



**GOOSE CREEK ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, NOVEMBER 20, 2023 • REGULAR MEETING AT 6:00PM**
City Hall - 519 N Goose Creek Boulevard

BOARD MEMBERS: CHAIRPERSON JEN WISE, VICE CHAIRPERSON ROBERT SMITH, DOUG DICKERSON, KELLY CONRAD, ARMANDO SOLARANA, MARY KAY SOTO, TERI VICTOR

IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT, THE ELECTRONIC AND PRINT MEDIA WERE DULY NOTIFIED, ALONG WITH A HARD COPY POSTED AT CITY HALL. SHOULD YOU HAVE QUESTIONS OR COMMENTS, PLEASE CONTACT PLANNING AND ZONING AT (843)797-6220

I. CALL TO ORDER & ROLL CALL

II. APPROVAL OF MINUTES

- a. Architectural Review Board Meeting Minutes - September 18, 2023

III. NEW BUSINESS

- a. Exterior Modification - 207 S Goose Creek Blvd. - (TMS 243-16-01-028)

IV. OTHER BUSINESS

- a. Election of Chair and Vice-Chair

V. CLOSING REMARKS & ADJOURNMENT



Request for Architectural Review Board Agenda Item

To: Architectural Review Board

From: Lili Ortiz-Ludlum

Please check one box

☐ Regular Meeting

☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☐ Ordinance

☐ Resolution

☐ Proclamation

☐ Request to
Purchase

Ordinance/Resolution Title

Architectural Review Board Meeting Minutes - September 18, 2023

Background Summary

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD
MONDAY, SEPTEMBER 18, 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; Doug Dickerson; Mary Kay Soto; Kelly Conrad; Terri Victor

Absent: Robert Smith; Armando Solarana

Staff Present: Planning and Zoning Director Kendra Wise; Special Projects Manager Alexis Kiser

II. APPROVAL OF MINUTES: AUGUST 21, 2023

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

Discussion: None.

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

III. NEW BUSINESS

A. NEW CONSTRUCTION – HENRY BROWN BOULEVARD MULTIFAMILY (TMS# 235-00-00-049)

The application was presented and discussion ensued.

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

Discussion: The Board asked the applicant what changes were being made to the footprint of the building that would warrant the change in design. The applicant said the footprint would be increasing slightly to accommodate for an expanded patio section to the rear.

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

B. EXTERIOR MODIFICATION – STOKES KIA – 202 S. GOOSE CREEK BLVD (TMS# 243-16-01-046)

The application was presented and was followed by discussion.

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

Discussion: The Board asked the applicant what other materials could be used instead of the metal. The applicant stated they could use a stucco material, but they would have to get approval from Kia. The applicant also stated they had concerns that the black would fade on a stucco material. The Board inquired where the current stormwater was located on the site in reference to the new area delineated for underground stormwater retention. The applicant explained the existing stormwater retention is located where a part of the new addition will be built.

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

IV. CLOSING REMARKS & ADJOURNMENT

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

Discussion: None

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

Jen Wise, Chair

Date: _____



Request for Architectural Review Board Agenda Item

To: CITY OF GOOSE CREEK ARCHITECTURAL REVIEW BOARD

From: ALEXIS KISER

Please check one box

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Exterior Modification - 207 S Goose Creek Blvd. - (TMS 243-16-01-028)

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ARB SCOPE OF WORK FORM/

APPLICATION / INFORMATION SUMMARY

P.O. Drawer 1768

519 N. Goose Creek Blvd.

Goose Creek, South Carolina 29445-1768

www.cityofgoosecreek.com

Fax: 843-863-5208

Property Address: <u>207 Goose Creek Blvd 5</u>		TMS No.: <u>243 1601 028</u>
Review request:	For:	Preliminary meeting date requested:
<input type="checkbox"/> Preliminary	<input type="checkbox"/> New Construction <input type="checkbox"/> Alterations / Additions	<input type="checkbox"/> Appeal Decision of Architectural Review Board
<input type="checkbox"/> Final	<input checked="" type="checkbox"/> Color Change <input type="checkbox"/> Demolition <input type="checkbox"/> Other	

Property Owner: <u>PARKS AUTO PARTS INC</u>	Daytime phone: <u>843 747 6652</u>
Applicant: <u>PRENTISS PARKS.</u>	Daytime phone: <u>843 200 7595</u>
ARB Meeting Representative: <u>DAVID J. DECHANT SR</u>	Contact Information: <u>843 870 3494</u>
Applicant's mailing address: <u>5439 RIVERS AVE NORTH CHARLESTON SC.</u>	
City: <u>NORTH CHARLESTON</u>	State: <u>SC</u> Zip: <u>29406</u>
Applicant's e-mail address: <u>P PARKS @ PARKS AUTO PARTS, COM.</u>	
Applicant's relationship: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Design Professional <input type="checkbox"/> Contractor <input type="checkbox"/> Real Estate Agent/Broker <input type="checkbox"/> Other	

Materials/Colors Used: (specific color(s)/manufacture #'s listed: samples must be presented to Board attached) (Example: Building Materials, Exterior Colors, Landscaping, Lighting)
<u>SHERWIN WILLIAMS DTM ACRYLIC COATING</u>
<u>MATCH EXISTING BLUE AT TOP PAINT CODE HDC EL 26</u>
<u>CHAMPLAIN BLUE</u>
<u>BOTTOM COLOR CHANGE TO PAINT CODE SW 6903 CHEERFUL</u>

Scope of Work: (please give a detailed description)
<u>PRESSURE WASH EXTERIOR OF THE BUILDING</u>
<u>PAINT TOP HALF SAME COLOR BLUE</u>
<u>EXISTING STRIPES WILL BE PAINTED BLUE</u>
<u>BOTTOM HALF COLOR WILL BE CHANGED TO SW 6903 CHEERFUL</u>

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property or an authorized representative. I authorize the subject property to be posted and inspected, and the application to be heard by the Architectural Review Board of the City of Goose Creek on the date specified.

