

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING (6PM)
MONDAY, JULY 18, 2022, 6:00 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER
519 N. GOOSE CREEK BOULEVARD**

I. CALL TO ORDER AND ROLL CALL

Chairperson Wise called the meeting to order at 6:00 p.m. and Mrs. Moneer initiated roll call.

Present: Doug Dickerson; Jordan Pace; Robert Smith; Mary Kay Soto; Jen Wise

Absent: Armando Solarana; Terri Victor

Staff Present: Assistant City Administrator Brian Cook; Planner II Brenda Moneer; Assistant to the City Administrator Alexis Kiser

II. APPROVAL OF MINUTES - JUNE 20, 2022

Motion: A motion was made to approve the minutes as submitted. **Moved by** Board Member Smith, **Seconded by** Board Member Soto.

Discussion: None.

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

III. OLD BUSINESS

A. 2022-037SIG: CRISTO REI BRAZILIAN PASTRY: 225 RED BANK ROAD, STE L-SIGNAGE

A representative was not present to present the application. The board revisited the application later in the meeting.

IV. NEW BUSINESS

A. 2022-039SIG: EXTRA SPACE STORAGE: 208 ST JAMES AVE-SIGNAGE

The applicant presented the application and samples to the board. He stated they are rebranding the existing storage space to Extra Space Storage. He stated currently there are three wall signs on the property and one monument tenant panel. He stated he will replace all three wall signs with interior LED lit channel letter cabinet signs and replace the current tenant panel. It was stated the green is the same color green that is already on the current sign. The applicant proposes painting the fascia behind the sign a light

grey. Chairperson Wise stated the fascia should be painted the same as the rest of the building to look uniformed.

Motion: A motion was made to accept the sign application except for the color change of the back panel. **Moved by** Board Member Smith, **Seconded by** Board Member Pace.

Discussion: None.

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

Chairperson Wise stated the motion passes with the caveat that the fascia remains the current color.

B. 2022-040SIG: PHO BOWL VIETNAMESE RESTAURANT: 142 ST. JAMES AVE, UNIT D-SIGNAGE

The applicant presented the application. She stated she is proposing a channel letter, LED lit sign on a raceway in the Food Lion shopping center. Samples were provided to the board. She stated the raceway will be painted to match the fascia and the fascia will be touched up to match the rest of the building.

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

Discussion: None.

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

C. 2022-045SIG: CALVARY CHURCH OF THE NAZARENE: 541 RED BANK ROAD-SIGNAGE

The applicant presented the application. He stated this proposal is for a face change which means he will take out the old panel and put in a new panel. The applicant presented samples.

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

Discussion: None.

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

D. 2022-046SIG: JERI'S OLD SCHOOL BARBERSHOP: 214 ST JAMES AVE, SUITE 150-SIGNAGE

The applicant presented the application. He stated this business was originally located in North Charleston but has closed that location and open next to Planet Fitness. He stated this sign proposed is the sign that his customer used at her North Charleston location. The applicant stated this is an internally lit channel letter sign. He stated the Old School, Barbershop and two poles light up. The applicant presented samples.

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

Discussion: None.

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

E. 2022-047SIG: KO BEAUTIQUE: 640 COLLEGE PARK ROAD, SUITE F-SIGNAGE

The applicant presented the application. He stated this is a lighted channel letter sign with a raceway which will be painted to match the brick. The letters will have a thick black outline. Discussion ensued about flipping the black and white on the KO logo.

Motion: A motion was made to accept the sign application contingent that the black vinyl outline on Boutique is removed. **Moved by** Board Member Soto, **Seconded by** Board Member Smith.

Discussion: Chairperson Wise stated she feels if the City is moving towards opaque signs, we need to be consistent across the board. She stated she sees the argument that this sign matches other signs in the shopping center, but just because it is already there does not mean we are not progressing in a different direction.

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

F. 2022-049SIG: TEAMWORK REALTY: 100 CENTRAL AVENUE-SIGNAGE

The applicant presented the application. He stated Teamwork Realty is the property owner of what will be called Real Estate Central Plaza. He stated Teamwork Realty will also be a tenant. He stated the proposal is for a non-illuminated aluminum sign to replace a post and panel sign. The letters are cut out aluminum letters attached to an aluminum background. Discussion pertaining to the quantity of tenant panels ensued. It was stated that this application is for the monument and the Teamwork Realty panel sign. The applicant did not present color samples.

Motion: A motion was made to accept the sign application as submitted to include the Teamwork Realty tenant panel contingent that only five tenant panels be displayed on the monument sign (the bottom

four panels as presented in the sign application should become two). **Moved by** Board Member Smith, **Seconded by** Board Member Soto.

Discussion: None.

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

G. 2022-041EMOD: MCDONALDS: 609 ST JAMES AVE-EXTERIOR MODIFICATION

Ms. Kiser stated the applicant was not present. She stated the applicant would like to add a second drive thru lane. She stated this will eliminate parking in the rear. Ms. Kiser stated the applicant will move and replace two trees to accommodate this request; one tree is located at the front and the other in the rear. She stated the applicant is also adding directional signage which is not being considered with this application because it is directional in nature.

Motion: A motion was made to approve the application as submitted. **Moved by** Board Member Pace, **Seconded by** Board Member Smith.

Discussion: None.

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

H. 2022-048EMOD:SKYMARKET:115 S. GOOSE CREEK BLVD-EXTERIOR MODIFIATION

The applicant presented the application. The applicant is proposing the construction of a fenced seating area for outdoor dining on the south elevation of the building. The applicant presented material samples to the board. The tables are commercial grade, six feet with bench seating. They will be anchored within the turf. The signs were already approved. The goose neck sconces around the building will be standard commercial grade lighting. There's going to be three awnings in front of the building. It was stated a dumpster enclosure will need to be added and the utility boxes would need to be screened.

Motion: A motion was made to accept the application as submitted contingent that the placement of the sign is lowered to be on the wall below the roofline as mentioned in the last meeting; paint existing fence black to match new fence; work with staff to determine appropriate screening for dumpster enclosure and screening utility meters. **Moved by** Board Member Soto, **Seconded by** Board Member Smith.

Discussion: None.

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

The board revisited **2022-037SIG: CRISTO REI BRAZILIAN PASTRY**. It was stated it appears that there are three separate signs. Mrs. Moneer stated that is an accurate assessment.

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

Discussion: None.

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

V. CLOSING REMARKS AND ADJOURNMENT

Discussion ensued regarding Cristo Rei Brazilian Pastry. Ms. Kiser updated the board on the Mod Car Wash stating that updated site plan shows the oak tree that the board wanted to keep.

Motion: A motion was made to adjourn (7:02 p.m.) **Moved By:** Board Member Soto, **Seconded By:** Board Member Pace.

Discussion: There was none.

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

_____ Date _____
Jen Wise, Chairperson