

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
TUESDAY, JANUARY 18, 2022, 6:00 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER
519 N. GOOSE CREEK BOULEVARD**

I. CALL TO ORDER AND ROLL CALL

Vice Chair Wise called the meeting to order at 6:00 p.m. and Mrs. Moneer initiated roll call.

Present: David Cantrill; Sharon Clopton; Robert Smith; Mary Kay Soto; Teri Victor; Jen Wise

Absent: Jordan Pace

Staff Present: Planning and Zoning Technician Brenda Moneer

II. APPROVAL OF MINUTES – DECEMBER 20, 2021

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

Discussion: None.

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

III. OLD BUSINESS

A. 2021-108 SIG: VERSATIL MODA JEWELRY: 221 RED BANK RD, SUITE 11 – SIGNAGE

The applicant was not present.

IV. NEW BUSINESS

A. 2022-001SIG: LAS AMERICAS SUPERMARKET: 301 RED BANK ROAD – SIGNAGE

The applicant presented the application. She stated the proposed signage are a flat panel ACM sign on the brick wall in two color vinyl, etched vinyl for the top window and also vinyl flags. Mrs. Moneer stated the applicant is over the size requirement. She stated the “WELCOME” sign was not taken into consideration for the square footage calculation. Mrs. Moneer stated the amount not to be exceeded is forty-two (42) square feet. The applicant stated the “WELCOME” sign is already on the window but can be removed if needed. Mrs. Moneer stated they are about three (3) square feet over the allowable limit.

Motion: A motion was made to deny the application as submitted. **Moved by** Board Member Clopton, **Seconded by** no one.

Motion: A motion was made to accept the application as submitted contingent on the square footage be approved by staff. **Moved by** Board Member Soto, **Seconded by** Board Member Cantrill.

Discussion: The board shared their concerns regarding lighting and visibility. Mrs. Moneer stated down or up lighting could be a compromise.

Amended Motion: A motion was made to accept the application as submitted contingent that the sign square footage and the addition of down or up lighting be approved by staff. **Moved by** Board Member Soto, **Seconded by** Board Member Cantrill.

Discussion: None.

Vote: Board Member Cantrill; Board Member Smith; Board Member Soto and Board Member Victor voted in favor. Board Member Clopton and Board Member Wise opposed. Motion carried (4-2).

B. 2022-002SIG: CLASSIC COLLISION: 405 N. GOOSE CREEK BLVD – SIGNAGE

Classic Collision asked to have their application removed from tonight’s agenda.

C. 2022-003SIG: KELLY AUTO SALES: 116 RED BANK ROAD – SIGNAGE

The applicant presented the application. He stated they moved in and installed the sign prior to ARB approval, as he was unaware of the process. He stated the company he dealt with at the time was Publicity Signs located on Red Bank Road. He stated Publicity Signs is no longer at this location. The applicant stated the last time he had contact with Publicity Signs was in December. The applicant presented photos of the monument sign. Mrs. Moneer stated the sign meets all requirements. She stated staff asked the applicant to apply for a permit as it was not done originally. She stated staff appreciates him doing so. The board stated the street number needs to be added to both sides of the sign.

Motion: A motion was made to approve the sign application as submitted contingent on adding the street address to the monument sign. **Moved by** Board Member Clopton, **Seconded by** Board Member Victor.

Discussion: Clarification regarding street number ensued. It was stated the address on the mailbox was sufficient.

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

D. 2022-006SIG: FLOORING FACTORY: 214 ST. JAMES AVE, SUITE 200 – SIGNAGE

The applicant presented the application. He stated the proposed sign is a LED channel letter sign mounted on a raceway. The applicant stated there will be no tenant panel on the monument sign.

Motion: A motion was made to approve the sign application as submitted contingent on painting the fascia to match the existing. **Moved by** Board Member Cantrill, **Seconded by** Board Member Smith.

Discussion: None.

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

E. 2022-004EMOD: EZ AUTO: 209 RED BANK ROAD – EXTERIOR FENCE

The applicant presented the application. She stated she would like to extend the existing privacy fence to the back corners of the parking lot. She stated she's having a lot of issues with cut through traffic from the neighborhood behind EZ Auto. The applicant stated the new owners to what use to be Circle K next door, have their dumpster in the parking lot and EZ Auto is getting a lot of trash in the retention pond. She stated she has people also walking through her property. She wants to bring the proposed fence to the back corners of the parking lot. She stated she talked with the owners located next door and they are good with EZ Auto adding a fence.

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

Discussion: None.

