Car Wash – 107 Thomason Blvd – Informational Signage

A representative presented the application and a sample of the proposed signage. He stated the entrance and exits are located next to each other and it confuses customers. Discussion occurred regarding the placement of the informational signage.

- Motion:** A motion was made to approve the application as submitted. **Moved by** Board Member Dresel, **Seconded by** no one.
- Discussion:** Board Member Becker stated his concern is the reliability as screws will be inserted in the asphalt to hold the sign in place. Board Member Wise stated no curb or median is present to keep customers from hitting the sign. Mr. Brodeur stated the City does not have a requirement for the placement of directional signage. The applicant stated the sign will be installed on the concrete using concrete anchors.
- Revisited Motion:** A motion was made to approve the application as submitted. **Moved by** Board Member Dresel, **Seconded by** Board Member Cantrill.
- Vote:** All voted in favor (5-0). Motion carried.

E) Aspire – 222 Red Bank Rd – Monument Sign Face Change

A representative presented the application. She stated the applicant would like to replace the sign that was blown out during the storm in September 2019. She stated the proposed sign is updated to include their logo. She stated this does present a small height increase but will fit in the existing brick pillars. The representative stated the location of the address is also changed. She stated the applicant is proposing to have the address number 222 located on the brick pillar.

Motion: A motion was made to approve the application as submitted.
Moved by Board Member Wise, **Seconded by** Board Member Dresel.

Discussion: There was none.

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

F) Honey Blee Cosmetics LLC – 134 St. James Ave – Wall Mount and Tenant Panel Signage

A representative presented the application. He stated he proposed a cloud style sign on the front of the building which will be internally lit with LED's.

Motion: A motion was made to approve the application as submitted.
Moved by Board Member Becker, **Seconded by** Board Member Wise.

Discussion: There was none.

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

G) Bojangles – 431A ½ St. James Ave –Drive-Thru Canopy

A representative presented the application. He stated Bojangles located on St. James Ave has been closed; however, corporate has taken over this location and would like to install a drive thru canopy to bring it up to corporate standards. Board Member Wise inquired if another color besides orange can be proposed. The applicant stated the orange presented is Bojangles corporate color.

Motion: A motion was made to approve the application as submitted.
Moved by Board Member Dresel, **Seconded by** Board Member Becker.

Discussion: There was none.

Vote: Board Member Becker, Board Member Dresel, Board Member Cantrill and Vice Chairperson Risso voted in favor. Board Member Wise opposed (4-1). Motion carried.

H) Royal Lanes Family Entertainment Center – 106 Central Ave – Exterior Paint

A representative presented the application to paint the exterior of the building. She stated she has been working with a Sherman Williams paint specialist to decide the best materials, types of paint and colors. She stated the awnings will be painted red and the brick will be painted white. Board Member Wise inquired if there was another option for the red as she feels it is too bright. The representative stated the red was chosen to match the logo that is currently on the building. She stated the current awning is actually painted red but over time has faded. Board Member Risso stated the building is set way back from the road. Board Member Becker stated the board looks more at earth tones than bright colors and agreed that the proposal shows a lot of red. The representative stated the other options would be to use the blue on the awnings. She stated currently

the colors are very dark and is not perceived as a family friendly place. She stated the business is looking to change that perception with the paint change. She stated the light poles will be painted to make it look uniformed.

Motion: A motion was made to approve the application as submitted. **Moved by** Board Member Dresel, **Seconded by** Board Member Becker.

Discussion: Board Member Wise stated she would like to see a darker red or blue used on the awnings. Board Member Becker inquired if the applicant could present a different color red. The representative stated she would need to discuss that with the architect. It was suggested to just add a band of red instead of painting the entire awning red.

Vote: Board Member Becker, Board Member Dresel and Vice Chairperson Risso voted in favor. Board Member Cantrill and Board Member Wise opposed (3-2). Motion carried.

