

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, NOVEMBER 16, 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. and initiated the Pledge of Allegiance.

II. ROLL CALL

Present: Gary Becker; Sharon Clopton, Ricky Dresel; Jen Wise; Lisa Burdick
Absent: David Cantrill
Staff Present: Director of Planning and Zoning Mark Brodeur; Administrative Assistant Lili Ortiz-Ludlum

III. REVIEW OF MINUTES – OCTOBER 19, 2020

Motion: A motion was made to accept the minutes as presented. **Moved by** Board Member Dresel, **Seconded by** Board Member Becker.
Discussion: None
Vote: All voted in favor (5-0). Motion carried.

IV. MINOR APPLICATIONS – NEW BUSINESS

A. CROWFIELD VILLAGE SHOPPING CENTER: 431 ST JAMES AVE – EXTERIOR PAINT

A representative presented the application. He stated the owner hired him to paint the outside of the building. He stated the plan was to modernize the building by using a white and gray pallet and whitewash the existing brick. The representative presented the proposed colors, Sherwin- Williams Summit Gray and Extra White. He stated the rear will also be painted extra white. He presented a photo sample of the paint. He stated Crowfield HOA already approved the project. The board inquired if the out parcels such as Papa John’s will be painted. The representative stated it will not be addressed in this phase. Board Member Dresel stated his concern is water run off on white stucco. He stated it would require constant maintenance. The representative stated it requires an upkeep now which is why the owner is trying to renovate. Board Member Dresel stated the owner is requesting to paint the building a color that will require more upkeep. The representative stated the owner’s goal is freshening the look of the building. Chairperson Clopton stated she would like to see more warmth. Board Member Wise stated she thinks it will be all one tone. Board Member Becker inquired if there were any other options. The representative stated the owner did go through a few options but preferred the brighter white.

- Motion:** A motion was made to deny the application as submitted. **Moved by** Board Member Becker, **Seconded by** Board Member Wise.
- Discussion:** Board Member Burdick ask the applicant to come back next month with paint samples. The representative inquired should he come back with a warmer pallet. Board Member Burdick stated she would prefer that. She stated she is not opposed to a white, but this is too white. Board Member Dresel agreed with Board Member Burdick.
- Roll Call Vote:** Board Member Dresel, Board Member Becker, Chairperson Clopton, Board Member Burdick, and Board Member Wise all voted in favor. Motion passed (5-0).

Board Member Becker suggested the color Adobe Grey to the representative.

B. PET REST: 132 RED BANK ROAD – SIGNAGE

The representative presented the application and provided samples to the board. He stated the sign is an aluminum post with an aluminum background. The board inquired if the address will be included on the sign. The representative stated he can include it on any side they would like.

- Motion:** A motion was made to accept the application as submitted to include the address on both sides of the sign. **Moved by** Board Member Becker, **Seconded by** Board Member Wise.
- Discussion:** None.
- Vote:** All voted in favor. Motion passed (5-0).

C. T-MOBILE: 607 ST. JAMES AVE – SIGNAGE

The representative presented the application. He stated they are converting Sprint to T-Mobile. They are proposing a sign on the front and side elevation. Chairperson Clopton inquired if the background is going to be pink with white letters. The applicant stated yes.

- Motion:** A motion was made to accept the application as submitted. **Moved by** Board Member Dresel, **Seconded by** Board Member Burdick.
- Discussion:** None
- Roll Call Vote:** Board Member Dresel, Board Member Becker, Board Member Burdick, and Board Member Wise all voted in favor. Chairperson Clopton opposed. Motion passed (4-1).

D. CHAO GOIANO: 408 RED BANK ROAD – SIGNAGE

The representative presented the application and samples. He stated the sign is lit from the inside. He stated the board in the back is black and made of wood. The flame and letters are made of the same material and will be lit. Concerns regarding the size of the sign were stated. Mr. Brodeur stated the sign meets the ordinance. The board inquired as to the hours the sign will be lit. It was stated only from dusk to closing.

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

Discussion: Board Member Becker inquired about the height. Mr. Brodeur assured that this sign meets ordinance. Chairperson Clopton inquired about the intensity of the light. The representative stated a dimmer can be added.

Vote: All voted in favor. Motion carried (5-0).

E. KANJI SUSHI HIBACHI: 119 PLANTATION BLVD, SUITE 2A – SIGNAGE

A representative was not present. The board revisited this agenda item later in the meeting.

F. SHOPPING CENTER: 428 RED BANK ROAD – PAINT

A representative was not present. The board revisited this agenda item later in the meeting.

