

**MINUTES  
CITY OF GOOSE CREEK  
ARCHITECTURAL REVIEW BOARD MEETING  
MONDAY, NOVEMBER 15, 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, Sharon Clopton, Mary Kay Soto, Teri Victor

**Absent:** None

**Staff Present:** Planning and Zoning Technician Brenda Moneer

**II. APPROVAL OF MINUTES – OCTOBER 18, 2021**

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

**Discussion:** None.

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

**III. MINOR APPLICATIONS – OLD BUSINESS**

**A. 2021-103 SIG: ESPIONAGE SALON AND SPA: 136 RED BANK ROAD – SIGNAGE**

A representative presented the application. He stated the applicant is requesting a road and building sign. The font size has been increased to six inches which has a 150-foot viewable distance. The road sign is a two-sided 10mm alumacorr panel on white vinyl PVC sleeves with dome cap on 4x4 posts. The building sign is a 3mm ACM Panel full print with UV laminate. He stated the logo is designed to fit on a specific area on the building.

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

**Discussion:** None.

**Vote:** Chairperson Dresel, Board Member Cantrill, Board Member Soto and Board Member Victor voted in favor. Board Member Wise and Board Member Clopton opposed. Motion carried (4-2).

**IV. MINOR APPLICATIONS – NEW BUSINESS**

**A. 2021-102 SIG: PLANET FITNESS: 214 ST. JAMES AVE – SIGNAGE**

A representative presented the application. The proposal is for a wall-mounted channel letter signed with a cabinet logo. They presented differ color options for the board to decide. They also proposed two color options for a panel sign. Mrs. Moneer stated the application meets the sign ordinance.

**Motion:** A motion was made to accept the application as submitted with option one (1) purple for the building and option one (1) purple background for the tenant panel. **Moved by** Board Member Wise, **Seconded by** Board Member Cantrill.

**Discussion:** None.

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

**V. MAJOR APPLICATIONS – NEW BUSINESS**

**A. 2021-079 NBLD: STEINBERG LAW FIRM: 211 S. GOOSE CREEK BLVD – SITE, PARKING, LANDSCAPE, ELEVATIONS, BUILDING MATERIALS AND COLORS**

Two representatives presented the application, Kevin Berry and Losse Knight. Mr. Berry stated the site is 1.7 acres located between Infinger Furniture and Parts Auto on S. Goose Creek Blvd. He stated this site is currently three (3) parcels of land with the plan being to relocate their headquarters to the City of Goose Creek. He stated they are bound by the CXS Railroad as it is on the back of the property. The applicant presented site, parking, landscape, elevations, building materials and color samples to the board. They are proposing a retaining wall on the south side of the property next to Infinger Furniture. There is a total of forty-six (46) parking spaces. The screening for the HVAC units will be pressure treated wood slab mechanical screen that would be painted to complement the building and then landscaped. They provided site context pictures for the board to review. Mrs. Moneer requested the applicant verify with Berkely Electric that any trees being planted under the power line be species that would not over grow in that area. She requested the applicant to abandon the property lines to make one large parcel. The board shared their concerns about how close Infinger Furniture is to the proposed Steinberg Site in regard to trucks for the furniture store. The applicants stated they plan to save as much of the existing trees that buffer the railroad and plant additional.

**Motion:** A motion was made to accept the application as submitted with the condition of combining the three plats and confirming with Berkeley Electric that anything planted does not interfere with the

power lines. **Moved by** Board Member Soto, **Seconded by** Board Member Wise.

**Discussion:** None.

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

**B. 2021-080 RENO: HUCH FAMILY DENTISTRY: 504 ST. JAMES AVE – ADDITION**

The applicant presented the application. He stated this building was built in the summer of 1984 as was the deck. He is proposing to add this addition strictly for storage. The addition is located on the east side of the building. He stated this addition is not visible from the street. He stated you can see a small portion of the back deck from Immaculate Conception. He stated this addition will be 108 sq feet. He presented siding as the material and is proposing to use the same color as the trim which is called Warm Sandalwood. He stated the value of what he is proposing is about \$18,000 which is 3% of the value of the building.

