

**MINUTES  
CITY OF GOOSE CREEK  
ARCHITECTURAL REVIEW BOARD MEETING  
MONDAY, SEPTEMBER 19, 2019, 6:30 P.M.  
MARGUERITE H. BROWN MUNICIPAL CENTER  
519 N. GOOSE CREEK BOULEVARD**

**I. Call to Order**

Chairperson Sharon Clopton called the meeting to order at 6:30 p.m.

**II. Roll Call**

**Present:** Sharon Clopton, Ricky Dresel, Gary Becker, Jen Wise  
**Absent:** David Cantrill, Tom Risso , Lisa Burdick  
**Staff Present:** Mark Brodeur, Daniel Moore, Brenda Moneer

**III. Review of Minutes from August 19, 2019**

Board Member Wise stated she was the one who brought up the discussion regarding diesel being added to the Parker’s Kitchen sign. Upon review of the recording of the August 19, 2019 meeting (position 54:55), Board Member Burdick did request that city staff verify if diesel will be added to the monument sign during discussion, following the vote. Board Member Wise did bring the topic of diesel to the board’s attention; however, the minutes are written correctly regarding how the vote and discussion during the vote took place. Board Member Wise stated a pronoun error was made under Comments from the Board.

**Motion:** A motion was made to approve the minutes with amendments.  
**Moved by** Board Member Becker, **Seconded by** Board Member Dresel.  
**Discussion:** There was none.  
**Vote:** All voted in favor, none opposed (4-0). Motion carried.

**IV. OLD BUSINESS - Major Applications**

**a) 105 Commerce - Parking Lot, Landscaping, Building Elevations, Materials and Colors**

A representative presented the application, materials and color samples to the ARB. He stated they will be pursuing tenants in the medical supply or service-oriented business. The applicant answered all inquiries.

**Motion:** A motion was made to approve the application with a variance for the metal building and EIFS, contingent upon providing an updated landscaping plan to city staff and verification of materials used for screening for the mechanicals. **Moved by** Board Member Becker, **Seconded by** Board Member Dresel.

**Discussion:** The applicant requested clarification regarding a variance for the metal building and EIFS. Mr. Moore stated the ARB can make a variance request to the Architectural Review Board Ordinance. It can be approved with conditions and is essentially stating that the metal building is being approved as a variance to the ordinance.

**Vote:** All voted in favor, none opposed (4-0). Motion carried.

### **NEW BUSINESS - Major Applications**

#### **b) 114 Etiwan – Shopping Center -Site, Parking Lot, Landscaping, Building Elevations, Materials and Colors**

A representative presented the application, materials and color samples to the ARB. He stated they removed the structural steel diagonal braces from the roof and relocated the HVAC system to the ground in a brick enclosure. A lengthy discussion regarding exterior insulation and finish system (EIFS) ensued. The applicant answered all inquiries.

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

**Discussion:** There was none.

**Roll Call Vote:** Board Member Becker, Chairperson Clopton, Board Member Dresel, and Board Member Wise all voted in favor, none opposed (4-0). Motion carried.

### **VI. Comments from The Board**

Chairperson Clopton stated the board needs to be reminded that when materials are presented it has already been through staff approval. Discussion regarding foam durability ensued. Mr. Moore outline the ARB's responsibilities. Board Member Becker discussed his concerns regarding the Planet Kids Dental Office sign and stated it was not approved. Mrs. Moneer stated staff will do a sight visit.

### **VII. Comments from Staff**

Mr. Brodeur shared with the board that the material Taco Bell requested to use at the base of their building was found to be durable. He stated he would request the material be painted a shade darker than the body of the building. He shared a concern regarding business owners repainting the exterior of their buildings to a different color. He stated currently repainting

an existing building has to come before the ARB. He stated this is a deterrent and inquired how the board felt regarding revising the ordinance to allow this to be approved by the Director of Planning. Board Member Becker stated the board is looking for earth tone colors. Board Member Wise stated she is a proponent for a preapproved color pallet. Mr. Moore stated if a preapproved pallet was added to the ordinance, it would remove authority and subjectivity from the board and staff.

**VIII. Adjournment**

**Motion:** A motion was made to adjourn at 7:55 pm. **Moved By:** Board Member Dresel, **Seconded By:** Board Member Wise.  
**Discussion:** There was none.  
**Vote:** All voted in favor, none opposed (4-0). Motion carried.

\_\_\_\_\_ Date \_\_\_\_\_  
Sharon Clopton, Chairperson