

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, JULY 26, 2021, 6:00 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER
519 N. GOOSE CREEK BOULEVARD**

I. CALL TO ORDER, PLEDGE OF ALLEGIANCE AND ROLL CALL

Chairperson Dresel called the meeting to order at 6:00 p.m. and initiated the Pledge of Allegiance. Mrs. Moneer initiated roll call.

Present: Ricky Dresel, Jen Wise, David Cantrill, Mary Kay Soto, Teri Victor

Absent: Sharon Clopton, Gary Becker

Staff Present: Planning and Zoning Director Mark Brodeur
Planning and Zoning Technician Brenda Moneer

II. APPROVAL OF MINUTES - JUNE 21, 2021

Motion: A motion was made to accept the minutes as submitted. **Moved by** Board Member Wise, **Seconded by** Board Member Cantrill.

Discussion: None.

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

III. MINOR APPLICATIONS - NEW BUSINESS

A. 2021-045 SIG: SC FEDERAL CREDIT UNION: 82 BRIDGETOWN ROAD - SIGNAGE

A representative presented the application. She stated South Carolina Federal Credit Union is currently upfitting their facility and all new signs will be installed. She stated the building signs will be halo lit. The monument sign will have push through letters. The background will be opaque, and the letters will be illuminated. The directional will not be luminated. Discussion occurred as where the signs will be located. The applicant stated they will be placed where they are currently existing. Mr. Brodeur stated he would prefer to see the address on both sides of the monument signs.

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

Discussion: Board Member Cantrill inquired as to the color of the building. The representative stated she is not sure as to the current color of the building. Mrs. Moneer presented the proposed rendering of the scope of work.

Amended Motion: An amended motion was made to accept the application as submitted with the addition that the street number be added to both sides of the monument sign. **Moved by** Board Member Soto, **Seconded by** Board Member Wise.

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

B. 2021-047 SIG: OUTLAW BARBER COMPANY: 119 PLANTATION NORTH BLVD, UNIT C -SIGNAGE

A representative presented the application. He stated this business will be located in the Goose Creek Village. He stated the sign will be internally lit channel letters.

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

Discussion: None.

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

C. 2021-048 SIG: GOD'S LITTLE MASTERMINDS/ DELIVERANCE & FAITH MINISTRIES: 107 ST. JAMES AVE, SUITE B1 & B2 - SIGNAGE

A representative presented the application. The representative stated he has a change to this sign and presented to the board a new rendering. He stated it is the same design that is presented in the packet however he inverted the black and white. The sign will be opaque with white letters; the logo will stay the same. He stated this is an existing cabinet sign that is already on the building. He stated he will remove the current panel and install a new panel in its place.

Motion: A motion was made to accept the application as presented. **Moved by** Board Member Soto, **Seconded by** Board Member Cantrill.

Discussion: None.

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

D. 2021-049 ROOF: RIPLEY'S ACCOUNTING: 205 RED BANK ROAD - REROOF

A representative presented the application. He stated Ripley's Accounting currently has a flat roof which has caused problems. The proposal is to build over the roof per engineer's specifications and put an architectural vinyl siding on the front and vinyl siding on the back gable ends. The fascia would come down to meet the brick line so no siding will be needed on the sides. The representative presented material samples to the board.

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

Discussion: None.

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

E. 2021-050 PT: DREAM LEARNING ACADEMY: 100 GOOSE CREEK BLVD – PAINT EXTERIOR AND FENCE, REPLACE EXTERIOR DOORS AND WINDOW FRAMES

A representative presented the application. He stated they are upfitting this building. He presented a rendering and material samples to the board. It was stated that signage will be presented at a later date as it was tabled at the last meeting. The board inquired if the fence would be painted. It was stated that it would be painted gray. Chairman Dresel stated it would be prudent to make a comment to spruce up landscaping and that it matches the rendering.

Motion: A motion was made to accept the application as submitted with the addition that landscape reflects the rendering and is alive and well. **Moved by** Board Member Wise, **Seconded by** Board Member Cantrill.

Discussion: Mr. Brodeur stated this site has 96 parking spaces which is a lot for a facility this size. He stated the Planning Commission has been struggling with projects that come in over parked. He stated this is a renovation so he will not suggest the removal of parking spaces, but this is an area where the City can make a facade grant to this property, and he would love to see trees planted someplace in this parking lot. He stated this is a lot of asphalt for this site and recommends a condition is made for the project that the applicant speaks to the Economic Development Department to seek a facade grant. The applicant stated there are plans on the adjacent parcel that the landowner owns for future development that would use some of the parking.

Amended Motion: A motion was made to accept the application as submitted, to spruce up current landscaping, and to suggest that the applicant speak with the City's Economic Development Department for possible grants to further spruce up the property. **Moved by** Board Member Wise, **Seconded by** Board Member Cantrill.

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

IV. OLD BUSINESS: MAJOR APPLICATIONS

A. 2021-051 RENO: MILLER CONWAY LAWYERS: 124 S. GOOSE CREEK BLVD – SECOND FLOOR ADDITION RENOVATION.

The applicant presented the application. He stated they want to add a second story to the back 1/3 of the building. He stated one point at the last meeting that he wanted to address today was clarification of the location for the Miller Conway Sign, he stated that would be submitted on a separate application but did include it on the elevation. He stated on the side the faces Evatt Street, we provided additional screening. He stated the screening would be a permanent structure with a footing in brick to screen the HVAC units. The applicant stated greenery was the initial screening that was approved for the dental office, however, to make everything cohesive, all screening will now be brick.

Motion: A motion was made to accept the application as submitted.
Moved By: Board Member Soto, **Seconded By:** Board Member Victor.

Discussion: There was none.

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

V. CLOSING REMARKS AND ADJOURNMENT

Board Member Wise stated the new Brazilian restaurant windows is full of signage. Mr. Brodeur stated they are aware. Board Member Wise inquired if there is a limit to how many times a logo can be added to a building. Mrs. Moneer stated as long as they do not exceed the sign coverage.

Mr. Brodeur stated recently staff conducted a city-wide review of all the signs existing in the city. He stated he was surprised to find how many offenders they have of window signs exceeding the allowable coverage.

Board Member Cantrill inquired as to when the Brewery will open. Mr. Brodeur stated he was not sure.

Mr. Brodeur stated one of the changes recommended by the Planning Commission to City Council is a way to improve the overall aesthetics of the signs we are receiving. The Planning Department has noticed a lot of the signs the ARB is asked to approve are simple plastic replacement signs. He stated these signs tend to be lower quality. He stated the Planning Commission recommended allowing these signs however they should have an opaque field and translucent letters. Mr. Brodeur stated this will allow light to go through so that during the day the business can have whatever background they want on the sign, but at night all you will see is the illuminated letters of the signs. It would be a lot clearer and aesthetically pleasing. He stated City Council has not adopted the sign code yet but there will be a workshop coming up.

Board Member Soto stated she was disappointed with the inconsistency of the look at Goose Creek Village. Mr. Brodeur suggested that the next time a development like this is in the city we request they come up with a sign program that is of consistent font, coverage, and placement.

Motion: A motion was made to adjourn (6:50p.m.) **Moved By:** Board Member Cantrill, **Seconded By:** Board Member Wise.

Discussion: There was none.

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

_____ Date _____
Ricky Dresel, Chairperson