

**MINUTES  
CITY OF GOOSE CREEK  
ARCHITECTURAL REVIEW BOARD MEETING  
MONDAY, OCTOBER 19, 2020, 6:30 P.M.  
MARGUERITE H. BROWN MUNICIPAL CENTER  
519 N. GOOSE CREEK BOULEVARD**

**I. CALL TO ORDER**

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

**II. ROLL CALL**

**Present:** Gary Becker; Sharon Clopton, Ricky Dresel; Jen Wise; Lisa Burdick; David Cantrill  
**Absent:** None  
**Staff Present:** Director of Planning and Zoning Mark Brodeur; Administrative Assistant Lili Ortiz-Ludlum

**III. REVIEW OF MINUTES – SEPTEMBER 21, 2020**

**Motion:** A motion was made to accept the minutes as presented. **Moved by** Board Member Cantrill, **Seconded by** Board Member Dresel.  
**Discussion:** It was stated there were two spelling errors.  
**Vote:** All voted in favor (6-0). Motion carried.

**IV. MINOR APPLICATIONS – NEW BUSINESS**

**A) REV: 201 ST. JAMES AVE, SIGNAGE**

Mr. Hugh Welch of Carolina Sign Company presented the application. He stated the applicant is requesting a face change on the roadside from Heritage Trust to REV Credit Union. He stated they painted the pylon black to go with the brand. It was stated that the sign has already been installed prior to ARB approval. There was confusion regarding if this was a temporary or permanent sign. Mr. Welch stated this sign will be there for a year. The board inquired to City staff the definition of a temporary sign. Mr. Brodeur stated a temporary sign is a sign that is up for ninety days or less. He stated this sign will be up for 365 days and they applied for a full sign permit. It was noted that this sign was installed prior to a permit being issued. Mr. Welch stated due to the length of time it takes to get a permit issued (once a month) the applicant needed the sign installed sooner. The board stated that all businesses have to wait until ARB approval. Discussion regarding this sign being a pole signed ensued. Mr. Brodeur stated per the advice of the City Attorney, any existing sign in the City that is nonconforming is a vested right and they can reuse and reface a pole sign. Board Member Dresel stated the board requests that addresses be added to monument signs and would like to see that the address is added to this sign.

- Motion:** A motion was made to accept the application with the addition that the address is added to the pillar to keep it consistent with the other signs the ARB has approved. **Moved by** Board Member Dresel, **Seconded by** Board Member Burdick.
- Discussion:** Board Member Cantrill inquired if there is a City standard for size of street numbers. Mr. Brodeur stated eight inches. The Board requested the address be located on both sides of the pylon.
- Amended Motion:** The motion was amended that the address numbers be added to the black post in white, and a minimum of eight inches tall on both sides.
- Roll Call Vote:** Board Member Dresel, Board Member Cantrill and Board Member Burdick voted in favor. Board Member Becker, Chairperson Clopton and Board Member Wise opposed. Motion did not pass (3 to 3).

Mr. Welch inquired as to why it did not pass. Chairperson Clopton stated he is welcome to stay until after all the applicants have presented to discuss this further.

#### **B) CREEKSIDE CHURCH: 506 ST. JAMES AVE., SIGNAGE**

Mr. Welch of Carolina Sign presented the application. He stated the applicant would like to black out the yellow and stain glass design on the current sign and paint it all black. It was stated the structure will remain and the Creekside Church panel will be installed in the structure. It was stated the current structure is made of aluminum. There was some concern with the board as to how the paint will adhere to the aluminum.

- Motion:** A motion was made to accept the application as submitted. **Moved by** Board Member Cantrill, **Seconded by** Board Member Becker.
- Discussion:** There was concern about how the background of the sign will look painted black.
- Roll Call Vote:** Board Member Becker, Board Member Cantrill, Chairperson Clopton, Board Member Burdick and Board Member Wise all voted in favor. Board Member Dresel opposed. Motion passed (5-1).

