

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, OCTOBER 17, 2022, 6:00 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER
519 N. GOOSE CREEK BOULEVARD**

I. 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; Armando Solarana; Robert Smith; Mary Kay Soto; Terri Victor; Jen Wise

Absent: Jordan Pace

Staff Present: Planning Director Kendra Wise; Assistant to City Administrator Alexis Kiser

II. APPROVAL OF MINUTES - SEPTEMBER 19, 2022

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

Discussion: None.

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

III. NEW BUSINESS

A. 2022-064PT: BOJANGLES: 431 ST. JAMES BLVD-EXTERIOR PAINT

The applicant presented the application. He stated they are de-branding the Bojangles. The applicant stated the job had started, but they were issued a stop work order as they did not get prior approval for the color change.

Motion: A motion was made to approve the application contingent that the applicant corrects the blue overspray on the building. **Moved by** Board Member Smith, **Seconded by** Board Member Soto.

Discussion: None.

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

B. 2022-065NBLD: BRICKHOPE SELF STORAGE: HENRY E. BROWN JR. BLVD-NEW BUILD

The applicant presented the application. He stated this site was previously approved by the ARB a year and a half ago for a smaller building. He stated not much has changed from that approval application other than the building. He stated it is an eight-acre site at the end of Henry J. Brown Jr. Boulevard, and it is part of the Brickhope Planned Development (PD) in the commercial district. He stated a 200-foot electrical easement which dictated the placement of the building makes this site challenging. He presented the building plan, materials, and landscape plan. The applicant answered questions from the board. The board shared concerns pertaining to the elevation facing the powerlines as it has the potential to be a sight line in the future. The board shared concerns as the ordinance says that you must have a common point of entry for storage facilities and that is not present on the plans and suggested working with staff. Staff asked the board for feedback pertaining to a fountain, flagpole or rod iron fence feature. The board stated they were interested in a fountain or flagpole.

Motion: A motion was made to have the applicant work with City staff to address the side elevation facing the power lines and the back of the building to address the roll up doors. **Moved by** Board Member Smith, **Seconded by** Board Member Solarana.

Discussion: None.

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

C. 2022-066NBLD: STEINBERG OFFICE BUILDING: 211 S. GOOSE CREEK BLVD – NEW BUILD

The applicant presented the application. He stated this site has been previously approved by the ARB. He stated the architectural elements have remained the same and the only change he is proposing is the building location as the applicant has recently acquired 0.12 acres of a SCDOT right-of-way. The proposal is to move the building 10 feet closer to the road to have a better street presence. The applicant answered questions from the board.

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

Discussion: None.

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

IV. OTHER BUSINESS

A. DESIGN GUIDELINES TRAINING – TOWNHOME DISTRICT (R-4) AND MULTIFAMILY DISTRICT (R-5)

Ms. Kiser stated earlier this year an ordinance passed which included two new zoning districts and presented binders to the board with the new ordinance and guidelines. She presented a power point presentation pertaining to these guidelines. She answered questions from the board. Mr. Cook stated the zoning ordinance is being redone.

V. CLOSING REMARKS & ADJOURNMENT

Mrs. Wise stated she sent out an email for mandatory training for Boards and Commission.

Motion: A motion was made to adjourn (7:35 p.m.) **Moved By:** Board Member Smith, **Seconded By:** Board Member Victor.

Discussion: There was none.

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

_____ Date _____
Jen Wise, Chairperson