



THE CITY OF
GOOSE CREEK

BERKELEY CO. **EST. 1961** SO. CAROLINA

ARCHITECTURAL REVIEW BOARD
TUESDAY, JANUARY 22, 2019
6:30PM

MARGUERITE BROWN MUNICIPAL CENTER
CITY HALL COUNCIL CHAMBERS
519 N. GOOSE CREEK BLVD.
GOOSE CREEK, SOUTH CAROLINA

MEMORANDUM

TO: MEMBERS OF THE ARCHITECTURAL
REVIEW BOARD

FROM: BRENDA M. MONEER
PLANNING TECHNICIAN

DATE: JANUARY 17, 2019

SUBJECT: NOTIFICATION OF ARB MEETING

This is to remind everyone that the next meeting of the Architectural Review Board is scheduled for Tuesday, January 22, 2019, at 6:30 p.m. at City Hall.

Should you have any questions or comments prior to Tuesday's meeting, please don't hesitate to contact myself (x.1116) or Daniel Moore, Interim Planning Director (x.1118) at 843-797-6220. We look forward to seeing you.

NOTE THIS MEETING IS ON A TUESDAY DUE TO THE OBSERVATION OF MARTIN LUTHER KING, MONDAY, JANUARY 21ST.



CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD

AGENDA

TUESDAY, JANUARY 22, 2019, 6:30PM
MARGUERITE BROWN MUNICIPAL CENTER
CITY HALL COUNCIL CHAMBERS
519 N. GOOSE CREEK BLVD.

- I. **CALL TO ORDER** – Chairperson Sharon Clopton
- II. **ROLL CALL**
- III. **REVIEW OF MINUTES:** November 19, 2018, and December 17, 2018
- IV. **OLD BUSINESS – Minor Applications**
 - A. First Baptist Church – Accessory Building 141 St. James Ave.
(PREVIOUSLY SUBMITTED MAY, 2016-APPROVAL EXPIRED)
- V. **NEW BUSINESS – Minor Applications**
 - B. 7-Eleven/Sunoco – Signage Rebrand 429 St. James Ave.
 - C. 7-Eleven/Sunoco – Signage Rebrand 608 Red Bank Rd.
 - D. 7-Eleven/Sunoco – Paint Only Exterior 301 N. Goose Creek Blvd.
- VI. **COMMENTS FROM THE BOARD**
- VII. **COMMENTS FROM STAFF**
- VIII. **ADJOURNMENT**

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, NOVEMBER 19, 2018, 6:30 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER
519 N. GOOSE CREEK BOULEVARD**

I. Call to Order – Chairperson, Sharon Clopton

Motion: at 6:30 pm, **Action:** Called Meeting to Order,
Moved by Sharon Clopton
Present: Gary Becker, Lisa Burdick, David Cantrill, Sharon Clopton, Tom Risso
Absent: None
Staff Present: Daniel Moore, Brenda Moneer
Council Present: Kevin Condon

II. Review of Minutes from October 15 , 2018

Motion: Approve the minutes as presented., **Moved by** David Cantrill,
Seconded by Lisa Burdick.
Discussion: There was none.
Vote: All voted in favor. 5-0

III. New Business – Minor Applications

A. 301 Red Bank Rd. Elevation, Site, Landscape Renovations

Mr. Walter Carr presented the application, along with printed copies and color samples to the Board. Chairperson Clopton inquired about the materials for the new roof. Mr. Carr stated that the roof would consist of a light stone color metal roof. Mr. Risso inquired if there would be a dumpster enclosure. Mr. Carr stated that they had not yet planned one. There was some discussion regarding the second building.

Motion: Approve the application as submitted, with the stipulation that if dumpsters are proposed they are required to come back before the Board for approval. **Moved by** Tom Risso, **Seconded by** Lisa Burdick.
Discussion: Staff proposed to work with the applicant on the development of the enclosure, should they decide to add one, and ensure the materials would match the building.

Motion: Amend the motion to work with staff on the dumpster enclosure with matching brick. Moved by **Tom Riso**, Seconded by **Lisa Burdick**.
Vote: All voted in favor. 5-0

B. Agape Hospice – Monument Sign

A representative from presented the sign application to the Board. The applicant noted the location of the sign had already been determined and relocated in working with DOT.

Motion: Approve the application as submitted. **Moved by** Tom Riso, **Seconded by** Gary Becker.
Discussion: There was none.
Vote: All voted in favor. 5-0

C. Food Lion – Paint and New Signage – Crowfield Plaza

A representative from presented the sign application and colors to the Board. There was discussion regarding the window graphic. The applicant pointed out the new marquee signs that would contain weekly ads.

Motion: Approve the application as submitted. **Moved by** Tom Riso, **Seconded by** David Cantrill.
Discussion: Staff noted that the marquee signs (four) would not be permitted to be larger than 24" x 36" in meeting with the square footage maximum. Mr. Becker inquired about the framing color of the marquee signage. The applicant stated that it would be a gun metal color. Mr. Cantrill suggested that the framing match the window frames.
Motion: Amend the motion to include the marquee frames not to exceed 4 24"x36" or 2 36" x 48", and the color to match the window frame.
Vote: All voted in favor. 5-0

D. L.H. Griffith & Company LLC – Wall Mounted Sign

A representative from presented the sign application and color samples to the Board.

Motion: Approve the application as submitted. **Moved by** Gary Becker, **Seconded by** David Cantrill.
Discussion: There was none.
Vote: All voted in favor. 5-0

E. Walgreens – Wall Mount Sign

A representative from presented the sign application and color sample to the Board. There was discussion regarding the building façade color and the tenant panel replacement. The square footage was reviewed and clarified.

- Motion:** Approve the application as submitted. **Moved by** Tom Risso, **Seconded by** Gary Becker.
- Discussion:** There was none.
- Motion:** Amend to include the cleaning and the painting of the background to remain the same color. **Moved by** Tom Risso, **Seconded by** Gary Becker.
- Vote:** All voted in favor. 5-0

F. Alex’s Restaurant – Wall Mount Sign

A representative from presented the sign application and color sample to the Board. There was discussion regarding the building façade color and the tenant panel replacement. The square footage was reviewed, and it was determined this application would exceed the number of signs allowed. Staff noted they thought the application was for replacement, not an additional sign. There was discussion regarding the trees. Mr. Moore stated he would check into the property the trees were on and get back to the applicant.

- Motion:** Deny the application as submitted. **Moved by** Gary Becker, **Seconded by** David Cantrill.
- Discussion:** There was none.
- Vote:** All voted in favor. 5-0

Chairperson Clopton requested item noted as H. QQ Ice Crème Crepes go before G. Chick Fila since staff would be representing.

H. QQ Ice Crème Crepes – Wall Mount Sign

The representative presented the sign application and color sample to the Board. There was discussion regarding the sign letters and box cabinet. There was discussion about patching and repainting the façade.

- Motion:** Approve the application as submitted. **Moved by** Tom Risso, **Seconded by** David Cantrill.
- Discussion:** There was none.
- Motion:** Modify the motion to include painting and cleaning the building façade. Moved by **Tom Risso**, Seconded by **David Cantrill**.

Vote: Roll Call Vote. Gary Becker, Yes; Lisa Burdick, Yes; David Cantrill, Yes; Sharon Clopton, No; Tom Risso, Yes. Motion carried. (4-1)

G. Chick Fila - Guardrail

Staff presented the application with material and color samples to the Board. There was discussion about the texture, color, location and landscaping to screen the guardrail. Staff reported that this was a needed project that could be softened utilizing landscaping.

Motion: Approve the application as submitted with the textured bronze guardrail, and appropriate landscaped screening in working with City Staff. **Moved by** David Cantrill, **Seconded by** Tom Risso.

Discussion: Mr. Becker stated concerns for the aesthetics of the railing. There was discussion that this is a recommendation from DOT.

Vote: All voted in favor. 5-0

IV. END OF YEAR BUSINESS

Approval of ARB Calendar - 2019

Chairperson Clopton inquired if there was a motion to accept the calendar for 2019.

Motion: Approve the Calendar as submitted., **Moved by** Gary Becker, **Seconded by** David Cantrill.

Discussion: There was none.

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

Reorganization of Board – Election of Chairperson & Vice Chairperson for calendar year 2019

Chairperson Clopton opened the floor for nominations.

Motion: Nominate Sharon Clopton for Chairperson., **Moved by** Tom Risso, **Seconded by** David Cantrill.

Discussion: Chairperson Clopton inquired for other nominations. There were none.

Motion: Nominate Tom Risso for Vice Chairperson., **Moved by** David Cantrill, **Seconded by** Lisa Burdick.

Discussion: Chairperson Clopton inquired for other nominations. There were none.

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

V. Comments from The Board

Chairperson Clopton inquired about the applicants for the Board vacancies. Kevin Condon noted that the applicants would be reviewed and voted on at the upcoming City Council meeting.

VI. Comments from Staff

Staff reminded those that need to fulfill training of the upcoming date and time and location.

VII. Adjournment

Motion: Motion to adjourn at 7:26 pm., **Action:** Adjourn, **Moved by** Tom Risso, **Seconded by** David Cantrill.

Discussion: There was none.

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

_____ Date _____
Sharon Clopton, Chairperson

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, DECEMBER 17, 2018, 6:30 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER
519 N. GOOSE CREEK BOULEVARD**

I. Call to Order – Chairperson, Sharon Clopton

Motion: at 6:30 pm, **Action:** Called Meeting to Order,
Moved by Sharon Clopton
Present: Gary Becker, Sharon Clopton, Ricky Dresel, Tom Risso, Jen Wise
Absent: Lisa Burdick, David Cantrill
Staff Present: Daniel Moore, Brenda Moneer
Council Present: Kevin Condon

II. New Business – Minor Applications

A. State Farm – Wall Mounted Sign

A representative presented the application and color samples to the Board.