### **V. MAJOR APPLICATIONS – OLD BUSINESS**

#### **C) CHAO GOYANO/SHOPPING CENTER: 408 RED BANK RD., ELEVATIONS, COLORS AND MATERIALS.**

Mr. Schumm presented the application for 408 Red Bank Road. He presented the elevation, colors, and materials on a poster board to the ARB. He stated the colors are Moth Wing, China Doll and Tricorn Black and presented color swatches to the board. He proposed to paint the bottom six feet the darker color and the top will be the lighter color. He stated there will be an awning over the private entrance into the private party room,

another over the storage area, and a gable type entrance over the main entry. He stated signage will be presented at a future meeting. He stated the HVAC unit is already screened with a parapet. He stated all the supports and post will be timber and the roofs will be black. He stated the dumpster will be located behind the building and the enclosure material is natural timber. The lumber for the awning is also natural timber and sealed to protect it. Mr. Brodeur presented a status update regarding this project. The board stated they would like the exposed wood on the dumpster enclosure and front awning to be sealed.

- Motion:** A motion was made to accept the application as submitted with the addition that sealer be applied to all exposed wood. **Moved by** Board Member Becker, **Seconded by** Board Member Cantrill.
- Discussion:** There was none.
- Vote:** All voted in favor (6-0). Motion carried.

## VI. MAJOR APPLICATIONS – NEW BUSINESS

### D) WEEKS & IRVINE OFFICE BUILDING: 503 N. GOOSE CREEK BLVD., SITE, PARKING, LANDSCAPING, ELEVATIONS, COLORS, MATERIALS

Mr. David Shook presented the application. He stated this is a 7,800 square foot office building for Weeks and Irvine. He stated the building will consolidate their operations and administrative groups into one location.

A second representative stated this is a heavily wooded site in which he proposed to wrap a sizeable tree barrier along with landscape buffers against the single-family neighbors and Carol Drive. He stated the parking lighting will be 14' poles with acorn fixtures and located in the tree island. He stated screening of mechanicals is located in the rear using a hardy plank screening which will also be the same material used for the dumpster.

Mr. Shook read a letter written by Robert L. Irvine, III that explains the use, proposed parking requirements, and hours of operations. He presented a sample to the board with paint colors and materials.

It was stated that the HVAC is over the setback line on the site plan. The representative stated they will relocate them. Discussion regarding the number of parking spaces ensued. Mr. Brodeur stated currently there is no restriction on the upper limit of parking spaces.

- Motion:** A motion was made to accept the application with the amendment that the HVAC, as well as the screening, is brought into the setback, and would like to see the parking cut down. **Moved by** Board Member Dresel, **Seconded by** Board Member Becker.
- Discussion:** Chairperson Clopton stated the excessive parking is a major concern. Board Member Burdick shared her concerns with exiting the parking lot after meetings.

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

**E) 7 ELEVEN/ROOST: HWY 176 & MYERS RD SITE, LANDSCAPING, ELEVATIONS**

Mr. Pat Budronis presented the application. He stated this property was recently annexed into the City last week with a General Commercial (GC) zoning. He presented the landscape, site plan, building elevations, and materials. Concerns regarding entrance from Myers was stated from the board. Additional buffering with evergreens was suggested by the board. Board Member Wise inquired about a water retention pond. Mr. Budronis stated it will be managed underground with the storm water system.

**Motion:** A motion was made to accept the application with additional buffering and the use of evergreens in the buffer area. **Moved by** Board Member Burdick, **Seconded by** Board Member Wise.

**Discussion:** Chairperson Clopton stated she will not approve materials as samples and colors were not provided.

**Amended Motion:** The motion was amended to allow City Staff to approve the materials. **Moved by** Board Member Burdick, **Seconded by** Board Member Wise.

**Discussion:** Multiple Board Members stated they preferred to see the materials.

**Roll Call Vote:** Board Member Dresel, Board Member Burdick and Board Member Wise voted in favor. Board Member Becker, Board Member Cantrill and Chairperson Clopton opposed. Motion did not pass (3-3).

**Amended Motion:** A motion was made to approve the proposal only including the site plan and landscaping. **Moved by** Board Member Cantrill, **Seconded by** Board Member Becker.

