

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, FEBRUARY 19, 2018, 6:30 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER
519 N. GOOSE CREEK BOULEVARD**

I. Call to Order – Chairperson, Sharon Clopton

Motion: at 6:28 pm, **Action:** Called Meeting to Order, **Moved by** Sharon Clopton
Roll Call.
Present: Joel Arenson, Gary Becker, David Cantrill, Sharon Clopton, Tom Risso.
Absent: Lisa Burdick
Staff Present: Kara Browder, Brenda Moneer

II. Review of Minutes from December 18, 2017, and January 16, 2018

Motion: Approve the minutes as presented., **Moved by** Joel Arenson,
Seconded by Gary Becker.
Discussion: There was none.
Vote: All voted in favor. (**summary:** Yes = 5).

III. Old Business – Minor Applications

A. CiCis – Wall Mount Sign

The applicant was not present.

B. Splash-N-Dash Vacuum Systems

The applicant presented the revised application to the Board. He mentioned the color of the hoses would be changed to black, and the stantions would also be black. The applicant mentioned the coin vacuums would remain per the owner. Chairperson Clopton inquired to the applicant if the new system would consist of ten vacuuming arches. The applicant confirmed it would, and stated the design would still be installed at an angle as shown in the submittal. Chairperson Clopton inquired if the vacuums would have a cover over them. The applicant stated no. There was discussion about the recoating of the equipment with a satin black.

- Motion:** Approve the application as submitted contingent upon the arches and hoses to be a black and satin color., **Moved by** Joel Arenson, **Seconded by** Gary Becker.
- Discussion:** Chairperson Clopton inquired about the location and color of the collection container. The applicant stated that it would be located at the front left corner of the property, and is a chrome color. Mr. Arenson inquired if each arch had individual pumps. The applicant stated it would all be contained in the one vacuum pump. The applicant also noted they could provide landscaping around the pump area along Red Bank Road if needed, and presented a landscaping plan. There was discussion about the types of shrubs to be used for screening. Mr. Cantrill inquired about the height of the pump. The applicant stated it is approximately 3' x 3' x 5' tall.
- Vote:** All voted in favor. (**summary:** Yes = 5).

A. CiCis – Wall Mount Sign and Tenant Panel

The applicant presented the application to the Board with the modifications to the tenant panel. Chairperson Clopton inquired to the applicant if the building signage had been installed, and if the tenant panel would match the façade signage. The applicant stated that was correct. Mr. Becker inquired if the background would be red as submitted. The applicant answered yes. There was a brief discussion about the condition of the building. There was also discussion about the modified tenant panel not matching the façade signage. Staff mentioned that the applicant and the owner was informed that the Board would like to see both signs match. The applicant presented alternate options. The Board discussed and chose Alternative “A”.

- Motion:** Approve the application as submitted with the application modification of the alternative “A” tenant panel., **Moved by** David Cantrill, **Seconded by** Gary Becker.
- Discussion:** **There was none.**
- Vote:** All voted in favor. (**summary:** Yes = 5).

C. American Heritage Ambulance - Signage

The representative presented the application to the Board. There was a brief discussion about the location of the proposed and previous signage. Staff noted the applicant had amended the application for the freestanding sign to meet the ordinance criteria. Chairperson Clopton inquired about the condition and color of the frame on the building sign. The applicant stated it would remain black. There was discussion about the road signage colors, and the cabinet panel on the building to be replaced. Mr. Cantrill inquired if it was lit. The applicant stated no. Chairperson Clopton asked if the road signage was dual sided. The applicant stated yes. There was a detailed discussion about the road sign base, landscaping, font color to be a navy color, and be matching on both the building and road signage.

- Motion:** Approve the application as submitted with the stipulation that the font color, and lettering match on the building and road signage to be a dark blue., **Moved by** Joel Arenson, **Seconded by** Gary Becker.
- Discussion:** There was none.
- Vote:** All voted in favor. (**summary:** Yes = 5).

D. All State Insurance – Signage

The representative presented the application to the Board. There was discussion regarding the criteria for maximum allowable tenant panels. Staff stated that the tenant panels are within the size of the shopping center signage.

- Motion:** Approve the application as submitted for the wall mounted sign., **Moved by** Joel Arenson, **Seconded by** Tom Riso.
- Discussion:** Mr. Cantrill suggested the tenant panel be white with blue in keeping with the practice of matching the tenant panel and wall mount sign.
- Motion:** Mr. Arenson amended his motion to add the stipulation that the tenant panel consist of a white panel with blue lettering, **Seconded by** Tom Riso
- Vote:** All voted in favor. (**summary:** Yes = 5).

E. State Farm – Signage

The representative presented the application to the Board. Chairperson Clopton verified the tenant panel would be white with red lettering. The applicant agreed it would.

- Motion:** Approve the application as submitted for the wall mounted sign., **Moved by** Tom Riso, **Seconded by** David Cantrill.
- Discussion:** There was none.
- Vote:** All voted in favor. (**summary:** Yes = 5).

F. MoMo - Signage

The representative presented the application to the Board. Chairperson Clopton inquired if the awnings were existing. The applicant stated yes. There was discussion about the type of business.

- Motion:** Approve the application as submitted for the wall mounted sign., **Moved by** Tom Riso, **Seconded by** Joel Arenson.
- Discussion:** Chairperson Clopton inquired if the previous signage was still there, and inquired about the condition of the façade of the building. The applicant

stated he thought it was removed and would relay to the business the façade would need to be in good condition.

Motion: Mr. Risso amended his motion contingent upon refurbishing the raceway as necessary. Mr. Arneson seconded the amended motion.

Discussion: Mr. Cantrill inquired about the height of the signage. The applicant stated it would be installed as shown in the proposal.

