

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, DECEMBER 16, 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, Jen Wise, David Cantrill, Tom Risso, Lisa Burdick
Absent: Gary Becker
Staff Present: Mark Brodeur, Brenda Moneer

III. REVIEW OF MINUTES FROM NOVEMBER 18, 2019

Motion: A motion was made to approve the minutes from November 18, 2019. **Moved by** Board Member Risso, **Seconded by** no one.
Discussion: Board Member Wise stated the discussion regarding Cube Smart painting before the ARB gave approval should be included in the minutes. Chairperson Clopton stated the job was not completed and Cube Smart is on the agenda tonight to present a revised plan. Board Member Risso stated the application was denied.
Revised Motion: A motion was made to amend the minutes to include the discussion regarding Cube Smart painting before the ARB gave approval. **Moved by** Board Member Wise, **Seconded by** Board Member Risso.
Vote: All voted in favor(6-0). Motion carried.

IV. OLD BUSINESS - MINOR APPLICATIONS

A) CUBESMART - 102 S. GOOSE CREEK BLVD – EXTERIOR BUILDING PAINT

A representative presented the application, materials and color samples to the ARB. *(Note, the applicant's microphone was not on, therefore the applicant's discussion could not be documented.)* Discussion occurred between the board regarding the width of red in the rendering. It was suggested that it should be larger.

Motion: A motion was made to approve the application as submitted with the exception to increase the width of red around the roof

fascia only on the office building. **Moved by** Board Member Risso, **Seconded by** Board Member Wise.

Discussion: There was none.

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

V. NEW BUSINESS - MINOR APPLICATIONS

B) SKIFF – 205 S. GOOSE CREEK BLVD – CANOPY AND WALL MOUNT SIGNAGE

A representative presented the application, materials and color samples to the ARB for rebranding. *(Note, the applicant's microphone was not on, therefore the applicant's discussion could not be documented.)* The board inquired about the number of signs the applicant was requesting. City staff confirmed that the applicant was applying for two (2) signs. Mrs. Moneer stated the applicant's request conforms.

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

Discussion: There was none.

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

C) IMMACULATE CONCEPTION - 510 ST. JAMES AVE – MINOR BUILDING ENCLOSURE

A representative presented the application to the ARB. *(Note, the applicant's microphone was not on, therefore the applicant's discussion could not be documented.)* The representative noted that the building addition would match the existing building and that the roof would remain.

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

Discussion: Discussion regarding the location of the doors ensued. The applicant noted the doors would be moved to the exterior of the new addition.

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

D) LIDL - 435 ST. JAMES AVE – PREFABRICATED BACKUP GENERATOR, SCREENING, LANDSCAPE PLAN

A representative presented the application to the ARB. *(Note, the applicant's microphone was not on, therefore the applicant's discussion could not be documented.)*

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

Discussion: Discussion ensued regarding the placement of the emergency backup generator. Mrs. Moneer stated city staff suggested the proposed location because the original request was located close to a residential apartment community. Mrs. Moneer stated the City does not have a specific code for the location of backup generators.

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

E) MIDWAY BAPTIST CHURCH – 506 ST. JAMES AVE – LED READER ON EXISTING MONUMENT SIGN

A representative presented the application to the ARB. *(Note, the applicant's microphone was not on, therefore the applicant's discussion could not be documented.)* Mrs. Moneer explained the qualifications for LED readers to the ARB, and the regulations that the colors remain amber or white.

Motion: A motion was made to approve the application as submitted provided that the lights be amber or white as per the ordinance. **Moved by** Board Member Risso, **Seconded by** Board Member Burdick.

Discussion: There was none.

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

F) PLANTATION POINT – 5 S. ALLIANCE DRIVE – DUMPSTER ENCLOSURE EXPANSION PLAN

Mr. Brodeur presented the application on behalf of the applicant as they were not present. He stated the proposal was to increase the size of storage located behind the building. He stated the applicant requests to increase the size of the dumpster pad by replicating the size of the current concrete dumpster pad. He stated the applicant would also screen the expanded dumpster pad in the same manner that it is currently screened.

Discussion regarding if this space will be used for storage ensued. As the applicant was not present, Mr. Brodeur could not provide an answer. Mr. Brodeur stated city staff can request that the tenants only use the dumpster pads as storage for a limited time. A board member stated that this space should not be used for storage and inquired as to how the ARB can regulate this legally. Mr. Broder stated that is not in the ARB's purview as it would be a code enforcement issue.