Motion: Approve the application as submitted. **Moved by** Tom Risso, **Seconded by** Gary Becker.
Discussion: There was none.
Vote: All voted in favor. 5-0

B. Cirque Salon – Wall Mounted Sign

A representative presented the sign application to the Board. There was discussion regarding the raceway paint matching the façade.

Motion: Approve the application as submitted with the caveat that the raceway match the façade. **Moved by** Tom Risso, **Seconded by** Gary Becker.
Discussion: There was none.
Vote: All voted in favor. 5-0

C. The Creek Boutique – Wall Mounted Sign

The applicant presented the sign application to the Board. There was discussion regarding changing out the existing sign face with a new sign face within the existing cabinet.

Motion: Approve the application as submitted. **Moved by** Tom Risso, **Seconded by** Ricky Dresel.
Discussion: There was none.
Vote: All voted in favor. 5-0

D. Wood Forest Bank – Wall Mounted Sign

A representative presented the sign application to the Board. There was discussion about the location.

Motion: Approve the application as submitted. **Moved by** Tom Risso, **Seconded by** Gary Becker.
Discussion: There was none.
Vote: All voted in favor. 5-0

E. Roper GC Medical Center – Monument Sign

A representative presented the sign application to the Board. There was discussion regarding the new sign face within the existing cabinet.

Motion: Approve the application as submitted. **Moved by** Tom Risso, **Seconded by** Ricky Dresel.
Discussion: There was none.
Vote: All voted in favor. 5-0

III. New Business – Major Applications

F. Parkers Convenience – Modifications to Site, Landscape and Elevations.

The representative presented the modifications to the Site, Landscaping and Elevations to the Board. There was discussion regarding the rear of the store and the aesthetics that face the intersection. There was also a detailed discussion regarding parking, landscaping, and the retention pond. Chairperson Clopton inquired about the RTU. The representative stated yes.

Motion: Approve the application as submitted. **Moved by** Tom Risso, **Seconded by** Gary Becker.
Discussion: There was discussion regarding the access ladder on the rear elevation, and screening. Mr. Becker stated concerns for the back of the building

facing the intersection. There was detailed discussion pertaining to the landscape screening along the rear of the building and re-orienting the trees to screen the ladder.

Motion: Amend the motion to accept the application as submitted, with the stipulation that the three (3) trees around the retention pond are re-oriented to obscure more of the back of the building, **Moved by** Tom Risso, **Seconded by Gary** Becker.

Vote: All voted in favor. 5-0

There was discussion specifically regarding the sign ordinance, and quantity allowance for monument signs currently going through review with the Planning Commission.

IV. Comments from The Board

Chairperson Clopton welcomed the new members. Mr. Becker inquired about the property by Devon Forest. Mr. Moore clarified the location is not within the City boundaries. Mr. Becker inquired about the property on College Park. Staff confirmed it also is not within the City.

V. Comments from Staff

Staff noted the Popeyes had to relocate their monument sign due to utility box and pole. Staff stated it was approved at a Staff level.

VI. Adjournment

Motion: Motion to adjourn at 7:05 pm., **Action:** Adjourn, **Moved by** Tom Risso, **Seconded by Gary** Becker.

Discussion: There was none.

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

_____ Date _____
Sharon Clopton, Chairperson



ARCHITECTURAL REVIEW BOARD: SCOPE OF WORK

PROJECT: Accessory Structure – Storage and Picnic Shelter

APPLICANT: First Baptist Church

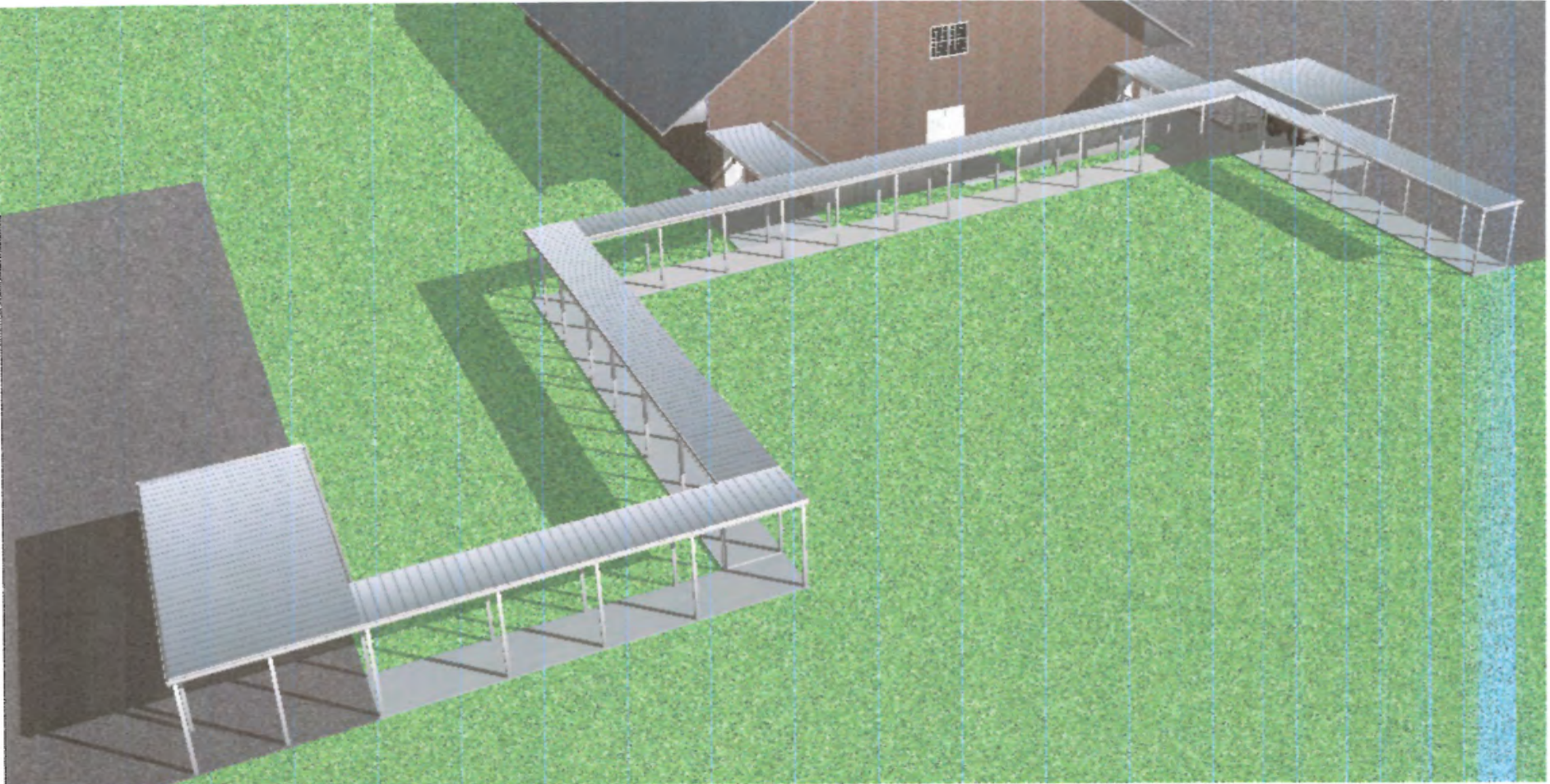
DATE: May 12, 2016

First Baptist Church is located on the corners of St. James Avenue and Wilmer Avenue and St. James and Laurel Avenue. They are proposing to build a 1515 sq. ft. accessory building which will serve as a storage building with an open covered picnic shelter to its side which totals 827 sq. ft. This structure will be located some distance behind the sanctuary on the Wilmer Ave side of their property. The structure will have a brick water table and will be finished with Hardie Plank siding. A white roll-up door will be located on the Wilmer Avenue side of the structure, and the roof will be covered with asphalt shingles

At one time there was a storage building located between the sanctuary and the education building. Covered walkways connected the various buildings. When demolishing the old storage building several years ago a portion of the walkways had to be removed to facilitate the removal of the building, and Staff approved the eventual replacement of the walkways. These walkways are aluminum awnings as pictured. They now wish to replace that which was removed as well as add covered parking areas on both sides of the property so that there is a covered area to drive through and drop off.

TAYLOR CLAY PRODUCTS INC.
P.O. BOX 2128 SALISBURY, NC 28145 (704)636-2411
COLOR: PRESTIGE
SIZE: HEXSTAR
TEXTURE: BLANDERT
"WHERE QUALITY IS FIRST"





429 ST JAMES AVE
7-ELEVEN



December 7, 2018

Perry L. Dodge

Construction Manager

7-Eleven, Inc.

1605 LBJ Hwy Suite 800

Dallas, TX 75234

Phone: (813) 743-2957

Email: perry.dodge@7-11.com

RE: Site 40484 429 ST JAMES AVE, GOOSE CREEK, SC

Dear Sir or Madam,

Per your request, this is written confirmation that this permit submittal for the work proposed at the property located at 429 St. James Avenue is limited to only the items identified in the sign permit application and listed below.

- Replace existing sign with standard 7-Eleven Keystone Sign on building front.
- Work to the Main ID sign as per the permit application.

No other work associated with the exterior of the building, gasoline canopy, or gasoline dispensers other than as listed in the scope above and on the sign permit application will be performed. This project is in no way associated with the scope or work at the site located at 301 Goose Creek Blvd. Furthermore, if any exterior alterations are deemed necessary, all required permits will be obtained prior to commencing any work.

Respectfully,

A handwritten signature in blue ink that reads "Perry L. Dodge".

