

**MINUTES  
CITY OF GOOSE CREEK  
ARCHITECTURAL REVIEW BOARD MEETING  
MONDAY, SEPTEMBER 20, 2021, 6:00 P.M.  
MARGUERITE H. BROWN MUNICIPAL CENTER  
519 N. GOOSE CREEK BOULEVARD**

**I. CALL TO ORDER, PLEDGE OF ALLEGIANCE AND ROLL CALL**

Chairperson Dresel called the meeting to order at 6:00 p.m. and initiated the Pledge of Allegiance. Mrs. Moneer stated Mr. Gary Becker has resigned from the ARB and initiated roll call.

**Present:** Ricky Dresel, Jen Wise, David Cantrill, Sharon Clopton, Mary Kay Soto, Teri Victor

**Absent:** None

**Staff Present:** Planning and Zoning Director Mark Brodeur  
Planning and Zoning Technician Brenda Moneer

**II. APPROVAL OF MINUTES - AUGUST 16, 2021**

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

**Discussion:** None.

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

**III. MINOR APPLICATIONS - NEW BUSINESS**

**A. 2021-065 SIG: EXCEL AUTO SALES: 137 ST. JAMES AVE - SIGNAGE**

The applicant was not present. The board revisited this item later in the meeting.

**B. 2021-071 SIG: TI-NEY BANGKOK II: 216 ST. JAMES AVE - SIGNAGE**

The applicant presented the application. The applicant stated the proposed sign is a low-profile raceway, LED, channel letter sign in red cases and black returns. The applicant did not present color samples but stated she will bring them to staff. The board stated once the old sign is taken down, they want to make sure the fascia is painted before the new sign is installed. The board suggested staff approves the colors.

**Motion:** A motion was made to accept the application pending staff approval of colors. **Moved by** Board Member Soto, **Seconded by** Board Member Cantrill.

**Discussion:** Board Member Wise inquired if Board Member Soto can include in her motion that they do not want to see bright red and would like more of a darker color.

**Amended Motion:** A motion was made to accept the application pending staff approval of a dark red color and to paint the fascia when the old sign is removed. **Moved by** Board Member Soto, **Seconded by** Board Member Cantrill

**Discussion:** Mrs. Moneer stated there is a banner at this location that has not been permitted and needs a banner permit.

**Amended Motion:** A motion was made to accept the application pending staff's approval of a dark red color, the fascia to be painted once the old sign comes down and remove the banner. **Moved by** Board Member Soto, **Seconded by** Board Member Cantrill

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

**C. 2021-064 SIG: HAPPY CRAB SEAFOOD: 117 PLANTATION NORTH BLVD, SUITE B – SIGNAGE**

The applicant presented the application. He is proposing to have a mounted channel letter sign with white returns and red and blue vinyl located on the building facade over the entry. He is also proposing a pre-spaced vinyl sign for the tenant panels on the monument sign. The applicant presented samples. Mr. Brodeur stated this is a sign staff really likes because the white surrounding the letters make them look like reverse channel letters.

**Motion:** A motion was made to accept the application as presented with the addition of removing all the illegal signage to include the banner that is currently on the building, the two signs on each of the monument signs, and the three flags which are out front by the side of the road. **Moved by** Board Member Wise, **Seconded by** Board Member Cantrill.

**Discussion:** None.

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

**D. 2021-069 SIG: JOE'S KWIK MART: 670 COLLEGE PARK ROAD – SIGNAGE**

The applicant was not present. The board revisited this item later in the meeting.

**E. 2021-068 SIG: GAIL'S SOUL FOOD: 102 BERKELEY SQUARE LANE, UNIT G – SIGNAGE**

The applicant presented the application. They are proposing to have two MDO wall signs with printed decal of Gail's logo attached to the brick façade. One sign will be on the side of the building and the second sign will be located on the back of the building. The applicant presented and updated rendering to the board as well as samples. Mr. Brodeur stated staff prefers signs with dark backgrounds and light letters.

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

**Discussion:** Discussion regarding the size of one of the signs ensued. Mrs. Moneer stated the applicant was originally over their maximum allowable size and adjusted the application to meet the ordinance.

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

**IV. OLD BUSINESS: MINOR APPLICATIONS**

**A. 2021-062 SIG: EXXON: 670 COLLEGE PARK ROAD – SIGNAGE**

The applicant was not present. The board revisited this item later in the meeting.

**B. 2021-067 SIG: DREAM LEARNING ACADEMY: 100 S. GOOSE CREEK BLVD – SIGNAGE**

The applicant was not present. The board revisited this item later in the meeting.

**V. OLD BUSINESS: MAJOR APPLICATIONS**

**A. 2021-063 NBLD: HURRICANE COFFEE: 2424 N. MAIN STREET – SITE PLAN, LANDSCAPING, ELEVATIONS COLORS, MATERIALS AND SIGNAGE.**

The applicant stated they put together a revised signage plan. He stated the monument sign now has an opaque background with the address incorporated. He stated it has been moved back about twenty-two and a half feet from the curb. He presented the south elevations which showed an elevated roof sign for visibility. He presented engineer drawings.