VI. NEW BUSINESS - MAJOR APPLICATIONS

I) 638 Red Bank Rd – Site, Parking, Landscape, Elevations, Color, and Material Samples

A representative presented the application. He stated they are looking to develop the final portion of the six-and-a-half-acre track located by 7-11 Gas Station and Caliber Collision. He stated the proposed site has 1 ½ acres that is able to be developed. He is proposing a 6000 square foot flex building. He stated this site is not intended to be retail as it is located 120 feet off of Red Bank Road. He stated due to this we are proposing high bay garage doors which will be located in the rear of the building. He stated the elevation in the front of the building is 22-feet which will provide visibility from the road. He stated the position of the building allows for vehicles to easily ingress and egress around the facility. He stated the intentional use for this building is for trades such as plumbers, roofers and landscaping businesses that would need to locate their equipment inside a building and be close to an area of high development. He stated the exterior material will be EIFS Stucco and painted using Sherman William color palette which he presented to the board. *(Note: the supporting documents state the upper walls will be painted the proposed color Gray Matters; columns will be painted the proposed colors Alabaster, and the lower walls will be painted the proposed color Gauntlet Gray).*

Board Member Wise stated she was not in favor of the color choice and the building looks industrial. She stated if the tenants bring in colorful signage it may bring a pop of color to the building. There was some discussion regarding how this building will look next to Caliber Collision. The representative stated this building will block a portion of Caliber Collision. He stated he would be happy to put additional landscaping between the two properties to conceal Caliber Collision. He stated the high bay doors will be located on the back. He stated dumpsters and dumpster screening is located behind the building. The dumpster screen will consist of slatted wood and will be six feet high.

The representative stated he would plant some kind of low maintenance evergreen buffer between Caliber Collision and this proposed site, per the board's request. He stated he would also incorporate pampas grass around the Magnolia trees on the islands per the board's request.

Mr. Brodeur stated he would like to see the parapet wrapped around the back to obscure the units per the ordinance. Mr. Moore stated he would recommend the board make a requirement to include the parapet, of the same material, be wrapped around roof per the ordinance to conceal rooftop units.

- Motion:** A motion was made to approve the landscape plan as submitted with the addition of evergreen shrubbery in between the two trees shown against Caliber Collision and pampas grass planted under Magnolia trees. A motion was made to approve the building and elevation submittal contingent on the request by staff to meet the code requirements to extend the parapet all the way around the roof and to be made of the same material as the building. **Moved by** Board Member Cantrill, **Seconded by** Board Member Wise.
- Discussion:** Discussion regarding the color of the building and the types of material used for the parapet ensued.
- Vote:** All voted in favor (5-0). Motion carried.

J) 219 S. Goose Creek Blvd - Building and Site Renovations

The applicant was not present. Discussion regarding the color of the building and water table ensued. It was stated the colors proposed are Yellow and Charleston Green. Board Member Wise stated without color samples she could not make a determination. Mr. Moore stated with the renovations the applicant is proposing, this site will need to be brought up to architectural code. The board revisited this item later in the meeting.

AGENDA ITEM REVISITED: DUNKIN DONUTS – 216 ST. JAMES AVE-WALL MOUNT AND TENANT PANELS SIGNAGE

The board stated they are essentially replacing the sign that is already there.

- Motion:** A motion was made to accept the application as submitted. **Moved by** Board Member Wise, **Seconded by** Board Member Dresel.
- Discussion:** There was none.
- Vote:** All voted in favor (5-0). Motion carried.

VII. COMMENTS FROM THE BOARD

Board Member Wise inquired about the structure of the packet as it was different this month. Mr. Moore stated there is a current lawsuit in the City of North Augusta where a citizen has sued the City because they made changes to the agenda in a meeting. He stated any changes to the agenda requires 24 hours' notice. It was decided to separate the

agenda and supporting materials. He stated all documents coming from the City will be separated. Board Member Wise stated throughout the PowerPoint there were several places where letters were missing. Mr. Moore stated it will be something staff will look into.

Board Member Risso inquired about the spraying and flagging on Old Moncks Corner Road. Mr. Moore stated this is underground utility work. Mr. Moore stated the companies that do underground utility work do not have to notify the City if the work being done is in the right of way. He stated they have to get approval from Berkeley County.

Board Member Wise stated she appreciated the memo's that Mr. Brodeur included in the packet.