Perry L. Dodge

Construction Manager

Southeast Territory

7 Eleven, Inc.



CITY OF GOOSE CREEK SIGN PERMIT APPLICATION

OFFICE USE ONLY
PERMIT #:
AMOUNT DUE: \$
DATE PAID:

Today's Date: 10/23/18

Permit Fee: \$75.00

1. Business Owner 7-Eleven, Inc Business Phone 972-828-2769
Name of Business 7-Eleven / Sunoco Alternate Phone
Street Address of Business 429 St. James Ave Goose Creek, SC 29445
Landlord/Lessor MDC Coast 11 LLC Landlord's Phone
Sign Company Sign Co. Phone
Sign Co. Contact Sign Co. Address

2. Cost of Sign(s) \$ 2,500 Sign Installation Cost \$ 2,500 Total Cost \$ 5,000

3. How many signs are you applying for? 3 How many signs does this business already have? 3 reface existing ONLY

4. What kind of signs does this business already have? Wall / monument None

5. What type of business is applying for this sign permit:
A. A stand alone business? Yes No
B. A part of a shopping center? Yes No If yes, shopping center name:

6. What is the TMS number for this property? - - -

7. What is the front setback of the business in feet? 150 (The distance from the front property line to the front of business)
A. For corner lots only, what is the front setback for second street frontage in feet? 115

8. What is the width of the business in feet? 100 (The distance from wall to wall)
A. For corner lots only, what is the width of the business for second street frontage in feet? 90

9. What is the property's road frontage in feet? 250 (This only applies to shopping centers erecting a freestanding sign)

10. Please attach photos showing:
A. The storefront in relation to adjacent businesses;
B. The specific location of proposed sign(s) on the property or building; and
C. The actual sign if it already exists.

OFFICE USE ONLY
MAX. NO. OF ALLOWED SIGNS:
MAX ALLOWED SIGN AREA:

11. Please attach drawings of each proposed sign showing (drawn to scale) :
A. The completed sign as it will actually appear on the building
B. All dimensions;
C. Where the colors will appear;
D. The location on the property (on a plat) of proposed & existing freestanding signs
E. The location on the building of proposed & existing building signs

12. Please attach swatches, samples, and/or paint chips of all proposed colors to the application.

13. Please complete the Sign Information Table located on the following page.

14. You are required to attend the Architectural Review Board meeting in which your sign application is reviewed.
Please submit this application by the 1st Monday of the month for consideration that month by the ARB.
The ARB meets on the 3rd Monday of each month. (Please see attached ARB schedule for application deadlines and meetings.)

NOTE: Illuminated, exposed and non-exposed neon signs located on the interior of a business, which are visible from the exterior of the business, must be reviewed by the ARB. Such signs shall be included as part of a business's maximum allowable square footage of building signage, as authorized in Section 151.084 of the City Code. A "non-exposed neon sign" shall be interpreted as a neon sign that does not have externally visible neon tubing. Neon signs enclosed in plastic, glass and Plexiglas casings are considered "exposed neon signs." All electrical work must be in accordance with the City's Code of Ordinances and the National Electrical Code.

Re-facing existing signs ONLY

SIGN INFORMATION TABLE

Required Information	Sign 1	Sign 2	Sign 3
Materials: (metal, plastic, wood, etc.)	Plastic	Plastic	Plastic
Illumination: Exterior, interior or not lighted	Interior	Interior	Interior
Type of Sign:	Wall	Wall	Monument
Height (FEET)	4.88'	4.58'	3'
Width (feet)	5.08'	5.41'	5'
Area (square feet)	25 sf	25 sf	15 sf
All colors used on sign	Green, white, orange, red	Green, white, orange, red	Green, white, orange, red
Is there a graphic (picture) on the sign? (Y/N) If yes, size of graphic	Logo	logo	logo
Projection from building or cabinet width (thickness)			
Number of styles of lettering	1	1	1
Height of letters (if channel letters)			
If mounting individual letters, space between letters			
If mounting individual letters, space between words			
If window sign, size of window			
If changeable copy sign (reader board), number of lines			
If freestanding sign, distance between sign and street curb (ft)			40'
If freestanding sign, total height above grade (ft)			6.5'
If freestanding sign, landscaping materials to be planted at base of sign			

Review the attached Zoning Ordinances pertaining to sign regulations (Section 151.084). Be advised to examine them thoroughly so as to avoid violations (Section 151.999):

By signing below, you certify the above information that you provided to be true and correct.

 Signature of Applicant

10/23/18

 Date

OFFICE USE ONLY

Remarks: _____

Approval: Zoning Administrator _____ Issued by: _____ Date: _____



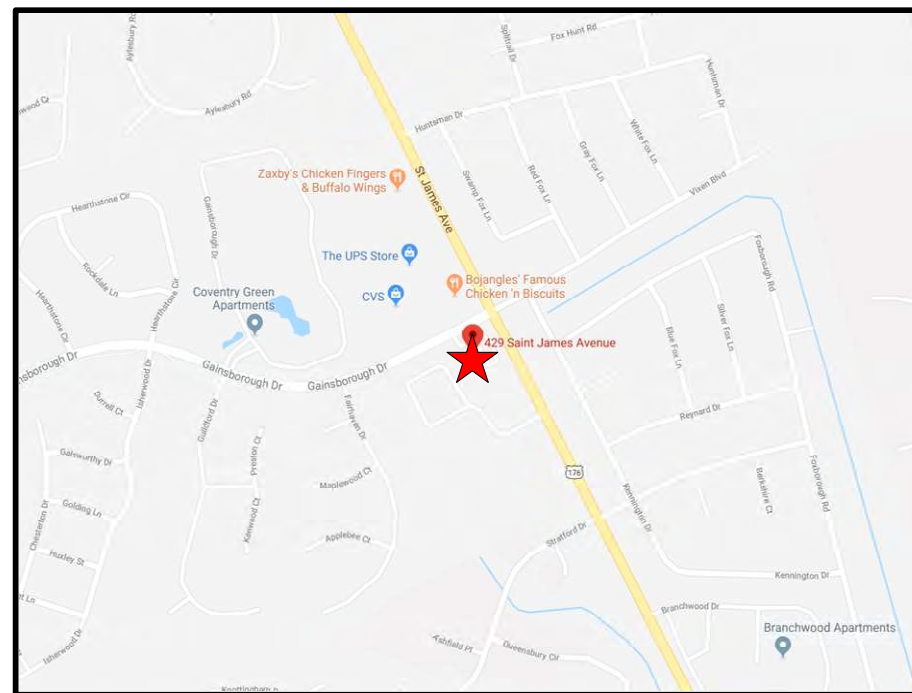
REBRAND PROJECT – SUNOCO ACQUISITIONS

BUILDING SIGNS TO BE CHANGED TO 7-ELEVEN
MAIN ID SIGN TO BE CHANGED TO 7-ELEVEN
CANOPY AND DISPENSERS TO REMAIN AS-IS

PROJECT LOCATION

7 ELEVEN #40484
429 ST JAMES AVE
GOOSE CREEK SC 29445

Vicinity Map



SCOPE OVERVIEW

1. BUILDING IMAGE
2. MAIN ID SIGNAGE
2. CANOPY IMAGE / SIGNS
3. DISPENSER IMAGE

DRAWING LIST

- COVER
- B-1 (BUILDING SIGNS)
- B-2 (BUILDING SIGN DETAILS)
- S-1 (MAIN ID SIGN)
- GC-1 (GAS CANOPY IMAGE)
- D-1 (FUEL DISPENSER IMAGE)
- CW-1 (CAR WASH SIGNS)

FACILITY INFORMATION

7 ELEVEN #40484
429 ST JAMES AVE
GOOSE CREEK SC 29445

PERMITTING INFORMATION

Jurisdiction:
City of Goose Creek

Zoning Classification:
PD - Planned Development

PIN Recorder/ Parcel ID:
2341105001

Sheet:
Cover

Drawing Set Revision:
R3



LSI Graphic Solutions
9260 Pleasantwood Ave. NW
North Canton, OH 44720
(330) 494-8515

Project: Sunoco Rebrand

Drawn By: Logan Sisca

Date: 08/30/18

Approved By David Harrell

Approved By Forest Lapse

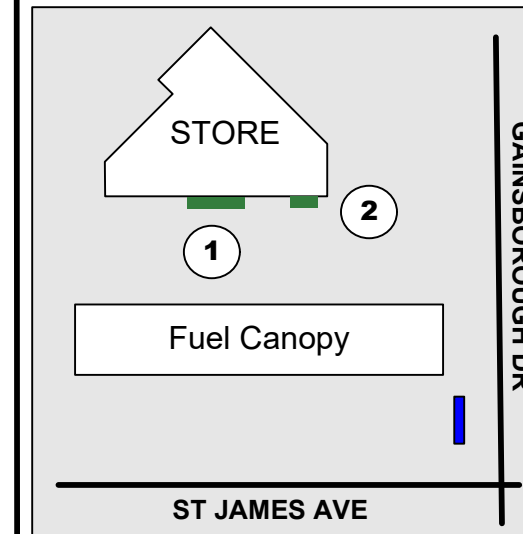
Approved By Ed Fusco

Final Approval Date: 9/5/2018

**BRAND CONVERSION
DETAILS**

1. Remove Existing Sign Face and all interior components of the existing sign
2. Install New Standard 7-Eleven Sign, mounted to back of existing structural sign cabinet.
3. Install White aluminum or ACM surround to enclose cabinet around Keystone sign.
4. Replace Existing Advertising sign with New Roost Sign

SIGN LOCATION MAP



FACILITY INFORMATION

7 ELEVEN #40484
429 ST JAMES AVE
GOOSE CREEK SC 29445

Sheet:
B-1 (BUILDING SIGNS)

Sheet Revision:
R3



LSI Graphic Solutions
9260 Pleasantwood Ave. NW
North Canton, OH 44720
(330) 494-8515