Applicant's signature:

Date:

10/18/23

Print name legibly:

PRENTISS O. PARKS

Please send completed application and supporting documents
to Alexis Kiser at akiser@cityofgoosecreek.com

MEMORANDUM

TO: City of Goose Creek Architectural Review Board
FROM: Alexis Kiser, Special Projects Manager
RE: Exterior Modification – 207 South Goose Creek Boulevard (TMS# 243-16-01-028)
DATE: November 1, 2023

Staff has reviewed the submittal to the Architectural Review Board (ARB) and offers the following commentary:

General Conformance Analysis

1. The applicant is proposing an external modification to an existing structure at 207 South Goose Creek Blvd. (TMS# 243-16-01-028).
2. The applicant is proposing to change the color of the bottom half of the building. The applicant is also proposing to repaint the top half of the building a similar color to the one currently present.
3. The scope of work of the project includes power washing and painting the exterior of the building.
4. The building is visible from South Goose Creek Blvd.

Architectural Review Design Guidelines Analysis

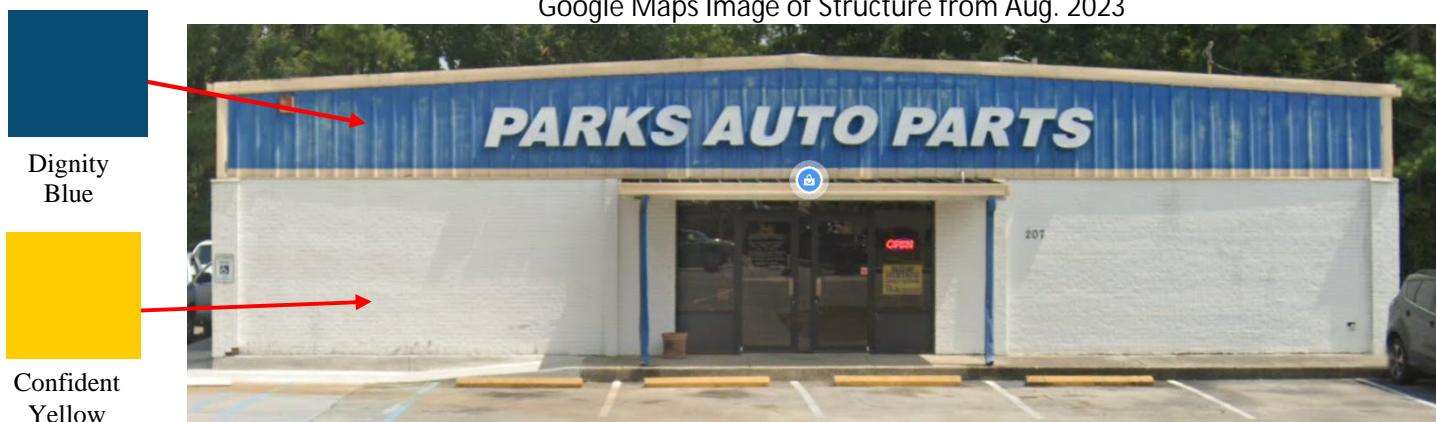
Site design

The applicant is not proposing any changes to the site.

Architectural theme

The proposed changes to this building will contribute to the image of the city as a unique place of visual character, integrity, and quality. The applicant is proposing the color code SW6911 "Confident Yellow" for the bottom half of the building. The addition of a new color at the bottom of the building will create variation and interest to the building by using a mix of building colors. Additionally, the repainting of the top half of the building will help match the current built environment. The top half will be repainted a similar color, color code SW6804 "Dignity Blue."

Google Maps Image of Structure from Aug. 2023



Architectural interest

The building's façade will receive an uplift from the new paint job. The building will be power washed before repainting, which will give the building a cleaner look. The colors chosen for this change will be harmonious and compatible. They will compliment the structure and provide visual unity.

Building design

No changes are proposed to the overall building design.

Site Elements

No changes are proposed to the site elements.

Staff Recommendation

Staff has concerns that the "bottom half" of the building undergoing a dramatic color change from white to "Confident Yellow" will greatly impact the aesthetics of the entry way to the City. §151.197(C)(4) states, "Colors shall be harmonious, and only compatible accents shall be used. Color combinations of paints or stains shall be complimentary to the proposed structure(s), or provide an improved palette than any existing structure(s) and the adjacent environment. Color and texture for architectural finishes shall be selected to provide visual unity. Unpainted, bright metal, reflective, bright or garish colors, or garish contrasting surfaces are prohibited."

Staff asks the Architectural Review Board to approve the application with the following conditions:

- Work with staff to determine additional color options to that meet the intent of §151.197(C)(4) as stated above.
- Provide staff with more information regarding the exact area that will be repainted.
- Require sides of the building to be repainted as well.



Request for Architectural Review Board Agenda Item

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Election of Chair and Vice-Chair

Background Summary

Election of Chair and Vic-Chair for the 2024 calendar year.

Financial Impact

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City Administrator:

Signature & Date

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