Board Member Wise stated the work that Pat's Auto did on there building is not what the board approved. Mr. Moore stated staff will look into it. It was stated the chairs in Dairy Queen and the banner on the flooring place has been removed. Mr. Moore stated the system works.

VIII. COMMENTS FROM STAFF

Staff did not have any comments.

AGENDA ITEM REVISITED: FOOD LION – 142 ST. JAMES AVE- EXISTING AWNING PAINT

Vice Chairperson Risso stated he will now bring Food Lion back into discussion. It was stated Food Lion did not incorporate the changes that the board recommended in their application that was submitted. Mr. Moore stated if the board does not want to see the same application, he recommends denying the application with conditions.

- Motion:** A motion was made to deny the Food Lion application with the comments incorporated from the previous meeting of review.
Moved By: Board Member Risso, **Seconded By:** Board Member Becker.
- Discussion:** A Board Member inquired if the comments were documented in the minutes. Staff stated yes.
- Vote:** All voted in favor (5-0). Motion carried.

Mr. Moore stated if the applicant brings back the same application, the board can deny it outright.

AGENDA ITEM REVISITED: 219 S. GOOSE CREEK BLVD - BUILDING AND SITE RENOVATIONS

Mr. Moore stated the board needed to vote to table this item until the next meeting.

- Motion:** A motion was made to table the application for 219 S. Goose Creek Blvd. **Moved By:** Board Member Dresel, **Seconded By:** Board Member Becker.

Discussion: Discussion regarding the term tabling ensued. Mr. Moore stated that tabling this item will continue it until the next meeting.

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

IX. ADJOURNMENT

Motion: A motion was made to adjourn (7:52 p.m.) **Moved By:** Board Member Wise, **Seconded By:** Board Member Dresel.

Discussion: There was none.

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

_____ Date_____

Tom Risso, Vice Chairperson



MINOR APPLICATION: OLD BUSINESS

Food Lion

142 St. James Ave Existing
Awning Paint



Architectural Review Board

APPLICATION / INFORMATION SUMMARY

DEPARTMENT OF PLANNING AND ZONING 843-797-6220 EXT. 1118

P.O. Drawer 1768

519 N. Goose Creek Blvd.

Goose Creek, South Carolina 29445-1768

www.cityofgoosecreek.com

Fax: 843-863-5208

Property Address: <u>142 St. James Ave.</u>		TMS No.: <u>243-08-06-025</u>
Review request:	For:	Preliminary meeting date requested: <u>3-16-2020</u>
<input type="checkbox"/> Conceptual	<input type="checkbox"/> New Construction <input type="checkbox"/> Alterations / Additions	<input type="checkbox"/> Appeal Decision of Architectural Review Board
<input type="checkbox"/> Preliminary <input checked="" type="checkbox"/> Final	<input type="checkbox"/> Repairs or repaint with no changes	<input checked="" type="checkbox"/> Color Change <input type="checkbox"/> Demolition

Property Owner: <u>Beattie Family Partnership, LP</u>	Daytime phone: [REDACTED]
Applicant: <u>" "</u>	Daytime phone: [REDACTED]
ARB Meeting Representative: <u>CASEY Owens or owner Representative</u>	Contact Information: [REDACTED]
Applicant's mailing address: [REDACTED]	
City: [REDACTED]	State: [REDACTED] Zip: [REDACTED]
Applicant's e-mail address:	
Applicant's relationship: <input type="checkbox"/> Owner <input type="checkbox"/> Design Professional <input type="checkbox"/> Contractor <input type="checkbox"/> Real Estate Agent/Broker <input checked="" type="checkbox"/> Other	

Materials/Colors Used: (specific color(s)/manufacture #'s listed: samples must be presented to Board attached)
(Example: Building Materials, Exterior Colors, Landscaping, Lighting)

Colors Attached

Scope of Work: (please give a detailed description)

Color change to front awning from Red to Blue. Other small Trim Color changes as well.

See attached Photos and paint samples for description

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property or an authorized representative. I authorize the subject property to be posted and inspected, and the application to be heard by the Architectural Review Board of the City of Goose Creek on the date specified.