G. 7-ELEVEN: 915 ST. JAMES AVE – SIGNAGE, MATERIALS AND COLOR SAMPLES

Mr. Pat Budronis presented the application. He presented a material board to the ARB. He stated on building elevations there are four main materials being used: Nichiha Vintage Wood; Nichiha Vintage Brick painted white; Corrugated Metal and Aluminum Black Finish Metal. As far as signage they are proposing three building signs, one monument sign and two directional signs. The front elevations will have two signs: one 7-Eleven sign and one Roost sign. He stated the side elevation will have a single 7-Eleven sign. He stated on the canopy there will be two Exxon signs.

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

Discussion: Mr. Brodeur stated he would like to ask the board to consider adding the address to the sign.

Amended Motion: A motion was amended to include the address to the monument sign in both directions. **Moved by** Board Member Dresel, **Seconded by** Board Member Burdick.

Vote: All voted in favor. Motion carried (5-0).

H. STATE FARM: 429 RED BANK ROAD – ROOF

Mr. Bill Cahill presented the application. He stated currently the roof is a red shingle and the owner would like to replace it with a matte black nail strip panel roof. He presented a photo sample of what the roof would look like.

Motion: A motion was made to accept the application as submitted. **Moved by** Board Member Becker, **Seconded by** Board Member Dresel.
Discussion: None.
Vote: All voted in favor. Motion carried (5-0).

V. MAJOR APPLICATIONS – NEW BUSINESS

I. CHASE BANK: 214 ST. JAMES BLVD – SITE, LANDSCAPING, ELEVATIONS, MATERIALS, COLORS & SIGNAGE

Mr. Brodeur stated the applicant, Mr. Chris Quinn, will present via phone call. A second representative attended the meeting and presented photos. Mr. Quinn stated he is proposing a drive thru ATM located in the Shannon Park Shopping Center. He stated it will entail a new concrete island that will encompass the ATM, a canopy, a light pole, the VHD and also a Milbank meter main pedestal. He stated the light pole is a standard finish to match the other poles within the parking lot; the canopy will be aluminum clad paneling; the columns will be the Chase dark nickel color and the roof will be a chase blue color. He stated the Chase logo will be on the side of the columns. He stated the Chase lettering will be white and the logo will be blue. He stated within the area of work, there will be lane striping as well as a stop sign and a stop bar to control the flow of traffic.

The representative answered questions from the board regarding the location of the ATM, parking, and traffic.

Motion: A motion was made to accept the application as submitted pending approval of staff's approval on materials when they arrive. **Moved by** Board Member Becker, **Seconded by** Board Member Dresel.
Discussion: None.
Vote: All voted in favor. Motion carried (5-0).

THE BOARD REVISITED 428 RED BANK ROAD SHOPPING CENTER.

Motion: A motion was made to table the application for 428 Red Bank Road Shopping Center-Paint until the next meeting. **Moved by** Board Member Dresel, **Seconded by** Board Member Wise.
Discussion: None.
Vote: All voted in favor. Motion carried (5-0).

THE BOARD REVISITED KANJI SUSHI HIBACHI

Motion: A motion was made to table the application for Kanji Sushi Hibachi-Signage until the next meeting. **Moved by** Board Member Dresel, **Seconded by** Board Member Burdick.

Discussion: None.

Vote: All voted in favor. Motion carried (5-0).

VI. ELECTION OF VICE CHAIR – INTERIM FOR REMAINDER OF 2020

Motion: A motion was made to nominate Board Member Dresel to the interim Vice Chair for the remainder of 2020. **Moved by** Board Member Becker, **Seconded by** Board Member Burdick.

Discussion: Board Member Wise inquired if Board Member Dresel accepted the nomination. Board Member Dresel stated yes.

Vote: All voted in favor (5-0). Motion carried.

VI. COMMENTS FROM THE BOARD

Board Member Becker inquired if Mr. Brodeur stated if he received everyone's training. Mr. Brodeur stated no, not everyone has completed training.

Board Member Wise inquired as to what are the changes to the agenda. Mr. Brodeur stated to make it uniformed across all boards.

Board Member Becker stated the wall at Walmart has not been maintained.

VII. COMMENTS FROM STAFF

No comments from staff.

VIII. ADJOURNMENT

Motion: A motion was made to adjourn (7:38p.m.) **Moved By:** Board Member Becker, **Seconded By:** Board Member Dresel.

Discussion: There was none.

Vote: All voted in favor (5-0). Motion carried.

Sharon Clopton, Chairperson

Date _____