

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, OCTOBER 21, 2019, 6:30 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER
519 N. GOOSE CREEK BOULEVARD**

I. CALL TO ORDER

Chairperson Sharon Clopton called the meeting to order at 6:30 p.m.

II. ROLL CALL

Present: Sharon Clopton, Ricky Dresel, Gary Becker, Jen Wise, David Cantrill, Tom Risso, Lisa Burdick
Absent: None
Staff Present: Mark Brodeur, Daniel Moore, Brenda Moneer

III. REVIEW OF MINUTES FROM SEPTEMBER 16, 2019

Motion: A motion was made to approve the minutes from September 16, 2019. **Moved by** Board Member Becker, **Seconded by** Board Member Burdick.
Discussion: There was none.
Vote: All voted in favor, none opposed (7-0). Motion carried.

IV. NEW BUSINESS - MINOR APPLICATIONS

A) 209 ST. JAMES AVENUE - SERENITY BATH & BODY – WALL MOUNT SIGN

A representative presented the application, materials and color samples to the ARB. He stated they are proposing an internal lit cabinet sign for Serenity Bath & Body.

Motion: A motion was made to approve the application as submitted. **Moved by** Board Member Risso, **Seconded by** Board Member Wise.
Discussion: Chairperson Clopton stated she was concerned with the visibility of the sign due to the shade of pink. Board Member Risso stated he was concerned with the visibility of the color green for the word Serenity.
Vote: All voted in favor, none opposed (7-0). Motion carried.

B) 427 ST. JAMES AVENUE - EXTRA SPACE STORAGE – WALL MOUNT SIGN

A representative presented the application, materials and color samples to the ARB. The applicant is proposing to change the side sign from green to white to match the façade. He stated the original sign colors was previously approved based on the facade being a lighter color; however, through the review process, the facade color has changed.

Motion: A motion was made to approve the application as submitted. **Moved by** Board Member Risso, **Seconded by** Board Member Burdick.
Discussion: There was none.
Vote: All voted in favor, none opposed (7-0). Motion carried.

C) 203 RED BANK ROAD - EZ AUTO OF GOOSE CREEK – SIGNAGE

A representative presented the application, materials and color samples to the ARB. The proposal was for a facade sign and a free-standing marquee sign.

Motion: A motion was made to approve the application as submitted. **Moved by** Board Member Risso, **Seconded by** Board Member Becker.
Discussion: There was none.
Vote: All voted in favor, none opposed (7-0). Motion carried.

D) 225 RED BANK ROAD - BRAZILIAN MARKET – WALL MOUNT SIGN

A representative presented the application, materials and color samples to the ARB. He stated the proposal is for a channel letter LED lit sign. He stated the current Alpine sign will be removed. He stated the tax service sign belongs to another tenant located in the hallway on the left side of the building; however, the entire building belongs to the Brazilian Market. He stated when the existing sign is removed the tenant has to fix the face and repaint.

Motion: A motion was made to approve the application with the stipulation that when the sign is install the background all blends together. **Moved by** Board Member Risso, **Seconded by** Board Member Dresel.
Discussion: Board Member Dresel inquired if the entire length of the facade will be repainted. Board members confirmed yes.
Vote: All voted in favor, none opposed (7-0). Motion carried.

E) 205 N. GOOSE CREEK BOULEVARD - CREEKSIDE CENTER – SHOPPING CENTER SIGN

A representative presented the application, materials and color samples to the ARB. He stated they will redistribute the tenant faces; square off the peak and locate “Creek Side Center” at the top. It was stated that the panels will not look like the sample provided in the packet (black letters for the business names) as the landlord wants to give the tenants the freedom to put their logo on the panels. Discussion regarding a foot height for signs ensued. Mrs. Moneer stated the 10-foot height restriction is only applicable to stand alone businesses, not shopping centers.

- Motion:** A motion was made to approve the application as submitted. **Moved by** Board Member Risso, **Seconded by** Board Member Burdick.
- Discussion:** Mr. Brodeur stated the Fire Department inquired if addresses could be incorporated in shopping center signs. The board agreed to include the address of 205 on the sign.
- Amended Motion:** An amended motion was made to include the address on the pole above the green square, visible on both sides. **Moved by** Board Member Risso, **Seconded by** Board Member Dresel.
- Vote:** All voted in favor, none opposed (7-0). Motion carried.