Vote: All voted in favor. (**summary:** Yes = 5).

G. Pet Rest – Front Elevation Modifications

The representative presented the application, material and color samples to the Board. There was discussion about the scope of work, included the materials specifications and colors to match the existing. The applicant added the colors would match the existing trim colors.

Motion: Approve the application as submitted for the wall mounted sign., **Moved by** Tom Risso, **Seconded by** David Cantrill.

Discussion: There was none.

Vote: All voted in favor. (**summary:** Yes = 5).

IV. New Business – Major Applications

H. Popeyes – Site, Landscaping, Elevations, Colors and Materials

Mr. David Banks presented the application to include the site, landscaping, elevations, colors and materials to the Board. There was discussion about the current building demo. Mr. Banks stated that the landscaping plan required alterations due to the power lines that run diagonally across the property. He added the signage application would come at a future date before the board. Chairperson Clopton inquired about buffers. Staff added buffers would not be required at the side and rear properties of like uses. There was discussion about the fencing on the adjacent property. Mr. Arenson inquired about the HVAC system location, and the dumpster enclosure. Mr. Banks stated the HVAC would be a roof top system and the dumpster enclosure would match the building. There was a lengthy discussion about the colors as proposed, and the drive-thru location. Chairperson Clopton stated concern for the yellow beige color.

Motion: Approve the application as submitted., **Moved by** Joel Arenson, **Seconded by** Tom Risso.

Discussion: Mr. Cantrill asked for clarification on the green accents. The representative stated they were a fixed shutter. Staff pointed out the rendering did not show the roof top equipment completely screened. The applicant stated the plans did address that, however, they had not incorporated that into the color rendering. The Board requested the spacing be a more equal

space between each shutter. Mr. Becker asked if they could propose a different color in lieu of the gold.

Vote: Chairperson Clopton requested a roll call vote. Joel Arenson, No; Gary Becker, No; David Cantrill, No; Sharon Clopton, No; Tom Risso, Yes. Motion Failed. (**summary:** Yes = 1; No 4).

Discussion: Chairperson Clopton requested that the applicant bring back the application with an alternate color scheme. Mr. Banks asked the Board if they would consider approval of site and landscaping, and review colors at a future date.

Motion: Approve the application as submitted minus the color scheme, and revisit the colors at a later date. **Moved by** Tom Risso, **Seconded by** David Cantrill.

Vote: All voted in favor. (**summary:** Yes = 5).

I. E-Z Auto Now – Site, Landscaping, Elevations, Colors and Materials

Ms. Ashley Blausen-Silva presented the application to include the site, landscaping, floorplans, elevations, colors, and materials to the Board. She detailed the location on Red Bank Road. There was a lengthy discussion about the landscaping, lighting, and lack of architectural interest in the elevations. There was additional discussion about the signage, fencing, landscaping buffer, easements and setbacks. Chairperson Clopton stated concern for the elevations, and lack of architectural interest with materials or color. The applicant stated she was looking for a clean look, and proposed an awning over the entry doors.

Motion: Approve the application as submitted., **Moved by** Tom Risso, **Seconded by** Joel Arenson.

Discussion: There were suggestions to add some architectural features to the elevations.

Vote: Chairperson Clopton requested a roll call vote. Joel Arenson, No; Gary Becker, No; David Cantrill, No; Sharon Clopton, No; Tom Risso, Yes. Motion Failed. (**summary:** Yes = 1; No 4).

J. Walmart - Elevations, Colors and Signage

Mr. Chris Carlson presented the application to include the elevations, colors and signage to the Board, along with color samples. There was discussion about the modifications to the signage proposal to meet the sign ordinance regulations. The Board stated concern for the use of the orange on the entire left corner located on the Plantation North side. Mr. Carlson proposed to modify that area with a box of orange behind the “pick-up” signage. The Board stated favor for that modification. There was discussion about the quantity of signage on the front elevation, and the sides to meet the zoning ordinance. Staff also mentioned the square footage exceeded the maximum allowance, however if the calculations were per channel letter, they would meet the

requirements. Mr. Cantrill inquired about the tree located in front of the Plantation North Corner. Mr. Carlson stated they would propose to relocate the tree and freshen up the landscaping in that corner. The applicant detailed the colors with the color samples.

- Motion:** Approve the application as submitted with the stipulation that the orange be limited to a box around the “pick-up” sign rather than the entire corner portion of the façade., **Moved by** Tom Risso, **Seconded by** Joel Arenson.
- Discussion:** There was none.
- Vote:** All voted in favor. (**summary:** Yes = 5).

V. Comments from the Board

Chairperson Clopton mentioned the shopping center signage on Red Bank Road still did not have the landscaping installed as per the approval. She also mentioned the Mattress Firm was using a waving balloon on weekends, and that there was a banner with permanent wording information located at the First Baptist Church that needed Staff to check into. She mentioned it was hanging over their LED sign. Chairperson Clopton inquired to staff about the number of shopping center signage for the Crowfield Village. Staff stated they would address this with the owners. Chairperson Clopton informed staff that the Mexican Tequileria had been painted a different color with no ARB review. Mr. Cantrill inquired about the Starbucks. Staff noted the applicant was approved to remove the asbestos from DHEC, however they are waiting on Corporate. There was a brief discussion about the pumps at the Time to Shine, and how Staff is currently working with the owner to resolve the screening issue around the pumps.

VI. Comments from Staff

Ms. Browder had no additional comments.

VII. Adjournment

- Motion:** Motion to adjourn at 8:16 pm., **Action:** Adjourn, **Moved by** Tom Risso, **Seconded by** Joel Arenson.
- Discussion:** **There was none.**
- Vote:** All voted in favor. (**summary:** Yes = 5).

_____ Date _____
Sharon Clopton, Chairperson