Motion: A motion was made to approve the application as submitted with the constraints that all panels are raised to seven and a half feet and match in color and size what is there now. **Moved by** Board Member Cantrill, **Seconded by** Board Member Burdick.

Discussion: Board Member Cantrill inquired if city staff could relay the concerns that the board has regarding using the dumpster pad for long term storage. Mr. Broder stated he can do that. Board Member Risso stated we have to ensure that they build the

expansion toward the center of the building, not out toward the roadway. It was stated that is how it is on the site plan due to a tree. It was stated that certain board members do not feel comfortable voting before speaking with the applicant. Board Member Cantrill withdrew his motion. Board Member Burdick withdrew her second.

Motion: A motion was made to table this proposal until next month and that staff conveys the key point of this discussion regarding the design constraints and its potential use. **Moved by** Board Member Cantrill; **Seconded by** Board Member Risso

Discussion: None

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

G) FOOD LION – 142 ST. JAMES AVE- EXISTING AWNING PAINT

A representative was not present to present the application to the ARB. Mrs. Moneer stated Food Lion had already painted their awning as they were under the misguided impression, they were able to do so. She stated staff explained to Food Lion that the ARB may not want the color that they chose. A Board Member inquired as to the consequences that Food Lion would receive. Mrs. Moneer stated city staff can issue a double permit fee however that would be a decision for the Finance Director. It was stated that Food Lion is not the responsible party as it is the owner of the shopping center.

Motion: A motion was made to table this topic with the request that the owner appear before the board, not to be punitive but to be educational. **Moved by** Board Member Risso, **Seconded by** Board Member Burdick.

Discussion: There was none.

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

VI. OLD BUSINESS - MAJOR APPLICATION

H) PRODIGY - HENRY BROWN BLVD – PARKING, LANDSCAPING, ELEVATION, COLORS, MATERIALS

A representative presented the application to the ARB. *(Note, the applicant's microphone was not on, therefore the applicant's discussion could not be documented.)* Discussion regarding the accuracy of the rendering arose. The applicant confirmed that the rendering now represented the same information as the landscape plan.

Motion: A motion was made to approve the application as submitted with the addition of a Ligustrum between the two windows. **Moved by** Board Member Risso, **Seconded by** Board Member Burdick.

Discussion: There was none.

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

I) BERKELEY ELECTRIC COOPERATIVE: 2 SPRINGHALL DRIVE – DRIVE-THRU CANOPY MODIFICATION

A representative presented the application to the ARB. *(Note, the applicant’s microphone was not on, therefore the applicant’s discussion could not be documented.)* The applicant stated that modifications to the previously approved site plan to relocate the drive-thru.

- Motion:** A motion was made to approve the application as submitted.
Moved by Board Member Risso, **Seconded by** Board Member Wise.
Discussion: There was none.
Vote: All voted in favor (6-0). Motion carried

VII. COMMENTS FROM THE BOARD

Chairperson Clopton stated a picture of the current Midway Baptist Church sign was not located in the packet. She stated a lime green recycling box has appeared on the sidewalk in front of the Red Bank car wash. Board Member Wise stated the chairs are still in front of the Dairy Queen and the Flooring Company Banner is still up. Board Member Wise stated she was told that businesses can do what they want, regardless of the ARB’s decision. Chairperson Clopton stated the issue has always been enforcement. Board Member Cantrill stated per the board’s training, the ARB does not have jurisdiction or power, we can only delay the application or turn it down, hence the applicant will have to reappear before the board. Chairperson Clopton stated there are fines in the books however there is no enforcement. Mrs. Moneer stated a process needs to be followed. She stated city staff must be business friendly. She stated we educate the businesses in violation and notify them in writing via certified mail. She stated if the business still does not comply, then a warning notice will be sent.

VIII. COMMENTS FROM STAFF

Nothing from staff.

IX. ADJOURNMENT

- Motion:** A motion was made to adjourn (7:39 p.m.) **Moved By:** Board Member Risso, **Seconded By:** Board Member Wise.
Discussion: There was none.
Vote: All voted in favor (6-0). Motion carried.

_____ Date _____
Sharon Clopton, Chairperson