

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, DECEMBER 21, 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: Ricky Dresel; Gary Becker; Lisa Burdick; David Cantrill; Mary Kay Soto; Jen Wise
Absent: None.
Staff Present: Director of Planning and Zoning Mark Brodeur; Planning and Zoning Technician Brenda Moneer

III. REVIEW OF MINUTES – NOVEMBER 16, 2020

Board Member Burdick stated there was a typographical error.

Motion: A motion was made to accept the minutes with corrections. **Moved by** Board Member Becker, **Seconded by** Board Member Wise.
Discussion: None.
Vote: All voted in favor (7-0). Motion carried.

IV. MINOR APPLICATIONS – NEW BUSINESS

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

A representative presented the application. It was stated the raceway needs to match the building. *(Note: podium mic was not turned on, minutes were taken from Planning Technician's notes)*

Motion: A motion was made to approve the application as submitted. **Moved by** Board Member Becker, **Seconded by** Board Member Dresel.
Discussion: None.
Vote: All voted in favor (7-0). Motion carried.

B. BB&T/SUNTRUST NOW TRUIST: 144 ST. JAMES AVE – SIGNAGE

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

C. THE HAIR LOFT BOUTIQUE, LLC: 105 THOMASON BLVD, SUITE I-SIGNAGE

A representative presented the application. He stated the proposed sign is an internally lit cloud sign. Concerns regarding visibility was shared from the board. *(Note: podium mic was not turned on, minutes were taken from Planning Technician's notes)*

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

Discussion: Board Member Dresel stated he is concerned with visibility and would like to see something that flows with the rest of the signs in that shopping center. The board stated they would like a white background.

Vote: Board Member Dresel, Board Member Becker, Board Member Burdick, Board Member Soto and Board Member Wise voted in favor to deny the application. Board Member Cantrill opposed (6-1). Motion carried.

D. GRANITE DEPOT OF CHARLESTON: 112 S. GOOSE CREEK BLVD-PAINT

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

V. NEW BUSINESS:MAJOR APPLICATIONS

E. CHIPOTLE: 220 ST. JAMES BLVD – SITE, LANDSCAPING, ELEVATIONS, MATERIALS, COLORS AND SIGNAGE

A representative presented the application. Signage did not go before the board at this time. The board shared concerns regarding the roof top units. The board requested the applicant include an architectural interest in the rear. *(Note: podium mic was not turned on, minutes were taken from Planning Technician's notes)*

Motion: A motion was made to approve the application with the condition that all roof top equipment will not be visible, and that dense foliage is added to the back side of the building pending staff approval. Signage is listed on the agenda, but the board did not review signage therefore it is not included in the motion. **Moved by** Board Member Dresel, **Seconded by** Board Member Burdick.

Discussion: Board Member Cantrill stated he would like the motion to be amended to include an architectural interest in the rear to be

reviewed by staff. Mr. Brodeur stated some of the things that are existing on the building could be replicated on the rear elevation.

Amended Motion: A motion was made to approve the application with the condition that all roof top equipment will not be visible, and that architectural interest is added to the rear of the building pending staff approval. **Moved by** Board Member Dresel, **Seconded by** Board Member Burdick.

Vote: All voted in favor (7-0). Motion carried.

F. RIVERS FUNERAL HOME: 415 RED BANK ROAD - SITE, LANDSCAPING, ELEVATIONS, MATERIALS AND COLORS

A representative presented the application. He is proposing an addition to the existing Rivers Funeral Home located on Red Bank Road. He proposes six hundred and ten (610) square foot building to serve as a crematorium. He stated the existing site is a combination of gravel and asphalt. He stated two parking spaces, one being handicap and an asphalt driveway will be installed that leads to the new building. He presented his landscape plan and stated he will make drainage improvements.

Motion: A motion was made to approve the application as submitted pending staff's approval of window, doors, and garage door. **Moved by** Board Member Wise, **Seconded by** Board Member Cantrill.