1 EXISTING BUILDING SIGN – FRONT
EXISTING APLUS SIGN - 144" x 72" = 72 SF



2 EXISTING BUILDING SIGN – FRONT
ADVERTISING SIGN = 65" X 55" = 25 SF

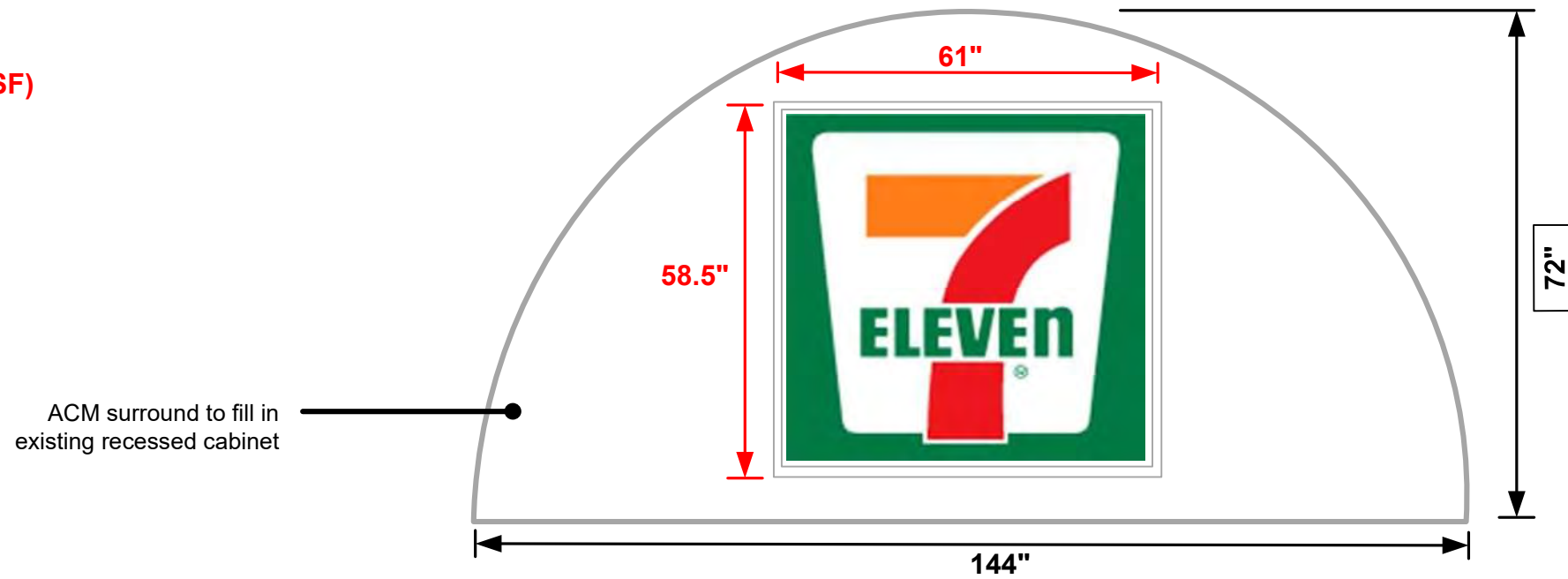
1 PROPOSED BUILDING SIGN – FRONT
PROPOSED SIGN - 144" x 72" = 72 SF WITH STANDARD M-25 7-ELEVEN LOGO
(SEE DETAILS ON PAGE B-2)



2 PROPOSED BUILDING SIGN – FRONT
PROPOSED SIGN - 65" x 55" = 25 SF
(SEE DETAILS ON PAGE B-2)

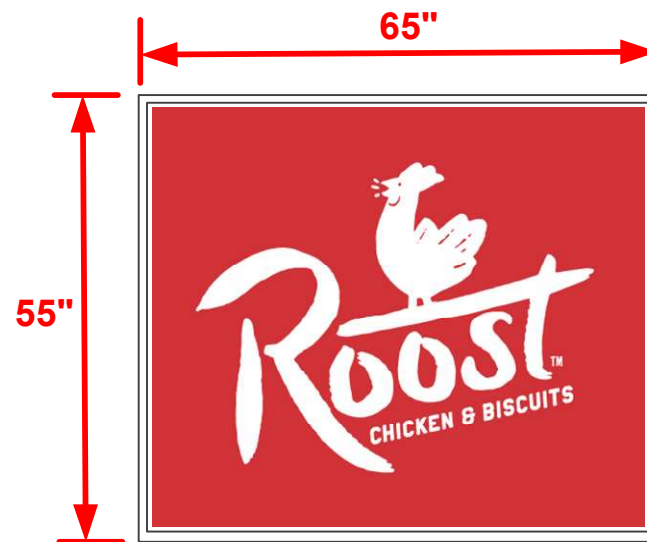
DETAIL 1

STANDARD M-25 KEYSTONE
KEYSTONE (58-1/2" X 61" = 25 SF)
TOTAL SIGN AREA = 25 SF



DETAIL 2

NEW 55" X 65" ROOST SIGN = 25 SF



STANDARD SINGLE SIDED BOX SIGN

**BRAND CONVERSION
DETAILS**

FACILITY INFORMATION

7 ELEVEN #40484
429 ST JAMES AVE
GOOSE CREEK SC 29445

Sheet:
B-2 (BUILDING SIGN DETAILS)

Sheet Revision:
R3



LSI Graphic Solutions
9260 Pleasantwood Ave. NW
North Canton, OH 44720
(330) 494-8515

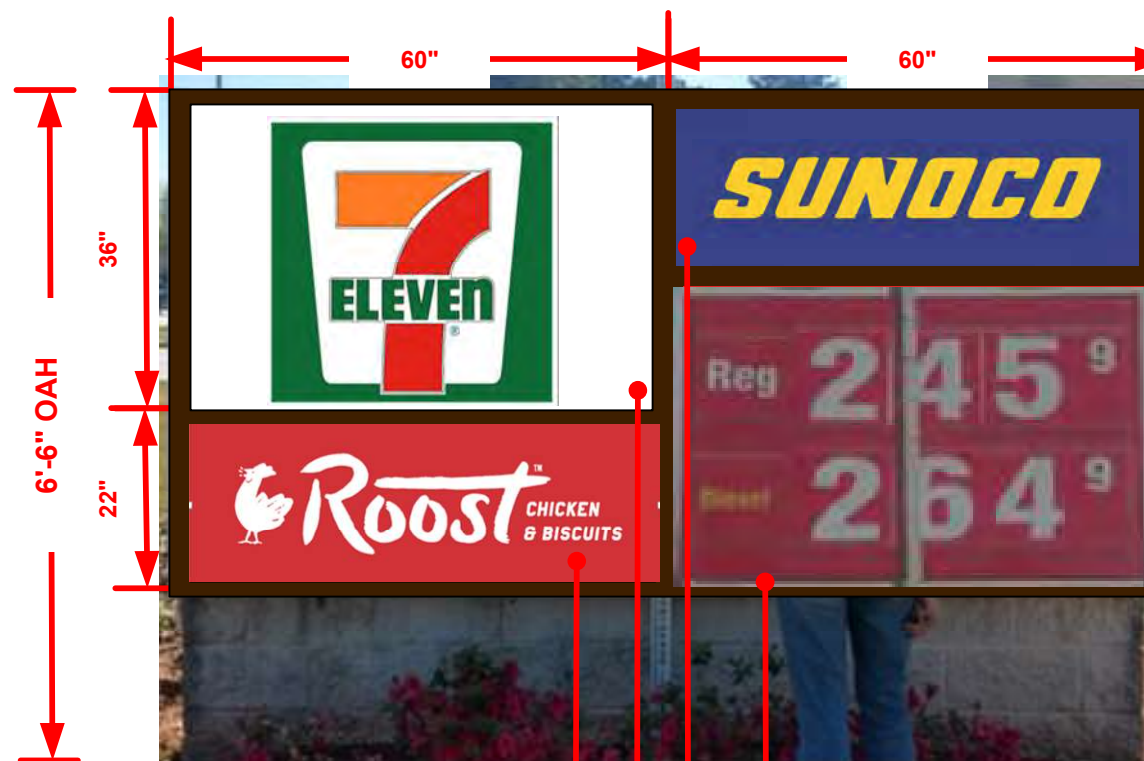
3 EXISTING MAIN ID SIGN (48 SF)

Sunoco Logo Face = 60" x 36" = 15 SF
 A-Plus Face = 60" x 22" = 9 SF
 Price Face = 60" x 36" = 15 SF
 Ladson Grill Face = 60" x 22" = 9 SF



3 PROPOSED MAIN ID SIGN (48 SF)

7-Eleven Logo Face = 60" x 36" = 15 SF
 Roost Face = 60" x 22" = 9 SF
 Sunoco Face = 60" x 22" = 9 SF
 Price Face = 60" x 36" = 15 SF



NEW ROOST FACE IN EXISTING CABINET WITH NEW DIVIDERS AND RETAINER

RELOCATE EXISTING PRICE FACE WITH NEW DIVIDERS AND RETAINER

NEW 7-ELEVEN FACE IN EXISTING CABINET WITH NEW DIVIDERS AND RETAINER

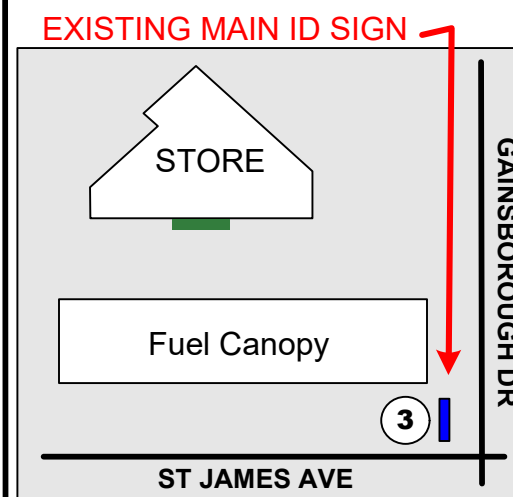
NEW SUNOCO FACE IN EXISTING CABINET WITH NEW DIVIDERS AND RETAINER

NOTE: FOLLOW PRICE VISION RECOMMENDATIONS FOR PROPER VENTING OF ELECTRONIC PRICE CENTER

BRAND CONVERSION DETAILS

1. Install New Faces as shown
2. Paint Cabinets, retainers, divider bars, etc. SW 7575 Seal Skin

SIGN LOCATION MAP



FACILITY INFORMATION

7 ELEVEN #40484
 429 ST JAMES AVE
 GOOSE CREEK SC 29445

Sheet:
 S-1 (MAIN ID SIGN)
Sheet Revision:
 R0



LSI Graphic Solutions
 9260 Pleasantwood Ave. NW
 North Canton, OH 44720
 (330) 494-8515

NO SCOPE OF WORK - EXISTING CANOPY TO REMAIN AS IS

EXISTING ELEVATIONS

E1



Existing sign IS 144" x 24" = 24 SF EA.