F) 142 ST. JAMES AVENUE - FOOD LION – SIGNAGE AND PAINT COLORS

A representative presented the application, materials and color samples to the ARB. The representative stated the proposal is for a channel letter sign. It was stated the standard colors (Tony Taupe and Popular Gray) is what the applicant would prefer; however, the applicant provided additional color samples in case the board did not approve. It was stated the marquee sign frames will be either dark bronze or black.

- Motion:** A motion was made to approve the application as submitted. **Moved by** Board Member Risso, **Seconded by** Board Member Wise.
- Discussion:** Discussion regarding the Food Lion Go sign ensued. Mrs. Moneer stated that is a general information sign and is not going on the building.
- Vote:** All voted in favor, none opposed (7-0). Motion carried.

G) 121 S. GOOSE CREEK BOULEVARD - PAT’S AUTOMOTIVE – SIGNAGE AND PAINT COLORS

A representative presented the proposed sign application to the ARB. He stated he is proposing a double-sided internally lit projected sign that will be projected five feet from the building.

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

Discussion: There was none.

Vote: All voted in favor, none opposed (7-0). Motion carried.

The owner presented the application, materials and color samples to ARB. He stated the proposed colors are Cobalt Blue and Supernova Gray. Discussion ensued regarding a back wall that is currently exposed. He stated the back wall will be cut down.

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

Discussion: There was none.

Vote: All voted in favor, none opposed (7-0). Motion carried.

NEW BUSINESS - Major Applications

H) 428 RED BANK RD -SITE, PARKING LOT, LANDSCAPING

Mr. Brodeur spoke on the applicant's behalf as no one was present. He stated the project is a parking lot improvement plan. He stated the applicant presented a site plan to City staff that was out of code. City staff proposed adding a significant amount of landscaping to the site as well as the necessary improvements to bring the parking lot up to code. Mr. Brodeur presented the landscape plan to the board. Questions regarding lighting ensued. Mr. Brodeur stated lighting will be incorporated with the building plans. Staff made the recommendation to remove the pole signs. Mr. Brodeur stated he wanted to state for the record this is not a plan for approval of the buildings or signage, this is simply an improvement plan for the parking and striping of the parking lot.

Motion: A motion was made to approve the application as submitted contingent upon the removal of the two pole signs. **Moved by** Board Member Cantrill, **Seconded by** Board Member Dresel.

Discussion: There was none.

Vote: All voted in favor, none opposed (7-0). Motion carried.

VI. Comments from The Board

Board Member Becker stated he does not remember approving the Kid Planet Signage. Mrs. Moneer stated the first proposal was in June of 2017 and the final approval was in June of 2018. Board Member Becker was concerned with the removal of landscaping. Mr. Brodeur stated he will make a site visit to discuss landscaping. A Board Member inquired about monument signs as they block vision. He suggested moving the monument signs further back

for newer developments. Chairperson Clopton inquired about the unauthorized painting of Cube Smart. Mrs. Moneer stated Cube Smart will come before the ARB in November.

VII. Comments from Staff

Mr. Brodeur thanked the board for working with staff to hold a special meeting for Prodigy. Mrs. Moneer provided the following updates: 105 Thomason Blvd have painted their façade; Tire Choice is currently installing the bases to their monument signs, and a Time to Shine took down their illegal signs and will work with staff regarding directional signage. She stated an end of year boards and commission party will be held on December 5, 2019 at the Crowfield Country Club. She stated training will be held Wednesday evening. Chairperson Clopton stated Dairy Queen is using chairs to block parking and stated they need to install curbing or something more acceptable.

EZ AUTO -LIGHTING: A representative of EZ Auto brought a sample of goose light lighting to show the board. The representative requested of the board to approve two (2) additional lights for a total of four (4) lights.

Motion: A motion was made to accept the light style and the two (2) additional lights for EZ Auto. **Moved By:** Board Member Risso, **Seconded By:** Board Member Cantrill.

Discussion: Board Member Wise inquired about a canopy. It was sated the canopy was previously approved.

Vote: All voted in favor, none opposed (7-0). Motion carried.

VIII. Adjournment

Motion: A motion was made to adjourn (7:39 p.m.) **Moved By:** Board Member Risso, **Seconded By:** Board Member Becker.

Discussion: There was none.

Vote: All voted in favor, none opposed (7-0). Motion carried.

Sharon Clopton, Chairperson

Date_____