Applicant's signature: [Signature]

Date: 3-9-2020

Print name legibly: Michael Gault

SW 6071
Popular Gray

Interior / Exterior
Locator Number: 242-C1



FIND INTERIOR PAINT +

FIND EXTERIOR PAINT +

Save to mySW +

Add to my Project List +

< Find another color

PANTONE 647 C



Color values:

RGB	35 97 146
HEX/HTML	236192
CMYK	88 52 3 12

Please note that RGB & Hex/HTML values will differ between the for print and digital use. For the PANTONE Color Bridge Guides PANTONE Color Finder we use the M2 lighting standard to align

[Check out the Pantone Color Systems page to find out which format](#)

Buy a sample of PANTONE 647 C:

PANTONE® Simulator



PANTONE



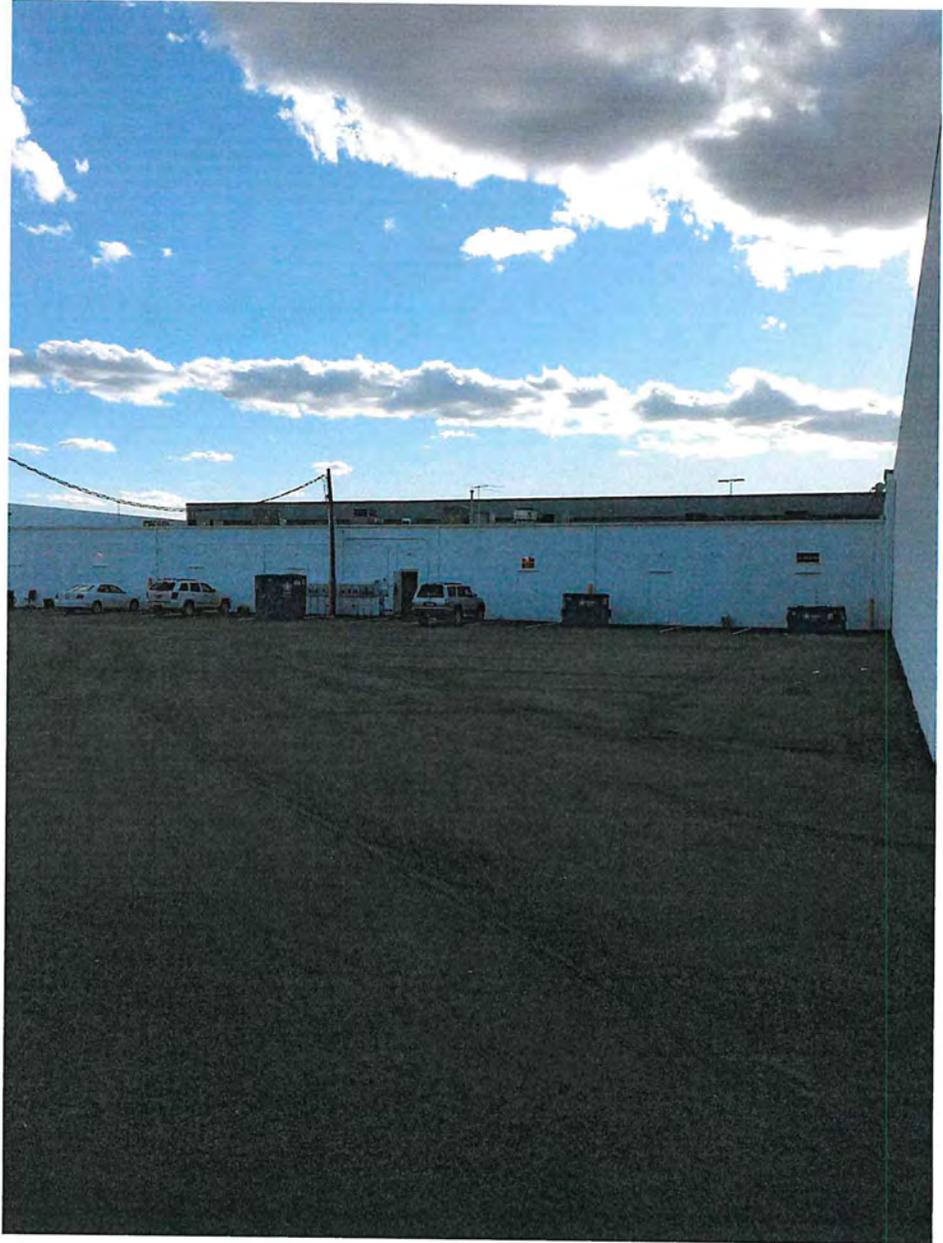




















MARTIAL ARTS - ST JAMES AVE
WALL MOUNT AND TENANT PANEL



RECEIVED
MAR 11 6 2020

BY: [Signature]

POSTED

OFFICE USE ONLY	
PERMIT #:	041383
AMOUNT DUE: \$	75.00
DATE PAID:	3/6/2020

CITY OF GOOSE CREEK SIGN PERMIT APPLICATION

Today's Date: 03/06/2020 Permit Fee: \$75.00

1. Business Owner TEAM MARTIAL ARTS Business Phone 843-324-5992
 Name of Business TEAM MARTIAL ARTS Alternate Phone _____
 Street Address of Business 214 ST. JAMES AVE; SUITE 240
 Landlord/Lessor _____ Landlord's Phone _____
 Sign Company CHARLESTON SIGN LLC Sign Co. Phone 843-529-1414
 Sign Co. Contact DAVID PINELLO Sign Co. Address 4200 DORCHESTER RD.

2. Cost of Sign(s) \$ 0 Sign Installation Cost \$ 3566.00 Total Cost \$ 3566.00

3. How many signs are you applying for? (2) How many signs does this business already have? 0

4. What kind of signs does this business already have? NEW BUSINESS IN SUITE None

5. What type of business is applying for this sign permit:
 A. A stand alone business? Yes No
 B. A part of a shopping center? Yes No If yes, shopping center name: SHANNON PARK

6. What is the TMS number for this property? 243 - 04 - 00 - 026

7. What is the front setback of the business in feet? 375' (The distance from the front property line to the front of business)
 A. For corner lots only, what is the front setback for second street frontage in feet? N/A

8. What is the width of the business in feet? 22' (The distance from wall to wall)