E3



E4



Existing sign IS 144" x 24" = 24 SF EA.

E2

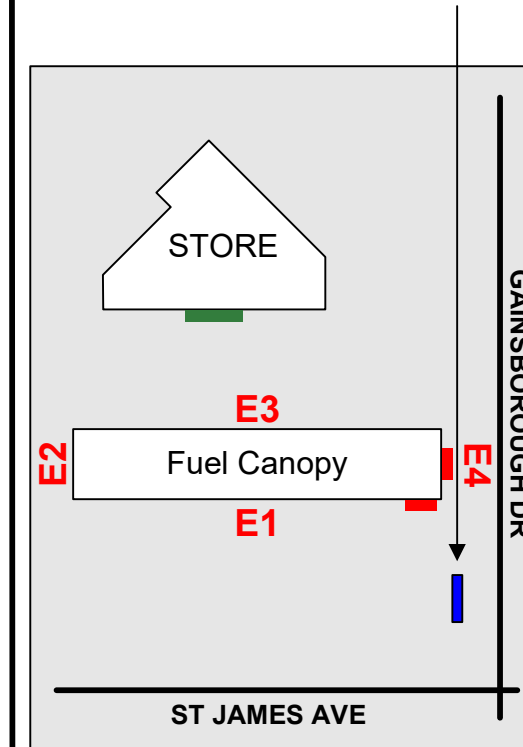


**BRAND CONVERSION
DETAILS**

ORIENTATION MAP

ELEVATIONS 1 through 4

EXISTING MAIN ID SIGN



FACILITY INFORMATION

7 ELEVEN #40484
429 ST JAMES AVE
GOOSE CREEK SC 29445

Sheet:
GC-1 (GAS CANOPY IMAGE)

Sheet Revision:
R0



LSI Graphic Solutions
9260 Pleasantwood Ave. NW
North Canton, OH 44720
(330) 494-8515

NO SCOPE OF WORK - EXISTING DISPENSERS TO REMAIN AS IS

EXISTING FUEL DISPENSERS (6) TYP.



FACILITY INFORMATION

7 ELEVEN #40484
429 ST JAMES AVE
GOOSE CREEK SC 29445

Sheet:
D-1 (FUEL DISPENSER IMAGE)
Sheet Revision:
R0



LSI Graphic Solutions
9260 Pleasantwood Ave. NW
North Canton, OH 44720
(330) 494-8515

608 RED BANK ROAD
7-ELEVEN



December 7, 2018

Perry L. Dodge

Construction Manager

7-Eleven, Inc.

1605 LBJ Hwy Suite 800

Dallas, TX 75234

Phone: (813) 743-2957

Email: perry.dodge@7-11.com

RE: Site 40482 608 RED BANK RD, GOOSE CREEK, SC

Dear Sir or Madam,

Per your request, this is written confirmation that this permit submittal for the work proposed at the property located at 608 Red Bank Rd is limited to only the items identified in the sign permit application and listed below.

- Replace existing sign with standard 7-Eleven Keystone Sign on building front.
- Replace existing advertising sign with new Roost sign on building front.
- Replace existing sign with standard 7-Eleven Keystone Sign on building rear.
- Replace Existing Advertising sign with new Roost Sign on building rear.
- Work to the Main ID sign as per the permit application.

No other work associated with the exterior of the building, gasoline canopy, or gasoline dispensers other than as listed in the scope above and on the sign permit application will be performed. This project is in no way associated with the scope or work at the site located at 301 Goose Creek Blvd. Furthermore, if any exterior alterations are deemed necessary, all required permits will be obtained prior to commencing any work.

Respectfully,

A handwritten signature in blue ink that reads "Perry L. Dodge".

Perry L. Dodge

Construction Manager

Southeast Territory

7 Eleven, Inc.



CITY OF GOOSE CREEK SIGN PERMIT APPLICATION

OFFICE USE ONLY
PERMIT #:
AMOUNT DUE: \$
DATE PAID:

Today's Date: 10/23/18

Permit Fee: \$75.00

1. Business Owner 7-Eleven, Inc Business Phone 972-828-2769

Name of Business 7-Eleven / Sunoco Alternate Phone

Street Address of Business 608 Red Bank Rd

Landlord/Lessor CC Land II LLC Landlord's Phone

Sign Company Sign Co. Phone

Sign Co. Contact Sign Co. Address

2. Cost of Sign(s) \$ 2,500 Sign Installation Cost \$ 2,500 Total Cost \$ 5,000

3. How many signs are you applying for? 6 How many signs does this business already have? 6 reface existing ONLY

4. What kind of signs does this business already have? Wall / monument None

5. What type of business is applying for this sign permit:
A. A stand alone business? Yes No
B. A part of a shopping center? Yes No If yes, shopping center name:

6. What is the TMS number for this property? - - -

7. What is the front setback of the business in feet? 250 (The distance from the front property line to the front of business)
A. For corner lots only, what is the front setback for second street frontage in feet? 150

8. What is the width of the business in feet? 105 (The distance from wall to wall)
A. For corner lots only, what is the width of the business for second street frontage in feet? 50

9. What is the property's road frontage in feet? 185 (This only applies to shopping centers erecting a freestanding sign)

10. Please attach photos showing:
A. The storefront in relation to adjacent businesses;
B. The specific location of proposed sign(s) on the property or building; and
C. The actual sign if it already exists.

OFFICE USE ONLY
MAX. NO. OF ALLOWED SIGNS:
MAX ALLOWED SIGN AREA:

11. Please attach drawings of each proposed sign showing (drawn to scale) :
A. The completed sign as it will actually appear on the building
B. All dimensions;
C. Where the colors will appear;
D. The location on the property (on a plat) of proposed & existing freestanding signs
E. The location on the building of proposed & existing building signs

12. Please attach swatches, samples, and/or paint chips of all proposed colors to the application.

13. Please complete the Sign Information Table located on the following page.

14. You are required to attend the Architectural Review Board meeting in which your sign application is reviewed.
• Please submit this application by the 1st Monday of the month for consideration that month by the ARB.
• The ARB meets on the 3rd Monday of each month. (Please see attached ARB schedule for application deadlines and meetings.)

NOTE: Illuminated, exposed and non-exposed neon signs located on the interior of a business, which are visible from the exterior of the business, must be reviewed by the ARB. Such signs shall be included as part of a business's maximum allowable square footage of building signage, as authorized in Section 151.084 of the City Code. A "non-exposed neon sign" shall be interpreted as a neon sign that does not have externally visible neon tubing. Neon signs enclosed in plastic, glass and Plexiglas casings are considered "exposed neon signs." All electrical work must be in accordance with the City's Code of Ordinances and the National Electrical Code.

Re-facing existing signs ONLY

SIGN INFORMATION TABLE

Required Information	Sign 1	Sign 2	Sign 3
Materials: (metal, plastic, wood, etc.)	Plastic	Plastic	Plastic
Illumination: Exterior, interior or not lighted	Interior	Interior	Interior
Type of Sign:	Wall	Wall	Wall
Height (FEET)	7'	5.91'	4.58'
Width (feet)	7.08'	6.08'	5.41'
Area (square feet)	50 sf	37 sf	25 sf
All colors used on sign	Green, white, orange, red	Green, white, orange, red	Red, white
Is there a graphic (picture) on the sign? (Y/N) If yes, size of graphic	Logo	Logo	Logo
Projection from building or cabinet width (thickness)			
Number of styles of lettering	1	1	1
Height of letters (if channel letters)			
If mounting individual letters, space between letters			
If mounting individual letters, space between words			
If window sign, size of window			
If changeable copy sign (reader board), number of lines			
If freestanding sign, distance between sign and street curb (ft)			
If freestanding sign, total height above grade (ft)			
If freestanding sign, landscaping materials to be planted at base of sign			

Review the attached Zoning Ordinances pertaining to sign regulations (Section 151.084). Be advised to examine them thoroughly so as to avoid violations (Section 151.999):

By signing below, you certify the above information that you provided to be true and correct.



 Signature of Applicant

10/23/18

_____ Date

OFFICE USE ONLY

Remarks: _____

Approval: Zoning Administrator _____ Issued by: _____ Date: _____



REBRAND PROJECT – SUNOCO ACQUISITIONS

BUILDING SIGNS TO BE CHANGED TO 7-ELEVEN

MAIN ID SIGN TO BE CHANGED TO 7-ELEVEN

CANOPY AND DISPENSERS TO REMAIN AS-IS

PROJECT LOCATION

7 ELEVEN #40482
608 RED BANK RD
GOOSE CREEK SC 29445

Vicinity Map



SCOPE OVERVIEW

1. BUILDING IMAGE
2. MAIN ID SIGNAGE
2. CANOPY IMAGE / SIGNS
3. DISPENSER IMAGE

DRAWING LIST

- COVER
- B-1 (BUILDING SIGNS)
- B-2 (BUILDING SIGNS)
- B-3 (BUILDING SIGN DETAILS)
- S-1 (MAIN ID SIGN)
- GC-1 (GAS CANOPY IMAGE)
- D-1 (FUEL DISPENSER IMAGE)
- CW-1 (CAR WASH SIGNS)

FACILITY INFORMATION

7 ELEVEN #40482
608 RED BANK RD
GOOSE CREEK SC 29445

PERMITTING INFORMATION

Jurisdiction:
City of Goose Creek

Zoning Classification:
GC - General Commercial

PIN Recorder/ Parcel ID:
2520102036

Sheet:
Cover

Drawing Set Revision:
R0



LSI Graphic Solutions
9260 Pleasantwood Ave. NW
North Canton, OH 44720
(330) 494-8515