**Discussion:** None

**Roll Call Vote:** Board Member Dresel, Board Member Becker, Board Member Cantrill, Chairperson Clopton, and Board Member Wise voted in favor. Board Member Burdick opposed. Motion carried (5-1).

Mr. Budronis inquired when he comes back to present materials, will it be okay to include signage. Chairperson Clopton stated yes.

The board decided to revisit Rev and addressed Mr. Hugh Welch of Carolina Sign Company. Chairperson Clopton stated the issue is that the sign was installed prior to ARB approval and is not permitted. Mr. Welch stated there are a lot of signs in the City that are up and not permitted. Chairperson Clopton stated we take care of them as we can. She stated she does not have a problem with the sign, but she does not know what the remedy should be and inquired if City staff could provide insight.

Mr. Brodeur stated the board can take any action they would like. They can deny the permit or approve the permit. Board Member Cantrill stated this has happened before with a shopping center in the City. He stated it is frustrating for the board to go through this repeatedly but he thinks in the end Mr. Welch is doing what his customer asked him to do and the customer is the one who is under our jurisdiction. Board Member Cantrill

stated if the customer were here, we could chastise them, but in the end, we are limited, and we are here to approve the sign. He inquired if the board wants to punish Rev or does the board want to be pro-business for the City. He stated it is a catch 22. Mr. Brodeur stated we could get together in a work session to discuss how to handle situations like this; however, with this application this evening, the choices are to approve the sign as presented, deny the sign as presented or recommend a new sign. Board Member Cantrill stated that Mr. Welch mentioned earlier that other municipalities are quicker to approve signs and inquired if the City is an outlier. Mr. Brodeur stated the City is an outlier. He stated that most Cities do not require signage to come through their ARB for review, unless it is part of an overall larger project with the architecture. He stated having to wait thirty days for ARB approval does hinder some businesses. Board Member Cantrill stated the alternative is a temporary banner sign that could be up for ninety days. Board Member Wise stated we do need to be business friendly, and we do not need to be petty; however, Mr. Welch knows the rules and the rules are in place for a reason.

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

**Discussion:** Chairperson Clopton stated maybe we all learned a lesson tonight that this will not happen again between staff and sign companies.

**Roll Call Vote:** Board Member Dresel, Board Member Cantrill, Chairperson Clopton, Board Member Burdick and Board Member Wise voted in favor. Board Member Becker opposed. Motion carried (5-1).

## **VI. COMMENTS FROM THE BOARD**

Board Member Wise stated the Smile Dentist in the Goose Creek Village window sign is still up. Mr. Brodeur stated City staff has had a conversation with the developer of Goose Creek Village and we are asking the developer to please inform his tenants, new and old, of what the sign requirements are. Mr. Brodeur shared the political sign regulations with the board.

Chairperson Clopton stated she would like clarification regarding Tom Risso leaving the ARB. Mr. Brodeur stated Mayor and City Council would like to interview everyone interested in applying or reapplying for a position on the City's Boards and Commissions and if the board would like more of an explanation they can contact the City Clerk. Chairperson Clopton inquired if anything is planned for Mr. Risso as he was a volunteer on the ARB for 28 years. Mr. Brodeur asked the board to send suggestions via e-mail as to how they would like to see Mr. Risso recognized.

## **VII. COMMENTS FROM STAFF**

No comments from staff.

Chairperson Clopton asked if anyone in the audience would like to speak. Councilmember McSwain introduced herself. Chairperson Clopton inquired if she was the

Councilmember liaison assigned to the ARB. Councilmember McSwain stated no, Mayor Pro Tem Condon and Councilmember Green-Fletcher are the City Council liaisons for the ARB. Chairperson Clopton stated she appreciates Councilmember McSwain being present.

**VIII. ADJOURNMENT**

**Motion:** A motion was made to adjourn (7:55p.m.) **Moved By:** Board Member Cantrill, **Seconded By:** Board Member Wise.

**Discussion:** There was none.

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

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