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

**Discussion:** None.

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

**C. 2021-081 NBLD: GOOSE CREEK HEATING AND AIR: 302 HAMLET CIRCLE - SITE, PARKING, LANDSCAPE, ELEVATIONS, BUILDING MATERIALS AND COLORS**

The engineer and architect presented the application. The applicant stated it is located in the Hamlets. This site is adjacent to the Crowfield Golf Course Maintenance facility. This site is over three (3) acres, but the actual develop portion of the site is significantly less. The applicant stated the proposal is to develop the same interior that the former occupant had and will leave the access exactly as they are. They propose to construct a 13,200 square foot building at the rear. The building, parking and retention is all inside an existing security fence that will remain. The applicant stated landscaping will be left as is, except for the addition of the parking lot and landscaping will be done around the parking lot per code. Base planting will be added against the building. The applicant stated this project was approved by the Crowfield ARB. The applicant stated it is a pre-engineered metal building, with siding and concrete block water table across the front. Material samples were presented to the board.

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

**Discussion:** None.

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

**D. 2021-100 NBLD: 7 ELEVEN/EXXON/ROOST: 915 ST. JAMES AVE – PARKING, DUMPSTER, AND ELEVATION**

The applicant presented the application. He stated he came before the board about a year ago for this project. He stated since that time, there has been some changes through SCDOT, Berkeley County and DHEC. The proposal is for a 4,000 square foot building, with eight (8) fueling islands and thirty-five (35) parking spaces, half of which are pervious pavement. He stated there is a right in right out access located off of St. James Ave and full access located off Myers Road. The applicant stated the dumpster enclosure has been enlarged slightly to add a man door. SDOT made the applicant adjust the driveway entrance on St. James Ave. Mr. Brodeur recommended the applicant relocate four (4) parking spaces along Myers Road and make them pervious. The applicant stated the building proposal has not changed from the previous approval. He stated it has the same materials but there is a slight shift of the front door and store front glass.

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

**Discussion:** None.

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

**E. 2021-088 NBLD: PACK RAT STORAGE FACILITY: TMS 222-00-00-183 (NO ADDRESS) – BUILDING, SITE, PARKING, LANDSCAPING, COLORS AND MATERIALS**

The applicant presented the application. The proposed facility will be three (3) stories tall and with retail facilities in the first thirty (30) feet. He presented materials and noted the different heights in the front of the building to break up the large size structure. He stated Bahama Shutters, stucco trim and awnings have been added to add character. The applicant stated the proposal includes thirty (32) parking spaces. He stated trees in the front will be left in place. He presented materials and colors to the board.

Discussion regarding lighting ensued. Mrs. Moneer stated a fifteen-to-30-foot buffer would be required between the uses for multifamily residential and the storage facility. Mrs. Moneer inquired as to the type of fencing the applicant is proposing. The applicant stated there is a 15-foot buffer that is adjacent to the multifamily residential building on the civil plan. They also show a landscaping plan along both perimeters. He stated there is an existing chain link fence along one side opposite of Comet Road that the applicant plans on keeping and add to. Mrs. Moneer stated according to the ordinance that was passed by City Council in October of 2017, the site shall incorporate interesting

architectural features such as a water fountain, flagpole, or decorative iron fencing to the front of the site, at the entryway as approved and at the discretion of the Zoning Administrator. Mrs. Moneer stated city staff would like to see how they plan to articulate the back of the building as of now, it shows very flat without any architectural interest. The applicant stated there is an existing traffic circle that they are tying into at the front, and the site plan shows a brick paver detail with a flagpole at the front.

**Motion:** A motion was made to accept the design of the building and to work with City staff to add architectural interest in the rear of the building and decorative fencing. **Moved by** Board Member Soto, **Seconded by** Board Member Cantrill.

**Discussion:** None

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

#### IV. CLOSING REMARKS AND ADJOURNMENT

Mrs. Moneer stated conditioning education training will be offered. The board requested that the address be added back to the Shannon Park Shopping Center.

**Motion:** A motion was made to adjourn (7:45p.m.) **Moved By:** Board Member Wise, **Seconded By:** Board Member Cantrill.

**Discussion:** There was none.

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

\_\_\_\_\_ Date \_\_\_\_\_  
Ricky Dresel, Chairperson