Project: Sunoco Rebrand

Drawn By: Michelle Phipps

Date: 08/16/18

Approved By David Harrell

Approved By Ed Fusco

Approved By Forest Lapse

Final Approval Date: 9/5/2018

2 EXISTING BUILDING SIGNS – FRONT
 ADVERTISING SIGN = 55" X 65" = 25 SF

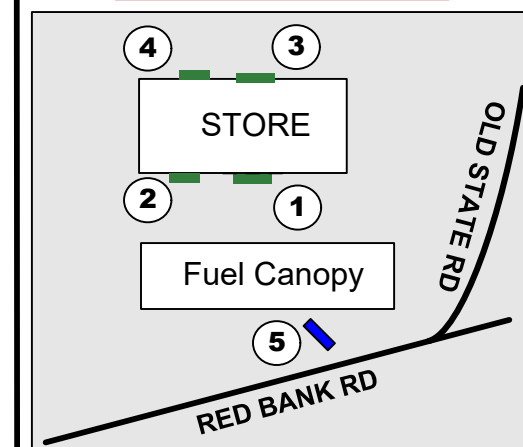
1 EXISTING BUILDING SIGN – FRONT
 EXISTING APLUS SIGN - 156" x 78" = 84.5 SF



**BRAND CONVERSION
 DETAILS**

1. Remove Existing A-Plus Sign
2. Patch and paint block wall as needed.
3. Install New Standard M-50 Keystone Sign
4. Replace Existing Advertising sign with New Roost Sign

SIGN LOCATION MAP



2 PROPOSED BUILDING SIGNS – FRONT
 NEW FOOD SERVICE SIGN = 55" X 65" = 25 SF
 (SEE DETAILS ON PAGE B-3)

1 PROPOSED BUILDING SIGN – FRONT
 STANDARD M-50 KEYSTONE (84" x 85" = 50 SF)
 (SEE DETAILS ON PAGE B-3)



FACILITY INFORMATION

7 ELEVEN #40482
 608 RED BANK RD
 GOOSE CREEK SC 29445

Sheet:
 B-1 (BUILDING SIGNS)
Sheet Revision:
 R0

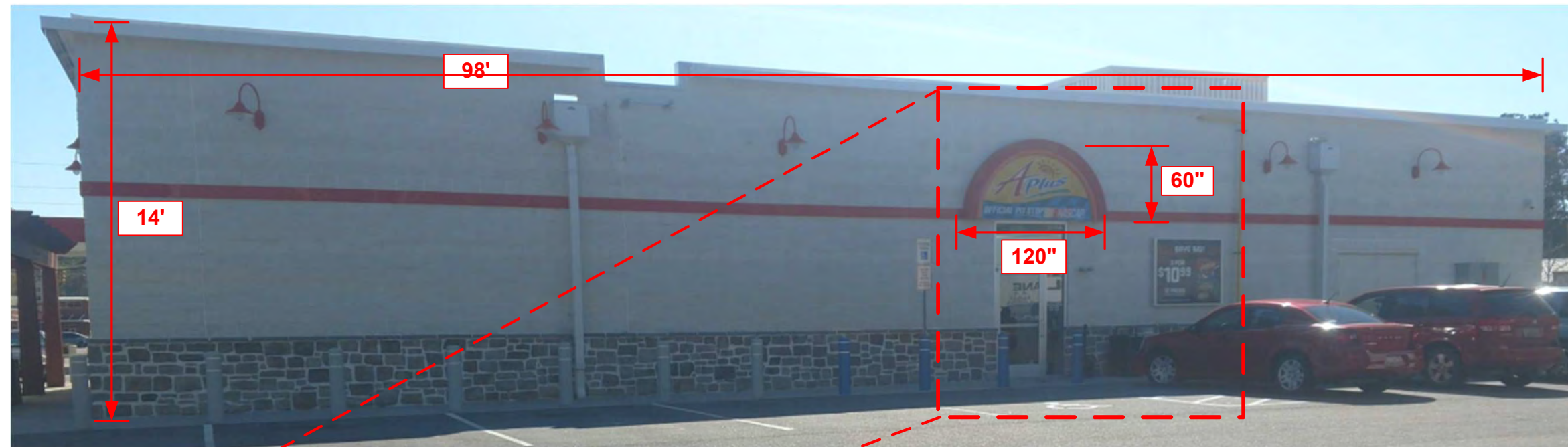


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 (330) 494-8515

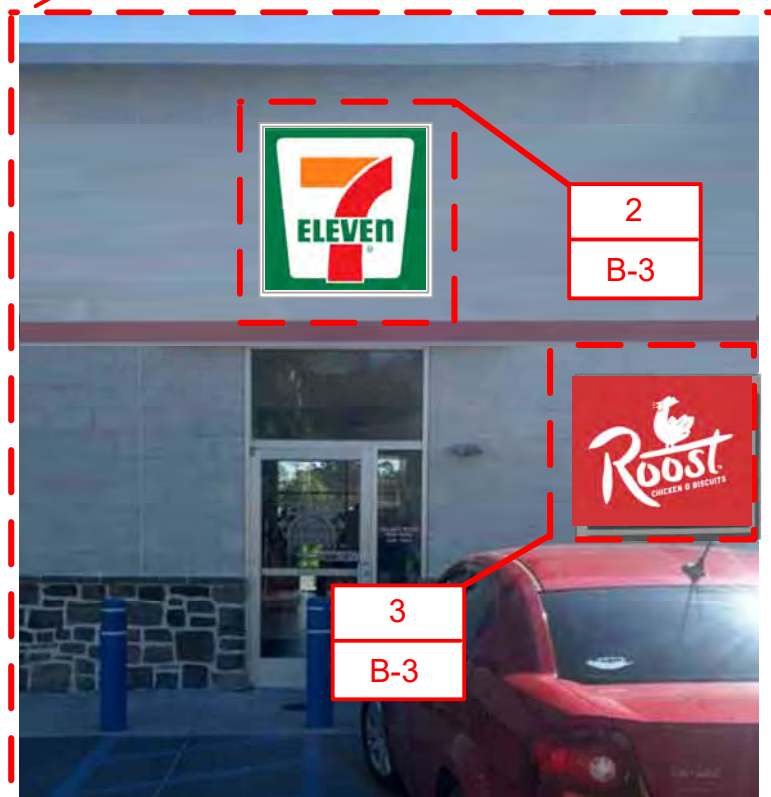
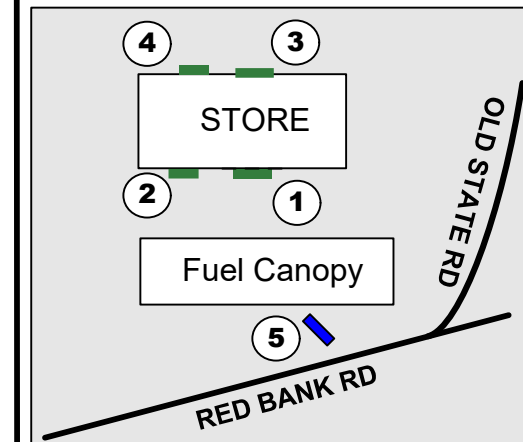
**BRAND CONVERSION
DETAILS**

1. Remove Existing A-Plus Sign
2. Patch and paint block wall as needed.
3. Install New Standard M-37 Keystone Sign
4. Replace Existing Advertising sign with New Roost Sign

- 3 **EXISTING BUILDING SIGN – REAR**
EXISTING APLUS SIGN 120" x 60" = 50 SF
- 4 **EXISTING BUILDING SIGNS – FRONT**
ADVERTISING SIGN = 55" X 65" = 25 SF



SIGN LOCATION MAP



- 3 **PROPOSED BUILDING SIGN – REAR**
STANDARD M-37 KEYSTONE
KEYSTONE (72" X 73" = 37 SF)
TOTAL SIGN AREA = 37 SF
- 4 **PROPOSED BUILDING SIGN – REAR**
NEW FOOD SERVICE SIGN = 55" X 65" = 25 SF
(SEE DETAILS ON PAGE B-3)

FACILITY INFORMATION

7 ELEVEN #40482
608 RED BANK RD
GOOSE CREEK SC 29445

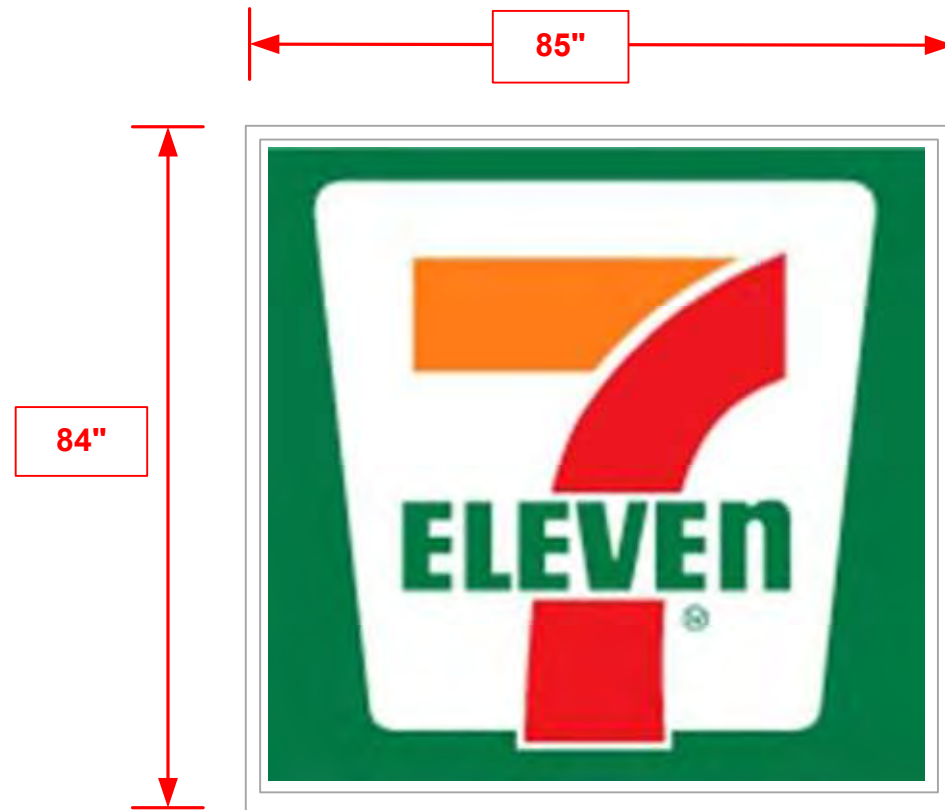
Sheet:
B-2 (BUILDING SIGNS)
Sheet Revision:
R0



