

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD
MONDAY, NOVEMBER 21, 2022, 6:00PM
MARGUERITE H. BROWN MUNICIPAL CENTER**

I. CALL TO ORDER

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

Present: Doug Dickerson; Mary Kay Soto; Terri Victor; Jen Wise

Absent: Armando Solarana; Robert Smith

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

II. APPROVAL OF MINUTES: OCTOBER 17, 2022

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

Discussion: None.

Vote: All voted in favor (4-0). Motion carried.

III. ZONING PUBLIC HEARING

A. 2022-067RENO: CROWFIELD CLUBHOUSE: 300 HAMLET CIRCLE-RENOVATION

Mr. Eric Meckley with The Middleton Group presented the request. He stated this project is for improvements to the existing Crowfield Golf Clubhouse. He stated a general overview of the scope consists of the addition of a new exterior dining pavilion; expansion of the dining room; a kitchen addition and some Gable additions to accentuate the entries. A PowerPoint presentation with civil, landscape, floor plan, elevations and renderings were presented. He provided material samples. Mr. Meckley answered questions from the board.

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

Discussion: None

Vote: All voted in favor (4-0). Motion carried.

B. 2022-070NBLD: HENRY E. BROWN JR BLVD MULTIFAMILY: HENRY E. BROWN JR. BLVD-NEW BUILD

Mr. Andrew Todd-Burke presented the request. The applicant is proposing a 300-unit multifamily community. The community will consist of ten (10) three-story buildings and an amenity center. He stated this is located on Henry E. Brown Jr. Blvd as part of an original PUD. Mr. Todd-Burke stated there is a Berkeley County Water Sewer and Pump Station to the West of the site, a large powerline and gas easement to the East

of the site and a large portion of wetlands to the North. A PowerPoint presentation was presented. Mr. Todd-Burke presented the site plan and stated the buildings are oriented around the central pond which will have a walking trail and landscaping. The parking is on the outside as this will minimize vehicle and pedestrian interactions. Located on the North West section of the site is a dog park. The main entrance is located on Henry E. Brown Jr. Blvd allowing a direct entrance into the clubhouse with mail kiosk and EV chargers. Behind the clubhouse is a pool area.

Mr. Todd-Burke presented the fire access, utility and drainage plan. He presented aerial photos of the site. He presented a conceptual landscape plan showing screening for the parking lot from the main road with a mixture of large shrubs and trees. A pond garden will be located by the southern four buildings. On the southwestern portion of the site another sitting area with string lights and a fire pit for a place to gather is proposed. Mr. Todd-Burke stated plant material will be used to screen mechanical units particularly an evergreen hedge that will be installed at sufficient height. He presented rendering of the apartment buildings in neutral colors for a modern farmhouse appearance. He presented elevations, materials, floorplans, site lighting. He stated it was noted that building and landscape lighting was not included in the plans presented. The applicant assured the board this will be provided. The applicant answered questions from the board.

A major concern the board had was traffic. Ms. Kiser stated the applicant will go through an encroachment process with Berkeley County and Berkeley County will be responsible for addressing all those concerns. The board inquired if the trees being planted along Henry E. Brown Jr. Blvd are starter trees. The applicant stated they will be 8-feet to 10-feet in height and predominantly Southern Magnolia. Concerns arose about no lighting being available on Henry E. Brown Jr. Blvd. Ms. Kiser stated that would be in the right of way and would be a different process,

Motion: A motion was made to accept the application with the following provisions: Work with city staff on lighting, in particular around the dog park; address the rear elevations, predominantly the clubhouse, maintenance building, and garage structures are as attractive as the front of the building, especially those buildings on the east side; the trees along the road are eight to ten feet high to provide an immediate border along Henry E. Brown Jr. Blvd, and to work with staff on signage placement around the development. **Moved by** Board Member Soto, **Seconded by Board Member** Victor.

Discussion: None

Vote: All voted in favor (4-0). Motion carried.

IV. OTHER BUSINESS

A. 2023 CALENDAR APPROVAL

Mrs. Wise stated the calendar provided to the board needs correction. The date of October 23, 2023 needs to be changed to October 16, 2023. The application deadline for November 20, 2023 needs to be revised from October 24, 2023 to October 17, 2023.

V. CLOSING REMARKS & ADJOURNMENT

Ms. Kiser stated Board Member Jordan Pace has resigned. The Boards and Commission will have a holiday party and an invite should have been sent out. Mrs. Wise thanked the board for completing their required training.

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

Discussion: None

Vote: All voted in favor. Motion carried (4-0).

The meeting adjourned at approximately 6:41 pm.

Date: _____

Jen Wise, Chair