

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD AND PLANNING COMMISSION WORKSHOP (5PM)
ARCHITECTURAL REVIEW BOARD MEETING (6PM)
MONDAY, MAY 16, 2022, 6:00 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER
519 N. GOOSE CREEK BOULEVARD**

I. WORKSHOP: PROPOSED RED BANK ROAD OVERLAY

Mr. Cook presented information for the Red Bank Road Overlay. The overlay district includes all the commercial properties along Red Bank Road. He stated the base zoning of General Commercial (GC) will stay in place. He stated a plan the city is considering for this area is an artisan type district. There would be requirements that are unique and specific to the Red Bank Road corridor. Discussion regarding uses ensued.

II. CALL TO ORDER AND ROLL CALL

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

Present: Doug Dickerson; Jordan Pace; Armando Solarana; Robert Smith; Mary Kay Soto; Terri Victor; Jen Wise

Absent: None

Staff Present: Assistant City Administrator Brian Cook; Planning and Zoning Director Kendra Wise; Planner II Brenda Moneer; Assistant to the City Administrator Alexis Kiser

III. APPROVAL OF MINUTES - APRIL 18, 2022

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

Discussion: None.

Vote: All voted in favor (7-0). Motion carried.

IV. OLD BUSINESS

A. 2022-008SIG: NY VAPE AND TOBACCO: 216 ST. JAMES AVE-SIGNAGE

The applicant presented the application and material samples. The applicant stated the proposed sign is channel letters on a raceway. The applicant stated the facade can be painted if need be. Chairperson Wise explained the sign process to the applicant as this sign was put up prior to approval.

Mrs. Moneer stated this application meets the ordinance as it has been submitted.

Motion: A motion was made to accept the application as submitted contingent that no additional signage is added to the windows and the facade is painted. **Moved by** Board Member Pace, **Seconded by** Board Member Smith.

Discussion: None.

Vote: All voted in favor (7-0). Motion carried.

B. 2022-020SIG: MAMA'S BAKERY: 209 ST. JAMES AVE-SIGNAGE

The applicant presented the application and material samples. The proposed sign is an 8x3 channel letter with white background.

Chairperson Wise stated this application has been brought into compliance at twenty square feet instead of the previously proposed twenty-four square feet. She stated the monument sign is white.

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

Discussion: None.

Vote: All voted in favor (7-0). Motion carried.

C. 2022-007NBLD: COBBLESTONE COMMERCIAL: TMS 243-04-00-164 (NO ADDRESS) – NEW BUILD

The applicant is proposing a new commercial development along St. James Avenue (TMS# 222-00-00-164) on 3.4 acres. The development will consist of four (4) buildings providing more than 24,000 square feet of commercial space. This parcel is zoned Planned Development (PD). The parcel is not cleared and has several existing trees on the property. A tree survey was not provided to staff.

The applicant stated they presented this project before the ARB in December and received constructive criticism and comments in writing on January 31, 2022 from Brenda Moneer. They provided their improvement to the site plan and the building design addressing the comments. He reviewed the changes.

1. Building façade should include architectural detail that enriched the buildings characteristic such as base body, end cap to prevent long monotonous walls every 30 feet: He stated there are four buildings in total. Building 1 is on the far right, building 2 is on the bottom left and both are facing St. James Ave. He stated the design on the building was done on all four sides.

2. If the rear of the building is situated on St. James Ave, please provide design to meet the front of the buildings: He stated this has been done.
3. Staff suggests two story buildings specifically for the two-building fronting St. James Ave: He stated they did not do two stories however they raised the roof to a gable style which makes it appear tall from the road. He feels this accomplishes what the staff and board are looking for.
4. Change in roof line, parapet variation heights not limited to store fronts only: He stated you will see the parapet walls are continued on the sides and the rear of the building. He stated the fence is on the property line in the rear, and it's a proposed wood privacy fence eight feet tall. He stated their will also be landscaping.
5. Enhanced shadow lines around openings by recessing window frames and doors: He stated this has been addressed by varying the recess of the entrance and the windows.
6. Colors and materials shall create variations and interest by using a mix of building material, colors and architectural features: He stated the design is using brick and cement board and presented color samples to the board.
7. Signage plan: He stated at this time he does not have a sign plan submitted but is willing to work with staff to get it consistent.
8. HVAC: He stated the HVAC units are not visible from St. James Ave. He stated they are inside the building and screened from visibility.
9. Landscape plan: He stated he has not submitted a landscape plan to address this request but plans to hire a consultant and will work with staff.
10. Lighting plan: He stated he will provide a photometric plan to staff.