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North Canton, OH 44720
(330) 494-8515

DETAIL 1

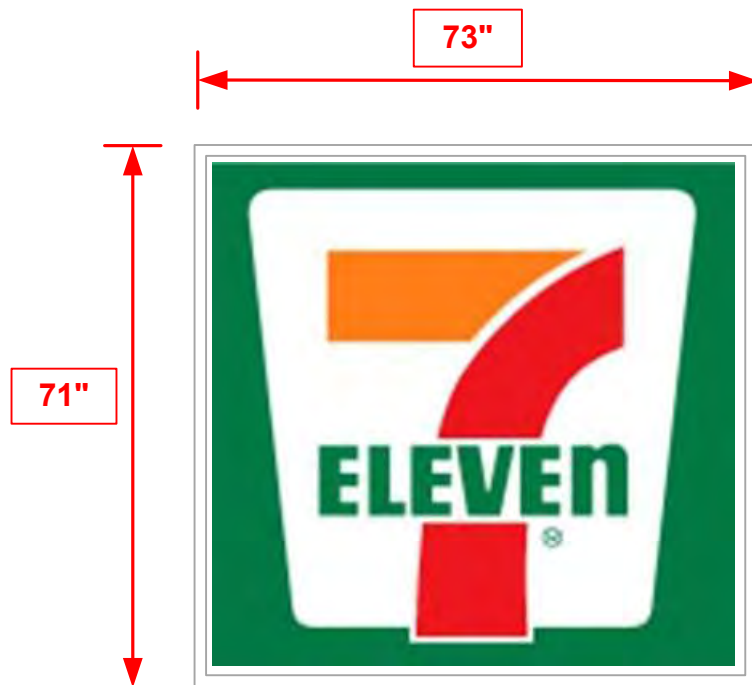
STANDARD M-50 KEYSTONE
KEYSTONE (84" x 85" = 50 SF)
TOTAL SIGN AREA = 50 SF



**BRAND CONVERSION
DETAILS**

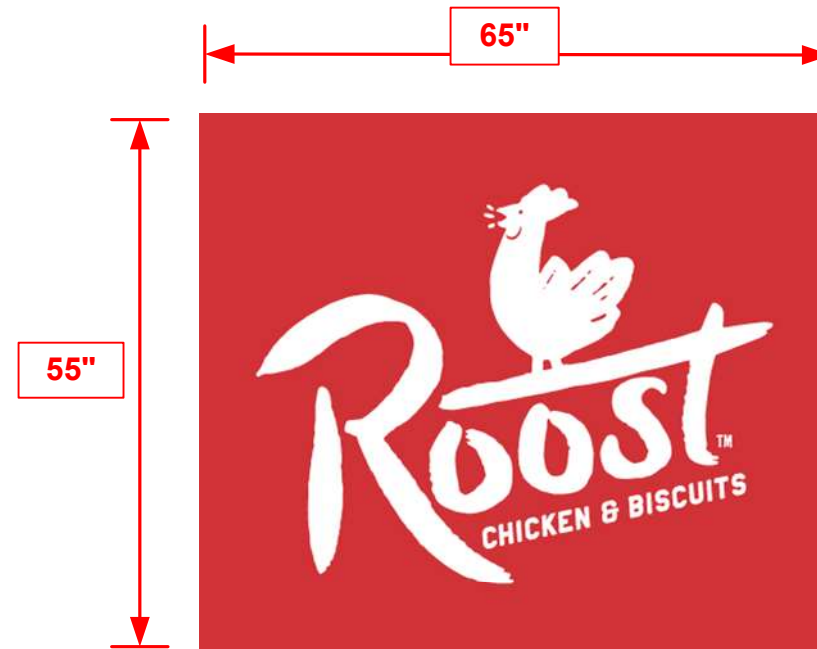
DETAIL 2

STANDARD M-37 KEYSTONE
KEYSTONE (72" X 73" = 37 SF)
TOTAL SIGN AREA = 37 SF



DETAIL 3

ROOST SIGN – INTERNALLY ILLUMINATED
NEW FOOD SERVICE SIGN = 55" X 65" = 25 SF
TOTAL SIGN AREA = 25 SF



FACILITY INFORMATION

7 ELEVEN #40482
608 RED BANK RD
GOOSE CREEK SC 29445

Sheet:
B-3 (BUILDING SIGN DETAILS)

Sheet Revision:
R0



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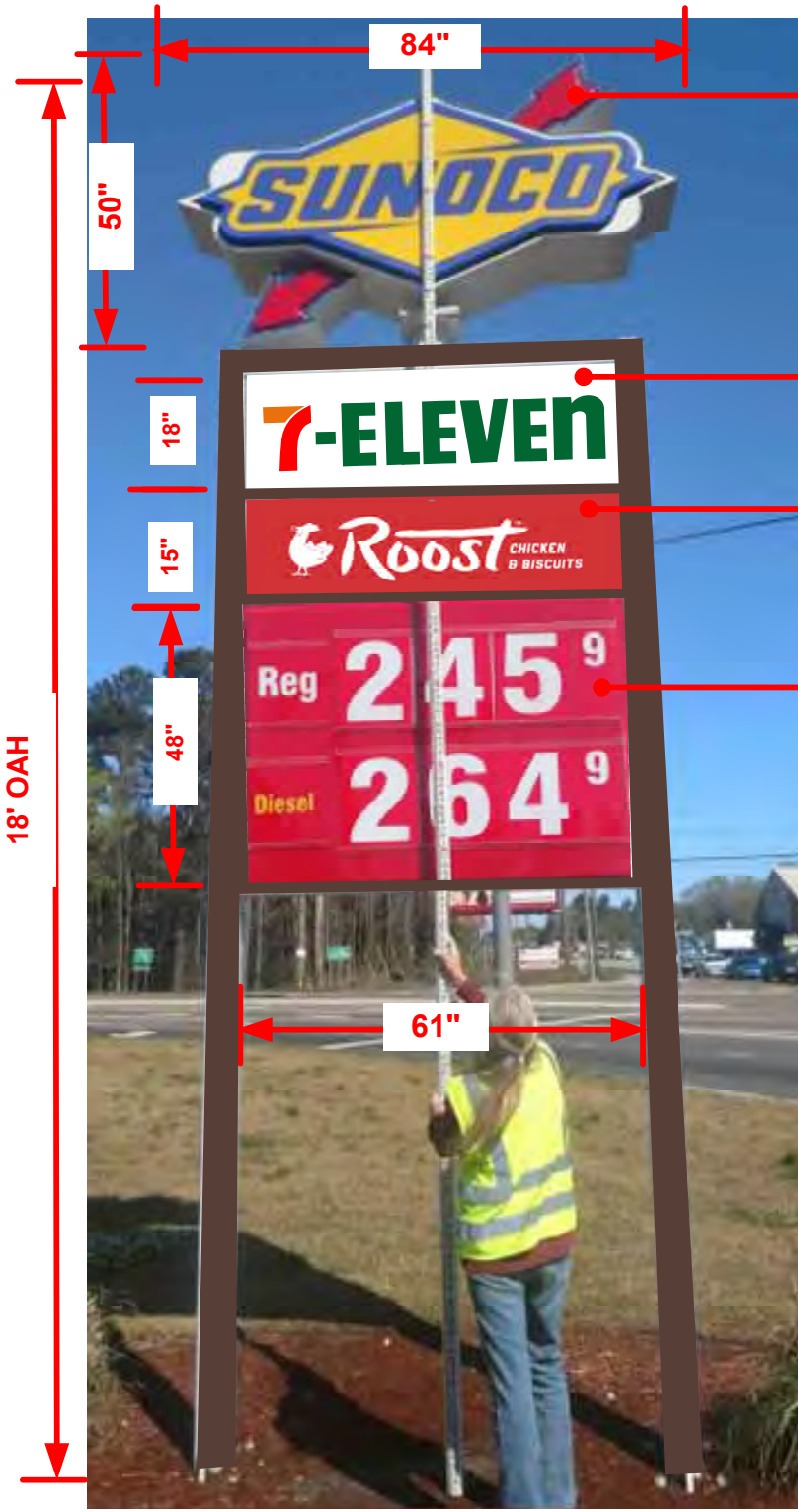
5 EXISTING MAIN ID SIGN (63 SF)

Sunoco Logo Face = 84" X 50" = 29 SF
 Aplus Logo Face = 61" x 18" = 8 SF
 Ladson Grill Face = 61" x 15" = 6 SF
 Price Face = 61" x 48" = 20 SF



5 PROPOSED MAIN ID SIGN (63 SF)

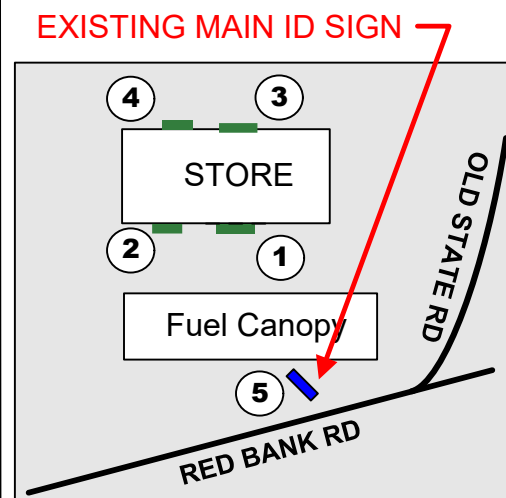
Sunoco Logo Face = 84" X 50" = 29 SF
 7-ELEVEN LOGO Face = 61" x 18" = 8 SF
 ROOST Face = 61" x 15" = 6 SF
 Price Face = 61" x 48" = 20 SF