Discussion: None.

Vote: All voted in favor (7-0). Motion carried.

G. ALDI: 205 ST. JAMES AVE - SITE, LANDSCAPING, ELEVATIONS, MATERIALS, COLORS, SIGNAGE

A representative presentive the application. He is proposing to redevelop this property. He stated this is a 3.14-acre property which makes it a challenging site regarding parking and tractor trailer access. He stated the building is 19,200 sq feet with 12,500 sales area. He stated there will be ninety-five (95) parking spaces which is the corporate minimum. He stated there will be two (2) street frontages; Westview Blvd being one and the primary frontage will be located on St. James Ave. He stated they are requesting a monument sign on St. James Ave and two wall signs that will be located on the building. He stated entirely new asphalt, curb and gutter and new structure will be done. He presented a material board. Discussion regarding a parapet and landscaping around the monument sign ensued. The board stated they want to see the street number on the monument sign.

Motion: A motion was made to approve the application as submitted with the amendment that an architectural feature will be added to the side facing the school; address number will be added to the monument sign in both directions, and landscaping will be included around the monument sign. **Moved by** Board Member Dresel, **Seconded by** Board Member Cantrill.

Discussion: None.
Vote: All voted in favor (7-0). Motion carried.

VI. MINOR MODIFICATIONS

H. CHICK FIL A: 516 ST JAMES AVE – REVISED SITE PLAN, BUILDING, CANOPY, COLOR AND ELEVATIONS

A representative presented the application. He is proposing a minor adjustment to the face-to-face canopy that is located on St. James Ave in the front. He stated they would like to increase this from fifty-four(54) feet to eighty (80) feet to provide more coverage for team members. He stated the other modification will be that the order points be forward of the leading edge of the canopy, and the outside meal delivery canopy will increase in length from sixty-five (65) feet to eighty-one (81) feet and centered on the building.

Motion: A motion was made to approve the application as submitted, **Moved by** Board Member Becker, **Seconded by** Board Member Wise.
Discussion: None
Vote: All voted in favor (7-0). Motion carried.

THE BOARD REVISITED BB&T/SUNTRUST

A representative presented the application. She is proposing a face change which will only be up for a year until the conversion of this business is complete. Upon completion of the conversion, the applicant will apply for a new sign permit. The board shared concerns as the signs on the proposal did not match.

Motion: A motion was made to approve the application with the condition that both the monument sign and wall sign match pending staff approval. **Moved by** Board Member Dresel, **Seconded by** Board Member Becker.
Discussion: None.
Vote: All voted in favor (7-0). Motion carried.

THE BOARD REVISITED GRANITE DEPOT OF CHARLESTON

A representative was not present. The board shared their concerns that a rendering for the building was not provided with the application.

Motion: A motion was made to deny the application pending additional information. **Moved by** Board Member Dresel, **Seconded by** Board Member Becker.
Discussion: None.
Vote: All voted in favor (7-0). Motion carried.

V. **2021 CALENDAR APPROVAL**

Motion: A motion was made to approve the calendar. **Moved by** Board Member Cantrill, **Seconded by** Board Member Becker.

Discussion: None.

Vote: All voted in favor (7-0). Motion carried.

VI. **COMMENTS FROM THE BOARD**

The board suggested that samples be added to the checklist. It was suggested that a current photo be added to the presentation packets. It was suggested that elevations state the street names they are facing. Board Member Wise stated the window at the dentist office still has signage covering the entire window.

VII. **COMMENTS FROM STAFF**

Mr. Brodeur stated he will develop a full set of design guidelines for site planning, architecture, and designs next year.

VIII. **ADJOURNMENT**

Motion: A motion was made to adjourn (8:21p.m.) **Moved By:** Board Member Becker, **Seconded By:** Board Member Dresel.

Discussion: There was none.

Vote: All voted in favor (7-0). Motion carried.

_____ Date _____
Sharon Clopton, Chairperson