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

F. 2022-005SIG AND 2021-087EMOD: MITSUBISHI: 208 S. GOOSE CREEK BLVD – SIGNAGE AND EXTERIOR MODIFICATION

The applicant presented the application. The applicant stated Phase A of the application is a color change to the exterior of the building to Sherwin Williams Repose Gray. The applicant is also requesting a HVAC change out and striping of the parking lot using South Carolina Department of Transportation (SCDOT) approved colors. With Phase A complete, the applicant would proceed to Phase B which is the installation of signage. The applicant proposes channel letter wall signs on the front of the building and then replace the entire monument sign. The applicant presented engineering drawings for the proposed monument sign. Board Member Wise stated the City is working towards new signage rules and will be requiring two feet bases at the bottom of monument signs. The board stated the applicant could work with staff regarding the monument sign, but they would

also need to add the street number to both sides of the monument sign. The applicant stated they are adding an archway with ACM materials and in Mitsubishi colors. It was stated the HVAC units are currently on the side of the building, the screen material will be woven chain-link with fabric. The applicant stated his concern with screening the HVAC is that the electric box from Berkeley County does state that it is to have ten (10) feet of clearance; he is concerned with installing screening if the electric company has to access the electric box. The board suggested they use one panel to hide the HVAC unit.

Motion: A motion was made to accept the facade of the building, contingent on working with staff for HVAC screening, adding street numbers to monument sign and working with staff for appropriate materials regarding base of free-standing sign. **Moved by** Board Member Soto, **Seconded by** Board Member Cantrill.

Discussion: None.

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

G. G.2022-007NBLD: BILAL REHMAN COMMERCIAL DEVELOPMENT: TMS 222-00-00-164, NO ADDRESS - NEW CONSTRUCTION

The applicant presented the application. He stated this project is the commercial piece of the Cobblestone Planned Development located off St. James Ave. The total acreage is 3.4 acres currently undeveloped. The applicant is proposing four buildings, a majority of it will be retail and could possibly be a medical office.

The applicant stated the overall site was selected to have white on white as the materials in order to not regress with earth tones back into the trees. He stated zoning requires signage over each one of the store fronts. He stated there are twenty-four-foot retail spaces, and five shops in each one of the buildings. He stated he would like to allow a restaurant type of venue in the front corner, however that would depend on marketing. The applicant passed around materials and presented 3D views of the project. It was stated signage and landscaping will be brought back to ARB for future review.

Discussion ensued regarding if the applicant changes materials. The board stated if the applicant decides to change the materials after the board approved what was presented tonight, they will need to come back before the board. Board Member Clopton shared her concerns with the colors for the light bars as there is nothing about them in the proposals. The applicant stated the light bars are apart of the signage package, not part of the architectural package. Board Member Clopton asked the applicant to consider a sign-criteria for the shopping center so that all the signs are similar. The applicant stated all the signs will be the same text style and backlite channel signs.

Vice-Chair Wise asked the board to review slide A7-11. She stated this backs up to housing hence this is not enough architectural interest and presented examples of fake

windows or bump outs. Vice-Chair Wise stated the project could benefit from a little bit of accent colors besides white, gray, and black.

Mrs. Moneer stated staff has concerns with the project as submitted. She stated the project could use additional architectural esthetics per the ordinance. She stated staff would like to see a base on the buildings and also the rear of the building should match the other side. She stated St. James Ave is the main corridor for the city and as the city expands, staff would like to see the development be more in line with what Carnes Crossroads is offering. She stated she was concerned with having the HVAC units on the main road and noticed the parapet did not completely surround the building.

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

Discussion: Board Member Clopton stated there are so many unanswered questions that they need more information.

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

V. ELECTIONS OF CHAIR AND VICE CHAIR

Motion: A motion was made to table this item until February 21, 2022. **Moved by** Vice-Chair Wise, **Seconded by** Board Member Cantrill.

Discussion: None

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

VI. CLOSING REMARKS AND ADJOURNMENT

Vice Chair Wise welcomed new board member Robert (Bob) Smith. Discussion regarding agenda items ensued. Board Member Cantrill stated discussion by the current board was in favor of returning to the Pledge of Allegiance and this topic will be brought up next month for further discussion. Discussion regarding the existing landscaping for Mitsubishi ensued. It was stated staff approved this as it was minimal.

Motion: A motion was made to adjourn (7:44p.m.) **Moved By:** Board Member Clopton, **Seconded By:** Board Member Cantrill.

Discussion: There was none.

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

Jen Wise, Vice Chairperson

Date _____