BRAND CONVERSION DETAILS

1. INSTALL NEW FACES AS SHOWN
2. PAINT POLES SW7575 SEAL SKIN

SIGN LOCATION MAP



FACILITY INFORMATION

7 ELEVEN #40482
 608 RED BANK RD
 GOOSE CREEK SC 29445

Sheet:
 S-1 (MAIN ID SIGN)
Sheet Revision:
 R0



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 9260 Pleasantwood Ave. NW
 North Canton, OH 44720
 (330) 494-8515

NO SCOPE OF WORK - EXISTING CANOPY TO REMAIN AS IS

EXISTING ELEVATIONS

E1



E2



E3



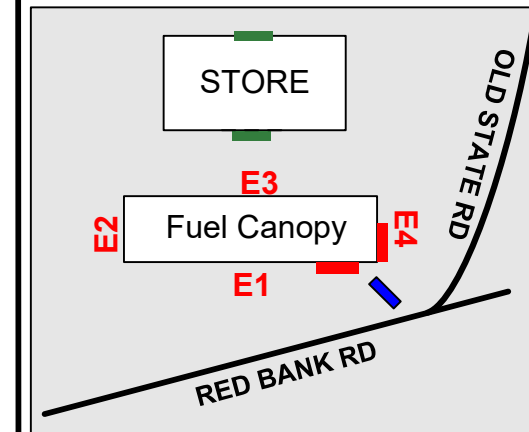
E4



**BRAND CONVERSION
DETAILS**

ORIENTATION MAP

ELEVATIONS 1 through 4



FACILITY INFORMATION

7 ELEVEN #40482
608 RED BANK RD
GOOSE CREEK SC 29445

Sheet:
GC-1 (GAS CANOPY IMAGE)

Sheet Revision:
R0



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North Canton, OH 44720
(330) 494-8515

Existing sign IS 144" x 24" = 24 SF EA.

Existing sign IS 144" x 24" = 24 SF EA.

NO SCOPE OF WORK - EXISTING DISPENSERS TO REMAIN AS IS

EXISTING FUEL DISPENSERS (6) TYP.



EXISTING FUEL DISPENSERS (4) TYP.



FACILITY INFORMATION

7 ELEVEN #40482
608 RED BANK RD
GOOSE CREEK SC 29445

Sheet:
D-1 (FUEL DISPENSER IMAGE)

Sheet Revision:
R0



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North Canton, OH 44720
(330) 494-8515

301 N GOOSE CREEK BLVD
7-ELEVEN



Goose Creek Permit Office
519 N Goose Creek Blvd.
Goose Creek, SC 29445

RECEIVED

OCT 22 2018

301
Goose
Creek
7-11

301 Goose
Creek
7-11

October 8, 2018

Dear Ms. Monier,

BY: _____

RE: Powerhouse Project/7-Eleven/Sunoco - 301 Goosecreek Blvd.

Enclosed in this packet are the two paint samples that you requested for the above project. I am also attaching a presentation I did of another store in another jurisdiction. We had pictures of that store so I have highlighted where which paint goes where to give you a clearer picture of the exterior painting plan. It is much more clear on those pictures than the picture I have below of 301 Goose Creek. However, please note that all the stores we are painting are the same:

Two-Tone Painting Specifications

Bottom Color = Sherwin Williams Balanced Beige/ 7037 – Semi Gloss

Wainscot Line is at 3'

Top Color = Sherwin Williams Aesthetic White / 7035 – Semi Gloss

Dumpster Enclosures and Storage Sheds to be solid color in Aesthetic White

Please let me know if you have any questions. Thank you.

Sincerely,

Kim Shoemaker
Assistant Construction Manager
817-297-8575, ext 5102

301 Goose Creek



RECEIVED

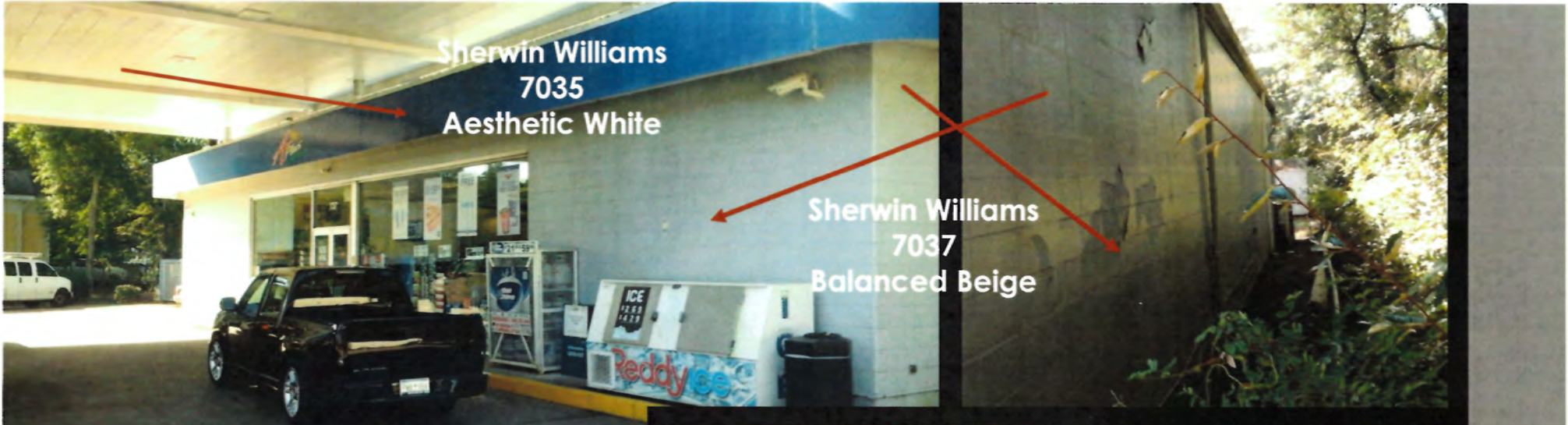
OCT 22 2018



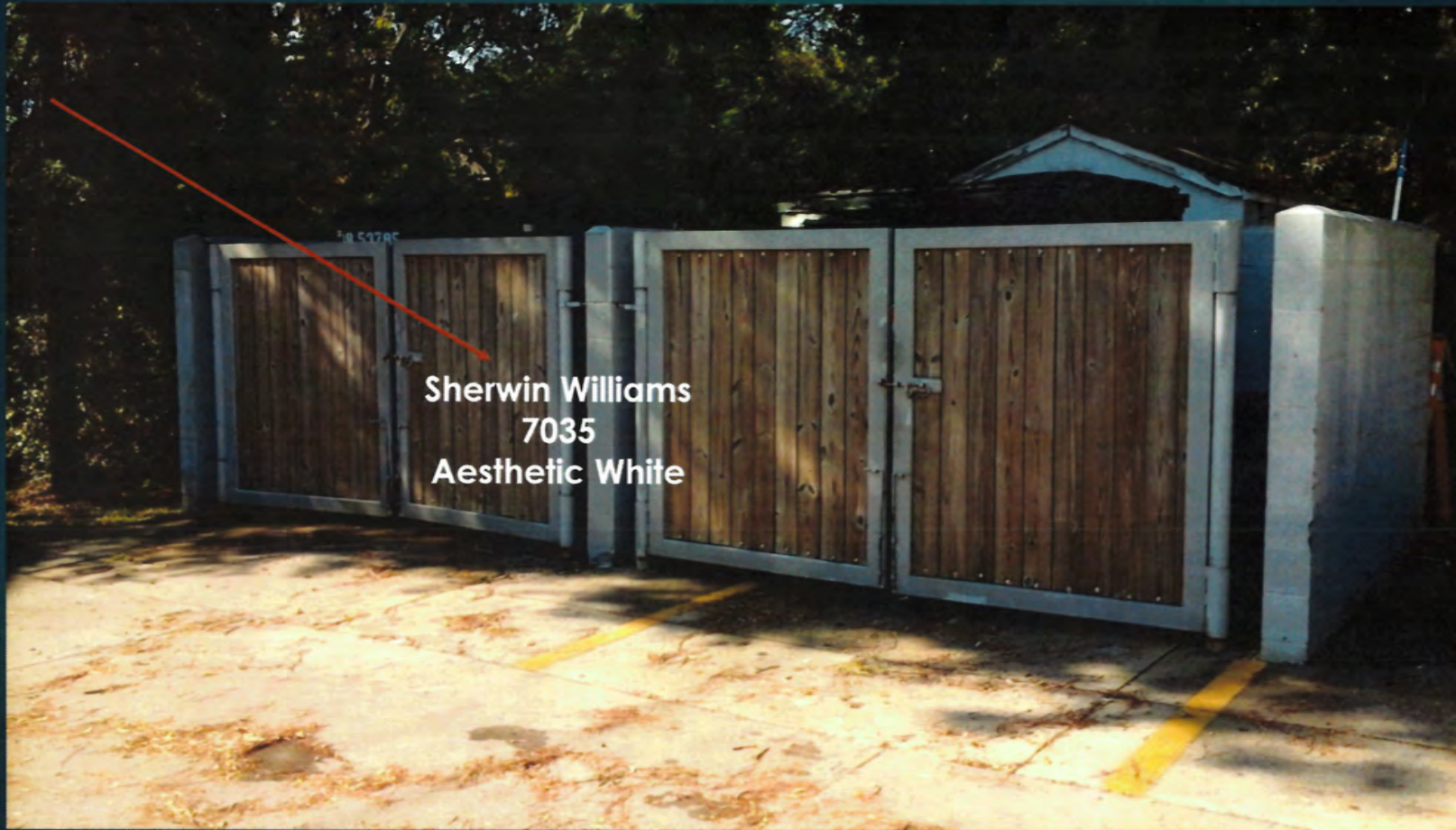
Store #4039T

737 Folly Road









Sherwin Williams
7035
Aesthetic White