 A. For corner lots only, what is the width of the business for second street frontage in feet? NA

9. What is the property's road frontage in feet? 22' (This only applies to shopping centers erecting a freestanding sign)

10. Please attach photos showing:
 A. The storefront in relation to adjacent businesses;
 B. The specific location of proposed sign(s) on the property or building; and
 C. The actual sign if it already exists.

11. Please attach drawings of each proposed sign showing (drawn to scale) :
 A. The completed sign as it will actually appear on the building
 B. All dimensions;
 C. Where the colors will appear;
 D. The location on the property (on a plat) of proposed & existing freestanding signs
 E. The location on the building of proposed & existing building signs

OFFICE USE ONLY	
MAX. NO. OF ALLOWED SIGNS:	_____
MAX ALLOWED SIGN AREA:	_____

12. Please attach swatches, samples, and/or paint chips of all proposed colors to the application.

13. Please complete the Sign Information Table located on the following page.

14. You are required to attend the Architectural Review Board meeting in which your sign application is reviewed.
 • Please submit this application by the 1st Monday of the month for consideration that month by the ARB.
 • The ARB meets on the 3rd Monday of each month. (Please see attached ARB schedule for application deadlines and meetings.)

RECEIVED

MAR 9 2020

BY: [Signature]

NOTE: Illuminated, exposed and non-exposed neon signs located on the interior of a business, which are visible from the exterior of the business, must be reviewed by the ARB. Such signs shall be included as part of a business's maximum allowable square footage of building signage, as authorized in Section 151.084 of the City Code. A "non-exposed neon sign" shall be interpreted as a neon sign that does not have externally visible neon tubing. Neon signs enclosed in plastic, glass and Plexiglas casings are considered "exposed neon signs." All electrical work must be in accordance with the City's Code of Ordinances and the National Electrical Code.

Note: This application contains multiple pages

April ARB