Chairman Dresel shared his concern regarding the way the building was turned. The applicant stated the reason is to be able to see the broad side of the building from the road. It was stated the traffic flow currently would be using a portion of the second lot. The applicant provided backstory regarding the two lots for this property. He stated the two lots are both owned by the same person. He stated they only wanted to occupy one part of the lot and then get an easement into the other lot so that at some point the other lot

could be leased. It was stated the size of the building is 365 square feet. The applicant presented the landscaping plan.

Mr. Brodeur shared his concerns with the traffic flow. He suggested to rotate the building to get the turn lanes on one lot. He stated SCDOT is making them push the building this far back due to a queuing lane. Mr. Brodeur suggested adding a gable to the building for architectural interest and suggested placing the roof sign inside the gable. He stated he would love to work with the applicant to get the site plan right if possible.

Mr. Brodeur stated he is requesting two motions, one for the sign and one for the building.

Board Member Clopton stated she is concerned with the building as there is no colors or architectural interest. The applicant stated they were trying to match the buildings around them which is Carnes Crossroads.

The board made a motion regarding the building only:

**Motion:** A motion was made for a continuance for a date to be determined in order for the applicant to work with staff on giving the building more interest, site plan and traffic flow and if necessary, the board can meet for a special call meeting. **Moved By:** Board Member Clopton, **Seconded By:** Board Member Cantrill.

**Discussion:** None.

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

The board discussed signage. Chairman Dresel stated the signage on the roof will change with the addition of architectural features. He stated regarding the monument sign, the board wants to see the logo as opposed to a sign that just says coffee. Board Member Wise agreed and reminded the applicant that this was discussed at the last meeting. Discussion regarding the coffee monument sign ensued between the board and the applicant.

The board voted on the sign application:

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

**Discussion:** Discussion regarding adding signage in the special session meeting ensued.

**Amended Motion:** A motion was made to continue the sign application. **Moved By:** Board Member Clopton, **Seconded By:** Board Member Wise.

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

**B. 2021-073 NBLD: TIME TO SHINE: 539 ST. JAMES AVE – SITE PLAN, LANDSCAPING, ELEVATIONS, COLORS AND MATERIALS**

The applicant presented the application. He stated they worked with staff to present a project that will be suitable for the location. He stated brick columns and canopies were added. He stated the parking was changed to diagonal parking and brick enclosures were added around the vacuum spaces. The applicant stated the top windows coming down St. James Ave are gray tinted in order to not allow light out at night. The board thanked the applicant for taking their comments from the last meeting into consideration. Mr. Brodeur stated they did everything that was asked.

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

**Discussion:** None

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

The board revisited **EXCEL AUTO SALES**. The applicant presented the application. He stated they are looking to replace the existing cabinet panel with the new Excel Auto Sales panel.

**Motion:** A motion was made to approve the application as submitted. **Moved By:** Board Member Clopton, **Seconded By:** Board Member Victor.

**Discussion:** Discussion regarding monument sign ensued. It was stated at this time a monument sign will not be added. Mr. Brodeur stated staff recommends that the field be opaque and the white inside the logo be translucent. The applicant stated this was discussed with the owner however they chose to submit what is being presented.

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

The board revisited **DREAM LEARNING ACADEMY**. The applicant stated he reviewed with the owner that the sign code will be changing and made suggestions regarding the proposed code. The applicant chose to stay with the current proposal. The applicant stated the current pole sign is eighteen (18) feet tall and it will be lowered to the maximum height of ten (10) feet. He stated the upper cabinet sign will remain and the reader box will be removed. The applicant stated the address will be added to both sides of the pole. The second sign is a panel that is not lit that will be directly mounted to the building façade. Mr. Brodeur stated he is happy that they brought the height of the pole sign down. Board Member Dresel stated a note needs to be made about landscaping around the sign.

**Motion:** A motion was made to approve the application as submitted with the addition of cleaning up the landscaping around the pole sign and

adding an eight-inch address to both sides of the pole sign. **Moved By:** Board Member Wise, **Seconded By:** Board Member Cantrill.

**Discussion:** None.

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

The board revisited **JOE'S KWIK MART**. The applicant did not show.

**Motion:** A motion was made to deny the application as presented. **Moved By:** Board Member Wise, **Seconded By:** Board Member Victor.

**Discussion:** None.

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

The board revisited **EXXON**. The applicant did not show.

**Motion:** A motion was made to deny the application as presented. **Moved By:** Board Member Wise, **Seconded By:** Board Member Victor.

**Discussion:** None.

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

## **VI. CLOSING REMARKS AND ADJOURNMENT**

Board Member Soto stated she needs something to tell her the size limit of signs regarding Gail's Soul Food. Mrs. Moneer stated the applicant originally had two signs that exceed her maximum square footage. Mrs. Moneer stated the applicant could either have one big sign not to exceed the maximum square footage, or two signs and reduce the size not to exceed the maximum allowance. The maximum allowance is based on the distance of the face of the building to the property line in relationship to multiplying that factor by the width of the business. It was stated training is coming up.

**Motion:** A motion was made to adjourn (7:22p.m.) **Moved By:** Board Member Clopton, **Seconded By:** Board Member Wise.

**Discussion:** There was none.

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

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Ricky Dresel, Chairperson

Date \_\_\_\_\_