Chairperson Wise stated at the last meeting the board requested an accent color and she does not see one presented in the plan that have been submitted. The applicant stated they are looking to have different color bricks to achieve the look. He presented material samples. Discussion ensued regarding adding a base around all buildings. It was stated staff will work with the applicant regarding landscaping. The applicant took questions from the board.

Motion: A motion was made to accept the application as submitted contingent that landscaping and lighting plans be approved by city staff; that a base be added completely around all four buildings and that brown and white brick also be added to all four buildings. **Moved by** Board Member Soto, **Seconded by** Board Member Smith.

Discussion: None.

Vote: All voted in favor (7-0). Motion carried.

IV. NEW BUSINESS

A. **2022-015SIG: 7ELEVEN: 915 ST. JAMES AVE -SIGNAGE**

The applicant presented the application. Mrs. Moneer stated staff worked with the applicant to bring the proposal into compliance regarding quantity and size requirements. She stated the applicant also said they were willing to add halo backlit signs and lighting on the monument sign. She stated the applicant added everything that staff requested and did a great job.

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

Discussion: None.

Vote: All voted in favor (7-0). Motion carried.

B. **2022-023SIG: CITI TRENDS INC: 205 N. GOOSE CREEK BLVD SUITE 113-SIGNAGE**

The applicant presented the application. He stated they are updating their signage with teal, yellow and white. He stated it is the exact same size and pylon. He presented color samples to the board.

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

Discussion: None.

Vote: All voted in favor (7-0). Motion carried.

C. **2022-024SIG: THE BARK PARK: 109 ST. JAMES AVE-SIGNAGE**

The applicant presented the application. He stated they are looking to add new panels in the existing cabinet on the front elevation. He presented material and color samples to the board. He stated currently there will be nothing on the road sign.

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

Discussion: None.

Vote: All voted in favor (7-0). Motion carried.

D. 2022-026PT: DESTINY PROPERTIES GROUP: 513 RED BANK ROAD – PAINT

The applicant presented the application. He stated he is trying to get the color of the building changed. He is proposing building an accent wall on the veneer of the brick as he is trying to break the monotonous look. He presented color samples to the board. Chairperson Wise inquired if the bars on the windows will be removed, the applicant stated yes. It was stated the sign application will be presented later.

Motion: A motion was made to accept the application contingent that the bars are removed from the windows. **Moved by** Board Member Smith, **Seconded by** Board Member Victor.

Discussion: It was stated signage will be presented later.

Vote: All voted in favor (7-0). Motion carried.

E. 2022-027EMOD: CROWFIELD BAPTIST CHURCH: 100 HUNTERS LANE – EXTERIOR MODIFICATION

The applicant presented the application. He stated the windows have been there since the year 2000 and the wood trim around the bottom are rotting. He stated the pastor is requesting to remove them and replace with half a window. The top half will be a vinyl window and the bottom will be board and batten painted white. It was stated approval from Crowfield’s ARB has been received.

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

Discussion: None.

Vote: All voted in favor (7-0). Motion carried.

F. 2022-028EMOD: SYNOVUS BANK: 305 N. GOOSE CREEK BLVD – EXTERIOR MODIFICATION

The applicant presented the application. He stated due to extensive rot and deterioration of the wood siding on the building, it became necessary to make repairs. He stated the intention is not to make any changes to the look of the building; just simply replace it with new material which is hardy plank. He stated it will be painted the exact same color. The applicant was not aware that a permit would be needed before starting work. He provided material samples to the board.

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

Discussion: None.

Vote: All voted in favor (7-0). Motion carried.

V. CLOSING REMARKS AND ADJOURNMENT

Motion: A motion was made to adjourn (6:52p.m.) **Moved By:** Board Member Smith, **Seconded By:** Board Member Solarana.

Discussion: There was none.

Vote: All voted in favor (7-0). Motion carried.

_____ Date _____
Jen Wise, Chairperson