

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, MARCH 15, 2021, 6:30 P.M.
VIA VIDEO CONFERENCE**

I. CALL TO ORDER

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

II. ROLL CALL

Present: Ricky Dresel, Jen Wise, Gary Becker, David Cantrill (6:32), Sharon Clopton, Mary Kay Soto, Teri Victor
Absent: None
Staff Present: Director of Planning and Zoning Mark Brodeur; Planning and Zoning Technician Brenda Moneer

III. REVIEW OF MINUTES – FEBRUARY 15, 2021

Motion: A motion was made to accept the minutes as submitted. **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. BIG IMAGINATIONS CDC: 105 ST. JAME AVE, SUITE B – SIGNAGE

Mr. Hugh Welch presented the application. He stated the owner is looking to put a 4x8 panel, double sided, alumacore sign in between the existing structure. The board requested that the address be added to both sides of the signs.

Motion: A motion was made to approve the sign with the addition of the address. **Moved by** Board Member Clopton, **Seconded by** Board Member Becker.
Discussion: None.
Vote: All voted in favor (7-0). Motion carried.

B. IRMA’S ORIENTAL GROCERY STORE: 107 ST. JAMES AVE, SUITE A1 – SIGNAGE

Mr. Hugh Welch presented the application. He stated his client is looking to have a 2x6 foot cabinet sign and also a tenant panel. Concerns regarding housing Irma’s Permanent Make-Up and Grocery Store in the same location ensued. The board shared health concerns as they stated permanent make-up is essentially tattooing. The board requested that Mr. Welch share their concerns with the applicant.

- Motion:** A motion was made to approve the application as presented. **Moved by** Board Member Becker, **Seconded by** Board Member Cantrill.
- Discussion:** Mr. Brodeur stated it is aesthetically pleasing to have a sign with a dark face and lighter lettering. He stated he wants the board to start thinking like this as it will be a requirement in the new sign code.
- Amended Motion:** A motion was made to amend the motion to approve the sign with a dark background pending staff approval. **Moved by** Board Member Becker, **Seconded by** Board Member Cantrill.
- Vote:** Chairperson Dresel, Board Member Wise, Board Member Becker, Board Member Cantrill, Board Member Soto and Board Member Victor voted in favor of the motion. Board Member Clopton opposed (6-1). Motion carried.

C. OCEAN REALMS: 142 ST. JAMES AVE, SUITE M – SIGNAGE

Mr. Welch presented the application. He stated this is an internally lit black and white sign. Discussion regarding as to whether a dark background should be instated ensued.

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

D. CHASE BANK ATM: 5 SOUTH ALLIANCE DRIVE – ATM AND SIGNAGE

The applicant stated they are proposing an ATM located at 5 South Alliance Drive. He walked the board through the site plan and elevation. He stated the elevation in the packet shows a gray roof, the actual roof will be blue. Mr. Brodeur stated he was concerned with traffic flow.

- Motion:** A motion was made to accept the application as submitted. **Moved by** Board Member Soto, **Seconded by** Board Member Wise.
- Discussion:** Mr. Brodeur stated he was concerned with traffic flow.
- Vote:** All voted in favor (7-0). Motion carried.

V. OLD BUSINESS: MINOR APPLICATIONS

A. AGAPE CARE: 374 MYERS ROAD – SIGNAGE

The applicant stated the only change on the sign is the words as the colors and size are the same. The board stated they would like to have the address added.

Motion: A motion was made to accept the application as submitted with the addition of adding the address to both sides. **Moved by** Board Member Soto, **Seconded by** Board Member Wise.

Discussion: Mr. Becker inquired if they had any sites that are different than all purple. The applicant stated they are all the same.

Vote: Chairperson Dresel, Board Member Wise, Board Member Becker, Board Member Cantrill, Board Member Soto and Board Member Victor voted in favor of the motion. Board Member Clopton opposed (6-1). Motion carried.

B. ALDI: 205 ST. JAMES AVE - SIGNAGE

The applicant stated they are proposing two wall signs that will be seventy-five (75) square feet each in the Aldi's trademark colors and logo. They are also proposing a monument sign with the base finished in stucco and a fifty (50) square foot cabinet sign in the Aldi's trademark colors and logo.

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

Discussion: None.

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

V. NEW BUSINESS: MAJOR APPLICATION

A. GOOSE CREEK FAMILY DENTISTRY: 124 S GOOSE CREEK BLVD – RENOVATION (2ND FLOOR ADDITION)

The architect for the project spoke on behalf of the application. He presented the site plan and stated the proposal is to construct a second floor on top of where Goose Creek family dentistry is currently located. He stated there are two (2) tenants at this site; the dentistry which occupies 2/3 of the building and an attorney. He stated currently the building is one (1) story with a hip roof. The architect presented the elevations. He stated the attorney's office will remain one (1) story. The board made multiple suggestions regarding architectural details, screening and painting the parapet a different color.

Motion: A motion was made that the colors around the windows match the same as the bottom windows, the top fascia parapet is painted on both the left elevation and right elevation and some type of screening is done along the bottom of the HVAC to make it more attractive from the road. **Moved by** Board Member Soto, **Seconded by** Board Member Wise.

Discussion: It was stated this can be done via staff approval.

Roll Call Vote: Board Member Wise, Board Member Cantrill, Board Member Soto voted in favor of the motion. Chairperson Dresel, Board

Member Becker, Board Member Clopton and Board Member Victor opposed (3-4). Motion did not carry.

VI. CLOSING REMARKS AND ADJOURNMENT

Board Member Wise requested that Code Enforcement visit Jersey Mike's as their dumpster is not enclosed, trash is falling all over the place, feral cats and racoon are living there. Board Member Wise stated she feels the board should meet in person instead of Zoom if at all possible. Board Member Soto welcomed new Board Member Victor to the ARB.

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

Discussion: There was none.

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

_____ Date _____
Ricky Dresel, Chairperson