

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD
MONDAY, MAY 15, 2023, 6:00PM
MARGUERITE H. BROWN MUNICIPAL CENTER**

I. CALL TO ORDER

Chairperson Wise called the meeting to order at 6:00 p.m.

Present: Jen Wise; Robert Smith; Armando Solarana; Mary Kay Soto; Terri Victor

Absent: Doug Dickerson

Staff Present: Planning and Zoning Director Kendra Wise; Assistant to City Administrator Alexis Kiser

II. APPROVAL OF MINUTES: APRIL 17, 2023

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. NEW BUSINESS

A. EXTERIOR MODIFICATION - CHRIST CENTER CHURCH, 113 ETIWAN DRIVE

The applicant was not present to answer questions from the Board.

Motion: A motion was made to table the application until the June ARB Meeting. **Moved by** Board Member Soto, **Seconded by** Board Member Victor.

Discussion: None.

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

B. NEW CONSTRUCTION - COBBLESTONE RETAIL VILLAGE (TMS# 222-00-00-164)

The applicant presented the application. Staff report states the applicant is proposing a new commercial development along St. James Avenue (TMS# 222-00-00-164) on 3.4 acres. The development will consist of four (4) buildings providing more than 24,000 square feet of commercial space. This parcel is zoned Planned Development (PD). This development was presented to the Board in May of 2022 and received approval with conditions. Since that time the applicant has substantially changed building location and design. The applicant presented material and color samples. The applicant answered questions from the Board. The applicant presented supplemental renderings that were not included in the original packet as additional options.

Motion: A motion was made to approve option three (3) that was presented to the Board; to work with staff to make roof-line symmetrical; provide screening for utility meters; work with staff to relocate dumpsters and work with staff to have a consistent sign package. **Moved by** Board Member Smith, **Seconded by** Board Member Victor.

Discussion: None.

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

C. NEW CONSTRUCTION - BETTER COLLISION CENTERS (TMS# 223-00-00-012 & 223-00-00-013)

The applicant presented the application. Staff reports states the applicant is proposing the construction of a new building to be used as a collision center located on TMS# 223-00-00-012 & 223-00-00-013, adjacent to St. James Avenue (Highway 176) on +/- 3.26 acres. These parcels are zoned General Commercial (GC). This is an approved use by right for this zoning classification. The applicant answered questions from the board.

Motion: A motion was made to approve the application with the following conditions: work with staff to provide alternative materials that exclude metal; work with staff to provide an alternative to colors as natural colors are preferred; work with staff to lower the height of the overall building; work with staff on the location of the dumpsters; work with staff on lighting and mechanical equipment; work with staff on the materials and color of the roll up door; and work with staff on the material and colors of the fence. **Moved by** Board Member Soto, **Seconded by** Board Member Smith.

Discussion: None.

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

D. NEW CONSTRUCTION - PLANET ROAD TOWNHOMES (TMS# 222-00-00-124, 222-00-00-123, 222-00-00-108, 222-00-00-026, 222-00-00-070, 222-00-00-071, 222-00-00-146, 222-00-00-105, 222-00-00-147)

The applicant presented the application. Staff reports states the applicant is proposing the construction of 286 townhomes on several parcels totaling +/- 30.99 acres. These parcels were annexed into the City of Goose Creek in December 2022 under the Townhome Community (R-4) zoning district. The amenity building was not included in this application, the applicant will submit this later. The applicant stated staff provided recommendations in which the applicant agreed.

Staff's recommendation are as follows:

- Remove the cypress green color from Exterior Package R-2F and replace it with a more natural color to better reflect the other exterior packages provided.
- Provide manufacturer detail sheets for the metal garage handles shown on the Denmark and Davis Remove the cypress green color from Exterior Package R-2F and replace it with a more natural color to better reflect the other exterior packages provided.

- Provide manufacturer detail sheets for the metal garage handles shown on the Denmark and Davis.
- Provide manufacturer detail sheets for the garage doors and the lighting over the garage that are architecturally like those represented.
- Provide staff with the color and materials for the mail kiosk that are reflective of the exterior package colors provided in this submission.
- Locate a lighting element on or near the mail kiosk.
- Work with staff for the location of site elements around the development including benches, pet disposal containers, and neighborhood scale art.

Motion: A motion was made to approve the applicant with the following conditions: remove the cypress green color from Exterior Package R-2F and replace it with a more natural color to better reflect the other exterior packages provided; provide manufacturer detail sheets for the metal garage handles shown on the Denmark and Davis buildings; provide manufacturer detail sheets for the garage doors and the lighting over the garage that are architecturally like those represented; provide staff with the color and materials for the mail kiosk that are reflective of the exterior package colors provided in this submission; locate a lighting element on or near the mail kiosk; work with staff for the location of site elements around the development including benches, pet disposal containers, and neighborhood scale art. **Moved by** Board Member Soto, **Seconded by** Board Member Smith.

Discussion: None.

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

IV. CLOSING REMARKS & ADJOURNMENT

Discussion took place regarding prior applicants and projects as well as questions about tree surveys.

Motion: A motion was made to adjourn. **Moved by** Board Member Smith; **Seconded by** Board Member Victor.

Discussion: None

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

The meeting adjourned at approximately 7:03 pm.

 Jen Wise, Chair

Date: _____